Planning and Zoning Commission Study Session

October 21, 2026 | 5:00 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, October 21, 2026, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

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

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

Planning and Zoning Commission
Study Session Agenda - October 21, 2026

Call to Order/Roll Call

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

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

1. **September 16, 2026, Planning and Zoning Commission Meeting Minutes**

   Move Planning and Zoning Commission approve the meeting minutes from the Study Session and Regular Meeting held on September 16, 2026.

2. **Rezoning and Preliminary Development Plan, The Station at Park Place**

   Rezoning

   Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0012 The Station at Park Place, amending the PAD zoning to allow multi-family residential as part of a mixed-use development located at the southeast corner of Price Road and Santan 202 Freeway, subject to the conditions as recommended by Planning staff.

   Preliminary Development Plan

   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0012 The Station at Park Place for site layout and building architecture located at the southeast corner of Price Road and Santan 202 Freeway, subject to the conditions as recommended by Planning staff.

3. **Area Plan Amendment, Rezoning and Preliminary Development Plan, Hamstra Crossing**

   Area Plan

   Move Planning and Zoning Commission recommend approval of PLH26-0027 Area Plan Amendment to Chandler Airpark Area Plan from Innovation District to Commercial Office District located at the northwest corner of McQueen and Germann roads, as recommended by Planning staff.

   Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0022 Hamstra Crossing, rezoning from PAD for RV storage, fuel station and retail development, to PAD amended to remove specific architectural design requirements located at the northwest corner of McQueen and Germann roads, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0022 Hamstra Crossing for site layout and building architecture located at the northwest corner of McQueen and Germann roads, subject to the conditions as recommended by Planning staff.

4. **Rezoning, Social Tap Chandler**

Move Planning and Zoning Commission recommend approval of PLH26-0023 Social Tap Chandler, amending an existing Planned Area Development (PAD) zoning to allow reduced setbacks for a patio cover, located at 135 W Ocotillo Road, generally located at the Southwest corner of Arizona Avenue and Ocotillo Road, subject to the conditions as recommended by Planning staff.

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

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0031 Desert Palms - Burlington Signs for a comprehensive sign plan for an existing shopping center located at the northeast corner of Alma School and Warner roads, subject to the conditions as recommended by Planning staff.

6. **Notice of Cancellation of the November 4, 2026, Planning and Zoning Commission Hearing**

Notice of Cancellation of the November 4, 2026, Planning and Zoning Commission due to lack of items.

Action Agenda

7. **Rezoning and Preliminary Development Plan, Vale Sereno**

Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0021 Vale Sereno, Rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for general and medical office to PAD for single-family residential, generally located at the southeast corner of Chandler Heights and Cooper Roads, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0021 Vale Sereno for subdivision layout and housing product for a 53-lot single-family subdivision, generally located at the southeast corner of Chandler Heights and Cooper Roads, subject to the conditions as recommended by

Planning staff.

Calendar

8. The next meeting of the Planning and Zoning Commission will be held on November 18, 2026, at the Chandler City Council Chambers, located at 88 E Chicago Street, Chandler.

Adjourn

ITEM 1

Planning & Zoning Commission Development Services Memo No.

Date: 10/21/2026
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: September 16, 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 Meeting held on September 16, 2026.

Attachments

Planning and Zoning Commission Study Session Minutes 09.16.2026
Planning and Zoning Commission Regular Meeting Minutes 09.16.2026

Meeting Minutes
Planning and Zoning Commission
Study Session

September 16, 2026| 4:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chair Koshiol at 4:35 p.m.

Roll Call

Commission Attendance

Chair Sherri Koshiol
Vice Chairman Tom Bilsten
Commissioner Mike Quinn
Commissioner Charlotte Golla
Commissioner Dan Gauthier

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Acting Planning Manager
Alisa Petterson, Senior Planner
Taylor Manemann, City Planner
Mikayela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Absent

Commissioner Ryan Schwarzer- Excused
Commissioner Tracy DuCharme- 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. August 19, 2026, Planning and Zoning Commission Meeting Minutes

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

CHAIR KOSHIOL inquired if any Commissioners had any questions or comments on the meeting minutes. There were none.

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 ½ mile west of the north-west corner of Chandler Boulevard and Arizona Avenue, subject to the conditions as recommended by Planning Staff.

MIKAYELA LIBURD, CITY PLANNER presented PLH25-0001, Rezamp Office #2 and #3. The request is to amend the current zoning to allow for an adult daycare as a permitted use. The proposed development consists of two parcels. With this proposal for the Rezoning for this use to be able to take place, a parking study is required to demonstrate that an additional demand in parking is not generated. The Applicant has provided a parking study and there are 13 parking spaces required and there are 18 parking spaces available at the site. Additionally, parking is supplemented with timed buses for pick-up/drop off each day. Employees shall not exceed six persons at any one time and hours of operation are Monday through Friday 8AM-6PM.

A neighborhood meeting was held on August 4, 2026 with only staff and the applicant in attendance. Staff was unaware of any concerns at this time. Staff recommended approval with stipulations.

CHAIR KOSHIOL opened the floor for comments or questions. There were none.

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 ¼ mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0017 Vineyard Park for sixteen-lot single-family subdivision, located ¼ mile north and west of the north-west corner of Germann and Alma School roads, subject to conditions as recommended by Planning staff.

MIKAYELA LIBURD, CITY PLANNER presented PLH26-0017 Vineyard Park. The request is for a Rezoning from a PAD for church uses to a PAD for single-family residential and includes a Preliminary Development Plan for a sixteen-lot single-family subdivision. MS. LIBURD provided

background information on the site.

There are three floor plans with three elevations proposed that incorporate Santa Barbara, Desert Prairie and Modern Farmhouse styles. MS. LIBURD reviewed setbacks for all lots. Maximum lot coverage is 60% and all housing product is single-story with maximum height being 21 feet 9 inches. Parking will be provided with a two-vehicle garage and space for two vehicles in the driveway. On street parking would be provided on both sides of the street.

Two concerns were received prior to the neighborhood meeting, siting concerns with density and impacts on property values. A neighborhood meeting was held on July 21, 2026. There were seven residents in attendance with concerns, which were reportedly addressed by the Applicant at the time of the meeting. Staff was unaware of any further opposition. Staff finds the proposal in conference with the General Plan and compatible with surrounding land uses. Staff recommended approval of the Rezoning and Preliminary Development Plan.

COMMISSIONER GAUTHIER inquired if there was an HOA in the neighborhood to be able to carry out landscaping and other maintenance. MS. LIBURD reported she believed there would be an HOA.

CHAIR KOSHIOL was happy to see the applicant and staff work together for a public street on this project.

CHAIR KOSHIOL noted for the record that VICE CHAIR BILSTEN did step down from the podium during the staff presentation and that he would be recusing himself from voting on this item.

4. Rezoning, Stellar City North

Move Planning and Zoning Commission recommend approval of Rezoning PLH25-0029 Stellar City North, Rezoning from Single-Family (SF-8.5) District to Single-Family District/Planned Area Plan (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.

TAYLOR MANEMANN, CITY PLANNER presented PLH26-0029 Stellar City North. The current zoning is SF-8.5 and the request is to rezone to SF-8.5/PAD. The five-lots currently existing have a single-family home constructed on them with direct access to a taxiway from their rear yards in the north. There is another subdivision that shares the same taxiway as well. The existing development standards were approved in 2016.

There is no specific development proposal in this instance as there is no Preliminary Development Plan, this is a PAD overlay to allow for flexibility in development standards. If the owners wish to

utilize these new standards, then they can submit building permits at that time and it would be reviewed individually for building and zoning code conformance.

A neighborhood meeting was held on August 4, 2026. Three neighbors attended the meeting with no concerns. Staff was unaware of any opposition to the request. Staff recommended approval with stipulations.

CHAIR KOSHIOL opened the floor for questions. There were none.

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

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

CHAIR KOSHIOL announced this item, Desert Palms-Burlington Signs would be continued to the next Planning and Zoning Commission Hearing.

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 conditions as recommended by staff.

ALISA PETTERSON, SENIOR PLANNER presented PLH25-0018 Desert Palms to allow for additional retail pad buildings at an existing shopping center. MS. PETTERSON reviewed the history of the case, noting it was originally for office buildings but is now a shopping center. There are three parcels that make up the site with three quick-serve restaurants and larger inline shops. New landscaping and a pedestrian path are proposed as well as enhanced entry on Warner Road with more landscaping.

MS. PETTERSON reviewed the architecture and materials for proposed use for each side of the major streets.

A neighborhood meeting was held September 1, 2026. Staff was unaware of any opposition to the request at this time. One email was received in support of the project. Staff recommends approval with conditions and additionally a modification to the condition, provided to the Commissioners.

MS. PETTERSON noted that there was a modification to Stipulation #5 and that all Commissioners were provided hard copies of that updated language. MS. PETTERSON elaborated that this stipulation speaks to the phasing of the project and how the improvements will occur. Originally, the stipulation was to have things completed concurrently but has since been revised to indicate that onsite landscaping improvements will happen after the underground retention. Staff was in agreement to that revised stipulation as it would not change the requirement that all the

landscaping improvements would required prior to any Certificate of Occupancy for any of the pad buildings.

CHAIR KOSHIOL read the updated stipulation aloud for the record:

Phase one shall include site demolition, rough grading, utilities to the site, and City-required median improvements. Phase two shall include all off-site and onsite improvements int eh areas depicted in Exhibit A, to be completed prior to issuance of a certificate of occupancy or certificate of completion for any of the proposed pads, unless such improvements have already been completed by another ground lease tenant.

CHAIR KOSHIOL opened the floor for questions.

COMMISSIONER GOLLA asked about the previous time this area was seen at Planning and Zoning and if it was not previously proposed for mixed use as the previous Planning and Zoning Commission Hearing. COMMISSIONER GOLLA asked if there were discussions for that type of use or if that was something that was not pursued.

MS. PETTERSON asked DAVID DE LA TORRE, ACTING PLANNING ADMINISTRATOR, to share more information about that history. MR. DE LA TORRE reported that there were a lot of inquiries with this area and that staff was previously encouraging mix used, but that it is zoned commercial and that this owner wanted to keep it commercial as it is zoned that way already and can do a certain number of pads by right. The Applicant is asking for additional pads, which is why this project is coming to Planning and Zoning Commission for review.

COMMISSIONER GAUTHIER inquired about the rule with drive-thrus on major arterial roads, noting he thought it was only one per shopping center on each arterial road. MS. PETTERSON noted that is correct and that is why the Preliminary Development Plan is coming through Planning and Zoning to entertain allowing an additional drive-thru. Economic Development is in support of this request and staff reportedly worked with applicants to screen the drive-thrus and create a continuous look to the separate drive-thrus and create a reasonable solution for the shopping center that staff could support.

COMMISSIONER GAUTHIER asked about Quick Service Restaurant 3 (QSR-3) and if there were any concerns with traffic on that side (Warner Road).

MS. PETTERSON reported a traffic study was needed for that area specifically and that there was concern on entering the parcel from Alma School with multiple drive-thru lanes. It was noted it can be addressed by closing a space and having the cars have to come around in a different area.

VICE CHAIR BILSTEN inquired what would trigger an applicant to lose that specific entrance or move the entrance to the north.

MS. PETTERSON noted that with a future tenant coming in for permitting that may have modification to the site plan, that stipulation would encumber the applicant to come in for a traffic study specific to the proposed project. If the results from the parking study are determined that those cars would back up onto Alma School Road, that would consider a way for traffic to be redirected.

VICE CHAIR BILSTEN asked if a traffic engineer works with the applicant on this. MS. PETTERSON that would be correct.

VICE CHAIR BILSTEN asked how much additional land on this site is still vacant as this area has been constantly redeveloped.

MS. PETTERSON pointed out the Wal-Mart in the area and some of the other businesses, but that she was not certain what space is still available. MR. DE LA TORRE reported it is all really developed and that if there was a proposal in the future for something different, parking would need to be further assessed to make sure there was sufficient parking for the center. The pads that are for review for the Commission are the last remaining properties, everything else would be considered re-development.

VICE CHAIR BILSTEN asked how many existing buildings were vacant in the current shopping center. MS. PETTERSON pointed out some of the active businesses.MS. PETTERSON invited the applicant to come provide additional information.

MADISON LEAKE, APPLICANT, provided the tenant map. She noted the PetSmart, Ross and Burlington and that other suites in the area are under discussion. There is also a gym and a restaurant. There is a proposed Chick-A-Fila and a Chipotle, with the third quick service still to be determined.

There were no further questions.

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 corner of Cooper and Germann roads, subject to the conditions as recommended by Planning Staff.

MIKAYELA LIBURD, CITY PLANNER presented PLH25-0038 7-11 Chandler. The request is for a Preliminary Development Plan for a gas station and convenience store with a commercial pad. The zoning case was originally approved in 2004, and the subject site consists of two parcels. The Rezoning requires that each parcel submits a Preliminary Development Plan, which is why this

case came before Planning and Zoning Commission.

The proposed convenience store is 4,483 square feet with a gas canopy of 153 feet by 20 feet. The commercial pad is proposed to be 6,401 square feet. Proposed materials used will be glazing, metal and fiber cement panels. The required parking is 5.5 spaces per 1000 square feet, requiring 60 parking spaces. 66 parking spaces have been provided.

The development is a part of a larger site so it is required to tie back into the existing development to the materials used are corrugated metal and fiber cement panels. The gas canopy will also implement some of these materials.

This site is within the Chandler Airpark Area Plan and was required to be reviewed by the Airport Commission. It was determined by the Commission that this development does not constitute any conflict with the airpark.

A sign was posted on the site and a neighborhood notice was sent out in lieu of a neighborhood meeting due to lack of adjacent single-family residential properties.

Staff was unaware of any concerns at this time. Staff recommended approval with stipulations.

CHAIR KOSHIOL opened the floor for questions.

CHIAR KOSHIOL asked if a user had been identified for the building on the south end. MS. LIBURD reported it was Firestone.

CHAIR KOSHIOL asked if there would be dock doors utilized.

MS. LIBURD reported that they would have dock doors and that more landscaping in that area has been requested to create additional screening. MS. LIBURD noted that the building shown today is only conceptual and that Firestone will have to come back in administratively to have their building approved to ensure it is in conformance.

VICE CHAIR BILSTEN asked where the dock doors would be located.

MS. LIBURD shared that currently the building that is proposed is only conceptual so when Firestone does submit their plans administratively, then everything would be reviewed then, including the dock doors.

VICE CHAIR requested that doors be shielded as best as they can be.

MS. LIBURD did note that the doors would be located on the north side of the building and that additional landscaping would be requested as a screen.

There were no further questions.

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 conditions as recommended by Planning staff.

TAYLOR MANEMANN, CITY PLANNER presented PLH25-0041 GoodAZ. MS. MANEMANN reviewed the site location and current zoning. MS. MANEMANN provided overview on the tower, noting it is proposed to be 65 feet to the top of the tower and 70 feet to the top of the tree. Historically, Chandler has approved wireless facilities at 65 feet in height to the top of the antenna, so the proposed facility is meeting the current historical precedence.

The broad mono-leaf design was selected because it does provide a superior concealment for a three-sector wireless facility and would accommodate future co-locating opportunities. The commercial center does contain a variety of trees, so the proposed concealment design would be considered compatible.

There is an existing wireless facility in the center, a mono-palm, located 160 feet from residential properties. This is reportedly the minimum distance that a wireless facility pole can be from residential properties. This proposed tower would be located 357 feet from residential properties.

Parking would be at a deficiency due to three parking spaces being eliminated with the new mono-pole. A parking study was completed to support this reduction, and it was determined that with shared parking methodology, the 369 spaces that will still be provided would be enough for the shopping center.

A neighborhood meeting was held on July 29, 2026, with one resident in attendance. Planning staff has received three emails and one phone call with concerns. There has been one letter received in opposition with 20 signatures of neighbors in the area. There are concerns with a second pole being in the same center, visibility of the pole, the type of tree design used, and health related concerns. Applicants and staff have worked to address these concerns.

The Applicant did seek out other options at surrounding shopping centers, but this property owner was the one willing to lease the property to the Applicant. The Applicant also investigated co-location opportunities on other structures in the area but none provided the coverage necessary per their analysis. The chosen tree type matches leaf patterns in the center and that type of tree style would be necessary to provide adequate coverage.

Additionally, MS. MANEMANN reported that the Federal Communication Commission (FCC) does

not allow local governments to deny new projects that are being proposed in a qualifying location or that are providing a gap in coverage. Staff can only work with the Applicant on aesthetics of the tower and which zoning districts the towers may be in.

Staff recommends approval of the Use Permit with stipulations.

CHAIR KOSHIOL noted that this reminded her of a previous tower near the airport that the Planning and Zoning Commission approved and that she did recently drive by that tower and felt that the broadleaf does do an excellent job concealing the tower and was aesthetically pleasing. CHAIR KOSHIOL inquired if that tower was 65 feet as well.

MS. MANEMANN stated that the tower referenced was approved for 65 feet in height.

VICE CHAIR BILSTEN stated he believed that the broadleaf was a better camouflage option compared to the palm tree option. MR. BILSTEN asked about the parking study, stating that he did believe it was a okay to reduce parking and identify businesses that can share and asked for more information.

MS. MANEMANN reported that the parking study did look at off-hours of businesses, such as the bowling alley that is typically not used during the day and an auto parts store that is primarily used during the day. With the current parking situation, there was no reported issue so with the decrease in the three parking spaces there were no issues presented.

VICE CHAIR BILSTEN asked if current code stated a minimum distance between cell towers.

MS. MANEMANN reported she did not believe there to be a minimum distance, but that Applicants must analyze all existing cell towers in a mile radius for co-location opportunities, which was completed by the Applicant. Additionally, Applicants need to analyze structures at a certain height in the area within a mile radius with the opportunity to co-locate. The Applicant does have to provide justification as to why they cannot use those other structures in the area, which they did provide. This location does meet a coverage gap that the Applicant needed.

VICE CHAIR BILSTEN thanked MS. MANEMANN for that information.

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 lack of items.

CHAIR KOSHIOL noted that the October 7, 2026 meeting will not be occurring and that the Planning and Zoning Commission will reconvene for a meeting on October 21, 2026.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday October 21, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:34 p.m.

David de la Torre, Secretary

Sherri Koshiol, Chair

Meeting Minutes
Planning and Zoning Commission
Regular Meeting

September 16, 2026 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chair Koshiol at 5:42 p.m.

Roll Call

Commission Attendance

Chair Sherri Koshiol
Vice Chair Tom Bilsten
Commissioner Mike Quinn
Commissioner Charlotte Golla
Commissioner Dan Gauthier

Staff Attendance

David de la Torre, Acting Planning Admin.
Lauren Schumann, Acting Planning Manager
Alisa Petterson, Senior Planner
Taylor Manemann, City Planner
Mikayela Liburd, City Planner
Thomas Allen, Assistant City Attorney
Danielle Smee, Clerk

Absent

Commissioner Ryan Schwarzer-Excused
Commissioner Tracy DuCharme-Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Bilsten.

Scheduled and Unscheduled Public Appearances

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

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Consent Agenda Motion and Vote

COMMISSIONER QUINN moved to approve the Consent Agenda of the August 19, 2026, Regular Planning and Zoning Commission Meeting with the updated stipulation to Item 5, Seconded by COMMISSIONER GAUTHIER. VICE CHAIR BILSTEN noted he would not be voting on Item 3.

Items 1, 2, 4, 5, 6, 7, 8, 9 approved unanimously (5-0), with VICE CHAIR BILSTEN recusing himself from Item 3 which passed (4-0).

Staff/Member Comments/Announcements

N/A

Calendar

The next regular meeting will be held on Wednesday, October 21, 2026, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:47 p.m.

David de la Torre, Secretary

Sherri Koshiol, Chair

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Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-032

Date:	10/21/2026
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator
From:	Lauren Schumann, Planning Senior Program Manager
Subject:	PLH26-0012 The Station at Park Place
Request:	Amend existing Planned Area Development (PAD) zoning to allow multi-family residential as part of a mixed-used development Preliminary Development Plan for site layout and building architecture on approximately 17.7 acres
Location:	Southeast corner of Price Road and Santan 202 Freeway
Applicant:	Garry Hays; Law Offices of Garry Hays

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0012 The Station at Park Place, amending the PAD zoning to allow multi-family residential as part of a mixed-use development located at the southeast corner of Price Road and Santan 202 Freeway, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0012 The Station at Park Place for site layout and building architecture located at the southeast corner of Price Road and Santan 202 Freeway, subject to the conditions as recommended by Planning staff.

Background Data:

- 17.7-acre site
- Zoned PAD for business park since 1989, referred to as Gateway Park — Chandler, later renamed Allred Park Place
- 2001 zoning amended to include hotel, conference center, and service retail with Mid-Rise Overlay allowing building heights up to 85 feet
- 2014 Mid-Rise Overlay amended allowing building heights up to 150 feet
- Allred Park Place encompasses approximately 180 acres including: 1.8 million square feet of class A offices, 760 hotel rooms with 20,000 square feet conference center, and approximately 20,000 square feet of commercial retail
- Subject site is one of the last final phases of Allred Park Place requesting to amend zoning to allow for urban residential density within the mixed-use development; two phases of apartments and additional retail commercial with restaurants

Surrounding Land Use Data:

North	Santan 202 Freeway	South	Spectrum Blvd, then offices
East	Hotels	West	Hotel & Restrurants

General Plan and Area Plan Designations

Plan	Existing	Proposed
Chandler 2026 General Plan	Employment within South Price Road Corridor Growth Area	No Change

Proposed Development

Proposed Development	Phase 1 Multi-family	Phase 2 Multi-family	Commercial
Acres	7.3 Acres	4.6 Acres	5.8 Arces
Density	313 Units; 43 du/ac	356 Units; 77.4 du/ac	-
1st Floor Retail	6,044 sq. ft.	2,362 sq. ft.	4 Buildings totaling 33,000 sq. ft.
Height	4-Stories	5-Stories Units 6-Stories Garage at 75 ft	1-Story

Parking	Surfaced parked 610 Required 533 Provided; guest parking provided on adjacent commercial	Garage Wrap 698 Required 704 Provided	305 Required 305 Provided & 5 Valet spaces

Review and Recommendation

The subject site has been zoned for business park allowing for offices and commercial since 1989. The business park has evolved with permitted uses and the naming of the large master development. In 2001, the zoning was amended to include hotels, conference center, and service retail allowing building heights up to 85 feet. The Mid-Rise Overlay was amended again in 2014 allowing for buildings heights up to 150 feet for properties abuting the Santan 202 Freeway and certain parcels south of Spectrum Boulevard.

Allred Park Place encompasses the area south of the Santan 202 Freeway to an approximate quarter mile south of Willis Road with developments on either side of Price Road. To date, Allred Park Place is 90% developed containing Class-A offices including Northrop Grumann's headquarters, Toyota, Voya, supporting commercial retail restaurants, and four hotels including a conference center creating a major employment hub along South Price Road and within the city. The Allred Park Place business park has only 31.7 acres remaining to develop.

The subject sites are located within the South Price Road Corridor Growth Area, which has been reserving the growth area for employment corridor for high-tech corporations within a campus-like setting since 2001. Following the adoption of the Chandler 2026 General Plan in July 2026 by the residents with an approval of 83.95%, the city is currently using the updated general plan. Within the Chandler 2026 General Plan, a new policy within the South Price Road Corridor Growth Area was added allowing for the consideration of urban residential densities when part of a mixed-use development. The policy reads as follows:

SPRCGA 7. *"Enhance the campus-like environment by supporting development that includes true vertical mixed uses, allowing for employee and ancillary residential uses centered on a common design theme. Urban residential (26+ dwelling units per acre) with vertically integrated uses may be considered when ground floor uses include non-residential uses that directly support employees and residents (e.g., retail, restaurants, coworking space, or business services) and it is*

ancillary to and subordinate part of a larger employment campus that offers shared amenities and enhanced pedestrian connections."

The request is to amend the current PAD zoning, which allows business park, hotel, conference center, and service retail uses as well as a Mid-Rise Overlay allowing for building heights up to 150 feet by adding urban residential as a permitted use. The associated Preliminary Development Plan (PDP) provides site layout and building architecture for two phases of apartments and additional service retail buildings. The subject site is vacant located between three hotels and existing restaurants to the south with the Santan 202 Freeway boarding the property to the north. The apartments will be located along the freeway; phase 1 will be surfaced-parked containing 313 units and phase 2 consists of a garage-wrapped development containing 356 units. Between the two multi-family developments, a total of 669 units will supply additional housing for employees in Allred Park Place and other employment sectors within the area. Each apartment is provided expanded first floor commercial uses available to the residents and employees within Allred Park Place.

In addition to the request to permit multi-family, four retail buildings will be provided just south of the apartments with the in-line shops having double-sided fronts, one of which faces the apartments. Special attention to design of the hardscape between the residential, new commercial, and existing restaurants to the south provides a cohesive design further extending the Park Place theme. The existing Park Place development provides pedestrian paths with themed landscaping connecting the business park buildings as well as to the streets.

The elevations of the proposed mixed-use buildings are consistent with existing office and commercial buildings utilizing the same color palette, similar materials, and blue embellishments using tiles and/or metal awnings. If approved, two of the four proposed commercial buildings will require Administrative Design Review by staff once the user is determined; it's anticipated the users will be stand-alone restaurants.

Planning staff supports the rezoning request, finding consistency with the goals of the Chandler 2026 General Plan. The proposal includes a mixed-use development and completes the remeant parcels of the Allred Park Place business park. The design of the proposed uses integrates well into the existing larger Allred Park Place campus and provides employees with residential units while also providing a live, work, play environment. The additional commercial uses will support the surrounding office, commercial and future residential uses.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent in lieu of a neighborhood meeting due to no residential within the notification area.
- As of the writing of this memo, Planning staff is not aware an any concerns or opposition to the request.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of amending existing zoning to allow for multi-family as part of a mixed-use development, subject to the following conditions:

1. Development shall be in substantial conformance with the attached development booklet entitled "PLH26-0012 The Station at Park Place" and kept on file in the City of Chandler Planning Division, in file No. PLH26-0012, 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. Compliance with original conditions adopted by the City Council in Ordinance No. 4541 in case DVR13-0032 Allred Park Place, except that the additional use of urban residential (26+ dwellings units per acre) is a permitted land use on the subject properties as indicated in case PLH26-0012 The Station at Park Place.

3. Urban Residential densities shall be permitted up to a maximum density of 80 dwelling units per acre. Uses permitted within the ground floor commercial shall permit Community Commercial (C-2) district uses. Bars and/or entertainment uses are permitted uses and shall not require Use Permit or Entertainment Use Permit approval.

4. The minimum square footage of first-floor retail/commercial in the multi-family shall be 6,044 square feet in phase one and a minimum of 2,362 square feet for phase two.

5. 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.

6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

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

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

Preliminary Development Plan

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

1. Development shall be in substantial conformance with the attached development booklet entitled "PLH26-0012 The Station at Park Place" and kept on file in the City of Chandler Planning Division, in file No. PLH26-0012, 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. 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.

3. The design of the two freestanding commercial pad buildings will be reviewed under an Administrative Design Review by staff.

4. Any missing trees or plants shall be replaced to comply with landscaping requirements.

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

6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create

problems with sign visibility or prompt the removal of required landscape materials.

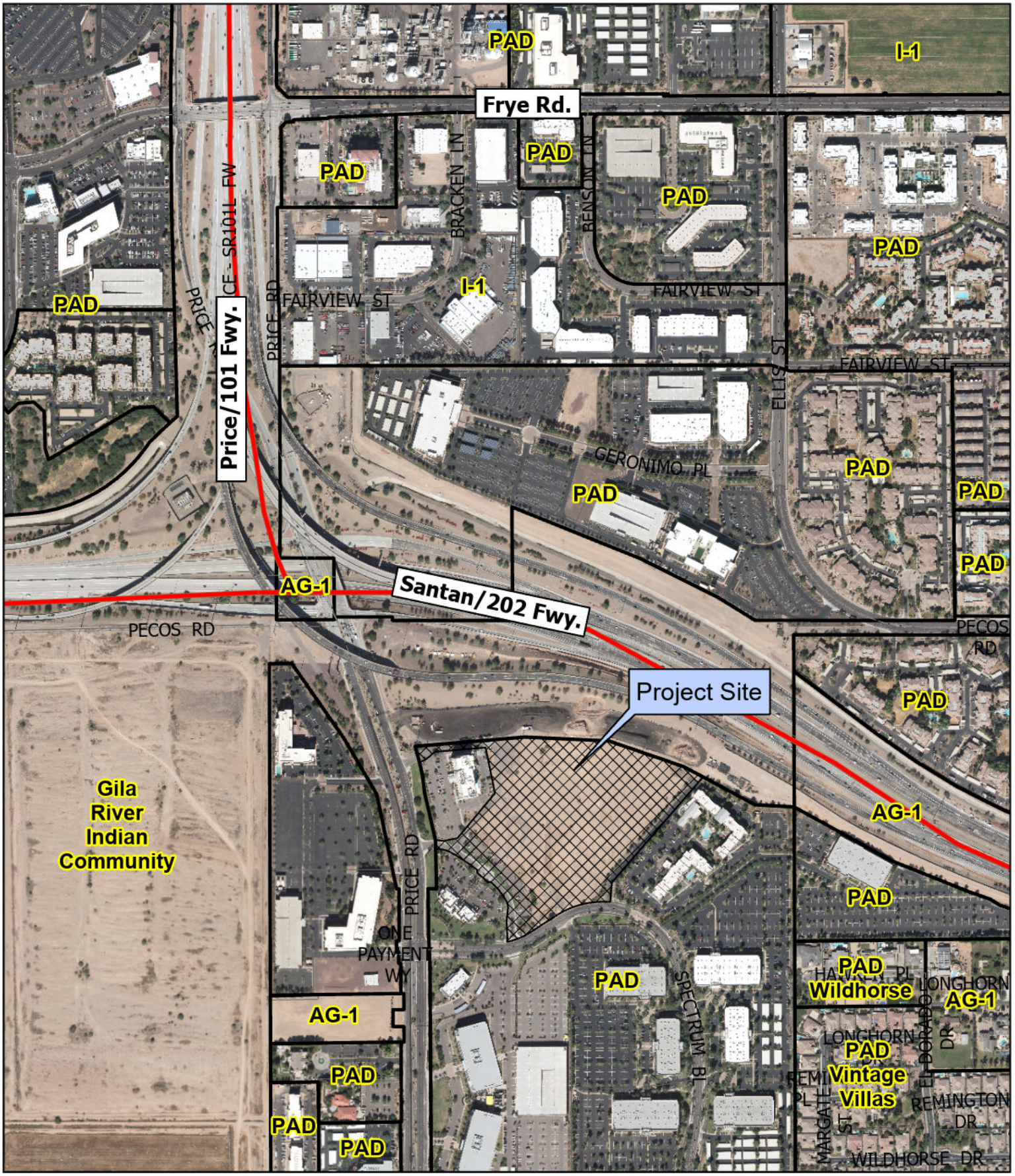
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.

8. The parking space canopies shall incorporate building materials, forms, and colors to match the development.

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

Attachments

Vicinity Map
PLH26-0012 Development Booklet
Ordinance No. 4541



Zoning Case
PLH26-0012 The Station at Park Place

Project Site

Amend PAD zoning to allow multi-family residential as part of a mixed-used development and PDP site layout and building architecture on approximately 17.7 acres

N

CHANDLER arizona

PARK PLACE

THE STATION

DOUGLAS ALLRED COMPANY

PAD AMENDMENT - PDP & MID-RISE OVERLAY MIXED USE
BUSINESS | EMPLOYMENT PARK | MULTIFAMILY

SEC LOOP 101-202 & PRICE ROAD

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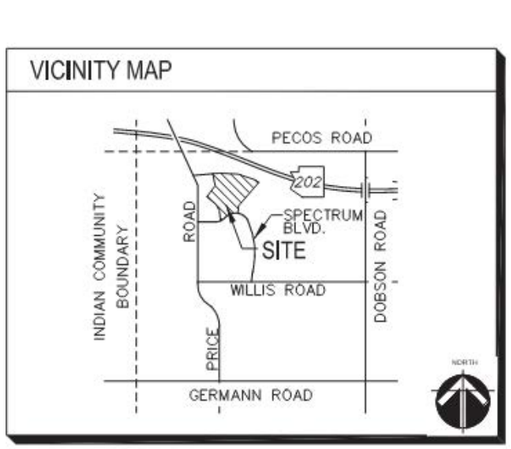
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RETAIL, LANDSCAPE SUBMITAL
MF PARCEL 1, LANDSCAPE SUBMITTAL
MF PARCEL 2, LANDSCAPE SUBMITTAL

I. INTRODUCTION

The purpose of this request is to approve a minor Planned Area Development ("PAD") amendment of the Allred Park Place PAD and Preliminary Development Plan ("PDP") on the approximately 17.7 net acres located northeast of the northeast corner of Price Rd and Spectrum Blvd, the Station at Park Place, (the "Property" or "The Station") and to create specific standards that will govern the development of the Property. This amendment will allow an integrated mixed-use development with urban residential with integrated ground floor uses and supporting commercial uses. The PAD amendment and PDP amendment are for the Property depicted on the map below. This amendment meets the new standards for the South Price Corridor as articulated in the 2026 Chandler General Plan.

Allred Park Place is a± 180 acre mixed use project that, over the last 20 years, has been 90% developed with Northrop Grumman regional headquarters (633,000 sq ft), multiple office buildings (approximately 1,192,000 sq ft), limited service hotels (496 rooms), a hotel and conference center (264 rooms and over 20,000 sq ft of conference center) and commercial/retail (19,500 sq ft). The Property in this request is phase 5 of the Park Place PAD and is being developed to meet the needs of the existing uses and users of Allred Park Place.



[1] The 2026 General Plan ("GP") passed on July 21, 2026 with 83.9 percent of the vote.

Allred Park Place is the premier development on Price Road which is the coveted employment corridor for not only the City of Chandler (the "City") but the entire Phoenix MSA. The Price Road Corridor is a unique area that can never be replicated. In the 1980s, the City had the vision to alter the alignment of Price Road in order to be able to ensure this area of the City would become the destination for high end employment. Allred Park Place is a development that not only kept the City's vision but exceeded it as it was built out. The development of Class A office, hotels and retail/commercial has transformed Price Road. In the not-too-distant past, Allred Park Place was home to a dairy and agricultural fields. The former site of the dairy is now part of the land that makes up the Northrop Grumman regional headquarters.

The Price Road Corridor has evolved over the years, and each successive general plan has tweaked the way Price Road will develop. The 2026 GP continues that tradition while adapting to the current needs of the community. The 2026 GP states:

Enhance the campus-like environment by supporting development that includes true vertical mixed uses, allowing for employee and ancillary residential uses which are subordinate to the primary employment use, centered on a common design theme. Urban residential (26+ dwelling units per acre) with vertically integrated uses may be considered when ground floor uses include non-residential uses that directly support employees and residents (e.g., retail, restaurants, coworking space, or business services) and it is ancillary to and a subordinate part of a large employment campus that offers shared amenities and enhanced pedestrian connections.[2]

This proposed PAD amendment does just that. As has been the subject of much debate in other communities, employment and employers need amenities and housing to attract the best workers. The City and the Price Road Corridor needs true mixed use with residential, retail and employment within the development. Until now, Allred Park Place has provided employment and retail/commercial uses in a high-end, campus-like feel. This PAD amendment will directly address a key component of the General Plan by providing for housing and commercial amenities to support the attraction and retention of key employers and their workforce within the City. The subject property makes up less than 10% of Allred Park Place.

Owner/Builder Retail:
CAZ 2 LLC
Douglas Allred Company
Its managing member

[2] SPRCGA 7.

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Civil Engineer
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Phone: 602-335-8500

III. PROJECT BACKGROUND AND ZONING HISTORY

The Property was first entitled in 1989 as part of the Gateway Park PAD in Ordinance # 2050. The Property was later amended to be included in the Chandler Spectrum PAD in 2005 and ultimately included in the 2014 Allred Park Place PAD. As mentioned above, almost the entirety of the Allred Park Place PAD has been developed into a class A office complex with ancillary uses that include hotels and retail.

IV. SITE, SURROUNDING AREA AND EXISTING ZONING

The Property is located Northeast of the Northeast corner of Price Road and Spectrum Boulevard (Assessor's parcel #303-25-802). It is one of the last remaining pieces of the Allred Park Place development. The Property is bordered by hotels on the east and west, retail and office to the south, and the Loop 202 to the north. This property has approximately 1,500 feet of frontage on the Loop 202.

As mentioned above, The Station is part of the existing Allred Park Place PAD which also includes a maximum height of 150 feet for the Property.

The Property is contained in the South Price Road Corridor Growth Area ("SPRCGA") that is included in the 2026 General Plan and must comply with the policies set forth in that plan. As stated above, SPRCGA 7 allows for urban residential so long as the residential includes ground floor services and it is an ancillary part of a larger employment campus. The Station accomplishes this by vertically integrating coworking space and retail on the ground floor of both the surface park and parking garage wrapped residential. Incorporating the high-end retail into the residential components further solidifies the satisfaction of the policy while sharing amenities and pedestrian connections with the larger employment campus.

V. PROPOSED PLANNED AREA DEVELOPMENT

This PAD amendment is requesting approval to allow for urban residential, which is 26+ dwelling units per acre and for uses allowed under the C-2 district in the City's Zoning Ordinance that are not in conflict with the original Allred Park Place PAD.[3]

VI. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Site Layout and Architecture

The Station is designed as a high-end mixed-use project that will bring much needed residential and retail to the Price Road Corridor. The Station will consist of 8 buildings making up two distinct types of residential and high-end retail. The surface parked residential will be 7.3 net acres, the garage wrap residential will be 4.6 net acres and the retail will be 5.8 net acres. The residential surface parked project will be 4 stories with approximately 313 units that equates to 43.0 dwelling units per acre. The units will consist of a mix of studios through 3 bedrooms with the majority of the units being 1 and 2 bedrooms in order to meet the demand of the market. The amenities proposed for the residents are detailed on the exhibits and include pool, clubhouse, gym, dog park and other amenities befitting the residents of a high-end multifamily development. Additionally, as mentioned above, there will be integrated first floor commercial uses that benefit the residents and the employees of the overall Park Place development. As described in greater detail below, these uses will be designed in a manner that distinguishes the residential from the commercial.

The residential garage wrap project will be 5 stories with approximately 357 units that equates to 77.8 dwelling units to the acre. The wrap will also contain a mix of studios through 3 bedrooms with the majority of the units being 1 and 2 bedrooms in order to meet the demand of the market. As with the surface parked project, the amenities proposed for the residents are detailed on the exhibits and include pool, clubhouse, gym, and other amenities befitting the residents of a high-end multifamily development and will integrate first floor uses for the residents and employees.

The retail component will include 4 buildings interconnected with coverings and courtyards. The main retail is comprised of two interconnected buildings that are 14,960 sq ft with a 2,040 sq ft breezeway. There are two pad buildings on the site, one of which is approximately 9,000 sq ft and one approximately 7,000 sq ft, plus patios. These PADs will be designed and developed to meet the requirements of their respective tenants and will require Administrative Design Review prior to issuance of permit for each PAD.

B. Design Guidelines

In order to ensure the Station integrates into the rest of Allred Park Place, the design guidelines will be substantially similar to what was already approved in the Allred Park Place PAD. The buildings will feature creative applications of materials and colors. This application includes representative examples of materials and colors, design, etc. for the proposed buildings. Staff will be able to administratively approve the design of the buildings so long as there is substantial conformance with the included site plans and elevations.

C. Landscape

These landscape guidelines reflect the intent of The Station at Park Place integrated with the overall landscape character for Allred Park Place. The guidelines shall include all areas of the site including landscape setbacks, entrances, vehicular circulation routes, parking spaces, pedestrian plazas and promenades, and open spaces. The objective of these guidelines is to create a sense of place unique to The Station while reflecting the overall project. The unique nature of these guidelines will establish view corridors, develop focus areas, and reinforce circulation routes and project a sense of community unifying the overall project.

The conceptual landscaping is reflected on the overall Master Plan and individual landscape parcel exhibits. The central landscaping design elements of Allred Park Place are the Date Palms and are proposed here as the main entrance feature off the private drive from Spectrum Blvd to enhance the sense of arrival. Thornless mesquite trees will buffer the perimeter streetscape along Spectrum Blvd. providing pedestrian shade.

As stated in the overall Master Plan, the project will utilize 100% non-potable water for irrigation allowing areas of turf within open space, as well as tree-lined drives and pedestrian areas. The landscaping is intended to provide adequate screening, shade, and allow for a colorful and unifying mass of trees, shrub and ground covers. The combination of the previous items helps create a sense of arrival and a high-end campus feel while emphasizing a creative and unique theme to the Property.

[3] The Allred Park Place PAD excluded several uses that are allowed under C-2. This amendment will not add any uses previously excluded.

Edge/Perimeter

The edge treatments shall incorporate thornless mesquite trees along Spectrum Blvd. Texas Ebony and Mesquites will be placed along the perimeter of the multifamily complex providing shade along the 4' attached sidewalk on the east side of the site. Architecturally themed screen walls and landscape mounds and contours shall be incorporated along the perimeter edges where applicable. Drainage swales will be integrated as necessary to meet drainage requirements of the site.

Gateway/Entry

The gateway entry into the site will be clearly identified with the Date Palms lining the center of the driveway with various desert trees along the border of both driveways. Benches will be included along the center walkable promenade framed by the Date Palms. The driveway and parking will incorporate decorative paving reflecting a themed entrance into the site.

Hardscape

A mixture of different hardscape and paving materials will be integrated with pedestrian crossings, pedestrian plazas and promenades. Architecturally themed signage, screen walls and decorative elements shall be selected to integrate with the overall character of the development.

Streetscape and Vehicular Circulation

The internal roadway network will be developed to reflect the overall Master Plan while being treated for function and shade in areas with heavier pedestrian traffic. Pedestrian areas and walkways along vehicular access ways will have unique paving and seating along specific sections. These spaces will include palm trees, turf, colorful plant material, and areas for seating along the road. Areas used primarily for vehicular traffic will have a mix of Elm and Palo Verdes that will integrate with the perimeter streetscape. Roadway intersections shall have an upgraded landscape treatment. These may include palms, with shrub accent and groundcover plant massing integrated with site walls and directional signage.

Open Space

Pedestrian open space will be integrated into the site between retail buildings providing shade and a sense of place reflective of the overall development. The retail open space will provide ground cover surrounded by desert trees and will incorporate a central courtyard with shade trees and benches. The residential site will provide a pool and spa surrounded by Date Palms, loungers and cabanas. A stretch lawn will also be provided for recreational activities. As shown on the site plan, the private open space required for the surface residential is 20,280 sq ft with 22,608 sq ft being provided. The private open space required for the wrap residential is 23,205 sq ft with 25,776 being provided. Private open space in this type of development is key to residents having a maximum enjoyment of their unit. The requirements for common open space are met with a combination of pools and amenities as discussed above but also relying on the interconnectivity of Park Place as a whole. The amount of common open space required for the wrap would require 39% of the entire parcel be dedicated to open space. That cannot be achieved if any density will be achieved on this Project. Balancing the need for density in the employment corridor combined with the true mixed-use project that contains significant open space throughout its ±180 acres necessitates a deviation from the open space standard for this project.

Landscape Setback

Along the north property line, a proposed 3 foot setback is proposed where 10 feet is normally required. The property line in question separates the Property from the ADOT right of way/unused area. This area also has significant SRP powerlines in roughly the same alignment. The deviation from the standard is appropriate in this location in order to maximize the density of the Project while also minimizing the impact caused by the power lines and ADOT property. The rest of the Project's landscape setbacks meet Chandler's development standards.

D. Architectural Design

The provisions of this section reflect the residential portion while maintaining the overall high-quality architectural style of creative applications of materials and colors seen throughout Allred Park Place. This section will reflect the detailed specifications that will be provided with the Design Review application submitted for staff review and approval. The architectural design for buildings shall be reviewed and administratively approved by staff.

One of the fundamental precepts of a positive urban master plan is creating a mixed-use environment that provides functional diversity of use types. This development provides the missing pieces in the ±180 acre Allred Park Place planned environment by adding Commercial and Residential uses to support a "Live-Work-Dine" community. The commercial uses tie both the multifamily with the shops and restaurants, and with the regional community, creating a true destination locality.

The Commercial Buildings, being much smaller in scale than the multifamily, provide an elegant simplicity that complement not only the residential but also the other uses within Allred Park Place. The elevations facing the residential include murals and trellises to enhance the views and connectivity. The PAD will be dependent on the actual users and

imagery is included to express the intent. The commercial elements of the integrated mixed use will mirror in design the Commercial Buildings in order to distinguish the retail uses from the residential uses. Additionally, to enhance the interplay between the multifamily and commercial and existing Price Road Corridor buildings, the commercial entries are designed to mimic the major office buildings. Key design elements, such as the inverted "U", dual bands and blue rectangular cutouts, silver storefronts, which are predominant themes throughout Allred Park Place, including Northrop Grumman, works to seamlessly tie the entire Allred Park Place development into one cohesive master planned community.

The 5 story residential units will be primarily a gray stucco with darker and lighter gray accents. Blue tinted glass panels will be provided on several of the patio balconies. Brick veneer and laser cut metal screening will provide additional accent throughout the design. The four-story residential buildings will incorporate a lighter spectrum of gray stucco, white horizontal banding and dark gray building massing that articulate the building aesthetic. The horizontal banding above the commercial area of the building contains pops of blue to accentuate the connection with the adjacent commercial. This building also incorporates darker gray, stacked bond CMU and garage doors to provide a strong base to the building.

Building Massing

Building wall articulation will be on each of the buildings with appropriate details and elements to help create pedestrian scale and a sense of quality. Horizontal banding and variations of materials are used to foster a pedestrian scale.

Skyline

Variations in rooflines, parapets and/or other significant roof or canopy forms are incorporated into the design of the buildings. The buildings comprise of a variation of wall masses or jogged wall planes that appear to break the visual perception of a horizontal skyline.

Elevations/Walls

Attention to detail is given to all sides of buildings that reflect the main architectural theme/style on all sides.

Multiple colors of gray, silver, and touches of blue combined with block style massing provide a sophisticated "tech style" aesthetic. Large wall areas are limited to colors with a LRV of less than 75.

Entrances

The residential and retail areas will have clearly defined entrances by incorporating some of the following elements:

- Canopies or porticos.
- Overhangs.
- Recesses/projections.
- Arcades.
- Raised parapets.
- Entrance framed by outdoor pedestrian features or enhanced landscaping.
- Architectural details integrated into the building structure to frame the entryway.
- Integral planters or wing walls that incorporate landscaped areas and/or sitting areas.
- Enhanced pedestrian surfaces.

Building Materials

Building materials include cement siding and stucco with horizontal siding color to match with the rest of the Park Place Development.

E. Development Standards

Setbacks will conform to City of Chandler Standards except as otherwise depicted on the site plan and as mentioned above.[4]

F. Circulation

The Station has been designed to ensure efficient on-site circulation with appropriate access to the surrounding streets for the residents as well as the customers and employees of the overall development. Access to the site includes two existing separate points on Price Road via private drive and existing access from Spectrum Blvd via private drive as well as a direct connection. It is envisioned that the majority of the residents will access the Property from the Spectrum Blvd connection.

G. Parking

The proposed parking for the project will be broken down into each component. The retail required parking is 305 spaces with the retail providing 305 spaces and 5 valet spaces for a total of 310. The wrap residential requires 700 spaces for the residential units with 704 being provided. The surface residential requires 534 spaces for the residential units with 534 being provided. The developer will enter into a cross-parking agreement with Allred Park Place to ensure that there will be adequate parking for the guests of the surface parked residential.

[4] The patios and balconies of the residential units may encroach into the building and landscape setback as depicted on the attached exhibits.

H. Safety and Security

The residential components will be gated and accessed by key card entrances. During the construction of the Project, there may be fences installed between the various areas of the project to maintain safety of the project, some of these fences may include architecturally designed fences which would be approved by Staff on an administrative basis.

VII. COMPREHENSIVE SIGN PACKAGE

The original Allred Park Place PAD included a comprehensive sign package ("CSP"). This CSP laid out the details of the entire area's signs. The residential and retail uses are proposing signage similar to what is shown on the exhibits. These signs will be considered as a part of the overall CSP. Staff will administratively approve any sign permits that are in substantial conformance with the exhibits that are included in this application.

In addition, there are several signs depicted on the attached exhibits that will be built with this project. These signs included roof mounted signs on the residential (3 on the surface and 2 on the wrap) as well as new monument signs for Park Place. The dimensions for the signs are included on the exhibits.

VIII. Grading and Drainage

Each of the three proposed parcels for the Project will be designed in accordance with the City's requirements for drainage. This will include independent underground storm water collection and retention systems for each proposed parcel providing retention volume for the 100-year, 2-hour storm event plus 10% additional volume for all onsite and contributing offsite areas. Each parcel will be self-retaining and will utilize drywells to dewater retained storm water within the 36-hour requirement.

IX. Water and Sewer

The Project will utilize, and expand upon, the existing private onsite 8-inch fire sprinkler line and 8-inch fire hydrant line systems to provide fire sprinkler service and fire hydrant coverage for the Project. Additional 8-inch fire sprinkler line and 8-inch fire hydrant line mains will be constructed within the shared access drive between the proposed parcels to provide additional looping with a proposed connection to the public 12-inch waterline in Spectrum Blvd. The proposed connection to the public waterline will be protected by a backflow prevention device for the fire hydrant system and an additional swing check device and fire department connection (FDC) for the fire sprinkler system, consistent with existing backflow protection devices on the site today.

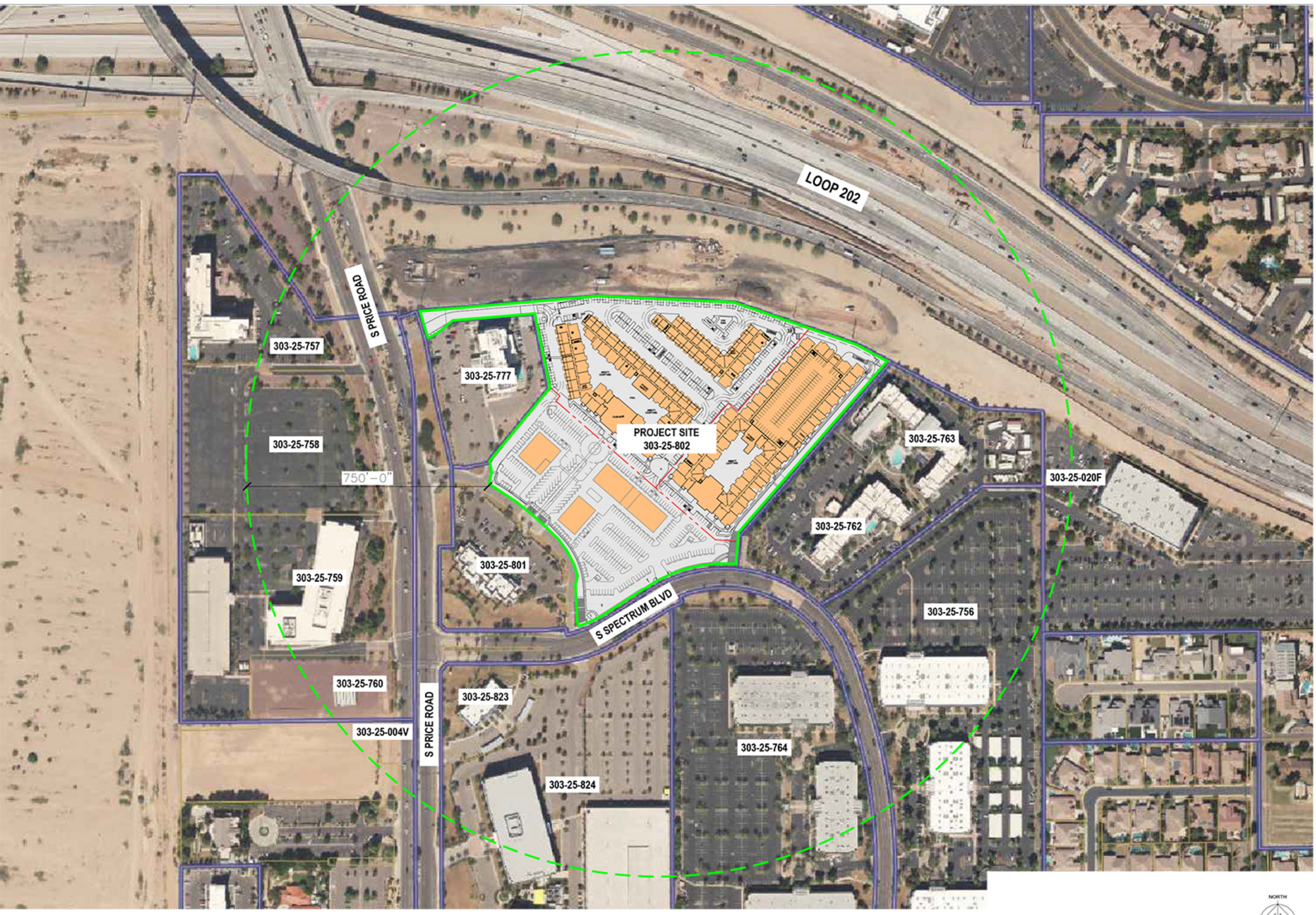
To provide domestic water service to the various buildings, several domestic water meters are proposed with connection to the 12-inch public waterline in Spectrum Blvd. This is anticipated to include a 2-inch water meter for each of the building pads and the proposed buildings on the Retail parcel. Additionally, it is anticipated that a single vaulted water meter will be provided for each of the residential parcels. A 4-inch vaulted water meter is currently anticipated for each residential parcel.

The Property will utilize both existing and proposed onsite 8-inch private sewer mains within the existing and proposed private access drives to provide sewer service connections to the various proposed buildings. The proposed 8-inch private sewer main will connect to an existing sewer manhole on the existing public 12-inch sewer main in Spectrum Blvd.

X. CONCLUSION

The Development Team is excited to bring this proposal forward to the City of Chandler. Today's employers are increasingly seeking office locations in communities that provide a full range of housing, dining, retail, and lifestyle amenities for their workforce. As companies evaluate where to locate, expand, or retain operations, they are not simply comparing opportunities within the Phoenix metropolitan area, but across the country. Communities that successfully integrate employment centers with housing and supporting amenities are best positioned to attract and retain both talent and the employers that depend on that talent.

The Property directly responds to those evolving market demands. By introducing high-quality residential uses integrated with neighborhood-serving retail and commercial amenities, the Project will help create the type of environment sought by today's workforce and leading employers. This proposal represents the next evolution of the Price Road Corridor and advances the vision articulated in the City's General Plan by creating a true mixed-use destination within one of Chandler's most important employment centers.



AERIAL CONTEXT PLAN

NORTH

biltform architecture

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Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
NOT FOR
CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 602.793.0202

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8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258
PHONE: 480.607.6622

REZONE/PDP SUBMITTAL
03/13/2026

REVISIONS:

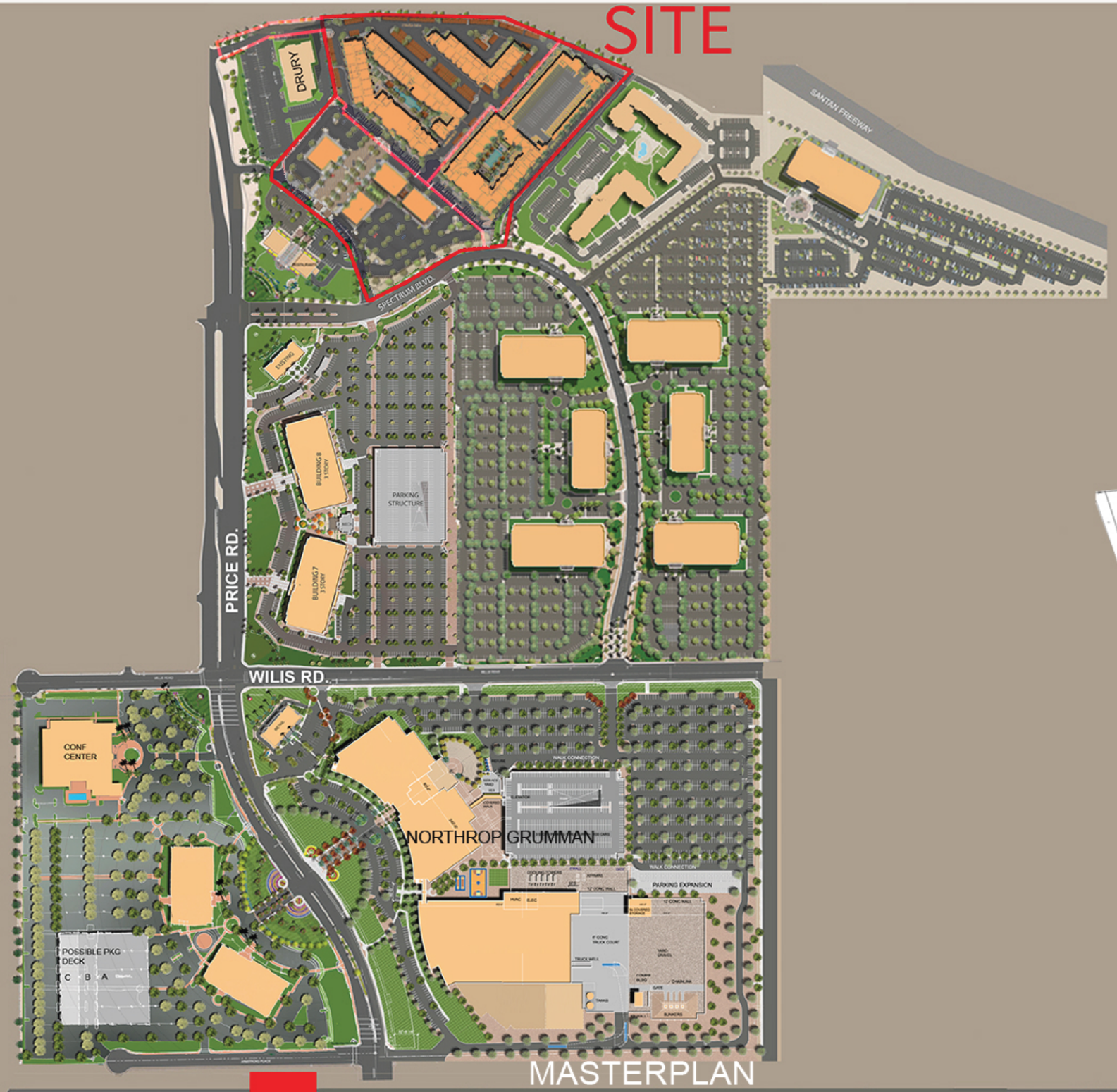
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SCALE: 1" = 40'-0"
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AERIAL CONTEXT PLAN

© BILTFORM ARCHITECTURE GROUP, INC.

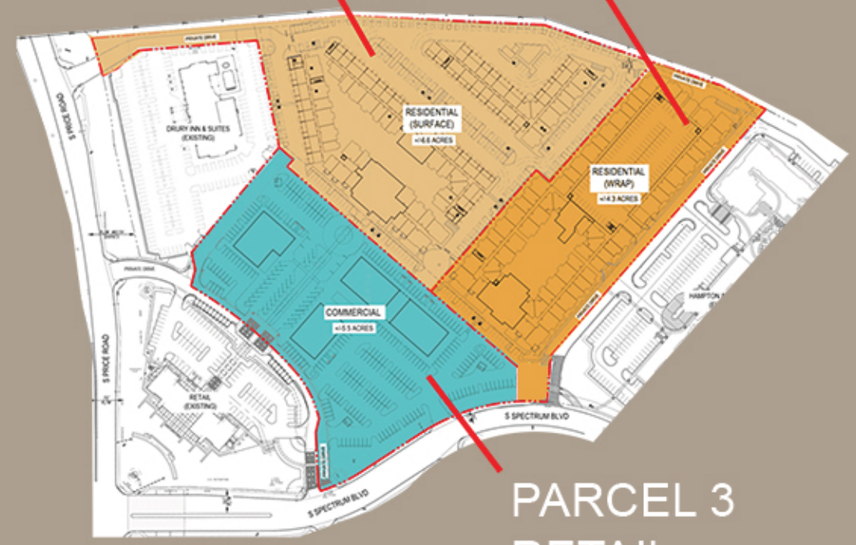
SITE



MASTERPLAN

PARCEL 1
MULTIFAMILY
SURFACE

PARCEL 2
MULTIFAMILY
WRAP



PARCEL 3
RETAIL

PROPOSED PARCELS

ALLRED

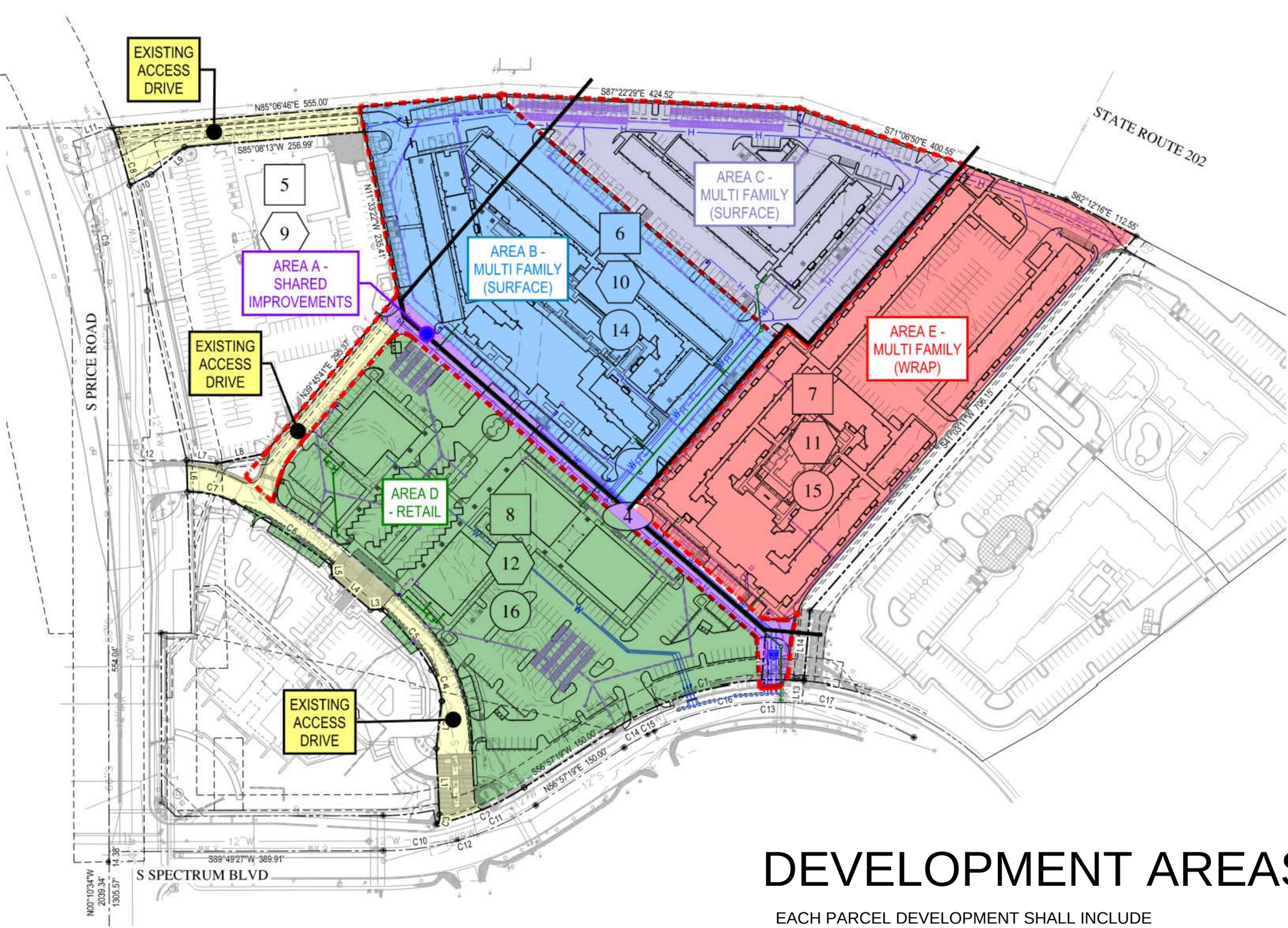
BALMER architectural group

PARK PLACE

MASTER PLAN G2.0



ALLRED BALMER architectural group inc PARK PLACE MASTER PLAN



N

0 80 160

Horz. 1 in. = 80 ft.

INDEX MAP LEGEND

- CX — DEMOLITION
- CX — PRELIMINARY PLAT
- CX — PRELIMINARY GRADING & DRAINAGE
- CX — PRELIMINARY WATER & SEWER
- PRIVATE STORM DRAIN
- H — PRIVATE FIRE HYDRANT LINE
- FL — PRIVATE FIRE SPRINKLER LINE
- W — PRIVATE DOMESTIC WATER LINE
- PRIVATE SEWER LINE
- DEVELOPEMENT AREA LIMITS

DEVELOPMENT AREAS

EACH PARCEL DEVELOPMENT SHALL INCLUDE
ANY INFRASTRUCTURE REQUIRED THAT MAY BE ON AN
ADJACENT PARCEL

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REZONE/PDP SUBMITTAL
03/13/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1" = 60'-0"
SHEET NO:

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08/10/2026

THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

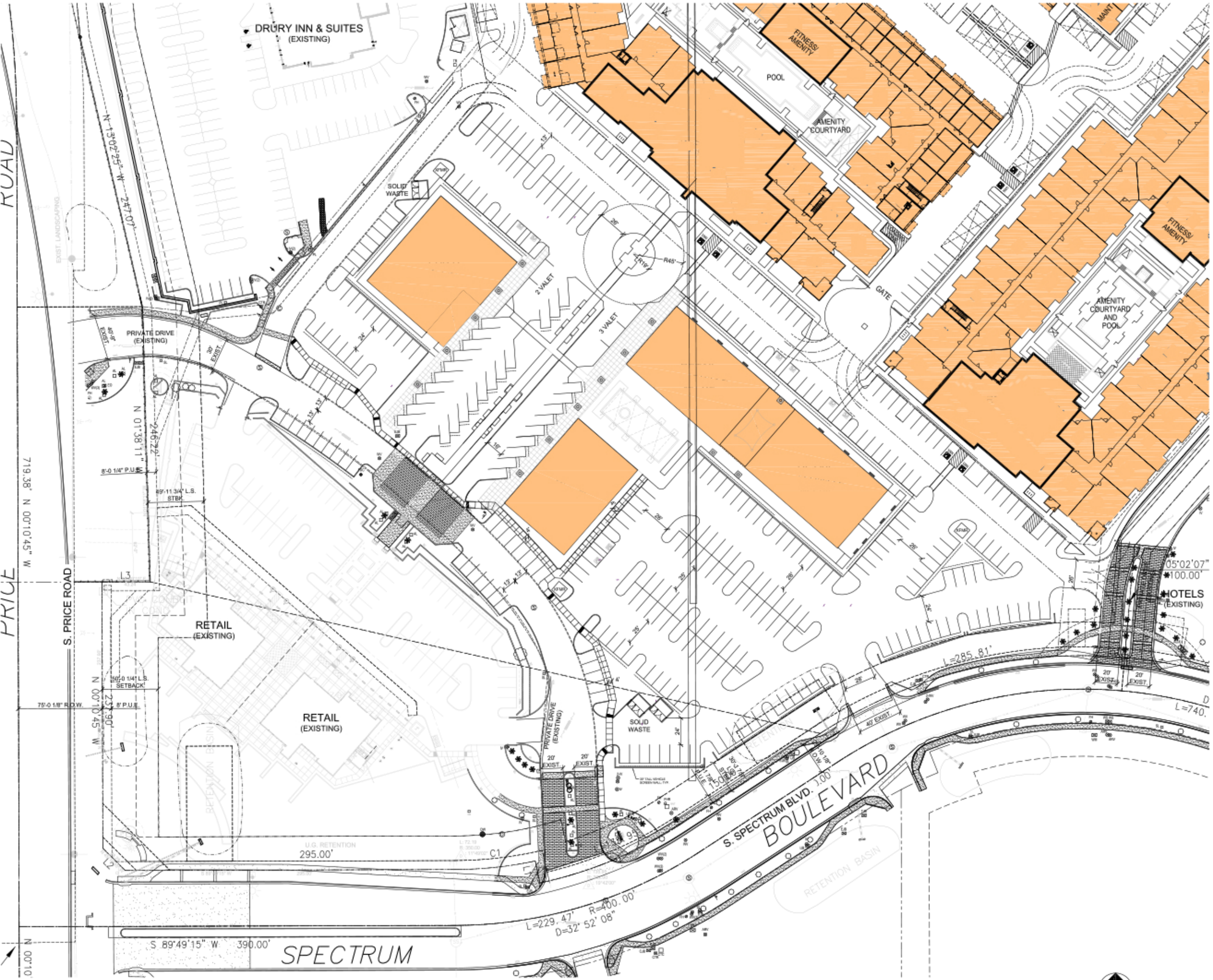
SHARED VIEW - 2
PERSPECTIVE VIEW
preliminary not for construction

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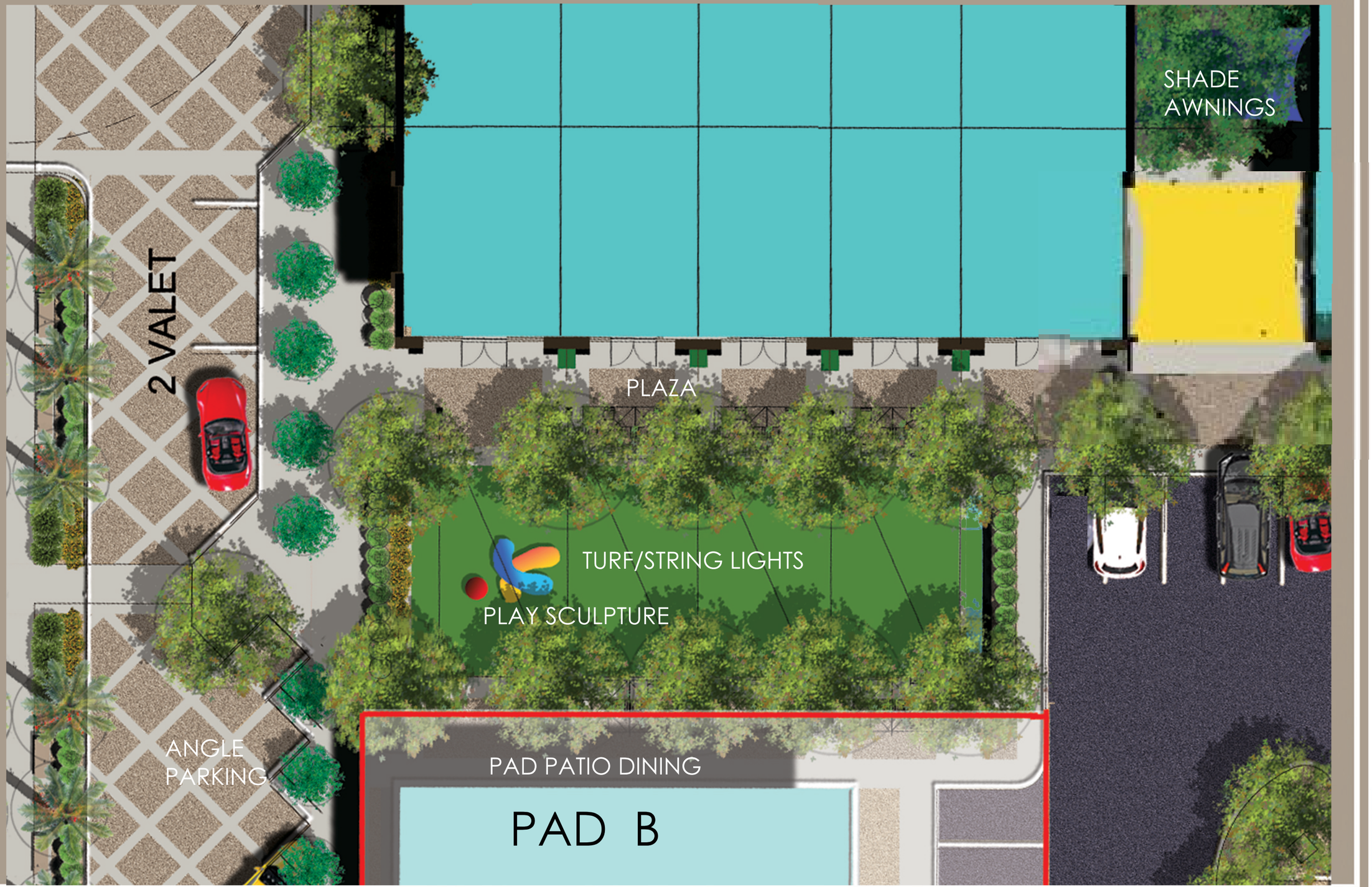
COMMERCIAL COURTYARD VIEW

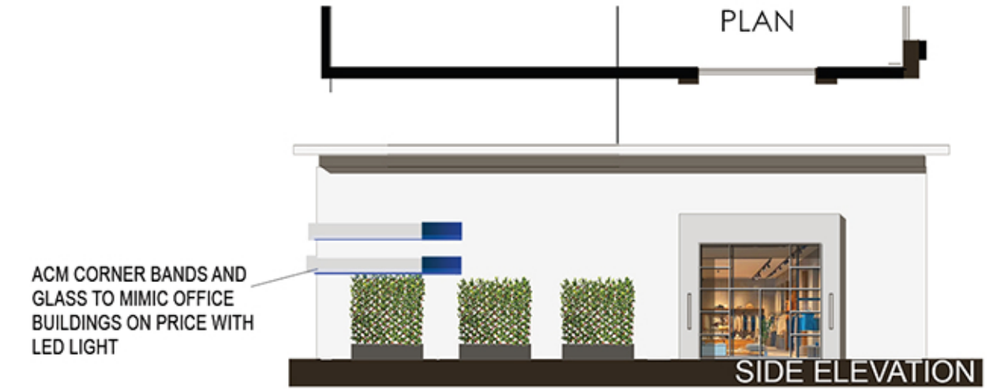

DRURY INN & SUITES
(EXISTING)
PRIVATE DRIVE
(EXISTING)
SOLID WASTE
POOL
FITNESS/ AMENITY
AMENITY COURTYARD
GATE
AMENITY COURTYARD AND POOL
FITNESS/ AMENITY
MAINT.
2 VALET
3 VALET
RETAIL
(EXISTING)
RETAIL
(EXISTING)
SOLID WASTE
PRIVATE DRIVE
(EXISTING)
HOTELS
(EXISTING)
S. PRICE ROAD
PRICE
S. SPECTRUM BLVD.
BOULEVARD
SPECTRUM
N 13°22'55" W 247.07'
N 01°38'11" W 246.22'
719.38' N 00°10'45" W
S 89°49'15" W 390.00'
L=285.81'
L=740.
L=229.47' R=400.00'
D=32°52'08"
05°02'07"
100.00'
295.00'
U.G. RETENTION
RETENTION BASIN
8'-0 1/4" P.U.E.
69'-11 3/4" L.S. STBK
150'-0 1/4" L.S. SETBACK
75'-0 1/8" R.O.W.
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PARK PLACE

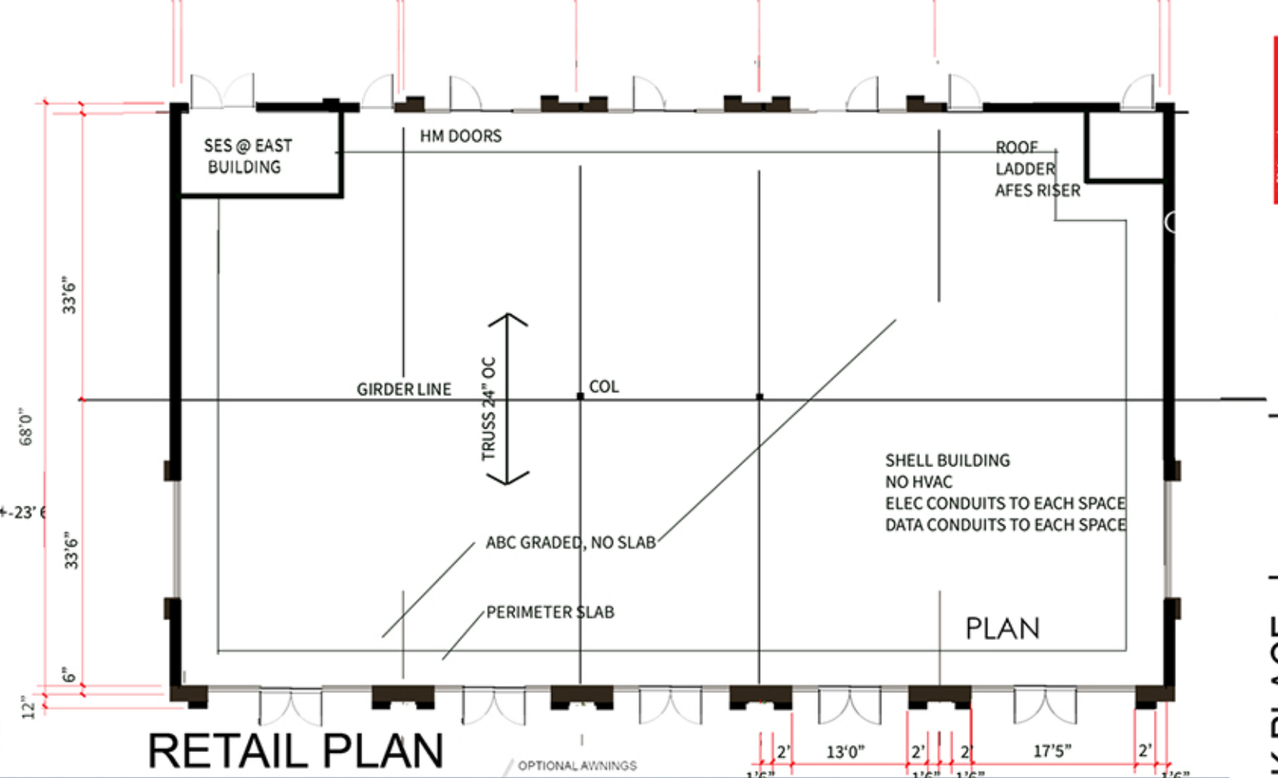

COMMERCIAL
PAD A
PAD B
SPECTRUM BLVD
LANDSCAPE SHOWN IS CONCEPTUAL SEE LANDSCAPE PLANS

PARK PLACE


SHADE
AWNINGS
2 VALET
PLAZA
TURF/STRING LIGHTS
PLAY SCULPTURE
ANGLE
PARKING
PAD PATIO DINING
PAD B







RETAIL PLAN



RETAIL SOUTH ELEVATION

BALMER architectural group

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PHOENIX, ARIZONA 85016
PH: 602-954-6718 FAX: 602-468-9680
E-MAIL: ADMIN@BAG-INC.COM

PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE

Residential and Commercial Mixed Use Project

CHANDLER, ARIZONA

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258

7-30-2026

REVISIONS:

JOB NO: 39017
SCALE: 1" = 40'-0"
SHEET NO:

C-5

PLAN ELEVATIONS

PARK PLACE







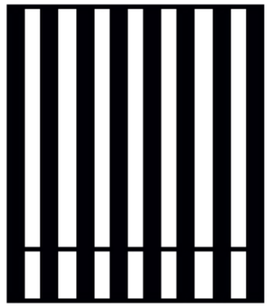


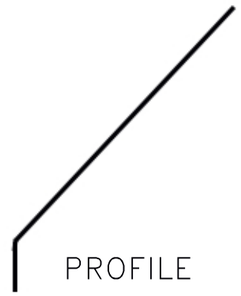




THESE IMAGES INTEND TO CONVEY THE INTENT FOR PAD A AND B DESIGN AND CHARACTER

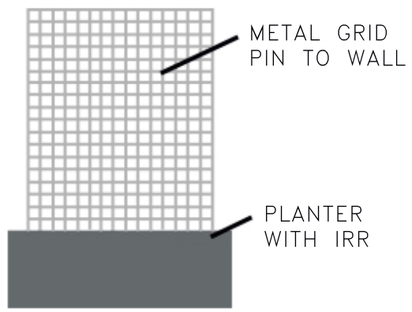
GLASS– GUARDIAN CLEAR LOW E





PROFILE

OPTIONAL AWNINGS



TRELLIS

Primary Stucco Color / Horizontal Siding - **OC-68 Distant Gray (Benjamin Moore)**



Storefront Frames - **Silver Metallic**



Accent Stucco Color 1 - **HC-178 Charcoal Slate (Benjamin Moore)**

RETAIL MATERIALS



bilt form architecture

biltform architecture group, inc.
19820 north 7th street . suite 260
phoenix . arizona 85024
Phone 602.285.9200
www.biltform.com

08/10/2026

THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

SURFACE PARKED - BUILDING 1
PERSPECTIVE VIEW
preliminary not for construction

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THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

SHARED VIEW - 1
PERSPECTIVE VIEW
preliminary not for construction

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OVERALL SITE PLAN

NORTH

PROJECT TEAM

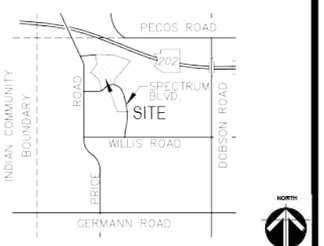
OWNER \ APPLICANT (COMMERCIAL)
DOUGLAS ALLRED COMPANY
2425 E. CAMELBACK RD #880
PHOENIX, AZ 85016
PHONE – (858) 793-0202
MR. DAVID ALLRED
EMAIL: Dave@dac-usa.com

OWNER \ APPLICANT (RESIDENTIAL)
W.P. WEST ACQUISITIONS, LLC
8777 EAST VIA DE VENTURA – SUITE 201
SCOTTSDALE, ARIZONA 85258
PHONE – (480) 567-0069
MR. TODD TAYLOR
EMAIL: tht@wpdpartners.com

ARCHITECT (COMMERCIAL):
BALMER ARCHITECTURAL GROUP, INC.
2425 E. CAMELBACK RD. SUITE 1150
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PHONE – (602) 954-6718
MR. WESLEY BALMER
EMAIL: wbalmer@bag-inc.com

ARCHITECT (RESIDENTIAL):
BILTFORM ARCHITECTURE GROUP, INC.
19820 N. 7TH STREET, SUITE 260
PHOENIX, ARIZONA 85024
PHONE – (602) 285-9200
MR. JIM APPLEGATE / MR. VINCE SCARANO
EMAIL: jim@biltform.com
EMAIL: vince@biltform.com

VICINITY MAP



OVERALL PROJECT NARRATIVE

THE INTENT OF THIS PROJECT IS TO DEVELOP A SITE THAT CONTAINS A COMBINATION OF MULTI-FAMILY AND COMMERCIAL DEVELOPMENT. TO ACCOMMODATE THIS, THE OVERALL SITE IS BROKEN INTO (3) PARCELS. THE RESIDENTIAL PORTION OF THE PROJECT WILL UTILIZE THE NORTHERN PORTION OF THE SITE (2 PARCELS), AND PROVIDE (2) INDEPENDENT APARTMENT COMPLEXES. THE COMMERCIAL AREA WILL UTILIZE THE SOUTHERN PORTION OF THE SITE (1 PARCEL). PLEASE REFER TO THE ENLARGED RESIDENTIAL AND COMMERCIAL SITE PLANS AND NARRATIVES FOR ADDITIONAL INFORMATION ON EACH DEVELOPMENT PORTION.

PROJECT DATA

OVERALL SITE DATA:

PROJECT ADDRESS: N.E. CORNER OF PRICE RD. AND SPECTRUM BLVD.

APN NO'S.: 303-25-802

SITE AREA: RESIDENTIAL – SURFACE: ±7.3 NET ACRES (318,445 S.F.)
RESIDENTIAL – WRAP: ±4.6 NET ACRES (200,379 S.F.)
COMMERCIAL: ±5.8 NET ACRES (252,274 S.F.)

ZONING: EXISTING: –
PROPOSED: PAD

PROPOSED USE: MIXED USE CONTAINING RESIDENTIAL AND COMMERCIAL

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PRELIMINARY
NOT FOR
CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
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Scottsdale, Arizona 85258
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DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1" = 60'-0"
SHEET NO:

A1.1
OVERALL SITE PLAN

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RESIDENTIAL PROJECT DATA

RESIDENTIAL - SURFACE

UNIT MIX:

EFFICIENCY UNITS:	12	(04%)
ONE BEDROOM UNITS:	170	(54%)
TWO BEDROOM UNITS:	123	(39%)
THREE BEDROOM UNITS:	8	(3%)
TOTAL:	313	D.U.

UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT S1	1 BED/1 BA	656 S.F.	4	2,624 S.F.
UNIT S2	1 BED/1 BA	648 S.F.	8	5,184 S.F.
UNIT A1	1 BED/1 BA	759 S.F.	74	56,166 S.F.
UNIT A2	1 BED/1 BA	793 S.F.	76	60,268 S.F.
UNIT A3	1 BED/1 BA	776 S.F.	4	3,104 S.F.
UNIT A5	1 BED/1 BA	787 S.F.	16	12,592 S.F.
UNIT B1	2 BED/2 BA	1,179 S.F.	58	68,382 S.F.
UNIT B2	2 BED/2 BA	1,227 S.F.	65	79,755 S.F.
UNIT C1	3 BED/2 BA	1,443 S.F.	8	11,544 S.F.
TOTAL:			313 D.U.	299,619 S.F.
AVG. S.F.				957 S.F./UNIT

PARKING:

REQUIRED:		
EFF = 1.0 P.S./UNIT (1.0 x 12) =		12 P.S.
1 BD = 1.5 P.S./UNIT (1.5 x 170) =		255 P.S.
2 BD = 2.0 P.S./UNIT (2.0 x 123) =		246 P.S.
3 BD = 2.25 P.S./UNIT (2.25 x 8) =		18 P.S.
GUEST = .25 P.S./UNIT (.25 x 313) =		79 P.S.
OVERALL TOTAL REQUIRED: (UNIT REQUIRED PARKING TOTAL = 531) (VISITOR REQUIRED PARKING = 79)	1.95 P.S./UNIT	610 P.S.
PROVIDED:		
OPEN PARKING		107 P.S.
COVERED PARKING		208 P.S.
GARAGE PARKING		109 P.S.
TANDEM PARKING		109 P.S.
TOTAL PROVIDED:	1.70 P.S./UNIT	533 P.S.

THIS PORTION OF THE PROJECT IS TO PARK THE TENANTS ONLY ON SITE. VISITOR PARKING IS BEING PROVIDED BY SHARED PARKING AGREEMENT WITH ADJACENT COMMERCIAL SITE PARKING

REQUIRED ACCESSIBLE PARKING CALC. (533 SPACES X 0.02) 11 P.S.

PROVIDED ACCESSIBLE PARKING 14 P.S.
(14 OF THE 533 PROVIDED SPACES SHALL BE ACCESSIBLE AND MIXED BETWEEN OPEN, COVERED, AND GARAGE)

RESIDENTIAL - WRAP

UNIT MIX:

EFFICIENCY UNITS:	15	(04%)
ONE BEDROOM UNITS:	182	(51%)
TWO BEDROOM UNITS:	149	(42%)
THREE BEDROOM UNITS:	10	(3%)
TOTAL:	356	D.U.

UNIT TYPE		GROSS LIV. AREA	UNITS	GROSS LIV. AREA
UNIT S2	1 BED/1 BA	648 S.F.	15	9,720 S.F.
UNIT A1	1 BED/1 BA	759 S.F.	69	52,371 S.F.
UNIT A2	1 BED/1 BA	793 S.F.	78	61,854 S.F.
UNIT A5	1 BED/1 BA	787 S.F.	35	27,545 S.F.
UNIT B1	2 BED/2 BA	1,179 S.F.	81	95,499 S.F.
UNIT B2	2 BED/2 BA	1,227 S.F.	68	83,436 S.F.
UNIT C1	3 BED/2 BA	1,443 S.F.	10	14,430 S.F.
TOTAL:			356 D.U.	344,855 S.F.
AVG. S.F.				969 S.F./UNIT

PARKING:

REQUIRED:		
EFF = 1.0 P.S./UNIT (1.0 x 15) =		15 P.S.
1 BD = 1.5 P.S./UNIT (1.5 x 182) =		273 P.S.
2 BD = 2.0 P.S./UNIT (2.0 x 149) =		298 P.S.
3 BD = 2.25 P.S./UNIT (2.25 x 10) =		22.5 P.S.
GUEST = .25 P.S./UNIT (.25 x 356) =		89 P.S.
TOTAL REQUIRED	1.96 P.S./UNIT	698 P.S.
PROVIDED:		
GARAGE PARKING ±6.5 LEVELS (ALL GARAGE PARKING IS ABOVE GRADE)		685 P.S.
OPEN PARKING		19 P.S.
TOTAL PROVIDED:	1.98 P.S./UNIT	704 P.S.

ACCESSIBLE PARKING CALCULATION (704 SPACES X 0.02) 15 P.S.
(15 OF THE 704 PROVIDED SPACES SHALL BE ACCESSIBLE AND MIXED BETWEEN OPEN, COVERED, AND GARAGE)

RESIDENTIAL SITE DATA

PROJECT ADDRESS: N.E. CORNER OF PRICE RD. AND SPECTRUM BLVD.

APN NO'S.: 303-25-802

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RESIDENTIAL – WRAP: ±4.6 NET ACRES (200,379 S.F.)

ZONING: EXISTING: PAD
PROPOSED: PAD

PROPOSED USE: RESIDENTIAL AND COMMERCIAL

PROPOSED DENSITY: RESIDENTIAL SURFACE: 43.0 DU/NET AC
RESIDENTIAL WRAP: 77.8 DU/NET AC

MAXIMUM ALLOWABLE BUILDING HEIGHT: – A.F.F.

PROPOSED BUILDING HEIGHT: 65'–0" A.F.F.
(MAX OF FIVE RESIDENTIAL STORIES)

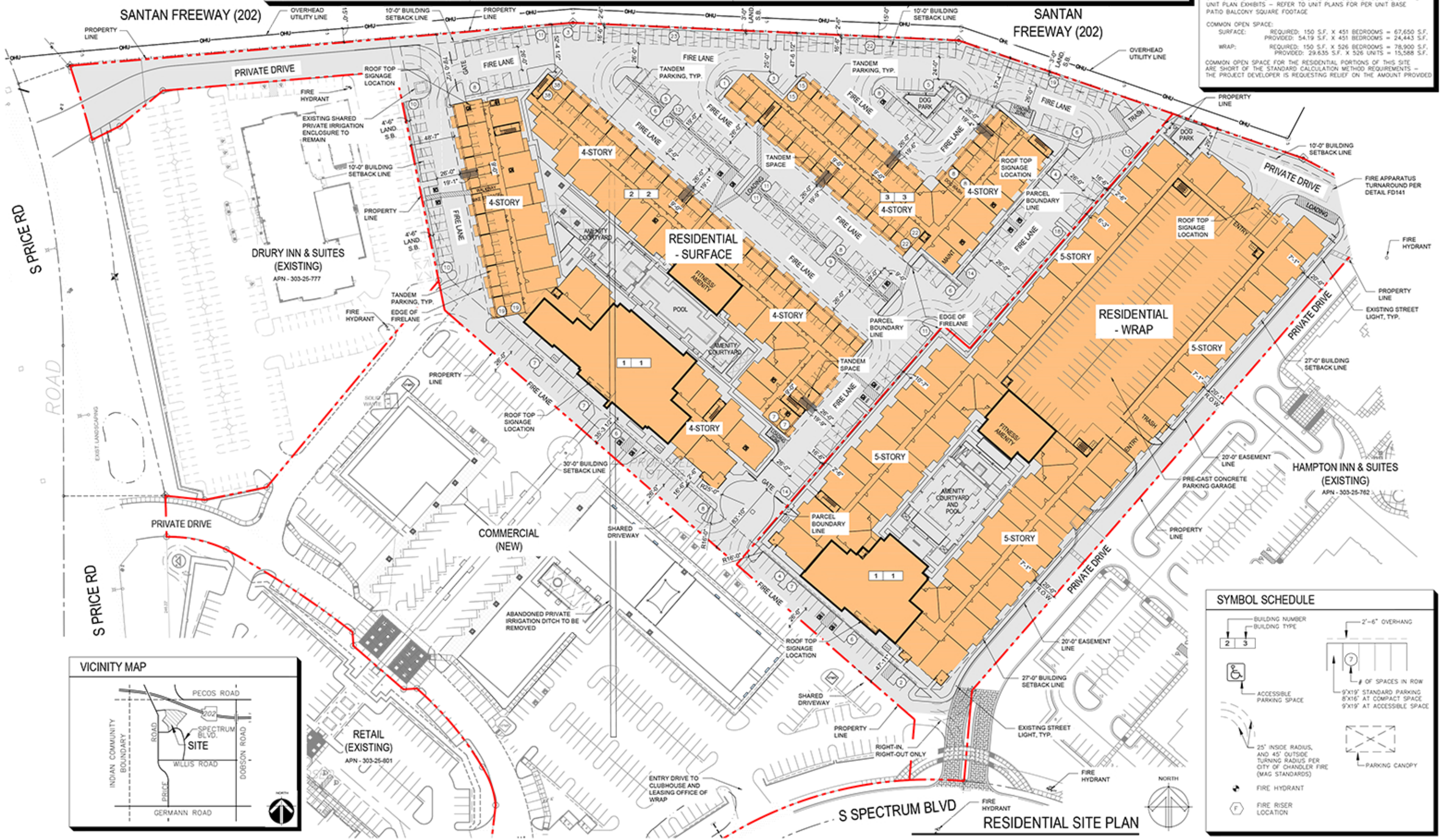
GARAGE IN THE WRAP BUILDING WILL CONTAIN JUST OVER SIX LEVELS OF PARKING. OVERALL HEIGHT OF GARAGE IS +/–75'–0"

PRIVATE OPEN SPACE:
SURFACE: REQUIRED: 65 S.F. X 312 UNITS = 20,280 S.F.
PROVIDED: 72 S.F. X 312 UNITS = 22,608 S.F.
WRAP: REQUIRED: 65 S.F. X 357 UNITS = 23,205 S.F.
PROVIDED: 72 S.F. X 357 UNITS = 25,776 S.F.

PROVIDED PRIVATE OPEN SPACE IS BASED ON AN AVERAGE OF S.F. PER UNIT ON SITE RATHER THAN THE BASE UNIT SQUARE FOOTAGE ON THE UNIT PLAN EXHIBITS – REFER TO UNIT PLANS FOR PER UNIT BASE PATIO BALCONY SQUARE FOOTAGE

COMMON OPEN SPACE:
SURFACE: REQUIRED: 150 S.F. X 451 BEDROOMS = 67,650 S.F.
PROVIDED: 54.19 S.F. X 451 BEDROOMS = 24,443 S.F.
WRAP: REQUIRED: 150 S.F. X 526 BEDROOMS = 78,900 S.F.
PROVIDED: 29.635 S.F. X 526 UNITS = 15,588 S.F.

COMMON OPEN SPACE FOR THE RESIDENTIAL PORTIONS OF THIS SITE ARE SHORT OF THE STANDARD CALCULATION METHOD REQUIREMENTS – THE PROJECT DEVELOPER IS REQUESTING RELIEF ON THE AMOUNT PROVIDED



VICINITY MAP

SYMBOL SCHEDULE

RESIDENTIAL SITE PLAN

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PRELIMINARY NOT FOR CONSTRUCTION

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08/10/2026

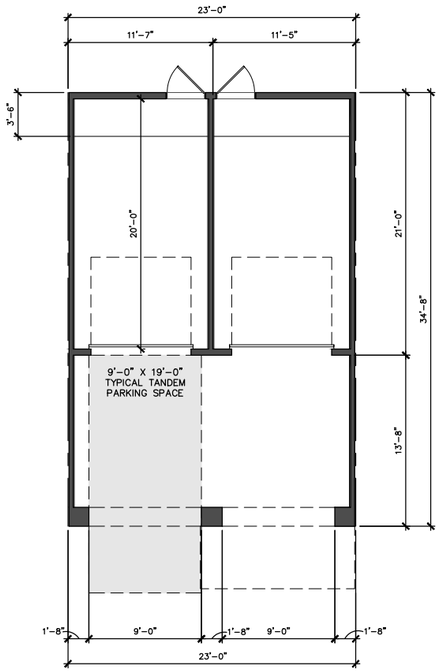
REVISIONS:

JOB NO: 25-026
SCALE: 1" = 40'-0"
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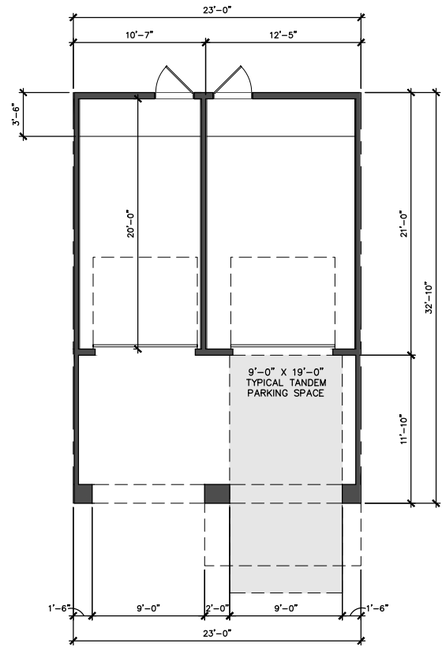
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RESIDENTIAL SITE PLAN

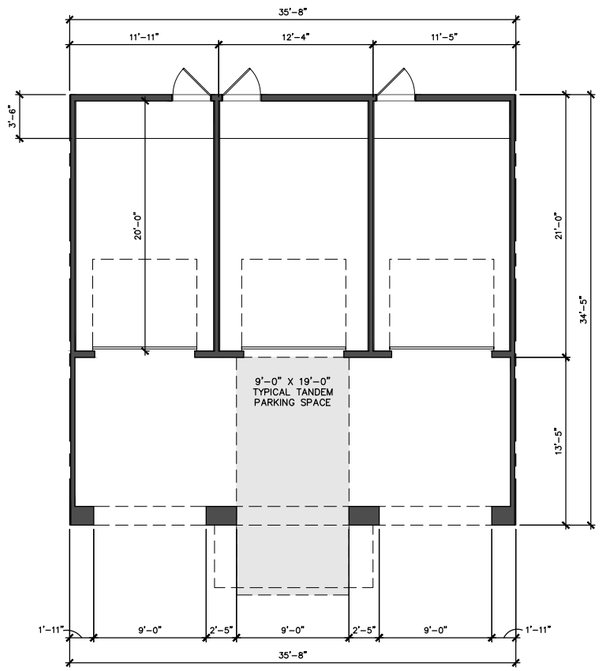
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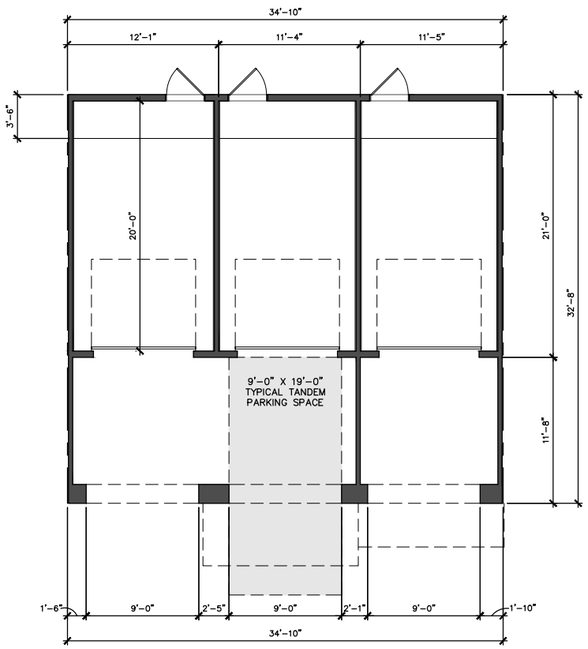
GARAGE UNIT A2



GARAGE UNIT A1



GARAGE UNIT B2



GARAGE UNIT B1

GARAGE UNIT PLANS

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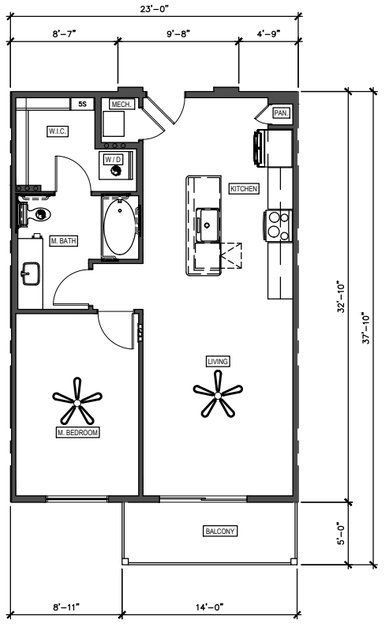
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

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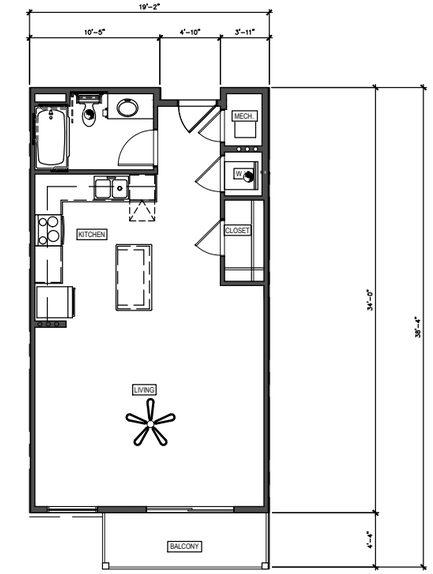
A1.3
GARAGE UNIT PLAN

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UNIT A1

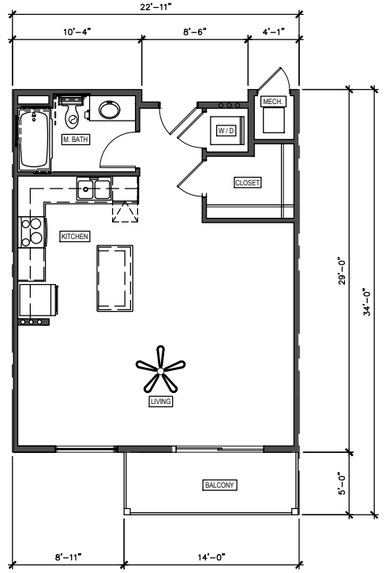
PATIO/BALCONY = 65 S.F.



UNIT S2

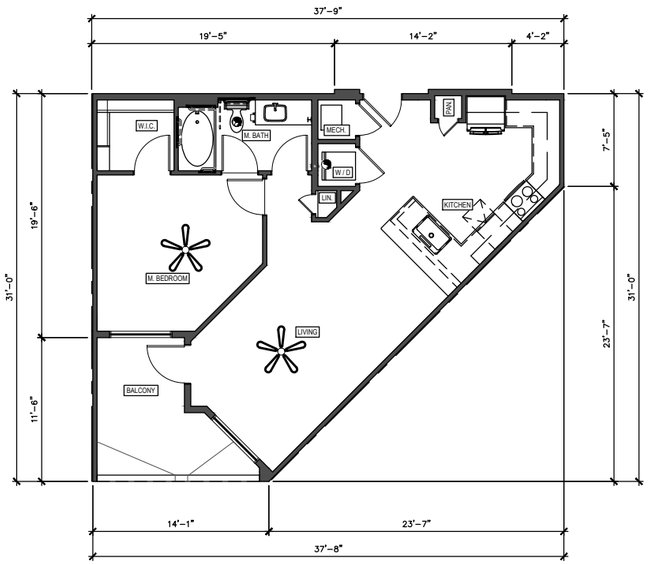
PATIO/BALCONY = 56 S.F.

UNIT S1.2



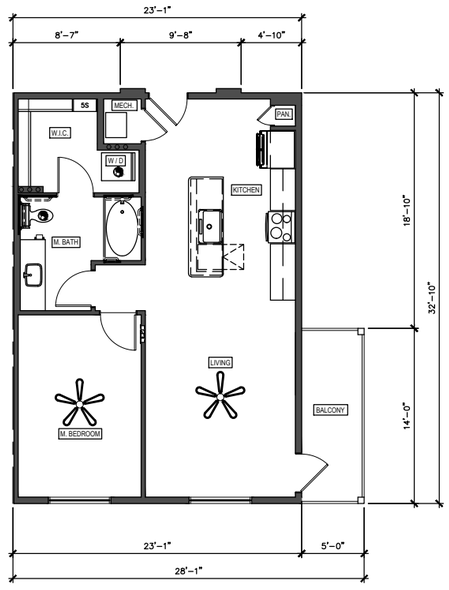
UNIT S1

PATIO/BALCONY = 65 S.F.



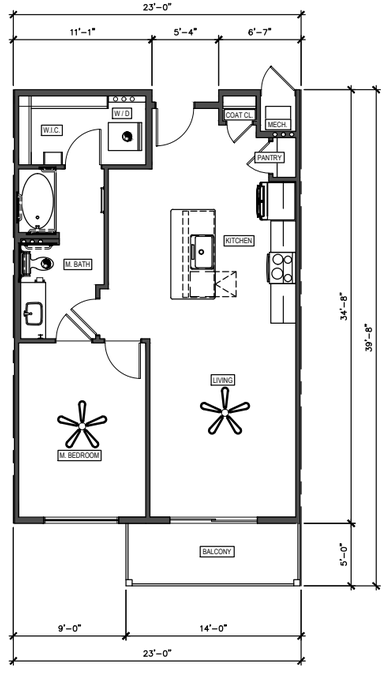
UNIT A5

PATIO/BALCONY = 97 S.F.



UNIT A3

PATIO/BALCONY = 65 S.F.



UNIT A2

PATIO/BALCONY = 65 S.F.

UNIT PLANS

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WOOD PARTNERS
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REZONE/PDP RE-SUBMITTAL
08/10/2026

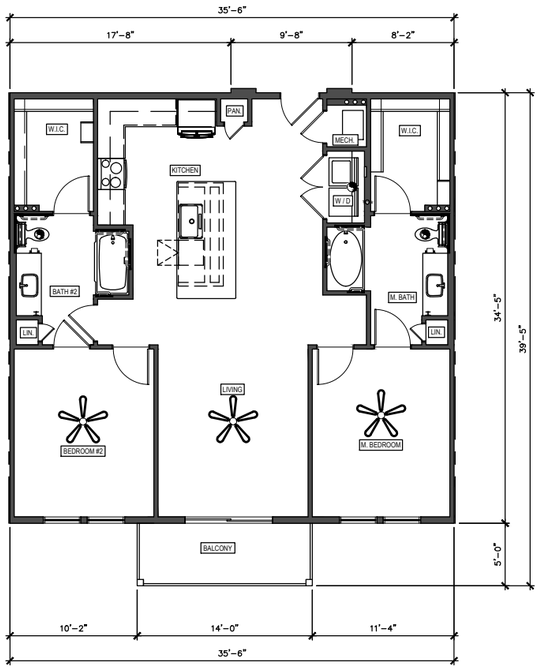
REVISIONS:

JOB NO: 25-026
SCALE: 1" = 40'-0"
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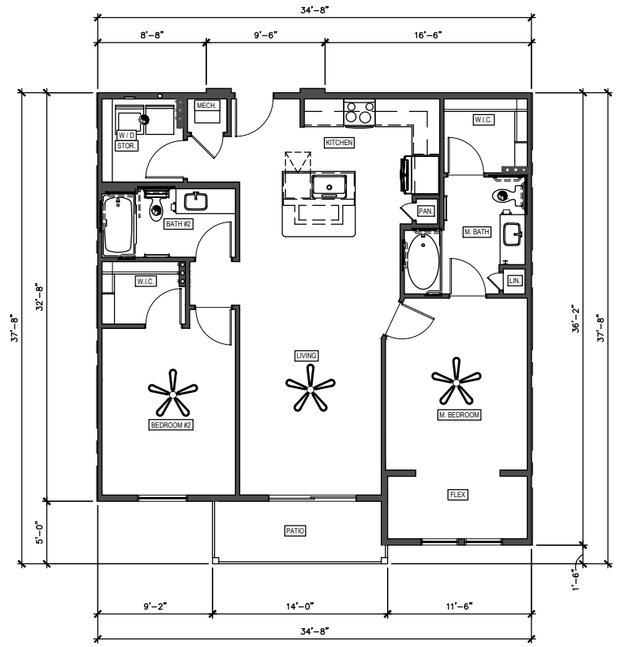
UNIT PLANS

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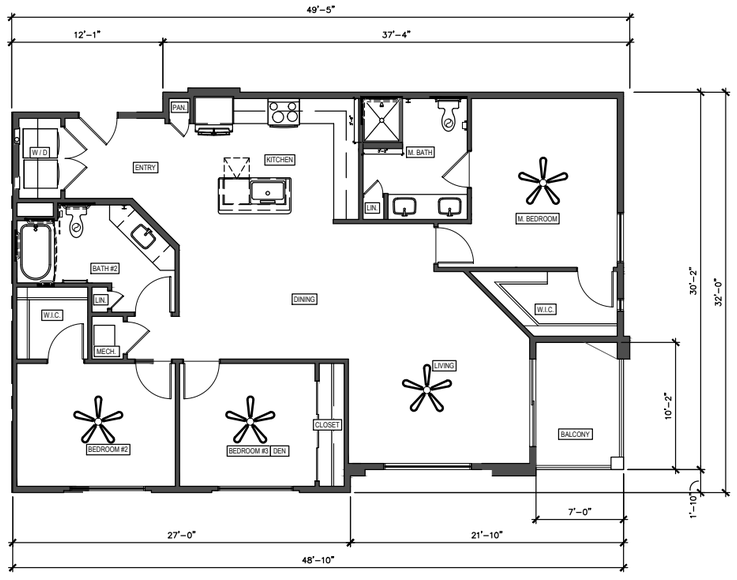
UNIT B2

PATIO/BALCONY = 65 S.F.



UNIT B1

PATIO/BALCONY = 65 S.F.



UNIT C1

PATIO/BALCONY = 65 S.F.

UNIT PLANS

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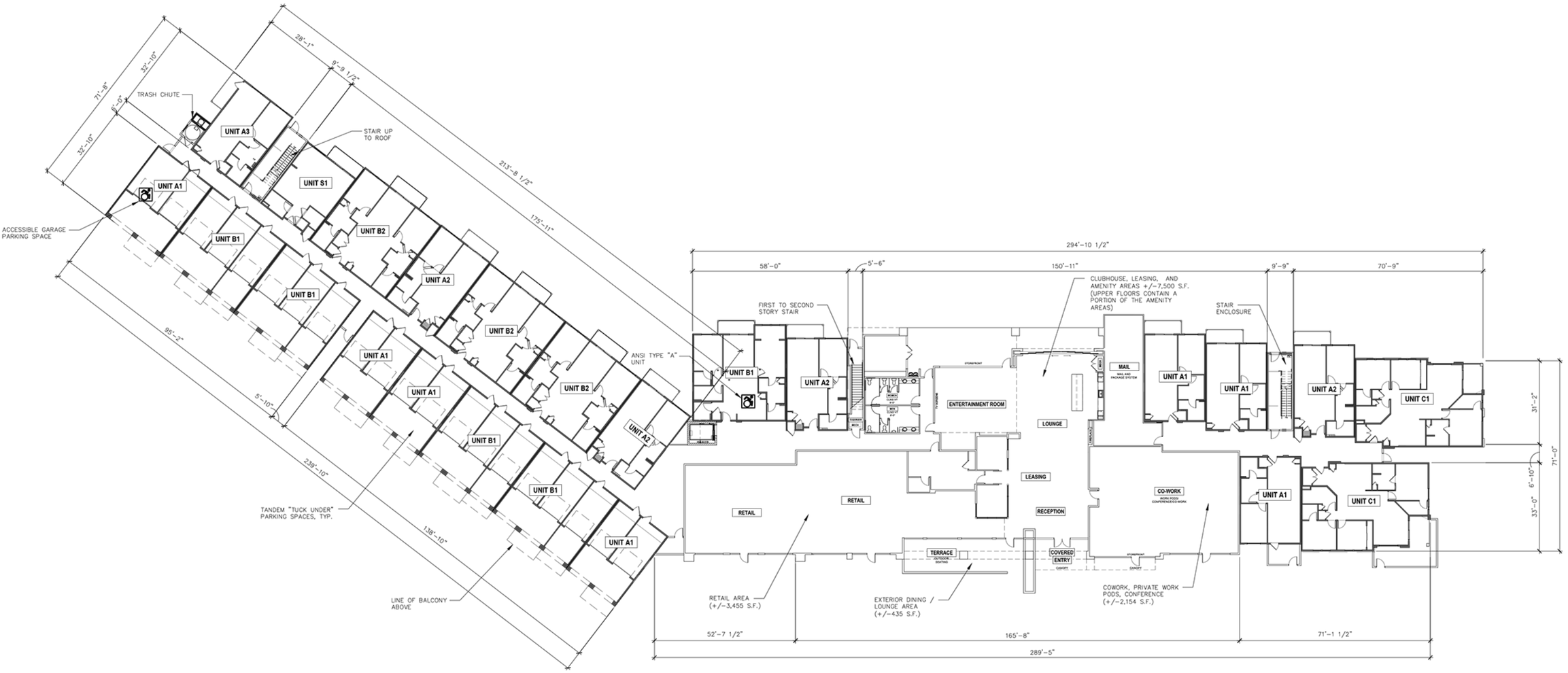
REVISIONS:

JOB NO: 25-026
SCALE: 1" = 40'-0"
SHEET NO:

A1.5

UNIT PLANS

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NORTH

BUILDING 1 - FIRST FLOOR PLAN

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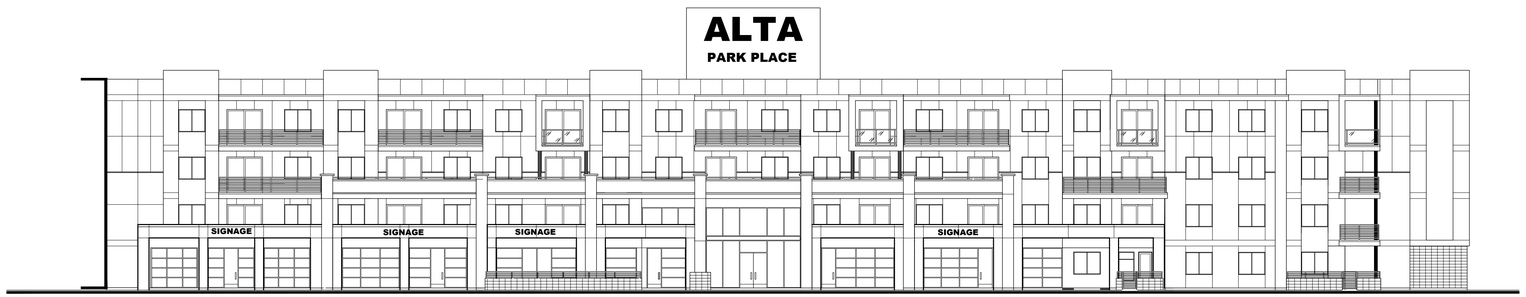
REVISIONS:

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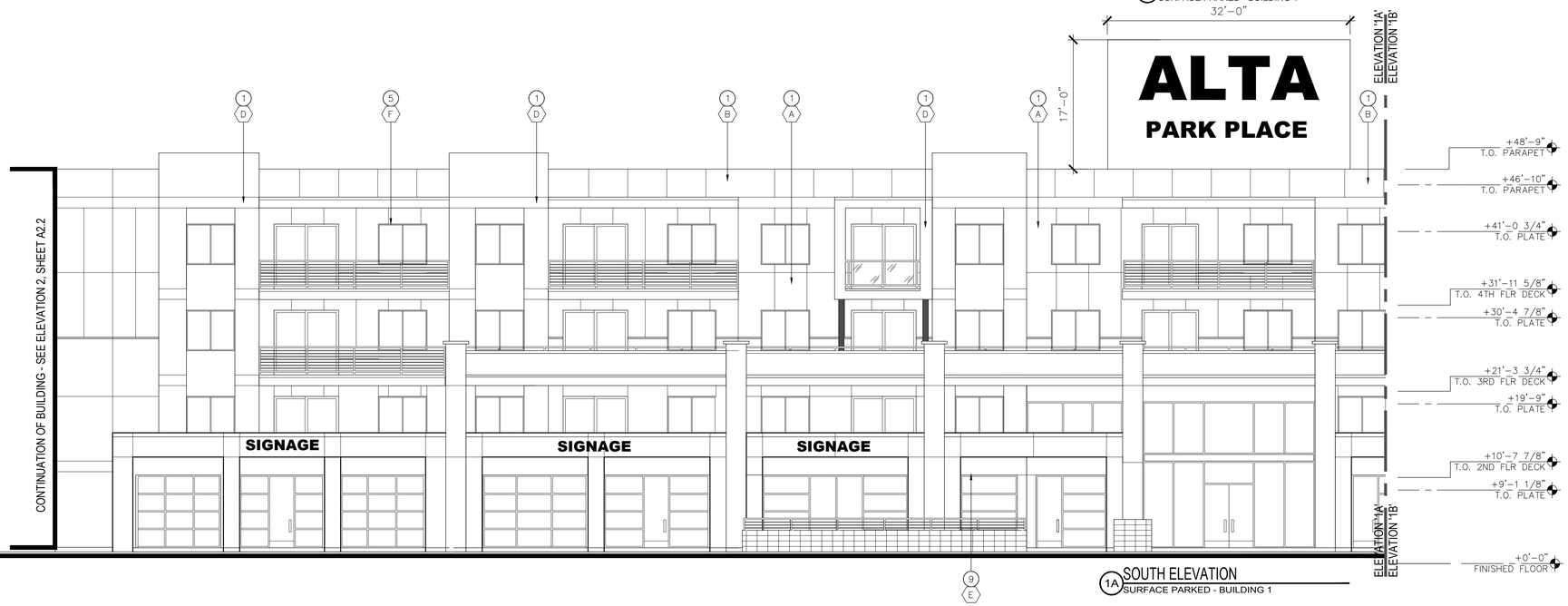
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BUILDING FLOOR PLAN

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1 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1A SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME

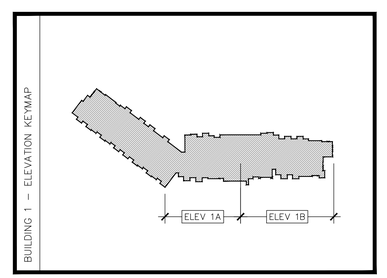
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.



BUILDING 1 - EXTERIOR ELEVATIONS

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08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.1
BUILDING ELEVATIONS

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1 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1A SOUTH ELEVATION
SURFACE PARKED - BUILDING 1



1B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

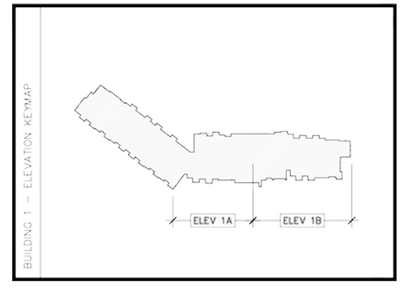
EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.



BUILDING 1 - EXTERIOR ELEVATIONS

biltform
architecture

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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
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PHONE 480.607.6022

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE 602.793.0222

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS

JOB NO 25.026
SCALE 1/8" = 1'-0"
SHEET NO
A2.1C
BUILDING ELEVATIONS

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2 OVERALL SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1



2A SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1



2B SOUTHWEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME

A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
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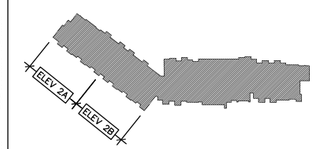
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2. STUCCO PARAPET CAP
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4. GARAGE DOOR
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BUILDING 1 – ELEVATION KEYMAP



BUILDING 1 - EXTERIOR ELEVATIONS

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PHONE: 602/230-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.2
BUILDING ELEVATIONS

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2 OVERALL SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1



2A SOUTHWEST ELEVATION
SURFACE PARKED - BUILDING 1

2B SOUTHWEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
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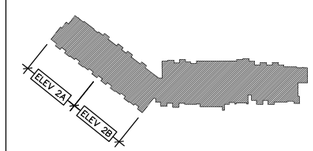
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BUILDING 1 – ELEVATION KEYMAP



BUILDING 1 - EXTERIOR ELEVATIONS

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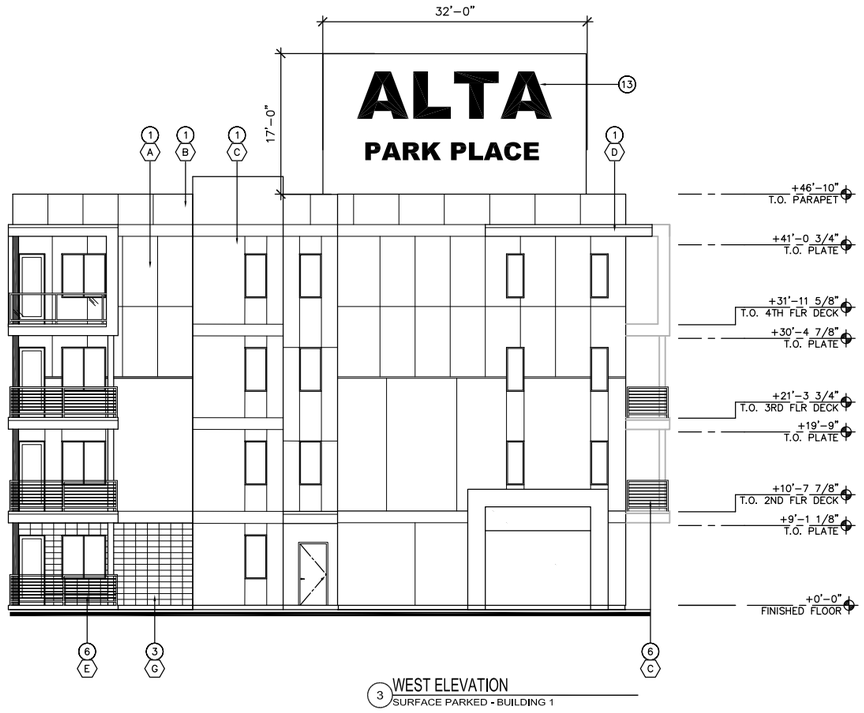
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.2C
BUILDING ELEVATIONS

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3 WEST ELEVATION
SURFACE PARKED - BUILDING 1



6 EAST ELEVATION
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
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THE STATION AT PARK PLACE

Residential and Commercial Mixed Use Project

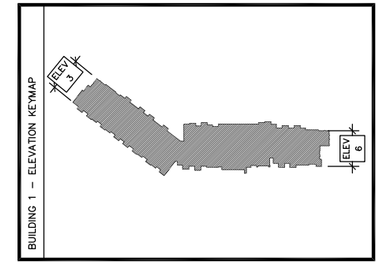
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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:



JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.3

BUILDING ELEVATIONS

BUILDING 1 - EXTERIOR ELEVATIONS

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3 WEST ELEVATION
SURFACE PARKED - BUILDING 1



6 EAST ELEVATION
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
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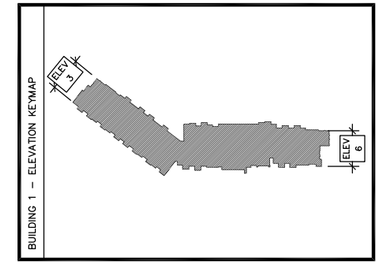
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REZONE/PDP RE-SUBMITTAL
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REVISIONS:



JOB NO: 25-026
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A2.3C

BUILDING ELEVATIONS

BUILDING 1 - EXTERIOR ELEVATIONS

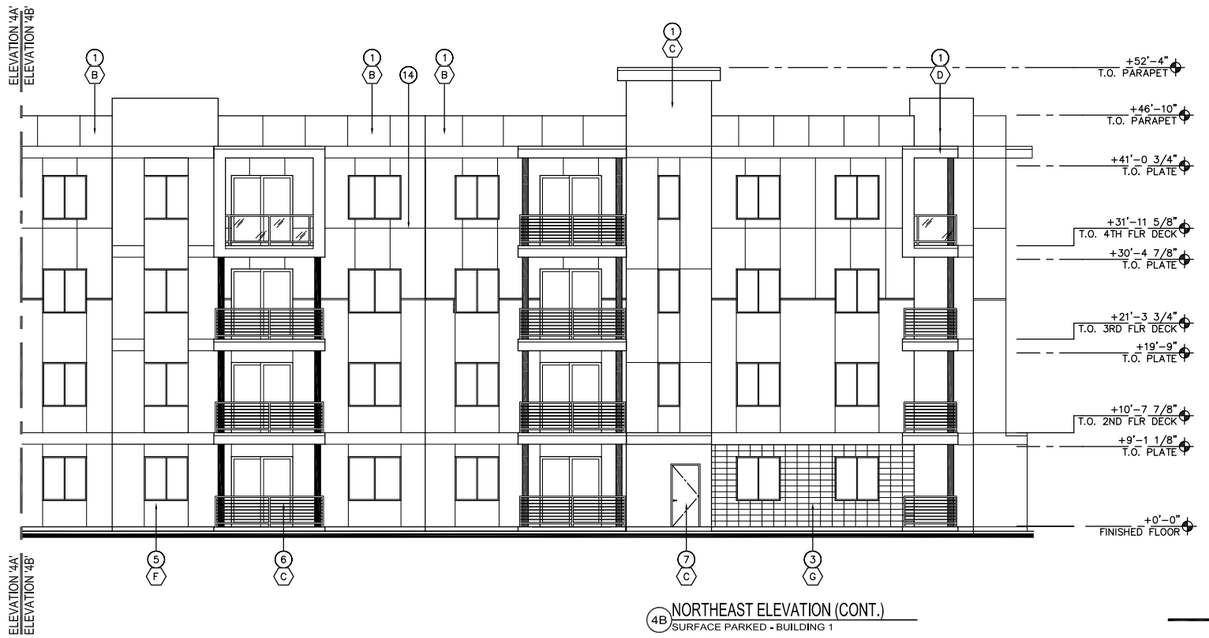
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4 OVERALL NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4A NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4B NORTHEAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
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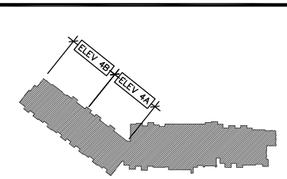
ELEVATION KEY NOTES:

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BUILDING 1 – ELEVATION KEYMAP



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REVISIONS:

JOB NO: 25-026
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A2.4
BUILDING ELEVATIONS

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4 OVERALL NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4A NORTHEAST ELEVATION
SURFACE PARKED - BUILDING 1



4B NORTHEAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

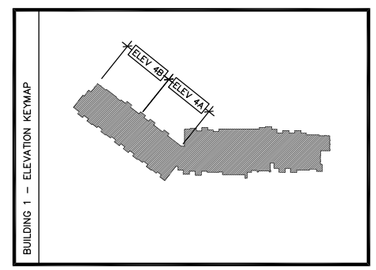
EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.



BUILDING 1 - EXTERIOR ELEVATIONS

biltform architecture group, inc.
19820 north 7th st . suite 260
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Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
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DOUGLAS ALLRED COMPANY
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PHONE: 602/343-0200

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.4C
BUILDING ELEVATIONS

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5 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5A NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
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3. STACKED BOND MASONRY
4. GARAGE DOOR
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10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
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14. 1" REVEAL IN STUCCO FINISH

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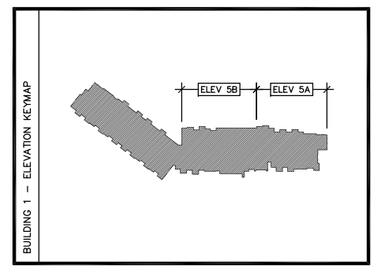
THE STATION AT PARK PLACE
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DOUGLAS ALLRED COMPANY
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PHONE: 602/793-0200

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:



JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.5
BUILDING ELEVATIONS

BUILDING 1 - EXTERIOR ELEVATIONS

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5 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5A NORTH ELEVATION
SURFACE PARKED - BUILDING 1



5B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 1

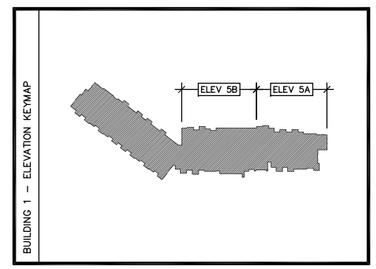
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D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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BUILDING 1 - EXTERIOR ELEVATIONS

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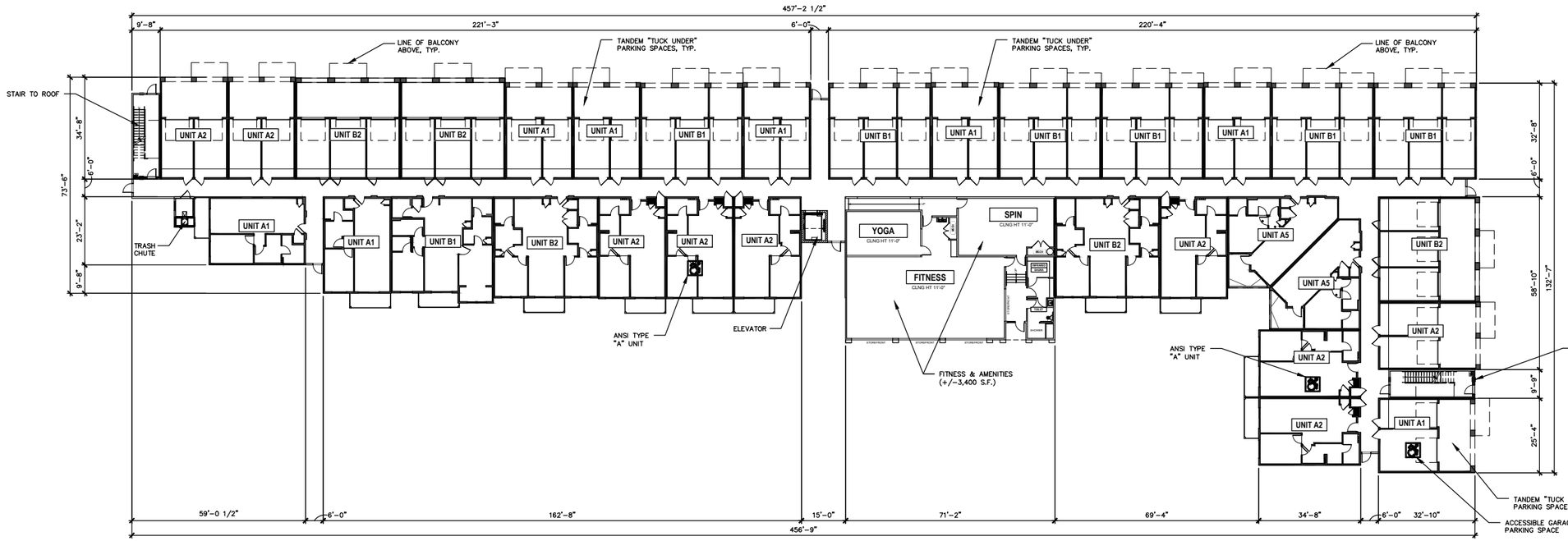
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

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BUILDING ELEVATIONS

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NORTH

BUILDING 2 - FIRST FLOOR PLAN

biltform architecture group, inc.

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THE STATION AT PARK PLACE

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: NOT TO SCALE
SHEET NO:

A2.05F

BUILDING FLOOR PLAN

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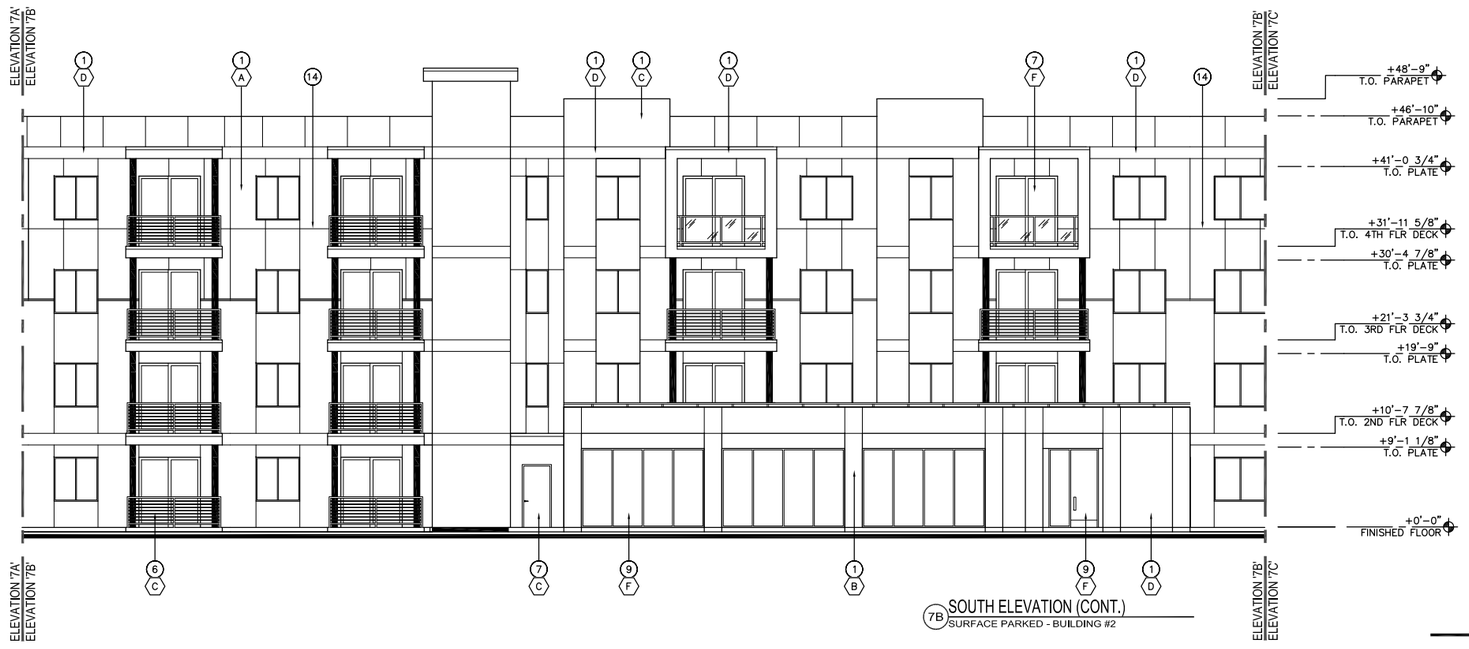


EXTERIOR COLOR SCHEME		
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G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7A SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



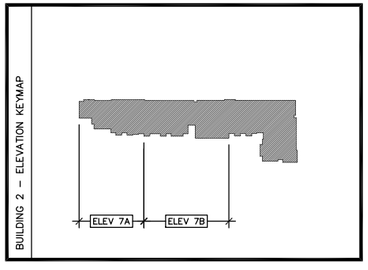
7B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING #2

ELEVATION KEY NOTES:
1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. 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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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

REFER TO SHEET A2.7 FOR CONTINUATION OF ELEVATION 7



BUILDING 2 - EXTERIOR ELEVATIONS

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PRELIMINARY NOT FOR CONSTRUCTION

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Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.6
BUILDING ELEVATIONS

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EXTERIOR COLOR SCHEME

A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
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E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
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G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7A SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING #2

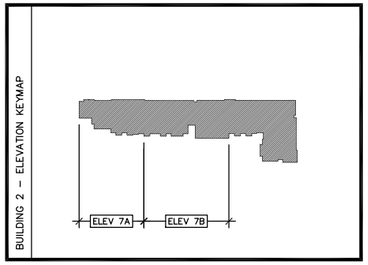
ELEVATION KEY NOTES:

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GENERAL ELEVATION NOTES:

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REFER TO SHEET A2.7 FOR CONTINUATION OF ELEVATION 7



BUILDING 2 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.6C
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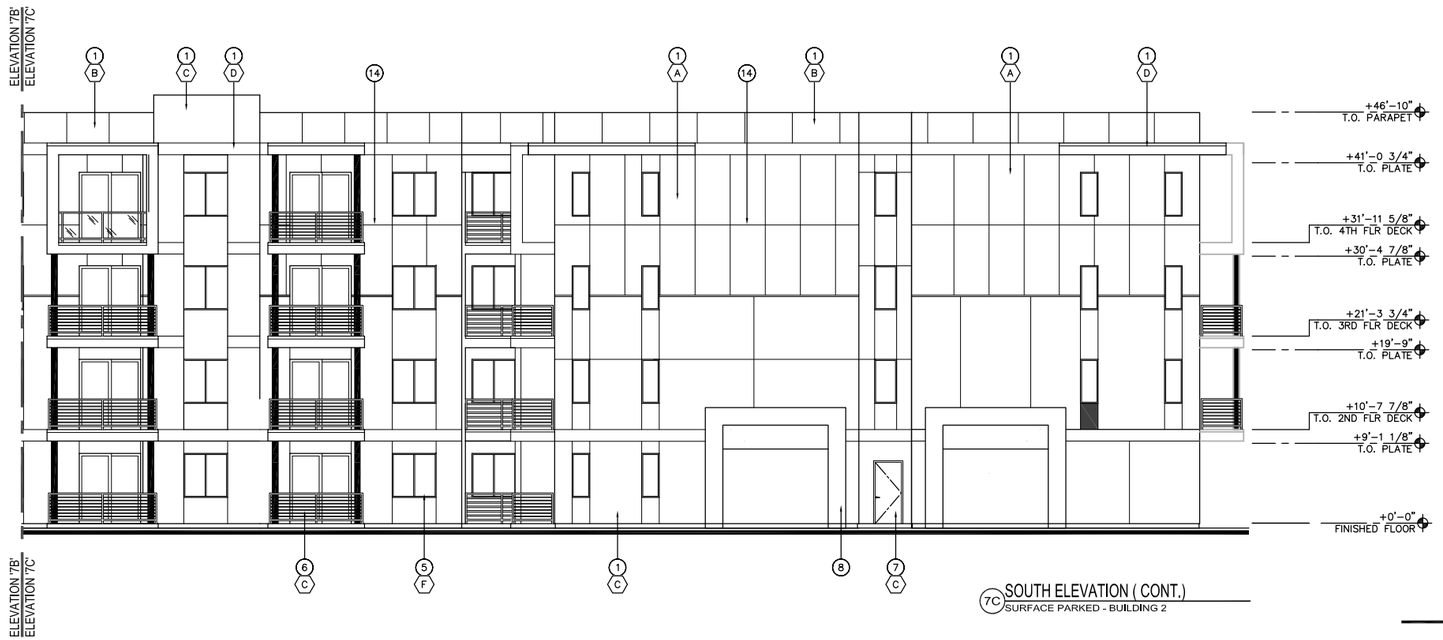
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7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7B SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7C SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME		
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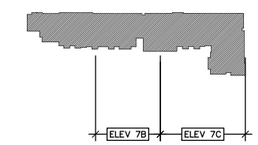
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.

BUILDING 2 – ELEVATION KEYMAP



BUILDING 2 - EXTERIOR ELEVATIONS

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19820 north 7th st , suite 260
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Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
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DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 855/793-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.7
BUILDING ELEVATIONS

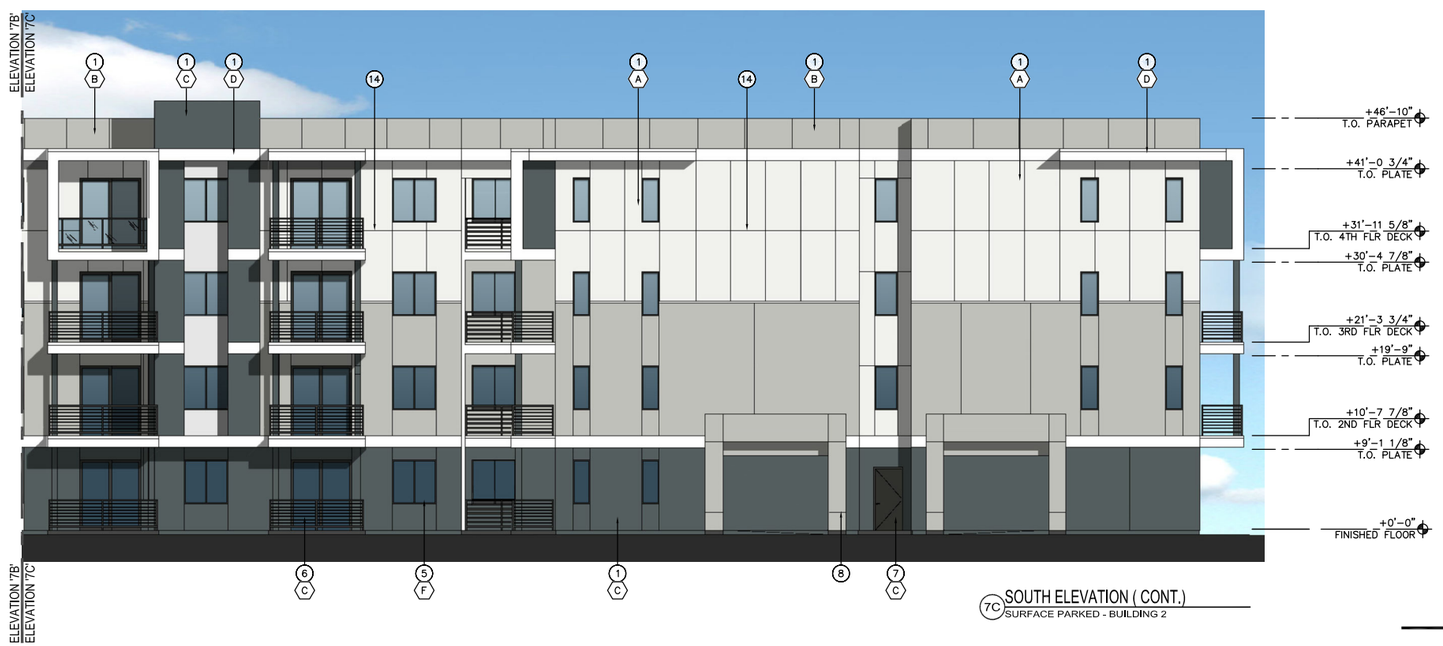
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7 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7B SOUTH ELEVATION
SURFACE PARKED - BUILDING 2



7C SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME

A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

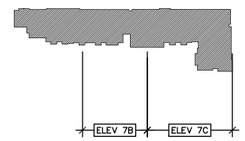
ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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BUILDING 2 – ELEVATION KEYMAP



BUILDING 2 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
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SHEET NO:

A2.7C
BUILDING ELEVATIONS

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8 WEST ELEVATION
SURFACE PARKED - BUILDING 2



10 EAST ELEVATION
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME

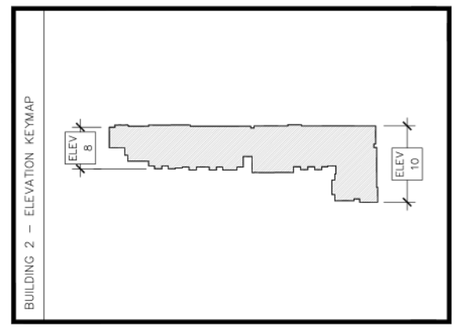
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F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

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2. STUCCO PARAPET CAP
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BUILDING 2 - EXTERIOR ELEVATIONS

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BUILDING ELEVATIONS

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8 WEST ELEVATION
SURFACE PARKED - BUILDING 2



10 EAST ELEVATION
SURFACE PARKED - BUILDING 2

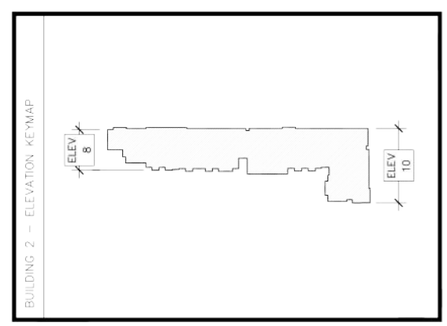
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BUILDING 2 - EXTERIOR ELEVATIONS

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architecture

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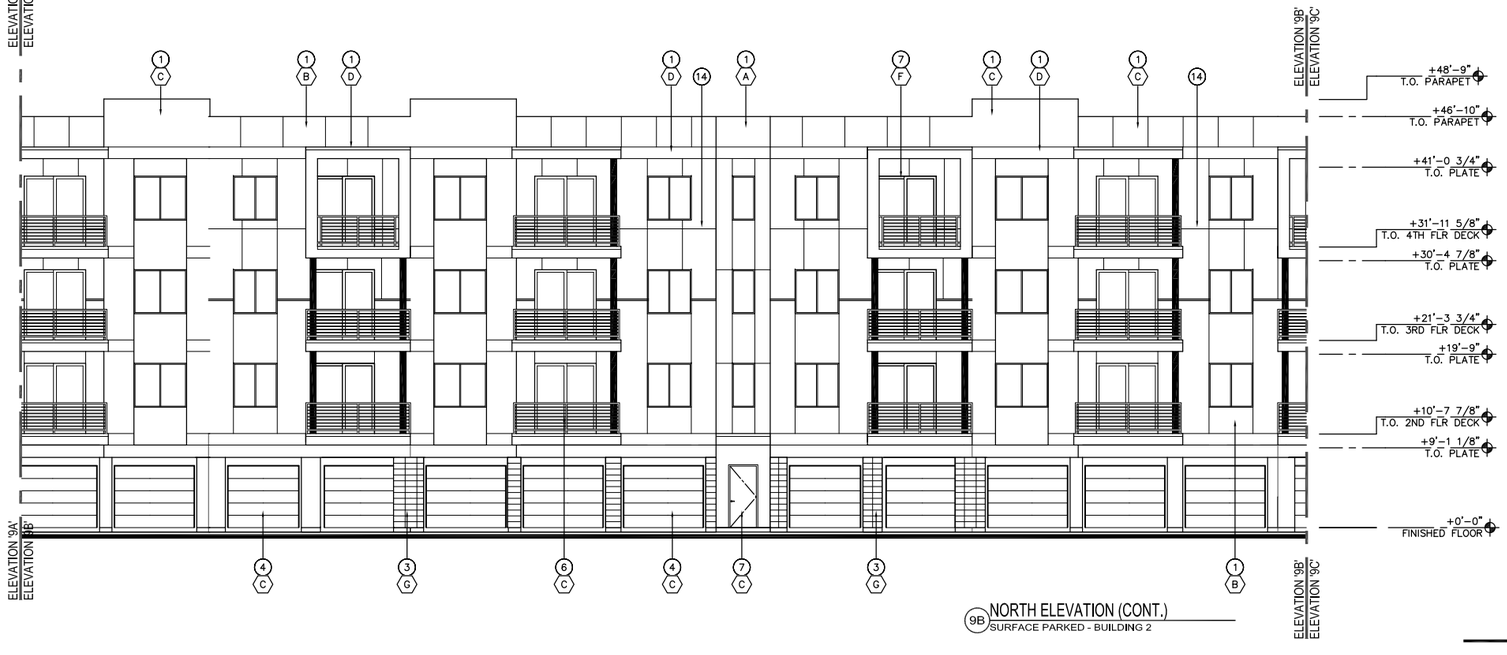
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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9A NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME		
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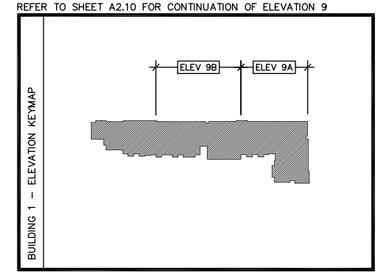
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REFER TO SHEET A2.10 FOR CONTINUATION OF ELEVATION 9



BUILDING 2 - EXTERIOR ELEVATIONS

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BUILDING ELEVATIONS

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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9A NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 2

EXTERIOR COLOR SCHEME		
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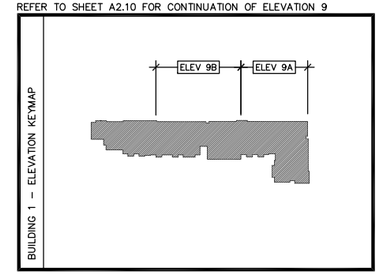
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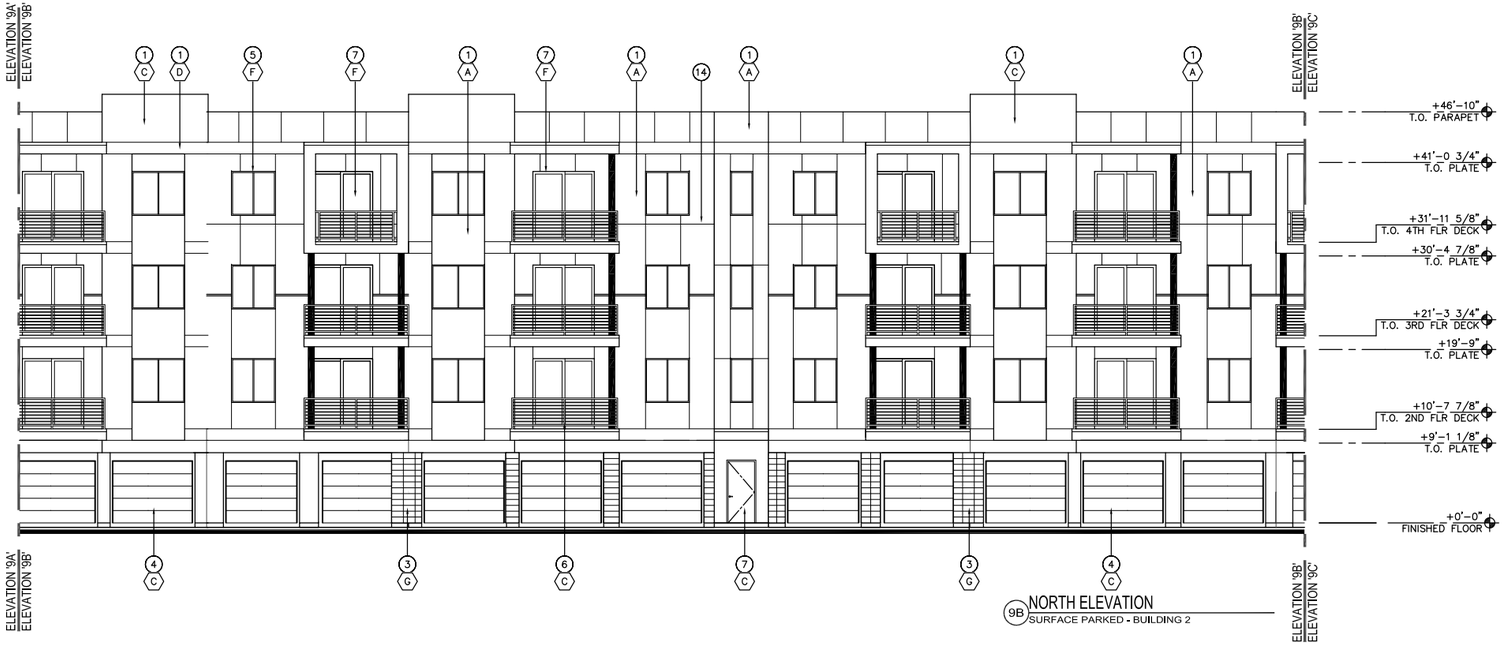
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BUILDING ELEVATIONS

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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9C NORTH ELEVATION (CONT.)
SURFACE PARK - BUILDING 2

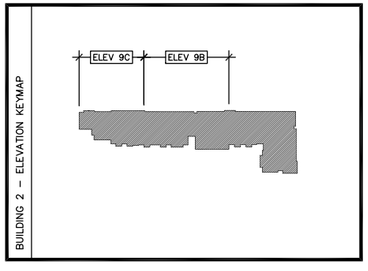
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3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.



BUILDING 2 - EXTERIOR ELEVATIONS

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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
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PHONE: 480/607-0620

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 855-7934-2002

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.10
BUILDING ELEVATIONS

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9 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9B NORTH ELEVATION
SURFACE PARKED - BUILDING 2



9C NORTH ELEVATION (CONT.)
SURFACE PARK - BUILDING 2

EXTERIOR COLOR SCHEME

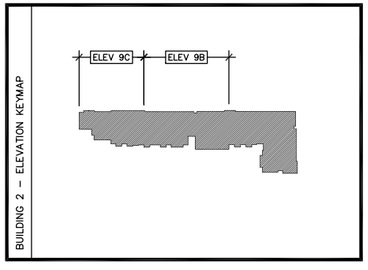
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
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BUILDING 2 - EXTERIOR ELEVATIONS

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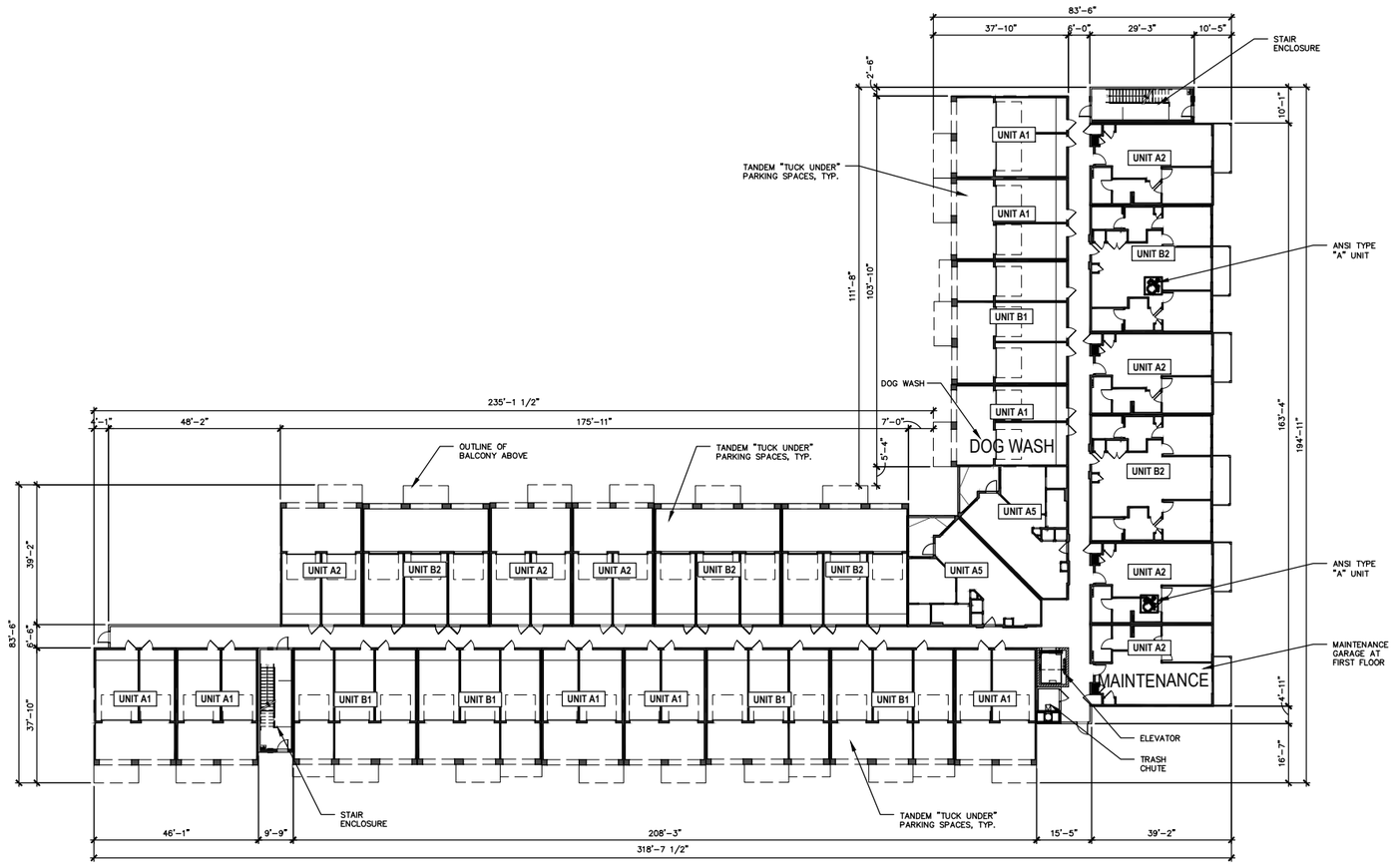
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.10C
BUILDING ELEVATIONS

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NORTH

BUILDING 3 - FIRST FLOOR PLAN

biltform architecture group, inc.

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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: NOT TO SCALE
SHEET NO:

A2.11F

BUILDING FLOOR PLAN

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11 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11A SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

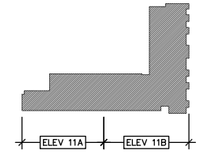
ELEVATION KEY NOTES:

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3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
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8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
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BUILDING 3 – ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

biltform
architecture

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PHONE: 602-710-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.11
BUILDING ELEVATIONS

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11 OVERALL SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11A SOUTH ELEVATION
SURFACE PARKED - BUILDING 3



11B SOUTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
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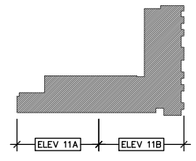
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BUILDING 3 - ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

biltform architecture group, inc.
19820 north 7th st , suite 260
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PRELIMINARY NOT FOR CONSTRUCTION

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WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258
PHONE: 4808070400

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 1858-2012202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
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BUILDING ELEVATIONS

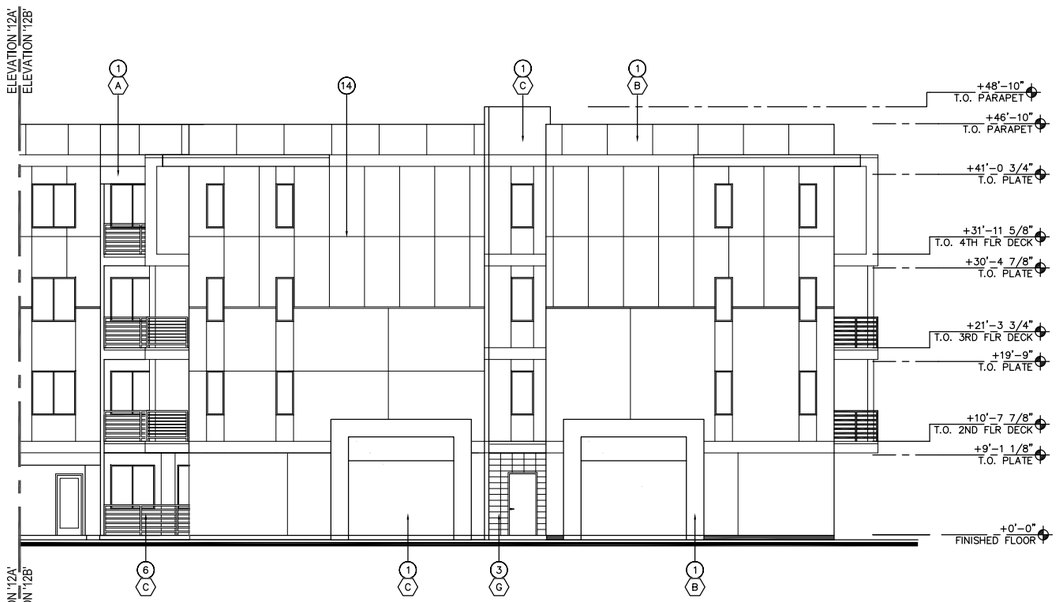
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12 OVERALL WEST ELEVATION
SURFACE PARKED - BUILDING 3



12A WEST ELEVATION
SURFACE PARKED - BUILDING 3



12B WEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
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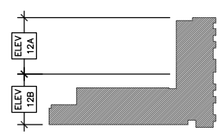
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BUILDING 3 - ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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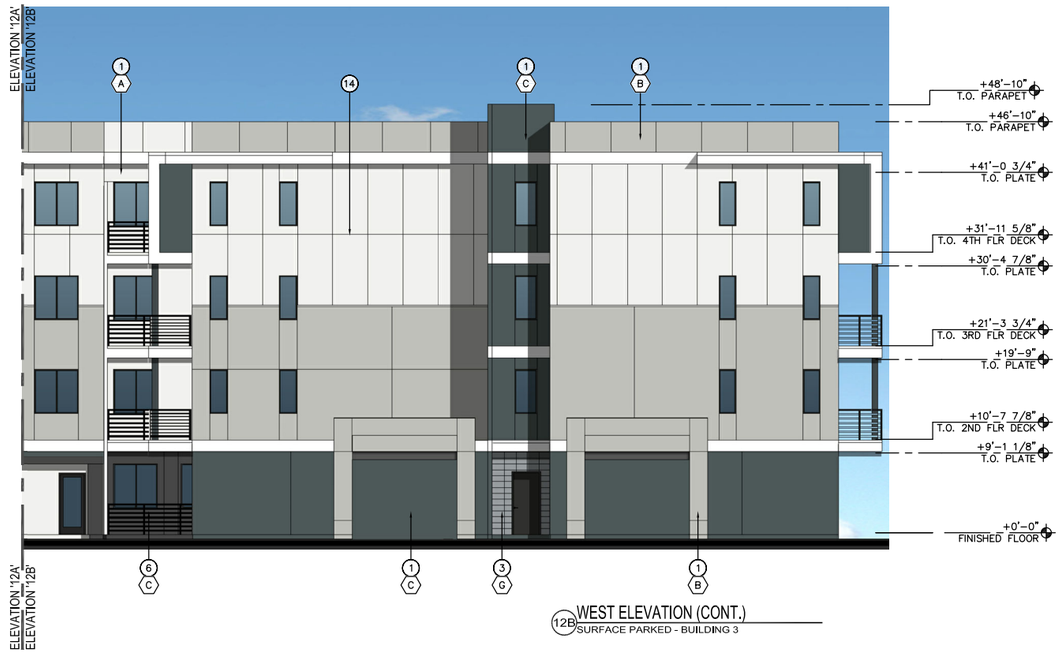
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12 OVERALL WEST ELEVATION
SURFACE PARKED - BUILDING 3



12A WEST ELEVATION
SURFACE PARKED - BUILDING 3



12B WEST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

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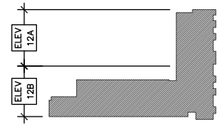
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BUILDING 3 – ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

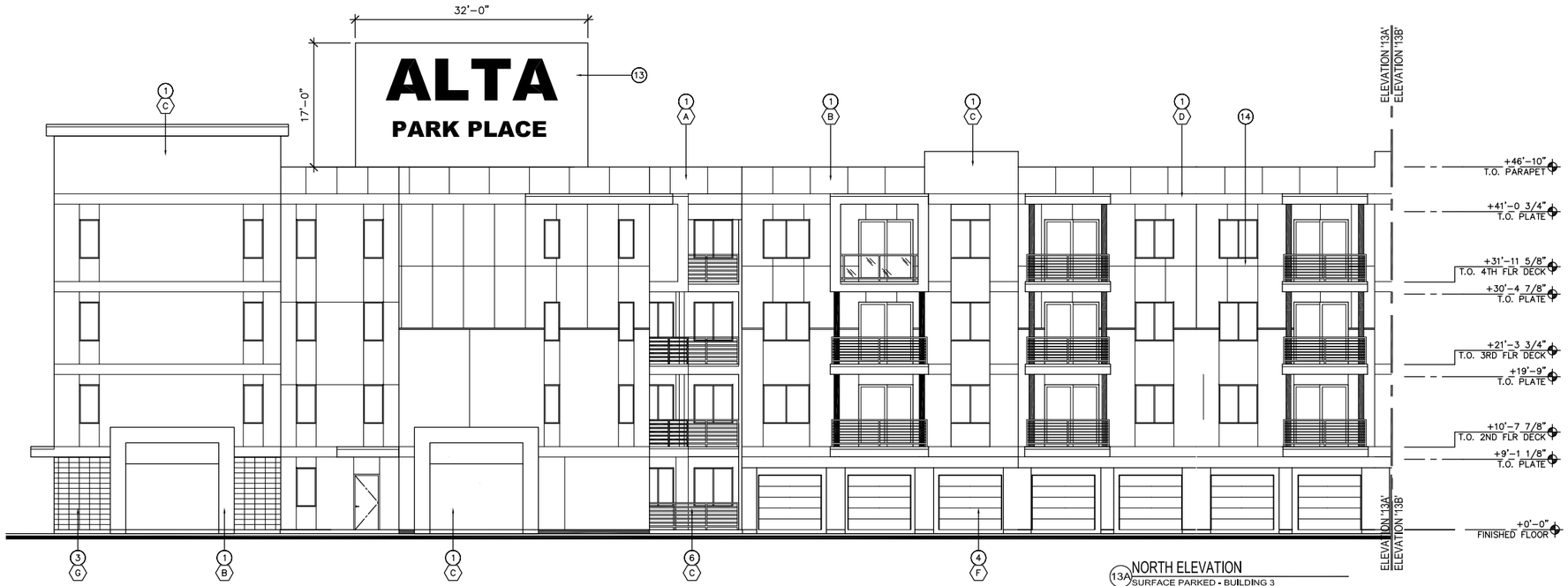
JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.12C
BUILDING ELEVATIONS

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13 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13A NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME

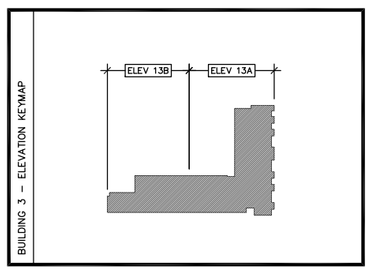
A	PRIMARY STUCCO BUILDING COLOR	WHITE DOVE BENJAMIN MOORE – OC–17
B	ACCENT BODY COLOR #1	SMOKE EMBERS BENJAMIN MOORE – 1466
C	ACCENT BODY COLOR #2, DOORS, AND RAILING	FLINT BENJAMIN MOORE – AF–560
D	ACCENT BODY COLOR #3, PARAPETS, TRIM	WHITE DOVE BENJAMIN MOORE – OC–17
E	STOREFRONT FRAME (RETAIL ONLY)	CLEAR SILVER ANODIZED
F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
8. STUCCO CONTROL JOINT
9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
13. BUILDING SIGNAGE
14. 1" REVEAL IN STUCCO FINISH

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.



BUILDING 3 - EXTERIOR ELEVATIONS

biltform architecture group, inc.
19820 north 7th st , suite 260
phoenix . arizona 85024
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258
PHONE: 480/607-0622

DOUGLAS ALLRED COMPANY
2425 E. Camelback Rd. Suite 880
Phoenix, Arizona 85016
PHONE: 602-778-5202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
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A2.13
BUILDING ELEVATIONS

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13 OVERALL NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13A NORTH ELEVATION
SURFACE PARKED - BUILDING 3



13B NORTH ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

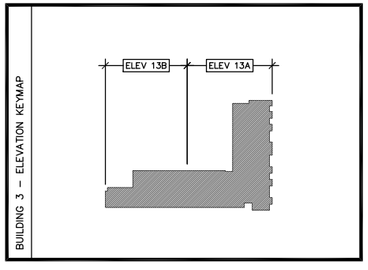
EXTERIOR COLOR SCHEME		
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F	WINDOW FRAME AND STOREFRONT FRAME	DARK ANODIZED BRONZE
G	MASONRY (STACKED BOND)	ECHELON TRENDSTONE ASH CHARCOAL (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

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2. STUCCO PARAPET CAP
3. STACKED BOND MASONRY
4. GARAGE DOOR
5. WINDOW
6. METAL RAILING
7. DOOR PER PLAN
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9. ALUMINUM STOREFRONT WINDOW SYSTEM
10. ALUMINUM TELESCOPING DOOR SYSTEM
11. PATIO/BALCONY
12. BALCONY CANOPY
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BUILDING 3 - EXTERIOR ELEVATIONS

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Phoenix, Arizona 85016
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BUILDING ELEVATIONS

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14 OVERALL EAST ELEVATION
SURFACE PARKED - BUILDING 3



14A EAST ELEVATION
SURFACE PARKED - BUILDING 3



14B EAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

EXTERIOR COLOR SCHEME		
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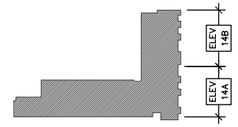
ELEVATION KEY NOTES:

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BUILDING 3 – ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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Phoenix, Arizona 85016
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REZONE/PDP RE-SUBMITTAL
08/10/2026

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BUILDING ELEVATIONS

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14 OVERALL EAST ELEVATION
SURFACE PARKED - BUILDING 3



14A EAST ELEVATION
SURFACE PARKED - BUILDING 3



14B EAST ELEVATION (CONT.)
SURFACE PARKED - BUILDING 3

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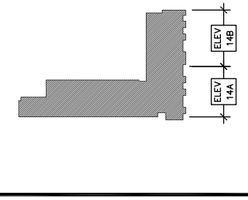
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BUILDING 3 – ELEVATION KEYMAP



BUILDING 3 - EXTERIOR ELEVATIONS

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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
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A2.14C
BUILDING ELEVATIONS

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Primary Stucco Color -
OC-17 White Dove (Benjamin Moore)



Accent Stucco Color 1 *
1466 Smoke Embers (Benjamin Moore)



Accent Stucco Color 2 -
AF-560 Flint (Benjamin Moore)



MASONRY -
Ash Charcoal (Echelon Trendstone)



Storefront Frames (Retail) -
Clear Silver Anodized



Window / Storefront Frames (Residential) *
Dark Bronze Anodized

Accent Color 3 / Trim -
OC-17 White Dove (Benjamin Moore)

BUILDING MATERIAL AND COLOR EXHIBIT

The Station at Park Place

Surface Parked Buildings
25-026

bilt form architecture

19820 north 7th street . suite 260
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phone 602.285.9200 . fax 602.285.9229



biltform architecture

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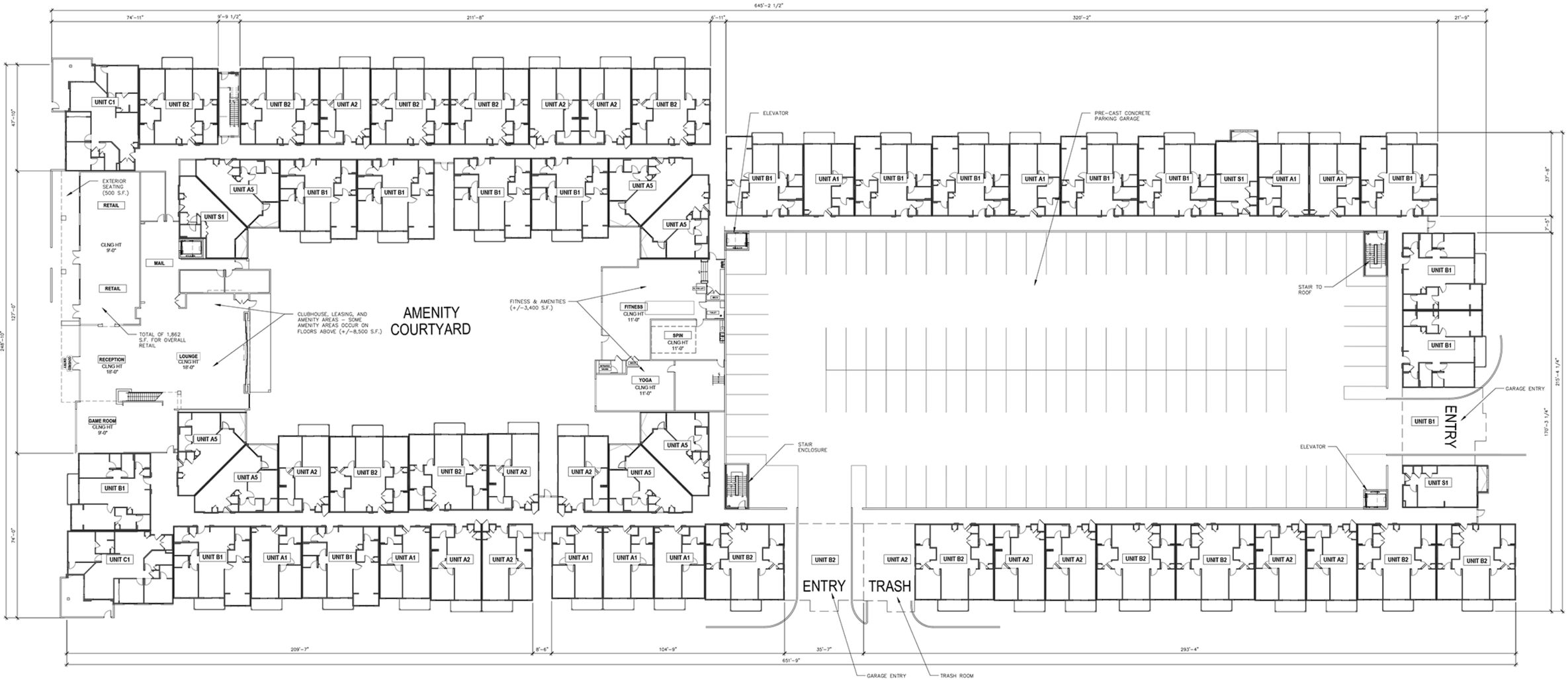
03/13/2026

THE STATION AT PARK PLACE

WOOD PARTNERS - DOUGLAS ALLRED COMPANY

WRAP BUILDING
PERSPECTIVE VIEW
preliminary not for construction

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NORTH

BUILDING 4 - FIRST FLOOR PLAN

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19820 north 7th st . suite 260
phoenix . arizona 85024
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

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WOOD PARTNERS
8777 E. Via De Ventura, Suite 201
Scottsdale, Arizona 85258
PHONE: 480.607.0022

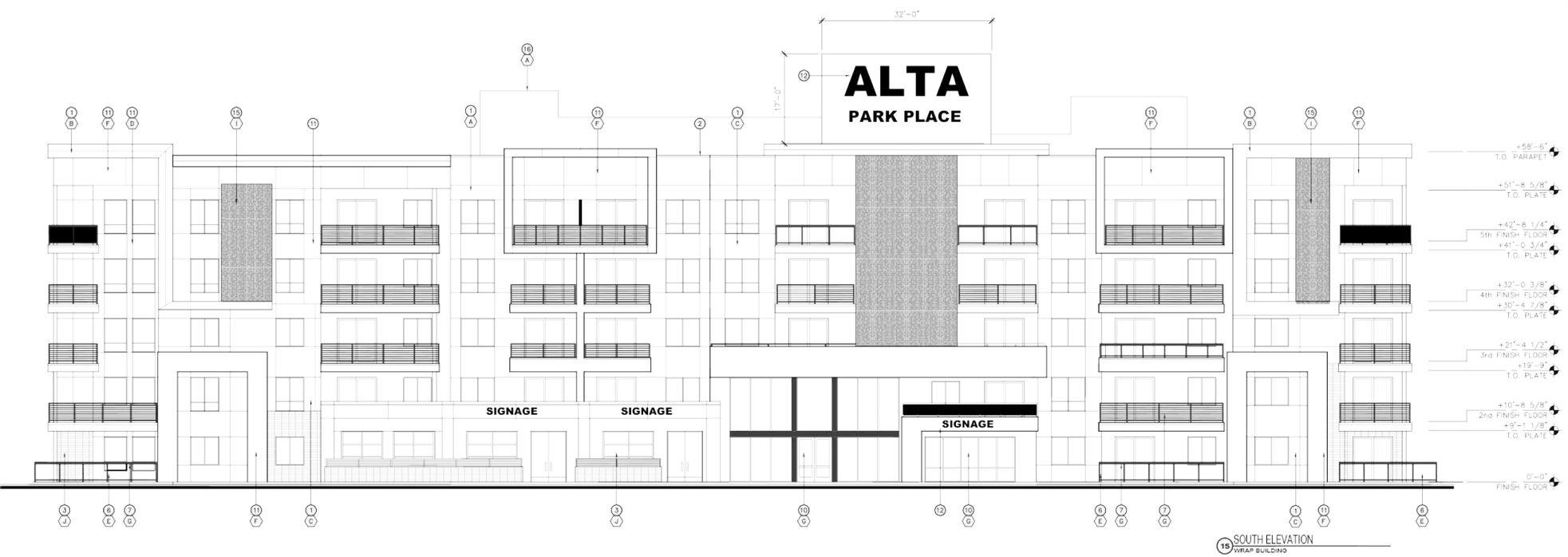
DOUGLAS ALLRED COMPANY
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Phoenix, Arizona 85016
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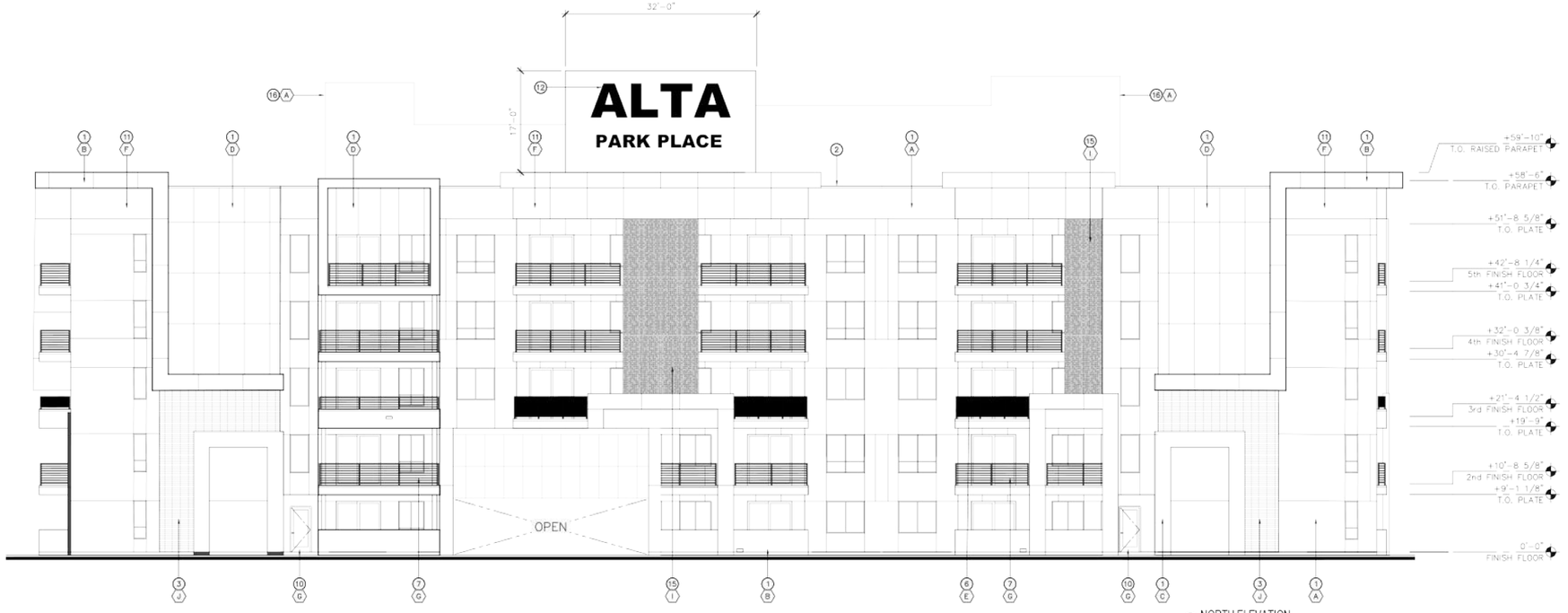
REVISIONS:

JOB NO: 25-026
SCALE: NOT TO SCALE
SHEET NO:
A2.15F
BUILDING FLOOR

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15 SOUTH ELEVATION
WRAP BUILDING



17 NORTH ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME

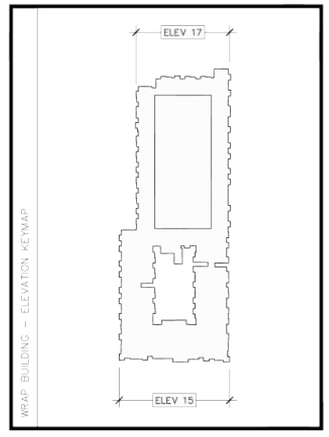
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126-70
B	ACCENT BODY COLOR #1	CHANTILLY LACE BENJAMIN MOORE OC-65
C	ACCENT BODY COLOR #2	GRAY TIMBER WOLF BEHR – 760E-3
D	ACCENT BODY COLOR #3, DOORS, GARAGE DOORS	GREY METAL GLIDDEN – GONN 10/000
E	GLASS PANELS AT RAILINGS	FORD BLUE TINTED
F	FIBER CEMENT METALLIC PANELS	WOODTONE CHROMETALLICS MYSTIC ASH (OR APPROVED EQUAL)
G	METAL RAILINGS AND STOREFRONT FRAMES	SILVER METALLIC
H	WINDOW FRAME	DARK BRONZE
I	LASER CUT METAL SCREEN	SILVER
J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. FIBER CEMENT FAUX METAL PANELING
12. BUILDING SIGNAGE
13. PATIO/BALCONY
14. BALCONY CANOPY
15. LASER CUT METAL PANEL
16. PRE-CAST PARKING GARAGE BEYOND

GENERAL ELEVATION NOTES:

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WRAP BUILDING - EXTERIOR ELEVATIONS

biltform
architecture

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REVISIONS:

JOB NO: 25-026
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SHEET NO:

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BUILDING ELEVATIONS

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15 SOUTH ELEVATION
WRAP BUILDING



17 NORTH ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME

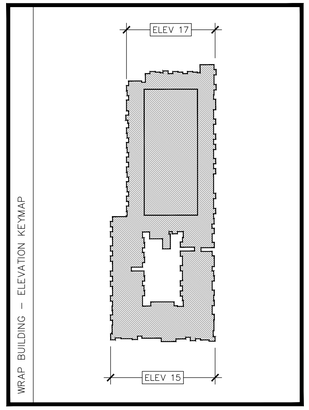
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C	ACCENT BODY COLOR #2	GRAY TIMBER WOLF BEHR – 760E–3
D	ACCENT BODY COLOR #3, DOORS, GARAGE DOORS	GREY METAL GLIDDEN – OONN 10/000
E	GLASS PANELS AT RAILINGS	FORD BLUE TINTED
F	FIBER CEMENT METALLIC PANELS	WOODTONE CHROMETALLICS MYSTIC ASH (OR APPROVED EQUAL)
G	METAL RAILINGS AND STOREFRONT FRAMES	SILVER METALLIC
H	WINDOW FRAME	DARK BRONZE
I	LASER CUT METAL SCREEN	SILVER
J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. FIBER CEMENT FAUX METAL PANELING
12. BUILDING SIGNAGE
13. PATIO/BALCONY
14. BALCONY CANOPY
15. LASER CUT METAL PANEL
16. PRE–CAST PARKING GARAGE BEYOND

GENERAL ELEVATION NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED FLOOR DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35–1902 (8)(e)(15), ZONING CODE.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35–1902 (8)(e)13, ZONING CODE.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL ROOF EQUIPMENT, HVAC, TRASH CHUTE AND ANY ELEVATOR VENTS, ETC. ARE TO BE BELOW THE LOWEST BUILDING PARAPET ELEVATION.



WRAP BUILDING – ELEVATION KEYMAP

WRAP BUILDING - EXTERIOR ELEVATIONS

biltform
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biltform architecture group, inc.
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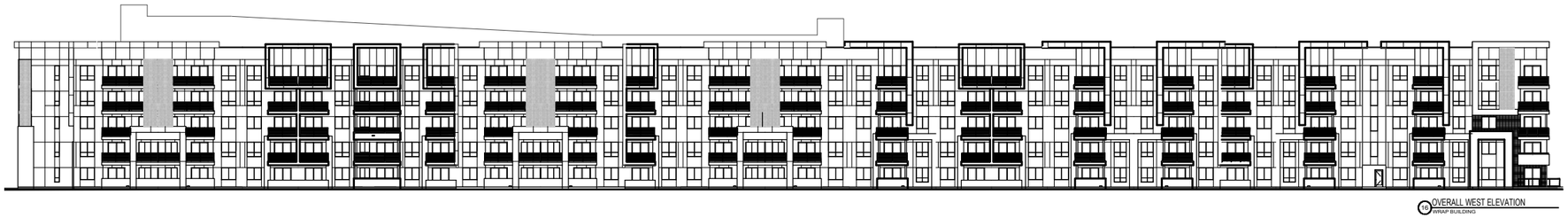
REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.15C
BUILDING ELEVATIONS

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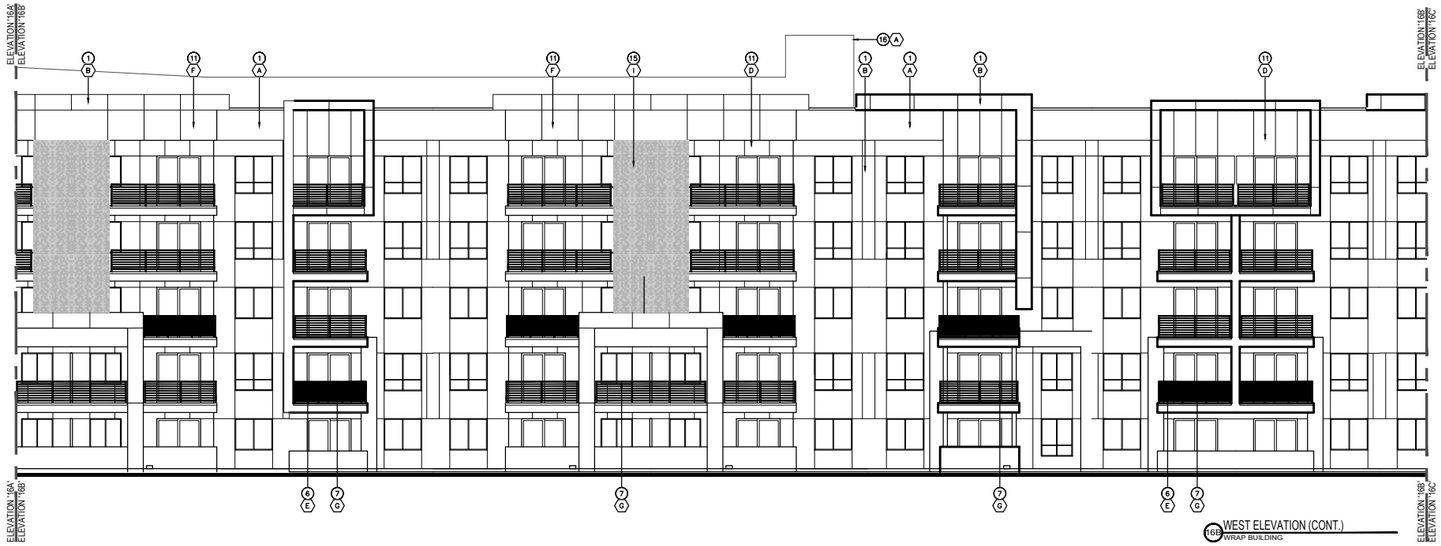


16 OVERALL WEST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
B	ACCENT BODY COLOR #1	CHANTILLY LACE BENJAMIN MOORE OC–65
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G	METAL RAILINGS AND STOREFRONT FRAMES	SILVER METALLIC
H	WINDOW FRAME	DARK BRONZE
I	LASER CUT METAL SCREEN	SILVER
J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)



16A PARTIAL WEST ELEVATION
WRAP BUILDING



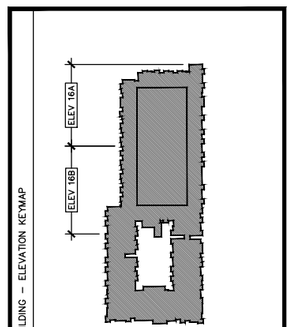
16B WEST ELEVATION (CONT.)
WRAP BUILDING

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
10. ALUMINUM STOREFRONT WINDOW SYSTEM
11. FIBER CEMENT FAUX METAL PANELING
12. BUILDING SIGNAGE
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REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

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BUILDING ELEVATIONS

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16 OVERALL WEST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
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I	LASER CUT METAL SCREEN	SILVER
J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)



16A PARTIAL WEST ELEVATION
WRAP BUILDING



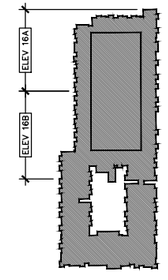
16B WEST ELEVATION (CONT.)
WRAP BUILDING

ELEVATION KEY NOTES:

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
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7. METAL RAILING
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REVISIONS:

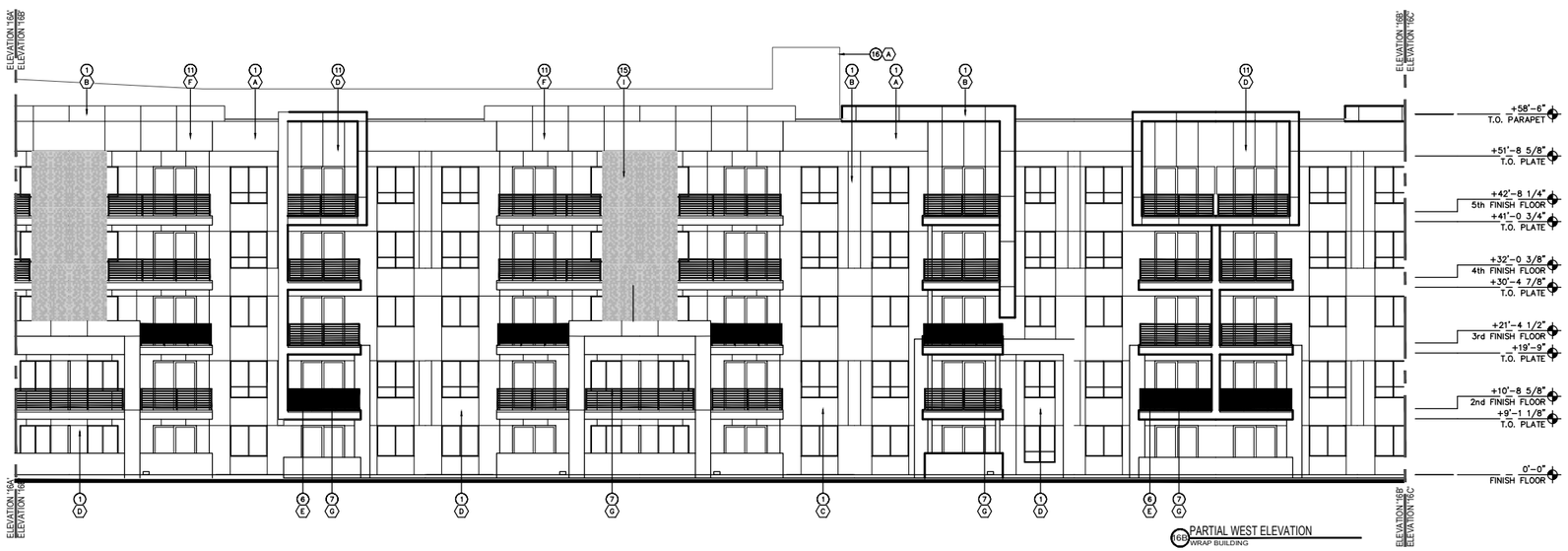
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SCALE: 1/8" = 1'-0"
SHEET NO:

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BUILDING ELEVATIONS

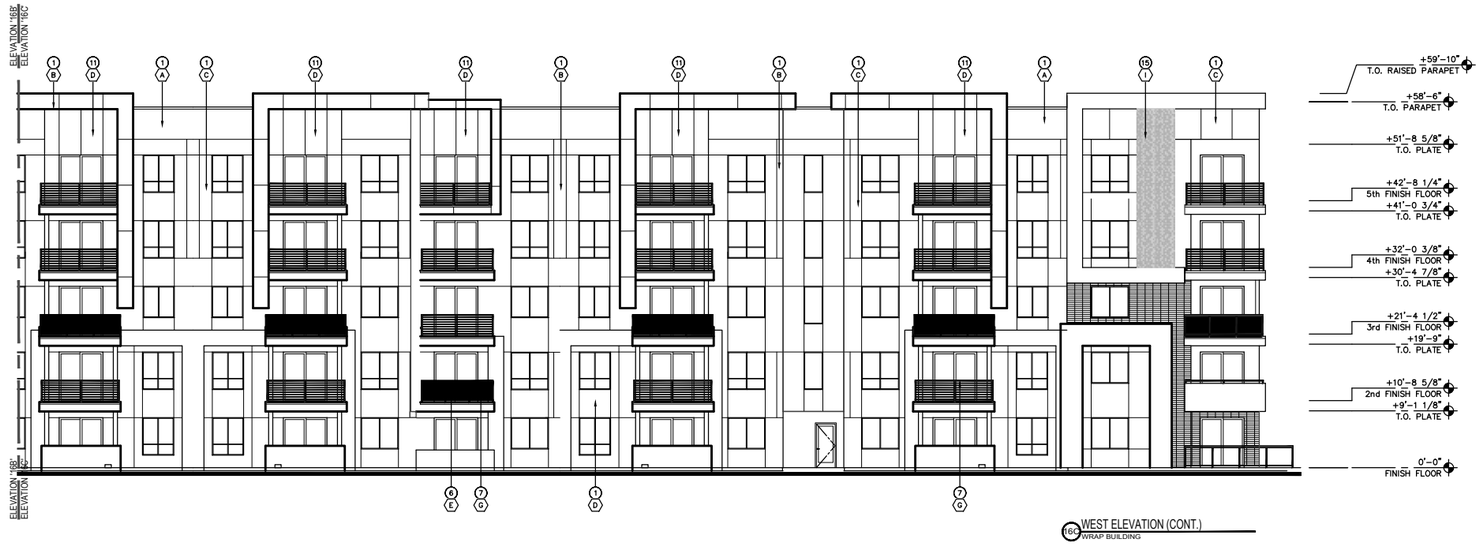
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16 OVERALL WEST ELEVATION
WRAP BUILDING



16B PARTIAL WEST ELEVATION
WRAP BUILDING



16C WEST ELEVATION (CONT.)
WRAP BUILDING

EXTERIOR COLOR SCHEME

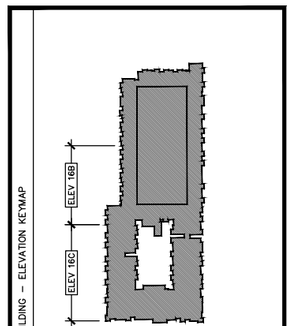
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
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J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)

ELEVATION KEY NOTES:

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3. BRICK VENEER
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5. WINDOW
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9. STUCCO CONTROL JOINT
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PHONE: 858-793-0202

REZONE/PDP RE-SUBMITTAL
08/10/2026

REVISIONS:

JOB NO: 25-026
SCALE: 1/8" = 1'-0"
SHEET NO:

A2.17
BUILDING ELEVATIONS

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16 OVERALL WEST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
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J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)



16B PARTIAL WEST ELEVATION
WRAP BUILDING



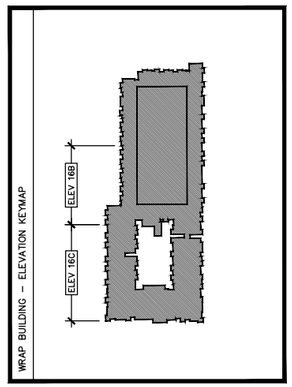
16C WEST ELEVATION (CONT.)
WRAP BUILDING

ELEVATION KEY NOTES:

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2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
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7. METAL RAILING
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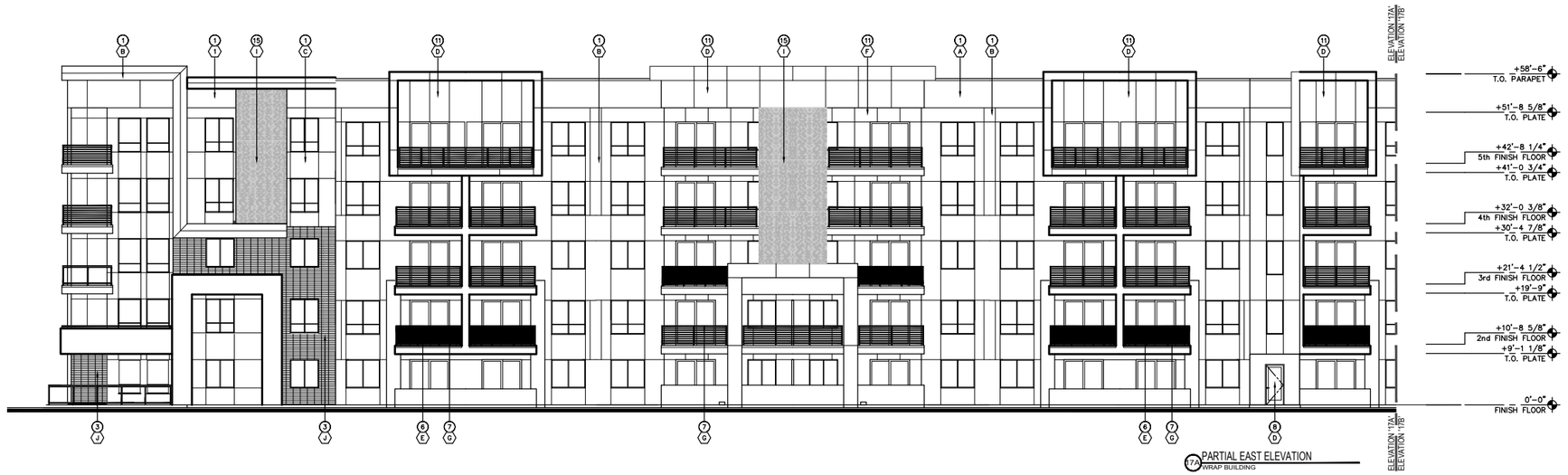
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A2.17C
BUILDING ELEVATIONS

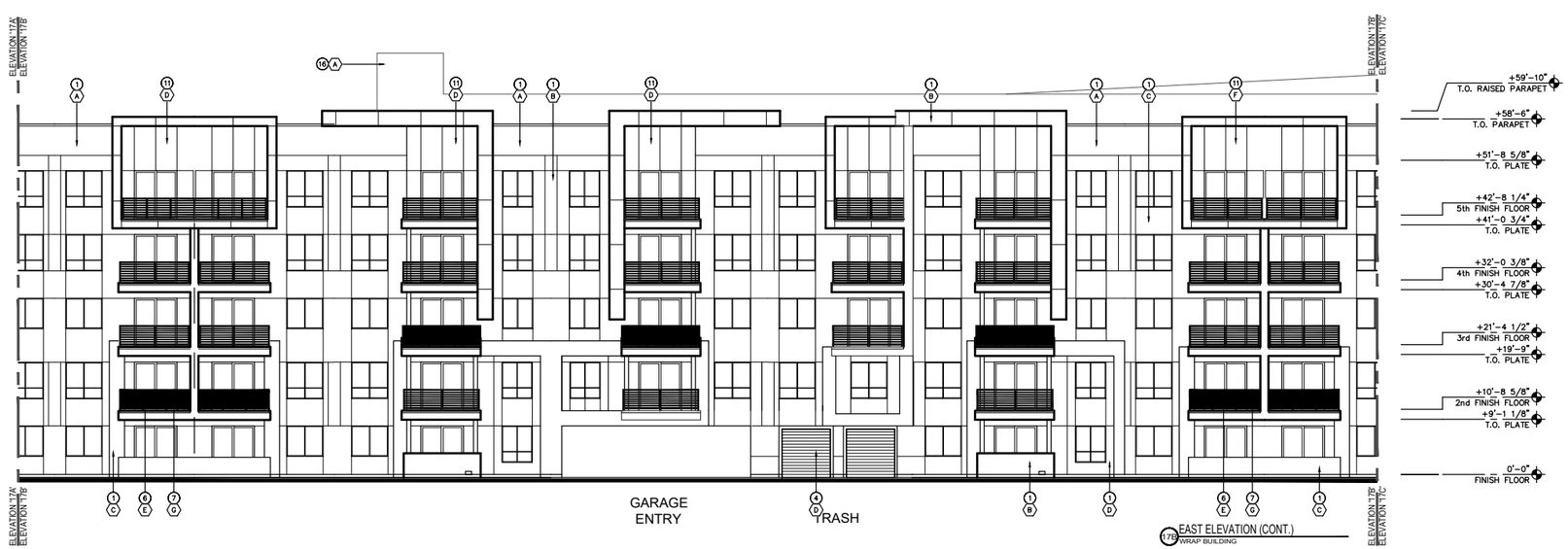
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17 OVERALL EAST ELEVATION
WRAP BUILDING



17A PARTIAL EAST ELEVATION
WRAP BUILDING



17B EAST ELEVATION (CONT.)
WRAP BUILDING

EXTERIOR COLOR SCHEME

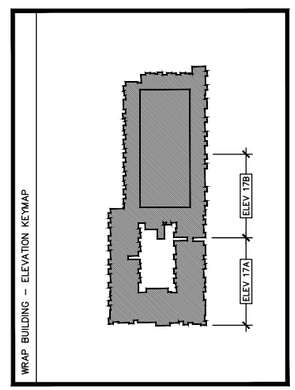
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WRAP BUILDING – ELEVATION KEYMAP

WRAP BUILDING - EXTERIOR ELEVATIONS

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PRELIMINARY NOT FOR CONSTRUCTION

THE STATION AT PARK PLACE
Residential and Commercial Mixed Use Project
CHANDLER, ARIZONA

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DOUGLAS ALLRED COMPANY
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Phoenix, Arizona 85016
PHONE: 858-793-0202

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SHEET NO:

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BUILDING ELEVATIONS

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17 OVERALL EAST ELEVATION
WRAP BUILDING

EXTERIOR COLOR SCHEME		
A	PRIMARY STUCCO AND GARAGE PANELS	GREY CLOUD BENJAMIN MOORE – 2126–70
B	ACCENT BODY COLOR #1	CHANTILLY LACE BENJAMIN MOORE OC–65
C	ACCENT BODY COLOR #2	GRAY TIMBER WOLF BEHR – 760E–3
D	ACCENT BODY COLOR #3, DOORS, GARAGE DOORS	GREY METAL GLIDDEN – OONN 10/000
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F	FIBER CEMENT METALLIC PANELS	WOODTONE CHROMETALLICS MYSTIC ASH (OR APPROVED EQUAL)
G	METAL RAILINGS AND STOREFRONT FRAMES	SILVER METALLIC
H	WINDOW FRAME	DARK BRONZE
I	LASER CUT METAL SCREEN	SILVER
J	BRICK VENEER	S. ANSELMO CORSO SELMO MIB (OR APPROVED EQUAL)



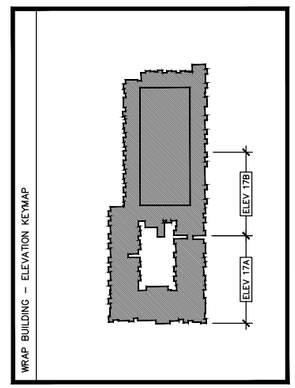
17A PARTIAL EAST ELEVATION
WRAP BUILDING



17B EAST ELEVATION (CONT.)
WRAP BUILDING

ELEVATION KEY NOTES:
1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. BRICK VENEER
4. GARAGE DOOR
5. WINDOW
6. GLASS RAILING
7. METAL RAILING
8. DOOR PER PLAN
9. STUCCO CONTROL JOINT
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14. BALCONY CANOPY
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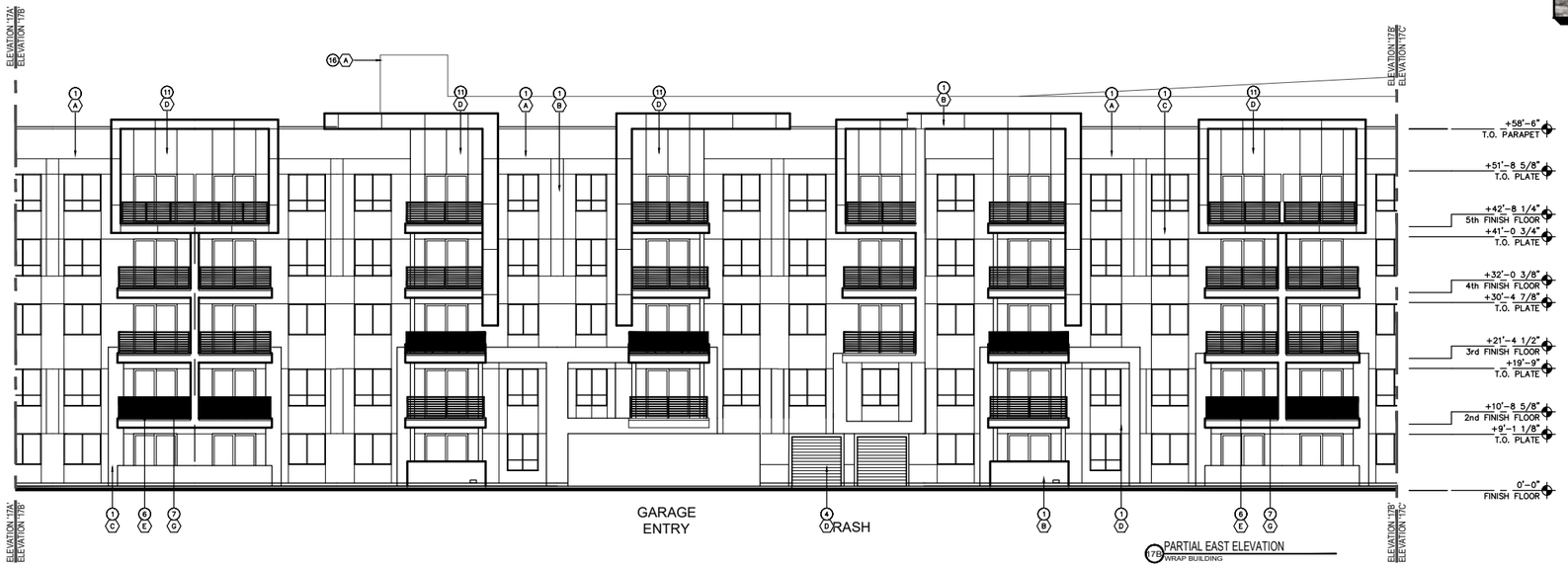
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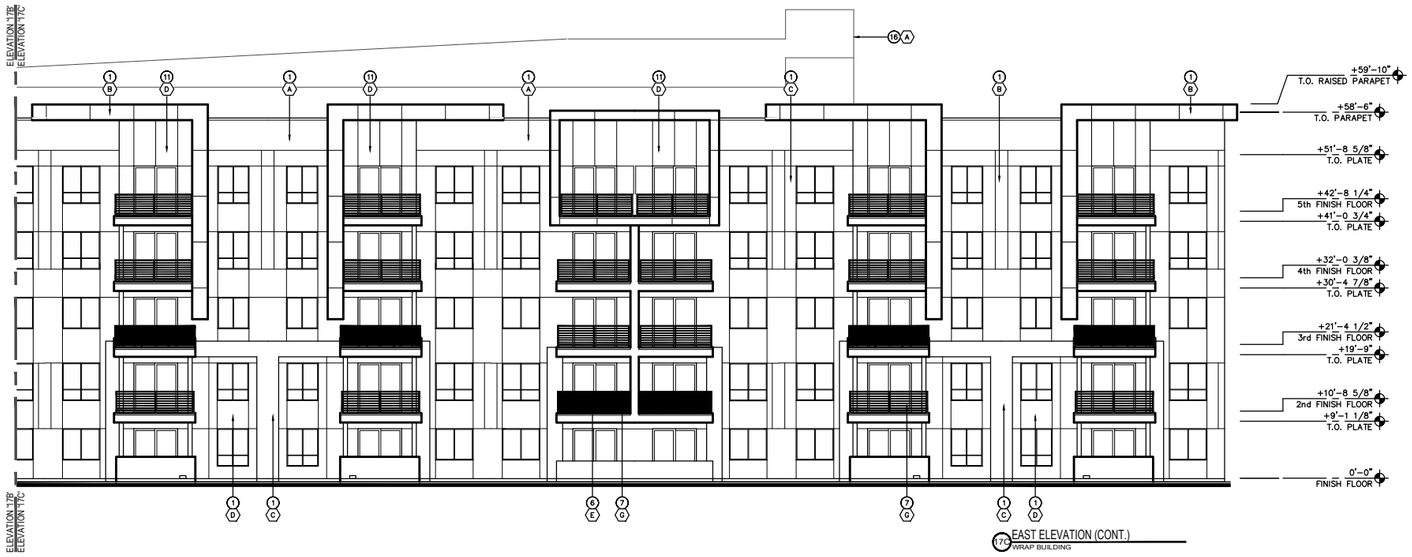
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17 OVERALL EAST ELEVATION
WRAP BUILDING



17B PARTIAL EAST ELEVATION
WRAP BUILDING



17C EAST ELEVATION (CONT.)
WRAP BUILDING

EXTERIOR COLOR SCHEME

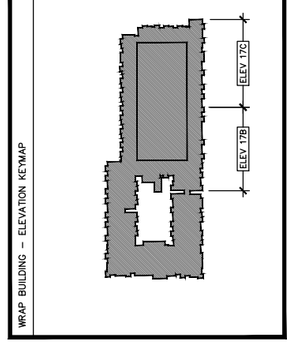
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ELEVATION KEY NOTES:

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BUILDING ELEVATIONS

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17 OVERALL EAST ELEVATION
WRAP BUILDING



17B PARTIAL EAST ELEVATION
WRAP BUILDING



17C EAST ELEVATION (CONT.)
WRAP BUILDING

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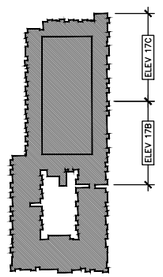
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BUILDING ELEVATIONS

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Primary Stucco Color - **Grey Cloud 2126-70 (Benjamin Moore)**



Glass Panel at Railings - **Ford BlueTinted**

Accent Body Color 1 - **Chantilly Lace OC-65 (Benjamin Moore)**



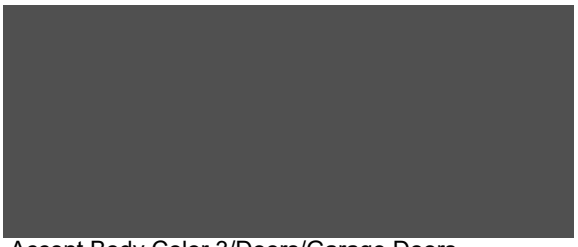
Fiber Cement Metallic Panels



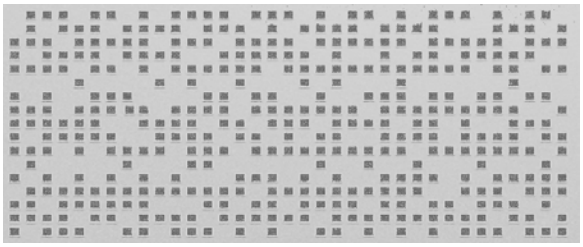
Accent Body Color 2 - **Gray Timber Wolf 760E-3 (Behr)**



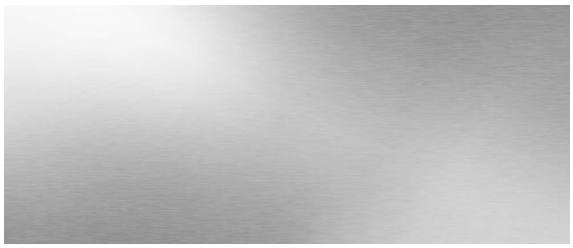
Window Frames **- Dark Bronze**



Accent Body Color 3/Doors/Garage Doors - **Grey Metal (Glidden)**



Laser Cut Metal Panels **- Silver**



Storefront Frames - **Silver Metallic**



Brick Veneer - **S.Anselmo Corso Selmo MIB (OR APPROVED EQUAL)**

BUILDING MATERIAL AND COLOR EXHIBIT

The Station at Park Place

Wrap Building

25-026

bilt form architecture

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phoenix . arizona . 85024
phone 602.285.9200 . fax 602.285.9229



Plant Materials Legend



Tree	Box (in.)
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"
Prosopis velutina Velvet Mesquite	24"
Phoenix dactylifera Date Palm	20" Clear Cut
Ulmus parvifolia 'Allee' Allee Elm	24"
Olea europaea 'Wilsonii' Wilsonii Olive	24"
Washingtonia filifera California Fan Palm	20" Clear Cut

Extra Large Shrubs	Size	Qty
Bougainvillea spectabilis 'Torch Glow' Torch Glow Bougainvillea	5 gal.	26
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	7
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	8
Large Shrubs	**Size**	**Qty**
Senna Nemophila Desert Cassia	5 gal.	16
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	17
Medium Shrubs	**Size**	**Qty**
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	27
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	69
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	48
Leucophyllum candidum 'White Cloud' White Cloud Sage	5 gal.	54
Nerium oleander Pink Oleander	5 gal.	46
Ruellia simplex Mexican Ruellia	5 gal.	41
Ruellia peninsularis Baja Ruellia	5 gal.	69
Small Shrubs	**Size**	**Qty**
Olea europaea 'Montra' Little Ollie	5 gal.	107
Russelia equisetiformis Coral Fountain	5 gal.	44
Groundcovers	**Size**	**Qty**
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	380
Lantana montevidensis Purple Trailing Lantana	1 gal.	78
Lantana x 'New Gold' 'New Gold' Lantana	1 gal.	297
Lantana x 'Dallas Red Red Lantana 'Dallas Red'	1 gal.	88
Lantana camara 'Radiation' Lantana	1 gal.	49
Ruellia simplex 'Katie' Katie Dwarf Ruellia	1 gal.	224
Vines	**Size**	**Qty**
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	6

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Site Plan

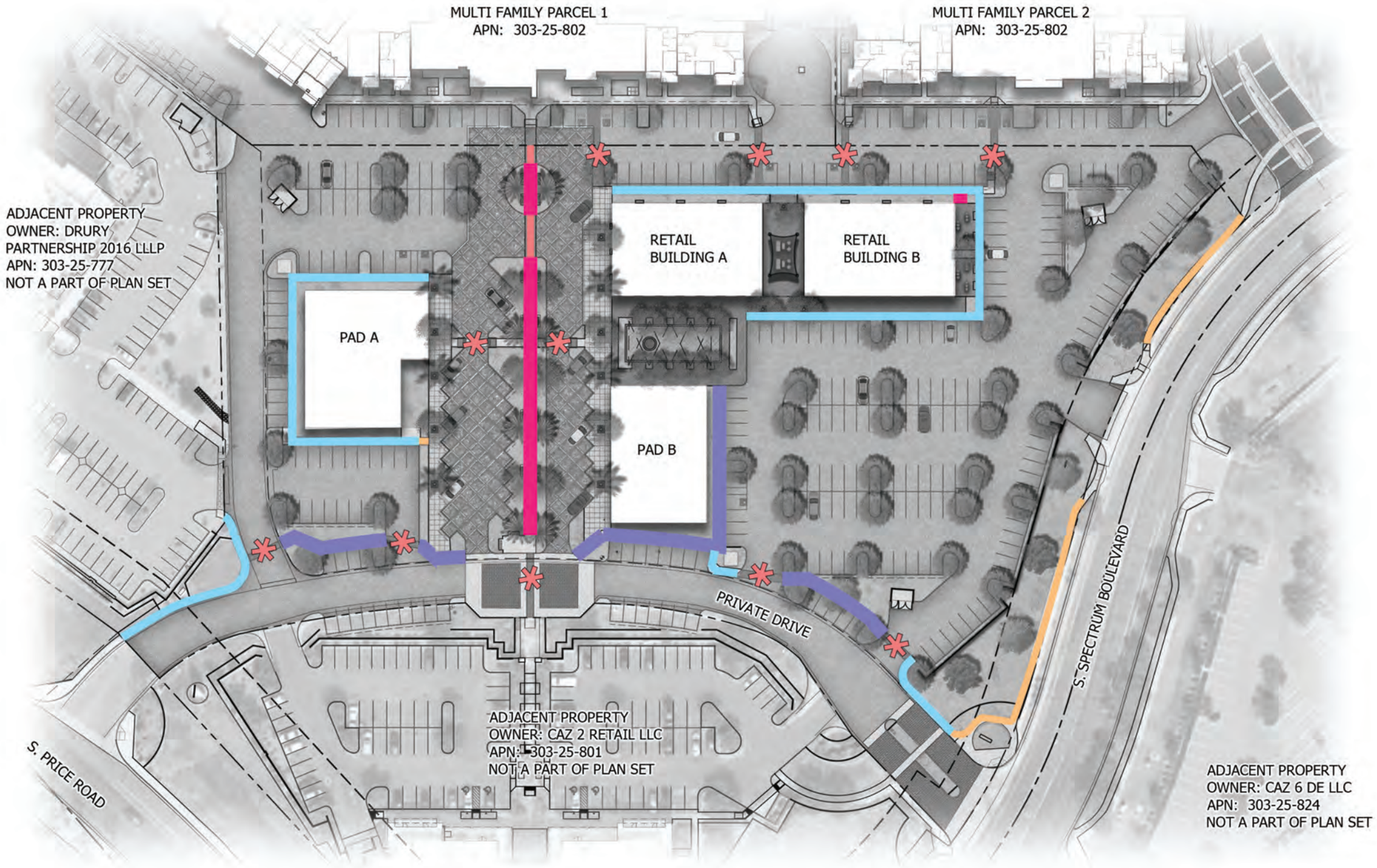
N 40' 80' 120'
Plan Scale 1:40' Date:09-04-2026

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PEDESTRIAN CIRCULATION PLAN LEGEND

SYMBOL	DESCRIPTION
	5' ATTACHED SIDEWALK
	5' DETACHED SIDEWALK
	6' ATTACHED SIDEWALK
	8' ATTACHED SIDEWALK
	8' DETACHED SIDEWALK
*	STREET CROSSING



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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Circulation Plan

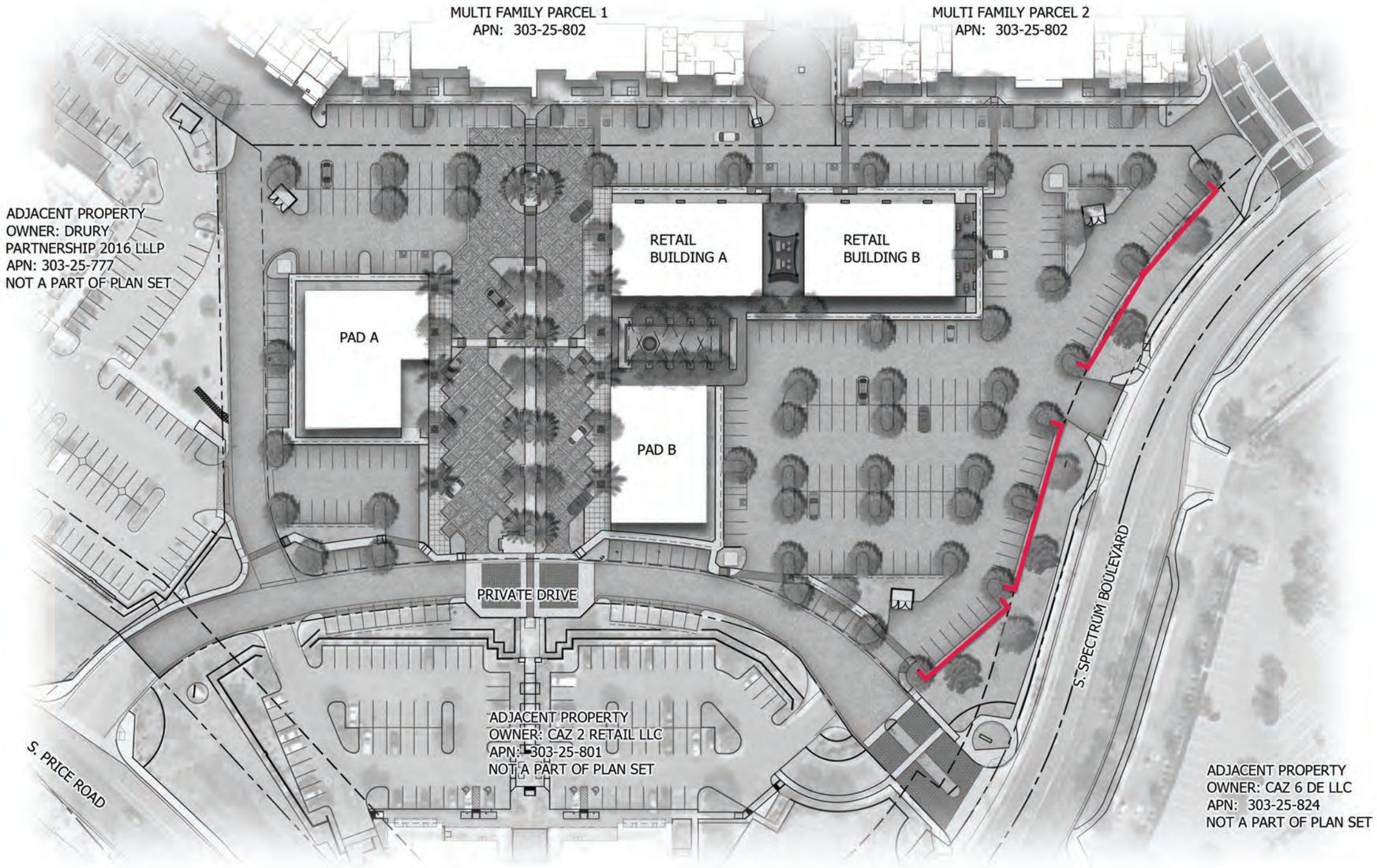
Plan Scale 1:40' 40' 80' 120' Date:09-04-2026

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WALL LEGEND

SYMBOL	DESCRIPTION
	PARKING SCREEN WALL



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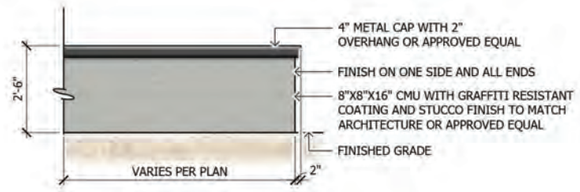
RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Wall Plan

Plan Scale 1:40' 40' 80' 120' Date:09-04-2026

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ELEVATION A:

1 Parking Screen Wall

SCALE: 1/2"=1'-0"

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 1 of 1

Date:09-04-2026

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OPEN SPACE LEGEND

SYMBOL	DESCRIPTION	PROVIDED
	SHARED USEABLE INTERIOR OPEN SPACE	30,048 S.F
	SHARED USEABLE EXTERIOR OPEN SPACE	44,344 S.F
	TOTAL COMMON OPEN SPACE	74,392 S.F



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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Conceptual Open Space Plan

Plan Scale 1:40' 40' 80' 120' Date:09-04-2026

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ABLA

PARKING

PAD B

DECORATIVE PAVER 01

PARKING

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

BENCH

EXISTING NOT A PART

MULTI FAMILY PARCEL 1
APN: 303-25-802

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

INTEGRAL COLORED STAMPED CONCRETE AT PARKING

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

TREE GRATE

LANDSCAPE AREA - BY OTHERS

PAD B

DECORATIVE PAVER 01

REFER TO ENLARGEMENT PLAN 02 - COMMERCIAL PLAZA

RETAIL BUILDING A

PARKING

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Enlargement Plan 01 - Drive Entry

Plan Scale 1:10' 10' 20' 30' Date:09-04-2026

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RETAIL PARCEL 3 - THE STATION AT PARK PLACE

Enlargement Plan 02 - Plaza

Plan Scale 1:10' Date:09-04-2026

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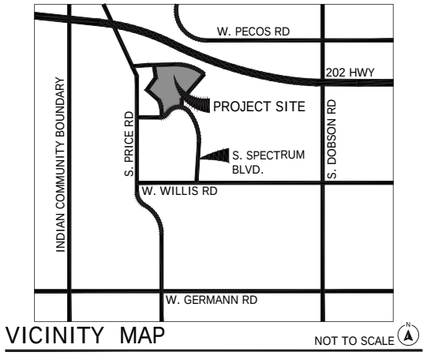
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PRELIMINARY LANDSCAPE PLANS

FOR

THE STATION AT PARK PLACE
MIXED USE RETAIL

RESIDENTIAL AND COMMERCIAL MIXED USE PROJECT
CITY OF CHANDLER, AZ



VICINITY MAP — NOT TO SCALE

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA0.1	GENERAL LANDSCAPE NOTES
3	LA3.0	OVERALL PLANTING PLAN
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CITY OF CHANDLER GRADING NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL RESIDENCES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) CREATION OF LOW MOUNDS IN THE STREET LANDSCAPE AND COMMUNITY PARK AREAS.
5. IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
   A) TURF, AND ANNUAL AREAS. (6")
   B) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
7. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.

CITY OF CHANDLER IRRIGATION NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF NEW PLANT MATERIAL BY AN UNDERGROUND DRIP SYSTEM. (PROVIDE DESIGN/BUILD SYSTEM)
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM IN ACCORDANCE WITH THE EXISTING SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).

CITY OF CHANDLER PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE/SHE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. GROUNDCOVER, DECOMPOSED GRANITE AND/OR GRANITE RIP-RAP SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON PLANS.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1 1/2" BELOW ADJACENT PAVING.
9. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
11. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
14. PLANT TREES A MINIMUM 10' FROM STREET LIGHT AND FIRE HYDRANTS. TREES SHALL BE PLANTED A MINIMUM 4' FROM WALKS, CURBS AND WALLS. PLANT SHRUBS WITH A 2' MINIMUM FROM CURB AND WALKS.
15. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF DECOMPOSED GRANITE THROUGHOUT (TYPICAL).
16. ALL SPECIMEN TREES AND TURF HEADERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 8'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING SIDEWALKS, ASPHALT, CONCRETE / SLABS FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

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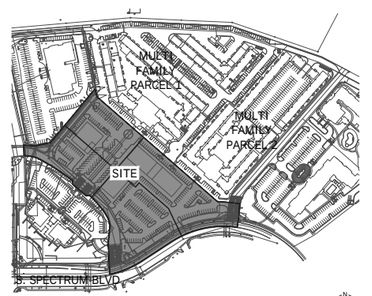
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APPROVAL STAMP



KEY MAP — NOT TO SCALE

Preliminary Landscape Plan
The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: LANDSCAPE COVER

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POOL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY ANY POSSIBLE VARIANCES TO ALL APPLICABLE STANDARDS AND CODES AND SHALL SUBMIT THE NECESSARY APPLICATIONS TO THE APPROPRIATE DEPARTMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE.
4. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT AND COORDINATE WITH REQUIRED UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT LOCATION AND FACILITIES TO ENSURE APPROPRIATE SPACE AND CONDITIONS ARE PROVIDED.
6. THE CONTRACTOR SHALL LOCATE AND PROVIDE SIGNAGE AND SAFETY EQUIPMENT ACCORDING TO APPROPRIATE CODES.
7. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL DRAWINGS ACCORDING TO APPROPRIATE CODES AND SOILS REPORTS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE THROUGH THEIR REVIEW THAT ALL NECESSARY SUPPORTING FACILITIES ARE PROVIDED IN ACCORDANCE TO APPROPRIATE CODES.
10. THE CONTRACTOR SHALL ENSURE PROPER DRAINAGE AWAY FROM THE POOL/WATER FEATURE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND CODES AND THAT DRAINAGE DOES NOT IMPEDE OR CAUSE HARM TO OTHER BUILT FACILITIES.

GRADING PROJECT NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

INERTS NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. TYPICAL. SIZE OF RIP-RAP SHALL BE 3"-6", SIZED. COLOR OF GRANITE RIP-RAP TO MATCH EXISTING GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND GRANITE RIP-RAP.
2. SURFACE ROCKS LARGER THAN 1" DIA. ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE TO A NEAT, UNIFORM 2" LAYER, REMOVE ALL EXISTING CALICHE ROCKS THAT SHOW THROUGH. SUPPLY ADEQUATE SIZE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS. INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER SYSTEMS.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
23. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
35. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
38. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
39. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
40. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

A1 A2 A3 A4 A5 A6

Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: GENERAL LANDSCAPE NOTES

BALMER architectural group

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REGISTERED LANDSCAPE ARCHITECT
45140
ANDREW D. BARTON
09-04-2026
EXP. 12-31-27

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ADJACENT PROPERTY
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: DRURY
PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MULTI FAMILY PARCEL 1
APN: 303-25-802

MULTI FAMILY PARCEL 2
APN: 303-25-802

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-763
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: CAZ 2 RETAIL LLC
APN: 303-25-801
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: CAZ 6 DE LLC
APN: 303-25-824
NOT A PART OF PLAN SET

LA3.4
LA3.3
LA3.2
LA3.1

S. PRICE RD.
S. SPECTRUM BLVD.

OHU

Scale 1:60'
60' 120' 180'

Plant Materials Legend

Tree	Box (in.)	Qty
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	6
Prosopis velutina Velvet Mesquite	24"	3
Phoenix dactylifera Date Palm	20" Clear Cut	8
Ulmus parvifolia 'Allee' Allee Elm	24"	44
Olea europaea 'Wilsonii' Wilsonii Olive	24"	22
Washingtonia filifera California Fan Palm	20" Clear Cut	6

Extra Large Shrubs	Size	Qty
Bougainvillea spectabilis 'Torch Glow' Torch Glow Bougainvillea	5 gal.	26
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	7
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	8

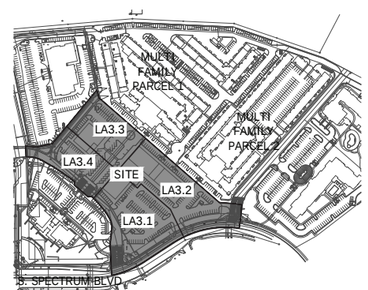
Large Shrubs	Size	Qty
Senna Nemophila Desert Cassia	5 gal.	16
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	17

Medium Shrubs	Size	Qty
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	27
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	69
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.	48
Leucophyllum candidum 'White Cloud' White Cloud Sage	5 gal.	54
Nerium oleander Pink Oleander	5 gal.	46
Ruellia simplex Mexican Ruellia	5 gal.	41
Ruellia peninsularis Baja Ruellia	5 gal.	69

Small Shrubs	Size	Qty
Olea europaea 'Montra' Little Ollie	5 gal.	107
Russelia equisetiformis Coral Fountain	5 gal.	44

Groundcovers	Size	Qty
Eremophila prostrata Outback Sunrise Eremophila	1 gal.	380
Lantana montevidensis Purple Trailing Lantana	1 gal.	78
Lantana x 'New Gold' 'New Gold' Lantana	1 gal.	297
Lantana x 'Dallas Red' Red Lantana 'Dallas Red'	1 gal.	88
Lantana camara 'Radiation' Lantana	1 gal.	49
Ruellia simplex 'Katie' Katie Dwarf Ruellia	1 gal.	224

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	6



KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: OVERALL PLANTING PLAN

BALMER architectural group

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45140
ANDREW M.
BARON
09-04-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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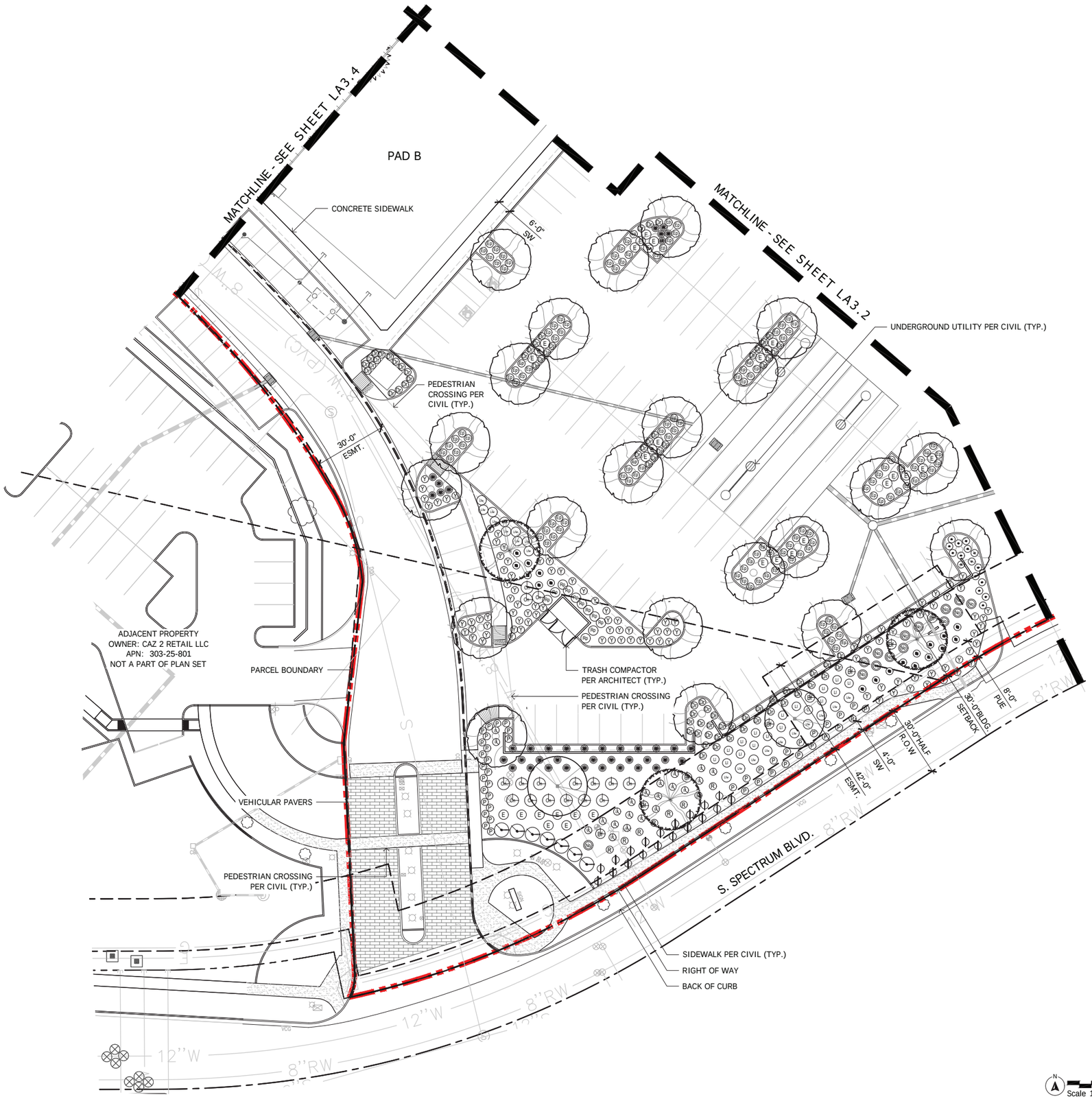
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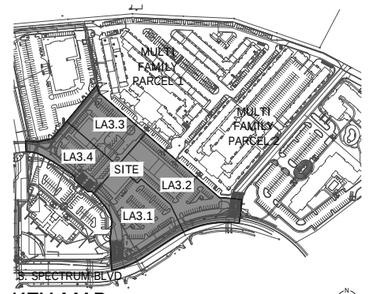
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Scale 1:20'
20' 40' 60'

Plant Materials Legend



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Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	6
Prosopis velutina Velvet Mesquite	24"	3
Phoenix dactylifera Date Palm	20" Clear Cut	8
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The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

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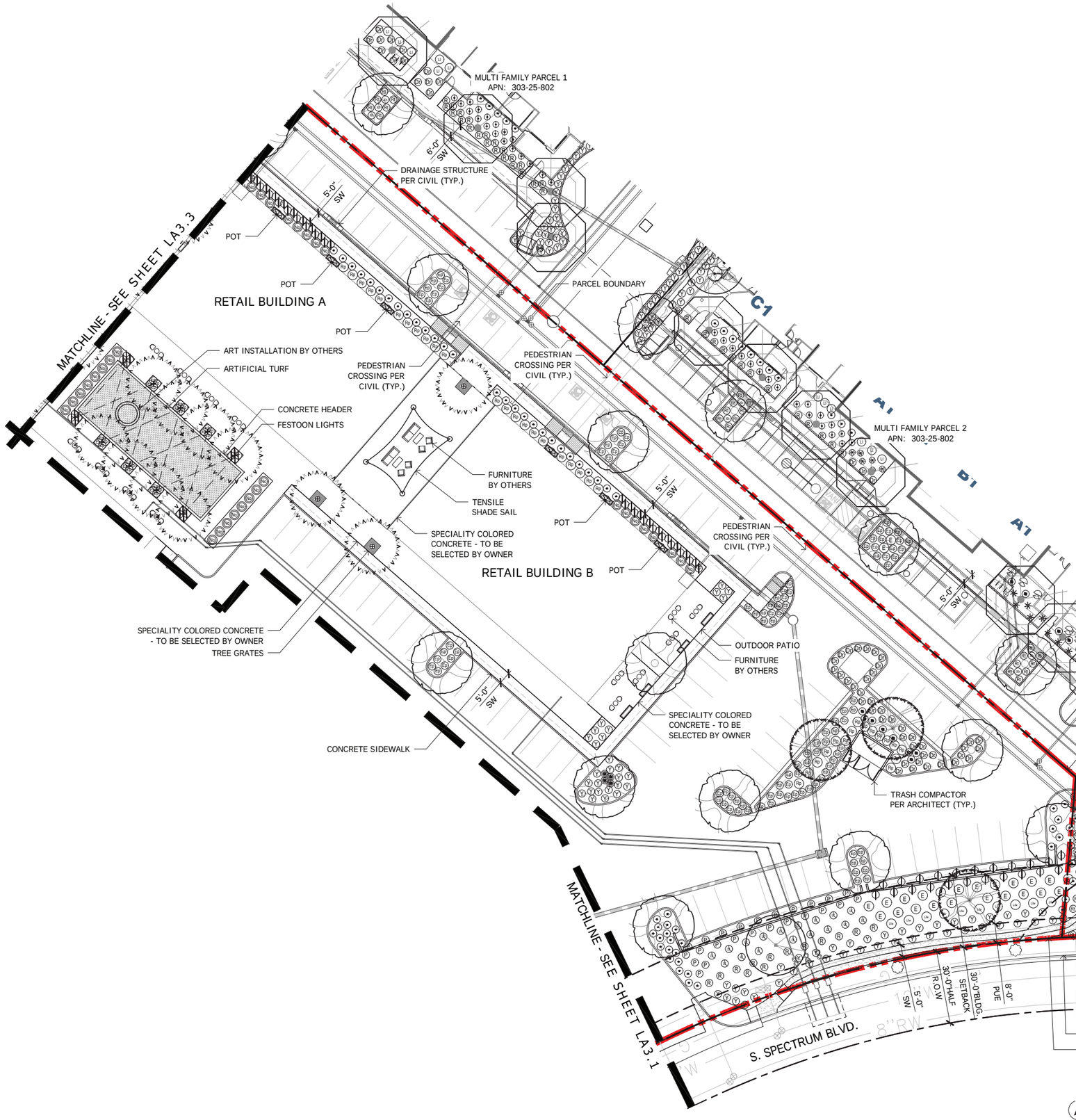
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45440 ANDREW D. BARON
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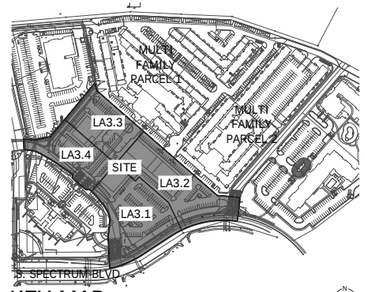


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KEY MAP — NOT TO SCALE

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The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

BALMER architectural group

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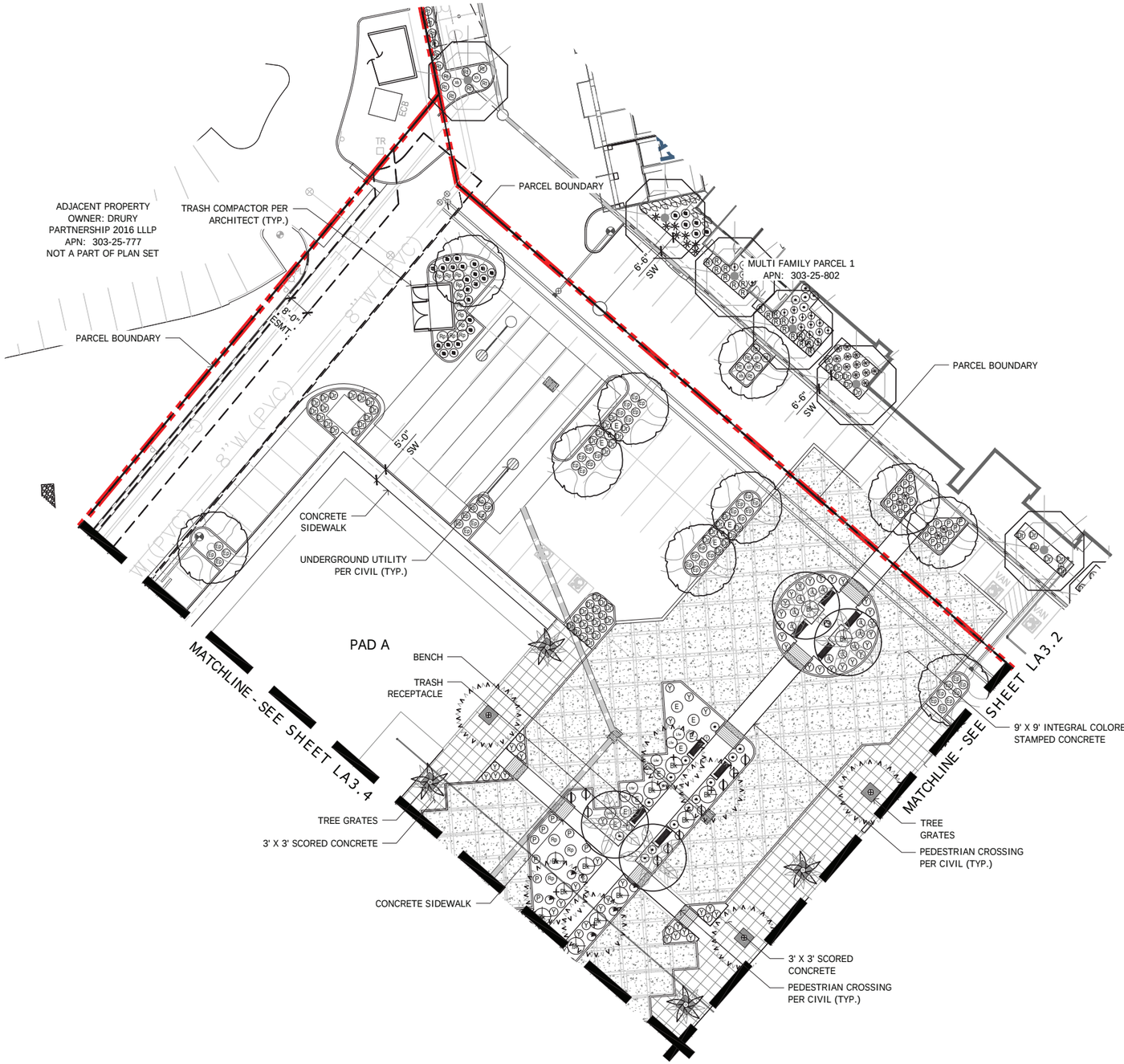
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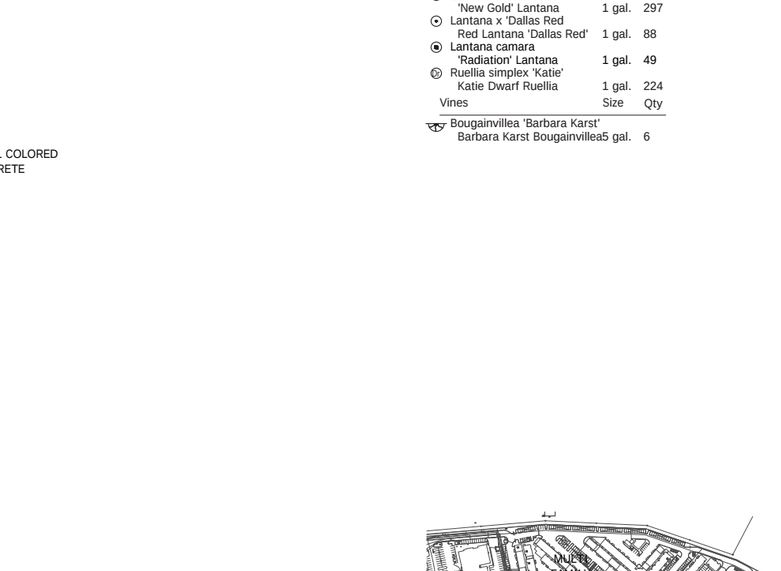


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KEY MAP NOT TO SCALE

Scale 1:20' (20' 40' 60')

Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

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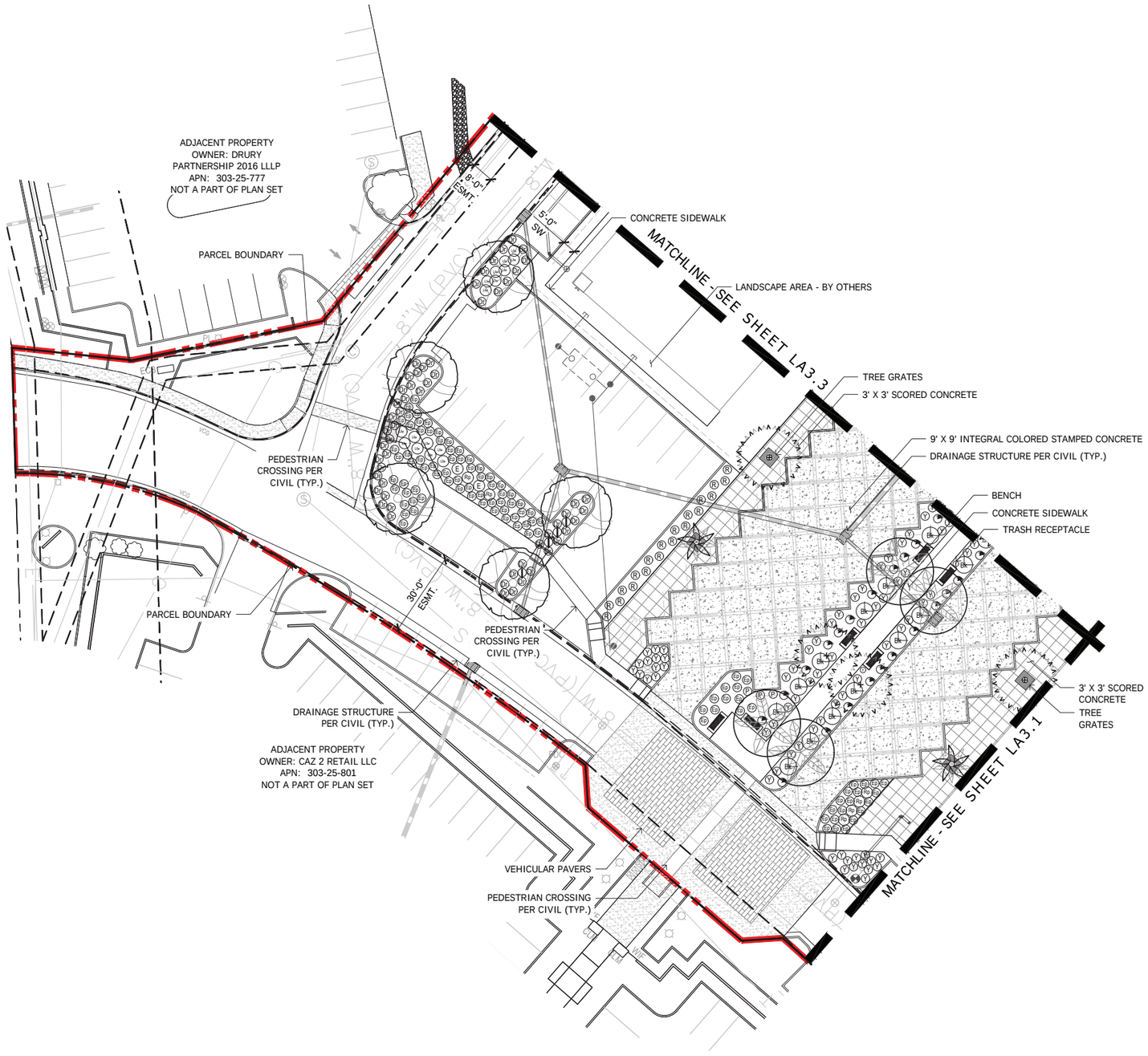
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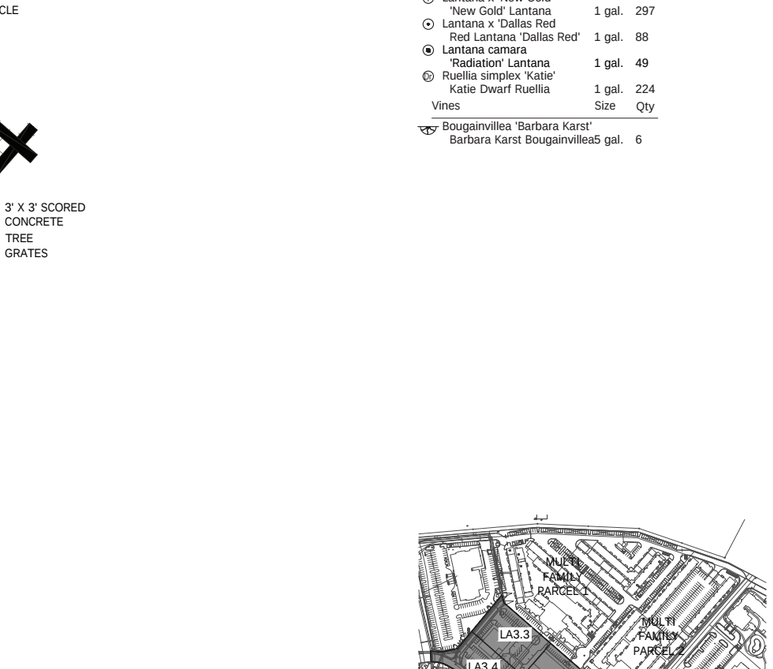


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Scale 1:20' (20' 40' 60')

Preliminary Landscape Plan

The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

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TEMPE, ARIZONA 85281
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WEB:ABLASTUDIO.COM

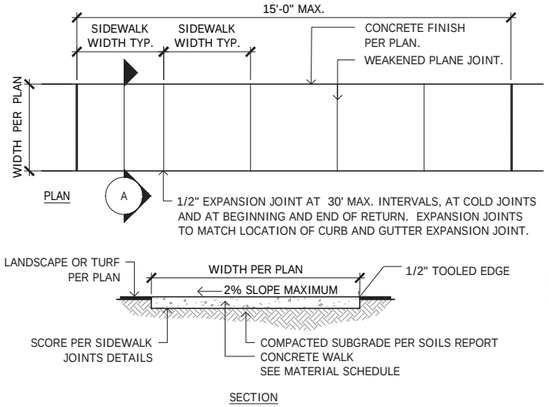
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LA3.4

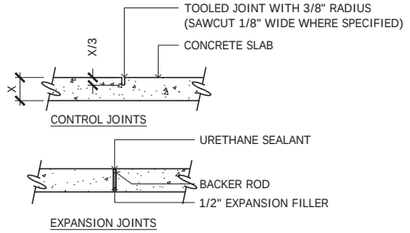
PG: 7 OF 13

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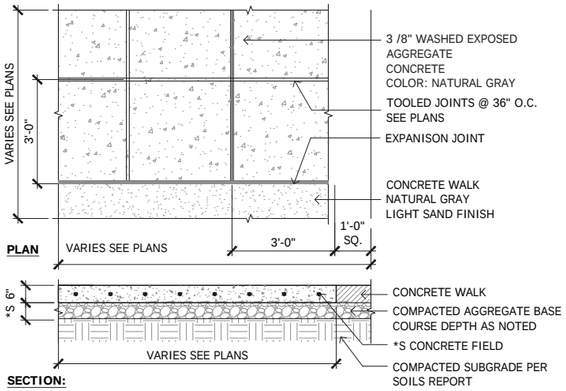
NOTES:
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk
SCALE: 1/2"=1'-0"



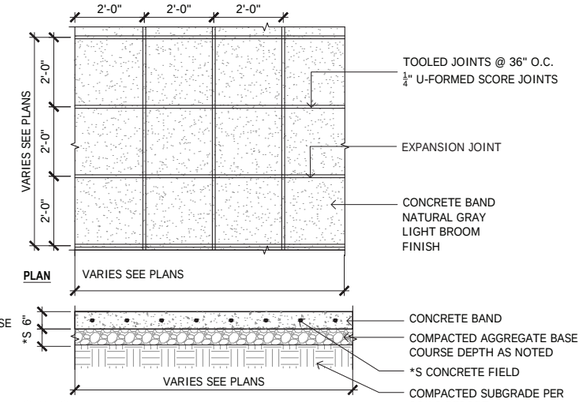
NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(4'-0" WIDE WALK - C.J. @ 4'-0"" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0"" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0"" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0"" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

2 Construction Joints
SCALE: 1"=1'-0"



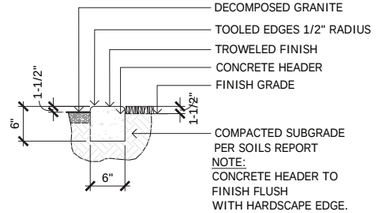
SECTION:
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

3 3'x3' Scored Concrete
SCALE: 1/2"=1'-0"



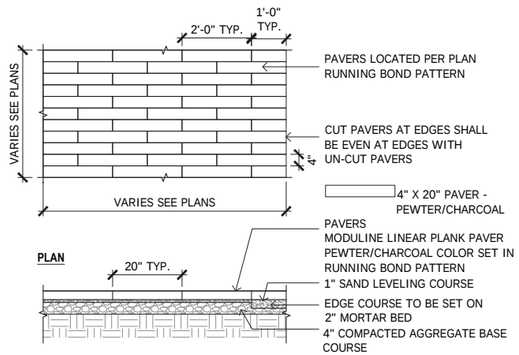
SECTION
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

4 2'x2' Scored Concrete
SCALE: 1/2"=1'-0"

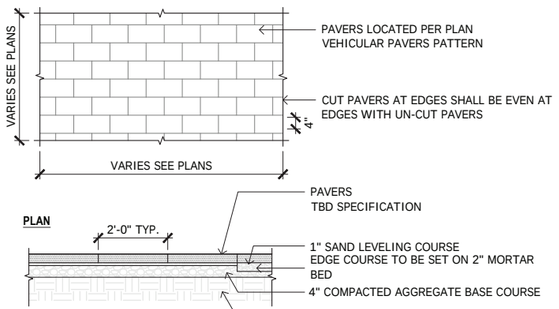


NOTE:
CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

5 Concrete Header
SCALE: 1/2"=1'-0"



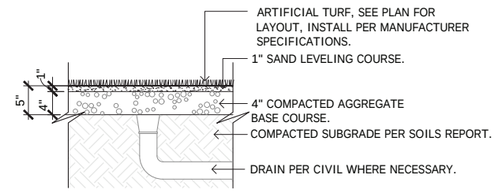
6 Linear Pavers
SCALE: 1/2"=1'-0"



SECTION B-B

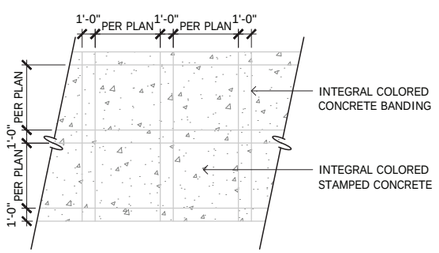
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT
*S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER

7 Vehicular Pavers
SCALE: 1/2"=1'-0"



ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: http://www.synthetic-turf.com
PHONE: 1-800-405-7455
OR APPROVED EQUAL

8 Artifical Turf
SCALE: 1"=1'-0"



STAMPED CONCRETE NOTES:
CREATIVE PAVING SOLUTIONS
1027 EAST CURRY ROAD
TEMPE, AZ 85281
P: 480-659-7901
WEB: WWW.CREATIVEPAVINGSOLUTIONS.COM
OR APPROVED EQUAL
STREETPRINT (OR EQUAL)
PATTERN (FIELD) - BRICK OR APPROVED EQUAL
- FIELD COLOR: TBD

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND CITY OF CHANDLER SPECIFICATIONS.

9 Integral Colored Stamped Concrete
SCALE: 3/16"=1'-0"

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Preliminary Landscape Plan
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City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

BALMER architectural group

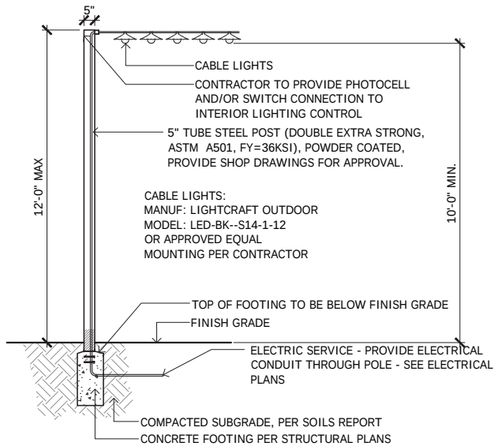
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CERTIFICATE OF REGISTRATION
45140
ANDREW D. BARON
09-04-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27
NOT VALID WITHOUT ORIGINAL SIGNATURE

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1 Festoon Lights

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

BENCH:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL



2 Bench

SCALE: 1/2"=1'-0"

TRASH RECEPTACLE:
MANUF: LANDSCAPE FORMS
MODEL: GENERATION 50
431 LAWNDALE AVENUE
KALAMAZOO, MI 49048
PHONE: (269) 381-0396
FAX: (269) 381-3455
OR APPROVED EQUAL



3 Trash Receptacle

SCALE: 1/2"=1'-0"

RAISED PLANTER:
MANUF: OLD TOWN FIBERGLASS
MODEL: STANDARD PLANTER
MODEL #: RL722436
767 N. HARITON ST.
ORANGE, CA 92868
PHONE: (714) 633-3732
FAX: (714) 633-3917
OR APPROVED EQUAL



4 Raised Planter

SCALE: 1/2"=1'-0"

NOTES:
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION

NOTES:
MANUF: IRONSMITH
MODEL: METRO 60" SQ.
FINISH: BLACK POWDER COAT
OR APPROVED EQUAL

5 5'x5' Steel Tree Grate

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

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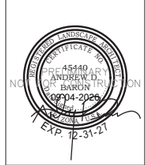
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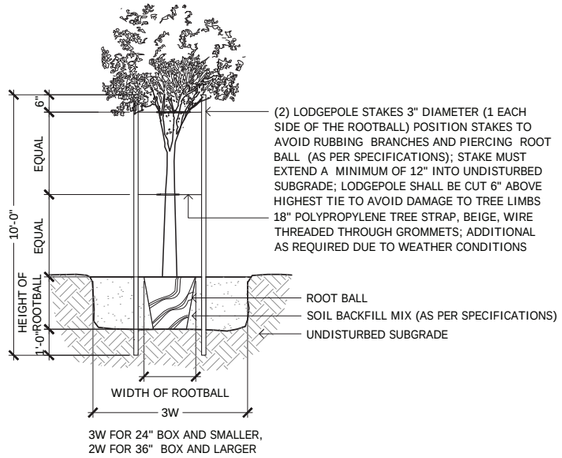
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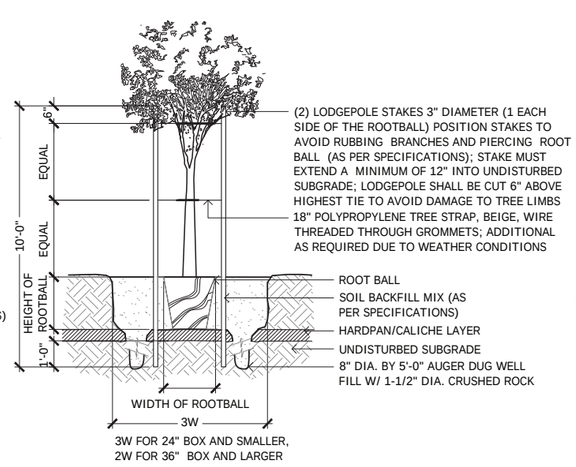
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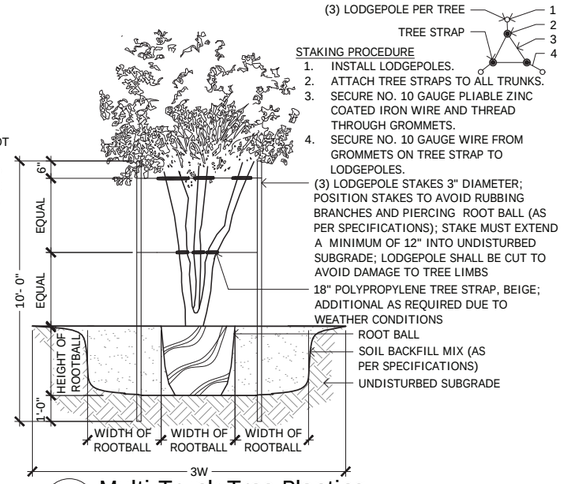
1 Tree Planting

SCALE: NTS



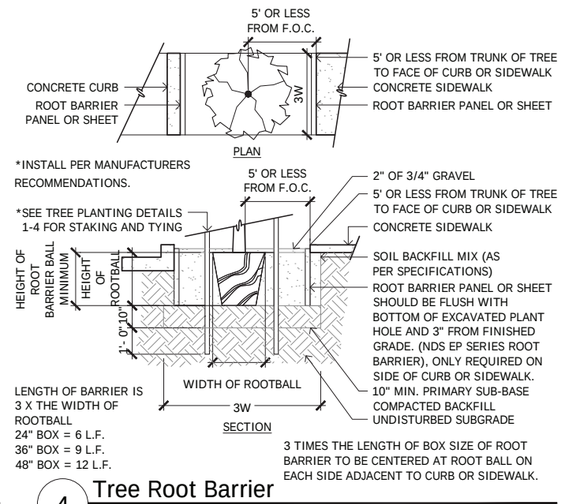
2 HardPan Tree Planting

SCALE: NTS



3 Multi-Trunk Tree Planting

SCALE: NTS



4 Tree Root Barrier

SCALE: NTS

5 Tree Strap

SCALE: NTS

6 Shrub Planting

SCALE: NTS

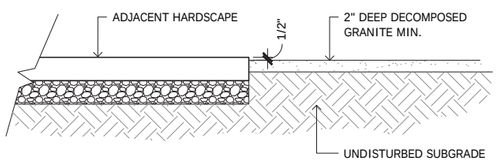
NOTES:
SHRUBS TO BE PLANTED IN A TRIANGULAR PATTERN WITH EQUAL DISTANCE BETWEEN SHRUBS

7 Shrub Spacing

SCALE: NTS

8 Cactus Planting

SCALE: NTS



9 Decomposed Granite

SCALE: NTS

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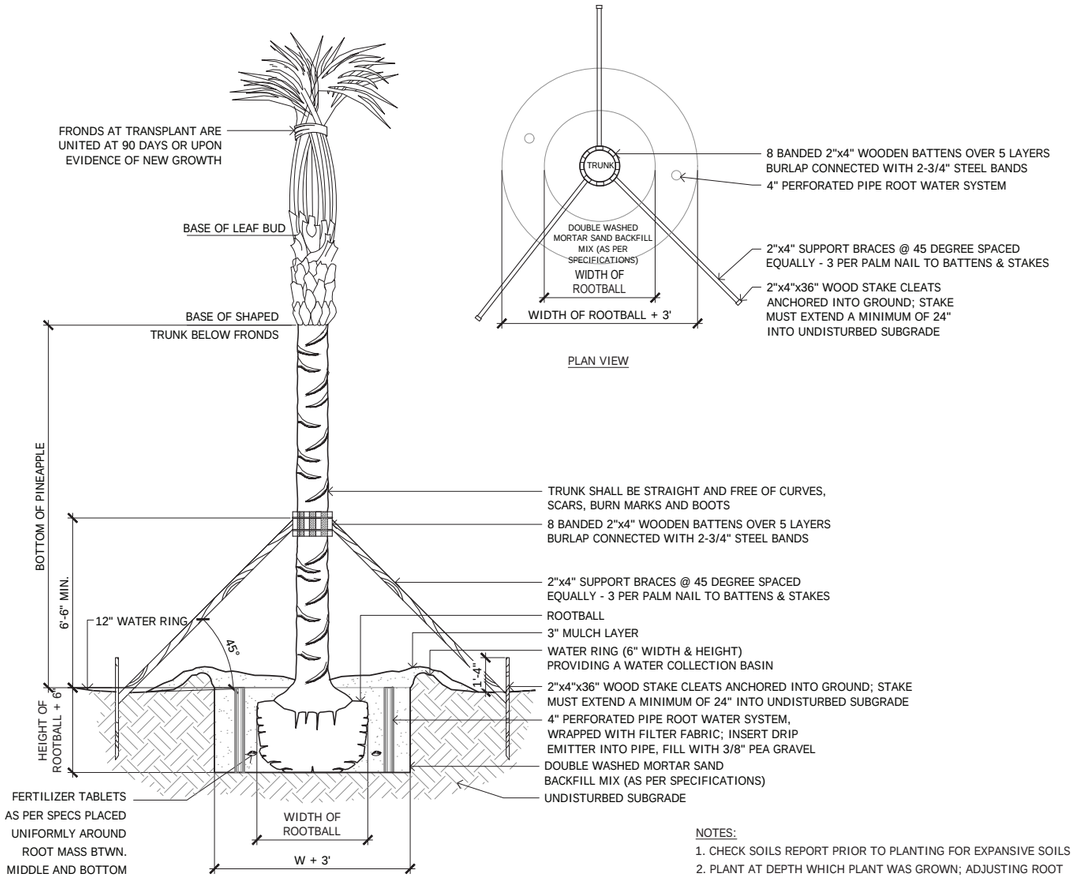


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PG: 10 OF 13



NOTES:

1. CHECK SOILS REPORT PRIOR TO PLANTING FOR EXPANSIVE SOILS
2. PLANT AT DEPTH WHICH PLANT WAS GROWN; ADJUSTING ROOT BALL DEPTH TO ALIGN FINISHED HEIGHT WILL NOT BE ALLOWED

1 Palm Tree Planting

SCALE: NTS

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Preliminary Landscape Plan

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ARIZONA CERTIFICATE 45440 ANDREW D. BARON 09-04-2026 REGISTERED LANDSCAPE ARCHITECT EXP. 12-31-27

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SECTION 32 90 00 : PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX;
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUND COVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRO-NUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUND COVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS

A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, OR "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOT BOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUND COVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

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A1 A2 A3 A4 A5 A6

Preliminary Landscape Plan
The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ
SHEET TITLE: PLANTING SPECIFICATIONS

BALMER architectural group

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310 E. RIO SALADO PARKWAY
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NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED BY REGISTRANT
45440
ANDREW D. BARON
09-04-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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DATE: 09-04-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.1

SECTION 32 90 00 : PLANTING

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUND COVERS

APPLY INERT GROUND COVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF RE-VEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUND COVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE RE-VEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

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Preliminary Landscape Plan
The Station at Park Place - Retail
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

BALMER architectural group

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310 E. RIO SALADO PARKWAY
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARLOW
04-09-2026
NOT VALID FOR CONSTRUCTION UNLESS SIGNED
EXP. 12-31-27

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DATE: 09-04-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.2



Plant Materials Legend

Tree	Box (in.)
Acacia aneura Mulga Acacia	24"
Olea europaea 'Wilsonii' Wilsonii Olive	24"
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"
Phoenix dactylifera Date Palm	20" Clear Cut
Pistacia lentiscus Mastic Tree	24"
Prosopis velutina Velvet Mesquite	24"
Quercus virginiana 'Cathedral' Cathedral Live Oak	24"
Sophora secundiflora Texas Mountain Laurel	24"
Ulmus parvifolia 'Allee' Allee Elm	24"

Extra Large Shrubs	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	14
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	20
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	14

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	19
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	54

Medium Shrubs	Size	Qty
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	27
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
Ruellia brittoniana Purple Ruellia	5 gal.	114

Groundcovers	Size	Qty
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	86
Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	51
Convolvulus mauritanicus Ground Morning Glory	1 gal.	252
Lantana montevidensis 'New Gold' Lantana	1 gal.	257
Lantana montevidensis Purple Trailing Lantana	1 gal.	174
Lantana camara 'Radiation' Lantana	1 gal.	52
Lantana sp. 'New Red' Lantana	1 gal.	96
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	268
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	42

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	150
Dasylirion wheeleri Desert Spoon	5 gal.	87
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	166
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	222
Muhlenbergia capillaris 'Regal Mist'	5 gal.	77
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	58

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
Rosa banksiae Lady Bank's Rose	5 gal.	29
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal.	22

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Site Plan

N 40' 80' 120'

Plan Scale 1:40' Date:07-10-2026

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WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING FENCE TO REMAIN
	THEME WALL
	THEME WALL ON RETAINING WALL
	LOW RETAINING WALL
	GLASS POOL BARRIER
	GLASS POOL BARRIER ON RETAINING WALL
	FULL VIEW FENCE
	VEHICULAR GATE
	GLASS POOL BARRIER GATE
	PEDESTRIAN GATE

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Wall Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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PEDESTRIAN CIRCULATION PLAN LEGEND

SYMBOL	DESCRIPTION
	4' ATTACHED SIDEWALK
	5' ATTACHED SIDEWALK
	6' ATTACHED SIDEWALK
	5' DETACHED SIDEWALK
	4' DETACHED SIDEWALK
	3' DETACHED SIDEWALK
	6' DETACHED SIDEWALK
*	STREET CROSSING

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Circulation Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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OPEN SPACE LEGEND

SYMBOL	DESCRIPTION	REQUIRED	PROVIDED
	*USABLE COMMON OPEN SPACE *CITY OF CHANDLER REQUIRES 150 S.F AVERAGE PER BEDROOM TOTAL BEDROOMS: 451	67,650 S.F	24,443 S.F
	*PRIVATE OPEN SPACE *CITY OF CHANDLER REQUIRES 65 S.F AVERAGE PER UNIT. TOTAL UNITS: 312 CURRENT AVG. PROVIDED: 52 S.F.	20,280 S.F	16,224 S.F
	*NON-FUNCTIONAL OPEN SPACE *PER CITY OF CHANDLER, NON-FUNCTIONAL OPEN SPACE HAS BEEN EXCLUDED FROM THE PROVIDED USABLE COMMON OPEN SPACE.		58,225 S.F

ADJACENT PROPERTY
NOT A PART OF PLAN SET

PRIVATE ROAD

DOG PARK

GATE

PRIVATE ROAD

MULTI FAMILY
PARCEL 2
APN: 303-25-802

GATE

ADJACENT PROPERTY
OWNER: DRURY
PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MIXED USE RETAIL SPACE
APN: 303-25-802

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Conceptual Open Space Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Enlargement Plan 01 - Amenity 1

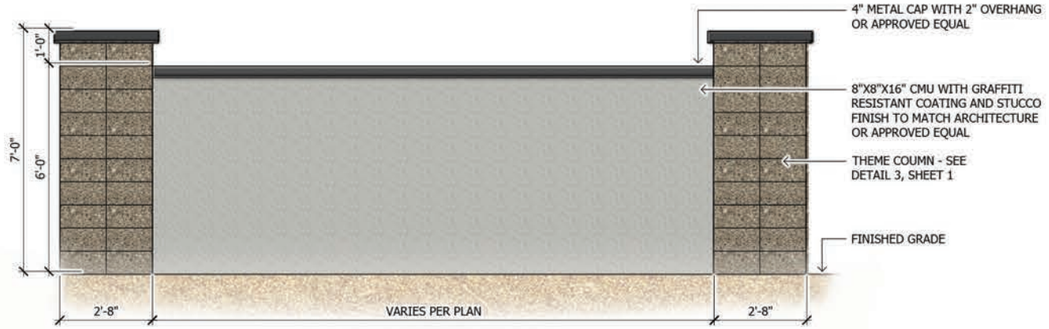
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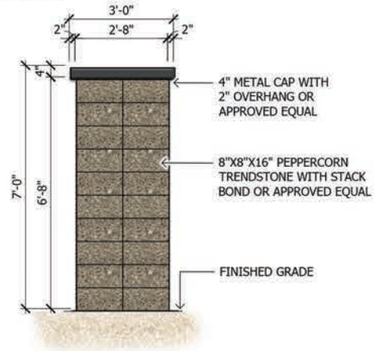
ELEVATION A:



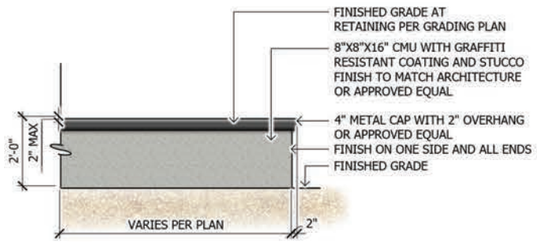
ELEVATION B:

1 Theme Wall

SCALE: 1/2"=1'-0"



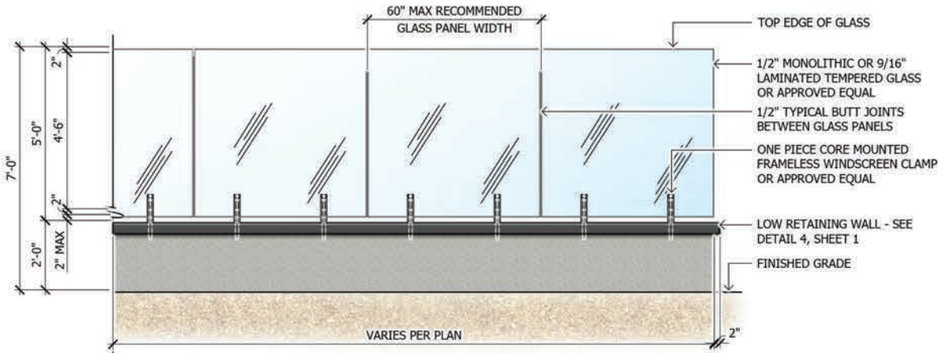
ELEVATION C:



ELEVATION D:

2 Theme Wall on Retaining Wall

SCALE: 1/2"=1'-0"



ELEVATION E:

3 Theme Column

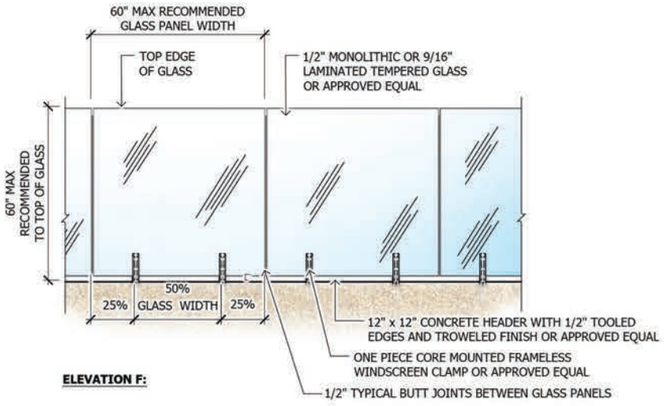
SCALE: 1/2"=1'-0"

4 Low Retaining Wall

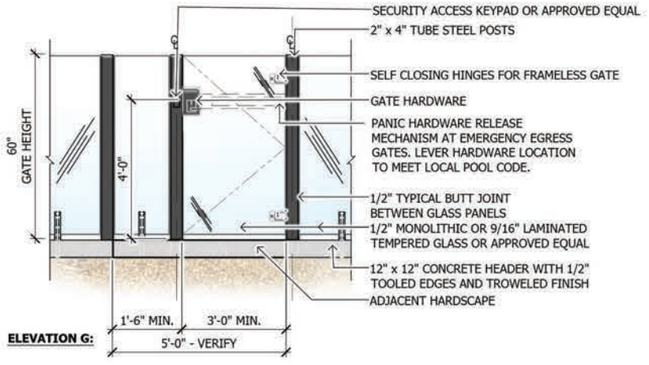
SCALE: 1/2"=1'-0"

5 Glass Pool Barrier on Low Retaining Wall

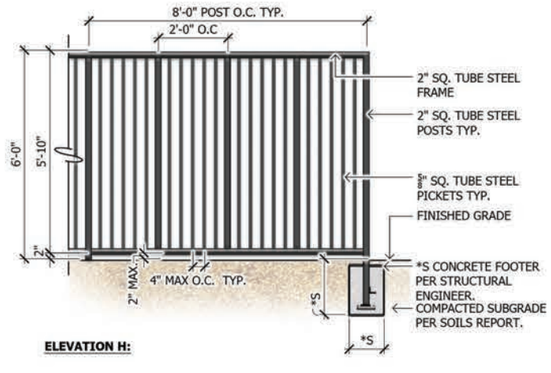
SCALE: 1/2"=1'-0"



ELEVATION F:



ELEVATION G:



ELEVATION H:

6 Glass Pool Barrier

SCALE: 1/2"=1'-0"

7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"

8 Full View Fence

SCALE: 1/2"=1'-0"

WOOD PARTNERS

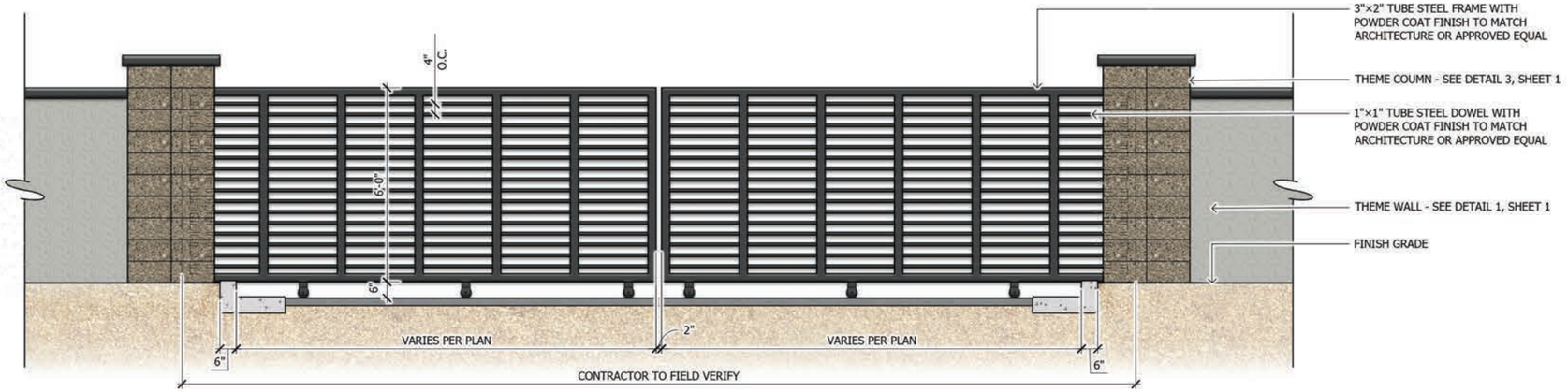
MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 1 of 2

Date:07-10-2026

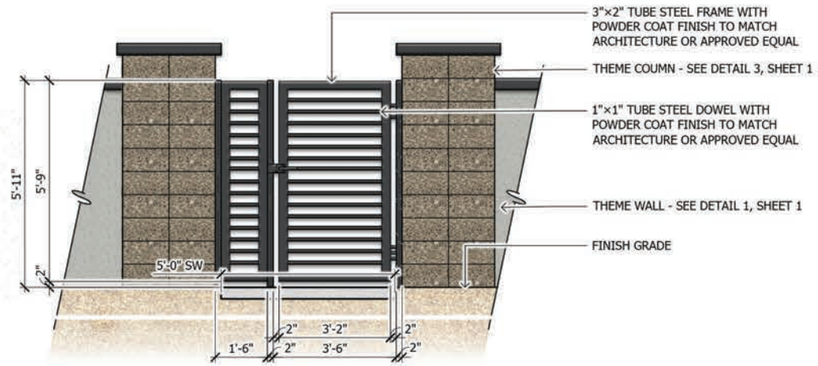
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1 Vehicular Sliding Gate

SCALE: 1/2"=1'-0"



2 Pedestrian Gate

SCALE: 1/2"=1'-0"

WOOD PARTNERS

MULTIFAMILY PARCEL 1 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 2 of 2

Date:07-10-2026

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PRELIMINARY LANDSCAPE PLANS

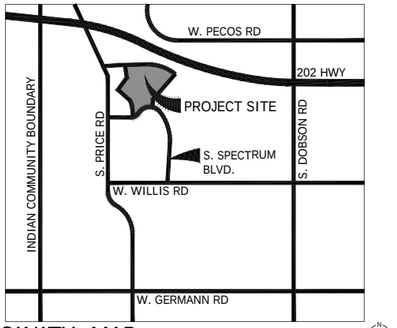
FOR

THE STATION AT PARK PLACE
MULTI FAMILY PARCEL 1

RESIDENTIAL AND COMMERCIAL MIXED USE PROJECT
CITY OF CHANDLER, AZ

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA0.1	GENERAL LANDSCAPE NOTES
3	LA3.0	OVERALL PLANTING PLAN
4-8	LA3.1-LA3.5	PLANTING PLANS
9-12	LA6.1-LA6.4	CONSTRUCTION DETAILS
13-14	LA7.1-LA7.2	PLANTING DETAILS
15-16	LA8.1-LA8.2	PLANTING SPECIFICATIONS



VICINITY MAP — NOT TO SCALE

CITY OF CHANDLER GRADING NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL RESIDENCES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) CREATION OF LOW MOUNDS IN THE STREET LANDSCAPE AND COMMUNITY PARK AREAS.
5. IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
   A) TURF, AND ANNUAL AREAS. (6")
   B) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
7. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.

CITY OF CHANDLER IRRIGATION NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF NEW PLANT MATERIAL BY AN UNDERGROUND DRIP SYSTEM. (PROVIDE DESIGN/BUILD SYSTEM)
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM IN ACCORDANCE WITH THE EXISTING SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).

CITY OF CHANDLER PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE/SHE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. GROUNDCOVER, DECOMPOSED GRANITE AND/OR GRANITE RIP-RAP SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON PLANS.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1 1/2" BELOW ADJACENT PAVING.
9. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
11. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
14. PLANT TREES A MINIMUM 10' FROM STREET LIGHT AND FIRE HYDRANTS. TREES SHALL BE PLANTED A MINIMUM 4' FROM WALKS, CURBS AND WALLS. PLANT SHRUBS WITH A 2' MINIMUM FROM CURB AND WALKS.
15. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF DECOMPOSED GRANITE THROUGHOUT (TYPICAL).
16. ALL SPECIMEN TREES AND TURF HEADERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 8'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING SIDEWALKS, ASPHALT, CONCRETE / SLABS FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

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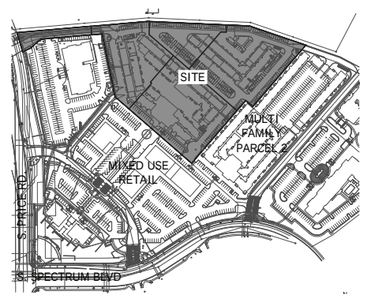
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APPROVAL STAMP



KEY MAP — NOT TO SCALE

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: LANDSCAPE COVER

WOOD PARTNERS

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NOT FOR CONSTRUCTION OR RECORDATION
45440
ANDREW D. BARON
01-16-2026
REGISTERED LANDSCAPE ARCHITECT
EXP: 12-31-27

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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA CV

PG: 1 OF 16

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\1Parcels\Parcel 1\Landscape\PDP\00-Cover_APP 1_P1.dwg

POOL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY ANY POSSIBLE VARIANCES TO ALL APPLICABLE STANDARDS AND CODES AND SHALL SUBMIT THE NECESSARY APPLICATIONS TO THE APPROPRIATE DEPARTMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE.
4. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT AND COORDINATE WITH REQUIRED UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT LOCATION AND FACILITIES TO ENSURE APPROPRIATE SPACE AND CONDITIONS ARE PROVIDED.
6. THE CONTRACTOR SHALL LOCATE AND PROVIDE SIGNAGE AND SAFETY EQUIPMENT ACCORDING TO APPROPRIATE CODES.
7. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL DRAWINGS ACCORDING TO APPROPRIATE CODES AND SOILS REPORTS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE THROUGH THEIR REVIEW THAT ALL NECESSARY SUPPORTING FACILITIES ARE PROVIDED IN ACCORDANCE TO APPROPRIATE CODES.
10. THE CONTRACTOR SHALL ENSURE PROPER DRAINAGE AWAY FROM THE POOL/WATER FEATURE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND CODES AND THAT DRAINAGE DOES NOT IMPEDE OR CAUSE HARM TO OTHER BUILT FACILITIES.

GRADING PROJECT NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

INERTS NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. TYPICAL. SIZE OF RIP-RAP SHALL BE 3"-6", SIZED. COLOR OF GRANITE RIP-RAP TO MATCH EXISTING GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND GRANITE RIP-RAP.
2. SURFACE ROCKS LARGER THAN 1" DIA. ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE TO A NEAT, UNIFORM 2" LAYER, REMOVE ALL EXISTING CALICHE ROCKS THAT SHOW THROUGH. SUPPLY ADEQUATE SIZE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS. INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER SYSTEMS.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
23. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
35. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
38. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
39. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
40. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

\\FSERVER\ABLA\Projects\Wood Partners\Alta Park Place I\Parcel\Parcel 1\Landscape\PDP\00-Cover_APP I1_P1.dwg

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: GENERAL LANDSCAPE NOTES

WOOD PARTNERS

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TEMPE, ARIZONA 85281
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PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATE
45140
ANDREW D. BARTON
07-16-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061.25

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ADJACENT PROPERTY
NOT A PART OF PLAN SET

OHU

LA3.5

LA3.3

LA3.2

LA3.4

LA3.1

GATE

ADJACENT PROPERTY
OWNER: DRURY PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MULTI FAMILY PARCEL 2
APN: 303-25-802

MIXED USE RETAIL SPACE
APN: 303-25-802

ADJACENT PROPERTY
OWNER: OCI CHANDLER OF DELAWARE I LLC
APN: 303-25-763
NOT A PART OF PLAN SET

ADJACENT PROPERTY
OWNER: OCI CHANDLER OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

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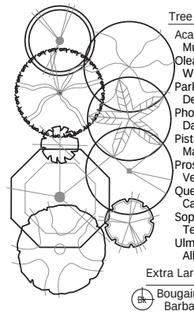
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S. SPECTRUM BLVD.

ADJACENT PROPERTY
OWNER: CAZ 6 DE LLC
APN: 303-25-824
NOT A PART OF PLAN SET

N
Scale 1:60'
60' 120' 180'

Plant Materials Legend



Tree	Box (in.)	Qty
Acacia aneura Mulga Acacia	24"	4
Olea europaea 'Wilsonii' Wilsonii Olive	24"	17
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	8
Phoenix dactylifera Date Palm	20" Clear Cut	10
Pistacia lentiscus Mastic Tree	15 gal.	17
Prosopis velutina Velvet Mesquite	24"	9
Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	15
Sophora secundiflora Texas Mountain Laurel	15 gal.	13
Ulmus parvifolia 'Allee' Allee Elm	24"	22

Extra Large Shrubs	Size	Qty
(BK) Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	14
(T) Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	20
(CP) Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	14

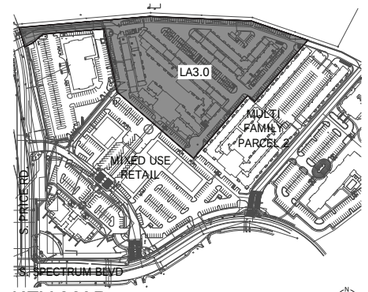
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(LJ) Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	54

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(To) Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
(R) Ruellia brittoniana Purple Ruellia	5 gal.	114

Groundcovers	Size	Qty
(K) Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	86
(ES) Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	51
Convolvulus mauritanicus Ground Morning Glory	1 gal.	252
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KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: OVERALL PLANTING PLAN

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310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW O. BARON
07-16-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

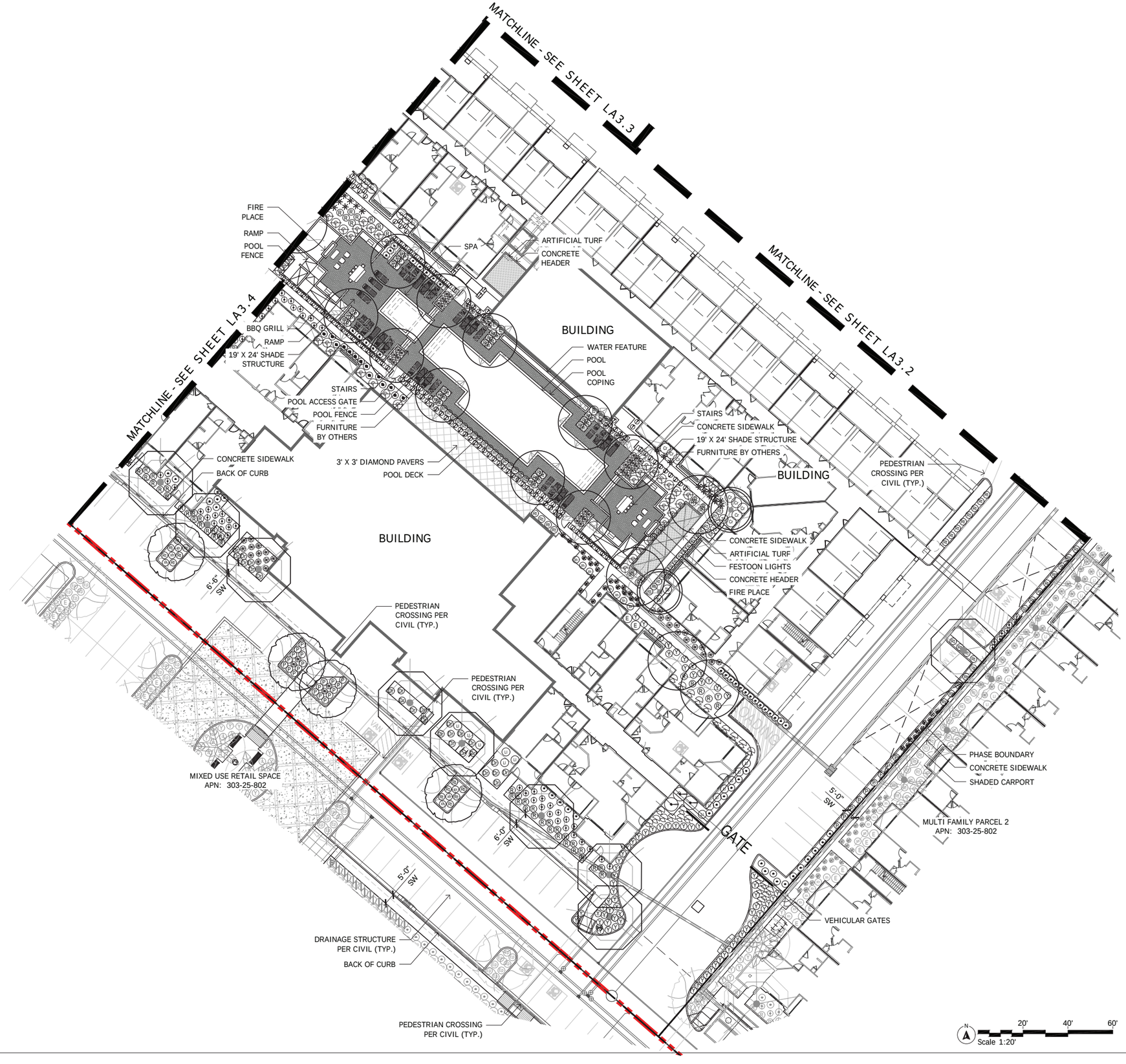
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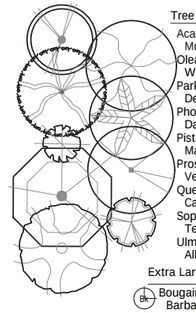
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Plant Materials Legend



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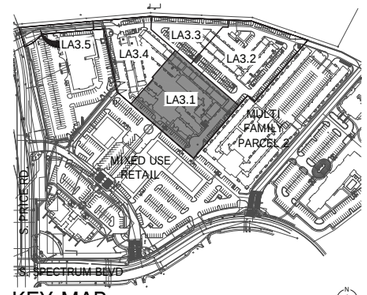
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SHEET TITLE: PLANTING PLAN

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45440
PROFESSIONAL
ANDREW D. BARON III
02/16/2026
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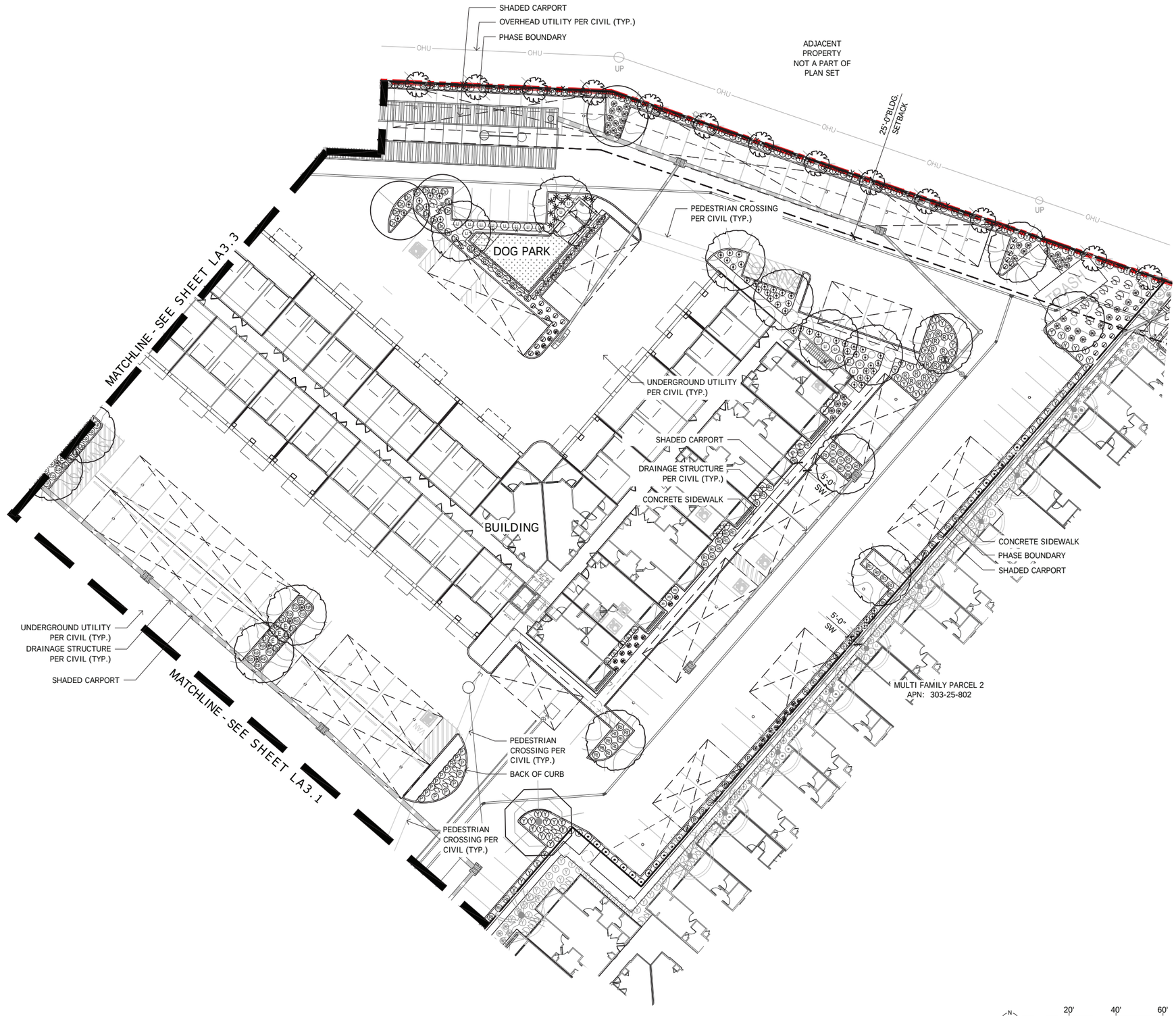
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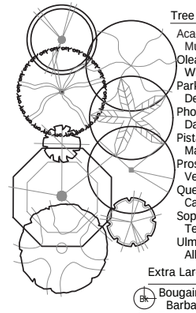
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PG: 4 OF 16

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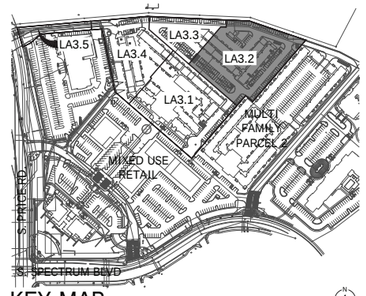
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WEB:ABLASTUDIO.COM

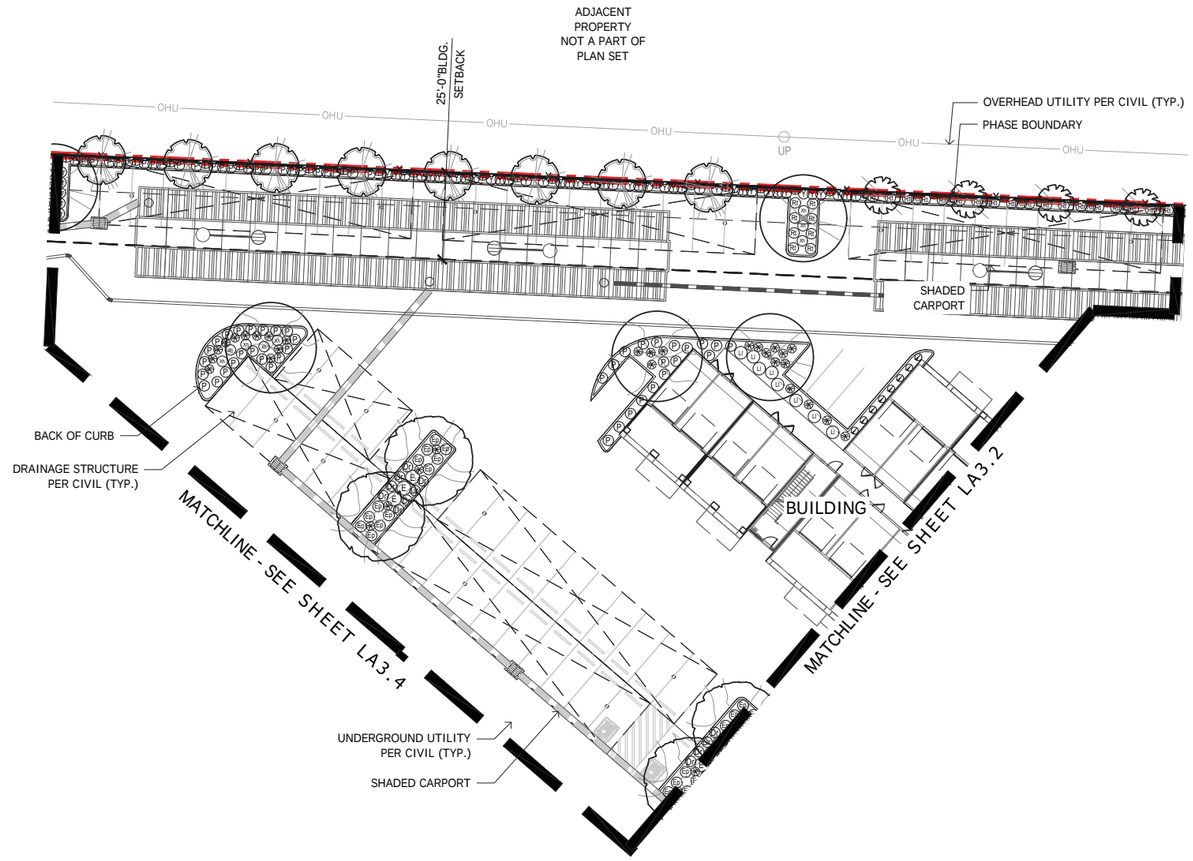
45440
ANDREW D. BARON
02016-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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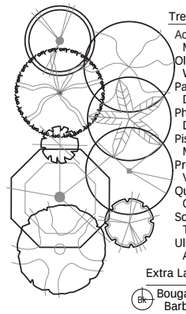
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PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA3.2

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\Parcels\Parcel 1\Landscape\PDP\03-Planting_APP I I_P1.dwg



Plant Materials Legend



Tree	Box (in.)	Qty
Acacia aneura Mulga Acacia	24"	4
Olea europaea 'Wilsonii' Wilsonii Olive	24"	17
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24"	8
Phoenix dactylifera Date Palm	20" Clear Cut	10
Pistacia lentiscus Mastic Tree	15 gal.	17
Prosopis velutina Velvet Mesquite	24"	9
Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	15
Sophora secundiflora Texas Mountain Laurel	15 gal.	13
Ulmus parvifolia 'Allee' Allee Elm	24"	22

Extra Large Shrubs	Size	Qty
(BK) Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	14
(T) Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	20
(CP) Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	14

Large Shrubs	Size	Qty
(C) Calliandra californica Red Fairy Duster	5 gal.	19
(LI) Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	54

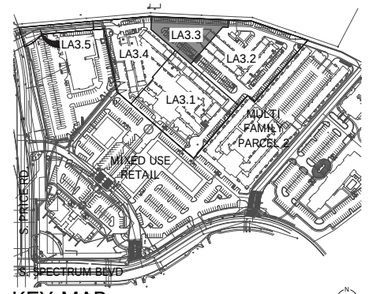
Medium Shrubs	Size	Qty
(E) Eremophila maculata 'Valentine' Valentine Bush	5 gal.	27
(Th) Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	37
(R) Ruellia brittoniana Purple Ruellia	5 gal.	114

Groundcovers	Size	Qty
(DJ) Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	86
(ES) Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	51
Convolvulus mauritanicus Ground Morning Glory	1 gal.	252
(Y) Lantana montevidensis 'New Gold' Lantana	1 gal.	257
(P) Lantana montevidensis Purple Trailing Lantana	1 gal.	174
Lantana camara 'Radiation' Lantana	1 gal.	52
Lantana sp. 'New Red' Lantana	1 gal.	96
(RS) Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	268
(ZH) Zexmenia hispida 'devil's river' Zexmenia	1 gal.	42

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	150
Dasylirion wheeleri Desert Spoon	5 gal.	87
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	166
(HR) Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	222
Muhlenbergia capillaris 'Regal Mist'	5 gal.	77
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	58

Vines	Size	Qty
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	17
Rosa banksiae Lady Bank's Rose	5 gal.	29
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal.	22

Scale 1:20'



KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45440
ANDREW D. BARON
07-16-2026
EXP. 12-31-27

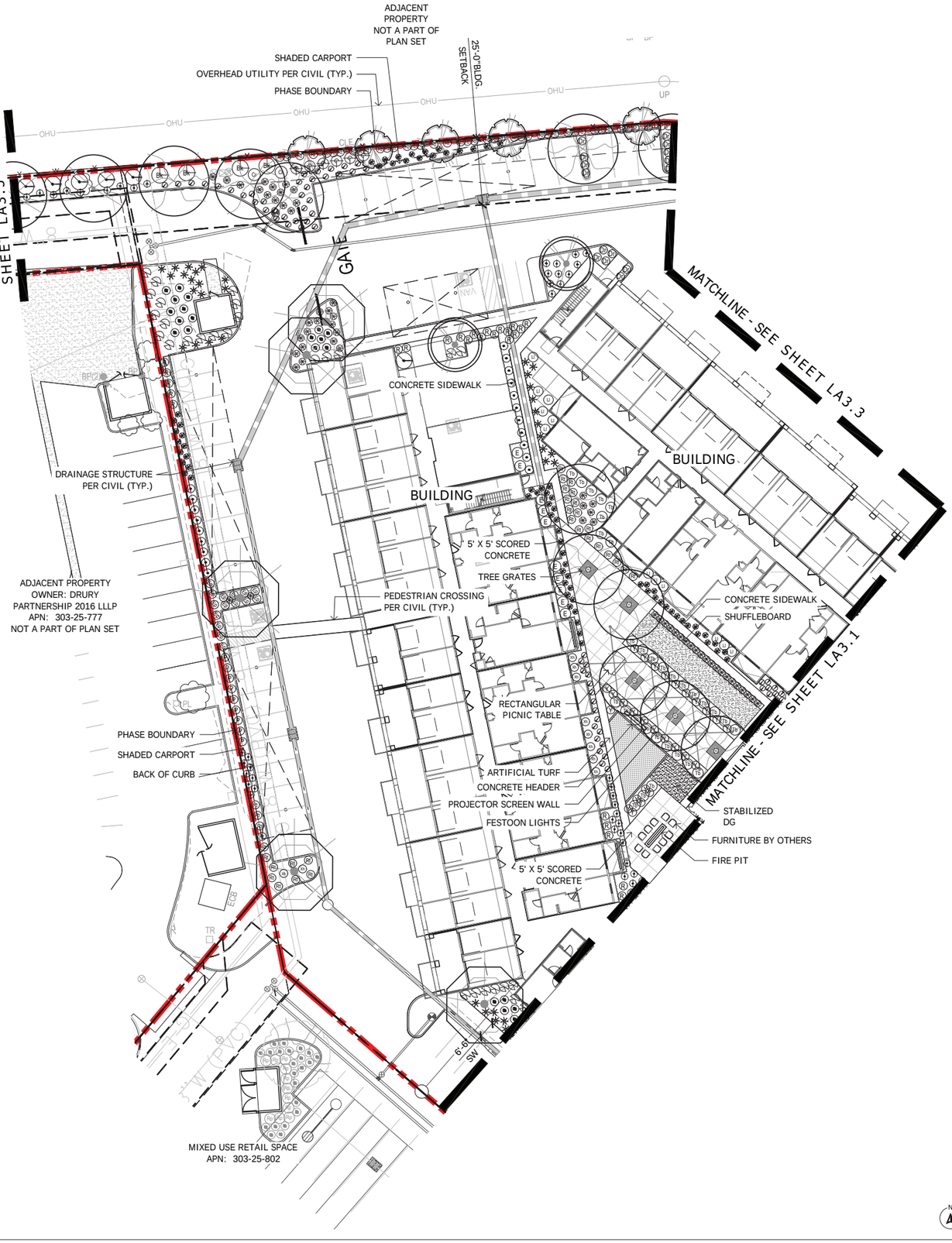
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ABLA PROJECT NUMBER: 14-061-25

LA3.3

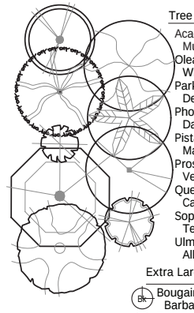
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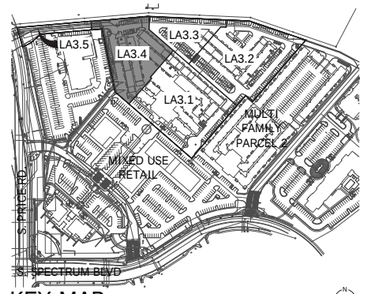
Scale 1:20'

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45140 ANDREW W. BARON TR. 02016-2026 REGISTERED LANDSCAPE ARCHITECT EXP. 12-31-27

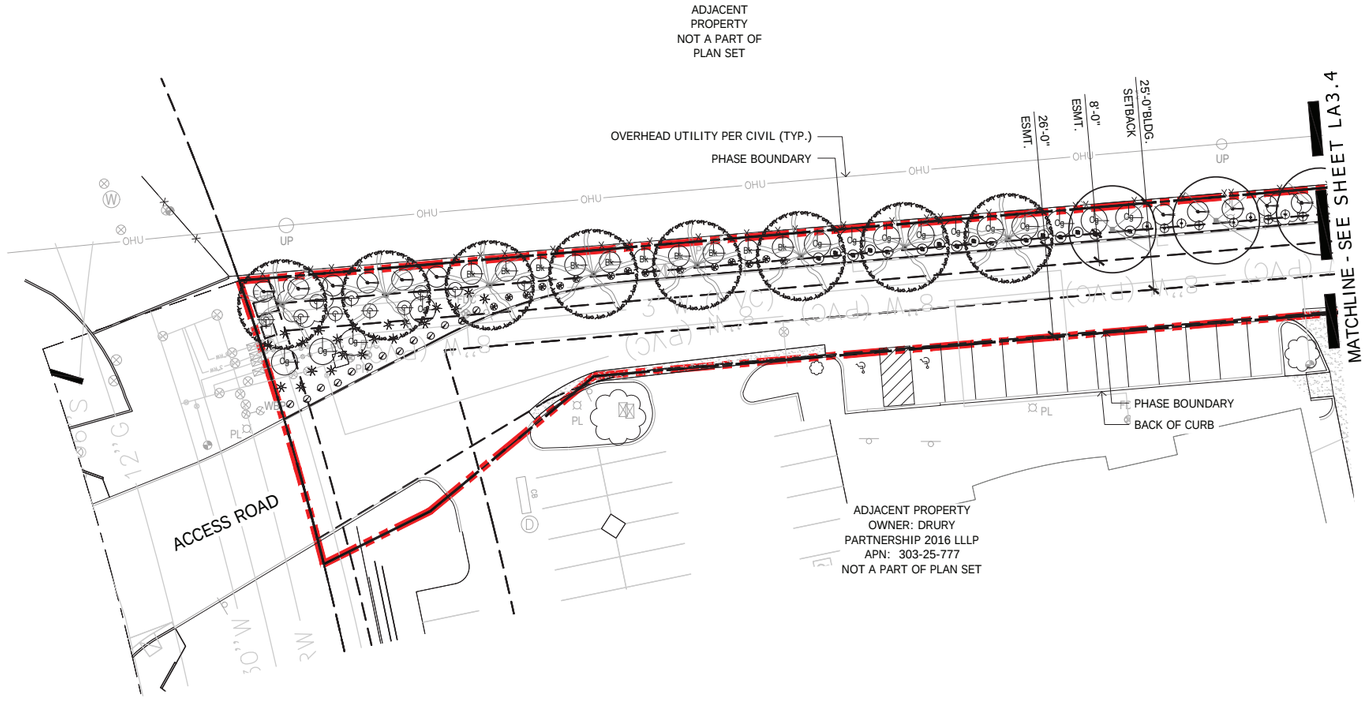
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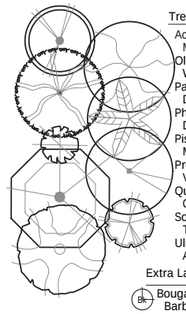
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PG: 7 OF 16

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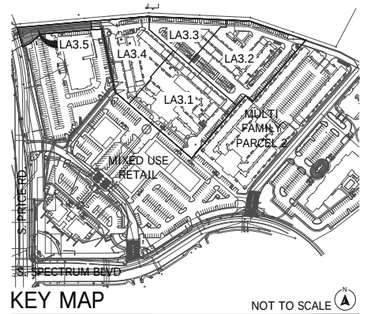
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Scale 1:20'



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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING PLAN

ABLA
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TEMPE, ARIZONA 85281
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WEB:ABLASTUDIO.COM

45440 ANDREW D. BARON 02-16-2026 REGISTERED LANDSCAPE ARCHITECT EXP. 12-31-27

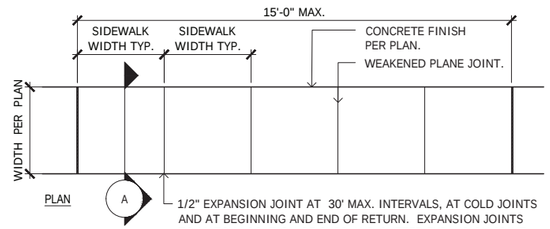
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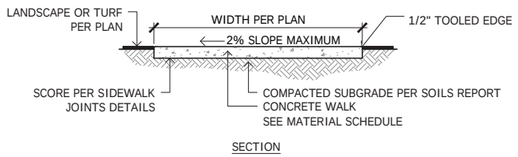
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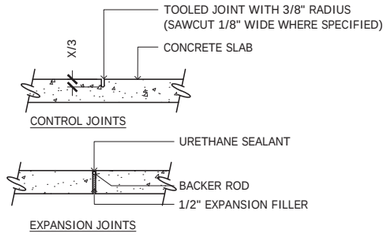
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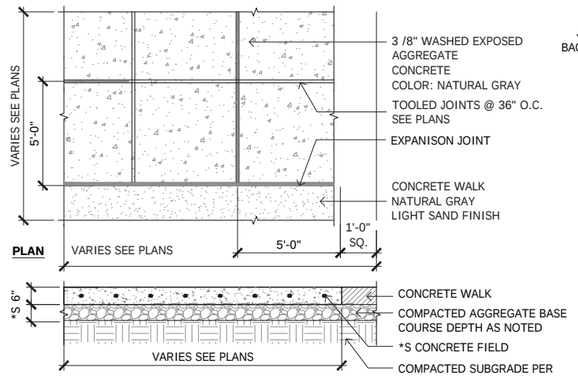


NOTES:
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

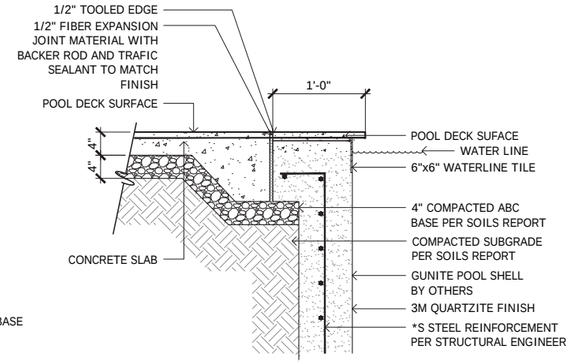


NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(4'-0" WIDE WALK - C.J. @ 4'-0"" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0"" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0"" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0"" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.



NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT



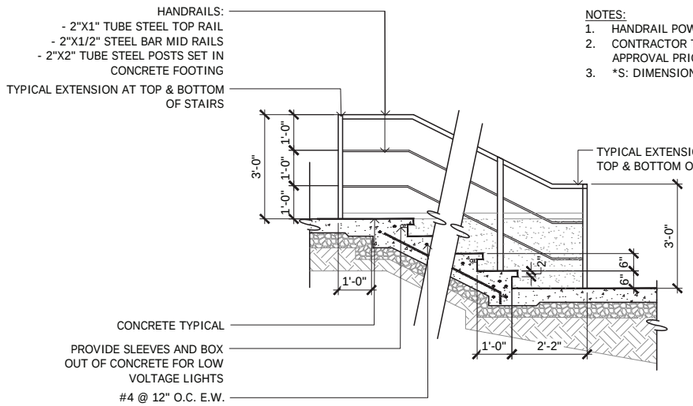
GENERAL NOTES:
- DETAIL PROVIDED FOR DESIGN INTENT ONLY.
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION.

1 Concrete Sidewalk
SCALE: 1/2"=1'-0"

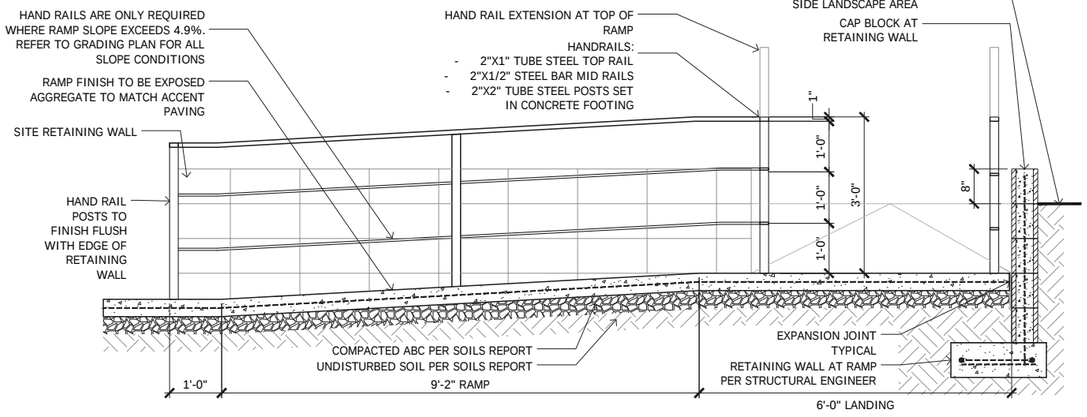
2 Construction Joints
SCALE: 1"=1'-0"

3 5'x5' Scored Concrete
SCALE: 1/2"=1'-0"

4 Pool Decking and Coping
SCALE: 1"=1'-0"

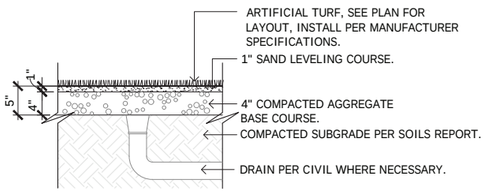


NOTES:
1. HANDRAIL POWDERCOAT COLOR: BLACK.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
3. *S: DIMENSIONS AND NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER

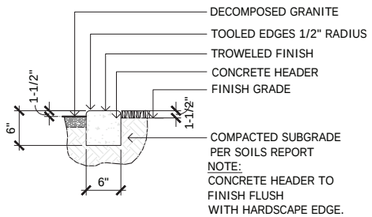


5 Concrete Steps
SCALE: 1/2"=1'-0"

6 Accessible Ramp (Typ.)
SCALE: 3/4"=1'-0"



ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: http://www.synthetic-turf.com
PHONE: 1-800-405-7455
OR APPROVED EQUAL



7 Artifical Turf
SCALE: 1"=1'-0"

8 Concrete Header
SCALE: 1/2"=1'-0"

\\FSERVER\ABLA\Projects\Wood Partners\Alta Park Place I I\Parcels\Parcel 1\Landscape\PDP\06-Details_APP I I_P1.dwg

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
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City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

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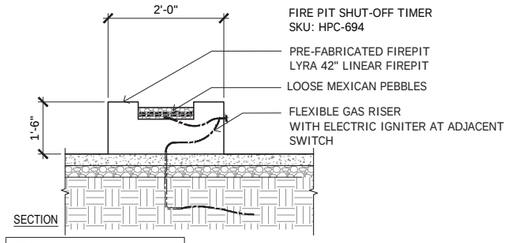
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LA6.1



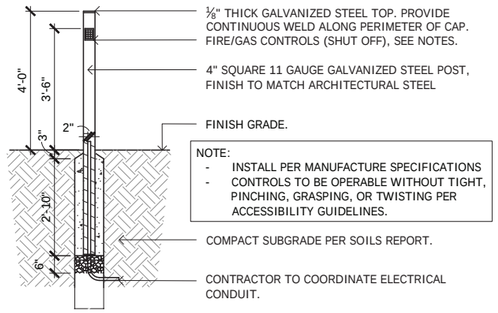
LYRA FIRE BOWL
MATERIALS: BLACK SAND
TRAVERTINE,
BURNER: NATURAL GAS
65,000 BTU/HOUR ETL LISTED,
ELECTRONIC IGNITION AT SWITCH
DIMENSIONS: 42"L X 24"W X 15" H
WWW.ELDORADOSTONE.COM
OR APPROVED EQUAL



NOTE:
INSTALL PER MANUFACTURER
SPECIFICATIONS

1 Fire Pit

SCALE: 1/2"=1'-0"

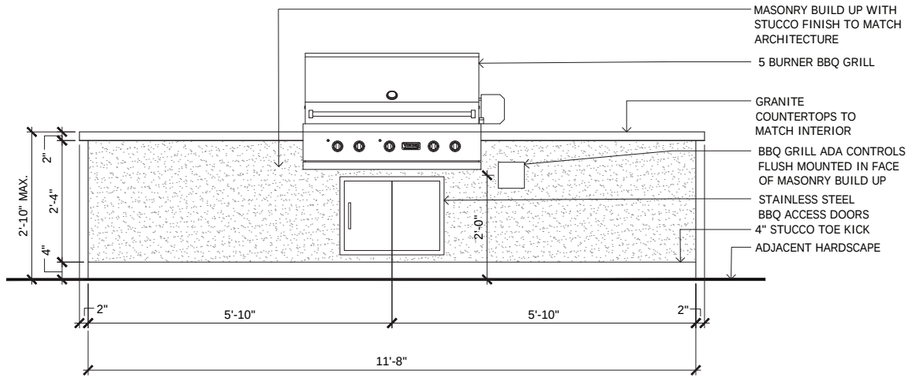


STEEL POST, KEYPAD NOTES:

- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

2 Fire Pit/Spa Controls

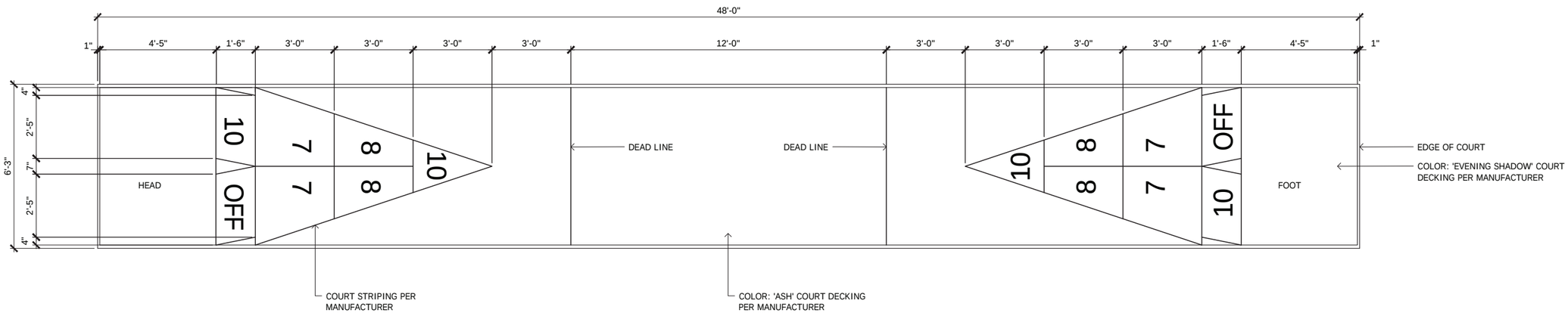
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ELEVATION A

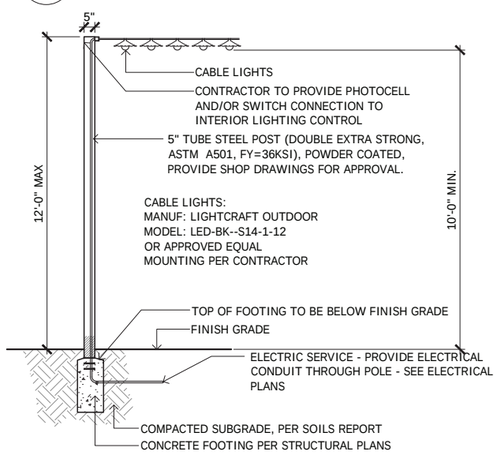
3 BBQ Bar at Pool Courtyard

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



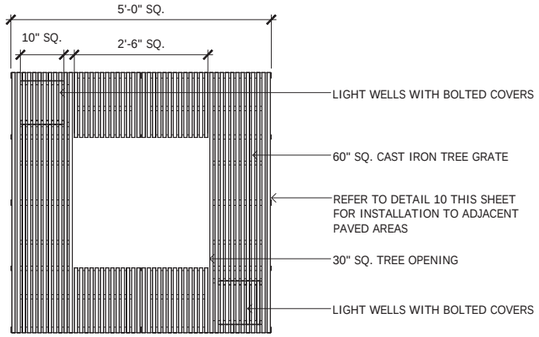
4 Shuffleboard Court

SCALE: 1/2"=1'-0"



5 Festoon Lights

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



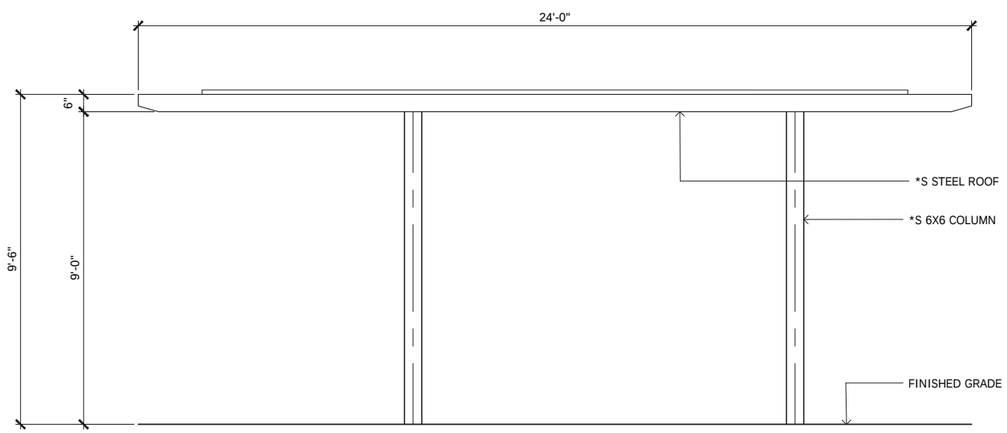
NOTES:

- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION

NOTES:
MANUF: IRONSMITH
MODEL: METRO 60" SQ.
FINISH: BLACK POWDER COAT
OR APPROVED EQUAL

6 5'x5' Steel Tree Grate

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



7 19'X24' Shade Structure

SCALE: 1/2"=1'-0"

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ
SHEET TITLE: CONSTRUCTION DETAILS

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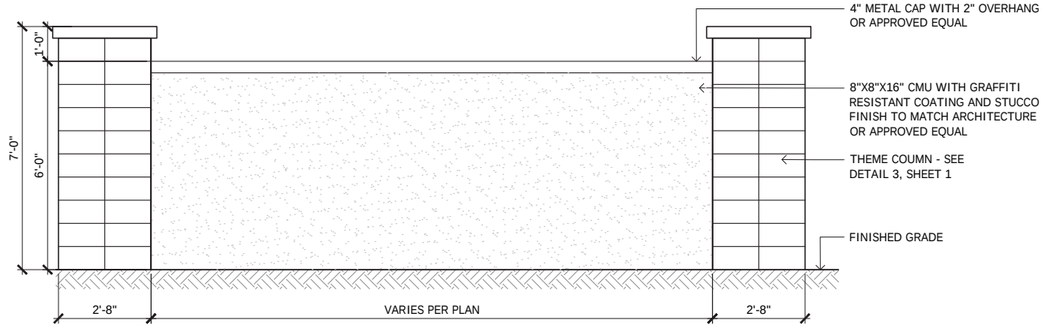
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10/16-2026
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EXP. 12-31-27
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LA6.2

PG: 10 OF 16

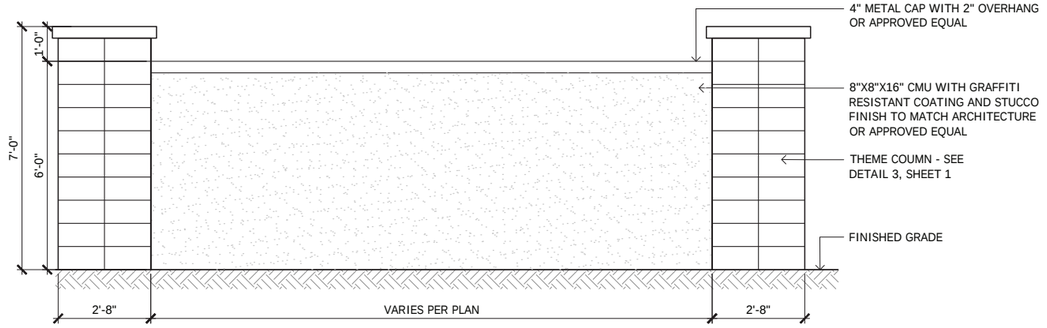
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ELEVATION A:

1 Theme Wall

SCALE: 1/2"=1'-0"



ELEVATION B:

2 Theme Wall on Retaining Wall

SCALE: 1/2"=1'-0"

ELEVATION C:

3 Theme Column

SCALE: 1/2"=1'-0"

ELEVATION D:

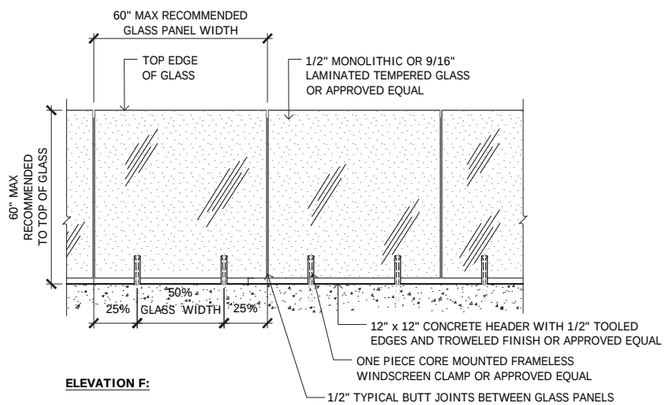
4 Low Retaining Wall

SCALE: 1/2"=1'-0"

ELEVATION E:

5 Glass Pool Barrier on Low Retaining Wall

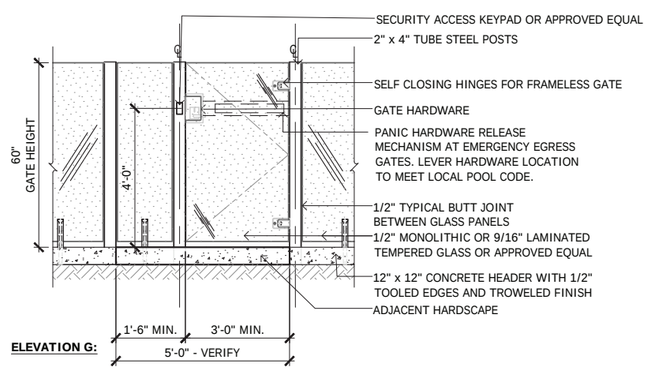
SCALE: 1/2"=1'-0"



ELEVATION F:

6 Glass Pool Barrier

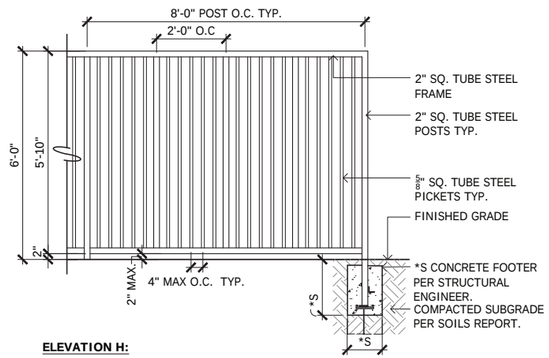
SCALE: 1/2"=1'-0"



ELEVATION G:

7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"



ELEVATION H:

8 Full View Fence

SCALE: 1/2"=1'-0"

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
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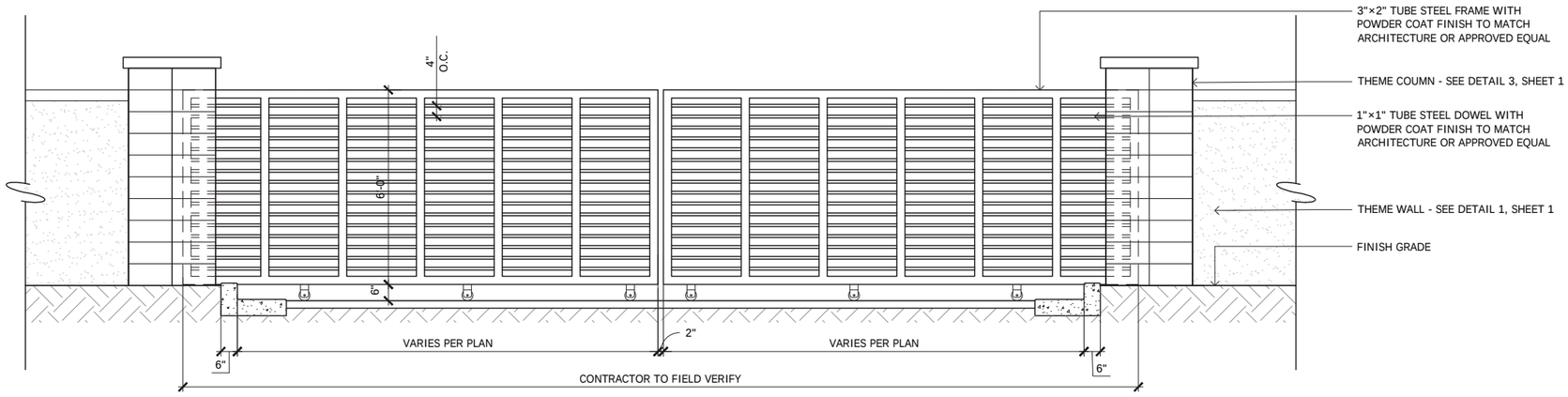
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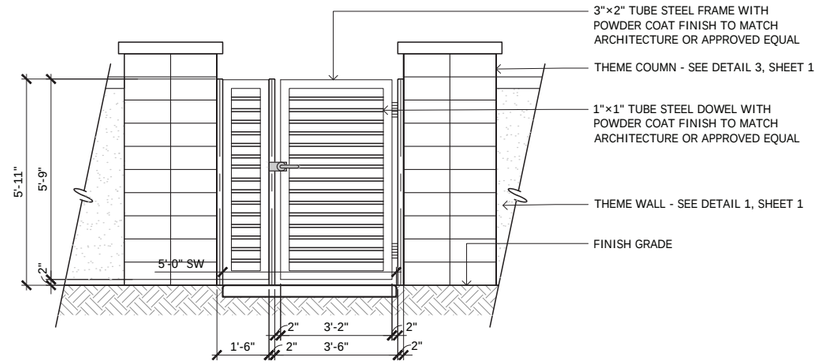
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1 Vehicular Sliding Gate

SCALE: 1/2"=1'-0"



2 Pedestrian Gate

SCALE: 1/2"=1'-0"

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1 2 3 4 5 6

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
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WOOD PARTNERS

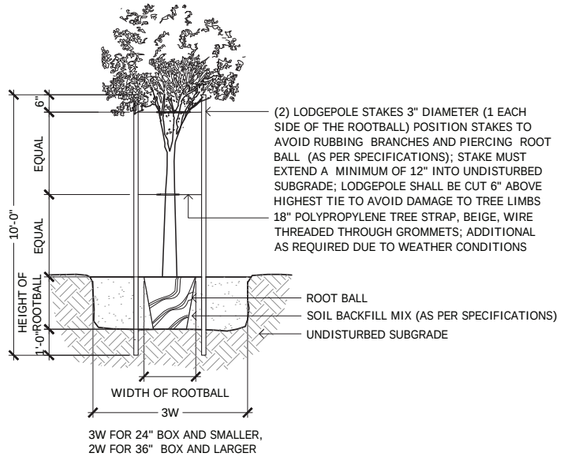
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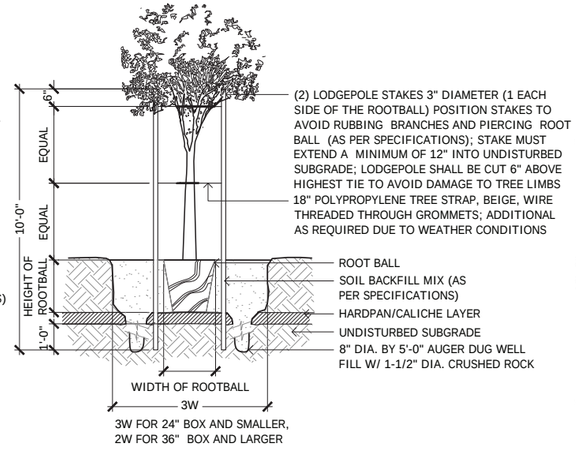
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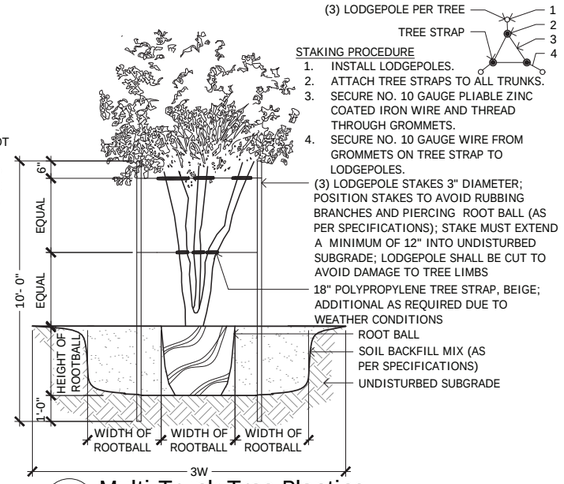
1 Tree Planting

SCALE: NTS



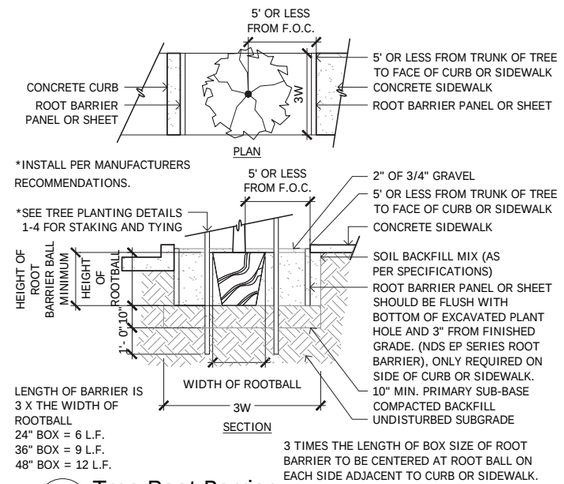
2 HardPan Tree Planting

SCALE: NTS



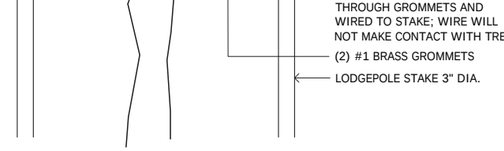
3 Multi-Trunk Tree Planting

SCALE: NTS



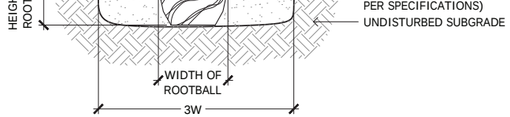
4 Tree Root Barrier

SCALE: NTS



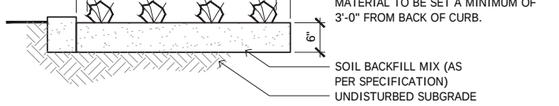
5 Tree Strap

SCALE: NTS



6 Shrub Planting

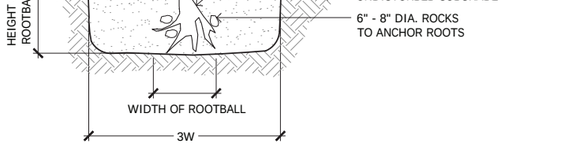
SCALE: NTS



NOTES:
SHRUBS TO BE PLANTED IN A TRIANGULAR PATTERN WITH EQUAL DISTANCE BETWEEN SHRUBS

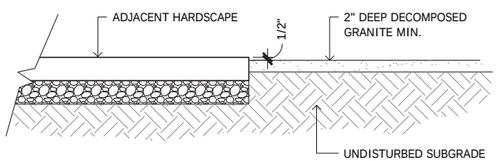
7 Shrub Spacing

SCALE: NTS



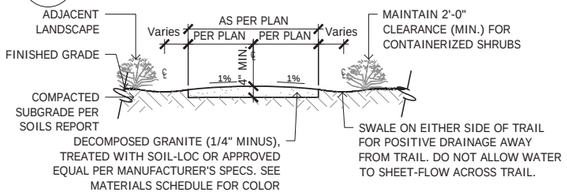
8 Cactus Planting

SCALE: NTS



9 Decomposed Granite

SCALE: NTS



INSTALLATION:

1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (*RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.*)
5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPATIBLE CONSISTENCY* (OPTIMUM *MOISTURE*) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (**DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.*)
6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (*THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.*)

10 Stabilized Decomposed Granite

SCALE: NTS

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

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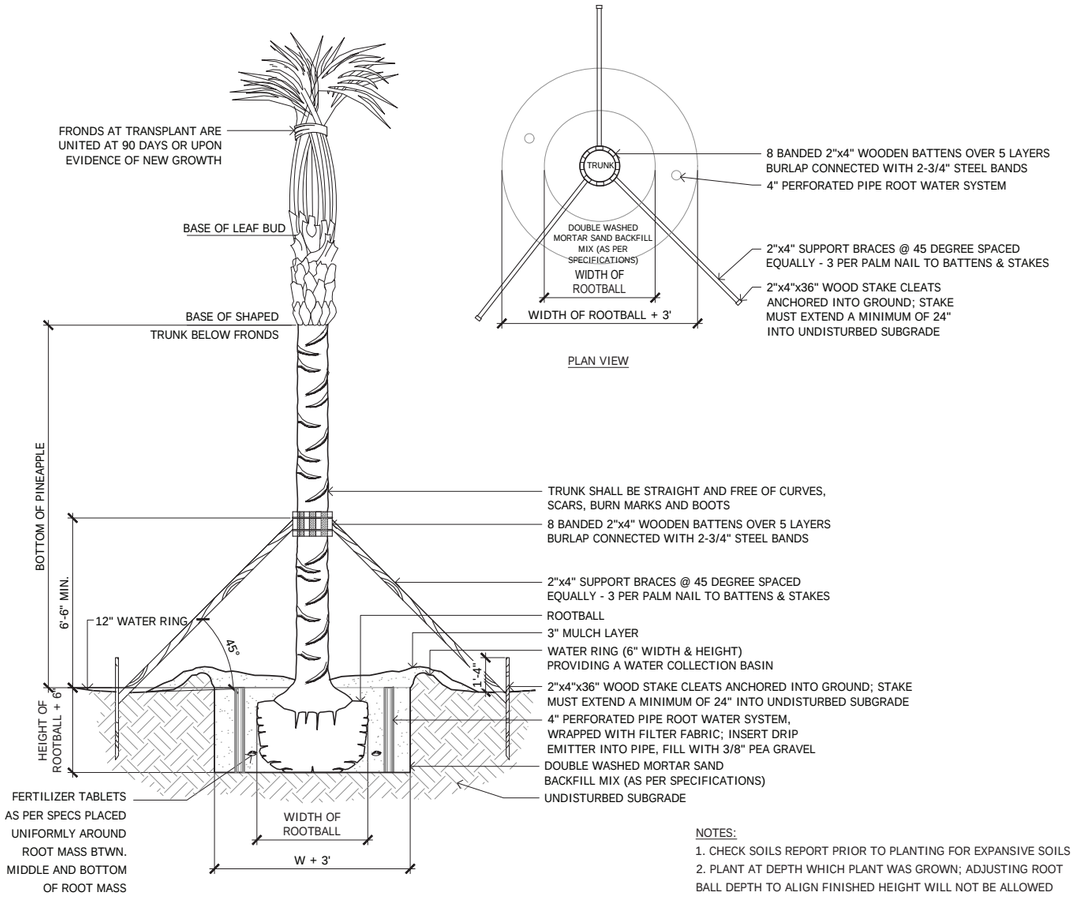
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EXP. 12-31-27

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NOTES:

1. CHECK SOILS REPORT PRIOR TO PLANTING FOR EXPANSIVE SOILS
2. PLANT AT DEPTH WHICH PLANT WAS GROWN; ADJUSTING ROOT BALL DEPTH TO ALIGN FINISHED HEIGHT WILL NOT BE ALLOWED

1 Palm Tree Planting

SCALE: NTS

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1 2 3 4 5 6

Preliminary Landscape Plan

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City of Chandler, AZ

SHEET TITLE: PLANTING DETAILS

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SECTION 32 90 00 : PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX;
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUND COVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRO-NUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUND COVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS

A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, OR "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOT BOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUND COVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place II\Parcels\Parcel 1\Landscape\PDP\08a_Planting Specifications_APP II_P1.dwg

A1 A2 A3 A4 A5 A6

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ
SHEET TITLE: PLANTING SPECIFICATIONS

WOOD PARTNERS

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CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.1

SECTION 32 90 00 : PLANTING

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUND COVERS

APPLY INERT GROUND COVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF RE-VEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUND COVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE RE-VEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 1
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

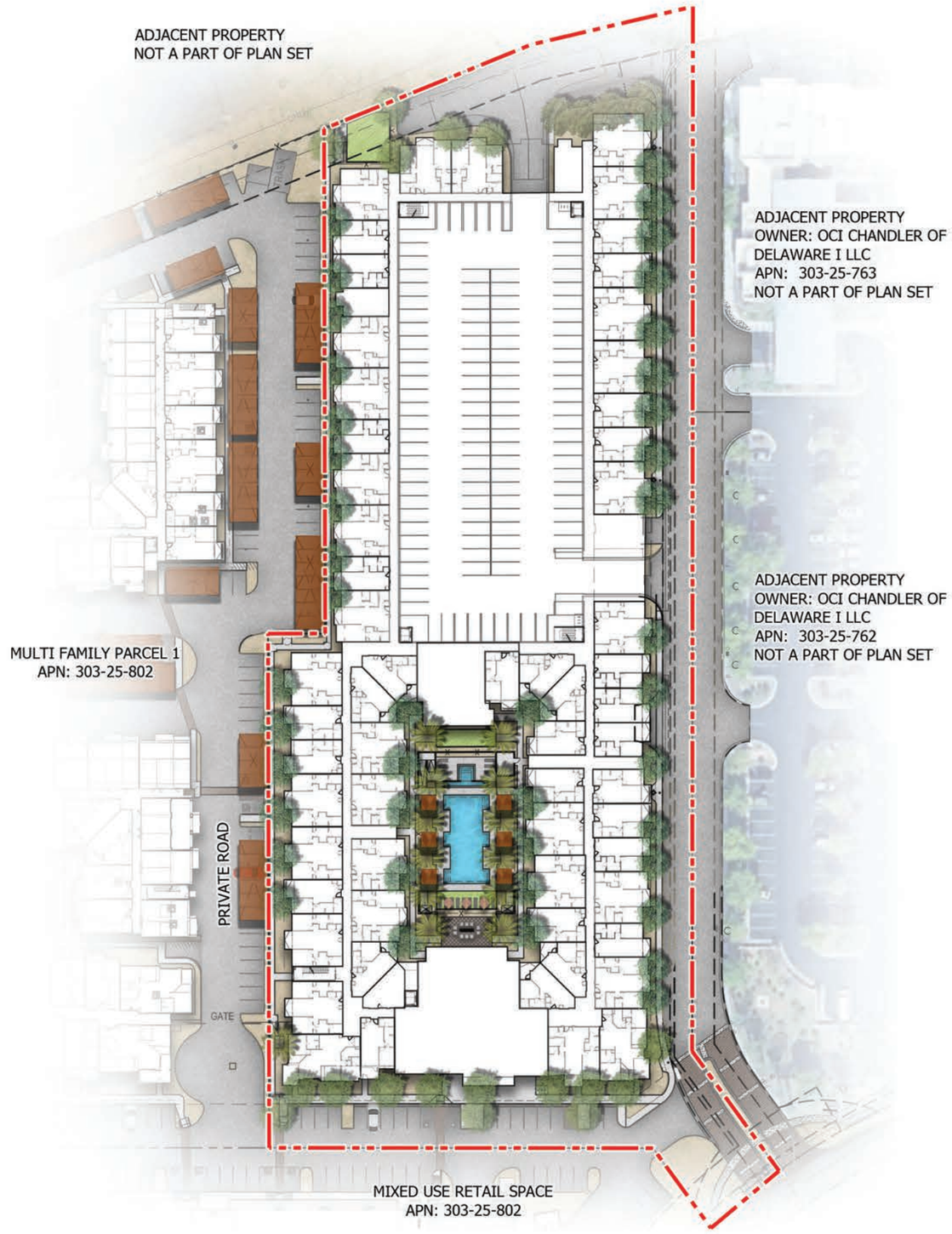
WOOD PARTNERS

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ABLA PROJECT NUMBER: 14-061-25

LA8.2



Plant Materials Legend

		Box (in.)
	Acacia aneura Mulga Acacia	24"
	Ebenopsis ebano Texas Ebony	24"
	Phoenix dactylifera Date Palm	20" Clear Cut
	Prosopis velutina Velvet Mesquite	24"
	Quercus virginiana 'Cathedral' Cathedral Live Oak	24"
	Ulmus parvifolia 'Allee' Allee Elm	24"

Extra Large Shrubs	Size	Qty
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	2
Large Shrubs	**Size**	
Calliandra californica Red Fairy Duster	5 gal.	29
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	71
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	40
Medium Shrubs	**Size**	**Qty**
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	38
Ruellia brittoniana Purple Ruellia	5 gal.	46
Groundcovers	**Size**	**Qty**
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	36
Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	16
Convolvulus mauritanicus Ground Morning Glory	1 gal.	109
Lantana montevidensis 'New Gold' Lantana	1 gal.	154
Lantana montevidensis Purple Trailing Lantana	1 gal.	111
Lantana camara 'Radiation' Lantana	1 gal.	30
Lantana sp. 'New Red' Lantana	1 gal.	67
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	153
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	65
Cacti/ Accents	**Size**	**Qty**
Agave geminiflora Twin Flowered Agave	5 gal.	161
Dasylirion wheeleri Desert Spoon	5 gal.	34
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	125
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	87
Muhlenbergia capillaris 'Regal Mist'	5 gal.	97
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	40

WOOD PARTNERS

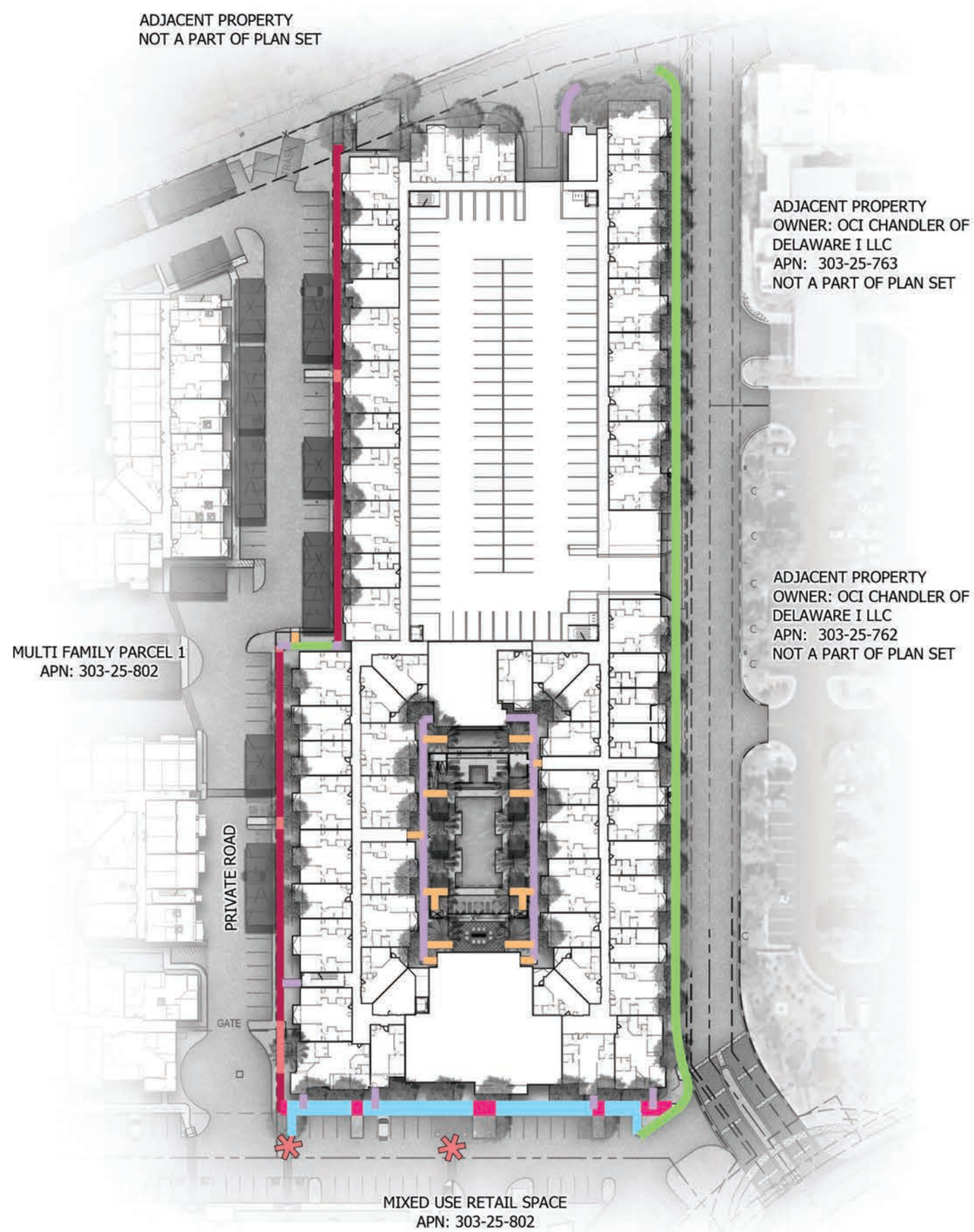
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Site Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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PEDESTRIAN CIRCULATION PLAN LEGEND

SYMBOL	DESCRIPTION
	4' ATTACHED SIDEWALK
	5' ATTACHED SIDEWALK
	6' ATTACHED SIDEWALK
	5' DETACHED SIDEWALK
	4' DETACHED SIDEWALK
	3' DETACHED SIDEWALK
	3' ATTACHED SIDEWALK
	6' DETACHED SIDEWALK
*	STREET CROSSING

WOOD PARTNERS

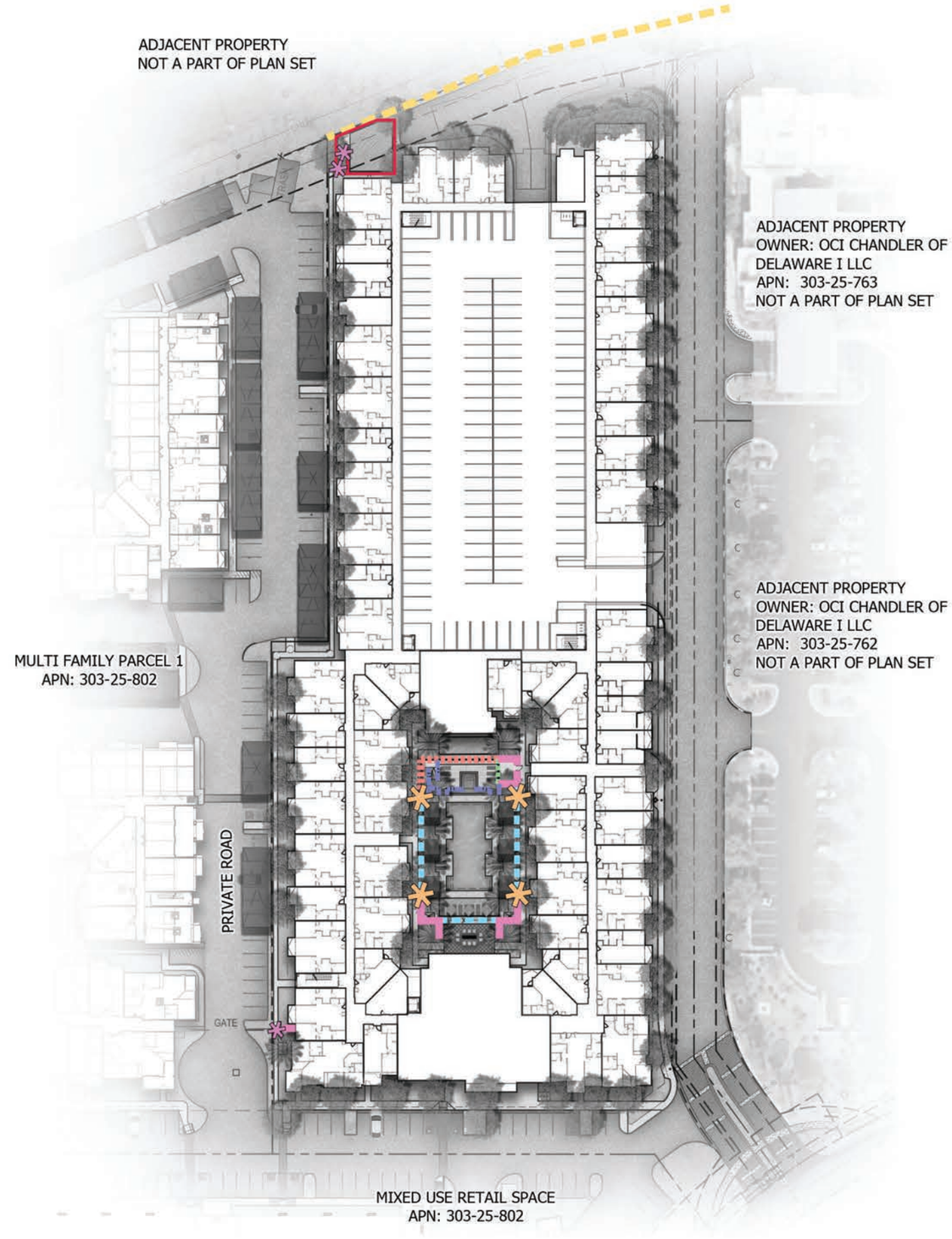
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Circulation Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING FENCE TO REMAIN
	THEME WALL
	THEME WALL ON RETAINING WALL
	LOW RETAINING WALL
	GLASS POOL BARRIER
	GLASS POOL BARRIER ON RETAINING WALL
	FULL VIEW FENCE
	GLASS POOL BARRIER GATE
	PEDESTRIAN GATE

WOOD PARTNERS

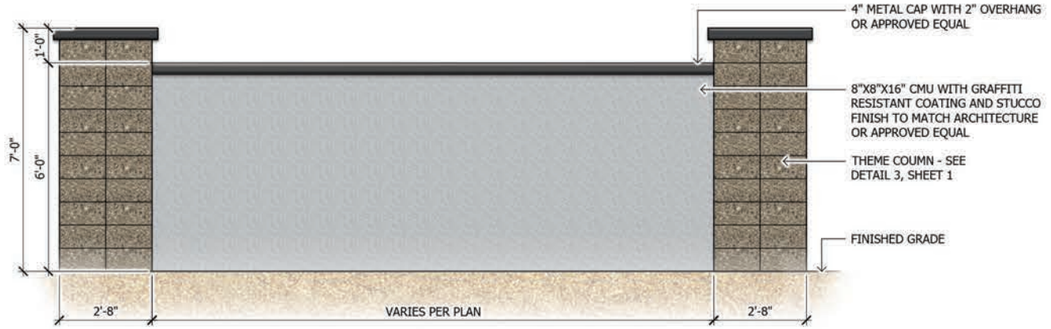
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Wall Plan

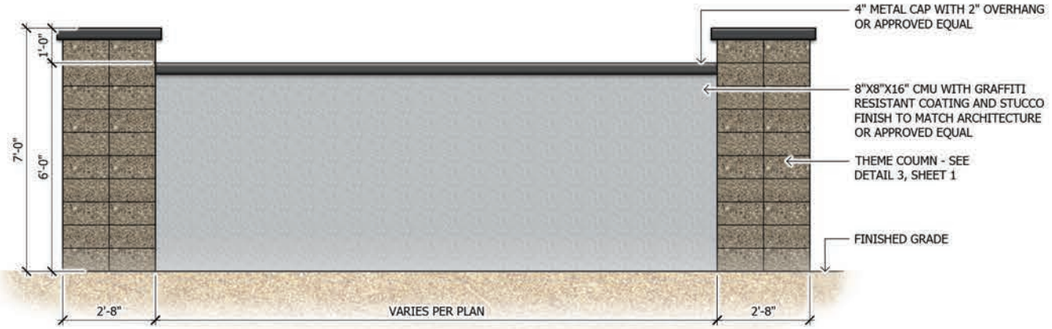
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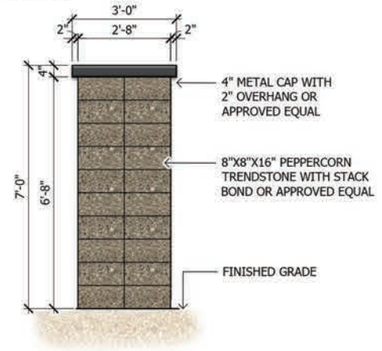
ELEVATION A:

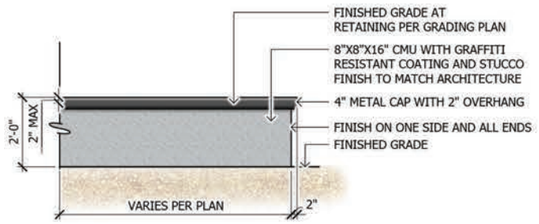


ELEVATION B:

1 Theme Wall

SCALE: 1/2"=1'-0"



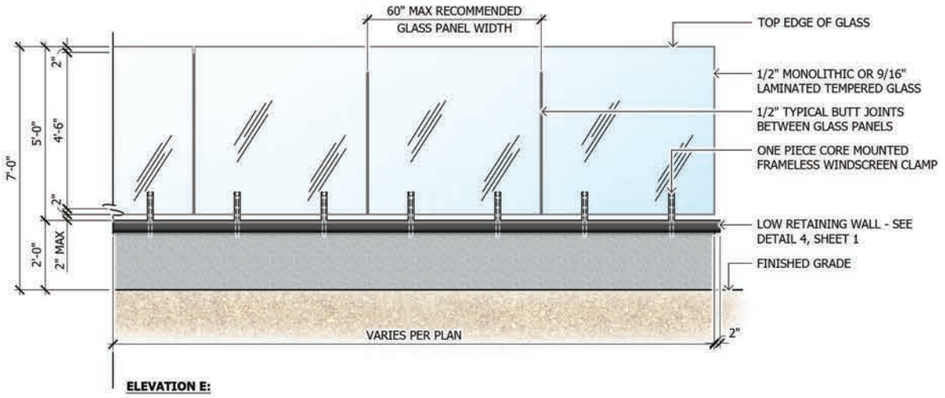


ELEVATION C:

ELEVATION D:

2 Theme Wall on Retaining Wall

SCALE: 1/2"=1'-0"



ELEVATION E:

3 Theme Column

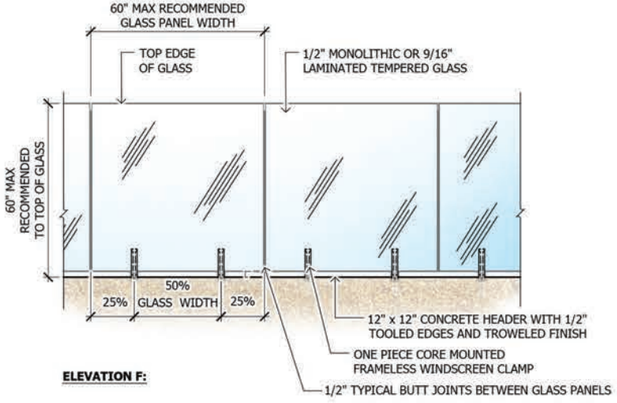
SCALE: 1/2"=1'-0"

4 Low Retaining Wall

SCALE: 1/2"=1'-0"

5 Glass Pool Barrier on Low Retaining Wall

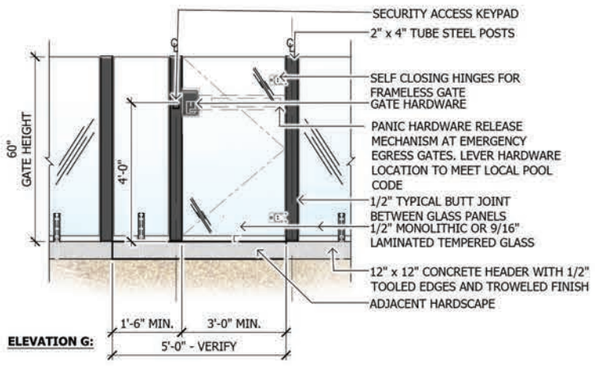
SCALE: 1/2"=1'-0"



ELEVATION F:

6 Glass Pool Barrier

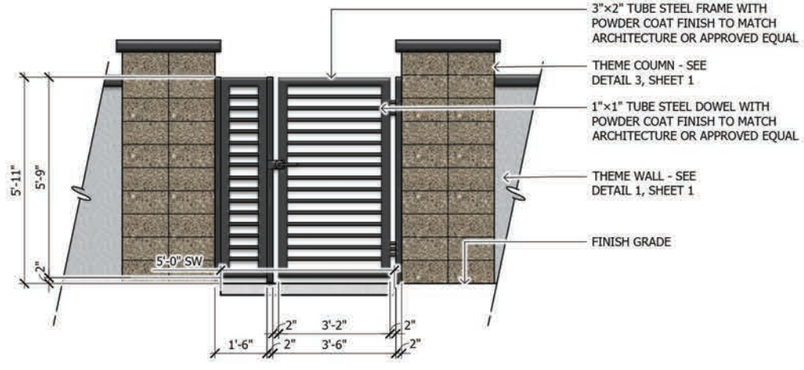
SCALE: 1/2"=1'-0"



ELEVATION G:

7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"



8 Pedestrian Gate

SCALE: 1/2"=1'-0"

WOOD PARTNERS

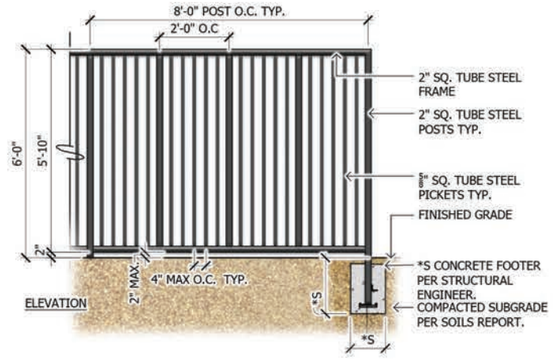
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 1 of 2

Date:07-10-2026

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1 **Full View Fence**

SCALE: 1/2"=1'-0"

WOOD PARTNERS

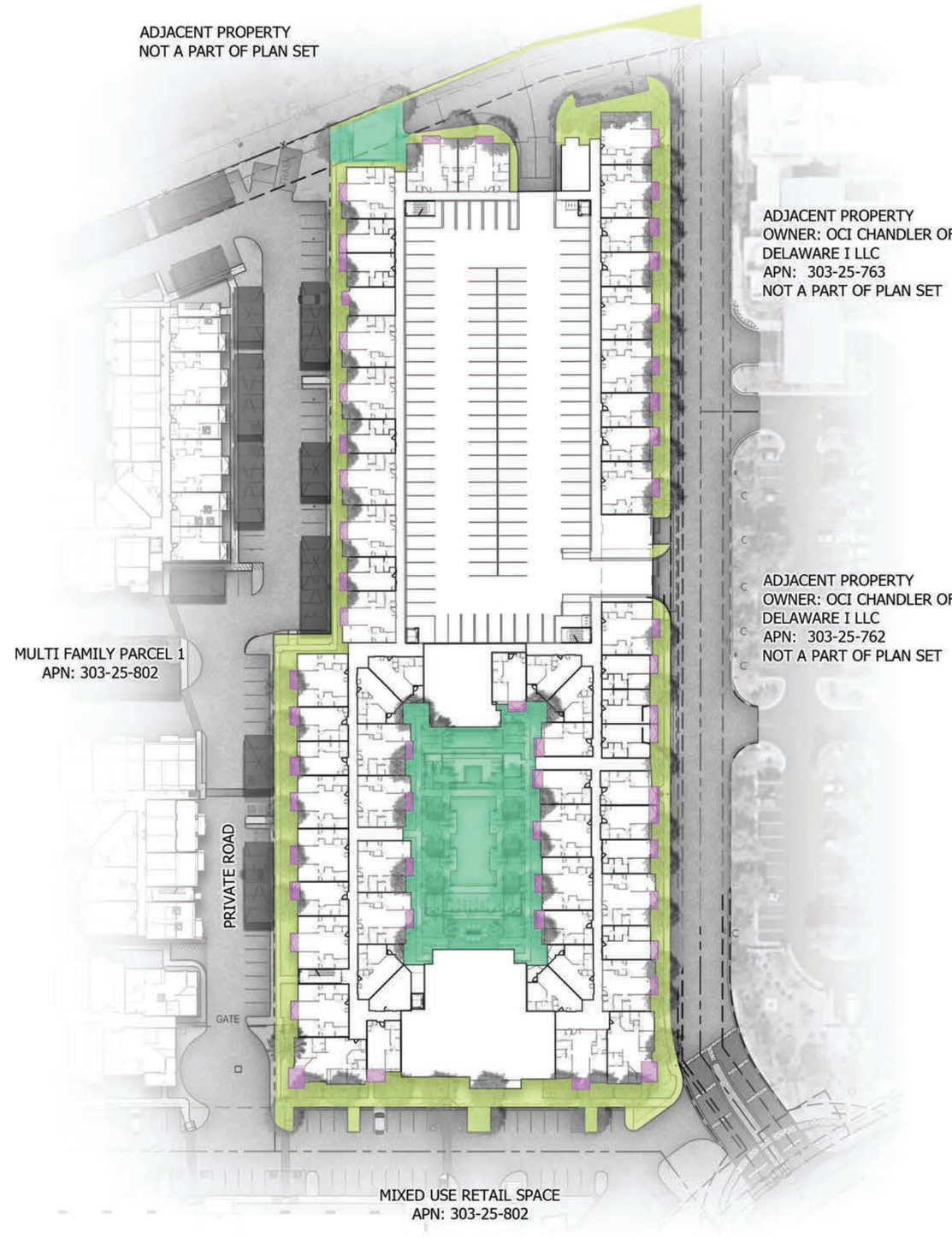
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Wall Elevations - Sheet 2 of 2

Date:07-10-2026

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OPEN SPACE LEGEND

SYMBOL	DESCRIPTION	REQUIRED	PROVIDED
	*USABLE COMMON OPEN SPACE *CITY OF CHANDLER REQUIRES 150 S.F AVERAGE PER BEDROOM TOTAL BEDROOMS: 526	78,900 S.F	15,556 S.F
	*PRIVATE OPEN SPACE *CITY OF CHANDLER REQUIRES 65 S.F AVERAGE PER UNIT. TOTAL UNITS: 357 CURRENT AVG. PROVIDED: 72 S.F.	23,205 S.F	25,704 S.F
	*NON-FUNCTIONAL OPEN SPACE *PER CITY OF CHANDLER, NON-FUNCTIONAL OPEN SPACE HAS BEEN EXCLUDED FROM THE PROVIDED USABLE COMMON OPEN SPACE.		22,072 S.F

WOOD PARTNERS

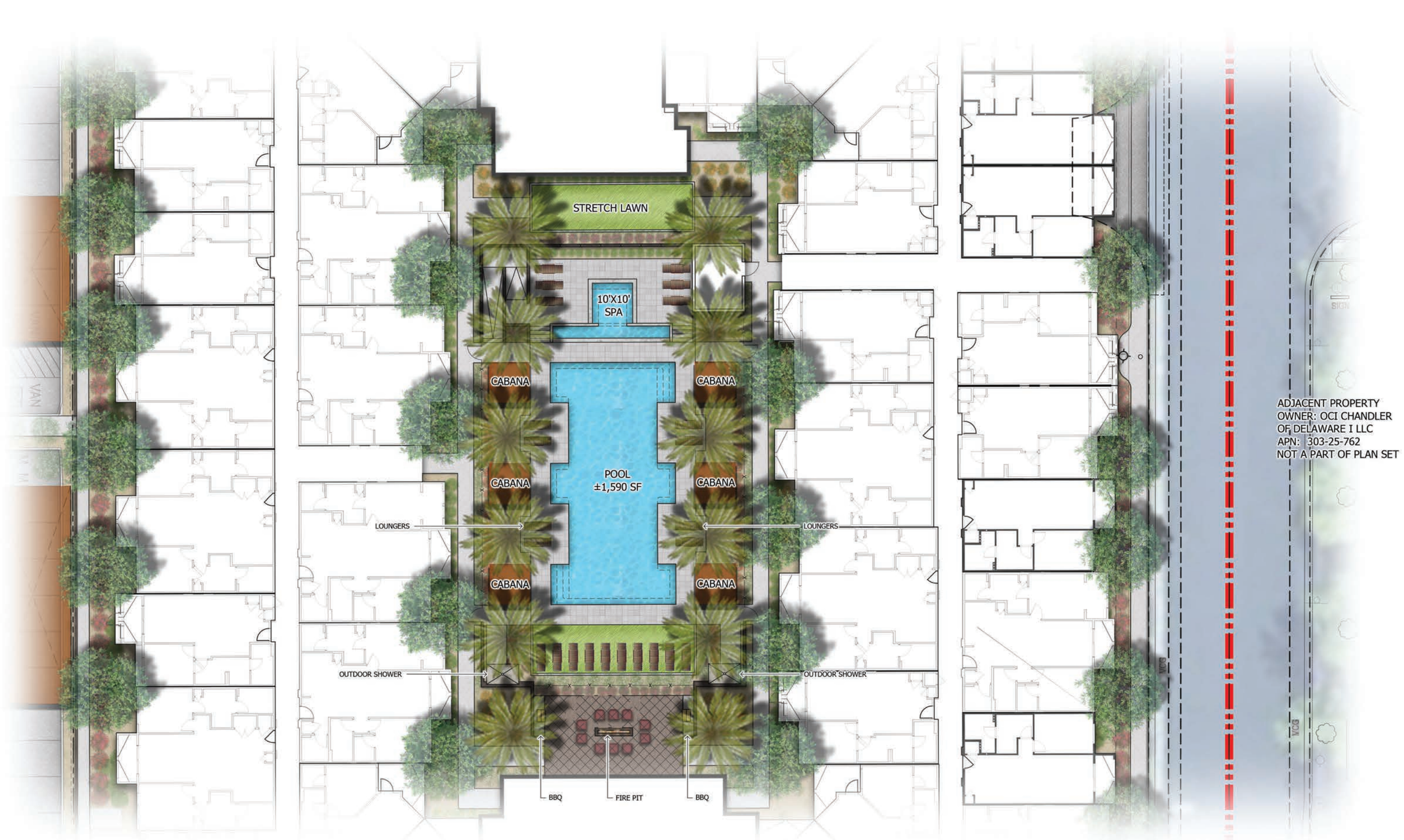
MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Conceptual Open Space Plan

Plan Scale 1:40' 40' 80' 120' Date:07-10-2026

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WOOD PARTNERS

MULTIFAMILY PARCEL 2 - THE STATION AT PARK PLACE

Enlargement Plan 01 - Amenity 1

Plan Scale 1:10' 10' 20' 30' Date:07-10-2026

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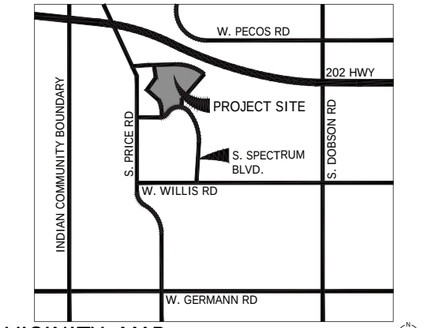
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PRELIMINARY LANDSCAPE PLANS

FOR

THE STATION AT PARK PLACE
MULTI FAMILY PARCEL 2

RESIDENTIAL AND COMMERCIAL MIXED USE PROJECT
CITY OF CHANDLER, AZ



VICINITY MAP — NOT TO SCALE

SHEET INDEX

PG #	SHEET LABEL	DESCRIPTION
1	LA CV	LANDSCAPE COVER
2	LA0.1	GENERAL LANDSCAPE NOTES
3	LA3.0	OVERALL PLANTING PLAN
4-5	LA3.1-LA3.2	PLANTING PLANS
6-7	LA6.1-LA6.2	CONSTRUCTION DETAILS
8-9	LA7.1-LA7.2	PLANTING DETAILS
10-11	LA8.1-LA8.2	PLANTING SPECIFICATIONS

CITY OF CHANDLER GRADING NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL RESIDENCES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) CREATION OF LOW MOUNDS IN THE STREET LANDSCAPE AND COMMUNITY PARK AREAS.
5. IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
   A) TURF, AND ANNUAL AREAS. (6")
   B) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
7. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.

CITY OF CHANDLER IRRIGATION NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF NEW PLANT MATERIAL BY AN UNDERGROUND DRIP SYSTEM. (PROVIDE DESIGN/BUILD SYSTEM)
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM IN ACCORDANCE WITH THE EXISTING SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).

CITY OF CHANDLER PLANTING NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE/SHE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. GROUNDCOVER, DECOMPOSED GRANITE AND/OR GRANITE RIP-RAP SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON PLANS.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1 1/2" BELOW ADJACENT PAVING.
9. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
11. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.
14. PLANT TREES A MINIMUM 10' FROM STREET LIGHT AND FIRE HYDRANTS. TREES SHALL BE PLANTED A MINIMUM 4' FROM WALKS, CURBS AND WALLS. PLANT SHRUBS WITH A 2' MINIMUM FROM CURB AND WALKS.
15. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF DECOMPOSED GRANITE THROUGHOUT (TYPICAL).
16. ALL SPECIMEN TREES AND TURF HEADERS TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 8'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING SIDEWALKS, ASPHALT, CONCRETE / SLABS FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

CLIENT / OWNER DEVELOPER:

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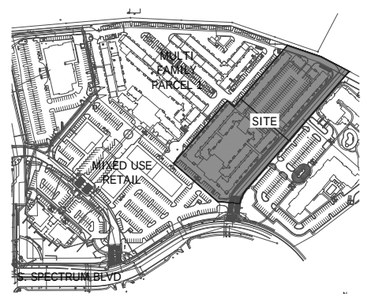
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APPROVAL STAMP



KEY MAP — NOT TO SCALE

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: LANDSCAPE COVER

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
07/10-2026
EXP. 12-31-27

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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA CV

PG: 1 OF 11

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\!Parcels\Parcel 2\Landscape\PSP\00-Cover_APP II_P2.dwg

POOL PROJECT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBMITTALS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL STANDARDS AND CODES.
3. THE CONTRACTOR SHALL IDENTIFY ANY POSSIBLE VARIANCES TO ALL APPLICABLE STANDARDS AND CODES AND SHALL SUBMIT THE NECESSARY APPLICATIONS TO THE APPROPRIATE DEPARTMENTS IN ACCORDANCE WITH THE PROJECT SCHEDULE.
4. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT AND COORDINATE WITH REQUIRED UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW POOL EQUIPMENT LOCATION AND FACILITIES TO ENSURE APPROPRIATE SPACE AND CONDITIONS ARE PROVIDED.
6. THE CONTRACTOR SHALL LOCATE AND PROVIDE SIGNAGE AND SAFETY EQUIPMENT ACCORDING TO APPROPRIATE CODES.
7. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE ALL STRUCTURAL DRAWINGS ACCORDING TO APPROPRIATE CODES AND SOILS REPORTS TO THE PROPERTY OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL ENSURE THROUGH THEIR REVIEW THAT ALL NECESSARY SUPPORTING FACILITIES ARE PROVIDED IN ACCORDANCE TO APPROPRIATE CODES.
10. THE CONTRACTOR SHALL ENSURE PROPER DRAINAGE AWAY FROM THE POOL/WATER FEATURE IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND CODES AND THAT DRAINAGE DOES NOT IMPEDE OR CAUSE HARM TO OTHER BUILT FACILITIES.

GRADING PROJECT NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

INERTS NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. TYPICAL. SIZE OF RIP-RAP SHALL BE 3"-6", SIZED. COLOR OF GRANITE RIP-RAP TO MATCH EXISTING GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND GRANITE RIP-RAP.
2. SURFACE ROCKS LARGER THAN 1" DIA. ARE TO BE REMOVED PRIOR TO SPREADING DECOMPOSED GRANITE. AFTER SPREADING DECOMPOSED GRANITE TO A NEAT, UNIFORM 2" LAYER, REMOVE ALL EXISTING CALICHE ROCKS THAT SHOW THROUGH. SUPPLY ADEQUATE SIZE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING.

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. CONTRACTOR SHALL INSTALL "NDS EP SERIES" (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF XX TO XX PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
13. CONTRACTOR SHALL INSTALL TAN VALVE BOXES IN DECOMPOSED GRANITE FOR POTABLE WATER SYSTEMS. INSTALL AND MARK PURPLE VALVE BOXES FOR RECLAIMED WATER SYSTEMS.
14. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
15. INSTALL ALL MAINLINES WITH A MINIMUM OF 18" OF COVER.
16. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
17. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
18. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
19. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
20. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
21. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
23. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
24. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
25. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
26. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
27. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
28. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
29. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
33. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
34. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
35. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
36. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
37. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
38. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
39. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
40. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

\\FSERVER\ABLA\Projects\Wood Partners\Alta Park Place I I\Parcels\Parcel 2\Landscape\PSP\00-Cover_APP II_P2.dwg

A1 A2 A3 A4 A5 A6

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: GENERAL LANDSCAPE NOTES

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND EMBOSSED SEAL OF CERTIFICATE HOLDER
45140 ANDREW D. BARTON
07-10-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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DATE: 07-10-2026	
ISSUED FOR: PDP	
DRAWN BY: DR, CR, IR, AR	
CHECKED BY: MP, CR	
PERMIT NUMBER:	
ABLA PROJECT NUMBER: 14-061.25	

LA0.1

ADJACENT PROPERTY
NOT A PART OF PLAN SET

OHU

ADJACENT PROPERTY
OWNER: DRURY
PARTNERSHIP 2016 LLLP
APN: 303-25-777
NOT A PART OF PLAN SET

MULTI FAMILY PARCEL 1
APN: 303-25-802

LA3.2

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-763
NOT A PART OF PLAN SET

LA3.1

MIXED USE RETAIL SPACE
APN: 303-25-802

S. PRICE RD.

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

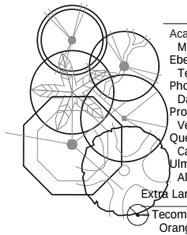
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OWNER: CAZ 2 RETAIL LLC
APN: 303-25-801
NOT A PART OF PLAN SET

S. SPECTRUM BLVD.

ADJACENT PROPERTY
OWNER: CAZ 6 DE LLC
APN: 303-25-824
NOT A PART OF PLAN SET

N
Scale 1:60'
60' 120' 180'

Plant Materials Legend



		Box (in.)	Qty
	Acacia aneura Mulga Acacia	24"	18
	Ebenopsis ebano Texas Ebony	24"	26
	Phoenix dactylifera Date Palm	20" Clear Cut	13
	Prosopis velutina Velvet Mesquite	24"	6
	Quercus virginiana 'Cathedral' Cathedral Live Oak	24"	8
	Ulmus parvifolia 'Allee' Allee Elm	24"	9

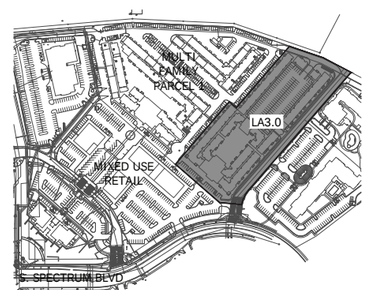
Extra Large Shrubs	Size	Qty
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	2

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	29
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	71
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	40

Medium Shrubs	Size	Qty
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	38
Ruellia brittoniana Purple Ruellia	5 gal.	46

Groundcovers	Size	Qty
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	36
Eremophila prostrata 'Outback Sunrise' Outback Sunrise	1 gal.	16
Convolvulus mauritanicus Ground Morning Glory	1 gal.	109
Lantana montevidensis 'New Gold' Lantana	1 gal.	154
Lantana montevidensis Purple Trailing Lantana	1 gal.	111
Lantana camara 'Radiation' Lantana	1 gal.	30
Lantana sp. 'New Red' Lantana	1 gal.	67
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	153
Zexmenia hispida 'devil's river' Zexmenia	1 gal.	65

Cacti/ Accents	Size	Qty
Agave geminiflora Twin Flowered Agave	5 gal.	161
Dasylirion wheeleri Desert Spoon	5 gal.	34
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	125
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	5 gal.	87
Muhlenbergia capillaris 'Regal Mist'	5 gal.	97
Pennisetum setaceum 'Rubrum' Purple Fountain Grass	5 gal.	40



KEY MAP NOT TO SCALE

Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: OVERALL PLANTING PLAN

WOOD PARTNERS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

45140
ANDREW M.
BARON
07-10-2026
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-27

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ABLA PROJECT NUMBER: 14-061.25

LA3.0

PG: 3 OF 11

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DRAINAGE STRUCTURE PER CIVIL (TYP.)

PEDESTRIAN CROSSING PER CIVIL (TYP.)

MULTI FAMILY PARCEL 1
APN: 303-25-802

BUILDING

RAMP
STAIRS
POOL ACCESS GATE
CONCRETE SIDEWALK
SHADED CARPORT
PHASE BOUNDARY

3'-0" SW

GATE

POOL DECK
POOL COPING
ARTIFICIAL TURF
FURNITURE BY OTHERS
CONCRETE HEADER

PEDESTRIAN GATE

PEDESTRIAN CROSSING PER CIVIL (TYP.)

FIRE PIT
FURNITURE BY OTHERS
2' X 2' SCORED CONCRETE

BUILDING

PEDESTRIAN CROSSING PER CIVIL (TYP.)

5'-0" SW

MIXED USE RETAIL SPACE
APN: 303-25-802

6'-5" SW

MATCHLINE - SEE SHEET LA3.2

ARTIFICIAL TURF
CONCRETE HEADER

BUILDING

POOL EQUIPMENT ROOM
FURNITURE BY OTHERS
SPA
POOL ACCESS GATE
POOL
CABANA

PHASE BOUNDARY
BACK OF CURB
CONCRETE SIDEWALK

POOL FENCE
OUTDOOR SHOWER
CONCRETE SIDEWALK
BBQ GRILL

30'-0" ESMT.
4'-0" SW

ACCESS ROAD

ADJACENT PROPERTY
OWNER: OCI CHANDLER
OF DELAWARE I LLC
APN: 303-25-762
NOT A PART OF PLAN SET

Scale 1:20' (N) 20' 40' 60'

Plant Materials Legend

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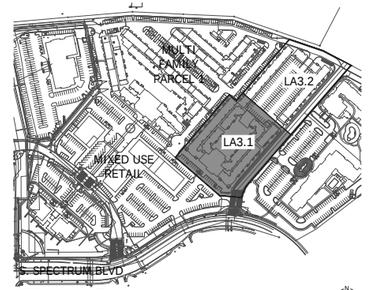
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City of Chandler, AZ

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ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB:ABLASTUDIO.COM

WOOD PARTNERS

NOT FOR CONSTRUCTION
PRELIMINARY
45440
ANDREW D. BARON IV
07-10-2026
EXP. 12-31-27

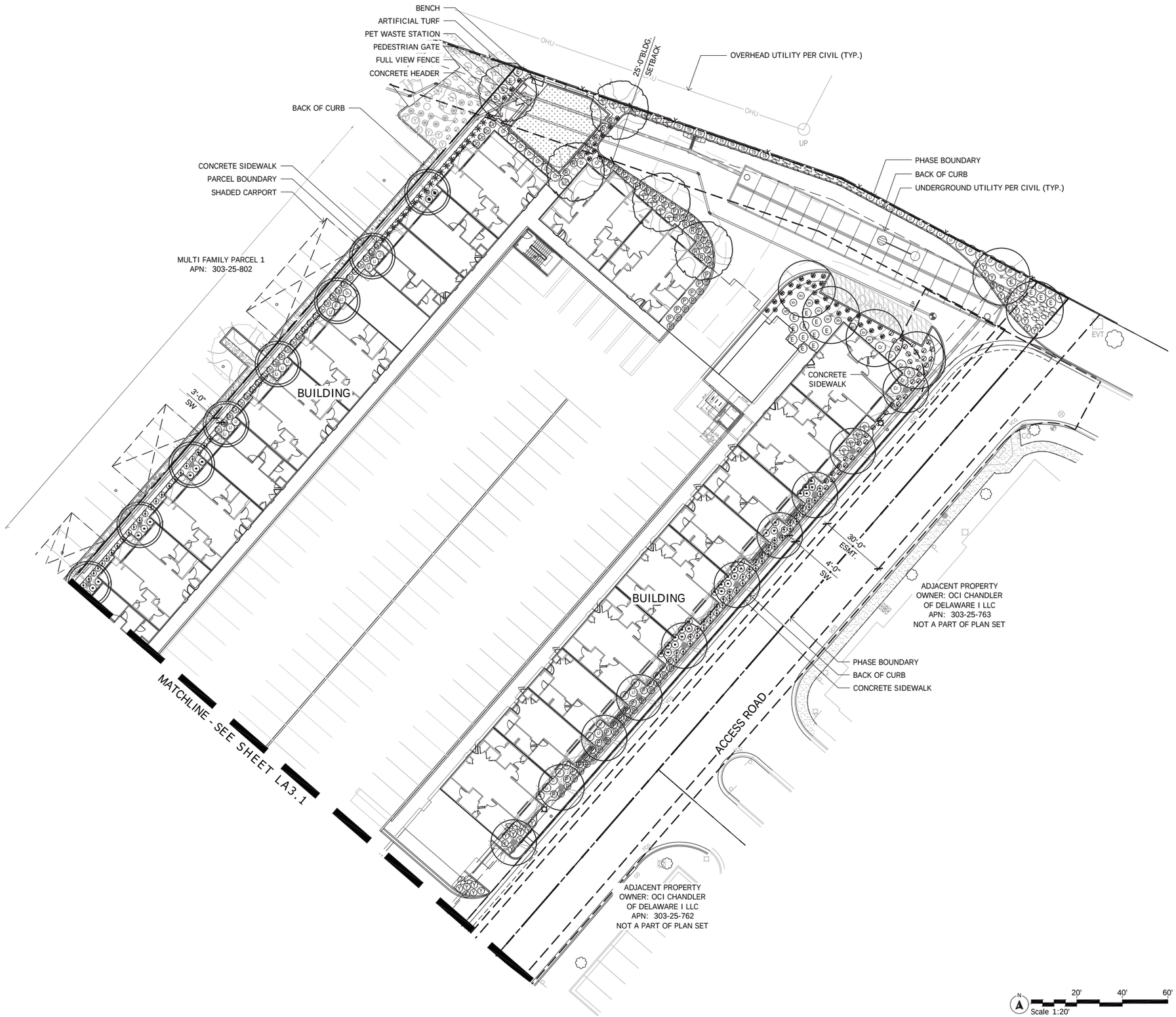
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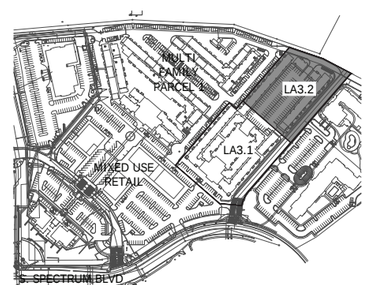
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1 2 3 4 5 6

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REGISTERED LANDSCAPE ARCHITECT 45440 ANDREW D. BARON 07-10-2026 EXP. 12-31-27

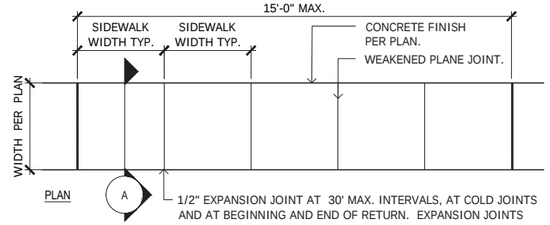
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LA3.2

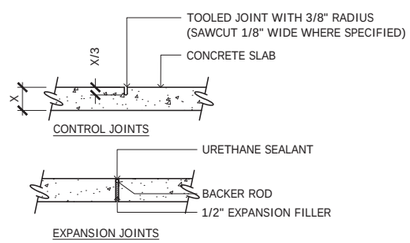
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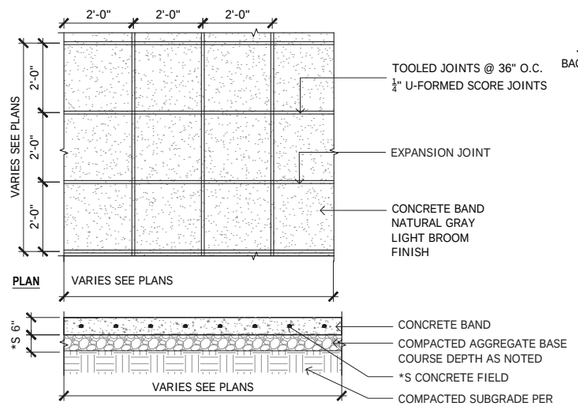
NOTES:
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk
SCALE: 1/2"=1'-0"



NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(4'-0" WIDE WALK - C.J. @ 4'-0"" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0"" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0"" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0"" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

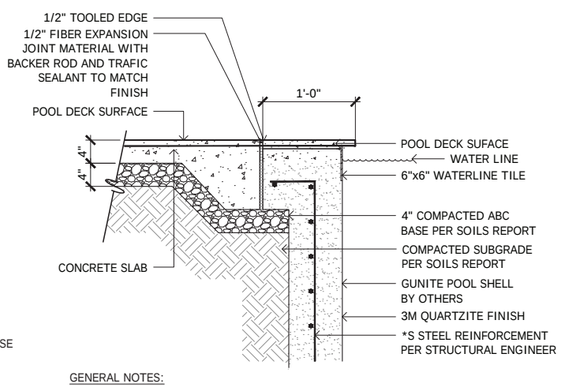
2 Construction Joints
SCALE: 1"=1'-0"



NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

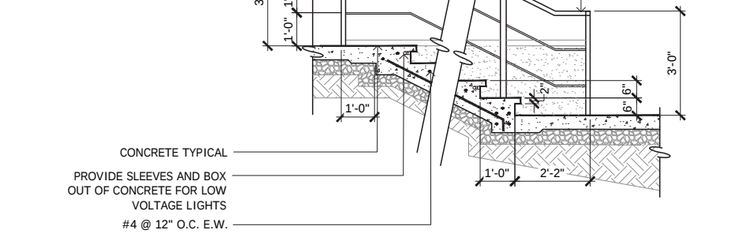
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

3 2'x2' Scored Concrete
SCALE: 1/2"=1'-0"



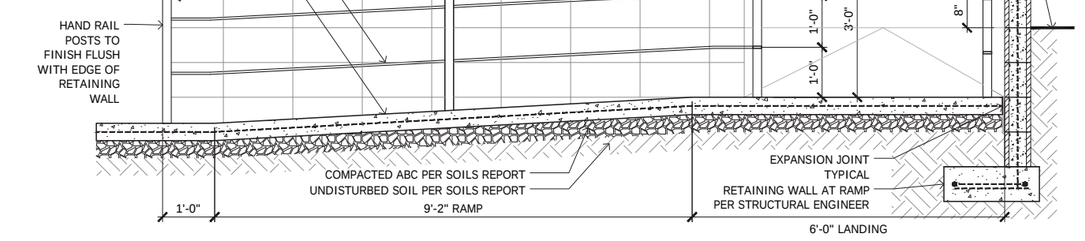
GENERAL NOTES:
- DETAIL PROVIDED FOR DESIGN INTENT ONLY.
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION.

4 Pool Decking and Coping
SCALE: 1"=1'-0"

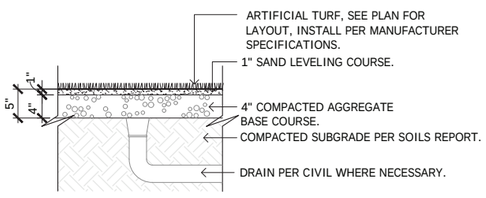


NOTES:
1. HANDRAIL POWDERCOAT COLOR: BLACK.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
3. *S: DIMENSIONS AND NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER

5 Concrete Steps
SCALE: 1/2"=1'-0"

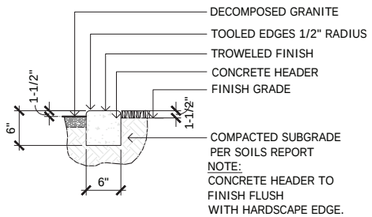


6 Accessible Ramp (Typ.)
SCALE: 3/4"=1'-0"



ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: http://www.synthetic-turf.com
PHONE: 1-800-405-7455
OR APPROVED EQUAL

7 Artifical Turf
SCALE: 1"=1'-0"



8 Concrete Header
SCALE: 1/2"=1'-0"

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: CONSTRUCTION DETAILS

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45140
ANDREW D. BARTON
07-10-2026
EXP. 12-31-27
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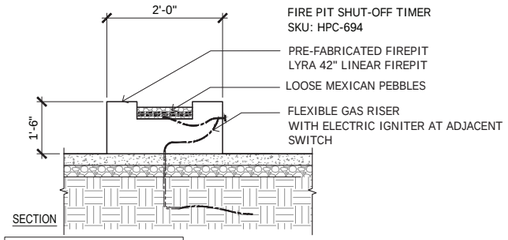
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PG: 6 OF 11



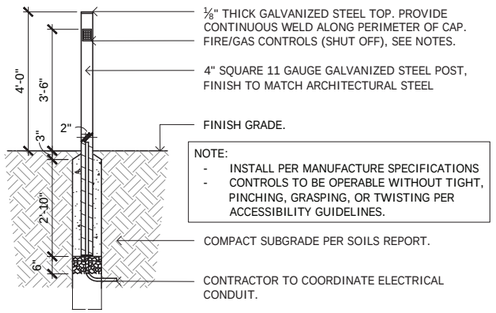
LYRA FIRE BOWL
MATERIALS: BLACK SAND
TRAVERTINE,
BURNER: NATURAL GAS
65,000 BTU/HOUR ETL LISTED,
ELECTRONIC IGNITION AT SWITCH
DIMENSIONS: 42"L X 24"W X 15" H
WWW.ELDORADOSTONE.COM
OR APPROVED EQUAL



NOTE:
INSTALL PER MANUFACTURER
SPECIFICATIONS

1 Fire Pit

SCALE: 1/2"=1'-0"



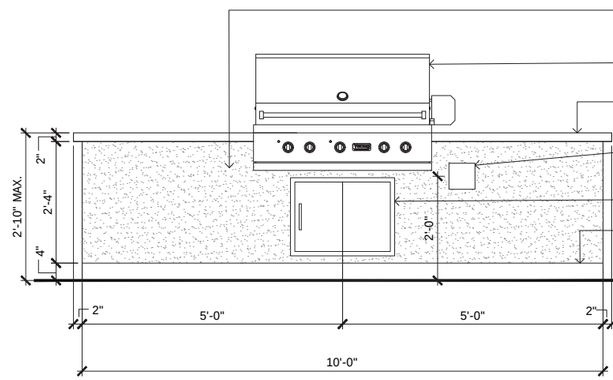
NOTE:
- INSTALL PER MANUFACTURE SPECIFICATIONS
- CONTROLS TO BE OPERABLE WITHOUT TIGHT, PINCHING, GRASPING, OR TWISTING PER ACCESSIBILITY GUIDELINES.

STEEL POST, KEYPAD NOTES:

- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

2 Fire Pit/Spa Controls

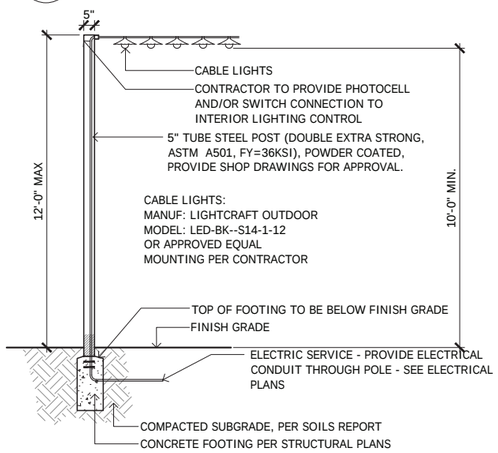
SCALE: 1/2"=1'-0"



ELEVATION A

3 BBQ Bar at Pool Courtyard

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



4 Festoon Lights

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

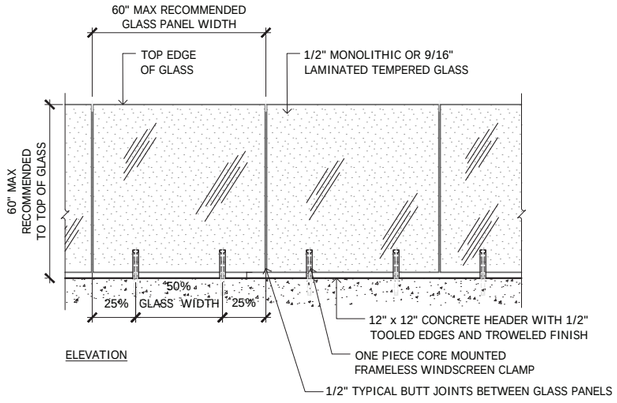


MANUF: TUCCI
WWW.TUCCI.COM
OR APPROVED EQUAL

MODEL: SOLANOX CABANA
COLOR: JAVA PLANTATION
ALUMA-TEAK

5 Cabana

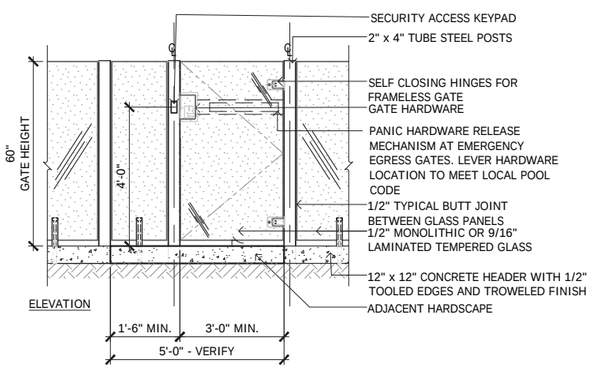
SCALE: 1/2"=1'-0"



ELEVATION

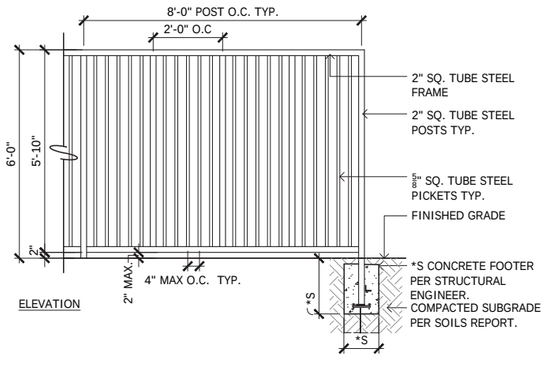
6 Glass Pool Barrier

SCALE: 1/2"=1'-0"



7 Glass Pool Barrier Gate

SCALE: 1/2"=1'-0"



8 Full View Fence

SCALE: 1/2"=1'-0"

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

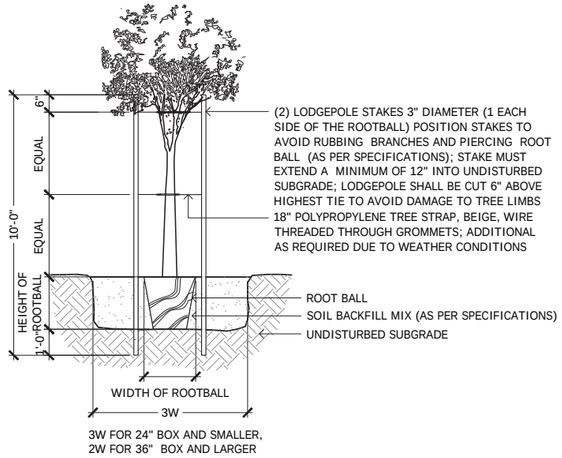
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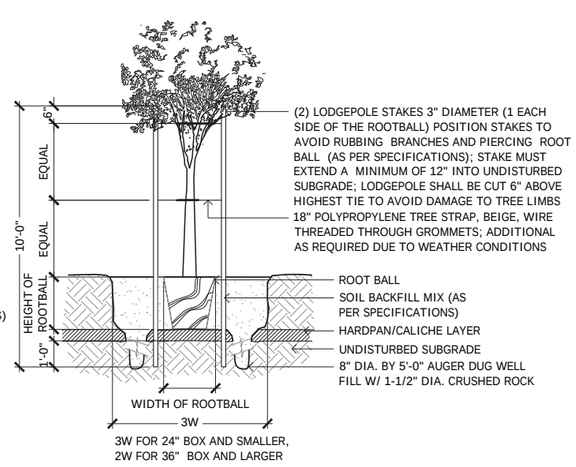
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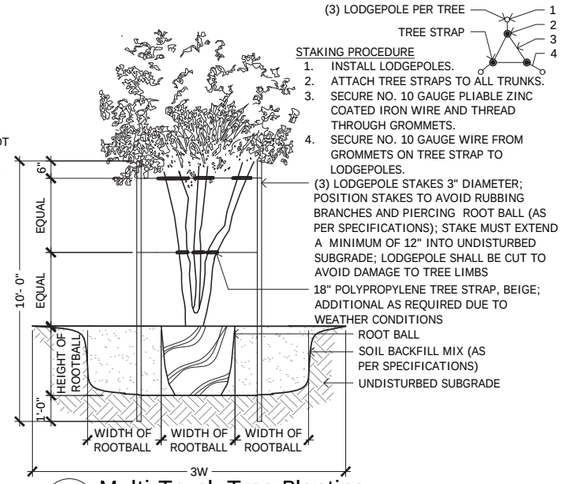
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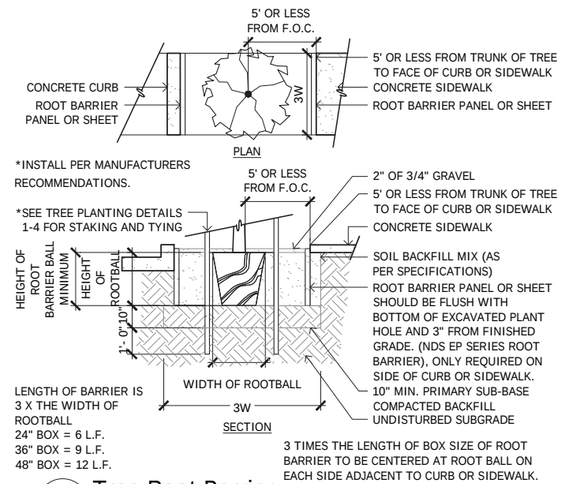
1 Tree Planting
SCALE: NTS



2 HardPan Tree Planting
SCALE: NTS



3 Multi-Trunk Tree Planting
SCALE: NTS

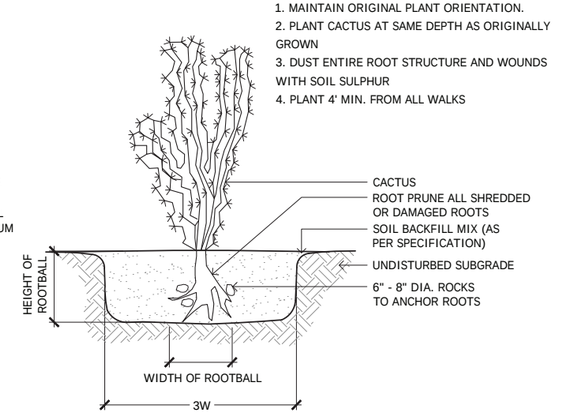


4 Tree Root Barrier
SCALE: NTS

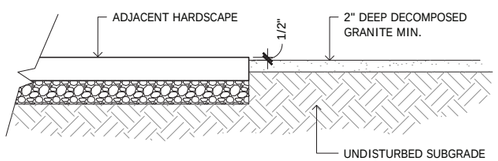
5 Tree Strap
SCALE: NTS

6 Shrub Planting
SCALE: NTS

7 Shrub Spacing
SCALE: NTS



8 Cactus Planting
SCALE: NTS



9 Decomposed Granite
SCALE: NTS

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Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
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City of Chandler, AZ
SHEET TITLE: PLANTING DETAILS

WOOD PARTNERS

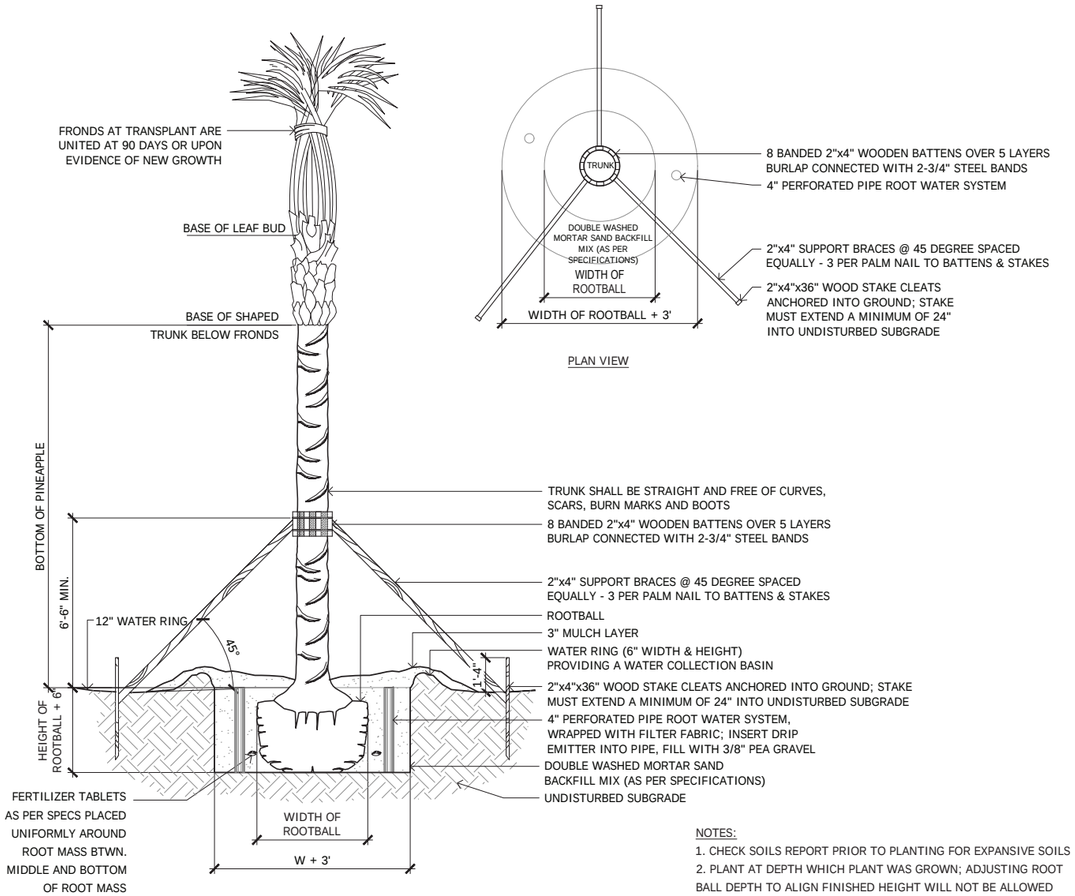
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REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
07/10-2026
EXP. 12-31-27

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NOTES:

1. CHECK SOILS REPORT PRIOR TO PLANTING FOR EXPANSIVE SOILS
2. PLANT AT DEPTH WHICH PLANT WAS GROWN; ADJUSTING ROOT BALL DEPTH TO ALIGN FINISHED HEIGHT WILL NOT BE ALLOWED

1 Palm Tree Planting

SCALE: NTS

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Preliminary Landscape Plan

The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING DETAILS

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LA7.2

SECTION 32 90 00 : PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX;
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUND COVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRO-NUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUND COVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:

A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS

A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL, BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, OR "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOT BOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUND COVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\Parcels\Parcel 2\Landscape\PSP\08a_Planting Specifications_APP II_P2.dwg

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

WOOD PARTNERS

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REGISTERED LANDSCAPE ARCHITECT
45440
ANDREW D. BARON
07-10-2026
EXP. 12-31-27
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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.1

SECTION 32 90 00 : PLANTING

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUND COVERS

APPLY INERT GROUND COVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF RE-VEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUND COVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE RE-VEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK-LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

\\FSERVER\ABLAProjects\Wood Partners\Alta Park Place I\Parcels\Parcel 2\Landscape\PSP\08a_Planting Specifications_APP II_P2.dwg

Preliminary Landscape Plan
The Station at Park Place - Multi Family Parcel 2
Residential and Commercial Mixed Use Project
City of Chandler, AZ

SHEET TITLE: PLANTING SPECIFICATIONS

WOOD PARTNERS

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DATE: 07-10-2026
ISSUED FOR: PDP
DRAWN BY: DR, CR, IR, AR
CHECKED BY: MP, CR
PERMIT NUMBER:
ABLA PROJECT NUMBER: 14-061-25

LA8.2

ORDINANCE NO. 4541

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL, OFFICE, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 85-FEET IN HEIGHT, TO PLANNED AREA DEVELOPMENT (PAD) FOR BUSINESS PARK, HOTEL, CONFERENCE CENTER, AND SERVICE RETAIL USES, INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT (DVR13-0032 ALLRED PARK PLACE) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

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

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel(s) are hereby rezoned from PAD for commercial, office, and business park uses including a Mid-Rise Overlay for buildings up to 85-feet in height, to PAD for business park, hotel, conference center, and service retail uses, including a Mid-Rise Overlay for buildings up to 150-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "ALLRED PARK PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0032, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such future development of individual parcels, will be reviewed and approved administratively.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take

administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

4. 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 or as otherwise approved in a development agreement.

5. Unless otherwise included as part of the City's Capital Improvement Program, the developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

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

7. Approval by the Director of Transportation and Development for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.

8. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

9. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 8th day of May 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 22nd day of May 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4541 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 22nd day of May 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

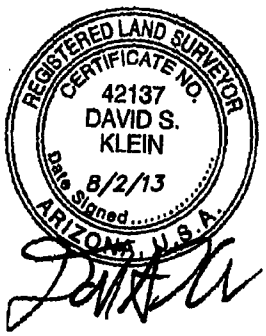
PUBLISHED in the Arizona Republic on May 30 and June 6, 2014.

EXHIBIT

LEGAL DESCRIPTION OF
PROPERTY TO BE RE-ZONED AT
WILLIS ROAD AND PRICE ROAD

That portion of the West half of Section 6, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a Maricopa County brass cap in pothole marking the West quarter corner of said Section 6, from which a City of Chandler brass cap flush marking the Southwest corner of said Section 6 bears South 00 degrees 11 minutes 04 seconds East 2,680.88 feet;
THENCE North 89 degrees 06 minutes 24 seconds East 720.28 feet along the North line of the Southwest quarter of said Section 6 and the centerline of Willis Road to a City of Chandler brass cap in handhole at the intersection of Willis Road and Price Road;
THENCE North 00 degrees 10 minutes 31 seconds West 2,039.38 feet along the centerline of said Price Road to the beginning of a tangent curve to the left having a radius of 884.64 feet;
THENCE continuing along said centerline of Price Road Northerly along the arc of said curve through a central angle of 19 degree 00 minutes 37 seconds an arc length of 293.52 feet;
THENCE North 70 degrees 48 minutes 38 seconds East 60.00 feet;
THENCE North 85 degrees 06 minutes 33 seconds East 554.94 feet;
THENCE South 87 degrees 22 minutes 31 seconds East 424.58 feet;
THENCE South 71 degrees 07 minutes 38 seconds East 400.44 feet;
THENCE South 62 degrees 12 minutes 36 seconds East 112.67 feet;
THENCE South 41 degrees 03 minutes 11 seconds West 706.17 feet;
THENCE South 05 degrees 02 minutes 07 seconds West 130.00 feet to the centerline of Spectrum Boulevard and the beginning of a non-tangent curve to the left having a radius of 400.00 feet, the center of which bears South 05 degrees 02 minutes 05 seconds West;
THENCE Westerly along said centerline of Spectrum Boulevard and the arc of said curve through a central angle of 32 degrees 37 minutes 54 seconds an arc length of 227.81 feet;
THENCE South 27 degrees 35 minutes 49 seconds East 50.00 feet;
THENCE South 00 degrees 10 minutes 45 seconds East 1,430.33 feet to the North line of said Southwest quarter and the said centerline of Willis Road;



EXPIRES 3/31/14

SHEET 1 OF 2

SUPERIOR
SURVEYING SERVICES, INC.

21415 N. 23rd Avenue
Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 8/2/13

JOB NO.: 130762

EXHIBIT

LEGAL DESCRIPTION OF
PROPERTY TO BE RE-ZONED AT
WILLIS ROAD AND PRICE ROAD

(Legal Description continued):

THENCE South 89 degrees 06 minutes 24 seconds West 789.06 feet along said North line and said centerline of Willis Road to a City of Chandler brass cap in handhole at the intersection of Willis Road and Price Road and the beginning of a non-tangent curve to the left having a radius of 926.43 feet, the center of which bears North 89 degrees 49 minutes 31 seconds East;
THENCE Southerly along said centerline of Price Road and the arc of said curve through a central angle of 35 degrees 53 minutes 19 seconds an arc length of 580.29 feet;
THENCE South 36 degrees 03 minutes 48 seconds East 301.73 feet along the centerline of said Price Road to the beginning of a tangent curve to the right having a radius of 1,009.55 feet;
THENCE Southerly along said centerline of Price Road and the arc of said curve through a central angle of 33 degrees 06 minutes 05 second an arc length of 583.25 feet to a City of Chandler Brass Cap in Handhole;
THENCE South 88 degrees 57 minutes 13 seconds West 1,263.35 feet to the West line of said Southwest quarter;
THENCE North 00 degrees 11 minutes 04 seconds West 1,340.44 feet along said West line to the POINT OF BEGINNING.

COMPRISING 81.313 acres or 3,542,006 square feet more or less, subject to all easements of record.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
Date Signed 8/2/13
ARIZONA, U.S.A.

EXPIRES 3/31/14

SHEET 2 OF 2

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DATE: 8/2/13 | JOB NO.: 130762

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-034

Date: 10/21/2026
To: Planning and Zoning Commission
Thru: David De La Torre, Acting Planning Administrator
Lauren Schumann, Acting Planning Manager
From: Alisa Petterson, Senior Planner
Subject: PLH26-0027 / PLH26-0022 Hamstra Crossing
Request: Area Plan Amendment to Chandler Airpark Area Plan, from Innovation District to Commercial Office District

Rezoning from Planned Area Development (PAD) for RV storage, fuel station and retail development, to Planned Area Development (PAD) amended to remove specific architectural design requirements

Preliminary Development Plan (PDP) approval for site layout and building architecture
Location: Northwest corner of McQueen and Germann roads
Applicant: G. Adam Baugh, Withey Morris Baugh PLC

Proposed Motion:

Area Plan
Move Planning and Zoning Commission recommend approval of PLH26-0027 Area Plan Amendment to Chandler Airpark Area Plan from Innovation District to Commercial Office District located at the northwest corner of McQueen and Germann roads, as recommended by Planning staff.

Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0022 Hamstra Crossing, rezoning from PAD for RV storage, fuel station and retail development, to PAD amended to remove specific architectural design requirements located at the northwest corner of McQueen and Germann

roads, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0022 Hamstra Crossing for site layout and building architecture located at the northwest corner of McQueen and Germann roads, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site annexed in 1983 and became part of the Chandler Airpark Area Plan in 1989
- Current zoning approved under DVR08-0005 Executive Toy Storage in 2008
- Current zoning is PAD with PDP approval for a recreational vehicle (RV) storage, fuel station and retail development
- 2008 zoning approval included 22 conditions of approval, many related to design requirements along with other criteria that no longer apply
- Thus, a rezoning is required to remove the irrelevant conditions of approval
- Current request closely aligns with the 2008 approval: the same uses are proposed on a slightly modified site with updated building designs.
- Proposed development is within 3 lots: Lot 1 (SW corner) is a convenience store & fuel station. Lot 2 (west half) is Executive Toy Storage. And Lot 3 (NE corner) is a car wash
- An existing cell tower near the north property line will remain and be accessible from the Executive Toy Storage facility.
- Total proposed development includes 6 buildings, a fuel station canopy, 3 covered car wash pay stations and 28 fabric covered vacuum stations.
- Request includes a Comprehensive Sign Plan (CSP) that proposes both freestanding monument signs and conceptual wall mounted signs
- Six freestanding monument signs are proposed: 2 tenant signs and 2 fuel center signs, one each along Germann and McQueen roads, and 2 development identity signs at the SE and NE corner
- Nine conceptual wall-mounted signs are proposed: 2 at the convenience store, 3 at the fuel station canopy, 1 at Executive Toy Storage, and 2 at the car wash

Surrounding Land Use Data:

North	City of Chandler municipal facility	South	Germann Road, then City of Chandler municipal park
East	McQueen Road, then single family residential	West	Flex industrial building

General Plan and Area Plan Designations

Plan	Existing	Proposed
General Plan	Employment	No Change
Chandler Airpark Area Plan	Innovation District	Commercial Office District

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

Proposed Parcel Size	Convenience Store / Fuel Station: 1.64 acres Car Wash: 2.34 acres Executive Toy Storage: 4.49 acres
Proposed Lot Coverage	Convenience Store / Fuel Station: 35% Car Wash: 38% Executive Toy Storage: 16%
Provided Building Setbacks	Front (McQueen Road): 50 feet Side (North Property Line): 10 feet Side (Germann Road): 50 feet Rear (West Property Line): 10 feet Internal Lot Lines: 0 feet
Proposed Buildings	Convenience Store: 4,972 sq. ft. Fuel Center / Fuel Canopy: 4,880 sq. ft. Car Wash: 5,955 sq. ft. Executive Toy Storage: 91,894 sq. ft. (4 buildings total)
Proposed Building Heights	Convenience Store: 29'-2" Fuel Canopy: 20'-2" (canopy) & 24'-4" (fin accent) Car Wash: 30'-8" Executive Toy Storage: 32'-0"
Site Access	Two new proposed driveways along McQueen Road A new proposed driveway along Germann Road An existing driveway on Germann Road at west property line will be modified to meet code requirements Pedestrian pathways are provided onto and throughout the site
Proposed Building Materials	Stucco, painted with 2 complementary colors Metal “board & batten” siding Stone veneer (wainscoting and columns) Aluminum framed storefront systems with glazing Standing seam metal canopies Standing seam metal roofing

Parking Provided	Convenience Store: 25 required, 25 provided Car Wash: 2 required for employees, 2 (employee) + 28 covered for vacuums provided Executive Toy Storage: 11 required (clubhouse), 13 provided Additional unmarked parking areas are provided at the interior of the Executive Toy Storage
Signage	<u>Freestanding monument signs - 6 proposed as follows:</u> 2 tenant signs: 2 panels, 40 sq ft., 9'-6" high 2 fuel center signs: 3 panels, 36 sq. ft., 5'-3" high 2 development identity signs: halo-illuminated letters, 19 sq. ft., 1'-2" high Designs tie back to building architecture & express aviation themes <u>Conceptual wall-mounted building signs - 9 proposed as follows:</u> 2 at the convenience store 3 at the fuel canopy 1 at the Executive Toy Storage 3 at the car wash Conceptual only and size as allowed per code 2 sq. ft. per each 1 linear foot of business frontage

Review and Recommendation:

In 2008, Chandler approved a rezoning and preliminary development plan (PDP) request under DVR08-0005 Executive Toy Storage for the subject site. That proposed commercial development included a gas station with attached drive-through car wash, an RV storage facility, and retail shops building. Despite receiving zoning approval in 2008, this approximately 8.5 acre site located at the northwest corner of Germann and McQueen roads has remained undeveloped and largely vacant, except for an existing auto repair shop and U-Haul rental facility and an excavation business and outdoor storage yard near the southwest corner of the site, both fronting onto Germann Road.

The current request, PLH26-0027 / PLH26-0022 Hamstra Crossing, proposes a nearly identical development, with a convenience store and fuel center, Executive Toy Storage (RV storage facility), and a stand-alone car wash instead of the retail shops building. While the uses proposed are currently allowed by-right, the original zoning approval imposed a number of conditions of approval that were related to specific design requirements or which are no longer relevant; for example, requiring rose-colored squares and wall-mounted light fixtures to be added to columns. Therefore, a rezoning is required to amend the zoning to remove unecessary zoning stipulations.

The proposed site layout also very closely aligns with the original Preliminary Development Plan (PDP) approval, except for swapping the original stand-alone retail shops building with a car wash. The current proposal includes 6 buildings: a convenience store, four Executive Toy Storage buildings, and a drive-thru tunnel car wash. There is also a open air fuel canopy, 3 covered but open-air car wash pay stations, and 28 fabric covered vacuum stations. Because the current site layout has changed slightly from the original approved site plan, a new PDP approval is required.

In 1998, the subject site became part of the Chandler Airpark Area Plan, which was then updated in October of 2021. The 2021 area plan update designated the site as Innovation District, which does not support the existing and proposed commercial uses that are currently allowed by-right at the subject site. Therefore, an area plan amendment is required to correct this oversight and apply the correct designation of Commercial-Office District to the property.

Included in the current request is a Comprehensive Sign Plan (CSP) that was required by one of the original zoning conditions of approval. The proposed CSP includes 6 freestanding monument signs. Two are development identity signs, with halo-illuminated letters of 1’-2” high and 19 total sq. ft., with 1 located at the southeast corner and the other at the northeast corner of the site. Two tenant freestanding monument signs, with 2 panels, 40 total sq ft. and 9'-6" high signs are proposed, one each along Germann and McQueen roads. And two freestanding monument signs are proposed for the fuel center with 3 panels, 36 total sq. ft. and 5'-3" high signs, one each at Germann and McQueen roads, to display the fuel station company name and fuel pricing. Because the site is located at the corner of two arterials, all six proposed freestanding monument signs are allowed per code. Wall-mounted building signs are also shown as conceptual only, sized as allowed by code: 2 sq. ft. per each 1 linear foot of business frontage. All freestanding monument sign designs tie back to the building architecture and express aviation themes.

The proposed commercial uses will be supportive to the surrounding areas, and provide a transition from the municipal yard facility to the north and Tumbleweed Park at the south. The Executive Toy Storage facility, at the west half of the site, is located away from single-family residential to the east across McQueen Road. All roll-up doors have been internalized to the site and are fully screened by other buildings or six-foot solid masonry screen walls. The use provides a good transition to the existing flex industrial building immediately adjacent to the west.

The Hamstra Crossing development spans across the site into three lots. The

proposed building architecture is consistent across the development with modern and attractive design themes and quality materials and designs that reflect aviation themes through the large angled barrel roof element and angled canopies. The use of consistent and complementary colors and materials present a harmonious development that allows each of the three uses to have their own unique sense of identity. The proposed freestanding signs also use colors and materials that tie back to the building architecture, and feature a 'wing' enhancement to further address the requirement for aviation themes within the Chandler Airpark Area Plan.

Planning staff has reviewed and supports the request for area plan amendment, rezoning and preliminary development for site layout and building architecture. The proposal is consistent with the current zoning at the subject site as well as with the prior PDP approval. Staff recommends Planning and Zoning Commission recommend approval.

Traffic Analysis

A Traffic Impact Study (TIS) was provided by the applicant which includes an analysis of traffic-related impacts of the proposed development to the adjacent roadway network during AM and PM peak hours. The TIS confirmed the proposed site plan, with decal lanes provided at all proposed driveway entrances, is the appropriate design to effectively manage traffic coming and going to the site.

The TIS has been reviewed and accepted by City traffic engineering staff.

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 3, 2026.
- Two members of the public attended, owners representatives for the commercial property at the south-east corner of McQueen and Germann roads.
- Questions and answers were discussed including:
    - Will the car wash be full-service? (no)
    - Will the Executive Toy Storage be similar to other high-end condominimum-style ownership storage concepts? (yes, anticipated to be individually owned with CC&Rs).
    - Will owners be able to customize the interior of their storage units? (yes).
    - Will dedicated right-turn lanes be provided into the site (yes).
- As of the writing of this memo, Planning staff is not aware of any opposition.

Airport Commission Conflict Evaluation
Airport Commission meeting October 14, 2026
Motion to find no conflict with existing or planned airport uses

In Favor: 5 Opposed: 0 Absent: 2

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts 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

Area Plan Amendment
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Area Plan Amendment to the Chandler Airpark Area Plan from Innovation District to Commercial Office District.

Rezoning
Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Planned Area Development (PAD) for RV storage, fuel station and retail development to Planned Area Development (PAD) amended to remove specific architectural design requirements, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hamstra Crossing" and kept on file in the City of Chandler Planning Division, in File No. PLH26-0027 / PLH26-0022, 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 Regional Commercial (C-3) zoning district.

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

4. 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.

5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

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

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

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

1. Development shall be in substantial conformance with the Development Booklet, entitled "Hamstra Crossing" and kept on file in the City of Chandler Planning Division, in File No. PLH26-0027 / PLH26-0022, 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 clear 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. Landscaping shall be maintained at a level consistent with or better than at the time of planting.

5. All raceway signage shall be prohibited within the development.

6. 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.

7. 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.

8. Fuel station venting must be fully screened.

9. Freestanding monument signs shall be prohibited from using any digital reader boards, unless a sign code text amendment is approved at a later date by the City Council.

Attachments

Vicinity Map
Development Booklet
Airport Conflicts Evaluation
Chandler Airpark Area Plan Existing Land Use Map
Chandler Airpark Area Plan AmendedLand Use Map
Ordinance Number 4073



Zoning Case
PLH26-0027/PLH26-0022 Hamstra Crossing

Project Site

N

Request Area Plan Amendment and amended Planned Area Development (PAD) zoning and Preliminary Development Plan (PDP) approval for site layout and building architecture for a gas station/convenience store, car wash and RV storage

CHANDLER arizona

Hamstra Crossing

Planned Area Development, Preliminary Development Plan, Area Plan Amendment, and Preliminary Plat

Case No. PLH26-0022

1st Submittal: May 2026

2nd Submittal: August 2026

3rd Submittal: October 14, 2026

WITHEY
MORRIS
BAUGH

DEVELOPMENT TEAM

Developer:	**Ibnnoor Management, LLC** 11051 E. Meadowhill Dr. Scottsdale, AZ 85255
Applicant / Legal Representative:	**Withey Morris Baugh PLC** Adam Baugh / Stephanie Watney, AICP 2121 East Highland Avenue Phoenix, Arizona 85016
Architect:	**Esencia, llc** Jeff Winter 1743 E. McNair Dr. Suite 200 Tempe, Az 85283
Civil Engineer:	**Clouse Engineering** Tom Weber 5010 E. Shea Blvd, Suite 110 Phoenix, AZ 85028
Landscape Architect:	**T.J. McQueen & Associates, Inc.** Tim McQueen 10446 N 74th St, Suite 150 Scottsdale, AZ 85258

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I. INTRODUCTION

This application is a request to amend the existing and approved Planned Area Development ("PAD") and Preliminary Development Plan ("PDP"), and amend the Airpark Area Plan, for the approximately 8.53-acre property located at the northwest corner of Germann Road and McQueen Road, otherwise commonly known as Maricopa County Assessor's Parcel Numbers 303-28-001S, -001T, and -001U (cumulatively, the "Property"). **See *Tab A*, Aerial Map.** As detailed herein, this application will provide an appropriate framework for commercial development of the Property.

The Property is largely vacant; although, a portion of the Property is improved with an existing service repair garage and U-Haul rental facility. The applicant proposes to develop the Property with a convenience store/gas station, car wash and Executive Toy Storage(the "Project"), consistent with the Property's approved Planned Area Development ("PAD") zoning and Preliminary Development Plan ("PDP"). Development of the Property as envisioned will provide new convenience and commercial service amenities for this infill site, proximate to the Loop 202 and Tumbleweed Park.

A. Prior Approval History

The Property was originally zoned "Planned Area Development" ("PAD") and it is specifically subject to the Executive Toy Storage PAD (Case No. DVR08-0005). The land uses that are permitted under the current PAD include convenience store/gas station, car wash, retail, and RV self-storage uses. The 2008-PDP site plan showed a gas station and car wash land use at the southeast corner of the Property. Specifically, the approved PDP site plan showed a 4,400 square foot "market" with an attached 1,203 sf car wash, as well as a 5,805 square foot gas canopy. At the northeast corner of the Property was shown a 6,000 square foot retail building with a 2,400 square foot office residence and cell towers, and to the west there approved storage buildings and canopies.

2008 Approved Site Plan



While commercial zoning has been permitted on this land for nearly 20 years, it remains undeveloped. Today, the owner proposes a redesign of the prior site plan layout. The majority of the site plan will remain the same as it pertains to the gas station and Executive Toy Storage use. The only minor change is detaching the car wash from the convenience store and locating it as a stand-alone building.

The plan revision requires an amendment to the PAD/PDP in order to update the building design and accompanying stipulations. This amendment makes development possible where the prior plans stalled 20 years ago.

B. Project Overview

The Applicant proposes a development concept that aligns with the underlying approved commercial PAD. As mentioned previously, the existing PDP contemplates a gas station, Executive Toy Storage, and car wash. This proposal offers similar uses, but with the removal of the prior retail building that housed the storage owner's residence.

The proposed Project conforms to the approved 2008 PAD and the approved site plan in nearly every way, except for the car wash detachment. The revised site plan shows (i) a 4,972 square foot convenience store and a 4,880 square foot fuel canopy; (ii) a 5,955 square foot car wash facility, including tunnel, equipment room, office, and vacuum canopies; and, (iii) a future Executive Toy Storage facility that is 4 buildings totaling approximately 91,894 square feet.

The proposed uses are permitted within the existing commercial zoning. The proposal builds on the approved zoning with a focus on enhancing the area's commercial viability. Through this modified plan, this infill site contributes positively to the economic growth and convenience of the surrounding community while adhering to the commercial goals of this site, including maintaining pedestrian connectivity and nodes. This approach ensures the project is a valuable asset to the area and its residents.

C. Relationship to Adjacent Properties

The area surrounding the Property consists of a single-family residential subdivision to the east; Chandler Municipal Facilities to the north; Tumbleweed Park to the south; and industrial warehouse buildings to the west.

D. General Plan and Zoning

The City of Chandler General Plan Land Use Map designates the Property as "Employment" and it is also subject to the Chandler Airpark Area Plan, which designates the Property as "Innovation".

The Property is zoned Executive Toy Storage Planned Area Development ("PAD") (Case No. DVR08-0005). The PAD, along with a Preliminary Development Plan ("PDP"), was approved with conditions by the Chandler City Council on May 8, 2008. The approved Executive Toy Storage PDP includes an approved site plan for a storage use, retail store, and fuel station with market and car wash. The gas station with car wash is shown on the approved site plan to be located at southeast corner of the Property, with a retail building and an office residence located at the northeast corner of the Property.

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E. Area Plan Amendment

The Property is located within the Chandler Airpark Area Plan area, which designates the Property as Innovation District. This district requires high-quality and thoughtful designs that express aviation related building design and signage themes. These design ideas are incorporated into this project. Since this site and uses were approved in 2008 under the prior area plan designation, this application includes a request to amend the area plan to allow Commercial-Office development. This maintains consistency with the original 2008 PAD.

F. Permitted Uses

The permitted uses shall be storage, gas station and car wash uses and other permitted uses in the C-2 zoning district of the Chandler Zoning Code.

II. Preliminary Development Plan

This PDP establishes the site and building standards for the envisioned project.

A. Development Standards

The following development standards are proposed for the development:

Table 1 – Development Standards	
Development Standard	**PAD**
Building Height	45’
Building Setbacks (Min)	
Front (McQueen Road)	50’
Side (North Property Line)	10’
Side (Germann Road)	50’
Rear (West Property Line)	10’
Internal Lot Lines	0’
Perimeter Landscape Setbacks (Min)	
Front (McQueen Road)	20’
Side (North Property Line)	10’
Side (Germann Road)	20’
Rear (West Property Line)	10’
Internal Lot Lines	0’
Landscape Intersection Setback	50’x 220’
Lot Coverage (Max)	55%

Deviation Request & Justifications

Fuel Canopy Height

Hamstra Crossing is requesting a deviation for the fuel canopy clear height to allow for an accent fin to extend below the horizontal edge of the bottom edge of the canopy and prevent the structure from being hit. We are requesting the the bottom of the fin at 15’-6” AFF and the bottom of the canopy fascia to be 16’-2” AFF. This will allow the blue accent fin that is integrated with the other structures within Hamstra Crossing to extend below this

bottom edge. Canopy lighting will be flush with the bottom of the canopy. at approx. 17'-6". The current development standards request a 14'-6" maximum clear height for the bottom edge of the canopy. In our experience, this low of a canopy will be hit by local and regional over-height loads such as vehicles/trailers with construction equipment, backhoes, or miscellaneous materials extending up from flat-bed trailers or other open-air vehicles.

Landscape Intersection Setback

The Chandler Zoning Code requires landscaped intersection setbacks of 50 feet by 250 feet at arterial street intersections. The proposed development fully complies with this standard along Germann Road.

A minor and targeted modification is requested along McQueen Road, reducing the setback length from 250 feet to 220 feet. This adjustment is necessary to accommodate a functional and safe driveway location for site access. The reduction is limited in scope, maintains the intent of the Code to preserve visibility and aesthetic quality, and does not compromise the overall streetscape.

Drive-Thru lane width

The Chandler Zoning Code typically requires 14'-wide drive thru lanes. This application requests a deviation to 12' in order to get vehicles aligned safely for the approach to the car wash. We have parallel queuing lanes and this provides enough room for comfortable maneuvering.

Overhead Canopies

A deviation is requested to omit the required 4' x 4' overhead canopies at the pedestrian doors serving individual storage units within the interior of the Storage Facility. These doors face internal site buildings and are located behind the proposed perimeter wall. They provide individual owners access to their private storage units and do not serve as public entry points to the facility. Given their internal location, limited function, and screening from public view, the proposed deviation is appropriate.

Additionally, A deviation is requested to omit the required overhead canopy at the exit-only door on the east (front) elevation of the Convenience Store, immediately to the right of the main tower element. This door is intended solely for emergency egress and will not be used for routine entry or exit. Because it does not function as a regular customer entrance, the requested deviation is appropriate.

Executive Toy Storage SES Screening

A deviation is requested to eliminate the screening requirement for the four (4) SES cabinets located within the interior of the Executive Toy Storage facility at the north end of the development. The storage facility will have a perimeter screen wall with landscaping to accomplish the code required screening of the cabinets. The cabinets will be ground mounted and painted to match the exterior of the buildings.

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B. Site Layout and Design

The proposed site plan (**Tab B**) is nearly identical to the current approved plan, with the exception of the car wash re-location.

- The convenience store, which is located at the immediate intersection corner, features a quick service restaurant and a gas canopy area facing McQueen Road. This is consistent with the approved PDP site plan. The fuel canopy is centrally positioned to allow efficient queuing and circulation.
- At the northeast end of the Property, a car wash facility is proposed as a standalone use. The car wash building is oriented toward McQueen Road, with car wash facilities, including vacuum facilities, positioned internal to the site to reduce visual and operational impacts to nearby uses. The circulation pattern is designed to separate stacking, pay station access, and exit movements.
- The Executive Toy Storage facility is located on the Property's east side, in the same location and configuration as originally approved.

Ultimately, the site plan has been designed to screen operational elements (car wash equipment, vacuum areas), while maintaining appropriate setbacks and transitions. The buildings will be designed to provide high-quality materials consistent with Chandler's objective design standards. The development supports the City's vision for orderly commercial growth along major arterial intersections.

C. Access

Access to/from the Property will be provided via four (4) proposed access drives; two (2) on each street frontage. Along McQueen Road, a full-movement driveway is planned at the most northern driveway, which is critical for the Project's success, while the south driveway will be limited. Along Germann Road, a full shared access driveway is contemplated along the west property boundary, while a limited driveway is planned further east along Germann Road. Driveways will feature looped access around project buildings. The site plan has also been designed to activate the intersection corner with a pedestrian amenity and will feature pedestrian connections.

D. Parking

Parking calculations per use associated with this project as follows:

Executive Toy Storage	1 space per 200 square feet (Clubhouse) 1 space per 50 units (Storage)
Gas Station	1 space per 250 square feet (Convenience Store) 1 space per 50 square feet (Restaurant) 1 space per 200 square feet (Preparation Area)
Car Wash	2 spaces (minimum)

Parking calculations are shown on the proposed Overall Site Plan. The total required parking for the project is 27 spaces. Proposed parking is 67 spaces including 5 ADA spaces, exceeding the minimum requirements.

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E. Architectural Design and Theme

The Hamstra Crossing development incorporates a contemporary architectural theme that distinguishes it from nearby retail centers. This approach establishes a refined and upscale identity intended to have a comprehensive look and feel throughout the Property. The retail and service based commercial uses will serve the surrounding community and convey a clean image and anchor the commercial corner.

The massing of the buildings provide an asymmetrical look with multitude of materials and textures that are shared across the corner development. With dynamic roofs that convey movement to tower elements and stepped facades that create shade and shadows on every elevation, each building has its own character while maintaining an overall cohesive design. The carwash building features a slanted roofline that pays homage to the Airpark Area Plan. Horizontal shade canopies provide pedestrian shade and cast a shadow that steps with the building elevation shifts. A horizontal stone base anchors each structure while vertical batt-n-board metal finish, glass and stucco exterior create a contemporary look and feel. Blue accents will be used across the center via exposed metal canopies, custom accent lighting features and metal ascending accent fins that extend vertical to break up the horizontal parapets. The overall color palette is composed of lighter base earth tones that complement the stone veneer pallet. A soft white color is introduced along with a controlled shot of deep blue as a contrasting color. These materials and colors are applied consistently across all buildings to establish a cohesive and unified architectural feel throughout the site. Convenience store steel trellises have been designed to incorporate the aviation theme that ties in with the dynamic roof line of the carwash.

With the regional park to the south of this Property, an enhanced pedestrian entry experience has been provided to this site. A pedestrian node for sitting and relaxation has been created near the Germann Road bus stop. Circular walls of different colors, heights and textures create a space that will provide shade as well as enhance the pedestrian arrival to this site. Although the proposed uses are vehicle orientated, tree shaded internal walkways will lead from this seating area to the convenience store and continues across the properties.
Asymmetrical building massing were used to suggest movement while the materials, composition and vertical elements break up the simple structures. Architectural detailing is scaled to the pedestrian level and create a human-scaled environment that is compatible with adjacent corners and supporting neighborhoods while maintaining a contemporary aesthetic. **See Tab C, Perspective Renderings and *Tab E,* Elevations.**

F. Landscaping

The landscape design is intended to create a cohesive and well-structured streetscape along McQueen Road and Germann, with a strong emphasis at the corner identity and visual continuity. The frontage is organized with accent shrubs and canopy trees, such as Chiltalpa and Red Push Pistache to provide shade and establish a consistent rhythm along street edges, at key intersections and entry points.

Landscaping has been extended along the entire frontage of Germann Road extending in front of the future storage facility. Layered plantings of shrubs and groundcovers are used to create depth, texture, and seasonal color variation. The plant palette includes species such as Orange Jubilee, Bird of Paradise, Green Cloud, Red Yucca and Desert Spoons selected for their adaptability and visual interest in the desert environment. The composition emphasizes both aesthetic quality and long-term sustainability.

The streetscape exceeds minimum tree requirements and is designed with a formal and repetitive pattern to reinforce project identity. Parking lot landscaping includes regularly spaced islands and queuing lanes are lined

with trees such as Desert Museum Palo Verdes and Pistacia X Red-Push to provide canopy coverage, reduce heat gain, and soften the appearance of paved areas. The existing Germann Road and McQueen Road medians will also be landscaped, where feasible, to match the existing vegetation and median density already established along these arterials. ***Refer to Tab D (Landscape Plan) and Tab G (Site Details).***

G. Screen Walls

Screen walls are designed to complement the primary building architecture while providing visual compatibility with adjacent residential development. Wall materials consist of concrete masonry units (CMU), accented with painted synthetic stucco caps and cast-in-place concrete details.

The material palette and detailing are selected to reflect the contemporary design theme of the project while maintaining harmony with existing masonry walls to the west. This approach ensures a cohesive transition between the proposed development and surrounding residential uses.

H. Lighting

Site lighting for this project will be designed in accordance with City of Chandler lighting requirements, including providing for zero (0) foot candles at the property line. The photometric plan will include a property line spill calculation to show conformance to the code.

I. Signage

Signage for the Project shall conform to the Comprehensive Sign Plan at ***Tab G***. Where the Comprehensive Sign Plan is silent, the Chandler Zoning Code shall govern signage. Signage amendments may be reviewed administratively via the Administrative Design Review process.

III. Engineering

A. Grading and Drainage

The grading and drainage design will incorporate onsite surface retention basins and underground retention systems. The requirement for this site is to capture the 100-year 2-hour storm event. Surface basins will utilize a combination of surface percolation and drywells to drain the retention basins within 36-hours. The underground storage system proposed is a StormTech type system with underdrain system and drywells to drain the retention volume within the obligated 36 hours, or less. The extreme storm outfall for the site is located at the northwest corner at N. McQueen Road

McQueen Road has an existing scupper at the north end of the property frontage designed to retain the adjacent half street. The Project will maintain the existing drainage for McQueen Road as well as provide retention for the adjacent ½ street runoff from Germann Road. The Consolidated Channel east of the Project site is a high-spot in Germann Road limiting runoff that could come to the Project frontage from the east and south. **See *Tab H,* Preliminary Grading and Drainage Plan.**

[Left intentionally blank]

B. Water and Sewer

This property is bound on the east and south by public right-of-way with existing public water and sewer infrastructure located within both rights of way. McQueen Road has a 24" water transmission main, a 16" water distribution main, and a 25" sewer trunk line located within it. Further, an existing 8" public water and sewer main are located in the access drive due north of the site. Germann Road has a 16" water distribution line and a 8" sewer main within its right of way. An existing 6" sewer stub is provided to the site via the sewer main in Germann Road.

Sanitary sewer for the site is proposed to be provided via the existing 6" sewer service from Germann Road for the storage center and convenience store and a new 6" sewer stub is proposed to be provided from the existing 8" sewer main north of the site within the access drive. Please refer to the Preliminary Plat depicting the connections for the site.

The storage facility and convenience store site will both stub domestic and landscape services from existing water mains in Germann Road and McQueen Road, respectively. The car wash site will connect to the existing public line water line to the north of the site.

A private onsite 8" fire system water loop is planned and will provide multiple private onsite fire hydrants as well as the fire service stubs for each of the buildings. The fire system loop will contain backflows and check valves to meet City of Chandler requirements. Onsite fire hydrant coverage will be provided to meet City of Chandler Fire Department requirements.

IV. Summary

The Project will provide new commercial amenities to an infill parcel that has struggled to get off the ground. The developer has worked diligently to create an updated commercial plan that can serve the existing residents with uses that were always approved for this Property and allowed under the current PAD zoning.

The proposed Project will activate the vacant Property with commercial land uses that local residents need. The Project has been designed to ensure compatibility with the surrounding area and will be a complementary land use for the area.

The Project will further the intent of the approved PAD and PDP site plan while minimizing impacts of new development through site design and internalization of more intensive elements of the Project. The Project will activate an underutilized property and contribute neighborhood-serving retail amenities to the area.

TAB A



WITHEY MORRIS BAUGH

Site Aerial Map

https://www.wmbattorneys.com/

N

TAB B

HAMSTRA CROSSING

N.W.C. McQUEEN RD. & GERMANN RD.
CHANDLER, AZ 85286

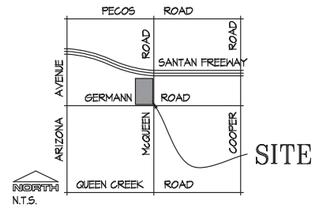
LEGAL DESCRIPTION

303-28-001T:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MAIRICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 WHICH BEARS SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 2648.87 FEET FROM A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNEER OF SAID SECTION 3;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 243.41 FEET;
THENCE SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 15.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 275.47 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 11.99 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF275.45 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3;
TEHNCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 7.05 FEET T OTHE POINT OF BEGINNING.

303-28-001S:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MAIRICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 WHICH BEARS SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 2648.87 FEET FROM A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNEER OF SAID SECTION 3;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 243.41 FEET;
THENCE SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 15.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING;
THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 244.07 FEET;
THENCE SOUTH 45 DEGREES 28 MINUTES 39 SECONDS WEST A DISTANCE OF 23.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 33.00 FEET OF SAID SOUTEAST QUARTER OF SECTION 3;
THENCE ALON SAID NORTH LINE, SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 258.47 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST A DISTANCE OF 260.41 FEET;
THENCE NORTH 88 DEGREES 58 MINUTES 21 SECONDS EAST A DISTANCE OF 275.47 FEET TO THE POINT OF BEGINNING.

303-28-001U:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MAIRICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 WHICH BEARS SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 2648.87 FEET FROM A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNEER OF SAID SECTION 3;
THENCE NORTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 15.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3 AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST A DISTANCE OF 275.47 FEET;
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THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 275.45 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 3;
THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 7.05 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



PROJECT SCOPE

SITE PLAN DEVELOPMENT

DEVELOPMENT OF NEW RETAIL FUEL STATION, CONVENIENCE STORE, CARWASH, AND TOY STORAGE FACILITY WITH ON SITE IMPROVEMENTS, ENTRY DRIVES, OFF-SITE CURB AND GUTTERS, PROPERTY LANDSCAPING, SITE LIGHTING AND GENERAL UTILITY CONNECTIONS.

DRAWING INDEX:

NO:	DESCRIPTION	REV. DATE
A-01	COVER SHEET	
La.01	LANDSCAPE PLAN - CARWASH	
La.01	LANDSCAPE PLAN - CONVENIENCE STORE	
GD1	PRELIMINARY GRADING & DRAINAGE PLAN	
GD2	PRELIMINARY GRADING & DRAINAGE PLAN	
A-10	OVERALL SITE PLAN	
A-10.1	SITE PLAN CONTINUED	
A-10.2	OVERALL SAFETY SITE PLAN	
A-11	ENLARGED SITE PLAN - CONVENIENCE STORE	
A-11.1	ENLARGED SITE PLAN - CARWASH	
A-11.2	PAY STATION PLAN - CARWASH	
A-11.3	ENLARGED SITE PLAN - TOY STORAGE - SOUTH	
A-11.4	ENLARGED SITE PLAN - TOY STORAGE - NORTH	
A-12	HARDSCAPE PLAN - CONVENIENCE STORE	
A-12.1	HARDSCAPE PLAN - CARWASH	
A-13	SITE DETAILS	
A-14	SITE WALL PLAN	
A-14.1	SITE WALL DETAILS	
A-14.2	SITE WALL DETAILS	
A-14.3	SITE WALL DETAILS	
A-15	SITE DETAILS	
A-21	CONCEPTUAL FLOOR PLAN - CONVENIENCE STORE	
A-21.1	CONCEPTUAL FLOOR PLAN - CARWASH	
A-21.2	CONCEPTUAL FLOOR PLAN - TOY STORAGE - BLDG. A&B	
A-21.3	CONCEPTUAL FLOOR PLAN - TOY STORAGE - BLDG. C&D	
A-24	CONCEPTUAL ROOF PLAN - CONVENIENCE STORE	
A-24.1	CONCEPTUAL ROOF PLAN - CARWASH	
A-24.2	CONCEPTUAL ROOF PLAN - TOY STORAGE - BLDG. A&B	
A-24.3	CONCEPTUAL ROOF PLAN - TOY STORAGE - BLDG. C&D	
A-25	FUEL CANOPY PLAN & RCP	
A-26	TRELLIS PLAN & DETAILS	
A-30	EXTERIOR ELEVATIONS - CONVENIENCE STORE	
A-30.1	EXTERIOR ELEVATIONS - CARWASH	
A-30.2	EXTERIOR ELEVATIONS - TOY STORAGE - BLDG A	
A-30.3	EXTERIOR ELEVATIONS - TOY STORAGE - BLDG B	
A-30.4	EXTERIOR ELEVATIONS - TOY STORAGE - BLDG C	
A-30.5	EXTERIOR ELEVATIONS - TOY STORAGE - BLDG D	
A-31	FUEL CANOPY ELEVATIONS	
A-32	FUEL CANOPY DETAILS	
A-72	EXTERIOR DETAILS	
A-81	LIGHTING CUTSHEETS	

PROJECT TEAM

OWNER:
CONVENIENCE STORE
TEE JAY I, L.L.C.
7000 W. Chandler Boulevard
CHANDLER, ARIZONA 85226
PHONE: (480) 814-1080

CARWASH
IBNOOR MANAGEMENT, LLC
11051 E. MEADOWHILL DRIVE
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 3226-1404

ARCHITECT:
ESENCIA , L.L.C.
JEFFREY WINTER, R.A. , A.I.A.
1743 E. McNAIR DRIVE, 200
TEMPE, ARIZONA 85283
PHONE: (480) 755-0454
FAX: (480) 755-0456

MUNICIPALITY:
PLANNING DEPARTMENT
CITY OF CHANDLER
215 E. BUFFALO STREET
CHANDLER, AZ 85225
PHONE: (480) 782-3100

LANDSCAPING:
T.J. MCQUEEN & ASSOCIATES, INC.
TIM MCQUEEN
8433 EAST CHOLLA STREET
PHOENIX, AZ 85260
(602) 265-0320

CIVIL ENGINEER:
CLOUSE ENGINEERING, INC.
TOM WEBER
5010 E. SHEA BOULEVARD
SUITE 110
PHOENIX, AZ 85028
PHONE: (602) 345-4300

GOVERNING CODES

2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRIC CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2024 INTERNATIONAL FUEL GAS CODE
ARIZONANS W/ DISABILITIES ACT A.R.S.-41-1491.37
(ADA/ADAAG)

PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING
COMMERCIAL DEVELOPMENT

2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD.
1980 S. McQUEEN RD.
CHANDLER, ARIZONA 85286

3. PARCEL NO: 303-28-001T
303-28-001S
303-28-001U

4. PROJECT DATA:
a. ZONING CASE NUMBER: PLH26-0022
b. ZONING: PAD WITH PDP
c. OCCUPANCY: M&B
d. CONSTRUCTION TYPE: V-N (C-STORE)
II-B (FUEL CANOPY)
II-B (CARWASH)
U (VAC CANOPIES)
e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE)
YES - A.F.E.S. (FUEL CANOPY)
YES - A.F.E.S. (EQUIPMENT RM.)
NO - A.F.E.S. (CAR WASH TUNNEL)
f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13

5. SITE AREA:
CONVENIENCE STORE:
a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
b. SITE AREA NET: 71,590 S.F. (1.64 ACRES)
CAR WASH (PROPOSED)
c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
d. SITE AREA NET: 101,955 S.F. (2.34 ACRES)
TOY STORAGE (PROPOSED)
e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
f. SITE AREA NET: 195,549 S.F. (4.49 ACRES)

6. BUILDING AREA:

		OCCUP:
a. C-STORE	4,054 S.F.	M
b. RESTAURANT - GSR	918 S.F.	B
c. TOTAL BLDG. AREA:	4,972 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,327 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
h. EQUIPMENT ROOM:	1,512 S.F.	B
i. TOTAL BLDG. AREA:	5,455 S.F.	
j. VAC CANOPIES	3,282 S.F.	U
k. PAY STATION	831 S.F.	U
l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
m. TOY STORAGE BLDG A:	40,360 S.F.	S
n. BLDG A. - CLUBHOUSE:	2,215 S.F.	B
o. BLDG A. - COVERED AREA:	1,076 S.F.	S
p. TOY STORAGE BLDG B:	19,035 S.F.	S
q. BLDG B. - COVERED AREA:	260 S.F.	S
r. TOY STORAGE BLDG C:	5,381 S.F.	S
s. TOY STORAGE BLDG D:	23,481 S.F.	S
t. BLDG D. - COVERED AREA:	86 S.F.	S
u. TOTAL AREA UNDER ROOF:	91,894 S.F. (TOY STORAGE)	

7. LANDSCAPE AREA:
a. C-STORE:
25,244 S.F. / 71,590 S.F. = 35%
b. CARWASH:
34,132 S.F. / 101,955 S.F. = 38%
c. TOY STORAGE:
30,846 S.F. / 195,549 S.F. = 16%

8. LOT COVERAGE:
a. C-STORE:
10,327 S.F. / 71,590 S.F. = 14%
b. CARWASH:
10,068 S.F. / 101,955 S.F. = 10%
c. TOY STORAGE:
91,894 S.F. / 195,549 S.F. = 47%

9. BUILDING HEIGHT:
a. C-STORE: 29'-2" HEIGHT
b. CARWASH: 30'-8" HEIGHT
c. TOY STORAGE: 32'-0" HEIGHT

10. PARKING CALCULATIONS:

a. CONVENIENCE STORE	1/250	@ 4,054	16 SPACES
b. RESTAURANT	1/50	@ 230	5 SPACES
	1/200	@ 688	4 SPACES
c. TOTAL REQUIRED:		4,972 SF	25 SPACES
d. TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (1 ADA STANDARD / 1 ADA VAN)
h. TOY STORAGE	1/200 @ 2,215 S.F.		11 SPACES
i. TOY - CLUBHOUSE	67 UNITS @ 1/50 UNITS		2 SPACES
j. TOTAL PROVIDED:			13 SPACES (1 ADA VAN)

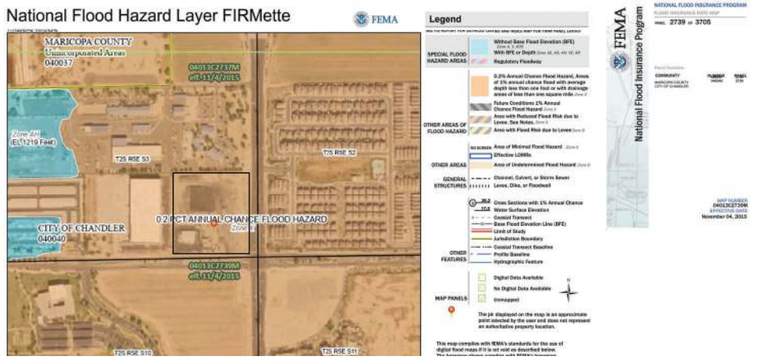
11. BICYCLE PARKING: MIN. (3) BIKE PARKS
a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
c. TOY STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)

APPROVAL BLOCK

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6481 AND REQUEST A DESIGN REVIEW INSPECTION.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE 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 SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
7. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
8. THIS PROJECT IS LOCATED IN THE CITY OF CHANDLER WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
9. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
10. CITY OF CHANDLER DEVELOPMENT SERVICES DEPARTMENT INSPECTIONS SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY START OF CONSTRUCTION WORK IN THE RIGHT OF WAY.
11. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
12. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
13. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK FLOW PRESENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
14. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
15. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
16. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE LINES SUBJECT TO THE CHANDLER BUILDING CODE.

FEMA FLOOD HAZARD MAP



* THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO FEMA MAP 0401C2739M DATED NOVEMBER 4, 2015.

PLH26-0022
PLH26-0021

esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTER
Date Signed 8/11/26
ARIZONA, U.S.A.

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EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

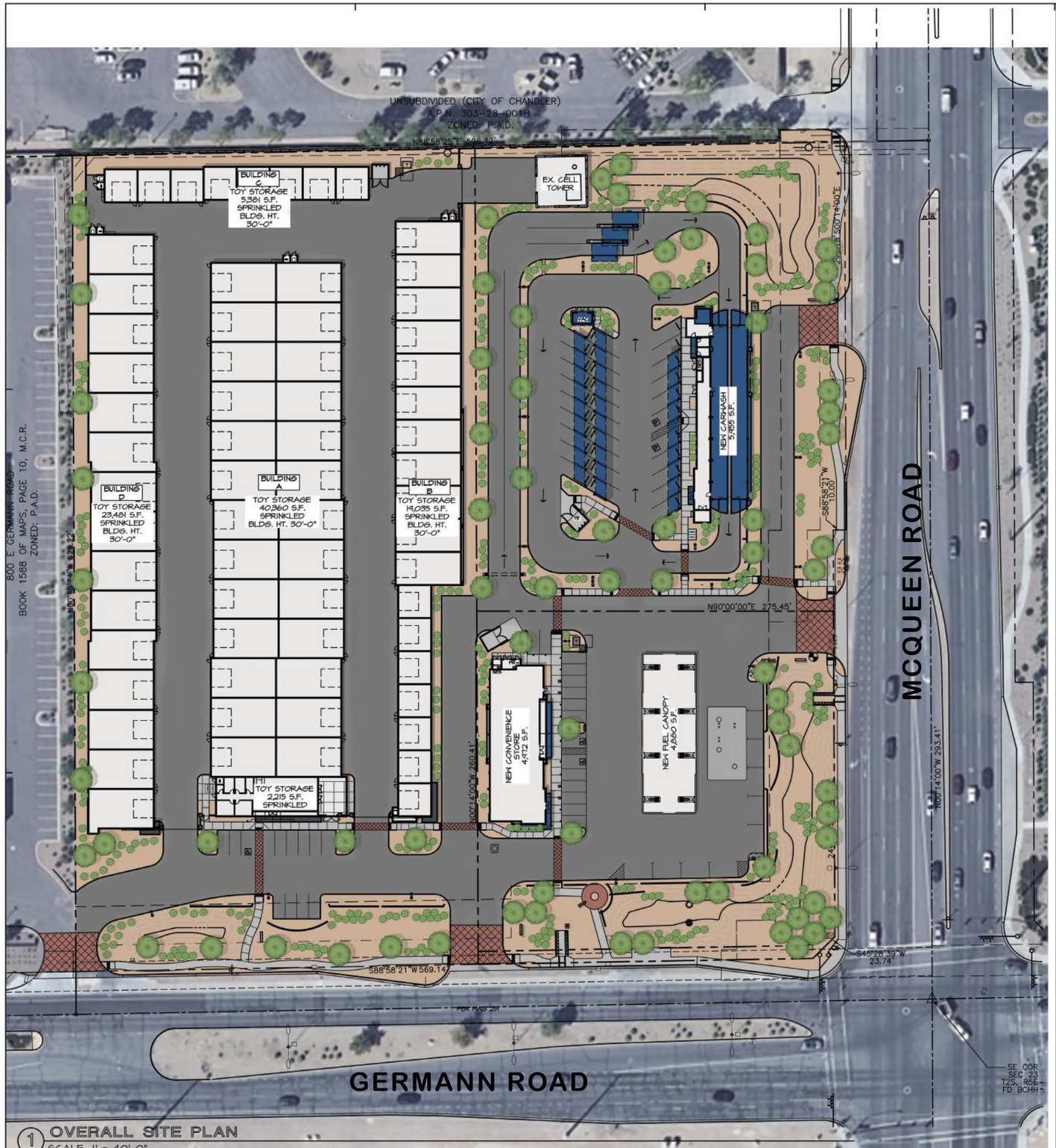
HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

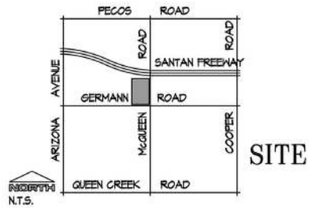
PROJECT DATA & NOTES

A-01



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

VICINITY MAP



PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING COMMERCIAL DEVELOPMENT
2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD. 1980 S. McQUEEN RD. CHANDLER, ARIZONA 85286
3. PARCEL NO: 303-28-001T, 303-28-001S, 303-28-001U
4. PROJECT DATA:
   a. ZONING CASE NUMBER: PLH26-0022
   b. ZONING: PAD WITH PDP
   c. OCCUPANCY: M&B
   d. CONSTRUCTION TYPE: V-N (C-STORE); II-B (FUEL CANOPY); II-B (CARWASH); U (VAC CANOPIES)
   e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE); YES - A.F.E.S. (FUEL CANOPY); YES - A.F.E.S. (EQUIPMENT RM.); NO - A.F.E.S. (CAR WASH TUNNEL)
   f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13
5. SITE AREA:
   CONVENIENCE STORE:
   a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
   b. SITE AREA NET: 71,540 S.F. (1.64 ACRES)
   CAR WASH (PROPOSED)
   c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
   d. SITE AREA NET: 101,955 S.F. (2.34 ACRES)
   TOY STORAGE (PROPOSED)
   e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
   f. SITE AREA NET: 195,544 S.F. (4.49 ACRES)
6. BUILDING AREA:

		OCCUP:
a. C-STORE	4,054 S.F.	M
b. RESTAURANT - QSR	918 S.F.	B
c. TOTAL BLDG. AREA:	4,972 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,327 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
i. EQUIPMENT ROOM:	1,512 S.F.	B
j. TOTAL BLDG. AREA:	5,955 S.F.	
k. VAC CANOPIES	3,282 S.F.	U
l. PAY STATION	831 S.F.	U
m. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
n. TOY STORAGE BLDG A:	40,360 S.F.	S
o. BLDG A. - CLUBHOUSE:	2,215 S.F.	B
p. BLDG A. - COVERED AREA:	1,076 S.F.	S
q. TOY STORAGE BLDG B:	19,035 S.F.	S
r. BLDG B. - COVERED AREA:	260 S.F.	S
s. TOY STORAGE BLDG C:	5,381 S.F.	S
t. TOY STORAGE BLDG D:	23,481 S.F.	S
u. BLDG D. - COVERED AREA:	86 S.F.	S
v. TOTAL AREA UNDER ROOF:	91,844 S.F. (TOY STORAGE)	

7. LANDSCAPE AREA:
   a. C-STORE: 25,244 S.F. / 71,540 S.F. = 35%
   b. CARWASH: 34,132 S.F. / 101,955 S.F. = 33%
   c. TOY STORAGE: 30,846 S.F. / 195,544 S.F. = 16%
8. LOT COVERAGE:
   a. C-STORE: 10,327 S.F. / 71,540 S.F. = 14%
   b. CARWASH: 10,068 S.F. / 101,955 S.F. = 10%
   c. TOY STORAGE: 91,844 S.F. / 195,544 S.F. = 47%
9. BUILDING HEIGHT:
   a. C-STORE: 29'-2" HEIGHT
   b. CARWASH: 30'-8" HEIGHT
   c. TOY STORAGE: 32'-0" HEIGHT
10. PARKING CALCULATIONS:

a. CONVENIENCE STORE	1/250	@ 4,054	16 SPACES
b. RESTAURANT	1/50	@ 230	5 SPACES
	1/200	@ 688	4 SPACES
c. TOTAL REQUIRED:		4,972 SF	25 SPACES
d. TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (1 ADA STANDARD / 1 ADA VAN)
h. TOY STORAGE	1/200 @ 2,215 S.F.		11 SPACES
i. TOY - CLUBHOUSE	67 UNITS @ 1/50 UNITS		2 SPACES
j. TOTAL PROVIDED:			13 SPACES (1 ADA VAN)

11. BICYCLE PARKING: MIN. (3) BIKE PARKS
    a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
    b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
    c. TOY STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)

APPROVAL BLOCK

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

esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WINTER Date Signed ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. McQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

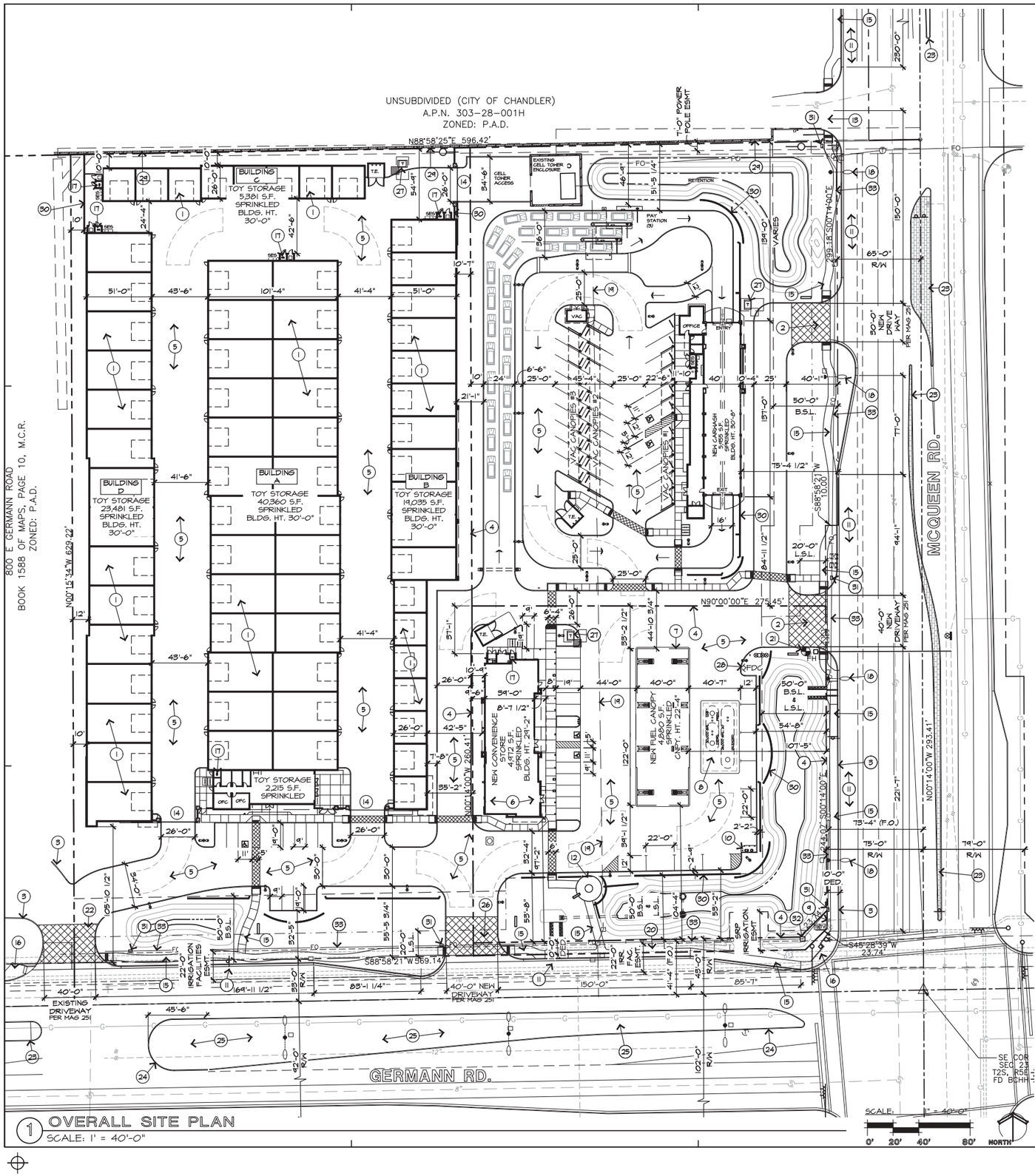
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

OVERALL SITE PLAN COLOR

A-10



1 OVERALL SITE PLAN
SCALE: 1' = 40'-0"

KEYNOTES

1. NEW INDIVIDUAL TOY STORAGE UNITS WITH GARAGE DOOR ACCESS.
2. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE, CROSS PATTERN WITH SCORE JOINTS SPACED AT 48" EACH DIRECTION.
3. EXISTING CURB AND GUTTER TO REMAIN.
4. PROPOSED PROPERTY LINE.
5. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
6. NEW SINGLE STORY BUILDING
7. NEW FUEL CANOPY.
8. LOCATION OF UNDERGROUND FUEL TANKS.
9. EXISTING FIRE HYDRANT TO REMAIN
10. LOCATION OF AIR & WATER STATION EQUIPMENT. PROVIDE ELECTRICAL AND WATER LINE TO UNIT.
11. NEW DECELERATION RIGHT TURN LANE. SEE CIVIL PLANS
12. NEW 20'-0" DIA. CONC. SITTING AREA. SEE ENLARGED PLAN 7/A-14. SEE CIVIL PLANS.
13. EXISTING PAVED DRIVEWAY, ACCESSIBLE RAMPS, AND PORTION OF CONC. CURB TO BE MODIFIED TO ALLOW FOR NEW DECELERATION LANE/RIGHT TURN LANE ALONG MCQUEEN RD, PER MAG 251 STANDARDS.
14. LOCATION OF NEW AUTOMATED ROLLING GATE WITH KNOX BOX.
15. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL PLANS.
16. AREA OF EXISTING SIDEWALK TO REMAIN.
17. NEW FIRE RISER LOCATION. SEE CIVIL PLANS
18. LOCATION OF NEW STREET LIGHT PER CITY OF CHANDLER STANDARDS.
19. DASHED LINE INDICATING EXISTING UNDERGROUND FIBER OPTICS CABLE TO BE REMOVED AND RELOCATED UNDER SEPARATE PERMIT.
20. NEW BUS BAY PCD PER CITY OF CHANDLER STANDARDS.
21. PROPOSED NEW FIRE HYDRANT.
22. EXISTING PAVED DRIVEWAY TO REMAIN. PROVIDE NEW PAVEMENT AND DRIVEWAY ENTRANCE PAVING TREATMENT. SEE DETAILS.
23. EXISTING RAISED MEDIAN TO REMAIN.
24. EXISTING RAISED MEDIAN TO BE MODIFIED, SEE CIVIL DRAWINGS.
25. GC TO VERIFY CONDITION OF EXISTING MEDIAN VEGETATION, REPLACE ANY DEAD OR DYING PLANTS, MATCH EXISTING PLANT TYPE AND SIZE. VERIFY EXISTING CONDITION OF IRRIGATION LINES, EXTEND AS NEEDED FOR NEW VEGETATION. SEE SEPARATE LANDSCAPE AND IRRIGATION PLAN FOR MEDIANS UNDER SEPARATE PERMIT.
26. EXISTING PAVED DRIVEWAY, ACCESSIBLE RAMPS, AND PORTION OF CURB TO BE MODIFIED PER MAG 251 STANDARDS.
27. LOCATION OF ELECTRICAL TRANSFORMER, SEE ELECTRICAL DRAWINGS.
28. LOCATION OF REMOTE FIRE DEPARTMENT CONNECTION STAND PIPE PER CITY OF CHANDLER FIRE DEPARTMENT STANDARDS. SEE CIVIL DRAWINGS.
29. EXISTING MASONRY WALL TO REMAIN. CLEAN AND PREP TO RECEIVE NEW PAINTED FINISH. SEE SITE WALL PLAN.
30. MASONRY SCREEN WALL WITH STUCCO AND STONE VENEER FINISH. HEIGHT VARIES, SEE ENLARGED PLANS AND SITE WALL ELEVATIONS.
31. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
32. LOCATION OF NO. 9 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-2. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
33. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.

SITE PLAN NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.

F. SIGNS REQUIRE SEPARATE PERMIT.

G. 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 CERTIFICATE OF OCCUPANCY FOR A PROJECT.

H. 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.

I. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING COMMERCIAL DEVELOPMENT
2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD. 1980 S. McQUEEN RD. CHANDLER, ARIZONA 85286
3. PARCEL NO: 303-28-001T, 303-28-001S, 303-28-001W
4. PROJECT DATA:
   a. ZONING CASE NUMBER: PLH26-0022
   b. ZONING: PAD WITH PDP
   c. OCCUPANCY: M&B
   d. CONSTRUCTION TYPE: V-N (C-STORE); II-B (FUEL CANOPY); II-B (CARWASH); U (VAC CANOPIES)
   e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE); YES - A.F.E.S. (FUEL CANOPY); YES - A.F.E.S. (EQUIPMENT RM.); NO - A.F.E.S. (CAR WASH TUNNEL)
   f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13
5. SITE AREA:
   CONVENIENCE STORE:
   a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
   b. SITE AREA NET: 71,590 S.F. (1.64 ACRES)
   CAR WASH (PROPOSED)
   c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
   d. SITE AREA NET: 101,455 S.F. (2.34 ACRES)
   TOY STORAGE (PROPOSED)
   e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
   f. SITE AREA NET: 195,549 S.F. (4.49 ACRES)
6. BUILDING AREA:

		OCCUP.
a. C-STORE	4,054 S.F.	M
b. RESTAURANT - GSR	918 S.F.	B
c. TOTAL BLDG. AREA:	4,972 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,327 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
i. EQUIPMENT ROOM:	1,512 S.F.	B
l. TOTAL BLDG. AREA:	5,955 S.F.	
j. VAC CANOPIES	3,282 S.F.	U
k. PAY STATION	831 S.F.	U
l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
m. TOY STORAGE BLDG A:	40,360 S.F.	S
n. BLDG A. - CLUBHOUSE:	2,215 S.F.	B
o. BLDG A. - COVERED AREA:	1,076 S.F.	S
p. TOY STORAGE BLDG B:	19,035 S.F.	S
q. BLDG B. - COVERED AREA:	260 S.F.	S
r. TOY STORAGE BLDG C:	5,381 S.F.	S
s. TOY STORAGE BLDG D:	23,481 S.F.	S
t. BLDG D. - COVERED AREA:	86 S.F.	S
u. TOTAL AREA UNDER ROOF:	91,894 S.F. (TOY STORAGE)	

7. LANDSCAPE AREA:
   a. C-STORE: 25,244 S.F. / 71,590 S.F. = 35%
   b. CARWASH: 34,132 S.F. / 101,455 S.F. = 38%
   c. TOY STORAGE: 30,846 S.F. / 195,549 S.F. = 16%
8. LOT COVERAGE:
   a. C-STORE: 10,327 S.F. / 71,590 S.F. = 14%
   b. CARWASH: 10,068 S.F. / 101,455 S.F. = 10%
   c. TOY STORAGE: 41,944 S.F. / 195,549 S.F. = 47%
9. BUILDING HEIGHT:
   a. C-STORE: 29'-2" HEIGHT
   b. CARWASH: 30'-8" HEIGHT
   c. TOY STORAGE: 32'-0" HEIGHT
10. PARKING CALCULATIONS:

a. CONVENIENCE STORE	1/250	@ 4,054	16 SPACES
b. RESTAURANT	1/50	@ 230	5 SPACES
	1/200	@ 688	4 SPACES
c. TOTAL REQUIRED:		4,972 SF	25 SPACES
d. TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (1 ADA STANDARD / 1 ADA VAN)
h. TOY STORAGE	1/200 @ 2,215 S.F.		11 SPACES
i. TOY - CLUBHOUSE	67 UNITS @ 1/50 UNITS		2 SPACES
j. TOTAL PROVIDED:			13 SPACES (1 ADA VAN)

11. BICYCLE PARKING: MIN. (3) BIKE PARKS
    a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
    b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
    c. TOY STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WHITES, RA 04/30/26 Not Valid Until Signed ARIZONA, U.S.A.

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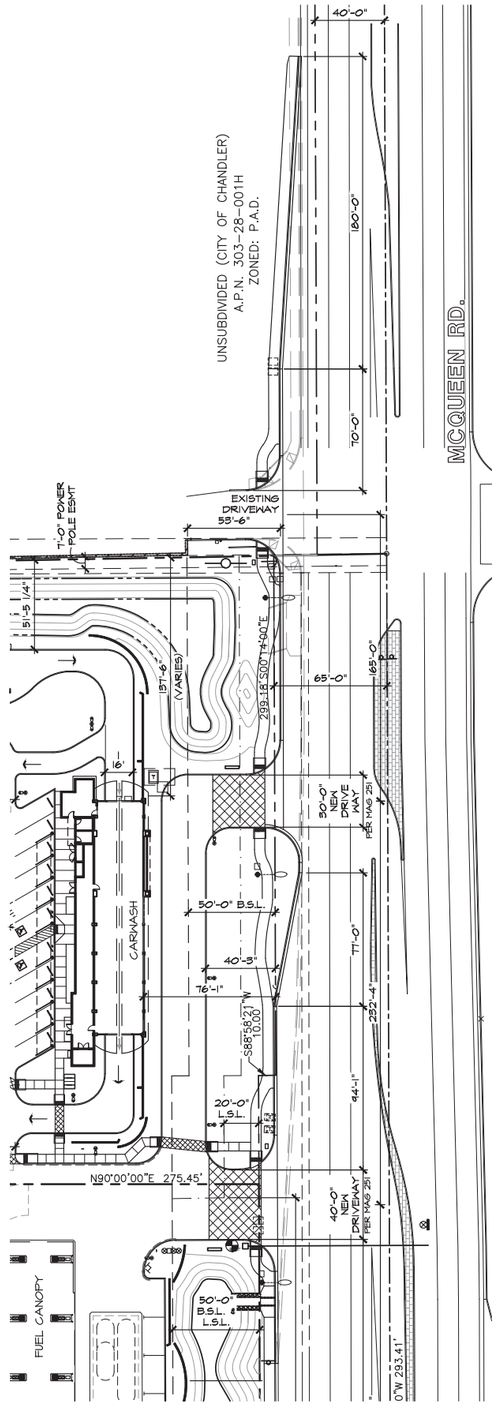
HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

OVERALL SITE PLAN

A-10



SCALE: 1" = 40'-0"

0' 20' 40' 80' NORTH

1 OVERALL SITE PLAN - CONTINUED
SCALE: 1' = 40'-0"

esencia

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITER
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

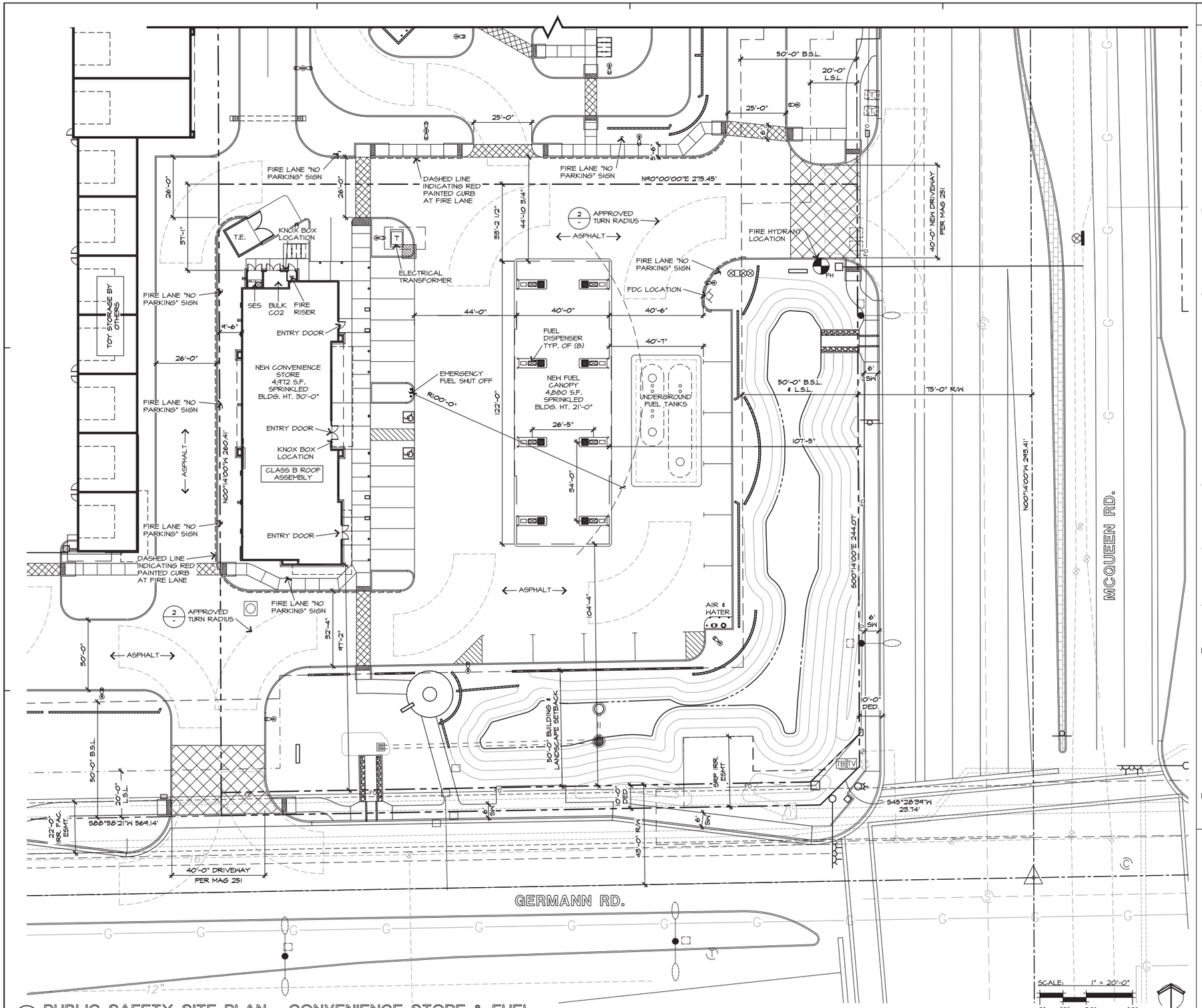
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

OVERALL SITE PLAN CONTINUED

A-10.1



1 PUBLIC SAFETY SITE PLAN - CONVENIENCE STORE & FUEL
SCALE: 1" = 20'-0"

PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING
COMMERCIAL DEVELOPMENT

2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD.
1980 S. McQUEEN RD.
CHANDLER, ARIZONA 85286

3. PARCEL NO: 303-28-001T
303-28-001S
303-28-001U

4. PROJECT DATA:
a. ZONING CASE NUMBER: PLH26-XXXX
b. ZONING: PAD WITH PDP
c. OCCUPANCY: M&B
d. CONSTRUCTION TYPE: V-N (C-STORE)
II-B (FUEL CANOPY)
II-B (CARWASH)
U (VAC CANOPIES)
e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE)
YES - A.F.E.S. (FUEL CANOPY)
YES - A.F.E.S. (EQUIPMENT RM.)
NO - A.F.E.S. (CAR WASH TUNNEL)
f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13

5. SITE AREA:
CONVENIENCE STORE:
a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
b. SITE AREA NET: 71,590 S.F. (1.64 ACRES)
CAR WASH (PROPOSED)
c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
d. SITE AREA NET: 101,955 S.F. (2.34 ACRES)
RV STORAGE (PROPOSED)
e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
f. SITE AREA NET: 195,544 S.F. (4.44 ACRES)

6. BUILDING AREA:

		OCCUP:
a. C-STORE	4,054 S.F.	M
b. RESTAURANT - QSR	918 S.F.	B
c. TOTAL BLDG. AREA:	4,972 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,327 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
h. EQUIPMENT ROOM:	1,572 S.F.	B
i. TOTAL BLDG. AREA:	5,455 S.F.	
j. VAC CANOPIES	3,282 S.F.	U
k. PAY STATION	831 S.F.	U
l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
m. RV STORAGE FACILITY		
n. RV STORAGE BLDG A:	8,380 S.F.	B / S
o. RV STORAGE BLDG B:	25,236 S.F.	S
p. RV STORAGE BLDG C:	37,818 S.F.	S
q. TOTAL AREA UNDER ROOF:	71,434 S.F. (STORAGE)	

7. LANDSCAPE AREA:
a. C-STORE:
25,244 S.F. / 71,590 S.F. = 35%
b. CARWASH:
39,132 S.F. / 101,955 S.F. = 38%
c. RV STORAGE:
26,888 S.F. / 195,549 S.F. = 14%

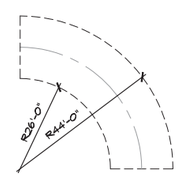
8. LOT COVERAGE:
a. C-STORE:
10,327 S.F. / 71,590 S.F. = 14%
b. CARWASH:
10,068 S.F. / 101,955 S.F. = 10%
c. RV STORAGE:
71,434 S.F. / 195,549 S.F. = 37%

9. BUILDING HEIGHT:
a. C-STORE: 29'-2" HEIGHT
b. CARWASH: 30'-8" HEIGHT
c. RV STORAGE: 25'-8" HEIGHT

10. PARKING CALCULATIONS:

a. C-STORE	1/250	@ 4,054	16 SPACES
b. RESTAURANT	1/50	@ 230	5 SPACES
	1/200	@ 688	4 SPACES
c. TOTAL REQUIRED:		4,972 SF	25 SPACES
d. TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (1 ADA STANDARD / 1 ADA VAN)
h. RV STORAGE			
DWELLING UNITS PROPOSED=			0 SPACES
j. TOTAL PROVIDED:			8 SPACES (1 ADA VAN)

11. BICYCLE PARKING: MIN. (3) BIKE PARKS
a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
c. RV STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)



2 TURN RADIUS DETAIL
SCALE: 1" = 20'-0"

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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WHITE, R.A. Expires 09/30/26 ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

PUBLIC SAFETY SITE PLAN

A-10.2

GENERAL NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

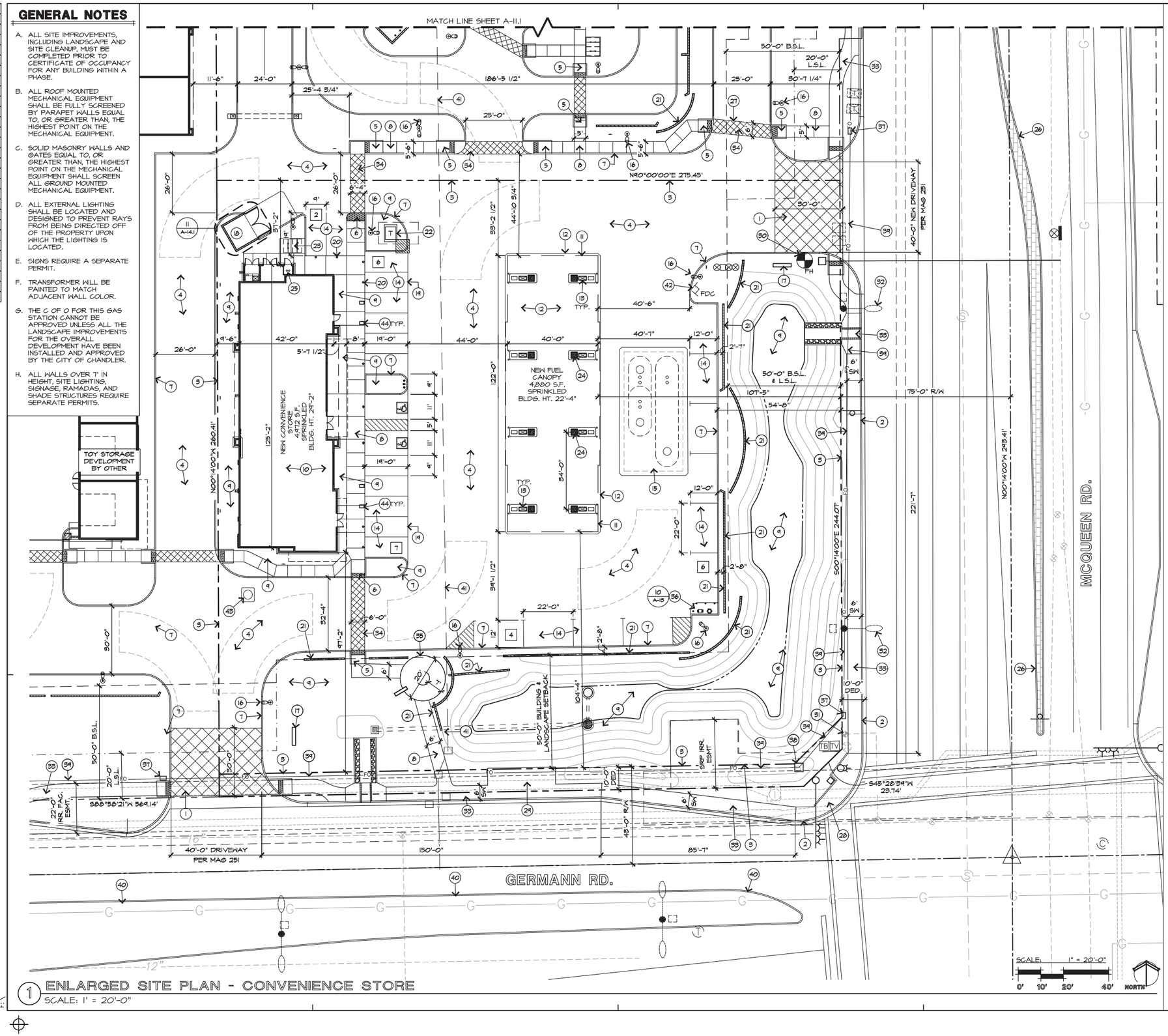
D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. SIGNS REQUIRE A SEPARATE PERMIT.

F. TRANSFORMER WILL BE PAINTED TO MATCH ADJACENT WALL COLOR.

G. THE C OF O FOR THIS GAS STATION CANNOT BE APPROVED UNLESS ALL THE LANDSCAPE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT HAVE BEEN INSTALLED AND APPROVED BY THE CITY OF CHANDLER.

H. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, ROADWAYS, AND SHADE STRUCTURES REQUIRE SEPARATE PERMITS.



1 ENLARGED SITE PLAN - CONVENIENCE STORE
SCALE: 1" = 20'-0"

KEYNOTES

1. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
2. EXISTING CURB AND GUTTER TO REMAIN.
3. PROPERTY LINE.
4. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
5. PEDESTRIAN ACCESSIBLE CONCRETE RAMP WITH NON-SLIP SURFACE. MAX. SLOPE TO BE 8% WITH 2% MAX CROSS SLOPE.
6. PROVIDE TRUNCATED DOMES WARNING DETECTION PLATE PER CITY OF CHANDLER STANDARDS.
7. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
8. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL. NOTE: WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE. SEE CIVIL.
9. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
10. NEW SINGLE STORY CONVENIENCE STORE BUILDING. SEE BUILDING PLANS
11. DASHED LINE INDICATING OVERHEAD FUEL CANOPY ABOVE. SEE ELEVATIONS FOR MORE INFORMATION
12. CONCRETE DRIVE SLAB WITH CONCRETE FUEL ISLANDS. SEE CIVIL DRAWINGS.
13. LOCATION OF NEW FUEL DISPENSER ON CONCRETE ISLAND WITH PROTECTIVE BOLLARDS. SEE ENLARGED FUEL PLAN WITHIN THIS SET.
14. VEHICLE PARKING STRIPING AS TO CITY OF CHANDLER STANDARDS.
15. AREA OF UNDERGROUND FUEL STORAGE TANKS WITH CONCRETE PAD. SEE FUEL PLANS.
16. LIGHT POLE AND FIXTURE WITH CONCRETE BASE, 25' OVERALL HEIGHT, SEE ELECTRICAL DRAWINGS. MAINTAIN 32" CLEAR SETBACK FROM ASPHALT/CONCRETE DRIVE TO CONCRETE BASE OF POLE.
17. GROUND MOUNTED SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT. PROVIDE STRUCTURAL FOOTING AND SIGNAGE WITH ELECTRICAL AND DATA LINES IF REQUIRED. SEE ELEVATION DETAIL. PROVIDE (3) 2" CONDUITS FROM STORE TO SIGNAGE FOR POWER AND DATA.
18. MASONRY TRASH ENCLOSURE WITH STUCCO FINISH AND GATES AS TO CITY OF CHANDLER STANDARD DRAWINGS. SEE ENLARGED PLAN A-12.
19. EDGE OF CONCRETE. ASPHALT TRANSITION. PROVIDE SMOOTH TRANSITION.
20. 4" CONC. FILLED BOLLARD. SEE DETAIL 7/A-13.
21. MASONRY SCREEN WALL WITH STUCCO AND STONE VENEER FINISH. HEIGHT VARIES. SEE ENLARGED PLAN AND SITE WALL ELEVATION.
22. PROPOSED LOCATION OF NEW ELECTRICAL TRANSFORMER. SEE POWER COMPANY DRAWINGS AND DESIGN.
23. (2) U-SHAPED GROUND MOUNTED BIKE RACKS. SEE DETAIL 9/A-13.
24. LOCATION OF UNDERGROUND TANK VENT PIPES TO RUN THOUGH FUEL CANOPY COLUMN TO ABOVE. SEE FUEL DRAWINGS.
25. NEW FIRE RISER LOCATION. SEE CIVIL PLANS
26. EXISTING MEDIAN TO REMAIN.
27. EDGE OF ASPHALT AND CURBING FUTURE CONNECTION POINT.
28. EXISTING SIDEWALK TO REMAIN.
29. CITY OF CHANDLER CONC. PAD BUS PCD.
30. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
31. EXISTING FIRE HYDRANT.
32. LOCATION OF NEW STREET LIGHT PER CITY OF CHANDLER STANDARDS.
33. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL DRAWINGS.
34. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
35. 20'-0" DIA. CONC. SITTING AREA. PROVIDE CONC. SEE ENLARGED PLAN. SEE CIVIL DRAWINGS.
36. LOCATION OF AIR AND WATER STATION EQUIPMENT. PROVIDE ELECTRICAL AND WATER LINE TO UNIT.
37. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
38. LOCATION OF NO. 9 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-2. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
39. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
40. EXISTING RAISED MEDIAN TO BE MODIFIED. SEE CIVIL DRAWINGS. NOTE: GC TO VERIFY CONDITION OF EXISTING MEDIAN VEGETATION REPLACE ANY DEAD OR DYING PLANTS, MATCH EXISTING PLANT TYPE AND SIZE. VERIFY EXISTING CONDITION OF IRRIGATION LINES AND EXTEND AS NEEDED.
41. DASHED LINE INDICATING EXISTING UNDERGROUND FIBER OPTIC CABLE TO BE REMOVED AND RELOCATED UNDER SEPARATE PERMIT.
42. LOCATION OF NEW REMOTE FIRE DEPARTMENT CONNECTION STANDPIPE PER CITY OF CHANDLER FIRE DEPARTMENT STANDARDS. SEE CIVIL DRAWINGS.
43. LOCATION OF UNDERGROUND GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS.
44. DECORATIVE STEEL VEHICLE STOP SECURED TO CONCRETE WALKWAY WITH PRIMED AND PAINTED FINISH. TYPICAL OF 4. SEE DETAILS.

SCALE: 1" = 20'-0"
0' 10' 20' 40' NORTH

esencia

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Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WHITES 04/30/26 DATE SIGNED ARIZONA, U.S.A.

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

ENLARGED SITE PLAN CONVENIENCE STORE

A-11

GENERAL NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

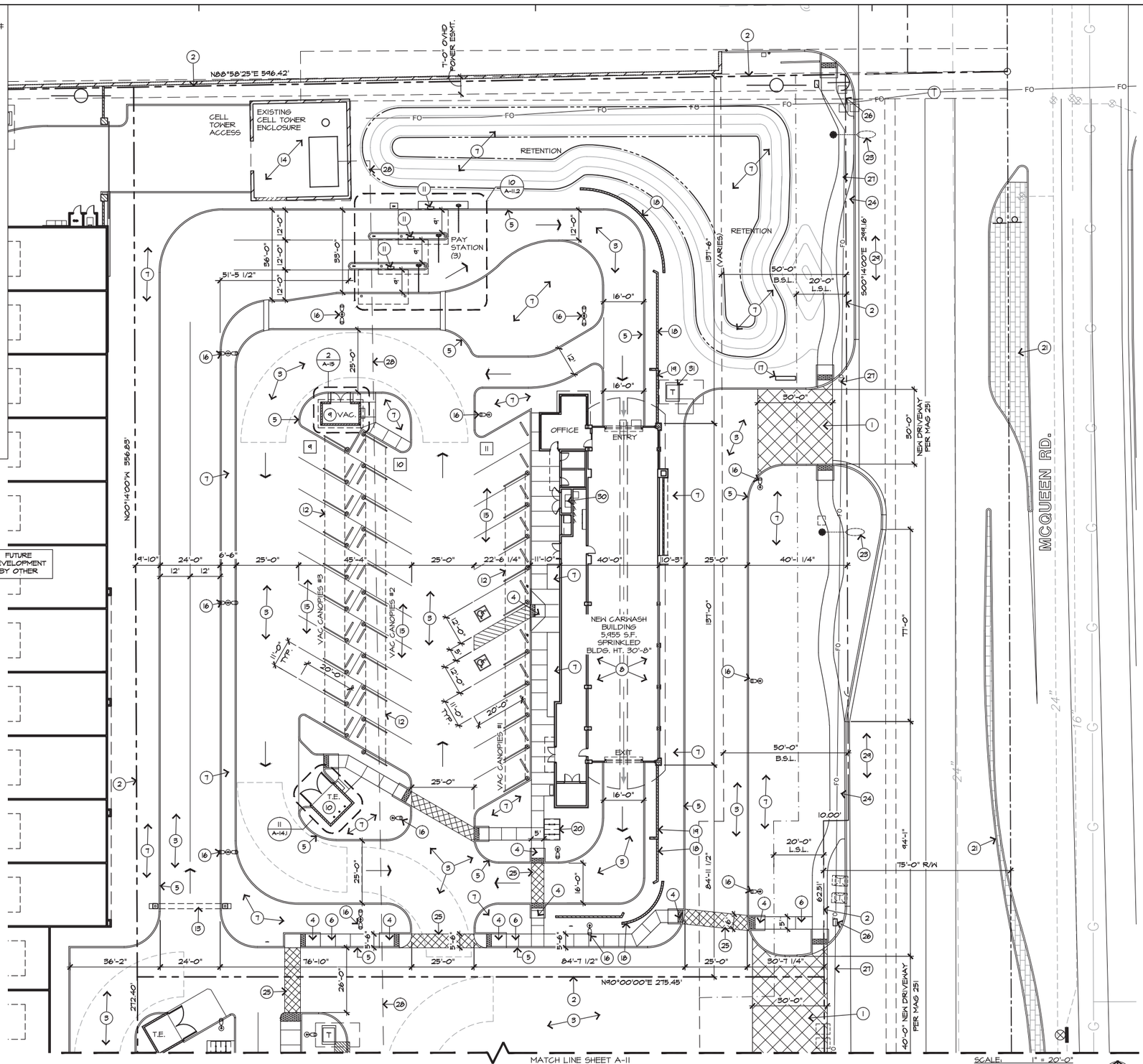
D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. SIGNS REQUIRE A SEPARATE PERMIT.

F. TRANSFORMER WILL BE PAINTED TO MATCH ADJACENT WALL COLOR.

G. THE C OF O FOR THIS GAS STATION CANNOT BE APPROVED UNLESS ALL THE LANDSCAPE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT HAVE BEEN INSTALLED AND APPROVED BY THE CITY OF CHANDLER.

H. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE PERMITS.



KEYNOTES

1. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
2. PROPERTY LINE.
3. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
4. PEDESTRIAN ACCESSIBLE CONCRETE RAMP WITH NON-SLIP SURFACE. MAX. SLOPE TO BE 8% WITH 2% MAX CROSS SLOPE.
5. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
6. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL. NOTE: WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE. SEE CIVIL.
7. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
8. NEW SINGLE STORY CARWASH BUILDING. SEE BUILDING PLANS.
9. MASONRY VACUUM EQUIPMENT ENCLOSURE WITH PAINTED STUCCO FINISH AND METAL GATES. SEE DETAILS WITHIN THIS SET.
10. MASONRY TRASH ENCLOSURE WITH PAINTED STUCCO FINISH AND METAL GATES AS TO CITY OF CHANDLER STANDARDS.
11. PAY STATION EQUIPMENT SET ON RAISED CONC. CURB ISLAND WITH OVERHEAD CANOPY. TYPICAL OF 3 PAY STATIONS. SEE ENLARGED PLAN I / SHEET A-15.
12. DASHED LINE INDICATING VACUUM BAY CANOPIES ABOVE. SEE DETAILS WITHIN THIS SET.
13. LOCATION OF DRIVE THRU CLEARANCE BAR. SEE PAY STATION PLAN AND DETAILS.
14. EXISTING CELL PHONE TOWER STRUCTURE TO REMAIN.
15. VEHICLE PARKING STRIPING AS TO CITY OF CHANDLER STANDARDS.
16. LIGHT POLE AND FIXTURE WITH CONCRETE BASE, 25' OVERALL HEIGHT. SEE ELECTRICAL DRAWINGS. MAINTAIN 32" CLEAR SETBACK FROM ASPHALT/CONCRETE DRIVE TO CONCRETE BASE OF POLE.
17. GROUND MOUNTED SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT. PROVIDE STRUCTURAL FOOTING AND SIGNAGE WITH ELECTRICAL AND DATA LINES IF REQUIRED. SEE ELEVATION DETAIL. PROVIDE (3) 2" CONDUITS FROM STORE TO SIGNAGE FOR POWER AND DATA.
18. MASONRY SCREEN WALL. HEIGHT VARIES. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL.
19. 6' HIGH MASONRY SCREEN WALL AT CARWASH TUNNEL ENTRANCE AND EXIT. SEE DETAILS.
20. (2) U-SHAPED GROUND MOUNTED BIKE RACKS. SEE DETAIL 9/A-13.
21. EXISTING MEDIAN TO REMAIN.
22. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
23. LOCATION OF NEW STREET LIGHT PER CITY OF CHANDLER STANDARDS.
24. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL DRAWINGS.
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26. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
27. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
28. DASHED LINE INDICATING EXISTING UNDERGROUND FIBER OPTIC CABLE TO BE REMOVED AND RELOCATED UNDER SEPARATE PERMIT.
29. NEW DECELERATION RIGHT TURN LANE. SEE OVERALL SITE PLAN. SEE CIVIL DRAWINGS.
30. ELECT. SERVICE ENTRANCE SECTION / METER CABINET. RE: ELECT. DWGS.
31. PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. SEE POWER COMPANY DRAWINGS AND DESIGN.

SCALE: 1" = 20'-0"

0' 10' 20' 40' NORTH

1 ENLARGED SITE PLAN - CARWASH
SCALE: 1" = 20'-0"

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITES
Date Signed
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

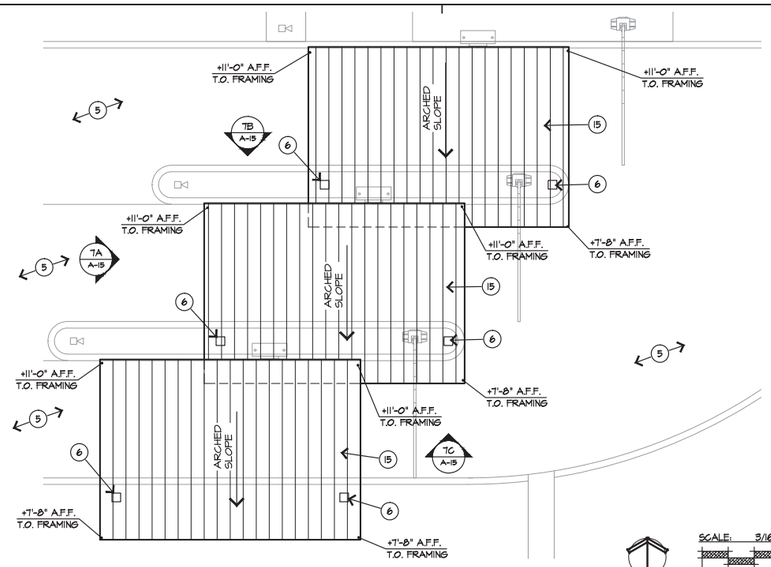
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Revisions

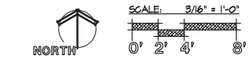
Date	Issued for
8-11-2026	TECH REVIEW

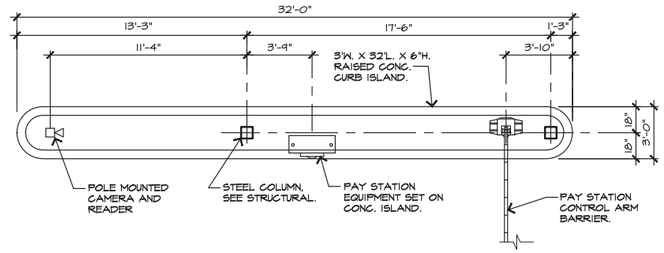
ENLARGED SITE PLAN
CARWASH

A-11.1

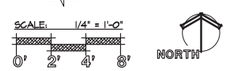


12 PAY STATION - ROOF PLAN
SCALE: 3/16" = 1'-0"



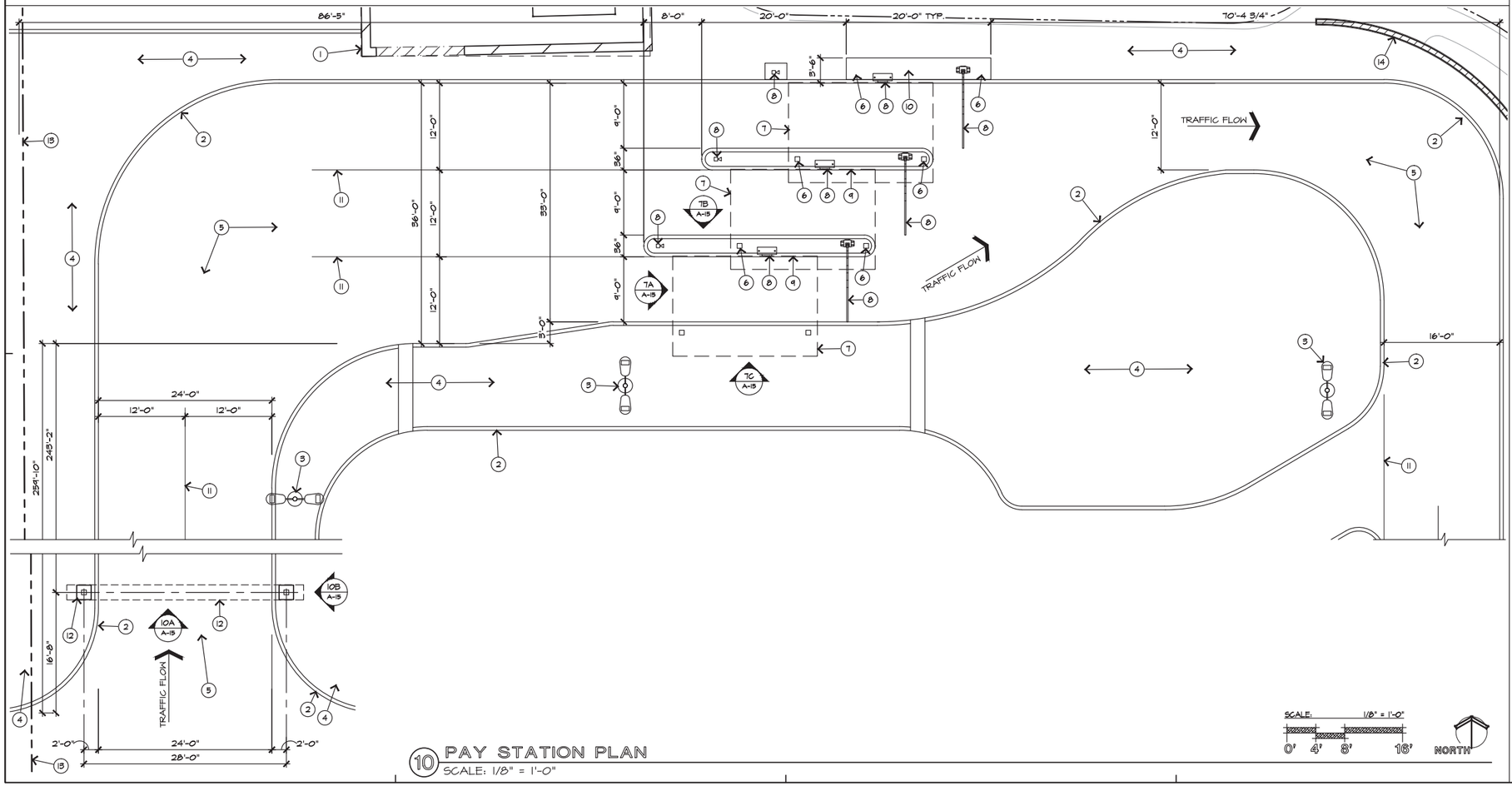


3 PAY STATION CURB ISLAND
SCALE: 1/4" = 1'-0"
x-pay-stat-curb



KEYNOTES

1. EXISTING CELL PHONE TOWER ENCLOSURE TO REMAIN. DO NOT DISTURB.
2. NEW 6" H. CAST IN PLACE CONC. CURB REFER TO CIVIL DRAWINGS.
3. NEW LIGHT POLE AND FIXTURE WITH CONCRETE BASE, SEE ELECTRICAL DRAWINGS.
4. NEW LANDSCAPE AND/OR RETENTION AREA. PROVIDE (2) CONDUIT SLEEVES TO EACH LANDSCAPE PLANTER. REFER TO L.S. DWGS. / CIVIL DWGS.
5. NEW PAVED DRIVE THRU QUEUING LANE, SEE CIVIL PLANS.
6. PRE-FABRICATED STEEL PAY STATION CANOPY COLUMN W/ POWDER COAT PAINT FINISH SET IN CONC. FOOTING. SEE STRUCTURAL & CARWASH VENDOR DRAWINGS FOR FURTHER INFORMATION.
7. DASHED LINE INDICATING OVERHANG OF CANOPY ROOF ABOVE.
8. NEW PAY STATION EQUIPMENT, SEE CARWASH VENDOR DRAWINGS.
9. NEW 6" H. CONC. CURB / ISLAND AT EXPRESS LANE, REFER TO ENLARGED PLAN 3/A-15.
10. NEW 3'-0"X20'-0" CONC. SLAB. SEE CIVIL DRAWINGS.
11. NEW QUEUING LANES DEMARCATED ON ASPHALT PAVEMENT WITH MIN. 4" WIDE STRIPING, USE TRAFFIC RATED PAINT MIN. (2) COATS.
12. CLEARANCE BAR AND FOOTING, SEE SHEET A-15 FOR FURTHER INFORMATION. SEE STRUCTURAL DRAWINGS.
13. PROPERTY LINE. SEE SITE PLAN.
14. SITE SCREEN WALL, SEE SITE PLAN.
15. STANDING SEAM METAL ROOF OVER CURVED STEEL FRAMING MEMBERS, SEE STRUCTURAL.



10 PAY STATION PLAN
SCALE: 1/8" = 1'-0"

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

PAY STATION PLAN
CARWASH

A-11.2

GENERAL NOTES

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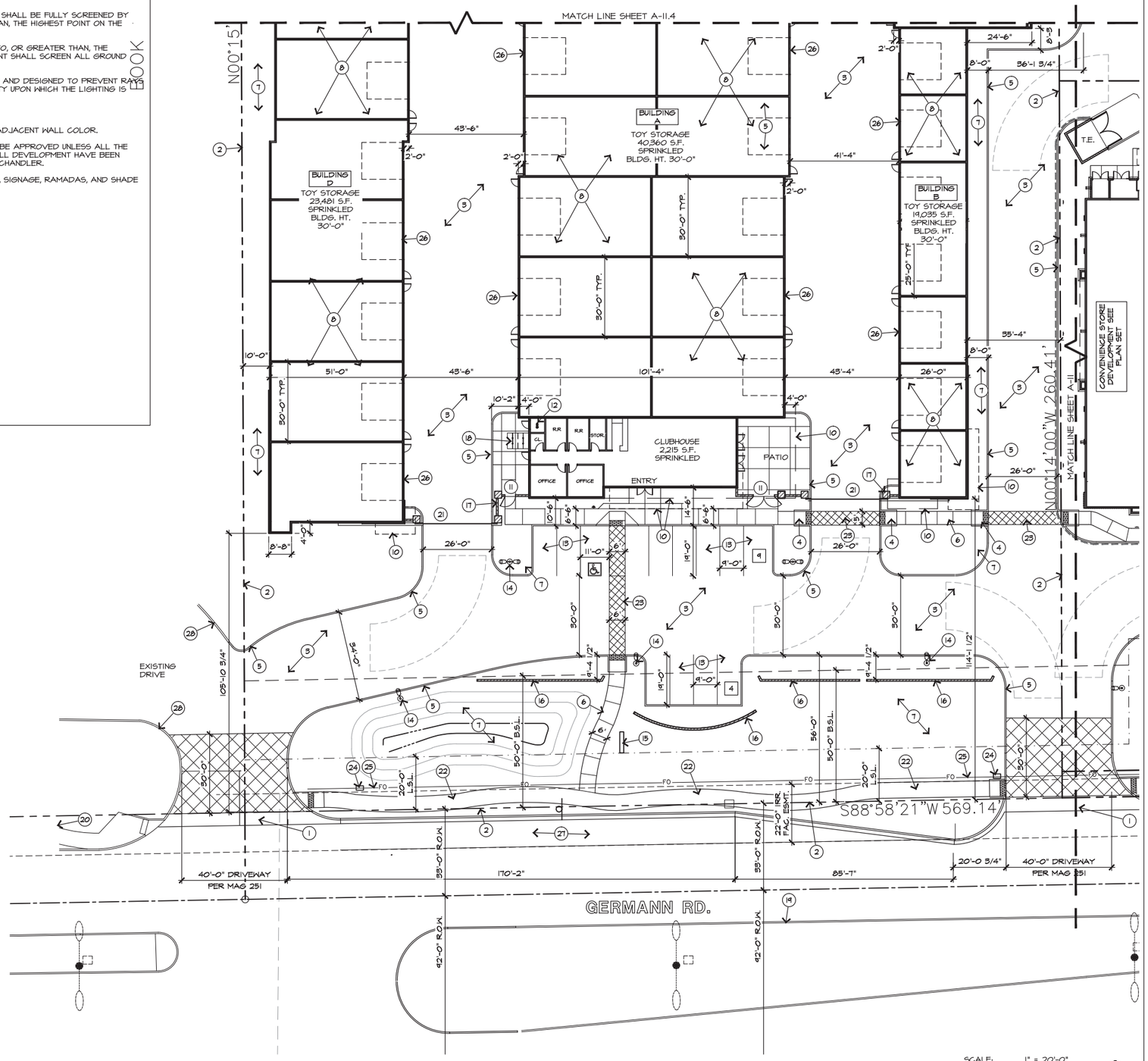
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E. SIGNS REQUIRE A SEPARATE PERMIT.

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1 ENLARGED SITE PLAN - TOY STORAGE (SOUTH)
SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 40' NORTH

KEYNOTES

1. NEW SHARED ACCESS DRIVE AS PER CITY OF CHANDLER STANDARDS. NOTE: ENTRANCE DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
2. EXISTING / PROPOSED PROPERTY LINE.
3. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
4. PEDESTRIAN ACCESSIBLE CONCRETE RAMP WITH NON-SLIP SURFACE. MAX. RUN SLOPE TO BE 8% WITH 2% MAX CROSS SLOPE.
5. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
6. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL. NOTE; WHERE SIDEWALK ABUTS BUILDING, SLOPE AWAY FROM BUILDING FOR PROPER WATER DRAINAGE. SEE CIVIL.
7. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
8. NEW STORAGE BUILDING WITH INDIVIDUAL ACCESS UNITS. SEE BUILDING PLANS.
9. ENTRY DRIVE TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
10. DASHED LINE INDICATING CANOPY ABOVE. SEE BUILDING ELEVATIONS.
11. PEDESTRIAN GATE. SEE WALL PLAN.
12. FIRE RISER CLOSET.
13. VEHICLE PARKING STRIPING AS TO CITY OF CHANDLER STANDARDS.
14. LIGHT POLE AND FIXTURE WITH CONCRETE BASE, 25' OVERALL HEIGHT. SEE ELECTRICAL DRAWINGS. MAINTAIN 32" CLEAR SETBACK FROM ASPHALT/CONCRETE DRIVE TO CONCRETE BASE OF POLE.
15. GROUND MOUNTED SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT. PROVIDE STRUCTURAL FOOTING AND SIGNAGE WITH ELECTRICAL AND DATA LINES IF REQUIRED. SEE ELEVATION DETAIL. PROVIDE (3) 2" CONDUITS FROM STORE TO SIGNAGE FOR POWER AND DATA.
16. MASONRY SCREEN WALL. HEIGHT VARIES. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL.
17. 6' HIGH MASONRY SCREEN WALL WITH STONE VENEER AT PILASTERS. SEE WALL DETAILS.
18. (2) U-SHAPED GROUND MOUNTED BIKE RACKS. SEE DETAIL 9/A-13.
19. EXISTING MEDIAN TO REMAIN.
20. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
21. AUTOMATED ROLLING GATE ACCESS. PROVIDE KNOX BOX AT EACH GATE.
22. AREA OF NEW 6' WIDE SIDEWALK. SEE CIVIL DRAWINGS.
23. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
24. LOCATION OF NO. 7 PULLBOX IN ACCORDANCE TO COC STANDARD DETAIL C-103-1. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
25. INSTALL (4) 2" CONDUITS UNDERGROUND IN ACCORDANCE OF COC STANDARD DETAIL C-104. FIELD VERIFY ALL UNDERGROUND CONDITIONS AND UTILITIES PRIOR TO DIGGING.
26. LOCATION OF OVERHEAD GARAGE DOOR, TYP. ONE PER UNIT. SEE BUIDING ELEVATIONS.
27. NEW DECELERATION RIGHT TURN LANE. SEE OVERALL SITE PLAN. SEE CIVIL DRAWINGS.
28. EXISTING NEIGHBORING PROPERTY CURB LINE

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W.
WHITES
8-11-2026
Date Signed
ARIZONA, U.S.A.

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GENERAL NOTES

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

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

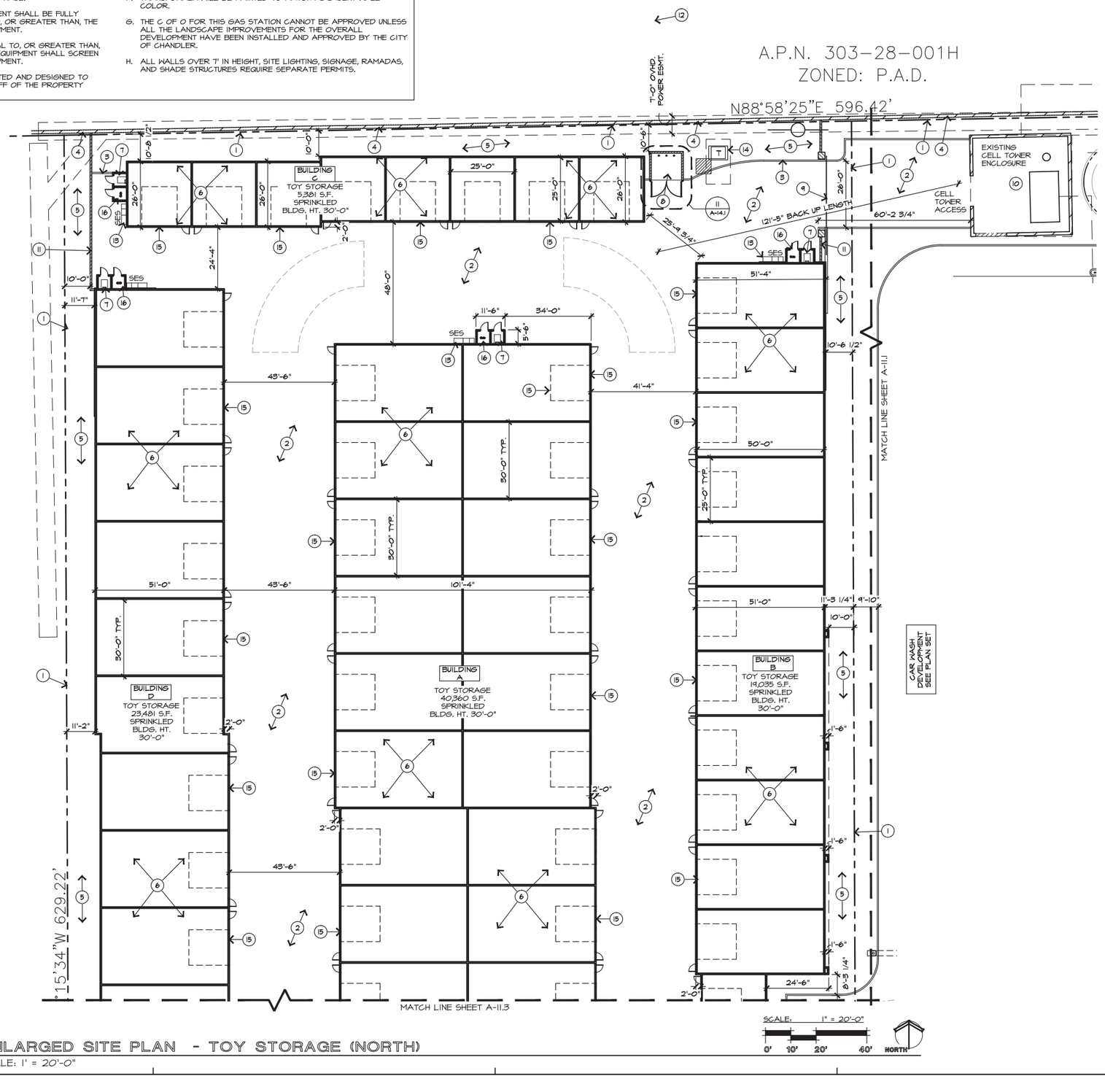
D. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

E. SIGNS REQUIRE A SEPARATE PERMIT.

F. TRANSFORMER WILL BE PAINTED TO MATCH ADJACENT WALL COLOR.

G. THE C OF O FOR THIS GAS STATION CANNOT BE APPROVED UNLESS ALL THE LANDSCAPE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT HAVE BEEN INSTALLED AND APPROVED BY THE CITY OF CHANDLER.

H. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE SEPARATE PERMITS.



1 ENLARGED SITE PLAN - TOY STORAGE (NORTH)
SCALE: 1" = 20'-0"

KEYNOTES

1. EXISTING / PROPOSED PROPERTY LINE.
2. NEW ASPHALT DRIVE. SEE CIVIL IMPROVEMENT PLANS.
3. 6" H. CAST IN PLACE CONC CURB, REFER TO CIVIL DWGS. (TYP.).
4. EXISTING MASONRY WALL TO REMAIN. PROVIDE NEW PAINTED FINISH ON EXPOSED SIDE.
5. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO L.S. DWGS / CIVIL DWGS.
6. NEW STORAGE BUILDING WITH INDIVIDUAL ACCESS UNITS. SEE BUILDING PLANS.
7. OWNERS CLOSET / ROOF ACCESS CLOSET ROOM.
8. MASONRY TRASH ENCLOSURE WITH PAINTED STUCCO FINISH AND METAL GATES AS TO CITY OF CHANDLER STANDARDS.
9. AUTOMATED ROLLING GATE. PROVIDE KNOX BOX AT GATE
10. EXISTING CELL PHONE TOWER STRUCTURE TO REMAIN.
11. 6' MASONRY SCREEN WALL WITH STOVE VENEER AT PILASTERS. SEE ENLARGED ELEVATION AND WALL PLAN DETAIL.
12. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
13. ELECT. SERVICE ENTRANCE SECTION / METER CABINET. RE: ELECT. DWGS.
14. PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. SEE POWER COMPANY DRAWINGS AND DESIGN.
15. LOCATION OF OVERHEAD GARAGE DOOR. TYP. ONE PER UNIT. SEE BUILDING ELEVATIONS
16. FIRE RISER LOCATION.

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N.W.C. MCQUEEN ROAD AND GERMANN ROAD

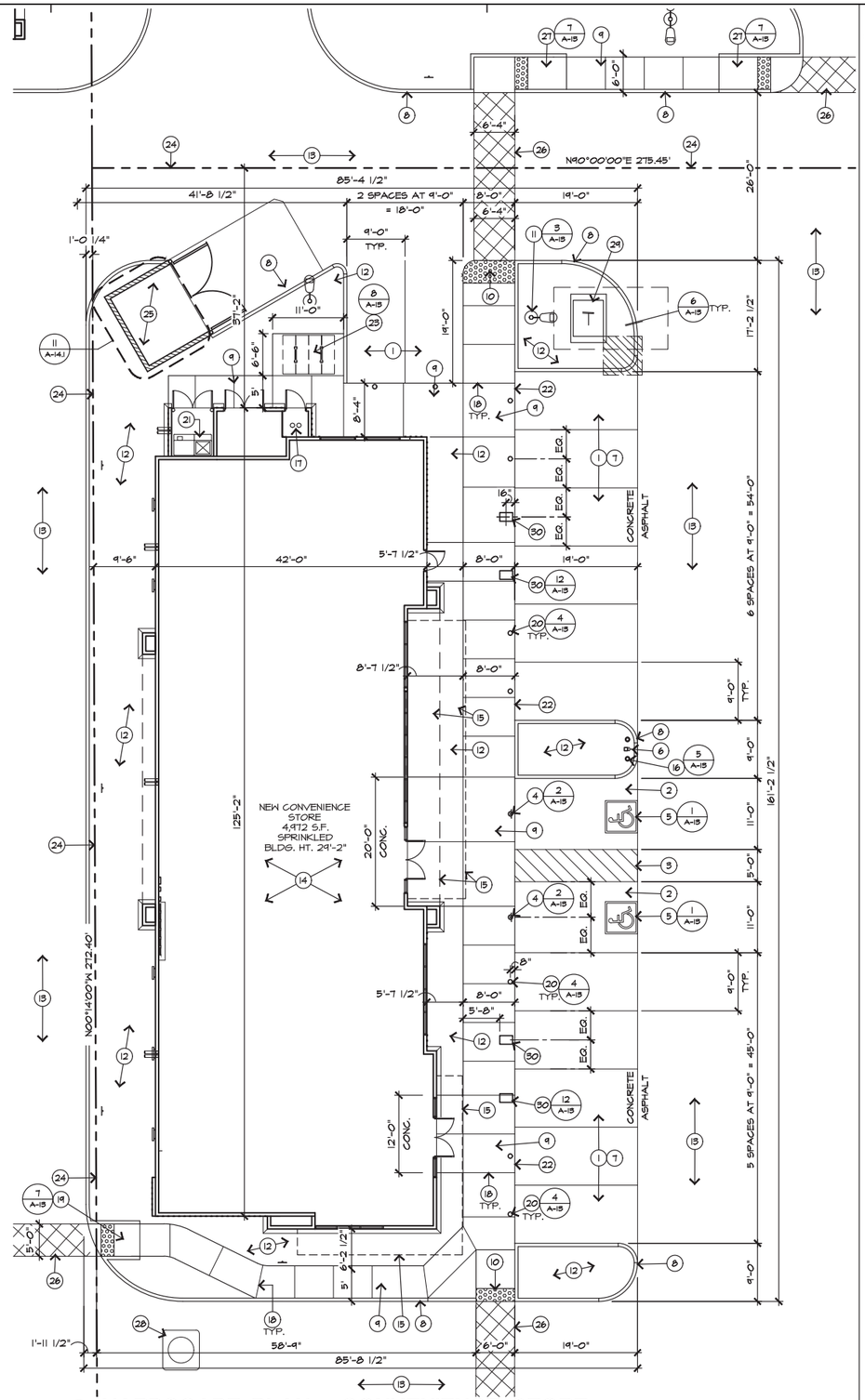
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ENLARGED SITE PLAN
TOY STORAGE - NORTH

A-11.4



4 HARDSCAPE PLAN - CONVENIENCE STORE
SCALE: 1" = 10'-0"

KEYNOTES

1. STANDARD PARKING STALL: 9'-0" W. X 19'-0" D. PARKING STALL. DEMARK STALL WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE.
2. STANDARD ACCESSIBLE PARKING STALL: 11'-0" W. X 19'-0" D. PARKING STALL. DEMARK STALL WITH MIN. 4" W. PARKING STRIPE, (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
3. ACCESSIBLE AISLE: 5'-0" W. X 19'-0" D. ACCESSIBLE AISLE WAY, DEMARK AISLE BORDER WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. INTERIOR STRIPE: 4" W. PAINT STRIPE @ 45 DEGREE ANGLE SPACED AT 30" O.C., (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
4. INSTALL NEW STANDARD A.D.A. ACCESSIBLE SIGN WITH ACCESSORY SIGNAGE (PROVIDE VAN IDENTIFICATION ON VAN DESIGNATED PARKING STALLS) AND SIGN POST SET INSIDE 6" CONCRETE FILLED STEEL BOLLARD. LOCATE SIGN AS SHOWN ON PLAN. VERIFY ADDITIONAL SIGNAGE WITH PLANNING DEPARTMENT PRIOR TO ORDERING AND INSTALLING SIGN. CENTER SIGN/BOLLARD ON STALL. NOTE AT VAN SPACE, SIGN WITH VAN SIGNAGE. INSTALL ALL SIGNS AT CONSISTENT TOP OF SIGN HEIGHT. LOWEST PART OF SIGNAGE TO BE ABOVE 80" A.F.F. TO BOTTOM OF LOWEST SIGNAGE. REFER TO CIVIL DWGS.
5. PROVIDE NEW 36" X 36" ACCESSIBLE PARKING GRAPHIC APPLIED AT STALL ENTRANCE: CENTER GRAPHIC ON STALL, WHITE BORDER AND SYMBOL, WITH A.D.A. BLUE FIELD, (2) COATS TRAFFIC RATED PAINT.
6. EMERGENCY FUEL SHUT-OFF SWITCH WITH EXTERIOR COVER PLATE MOUNTED TO 6" SQUARE BOLLARD. PROVIDE REQUIRED SIGNAGE. SEE FUEL DWGS.
7. CONCRETE FINISH (SEE CIVIL FOR THICKNESS) STANDARD PARKING SPACE. STRIPE STALLS WITH 4" W. STRIPE USING TRAFFIC RATED PAINT, MIN. (2) COATS, COLOR: WHITE. SEE PLAN
8. NEW 6" H. CAST IN PLACE CONC. CURB REFER TO CIVIL DRAWINGS.
9. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL, WITH MAX 2% CROSS SLOPE. PROVIDE NO-SLIP LIGHT SALTED FINISH. (TYP.)
10. PROVIDE TRUNCATED DOME WARNING DETECTION PLATE PER CITY OF CHANDLER STANDARDS.
11. NEW LIGHT POLE AND FIXTURE WITH CONCRETE BASE, SEE ELECTRICAL DRAWINGS.
12. NEW LANDSCAPE AND/OR RETENTION AREA. PROVIDE (2) CONDUIT SLEEVES TO EACH LANDSCAPE PLANTER. REFER TO L.S. DWGS. / CIVIL DWGS.
13. NEW ASPHALT DRIVE / PARKING LOT. SEE CIVIL PLANS.
14. NEW SINGLE STORY CONVENIENCE STORE BUILDING. REFER TO PLANS.
15. DASHED LINE INDICATING AWNING OR BLDG. OVERHANG. SEE PLANS.
16. 6" CONCRETE FILLED BOLLARD. SEE DETAIL 5/A-13..
17. LOCATION OF FIRE RISER ROOM. SEE BUILDING PLANS.
18. SCORE LINES SET IN CONCRETE WALKWAY. CONTRACTOR TO COORDINATE CONTROL JOINT AND EXPANSION JOINT LOCATIONS.
19. NEW A.D.A. COMPLIANT ACCESSIBLE CURB RAMP. SEE DETAILS.
20. 4" CONCRETE FILLED, REMOVABLE STEEL PROTECTIVE BOLLARDS CENTERED ON PARKING SPACE.
21. EXTERIOR RATED SERVICE ENTRY SECTION. SEE FLOOR PLAN AND ELECTRICAL DRAWINGS FOR FURTHER DETAILS.
22. FLUSH TRANSITION CONDITION TO SIDEWALK.
23. BICYCLE PARKING PER CITY REQUIREMENTS, SEE DETAIL.
24. PROPOSED PROPERTY LINE, SEE SITE PLAN.
25. NEW TRASH ENCLOSURE WITH METAL GATES. SEE DETAILS.
26. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
27. NEW A.D.A. COMPLIANT ACCESSIBLE CURB RAMP. SEE DETAILS.
28. LOCATION OF GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS.
29. LOCATION OF ELECTRICAL TRANSFORMER SET ON CONC. PAD. SEE ELECTRICAL DRAWINGS.
30. DECORATIVE STEEL VEHICLE STOP SECURED TO CONCRETE WALKWAY WITH PRIMED AND PAINTED FINISH. TYPICAL OF 4. SEE DETAILS.

SCALE: 1" = 10'-0"
0' 5' 10' 20'
NORTH

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CERTIFICATE NO.
30798
JEFFREY W. WHITES
Date Signed 8/11/26
ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

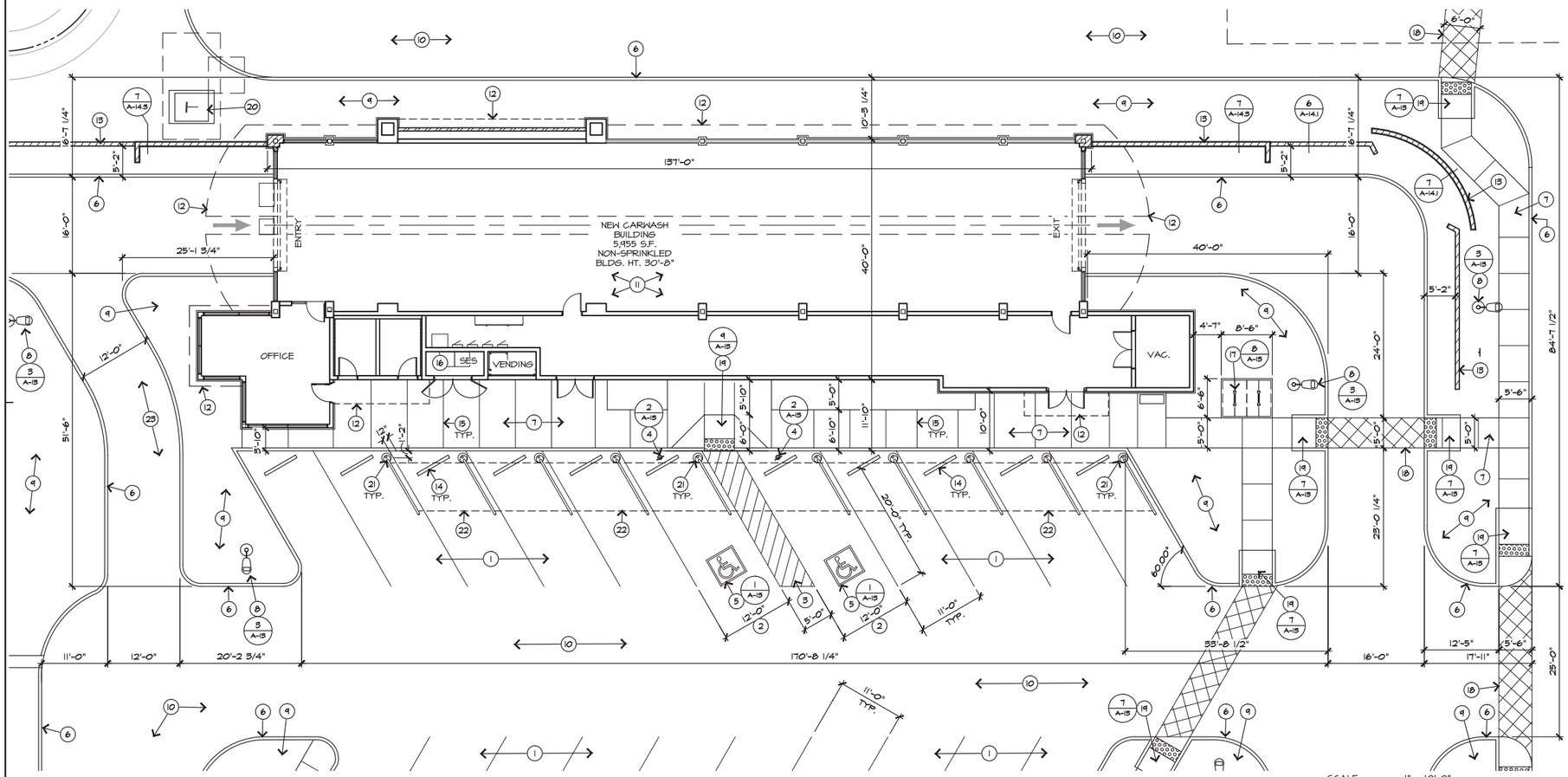
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Date	Issued for
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HARDSCAPE PLAN
CONVENIENCE STORE

A-12



4 HARDSCAPE PLAN - CARWASH
SCALE: 1" = 10'-0"

KEYNOTES

1. STANDARD PARKING STALL: 11'-0" W. X 20'-0" D. PARKING STALL SET AT 60° ANGLE. DEMARK STALL WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE.
2. STANDARD ACCESSIBLE PARKING STALL: 12'-0" W. X 20'-0" D. PARKING STALL SET AT 60° ANGLE. DEMARK STALL WITH MIN. 4" W. PARKING STRIPE, (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
3. ACCESSIBLE AISLE: 5'-0" W. X 20'-0" D. ACCESSIBLE AISLE WAY, DEMARK AISLE BORDER WITH 4" W. PAINT STRIPE; (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. INTERIOR STRIPE: 4" W. PAINT STRIPE @ 45 DEGREE ANGLE SPACED AT 30" O.C., (2) COATS TRAFFIC RATED PAINT, COLOR; WHITE. PROVIDE SMOOTH LEVEL SURFACE WITH MAX 2% SLOPE.
4. INSTALL NEW STANDARD A.D.A. ACCESSIBLE SIGN WITH ACCESSORY SIGNAGE (PROVIDE VAN IDENTIFICATION ON VAN DESIGNATED PARKING STALLS) AND SIGN POST SET INSIDE 6" CONCRETE FILLED STEEL BOLLARD. LOCATE SIGN AS SHOWN ON PLAN. VERIFY ADDITIONAL SIGNAGE WITH PLANNING DEPARTMENT PRIOR TO ORDERING AND INSTALLING SIGN. CENTER SIGN/BOLLARD ON STALL. NOTE AT VAN SPACE, SIGN WITH VAN SIGNAGE. INSTALL ALL SIGNS AT CONSISTENT TOP OF SIGN HEIGHT. LOWEST PART OF SIGNAGE TO BE ABOVE 80" A.F.F. TO BOTTOM OF LOWEST SIGNAGE. REFER TO CIVIL DWGS.
5. PROVIDE NEW 36" X 36" ACCESSIBLE PARKING GRAPHIC APPLIED AT STALL ENTRANCE; CENTER GRAPHIC ON STALL, WHITE BORDER AND SYMBOL, WITH A.D.A. BLUE FIELD, (2) COATS TRAFFIC RATED PAINT.
6. NEW 6" H. CAST IN PLACE CONC. CURB REFER TO CIVIL DRAWINGS.
7. NEW A.D.A. COMPLIANT SIDEWALK, 4" THK. CONC. ATOP A.B.C. FILL, WITH MAX 2% CROSS SLOPE. PROVIDE NO-SLIP LIGHT SALTED FINISH. (TYP.)
8. NEW LIGHT POLE AND FIXTURE WITH CONCRETE BASE, SEE ELECTRICAL DRAWINGS.
9. NEW LANDSCAPE AND/OR RETENTION AREA. PROVIDE (2) CONDUIT SLEEVES TO EACH LANDSCAPE PLANTER. REFER TO L.S. DWGS. / CIVIL DWGS.
10. NEW ASPHALT DRIVE / PARKING LOT. SEE CIVIL PLANS.
11. NEW SINGLE STORY CARWASH BUILDING. REFER TO PLANS.
12. DASHED LINE INDICATING AWNING OR BLDG. OVERHANG. SEE PLANS.
13. MASONRY SCREEN WALL. HEIGHT AND FINISH VARIES. SEE ENLARGED ELEVATION AND WALL PLAN.
14. 6'-0"L. X 6"W. X 6"H. CONCRETE WHEEL STOP.
15. SCORE LINES SET IN CONCRETE WALKWAY. CONTRACTOR TO COORDINATE CONTROL JOINT AND EXPANSION JOINT LOCATIONS.
16. EXTERIOR RATED SERVICE ENTRY SECTION. SEE FLOOR PLAN AND ELECTRICAL DRAWINGS FOR FURTHER DETAILS.
17. BICYCLE PARKING SET ON 6'-6" X 8'-6" CONC. PAD. PER CITY REQUIREMENTS, SEE DETAIL.
18. PEDESTRIAN CROSSING TO BE DECORATIVE STAMPED COLORED CONCRETE. PROVIDE 48" WIDE SCORED CROSS PATTERN. PAVING SHALL BE FLUSH WITH ALL ADJOINING PAVING SURFACES.
19. NEW A.D.A. COMPLIANT ACCESSIBLE CURB RAMP. SEE DETAILS.
20. LOCATION OF ELECTRICAL TRANSFORMER SET ON CONC. PAD. SEE ELECTRICAL DRAWINGS.
21. PRE-FABRICATED STEEL AWNING FRAME W/ POWDER COAT PAINT FINISH SET IN CONC. FOOTING. SEE STRUCTURAL & VACUUM DRAWINGS FOR FURTHER INFORMATION.
22. DASHED LINE INDICATING VACUUM BAY FABRIC CANOPY ABOVE BY VACUUM VENDOR.
23. 12'-0" WIDE DRIVE THRU BY-PASS LANE.
24. 5'-0" WIDE FOUNDATION PLANTING, SEE LANDSCAPE PLAN.

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Checked By	ES
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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

HARDSCAPE PLAN
CARWASH

A-12.1

TAB C



1 HAMSTRA CROSSING RENDERING - N.W. CORNER
SCALE: NONE

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8-11-2026	TECH REVIEW

RENDERING
N.W.C.

A-91

O:\PROJ\PS\



1 HAMSTRA CROSSING RENDERING - GERMANN ROAD
SCALE: NONE

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Date	Issued for
8-11-2026	TECH REVIEW

RENDERING
GERMANN RD.

A-92

O:\PROJ\PA



1 HAMSTRA CROSSING RENDERING - MCQUEEN ROAD
SCALE: NONE

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Date	Issued for
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RENDERING
MCQUEEN RD.

A-93

O:\PROJ\25\



1 HAMSTRA CROSSING RENDERING - TOY STORAGE - GERMANN ROAD
SCALE: NONE

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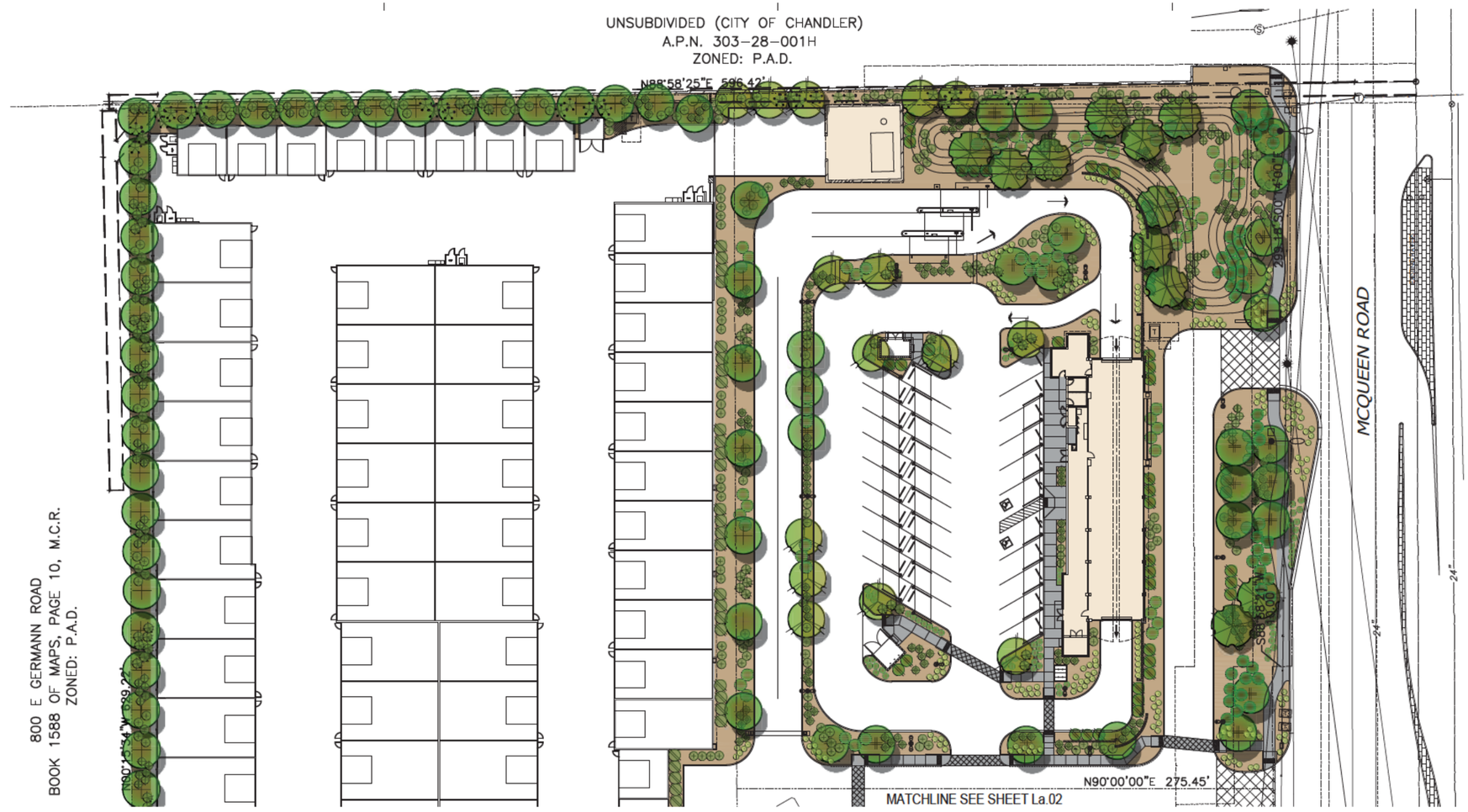
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RENDERING
TOY STORAGE - GERMANN RD.

A-94

O:\PROJ\25\

TAB D



LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP., 6.5'T, 4.5'W (16)

PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
48" BOX 4" CALIP., 12'T, 6'W (51)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX 1.5" CALIP., 6'T, 4'W (33)

EXISTING TREE
PROTECT FROM
CONSTRUCTION

ACACIA SALICINA
WILLOW ACACIA
36" BOX 2.5" CALIP., 7.5'T, 4.5'W (47)

ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5'T, 4'W (36" BOX) (2)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (138)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (71)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (308)

EXISTING SHRUB
PROTECT FROM
CONSTRUCTION

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (135)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (152)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (250)

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (98)

SMALL SHRUBS

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (166)

GROUND COVER

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (249)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (118)

EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON (213)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF CHANDLER LANDSCAPE 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. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"

3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

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

5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H)

6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.

7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE

8. TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE

9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE

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

11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITTAL AND PERMITS.

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

REGISTERED LANDSCAPE ARCHITECT — DATE 08.13.26

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

27166 TIMOTHY J. McQUEEN — 08.13.26 — REGISTERED LANDSCAPE ARCHITECT — ARIZONA U.S.A. — EXPIRES 06/30/2026

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Project Manager
Drawn By
Checked By
Project Number

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EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions
Date — Issued for

La.01

UNSUBDIVIDED (CITY OF CHANDLER)
A.P.N. 303-28-001H
ZONED: P.A.D.

N88°58'25"E 596.42'

800 E GERMANN ROAD
BOOK 1588 OF MAPS, PAGE 10, M.C.R.
ZONED: P.A.D.

N90°15'34"W 639.22'

MCQUEEN ROAD

24"

N90°00'00"E 275.45'

MATCHLINE SEE SHEET La.02

LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP. 6.5'T 4.5'W (16)

PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
48" BOX 4" CALIP. 12'T 6'W (51)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX 1.5" CALIP. 6'T 4'W (33)

EXISTING TREE
PROTECT FROM
CONSTRUCTION

ACACIA SALICINA
WILLOW ACACIA
36" BOX 2.5" CALIP. 7.5'T 4.5'W (47)

ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP. 6.5'T 4'W (36" BOX) (2)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (138)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (71)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (308)

EXISTING SHRUB
PROTECT FROM
CONSTRUCTION

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (135)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (152)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (250)

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (98)

SMALL SHRUBS

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (166)

GROUND COVER

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (249)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (118)

EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON (213)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF CHANDLER LANDSCAPE 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. NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6' ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"

3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

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

5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H)

6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4) ZONING CODE.

7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE CRUSHED ROCK MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11) ZONING CODE

8. TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY 3' FROM ALL SIDES OF A FIRE HYDRANT P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1) ZONING CODE

9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H) ZONING CODE

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

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

REGISTERED LANDSCAPE ARCHITECT — DATE 08.13.26

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

27166 TIMOTHY J. McQUEEN — 08.13.26 — ARIZONA U.S.A. — EXPIRES 06/30/2026

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Project Manager
Drawn By
Checked By
Project Number

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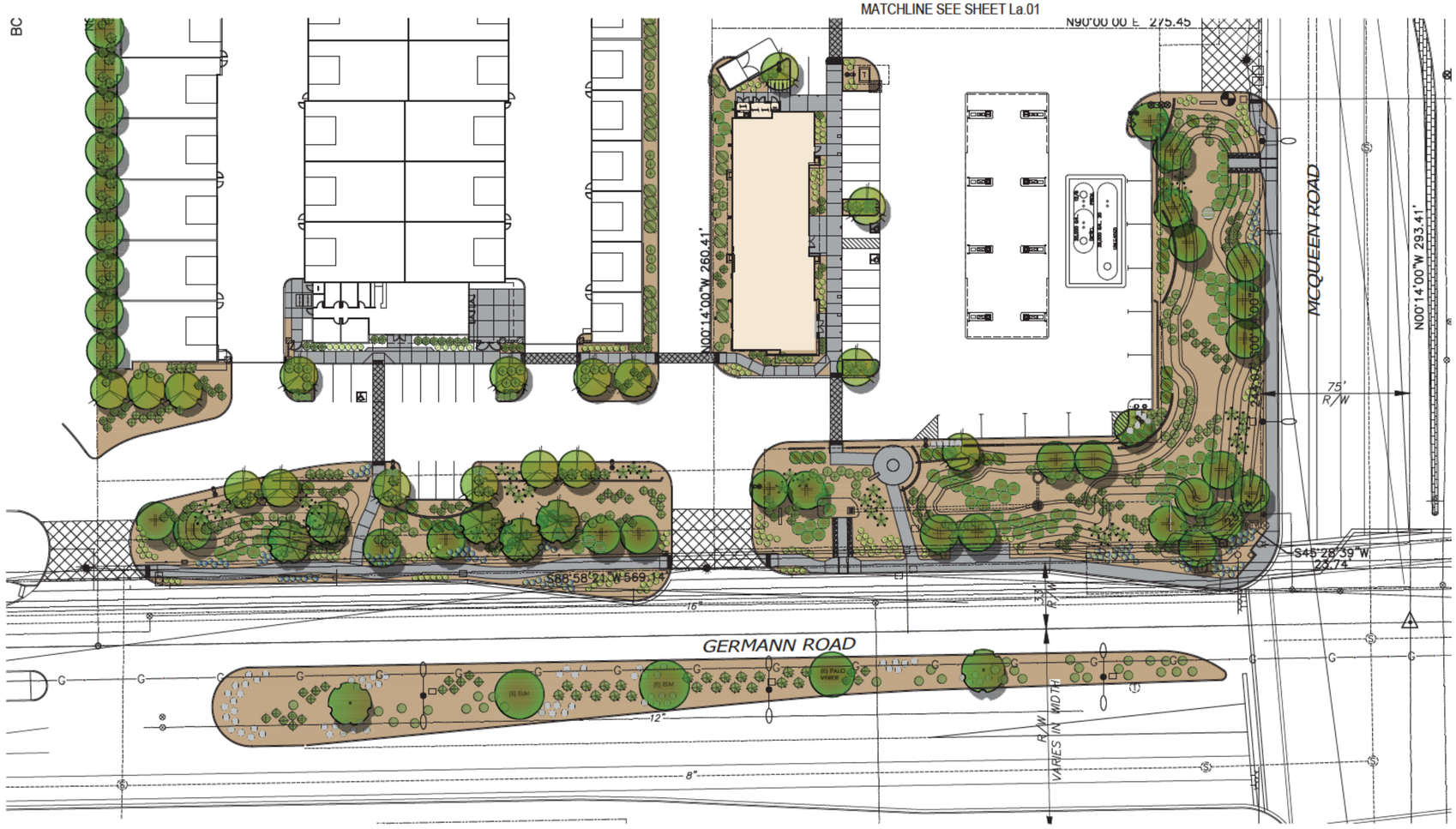
HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions
Date — Issued for

La.01



LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP., 6.5'T, 4.5'W (16)

PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
48" BOX 4" CALIP., 12'T, 6'W (51)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX 1.5" CALIP., 6'T, 4'W (33)

EXISTING TREE
PROTECT FROM
CONSTRUCTION

ACACIA SALICINA
WILLOW ACACIA
36" BOX 2.5" CALIP., 7.5'T, 4.5'W (47)

ULMUS PARVIFOLIA
CHINESE ELM (MATCHING)
2" CALIP., 6.5'T, 4'W (36" BOX) (2)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (138)

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MEXICAN BIRD OF PARADISE
5 GALLON (71)

MEDIUM SHRUBS

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VALENTINE EMU BUSH
5 GALLON (308)

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5 GALLON (135)

ACCENTS

HESPERALOE PARVIFLORA
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5 GALLON (152)

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1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'
SCALE: 1"=30'-00"

27166
TIMOTHY J.
McQUEEN
08/13/26
ARIZONA U.S.A.
EXPIRES 06/30/2024

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HAMSTRA CROSSING

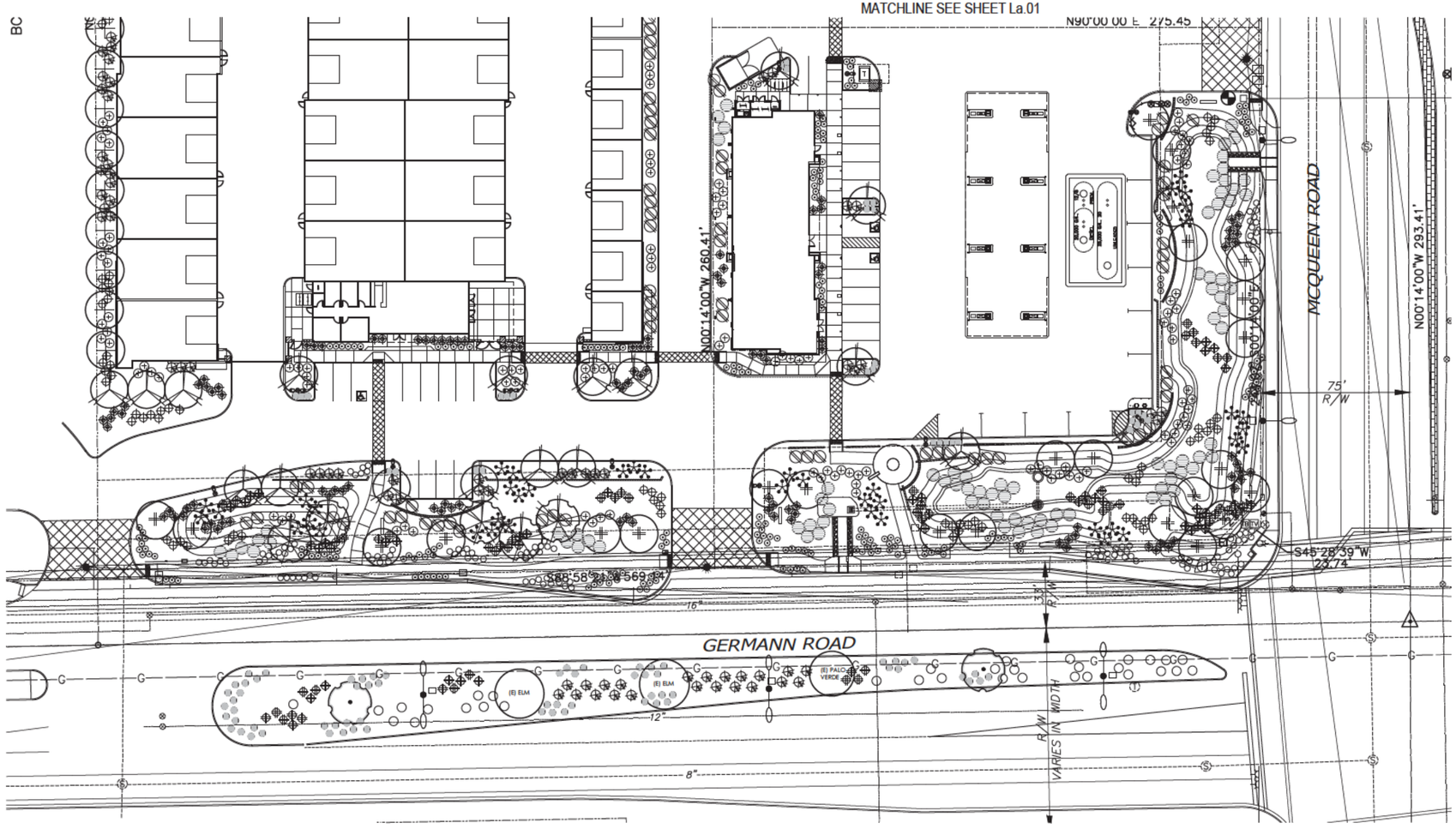
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions
Date | Issued for

La.02

MATCHLINE SEE SHEET La.01



LANDSCAPE LEGEND

TREES

CHILTALPA TASHKENSIS
CHILTALPA
36" BOX 2" CALIP. 6.5'T 4.5'W (16)

PISTACIA X 'RED-PUSH'
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2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

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Project Manager
Drawn By
Checked By
Project Number

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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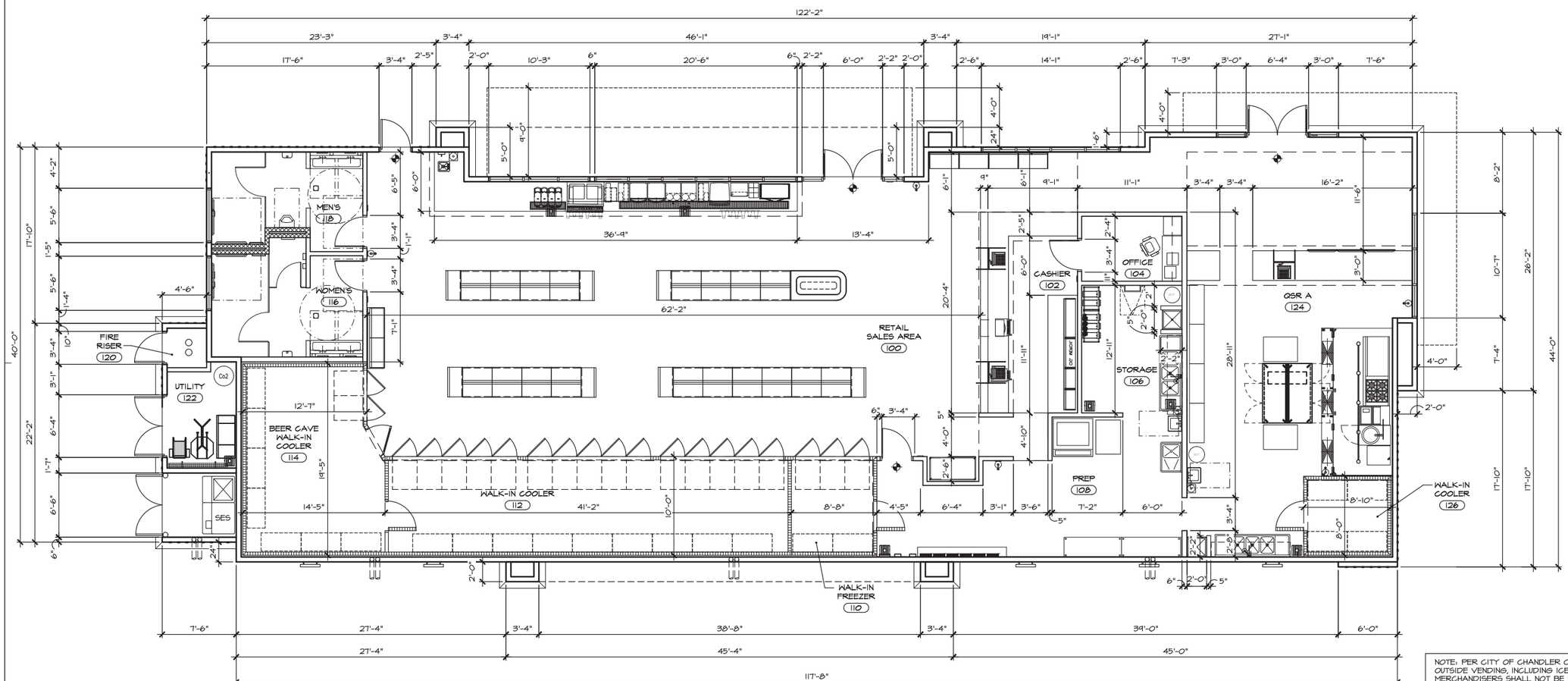
Revisions
Date Issued for

La.02

TAB E

KEYNOTES

GENERAL NOTES



NOTE: PER CITY OF CHANDLER CODE, NO OUTSIDE VENDING, INCLUDING ICE MACHINES / MERCHANDISERS SHALL NOT BE PERMITTED.

1 CONCEPTUAL FLOOR PLAN
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0' 3' 6' 12'
NORTH

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITES
Date Signed 8/11/26
ARIZONA, U.S.A.

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

FLOOR PLAN
CONVENIENCE STORE

A-21

EQUIPMENT SCHEDULE

MK	QTY.	ITEM	MANUFACTURER	CAT. NO.	FURN. BY	INST. BY	REMARKS
1	4	REMOTE CONDENSER	MANITOWOC	SEE MECH.	O	O	VERIFY EQUIPMENT PER FOUNTAIN DRINK SUPPLIER
2	1	ICE MAKER CONDENSER UNIT	MANITOWOC	SEE MECH.	O	O	VERIFY EQUIPMENT WITH ICEMAKER SUPPLIER
3	1	FREEZER CONDENSER UNIT	HUSSMANN	SEE MECH.	O	O	VERIFY EQUIPMENT PER FREEZER SUPPLIER
4	5	COOLER CONDENSER UNIT		SEE MECH.	O	O	VERIFY MODEL & QTY. PER SPECIFIC PROJECT
5	1	MAKE-UP AIR UNIT		SEE MECH.	O	O	
6	1	EXHAUST FAN		SEE MECH.	O	O	
7	0	NOT USED					

NOTE: CONTRACTOR TO WIRE NECESSARY ELECTRICAL FOR ALL UNITS SHOWN.

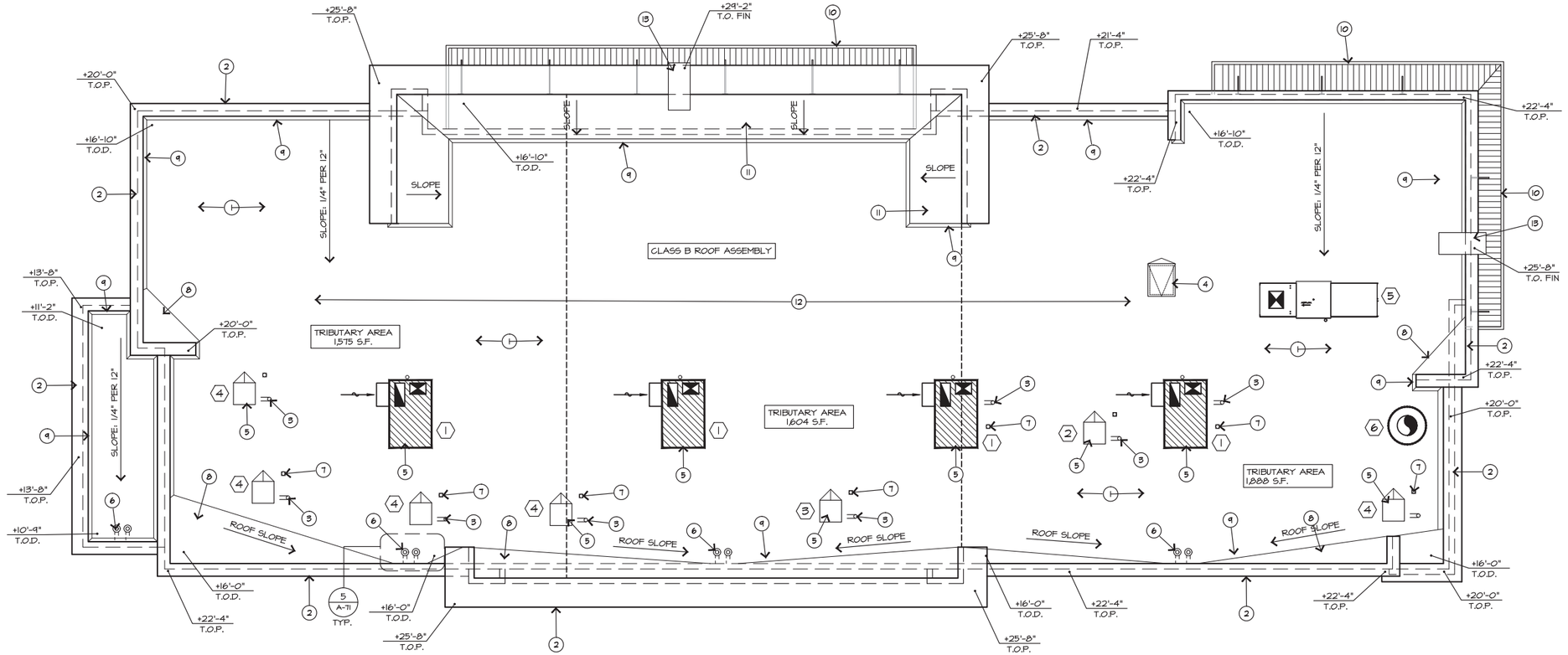
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ROOF PENETRATIONS ASSOCIATED WITH ALL ROOF MOUNTED CONDENSOR UNITS FOR SODA, ICE MAKING & WALK-IN COOLER EQUIPMENT. (PER MFGR. REC.) TYP.

SEE SHEET P-1 FOR ROOF DRAIN SIZING, PER IPC 2018 1106-1108

KEYNOTES

1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL 2 / A-70
4. ROOF ACCESS DOOR & LADDER BELOW. SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAIL 4/A-71.
7. NEW ROOF JACK WITH 3/4" CONDUIT FOR ELECTRICAL SERVICE. FOR EXISTING AC COOLERS, FIELD LOCATE ROOF JACK WITH (2) 3/4" CONDUITS PER JACK NEAR ELECTRICAL ACCESS PANEL OF COOLER EQUIP. NOT ALL LOCATIONS SHOWN. CONT. TO PROVIDE AS REQUIRED
8. LOCATION OF BUILT UP CRICKET W/ ROOFING MEMBRANE APPLIED.
9. PROVIDE CONT. CANT STRIP AT PERIMETER OF ROOF MEMBRANE AREA. SEE DETAILS AND SECTIONS.
10. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
11. DIAGONAL BRACING WITH 1/2" PLYWOOD SHEATHING ON TOP. REFER TO STRUCTURAL DRAWINGS.
12. STRUCTURAL FRAMING. COORDINATE ALL FRAMING MEMBERS WITH STRUCTURAL DRAWINGS PRIOR TO ORDERING AND INSTALLING.
13. METAL FIN DECORATIVE FEATURE. SEE DETAILS FOR FURTHER INFORMATION.

LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



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

NORTH

SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

esencia

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Project Manager: JW
Drawn By: FMP
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTER
Date Signed 6/24/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

TEE JAY 1, LLC. - CHANDLER

N.W.C. GERMANN ROAD AND MCQUEEN ROAD

McQUEEN CONVENIENCE STORE
1980 S. McQUEEN ROAD, CHANDLER, ARIZONA 85286

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Revisions

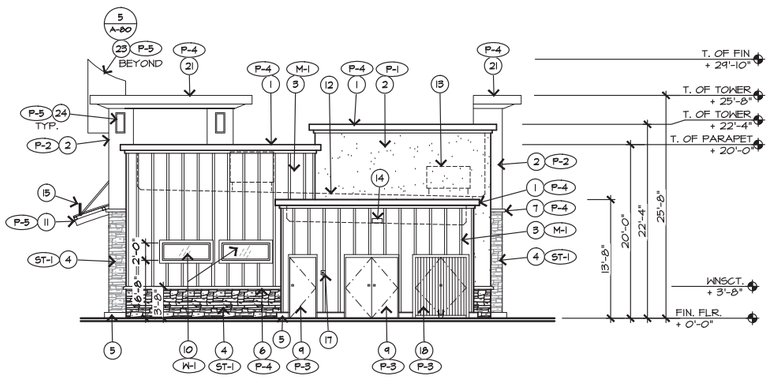
Date	Issued for
6-24-26	PERMIT REVIEW

ROOF PLAN

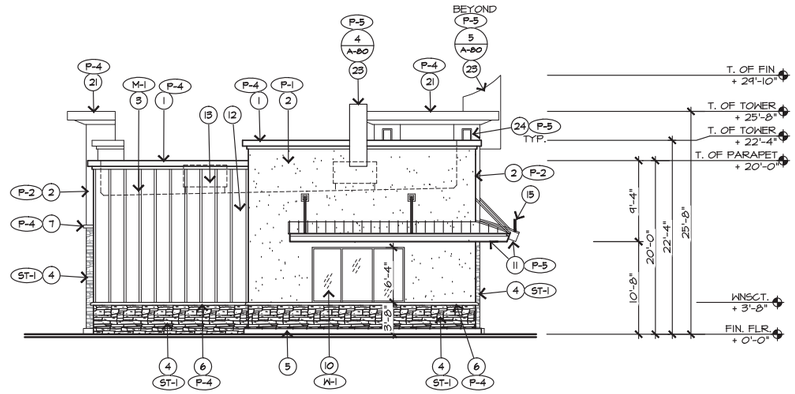
A-24

GENERAL NOTES

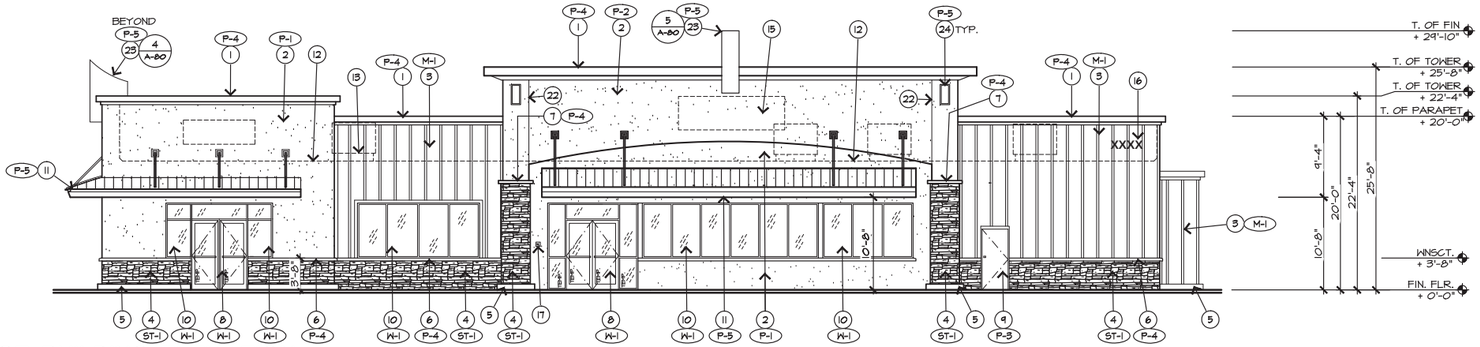
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



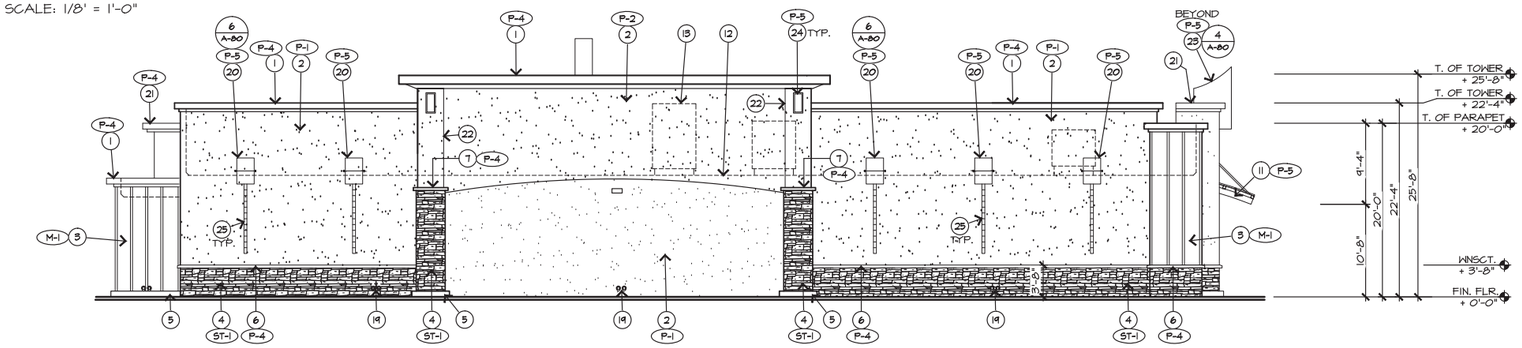
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MFR'S RECOMMENDATIONS.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"W. X 8"H. CONCRETE BASE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. 4" H. RIGID FOAM WITH PAINTED STUCCO FINISH COLUMN CAP. SEE DETAILS.
8. ANODIZED ALUMINUM STOREFRONT AND WINDOW SYSTEM WITH 1/4" THK. DUAL PAINE GLAZING. GLASS PANEL. PROVIDE TEMPERED GLASS WHERE REQUIRED.
9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
10. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
11. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE DETAILS, SEE STRUCTURAL DRAWINGS.
12. LINE OF ROOF BEYOND.
13. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
14. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
15. LOCATION OF TENANT SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT.
16. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
17. WALL MOUNTED KNOX BOX LOCATION.
18. LOCATION OF SES ENCLOSURE WITH PAINTED METAL GATES.
19. BRASS LAMB TONGUE CONNECTED TO ROOF LEADER AND OVER-FLOW DRAIN LINE. PROVIDE CONCRETE SPLASH GUARD IF LOCATED IN LANDSCAPE AREA. SEE ROOF PLAN FOR FURTHER DETAILS.
20. EXTERIOR LIGHT CONCEALED BEHIND DECORATIVE STEEL PANEL WITH POWDER COAT FINISH. SEE DETAILS.
21. TOP OF PARAPET BEYOND.
22. STUCCO REVEAL / CONTROL JOINT.
23. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
24. 1'-0"W. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
25. 4"X8" TILE ACCENT RECESSED FLUSH INTO STUCCO, COLOR: BLUE. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
P-6	PAINT ACCENT	BATTLESHIP GRAY DEC797	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 95 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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Tempe, Arizona 85283
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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WINTERS — Date Signed 10/7/25 — ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
CONVENIENCE STORE

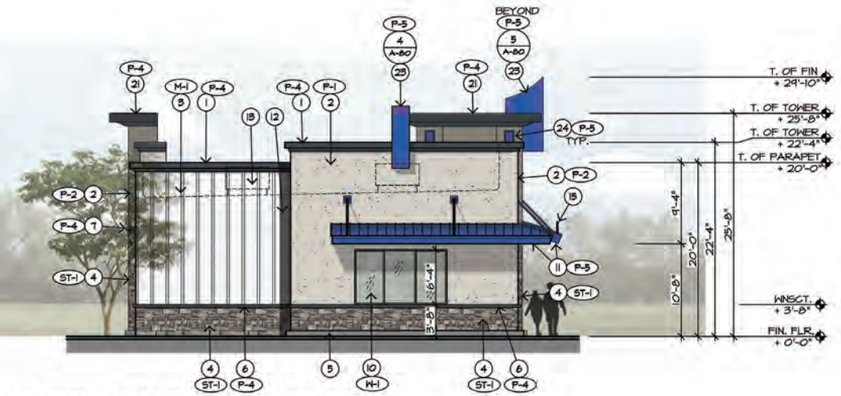
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GENERAL NOTES

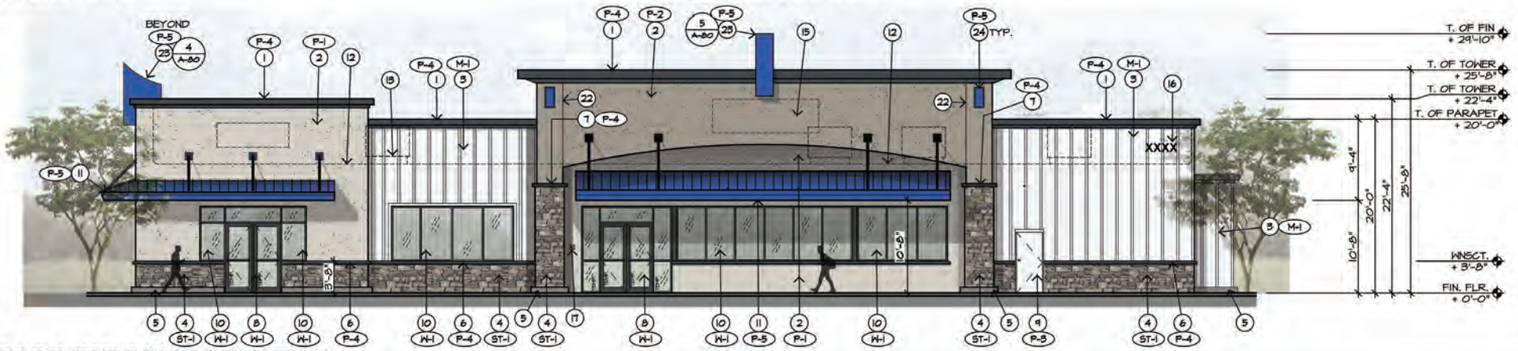
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



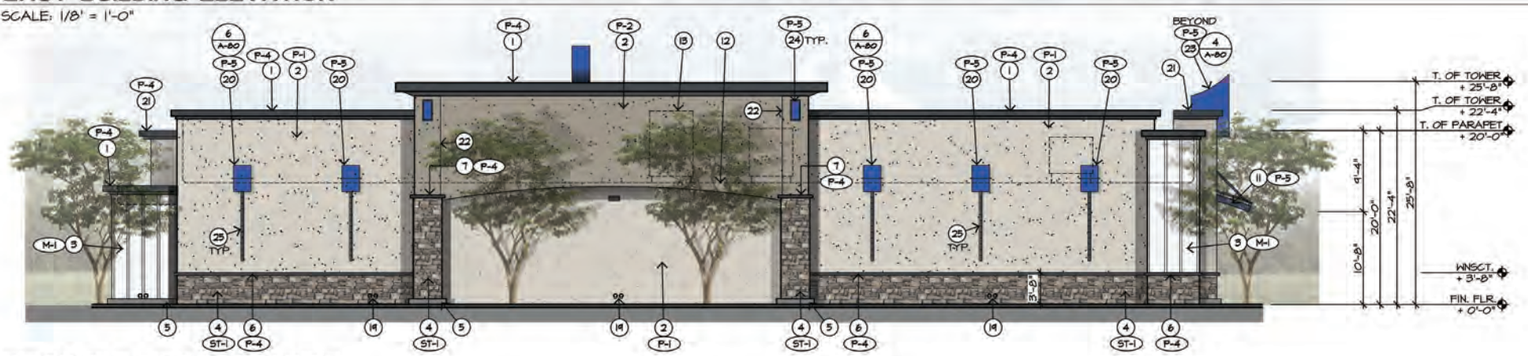
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MFR'S RECOMMENDATIONS.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"W. X 8"H. CONCRETE BASE.
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9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
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11. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE DETAILS, SEE STRUCTURAL DRAWINGS.
12. LINE OF ROOF BEYOND.
13. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
14. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
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22. STUCCO REVEAL / CONTROL JOINT.
23. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
24. 1'-0"H. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
25. 4"X8" TILE ACCENT RECESSED FLUSH INTO STUCCO, COLOR: BLUE. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
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P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
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R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 45 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30796
JEFFREY W. WINTER
Date Signed
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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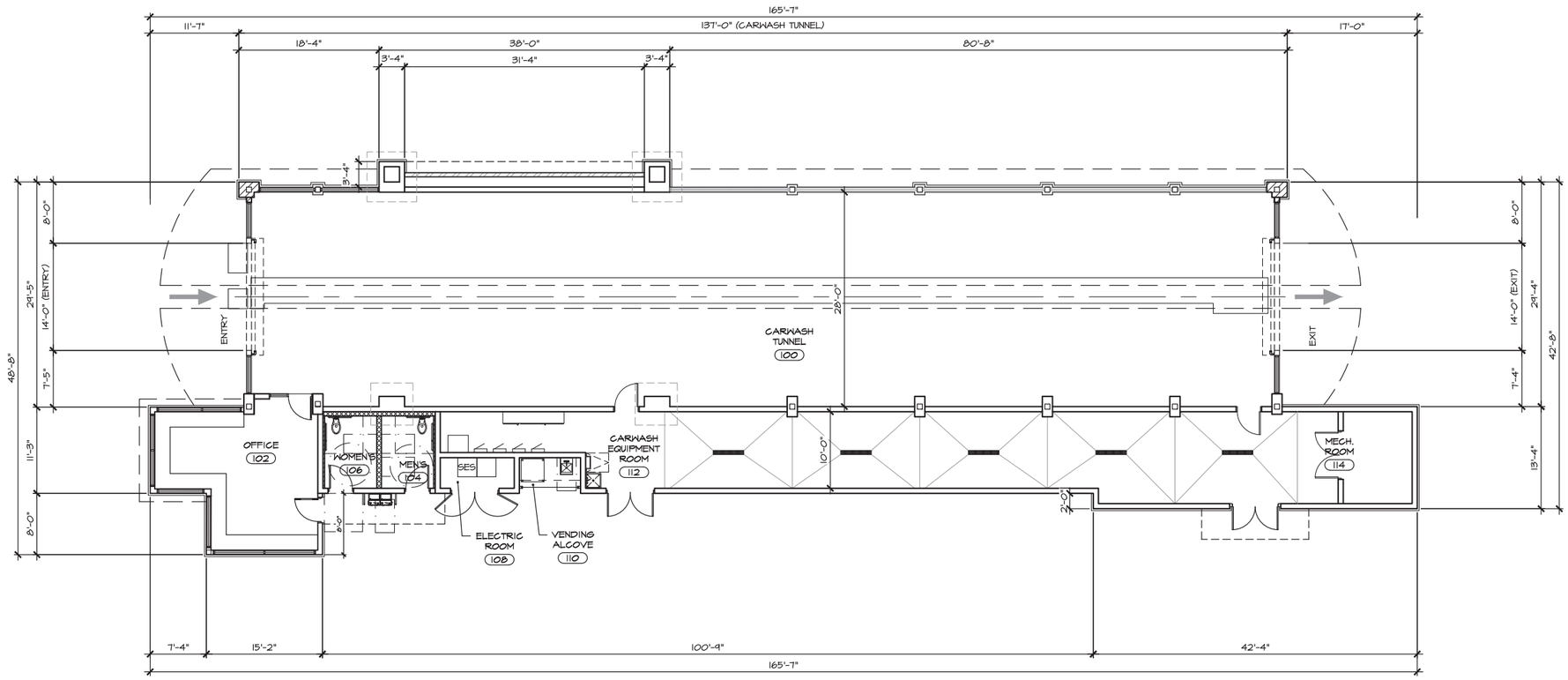
Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
CONVENIENCE STORE

A-30

KEYNOTES

GENERAL NOTES



NOTE: PER CITY OF CHANDLER CODE, NO OUTSIDE VENDING SHALL NOT BE PERMITTED.

1 CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
NORTH

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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTERS
Date Signed 8/11/26
ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
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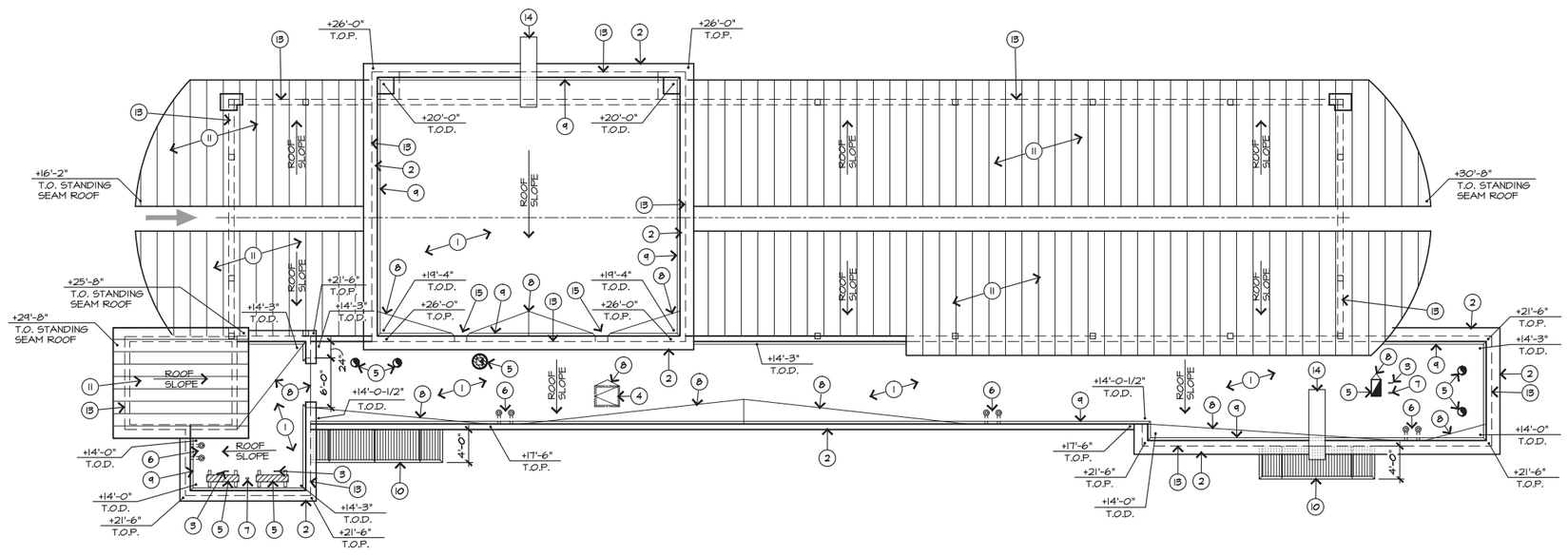
FLOOR PLAN
CARWASH

A-21.1

KEYNOTES

1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL.
4. ROOF ACCESS DOOR & LADDER BELOW. SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAILS.
7. NEW ROOF JACK WITH 3/4" CONDUIT FOR ELECTRICAL SERVICE. FOR EXISTING AC COOLERS, FIELD LOCATE ROOF JACK WITH (2) 3/4" CONDUITS PER JACK NEAR ELECTRICAL ACCESS PANEL OF COOLER EQUIP. NOT ALL LOCATIONS SHOWN. CONT. TO PROVIDE AS REQUIRED
8. LOCATION OF BUILT UP CRICKET W/ ROOFING MEMBRANE APPLIED.
9. PROVIDE CONT. CANT STRIP AT PERIMETER OF ROOF MEMBRANE AREA. SEE DETAILS AND SECTIONS.
10. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
11. STANDING SEAM METAL ROOF SET ON CURVE. SEE DETAILS WITHIN THIS SET.
12. DIAGONAL BRACING WITH 1/2" PLYWOOD SHEATHING ON TOP. REFER TO STRUCTURAL DRAWINGS.
13. STRUCTURAL FRAMING BELOW. COORDINATE ALL FRAMING MEMBERS WITH STRUCTURAL DRAWINGS PRIOR TO ORDERING AND INSTALLING.
14. METAL FIN DECORATIVE FEATURE. SEE DETAILS FOR FURTHER INFORMATION.
15. SCUPPERS IN PARAPET WALL.

LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



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

NORTH
SCALE: 3/16" = 1'-0"
0' 2' 4' 8'

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Project Manager: JW
Drawn By: FMP
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTERS
Date Signed 8/11/26
ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

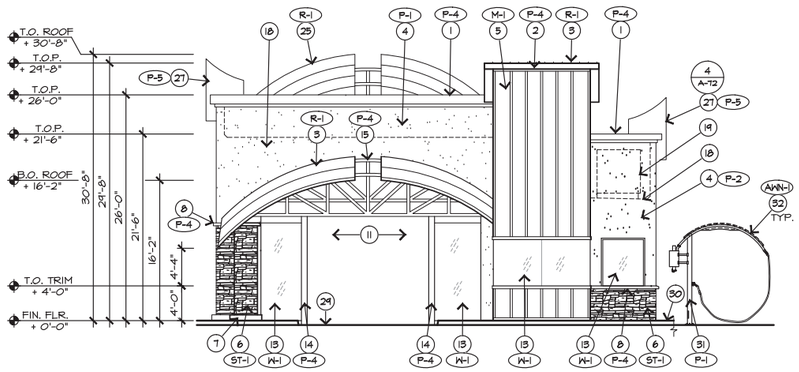
Date: 8-11-2026
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ROOF PLAN
CARWASH

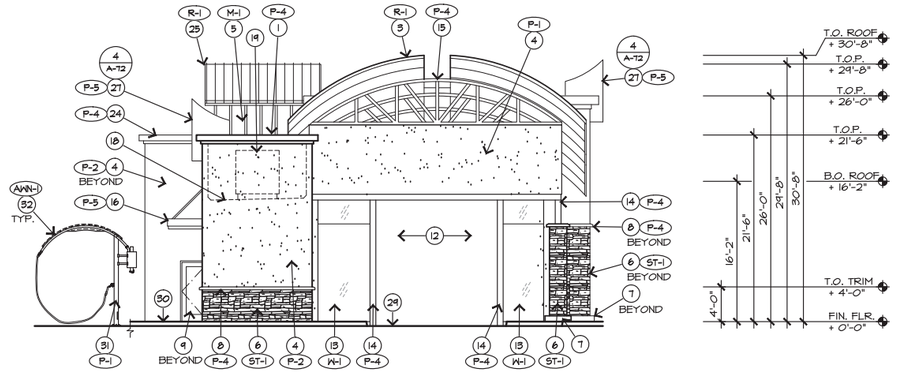
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GENERAL NOTES

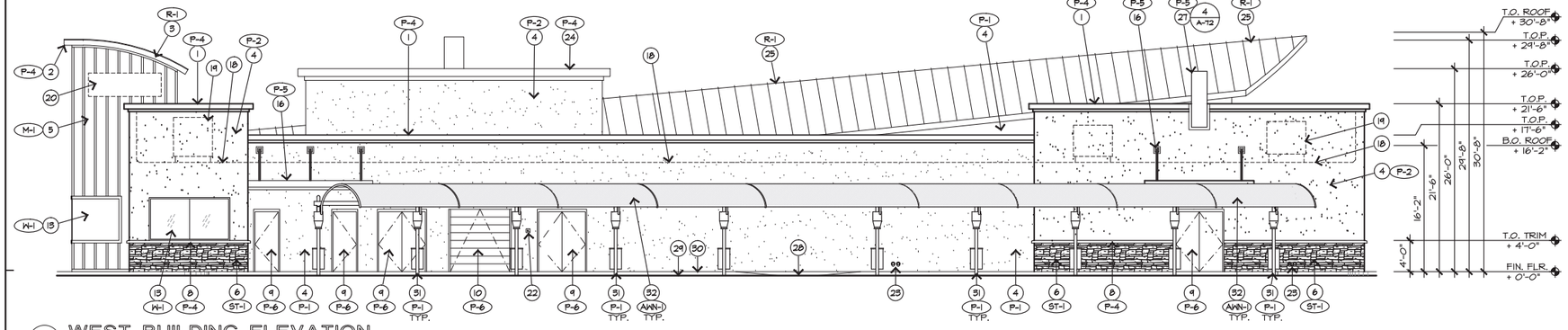
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
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5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. PER CITY OF CHANDLER CODE, NO OUTSIDE VENDING SHALL NOT BE PERMITTED.



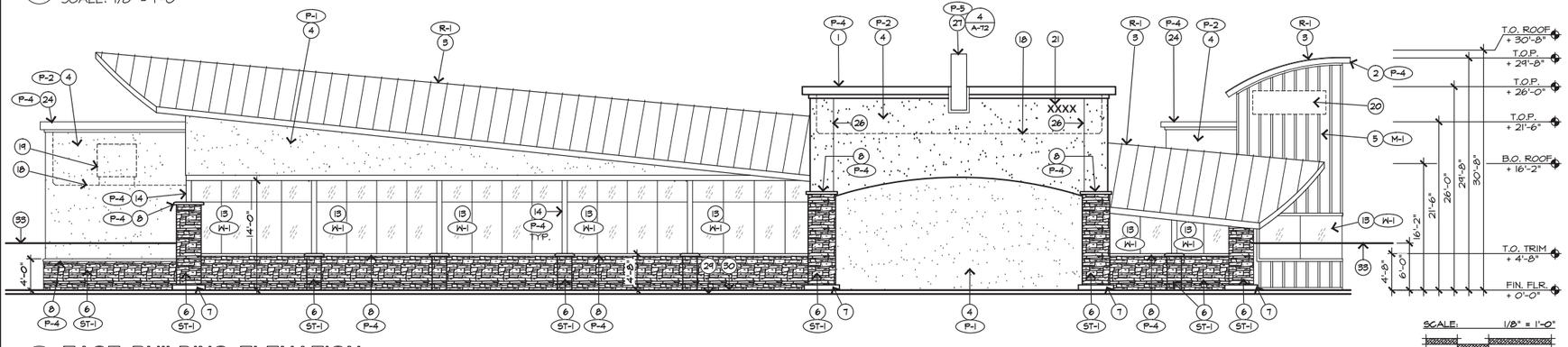
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST BUILDING ELEVATION
SCALE: 1/8' = 1'-0"



1 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STEEL FASCIA WITH 12" OVERHANG SET ON CURVE. SEE STRUCTURAL DRAWINGS.
3. STANDING SEAM METAL ROOF SET ON CURVED STEEL FRAMING.
4. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
5. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MFR'S RECOMMENDATIONS.
6. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
7. 6"W. X 8"H. CONCRETE BASE.
8. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
10. 8'-0" X 8'-0" OPENING FOR STEEL ROLL-UP DOOR AND FRAME, PAINTED FINISH, SEE DOOR SCHEDULE.
11. CARWASH TUNNEL ENTRANCE WITH STEEL ROLL-UP DOOR AND FRAME, SEE DOOR SCHEDULE.
12. CARWASH TUNNEL EXIT WITH STEEL ROLL-UP DOOR AND FRAME, SEE DOOR SCHEDULE.
13. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING AND GLAZING BUTT JOINTS WHERE OCCURS. NOTE: GLAZING TO RECEIVE TINTED FILM TREATMENT, COLOR: BLUE.
14. EXPOSED STEEL COLUMN W/ PAINTED FINISH. SEE STRUCTURAL DRAWINGS.
15. EXPOSED STEEL FRAMING AT CARWASH TUNNEL W/ PAINTED FINISH. SEE STRUCTURAL DRAWINGS.
16. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
17. NOT USED.
18. LINE OF ROOF BEYOND.
19. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
20. LOCATION OF TENANT SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT.
21. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
22. WALL MOUNTED KNOX BOX LOCATION.
23. BRASS LAMB TONGUE CONNECTED TO ROOF LEADER AND OVER-FLOW DRAIN LINE. PROVIDE CONCRETE SPLASH GUARD IF LOCATED IN LANDSCAPE AREA. SEE ROOF PLAN FOR FURTHER DETAILS.
24. TOP OF PARAPET BEYOND.
25. TOP OF STANDING SEAM METAL ROOF BEYOND.
26. STUCCO REVEAL / CONTROL JOINT.
27. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
28. CONCRETE ACCESSIBLE CURB RAMP. SEE SITE PLAN AND DETAILS.
29. TOP OF PAVED DRIVE / QUEUING LANE. SEE SITE PLAN / CIVIL DRAWINGS.
30. TOP OF CONCRETE CURB / WALK. SEE SITE PLAN / CIVIL DRAWINGS.
31. VACUUM CANOPY STANCHION / STRUCTURE, SEE STRUCTURAL DRAWINGS / VACUUM SHOP DRAWINGS.
32. CUSTOM CUT, UV RATED, VACUUM CANOPY AWNING FABRIC. CUT AND INSTALLED IN FIELD.
33. LINE OF MASONRY SCREEN WALL. SEE WALL PLAN

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC186	DUNN EDWARDS
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P-6	PAINT ACCENT	BATTLESHIP GRAY DEC797	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 95 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

esencia

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITTAKER — Date Signed 8/07/26 — ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions

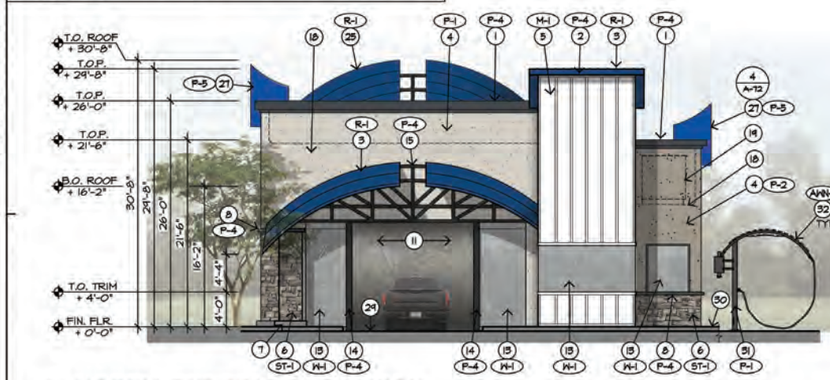
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS CARWASH

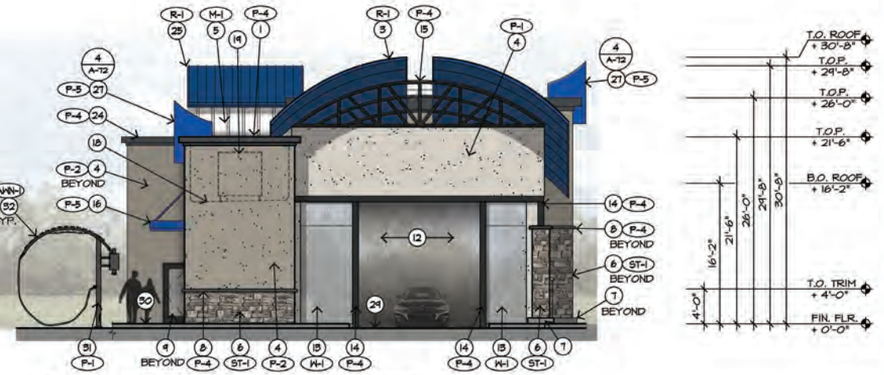
A-30.1

GENERAL NOTES

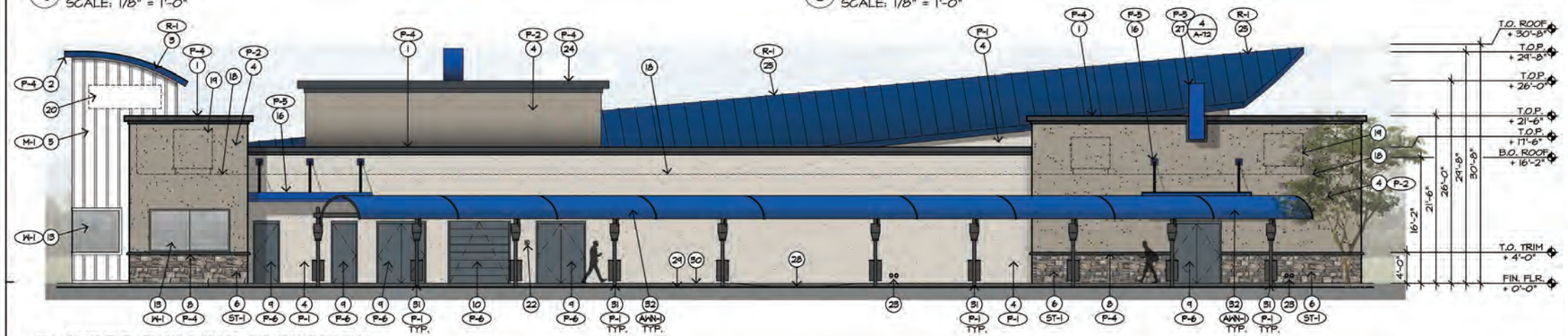
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. PER CITY OF CHANDLER CODE, NO OUTSIDE VENDING SHALL NOT BE PERMITTED.



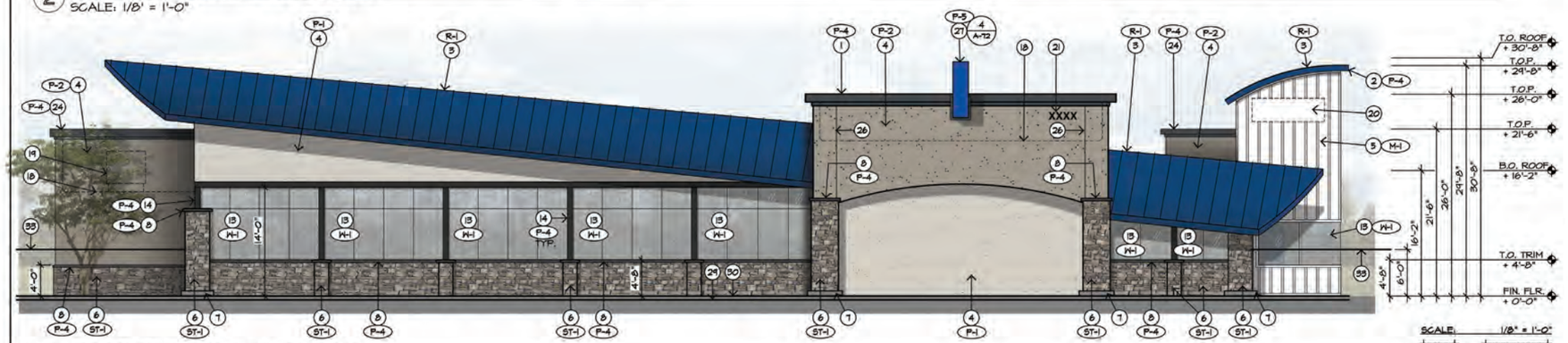
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STEEL FASCIA WITH 12" OVERHANG SET ON CURVE. SEE STRUCTURAL DRAWINGS.
3. STANDING SEAM METAL ROOF SET ON CURVED STEEL FRAMING.
4. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
5. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MFR'S RECOMMENDATIONS.
6. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
7. 6"W. X 8"H. CONCRETE BASE.
8. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
10. 8'-0" X 8'-0" OPENING FOR STEEL ROLL-UP DOOR AND FRAME, PAINTED FINISH, SEE DOOR SCHEDULE.
11. CARWASH TUNNEL ENTRANCE WITH STEEL ROLL-UP DOOR AND FRAME, SEE DOOR SCHEDULE.
12. CARWASH TUNNEL EXIT WITH STEEL ROLL-UP DOOR AND FRAME, SEE DOOR SCHEDULE.
13. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING AND GLAZING BUTT JOINTS WHERE OCCURS. NOTE: GLAZING TO RECEIVE TINTED FILM TREATMENT, COLOR: BLUE.
14. EXPOSED STEEL COLUMN W/ PAINTED FINISH. SEE STRUCTURAL DRAWINGS.
15. EXPOSED STEEL FRAMING AT CARWASH TUNNEL W/ PAINTED FINISH. SEE STRUCTURAL DRAWINGS.
16. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
17. NOT USED.
18. LINE OF ROOF BEYOND.
19. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
20. LOCATION OF TENANT SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT.
21. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
22. WALL MOUNTED KNOX BOX LOCATION.
23. BRASS LAMB TONGUE CONNECTED TO ROOF LEADER AND OVER-FLOW DRAIN LINE. PROVIDE CONCRETE SPLASH GUARD IF LOCATED IN LANDSCAPE AREA. SEE ROOF PLAN FOR FURTHER DETAILS.
24. TOP OF PARAPET BEYOND.
25. TOP OF STANDING SEAM METAL ROOF BEYOND.
26. STUCCO REVEAL / CONTROL JOINT.
27. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
28. CONCRETE ACCESSIBLE CURB RAMP. SEE SITE PLAN AND DETAILS.
29. TOP OF PAVED DRIVE / QUEUING LANE. SEE SITE PLAN / CIVIL DRAWINGS.
30. TOP OF CONCRETE CURB / WALK. SEE SITE PLAN / CIVIL DRAWINGS.
31. VACUUM CANOPY STANCHION / STRUCTURE, SEE STRUCTURAL DRAWINGS / VACUUM SHOP DRAWINGS.
32. CUSTOM CUT, UV RATED, VACUUM CANOPY AWNING FABRIC, CUT AND INSTALLED IN FIELD.
33. LINE OF MASONRY SCREEN WALL. SEE WALL PLAN

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
P-6	PAINT ACCENT	BATTLESHIP GRAY DEC747	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-1	STANDING SEAM METAL ROOF	INTERSTATE BLUE	PAC-CLAD
AWN-1	COMMERCIAL 45 AWNING FABRIC	SYNTHESIS	AQUATIC BLUE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

esencia

1743 E. McNair Drive, Suite 200
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t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WINTER 10/17/26 DATE SIGNED ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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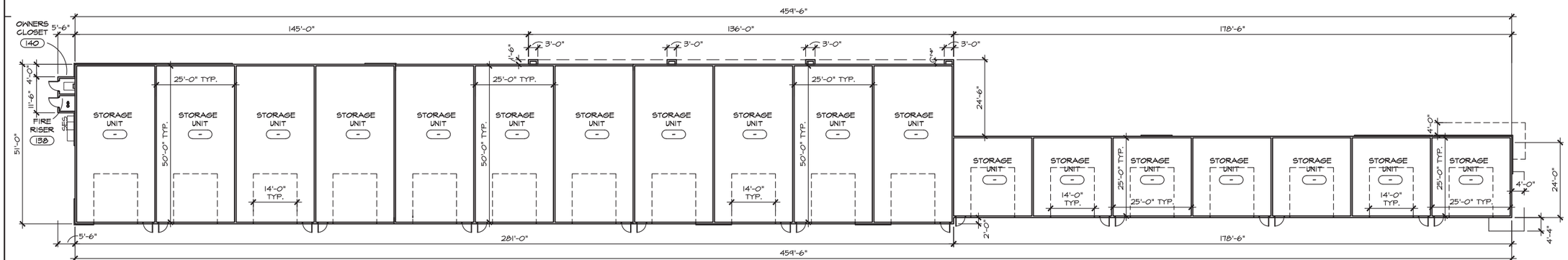
Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS CARWASH

A-30.1

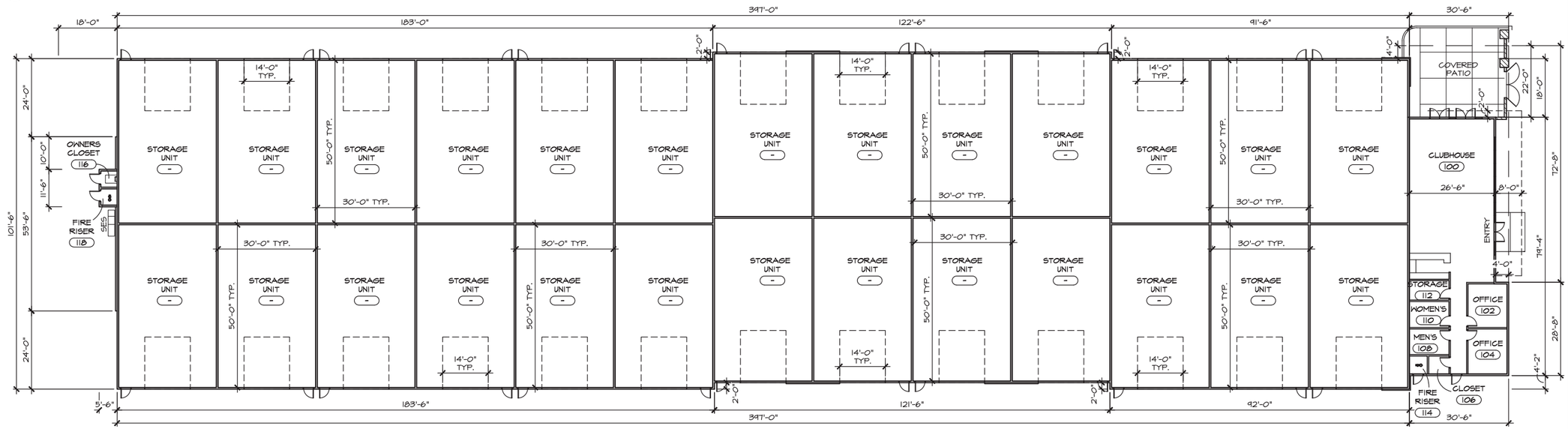
KEYNOTES

GENERAL NOTES



2 CONCEPTUAL FLOOR PLAN - BUIDLING B

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



1 CONCEPTUAL FLOOR PLAN - BUIDLING A

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

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

0' 8' 16' 32'

NORTH

esencia

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Revisions

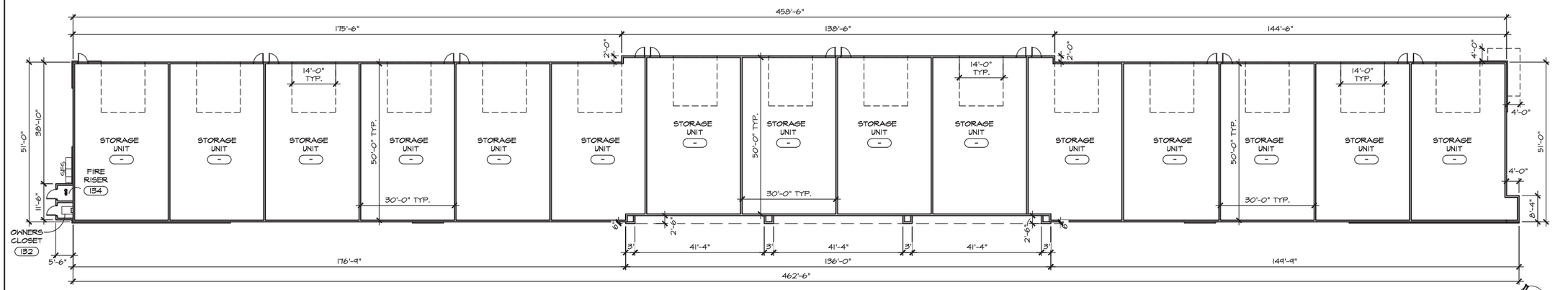
Date	Issued for
8-11-2026	TECH REVIEW

FLOOR PLAN
STORAGE BLDG. A & B

A-21.2

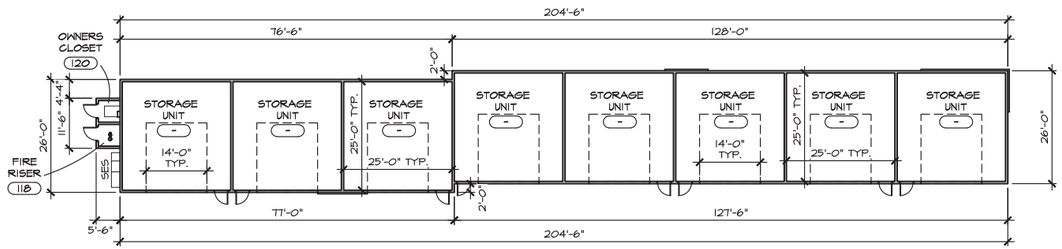
KEYNOTES

GENERAL NOTES



2 CONCEPTUAL FLOOR PLAN - BUIDLING D

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



1 CONCEPTUAL FLOOR PLAN - BUIDLING C

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

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

0' 8' 16' 32'

NORTH

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

FLOOR PLAN
STORAGE BLDG. C & D

A-21.3

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 EQUIPMENT.

C. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.

D. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.

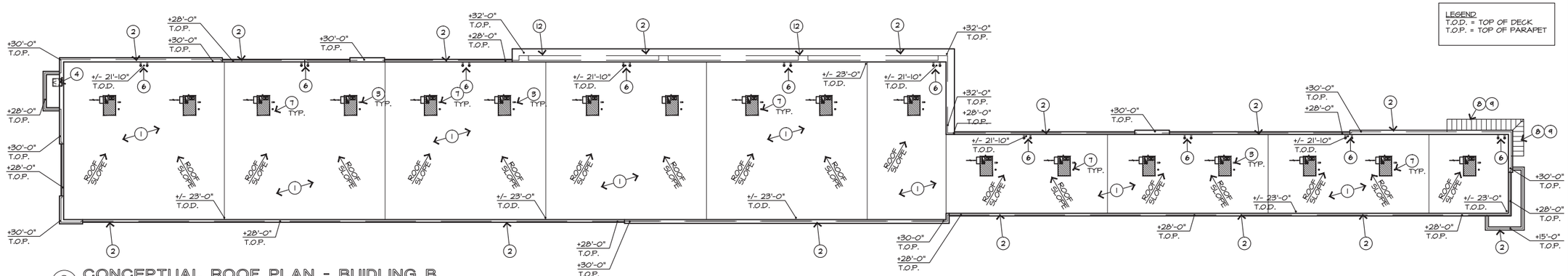
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

KEYNOTES

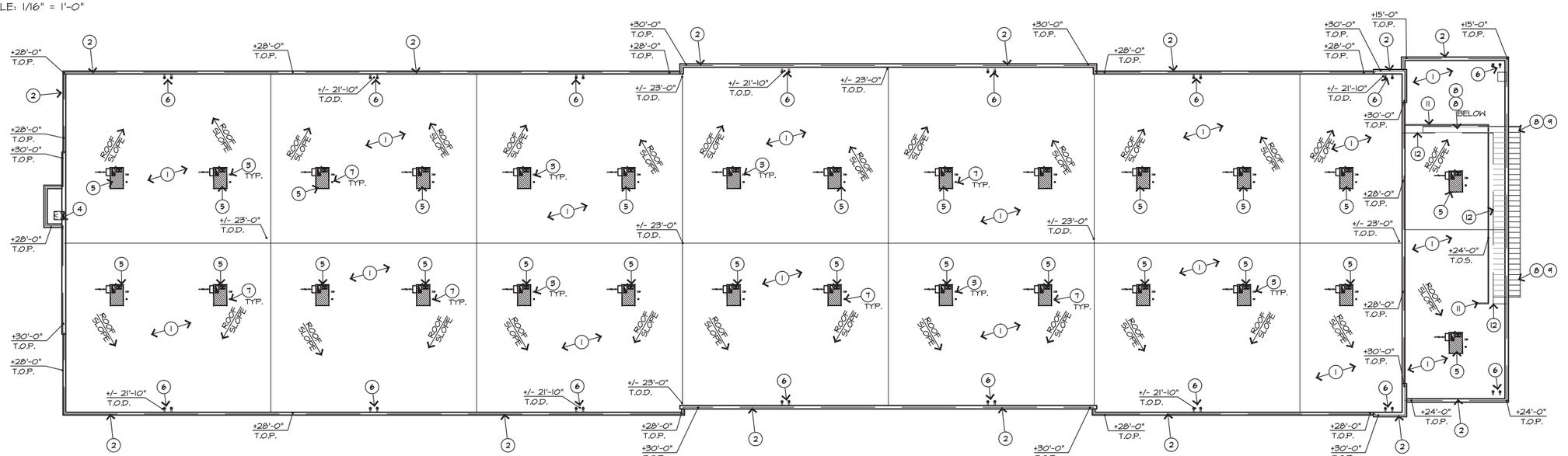
1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL.
4. ROOF ACCESS DOOR & LADDER BELOW, SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAILS.
7. NEW ROOF JACK WITH 3/4" CONDUIT FOR ELECTRICAL SERVICE. FOR EXISTING AC COOLERS, FIELD LOCATE ROOF JACK WITH (2) 3/4" CONDUITS PER JACK NEAR ELECTRICAL ACCESS PANEL OF COOLER EQUIP. NOT ALL LOCATIONS SHOWN. CONT. TO PROVIDE AS REQUIRED
8. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
9. STANDING SEAM METAL ROOF SET ON CURVE. SEE DETAILS WITHIN THIS SET.
10. METAL FIN DECORATIVE FEATURE. SEE DETAILS FOR FURTHER INFORMATION.
11. ROOF METAL MECHANICAL SCREEN. PAINTED TO MATCH BUILDING BASE COLOR.
12. LINE OF WALL BELOW

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



2 CONCEPTUAL ROOF PLAN - BUIDLING B
SCALE: 1/16" = 1'-0"



1 CONCEPTUAL ROOF PLAN - BUIDLING A
SCALE: 1/16" = 1'-0"

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

ROOF PLAN
STORAGE BLDG. A & B

A-24.2

GENERAL NOTES

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B. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.

C. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.

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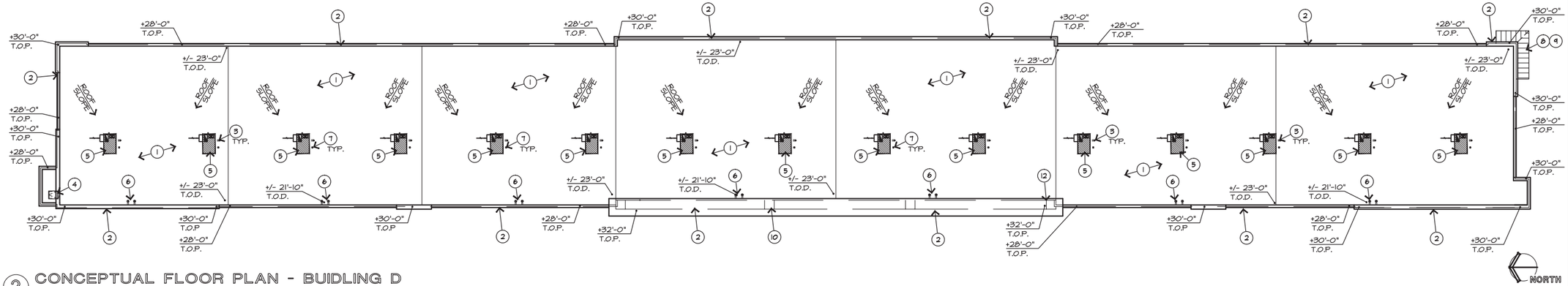
E. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

KEYNOTES

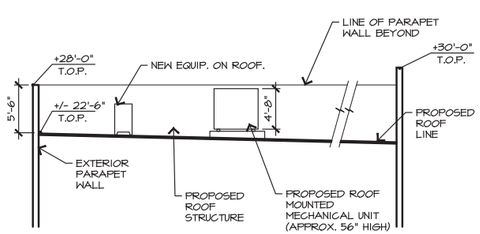
1. MECHANICALLY ATTACHED 60 MIL TPO ROOF MEMBRANE OVER RIGID INSULATION OVER PLYWOOD SHEATHING AND WOOD TRUSS STRUCTURAL SYSTEM BELOW. PROVIDE 20 YEAR "NDL WARRANTY". PROVIDE POSITIVE DRAINAGE AS SHOWN.
2. PRE FINISHED PARAPET FOAM CORNICE, SEE DETAILS WITHIN THIS SET FOR FURTHER INFORMATION.
3. 4" DIA. PVC "GOOSE NECK" AND ROOF PENETRATION BY CONT. SEE DETAIL.
4. ROOF ACCESS DOOR & LADDER BELOW. SEE DETAIL.
5. NEW ROOF MOUNTED EQUIPMENT. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION. SEE STRUCTURAL FOR REINFORCEMENT OF STRUCTURAL MEMBERS
6. ROOF DRAINAGE AND OVERFLOW DRAIN ASSEMBLY. EXTEND LINES THROUGH BUILDING. SEE DETAILS.
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8. WALL SUPPORTED STEEL CANOPY FEATURE BELOW WITH TIE RODS BACK TO THE BUILDING. SEE DETAIL. SEE STRUCTURAL.
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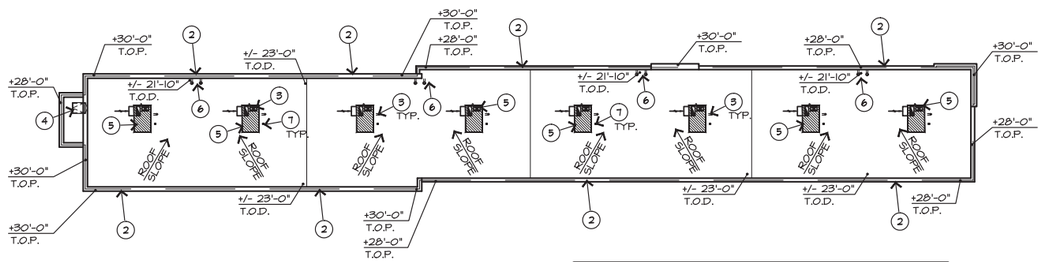
LEGEND
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PARAPET



2 CONCEPTUAL FLOOR PLAN - BUIDLING D
SCALE: 1/16" = 1'-0"



1 MECHANICAL SCREEN DIAGRAM
SCALE: 1/8" = 1'-0"
MECHANICAL SCREEN



ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

1 CONCEPTUAL FLOOR PLAN - BUIDLING C
SCALE: 1/16" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 8' 16' 32'
NORTH

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

ROOF PLAN
STORAGE BLDG. C & D

A-24.3

GENERAL NOTES

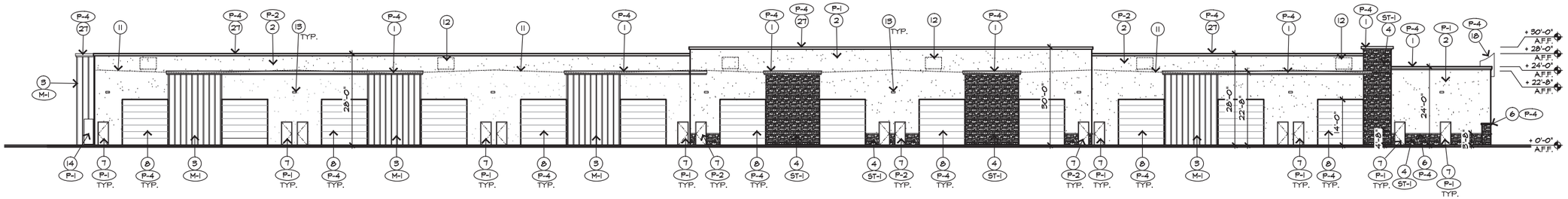
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3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
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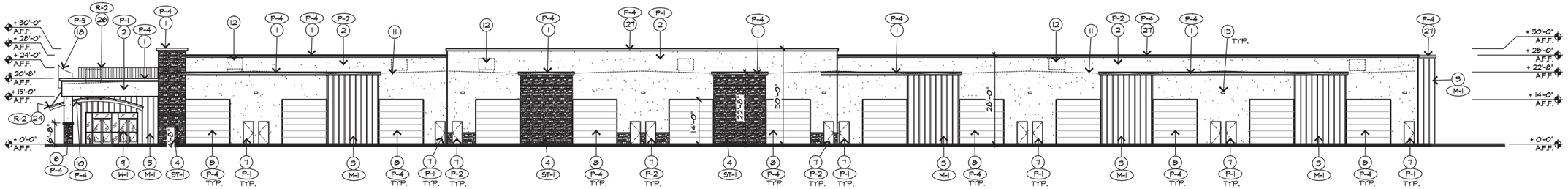
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M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-2	STANDING SEAM METAL ROOF	TRADITIONAL BLACK	PAC-CLAD
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

KEYNOTES

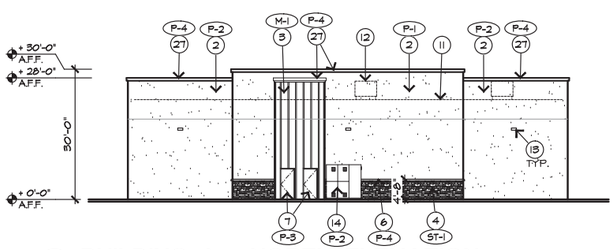
1. RIGID FOAM ACCENT CORNICE WITH PAINTED STUCCO FINISH. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"W. X 8"H. CONCRETE BASE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME.
8. STEEL ROLL-UP DOOR AND FRAME.
9. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
10. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
11. LINE OF ROOF BEYOND.
12. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND.
13. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
14. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.
15. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
16. TOP OF PARAPET BEYOND.
17. STUCCO REVEAL / JOINT.
18. DECORATIVE STEEL FRAMED ILLUMINATED FIN, SEE DETAILS.
19. 1'-0"W. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
20. 6'-0" HIGH MASONRY SITE WALL WITH PAINTED STUCCO AND STONE VENEER FINISH.
21. 4" CONC. CAP WITH STAINED FINISH.
22. STEEL PICKET FENCE WITH SWING GATE. SEE DETAIL 6 / A-14.1 FOR GATE ELEVATION.
23. STEEL PICKET ENTRANCE / EXIT ROLLING GATE. SEE DETAIL 6 / A-14.1 FOR GATE ELEVATION.
24. STANDING SEAM METAL ROOF.
25. STORAGE BUILDING B AND D SHOWN FOR REFERENCE. SEE SITE PLAN.
26. SOLID WALL-FACED STANDING SEAM METAL MECHANICAL SCREEN SECURED TO ROOFTOP.
27. CONT. METAL PARAPET CAP.



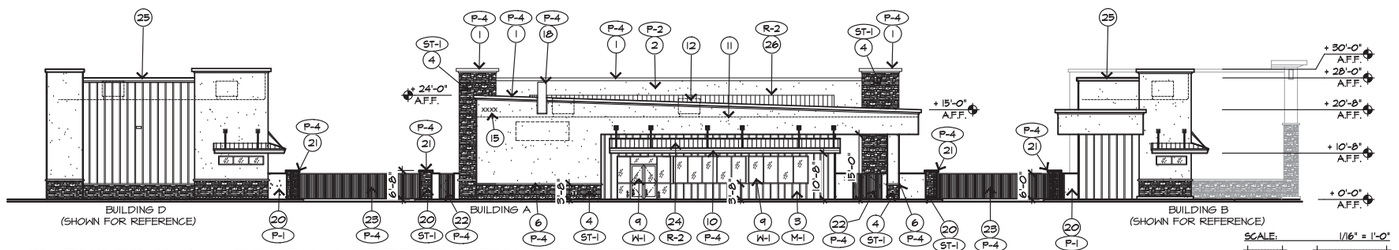
4 BUILDING A - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING A - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING A - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING A - SOUTH / STREET VIEW ELEVATION
SCALE: 1/16" = 1'-0"

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Tempe, Arizona 85283
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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTERS
Date Signed 10/17/25
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG A

A-30.2

GENERAL NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. PARAPETS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6348	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
R-2	STANDING SEAM METAL ROOF	TRADITIONAL BLACK	PAC-CLAD
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

KEYNOTES

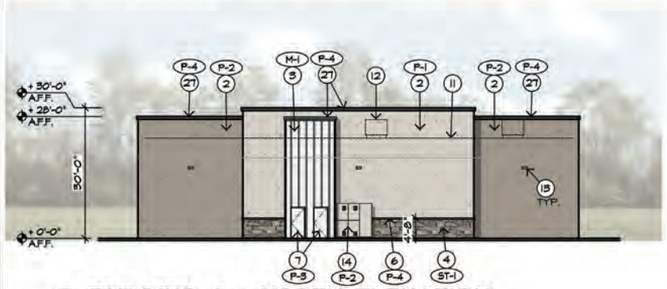
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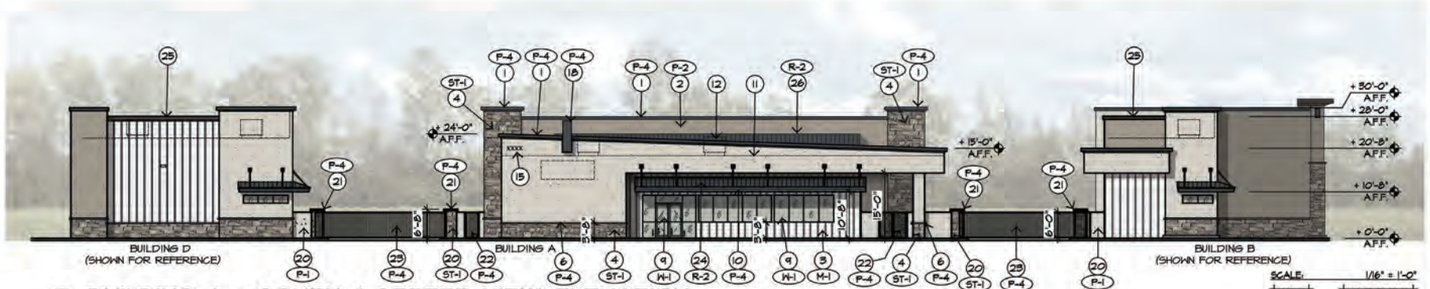
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SCALE: 1/16" = 1'-0"



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2 BUILDING A - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING A - SOUTH / STREET VIEW ELEVATION
SCALE: 1/16" = 1'-0"

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30796
JEFFREY W. WINTER
Date Signed
10/17/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG A

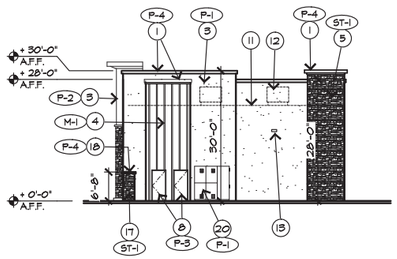
A-30.2

PAINT & FINISH SCHEDULE

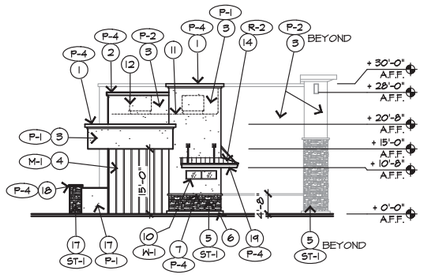
SEE SHEET A-30.2

KEYNOTES

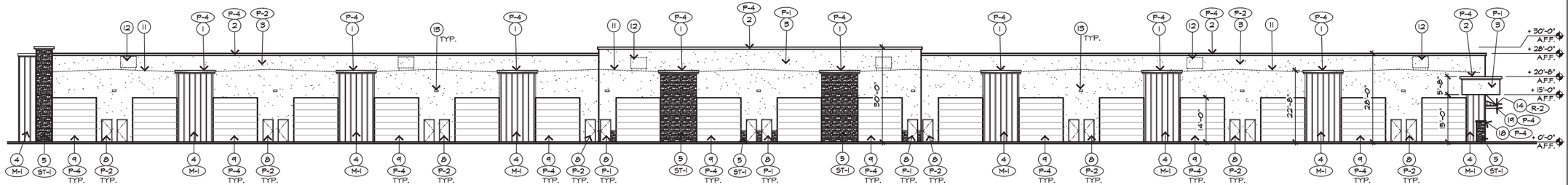
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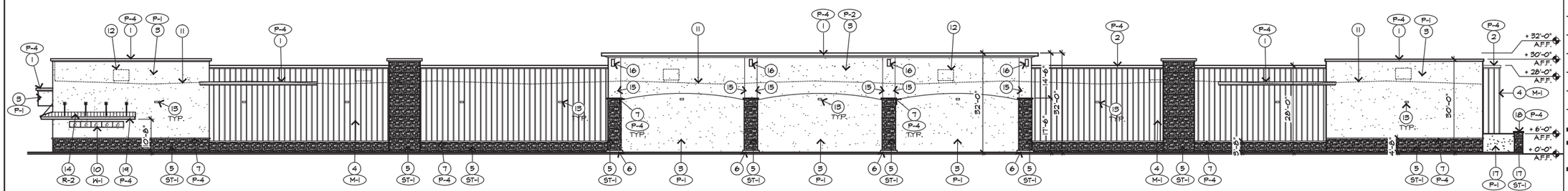
4 BUILDING B - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING B - WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING B - EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

esencia

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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITTEN
Date Signed 8/11/26
PHOENIX, ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG B

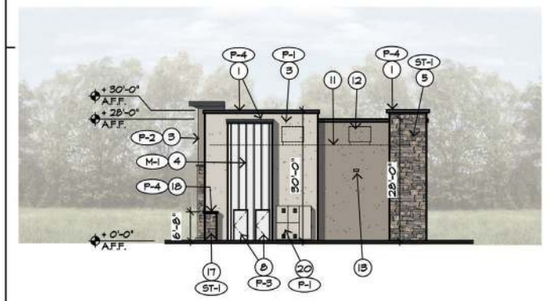
A-30.3

PAINT & FINISH SCHEDULE

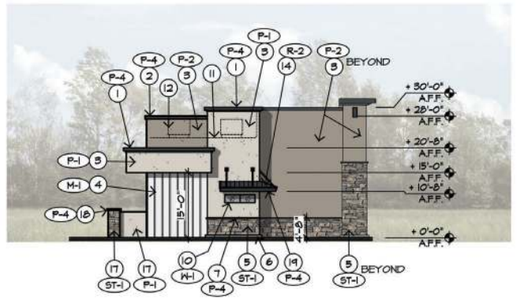
SEE SHEET A-30.2

KEYNOTES

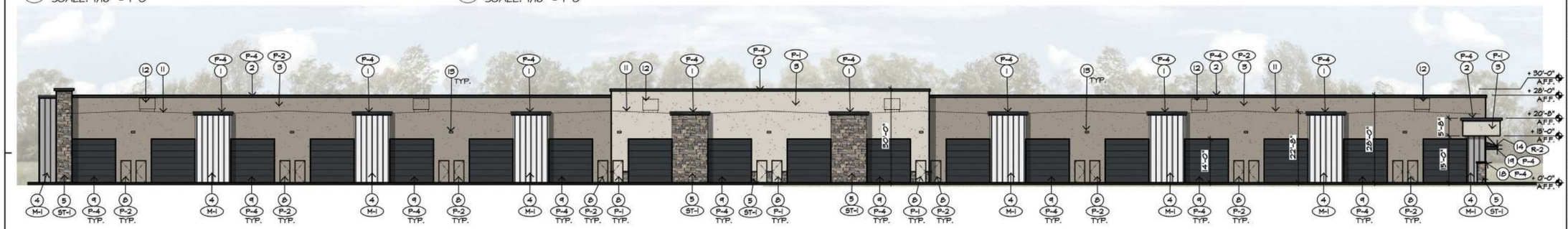
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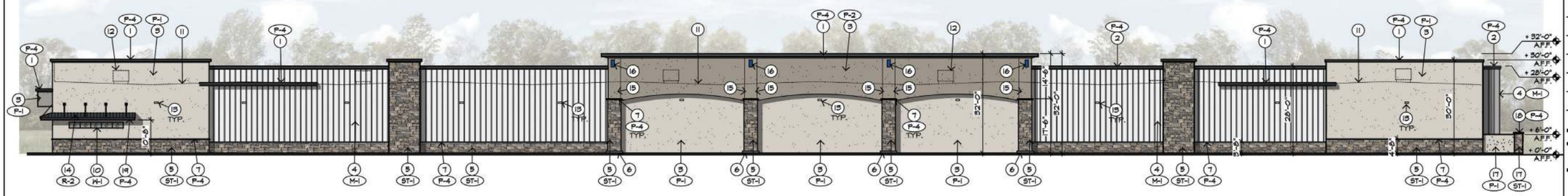
4 BUILDING B - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING B - WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING B - EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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N.W.C. MCQUEEN ROAD AND GERMANN ROAD

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG B

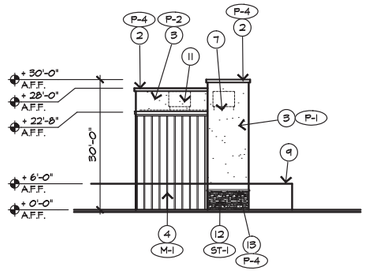
A-30.3

PAINT & FINISH SCHEDULE

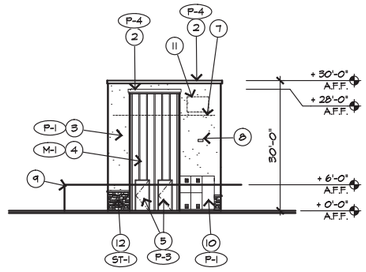
SEE SHEET A-30.2

KEYNOTES

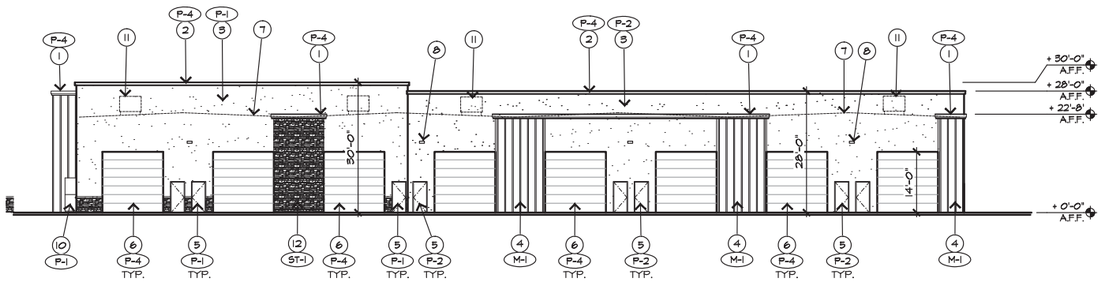
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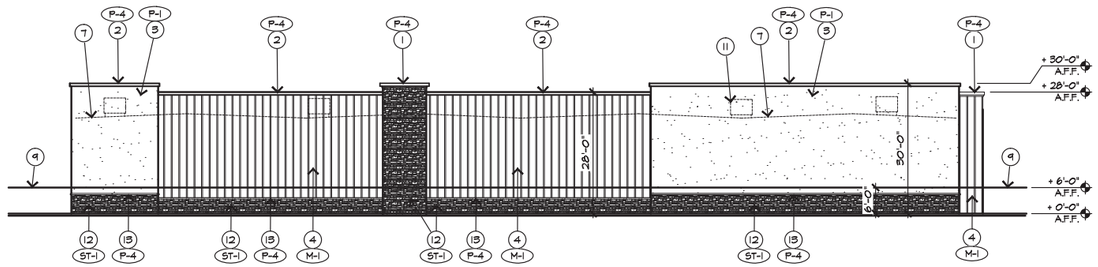
4 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



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



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

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Revisions

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EXTERIOR ELEVATIONS
STORAGE - BLDG C

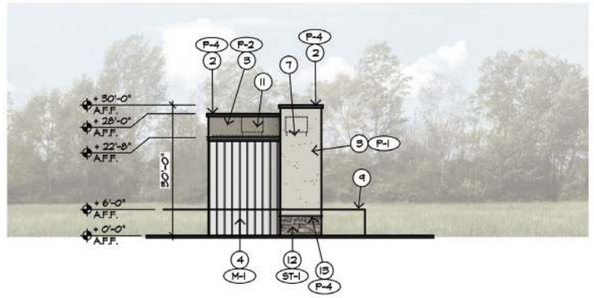
A-30.4

PAINT & FINISH SCHEDULE

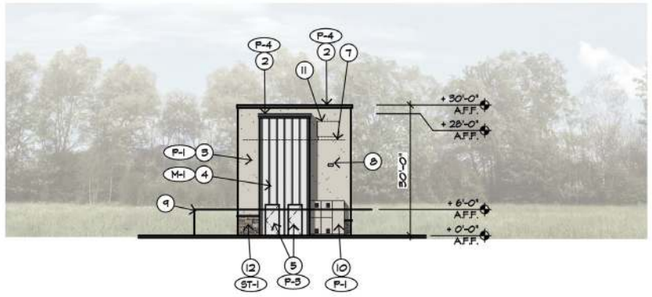
SEE SHEET A-30.2

KEYNOTES

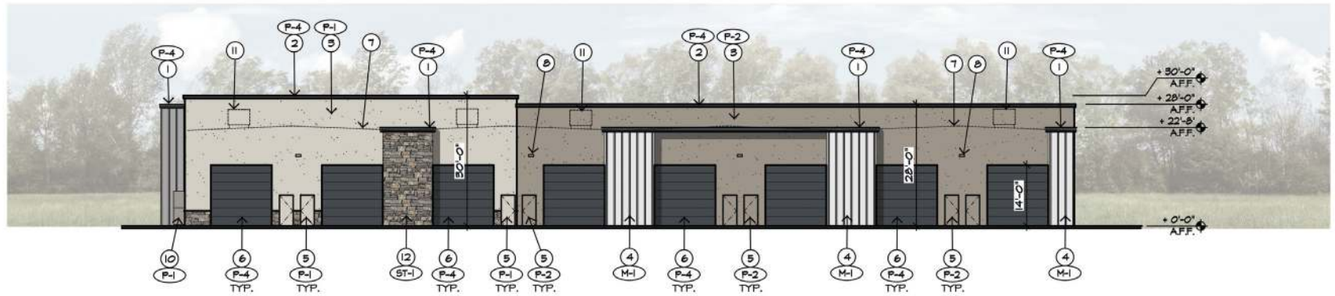
1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. CONT. METAL PARAPET CAP.
3. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
4. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME.
6. STEEL ROLL-UP DOOR AND FRAME.
7. LINE OF ROOF BEYOND.
8. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
9. 6'-0" HIGH MASONRY SITE WALL WITH PAINTED STUCCO AND STONE VENEER FINISH.
10. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.
11. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND.
12. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
13. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.



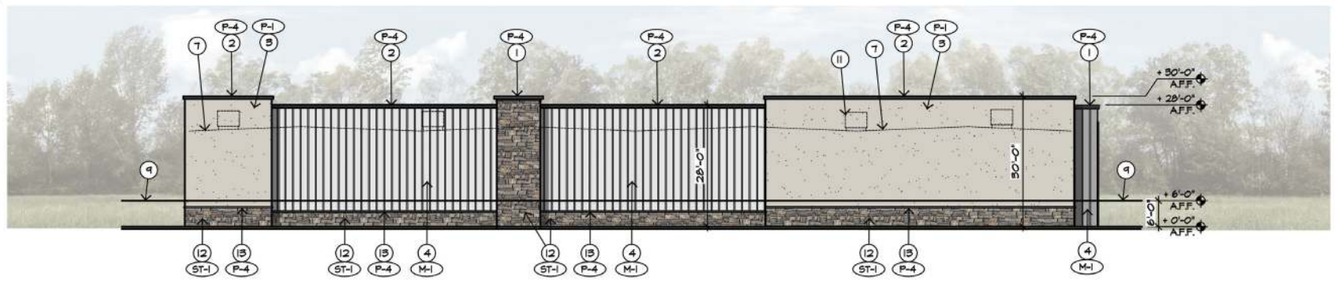
4 BUILDING C - EAST ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING C - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING C - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30796 JEFFREY W. WINTER Date Signed 8/11/26 ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG C

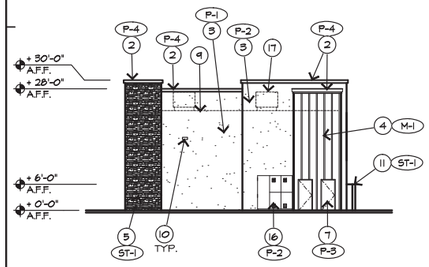
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PAINT & FINISH SCHEDULE

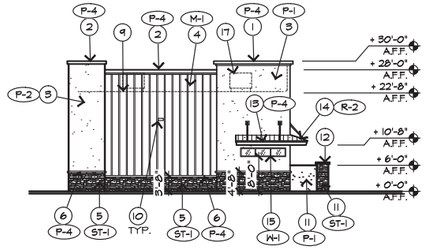
SEE SHEET A-30.2

KEYNOTES

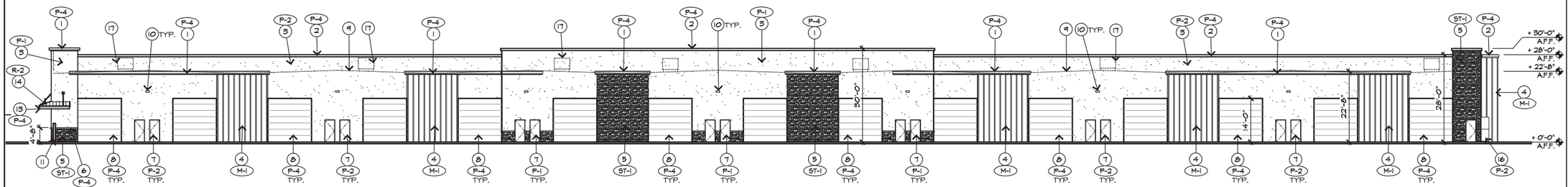
1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. CONT. METAL PARAPET CAP.
3. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
4. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME.
8. STEEL ROLL-UP DOOR AND FRAME.
9. LINE OF ROOF BEYOND.
10. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
11. 6'-0" HIGH MASONRY SITE WALL WITH PAINTED STUCCO AND STONE VENEER FINISH.
12. 4" CONC. CAP WITH STAINED FINISH.
13. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
14. STANDING SEAM METAL ROOF.
15. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
16. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.
17. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND.
18. 1'-0"W. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
19. STUCCO REVEAL / CONTROL JOINT.
20. 6"W. X 8"H. CONCRETE BASE.



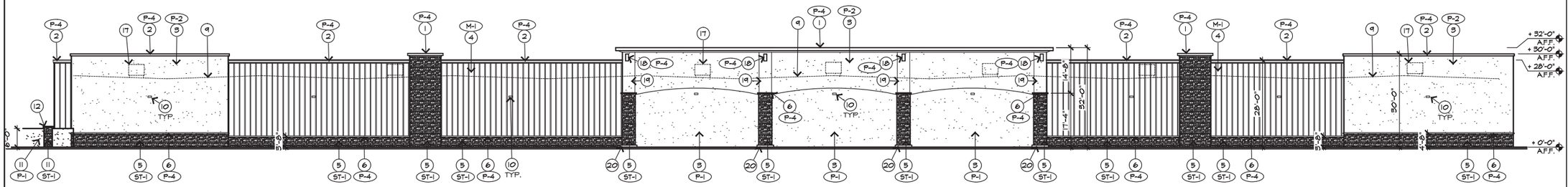
4 BUILDING D - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING D - EAST ELEVATION
SCALE: 1/16" = 1'-0"



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

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITER — Date Signed 8/11/26 — STATE OF ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG D

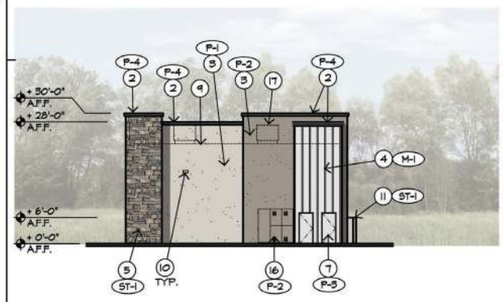
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PAINT & FINISH SCHEDULE

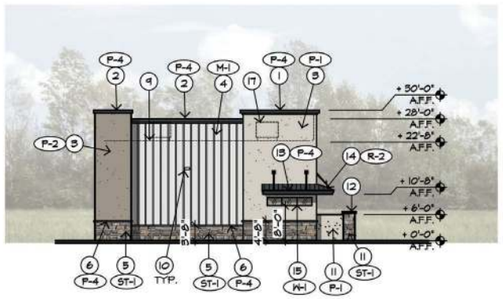
SEE SHEET A-30.2

KEYNOTES

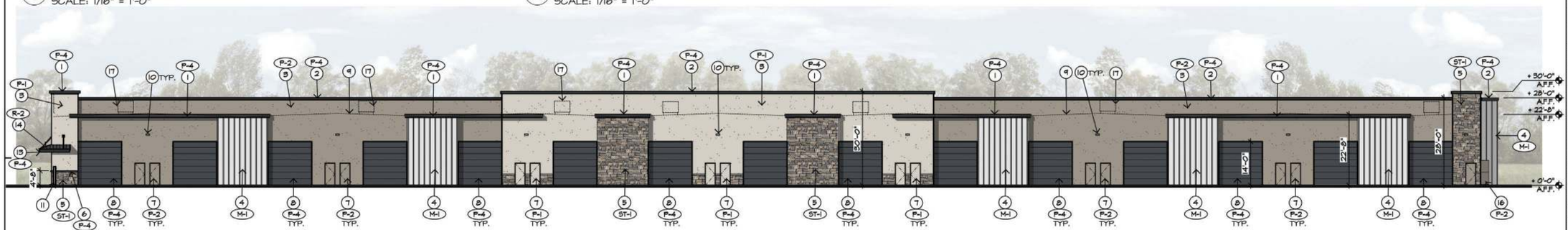
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2. CONT. METAL PARAPET CAP.
3. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
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10. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
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12. 4" CONC. CAP WITH STAINED FINISH.
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14. STANDING SEAM METAL ROOF.
15. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
16. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.
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18. 1'-0"H. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
19. STUCCO REVEAL / CONTROL JOINT.
20. 6"H. X 8"H. CONCRETE BASE.



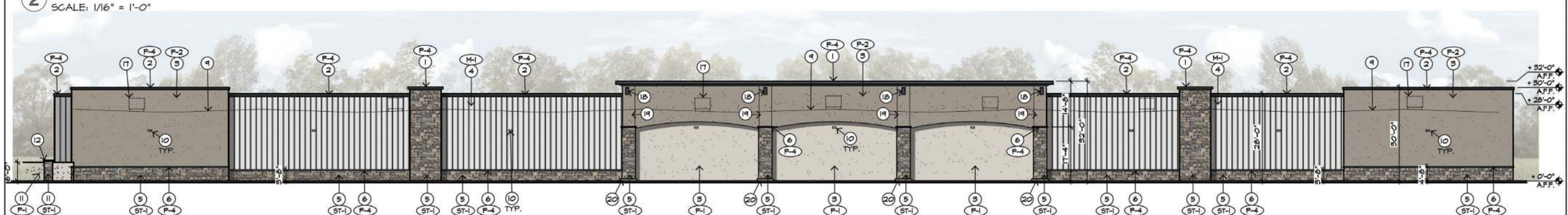
4 BUILDING D - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



2 BUILDING D - EAST ELEVATION
SCALE: 1/16" = 1'-0"



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

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30706
JEFFREY W. WINTER
Date Signed
ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG D

A-30.5

TAB F

MATERIAL PALETTE



R-1 STANDING SEAM METAL ROOF
MFR: PAC-CLAD
COLOR: INTERSTATE BLUE



R-2 STANDING SEAM METAL ROOF
MFR: PAC-CLAD
COLOR: TRADITIONAL BLACK



P-5 PAINT FINISH
COLOR: TO MATCH CHEVRON BLUE

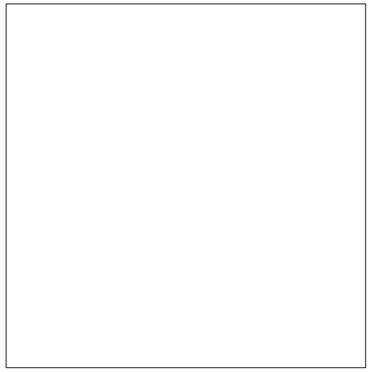


P-4 PAINT FINISH
COLOR: DUNN EDWARDS
DE6343 SALEM BLACK

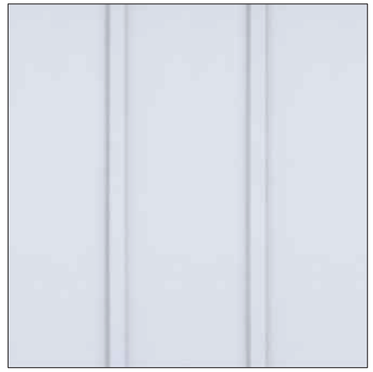
P-1 PAINT FINISH
COLOR: DUNN EDWARDS
DEC786 MINER'S DUST



P-2 PAINT FINISH
COLOR: DUNN EDWARDS
DET620 BARNWOOD GRAY



P-3 PAINT FINISH
COLOR: DUNN EDWARDS
DEW380 WARM WHITE



M-1 VERT. METAL PANEL
BOARD AND BATTEN STYLE - CONCEALED FASTENERS
WESTERN STATES METALS
STYLE: BB-20.0
COLOR: REGAL WHITE



- COLORED CONCRETE
MFR: DAVIS COLORS
COLOR: 667 MESQUITE
SEE DETAIL 11/A-13 FOR MORE INFORMATION



P-6 PAINT FINISH
COLOR: DUNN EDWARDS
DEC747 BATTLESHIP GRAY



ST-1 PRE-ENGINEERED STONE VENEER
MFR: ELDORADO STONE
COLOR: CLIFFSTONE, MONTECITO

W-1 GLAZING
MFR: SOUTHWEST ALUMINUM
COLOR: CLEAR
MULLIONS: ANODIZED BRONZE

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t. 480 - 755 - 0959

Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WINTER
Date Signed 1/07/26
ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

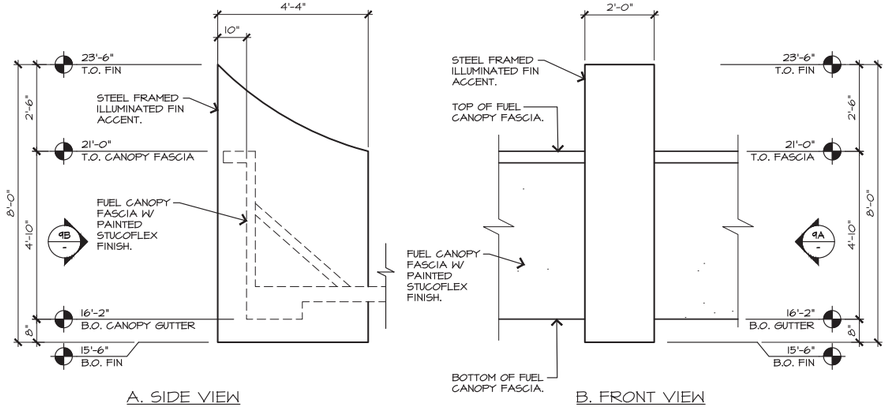
Revisions

Date	Issued for
8-11-2026	TECH REVIEW

COLOR BOARD

A-90

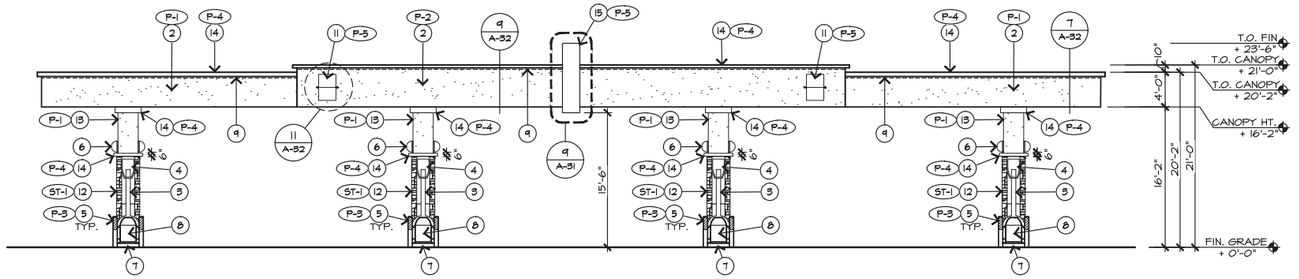
TAB G



9 FUEL CANOPY FIN DETAIL

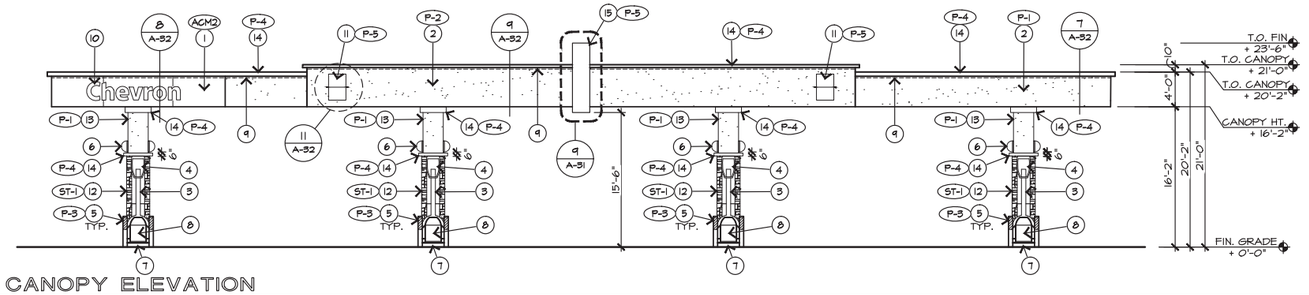
SCALE: 1/2" = 1'-0"

22029-FIN-FUEL



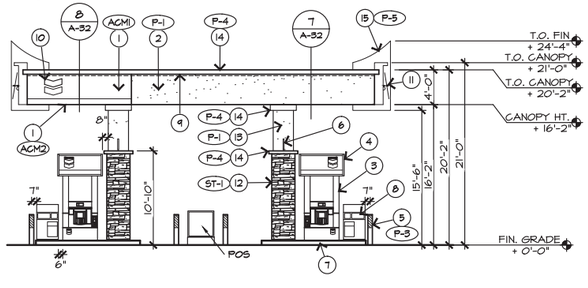
4 WEST CANOPY ELEVATION

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



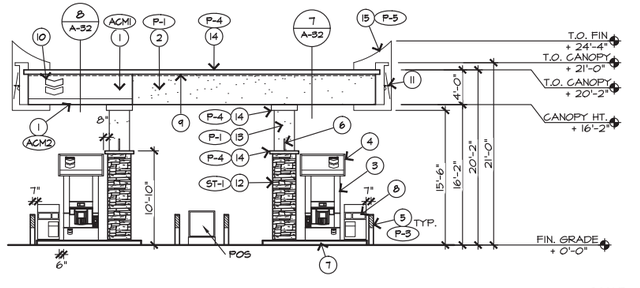
3 EAST CANOPY ELEVATION

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



2 SOUTH CANOPY ELEVATION

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



1 NORTH CANOPY ELEVATION

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

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

0' 4' 8' 16'

KEYNOTES

1. PRE-FINISHED ACM FASCIA PER CHEVRON STANDARDS.
2. CANOPY FASCIA W/ PAINTED E.I.F.S. STUCCO FINISH.
3. MULTI-PRODUCT FUEL DISPENSER. NOTE: HEIGHT OF ALL CONTROLS AND CARD READER SHALL BE 54" MAX. OR DISPENSER SHALL BE EQUIPPED WITH ALTERNATE A.D.A. COMPLAIN KEY PAD.
4. ILLUMINATED DISPENSER SPANNER. SEE CHEVRON STANDARDS.
5. 6" SQ. STEEL CONCRETE FILLED PIPE BOLLARD 42" HIGH, PAINTED. BOLLARD TO BE SAND GROUTED IN SLEEVE.
6. DISPENSER IDENTIFICATION FLAG MOUNTED ON CANOPY COLUMN SHROUD.
7. CONCRETE CURB FUEL ISLAND.
8. FLOOR MOUNTED CONCRETE TRASH AND WINDOW WASHING VALET.
9. DASHED LINE INDICATING PORTION OF ILLUMINATED CANOPY FASCIA.
10. ILLUMINATED CANOPY SIGNAGE. PROVIDE ELECTRICAL AS REQ'D. NOTE: ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
11. DECORATIVE CANOPY FASCIA STEEL PANEL WITH CONCEALED LIGHT.
12. FRAMED COLUMN SHROUD WITH STONE VENEER FINISH. SEE DETAILS.
13. FRAMED COLUMN SHROUD WITH PAINTED STUCCO FINISH. SEE DETAILS.
14. RIGID FOAM CAP WITH STUCCO FINISH. PAINTED. SEE DETAILS.
15. DECORATIVE STEEL FRAMED ILLUMINATED FIN. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED
ACM1	ACM PANEL	CHEVRON	WHITE
ACM2	ACM PANEL	CHEVRON	BLUE

CORPORATE IMAGE & COLOR

WEST:
- A. TOTAL AREA: 706 S.F.
- B. CORPORATE COLOR: 28 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 28 S.F. / 706 S.F. = .039
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 4%

EAST:
- A. TOTAL AREA: 706 S.F.
- B. CORPORATE COLOR: 108 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 28 S.F. / 706 S.F. = .039
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 15%

SOUTH:
- A. TOTAL AREA: 240 S.F.
- B. CORPORATE COLOR: 48 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 48 S.F. / 240 S.F. = .196
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 20%

NORTH:
- A. TOTAL AREA: 240 S.F.
- B. CORPORATE COLOR: 48 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 48 S.F. / 240 S.F. = .196
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 20%

NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
- CALCULATIONS PER CITY OF CHANDLER DESIGN STANDARDS 35-1904.
- FUEL CANOPY LIGHT FIXTURES SHALL BE FLUSH WITH BOTTOM OF DECK, NO EXCEPTION.
- FUEL VENT LINES SHALL BE ROUTED UP THROUGH COLUMN FRAMING. SEE FUEL CANOPY DRAWINGS AND SITE PLAN.

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Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITES — Date Signed 8/11/26 — ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

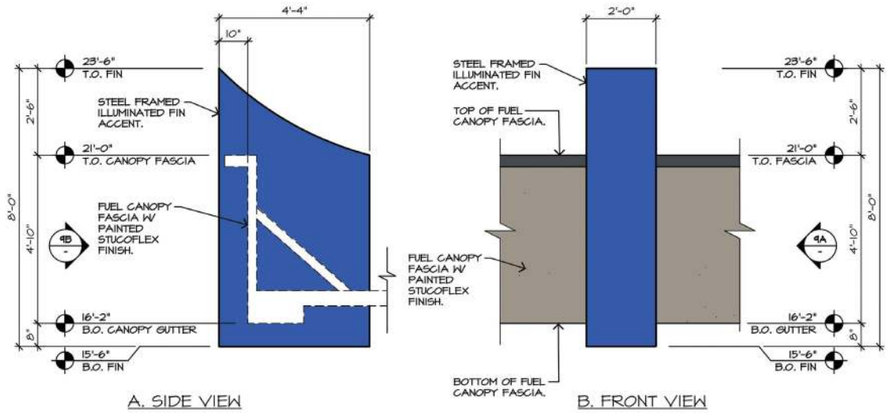
EXISTING PAD/PDP
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

CANOPY ELEVATIONS AND DETAILS

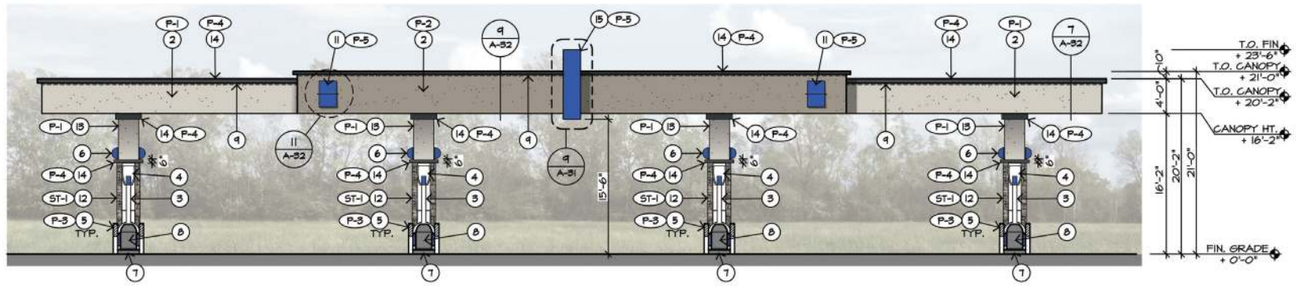
A-31



9 FUEL CANOPY FIN DETAIL

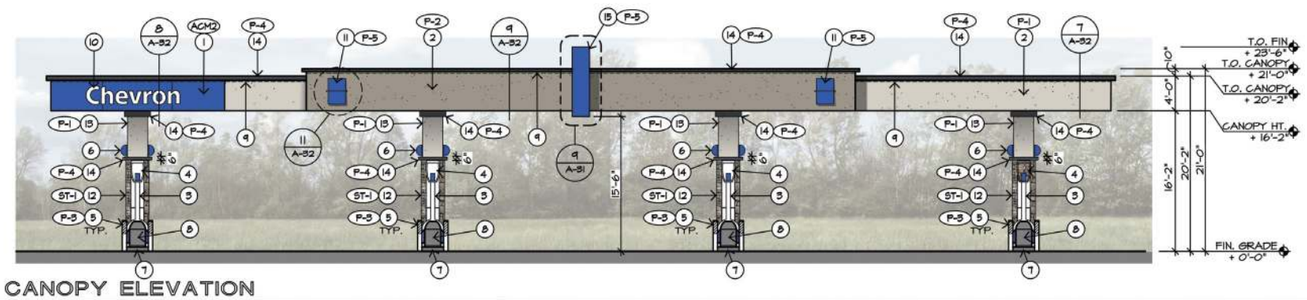
SCALE: 1/2" = 1'-0"

22029-FIN-FUEL



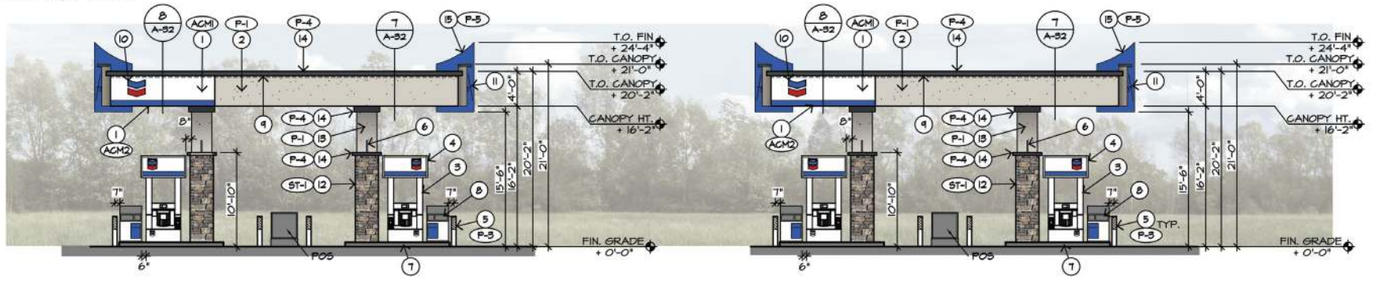
4 WEST CANOPY ELEVATION

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



3 EAST CANOPY ELEVATION

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



2 SOUTH CANOPY ELEVATION

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

1 NORTH CANOPY ELEVATION

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

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

0' 4' 8' 16'

KEYNOTES

1. PRE-FINISHED ACM FASCIA PER CHEVRON STANDARDS.
2. CANOPY FASCIA W/ PAINTED E.I.F.S. STUCCO FINISH.
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4. ILLUMINATED DISPENSER SPANNER. SEE CHEVRON STANDARDS.
5. 6" SQ. STEEL CONCRETE FILLED PIPE BOLLARD 42" HIGH. PAINTED. BOLLARD TO BE SAND GROUTED IN SLEEVE.
6. DISPENSER IDENTIFICATION FLAG MOUNTED ON CANOPY COLUMN SHROUD.
7. CONCRETE CURB FUEL ISLAND.
8. FLOOR MOUNTED CONCRETE TRASH AND WINDOW WASHING VALET.
9. DASHED LINE INDICATING PORTION OF ILLUMINATED CANOPY FASCIA.
10. ILLUMINATED CANOPY SIGNAGE. PROVIDE ELECTRICAL AS REQ'D. NOTE: ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
11. DECORATIVE CANOPY FASCIA STEEL PANEL WITH CONCEALED LIGHT.
12. FRAMED COLUMN SHROUD WITH STONE VENEER FINISH. SEE DETAILS.
13. FRAMED COLUMN SHROUD WITH PAINTED STUCCO FINISH. SEE DETAILS.
14. RIGID FOAM CAP WITH STUCCO FINISH. PAINTED. SEE DETAILS.
15. DECORATIVE STEEL FRAMED ILLUMINATED FIN. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW380	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTEGITO CLIFFSTONE	ELDORADO STONE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED
ACM1	ACM PANEL	CHEVRON	WHITE
ACM2	ACM PANEL	CHEVRON	BLUE

CORPORATE IMAGE & COLOR

WEST:
- A. TOTAL AREA: 706 S.F.
- B. CORPORATE COLOR: 28 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 28 S.F. / 706 S.F. = .039
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 4%

EAST:
- A. TOTAL AREA: 706 S.F.
- B. CORPORATE COLOR: 108 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 28 S.F. / 706 S.F. = .039
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 15%

SOUTH:
- A. TOTAL AREA: 240 S.F.
- B. CORPORATE COLOR: 48 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 48 S.F. / 240 S.F. = .196
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 20%

NORTH:
- A. TOTAL AREA: 240 S.F.
- B. CORPORATE COLOR: 48 S.F. (CHEVRON IMAGE)
- C. CALCULATION: 48 S.F. / 240 S.F. = .196
- D. ALLOWED RATIO: 20%
- E. PROVIDED RATIO: 20%

NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
- CALCULATIONS PER CITY OF CHANDLER DESIGN STANDARDS 35-1904.
- FUEL CANOPY LIGHT FIXTURES SHALL BE FLUSH WITH BOTTOM OF DECK, NO EXCEPTION.
- FUEL VENT LINES SHALL BE ROUTED UP THROUGH COLUMN FRAMING. SEE FUEL CANOPY DRAWINGS AND SITE PLAN.

esencia

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Tempe, Arizona 85283
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Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT CERTIFICATE NO. 50796 JEFFREY W. WINTER Date Signed 3/12/26 ARIZONA, U.S.A.

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EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

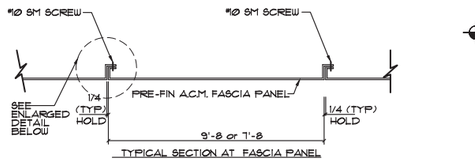
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions

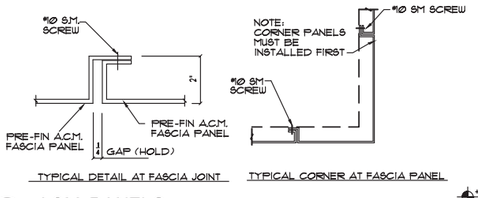
Date	Issued for
3-12-2026	TECH REVIEW

CANOPY ELEVATIONS AND DETAILS

A-31



TYPICAL SECTION AT FASCIA PANEL

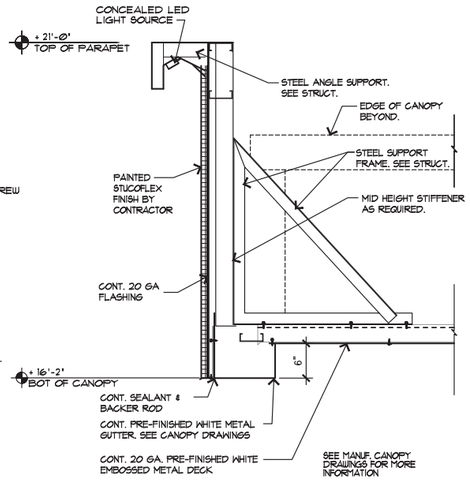


TYPICAL DETAIL AT FASCIA JOINT

TYPICAL CORNER AT FASCIA PANEL

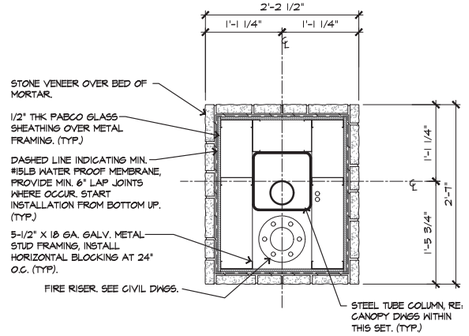
12 ACM PANELS

SCALE: 1" = 1'-0" — CANOPY 05



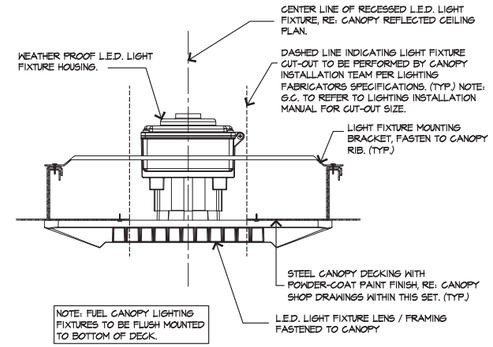
9 CANOPY SECTION - AUTO FUEL

SCALE: 1" = 1'-0" — CANOPY 03 FLAT AUTO



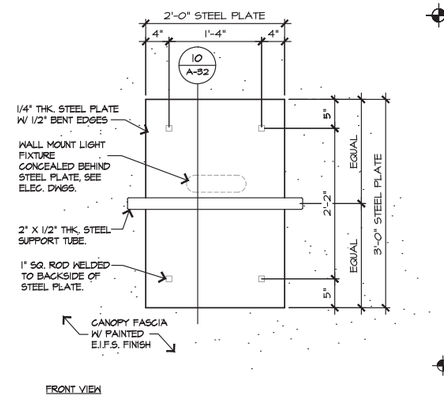
6 FUEL CANOPY COLUMN - FIRE RISER

SCALE: 1" = 1'-0"



3 FUEL CANOPY LIGHT FIXTURE

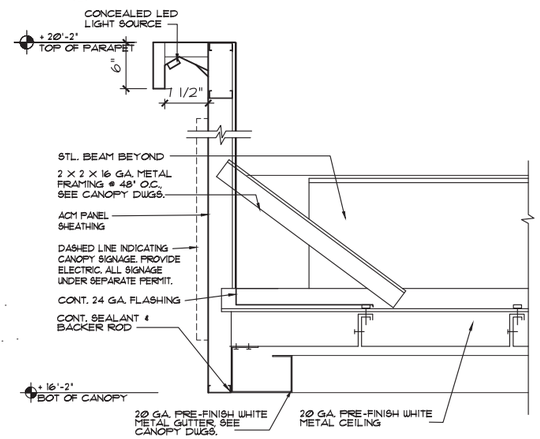
SCALE: 3" = 1'-0" — 24059- CANOPY LIGHT FIXT DTL



FRONT VIEW

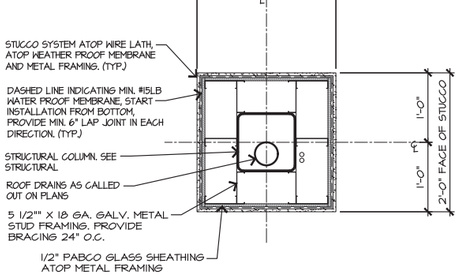
11 CANOPY FASCIA LIGHT ELEVATION

SCALE: 1" = 1'-0" — CANOPY FASCIA LIGHT 02



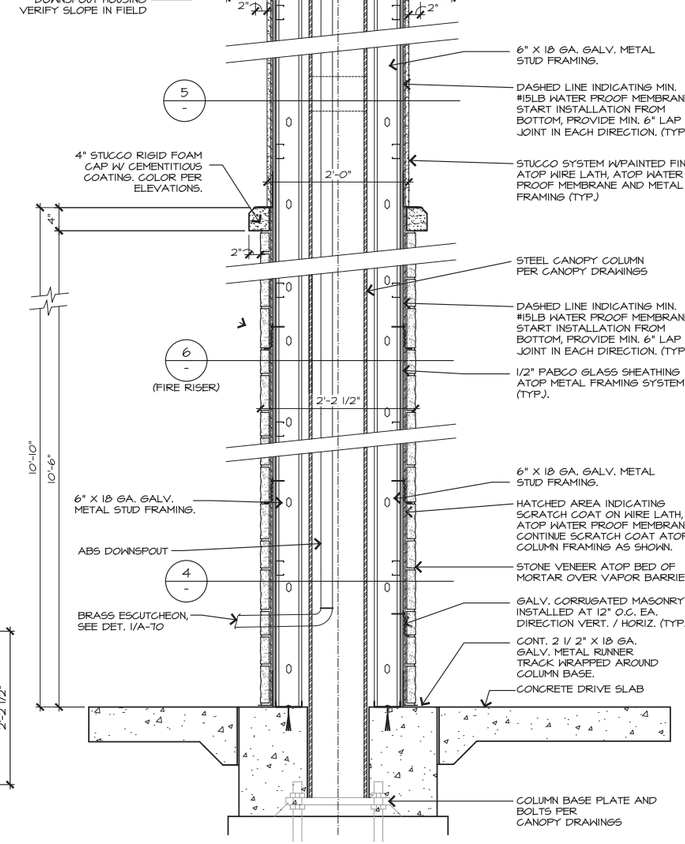
8 SECTION AT CANOPY - ACM

SCALE: 1" = 1'-0" — CANOPY 01



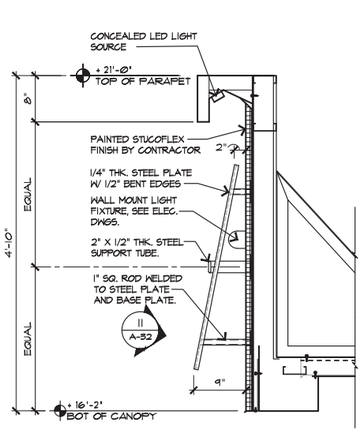
5 CANOPY COLUMN - PLAN VIEW

SCALE: 1"=1'-0" — DET-15



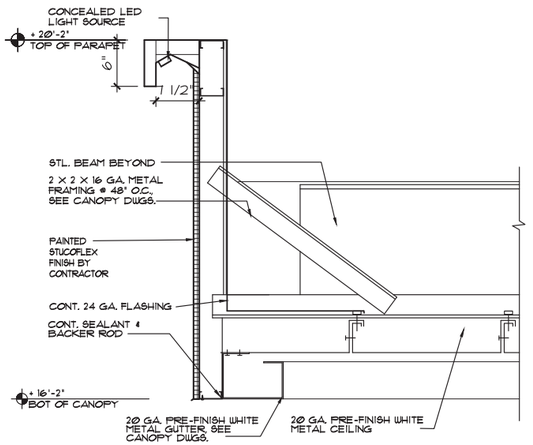
1 COLUMN SECTION

SCALE: 1"=1'-0" — DET 16



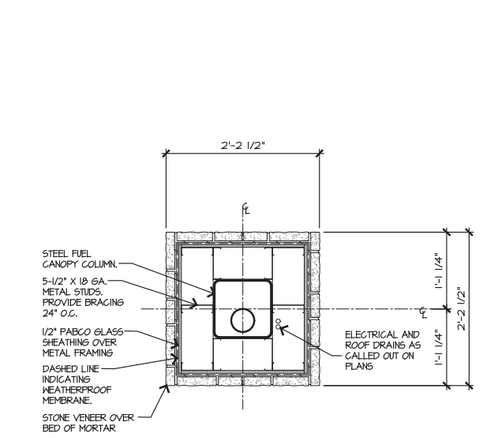
10 CANOPY FASCIA LIGHT

SCALE: 1" = 1'-0" — CANOPY FASCIA LIGHT 01



7 SECTION AT CANOPY - HOOD

SCALE: 1" = 1'-0" — CANOPY 01



4 CANOPY COLUMN - PLAN VIEW (CMU)

SCALE: 1"=1'-0" — DET-15-2

esencia

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t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30798 — JEFFREY W. WHITE — Date Signed 8/11/26 — ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

CANOPY FASCIA LIGHT AND DETAILS

A-32

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Rev. Date: V3 04/12/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology or 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

*[1] See https://creelighting.com/resources/warranty/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.3 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.4 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

Medium/Large Mounts
- **OSQ-ML-C-AA** Adjustable Arm
- **OSQ-ML-C-DA** Direct Arm
- **OSQ-ML-C-TN** Trunnion Mount

Extra Large Mounts
- **OSQ-1-C-AA** Adjustable Arm
- **OSQ-1-C-DA** Direct Arm

Color Options: SV Silver, BK Black, BZ Bronze, WH White

* Reference Future mounting will contain +EPA and pole/mounting option suitability data beginning on page 16.

Luminaire (Mount must be ordered separately)

OSQ - C

Family	Size	Series	Lumen Package[1]	CCT/CRI	Optic	Voltage	Mount	Color Options	Controls*	Options
OSQ	M Medium L Large X Extra Large	C	**Medium** 2L 2,000 Lumens 4L 4,000 Lumens 6L 6,000 Lumens **Large** 10L 11,000 Lumens 14L 14,000 Lumens **Extra Large** 30L 30,000 Lumens 40L 40,000 Lumens 50L 50,000 Lumens 60L 60,000 Lumens 75L 75,000 Lumens	30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K9 5000K, 90 CRI 57K7 5700K, 70 CRI	**Asymmetric** 5W Type I/MLO 2W Type I/MLO w/ Backlight Shield **Symmetric** 3W Type II Mid w/ Factory-Installed Backlight Shield 4W Type III Mid 5W Type V Horizontal	UL Universal 120-277V or 347-480V	WM Wall Mount Note: Mount must be specified when ordering fixture alone	BK Black BZ Bronze SV Silver WH White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multi-function sensor - Refer to BML spec sheet for details - 9-22' sensor lane installed on luminaires; 20-40' sensor lane and side shroud included - Not available with other controls or ER option **Synapse Simply/SNAP On-Site Controller** SS450-002 - Version* LTE-enabled - Designed for indoor applications - Refer to SS450-002 spec sheet for details **Synapse Building Management System (BMS) Gateway BMS-SW-002** - Required for BACnet integrations - Refer to BMS-SW-002 spec sheet for details **Synapse Wireless Sensor** WSN-OPM - Motion and light sensor - Control multiple zones - Refer to WSN-OPM spec sheet for details	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **ER Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, or P controls **10KV 10kV/5kA Surge Suppression** - Replaces standard 6kV/3kA surge protection **ISO Class I, Div. 2 Hazardous Location Certification** - Requires one of two locations (see ISO letter) - Not available with ER or DP controls - Not available with 21 option **21 Zhaga Book 18 Socket, bottom of luminaire** - Includes cap. Zhaga controls by others - mounts only w/ mid sq. side, random passages - Available only with UL voltage - Available only with DL/DM control option - Not available with ML option

[1] Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Detailed Lumen tables for specific lumen values.
* Luminaire comes standard with 0-10V dimming.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Rev. Date: V4 09/02/2024

Product Description

The OSQW™ LED wall mount luminaire hasa slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring/single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sideand rear. The housing design is intended specifically for LED technology including a weatherright LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.

Applications: General area and security lighting

Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology in 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,600

Input Power: 16 - 55 watts

Efficacy: Up to 159 LPW

CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for BML and ML sensors/up to 5 years for Synapse® accessories/1 year for accessories

Limited Warranty Emergency Back Up (EBI) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

*[1] See https://www.creelighting.com/resources/warranty/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed

Beauty Plate
WM-FLT12** – 12" (305mm) Square
WM-FLT14** – 14" (356mm) Square
- Covers holes left by incumbent wall packs

Synapse® SimplySnap 10V Interface
SNAP-220P
- Includes 2 ports
- Required for either Synapse Control Base Station or On-Site Controller
- Refer to SNAP-220P spec sheet for details

Synapse Simply/SNAP On-Site Controller
SS450-002
- Version* LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Synapse Building Management System (BMS) Gateway
BMS-SW-002
- Required for BACnet integrations
- Refer to BMS-SW-002 spec sheet for details

Synapse Wireless Sensor
WSN-OPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-OPM spec sheet for details

Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

Ordering Information

Example: OSQW-C-2L-27K7-2M-UL-WH-BK

OSQW C

Family	Series	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls**	Options
OSQW	C	**2L** 2,056 Lumens - Available only with UL voltage **4L** 4,028 lumens **6L** 6,075 lumens **8L** 8,400 lumens	27K7 2700K, 70 CRI 30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 57K7 5700K, 70 CRI	2M Type II Mid 3M Type III Mid 4M Type IV Mid	UL Universal 120-277V HV Universal 347-480V - Not available with 2L, 3-lumen package, controls options, or ER option 3470 Available only with P control - Not available with 2L, 3-lumen package, BML or ML controls, or EB option	WM Wall	BK Black BZ Bronze SV Silver WH White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 9-22' sensor lane installed on luminaires; 20-40' sensor lane and side shroud included - Not available with other controls or ER option **P Button Photocell** - Available with UL and 34 voltages only - Not available with other controls or ER option	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **ER Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, or P controls

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Detailed Lumen tables for specific lumen values.
** Luminaire comes standard with 0-10V dimming. Controls by others.

Website: creelighting.com
US: (800) 236-6800 Canada: (800) 473-1234

CREE LIGHTING

CPY500™ Series

CPY500™ LED Canopy Luminaire - Direct Mount

Rev. Date: V11 02/26/2024

Product Description

The CPY500™ Series LED luminaire features a large 11" X 11" glass optic that delivers the best in visual comfort and performance. Diffused optics minimize glare and increase visual comfort while delivering top-of-category 175 LPW efficiency and high-performance light distribution. Its sleek and low-profile form blends into the canopy while still being easily serviceable from below. Above the canopy, its uniquely angled extruded aluminum driver housing allows the CPY500™ Series to easily install around existing structures, making it ideal for both retrofit or new construction applications. Optional bezels provide enhanced aesthetics and optical control to minimize uplight yet attract the eye of drivers.

Applications: Petroleum canopies, CNG fueling stations

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 20,900

Efficacy: Up to 175 LPW

CRI: Minimum 70 CRI (40K, 50K, 57K); 90 CRI (30K); 90 CRI (40K, 50K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year for field-installed accessories and replacement kits

IP65 overall, IP66 optics/IP66 driver housing

Class I, Division 2 Hazardous Location for select models

*[1] See https://creelighting.com/warranty for warranty terms.

Accessories

Field-Installed Accessories

14" Square Sparkle Bezel
CPS-02-SK-* (for use with 18W or DP controls)
12" Square Cut-Off Bezel
CPS-02-CO-* (for use with 18W or DP controls)
Direct Arm Mounting Plate
(Does not include locker plate)
CPS-DTY-WH
- May be used with basic accessories
- Not for use with BML or 21 options

Direct Arm Mounting Plate w/ Locker Plate
CPS-DTY-LK-WH (for use with basic adapter)
CPS-DP-1A-WH (for use with 1/2" canopies)
- Field-modifiable to upgrade most existing recessed mounted luminaires

Wye Location Junction Box w/Mounting Bracket for Driver Extension
CPS-JBOX-WE
- Suitable for use with standard and hazardous locations
- 4.5" (114mm) H x 2.75" (70mm) W x 2.8" (61mm) D die-cast aluminum w/ 1/2" (13mm) hub on each end and a lock
Synapse® SimplySnap 10V Interface
SNAP-220P
- 120V-277V
- Required for other Synapse components to complete system
- Refer to SNAP-220P spec sheet for details

Single Decker Pieces
(does not include beauty plate)
CPS-SBKT-12 for use with 12" canopies
CPS-SBKT-14 for use with 14" canopies
- Field-modifiable to upgrade most existing recessed mounted luminaires
- Not suitable for use with low-mid degradies
- May be used with basic accessories

Adapter Plate for Double Skin Canopies
CPS-AP-DSC
- Allows for flat luminaire installation from below the canopy

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)



Lumen Package	Dim "A"	Dim "B"	Weight
2L, 4L, 8L	11.1" (282mm)	15.0" (382mm)	10.4 (4.7kg)
10L	11.1" (282mm)	15.0" (382mm)	10.8 (4.9kg)
20L	13.2" (335mm)	17.0" (433mm)	12.9 (5.9kg)

Note: to gauge a lot line drawings of the CPS w/ 18W, control, 21 specs and bezel accessories.

Ordering Information

Example: CPS-13L-57K7-DF-UL-DM-WH-10

CPS

Family	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting**	Finish	Controls (Must specify one)	Options
CPS	**2L** 2,000 Lumens **4L** 4,000 Lumens **8L** 8,000 Lumens **10L** 11,000 Lumens **20L** 20,000 Lumens	30K8 3000K, 80 CRI 40K7 4000K, 70 CRI 40K8 4000K, 80 CRI 50K8 5000K, 80 CRI 57K7 5700K, 70 CRI	DF Diffuse Lamberitan (Frosted) LB Lamberitan	UL Universal 120-277V HV Universal 347-480V - Not available with 20L lumen packages	DM Direct	BK Black BZ Bronze SV Silver WH White	**10V** - 0-10V Dimming to 10% - Not available with other controls - Not available with 21 option **BL-BMS** - Not available with other controls - Not available with ER option only - Requires 21 option **BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - 8-20' sensor lens installed on luminaires; 20-40' sensor lens and side shroud included - Not available with other controls - Not available with 10KV, HZ or 21 options **SH Field Adjustable Output w/10V Dimming** - Includes 10V dimming as standard - Refer to page 3 for power and lumen values - Includes field-accessible dim loads - Not available with 10K option as DF option includes 10V dimming as standard - Not available with other controls - Not available with 21 option	**10KV 10kV/5kA Surge Suppression Protection** - Replaces standard 6kV/3kA surge protection - Not available with the BML option as it is included when BML option is ordered **ISO Class I, Div. 2 Hazardous Location Certification** - Requires one of two locations (see ISO letter) - Not available with ER or DP controls - Not available with 21 option **21 Zhaga Book 18 Socket, bottom of luminaire** - Includes cap. Zhaga controls by others - mounts only w/ mid sq. side, random passages - Available only with UL voltage - Available only with DL/DM control option - Not available with ML option

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT. Refer to Delivered Lumens tables for specific lumen values.
** Recessed optic, recessed canopy, tar/wash, hook & rod and pendant mounts are also available. Refer to https://www.creelighting.com/products/outdoor/canopy-and-soffit/ for spec sheets for these additional mounts.

US: creelighting.com T (800) 236-6800
Canada: creelighting-canada.com T (800)473-1234

CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY
Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™ technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort - all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced 4 LED thermal management and driver compartment
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuitboard, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/4" knockouts, (2) mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive ColorFast DeltaGuard® finish bonnets an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg), Emergency - 10.0 lbs. (4.5kg)
- Includes QR code on back plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Replaces 1/2 and 3/4 DP style knockouts are included. 3/4" knockouts are offered inside pole bosses, next to fixtures, on side plates, or in the maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60 Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Terms to 10%. Controls by others.
- 0-10V ANSI C137.1-2019 (0-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB or cam: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY
Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort™ Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort - all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced 4 LED thermal management and driver compartment
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuitboard, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/4" knockouts, (2) mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive ColorFast DeltaGuard® finish bonnets an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg), Emergency - 10.0 lbs. (4.5kg)
- Includes QR code on back plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Replaces 1/2 and 3/4 DP style knockouts are included. 3/4" knockouts are offered inside pole bosses, next to fixtures, on side plates, or in the maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60 Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional.
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Terms to 10%. Controls by others.
- 0-10V ANSI C137.1-2019 (0-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F); Minimum operating temperature with EB or cam: -20°C (-4°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

CPY500™ LED Canopy Luminaire - Direct Mount

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile light engine that mounts to bottom of canopy
- Light engine is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Large uniform light panel features 0.157" molded borosilicate glass lens w/ side sparkle
- Optional bezel trim accessories provide optical glare control and shielding for light trespass

Optic	% Uplight
Lamberitan	1.3%
Lamberitan w/Sparkle Bezel	0.3%
Lamberitan w/Cutoff Bezel	0.0%
Diffuse Lamberitan	1.8%
Diffuse Lamberitan w/Sparkle Bezel	0.4%
Diffuse Lamberitan w/Cutoff Bezel	0.0%

Electrical Data*

Lumen Package	System Watts 120-277V	120V	208V	240V	277V	347V**	480V**	System Watts 347-480V	120V	208V	240V	277V
2L	18	0.15	0.09	0.07	0.06	N/A	N/A	19	0.16	0.09	0.08	0.07
4L	36	0.30	0.18	0.15	0.13	0.10	0.08	37	0.31	0.18	0.15	0.13
8L	72	0.60	0.35	0.30	0.26	0.20	0.15	73	0.61	0.35	0.30	0.26
10L	90	0.75	0.44	0.37	0.32	0.25	0.19	91	0.76	0.44	0.38	0.32
20L	180	1.50	0.87	0.75	0.65	0.50	0.38	182	1.52	0.88	0.76	0.65

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V.
** 2L lumen package is only available with 120-277V

Electrical Data*

Lumen Package	System Watts 120-277V	120V	208V	240V	277V	EB System Watts 120-277V	120V	208V	240V	277V
2L	16	0.13	0.08	0.07	0.06	N/A	19	0.16	0.09	0.08	0.07
4L	27	0.22	0.13	0.11	0.10	0.09	30	0.24	0.14	0.12	0.11
6L	40	0.34	0.19	0.17	0.14	0.12	0.09	43	0.36	0.21	0.18	0.16
8L	55	0.47	0.27	0.23	0.20	0.16	0.12	58	0.49	0.28	0.24	0.21

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V.

Delivered Emergency Lumens

Lumen Package	CCT/CRI 3700K/5000K, 70 CRI	4000K, 70 CRI	5000K, 90 CRI	5700K, 70 CRI
2L	1,070	1,120	810	1,120
4L	1,000	1,040	760	1,040
6L	1,035	1,065	780	1,065
8L	1,110	1,160	800	1,160

Electrical Data*

Lumen Package	System Watts 120-277V	120V	208V	240V	277V	System Watts 347-480V	120V	208V	240V	277V
2L	18	0.15	0.09	0.07	0.06	19	0.16	0.09	0.08	0.07
4L	36	0.30	0.18	0.15	0.13	37	0.31	0.18	0.15	0.13
8L	72	0.60	0.35	0.30	0.26	73	0.61	0.35	0.30	0.26
10L	90	0.75	0.44	0.37	0.32	91	0.76	0.44	0.38	0.32
20L	180	1.50	0.87	0.75	0.65	182	1.52	0.88	0.76	0.65

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V.

CPY500™ Series Ambient Adjusted Lumen Maintenance Factors*

Ambient	Initial LMF	25K hr Reported[1] LMF	50K hr Reported[1] LMF	75K hr Reported[1] LMF	100K hr Reported[1] LMF
0°C (32°F)	1.02	0.99	0.98	0.97	0.96
10°C (50°F)	1.02	0.99	0.98	0.96	0.95
15°C (59°F)	1.01	0.99	0.98	0.96	0.95
20°C (68°F)	1.01	0.99	0.97	0.96	0.94
25°C (77°F)	1.00	0.98	0.97	0.95	0.93
30°C (86°F)	1.00	0.98	0.96	0.94	0.92
35°C (95°F)	0.99	0.97	0.95	0.93	0.91
40°C (104°F)	0.98	0.96	0.94	0.92	0.89
45°C (113°F)	0.97	0.95	0.93	0.90	0.87
50°C (122°F)	0.96	0.94	0.91	0.88	0.85

* Luminaire maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[1] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to be the tested duration in the IES LM-80 report for the LED.

Operating Temperature Range

Lumen Package	Direct Mount to Pipework	Direct Mount to Sheet Metal	Class 1, Division 2 Hazardous Location
2L-13L	-40°C to +50°C	-40°C to +50°C	Direct Mount to Plywood / Direct Mount to Sheet Metal: -40°C to +40°C
20L	-40°C to +40°C	-40°C to +35°C	

NOTE: Luminaire is UL rated at 40°C, but will operate in the ambients listed above.
WARNING: Exceeding maximum operating temperature may result in thermal lockback

CPY500™ Series Ambient Adjusted Lumen Maintenance Factors*

Ambient	Initial LMF	25K hr Reported[1] LMF	50K hr Reported[1] LMF	75K hr Reported[1] LMF	100K hr Reported[1] LMF
0°C (32°F)	1.02	0.99	0.98	0.97	0.96
10°C (50°F)	1.02	0.99	0.98	0.96	0.95
15°C (59°F)	1.01	0.99	0.98	0.96	0.95
20°C (68°F)	1.01	0.99	0.97	0.96	0.94
25°C (77°F)	1.00	0.98	0.97	0.95	0.93
30°C (86°F)	1.00	0.98	0.96	0.94	0.92
35°C (95°F)	0.99	0.97	0.95	0.93	0.91
40°C (104°F)	0.98	0.96	0.94	0.92	0.89
45°C (113°F)	0.97	0.95	0.93	0.90	0.87
50°C (122°F)	0.96	0.94	0.91	0.88	0.85

* Luminaire maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[1] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to be the tested duration in the IES LM-80 report for the LED.

Operating Temperature Range

Lumen Package	Direct Mount to Pipework	Direct Mount to Sheet Metal	Class 1, Division 2 Hazardous Location
2L-13L	-40°C to +50°C	-40°C to +50°C	Direct Mount to Plywood / Direct Mount to Sheet Metal: -40°C to +40°C
20L	-40°C to +40°C	-40°C to +35°C	

NOTE: Luminaire is UL rated at 40°C, but will operate in the ambients listed above.
WARNING: Exceeding maximum operating temperature may result in thermal lockback

esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager: JW
Drawn By: ES
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WHITE, R.A. Date Signed 6/1/26 ARIZONA, U.S.A.

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EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

LIGHTING CUTSHEETS

A-81

OSQ_SERIES_V3_04172023

KEYNOTES

1. 3'-6" HIGH 8X8X16" MASONRY SCREEN WALL WITH PAINTED STUCCO FINISH, AND 2" HIGH CONCRETE CAP. SEE FINISH SCHEDULE.
2. 4'-2" HIGH 8X8X16" MASONRY SCREEN WALL WITH STONE VENEER FINISH AND 2" HIGH CONCRETE CAP. SEE FINISH SCHEDULE.
3. 6'-2" HIGH 8X8X16" MASONRY SCREEN WALL WITH STONE VENEER FINISH AND 2" HIGH CONCRETE CAP. SEE FINISH SCHEDULE.
4. EXISTING MASONRY WALL TO REMAIN. WALL TO BE PREPPED AND CLEANED TO RECEIVE NEW PAINTED FINISH. MATCH MAIN BODY COLOR OF CONVENIENCE STORE.
5. 20' DIA. CONCRETE SITTING AREA, SEE ENLARGED PLAN AND DETAILS.
6. 8X8X16" MASONRY TRASH / EQUIPMENT ENCLOSURE WITH PAINTED STUCCO AND STONE VENEER FINISH. HEIGHT VARIES, SEE DETAILS AND FINISH SCHEDULE.
7. EXISTING MASONRY CELL PHONE TOWER ENCLOSURE TO REMAIN.

1 SITE WALL PLAN
SCALE: 1" = 30'-0"

esencia

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Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITER
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

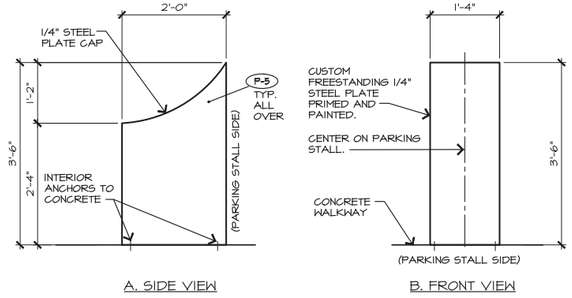
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

SITE WALL PLAN

A-14

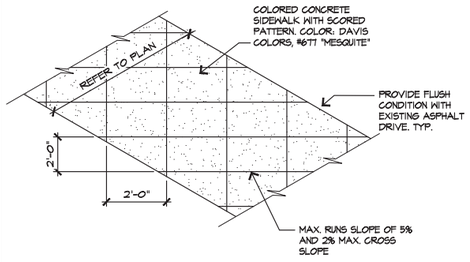


A. SIDE VIEW B. FRONT VIEW

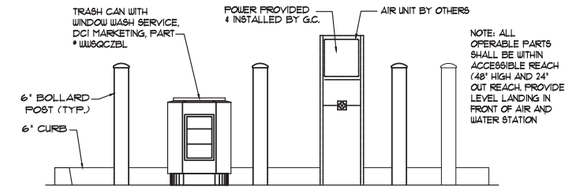
NOTE: ALL WELDS TO BE GRINDED SMOOTH

NOTE: SEE A-30 FOR FINISH SCHEDULE

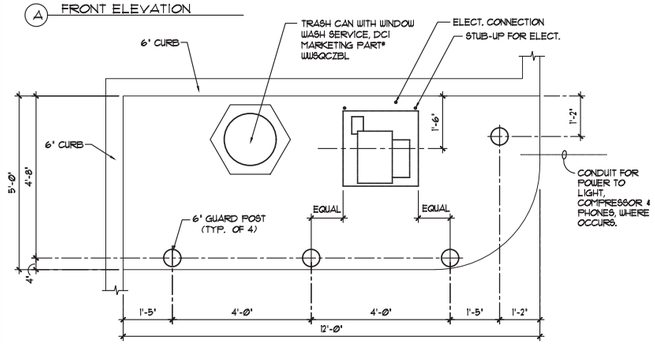
12 DECORATIVE VEHICLE STOP
SCALE: 3/4" = 1'-0" 22029-DECORATIVE VEHICLE STOP



11 PEDESTRIAN PATHWAY
SCALE: 1/4" = 1'-0" 22-CONCRETE PATH

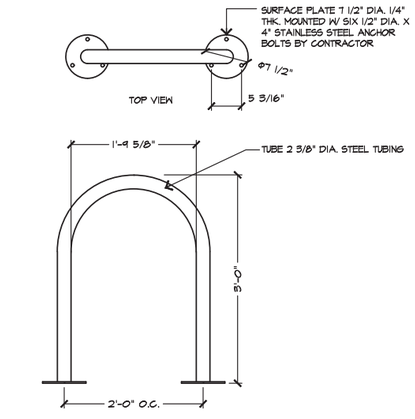


A FRONT ELEVATION

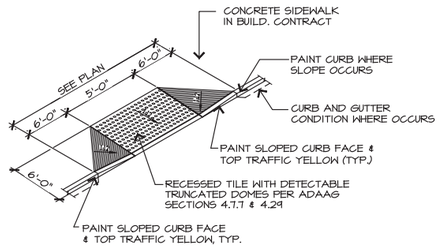


B PLAN

10 AIR STATION DETAIL
SCALE: 1/2" = 1'-0" AIR01

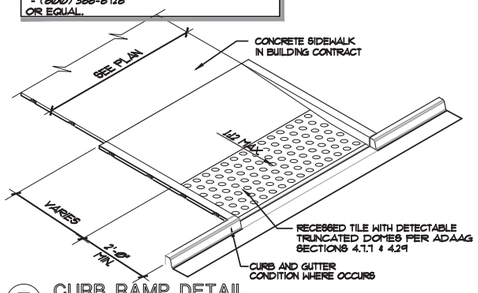


8 BIKE RACK
SCALE: 1"=1'-0" BIKE RACK

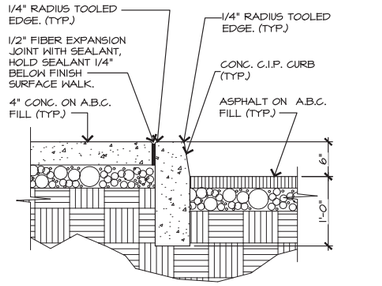


NOTE:
PROVIDE RECESSED DETECABLE TRUNCATED DOMES TILES AS MANUFACTURED BY;
- WAUSAU TILE, TERRA-PAVING DIVISION
- 9001 BUS. HIGHWAY 51
- WAUSAU, WI
- (8000) 388-8728

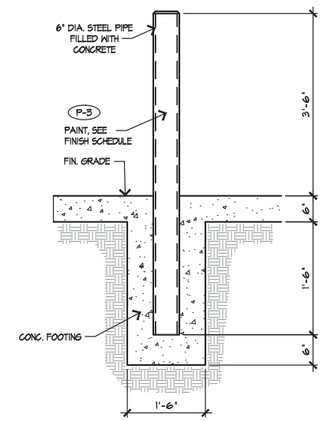
OR EQUAL.



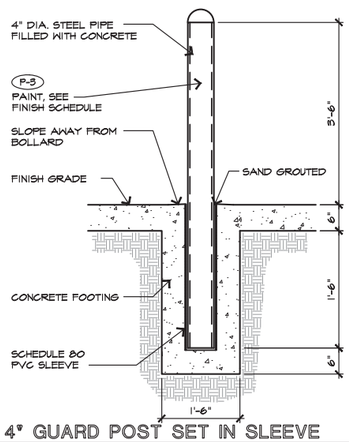
7 CURB RAMP DETAIL
SCALE: 1/4" = 1'-0" CURB RAMP



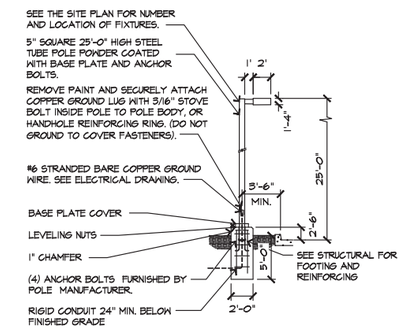
6 TYPICAL CURB DETAIL
SCALE: 1"=1'-0" TYPICAL CURB DETAIL



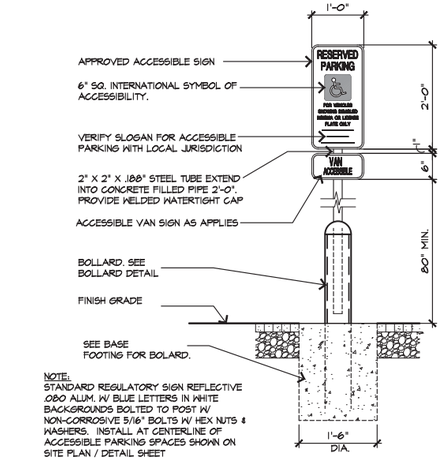
5 TYP. BOLLARD DETAIL
SCALE: 3/4" = 1'-0" GPOST



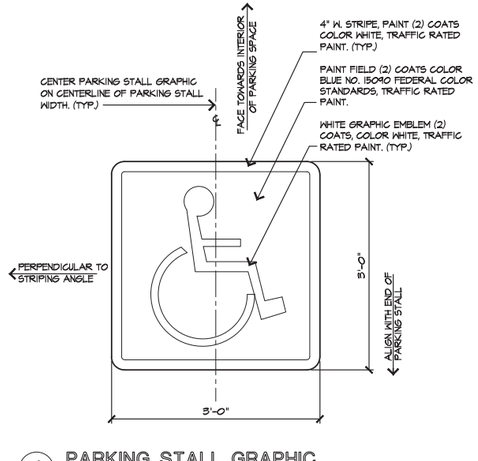
4 4" GUARD POST SET IN SLEEVE
SCALE: 3/4" = 1'-0" 80-GUARD POST W SLEEVE



3 SITE POLE LIGHT FIXTURE
SCALE: 1 1/2" = 1'-0"



2 VAN ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0" 02 - ACCESSIBLE VAN PARKING SIGN



1 PARKING STALL GRAPHIC
SCALE: 1"=1'-0" 10-Parking Stall Graphic

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Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WINTERS Date Signed 8/11/26 ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

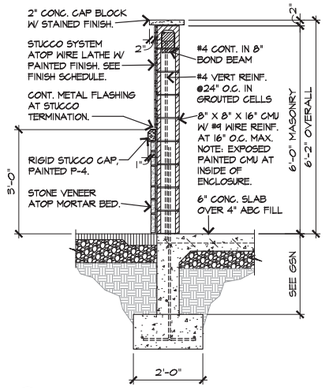
EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions

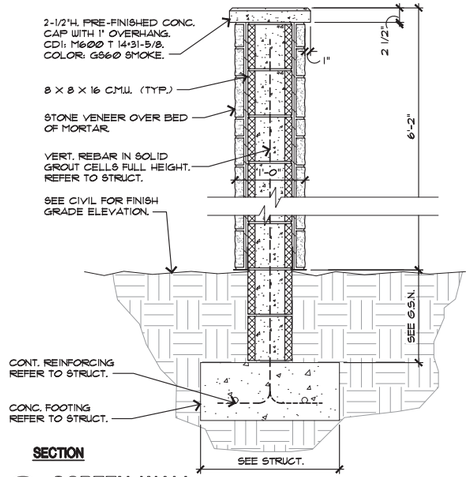
Date	Issued for
8-11-2026	TECH REVIEW

SITE DETAILS

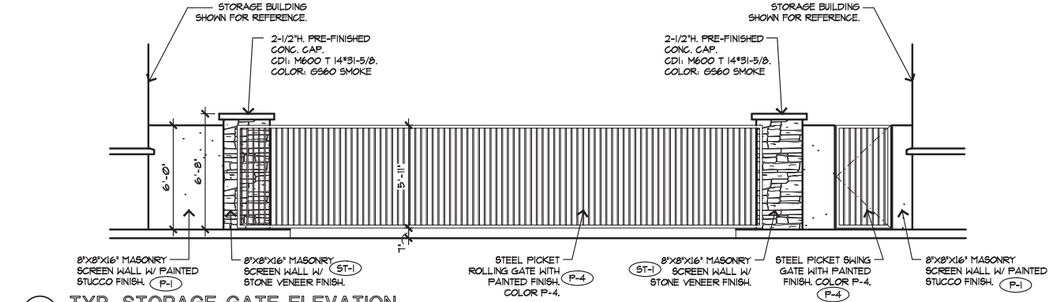
A-13



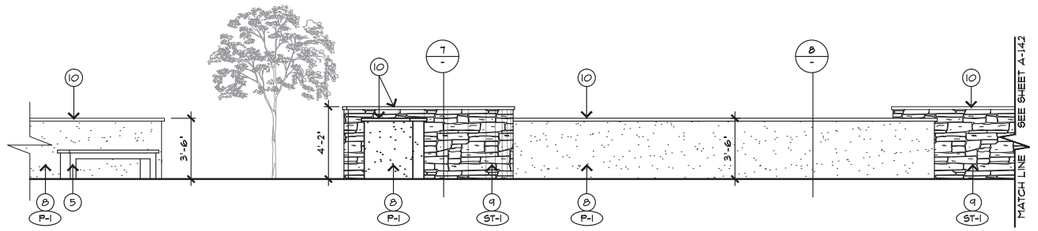
A TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"



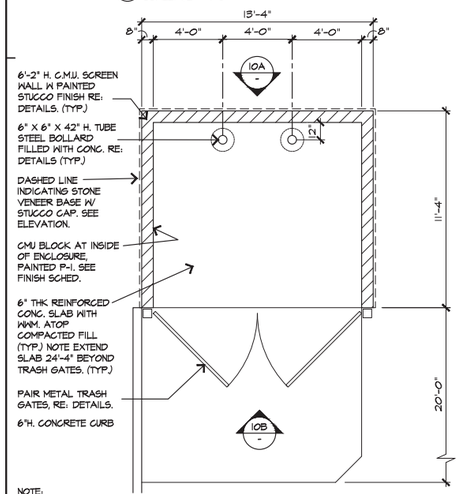
9 SCREEN WALL
SCALE: 1" = 1'-0"
TYP CMU SCREEN WALL



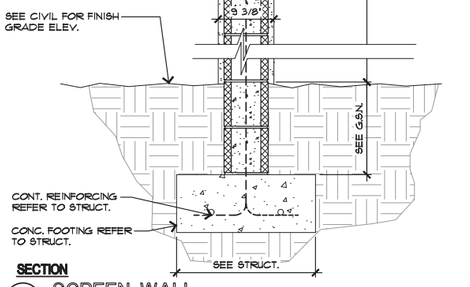
6 TYP. STORAGE GATE ELEVATION
SCALE: 1/4" =1'-0"
TYP. PRKG SCREEN WALL ELEV.



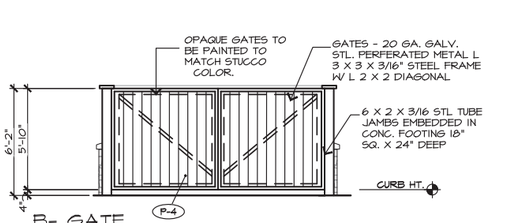
B- ELEVATION



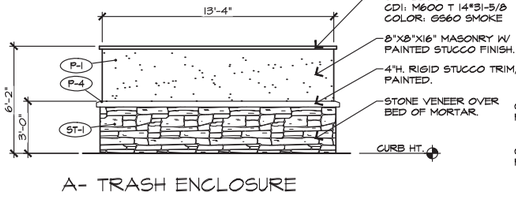
11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"
TRASH2



8 SCREEN WALL
SCALE: 1" = 1'-0"
TYP CMU SCREEN WALL

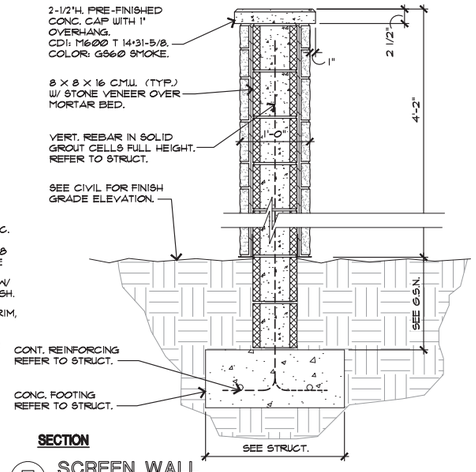


B- GATE

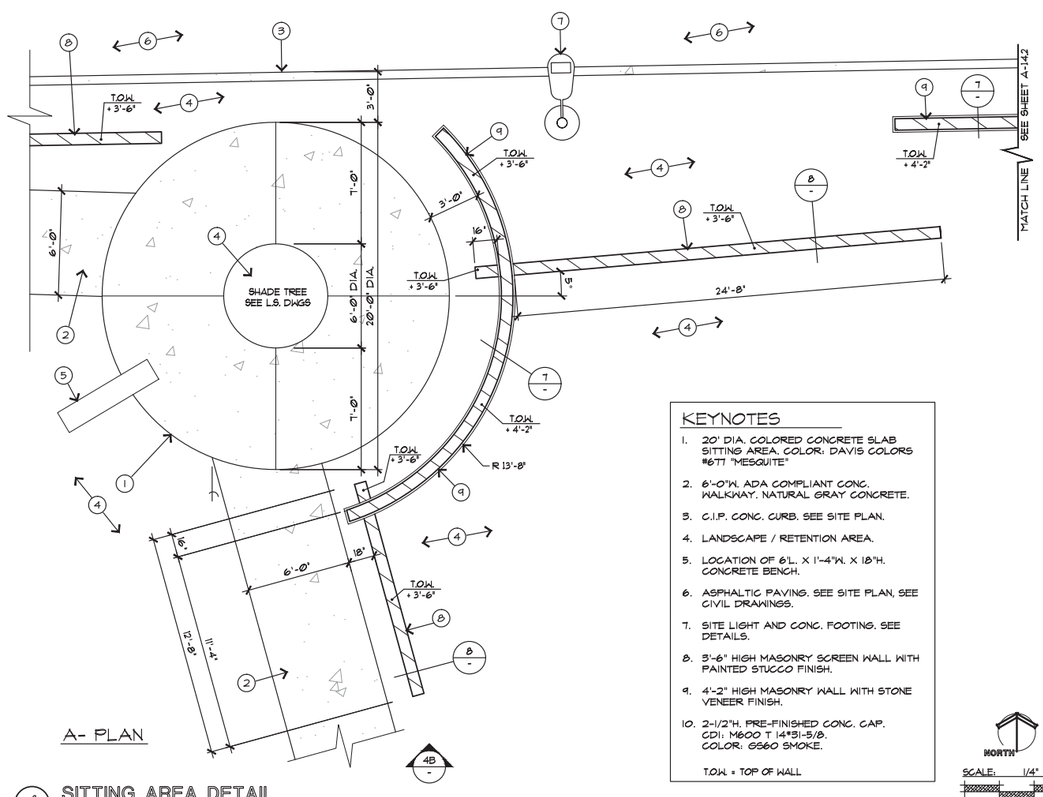


A- TRASH ENCLOSURE

10 TRASH ENCLOSURE WALL
SCALE: 1/4" = 1'-0"
WALL ELEV



7 SCREEN WALL
SCALE: 1" = 1'-0"
TYP CMU SCREEN WALL



A- PLAN

KEYNOTES

1. 20' DIA. COLORED CONCRETE SLAB SITTING AREA. COLOR: DAVIS COLORS #677 "MESQUITE"
2. 6'-0"W. ADA COMPLIANT CONC. WALKWAY. NATURAL GRAY CONCRETE.
3. C.I.P. CONC. CURB. SEE SITE PLAN.
4. LANDSCAPE / RETENTION AREA.
5. LOCATION OF 6'L. X 1'-4"W. X 18"H. CONCRETE BENCH.
6. ASPHALTIC PAVING. SEE SITE PLAN, SEE CIVIL DRAWINGS.
7. SITE LIGHT AND CONC. FOOTING. SEE DETAILS.
8. 5'-6" HIGH MASONRY SCREEN WALL WITH PAINTED STUCCO FINISH.
9. 4'-2" HIGH MASONRY WALL WITH STONE VENEER FINISH.
10. 2-1/2"H. PRE-FINISHED CONC. CAP. CDI: M600 T 14*31-5/8. COLOR: GS60 SMOKE.

T.O.W = TOP OF WALL

4 SITTING AREA DETAIL
SCALE: 1/4" =1'-0"
sitting area dtl

NORTH
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITES
8/11/26
Date Signed
ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

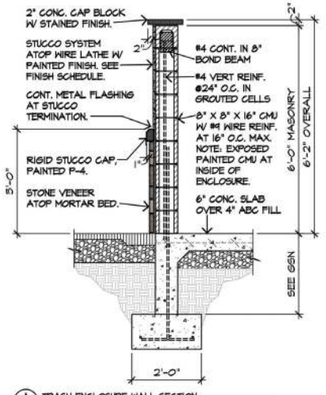
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Revisions

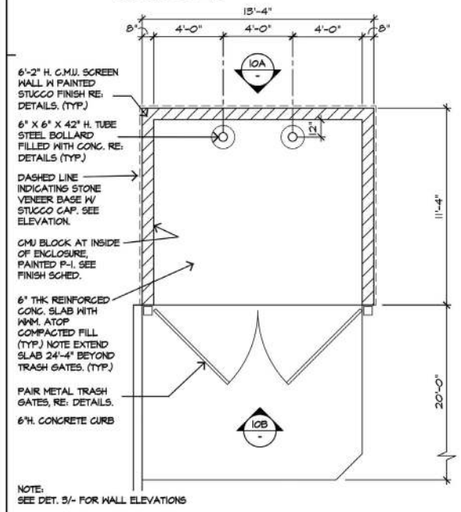
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SITE DETAILS

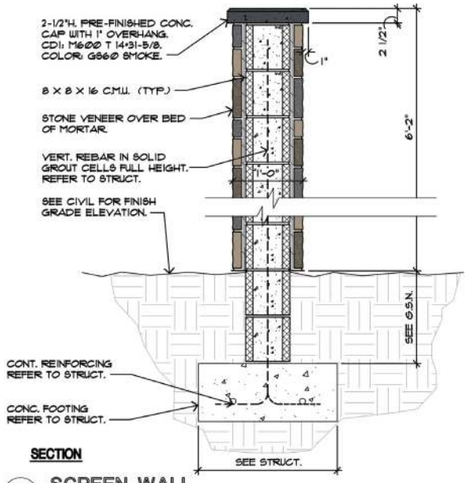
A-14.1



A TRASH ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

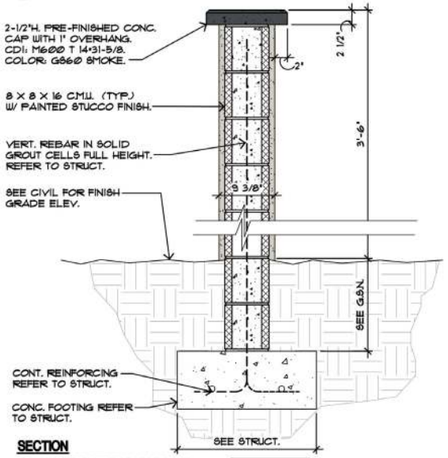


11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0" TRASH2



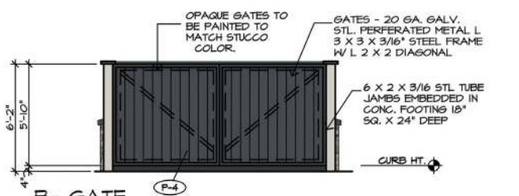
SECTION

9 SCREEN WALL
SCALE: 1" = 1'-0" TYP CMU SCREEN WALL

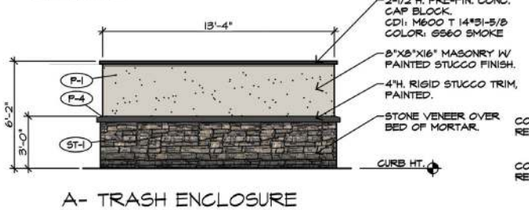


SECTION

8 SCREEN WALL
SCALE: 1" = 1'-0" TYP CMU SCREEN WALL

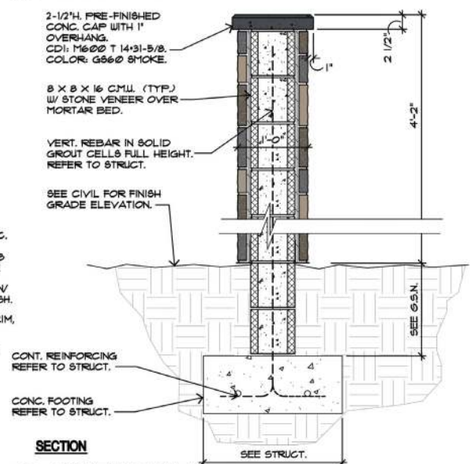


B- GATE



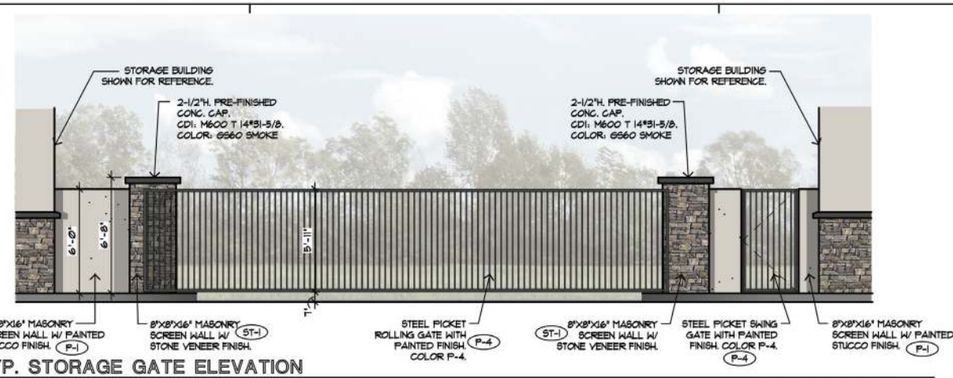
A- TRASH ENCLOSURE

10 TRASH ENCLOSURE WALL
SCALE: 1/4" = 1'-0" WALL ELEV

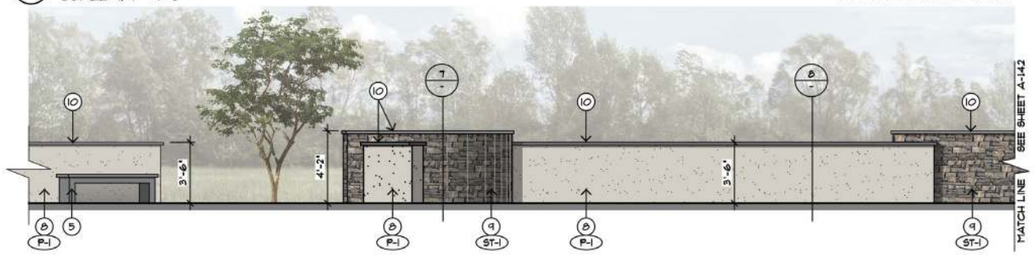


SECTION

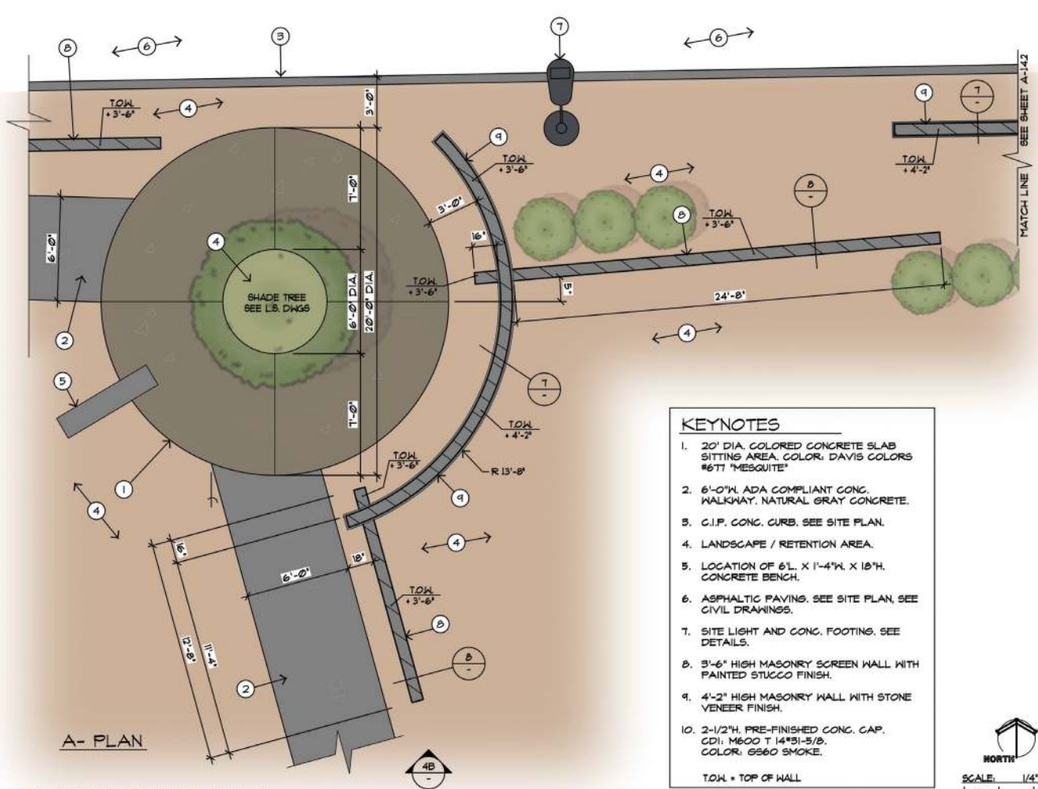
7 SCREEN WALL
SCALE: 1" = 1'-0" TYP CMU SCREEN WALL



6 TYP. STORAGE GATE ELEVATION
SCALE: 1/4" =1'-0" TYP. PRKG SCREEN WALL ELEV.



B- ELEVATION



A- PLAN

KEYNOTES

1. 20' DIA. COLORED CONCRETE SLAB SITTING AREA. COLOR: DAVIS COLORS #671 "MESQUITE"
2. 6'-0"W. ADA COMPLIANT CONC. WALKWAY. NATURAL GRAY CONCRETE.
3. C.I.P. CONC. CURB. SEE SITE PLAN.
4. LANDSCAPE / RETENTION AREA.
5. LOCATION OF 6'L. X 1'-4"W. X 18"H. CONCRETE BENCH.
6. ASPHALTIC PAVING. SEE SITE PLAN, SEE CIVIL DRAWINGS.
7. SITE LIGHT AND CONC. FOOTING. SEE DETAILS.
8. 3'-6" HIGH MASONRY SCREEN WALL WITH PAINTED STUCCO FINISH.
9. 4'-2" HIGH MASONRY WALL WITH STONE VENEER FINISH.
10. 2-1/2"H. PRE-FINISHED CONC. CAP. CDI: M600 T 14*31-5/8. COLOR: G660 SMOKE.

T.O.W. = TOP OF WALL

NORTH
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

4 SITTING AREA DETAIL
SCALE: 1/4" =1'-0" sitting area dtl

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30706
JEFFREY W. WINTER
DATE SIGNED 8/11/26
ARIZONA, U.S.A.

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

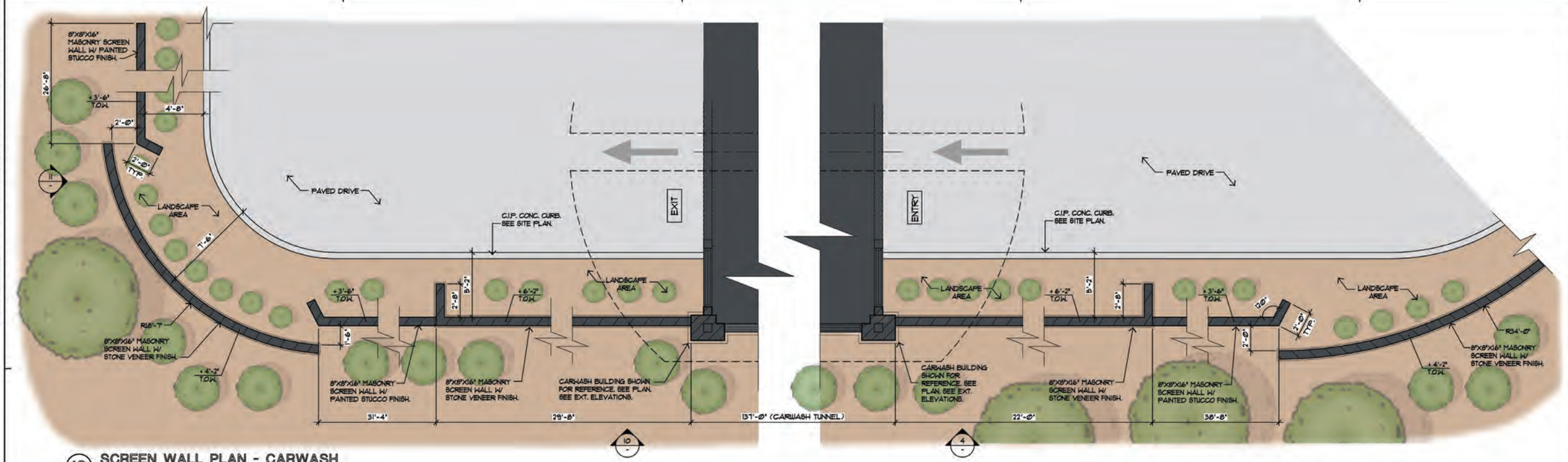
EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

SITE DETAILS

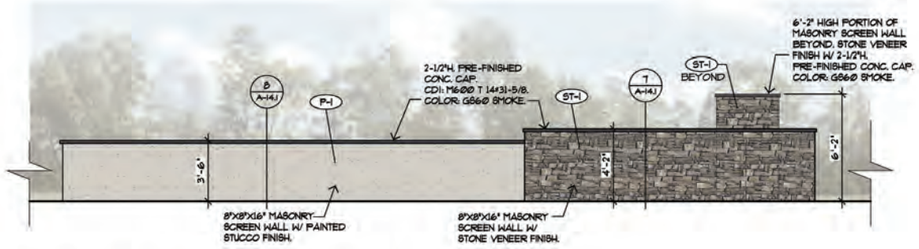
A-14.1



12 SCREEN WALL PLAN - CARWASH

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

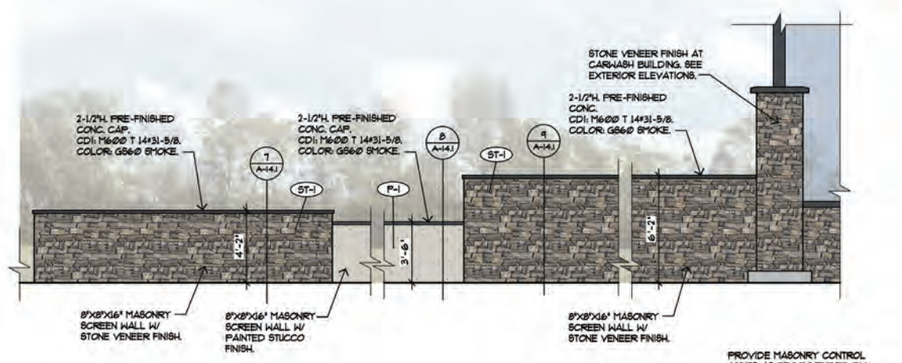
TYP. PRKG SCREEN WALL ELEV. -GW



11 TYP. SCREEN WALL ELEV - CARWASH EXIT

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

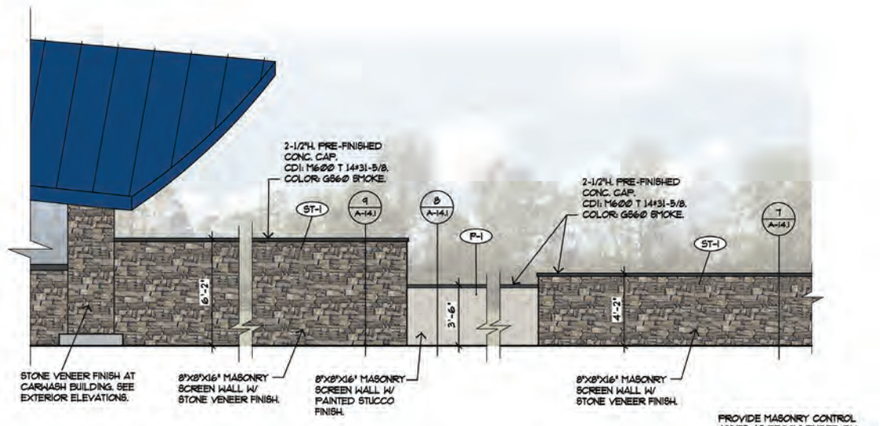
TYP. PRKG SCREEN WALL ELEV. -GW



10 TYP. SCREEN WALL ELEV - CARWASH EXIT

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

TYP. PRKG SCREEN WALL ELEV. -GW



4 TYP. SCREEN WALL ELEV - CARWASH ENTRANCE

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

TYP. PRKG SCREEN WALL ELEV. -GW

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30706 — JEFFREY W. WINTER — 3/12/26 — ARIZONA, U.S.A.

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EXISTING PAD/PDP
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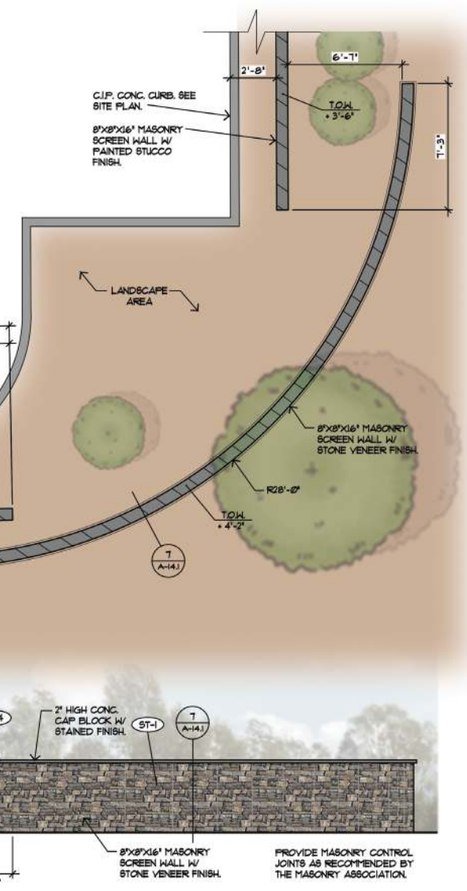
HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Revisions	
Date	Issued for
3-12-2026	TECH REVIEW

SITE DETAILS

A-14.3



7 SCREEN WALL

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

TYP. PRKG SCREEN WALL ELEV.

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30796 — JEFFREY W. WINTER — Date Signed 3/12/26 — ARIZONA, U.S.A.

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

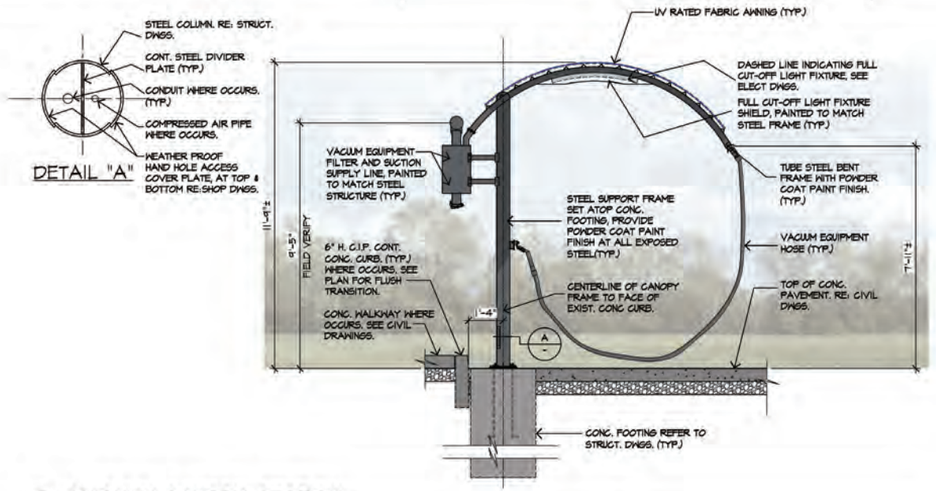
EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

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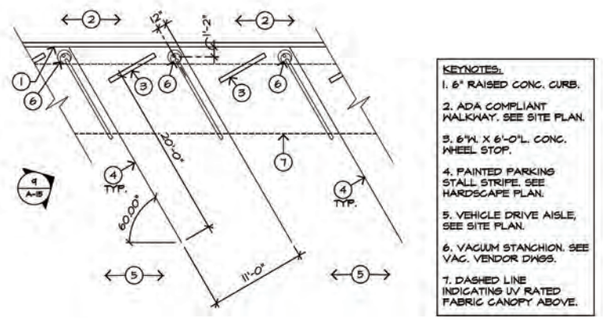
Revisions	
Date	Issued for
3-12-2026	TECH REVIEW

SITE DETAILS

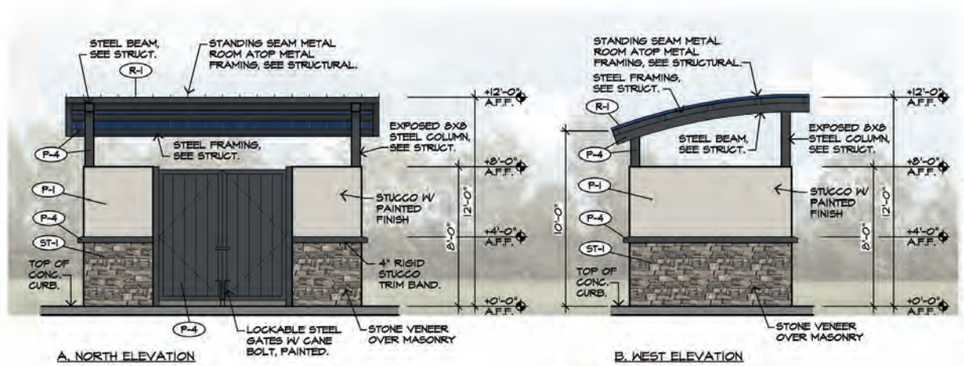
A-14.2



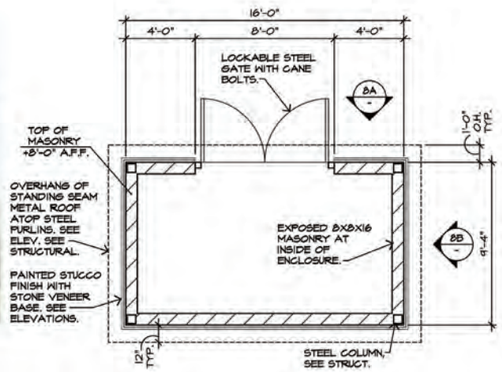
9 **VACUUM CANOPY SECTION**
SCALE: 3/8" = 1'-0"



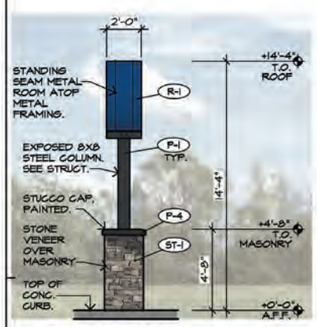
3 **TYP. VACUUM STALL BAY PLAN**
SCALE: 1/8" = 1'-0"
x-vac-stall-typ



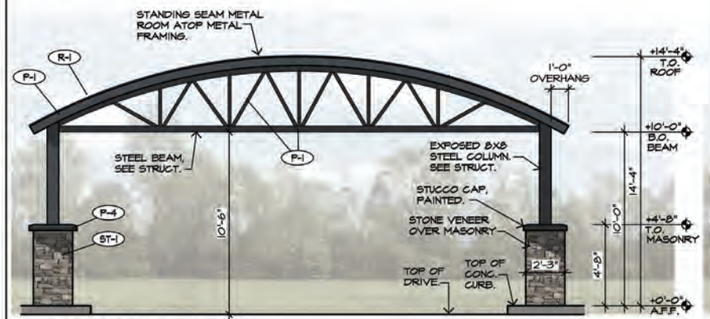
8 **VAC. ENCLOSURE ELEVATIONS**
SCALE: 1/4" = 1'-0"
NOTE: SEE SHEET A-30 FOR EXTERIOR FINISH SCHEDULE
x-elev-vac-encl



2 **VAC. ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"
x-vac-encl-plan

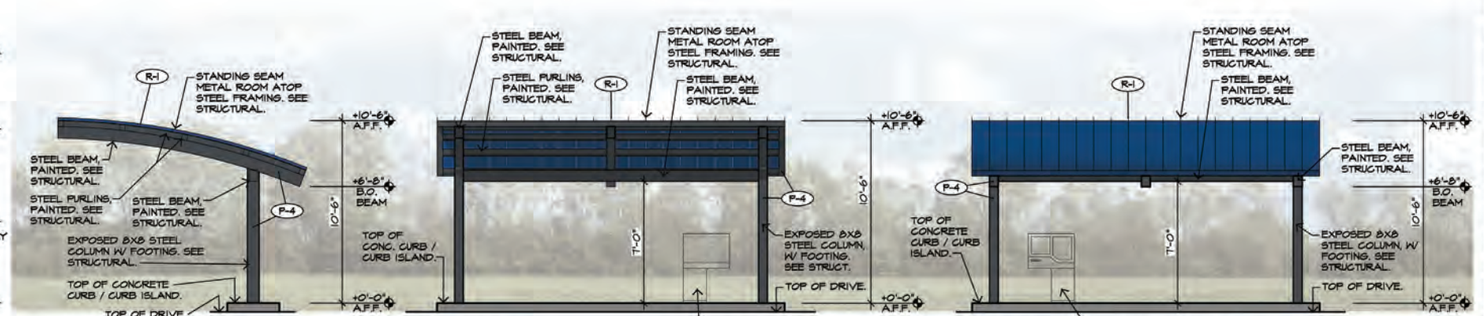


B. SIDE ELEVATION



A. FRONT ELEVATION

10 **DRIVE THRU ENTRANCE ELEVATION**
SCALE: 1/4" = 1'-0"
NOTE: SEE SHEET A-30 FOR EXTERIOR FINISH SCHEDULE.
x-dt-enter-elev



A- SIDE ELEV | B- FRONT ELEV | C- REAR ELEV

7 **PAY STATION CANOPY ELEVATIONS**
SCALE: 1/4" = 1'-0"
NOTE: SEE SHEET A-30 FOR EXTERIOR FINISH SCHEDULE.
x-elev-pay-stat-can

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Project Manager	JW
Drawn By	JW.
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30706 JEFFREY W. WINTER DATE SIGNED 3/12/26 ARIZONA, U.S.A.

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HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

Revisions	
Date	Issued for
3-12-2026	TECH REVIEW

SITE DETAILS & ELEVATIONS

A-15

LEGEND

E = EXPANSION JOINT
S = SCORED JOINT
℄ = CENTERLINE
HB = HOSE BIB. "ZURN" MODEL 1295XL HEAVY DUTY.

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ROOF PENETRATIONS ASSOCIATED WITH CANOPY SUCH AS FIRE SPRINKLERS, LIGHTS, CAMERAS, ECT.. (PER MFGR. REC.) TYP.

B. G.C. SHALL FURNISH AND INSTALL ALL WIRING, CONDUIT, J-BOXES FOR ALL CANOPY ELECTRICAL LIGHTING AND OR SIGNAGE. COORDINATE ALL WORK SCOPE WITH CANOPY FABRICATORS.

C. ALL MATERIAL FOR CANOPY SHALL BE NON-COMBUSTIBLE, AND NO FOAM PLASTIC TO BE USED ON CANOPY. CANOPY SHALL BE IN COMPLIANCE WITH IBC 406.5.2.

D. BLOCK SEALER TO BE APPLIED BY GEN. CONTRACTOR TO ALL MASONRY. POWER WASH AND APPLY (2) TWO COATS OF "PROSOCO" SILOXANE WD WEATHER SEAL PRODUCT.

KEYNOTES

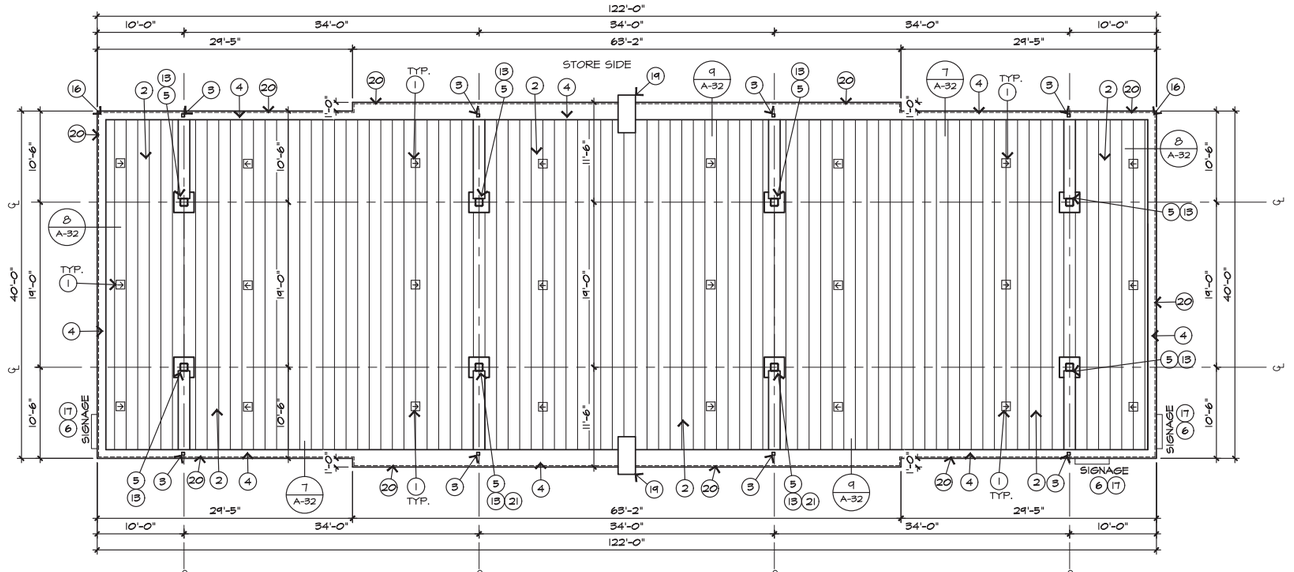
1. LSI "ENCORE" LED FLAT LENS RECESSED LIGHT FIXTURE. SEE ELECTRICAL PLANS. WHITE TRIM
2. EXPOSED EMBOSSED DECK PANELS. - WHITE FINISH.
3. 4X3 MIN. OVERFLOW OUTLET.
4. EDGE OF CANOPY AND GUTTER SYSTEM. SEE STRUCTURAL DRAWINGS.
5. STEEL CANOPY COLUMN TO DECK ABOVE WITH COLUMN ENCLOSURE, SEE DETAILS & ELEVATIONS.
6. CANOPY SIGNAGE BY OTHER. CONTRACTOR TO PROVIDE ELECTRICAL AS REQUIRED.
7. CONCRETE DRIVE SLAB UNDER CANOPY. SEE SITE DRAWINGS
8. LINE OF CANOPY ABOVE. SEE ELEVATIONS
9. 6" DIA. STEEL PIPE BOLLARD FILLED WITH CONCRETE AS TO FUEL BRAND STANDARDS. BOLLARDS TO BE BE SAND GROUTED IN SLEEVE. TYP. (2) PER ISLAND
10. MULTI-PRODUCT DISPENSER. (TYP. OF 8) SEE FUEL PLANS FOR DIESEL OFFERING LOCATIONS.
11. TRASH RECEPTACLE AS TO FUEL BRAND STANDARDS
12. POURED IN PLACE RAISED CONCRETE ISLAND WITH METAL FRAME. SEE SITE PLAN AND CIVIL DRAWINGS.
13. 3" DRAIN PIPE INSIDE COLUMN. SEE CANOPY DRAWINGS.
14. ROOF DRAINS, SEE CANOPY DESIGN STRUCTURAL DWGS.
15. LOCATION OF SURFACE MOUNTED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER.
16. LOCATION OF 2" DIA. CONDUIT WITH PULL STRING FOR SECURITY CAMERA CAT5 CABLE. G.C. TO FURNISH AND INSTALL PULL STRING, CONDUIT, AND WATER-PROOF J-BOX FROM FUEL CANOPY TO POINT OF CONNECTION IN C-STORE, RE: A- SERIES SHEETS, AND E-SERIES SHEETS.
17. LOCATION OF 2" DIA. CONDUIT FOR FUEL CANOPY SIGNAGE. G.C. TO INSTALL J-BOX, CONDUIT AND PULL STRING FROM CANOPY TO POINT OF CONNECTION AT C-STORE, FINAL WIRING AND ELECTRICAL CONNECTION TO POWER SOURCE AND SIGNAGE BY SIGN CONTRACTOR.
18. PROVIDE WALL MOUNTED HOSE BIBBS AT THIS LOCATION. (2) TOTAL.
19. DECORATIVE STEEL FRAMED ILLUMINATED FIN AT CANOPY FASCIA. FIN TO WRAP TO UNDERSIDE OF CANOPY DECK. SEE SECTIONS AND DETAILS.
20. DASHED LINE INDICATING PORTION OF CANOPY FASCIA TO BE ILLUMINATED.
21. LOCATION OF FUEL TANK VENT LINE TO BE ROUTED UP THROUGH STEEL COLUMN AND EXTEND THROUGH CANOPY DECK ABOVE. SEE FUEL DRAWINGS.

CANOPY DRAINING

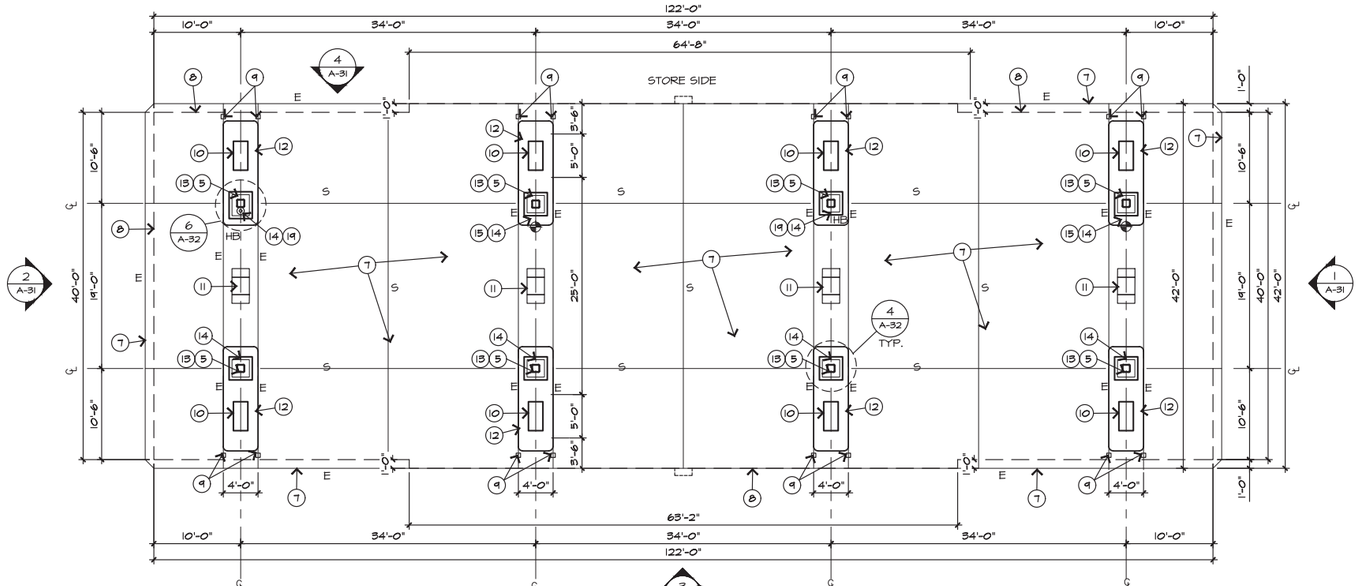
8 CANOPY RD/OF LOCATIONS WITH A TOTAL S.F. OF 4,560 S.F. / 8 LOCATIONS = 570 S.F. TRIBUTARY AREA PER LOCATION W/ 3" RAINFALL PER HR X 0.0312 = 18 GPM 2" RD AND ORD REQUIRED PER TABLE 1106.2 USE 3" RD & OFD PER DWGS. AS SHOWN.

FUEL BRANDING IDENTY AND FUEL ISLAND STANDARDS SHALL BE CONFIRMED PRIOR TO INSTALLATION.

FUEL CANOPY LIGHTING FIXTURES TO BE FLUSH MOUNTED TO BOTTOM OF DECK.



2 FUEL CANOPY REFLECTIVE CEILING PLAN
SCALE: 1/8" = 1'-0"



1 FUEL CANOPY PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'
NORTH

esencia

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	JW
Drawn By	ES
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT
CERTIFICATE NO.
30798
JEFFREY W. WHITE
Date Signed 8/11/26
ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

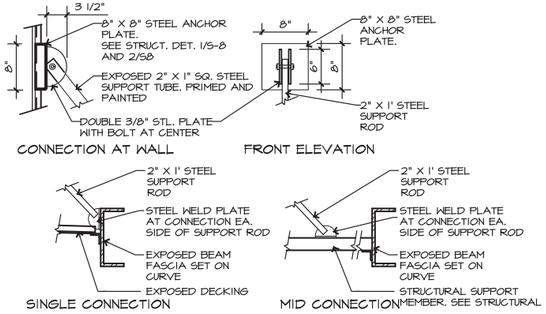
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Revisions

Date	Issued for
8-11-2026	TECH REVIEW

FUEL CANOPY PLAN & DETAILS

A-25

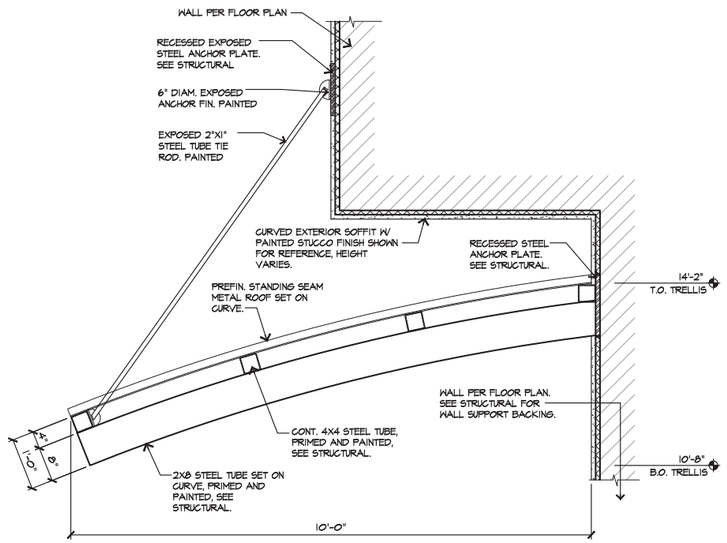


9 SUPPORT AT OVERHANG

SCALE: 1" = 1'-0"

SEE STRUCTURAL DWGS FOR MORE INFORMATION.

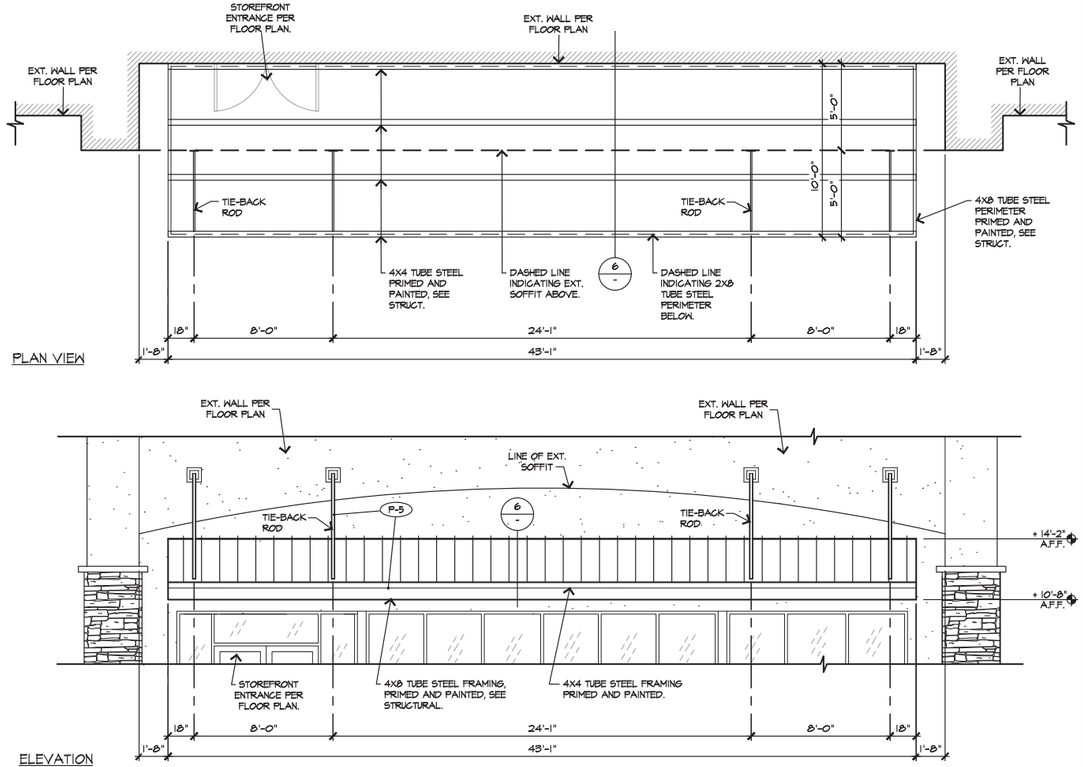
HR-29



6 AWNING SECTION - STOREFRONT

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

TRELLIS DETAIL STOREFRONT



4 STOREFRONT TRELLIS

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

NOTE: SEE SHEET A-30 FOR EXT. FINISH SCHEDULE.

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Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

REGISTERED ARCHITECT CERTIFICATE NO. 30798 JEFFREY W. WINTERS Date Signed 8/11/26 ARIZONA, U.S.A.

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HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

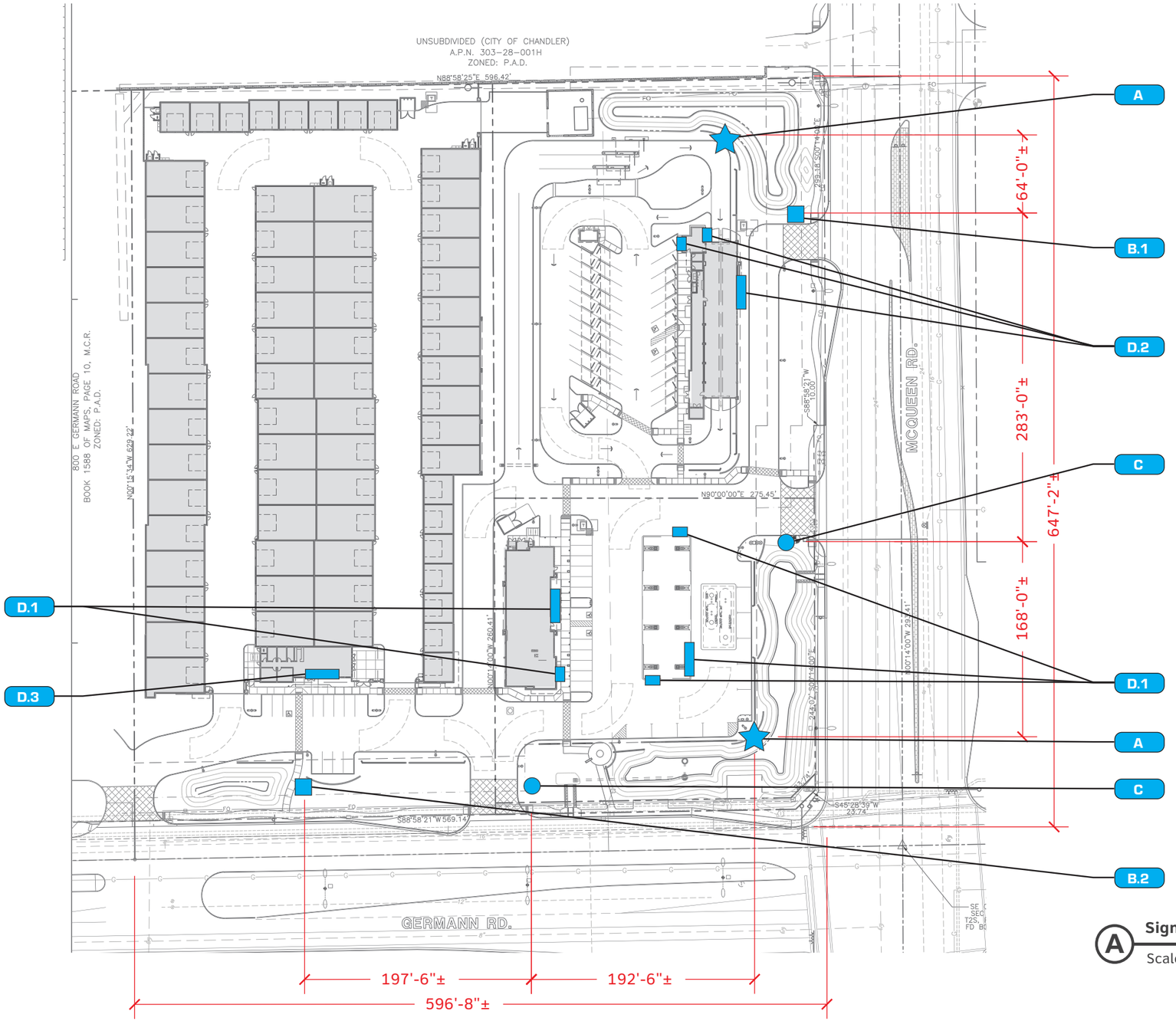
Revisions	
Date	Issued for
8-11-2026	TECH REVIEW

TRELLIS PLAN AND DETAILS

A-26

12 11 10 8 7

TAB H



A **Sign Location Plan**

Scale: 1" = 100'-0"

Corner Monument - Sign Type A
Project Identification - Qty: 1

Monument Sign - Sign Type B
B.1 - Car Wash Identification - Qty: 1
B.2 - Storage Identification - Qty: 1

Fuel Station Sign - Sign Type C
Identification & Pricing - Qty: 2

Wall Signs - Sign Type D
D.1 - Fuel Station
D.2 - Car Wash
D.3 - Storage

Window Signs - Sign Type E
To be determined per tenant sign package submittal (not shown on plan)

PROJECT DATA

1. PROJECT NAME: HAMSTRA CROSSING COMMERCIAL DEVELOPMENT
2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD. 1980 S. McQUEEN RD. CHANDLER, ARIZONA 85286
3. PARCEL NO: 303-28-001S CONV. STORE; 303-28-001R CAR WASH
4. PROJECT DATA:
   a. ZONING CASE NUMBER: DVR08-0005
   b. ZONING: PAD WITH PDP
   c. OCCUPANCY: M & B
   d. CONSTRUCTION TYPE: V-N (C-STORE); II-B (FUEL CANOPY); II-B (CARWASH); U (VAC CANOPIES)
   e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE); YES - A.F.E.S. (FUEL CANOPY); YES - A.F.E.S. (EQUIPMENT RM.); NO - A.F.E.S. (CAR WASH TUNNEL)
   f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13
5. SITE AREA:
   CONVENIENCE STORE:
   a. SITE AREA GROSS: 102,290 S.F. (2.35 ACRES)
   b. SITE AREA NET: 71,052 S.F. (1.63 ACRES)
   CAR WASH (PROPOSED)
   c. SITE AREA GROSS: 126,134 S.F. (2.84 ACRES)
   d. SITE AREA NET: 101,455 S.F. (2.34 ACRES)
   SELF STORAGE (PROPOSED)
   e. SITE AREA GROSS: 205,799 S.F. (4.72 ACRES)
   f. SITE AREA NET: 195,548 S.F. (4.44 ACRES)
6. BUILDING AREA:

		OCCUP:
a. C-STORE	3,947 S.F.	M
b. RESTAURANT - QSR	328 S.F.	B
c. TOTAL BLDG. AREA:	4,800 S.F.	
d. FUEL CANOPY:	4,880 S.F.	M
e. COVERED AREA	475 S.F.	
f. TOTAL AREA UNDER ROOF:	10,155 S.F. (CONV. STORE)	
g. CAR WASH TUNNEL	3,947 S.F.	M
h. OFFICE	328 S.F.	B
h. EQUIPMENT ROOM:	1,572 S.F.	B
i. TOTAL BLDG. AREA:	5,855 S.F.	
j. VAC CANOPIES	3,282 S.F.	U
k. PAY STATION	831 S.F.	U
l. TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	

7. LOT COVERAGE:
   a. C-STORE: 10,155 S.F. / 71,052 S.F. = 14%
   b. CARWASH: 10,068 S.F. / 101,455 S.F. = 10%
8. PARKING CALCULATIONS:

a. C-STORE	1/250	@ 3,947	16 SPACES
b. RESTAURANT	1/50	@ 208	4 SPACES
	1/200	@ 645	4 SPACES
c. TOTAL REQUIRED:		4,800 SF	24 SPACES
d. TOTAL PROVIDED:			25 SPACES (2 ACCESSIBLE)
e. CARWASH	2 MIN.		
f. TOTAL REQUIRED:			2 SPACES
g. TOTAL PROVIDED:			29 SPACES (2 ACCESSIBLE)

0' 20' 40' 80' NORTH



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PROJECT Hamstra Crossing
NWC McQueen & Germann
Chandler, AZ

CLIENT Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
Scottsdale, AZ 85255

DATE 10.14.2026

PROJECT # 26-04

PHASE DD

DRAWN BY G. Dupps

SCALE As Noted

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APPROVAL / DATE

SHEET 01

Sign Type	Description	Qty	Code	Request	Location(s)	Size / Area
A	**Corner Monument - Project Identification**	2	39-9.16(C)4 4. Notwithstanding Subsection 39-9.16(C)1, a center may erect one additional freestanding monument sign at the street corner, and/or main entrance(s) of the site subject to the following standards: a) One (1) freestanding sign shall be allowed for each property unless it is a corner lot, in which case one (1) sign shall be allowed per street front. b) Said sign(s) shall be excluded from the total number of freestanding signs allowed in Subsection 39-9.16(C)1. c) Said freestanding sign(s) shall be in the form of a decorative wall placed in a landscaped setting. d) The height of said sign shall not exceed six (6) feet from ground level. e) Said sign(s) shall not contain any panels as provided for in Subsection 39-9.16(C)3. f) The maximum sign area for each additional freestanding sign shall not exceed thirty-two (32) square feet.	Project identification signage on corner wall feature Distance between signs will be closer than allowed by code due to water retention areas required, but are suitable to the site for proper project identification	One (1) at prominent corners of the site at the north end along McQueen Road One (1) at the intersection of McQueen Road and Germann Road	Architectural Embellishment: 8'-4" Top of sign cabinet: 6'-5" To top of identification: 4'5" 19 s.f. project ID (letters only)
B	**Tenant Monument** **B.1 - Car Wash Identification** **B-2 - Tenant Identification**	2	39-9.16(C)2 2. Maximum sign height shall not exceed six (6) feet, except as provided below: a) A center, but not an industrial site, located at the corner of two (2) major arterials may have no more than one (1) sign with a maximum height of fourteen (14) feet. b) A center, but not an industrial site, at all other locations except the corner of two (2) major arterials may have no more than one (1) sign with a maximum height of ten (10) feet. c) All other signs at a center, but not an industrial site, may be increased to a maximum height of eight (8) feet provided that they are enhanced with a higher level of design as provided for in Subsection 39-9.16(C)3 below. d) Notwithstanding Subsections (a), (b) and (c) above, in no instance shall any sign located at the street corner of a center, or located less than one hundred fifty (150) feet from the street corner along either frontage, exceed a maximum height of eight (8) feet. e) Notwithstanding Subsections (a), (b), (c) and (d) above, signs located within one hundred (100) feet from the property line of a residential development shall not exceed six (6) feet in height.	This request is for adequate car wash and executive vehicle storage tenant identification along the primary roadways of McQueen Road and Germann Road Distance between signs will be closer than allowed by code due to water retention areas required, but are suitable to the site for proper project identification *Upon the adoption of new digital code sign code provisions by the Chandler City Council, Digital signage would be permissible without a CSP amendment.*	One (1) adjacent to car wash on McQueen Road One (1) located adjacent to storage facility on Germann Road.	Architectural Embellishment: 13'-6" Top of sign cabinet: 12'-2" 40 s.f. overall for messaging and project ID
C	**Fuel Station Monument** **Identification of the fuel station and fuel pricing**	2	39-9.16(C)1 1. One (1) freestanding sign per arterial street, not to exceed one (1) square foot of sign face area for each linear foot of business frontage. One (1) additional sign may be erected for each additional three hundred (300) feet of frontage along an arterial street. Said signs shall not be less than three hundred (300) feet apart, except that the Zoning Administrator may allow a minor deviation from said separation upon finding that such a reduction is necessary to accommodate a special circumstance that is not self-imposed by the property owner or applicant. For example, said minimum separation would not be possible due to the location of an existing utility pedestal, street scupper, or driveway and the length of the property does not provide opportunity to exceed said separation. Said reduction shall not exceed thirty (30) feet. In no instance, shall a freestanding monument sign be located closer than fifty (50) feet from the property line of a residential development.	For two (2) fuel station monuments as the fuel station is located on the NWC of the McQueen Road & Germann Road interection and has drive access from both roadways Distance between signs will be closer than allowed by code due to water retention areas required, but are suitable to the site for proper project identification	One (1) adjacent to fuel station on McQueen Road One (1) located adjacent to fuel station on Germann Road.	Architectural Embellishment: 9'-0" Top of sign cabinet: 7'-3" 36 s.f. overall for messaging and project ID

A Freestanding Sign Matrix

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Scottsdale, AZ 85255

PROJECT Hamstra Crossing
NWC McQueen & Germann
Chandler, AZ

CLIENT Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
Scottsdale, AZ 85255

DATE 10.14.2026

PROJECT # 26-04

PHASE DD

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APPROVAL / DATE

Sign Type	Description	Qty	Code	Request	Location(s)	Size / Area
D	**Wall Signs - Project Identification**	TBD	39-9.8 Wall signs shall not exceed two (2) square feet in any area for each linear foot of business frontage. Said signs shall be wall- or window-mounted, on or under an architectural projection. The sign shall not project more than two (2) feet from the building, or structure to which it is attached. No wall sign shall exceed two hundred fifty (250) square feet in area.	No additional request	Final sign locations to be determined at time of Tenant sign permit application	Per City of Chandler sign ordinance
E	**Window Signs**	TBD	39-9.14 Window signs. Window signs may be painted on or otherwise displayed from the surface of any window, showcase or other similar facility. The area of such signs shall not exceed twenty-five (25) percent of the total window area on any one side of a building as illustrated in Figure 9.14-A. The area of said sign shall not be included in the total allowed sign area.	No additional request	Final sign locations to be determined at time of Tenant sign permit application	Per City of Chandler sign ordinance

A Wall Sign Matrix

Landscape Requirements

For all freestanding signs, a landscaped area shall be provided per City of Chandler requirements

Setbacks

No signs shall be located in any public right of way or utility easement, and will be subject to the City of Chandler specifications

B General Sign Regulations

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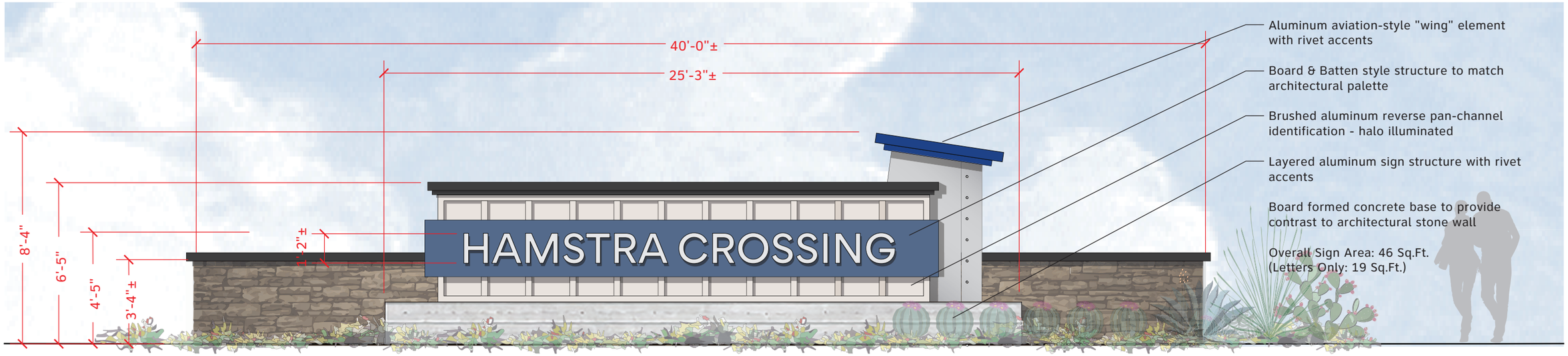
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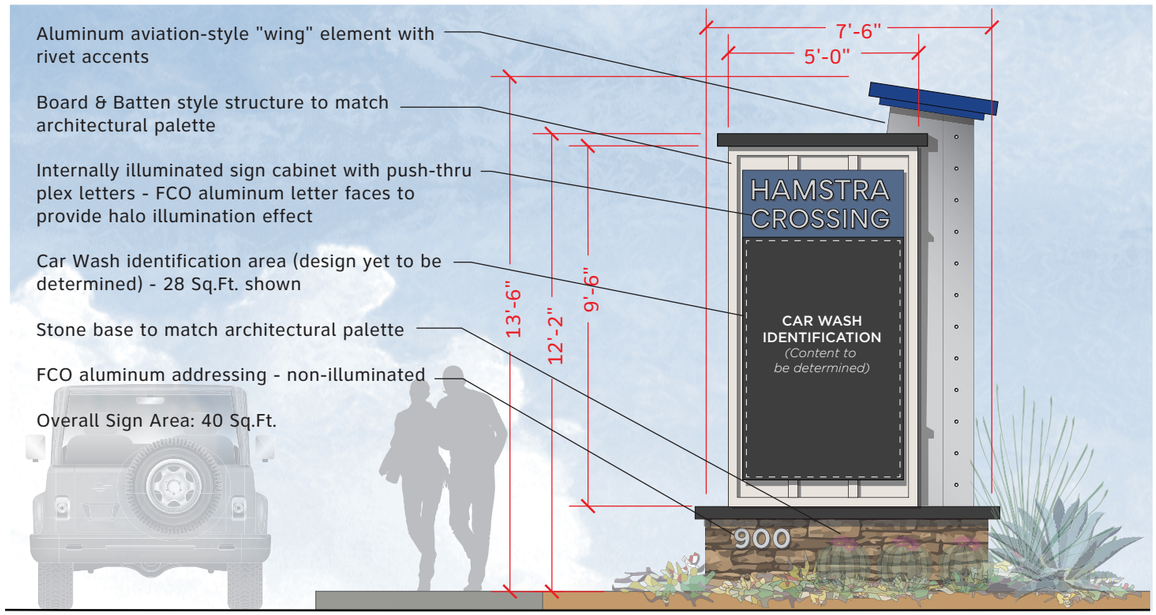
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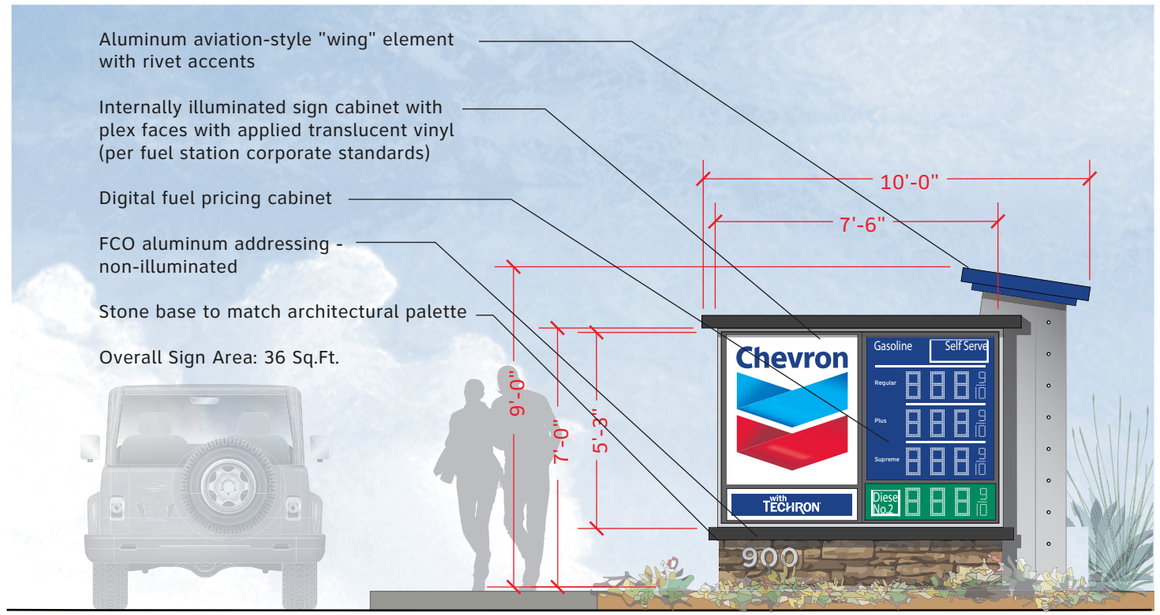
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Sign Type A – Corner Monument



Sign Type B – Freestanding Monument



NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

A Signage Family - Aviation Style Concept

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

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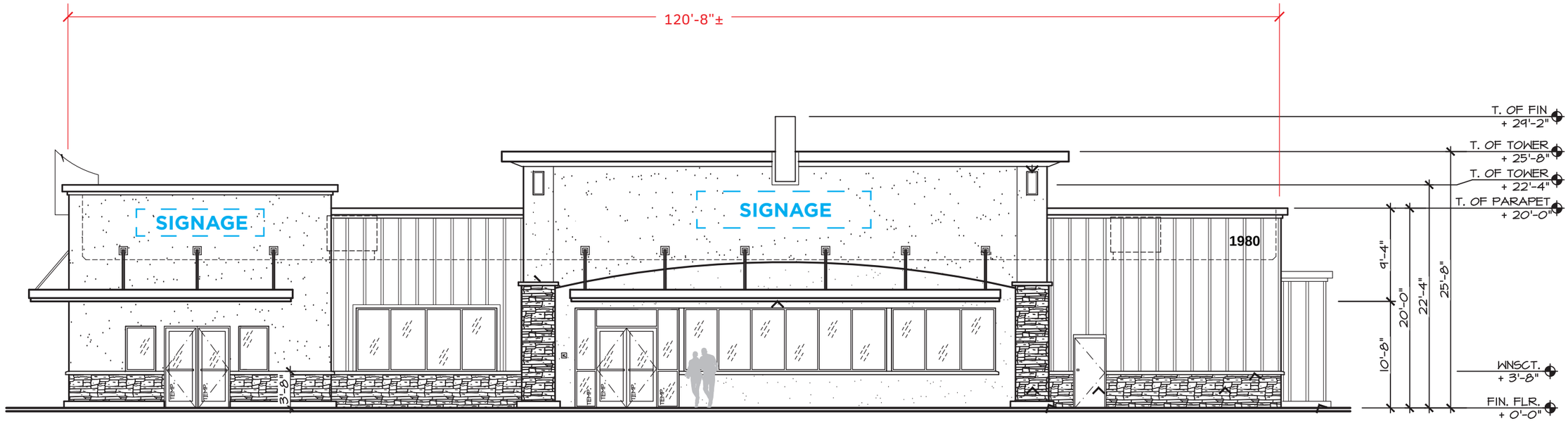
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SHEET 04



A **Fuel Station – East Elevation – Area Shown: 100 Sq.Ft.**

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

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

Refer to architectural plans for typical colors/materials (see page 9 for call-outs for above elevation)



P-1 - Miners Dust
Dunn Edwards DEC786



P-2 - Barnwood Gray
Dunn Edwards DET620



P-3 - Lighthouse
Dunn Edwards DEW385
(Board & Batten Material)



P-4 - Salem Black Dunn
Edwards DE6343



P-5 - Color to match
Chevron Blue



ST-1 - Montecito Cliffstone
Eldorado Stone



Board formed concrete



Satin finished riveted
aluminum

Signage Accent Materials

B **Architectural Color and Materials (Site Overall)**

Scale: Not to Scale

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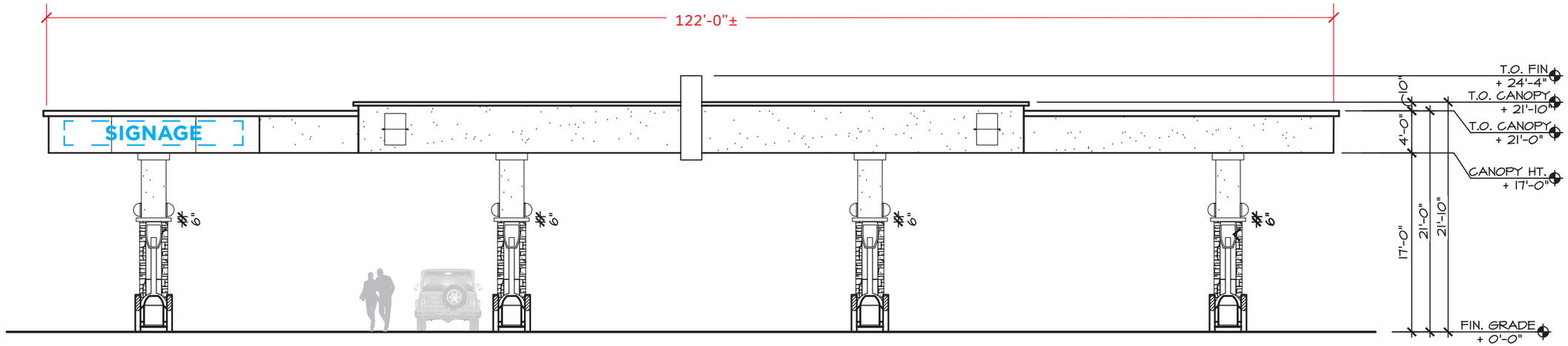
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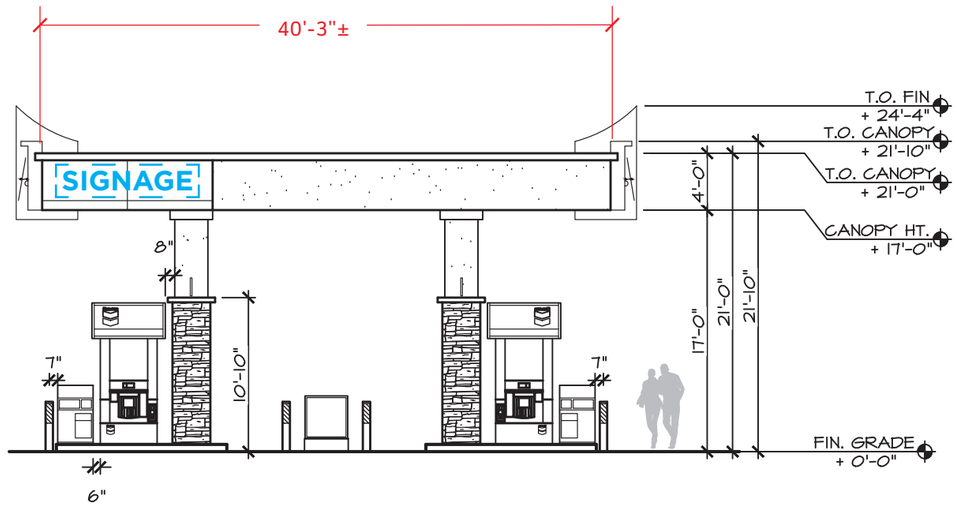
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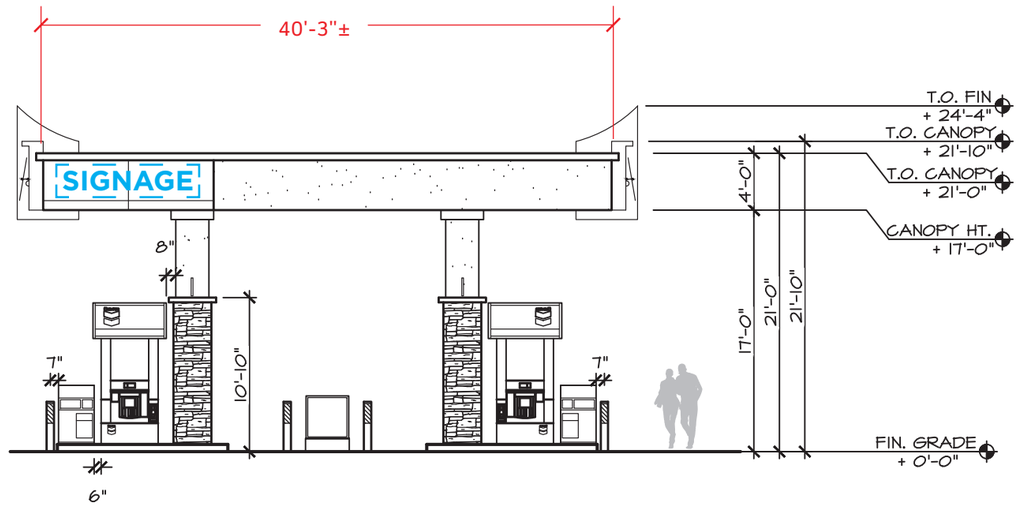
A **Fuel Station Canopy – East Elevation – Area Shown: 40 Sq.Ft.**

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



B **Fuel Station Canopy – South Elevation – Area Shown: 23 Sq.Ft.**

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



C **Fuel Station Canopy – North Elevation – Area Shown: 23 Sq.Ft.**

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

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

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PROJECT Hamstra Crossing
NWC McQueen & Germann
Chandler, AZ

CLIENT Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
Scottsdale, AZ 85255

DATE 10.14.2026

PROJECT # 26-04

PHASE DD

DRAWN BY G. Dupps

SCALE As Noted

REVISIONS 1)

2)

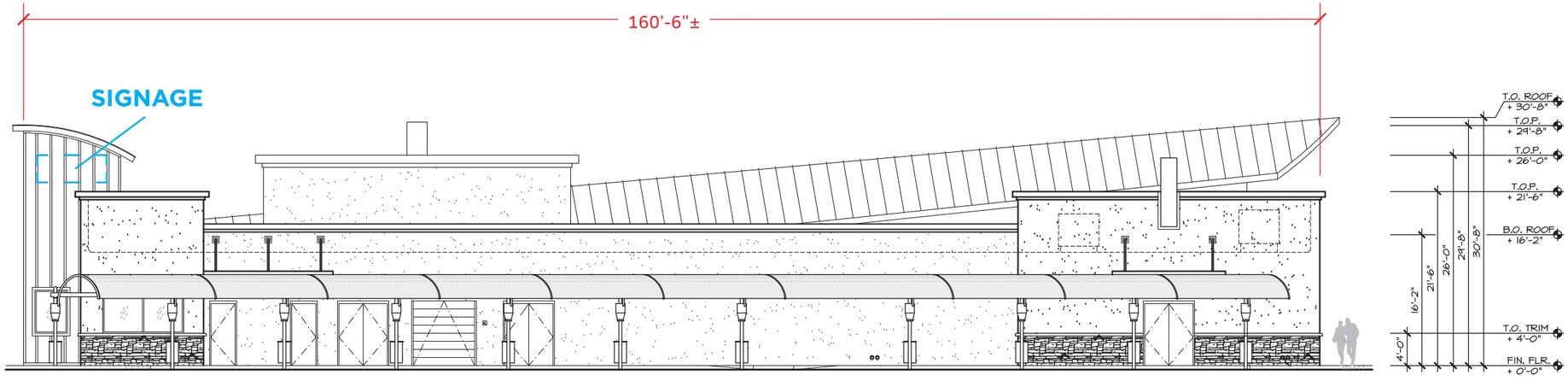
3)

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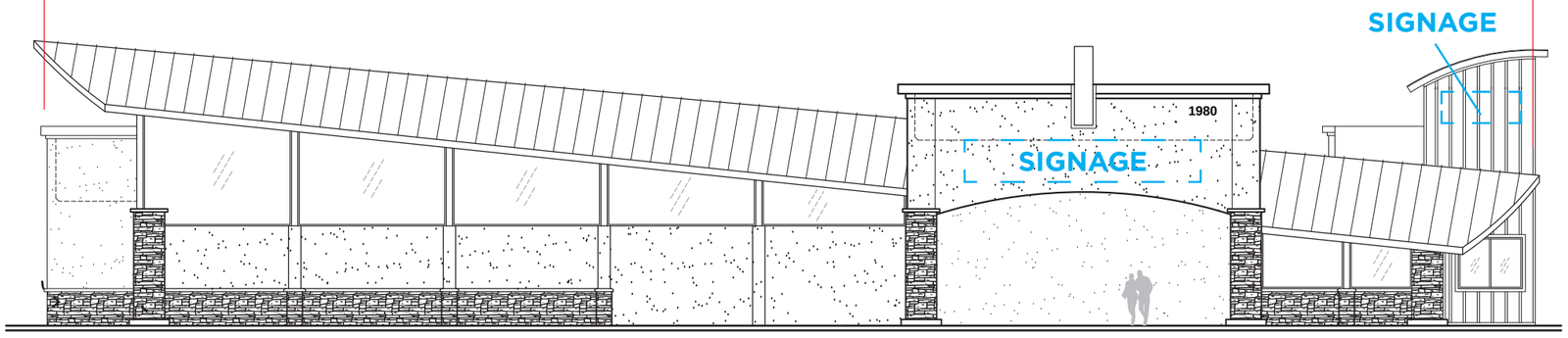
APPROVAL / DATE

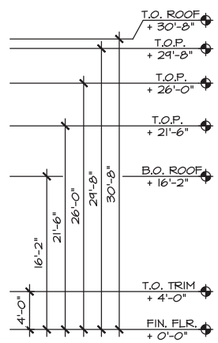
SHEET 06



A **Car Wash – West Elevation – Area Shown: 29 Sq.Ft.**

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





B **Car Wash – East Elevation – Area Shown: 144 Sq.Ft.**

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

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

EJ STREET DESIGN

PO Box 51331
Phoenix, Arizona 85076
P: 480.307.0916 • www.ejstreetdesign.com

Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
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PROJECT Hamstra Crossing
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SCALE As Noted

REVISIONS 1)

2)

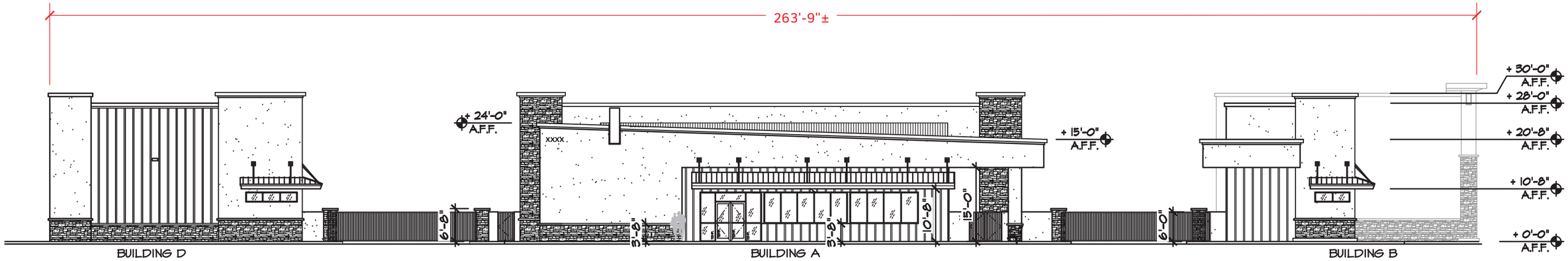
3)

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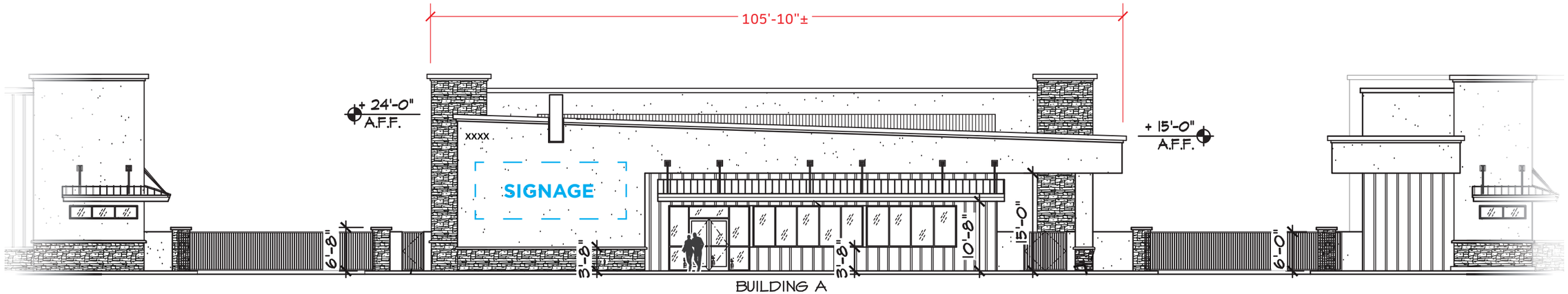
APPROVAL / DATE

SHEET 07



A **Executive Toy Storage – Total South Elevation**

Scale: Not to Scale



B **Executive Toy Storage – South Elevation – Area Shown: 200 Sq.Ft.**

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

NOTE: Designs shown are conceptual - final sign design to be approved by tenant specific sign submittal

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PROJECT Hamstra Crossing
NWC McQueen & Germann
Chandler, AZ

CLIENT Ibnnoor Management, LLC
11051 E. Meadowhill Dr.
Scottsdale, AZ 85255

DATE 10.14.2026

PROJECT # 26-04

PHASE DD

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SCALE As Noted

REVISIONS 1)

2)

3)

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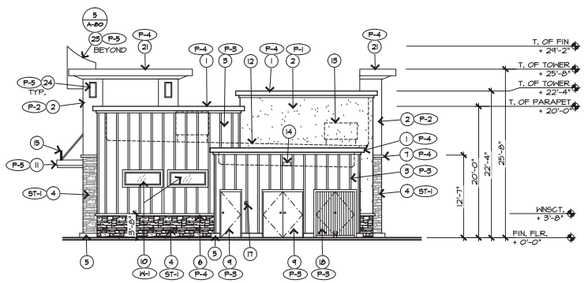
The colors shown are approximations of those that will be reproduced. For more accurate representation, refer to color chips and specifications.

APPROVAL / DATE

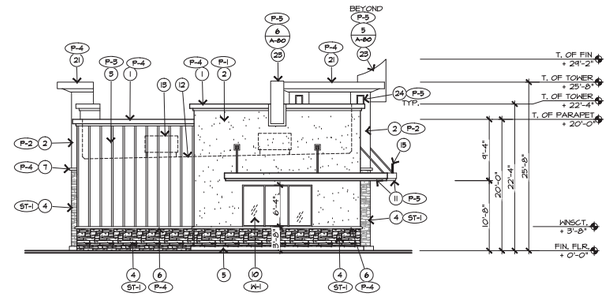
SHEET 08

GENERAL NOTES

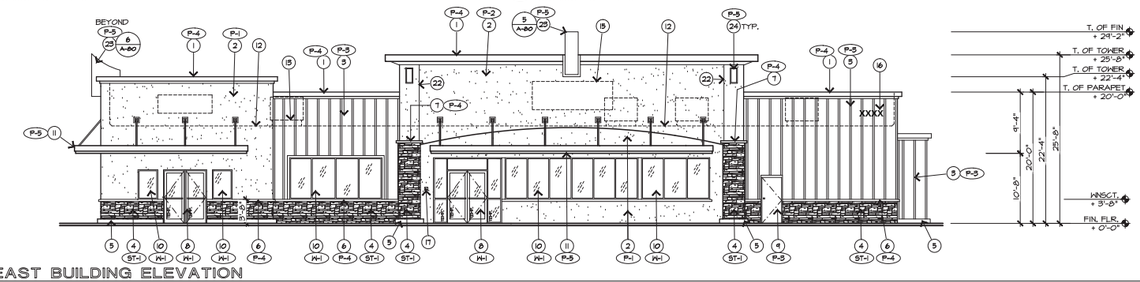
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ALL ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



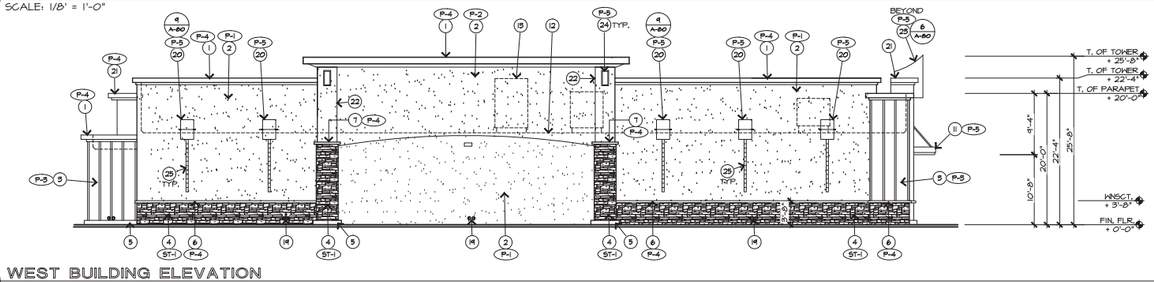
4 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES

1. RIGID FOAM WITH PAINTED STUCCO FINISH ACCENT CORNICE. SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. VERTICAL BOARD AND BATTEN W/ PAINTED FINISH OVER WEATHERPROOF MEMBRANE.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"H. X 8"H. CONCRETE BASE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. 4" H. RIGID FOAM WITH PAINTED STUCCO FINISH COLUMN CAP. SEE DETAILS.
8. ANODIZED ALUMINUM STOREFRONT AND WINDOW SYSTEM WITH 1/4" THK. DUAL PAINE GLAZING. GLASS PANEL. PROVIDE TEMPERED GLASS WHERE REQUIRED.
9. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE.
10. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
11. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
12. LINE OF ROOF BEYOND.
13. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND. SEE ROOF PLAN FOR FINAL LOCATION.
14. EXTERIOR MOUNTED LIGHT FIXTURE. SEE ELECTRICAL.
15. LOCATION OF TENANT SIGNAGE. ALL SIGNAGE UNDER SEPARATE PERMIT.
16. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS. BLACK IN COLOR.
17. WALL MOUNTED KNOX BOX LOCATION.
18. LOCATION OF SES ENCLOSURE WITH PAINTED METAL GATES.
19. BRASS LAMB TONGUE CONNECTED TO ROOF LEADER AND OVER-FLOW DRAIN LINE. PROVIDE CONCRETE SPLASH GUARD IF LOCATED IN LANDSCAPE AREA. SEE ROOF PLAN FOR FURTHER DETAILS.
20. EXTERIOR LIGHT CONCEALED BEHIND DECORATIVE STEEL PANEL WITH POWDER COAT FINISH. SEE DETAILS.
21. TOP OF PARAPET BEYOND.
22. STUCCO REVEAL / CONTROL JOINT.
23. DECORATIVE STEEL FRAMED ILLUMINATED FIN. SEE DETAILS.
24. 1'-0"H. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO. SEE DETAILS.
25. 4"X8" TILE ACCENT RECESSED FLUSH INTO STUCCO. COLOR: BLUE. SEE DETAILS.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	MINER'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	LIGHTHOUSE DEW385	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
P-5	PAINT ACCENT	CHEVRON	BLUE
ST-1	STONE VENEER	MONTECITO CLIFFSTONE	ELDORADO STONE
W-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED
ACM1	ACM PANEL	CHEVRON	BLUE

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

esencia
1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

REGISTERED ARCHITECT — CERTIFICATE NO. 30709 — JEFFREY W. WINTER — 8/31/27 — STATE OF ARIZONA, U.S.A.

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR09-0005

HAMSTRA CROSSING

NWC. MCQUEEN ROAD AND GERMANN ROAD

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Revisions

Date	Issued for
3-12-2026	TECH REVIEW

EXTERIOR ELEVATIONS
CONVENIENCE STORE

A-30

A Architectural Color & Materials Reference (provided by others)

Scale: Not to Scale

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DATE 10.14.2026
PROJECT # 26-04
PHASE DD
DRAWN BY G. Dupps

SCALE As Noted
REVISIONS 1)
2)
3)

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APPROVAL / DATE

SHEET 09

TAB I

EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES
DOC NO. 2004-0004477, M.C.R.
(TO BE ABANDONED)

RETENTION BASIN "B1"
DEPTH: 3'MAX WATER
VOLUME REQUIRED
15,150 (AC-FT)
VOLUME PROVIDED
15,150 (AC-FT)

EXIST. 20' CELL TOWER EASEMENT
DOCUMENT NO. 96-0450794

UNSUBDIVIDED (CITY OF CHANDLER)
A.P.N. 303-28-001H
ZONED: P.A.D.

EXIST. 7' POWER LINE EASEMENT
DOCKET 10787, PAGE 46

N88°58'25"E 596.42'

EX.8"S/L
EX.8"W/L
EXIST. GATE

MATCH RIGHT

MATCH LEFT

RETENTION BASIN "C1"
VOLUME REQUIRED
16,630 (C.F.)
VOLUME PROVIDED
18,400 (C.F.)

800 E GERMANN ROAD
BOOK 1588 OF MAPS, PAGE 10, M.C.R.
ZONED: P.A.D.

N00°15'34"W 629.22'

LOT 2
(TOY BARN)

LOT 3
(AUTO SPA)

LOT 1
(FUEL CENTER)

F.F. 1222.50

F.F. 1223.66

RETENTION BASIN "B2"
UNDER
VOLUME REQUIRED
7,816 (C.F.)
VOLUME PROVIDED
8,461 (AC-FT)

ADS STORMTECH MC-7200,
L=150'L.F., TYP.

MCQUEEN ROAD

SIDEWALK EASEMENT

DECEL LANE

PROPOSED R/W

EXISTING R/W

EXIST. R/W

70.0' ELEC.

RETENTION BASIN "C2"
VOLUME REQUIRED
16,630 (C.F.)
VOLUME PROVIDED
18,400 (C.F.)

ADS STORMTECH MC-7200,
L=160L.F., TYP.

RETENTION BASIN "C3"
DEPTH: 2'MAX WATER
VOLUME REQUIRED
1,920 (C.F.)
VOLUME PROVIDED
1,950 (C.F.)

RETENTION BASIN "A"
DEPTH: 3'MAX WATER
VOLUME REQUIRED
22,579 (C.F.)
VOLUME PROVIDED
24,662 (C.F.)

HAMILTON STREET

SITE OUTFALL
1221.02

S 1/4 COR
SEC 3
T2S, R5E
FD BCHH

N88°58'21"E 2644.50'

GERMANN ROAD

BUS BAY

EXIST. 33' ROADWAY EASEMENT
BOOK 30, PAGE 87 OF MAPS

EXIST. 22' IRRIGATION EASEMENT
DOCUMENT NO. 2004-1154094

CONSTRUCTION C.L.

EXIST. SRP IRRIGATION EASEMENT
DOCUMENT NO. 2004-0004478

EXIST. IRRIGATION EASEMENT
DOCUMENT NO. 2004-0621783

S45°28'39"W
23.51'

SE COR
SEC 23
T2S, R5E
FD BCHH

SCALE 1" = 40'

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

PRELIMINARY GRADING
HAMSTRA CROSSING

CHANDLER
ARIZONA

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
35934
THOMAS A. WEBER
DATE SIGNED
ARIZONA U.S.A.

Revised
4-15-26
8-11-26

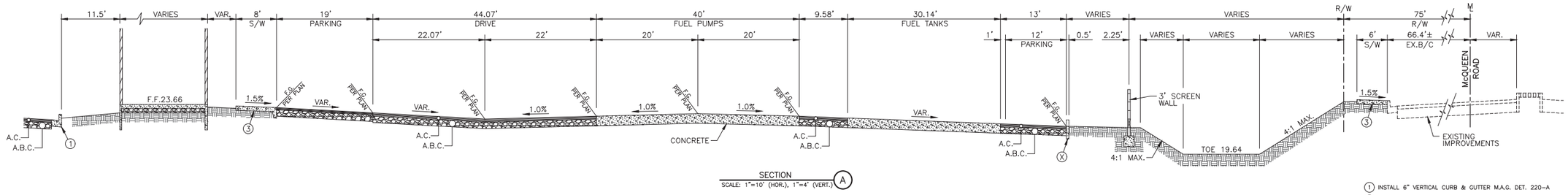
Date
01-09-26

As-Built
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Job No.
260312

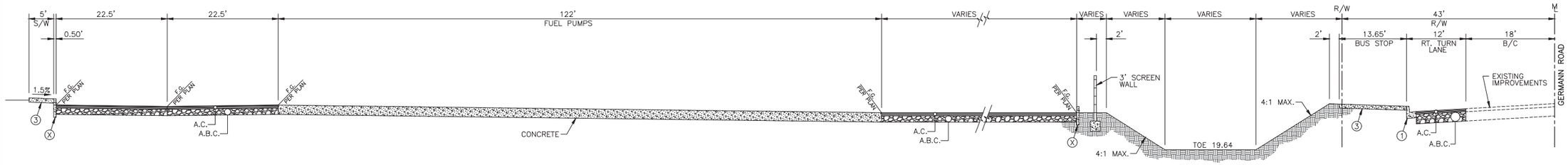
1 OF 2

C.O.C. LOG NO. PLH26-0022 & PLH26-0027, PLT26-0016



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

1. INSTALL 6" VERTICAL CURB & GUTTER M.A.G. DET. 220-A
2. INSTALL 6" SINGLE CURB M.A.G DET. 222 TYPE "A"
3. INSTALL CONCRETE SIDEWALK M.A.G. DET. 230



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

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Tel 602-395-9300 Fax 602-395-9310

ARIZONA

PRELIMINARY GRADING PLAN
HAMSTRA CROSSING

CHANDLER

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
35934
THOMAS A. WEBER
ARIZONA U.S.A.

Revised
4-15-26

Date
12-22-25

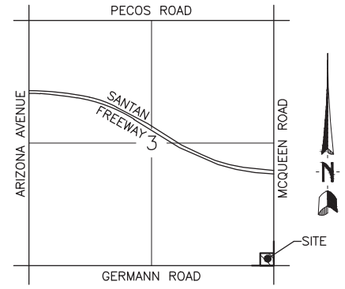
As-Built
.

Job No.
251101

TAB J

PRELIMINARY PLAT
FOR
HAMSTRA CROSSING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SECTION 3, T.2S., R.5E.

NOTES

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

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 WHICH BEARS SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 2648.87 FEET FROM A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST, A DISTANCE OF 661.13 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 662.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS EAST A DISTANCE OF 661.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 662.22 FEET TO THE POINT OF BEGINNING.

EXCEPT THE PROPERTY CONVEYED TO MARICOPA COUNTY BY WARRANTY DEED RECORDED JANUARY 5, 2004 IN INSTRUMENT NO. 2004-0004476 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 65 FEET AND THE WEST 10 FEET OF THE EAST 75 FEET OF THE SOUTH 363 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

EXCEPT THE SOUTH 33 FEET, THE EAST 40 FEET THEREOF;

AND EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET AND THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;
THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 52 FEET;
THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 THAT IS 50 FEET NORTH FROM SAID POINT OF INTERSECTION;
THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

RETENTION
VOLUME REQUIRED
83,635 (CF)
VOLUME PROVIDED
87,023 (CF)

LOCATION

LATITUDE: NAD83(1992): 33.277891N
LONGITUDE: NAD83(1992): -111.825397W

BENCH MARK (CMCN# 40A)

SECTION 10, T2S, R5E, CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE INTERSECTION OF TUMBLEWEED PARK RD AND PIONEER PARKWAY; 1300 SOUTH OF GERMANN RD AND 700 WEST OF MCQUEEN RD. (NORTHING 827154.945, EASTING, 727632.268)
ELEV.1224.41(NAVD88)

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF GERMANN ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, USING A BEARING OF SOUTH 88 DEGREES 58 MINUTES 21 SECONDS WEST, PER MINOR LAND DIVISION, RECORDED IN BOOK 1588 OF MAPS, PAGE 10, M.C.R.

NOTE

RIGHT OF WAY IMPROVEMENTS TO BE COMPLETED WITH PHASE 1 OF DEVELOPMENT

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 OR COX CABLE
GAS SERVICE BY SOUTHWEST GAS
CABLE SERVICE BY CENTURY LINK OR COX CABLE
POLICE BY CITY OF CHANDLER
FIRE BY CITY OF CHANDLER
REFUSE SERVICE BY CITY OF CHANDLER

SITE SUMMARY

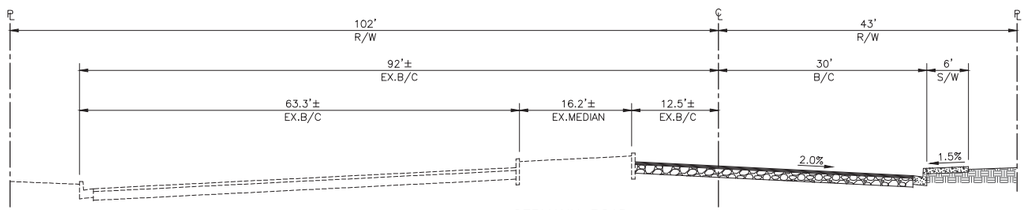
GROSS ACRES: 10.0521 AC. 437,871 S.F.
NET ACRES: 8.4683 AC. 368,885 S.F.
TOTAL LOTS: 3
EXISTING ZONING: PAD WITH PDP (DVR08-0005)
PROPOSED ZONING: PAD WITH PDP

LEGEND

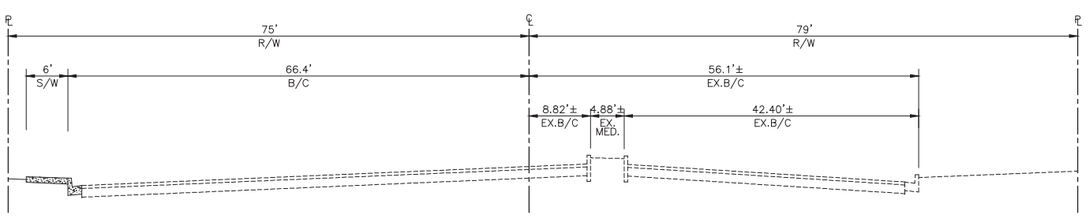
℄	STREET CENTERLINE		INDICATES A CORNER OF SURVEY. SET A 1/2" BAR & CAP. R.L.S. # 36070
B.C.H.H.	BRASS CAP IN HAND HOLE		
B.S.L.	BUILDING SETBACK LINE		
(M)	MEASURED	C	CABLE LINE
(C)	CALCULATED	E	ELECTRIC LINE
R/W	RIGHT OF WAY	T	TELEPHONE LINE
B/C	BACK OF CURB	S.L.	STREET LIGHT
S/L	SEWER LINE	S.L.P.B.	STREET LIGHT PULL BOX
F.M.	SEWER FORCE MAIN	T.J.B.	TELEPHONE JUNCTION BOX
W/L	WATER LINE	T.S.	TRAFFIC SIGNAL
B.L.	BRINE LINE	T.S.J.B.	TRAFFIC SIGNAL JUNCTION BOX
P.L.	PRODUCT LINE	S.V.E.	SIGHT VISIBILITY EASEMENT
A.R.	AIR RELEASE LINE	P.U.E.	PUBLIC UTILITY EASEMENT
REC.W/L	RECLAIMED WATER LINE	ELEC.	ELECTRIC BOX
W.V.	WATER VALVE	H.T.P.P.	HIGH TENSION POWER POLE
R.C.W.V.	RECLAIMED WATER VALVE	P.P.	POWER POLE
W.M.	WATER METER	O.E.	OVERHEAD ELECTRIC
F.H.	FIRE HYDRANT		FIRE HYDRANT
B.F.P.	BACK FLOW PREVENTER		SEWER MANHOLE
IRR.	IRRIGATION		WATER VALVE
S.M.H.	SEWER MANHOLE	C	CABLE MANHOLE
I.M.H.	IRRIGATION MANHOLE	T	TELEPHONE MANHOLE
T.M.H.	TELEPHONE MANHOLE	I	PRIVATE IRRIGATION MANHOLE
C.M.H.	CABLE MANHOLE	B	BRINE LINE MANHOLE
B.M.H.	BRINE LINE MANHOLE		S.R.P. IRRIGATION MANHOLE
FL	FIRE LINE		STREET DRAINAGE DIRECTION
HL	HYDRANT LINE		

FEMA FLOOD ZONE MAPPING INFORMATION					
COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
040040	2739 11/04/15	M	11/04/15	X	———

LOT TABLE	
LOT	AREA
1	71,381 SF. 1.6387 AC.
2	195,548 SF. 4.4892 AC.
3	101,956 SF. 2.3406 AC.
TOTAL	368,885 SF. 8.4683 AC.



GERMANN ROAD
LOOKING WEST



MCQUEEN ROAD
LOOKING NORTH

DEVELOPER

TEE JAY I, L.L.C.
7000 W. CHANDLER B
CHANDLER, ARIZONA 85226
(480) 814-1080
E-MAIL: admin@teejayventures.com

ENGINEER

CLOUSE ENGINEERING, INC.
5010 E SHEA BLVD, #110
SCOTTSDALE, AZ 85254
(602) 395-9300
CONTACT: JEFF GILES
E-MAIL: jgiles@clouseaz.com

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

ARIZONA

PRELIMINARY PLAT
HAMSTRA CROSSING

CHANDLER

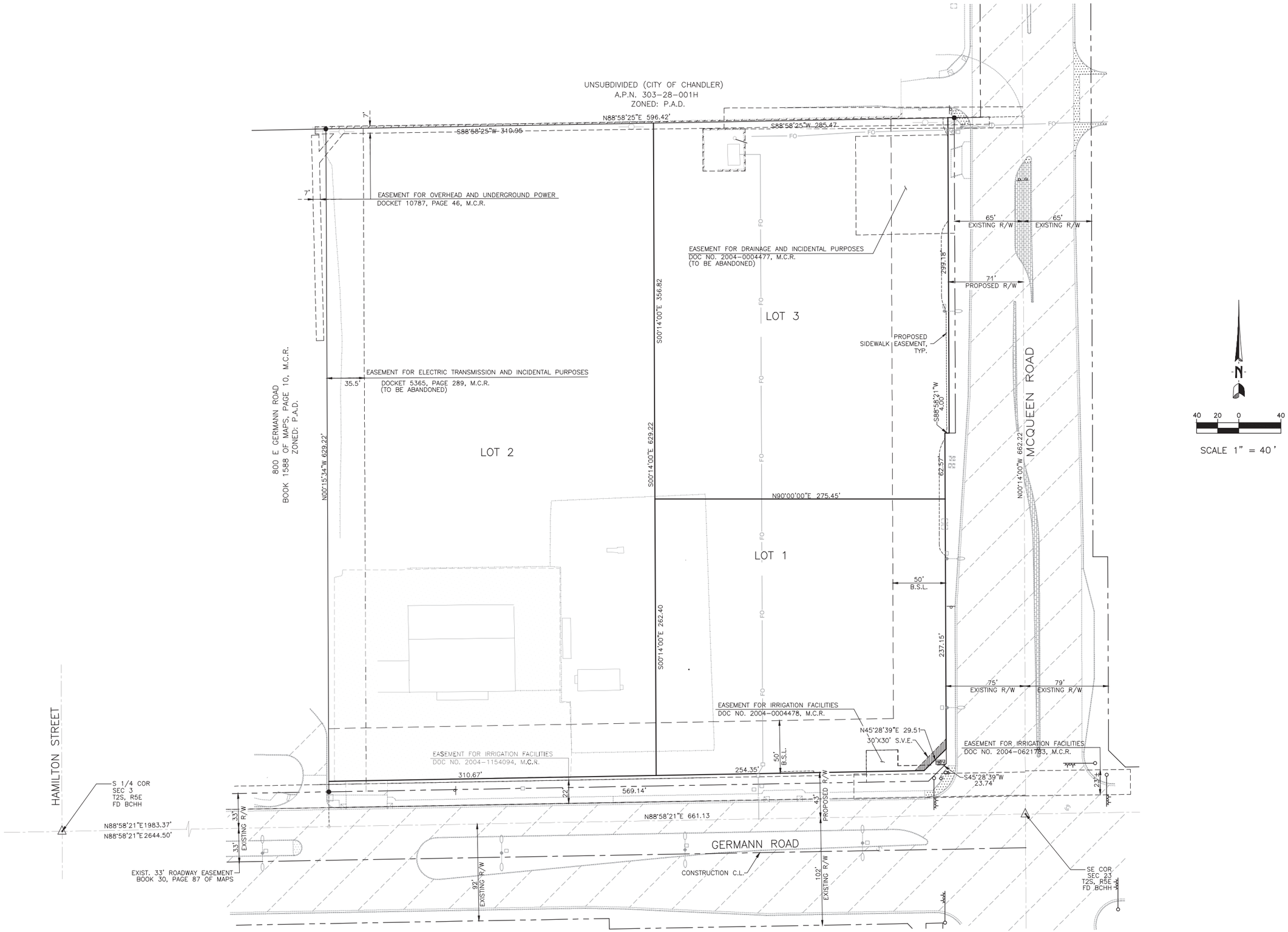
CERTIFICATE NO. 35934 THOMAS A. WEBER — REGISTERED PROFESSIONAL ENGINEER — ARIZONA U.S.A.

Revised
4-15-26
8-12-26

Date
12-22-25
As-Built
.
Job No.
260312

1 OF 2

C.O.C. LOG NO. PLH26-0022 & PLH26-0027, PLT26-0016



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

PRELIMINARY PLAT
HAMSTRA CROSSING

ARIZONA

CHANDLER

35934
THOMAS A.
WEBER
ARIZONA U.S.A.

Revised
4-24-26
8-12-26

Date
01-09-26

As-Built
.

Job No.
260312

C.O.C. LOG NO. PLH26-0022 & PLH26-0027, PLT26-0016

MEMORANDUM

DATE: August 15, 2026

TO: David De La Torre

FROM: Airport

SUBJECT: Hamstra Crossing
Northwest Corner of McQueen Road and Germann Road

At their October 14, 2026 meeting, the Chandler Airport Commission ("Commission") discussed the above-referenced project.

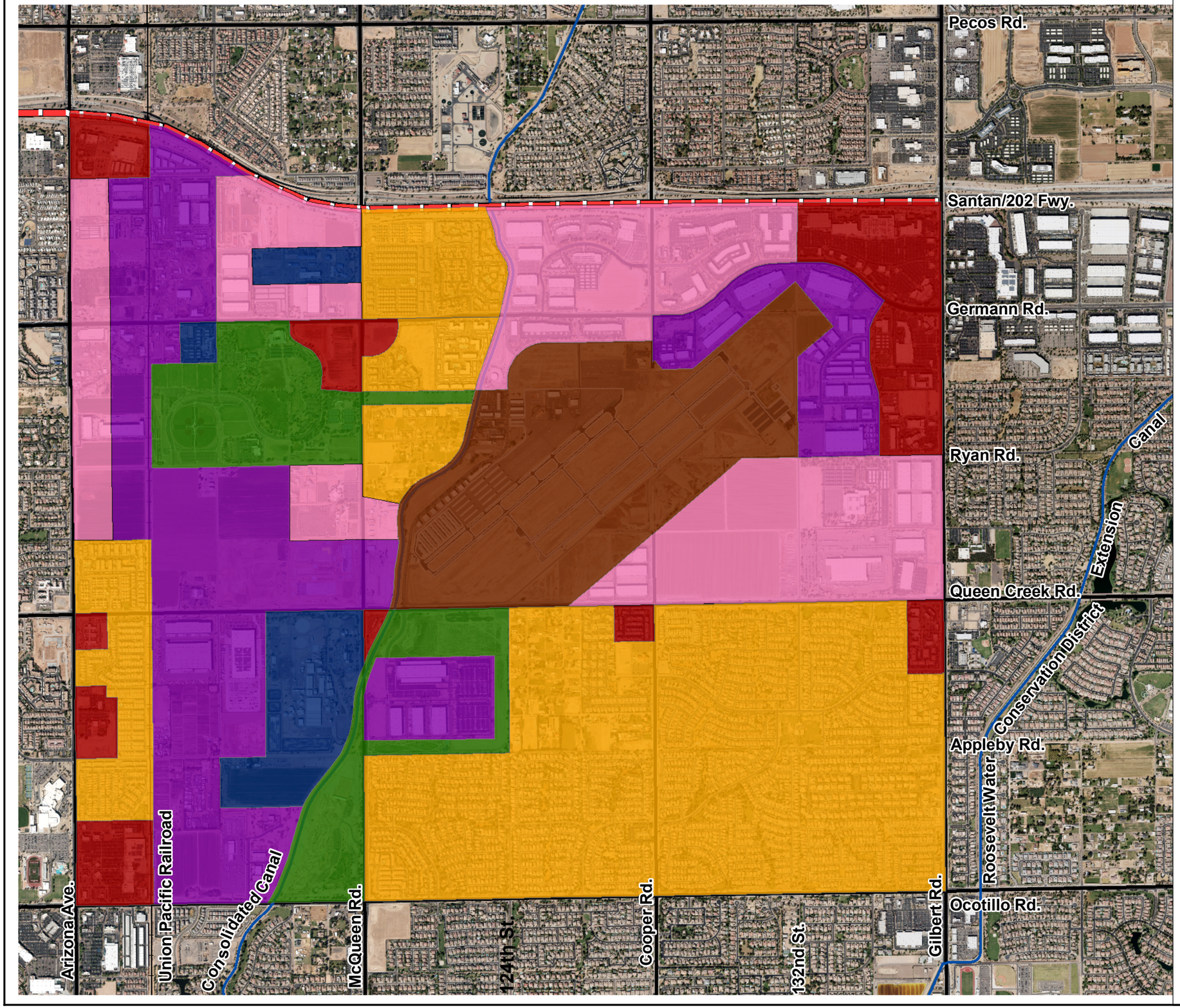
Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport operations.

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
Alisa Petterson

Airpark Area land Use Element



The Airpark Area Land Use map identifies six types of land use districts appropriate to the Airpark Area:

- Innovation District
- Commercial Office District
- Industrial District
- Residential District
- Municipal District
- Parks & Open Space District
- Chandler Airport

CHANDLER arizona

0 1,000 2,000 Feet

N

Airpark Area land Use Element

The Airpark Area Land Use map identifies six types of land use districts appropriate to the Airpark Area:

- Innovation District
- Commercial Office District
- Industrial District
- Residential District
- Municipal District
- Parks & Open Space District
- Chandler Airport

Pecos Rd.
Santan/202 Fwy.
Germann Rd.
Ryan Rd.
Queen Creek Rd.
Appleby Rd.
Ocotillo Rd.
Arizona Ave.
Union Pacific Railroad
Consolidated Canal
McQueen Rd.
124th St.
Cooper Rd.
132nd St.
Gilbert Rd.
Roosevelt Water Conservation District Canal Extension

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0 1,000 2,000 Feet

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OFFICIAL FILE COPY
CITY OF CHANDLER
CITY CLERK

ORDINANCE NO. 4073

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0005 EXECUTIVE TOY STORAGE) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

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

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from Agricultural District (AG-1) to Planned Area Development (PAD) subject to the following conditions:

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

2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Executive Toy Storage", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0005, except as modified by condition herein.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

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

5. 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.

6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.

9. Signage shall be approved under a separate PDP application.

10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

    In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

12. There shall be a maximum of six (6) bays in the auto retail building.

13. The "rose gray" squares and/or surface-mounted square, white lighting fixtures found on the columns of the retail and office buildings shall be incorporated into the convenience store architecture.

14. Fuel station venting must be fully screened.

15. The four (4) parking spaces south of the convenience store shall be eliminated as shown on the revised site plan.

16. Building G, if developed as auto retail, shall have its overhead doors fully screened from street view by screen walls and additional landscaping. Details to be worked out with staff.

17. Date Palms and canopy trees shall be placed in alternating fashion at the intersection corner and adjacent to the three retail entrances.

18. If Building G is developed as general retail, the trash enclosure adjacent to the building shall be relocated to the northwest portion of the retail site.

19. All entrances to the recreational vehicle storage component of the site shall be flanked by decorative stone on both sides.

20. All four site entrances shall include full decorative paving features.

21. The applicant shall work with Staff to adjust the wainscot higher on the office building to reduce the building's apparent scale.

22. At least one Mulga Acacia shall be added south of the recreational vehicle storage facility. Details to be worked out with Staff.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 22nd day of May 2008.

ATTEST:

CITY CLERK MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 12th day of June 2008.

ATTEST:

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4073 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 12th day of June 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Arizona Republic on June 19 and June 26, 2008.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE PROPERTY CONVEYED TO MARICOPA COUNTY BY WARRANTY DEED RECORDED JANUARY 5, 2004 IN INSTRUMENT NO. 2004-0004476 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 65 FEET AND THE WEST 10 FEET OF THE EAST 75 FEET OF THE SOUTH 363 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

EXCEPT THE SOUTH 33 FEET, THE EAST 40 FEET THEREOF;

AND EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 33 FEET AND THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 52 FEET;

THENCE IN A NORTHEASTERLY DIRECTION TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 THAT IS 50 FEET NORTH FROM SAID POINT OF INTERSECTION;

THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

CONTAINING
GROSS 9.6419 ACRES [419,999 SF] MORE OR LESS,
NET 8.5334 ACRES [371,714 SF] MORE OR LESS.
(EXCLUDING ROADWAY DECLARATIONS)

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-30

Date:	10/21/2026
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Mikayela Liburd, City Planner
Subject:	PLH26-0023 Social Tap Chandler
Request:	Amend an existing Planned Area Development (PAD) zoning for a Commercial Center to allow reduced setbacks for a patio cover
Location:	135 W Ocotillo Rd. generally located at the southwest corner of Arizona Ave. and Ocotillo Rd.
Applicant:	Lauren Proper Potter, Huellmantel & Affiliates

Proposed Motion:

Move Planning and Zoning Commission recommend approval of PLH26-0023 Social Tap Chandler, amending an existing Planned Area Development (PAD) zoning to allow reduced setbacks for a patio cover, located at 135 W Ocotillo Road, generally located at the Southwest corner of Arizona Avenue and Ocotillo Road, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site zoned PAD for Commercial Center
- Zoning approval was received in 2004 in the case DVR03-0044 Fulton Ranch
- Social Tap will be taking over the existing restaurant/bar building and adding a shade structure to the patio area
- An amendment to the current zoning is required to allow the proposed shade structure to encroach into the building setback along Ocotillo Road covering an existing patio area

Surrounding Land Use Data:

North	Ocotillo Road, then high school	South	Retail
East	Retail	West	Retail and Auto Services

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No changes proposed
Fulton Ranch	Community Commercial	No changes proposed

Proposed Development

Building Square Footage	6,636 SF
Patio Cover Square Footage	2,743 SF
Proposed Patio Materials	Steel Canopy
Existing Setback from Ocotillo Road	50 ft.
Proposed Patio Setback	20 ft.
Number of Employees	Approx. 40
Hours of Operation	Monday-Thursday 11:00am to 12:00am Friday 11:00am to 2:00am Saturday 9:00am to 2:00am Sunday 9:00am to 12:00am

Review and Recommendation

The subject site received Planned Area Development zoning approval for a commercial center in 2004 with the restaurant building being constructed in 2006.

Social Tap will be occupying the currently vacant 6,636 square foot building and is requesting to add a 2,743 square foot steel patio cover to the north of the site. An amendment to the current zoning is required to allow a patio roof to cover the existing patio area as it would encroach onto the existing 50 feet setback along Ocotillo Road. The proposed setback for the structure will be 20 feet. This would allow the establishment to provide heat relief for patrons in the patio area which would otherwise be rendered unusable for a few months of the year.

Additionally, the reduction in setbacks would only apply to the patio cover and

would not extend to any other portion of the property.

With the addition of the 2,743 square foot patio cover, an additional 11 parking spaces is required. The overall site is sufficiently parked to accommodate the additional parking demand.

The proposed improvements to the site enhance the overall architectural quality of the building. The design incorporates a complementary mix of materials, including wall panel veneer siding, existing stone, decorative laser-cut metal screens in addition to the steel patio. The overall enhancement of the existing building supports the reduction the proposed reduction in setbacks for the patio structure along Ocotillo Road.

Planning staff has reviewed this request and finds it to be consistent with the General Plan and the 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 September 28, 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 amending the existing Planned Area Development (PAD) zoning for a commercial center to allow reduced setbacks for a patio cover, subject to the following conditions:

1. Development shall be in substantial conformance with the attached exhibits entitled "PLH26-0023 Social Tap Chandler" and kept on file in the City of Chandler Planning Division, in file No. PLH26-0023, 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 C-2 Community Commercial District.

3. Compliance with original conditions adopted by the City Council in Ordinance No. 3560 in case DVR03-0044 Fulton Ranch, except that building setbacks for the patio structure proposed to the north of the subject building shall comply with a front yard setback of 20 feet.

4. The shade structure shall be maintained in a manner similar to that at the time of installation.

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

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

Attachments

Vicinity Map
Ordinance No. 3560
PLH26-0023 Narrative
PLH26-0023 Site Plan
PLH26-0023 Elevations
PLH26-0023 Color and Materials Board



Zoning Case
PLH26-0023 Social Tap Chandler

Project Site

Request for a rezoning of the property to allow a reduced frontyard setback for a patio cover

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CHANDLER arizona

ORDINANCE NO. 3560

OFFICIAL FILE COPY
CITY OF CHANDLER
CITY CLERK

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PORTION OF A PARCEL ZONED AG-1 (AGRICULTURAL) AND COUNTY (R-43) TO PAD (MIXED USE) FOR DVR03-0044 FULTON RANCH, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

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

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Portion of said parcel is hereby rezoned from AG-1 (Agricultural) and County (R-43) to PAD (Mixed Use), subject to the following conditions:

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

2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

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

4. 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.

5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

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6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

7. Development shall be in substantial conformance with Development Booklets Exhibit A, Development Booklet Narrative; Exhibit B, Overall PAD Exhibits; Exhibit C, Residential Exhibits and; Exhibit D, Commercial and Remaining Exhibits, kept on file in the City of Chandler Planning Services Division, in File No. DVR03-044 Fulton Ranch, except as modified by condition herein.

8. On the single-family parcels, 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.

9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.

10. Within the commercial site development, the freestanding pads shall carry an architectural level of detail similar to front facades of the main building.

11. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

12. On the single-family parcels, no more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.

13. The homes shall have all copper plumbing for those lines under water pressure.

14. On the single-family parcels, all homes built on corner lots within the residential subdivision shall be single story.

15. On the single-family parcels, the same elevation shall not be built side-by-side or directly across the street from one another.

16. On the single-family parcels, when two-story homes are built on adjacent lots, a 20-foot separation shall be provided between the two-story homes. The remainder side yard may be 5 feet minimum.

17. On the single-family parcels, for lots adjacent to an arterial street, two-story homes are limited to every third lot.

18. On the commercial parcels, sign panels on the monument signs shall have a decorative panel with tile or stone until a tenant name is located on the sign.

19. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

20. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

    In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.

21. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

22. The city park site shall be provided in accordance with the planned park property exchange as per the agreement entitled Additional Escrow Instructions and Agreement (Real property exchange) as approved by Council.

23. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby two existing cemeteries. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to or nearby two existing cemeteries, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely, with no known time frame for relocation and abandonment. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior

to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

24. Full and adequate disclosure of the Large Single Use Retail location shall be given by the developer or homebuilder of the single-family residential use within fifteen hundred (1500) feet, to any prospective new home homebuyer within Fulton Ranch.

25. Maximum total site coverage of all commercial buildings shall not exceed 24% of the net site area.

26. Sidewalks not less than six (6) feet in width shall be provided within the commercial site developments, providing direct pedestrian access from the arterial sidewalks to primary customer entry doors. Such on-site sidewalks shall be separate and distinct by use of landscaping, color, and material changes. In addition, a minimum ten (10) foot wide sidewalk shall be provided parallel to the front elevation of the Large Single Use Retail building for its entire length, and separate from any parking space overhang, driving aisle or landscaping as required in Section 35-1903 of the City Code.

27. Within the commercial site developments, any outdoor display areas for merchandise shall be enclosed by fence walls integrated with the architecture, color, and materials of the primary building, and may include wrought iron for visibility. Such fence wall enclosures shall be a minimum four (4) feet or greater in height.

28. Within the commercial site developments, and areas used for shopping cart containment as may be provided adjacent to the building, shall be fully enclosed and screened by a minimum four (4) foot high masonry wall, with berming and landscaping in the quantities set forth in Section 35-1903 of the City Code.

29. Within the commercial site developments, outdoor storage of merchandise or other miscellaneous material, including containment in metal bins, shall not displace any portion of the site development intended for parking, access, landscaping, or loading, and shall be screened in the manner specified in Section 1902(6)(a) of the City Code.

30. Within the commercial site developments, a photometric plan shall be submitted for approval by the Zoning Administrator, and said plan shall demonstrate an illumination level in the range of 1.5 to 2.0 foot-candles. Such submittal shall include catalogue cuts of all lighting fixtures with shields to insure down lighting only, concealed point sources of light, and prevent overspill onto adjoining properties.

31. Overnight parking of recreational vehicles anywhere within the site development of all commercial sites shall be prohibited.

32. A 12-inch effluent line shall be constructed surrounding the site along Chandler Heights, Arizona Avenue and Ocotillo Road, then looped to the existing line in Basha Road and extended west to tie in to an existing line at Alma School, thus completing the loop. The effluent line to be constructed in Chandler Heights Road shall connect from the effluent line at Alma School Road to that 16-inch line approximately three-fourths mile east of Arizona Avenue, and the City

shall participate in the construction of any necessary over-sizing of the effluent line in accordance with City Code Chapter 53.

33. Upon notice from the City that the City's projections indicate it has effluent of sufficient quantity and quality available to the property to support the project demand for the lakes, open space, common areas, and landscape tracts, the developer shall abandon the two irrigation wells currently on the site in accordance with ADWR standards and will extinguish any water rights attached thereto and the City will relinquish its pumping rights to the irrigation well owned by developer pursuant to the previous agreement of the parties. Priority of reclaimed water delivery shall be in accordance with City Code 53-3.

34. The developer shall deed or dedicate to the City two water well sites in the size, shape, and location required by Municipal Utilities, both with direct access to a public street and with easements or licenses for the City to pump purged water from the two city wells into the development lakes or retention areas and shall construct approximately 8 foot high walls and gates around the well sites in accordance with City requirements and aesthetically consistent with development walls.

35. Both the developer and the City will mutually release the cross irrigation easements on the site.

36. The commercial parcel site plan at Alma School and Chandler Heights (The Promenade) shall not be modified to combine shops or major tenants into a single retail tenant space that is larger than 35,000 square feet in size unless approved through a PDP amendment. Commercial uses such as a fitness club would not be considered a retail tenant.

37. On the commercial parcels, no illuminated building signs oriented toward the residential parcels are allowed on the rear elevations or within 100 feet of any single-family lot.

38. On the commercial parcel at Arizona Avenue and Ocotillo Road (Fulton Ranch Towne Center), the trees planted at the southeastern corner to screen the loading dock from Arizona Avenue views shall be 36-inch box size trees.

39. The disclosures to buyers, including those required as a condition of this zoning, shall be presented to prospective homebuyers on a separate, bullet-point formatted form for the prospective homebuyers to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

40. The developer shall install and the city shall pay for the water system non-distribution lines connecting from the new water well sites to the water storage tank located on Basha Road and for the purge water lines from the new water well sites into the development lakes or retention basins in locations mutually acceptable to the City Engineer and the developer.

41. Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies near the Chandler Municipal Airport. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorders Office upon sale of the property.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 13th day of May 2004.

ATTEST:

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council this 27th day of May 2004.

ATTEST:

CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3560 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27th day of May 2004, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Tribune on June 2 & 9, 2004

Attachment "A"
ORD. 3560

FULTON RANCH AT OCOTILLO
ZONING GROSS BOUNDARY

LEGAL DESCRIPTION

That portion of Section 21 and the Southeast quarter of Section 20, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southwest corner of said Section 21 and the beginning of a non-tangent curve concave to the northwest having a radius of 1700.00 feet the center of which bears North 89 degrees 58 minutes 35 seconds West, said point also being the **POINT OF BEGINNING**;

Thence northwesterly along said curve and the monument line of Alma School Road through a central angle of 43 degrees 55 minutes 50 seconds an arc length of 1303.45 feet to a non-tangent point on the monument line of Basha Road;

Thence North 46 degrees 04 minutes 02 seconds East a distance of 300.01 feet along the monument line of Basha Road to the beginning of a tangent curve concave to the northwest having a radius of 846.72 feet;

Thence northeasterly along said curve and the monument line of Basha Road through a central angle of 46 degrees 05 minutes 00 seconds an arc length of 681.02 feet;

Thence departing said monument line North 89 degrees 59 minutes 09 seconds East a distance of 864.89 feet;

Thence North 00 degrees 00 minutes 06 seconds West a distance of 1046.83 feet;

Thence South 89 degrees 50 minutes 24 seconds East a distance of 246.10 feet;

Thence North 00 degrees 09 minutes 36 seconds East a distance of 1331.17 feet;

Thence North 89 degrees 49 minutes 39 seconds West a distance of 1110.00 feet to the west line of the Northwest quarter of said Section 21;

Thence North 00 degrees 09 minutes 36 seconds East along said west line a distance of 915.76 feet to the Northwest corner of said Section 21;

Thence North 89 degrees 38 minutes 25 seconds East along the north line of the Northwest quarter of said Section 21 a distance of 2640.57 feet to the North quarter corner of said Section 21;

Thence North 89 degrees 06 minutes 48 seconds East along the north line of the Northeast quarter of said Section 21 a distance of 2636.22 feet to the Northeast corner of said Section 21;

Thence South 00 degrees 10 minutes 04 seconds West along the east line of the Northeast quarter of said Section 21 a distance of 2666.25 feet to the East quarter corner of said Section 21;

Thence South 00 degrees 56 minutes 14 seconds West along the east line of the Southeast quarter of said Section 21 a distance of 2625.72 feet to the Southeast corner of said Section 21;

Thence South 89 degrees 20 minutes 19 seconds West along the south line of the Southeast quarter of said Section 21 a distance of 1295.16 feet;

Thence departing said south line North 00 degrees 29 minutes 42 seconds East a distance of 734.20 feet;

Thence South 89 degrees 20 minutes 09 seconds West a distance of 1285.81 feet;

Thence South 00 degrees 03 minutes 16 seconds West a distance of 734.05 feet to the south line of the Southeast quarter of said Section 21;

Thence South 89 degrees 20 minutes 19 seconds West along said south line a distance of 15.00 feet to the South quarter corner of said Section 21;

Thence South 89 degrees 20 minutes 39 seconds West along the south line of the Southwest quarter of said Section 21 a distance of 926.54 feet;

Thence departing said south line North 00 degrees 01 minutes 38 seconds East a distance of 575.01 feet;

Thence South 89 degrees 20 minutes 39 seconds West a distance of 395.00 feet;

Thence South 00 degrees 01 minutes 38 seconds West a distance of 575.01 feet to the south line of the Southwest quarter of said Section 21;

Thence South 89 degrees 20 minutes 39 seconds West along said south line a distance of 1321.54 feet to the **POINT OF BEGINNING**;

EXCEPT that portion of the Southeast quarter of said Section 21 being more particularly described as follows:

Commencing at the South quarter corner of said Section 21;

Thence North 00 degrees 03 minutes 16 seconds East along the north-south mid-section line thereof, a distance of 1108.17 feet to the POINT OF BEGINNING;

Thence continuing North 00 degrees 03 minutes 16 seconds East along said north-south mid-section line a distance of 219.73 feet;

Thence departing said north-south mid-section line North 89 degrees 22 minutes 18 seconds East a distance of 458.18 feet;

Thence South 17 degrees 11 minutes 17 seconds West a distance of 45.22 feet;

Thence South 35 degrees 13 minutes 03 seconds West a distance of 49.17 feet;

Thence South 35 degrees 31 minutes 54 seconds West a distance of 51.72 feet;

Thence South 44 degrees 10 minutes 04 seconds West a distance of 51.79 feet;

Thence South 58 degrees 23 minutes 16 seconds West a distance of 51.87 feet;

Thence South 73 degrees 27 minutes 24 seconds West a distance of 67.49 feet;

Thence South 86 degrees 16 minutes 19 seconds West a distance of 242.14 feet to the POINT OF BEGINNING;

Said parcel contains a computed area of 24,501,580.0507 square feet, or 562.4789 acres.

Prepared by: CMX, L.L.C.
1035 N. McQueen, Suite 123
Gilbert, Arizona 85233
August 13, 2003
Project No. 6845.01

SOCIAL TAP
135 W. Ocotillo Road

REZONING/PAD AMENDMENT NARRATIVE



APPLICANT:

HUELLMANTEL AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 ✦ T: (480) 921-2800 ✦ E: lauren@huellmantel.com

NARRATIVE

The group behind Social Tap is requesting a rezoning/PAD amendment to reduce a street frontage setback to allow a covered patio at their new restaurant concept with a sports theme located on an approximately 1.6-acre lot within the Fulton Ranch Towne Center at the southwest corner of Arizona Avenue and Ocotillo Road. The project site is outlined in yellow below:



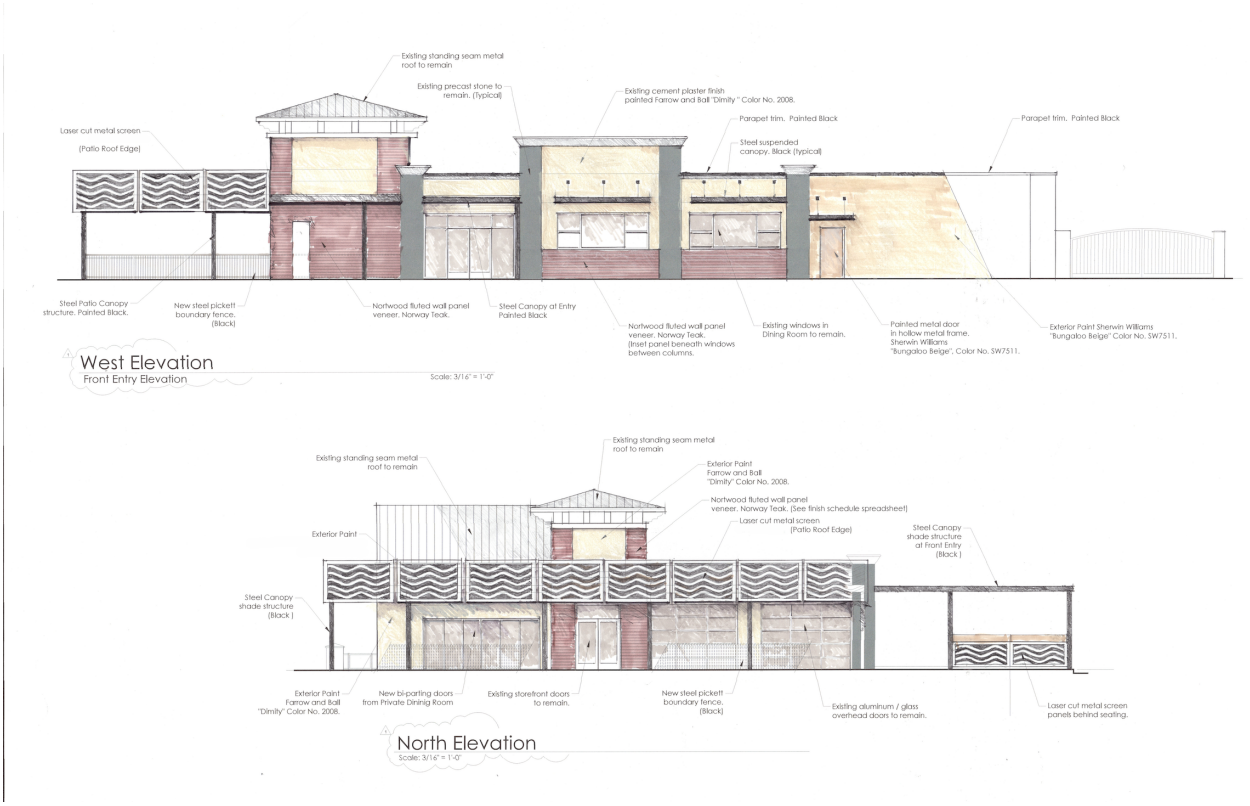
The project is zoned PAD (DVR03-0044) and is located within the existing, well-established commercial complex Fulton Ranch Towne Center, which features a mix of compatible retail, restaurant and service uses. While the project is not located within a High-Capacity Transit Corridor, it benefits from frontage and access along two arterial streets – Ocotillo Road and Arizona Avenue – providing excellent visibility and accessibility.

Social Tap is taking over an existing restaurant/bar building and is performing interior and exterior tenant improvements to enhance the existing space. The Social Tap building is approximately 6,636 square feet with an additional 2,743 square foot patio. Per the approved PDP10-003 for the entire Fulton Ranch Towne Center, the development requires 4 parking spaces per 1,000 square feet. The latest update to the overall PDP, approved in 2010, consisted of 326,515 square feet and would require 1,306 parking spaces but provides an excess of 1,837 parking spaces. With the addition of the 2,743 square foot patio, an additional 11 spaces are required. This brings the required parking to 1,317 parking spaces with 1,837 provided.

Social Tap is requesting this rezoning/PAD amendment to modify the building setback to allow for a covered patio within the 50' building setback (21'-6"). Currently, an uncovered patio legally exists adjacent to Ocotillo Avenue, and the team at Social Tap seeks approval to cover the existing patio as the uncovered patio does not experience any heat or solar relief, which renders it unusable for many months out of the year. The requested encroachment is only for a covered patio and not for any other portion of the property or any fully enclosed building.

Elevations:

The renovation preserves many of the existing architectural elements, including the standing seam metal roof, precast stone, doors and windows. The exterior updates will include new paint in Farrow and Ball "Dimity" (Color No. 2008) and the addition of Nortwood fluted wall panel veneer beneath the windows between the columns as shown on the elevation below.



The updated color palette, fencing, and canopy materials were thoughtfully selected to complement the architectural character of the Fulton Ranch Towne Center and create a cohesive, attractive aesthetic consistent with the surrounding area.

Building permits have already been obtained to perform the tenant improvements with the exception of the covered patio, and construction has been ongoing for several months.

Business Operations:

The Social Tap business will operate seven days a week with the following hours of operation:

- Monday-Thursday from 11:00 a.m. to 12:00 a.m.

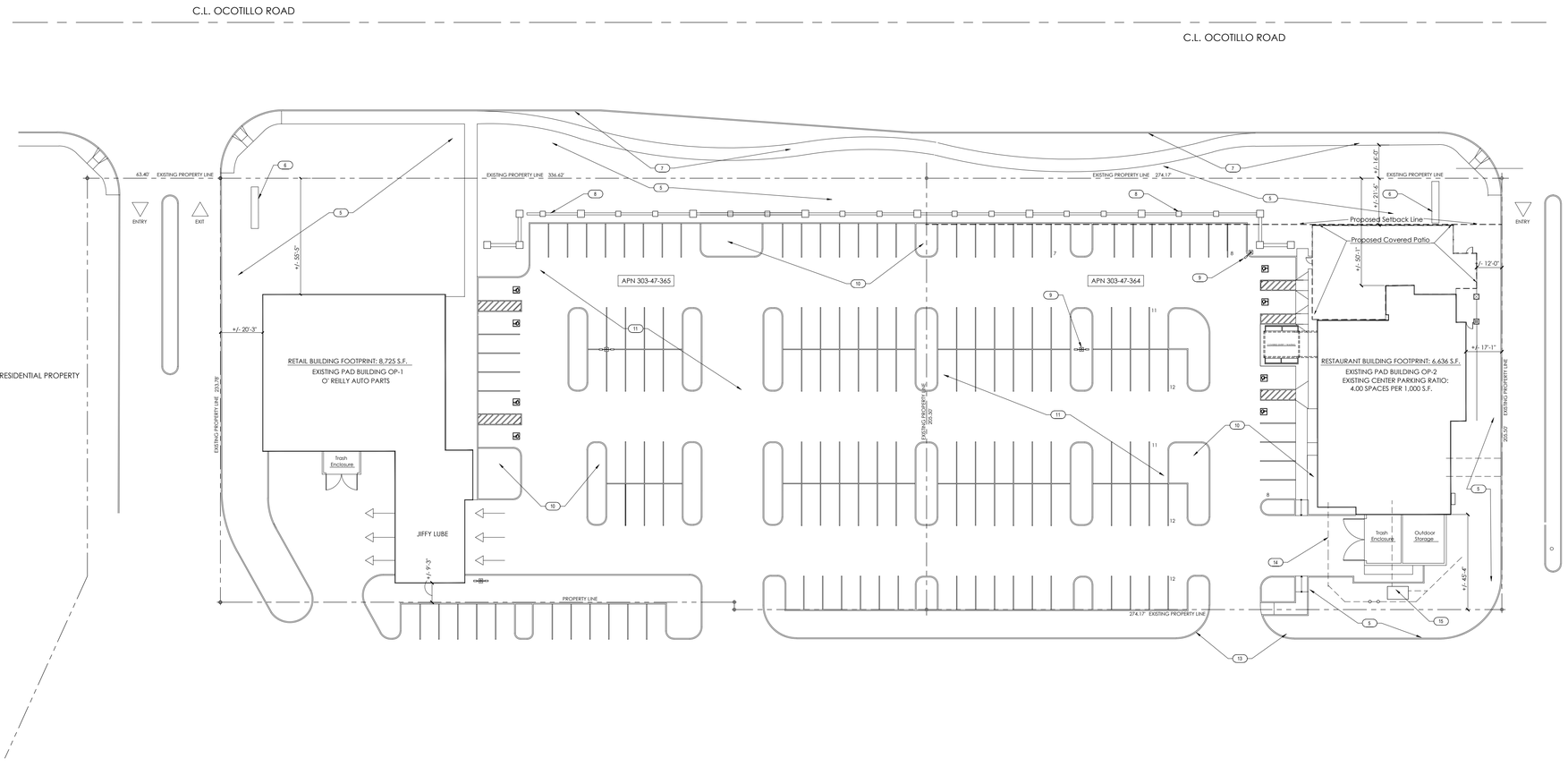
- Friday from 11:00 a.m. to 2:00 a.m.
- Saturday from 9:00 a.m. to 2:00 a.m.
- Sunday from 9:00 a.m. to 12:00 a.m.

This specific location will have approximately 40 employees.

Zoning Code Compliance:

The Social Tap project complies with all applicable provisions of the Chandler Zoning Code with the provision from which we seek to vary – allowing the existing compliant uncovered patio to be covered. Adding a cover to the patio changes the required setback from 20' to 50', and the existing patio is located 21'-6" from the property line.

Thank you for your time and please let me know if there is any additional information I can provide or if you have any questions. I can be reached via e-mail at lauren.proper@huellmantel.com or by phone at (480) 921-2800. Thank you.



SITE PLAN KEY NOTES -X-

1. NEW COVERED ENTRY / WAITING AREA.
2. NEW ACCESSIBLE PARKING SPACES WITH ACCESS RAMPS AND FLARED EDGES.
3. EXISTING ACCESSIBLE PARKING AREA TO REMAIN.
4. NOT USED.
5. EXISTING LANDSCAPED AREA TO REMAIN.
6. APPROXIMATE LOCATION OF SHOPPING CENTER MONUMENT SIGN.
7. EXISTING SIDEWALK, CURB AND GUTTER ALONG OCOTILLO ROAD.
8. EXISTING PARKING SCREEN LOW WALL TO REMAIN.
9. EXISTING POLE MOUNTED PARKING AREA LIGHT TO REMAIN. TYP.
10. EXISTING LANDSCAPED PARKING AREA ISLAND.
11. EXISTING PAVED, STRIPPED AND LANDSCAPED PARKING AREA.
12. APPROXIMATE LINE OF UNDERGROUND BUILDING SEWER LINE.
13. LINE OF EXISTING CONCRETE CURBING, TYPICAL.
14. APPROXIMATE LOCATION OF BUILDING SEWER SURFACE CLEAN-OUT.
15. APPROXIMATE LOCATION OF UNDERGROUND GREASE INTERCEPTOR WITH SURFACE ACCESS MANHOLES.
16. APPROXIMATE LOCATION DOMESTIC WATER AND FIRE WATER SERVICE INTO BUILDING.
17. APPROXIMATE LINE OF LANDSCAPED TRAFFIC MEDIAN / ISLAND.
18. EXISTING ACCESS CONCRETE WALKWAY TO BUILDING AND PARKING AREA.

FULTON RANCH TOWNE CENTER PARKING CALCULATIONS

TOTAL CENTER BUILDING AREA:	326,515 S.F.
PARKING REQUIRED:	1,306 SPACES; 4.00 per 1000
TOTAL PARKING PROVIDED:	1,837 SPACES; 5.62 per 1000
SOCIAL TAP PATIO:	2,743 S.F. TOTAL; 2.74 x 4 = 11 SPACES
PARKING REQUIRED:	1,306 + 11 = 1,317 SPACES
TOTAL PARKING PROVIDED:	1,837 SPACES

PARTIAL SITE PLAN — *135 West Ocotillo Road*

SCALE: 1" = 30'-0"

ND ENTERPRISES, LLC
6501 E. GREENWAY PKWY #103-707 SCOTTSDALE, AZ 85254
P 480-297-5577 www.ndentaz.com

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CKZ
COMMERCIAL GENERAL CONTRACTING CONSULTING - DESIGN BUILD

SOCIAL TAP
AT FULTON RANCH TOWNE CENTER
135 West Ocotillo Road
Chandler, Arizona

SOCIAL TAP
RESTAURANT & SPORTS

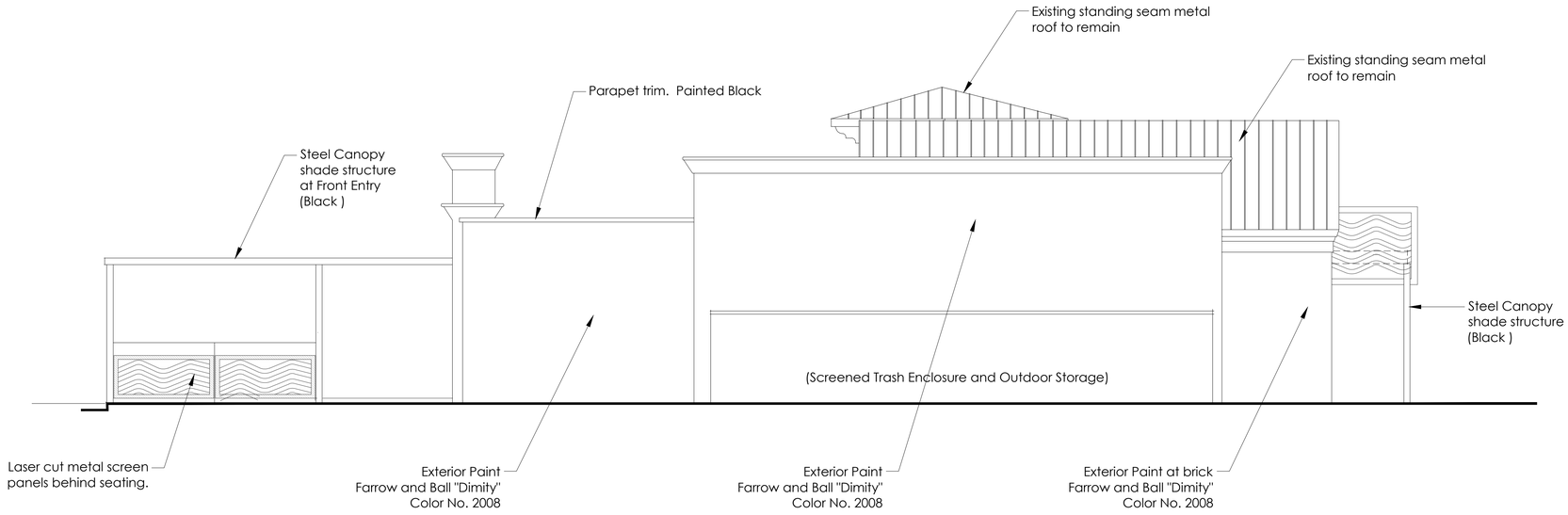
REVISION

DATE: 10.13.2026

REGISTERED ARCHITECT
27174
SCOTT M. NEISS
Date Signed
ARIZONA U.S.A.
EXPIRES: 06/30/ 2029

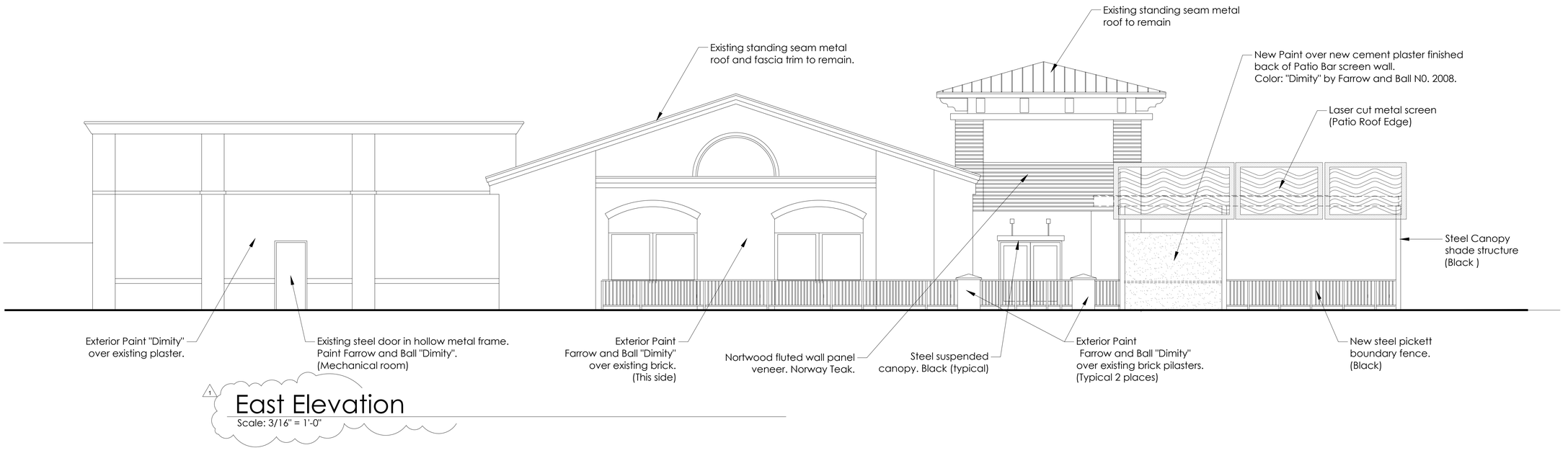
SITE PLAN

A0.2a



1 South Elevation

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



1 East Elevation

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

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CONSTRUCTION MANAGEMENT

SOCIAL TAP
AT FULTON RANCH TOWNE CENTER
135 West Ocotillo Road
Chandler, Arizona

SOCIAL TAP
RESTAURANT & SPORTS BAR

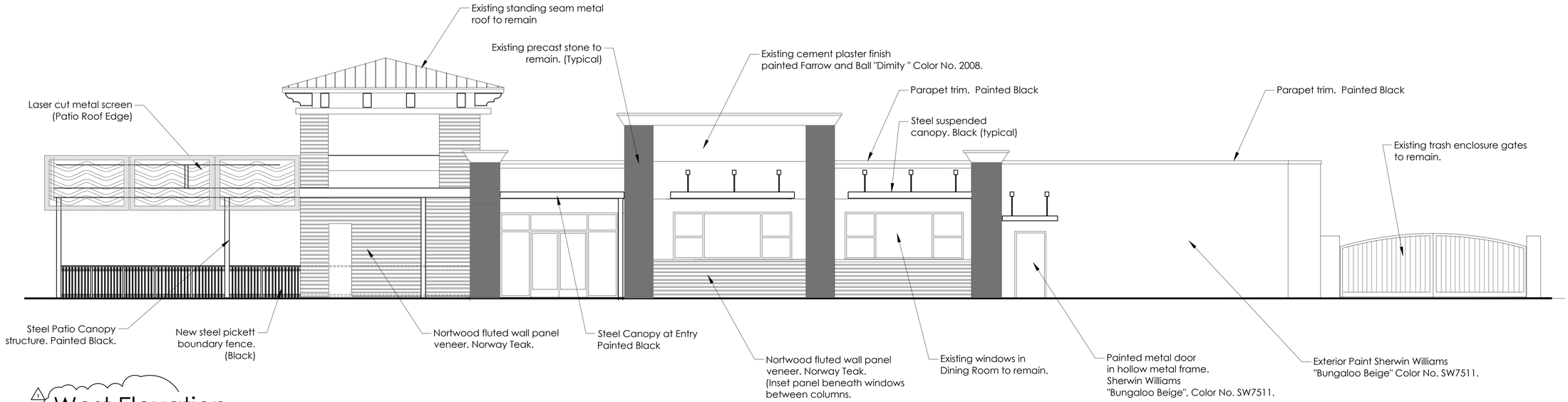
REVISION
1 9.08.2025 CITY COMMENTS
9.15.2025 PLANNING

DATE: 08.28.2025

REGISTERED ARCHITECT
27174
SCOTT M. NEISS
9.07.2025
Date signed
ARIZONA U. S. A.
EXPIRES: 06/30/ 2026

EXTERIOR ELEVATIONS

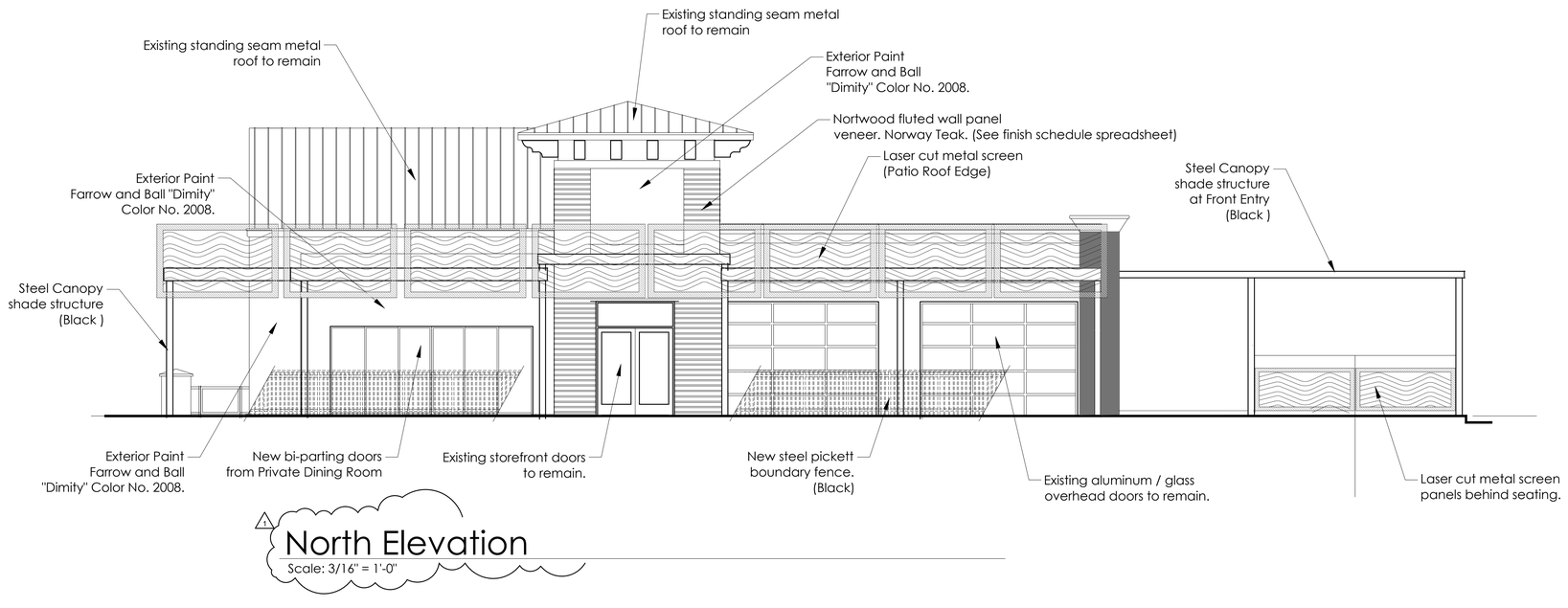
A5.2



1 West Elevation

Front Entry Elevation

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



1 North Elevation

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

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SOCIAL TAP
AT FULTON RANCH TOWNE CENTER
135 West Ocotillo Road
Chandler, Arizona

SOCIAL TAP
RESTAURANT & SPORTS BAR

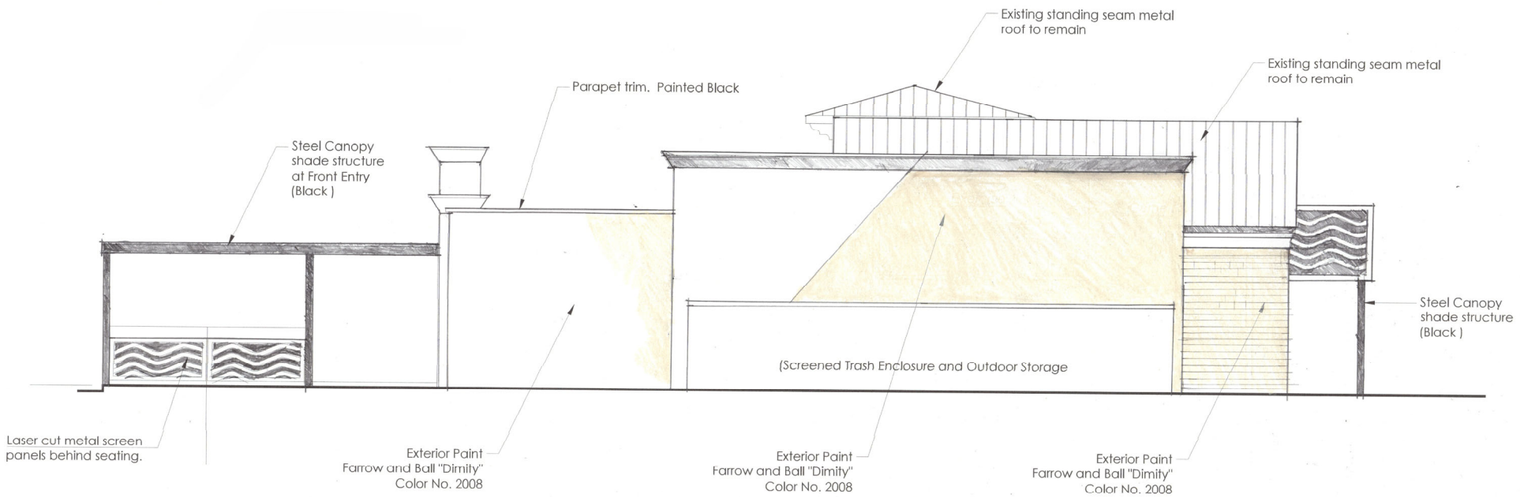
REVISION
1 9.08.2025 CITY COMMENTS
9.15.2025 PLANNING

DATE: 08.28.2025

REGISTERED ARCHITECT
27174
SCOTT M. NEISS
9.07.2025
ARIZONA U.S.A.
EXPIRES: 06/30/2026

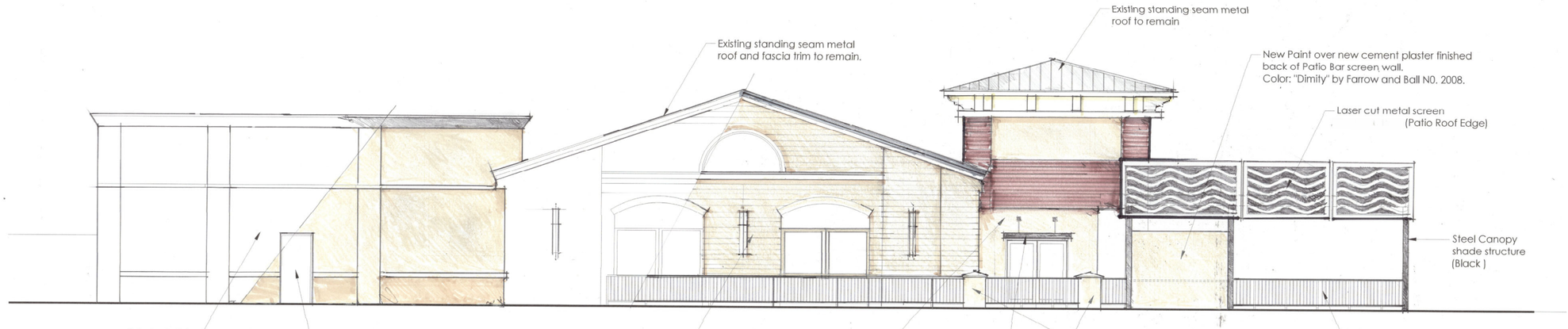
EXTERIOR ELEVATIONS

A5.3



1 South Elevation

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



1 East Elevation

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

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SOCIAL TAP
AT FULTON RANCH TOWNE CENTER
135 West Ocotillo Road
Chandler, Arizona

SOCIAL TAP
RESTAURANT & SPORTS BAR

REVISION
1 9.08.2025 CITY COMMENTS

DATE: 08.28.2025

REGISTERED ARCHITECT
27174
SCOTT M NEISS
9.07.2025
ARIZONA U.S.A.
EXPIRES: 06/30/2026

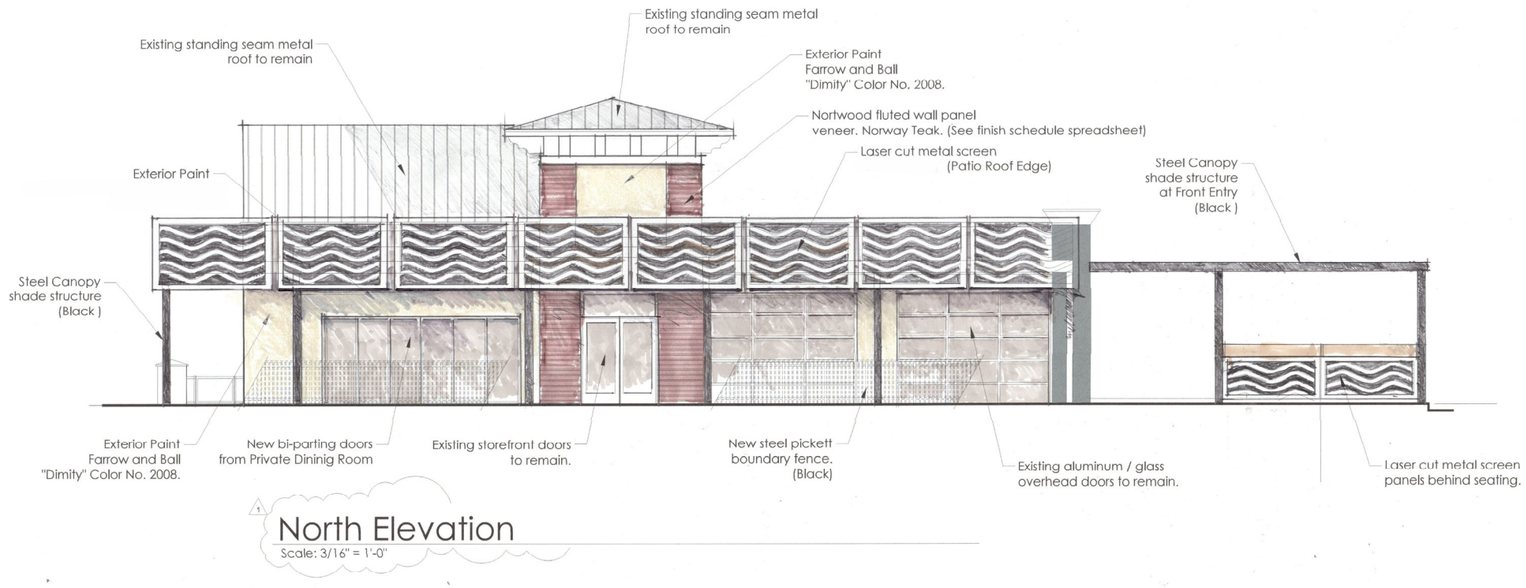
EXTERIOR ELEVATIONS

A5.2



1 West Elevation
Front Entry Elevation

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



1 North Elevation
Scale: 3/16" = 1'-0"

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SOCIAL TAP
AT FULTON RANCH TOWNE CENTER
135 West Ocotillo Road
Chandler, Arizona

SOCIAL TAP
RESTAURANT & SPORTS BAR

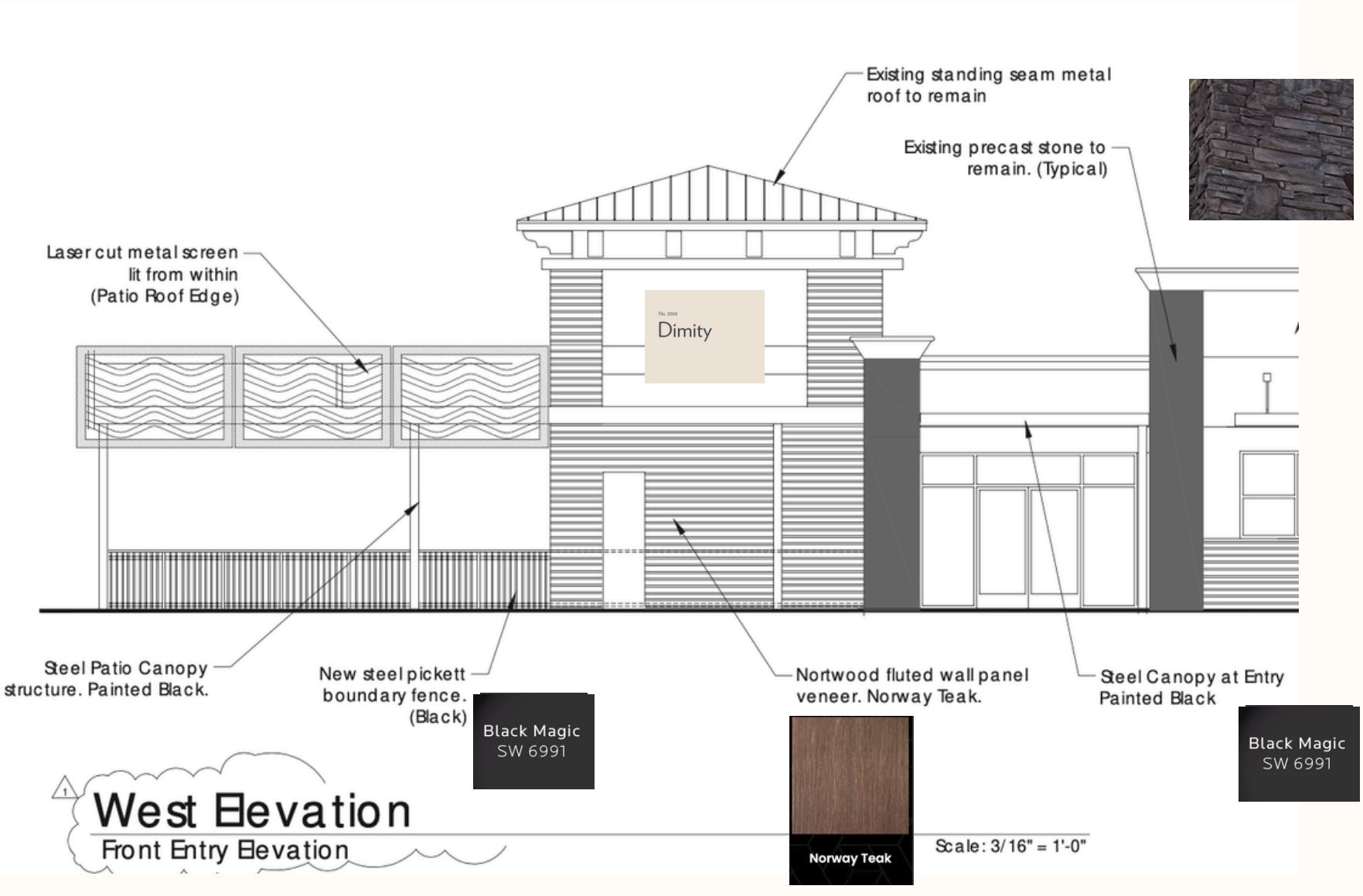
REVISION
1 9.08.2025 CITY COMMENTS

DATE: 08.28.2025

REGISTERED ARCHITECT
CERTIFICATE NO.
27174
SCOTT M. NEISS
ARIZONA U. S. A.
EXPIRES: 06/30 / 2026

EXTERIOR ELEVATIONS

A5.3


Existing standing seam metal roof to remain
Existing precast stone to remain. (Typical)
Laser cut metal screen lit from within (Patio Roof Edge)
Dimity
Steel Patio Canopy structure. Painted Black.
New steel pickett boundary fence. (Black)
Black Magic SW 6991
Nortwood fluted wall panel veneer. Norway Teak.
Steel Canopy at Entry Painted Black
Black Magic SW 6991
Norway Teak
West Elevation
Front Entry Elevation
Scale: 3/16" = 1'-0"

SOCIAL TAP

Social Tap Exterior Color Palette

METAL COLOR

Black Magic
SW 6991

LRV: 3 ⓘ

PRIMARY PAINT COLOR

FB No. 2008
Dimity

LRV: 76



NORTWOOD SIDING COLOR

Norway Teak

TRIM PAINT COLOR

SW 7511
Bungalow Beige

LRV: 53 ⓘ

BRICK PAINT COLOR

SW 9582
White Sand

LRV: 84 ⓘ

STONE COLOR



EXISTING STONE

*LRV (Light Reflectance Value) indicates how much light a color reflects.

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum Development Services Memo No. 26-033

Date:	10/21/2026
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
Request:	Preliminary Development Plan approval for a comprehensive sign plan for an existing shopping center development
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 Preliminary Development Plan PLH26-0031 Desert Palms - Burlington Signs for a comprehensive sign plan for an existing shopping center located at the northeast corner of Alma School and Warner roads, subject to the conditions as recommended by Planning staff.

Background Data:

- Current zoning is Planned Area Development (PAD) for retail, approved in 1989 under Z89-0033
- Subject site is comprised of 3 parcels with buildings at the interior of the former Suntech Village shopping center, recently renovated as Desert Palms Shopping Center
- The proposed Comprehensive Sign Plan will apply to the existing and recently renovated Major A building (Burlington, Ross and PetSmart) and the associated attached inline shops Buildings A, B and C
- Future and existing pad buildings located along Warner and Alma School roads are not a part of the proposed Comprehensive Sign Plan
- The original Comprehensive Sign Plan (CSP) was approved in 1991 under Z91-0011
- Proposed CSP will allow signs at secondary elevations (building sides) where visible from street or parking lot
  - Proposed secondary sign locations are over 260 feet from Alma School Road right-of-way
- Proposed CSP will allow 3 equally sized primary wall signs, at 2.5 sq ft per lineal foot to a maximum of 300 square feet, at the major anchor tenants (Burlinton, Ross and PetSmart)
  - Proposed primary sign locations are over 230 feet from Alma School Road and over 530 feet from Warner Road
- Proposed CSP will allow slightly taller individual signage letters to be applied to the buildings than is allowed by Chandler's Sign Code (15% vs 20% of building height)

Surrounding Land Use Data:

North	El Monte Place, then offices	South	New freestanding shops, then Warner Road
East	Existing commercial center	West	Alma School Road, then commercial center

Proposed Development

	Existing	Proposed
Type of Signage	Tenant identity blade signs Fascia signs Window signs	Tenant display signs: channel letters, logo cabinets, under canopy blade signs, wall plaques, window posters, window identity, window graphics, and incidental signage (address, hours of operation & rear entry signs)
Sign Material & Finish	Individual pan channel letters Exposed neon Metal returns & translucent faces	Aluminum bodies with translucent faces
Illumination	Pan channel letters Internally lit with neon tubing Exposed neon allowed at 10% of the total sign	Face-lit channel letters Halo-illuminated channel letters Face-lit logo cabinets
Sign Quantity	1 exterior fascia wall sign / tenant 2 exterior fascia wall signs / tenant Shops A: 2 signs for tenants > 4400 sq ft	<u>Primary Elevation:</u> 1 identity sign / tenant 1 under canopy or blade sign / tenant 2 plaque signs / tenant 1 window identity sign / tenant <u>Secondary Elevation:</u> 1 identity sign / tenant 1 window identity sign / tenant 1 secondary sign at visible corner suites <u>Window Posters:</u> 2 per elevation
Sign Area Allowed or Dimensions	Length = max 75% the length of the leased frontage Height = either 36" or 72", depending on location	<u>Tenants 15,000 sq ft minimum:</u> Primary elevation: 2.5 sq ft / linear foot frontage, max 300 sq ft Secondary elevation: 1 sq ft / linear foot frontage, max 200 sq ft Tenants less than 15,000 sq ft: Primary: 2 sq ft / linear foot of frontage, max 250 sq ft Corner / Secondary: 1 sq ft / linear foot frontage, max 150 sf ft Max Display Width: Max 80% the width of the least frontage Max Display Height: Max 20% of the height of the building Logo Cabinets: max 25% of overall display Under-canopy & blade signs: max 5

		sq ft Wall plaques: max 6 sq ft Window posters: max 25% of window pane / 20 SF max Window identity: max 12 sq ft & max 1 per elevation Window graphics: max 25% of window pane
Sign Design	Individual pan channel letters attached to a raceway (masonry)Individual pan channel letters surface mounted to stucco	Wall mounted face-lit channel letters Ledge-mounted face-lit channel letters Halo-lit wall mounted channel letters

Review and Recommendation

Desert Palms is a recently renovated shopping center, formerly known as the Suntech Village Shopping Center, that dates back to the 1980s. The center has recently been purchased, renovated and is actively being leased to new tenants including Burlington, Ross and Petco at the Major A building and others within the attached inline shops building A, B and C. An existing Comprehensive Sign Plan was approved in 1991 for Sun Villate Towne Center and Shops at Sun Village (Z91-0011), but it is outdated, lacks sufficient detail to be useful, and no longer fits the vision of the new shopping center.

The proposed Comprehensive Sign Plan (CSP) will be solely for the main anchor Building A and the associated inline Shops A, B, and C. The CSP will allow more signage at the retail buildings located at the interior of the shopping center, including primary signage facing toward Warner Road and secondary signage facing toward Alma School Road. Because of the expansive shopping center layout with deep parking areas, the enhanced primary signs will be located over 230 linear feet from Alma School Road and over 530 linear feet from Warner Road. Secondary signage will be at least 260 linear feet from Alma School Road. The plan also proposes individual letter heights that are a maximum of 20% of the total building height versus 15% as allowed by our code. The CSP provides further guidance related to tenant signs, under canopy blade signs, wall plaques, window posters, window identity and window graphics.

This Preliminary Development Plan (PDP) request for a comprehensive sign plan comes at a time when most of the existing retail shops buildings internal to the site have been renovated and there is new life and energy at a development that has been in a state of decline since about 2014 when Village Shops, a cluster of 5 pad buildings along Warner Road, were demolished. A separate PDP application has been filed to allow 3 new pad buildings along Warner and 1 at Alma School Road. While the future pad buildings are not a part of this CSP, they will future enhance the redevelopment and help to reactivate this retail development.

Staff finds that the proposed CSP, with the proposed increased signage, is reasonable given the unique site layout and distance that the buildings are setback from the arterial streets bordering the site. The CSP meets the intent of the sign code and provides an appearance that is harmonious with the buildings. For these reasons, staff recommends Planning and Zoning Commission recommend approval.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on 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:

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

1. Signage shall be in substantial conformance with the Comprehensive Sign Plan kept on file in the City of Chandler Planning Division, File No. PLH26-0031, modified by such conditions included at the time the exhibit was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

Attachments

Vicinity Map

Development Booklet



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

Comprehensive Sign Plan

for

Desert Palms

Burlington Signs

NEC of Warner Road and Alma School Road

by:

Blair Sign Programs

Case No: PLH26-0031

Submitted: July 14, 2026
Resubmitted: October 12, 2026

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TABLE OF EXHIBITS

Exhibit No.	Description
1	Site Aerial
2	Aerial Plan
3	Proposed Comprehensive Sign Plan

BLAIR SIGN PROGRAMS

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 plans to renovate the former Fry's store as approved under PLA24-0201, 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 requested separately under PLH25-0018. *See* **Exhibit 2**, Aerial Plan.

The most recent historic zoning case and Preliminary Development Plan ("PDP") was approved in 1991. Since acquiring the Center, AZP has received approval under PLA24-0201 to renovate the former Fry's store and associated inline shops, and filed a for PDP approval under PLH25-0018 to allow new retail pad buildings in order to facilitate its planned redevelopment of the Desert Palms shopping center. AZP's PDP amendment is currently pending with the City of Chandler (the "City"). Concurrently, a new tenant, Burlington, has signed a lease agreement to occupy Major "A." In an effort to coordinate development between AZP and Burlington such that the Center can develop synchronously, Blair Sign Programs ("Blair"), on behalf of Burlington, now files its own separate PDP amendment to implement a new Comprehensive Sign plan ("CSP") for Burlington's Major "A" building, as well as Shops A, B, and C. *See* **Exhibit 3,** Comprehensive Sign Plan, and **Exhibit 4,** PDP Amendment / CSP Area.

Amending the PDP and implementing a new Comprehensive Sign Plan will allow Blair and Burlington to revitalize its building in a manner consistent with the changes planned for the Desert Palms shopping center. The modified standards Blair proposes are outlined in **Exhibit 3,** Comprehensive Sign Plan. These changes are appropriate for the area, the Center, and the Site—which is designated for retail uses. Further, implementation of the Comprehensive Sign Plan would contribute positively to the surrounding area by breathing new life into a blighted shopping plaza. While the Walmart located on the east side of the Center has been successful, the western 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. Signage enhancements will contribute to the necessary revitalization of the Desert Palms shopping center and help remedy these issues. 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. This request will allow for a large anchor tenant to occupy this challenging Site and develop it with a sustainable use, complete with modern, tasteful signage that is consistent with the plan for the rest of the Desert Palms shopping center and with the Site's existing commercial zoning.

Directly north of the Site is Suntech Business Park and Patio Homes zoned PAD with a residential neighborhood zoned SF-8.5 further to the north. West of the Site across Alma School Road are additional commercial properties zoned C-1 and C-2. East of the Site, beyond the eastern

portion of the Desert Palms shopping center, is a mixture of residential and commercial uses zoned PAD. To the south of the Site across Warner Road are commercial uses zoned C-2 and residential uses zoned SF-8.5. Two small parcels zoned PAD and AG-1 also exist to the south of the Site across Warner Road and feature commercial uses.

III. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Signage

Minor changes to signage standards are being requested. The proposed signage has been designed to refresh the Center while being compatible with existing architecture, as well as the character of planned development. Given the proposed signage is integrated tastefully into the larger commercial Center and is consistent with the character of the surrounding area, there will be no negative impact to surrounding uses. Further, enhanced signage will help ensure the viability of the Center and the success of commercial uses. The buildings covered by the Comprehensive Sign Plan are setback far from the street, necessitating the larger, more dynamic signage to ensure the Center functions effectively.

Except as identified herein and by the proposed Comprehensive Sign Plan, all tenant building signage in the CSP area shall comply with the City's sign code. Where the proposed Comprehensive Sign Plan is silent, the Chandler Sign Code applies. 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 3, Comprehensive Sign Plan.**

B. Development Standards Table

		City Sign Code		Proposed PDP Standard	
		Primary Elevation	Secondary Elevation	Primary Elevation	Secondary Elevation
Max Sign Area	**Tenants Occupying 15,000 sq.ft. or Greater**	2 square feet per 1 lineal foot of building frontage, max 250 square feet	No Secondary Elevation Signs	2.5 square feet per 1 lineal foot of building frontage, **max 300 square feet**	**1 square foot per 1 lineal foot of building frontage, max 200 square feet**
	Tenants Occupying 15,000 sq.ft. or Less	2 square feet per 1 lineal foot of building frontage, max 250 square feet	No Secondary Elevation Signs	2 square feet per 1 lineal foot of building frontage, max 250 square feet	**Corner Tenants may display 1 secondary elevation sign provided it is visible from public parking or a major street.** **1 square foot per 1 lineal foot of building frontage, max 150 square feet**
Sign Width		Signs shall be integrated with building façades and shall be proportional to the scale of the façades so that they are not the dominant architectural features		**The overall width for each sign shall not exceed 80% of the width of the lease frontage where the sign(s) is to be displayed**	
Cabinet Signs		Shall not exceed 25% percent of the installed sign area		**Shall not exceed an area greater than 25% of the overall display**	
Window Signs		Shall not exceed 25% percent of total window area		**Shall not exceed 25% of the window pane area upon which the poster is to appear, up to a maximum of 20 sq.ft. Maximum 2 window signs (posters) per each eligible elevation**	

IV. PROJECT TEAM

Sign Design:	Blair Sign Programs 9932 Prospect Avenue, Studio 137 Santee, CA 92071
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 Comprehensive Sign Plan that will revitalize a downtrodden center. This proposal will integrate seamlessly with the overall redevelopment and AZP's proposed PDP amendment for Desert Palms, allowing for significant improvements compared to what exists today. We request your approval.

Blair Sign Programs

EXHIBIT 1

AERIAL



June 30, 2026

Override 1

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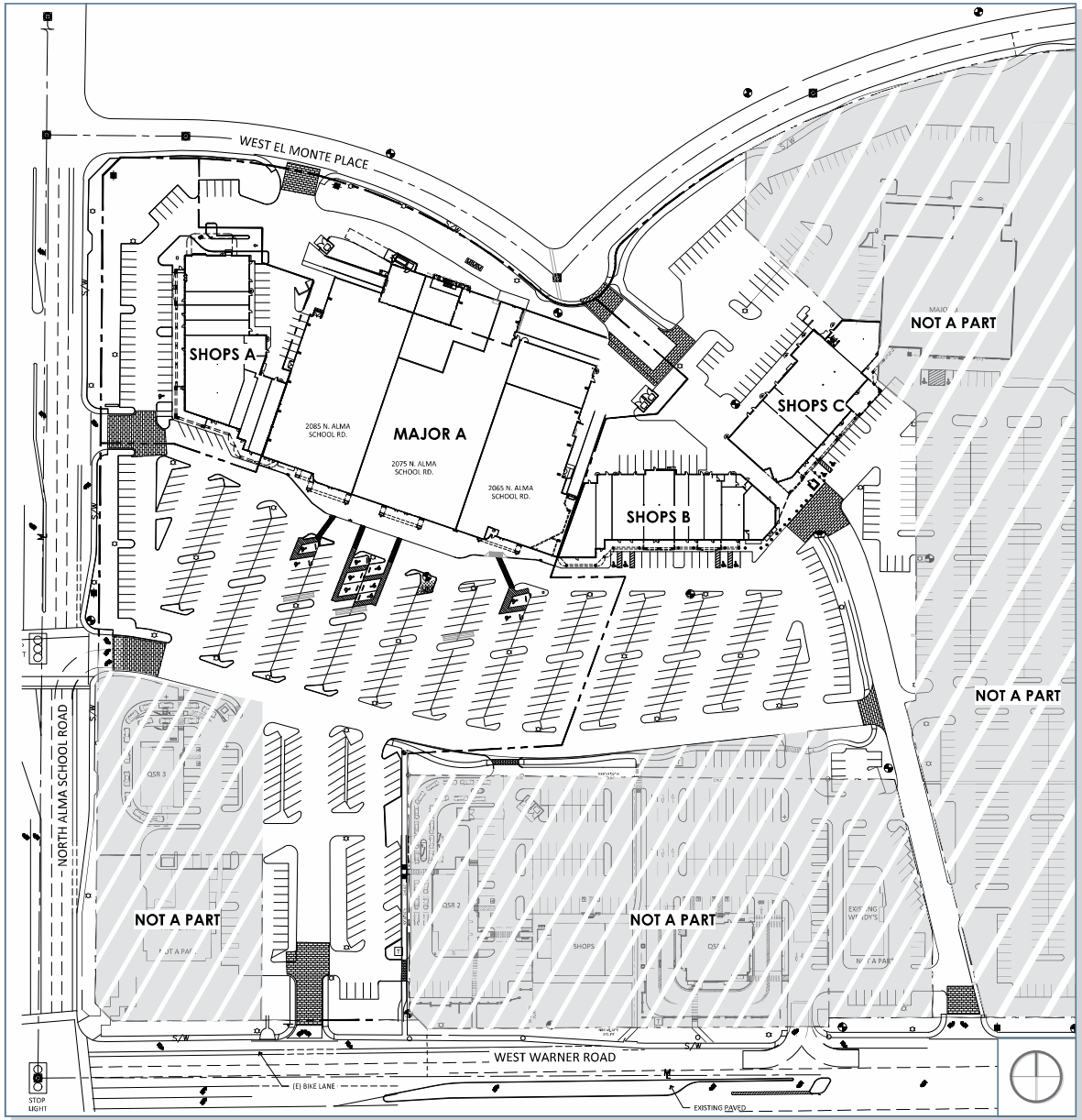
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Maricopa County GIO, Maricopa County Assessor's Office

2026 - Maricopa County Assessor's Office

EXHIBIT 2



LEGEND

Existing Property Line/R.O.W.

Property Not A Part of This Submittal

Site plan illustrates property that is the subject of this Master Sign Program.
Adjoining property is not a part of this program.

DISPLAY AREA: EXAMPLE CALCULATION

= Sign Area

Display

BLAIR SIGN PROGRAMS
Northern California:
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Southerzn California:
(619) 792-1600
info@blairsign.net
CA License #677503

sustainable design

CLIENT:
AZP
ARIZONA PARTNERS

PROJECT ADDRESS:
2065, 2075, and 2085
N Alma School Rd
Chandler, AZ 85224

DATE:
02/26/2026

DESIGNER:
K. Bossert

REVISIONS:	BY:
1: 03/04/2026	KB
2: 06/04/2026	KB
3: 09/08/2026	KB
4: 10/05/2026	KB

DESERT PALMS
Chandler - Arizona

Section ONE

SITE PLAN

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EXHIBIT 3

DESERT PALMS
Chandler - Arizona



scottBILBREY
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Studio 137
Santee, CA 92071
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bilbrey@blairsign.net
www.blairsign.net

BLAIR SIGN PROGRAMS

Retail branding for the built environment

ICSC MEMBER

sustainable design

October 12, **2026** | **Rev 5**

2065, 2075 and 2085 N Alma School Rd
Chandler, AZ 85224

AZP ARIZONA PARTNERS

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Section ONE

TENANT SIGN CRITERIA:

- Tenant Sign Criteria
- Site Plan
- Tenant Elevations

BLAIR SIGN PROGRAMS

AZP
ARIZONA PARTNERS

SECTION I: Tenant Sign Criteria

A. Design Submittals & Guidelines

1.
It is expected that professional designers will prepare artwork for all tenants and that such artwork will include;

- site plan
- scaled drawings, relevant elevations and proposed sign area
- detailed specifications, construction and install methods
- color representations
- use of LED illumination for all signs must be specified.

Note: Material and/or finish samples may also be required at the Landlord's option.

2.
Submittals will be made to the Landlord for approval, and after receiving approval of the Landlord, the applicant shall then submit to the City of Chandler for a sign permit and in accordance with this document. Any work done without required approvals will be considered non-conforming and subject to removal.

3.
It is intended that each tenant uniquely express its identity and location with the use of a creative and imaginative sign design, within the boundaries of the guidelines set forth in this document. Visual interest is central to the design of each sign type with the goal of creating a visually interesting experience.

4.
Each tenant submittal must consider the design of its adjoining tenant and design elements. The same, or noticeably similar, design repeated by adjoining tenants is not allowed.

5.
Each sign design shall be considered for approval on a case-by-case basis by the Landlord. The Landlord reserves the right to refuse acceptance of any design for aesthetic compliance with the theme of the project, as interpreted by the Landlord

B. Tenant Display Guidelines

Tenants shall be allowed to display sign(s) on each elevation that is visible from public parking or a major street, excluding rear elevations facing residential. See exhibits in this section for example layouts.

1. *Display(s) Allowed, <u>Primary</u> Elevation (main retail entry):*
   - One (1) identity display
   - One (1) under-canopy or projecting blade sign, but not both
   - Two (2) plaque signs
   - One (1) window identity

2. *Display(s) Allowed, <u>Secondary</u> Elevation (visible from public right-of-way / no rear elevations):*
   - One (1) identity display
   - One (1) window identity

3. *Display Size Allowed:*
   - Tenants occupying 15,000 square feet or greater:
     - Primary Elevation: 2.5 square feet per 1 lineal foot of building frontage, max 300 square feet
     - Secondary Elevation: 1 square feet per 1 lineal foot of primary frontage, max 200 square feet
   - Tenants occupying less than 15,000 square feet:
     - Primary Elevation: 2 square feet per 1 lineal foot of building frontage, max 250 square feet
     - Corner Tenant Secondary Elevation: 1 square feet per 1 lineal foot of primary frontage, max 150 square feet. Corner tenants may display one (1) secondary elevation sign, provided the secondary elevation is visible from public parking or a major street.

4. *Display Width Allowed:*
The overall width for each sign shall not exceed 80% of the width of the lease frontage where the sign(s) is to be displayed.

5. *Display Height Allowed:*
The overall letter height for each sign shall not exceed 20% of the height of the building where the sign(s) is to be displayed.

6. *Display Placement:*
A minimum vertical and horizontal space of six inches (6") must be maintained between the extent of a display and any significant architectural element such as fascia columns or change of finish materials, excluding expansion lines or unless otherwise approved by the Landlord.

7. *Sign Type Construction/Illumination allowed for identity display:*
   - Face-lit channel letters
   - Halo-illuminated channel letters
   - Illuminated logo cabinets
   - Other sign types allowed : See Section II: Tenant Sign Type

8. *Display Sign Area Calculation:*
The entire area within a 4-sided rectangle that encloses all words, letters, design elements, logos and materials that are considered apart of the overall display shall be used for determining the sign area. Architectural design elements, if used for background, will not be used to calculate sign area.
(See exhibits in this section for example)

C. General Requirements

1.
No manufacturer or sign company decals may be visibly displayed on any tenant sign. All required UL and/or permit labels shall be place on top surface of any sign or display so as to not be visible from the pedestrian path-of-travel. Manufacturer labels are not allowed.

2.
All penetrations of any building structure required for sign installation shall be neatly sealed and continuously maintained in watertight condition.

3.
All contractors for installation, removal or service must be fully licensed and provide the Landlord with certificates of insurance prior to commencing any work.

4.
Sign removals shall include the patching and repairing of entire work areas plus the repainting of any "ghosted" areas or as directed by the Landlord. Tenant shall reimburse the Landlord if the Landlord or its agent performs removal and/or repair.

5.
Should the tenants' sign or signs require repair or maintenance the tenant is required to perform such action within five (5) days of written notice from the Landlord, or the Landlord at its option, may bill the tenant for such work as required.

6.
Hours of operation/illumination of all illuminated signs shall be approved by the Landlord.

7.
Existing tenant signs, installed prior to date of adoption of this document by the City of Chandler, shall be allowed to remain "as is". New signs and/or replacement signs must comply with the Criteria set forth by this document.

8.
That any property located outside of the sign program boundary lines and not owned by the property owner of Desert Palms shall have their signage regulated in accordance with Zoning Ordinance Chapter 39, not the Tenant Sign Program. However, any property having shared access within Desert Palms property that is to come under ownership of the greater Desert Palms shall become subject to the Tenant Sign Program.

9.
Anything not stipulated in this Tenant Sign Program will default to city code regulations.

D. Restrictions & Prohibitions

1.
Conformance to the guidelines for signs will be strictly enforced. All non-conforming or unapproved signs are strictly forbidden.

2.
Tenant shall not place, construct, or maintain on the premises any advertisement media, including, without limitation, searchlights, flashing lights, loudspeakers, sound systems, or any other similar visual or audio media without Landlord's consent. Tenant shall not solicit business in, on, or about the project identity areas, or distribute handbills or other advertising or promotional media in, on, or about the project identity areas.

3.
Any sign or tenant name on a parked vehicle parked for duration of time that in the Landlord's sole judgment indicates its use for the purpose of advertising a particular Tenant, service or product is prohibited.

E. Prohibited Signs & Materials

1. Vacuum-formed or injection-molded plastic signs (except for use with logos).
2. Cabinet or standard "can type" signs with illuminated translucent backgrounds, other than approved logo cabinet signs.
3. Temporary or "sales" signs attached to storefront.
4. Paper, cardboard and Styrofoam signs.
5. Internally illuminated (face lit) awnings.
6. Electronic or animated signs
7. Signs of any kind not specifically allowed by this document.
8. Signs or displays deemed unsuitable by the Landlord.

F. Electrical & Illumination

1.
All fabrication and installation shall comply with all Underwriters Laboratories requirements and all applicable building codes. All components shall bare the U.L. label indicating approval and be installed by a licensed contractor.

2.
All conductors, transformers, ballasts and other equipment shall be concealed.

3.
Primary electric service to all Tenant building signs shall be placed on the Tenant's electric service. Tenants may be required to provide time clocks and photocells for use in conjunction with the electric service each sign.

4.
No visible raceways.

G. Exceptions

Exceptions must be submitted to Landlord in advance for consideration. The Landlord reserves the right to make specific exceptions that it deems will enhance the quality of the project and that are in keeping with the purpose and intent of this document. Requests for exceptions that are denied approval by the Landlord may be resubmitted for consideration after a period of twelve (12) months from date of notification of denial. All requests for exceptions shall be submitted to the community planning department for approval upon written approval by landlord.

H. Definition of Terms

1. Primary Elevation:
The main retail entry of the tenants building designated as primary.

2. Secondary Elevation(s):
The sides of the tenants building that are visible from public parking or a major street, other than primary.

3. Identity Display:
A display that identifies and brands the tenants place of business by use of their name and/or logo/tagline.

4. Logo Cabinet:
A sign cabinet that consists of a trademark logo or specific identity.

5. Tag Line:
Descriptive words or slogan that is affiliated with the brand.

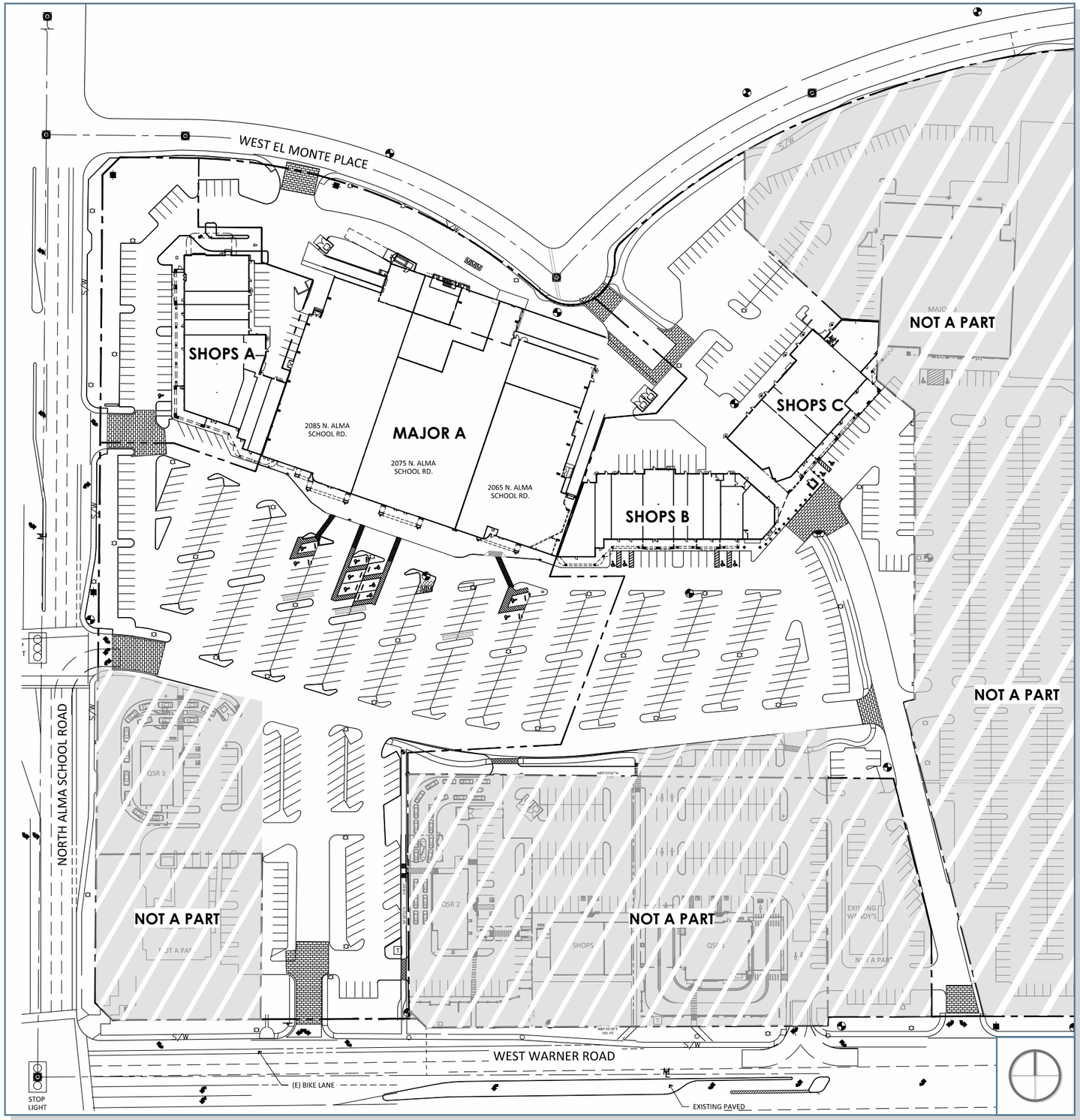
6. Ancillary Sign:
A display in support of the tenant brand with unique features about the tenant. Also, it may be to identify a "shop within a shop" (for example: a bank or coffee shop inside the building of the primary tenant).

7. Channel Letters:
An identity display made up of individual dimensional letters.

8. Accessory Signs:
Pedestrian level signage that is either projecting, suspended under canopy or constructed as a plaque near the primary entrance.

9. Window Posters:
Printed, framed and mounted displays facing out of a window.

10. Window ID (Permanent):
Tenant identity display of ID and/or graphic design placed on a window.



LEGEND

Existing Property Line/R.O.W.

Property Not A Part of This Submittal

Site plan illustrates property that is the subject of this Master Sign Program.
Adjoining property is not a part of this program.

DISPLAY AREA: EXAMPLE CALCULATION

= Sign Area

Display

BLAIR SIGN PROGRAMS

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info@blairsign.net
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sustainable design

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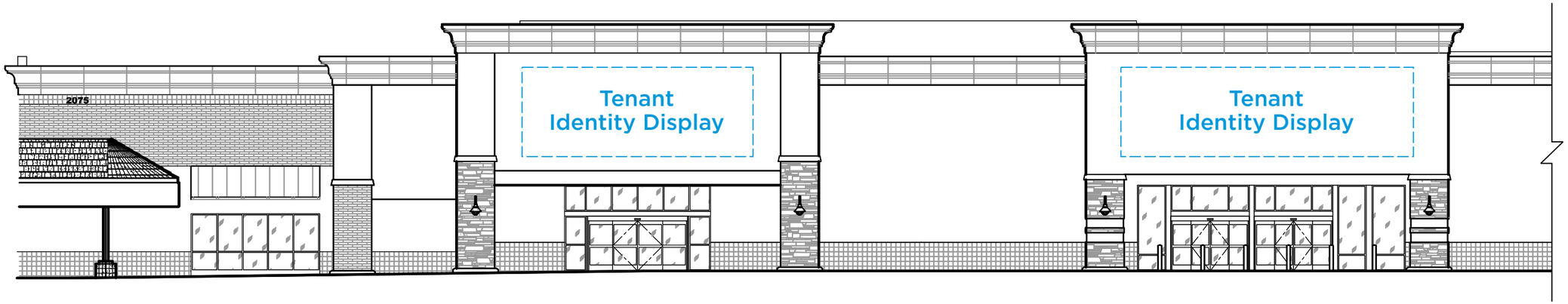
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DESERT PALMS
Chandler - Arizona

Section ONE

SITE PLAN

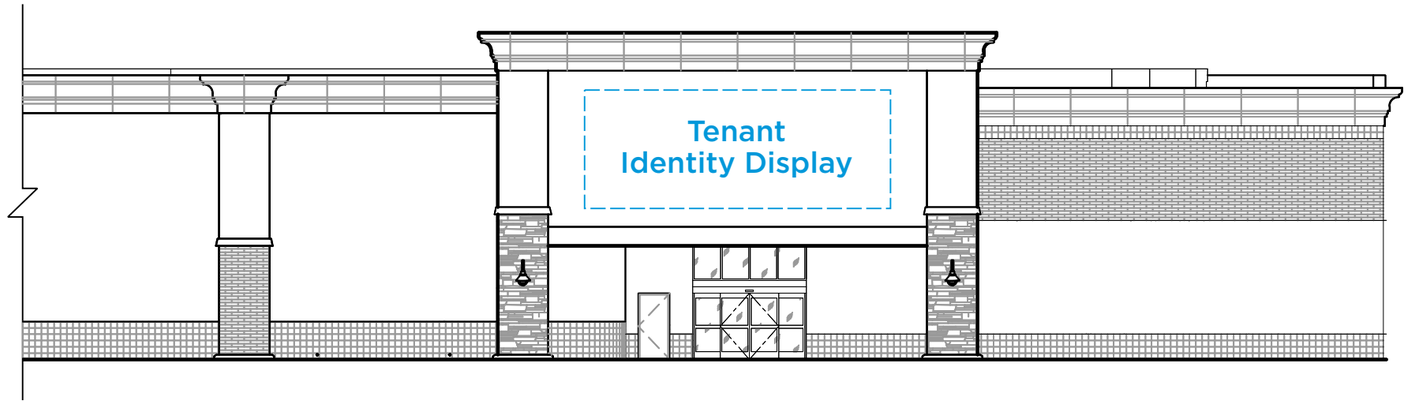
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MAJOR A (PRIMARY) / PARTIAL SOUTH ELEVATION

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

ALLOWED: 2.5 SQ. FT. PER 1 LINEAL FOOT / MAX 300 SQ. FT. (TENANTS OCCUPYING 15,000 SQ. FT. OR GREATER)



MAJOR A (PRIMARY) / PARTIAL SOUTH ELEVATION

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

ALLOWED: 2.5 SQ. FT. PER 1 LINEAL FOOT / MAX 300 SQ. FT. (TENANTS OCCUPYING 15,000 SQ. FT. OR GREATER)

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

TENANT ELEVATIONS

BLAIR SIGN PROGRAMS

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info@blairsign.net
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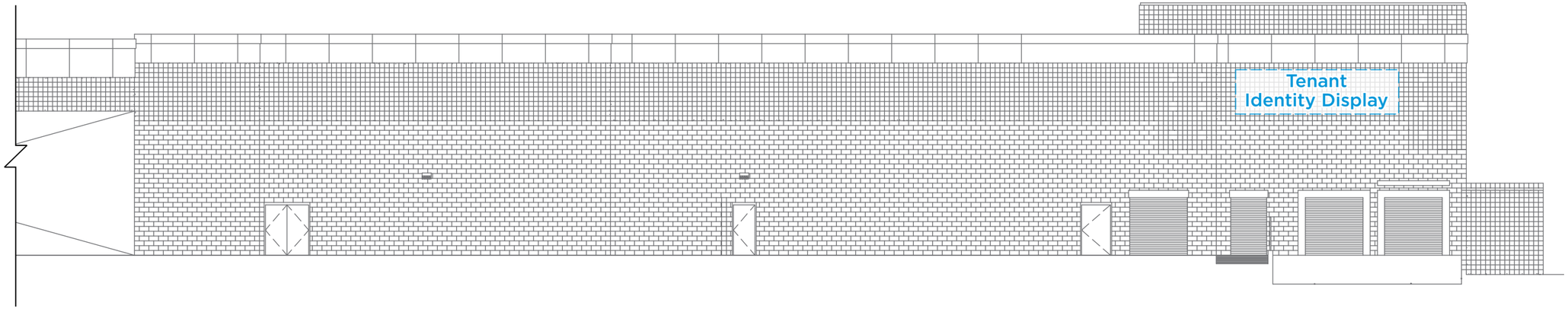
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1: 03/04/2026	KB
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DESERT PALMS
Chandler - Arizona

Section ONE

SHEET 1

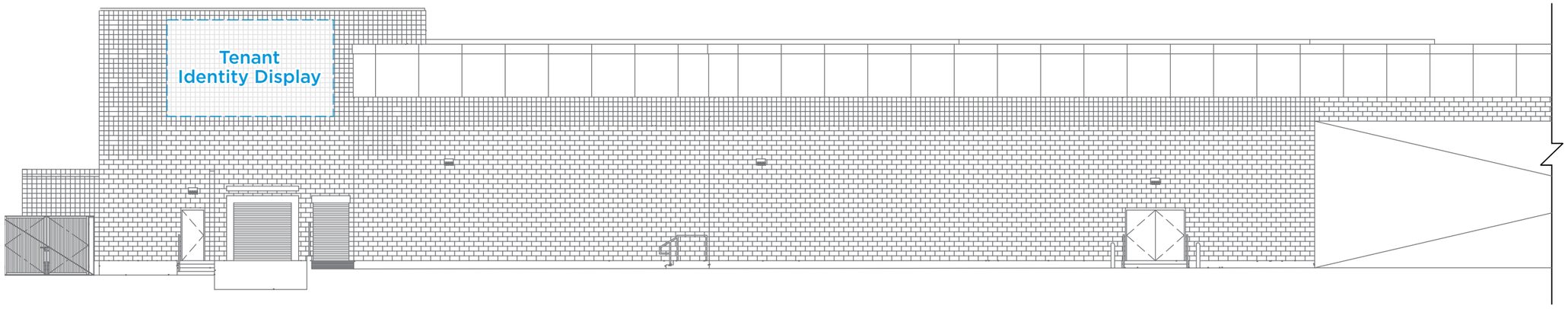
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MAJOR A (SECONDARY) / EAST ELEVATION

ALLOWED: 1 SQ. FT. PER 1 LINEAL FOOT / MAX 200 SQ. FT.

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



MAJOR A (SECONDARY) / WEST ELEVATION

ALLOWED: 1 SQ. FT. PER 1 LINEAL FOOT / MAX 200 SQ. FT.

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

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

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info@blairsign.net
CA License #677503

sustainable design

CLIENT:

AZP
ARIZONA PARTNERS

PROJECT ADDRESS:
2065, 2075, and 2085
N Alma School Rd
Chandler, AZ 85224

DATE:
02/26/2026

DESIGNER:
K. Bossert

REVISIONS:	BY:
1: 03/04/2026	KB
2: 06/04/2026	KB
3: 09/08/2026	KB
4: 10/05/2026	KB
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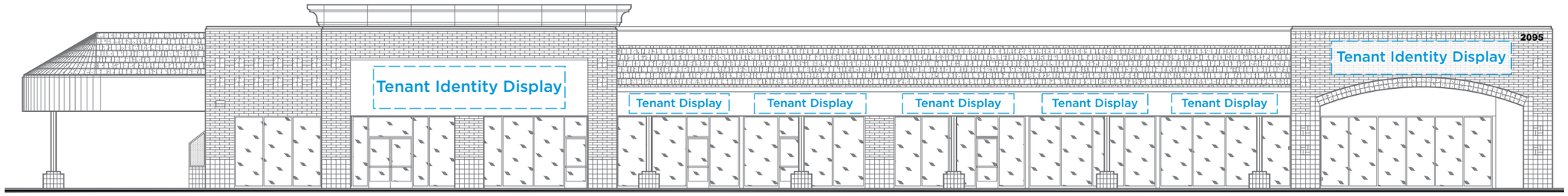
DESERT PALMS
Chandler - Arizona

Section ONE

SHEET 2

TENANT ELEVATIONS

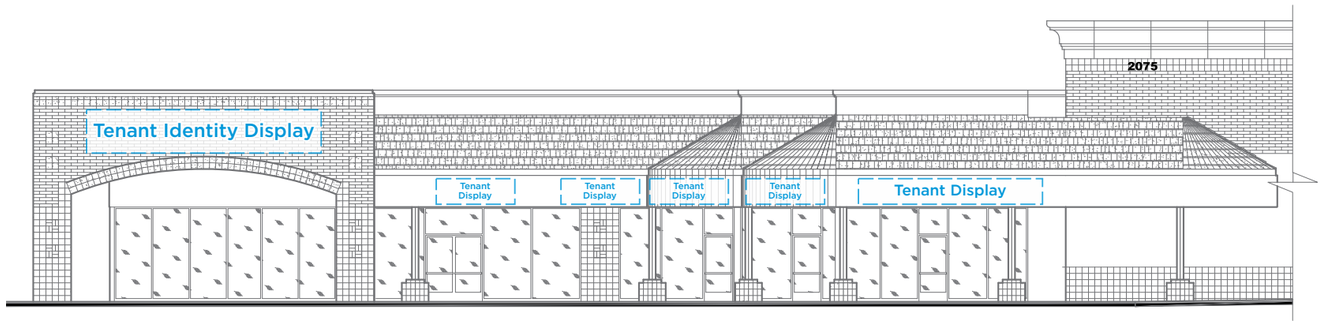
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SHOPS A (PRIMARY) / WEST ELEVATION

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

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)



SHOPS A (PRIMARY) / SOUTH ELEVATION

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

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

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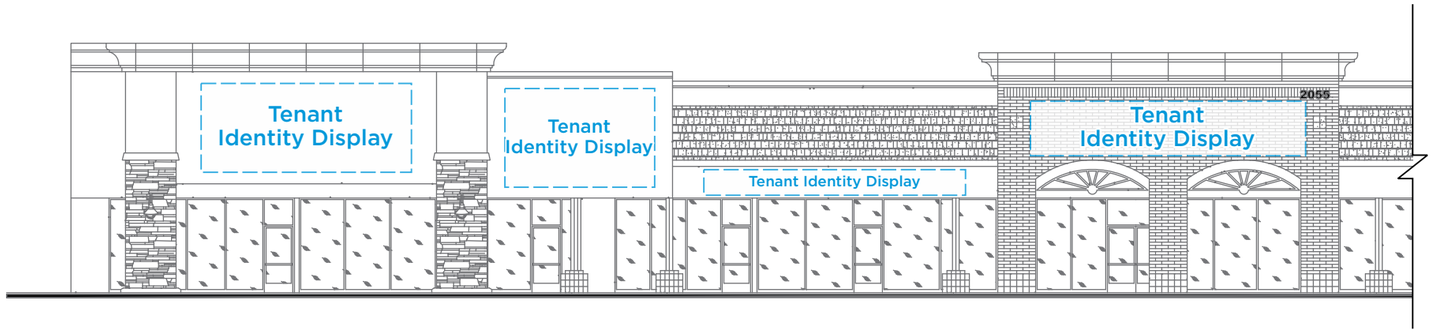
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DESERT PALMS
Chandler - Arizona

Section ONE

SHEET 4

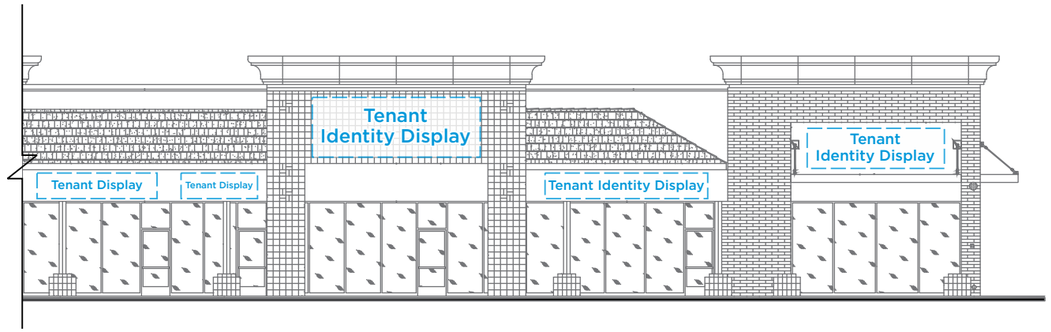
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SHOPS B (PRIMARY) / PARTIAL SOUTH ELEVATION

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

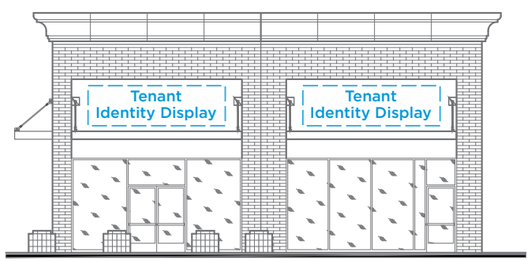
ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)



SHOPS B (PRIMARY) / PARTIAL SOUTH ELEVATION

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

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)



SHOPS B (PRIMARY) / EAST ELEVATION

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

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

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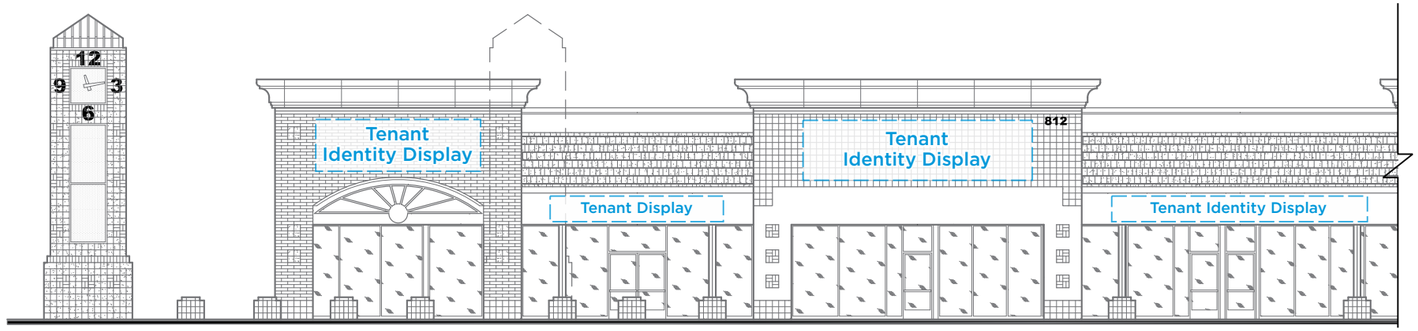
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DESERT PALMS
Chandler - Arizona

Section ONE

SHEET 5

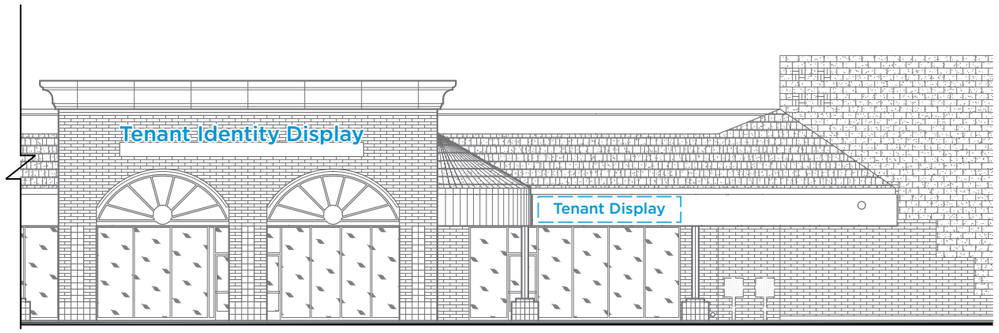
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SHOPS C (PRIMARY) / PARTIAL EAST ELEVATION

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

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)



SHOPS C (PRIMARY) / PARTIAL EAST ELEVATION

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

ALLOWED: 2 SQ. FT. PER 1 LINEAL FOOT / MAX 250 SQ. FT. (TENANTS OCCUPYING LESS THAN 15,000 SQ. FT.)

NOTE: EXAMPLE LAYOUT SHOWN, ACTUALS MAY VARY

TENANT ELEVATIONS

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DESERT PALMS
Chandler - Arizona

Section ONE

SHEET 6

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Section TWO

TENANT DISPLAY TYPES:

- Tenant Display Type Guidelines
- Exhibits/Examples

BLAIR SIGN PROGRAMS

AZP ARIZONA PARTNERS

This section provides a selection of individual sign designs based upon their location, orientation and purpose. Illustrations of each sign type are provided in this section. Construction drawings to be provided by tenant, or, tenants' representative.

A. Channel Letters-Internally Illuminated (LED's)

- Face-lit channel letters
  Fabricated aluminum bodies with translucent faces, five inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount letters.

- Halo-illuminated channel letters
  Fabricated aluminum bodies and faces with clear acrylic backs, 3 inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount letters.

- Face-lit logo cabinets (not to exceed an area greater than 25% of the overall display) Fabricated aluminum bodies with translucent faces, five inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount displays.

- Ledge-mounted channel letters
  Fabricated aluminum bodies with translucent faces (or opaque faces in cases of halo-lit letters), five inches deep with LED illumination, either self-contained or with remote power supplies. No visible wireways or raceways allowed except as a base for ledge-mount letters.

B. Accessory Signs: Under-Canopy/ Projecting Blade / Wall Plaques

1.
Under-canopy, blade signs and wall plaques shall be located on the tenant's primary elevation.

2.
All under-canopy and projecting blade signs shall be installed at right angles to the public path-of-travel as shown in the exhibits section of this document. The under-canopy/projecting blade signs shall not exceed a sign area of five (5) sq. ft. The minimum clearance of the sign shall be seven (7) feet above the sidewalk.

3.
Wall plaques shall be non-illuminated and not exceed a sign area of six (6) sq. ft. per sign.

4.
Various construction and illumination methods and shapes are allowed so long as they are within the size restrictions, visual interest is the key element.

C. Window Posters

1.
Each window poster display shall not exceed 25% of the window pane area upon which the poster is to appear, up to a maximum of twenty (20) sq. ft. A maximum of two (2) poster displays are allowed on each eligible elevation.

2.
The posters must be installed to the interior side of the glazing (second surface).

3.
Posters must be professionally framed/mounted and may not be taped to the glazing.

D. Window Identity

1.
Window identities shall not exceed twelve (12) sq. ft. per sign with a maximum of one (1) window identity per tenant, per elevation.

2.
Window identities are encouraged to include a graphic representation of the tenant's products or services in addition to the display of the tenant name and/or logo. It is recommended that the graphic occupy at least 25% of the allowable display area described above.

3.
The landlord reserves the right to approve window identities of any type and may, at its own discretion, deny the use of any window display by any tenant for any reason.

E. Window Graphics

1.
Window graphics are intended to display seasonal, theme or lifestyle images and are not intended to promote specific products, product categories or contain commercial messages.

2.
Window graphics shall not exceed 25% of the total window area upon which the graphic is to be applied, per eligible elevation.

3.
The window graphics must be applied to the interior side of the glazing (second surface). The materials encouraged for use with window graphics are a combination of;

- Gold or silver leaf
- Enamel paints
- Vinyl material such as 3M
- Perforated vinyl such as 3M dual-color film

(E. Window Graphics, continued)

4.
The use of plastic or paper materials is strongly discouraged. All window signage must be approved by the landlord and may require the submittal of materials and/or finishes.

5.
Refer to the exhibits section for approved examples of sign types allowed, construction and illumination methods, layouts and locations.

6.
Window graphics are limited to a maximum continuous display of two (2) weeks and not more than two (2) months per year.

7.
The landlord reserves the right to approve window graphics and may, at its own discretion, deny the use of any graphic display by any tenant for any reason.

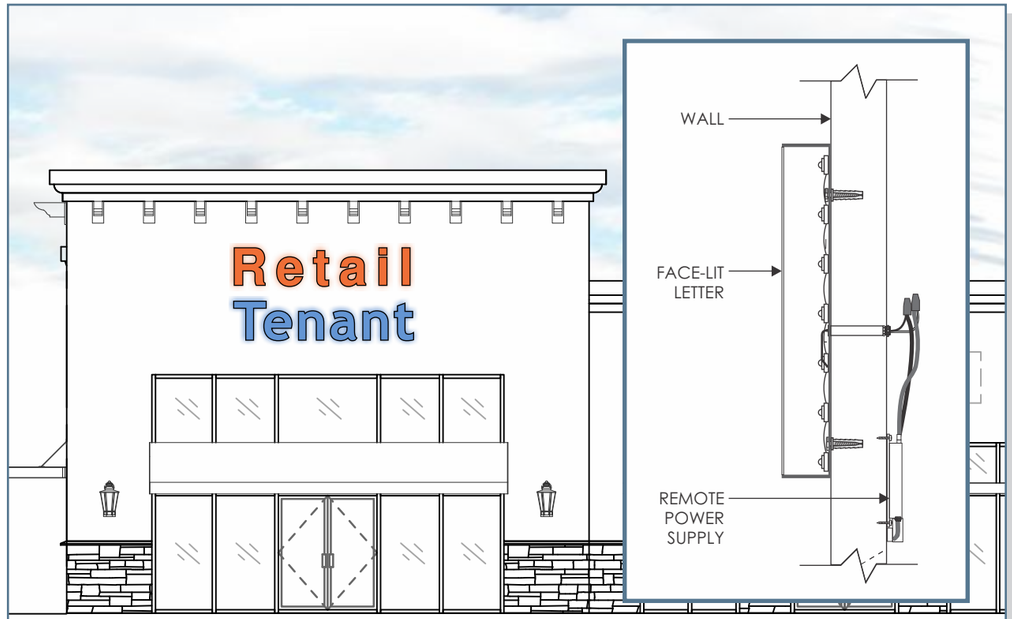
F. Incidental Tenant Signage

1.
Tenant address numerals are to be fabricated and installed on the entrance door using 6" high medium Helvetica numerals. The material shall be 3M Scotchcal 7725-20, matte white (or equal).

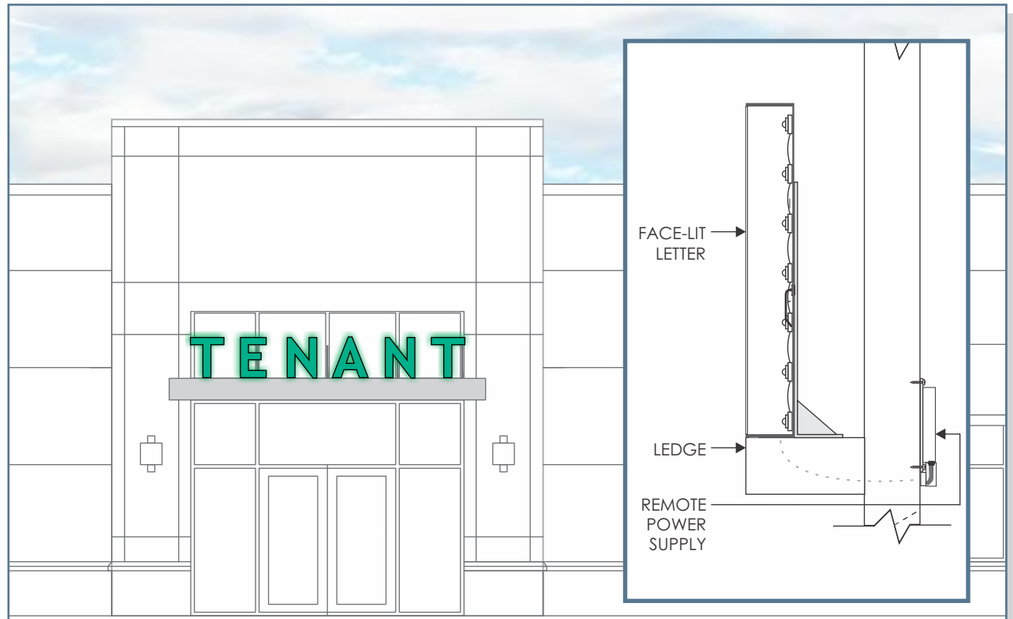
2.
Entry door decals shall be limited to the display of the tenant hours of operation, not to exceed 18" high X 12" wide, and no more than three (3) credit card decals.
Note: Does not include address numerals described above.

3.
Rear entry signs shall be uppercase medium Helvetica style numerals and letters. The copy is limited to the tenant name and address numerals only. Copy height shall be 3" inches, and centered horizontally from top of each door with 2" space between address numbers and Tenant name and located 5' from grade. The material shall be 3M Scotchcal 7725-101, nimbus gray (or equal). Maximum sign area is two square feet (2 sq. ft.).

4.
Refer to the exhibits section for example layouts and locations.



FACE-LIT CHANNEL LETTERS / WALL MOUNTED (TYPICAL)



FACE-LIT CHANNEL LETTERS / LEDGE MOUNTED (TYPICAL)



HALO-LIT CHANNEL LETTERS / WALL MOUNTED (TYPICAL)

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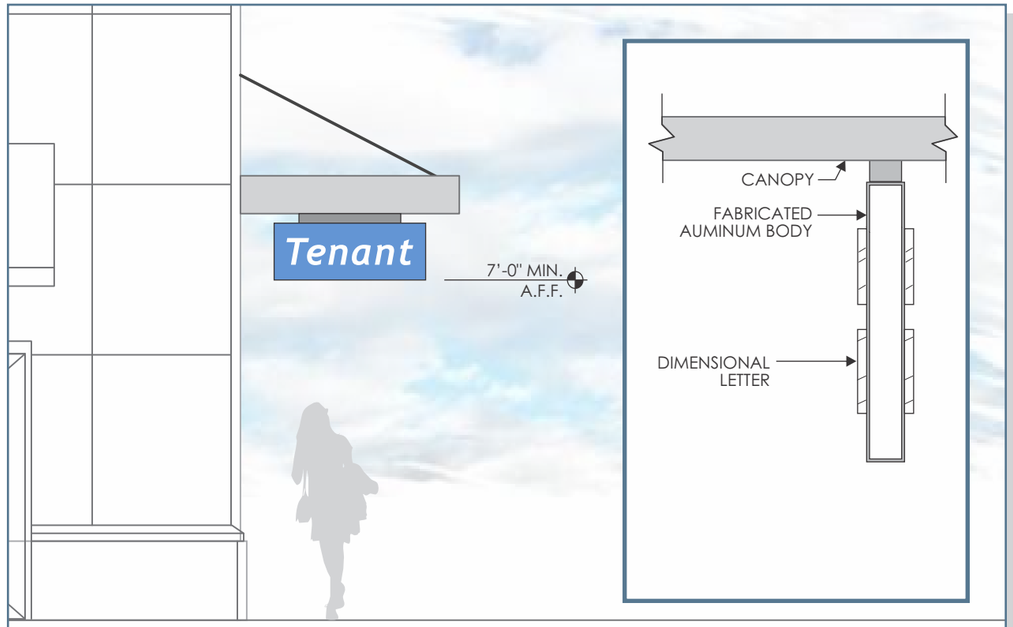
Section TWO

SHEET 1

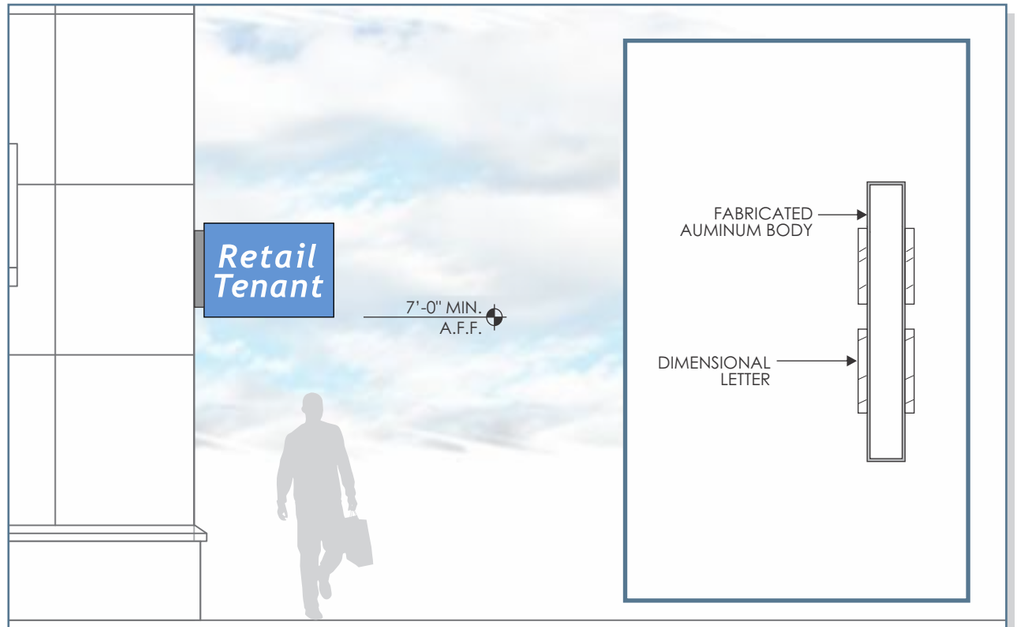
SECTION A: CONSTRUCTION/ILLUMINATION ALLOWED *(EXAMPLES SHOWN)*

TENANT DISPLAY TYPES

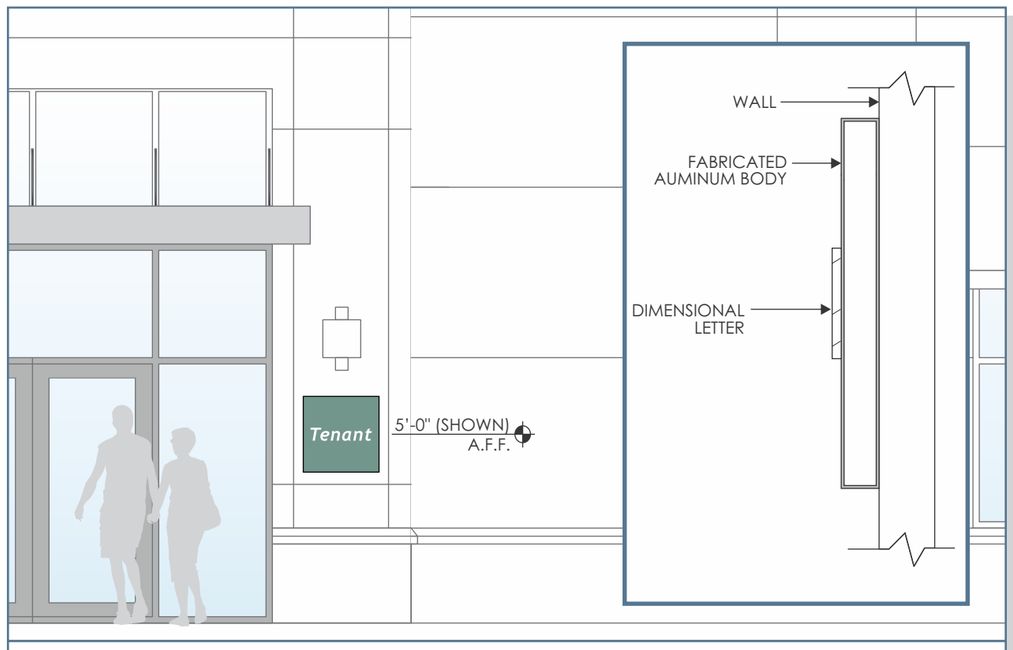
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UNDER CANOPY (TYPICAL) *ALLOWED: MAX 5 SQ. FT.*



PROJECTING BLADE (TYPICAL) *ALLOWED: MAX 5 SQ. FT.*



WALL PLAQUE (TYPICAL) *ALLOWED: MAX 6 SQ. FT.*

SECTION B: ACCESSORY SIGNS: WALL PLAQUE / UNDER CANOPY / PROJECTING BLADE (EXAMPLE SHAPES SHOWN, ACTUAL MAY VARY)

TENANT DISPLAY TYPES

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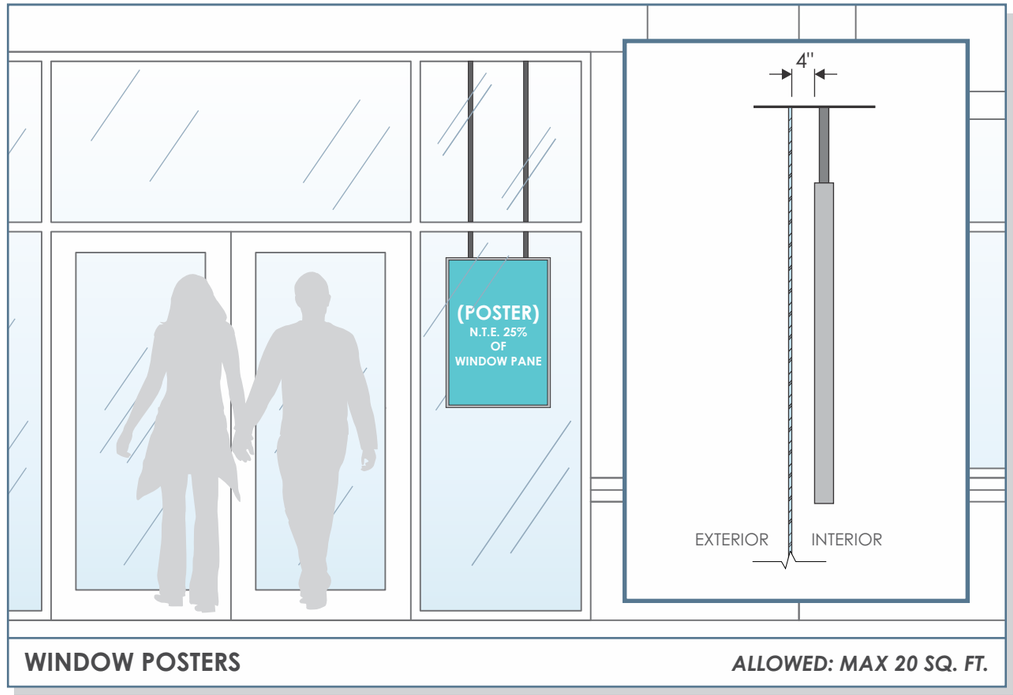
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DESERT PALMS
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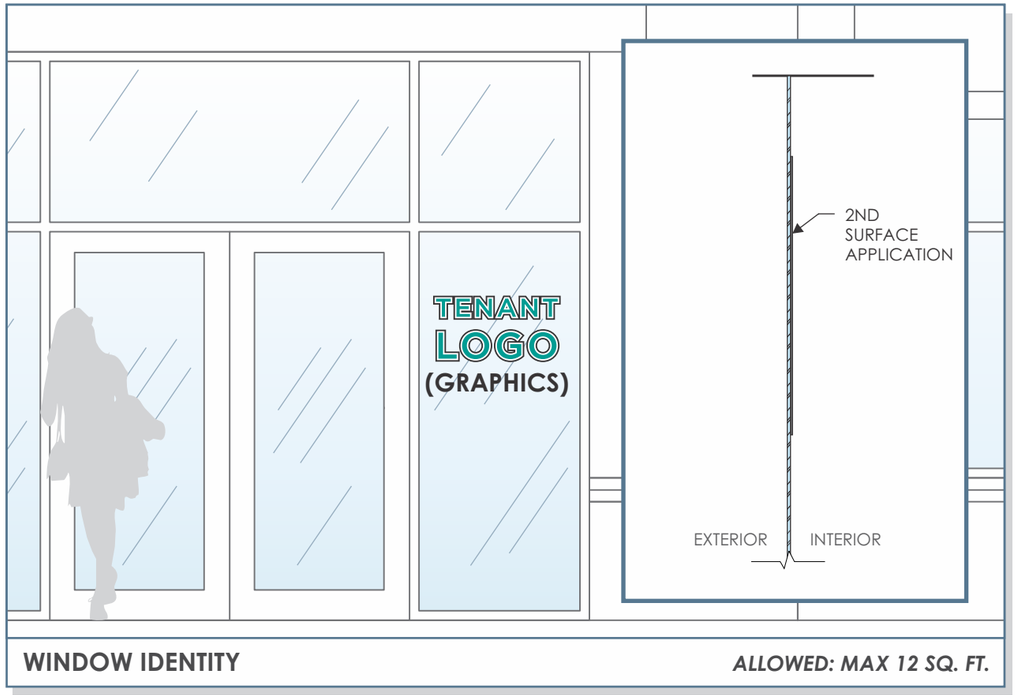
Section TWO

SHEET 2

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WINDOW POSTERS *ALLOWED: MAX 20 SQ. FT.*



WINDOW IDENTITY *ALLOWED: MAX 12 SQ. FT.*



WINDOW GRAPHICS *ALLOWED: MAX 25% OF TOTAL WINDOW AREA*

SECTION C: WINDOW POSTERS / SECTION D: WINDOW IDENTITY / SECTION E: WINDOW GRAPHICS *(EXAMPLES SHOWN)*

TENANT DISPLAY TYPES

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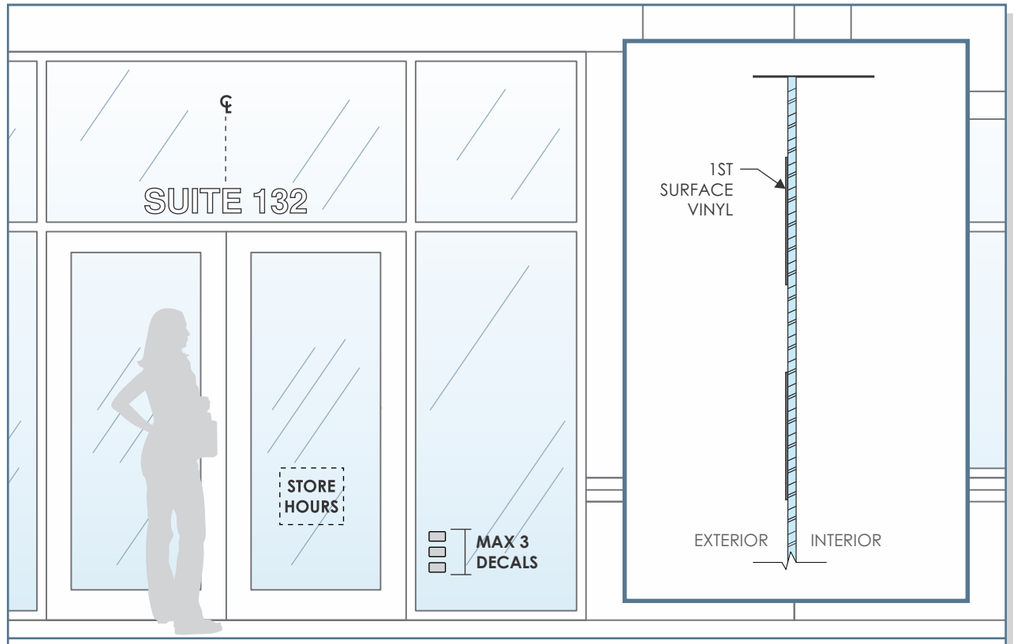
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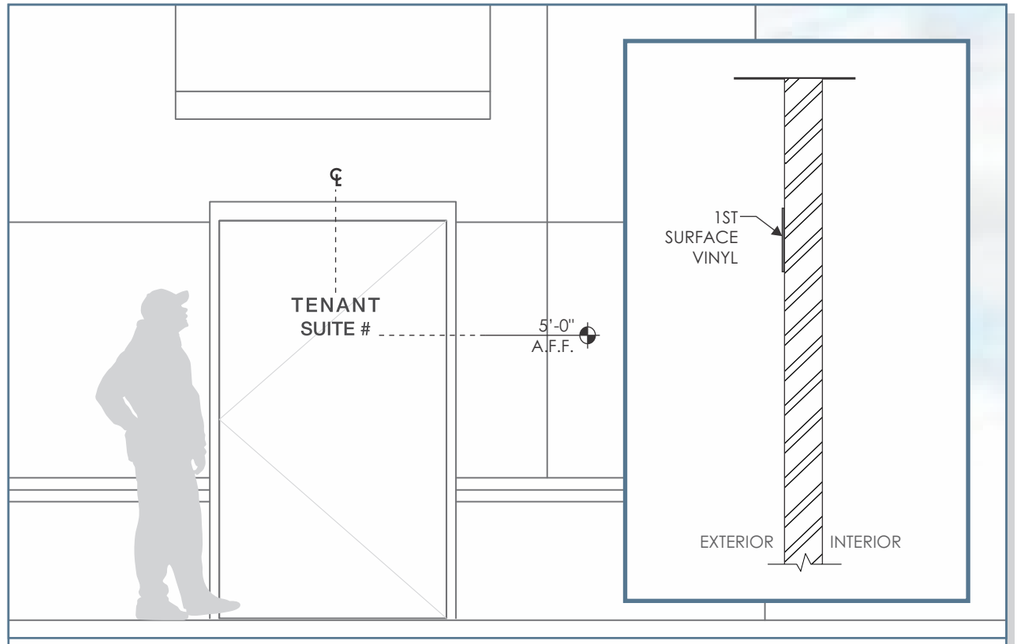
Section TWO

SHEET 3

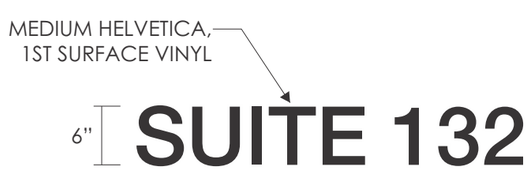
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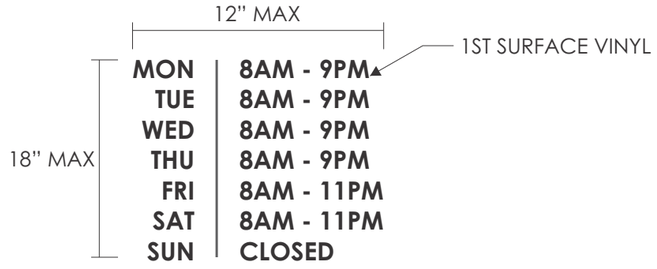
PRIMARY ENTRANCE (TYPICAL)



SERVICE ENTRANCE (TYPICAL)



INCIDENTAL: ADDRESS NUMERALS (TYPICAL)



INCIDENTAL: STORE HOURS (TYPICAL)



INCIDENTAL: SERVICE ENTRANCE (TYPICAL) *ALLOWED: MAX 2 SQ. FT.*

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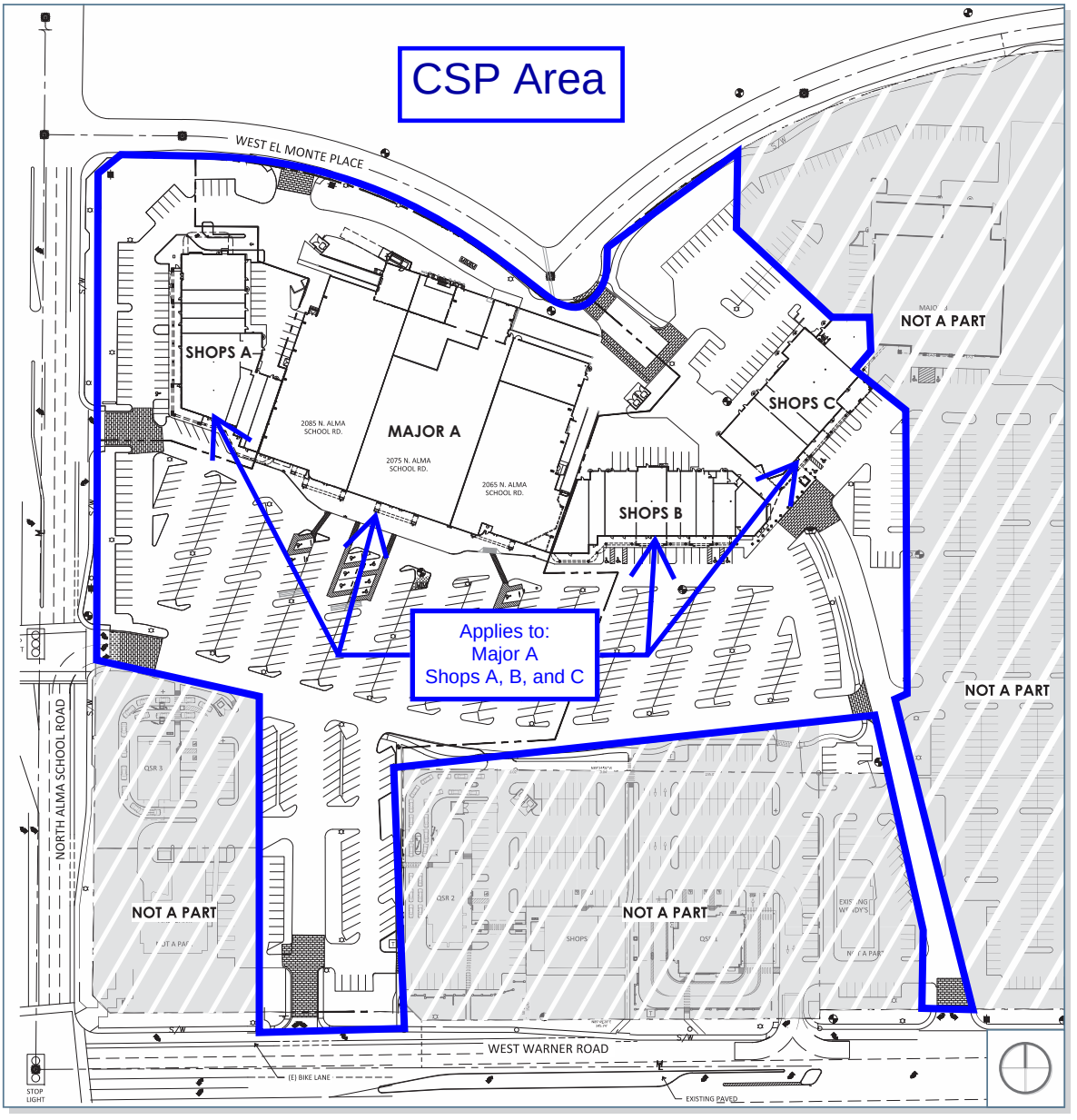
DESERT PALMS
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Section TWO

SHEET 4

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EXHIBIT 4


CSP Area
WEST EL MONTE PLACE
SHOPS A
2085 N. ALMA SCHOOL RD.
MAJOR A
2075 N. ALMA SCHOOL RD.
2065 N. ALMA SCHOOL RD.
SHOPS B
SHOPS C
NOT A PART
Applies to:
Major A
Shops A, B, and C
NOT A PART
NORTH ALMA SCHOOL ROAD
NOT A PART
NOT A PART
WEST WARNER ROAD
(E) BIKE LANE
EXISTING PAVED
STOP LIGHT

ITEM 6

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

Date: 10/21/2026
To: Planning and Zoning Commission
Thru:
From: Danielle Smee, Management Assistant
Subject: Notice of Cancellation of the November 4, 2026 Planning and Zoning Commission Hearing

---

Proposed Motion:

Notice of Cancellation of the November 4, 2026, Planning and Zoning Commission due to lack of items.

CHANDLER arizona
Community of Innovation

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 26-031

Date:	10/21/2026
To:	Planning and Zoning Commission
Thru:	David De La Torre, Acting Planning Administrator Lauren Schumann, Acting Planning Manager
From:	Taylor Manemann, City Planner
Subject:	PLH26-0021 Vale Sereno
Request:	Rezone from Agricultural District (AG-1) and Planned Area Development (PAD) for general and medical office to PAD for single-family residential Preliminary Development Plan (PDP) approval for subdivision layout and housing product for a 53-lot single-family subdivision
Location:	Generally located at the southeast corner of Chandler Heights and Cooper Roads.
Applicant:	Brennan Ray, Ray Law Firm

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH26-0021 Vale Sereno, Rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for general and medical office to PAD for single-family residential, generally located at the southeast corner of Chandler Heights and Cooper Roads, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH26-0021 Vale Sereno for subdivision layout and housing product for a 53-lot single-family subdivision, generally located at the southeast corner of Chandler Heights and Cooper Roads, subject to the conditions as recommended by Planning staff.

Background Data:

- Total size of the subject site is approximately 12.1 net acres
- Approximately 7.55 acres of the site are zoned Planned Area Development (PAD) for general and medical office, approved in 2008
- The remaining approximate 4.55 acres of the site are currently located in Maricopa County and zoned RU-43
- Upon annexation, the Maricopa County parcels will be given initial city zoning of Agricultural District (AG-1)
- Applicant is proposing 53 single-family lots totaling 4.38 du/ac
- Total proposed aggregate density within a 1/2-mile radius of the site is 1.75 du/ac

Surrounding Land Use Data:

North	Single-Family Residential	South	Via de Palmas, then Single-Family Residential
East	Agricultural Land and Single-Family Residential	West	Cooper Rd, then Agricultural Land

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No Change
Southeast Chandler Area Plan	Rural/Agrarian Character	No Change

Proposed Development

Number of Lots	53
Proposed Density (net)	4.38 du/ac
Aggregate Density (within 1/2-mile of the subject site)	Existing: 1.64 du/ac Proposed: 1.75 du/ac
Building Setback	Front: 20’ from back of sidewalk to face of garage 10’ from property line to livable
	Rear: 10’ for primary building/home 5' for an accessory building

(min)	Sides: 5' each side; except for lot 53 which shall comply with the side yard setbacks further described in rezoning Stipulation No. 10
Typical Lot Size	46’ x 112’ Lot area ranges between 5,232 and 7,170 square feet
Building Height (max)	30'
Lot Coverage (max)	60%
Proposed Architectural Themes	Four (4) total themes: Spanish Modern, Hacienda, Farmhouse, and Contemporary
Number of Floor Plans	Three (3)
Parking Provided	Off-street: Two-car garages with 20-foot driveways On-street: Parking permitted on one side

Review and Recommendation

Upon annexation of the portion of the site currently located in Maricopa County, the property as a whole will have an existing zoning of Agricultural District (AG-1) and Planned Area Development (PAD) for general and medical office. The existing Preliminary Development Plan (PDP) approval consists of a garden office development with seven (7) individual office buildings and 303 parking spaces. The office buildings were approved with a maximum height of 28 feet-8 inches.

The current development proposal is for a 53-lot single-family detached subdivision. The subdivision will be gated with the interior streets being private and allowing for parking on one side. Primary access for residents and deliveries will be off Cooper Road. A resident-only entrance/exit is also provided on the southern end of the project off Via de Palmas. The proposed development offers a "for sale" housing product that will bring more "missing middle" housing options to the market.

The subject property is located within the Southeast Chandler Area Plan (SECAP)

and designated for Rural/Agrarian character. The SECAP allows for a maximum density of 2.5 du/ac in this character area. Per the 2026 General Plan Update, this maximum density can be calculated using the average aggregate density of all residential lots within a 1/2-mile radius of the project site. This project is proposing an average aggregate density of 1.75 du/ac. This is below the 2.5 du/ac maximum allowed under the SECAP.

K Hovnanian is the developer for Vale Sereno and is proposing a housing product that consists of three (3) floor plans with four different architectural styles. Amenities provided include a dog park, shaded tot lot, and seating areas with armadas to provide shade. The three (3) floor plans include a fully single-story layout, a fully two-story layout, and a partial two-story layout. Lots along the north and west perimeter will be restricted to no more than two, fully two-story homes built side-by-side. Lots along the eastern property line will be required to have no fully two-story homes built side-by-side.

The applicant has worked with the neighbors surrounding the site to provide additional buffers and setbacks from the existing single-family residential lots. The eastern property line along the northern half of the site provides an approximate 115-foot setback between the county properties to the east and the nearest residential property line to the west. The northern property line along the eastern portion of the site provides an approximate 50-foot setback between the county properties to the north and the nearest residential property line to the south. The northeastern most lot (lot 53) provides a 20-foot side yard building setback adjacent to the rear property line of the two lots in McKinley Glenn to the north. This is providing a side yard setback that is 15 feet wider than the required setbacks for all other lots in the subdivision.

For these reasons, Planning staff finds the proposed single-family subdivision to be a compatible land use with the surrounding area, the General Plan and SECAP Land Use designations. 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 28, 2026. In addition to the applicant and planning staff, a total of 17 members of the community attended the meeting. Community members were concerned primarily with

the proposed density, the two-story building heights, setbacks from existing residences, traffic, and overall compatibility with the character of the existing communities in the area.

- Staff and the Applicant have been communicating with the surrounding neighbors to address their concerns.
    - Density: Per the SECAP and 2026 General Plan Update, the proposed average aggregate density does not exceed the maximum 2.5 du/ac permitted for the project.
    - Two-Story Building Heights: Through additional research, the applicant and staff have found that two-story homes are a common occurrence within a one-mile radius of the site. Many of the existing subdivisions located on Cooper Rd and Chandler Heights within one mile are either all two-story or mostly two-story. These subdivisions include the Barrington and Riggs Ranch subdivisions to the south; Creekwood Ranch, Calabria, and Cooper Corners subdivisions to the north; Riggs Meadows to the east; and Chandler Heights Estates to the west.
    - Setbacks: Compared to the already approved office development, the proposed single-family lots provide larger setbacks from the existing large-lot county properties adjacent to the property to the north. Additionally, the applicant has worked with the residents of McKinley Glenn to provide a larger 20-foot side yard setback for lot 53 which is immediately adjacent to the rear yard of two of the McKinley Glenn residents.
    - Traffic: The applicant has submitted a traffic study which has been reviewed by the city's traffic engineer. The study does not identify any issues or concerns related to the site circulation or traffic generation proposed for this project.
    - Character Compatibility: The applicant's proposal meets the density requirements set by the SECAP and General Plan. Additionally, the proposal is compatible with other recently approved single-family residential developments within the SECAP area.
- As of the writing of this memo, Planning staff has received thirteen (13) letters and four (4) calls from surrounding neighbors with both concerns and in opposition to the project. The letters and calls reiterated the same concerns brought up at the neighborhood meeting, as referenced above.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for general and medical office to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled, “Vale Sereno” and kept on file in the City of Chandler Planning Division, in File No. PLH26-0021, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.

2. Single-family residential shall be permitted up to a maximum density of 4.38 dwelling units per acre.

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

4. The landscaping in all 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.

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

6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s) the developer shall be required to upgrade such landscaping to meet current City Standards

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

8. Lot Coverage shall not exceed sixty percent (60%) of each lot area.

9. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Property Line Location	Minimum Building Setback
Front	20’ from back of sidewalk to face of garage 10’ from property line to livable
Rear	10’ for primary building/home 5’ for an accessory building
Sides	5’ each side; except for lot 53 which shall comply with the side yard setbacks further described in Stipulation No. 10

10. Lot 53 shall provide a minimum 20-foot setback on the north side property line for all structures exceeding 6 feet in height. Sport courts shall not be located within this 20-foot side yard setback.

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

1. Development shall be in substantial conformance with the Development Booklet, entitled, “Vale Sereno” and kept on file in the City of Chandler Planning Division, in File No. PLH26-0021, modified by such conditions including at the time the Booklet was approved by the Chandler City Council and/or as therefore amended, modified or supplemented by Chandler City Council.

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

3. Lots shall be restricted to single-story or a combination of one-story with two-story elements as indicated in the attachment titled "Vale Sereno - Floor Plan Restrictions."

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

5. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the

homeowners' association responsible for monitoring and enforcement of this requirement.

6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

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

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

Attachments

Vicinity Map
Development Booklet
Traffic Impact Study
Letters of Concern
Vale Sereno - Floor Plan Restrictions



Zoning Case
PLH26-0021 Vale Serano

Project Site

N

Rezone from AG-1 and PAD for general/medical office to PAD for single family Residential Preliminary Development Plan for subdivision layout and housing product for a 53-lot single-family subdivision

CHANDLER arizona

VALE SERENO

PROJECT NARRATIVE

CASE: PLH26-0021
3RD SUBMITTAL: SEPTEMBER 2026



PRESENTED BY:

RVi
Open the Outdoors

KHovnanian Homes

RA
RAY LAW FIRM

3

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LIST OF EXHIBITS

Exhibit 1: Context Aerial
Exhibit 2: Colored Site Plan
Exhibit 3: Black & White Site Plan
Exhibit 4: Colored Landscape Plan
Exhibit 5: Black & White Landscape Plan
Exhibit 6: Hardscape Details Sheet 1
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APPENDICES

Appendix A: Building Elevations & Floorplans
Appendix B: Color & Materials Palette
Appendix C: 3D Renderings

1. INTRODUCTION

Continuing its legacy of creating thoughtfully planned, high-quality single-family communities, K. Hovnanian Homes ("K. Hovnanian") is proposing to develop approximately 12.6± gross (12.1± net) acres located at the southeast corner of Cooper Road and Chandler Heights Road (the "Site"), as illustrated in ***Exhibit 1: Context Aerial***. The proposed residential community, Vale Sereno, will include 53 single-family lots, resulting in an overall density of 4.38 dwelling units per net acre. The Site is well-suited for residential development and offers an opportunity to provide a "Missing Middle" housing product that supports community growth while addressing a recognized gap in the local housing market

2. REQUEST

To achieve this, K Hovnanian requests:

- Annexation of approximately 4.55 net acres from Maricopa County into the City of Chandler,
- Zoning the Site Planned Area Development (PAD) for single-family residential,
- Preliminary Development Plan (PDP) for subdivision layout and housing product, and
- Preliminary Plat approval.

3. SITE BACKGROUND & CONTEXT

Currently, the Site spans two jurisdictions, including the City of Chandler and Maricopa County, and is located with the Southeast Chandler Area Plan ("SECAP"). The portion within the City of Chandler is zoned PAD for neighborhood garden office uses, while the unincorporated portions are designated RU-43 under Maricopa County zoning. The surrounding land uses consist primarily of established single-family residential development, with adjacent single-family uses to the east and south. Single-family subdivisions also exist to the north and northwest, across Chandler Heights Road, and to the south, across Via De Palmas. To the west, across Cooper Road, the Site is adjacent to existing agricultural uses.

4. GENERAL PLAN DESIGNATION

- The City's General Plan designates the Site as 'Neighborhood'. K Hovnanian's requests are supported by the following goals and policies of the General Plan:
- Land Use & Development Policy 1.1.1(f) Encourage compatible infill projects.
- Housing & Neighborhoods Policy 1.1.2 (a), 1.1.2 (b), 1.1.2 (c) Provide for a variety of housing choices for all income levels and promote a compatible mix of housing types in infill areas. Encourage a range of housing types within walking distance of schools and
- Infill: Development of vacant lands in predominantly built-up portions of the community or redevelopment of properties that are underutilized so as to make the most efficient use of existing infrastructure and attain higher economic return from real estate.

5. PROPOSED PLANNED AREA DEVELOPMENT

PAD zoning is intended to support implementation of the Chandler General Plan by promoting flexibility and offering a variety of residential, commercial, and industrial environments. In furtherance of these objectives, the proposed PAD seeks to rezone the Site from PAD (garden office uses) and RU-43 to PAD Residential. The unicorporated portion of APN 303-55-013W will not have any additional non-conformities caused by the annexation of the northern portion than what is currently present on site.

The requested zoning change provides an opportunity to expand additional housing choices in a single-family residential area of south Chandler, responding to both current demand and anticipated future growth. The proposed PAD is consistent with established zoning objectives and aligns with the overarching goals and policies of the Chandler General Plan and the SECAP.

6. SECAP PAD DEVELOPMENT STANDARDS

Vale Sereno is consistent with the recent change to allow new residential developments within the SECAP: new residential developments located within SECAP may utilize the average aggregate density of properties located within the SECAP boundaries within a ½ mile radius of the subject site to comply with the area plan's maximum allowable density. There are approximately 502.65 acres within a ½ mile radius. As is shown in ***Figure 1: 1/2 Mile Buffer Map***, there are approximately 826 parcels within a ½ mile of the Site. With the inclusion of the 53 proposed residential units, this is a density of approximately 1.64 du/ac without the site; with the site the density is approximately 1.75 du/ac, which is well below the SECAP requirements, leaving ample density for K. Hovnanian to apply for the development of Vale Sereno.

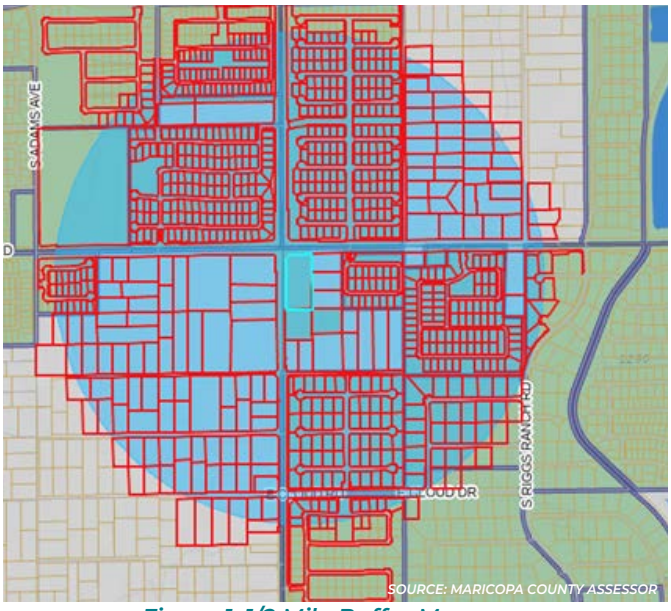


Figure 1: 1/2 Mile Buffer Map

TABLE 1 – SECAP PAD DEVELOPMENT STANDARDS

REGULATION	DEVELOPMENT STANDARD
On average, provide a 45-foot wide landscaped setback (measured from the curb line to the fence wall) along arterials.	An average of 77-feet of landscape setback is provided along Chandler Heights Road, and 78-feet along Cooper Road, measured from the curb line to the fence wall.
Use subdivision design techniques that reduce the number of houses backing up to arterial streets.	This plan was designed with a cul-de-sac along Chandler Heights Road. There are no homes backing to Chandler Heights Road.
Provide staggers or other breaks in perimeter fence walls adjoining arterial streets.	66% view fence is provided for more than half the frontage along Chandler Heights Road. Along Cooper Road there is a material change approximately every 85-feet as well as the incorporation of full and partial view fencing at select locations.
Provide rural character entry features.	The project's main entry includes theme details, monument signing, specialty pavement, enhanced wall details, and specimen landscape to emphasize a rural character.
When side or rear elevations will be visible from arterial or collector streets, no more than two identical side-by-side roof slopes should be provided.	A roofline matrix has been provided as part of Appendix A demonstrating the incorporation of multiple rooflines for each elevation style to create a variation between structures.
When backing onto an arterial street, the rear yard setback for a two-story elevation shall be a minimum of 40 feet, a minimum of 30 feet for a one-story elevation.	DEVIATION: Per the SECAP, 'although these standards represent the intended guide and expectations for developments, flexibility can be applied on a balance to fit a particular parcel/project provided that the overall intent of this section is achieved.' In lieu of providing extra deep backyards along the perimeter, the developer has elected to increase the perimeter landscape setback to achieve this same intent. As designed, there is a 49'-6" setback from the nearest two story home to the right-of-way of Cooper Road, and a 47'-1" from the nearest one story home to the right-of-way. From the roadway, this adds up to more than 95' from the back of curb to the nearest house.

7. PROPOSED PRELIMINARY DEVELOPMENT PLAN

Site Layout

Vale Sereno will be a high-quality, gated community that has been thoughtfully designed to comply with the City's Residential Design Standards, and to capture the character established in the SECAP. The community will have 53 lots with a minimum lot size of 46'x112'. One point of primary access will be provided along Cooper Road and one secondary/ emergency access provided along Via De Palmas. See ***Exhibit 2: Colored Site Plan.***

Parking

Parking within Vale Sereno will be provided primarily on-lot through the residence's garages and 20-foot driveways. To supplement this provided on-lot parking, parking will be permitted on one side of the street throughout the development. Areas that are permitted for parking shall be indicated with painted curbs and/or signage.

Amenities & Open Space

The development provides over 3.25 acres of open space enhanced by sustainable landscaping and a vibrant, desert-appropriate plant palette, as shown on ***Exhibit 4: Colored Landscape Plan***. All plant materials will consist of low water use species approved by the Arizona Department of Water Resources (ADWR), reinforcing responsible water stewardship. Residents will enjoy a well-designed amenity area centered on the primary entry featuring a tot lot, shaded ramada, and turf area that fosters outdoor activity and community interaction. An additional active turf area is being proposed along the southern perimeter of the site.

Entry, Walls, Signage

The primary entry experience is defined by a coordinated composition of monumentation, screen walls, decorative fencing, and vehicular gates that establish a cohesive identity for the community. Flanking both sides of the entry drive, a monument sign is integrated with a horizontally articulated CMU theme wall, incorporating alternating pilasters and smooth-faced infill panels to create depth and rhythm along the frontage. The monument signage is expressed with a warm-toned stucco finish and dimensional lettering, complemented by integrated landscape planting and subtle, low-level accent lighting to enhance nighttime visibility while maintaining a refined aesthetic.

Extending from the monument, the perimeter theme wall transitions into a combination of solid and semi-transparent elements. Solid segments provide visual continuity and screening, while open-view sections incorporate a welded steel frame with woven wire mesh infill to allow filtered views into the community and increase passive surveillance. The primary vehicular entry gates consist of a sliding steel frame system with integrated mesh panels that match the adjacent fence design, ensuring consistency in material and detailing. Decorative fencing throughout the development utilizes a welded steel frame with wire mesh infill, providing a contemporary yet understated aesthetic that complements the masonry elements while creating a unified system, reinforcing the identity of the community while providing security, durability, and an enhanced arrival experience.

8. SUBDIVISION LAYOUT DIVERSITY

Vale Sereno incorporates several of the Subdivision Diversity Elements into its design. Prior to arrival, the community begins to build visual interest prior to arrival through the coordinated, but materially diverse, thematic-themed perimeter along Cooper Road bordered by landscaped open spaces and irregular shaped retention basins.

Upon entering the community, residents and guest are welcomed by the main amenity area, creating a sense of neighborhood upon the first moments within the community. The development carries a cohesive color palette that unifies the community, despite the various architectural elevation options provided. This cohesion can be seen starting from the perimeter walls, the landscaping, building massing, and color palettes from both the plant materials and buildings and can be seen from outside of the community. The perimeter walls and fencing include a variety of types that range from full-view fencing, partial-view fencing, to solid wall materials, allowing those on the street to view into Vale Sereno in key locations. Within the community, there is ample open space with several of retention basins designed to be accessible and useable by residents.

9. DEVELOPMENT STANDARDS

Below are the development standards proposed for the Vale Sereno residential subdivision:

TABLE 2– PROPOSED DEVELOPMENT STANDARDS	
Lot Size (min.)	46' x 112'
Front Setback	20' from back of sidewalk to face of garage 10' from property line to livable
Rear Setback	10'; The rear yard setback for an accessory building shall be a minimum of 5 feet.
Street Side Setback	10'; an abutting landscape tract can reduce the minimum street side setback by the width of the tract to allow for a minimum 5' setback
Side Setback*	5'-5'
Building Height	30'
Density (Aggregate)	1.75 du/ac
Density (Gross)	4.21 du/ac
Density (Net)	4.38 du/ac
Common Open Space	20%
Lot Coverage (Maximum)	60%

* The northern side building setback of lot 53 shall be no less than 20 feet. The first 15 feet of the northern side setback on lot 53 shall be landscaped and not contain any structures above the fence height.

10. HOUSING PRODUCT

Vale Sereno's housing product is envisioned as a cohesive yet varied architectural composition, where careful attention to form, materiality, and detailing establishes a refined neighborhood character. The community will feature a collection of high-quality homes expressed through a blend of Spanish Modern, Hacienda, and Contemporary architectural styles, each thoughtfully articulated to contribute to a harmonious streetscape. Each home will be one or two stories and range in size from approximately 2,084 SF to approximately 3,406 SF. The square footages of the homes may be increased or decreased by up to 20% administratively by Staff.

Throughout the neighborhood, four-sided architecture is consistently implemented, ensuring that all elevations contribute towards the community's physical expression. The building massing utilizes a combination of varied rooflines, articulated façades, and integrated architectural elements that create depth and visual interest from multiple vantage points, including streets and open space areas. Each architectural style is supported by a palette of four distinct color schemes, incorporating complementary combinations of warm and neutral tones that reinforce the overall community aesthetic. This will contribute towards avoiding repeating elevations and maintaining visual interest along the streetscape.

Architectural detailing is applied in a deliberate and layered manner, reinforcing the identity of each style while maintaining cohesion across the development. Elements such as covered entry/ porches that are visible from the street, enhanced window trim, shutters, masonry veneer accents, parapets, window grilles, and articulated stucco control joints are integrated to provide texture, scale, and craftsmanship. These features are proportioned and placed to emphasize entry points, frame windows, and break down building mass, contributing to a more human-scaled and inviting environment.

Collectively, the housing product establishes a unified architectural framework defined by consistency in quality and diversity in expression, resulting in a well-composed residential setting that enhances the overall identity of Vale Sereno while supporting long-term visual character and neighborhood value.

11. ARCHITECTURAL DEVIATIONS

As a component of this rezoning request, the following deviations from Section 35-1903 are being requested.

TABLE 3 – DEVIATIONS & JUSTIFICATION	
DEVELOPMENT STANDARD	**DEVIATION JUSTIFICATION**
Provide single-story or combination one- and two-story homes on all corner lots, with the two-story portion encompassing a maximum 75% of the building footprint and oriented furthest away from the street side yard. (Section 35-1903.3.a.12)	We have identified 11 corner and end lots that will be restricted to single-story homes. Included is a single-story restricted site plan identifying these single-story restricted lots. Because our floor plans do not allow 75% of the two-story building footprint to be oriented away from the side street, we are not proposing a mix of one- and two-story homes on corner lots. Instead, all designated corner and end lots will be limited to single-story homes to comply with the intent of the design guidelines.
At least 3 sides of the structure provide a minimum of one vertical break stepping back a minimum depth of 3 feet for at least 25% of the length of each side. (Section 35-1903.3.a.14.b)	Due to the proposed building design, a minimum 1-foot-deep vertical break can be provided on one side of the elevation only, rather than on both sides.
Provide multiple roofs at different heights, or parapet heights varying a minimum of 2 feet (Section 35-1903.3.a.14.c)	Six of the nine elevations provide a minimum 2-foot variation in roof height, consistent with the design guideline. The Plan 2 Spanish Modern elevation incorporates a 1-foot roof height offset between building masses. While the Plan 2 Hacienda and Contemporary elevations do not include a roof height offset, they incorporate a combination of one- and two-story building masses that create variation in the overall building form and contribute to the architectural interest of the elevations. The proposed elevations are designed to express the unique architectural characteristics of each elevation style. Allowing the elevations as proposed preserves the individuality of each design while maintaining the overall quality and visual diversity of the streetscape.
Provide at least 3 features that break up the box-on-box effect (Section 35-1903.3.a.14.d)	The proposed elevation designs added multiple features to our plan to break up the box-on-box effect. Plan 2 incorporates a covered patio that projects beyond the exterior wall plane, adding depth and articulation to the building form. Plan 1 and Plan 2 Hacienda elevations feature covered front porches extending across more than 30% of the front façade. The Spanish Modern and Hacienda elevations for Plans 2 and 3 incorporate recessed windows that provide additional shadow lines and architectural interest. All Contemporary elevations include recessed siding elements that further enhance façade articulation. In addition, each architectural style features a distinct window muntin pattern, as well as unique front entry and garage door designs, reinforcing the individuality of each elevation.

TABLE 3 – DEVIATIONS & JUSTIFICATION (CONT.)	
DEVELOPMENT STANDARD	**DEVIATION JUSTIFICATION**
Design the primary facade of the buildings with varied setbacks for a minimum of 5 feet in depth to create an interesting and attractive street edge while maintaining the required building setback. (Section 35-1903.3.a.)	To meet the intent of this requirement, a 2' offset to the front façades of the buildings has been provided to create an interesting and attractive street edge without the varied 5' setbacks.



12. MISCELLANEOUS

Grading and Drainage

The On-Site Drainage Map is attached as ***Exhibit 15***. All development drainage systems will be designed and constructed in accordance with the latest MAG Standard Specifications and Details and the latest City Standards Details and Specifications. Onsite drainage and retention shall consist of catch basins, storm drains, and retention basins. Retention basins have been sized to retain runoff from the 100-year, 2-hour storm.

Utilities

Utilities and services will be provided by the City.

Phasing

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

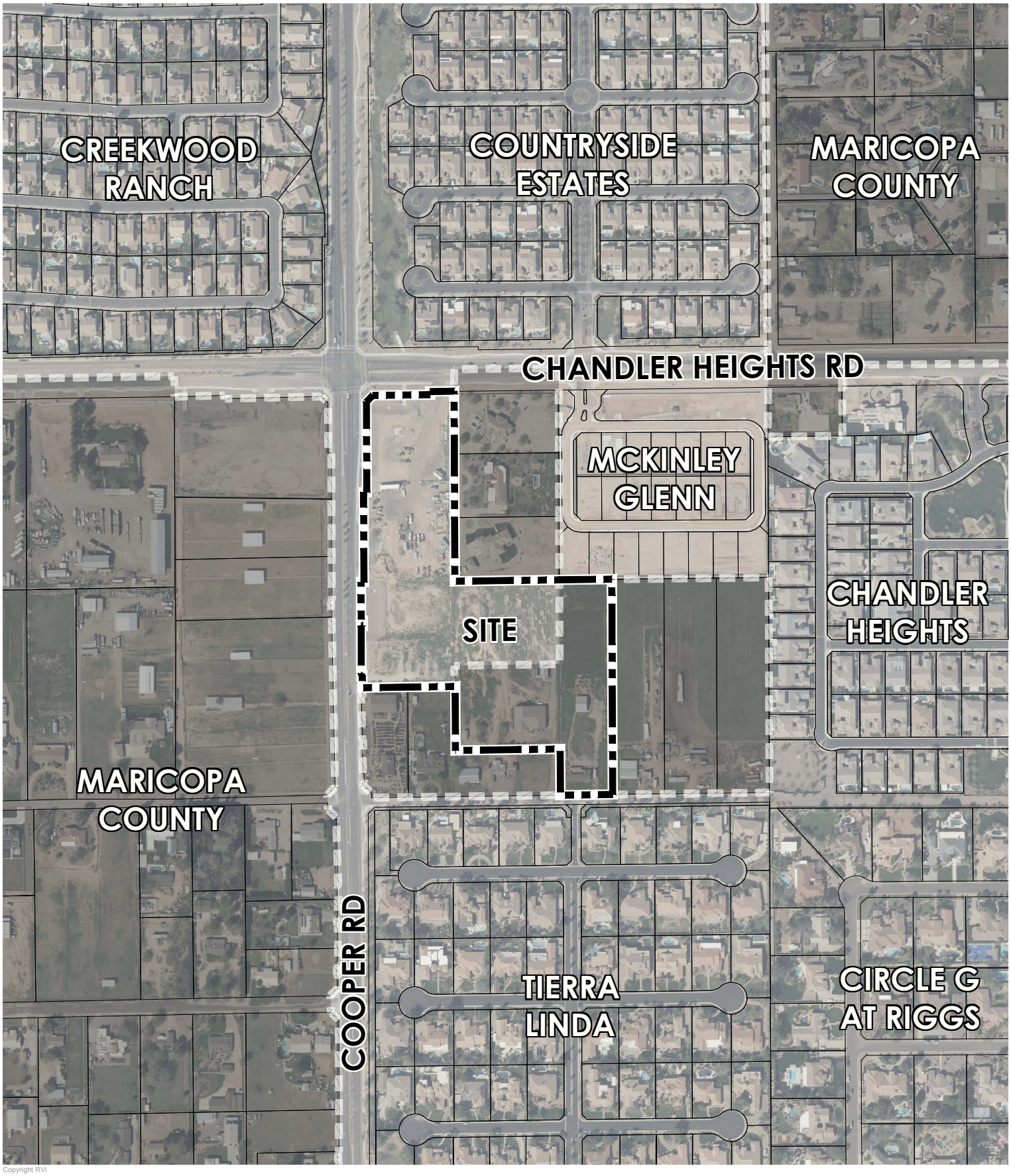
Preliminary Plat

A Preliminary Plat is included as ***Exhibit 16***.

13. CONCLUSION

Vale Sereno is envisioned as a cohesive residential environment that introduces a complementary range of housing choices while reinforcing the character of the surrounding area. The development establishes a unified community identity through high-quality architecture, thoughtful site planning, and integrated landscape design, resulting in a well-composed and visually consistent neighborhood presence.

Developed by K. Hovnanian, the Vale Sereno transforms a constrained site into a functional and sustainable residential community. Building placement, circulation, and open space are carefully organized to ensure compatibility with adjacent development while enhancing livability and long-term value. Collectively, Vale Sereno represents a well-considered and contextually appropriate addition to the area, and approval is respectfully requested.



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EXHIBIT 1 • **CONTEXT AERIAL**

- CHANDLER, AZ
- 2026-07-17
- # 26001454
- K HOVNANIAN

0 200' 400'

SCALE: 1" = 400'-0"

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

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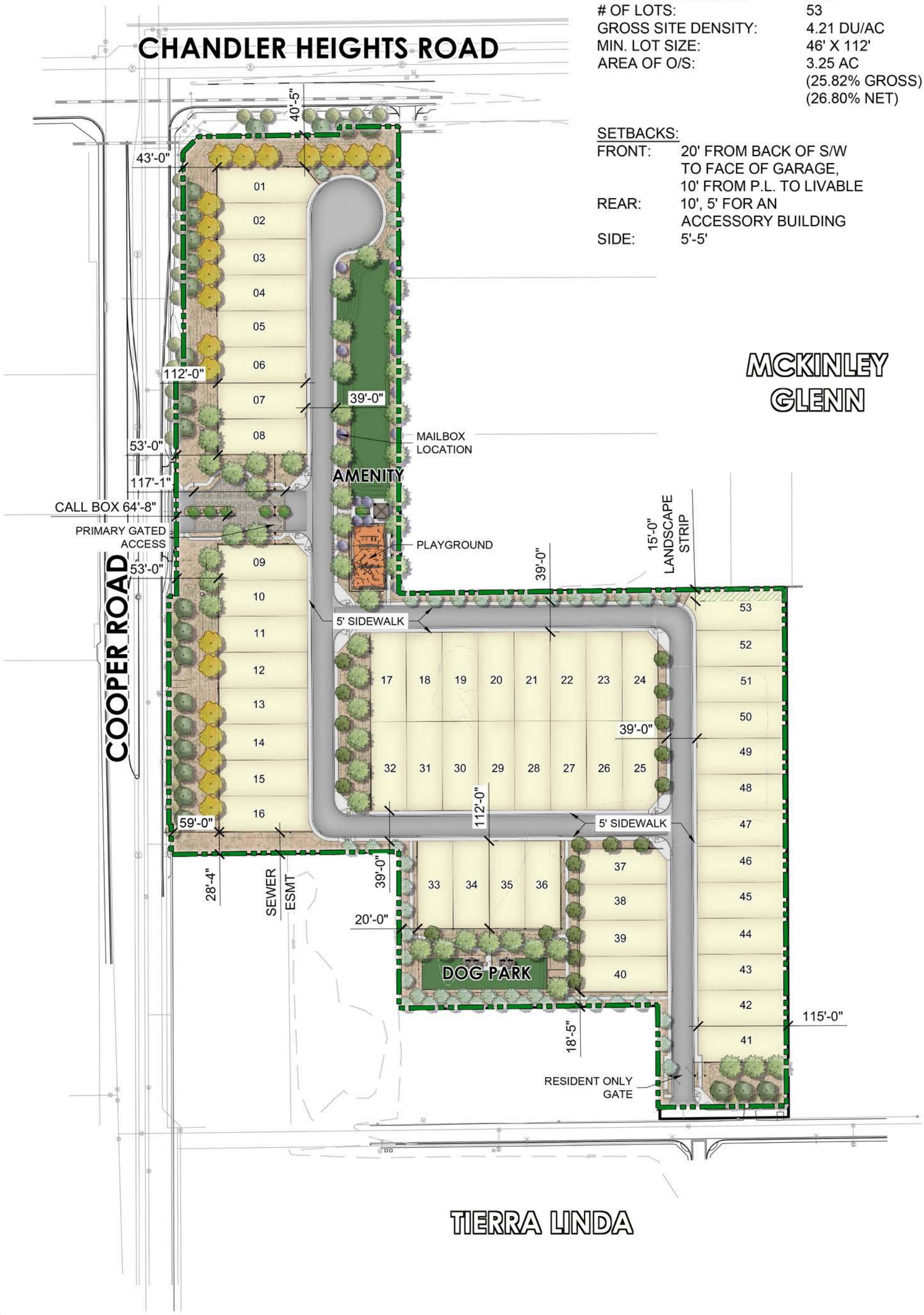
L:\26001454 - Vale Sienna (K. Hov)\06 PLANNING\02 CAD\03 SITE PLANS-RVi\1454-SITE PLAN EXHIBIT.dwg

SITE DATA

NET SITE AREA:	12.14 AC.
GROSS SITE AREA:	12.60 AC.
PROPOSED ZONING:	PAD
# OF LOTS:	53
GROSS SITE DENSITY:	4.21 DU/AC
MIN. LOT SIZE:	46' X 112'
AREA OF O/S:	3.25 AC (25.82% GROSS) (26.80% NET)

SETBACKS:

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



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EXHIBIT 6 • **COLORED SITE PLAN**

- CHANDLER, AZ
- 2026-09-16
- # 26001454
- K HOVNANIAN

0 60' 120'
SCALE: 1" = 120'-0"

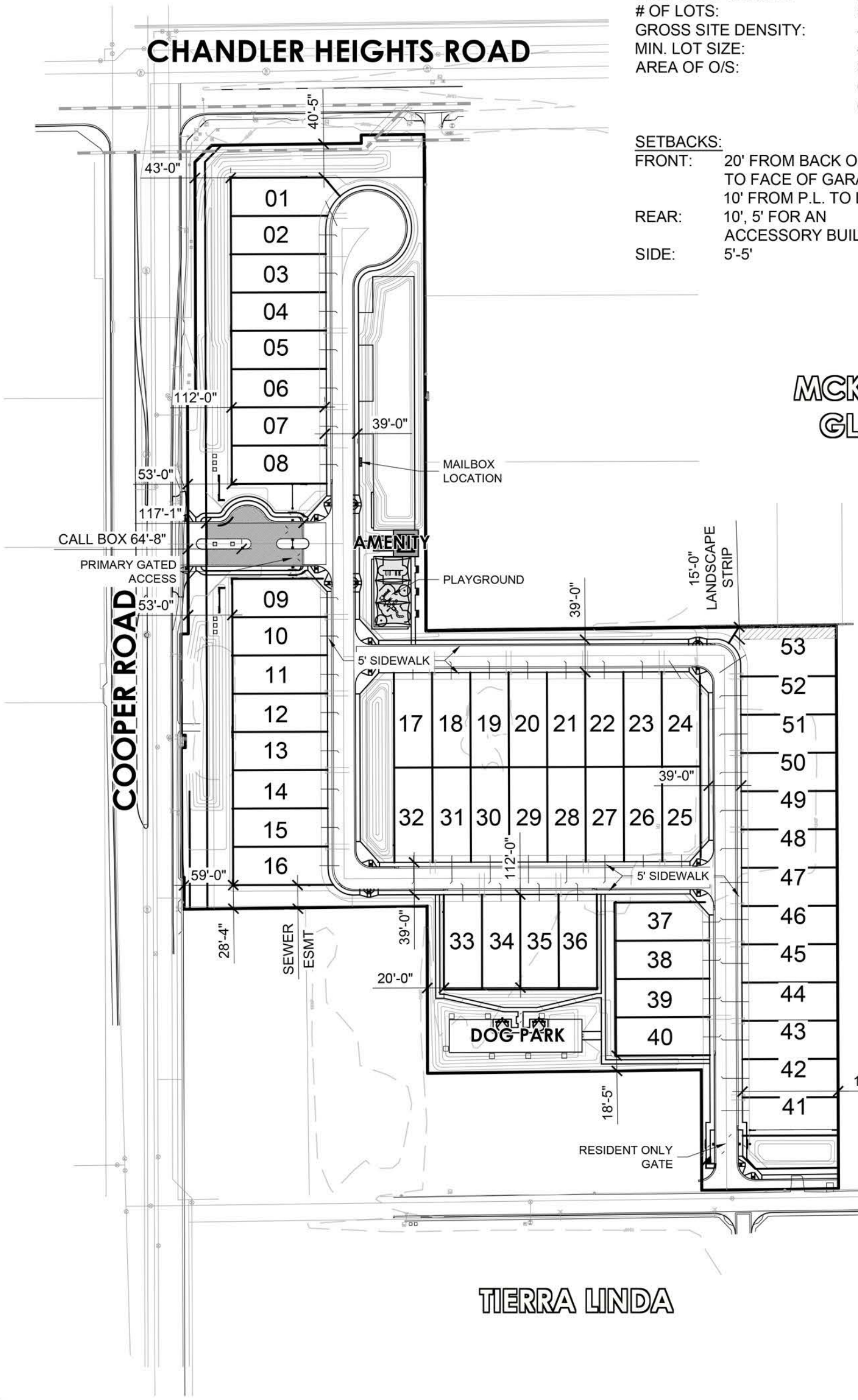
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

SITE DATA

NET SITE AREA:	12.14 AC.
GROSS SITE AREA:	12.60 AC.
PROPOSED ZONING:	PAD
# OF LOTS:	53
GROSS SITE DENSITY:	4.21 DU/AC
MIN. LOT SIZE:	46' X 112'
AREA OF O/S:	3.25 AC (25.82% GROSS) (26.80% NET)

SETBACKS:

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



MCKINLEY GLENN

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EXHIBIT 7 • **BLACK & WHITE SITE PLAN**

- CHANDLER, AZ
- 2026-09-16
- # 26001454
- K HOVNANIAN

0 50' 100'
SCALE: 1" = 100'-0"

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



LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE HxW	CALIPER	BOX SIZE	QTY	COMMENTS
Acacia aneura MULGA	6'x3'	1"	24"		
Acacia stenophylla SHOESTRING ACACIA	8'x4' 12'x7'	1.25" / 3"	24" / 48"		
Caesalpinia mexicana MEXICAN BIRD OF PARADISE	5'x3'	1"	24"		
Eucalyptus papuana GHOST GUM	5'x3' 12'x9'	1.25" / 3.5"	24" / 48"		
Pistacia x 'Red Push' RED PUSH PISTACHE	10'x 5'	2"	36"		
Quercus tusiformis 'Joan Lionetti' JOAN LIONETTI LIVE OAK	6'x4'	1.25"	24"		
Sophora secundiflora TEXAS MOUNTAIN LAUREL	8'x4' 11'x6' 14'x8'	1.25" / 2" / 3" /	24" / 36" / 48"		
Ulmus parvifolia EVERGREEN ELM	4'x3'	1"	24"		

SHRUBS & ACCENTS & VINES BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Antigonon leptopus QUEEN'S WREATH VINE	15 GAL.		
Caesalpinia pulcherrima RED BIRD OF PARADISE	5 GAL.		
Calliandra californica BAJA FAIRY DUSTER	5 GAL.		
Dodonaea viscosa 'Purpurea' PURPLE LEAFED HOPSEED BUSH	5 GAL.		
Eremophila hygrophana 'Blue Bells' BLUE BELLS	5 GAL.		
Eremophila maculata 'Valentine' RED EMU BUSH	5 GAL.		
Hesperaloe parviflora RED YUCCA	5 GAL.		
Leucophyllum langmaniae 'Lynn's Legacy' LYNN'S LEGACY TEXAS RANGER	5 GAL.		
Leucophyllum zygophyllum 'Cimarron' BLUE RANGER	5 GAL.		
Muhlenbergia capillaris 'Regal Mist'® REGAL MIST PINK MUHLY GRASS	5 GAL.		
Muhlenbergia lindheimeri 'Autumn Glow'® LINDHEIMER'S MUHLY	5 GAL.		
Podilanthus macrocarpus LADY SLIPPER	5 GAL.		
Russelia equisetiformis FIRECRACKER PLANT	5 GAL.		
Tecoma stans 'Gold Star' GOLD STAR YELLOW BELLS	5 GAL.		

GROUNDCOVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Acalypha monostachya 'Raspberry Fuzzies'™ RASPBERRY FUZZIES ROUND COPPERLEAF	1 GAL.		
Baccharis x 'Starn'® STARN THOMPSON COYOTE BRUSH	1 GAL.		
Bougainvillea x 'Oo-La-La'® OO-LA-LA BOUGAINVILLEA	1 GAL.		
Eremophila glabra 'Mingenew Gold' OUTBACK SUNRISE EMU BUSH	1 GAL.		
Lantana montevidensis TRAILING LANTANA	1 GAL.		
Lantana x 'New Gold' NEW GOLD LANTANA	1 GAL.		
Portulacaria afra 'Minima' ELEPHANT'S FOOD	1 GAL.		
Rosmarinus officinalis 'Huntington Carpet' HUNTINGTON CARPET ROSEMARY	1 GAL.		
Ruellia brittoniana 'Katie' BLUE DWARF RUELLIA	1 GAL.		

MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
ROCK MULCH ROCK PROS 'PAINTED DESERT'	1/2" SCREENED		
Cynodon dactylon 'E-Z Turf Midiron' MIDIRON BERMUDA	SOD		

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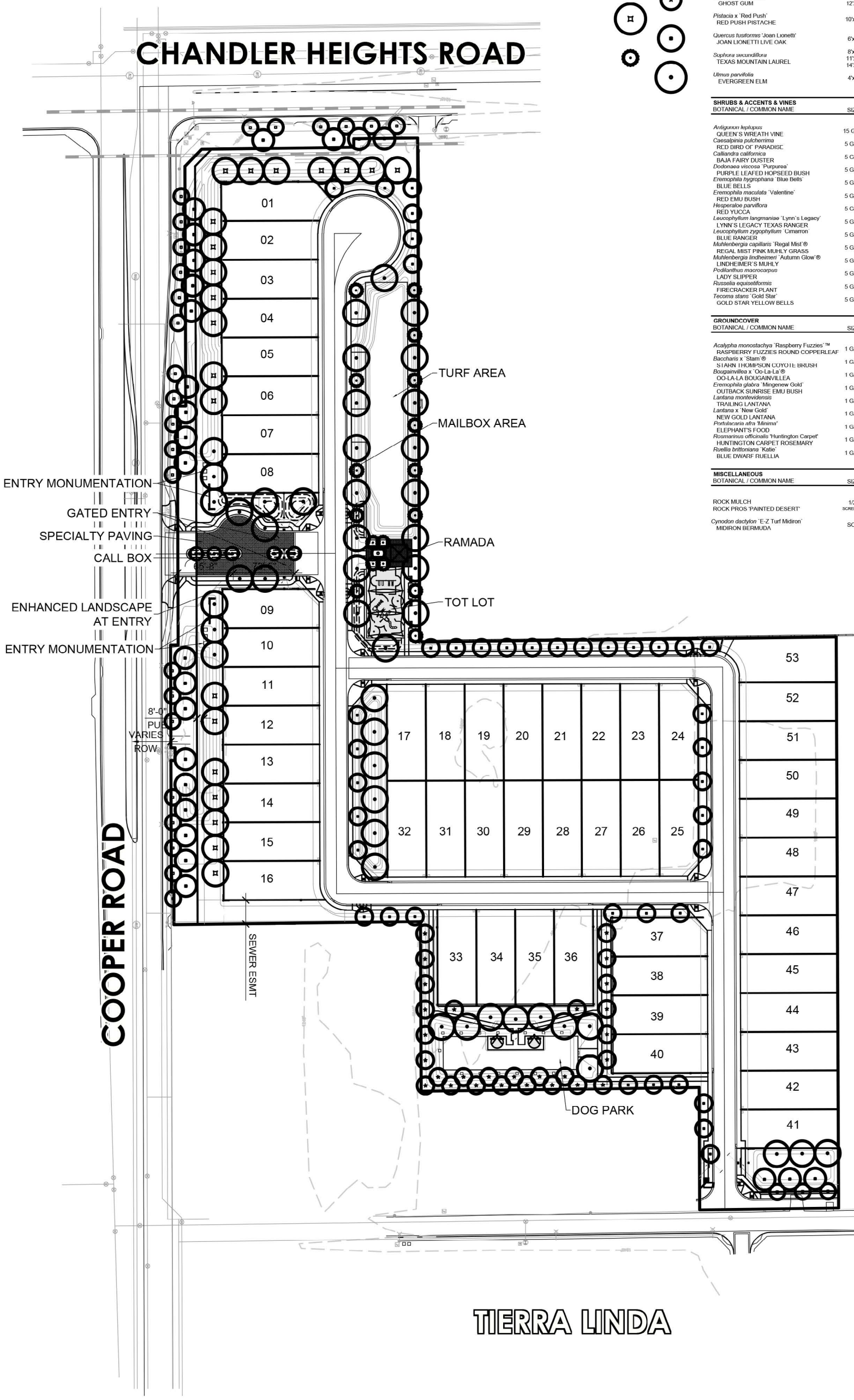
EXHIBIT 4 • **COLORED LANDSCAPE PLAN**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

0 60' 120'
SCALE: 1" = 120'-0"

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

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LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE HxW	CALIPER	BOX SIZE	QTY	COMMENTS
Acacia aneura MULGA	6'x3'	1"	24"		
Acacia stenophylla SHOESTRING ACACIA	8'x4' 12'x7'	1.25" / 3"	24" / 48"		
Caesalpinia mexicana MEXICAN BIRD OF PARADISE	5'x3'	1"	24"		
Eucalyptus papuana GHOST GUM	5'x3' 12'x9'	1.25" / 3.5"	24" / 48"		
Pistacia x 'Red Push' RED PUSH PISTACHE	10'x 5'	2"	36"		
Quercus tusiformis 'Joan Lionetti' JOAN LIONETTI LIVE OAK	6'x4'	1.25"	24"		
Sophora secundiflora TEXAS MOUNTAIN LAUREL	8'x4' 11'x6' 14'x8'	1.25" / 2" / 3" /	24" / 36" / 48"		
Ulmus parvifolia EVERGREEN ELM	4'x3'	1"	24"		

SHRUBS & ACCENTS & VINES BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Antigonon leptopus QUEEN'S WREATH VINE	15 GAL.		
Caesalpinia pulcherrima RED BIRD OF PARADISE	5 GAL.		
Calliandra californica BAJA FAIRY DUSTER	5 GAL.		
Dodonaea viscosa 'Purpurea' PURPLE LEAFED HOPSEED BUSH	5 GAL.		
Eremophila hygrophana 'Blue Bells' BLUE BELLS	5 GAL.		
Eremophila maculata 'Valentine' RED EMU BUSH	5 GAL.		
Hesperaloe parviflora RED YUCCA	5 GAL.		
Leucophyllum langmaniae 'Lynn's Legacy' LYNN'S LEGACY TEXAS RANGER	5 GAL.		
Leucophyllum zygophyllum 'Cimarron' BLUE RANGER	5 GAL.		
Muhlenbergia capillaris 'Regal Mist'® REGAL MIST PINK MUHLY GRASS	5 GAL.		
Muhlenbergia lindheimeri 'Autumn Glow'® LINDHEIMER'S MUHLY	5 GAL.		
Podilanthus macrocarpus LADY SLIPPER	5 GAL.		
Russelia equisetiformis FIRECRACKER PLANT	5 GAL.		
Tecoma stans 'Gold Star' GOLD STAR YELLOW BELLS	5 GAL.		

GROUNDCOVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Acalypha monostachya 'Raspberry Fuzzies'™ RASPBERRY FUZZIES ROUND COPPERLEAF	1 GAL.		
Baccharis x 'Starn'® STARN THOMPSON COYOTE BRUSH	1 GAL.		
Bougainvillea x 'Oo-La-La'® OO-LA-LA BOUGAINVILLEA	1 GAL.		
Eremophila glabra 'Mingenew Gold' OUTBACK SUNRISE EMU BUSH	1 GAL.		
Lantana montevidensis TRAILING LANTANA	1 GAL.		
Lantana x 'New Gold' NEW GOLD LANTANA	1 GAL.		
Portulacaria afra 'Minima' ELEPHANT'S FOOD	1 GAL.		
Rosmarinus officinalis 'Huntington Carpet' HUNTINGTON CARPET ROSEMARY	1 GAL.		
Ruellia britoniana 'Katie' BLUE DWARF RUELLIA	1 GAL.		

MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
ROCK MULCH ROCK PROS 'PAINTED DESERT'	1/2" SCREENED		
Cynodon dactylon 'E-Z Turf Midiron' MIDIRON BERMUDA	SOD		

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EXHIBIT 5 • **BLACK & WHITE LANDSCAPE PLAN**

- CHANDLER, AZ
- 2026-07-17
- # 26001454
- K HOVNANIAN

0 60' 120'
SCALE: 1" = 120'-0"

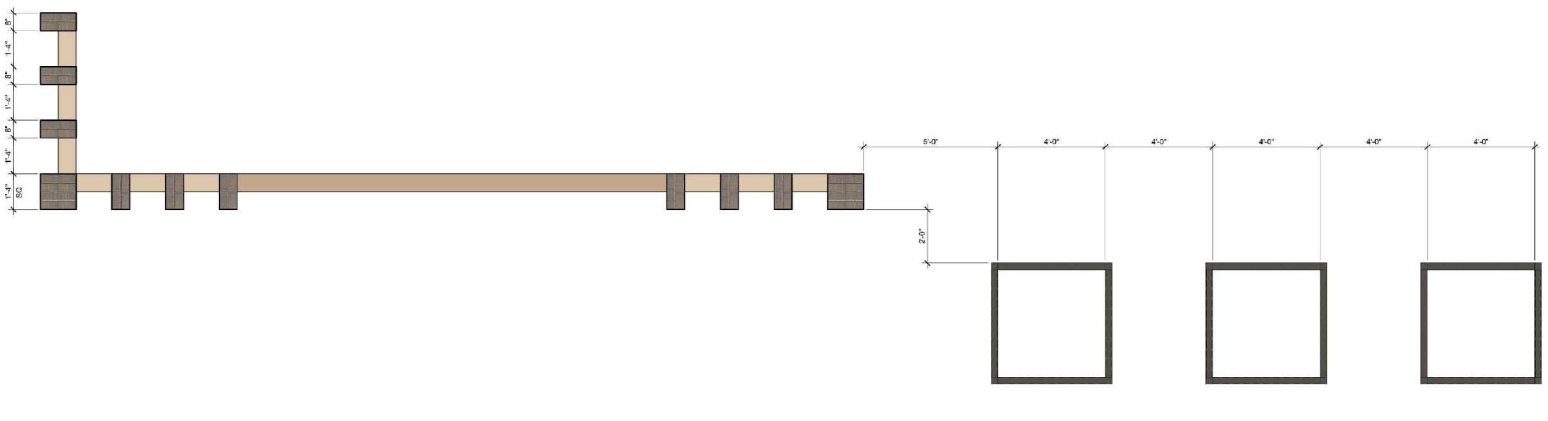
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L:\26001454 - Vale Sereno (K. Hov)\06 PLANNING\02 CAD\04 SUPPORTING EXHIBITS\RVI-1454-HSCP DETAILS.dwg



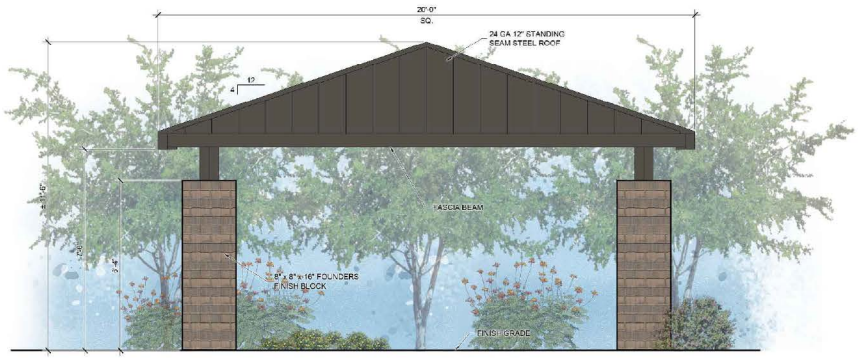
1 ENTRY MONUMENT ELEVATION
SCALE: 1/2" = 1'-0"



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



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



2 RAMADA ELEVATION
SCALE: 1/2" = 1'-0"

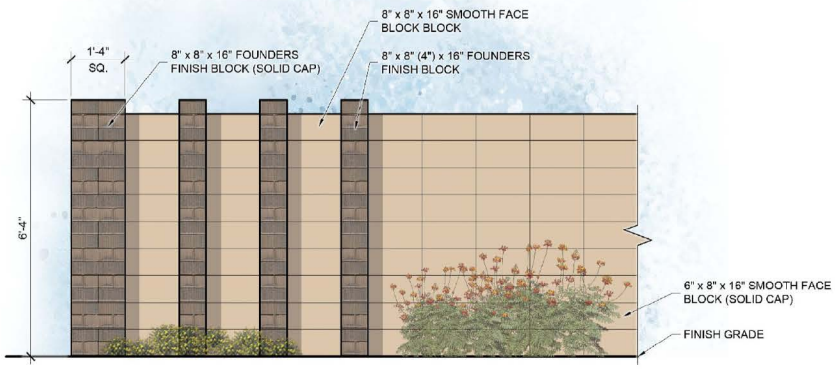
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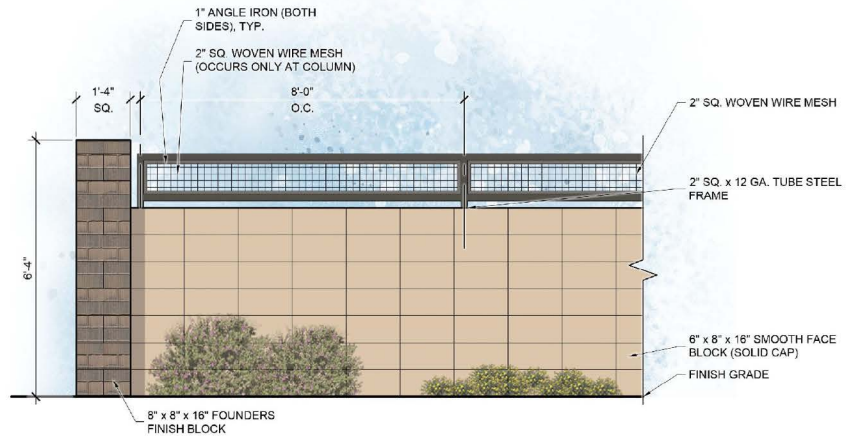
EXHIBIT 6 • **HARDSCAPE DETAILS SHEET 1**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

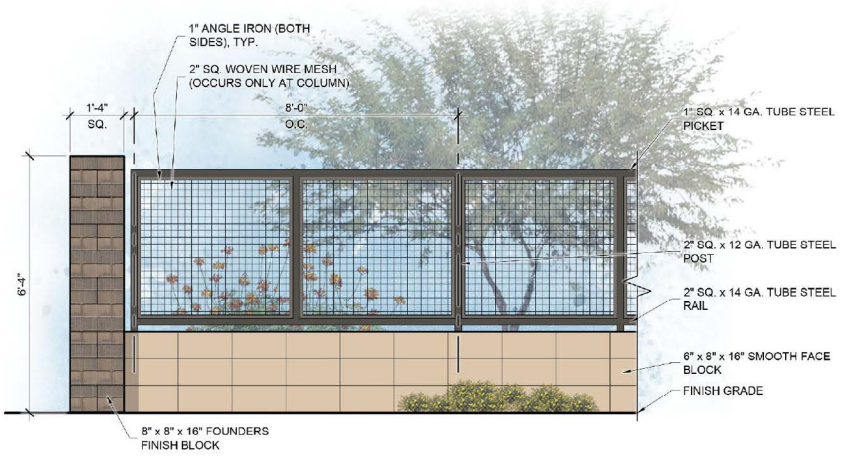
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1 THEME WALL ELEVATION
SCALE: 1/2" = 1'-0"



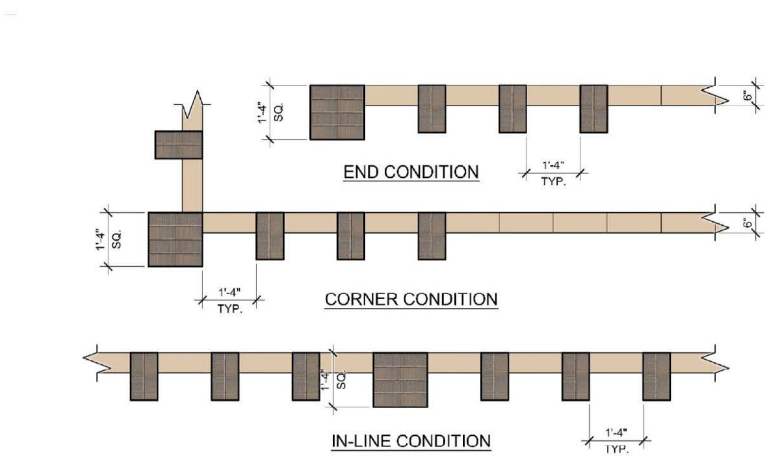
2 22% VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"



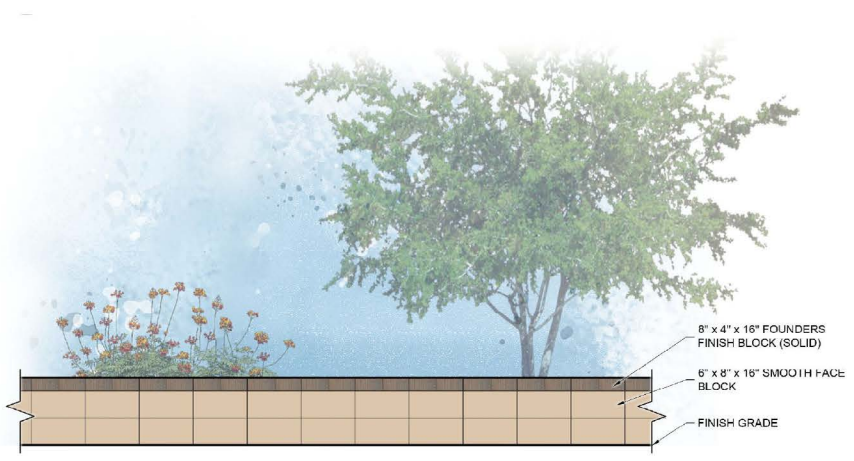
3 66% VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"



4 FULL VIEW FENCE ELEVATION
SCALE: 1/2" = 1'-0"



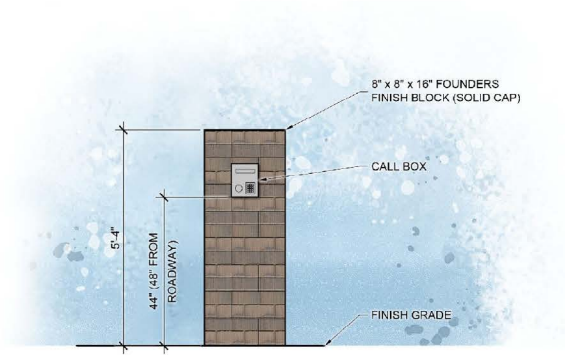
5 THEME WALL COLUMN CONDITIONS
SCALE: 1/2" = 1'-0"



6 SEAT WALL ELEVATION
SCALE: 1/2" = 1'-0"



7 DOG PARK FENCING
SCALE: 1/2" = 1'-0"



8 GATE CALL BOX
SCALE: 1/2" = 1'-0"

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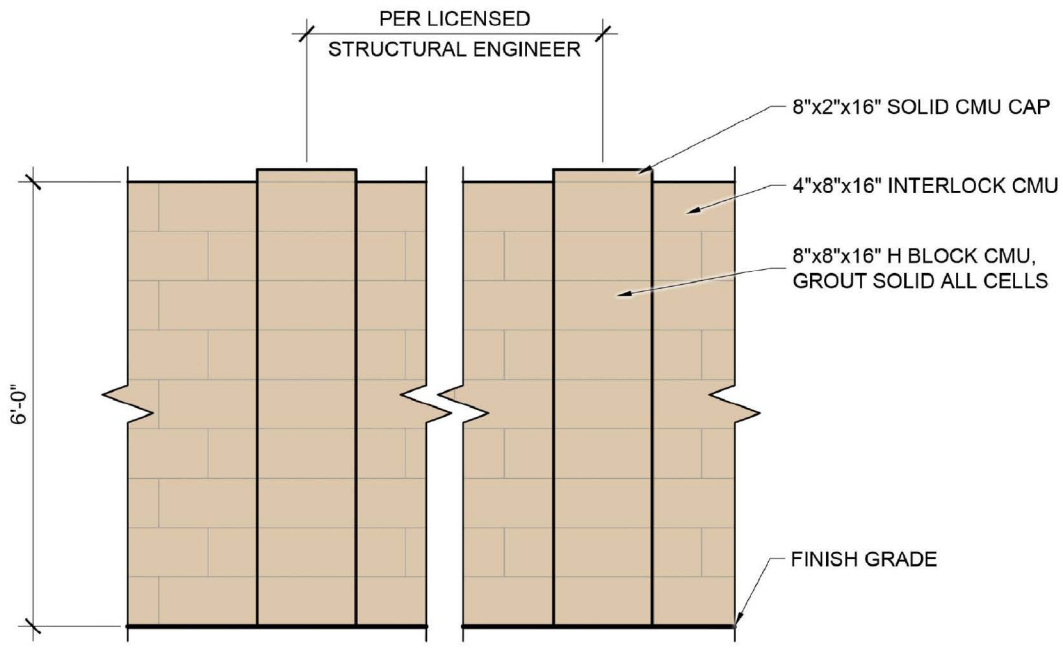
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EXHIBIT 7 • **HARDSCAPE DETAILS SHEET 2**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

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9 DOOLEY WALL ELEVATION

SCALE: 1/2" = 1'-0"

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EXHIBIT 8 • **HARDSCAPE DETAILS SHEET 3**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

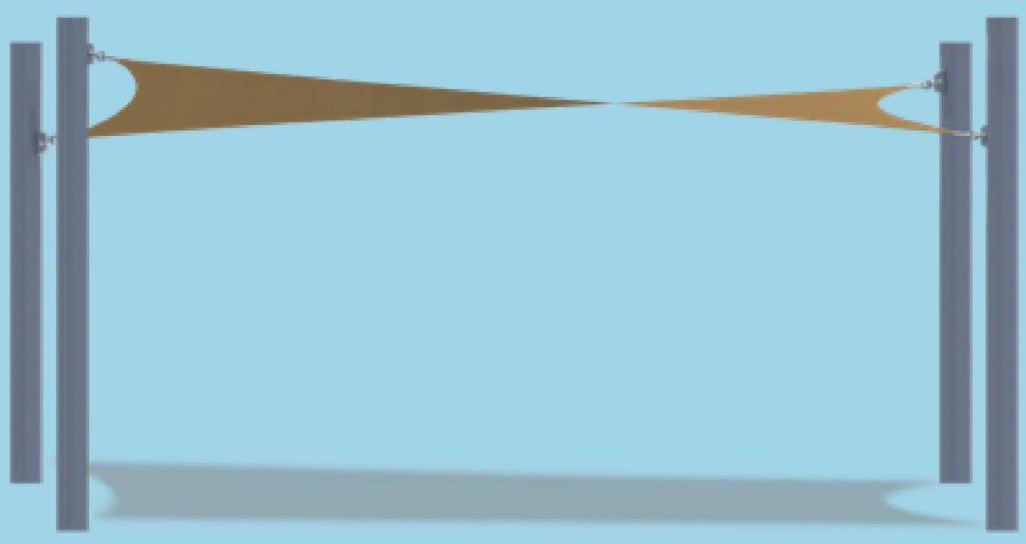
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USASHADE®

4-POINT HYPAR SAIL Up to 60' per side

Our 4-Point Hypar Sail structure features columns of varying heights, allowing the fabric to be formed into a hyperbolic shape.



CANTILEVER DISC 15'x20'

Our Cantilever Disc structure is a minimalistic design of a framed circular fabric shade suspended by a curved column.



PLAY AREA AND DOG PARK AREA SHADES

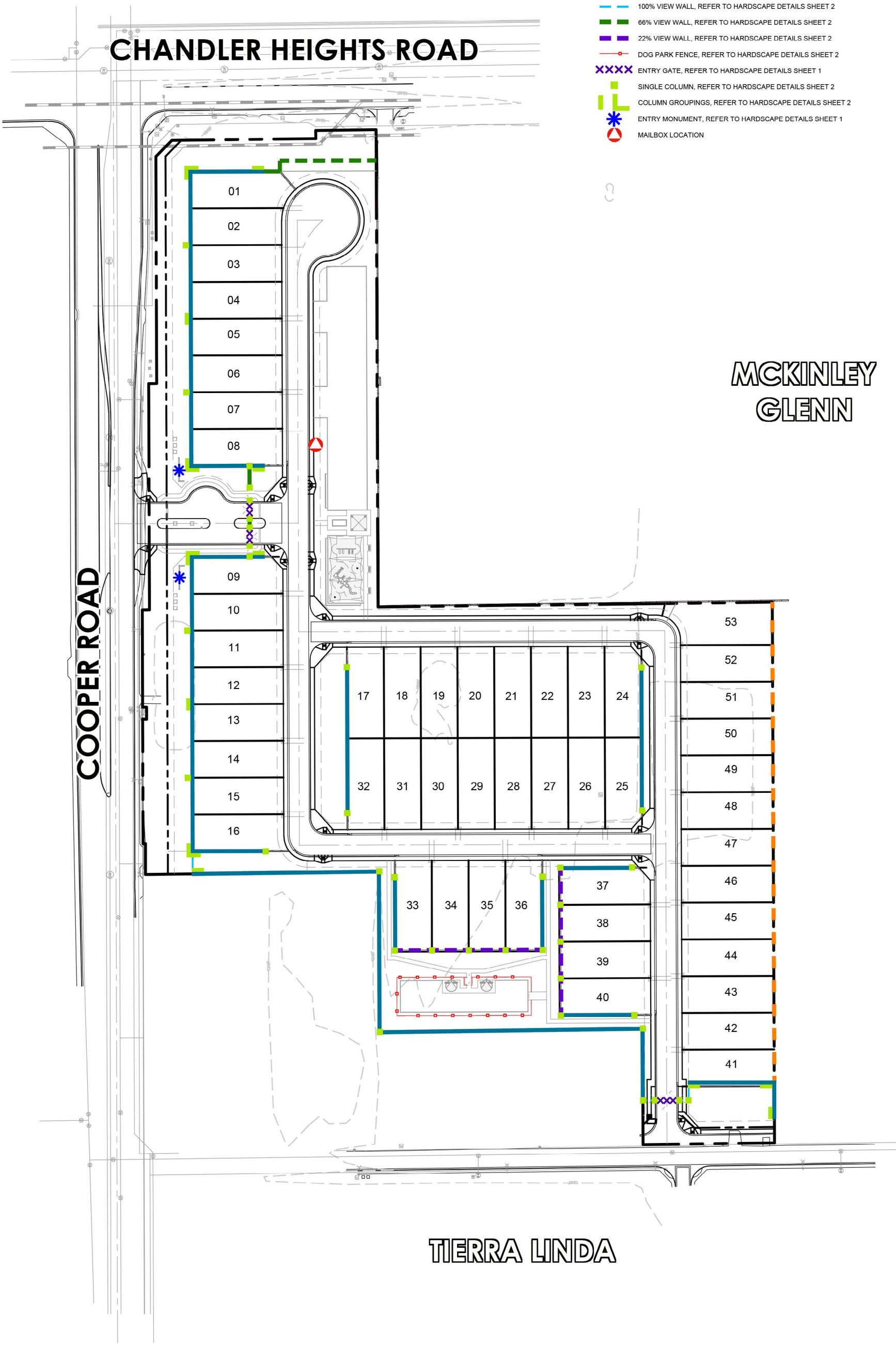
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EXHIBIT 9 • **HARDSCAPE DETAILS SHEET 4**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

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LEGEND

- THEME WALL, REFER TO HARDSCAPE DETAILS SHEET 2
- DOOLEY WALL, REFER TO HARDSCAPE DETAILS SHEET 3
- EXISTING WALL (6' CMU DOOLEY WALL)
- 100% VIEW WALL, REFER TO HARDSCAPE DETAILS SHEET 2
- 66% VIEW WALL, REFER TO HARDSCAPE DETAILS SHEET 2
- 22% VIEW WALL, REFER TO HARDSCAPE DETAILS SHEET 2
- DOG PARK FENCE, REFER TO HARDSCAPE DETAILS SHEET 2
- ENTRY GATE, REFER TO HARDSCAPE DETAILS SHEET 1
- SINGLE COLUMN, REFER TO HARDSCAPE DETAILS SHEET 2
- COLUMN GROUPINGS, REFER TO HARDSCAPE DETAILS SHEET 2
- ENTRY MONUMENT, REFER TO HARDSCAPE DETAILS SHEET 1
- MAILBOX LOCATION

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EXHIBIT 10 • **WALL PLAN**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

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0 60' 120' 240'
SCALE: 1" = 120'-0"

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PRELIMINARY PLAT
FOR
VALE SERENO

LOCATED IN A PORTION OF THE NORTHWEST SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (PER TITLE REPORT):

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25 (BRASS CAP IN HANDHOLE) FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 25 (BRASS CAP IN HANDHOLE) BEARS NORTH 89 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 2628.80 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 72.32 FEET;

THENCE SOUTH 00 DEGREES 43 MINUTES 02 SECONDS EAST A DISTANCE OF 7 5.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST CHANDLER HEIGHTS ROAD AS DESCRIBED IN INSTRUMENT NUMBER 2018-0014148, RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

(THE FOLLOWING 3 CALLS RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST CHANDLER HEIGHTS ROAD)
THENCE NORTH 89 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 180.02 FEET;

THENCE NORTH 00 DEGREES 43 MINUTES 02 SECONDS WEST A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 75.69 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 25;

THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 597.03 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE NORTH 89 DEGREES 15 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 328.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LAST SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF MCKINLEY GLENN, RECORDED IN BOOK 1736, PAGE 50, RECORDS OF SAID COUNTY;

THENCE NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH LINE OF SAID MCKINLEY GLENN A DISTANCE OF 184.38 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF AND THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 25 A DISTANCE OF 87 8.57 FEET TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 15.00 FEET A DISTANCE OF 164.48 FEET TO THE WEST LINE OF SAID WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 13 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE WEST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 144.93 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 40 SECONDS WEST A DISTANCE OF 328.52 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 201.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 15 MINUTES 24 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 29 1.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD AS DESCRIBED IN INSTRUMENT NUMBER 2012-0274357, RECORDS OF SAID COUNTY;

(THE FOLLOWING 8 CALLS RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD)
THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 38.56 FEET;

THENCE SOUTH 88 DEGREES 15 MINUTES 55 SECONDS WEST A DISTANCE OF 3.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 165.77 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 6.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 55 SECONDS WEST A DISTANCE OF 3.00 FEET

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 121.65 FEET;

THENCE NORTH 88 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 9 .00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD AS DESCRIBED IN SAID INSTRUMENT NUMBER 2016- 0010419, RECORDS OF SAID COUNTY;

(THE FOLLOWING 4 CALLS RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD) THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 282.98 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 08 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 284.05 FEET;

THENCE NORTH 44 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 28.41 FEET TO THE POINT OF BEGINNING.

NOTES:

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

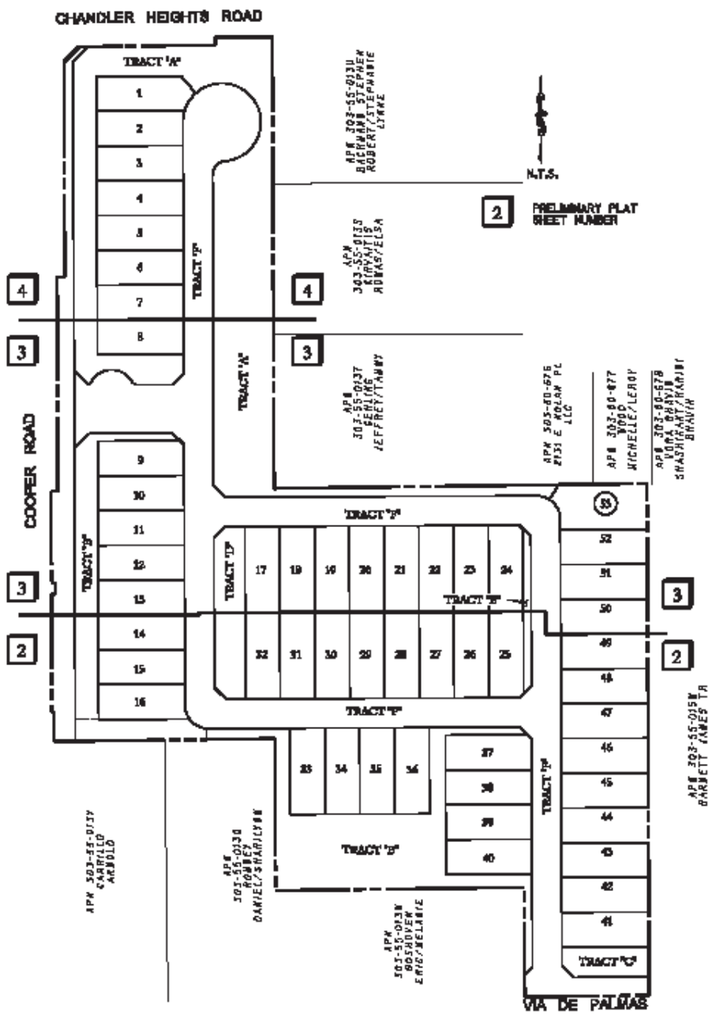
THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

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

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

TRACT AREA AND USE TABLE		
TRACT	AREA	USE
A	1.61 AC	LANDSCAPE, OPEN SPACE, RETENTION, UTILITY EASEMENT
B	1.14 AC	LANDSCAPE, OPEN SPACE, RETENTION, UTILITY EASEMENT, SEWER EASEMENT
C	0.10 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
D	0.21 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
E	0.06 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
F	2.44 AC	PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT, PUBLIC UTILITY EASEMENT, INGRESS AND EGRESS, DRAINAGE, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, VEHICLE ACCESS EASEMENT
TOTAL	5.56 AC	

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



LOT TABLE								
LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)
1	5,608	0.13	19	5,244	0.12	37	6,232	0.12
2	5,285	0.12	20	5,244	0.12	38	6,244	0.12
3	5,244	0.12	21	5,244	0.12	39	6,244	0.12
4	5,244	0.12	22	5,244	0.12	40	6,244	0.12
5	5,244	0.12	23	5,244	0.12	41	6,299	0.12
6	5,244	0.12	24	5,232	0.12	42	6,299	0.12
7	5,244	0.12	25	5,232	0.12	43	6,299	0.12
8	5,244	0.12	26	5,244	0.12	44	6,299	0.12
9	5,232	0.12	27	5,244	0.12	45	6,299	0.12
10	5,244	0.12	28	5,244	0.12	46	6,299	0.12
11	5,244	0.12	29	5,244	0.12	47	6,299	0.12
12	5,244	0.12	30	5,244	0.12	48	6,299	0.12
13	5,244	0.12	31	5,244	0.12	49	6,299	0.12
14	5,244	0.12	32	5,244	0.12	50	6,299	0.12
15	5,244	0.12	33	5,244	0.12	51	6,299	0.12
16	5,251	0.12	34	5,244	0.12	52	6,299	0.12
17	5,244	0.12	35	5,244	0.12	53	7,179	0.16
18	5,244	0.12	36	5,244	0.12			

APPLICANT/OWNER/DEVELOPER:

K HOVNANIAN GREAT WESTERN HOMES, LLC
8800 E. RAINTREE DR., SUITE 300
PHOENIX, AZ 85260
CONTACT: CHUCK CHISHOLM
EMAIL: CCHISHOLM@KHOV.COM
PHONE: (480) 824-4175

ENGINEER:

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

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 4.21 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 40'x114'. THE PROJECT PROPOSES A TOTAL OF 53 LOTS WITH PRIVATE STREETS, PUBLIC WATER, AND PUBLIC SEWER.

FLOODPLAIN INFORMATION:

FIRM: 04013C0310M
PANEL NUMBER: 0310M
PANEL DATED: 11/4/2015
SUFFIX: M
FIRM DATE: 11/4/2015
FIRM ZONE: X-SHADED
BASE FLOOD ELEV.: N/A

MISCELLANEOUS NOTES:

RETAINING WALL (IF REQUIRED) HEIGHTS TO BE DETERMINED AT FINAL DESIGN.

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

NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

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

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

ALL EXISTING ABOVE GROUND UTILITIES ADJACENT TO THE SITE SHALL BE PLACED UNDERGROUND WITH THE CONSTRUCTION OF THIS PROJECT, WITH THE EXCEPTION OF OVERHEAD POWER LINES OVER 69kV

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

A DEVELOPMENT AGREEMENT IS NOT REQUIRED FOR THIS DEVELOPMENT.

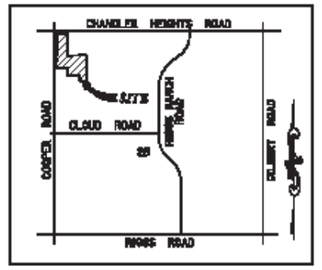
EX. STREET LIGHTS:

UPGRADE EXISTING STREETLIGHTS ALONG COOPER & CHANDLER HEIGHTS IF NECESSARY TO MEET CURRENT CHANDLER STANDARDS. PROVIDE PUBLIC STREETLIGHTS PER CHANDLER STANDARDS FOR ALL NEW PRIVATE STREETS.

STORM WATER DISPOSAL:

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

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



VICINITY MAP

ASSESSORS PARCEL NO.

APN 303-55-013Z, 303-55-013X, 303-55-013W, 303-55-013V, 303-55-013T & 303-55-015U

BENCHMARK:

CITY OF CHANDLER BENCHMARK 49A
BRASS CAP FLUSH

EL.=1242.00 (NAVD '88)

BASIS OF BEARING:

THE BASIS OF BEARING IS THE NORTH LINE OF NW 1/4 SEC. 25, BEARS SOUTH 89 DEGREES 16 MINUTES 58 SECONDS WEST PER BK.1848 PG. 48 M.C.R.

UTILITIES:

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

SITE DATA:

TOTAL LOTS	53
NET AREA	12.03 ACRES
GROSS AREA	12.80 ACRES
GROSS DENSITY	4.21 DU/AC
MAX. BLDG. HEIGHT	30' (2-STORY)
SETBACKS	SEE TYPICAL LOT DETAIL ON SHEET 4
AREA OF LOTS	6.45 ACRES
AREA OF OPEN SPACE	3.14 ACRES (241,022 GROSS, 216,102 NET)
AREA OF NEW PRIVATE STREETS TRACTS	2.44 ACRES
AREA OF R/W	0.570 ACRES
LOT SALES PROPOSED	YES
EX. ZONING	PAD
PROPOSED ZONING	PAD FOR SINGLE FAMILY RESIDENTIAL

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PP01	COVER SHEET
PP02-PP04	PRELIMINARY PLAT SHEETS
PP05	ONSITE EASEMENT ABANDONMENT

LEGEND

	PROPERTY / BOUNDARY LINE	EB	EXISTING ELECTRIC BOX
1183	EXISTING CONTOUR ELEVATION	WM	EXISTING WATER METER
85	PROPOSED CONTOUR ELEVATION	BFV	EX. BACKFLOW PREVENTER VALVE
+89.34	EXISTING ELEVATION	T	EXISTING BURIED TELEPHONE CONDUIT
1184	PROPOSED GROUND ELEVATION	E	EXISTING BURIED ELECTRIC CONDUIT
	DIRECTION OF FLOW & SLOPE	W	EXISTING WATER LINE,VALVE & SIZE
	PROPOSED GRADE BREAK	FH	EXISTING FIRE HYDRANT
PAD=	PROPOSED PAD ELEVATION	SS	EXISTING SEWER LINE & SIZE
	PROPOSED CATCH BASIN	PW	PROPOSED WATER
	PROPOSED STORM DRAIN PIPE	PS	PROPOSED SEWER
	PROPOSED DRYWELL		PROPOSED MANHOLE
	TAPPING SLEEVE & VALVE		PROPOSED HYDRANT
PUE	PUBLIC UTILITY EASEMENT		PROPOSED VALVE
RCW	RECLAIMED WATERLINE		PROPOSED MONUMENT
B/C	BACK OF CURB		SUBDIVISION CORNER
LS	LANDSCAPE	S/W	SIDEWALK
C&G	CURB & GUTTER	R/W	RIGHT-OF-WAY
	EXISTING LIGHT POLE	SVE	SIGHT VISIBILITY EASEMENT
ET	INDICATES EX. ELECTRIC TRANSFORMER	SWE	SIDEWALK EASEMENT
		1234.00	TOP OF CURB ELEVATION

VALE SERENO
CHANDLER, ARIZONA
COVER SHEET

3engineering
civil engineering
planning
surveying

PROJECT NO. 5395
SHEET NO. PP01
1 of 5

C.O.C. LOG. NO. PLH26-0026

SEE SHEET 5 FOR EASEMENT ABANDONMENTS

MATCHLINE - SEE SHEET PP03

COOPER ROAD

EUCALYPTUS PLACE

BEECHNUT PLACE

SALT CEDAR PLACE

VIA DE PALMAS

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "F"

TRACT "G"

TRACT "H"

APN 303-55-013Y
CARRILLO ARNOLD

APN 303-55-013D
ROMNEY DANIEL/SHARILYNN

APN 303-55-013W
BOSHOVEN ERIC/MELANIE

APN 303-55-015W
BARNETT JAMES TR

14 15 16 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49

460.11'

638.41'

638.41'

378.81'

331.87'

201.07'

144.83'

399.82'

151.28'

34.00'

37.00'

3.00'

1/2"REBAR W/CAP RLS 45086

2" ALUMINUM CAP RLS 21765

1/2"REBAR W/CAP RLS 60997

W 1/4 COR. SEC. 26 FOUND BRASS CAP FLUSH

SCALE: 1"=30'

0' 15' 30' 60'

VALE SERENO
CHANDLER, ARIZONA
PRELIMINARY PLAT

3oengineering
planning civil engineering surveying

DATE:

PROJECT NO. 5395

SHEET NO. PP02 2 of 5

C.O.C. LOG. NO. PLH26-0026

SEE SHEET 8 FOR EASEMENT ABANDONMENTS

MATCHLINE - SEE SHEET PP04

APN 303-54-019A
LEE KATHLEEN/JOHN

COOPER ROAD

43' R/W

65' R/W

34' R/W

N00°11'01"W 330.38'

N89°48'59"E 5.00'

N00°11'01"W 15.00'

TRACT "F"

S89°48'59"W 227.82'

NOLAN PLACE

TRACT "G"

N00°11'01"W 330.38'

TRACT "A"

APN 303-55-013T
GEHLING JEFFREY/TAMMY

8' PUE

1' VNAE

30'X30' SVE/SITE

114'

46'

EUCALYPTUS PLACE

TRACT "H" 140.00'

N00°11'01"W 853.00'

9

10

11

12

13

SUMP CB

5/8" REBAR W/CAP RLS 31020

N89°48'59"E 338.79'

FIRE HYDRANT W/4"X4" WATER/FDU EASEMENT (TYP)

BY MAG W/CAP RLS 38861

APN 303-80-678
NOLAN PL LLC

MCKINLEY GLENN
BK 1736, PG 50 M.C.A.

APN 303-80-677
WOOD MICHELLE/TROY

APN 303-80-676
SHASHIKANT/HARINI BHAVIN

APN 303-55-015W
BARNETT JAMES TR

53

52

51

50

S89°48'59"W 487.34'

TRACT "I"

17

18

19

20

21

22

23

24

TRACT "J"

WATER/PUE ESMT. TYP. 4'X8' (TYP)

SALT CEDAR PLACE

TRACT "K"

TRACT "E"

MATCHLINE - SEE SHEET PP02

VALE SERENO
CHANDLER, ARIZONA

PRELIMINARY PLAT

3Deengineering
planning civil engineering surveying

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CITY NO. PLH24-00226

SEE SHEET 8 FOR EASEMENT ABANDONMENTS

N ¼ COR. SEC. 25
FOUND C.O.C.
BRASS CAP
IN HANDHOLE

E. CHANDLER HEIGHTS ROAD

75' R/W

N89°19'56"E 73.89'

N89°19'56"E 180.02'

S00°43'02"E 10.00'

8' PUE

TRACT "A"

1

1" WIRE

45' R/W

8' PUE

2

3

4

5

6

7

114'

48'

WATER/PUE ESMT. TYP. 4'/28' (TYP)

1" WIRE

8' PUE

EUCALYPTUS PLACE

TRACT "T"

TRACT "A"

N89°48'09"E 32.04'

376.88'

764.88'

8' PUE

FIRE HYDRANT W/ 7'x10' WATER/PU EASEMENT (TYP)

S00°12'46"E 572.04'

APN 303-55-013V
BACHMANN STEPHEN
ROBERT/STEPHANIE LYNNE

APN 303-55-013S
KIRVAITIS ROMAS/ELSA

APN 303-54-021A
STOCKFALETH
DUANE/JUDITH

COOPER ROAD

N00°15'19"W 264.08'

TRACT "A"

45' R/W

MATCHLINE - SEE SHEET PP03

SCALE: 1"=30'
0' 15' 30' 60'

VALE SERENO
CHANDLER, ARIZONA

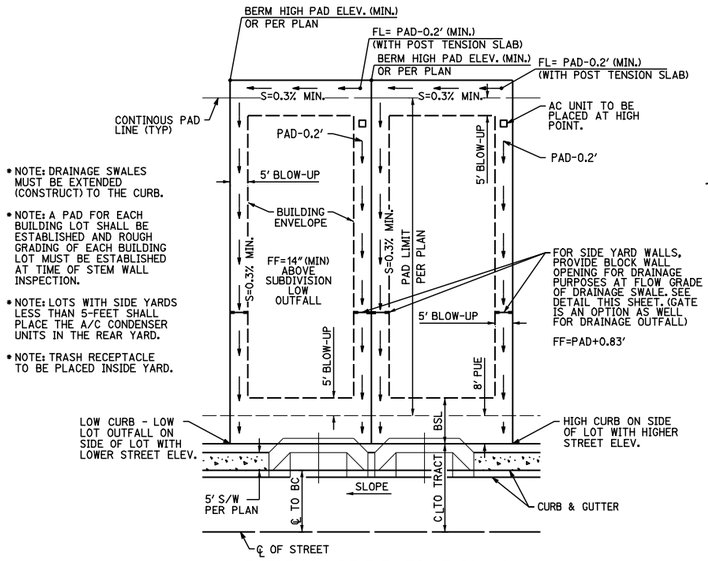
PRELIMINARY PLAT

3oengineering
planning civil engineering surveying

PROJECT NO. 5395

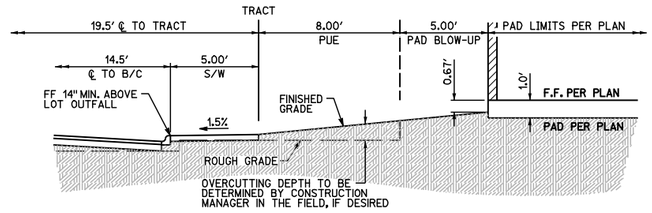
SHEET NO. PP04 4 of 6

C.O.C. LOG. NO. PLH26-0025



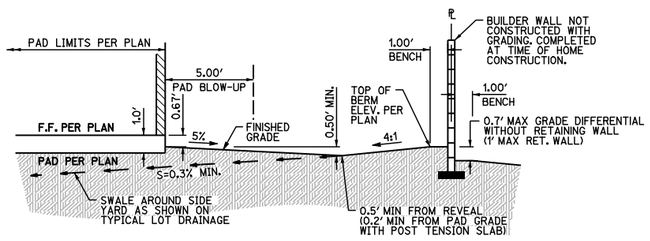
TYPICAL LOT GRADING PLAN
DRAINAGE TO FRONT YARD
(STANDARD & CORNER LOT)

1"=20'



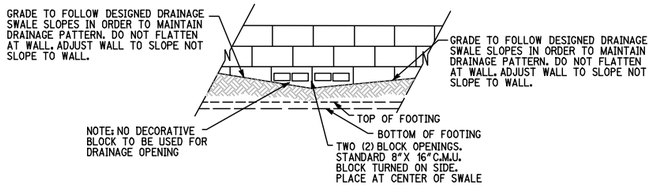
TYPICAL FRONT YARD SECTION

1"=4'



TYPICAL REAR YARD SECTION
DRAINAGE TO FRONT YARD

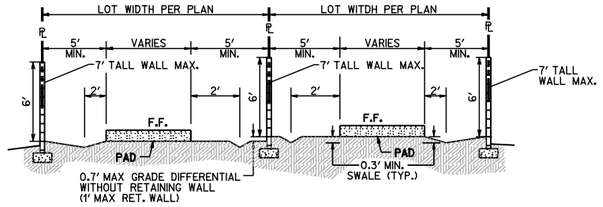
1"=4'



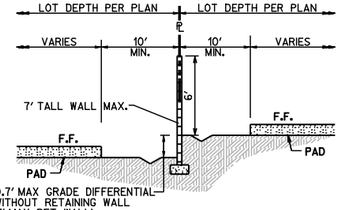
WALL OPENING DETAIL
AT SIDE YARD SWALES

N.T.S.

NOTE:
THIS IS TO BE AT TIME OF HOME CONSTRUCTION

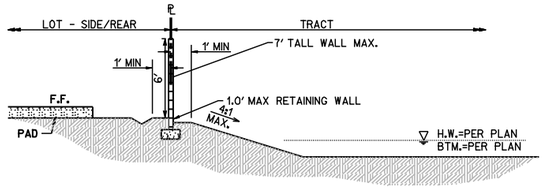


A TYPICAL SECTION
N.T.S. TYPICAL SIDE LOTS

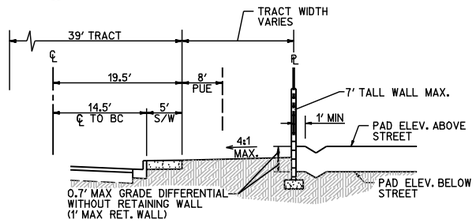


B TYPICAL SECTION
N.T.S. TYPICAL REAR TO REAR LOTS

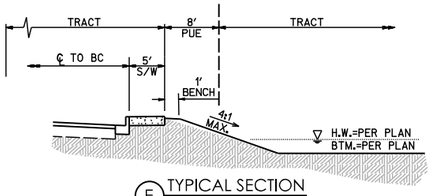
THE MAXIMUM ALLOWABLE ELEVATION DIFFERENCE BETWEEN ADJACENT YARD ELEVATIONS MUST BE LESS THAN OR EQUAL TO 1'.



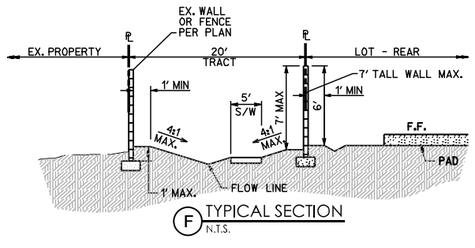
C TYPICAL SECTION
N.T.S.



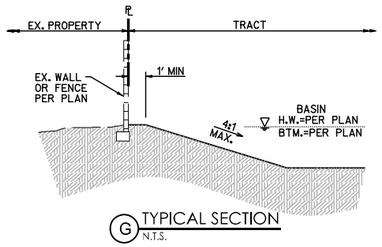
D TYPICAL SECTION
N.T.S. TYPICAL SIDEYARD ADJACENT TO STREET



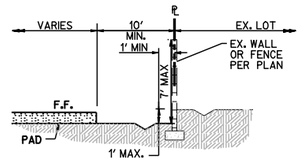
E TYPICAL SECTION
N.T.S.



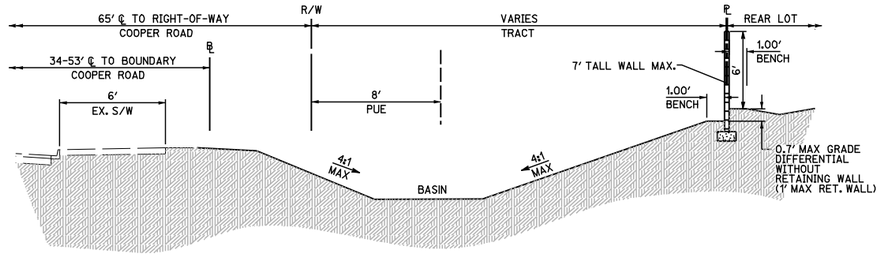
F TYPICAL SECTION
N.T.S.



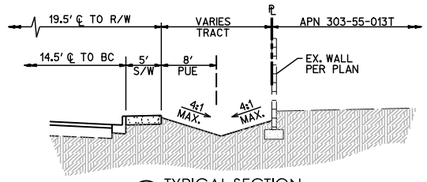
G TYPICAL SECTION
N.T.S.



H TYPICAL SECTION
N.T.S.



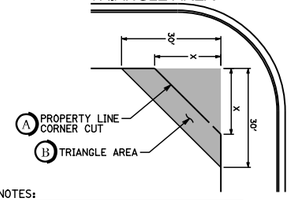
I TYPICAL SECTION
NTS REAR YARD ADJACENT TO COOPER ROAD



J TYPICAL SECTION
N.T.S.

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

FIGURE 4-D
TRIANGLE AREA

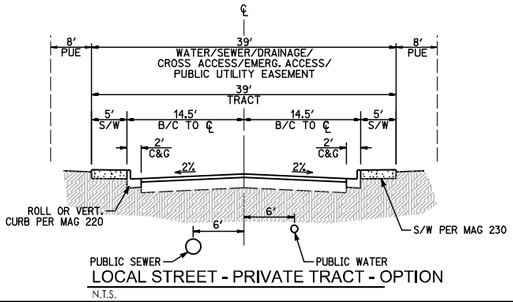


NOTES:

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

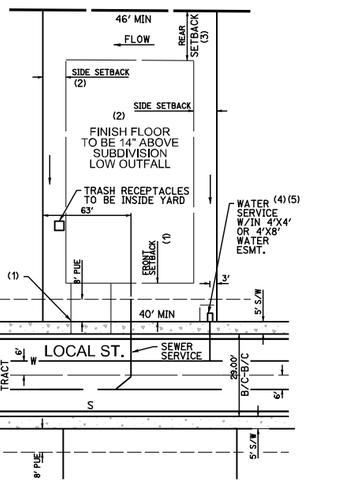
B: GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6' ABOVE GROUND IN THIS AREA.
TREES SHALL NOT BE SPACED LESS THAN 8' APART
PER MUNICIPAL CODE CHAPTER 35-2205

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



LOCAL STREET - PRIVATE TRACT - OPTION

N.T.S.



TYPICAL LOT LAYOUT - 46' WIDE MIN.

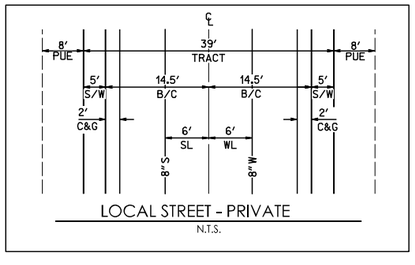
(1) 10' MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20' MIN. TO FRONT FACING GARAGE FROM PROPERTY LINE.

(2) 5' MIN.

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

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

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



LOCAL STREET - PRIVATE

N.T.S.

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

ENGINEER

Registered Professional Engineer
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
4/24/26
ARIZONA, U.S.A.

EXPIRES: 12/31/2027

VALE SERENO
CHANDLER, ARIZONA

SECTIONS

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3engineering
civil engineering
planning
surveying

DESIGNED M.MANCINI
DRAWN M.MANCINI
CHECKED M.MANCINI

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

PROJECT NO.
5935

SHEET NO.
PP05
5 of 8

C.O.C. LOG. NO. PLH26-0021

C:\MY Files\Projects_3000\3915_Cooper and Chandler Heights\3915revised05.dgn

C:\My SecuriSync\Projects_5000\5395_Cooper and Chandler Heights\5395prop1a108.dgn

S. COOPER ROAD

E. CHANDLER HEIGHTS ROAD

E. VIA DE PALMAS

APN 303-55-013Y
CARRILLO ARNOLD

APN 303-55-013Q
ROMNEY DANIEL/SHARILYNN

APN 303-55-013W
BOSHOVEN ERIC/MELANIE

APN 303-55-0I5M
BARNETT JAMES TR

TEMPORARY CONSTRUCTION EASEMENT
(TO BE ABANDONED)

TEMPORARY DRAINAGE EASEMENT
(TO BE ABANDONED)

50' DRAINAGE EASEMENT
(TO BE ABANDONED)

14' IRRIGATION EASEMENT
(TO REMAIN)

10' IRRIGATION EASEMENT
(PORTION OF TO BE ABANDONED)

10' IRRIGATION EASEMENT
(PORTION OF TO BE ABANDONED)

20' INGRESS/EGRESS & PUE
(TO BE ABANDONED)

APN 303-55-013T
GEHLING JEFFREY/TAMMY

APN 303-55-013S
KIRVAITIS ROMAS/ELSA

APN 303-55-013U
BACHMANN STEPHEN ROBERT/STEPHANIE LYNNE

APN 303-80-676
2131 E NOLAN PL LLC

APN 303-80-677
WOOD MICHELLE/LEROY

APN 303-80-678
VORA BHAVIN SHASHIKANT/HARINI BHAVIN

MCKINLEY GLENN
BK 1736,PG 50 M.C.R.

NOTE:
ALL EASEMENTS TO BE ABANDONED BY SEPARATE INSTRUMENT PRIOR TO FINAL PLAT APPROVAL. ALL ABANDONMENT RECORDING INFORMATION TO BE PLACED ON THE FINAL PLAT.

SCALE: 1"=60'
0' 30' 60' 120'

SHEET NO.
PP08
8 of 8

PROJECT NO.
5395

DATE: 4/24/26

3 ENGINEERING, LLC
6375 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4287
FAX: (602) 955-3239
WWW.3ENGINEERING.COM

3engineering
planning civil engineering surveying

ENGINEER: M. MANCINI | DESIGNER: M. MANCINI | CAD TECH: B. DENTON

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EXPIRES: 12/31/2027

Registered Professional Engineer (Civil)
CERTIFICATE NO.
45652
MATTHEW J. MANCINI
4/24/26
Date Signed
ARIZONA, U.S.A.

VALE SERENO
CHANDLER, ARIZONA

ONSITE EASEMENT ABANDONMENT

Call 811 or Blue Stake, Inc. 602.263.1100
Contact before you dig to have lines marked
Arizona Blue Stake, Inc.

C.O.C. LOG. NO. PLH26-0021

APPENDIX A:
BUILDING ELEVATIONS & FLOORPLANS



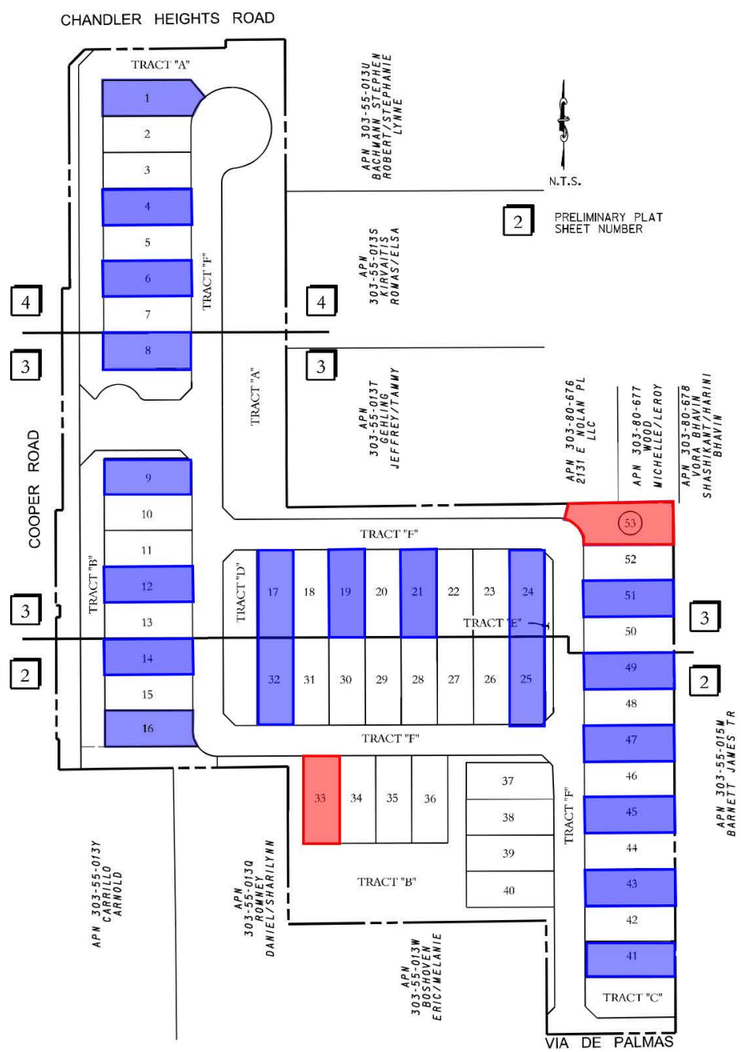
Design Review

Vale Sereno :: Chandler, AZ

09/09/2026

VALE SERENO

LOCATED IN A PORTION OF THE NORTHWEST
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



Single-story restricted

Lots restricted to single-story and Reine

AZD Vale Sereno - Chandler, AZ

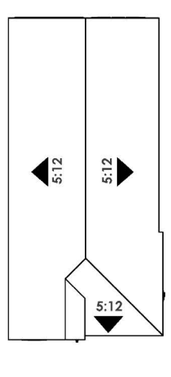
35' Market Rate - Spec 2 | *(75) 46' x 106', 109', 112' Lots*

	Floors	Livable SF	Width	Base Depth	Max Depth	Bed Dn	Bed Up	Bath	Home Office	Loft	Esuite+	HovHub	HovHall	Laundry	Garage	Patio
Plan 1 - #8048 *Cork*	*1*	*2,084*	*34'-11"*	*78'-11"*	*84'-11"*	4 (Opt. 5)	***N/A***	3	1	***N/A***	***N/A***	***N/A***	1	***N/A***	2 CAR F	*Standard*
Plan 2 - #8066 *Reine*	*2*	*2,846*	*34'-11"*	*72'-11"*	*76'-11"*	2*	3	3.5	1	1	***N/A***	1	1	DN	2 CAR F	*Standard*
Plan 3 - #8084 *Vienne*	*2*	*3,352*	*34'-11"*	*75'-11"*	*75'-11"*	2*	4	4.5	1	1	***N/A***	***N/A***	1	DN	2 CAR F	*Standard*

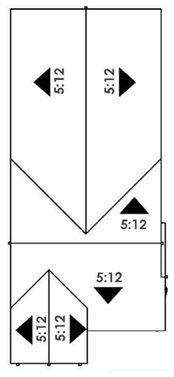
** Identifies location of Owners Bedroom*

PLAN NAME: 8048 CORK

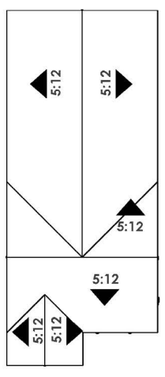
FORM UA - SPANISH MODERN



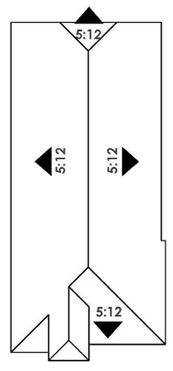
FORM XA - HACIENDA



FORM YA - FARMHOUSE

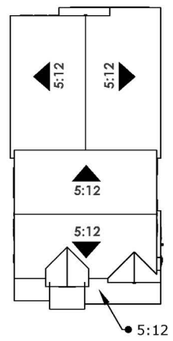


FORM ZA - CONTEMPORARY

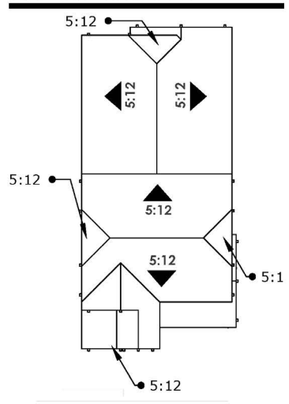


PLAN NAME: 8066 REINE

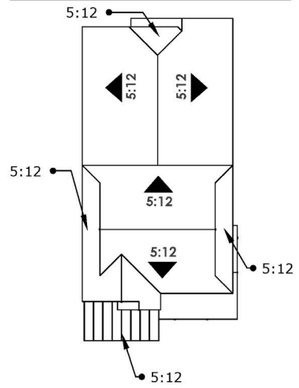
FORM UA - SPANISH MODERN



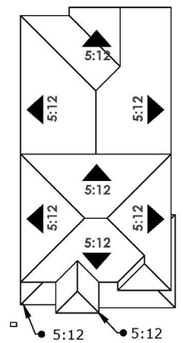
FORM XA - HACIENDA



FORM YA - FARMHOUSE

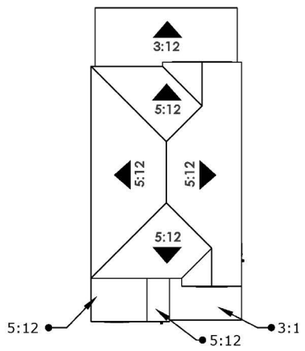


FORM ZA - CONTEMPORARY

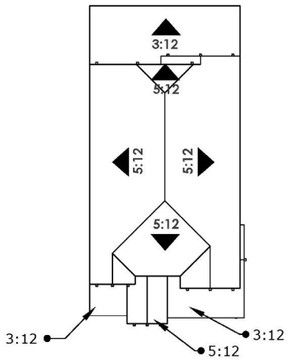


PLAN NAME: 8084 VIENNE

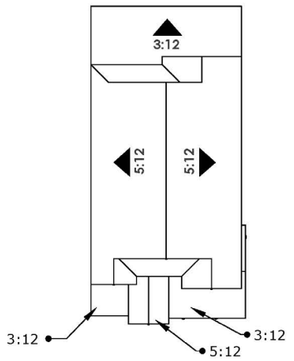
FORM UA - SPANISH MODERN



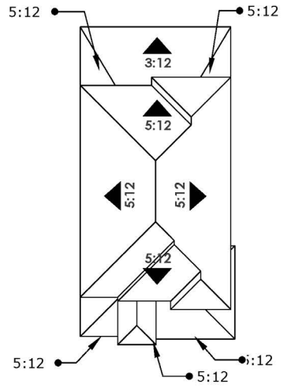
FORM XA - HACIENDA

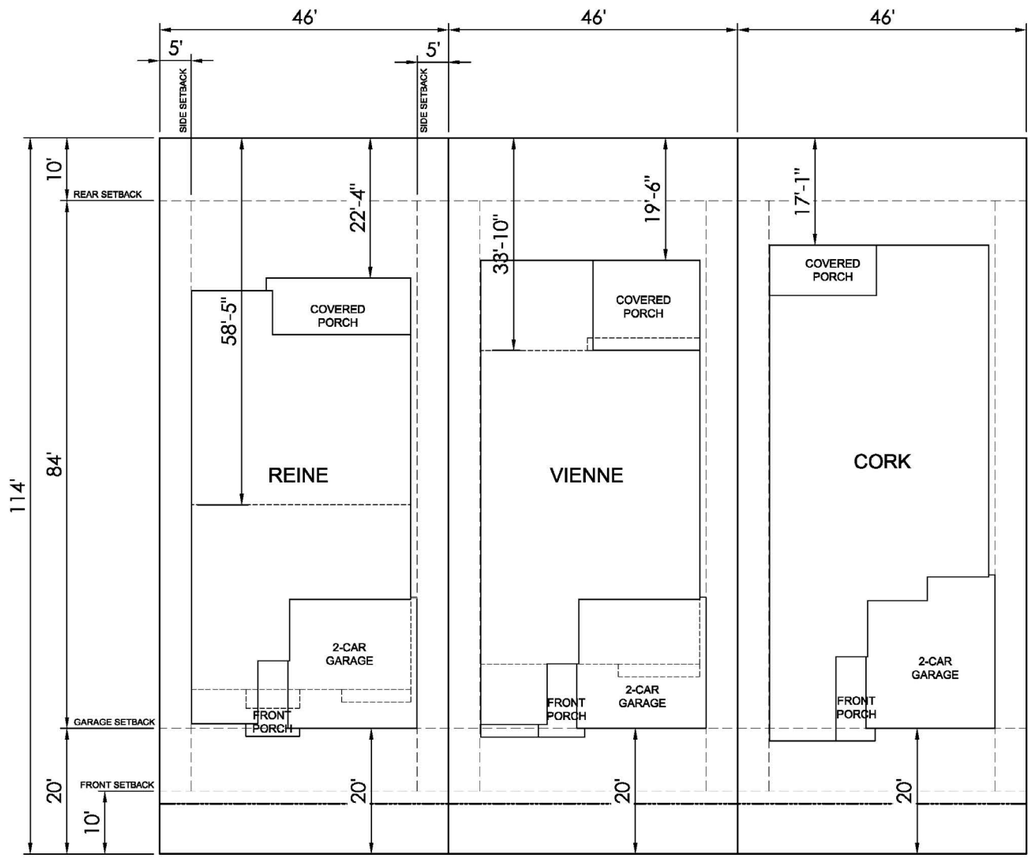


FORM YA - FARMHOUSE



FORM ZA - CONTEMPORARY





REINE
PLAN 2 - #8066
FORM UA - SPANISH MODERN
2,846 SQ. FT. :: 28'-8" x 63'-11"

VIENNE
PLAN 3 - #8084
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: 28'-8" x 71'-7"

CORK
PLAN 1 - #8048
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: 35'-11" x 69'-11"

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

PLAN 1 - CORK (#8048)

PLAN 2 - REINE (#8066)

PLAN 3 - VIENNE (#8084)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



CONTEMPORARY (FORM - ZA)

PLAN 1 - CORK (#8048)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



CONTEMPORARY (FORM - ZA)

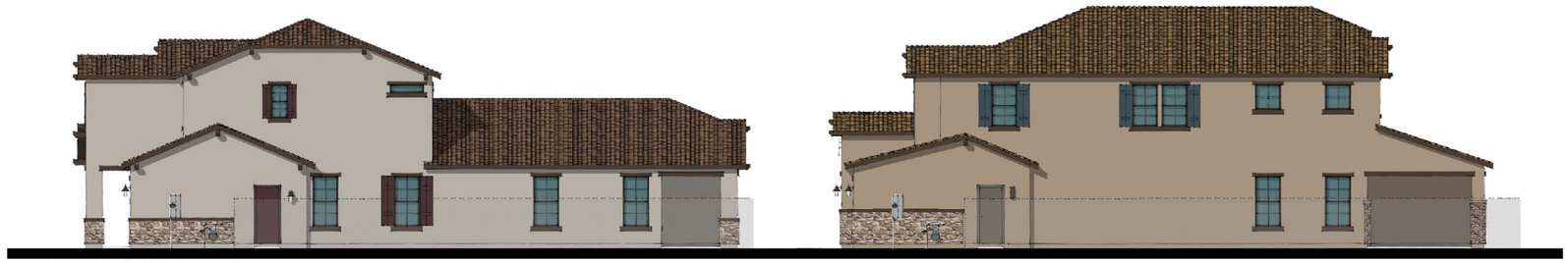
PLAN 2 - REINE (#8066)

PLAN 3 - VIENNE (#8084)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



CONTEMPORARY (FORM - ZA)

AZD Vale Sereno :: Chandler, AZ

RIGHT ELEVATION MATRIX

KHovnanian Homes

35' MARKET RATE :: SP-3

PLAN 1 - CORK (#8048)

PLAN 2 - REINE (#8066)

PLAN 3 - VIENNE (#8084)



SPANISH MODERN (FORM - UA)

HACIENDA (FORM - XA)

FARMHOUSE (FORM - YA)

CONTEMPORARY (FORM - ZA)

REAR ELEVATION MATRIX

AZD Vale Sereno :: Chandler, AZ

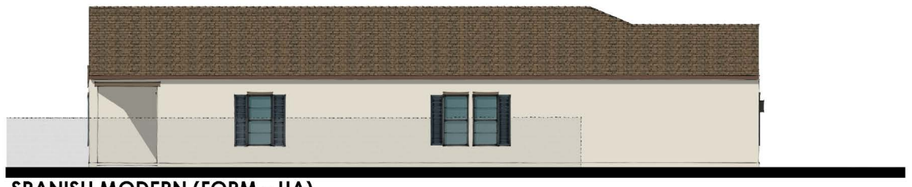
09/09/2026

Corporate Product Development :: West Group Architecture

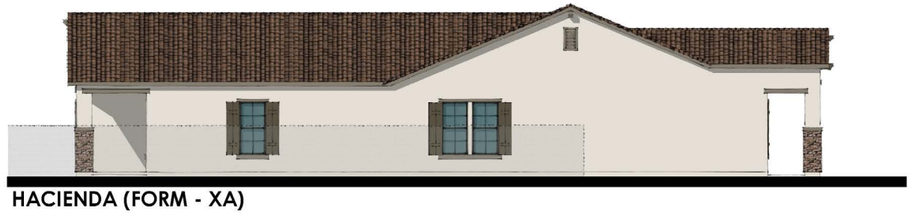
KHovnanian Homes

PLAN 1 - CORK (#8048)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



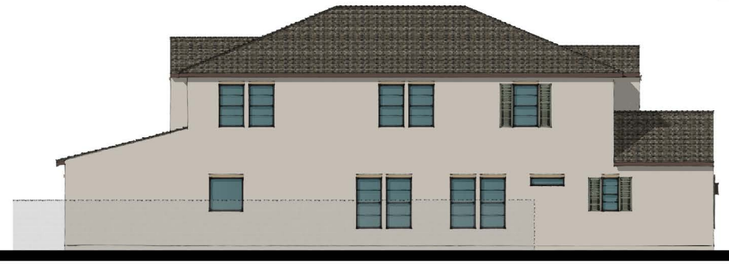
CONTEMPORARY (FORM - ZA)

35' MARKET RATE :: SP-3

PLAN 2 - REINE (#8066)



PLAN 3 - VIENNE (#8084)



SPANISH MODERN (FORM - UA)



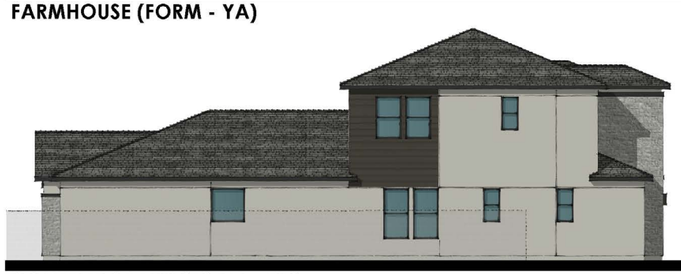


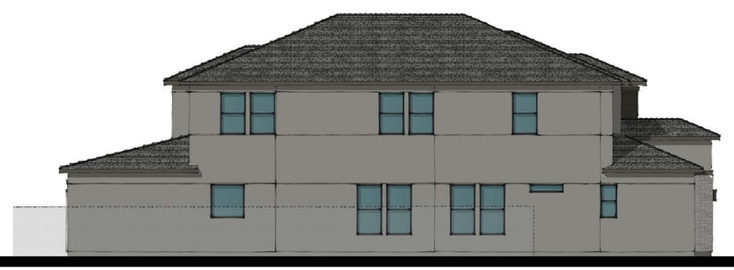
HACIENDA (FORM - XA)





FARMHOUSE (FORM - YA)





CONTEMPORARY (FORM - ZA)

AZD Vale Sereno :: Chandler, AZ

LEFT ELEVATION MATRIX

09/09/2026

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CORK	REINE	VIENNE	CORK
PLAN 1 - #8048	**PLAN 2 - #8066**	**PLAN 3 - #8084**	**PLAN 1 - #8048**
FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY	FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY	2,846 SQ. FT. :: TWO STORY	3,352 SQ. FT. :: TWO STORY	2,084 SQ. FT. :: SINGLE STORY

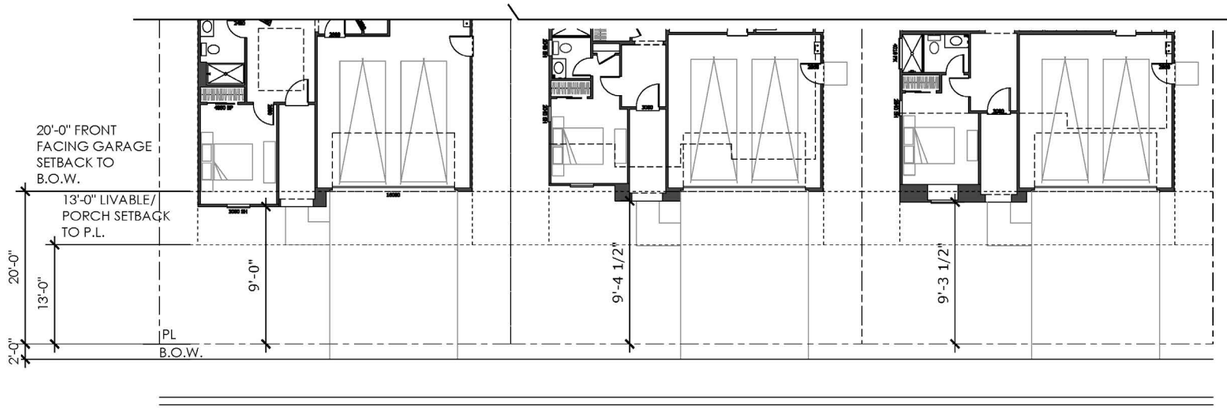
STREET SCENE - FRONT
SCALE = NTS



CORK	REINE	VIENNE	CORK
PLAN 1 - #8048	**PLAN 2 - #8066**	**PLAN 3 - #8084**	**PLAN 1 - #8048**
FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY	FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY	2,846 SQ. FT. :: TWO STORY	3,352 SQ. FT. :: TWO STORY	2,084 SQ. FT. :: SINGLE STORY

STREET SCENE - REAR
SCALE = NTS



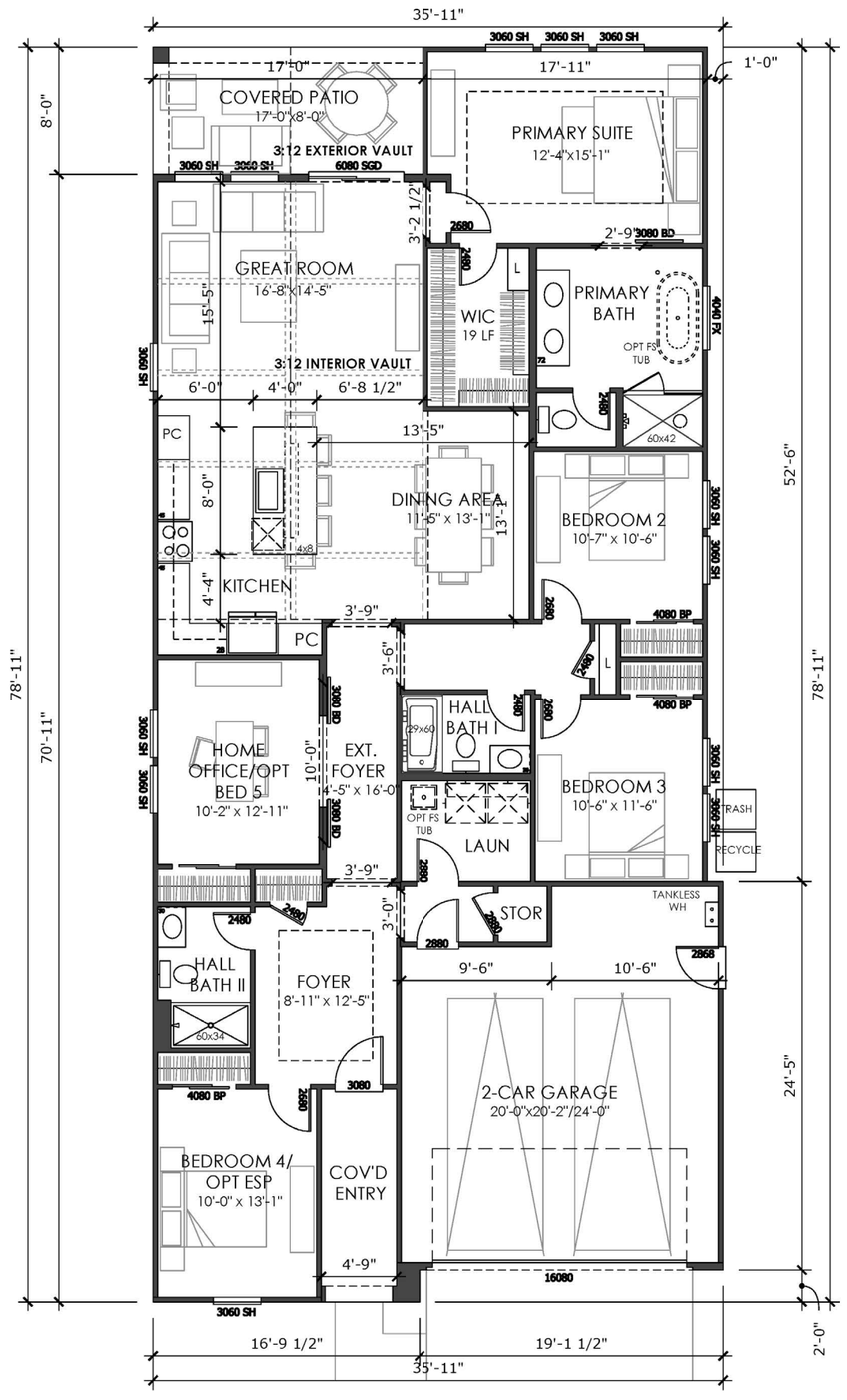


CORK
PLAN 1 - 8048
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

REINE
PLAN 2 - #8066
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 3 - #8084
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

STREET SCENE - FRONT
SCALE = NTS



35' MARKET RATE :: SP-3

PLAN 1

LIV. SF:	**2,084**
PLAN W x D:	**34'-11" x 78'-11"**
PLAN #:	6506
SCALE:	1/8" = 1'-0"
PLAN NAME:	**CORK**

VITAL STATS

BEDROOM	4 (OPT 5)
BATH	3
CAR	2
CEILING	10'
WINDOW HDR	8'

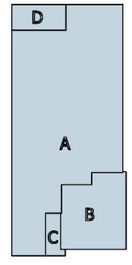
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,084**
(A) 1ST FLR LIVABLE:	2,084
(B) 2 CAR GARAGE:	457
(C) COVERED ENTRY:	
ELEVATION UA:	66
ELEVATION XA:	164
ELEVATION ZA:	83
(D) COVERED PATIO:	136
(E) ARCH. PROJECTION:	
ELEVATION UA:	-
ELEVATION XA:	-
ELEVATION ZA:	-

MAX FOOTPRINT: **2,841**

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 /5,152 = 55.1%



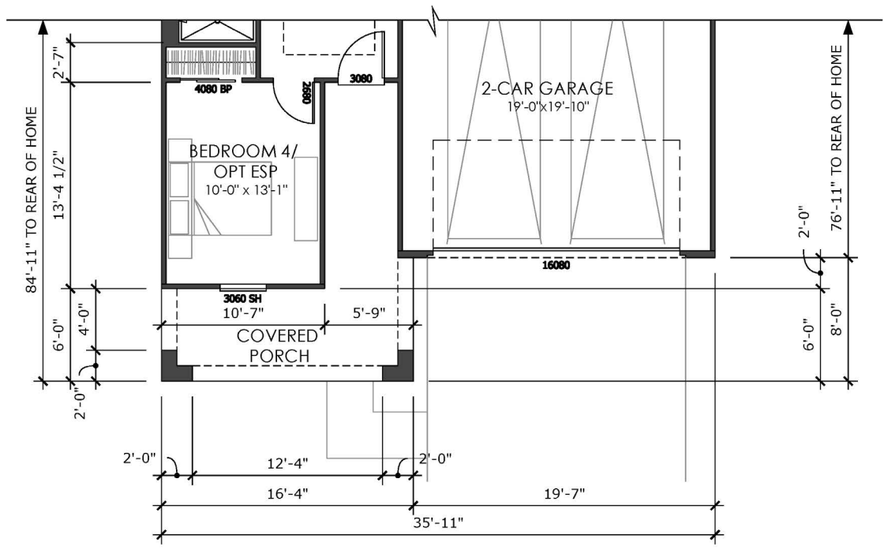
FIRST FLOOR PLAN
UA - SPANISH MODERN

AZD Vale Sereno :: Chandler, AZ

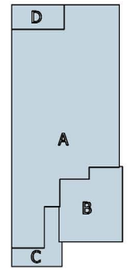
09/09/2026

KHovnanian Homes

Corporate Product Development :: West Group Architecture



FLOOR PLAN
FORM XA - HACIENDA



PLAN 1

LIV. SF:	**2,094**
PLAN W x D:	**34'-11" x 78'-11"**
PLAN #:	8047
SCALE:	1/8" = 1'-0"
PLAN NAME:	CORK

VITAL STATS

BEDROOM	4 (OPT 5)
BATH	3
CAR	2
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

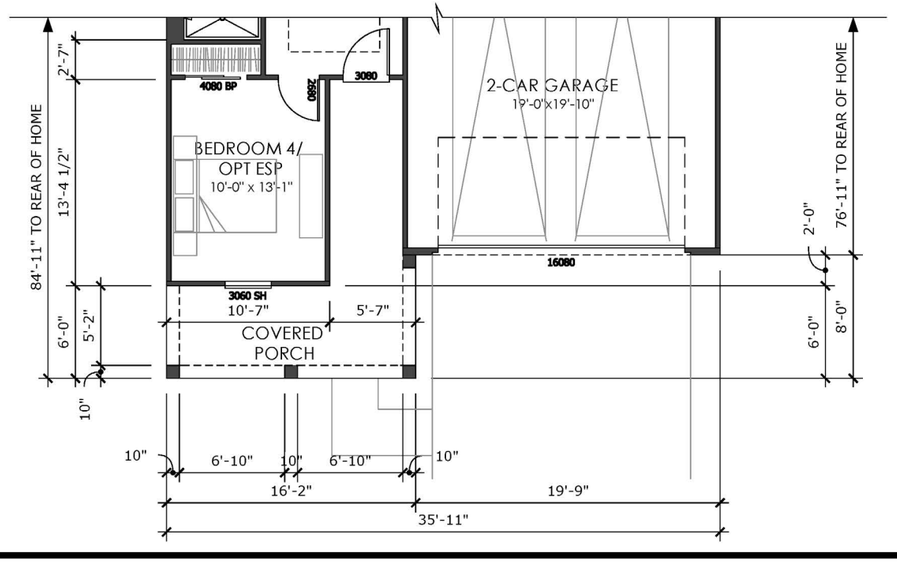
MAX. LIVABLE (A):	**2,084**
(A) 1ST FLR LIVABLE:	2,084
(B) 2 CAR GARAGE:	433
(C) COVERED ENTRY:	
ELEVATION UA:	54
ELEVATION WA:	162
ELEVATION XA:	164
ELEVATION ZA:	83
(D) COVERED PATIO:	
(E) ARCH. PROJECTION:	27
ELEVATION UA:	-
ELEVATION WA:	-
ELEVATION XA:	
ELEVATION ZA:	

MAX FOOTPRINT: **2,815**

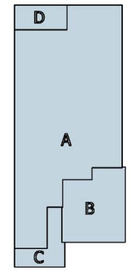
TYP LOT SIZE | 45'x112' (SF)

LOT COVERAGE ALLOWED | 60.0%

LOT COVERAGE | 2,815 /5,040 = 55.9%



FLOOR PLAN
FORM WA - FARMHOUSE



AZD Vale Sereno :: Chandler, AZ

09/09/2026

KHovnanian® Homes

35' MARKET RATE :: SP-2

PLAN 1

LIV. SF:	**2,094**
PLAN W x D:	**34'-11" x 78'-11"**
PLAN #:	8047
SCALE:	1/8" = 1'-0"
PLAN NAME:	CORK

VITAL STATS

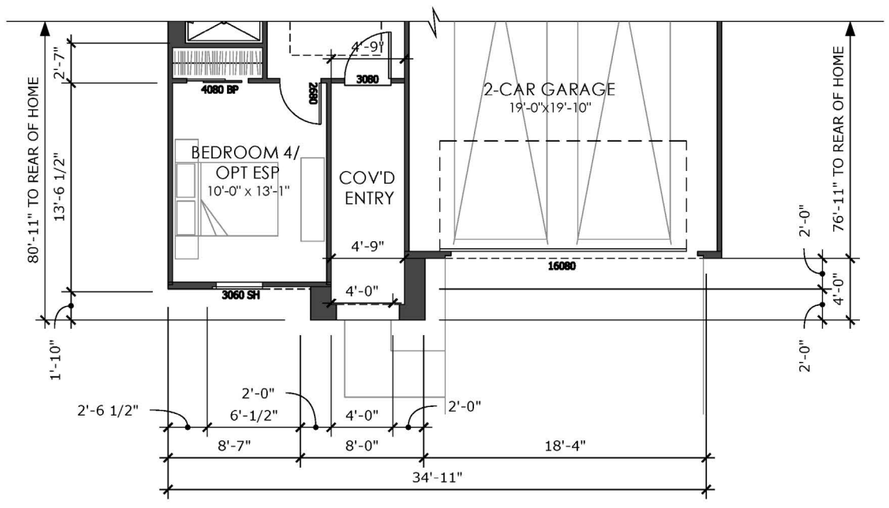
BEDROOM	4 (OPT 5)
BATH	3
CAR	2
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

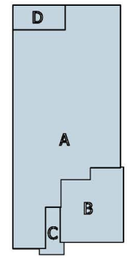
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,084**
(A) 1ST FLR LIVABLE:	2,084
(B) 2 CAR GARAGE:	433
(C) COVERED ENTRY:	
ELEVATION UA:	54
ELEVATION WA:	162
ELEVATION XA:	164
ELEVATION ZA:	83
(D) COVERED PATIO:	
(E) ARCH. PROJECTION:	27
ELEVATION UA:	-
ELEVATION WA:	-
ELEVATION XA:	
ELEVATION ZA:	

MAX FOOTPRINT: **2,815**
TYP LOT SIZE | 45'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,815 /5,040 = 55.9%



FLOOR PLAN
FORM ZA -CONTEMPORARY

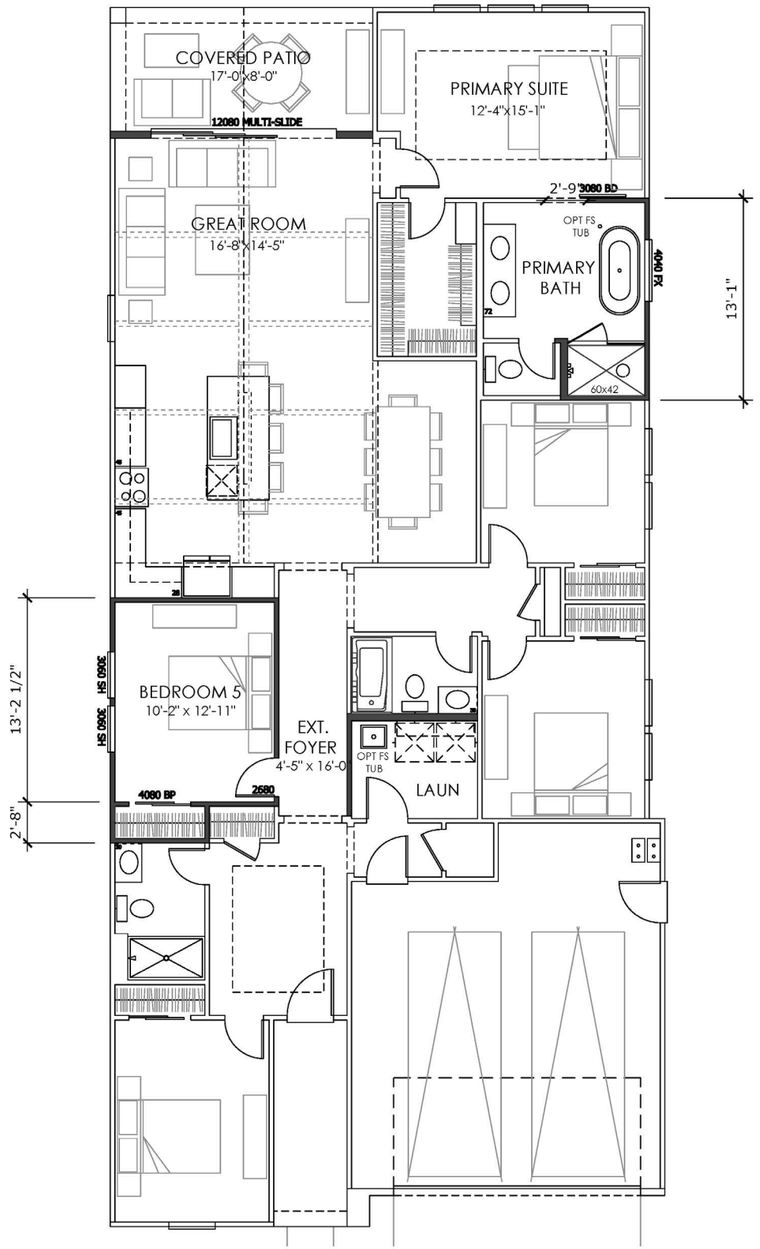


KHovnanian Homes

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09/09/2026

Corporate Product Development :: West Group Architecture



35' MARKET RATE :: SP-3

PLAN 1 *(OPTIONS)*

LIV. SF:	**2,084**
PLAN W x D:	**34'-11" x 78'-11"**
PLAN #:	6506
SCALE:	1/8" = 1'-0"
PLAN NAME:	**CORK**

VITAL STATS

BEDROOM	4 (OPT 5)
BATH	3
CAR	2
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,084**
(A) 1ST FLR LIVABLE:	2,084
(B) 2 CAR GARAGE:	457
(C) COVERED ENTRY:	
ELEVATION UA:	66
ELEVATION XA:	164
ELEVATION ZA:	83
(D) COVERED PATIO:	136
(E) ARCH. PROJECTION:	
ELEVATION UA:	-
ELEVATION XA:	-
ELEVATION ZA:	-
MAX FOOTPRINT:	**2,841**

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 /5,152 = 55.1%

OPTION :: 12080 MULTI-SLIDE DOOR
OPTION :: FREESTANDING TUB AT PRIMARY BATH
OPTION :: FREESTANDING TUB AT LAUNDRY
OPTION :: BEDROOM 5 ILO HOME OFFICE
OPTION :: BEAMS AT GREAT ROOM CEILING

FLOOR PLAN OPTIONS
UA - SPANISH MODERN

KHovnanian Homes

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09/09/2026



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



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



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



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



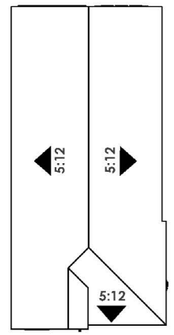
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 1

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 78'-11"**
PLAN #:	8048
PLAN NAME:	**CORK**

FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. FLUSH RAKES 12" EAVES
4. DECORATIVE SHUTTERS
5. DECORATIVE GANBLE DETAILS
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.

AZD Vale Sereno :: Chandler, AZ

09/09/2026



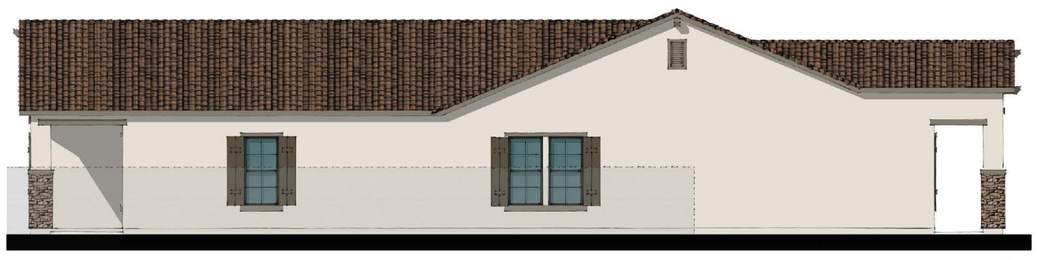
FORM XA - HACIENDA
FRONT VIEW: N.T.S.



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



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



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



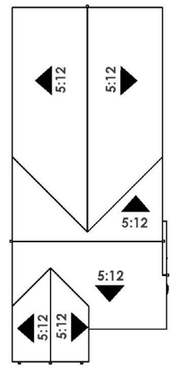
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 1

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 84'-11"**
PLAN #:	8048
PLAN NAME:	**CORK**

FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'S' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE CORBELS
5. DECORATIVE SHUTTERS
6. PLATE HEIGHT - 12'-1" A.F.F.
7. PLATE HEIGHT - 10'-1" A.F.F.
8. WINDOW HEADER - 8'-0" A.F.F.

AZD Vale Sereno :: Chandler, AZ

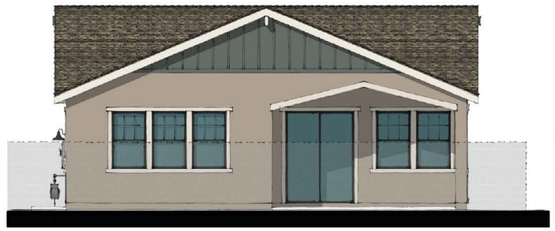
09/09/2026



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



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



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



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



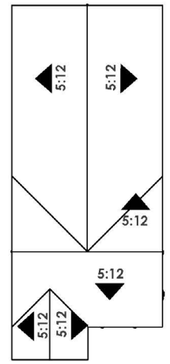
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

LIV. SF:	**2,094**
PLAN WxD:	**34'-11' x 84'-11"**
PLAN #:	8047
PLAN NAME:	**CORK**

FORM YA - FARMHOUSE



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'S' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE CORBELS
5. DECORATIVE SHUTTERS
6. PLATE HEIGHT - 12'-1" A.F.F.
7. PLATE HEIGHT - 10'-1" A.F.F.
8. WINDOW HEADER - 8'-0" A.F.F.

AZD Vale Sereno :: Chandler, AZ

09/04/2026



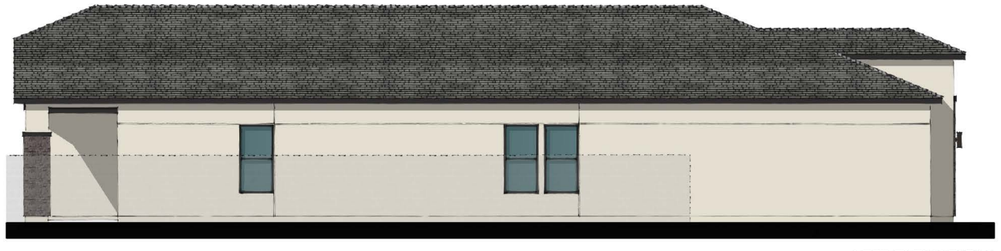
FORM ZA - CONTEMPORARY
FRONT VIEW: N.T.S.



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



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



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



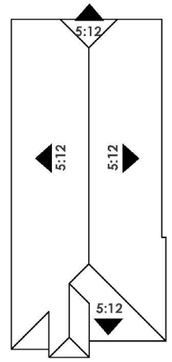
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 1

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 80'-11"**
PLAN #:	8048
PLAN NAME:	**CORK**

FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" EAVES
4. DECORATIVE SIDING
5. DECORATIVE STONE VENEER
6. PLATE HEIGHT - 14'-1" A.F.F.
7. PLATE HEIGHT - 10'-1" A.F.F.
8. WINDOW HEADER - 8'-0" A.F.F.

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09/09/2026

35' :: MKT SP-3

PLAN 1 *(OPTIONS)*

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 78'-11"**
PLAN #:	8048
PLAN NAME:	**CORK**
OPT. MULTI-SGD	



FORM ZA - CONTEMPORARY — REAR ELEVATION
SCALE: 3/32" = 1'0"



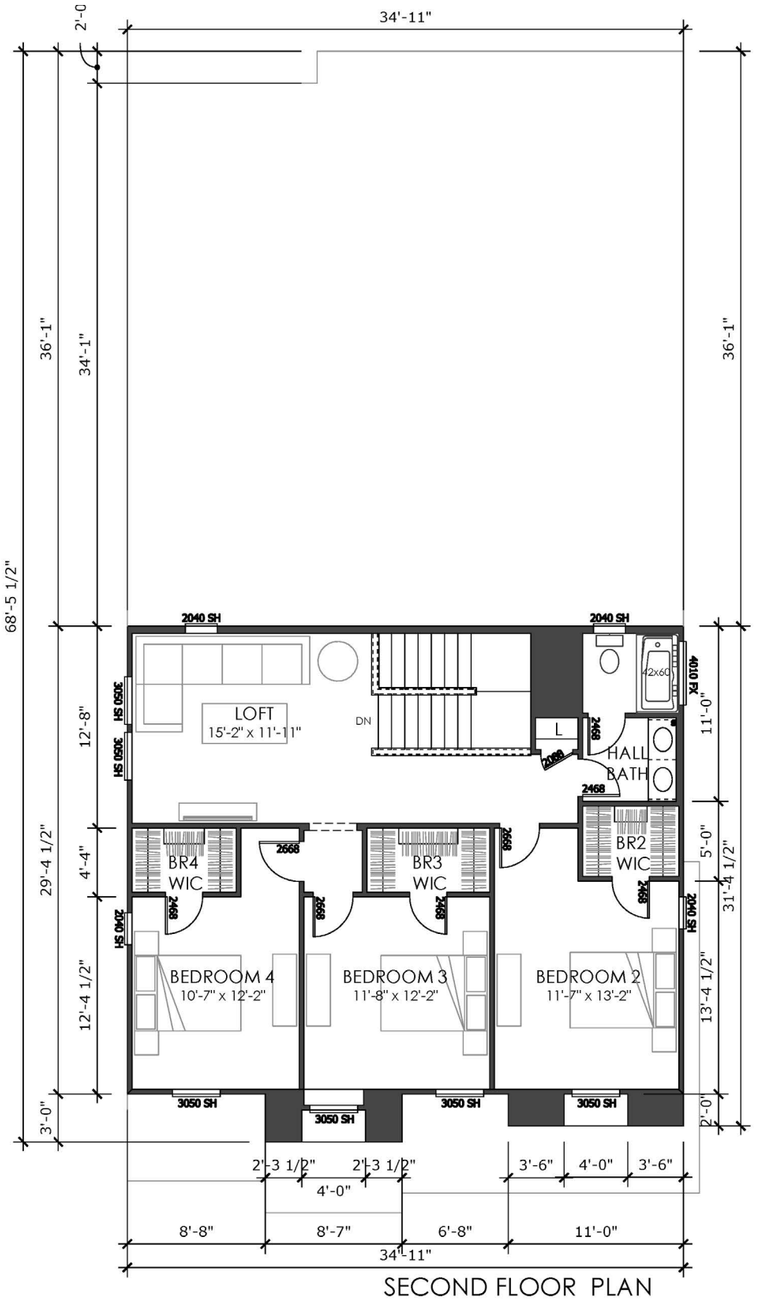
FORM XA - HACIENDA — REAR ELEVATION
SCALE: 3/32" = 1'0"



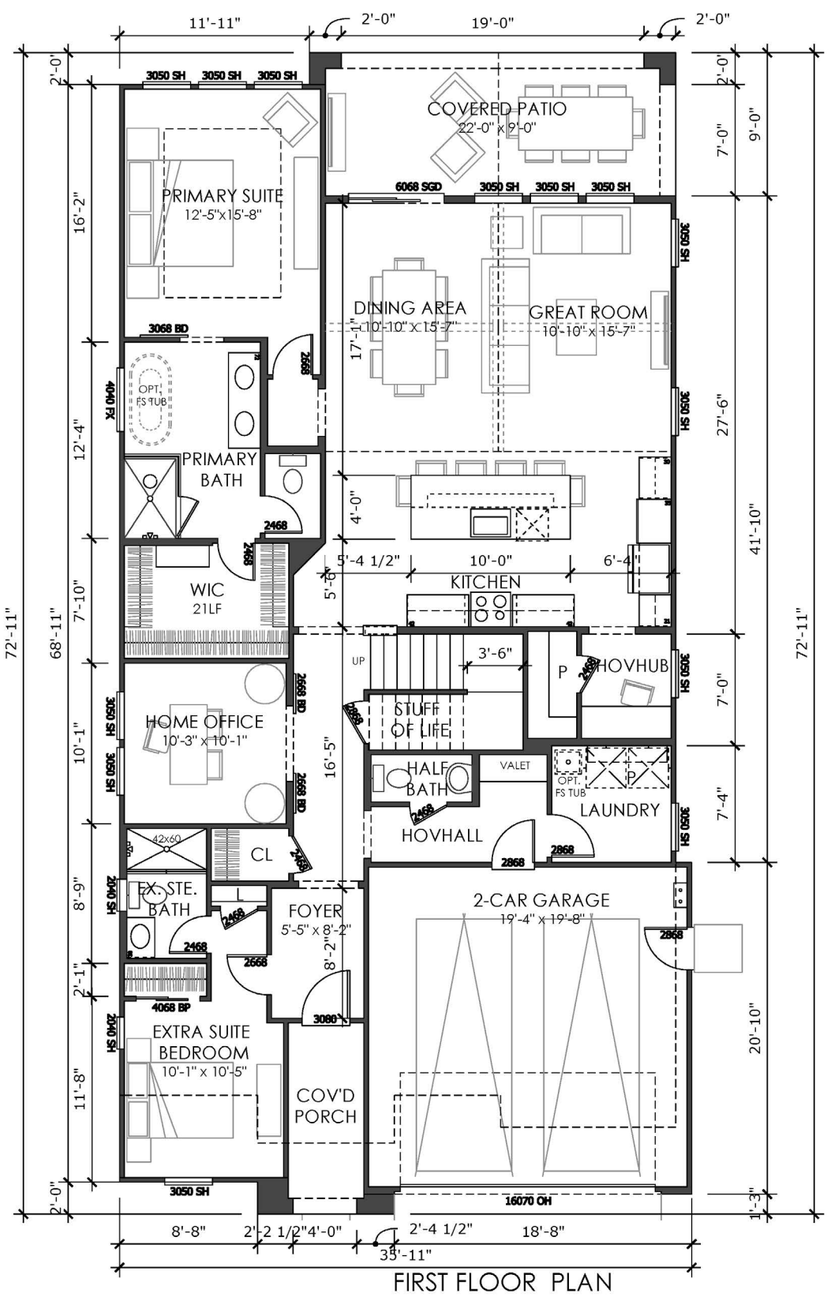
FORM YA - FARMHOUSE — REAR ELEVATION
SCALE: 3/32" = 1'0"



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



SECOND FLOOR PLAN
UA - SPANISH MODERN



FIRST FLOOR PLAN
FORM UA - SPANISH MODERN

35' MARKET RATE :: SP-2

PLAN 2

LIV. SF:	**2,859**
PLAN W x D:	**34'-11" x 69'-11"**
PLAN #:	8065
SCALE:	1/8" = 1'-0"
PLAN NAME:	REINE

VITAL STATS

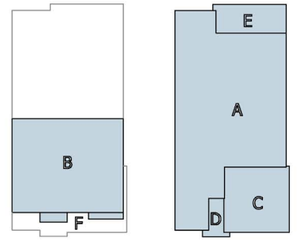
BEDROOM	5
BATH	3.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	8' | 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

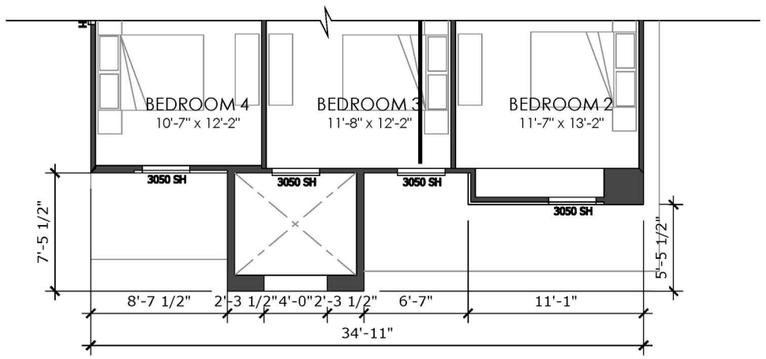
MAX. LIVABLE (A):	**2,846**
(A) 1ST FLR LIVABLE:	1,820
(B) 2ND FLR LIVABLE:	1,026
(C) 2 CAR GARAGE:	467
(D) COVERED ENTRY:	
ELEVATION UA:	62
ELEVATION WA:	**150**
ELEVATION XA:	150
ELEVATION ZA:	62
(E) COVERED PATIO:	200
(F) ARCH. PROJECTION:	
ELEVATION UA:	48
ELEVATION WA:	**29**
ELEVATION XA:	44
ELEVATION ZA:	37
(WA)MAX FOOTPRINT:	**2,681**

LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 1,776/4120 = 43.1%

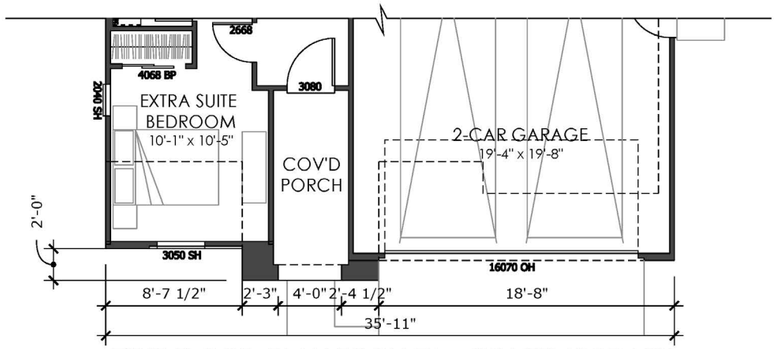


KHovnanian® Homes

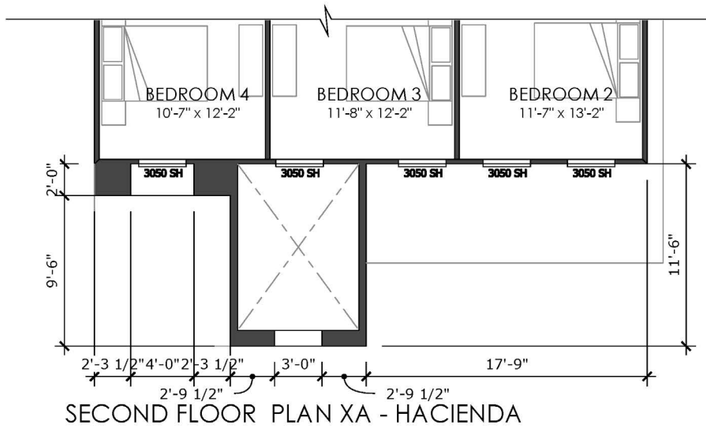
AZD Vale Sereno :: Chandler, AZ



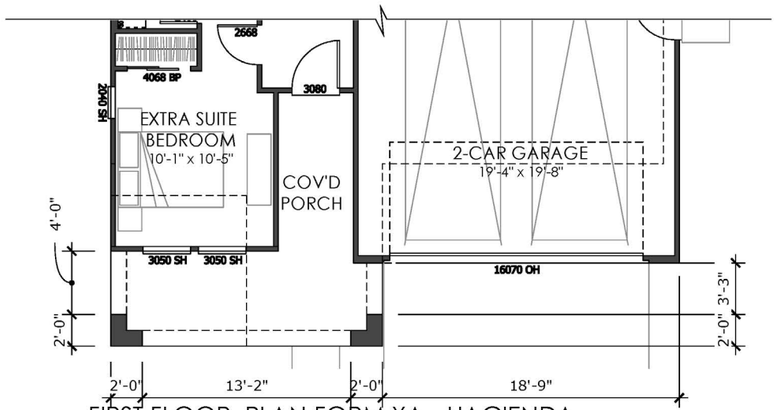
SECOND FLOOR PLAN ZA - CONTEMPORARY



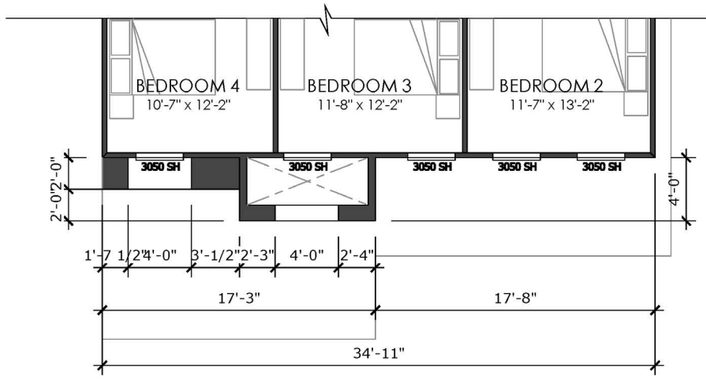
FIRST FLOOR PLAN FORM ZA - CONTEMPORARY



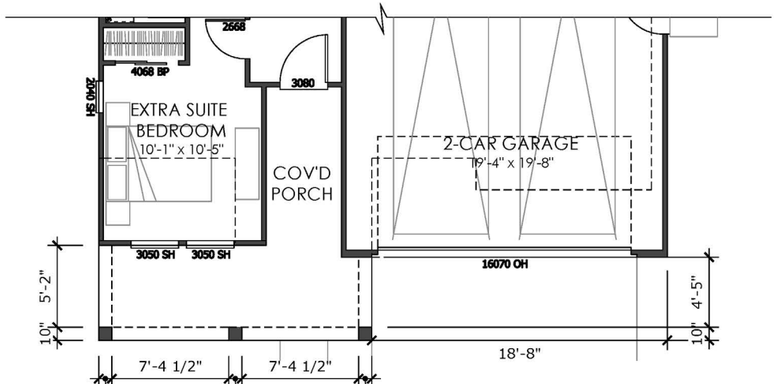
SECOND FLOOR PLAN XA - HACIENDA



FIRST FLOOR PLAN FORM XA - HACIENDA



SECOND FLOOR PLAN WA - FARMHOUSE



FIRST FLOOR PLAN FORM WA - FARMHOUSE

35' MARKET RATE :: SP-2

PLAN 2

LIV. SF:	**2,859**
PLAN W x D:	**34'-11" x 69'-11"**
PLAN #:	8065
SCALE:	1/8" = 1'-0"
PLAN NAME:	REINE

VITAL STATS

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

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

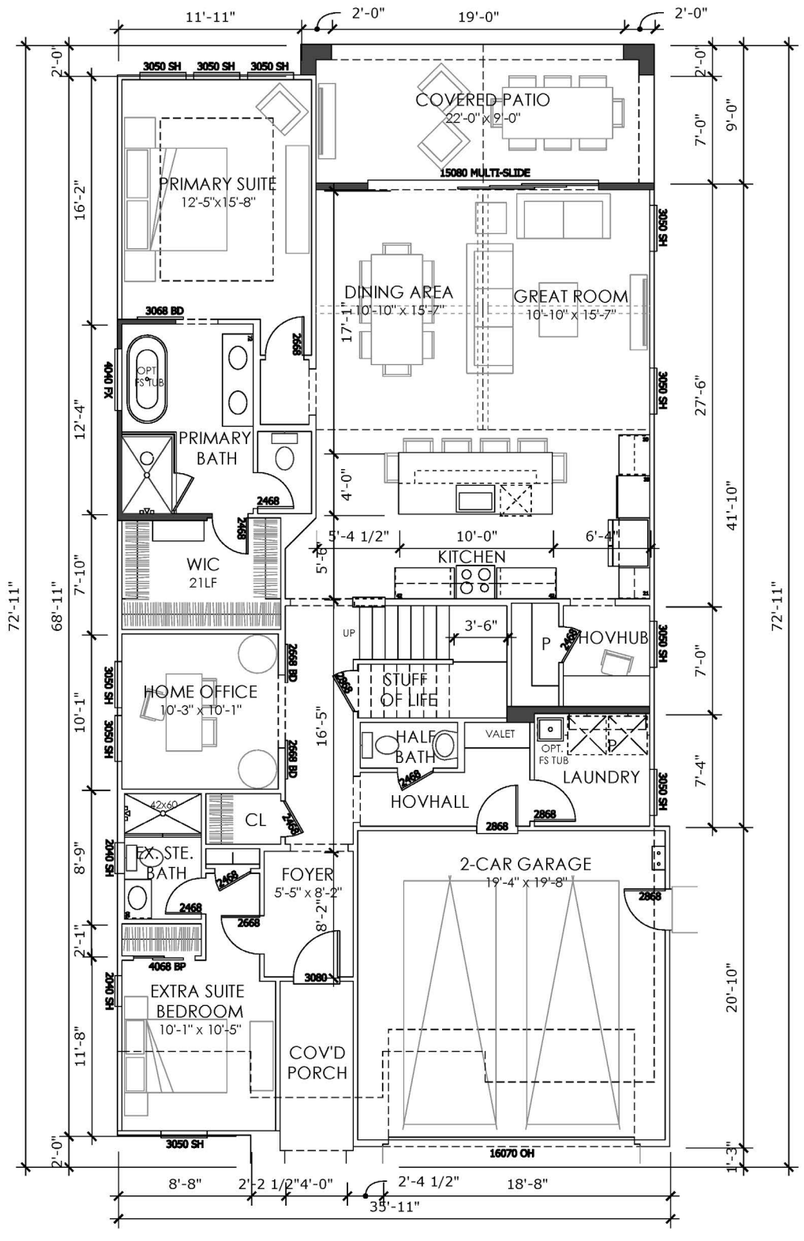
MAX. LIVABLE (A):	**2,846**
(A) 1ST FLR LIVABLE:	1,820
(B) 2ND FLR LIVABLE:	1,026
(C) 2 CAR GARAGE:	467
(D) COVERED ENTRY:	
ELEVATION UA:	62
ELEVATION WA:	**150**
ELEVATION XA:	150
ELEVATION ZA:	62
(E) COVERED PATIO:	200
(F) ARCH. PROJECTION:	
ELEVATION UA:	48
ELEVATION WA:	**29**
ELEVATION XA:	44
ELEVATION ZA:	37
(WA)MAX FOOTPRINT:	**2,681**

TYP LOT SIZE | 40'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 1,776/4120 = 43.1%

AZD Vale Sereno :: Chandler, AZ

09/09/2026

Corporate Product Development :: West Group Architecture



OPTION :: 15080 SGD AT COVERED PATIO
OPTION :: 3068 BARN DOOR AT PRIMARY BATH
OPTION :: F.S. TUB AT PRIMARY BATH
OPTION :: F.S. TUB AT LAUNDRY

35' MARKET RATE :: SP-2

PLAN 2 *(OPTIONS)*

LIV. SF:	**2,859**
PLAN W x D:	**34'-11" x 69'-11"**
PLAN #:	8065
SCALE:	1/8" = 1'-0"
PLAN NAME:	REINE

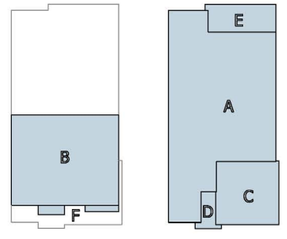
VITAL STATS

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

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,846**
(A) 1ST FLR LIVABLE:	1,820
(B) 2ND FLR LIVABLE:	1,026
(C) 2 CAR GARAGE:	467
(D) COVERED ENTRY:	
ELEVATION UA:	62
ELEVATION WA:	**150**
ELEVATION XA:	150
ELEVATION ZA:	62
(E) COVERED PATIO:	200
(F) ARCH. PROJECTION:	
ELEVATION UA:	48
ELEVATION WA:	**29**
ELEVATION XA:	44
ELEVATION ZA:	37
(WA)MAX FOOTPRINT:	**2,681**



KHovnanian® Homes

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09/09/2026

Corporate Product Development :: West Group Architecture



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

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 70'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

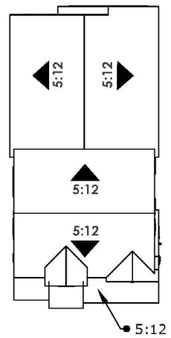
FORM UA - SPANISH MODERN



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. FLUSH RAKE 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE RECESSED WINDOWS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



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



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

AZD Vale Sereno :: Chandler, AZ

09/09/2026



FORM XA - HACIENDA
FRONT VIEW: N.T.S.



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



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



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



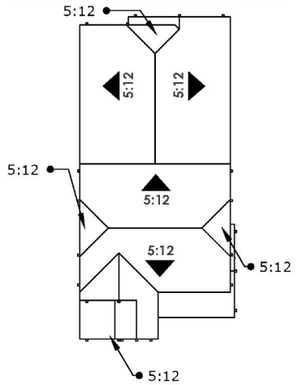
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 74'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES, HIPS & CLIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

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



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



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



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



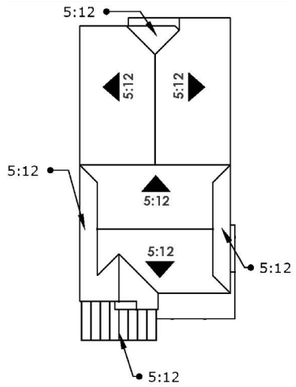
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 2

LIV. SF:	**2,859**
PLAN WxD:	**34'-11' x 69'-11"**
PLAN #:	8065
PLAN NAME:	**REINE**

FORM YA - FARMHOUSE



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES, HIPS & CLIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

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

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 70'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

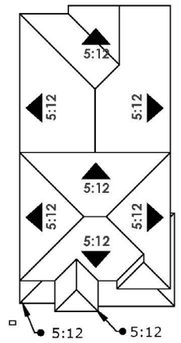
FORM ZA - CONTEMPORARY



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'T' TILES
3. 12" EAVES
4. DECORATIVE SIDING
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



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



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

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FORM ZA - CONTEMPORARY

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



FORM YA - FARMHOUSE

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



FORM ZA - CONTEMPORARY

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



FORM UA - SPANISH MODERN

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

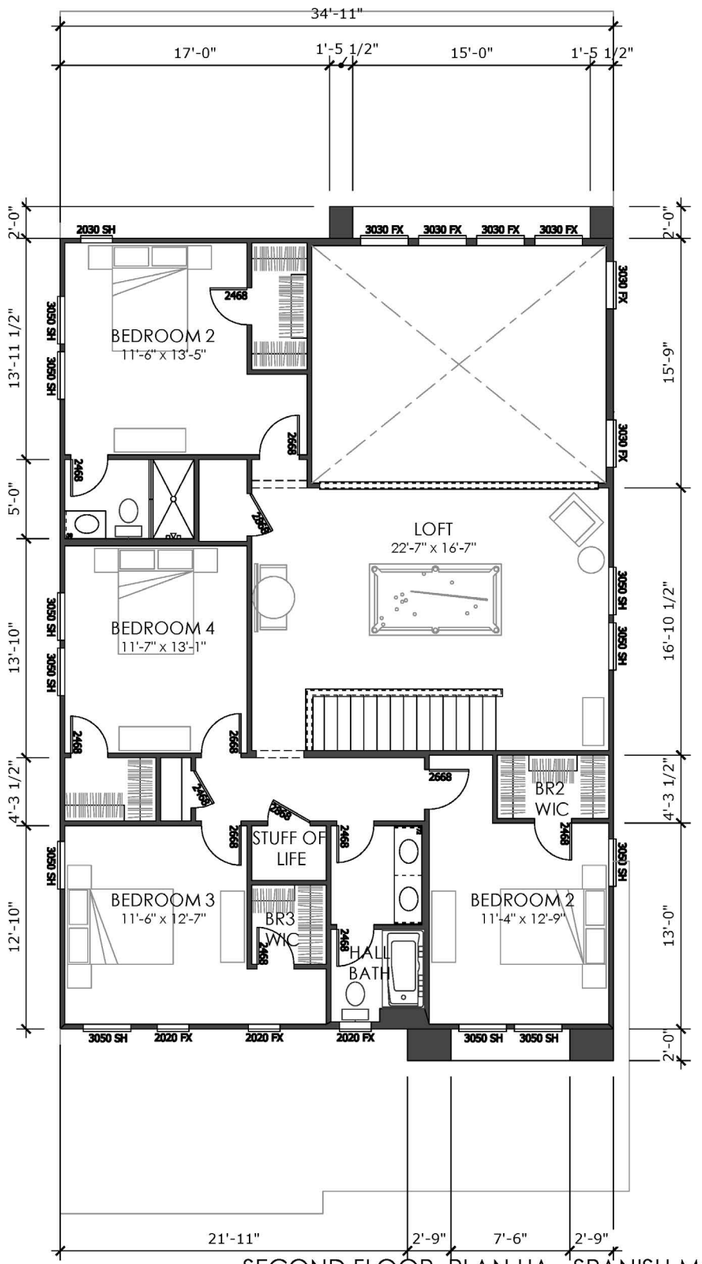
35' :: MKT SPEC2

PLAN 2 *(OPTIONS)*

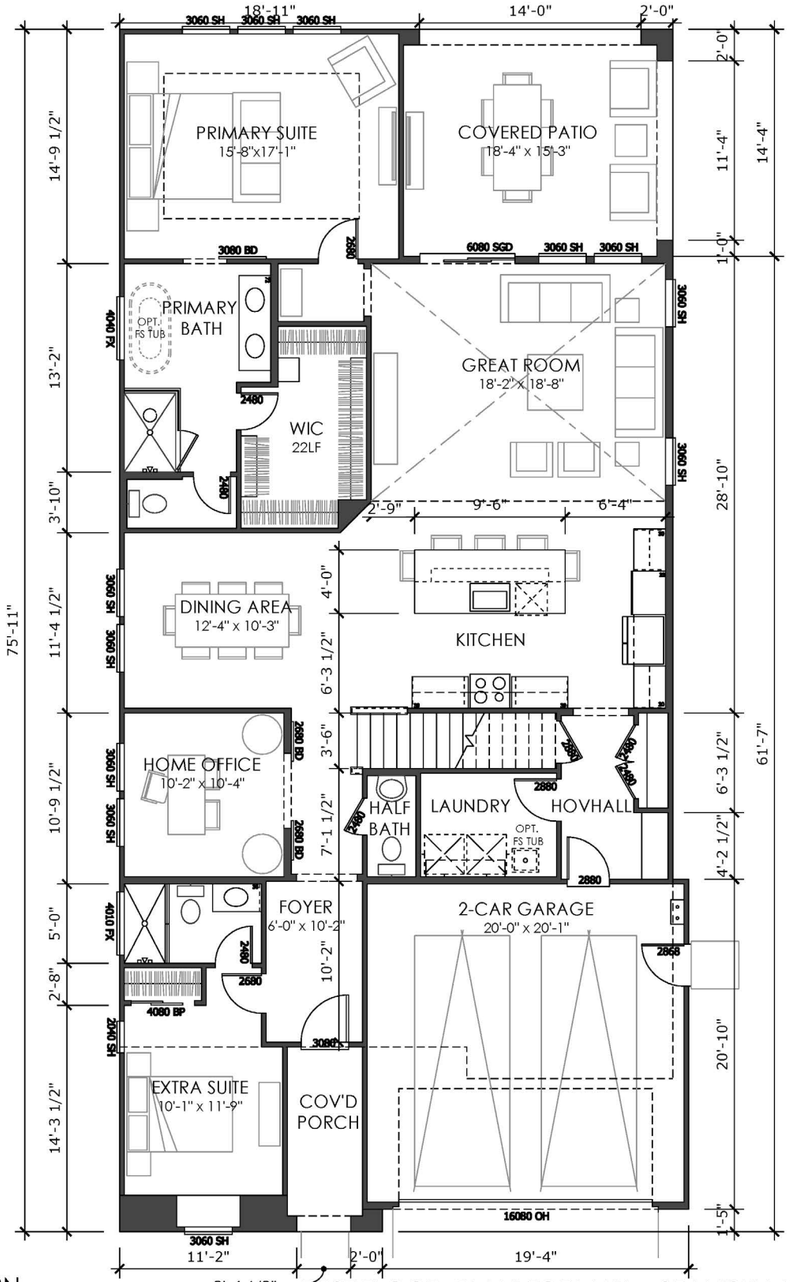
LIV. SF:	**2,859**
PLAN WxD:	**34'-11' x 69'-11"**
PLAN #:	8065
PLAN NAME:	**REINE**

OPT. MULTI SGD

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SECOND FLOOR PLAN UA - SPANISH MODERN



FIRST FLOOR PLAN FORM UA - SPANISH MODERN

35' MARKET RATE :: SP-2

PLAN 3

LIV. SF:	**3,352**
PLAN W x D:	**34'-11" x 74'-11"**
PLAN #:	8083
SCALE:	1/8" = 1'-0"
PLAN NAME:	VIENNE

VITAL STATS

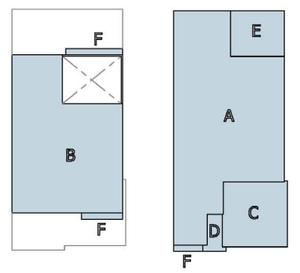
BEDROOM	6
BATH	4.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	8' | 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

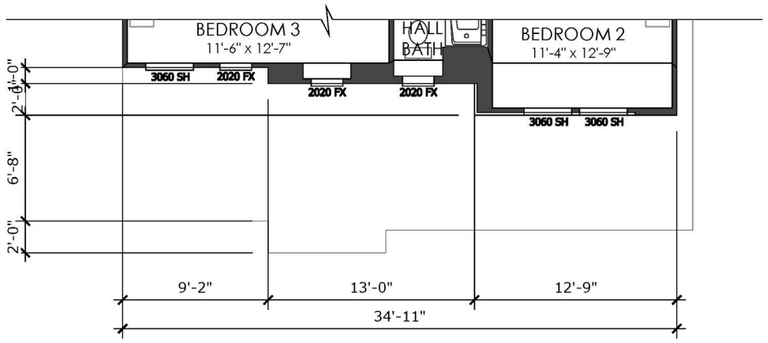
MAX. LIVABLE (A):	**3,352**
(A) 1ST FLR LIVABLE:	1,903
(B) 2ND FLR LIVABLE:	1,449
(C) 2 CAR GARAGE:	420
(D) COVERED ENTRY:	
ELEVATION UA:	**60**
ELEVATION WA:	51
ELEVATION YA:	60
ELEVATION ZA:	60
(E) COVERED PATIO:	244
(F) ARCH. PROJECTION:	
ELEVATION UA:	**80**
ELEVATION WA:	87
ELEVATION YA:	80
ELEVATION ZA:	87
(UA)MAX FOOTPRINT:	**2,707**

TYP LOT SIZE | 46'x114' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,707/5,244 = 52%

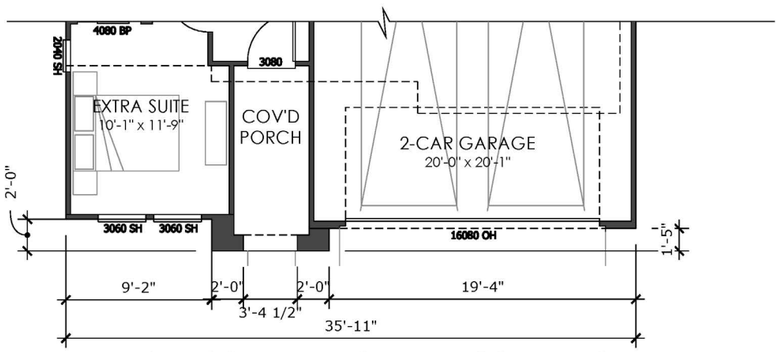


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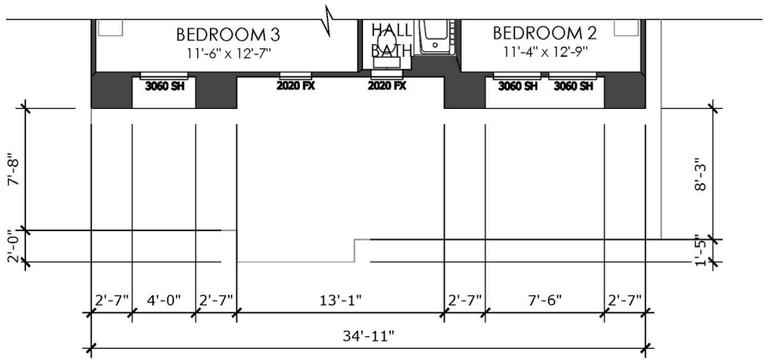
AZD Vale Sereno :: Chandler, AZ



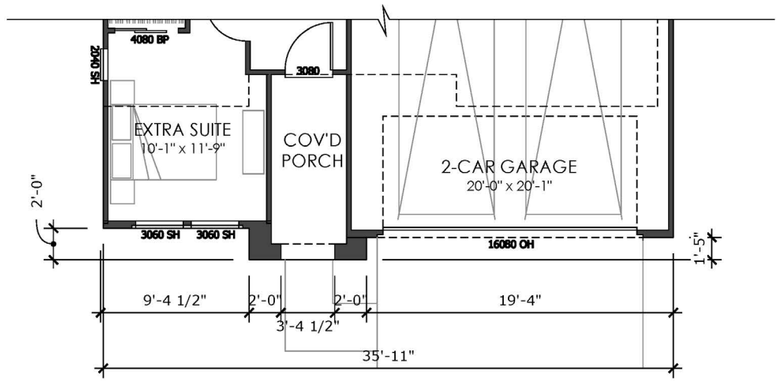
SECOND FLOOR PLAN ZA - CONTEMPORARY



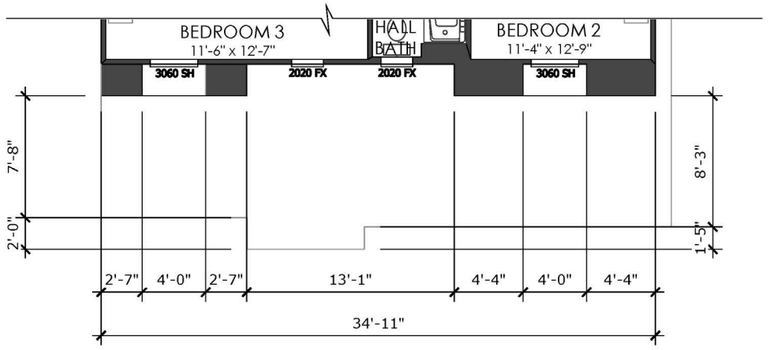
FIRST FLOOR PLAN FORM ZA - CONTEMPORARY



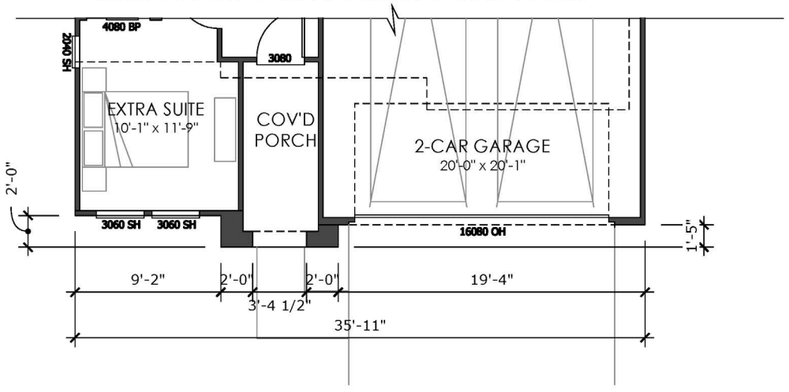
SECOND FLOOR PLAN XA - HACIENDA



FIRST FLOOR PLAN FORM XA - HACIENDA



SECOND FLOOR PLAN WA - FARMHOUSE



FIRST FLOOR PLAN FORM WA - FARMHOUSE

35' MARKET RATE :: SP-2

PLAN 3

LIV. SF:	**3,352**
PLAN W x D:	**34'-11" x 74'-11"**
PLAN #:	8083
SCALE:	1/8" = 1'-0"
PLAN NAME:	VIENNE

VITAL STATS

BEDROOM	6
BATH	4.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	8' | 8'

AREA S.F. BREAKDOWN

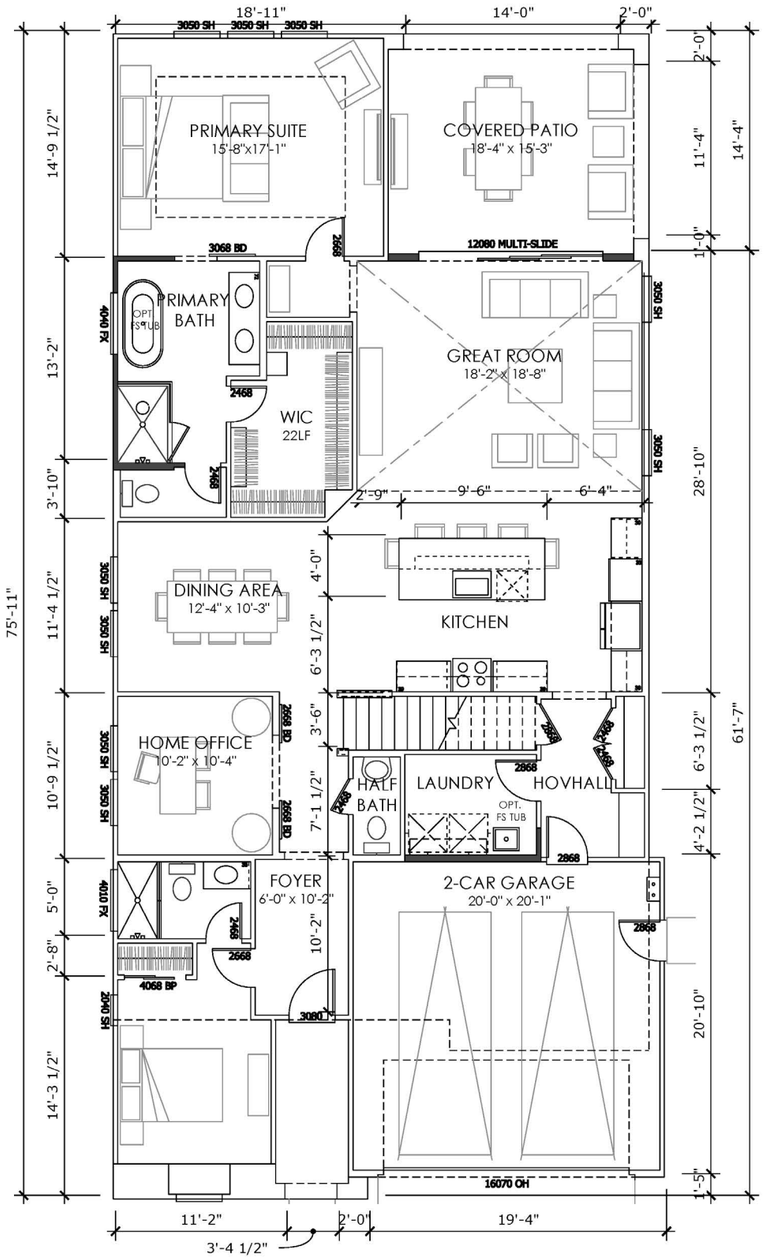
MAX. LIVABLE (A):	**3,352**
(A) 1ST FLR LIVABLE:	1,903
(B) 2ND FLR LIVABLE:	1,449
(C) 2 CAR GARAGE:	420
(D) COVERED ENTRY:	
ELEVATION UA:	**60**
ELEVATION WA:	51
ELEVATION YA:	60
ELEVATION ZA:	60
(E) COVERED PATIO:	244
(F) ARCH. PROJECTION:	
ELEVATION UA:	**80**
ELEVATION WA:	87
ELEVATION YA:	80
ELEVATION ZA:	87
(UA)MAX FOOTPRINT:	**2,707**

TYP LOT SIZE | 46'x114' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,707/5,244 = 52%

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Corporate Product Development :: West Group Architecture



35' MARKET RATE :: SP-2

PLAN 3 *(OPTIONS)*

LIV. SF:	**3,352**
PLAN W x D:	**34'-11" x 74'-11"**
PLAN #:	8083
SCALE:	1/8" = 1'-0"
PLAN NAME:	VIENNE

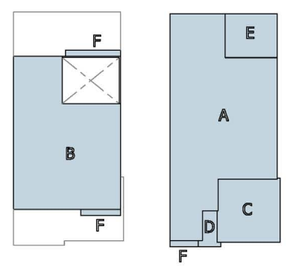
VITAL STATS

BEDROOM	6
BATH	4.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	8' | 8'

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**3,352**
(A) 1ST FLR LIVABLE:	1,903
(B) 2ND FLR LIVABLE:	1,449
(C) 2 CAR GARAGE:	420
(D) COVERED ENTRY:	
ELEVATION UA:	**60**
ELEVATION WA:	51
ELEVATION YA:	60
ELEVATION ZA:	60
(E) COVERED PATIO:	244
(F) ARCH. PROJECTION:	
ELEVATION UA:	**80**
ELEVATION WA:	87
ELEVATION YA:	80
ELEVATION ZA:	87
(UA)MAX FOOTPRINT:	**2,707**

TYP LOT SIZE | 46'x114' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,707/5,244 = 52%



OPTION :: 12080 SGD WITH COVERED PATIO
OPTION :: 3068 BARN DOOR AT PRIMARY BATH
OPTION :: F.S. TUB AT PRIMARY BATH
OPTION :: F.S. TUB AT LAUNDRY

FIRST FLOOR PLAN OPTIONS
FORM UA - SPANISH MODERN

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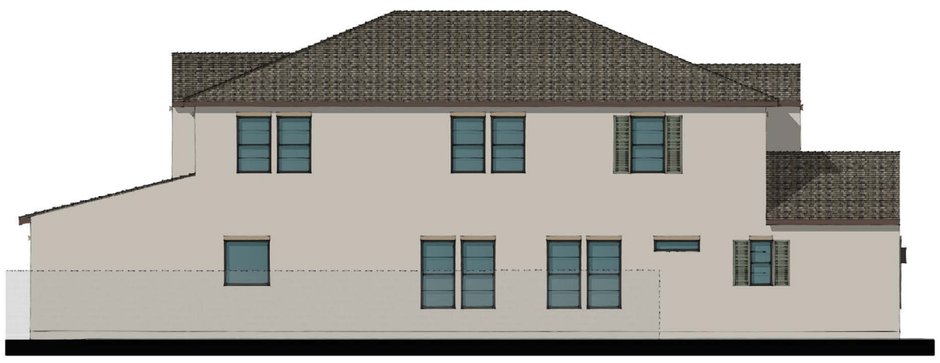
FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



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



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



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



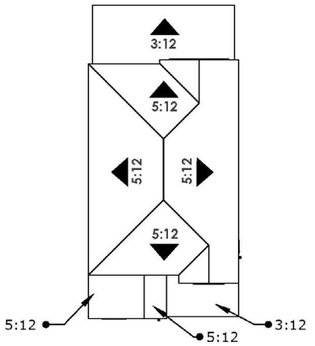
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 3

V. SF:	**3,352**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8084
PLAN NAME:	**VIENNE**

FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. FLUSH RAKE 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE RECESSED WINDOWS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

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FORM XA - HACIENDA
FRONT VIEW: N.T.S.



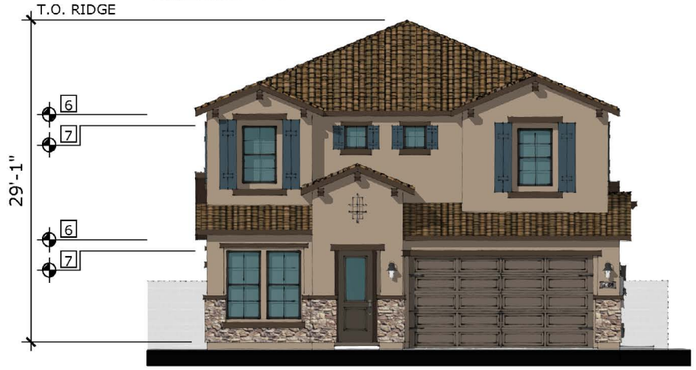
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



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



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



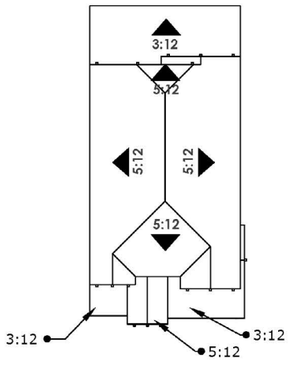
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 3

V. SF:	**3,352**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8084
PLAN NAME:	**VIENNE**

FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES, HIPS & CLIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

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35' :: MKT SPEC2

PLAN 3

LIV. SF:	**3,365**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8083
PLAN NAME:	**VIENNE**

FORM YA - FARMHOUSE

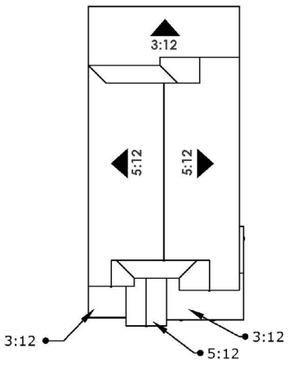


FORM YA - FARMHOUSE
FRONT VIEW: N.T.S.

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



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



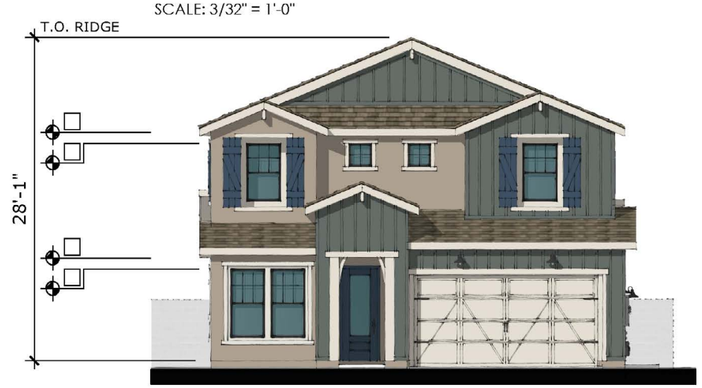
ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES, HIPS & CLIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



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



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

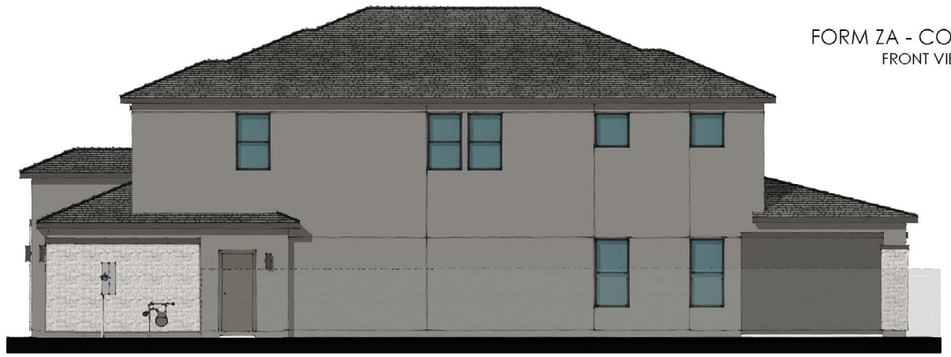
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09/09/2026



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



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



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



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



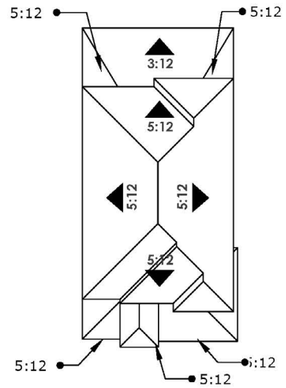
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 3

V. SF:	**3,352**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8084
PLAN NAME:	**VIENNE**

FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'T' TILES
3. 12" EAVES
4. DECORATIVE SIDING
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

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FORM XA - HACIENDA

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



FORM YA - FARMHOUSE

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



FORM ZA - CONTEMPORARY

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



FORM UA - SPANISH MODERN

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

35' :: MKT SPEC2

PLAN 3 *(OPTIONS)*

LIV. SF:	**3,365**
PLAN WxD:	**34'-11' x 74'-11"**
PLAN #:	8083
PLAN NAME:	**VIENNE**
OPT. MULTI SGD	

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APPENDIX B:
COLOR & MATERIALS PALETTE

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Chandler ,AZ

WIP Date: 9/18/2026
DR Approval Date:
Rev 1:
Rev 2:
Rev 3:

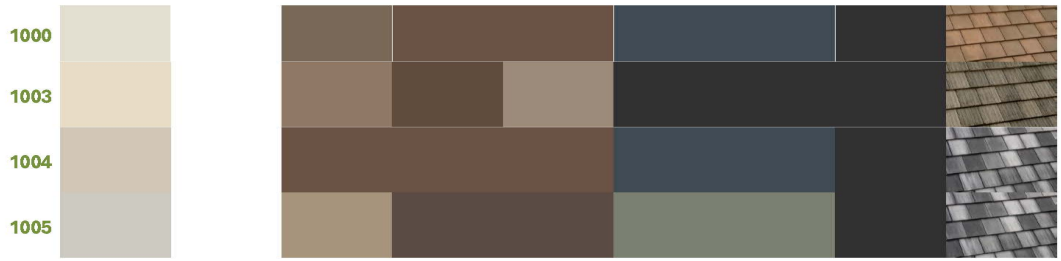
			Body	LRV	Siding	LRV	Trim	Fascia	Gar Door	Entry	Shutters	Pipe Vent	Roof Tile Eagle	Veneer Eldorado Stone
FORM U - Spanish Modern	STL25064	1000	7011 Natural Choice	73	NA	0	6152 Superior Bronze	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	6990 Caviar	Flat_4646_Sunset Blend	NA
	STL25055	1003	6119 Antique White	72	NA	0	6081 Down Home	9091 Half_Caff	7508 Tavern Taupe	6990 Caviar	6990 Caviar	6990 Caviar	Flat_5687_Brown Grey Range	NA
	STL25023	1004	7036 Accessible Beige	58	NA	0	7520 Dark Brown	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	6990 Caviar	Flat_4669_Grays Peak Range Copper SRB	NA
	STL25065	1005	7015 Repose Gray	58	NA	0	2827 Colonial Revival Stone	7510 Chateau Brown	7510 Chateau Brown	6186 Dried Thyme	6186 Dried Thyme	6990 Caviar	Flat_4669_Grays Peak Range Copper SRB	NA
FORM W - Farmhouse	STL24891	3000	7636 Origami White	76	7636 Origami White	76	7636 Origami White	7069 Iron Ore	7069 Iron Ore	6214 Underseas	7069 Iron Ore	NA	Flat_4595_Dark Charcoal	NA
	STL24893	3004	7650 Ellie Gray	40	8917 Shell White	83	8917 Shell White	8917 Shell White	7069 Iron Ore	7602 Indigo Batik	7602 Indigo Batik	NA	Flat_5699_Charcoal Range	NA
	STL24894	3005	7633 Taupe Tone	36	7622 Homburg Gray	15	7042 Shoji White	7042 Shoji White	7042 Shoji White	6237 Dark Night	6237 Dark Night	NA	Flat_5687_Brown Grey Range	NA
	STL24921	3007	7642 Pavestone	32	7012 Creamy	81	7012 Creamy	7012 Creamy	7012 Creamy	2839 Roycroft Copper Red	2839 Roycroft Copper Red	NA	Flat_4503_Sierra Madre	NA
FORM X - Hacienda W/ Stone	STL25122	4110	7627 White Heron	76	NA	0	7053 Adaptive Shade	7053 Adaptive Shade	7053 Adaptive Shade	6062 Vintage Leather	7745 Muddled Basil	NA	Barrel_3636_Piedmont Blend	Eldorado Stone_Hillstone_Verona
	STL25123	4112	7517 Rivers Edge	63	NA	0	7053 Adaptive Shade	6006 Black Bean	6006 Black Bean	6228 Refuge	6228 Refuge	NA	Barrel_3646_Sunset Blend	Eldorado Stone_Cypress Ridge_Orchard
	STL25153	4115	7023 Requisite Gray	45	NA	0	9183 Dark Clove	9183 Dark Clove	9175 Deep Forest Brown	9175 Deep Forest Brown	9175 Deep Forest Brown	NA	Barrel_3602_Concord Blend	Eldorado Stone_Hillstone_Verona
	STL25200	4116	7513 Sanderling	31	NA	0	9183 Dark Clove	9183 Dark Clove	7026 Griffin	7602 Indigo Batik	7602 Indigo Batik	NA	Barrel_3645_Sunrise Blend	Eldorado Stone_Cypress Ridge_Catania
FORM Z - Contemporary W/ Stone	STL25125	6110	7042 Shoji White	74	6004 Mink	21	6990 Caviar	6990 Caviar	6990 Caviar	6990 Caviar	NA	NA	Flat_5699_Charcoal Range	Eldorado Stone_Ledgecut 33_Beach Pebble
	STL25126	6112	7641 Colonnade Gray	53	7566 Westhighland White	86	7566 Westhighland White	7027 Hickory Smoke	7027 Hickory Smoke	6988 Bohemian Black	NA	NA	Flat_4503_Sierra Madre	Eldorado Stone_Vantage 30_Stormcloud
	STL25242	6114	6198 Sensible Hue	46	7048 Urbane Bronze	8	6991 Black Magic	6991 Black Magic	6069 French Roast	6991 Black Magic	NA	NA	Flat_4503_Sierra Madre	Eldorado Stone_Marquee 24_Dove Tail
	STL25243	6117	0077 Classic French Gray	24	7048 Urbane Bronze	8	7048 Urbane Bronze	7069 Iron Ore	6991 Black Magic	6991 Black Magic	NA	NA	Flat_4697_Slate Range	Eldorado Stone_Marquee 24_Dove Tail

AZD Vale Sereno

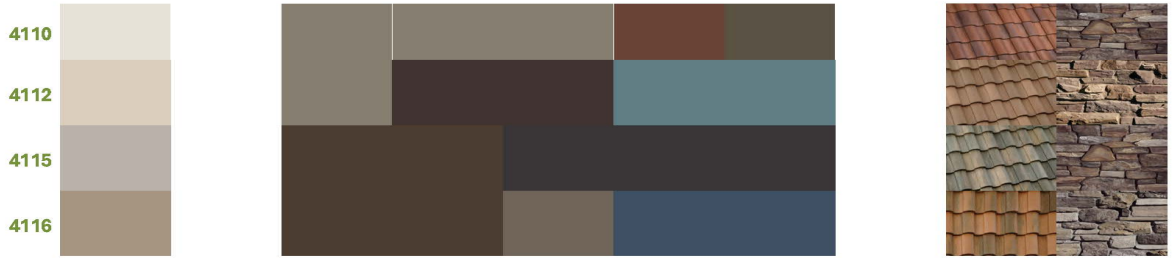
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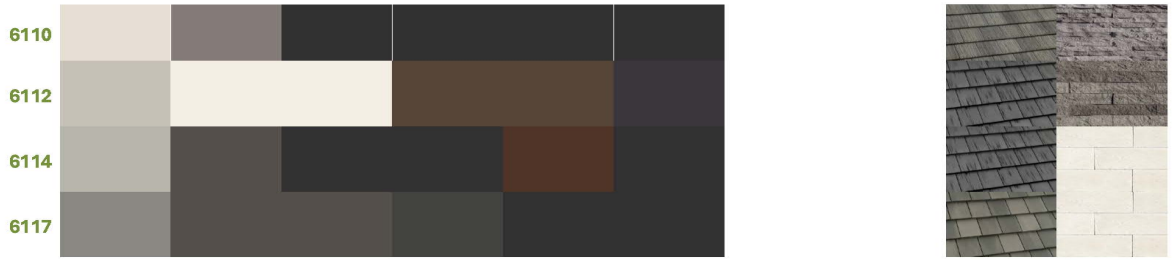
WIP Date:	DR Approval Date:	Rev 1:	Rev 2:	Rev 3:
9/18/2026				

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









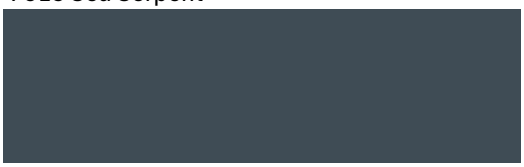
U - Spanish Modern

Color Scheme 1000

AZD Vale Sereno

Body 7011 Natural Choice 73

Entry 7615 Sea Serpent



Gar Door 7520 Dark Brown



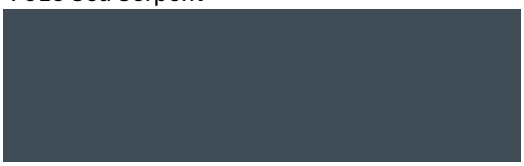
Fascia 7520 Dark Brown



Trim 6152 Superior Bronze



Shutters 7615 Sea Serpent



Pipe Vent 6990 Caviar



Roof Tile Flat_4646_Sunset Blend



KHovnanian Homes

U - Spanish Modern

Color Scheme **1003**

AZD Vale Sereno

Body 6119 Antique White 72

Entry 6990 Caviar

Gar Door 7508 Tavern Taupe

Fascia 9091 Half_Caff

Trim 6081 Down Home

Shutters 6990 Caviar

Pipe Vent 6990 Caviar

Roof Tile Flat_5687_Brown Grey Range



KHovnanian Homes

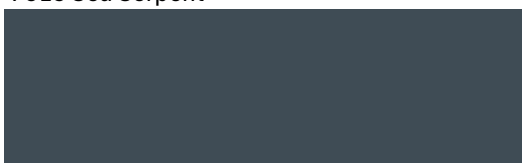
U - Spanish Modern

Color Scheme **1004**

AZD Vale Sereno

Body 7036 Accessible Beige 58

Entry 7615 Sea Serpent



Gar Door 7520 Dark Brown



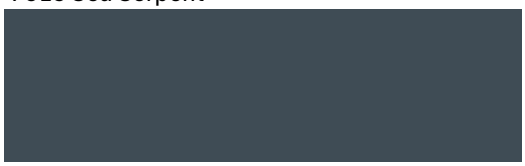
Fascia 7520 Dark Brown



Trim 7520 Dark Brown



Shutters 7615 Sea Serpent



Pipe Vent 6990 Caviar



Roof Tile Flat_4669_Grays Peak Range Copper SRB



KHovnanian Homes

U - Spanish Modern

Color Scheme **1005**

AZD Vale Sereno

Body 7015 Repose Gray 58

Entry 6186 Dried Thyme

Gar Door 7510 Chateau Brown

Fascia 7510 Chateau Brown

Trim 2827 Colonial Revival Stone

Shutters 6186 Dried Thyme

Pipe Vent 6990 Caviar

Roof Tile Flat_4669_Grays Peak Range Copper SRB



KHovnanian Homes

W - Farmhouse

Color Scheme 3000

AZD Vale Sereno

Body 7636 Origami White 76

Siding or 2nd_Body 7636 Origami White 76

Entry 6214 Underseas

Gar Door 7069 Iron Ore

Fascia 7069 Iron Ore

Trim 7636 Origami White

Shutters 7069 Iron Ore

Roof Tile Flat_4595_Dark Charcoal



KHovnanian Homes

W - Farmhouse

Color Scheme 3004

AZD Vale Sereno

Body 7650 Ellie Gray 40

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

Entry 7602 Indigo Batik

Gar Door 7069 Iron Ore

Fascia 8917 Shell White

Trim 8917 Shell White

Shutters 7602 Indigo Batik

Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

W - Farmhouse

Color Scheme 3005

AZD Vale Sereno

Body 7633 Taupe Tone 36

Siding or 2nd_Body 7622 Homburg Gray 15

Entry 6237 Dark Night

Gar Door 7042 Shoji White

Fascia 7042 Shoji White

Trim 7042 Shoji White

Shutters 6237 Dark Night

Roof Tile Flat_5687_Brown Grey Range



KHovnanian Homes

W - Farmhouse

Color Scheme 3007

AZD Vale Sereno

Body 7642 Pavestone 32

Siding or 2nd_Body 7012 Creamy 81

Entry 2839 Roycroft Copper Red

Gar Door 7012 Creamy

Fascia 7012 Creamy

Trim 7012 Creamy

Shutters 2839 Roycroft Copper Red

Roof Tile Flat_4503_Sierra Madre



KHovnanian Homes

AZD Vale Sereno

X - Hacienda W/ Stone

Color Scheme 4110

Body 7627 White Heron 76

Entry 6062 Vintage Leather

Gar Door 7053 Adaptive Shade

Fascia 7053 Adaptive Shade

Trim 7053 Adaptive Shade

Shutters 7745 Muddled Basil

Veneer Eldorado Stone_Hillstone_Verona



Roof Tile Barrel_3636_Piedmont Blend



KHovnanian Homes

X - Hacienda W/ Stone

Color Scheme 4112

AZD Vale Sereno

Body 7517 Rivers Edge 63

Entry 6228 Refuge

Gar Door 6006 Black Bean

Fascia 6006 Black Bean

Trim 7053 Adaptive Shade

Shutters 6228 Refuge

Veneer Eldorado Stone_Cypress Ridge_Orchard



Roof Tile Barrel_3646_Sunset Blend



KHovnanian Homes

AZD Vale Sereno

X - Hacienda W/ Stone

Color Scheme 4115

Body 7023 Requisite Gray 45

Entry 9175 Deep Forest Brown

Gar Door 9175 Deep Forest Brown

Fascia 9183 Dark Clove

Trim 9183 Dark Clove

Shutters 9175 Deep Forest Brown

Veneer Eldorado Stone_Hillstone_Verona



Roof Tile Barrel_3602_Concord Blend



KHovnanian Homes

AZD Vale Sereno

X - Hacienda W/ Stone

Color Scheme 4116

Body 7513 Sanderling 31

Entry 7602 Indigo Batik

Gar Door 7026 Griffin

Fascia 9183 Dark Clove

Trim 9183 Dark Clove

Shutters 7602 Indigo Batik

Veneer Eldorado Stone_Cypress Ridge_Catania



Roof Tile Barrel_3645_Sunrise Blend



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AZD Vale Sereno

Z - Contemporary W/ Stone

Color Scheme **6110**

Body 7042 Shoji White 74

Entry 6990 Caviar

Gar Door 6990 Caviar

Fascia 6990 Caviar

Trim 6990 Caviar

Siding or 2nd_Body 6004 Mink 21

Veneer Eldorado Stone_Ledgecut 33_Beach Pebble



Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

AZD Vale Sereno

Z - Contemporary W/ Stone

Color Scheme 6112

Body 7641 Colonnade Gray 53

Entry 6988 Bohemian Black

Gar Door 7027 Hickory Smoke

Fascia 7027 Hickory Smoke

Trim 7566 Westhighland White

Siding or 2nd_Body 7566 Westhighland White 86

Veneer Eldorado Stone_Vantage 30_Stormcloud



Roof Tile Flat_4503_Sierra Madre



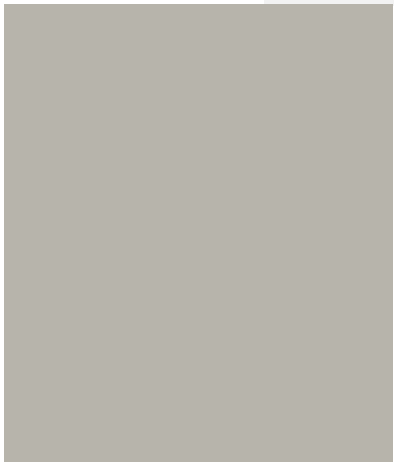
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AZD Vale Sereno

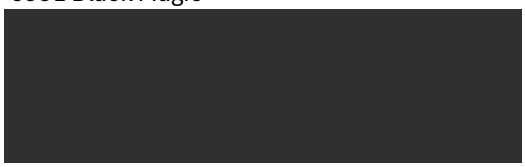
Z - Contemporary W/ Stone

Color Scheme **6114**

Body 6198 Sensible Hue 46



Entry 6991 Black Magic



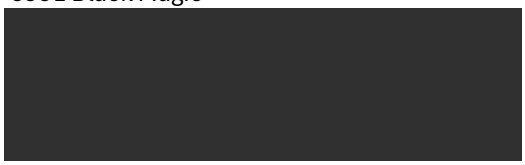
Gar Door 6069 French Roast



Fascia 6991 Black Magic



Trim 6991 Black Magic



Siding 7048 Urbane Bronze 8
or 2nd_Body



Veneer Eldorado Stone_Marquee 24_Dove Tail



Roof Tile Flat_4503_Sierra Madre



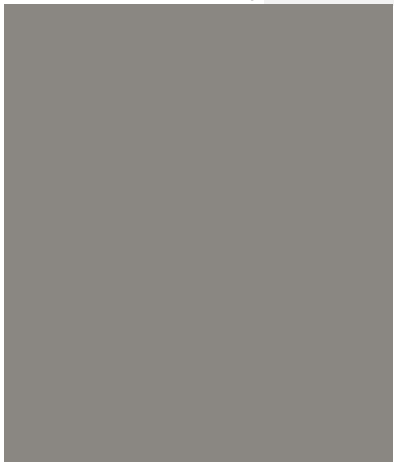
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AZD Vale Sereno

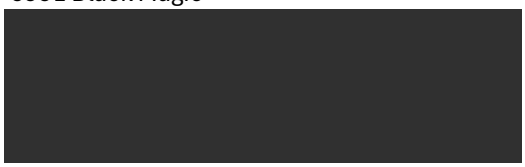
Z - Contemporary W/ Stone

Color Scheme 6117

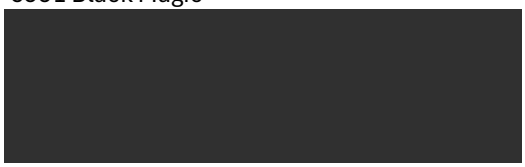
Body 0077 Classic French Gray 24



Entry 6991 Black Magic



Gar Door 6991 Black Magic



Fascia 7069 Iron Ore



Trim 7048 Urbane Bronze



Siding or 2nd_Body 7048 Urbane Bronze 8



Veneer Eldorado Stone_Marquee 24_Dove Tail



Roof Tile Flat_4697_Slate Range



APPENDIX C:
3D RENDERINGS



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VALE SERENO • **CONCEPTUAL RENDERING**

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2026-07-20
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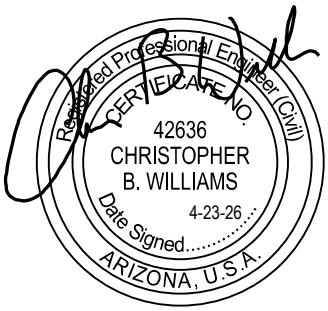
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CHANDLER, AZ
2026-07-20
26001454
K. HOVNANIAN

April 23, 2026

Francisco Castell
Land Planning Manager
K. Hovnanian Phoenix Division, Inc.
8800 East Raintree Drive, Suite 300
Scottsdale, AZ 85260

Phone: (480) 761 - 0545
Email: fcastell@khov.com



Subject: Traffic Impact Statement
Cooper Road and Chandler Heights Road, Chandler, Arizona

Dear Mr. Castell:

Y2K Engineering, LLC. (Y2K) has been retained to prepare a traffic impact statement (TIS) for a proposed residential development located at the southeast corner of Copper Road and Chandler Heights Road in Chandler, Arizona. The project consists of a 53-lot single-family residential community to be constructed on approximately 12.5 acres. Access to the site will be provided by two driveways, including a primary full-access driveway on Cooper Road and a secondary driveway on Via de Palmas, located along the southern border of the proposed development.

Per the City of Chandler's *Scope of Work for Traffic Impact Studies* (October 2023), Traffic Impact Studies are typically required for developments expected to generate over 100 peak hour trips. Based on standard trip generation rates, the proposed development is anticipated to generate fewer than this threshold; therefore, a traffic impact statement has been prepared to evaluate site access, trip generation characteristics, and any pertinent operational considerations.

A vicinity map is shown in **Figure 1**, and the proposed site location is shown in **Figure 2**.

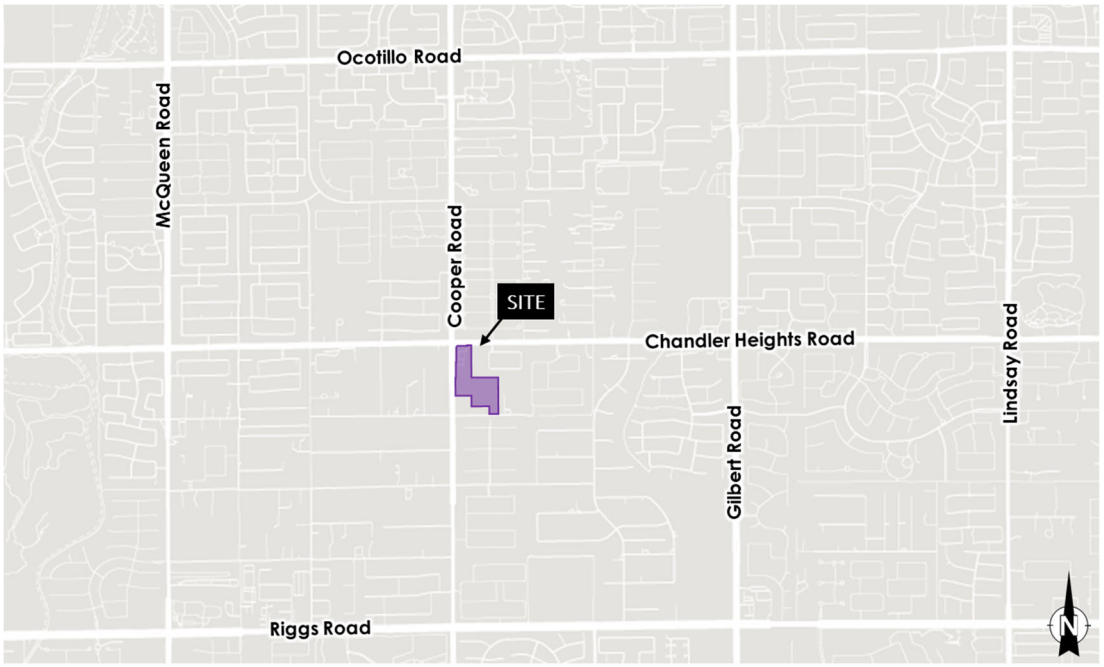


Figure 1: Project Vicinity

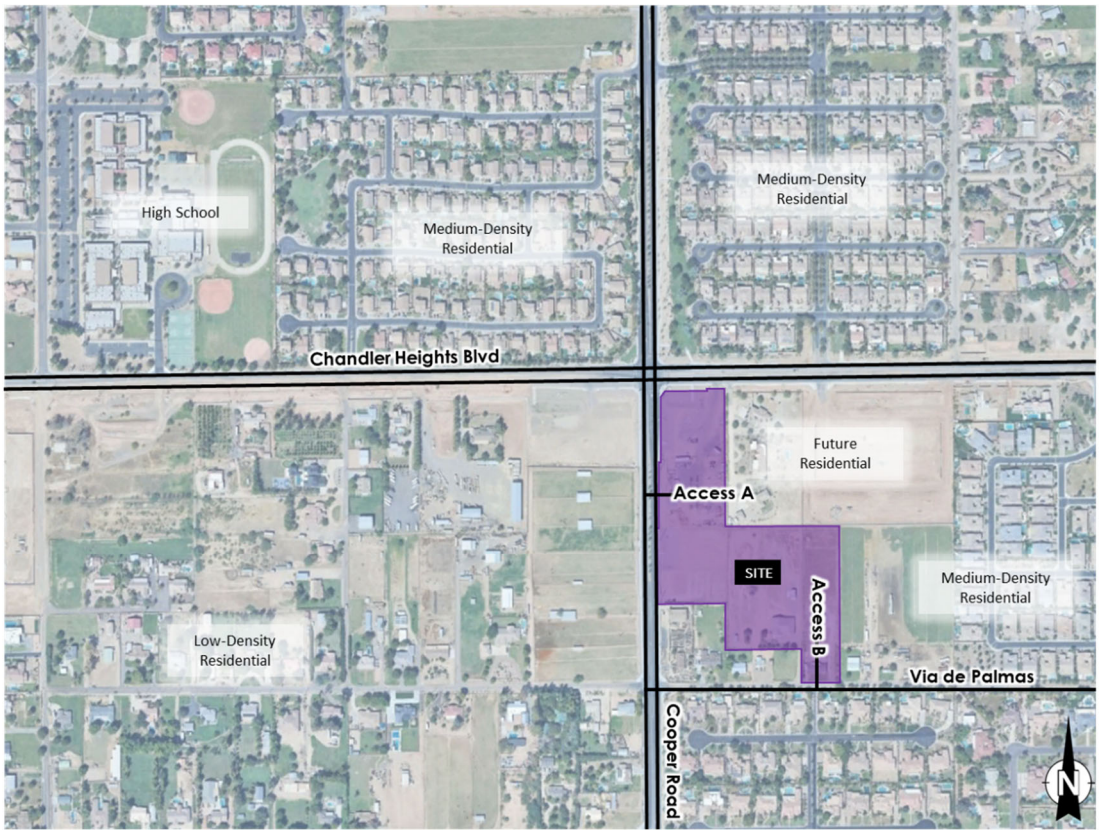


Figure 2: Proposed Site Location

EXISTING CONDITIONS

Cooper Road is a north-south roadway classified as a minor arterial in the *City of Chandler* Transportation Master Plan (January 2020). The roadway consists of a four-lane divided cross-section with opposing directions separated by a raised median located from Chandler Heights Blvd to approximately 900 feet south of Chandler Heights Blvd. A two-way left-turn lane (TWLTL) is present south of where the median ends. Cooper Road provides access to surrounding residential developments and is a key north-south corridor in the area. The roadway includes several improvements such as curb and gutter, roadway lighting, and designated bicycle lanes. The posted speed limit along this segment is 45 miles per hour (mph).

Via de Palmas is a two-way unstriped roadway with sufficient width to accommodate bidirectional travel near the project site. Via de Palmas is not classified per the *City of Chandler* Transportation Master Plan (January 2020), therefore this roadway is assumed to function as a local roadway based on its characteristics and usage. The roadway extends east from Cooper Road and provides access to a service vehicle-only roadway not accessible by the public located approximately 0.3 miles east. Improvements along the roadway including curb, gutter, and sidewalk along the southern side, while the northern side remains unimproved. Roadway lighting is not present along Via de Palmas. A posted speed limit is not posted, though it is assumed to be 25 mph.

Cooper Road and Via de Palmas is a four-legged intersection controlled by a minor-street STOP-control, with the minor street (Via de Palmas) yielding to traffic on Cooper Road. The northbound and southbound approaches on Cooper Road provide a dedicated left-turn lane, one through lane, and one shared through/right-turn lane in each direction. The eastbound and westbound approaches are offered one shared lane for all movements. Intersection improvements present at this intersection include streetlights, curbing, and pedestrian ramps. However, striped crosswalks are not present at any approach at this intersection.

PROPOSED DEVELOPMENT

SITE LOCATION, LAND USE, AND ACCESS

The proposed residential community will consist of a 53-lot single-family development to be constructed on approximately 12.5 acres of land. The proposed development is planned to be constructed across six parcels (303-55-013Z, 303-55-013X, 303-55-013V, 303-55-013W, 303-55-015U and 303-55-015T). Based on a review of recent aerial imagery, the existing land uses on these parcels appear to consist of a heavy equipment staging area and low-density residential developments. The site will provide good circulation for residents and guests with an internal roadway that connects the houses on all sides of the site and two full-access driveways.

Access A is planned to be located on Cooper Road, approximately 550 feet south of Chandler Heights Road, and will serve as the primary access point for traffic accessing the development. Access A will be controlled by a gate located approximately 200 feet east of the centerline of Cooper Road. The driveway will be STOP-controlled at its intersection with Cooper Road, and vehicles exiting the site will be required to yield to north-south traffic on Cooper Road.

Access B is proposed on Via De Palmas, approximately 700 feet east of Cooper Road, and will function as a secondary access point to the site. This driveway will serve both ingress vehicles and egress vehicles and

will also be controlled by a gate, planned to be located approximately 65 feet north of the centerline of Via De Palmas. Access B will be stop-controlled, with exiting vehicles yielding to traffic on Via De Palmas.

The site plan is shown in **Figure 3**. A detailed site plan is provided in **Attachment A.**

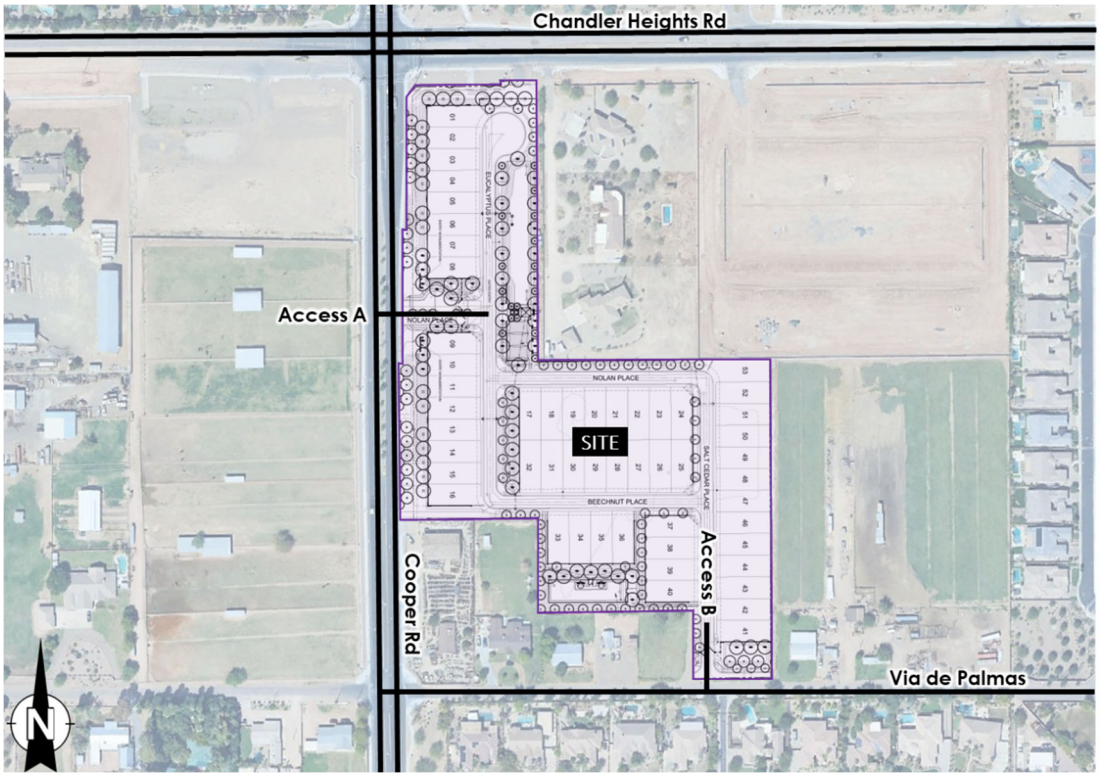


Figure 3: Site Plan

TRIP GENERATION

The trip generation for the proposed site was estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 12th Edition*. The manual contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the manual includes average rates and equations that have been established, correlating the relationship between an independent variable that describes the development size and the generated trips for each categorized land use. The manual provides information for daily and peak hour trips.

ITE Land Use Code 210 (Single-Family Residential) was utilized for analysis. The trip generation for the proposed residential community is summarized in **Table 1**. Supporting details for the trip generation are provided in **Attachment B**.

Table 1: Trip Generation

DESCRIPTION OF LAND USE					VEHICLE GENERATED TRIPS						
					Daily	AM Peak Hour			PM Peak Hour		
ID	Land Use	ITE LUC	Size		Total	Enter	Exit	Total	Enter	Exit	Total
1	Single-Family Detached Housing	210	53	DU	693	11	30	41	33	21	54
				Total	**693**	**11**	**30**	**41**	**33**	**21**	**54**

The proposed residential development is anticipated to generate a total of 693 daily trips (entering and exiting), with 41 AM peak hour trips and 54 PM peak hour trips.

TRIP DISTRIBUTION AND ASSIGNMENT

The generated trips for the proposed development have been distributed and assigned to the surrounding street system based on existing traffic patterns and access to nearby freeways. The trip distribution and assignment percentages are depicted in **Figure 4**.

The site assignment at the project driveways were calculated based on the trip generation and assumed trip distribution percentages. The estimated site traffic assignment is shown in **Figure 5**.

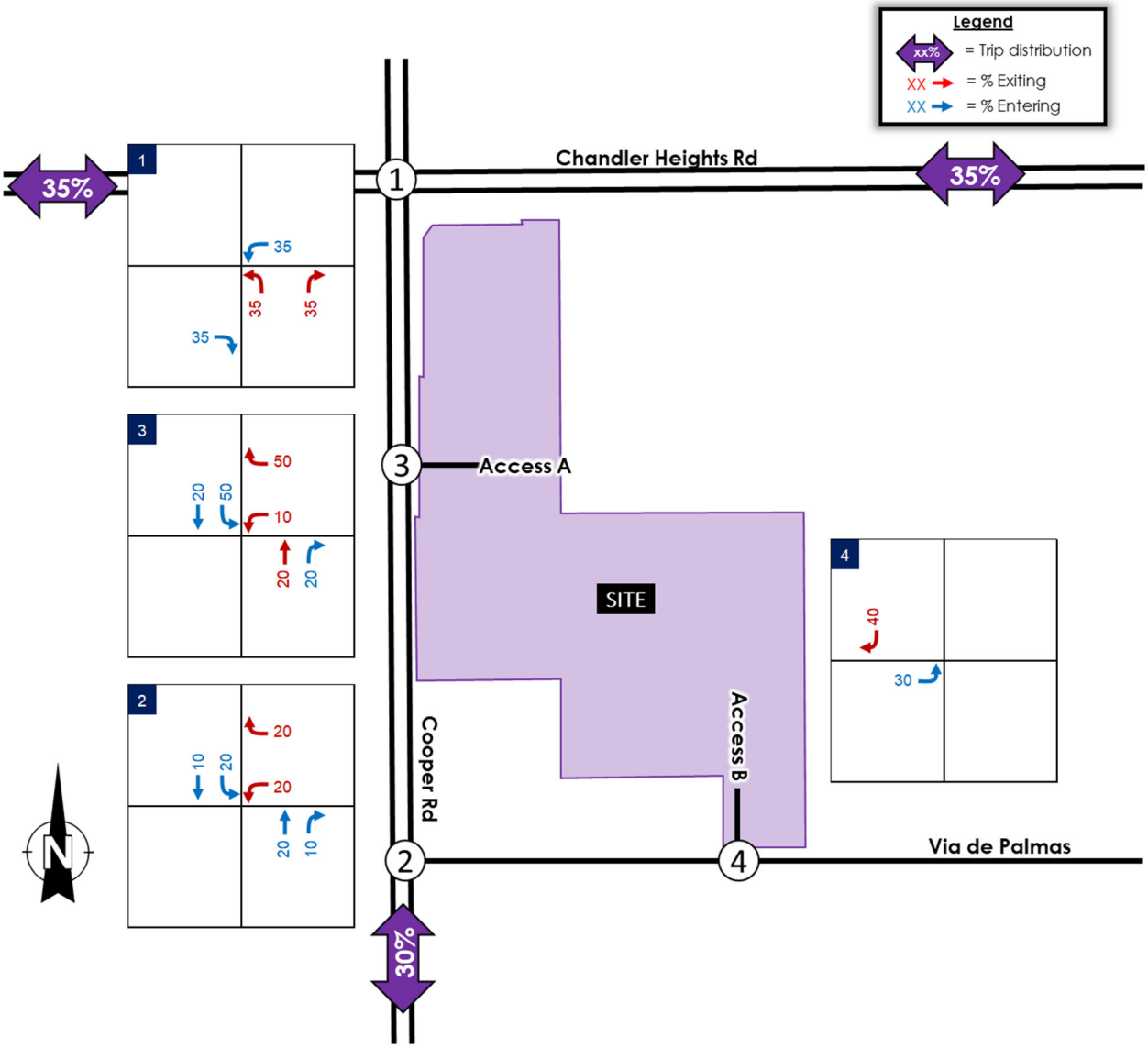


Figure 4: Trip Distribution

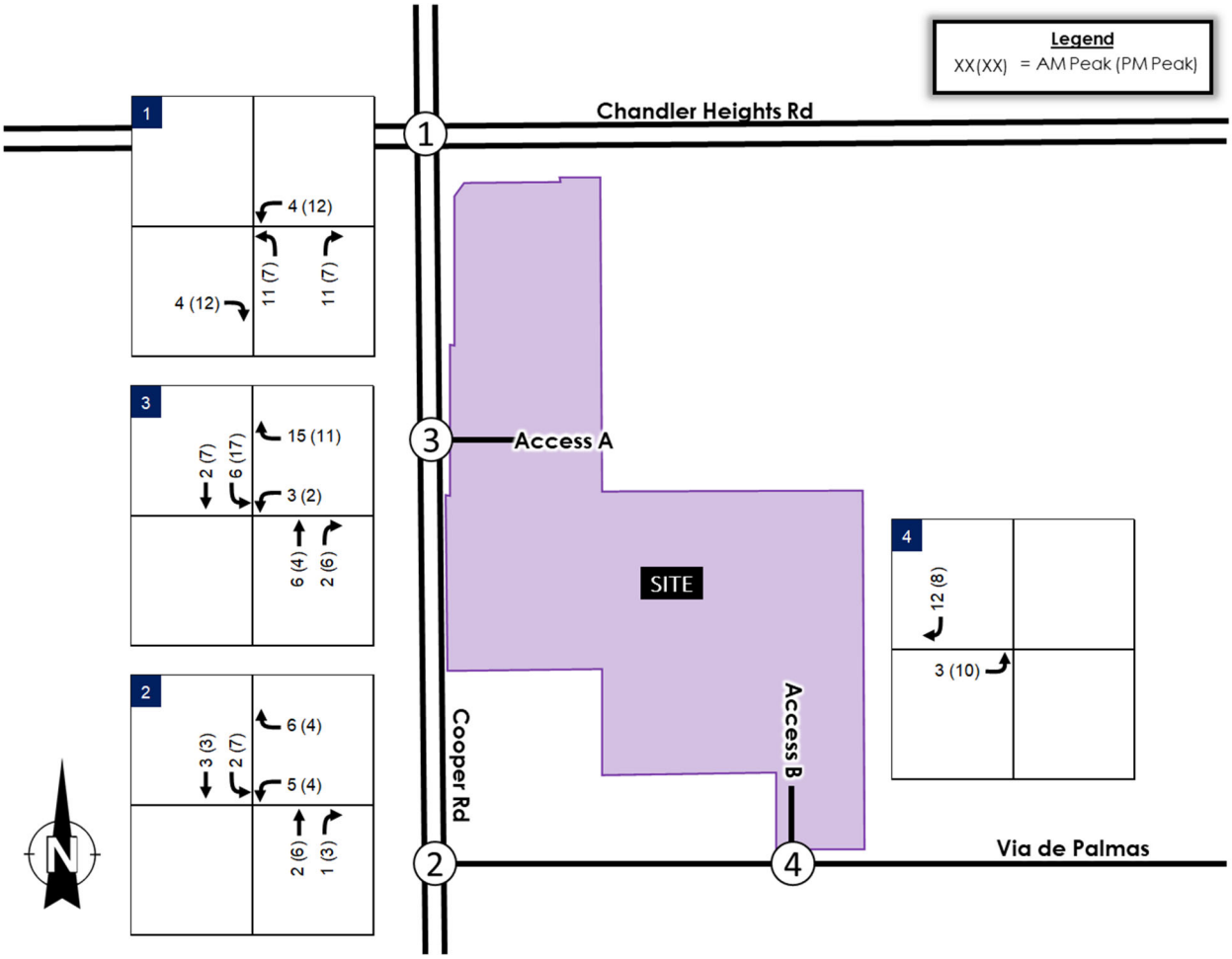


Figure 5: Trip Assignment

TURN LANE WARRANT ANALYSIS

The City of Chandler provides guidance on the need for dedicated left- and right-turn lanes in section 4.2.10 of the *Engineering and Design Standards Manual for Public Works Construction* (January 2025). The guidelines state:

- "Left turn and right turn lanes must be provided on all approaches to major (arterial-arterial) intersections as shown in City Detail C-223. Left turn lanes must be provided on all median breaks, and right turn lanes must be provided where warranted by projected traffic demands."
- "A right turn deceleration lane must be provided at cross streets and driveways when projected right turns into the site exceed 40 vehicles for a typical peak hour."

A southbound left-turn lane is recommended to be installed on Cooper Road at Access A due to the proposed median break at this location in order to meet the City of Chandler requirements for left-turn lanes at median openings. A left-turn lane is not required at Access B because this access is located on Via De Palmas, which does not include a median and functions as a local roadway.

Eastbound right-turn lanes are not warranted at either site driveway. Based on the anticipated site traffic generated by the proposed development, the number of right-turning vehicles entering the site during the peak hour is not expected to exceed the City of Chandler threshold of 40 vehicles for a typical peak hour. Therefore, dedicated right-turn deceleration lanes are not required at Access A or Access B.

Based on City Standards found in in section 4.2.10 of the *Engineering and Design Standards Manual for Public Works Construction* (January 2025), left-turn lanes must a minimum storage length of 100 feet when constructed.

Calculations provided by AASHTO were utilized to confirm the recommended length of the warranted southbound left-turn lane at the intersection of Cooper Road and Access A. AASHTO guidance recommends that turn lanes at unsignalized intersections accommodate the number of vehicles likely to arrive in a 2-minute period. AASHTO guidance recommends that turn lanes at signalized intersections accommodate one to two times the number of vehicles expected to arrive in a cycle length. In this methodology, a vehicle length of 25 feet is assumed, and the resulted storage lengths are rounded to the nearest 25 feet.

The turn lane storage needs were evaluated using site traffic volumes. The results of the queue storage evaluation for all left-turn and right-turn lanes the proposed project adds traffic to are provided in **Table 2.**

Table 2: Queue Storage Calculations

Intersection	Traffic Control	Movement	AM/PM Volume (vph)	Queue Storage (ft)		
				AASHTO	Existing	Recommended
3 Cooper Road & Access A	Minor Street Stop Control	SB Left	6 / 17	25	N/A	100'

Based on the review of anticipated queuing and City Standards, the southbound left-turn at the intersection of Cooper Road and Access A is recommended to have a storage length of 100 feet.

DRIVEWAY SPACING ANALYSIS

Access A and Access B will be located on Cooper Road and Via de Palmas, respectively, and will be surrounded by several other minor-street driveways providing access to nearby residential and municipal developments.

The City of Chandler provides guidance on the spacing of driveways in section 4.6.4 of the *Engineering and Design Standards Manual for Public Works Construction* (January 2025). Although Via de Palmas is not classified as a collector, the roadway is assumed to operate characteristically similar to a collector and is therefore analyzed per collector standards. City of Chandler standards state:

- All driveways, including minor driveways restricted to right turn movements, should be spaced at least 100 feet apart along arterial streets and 50 feet apart along collector streets."

Additionally, section 4.6.2 of the manual also provides guidance for the spacing of median breaks. Access A is planned to be located at a median opening, as it is planned to be proposed to be a full access driveway. The requirements concerning median openings is listed below:

- Median breaks must generally be constructed at one-eighth, one-quarter, and one-half mile spacing from major intersections

Figure 6 depicts a diagram showing the spacing of the proposed driveways from adjacent driveways.

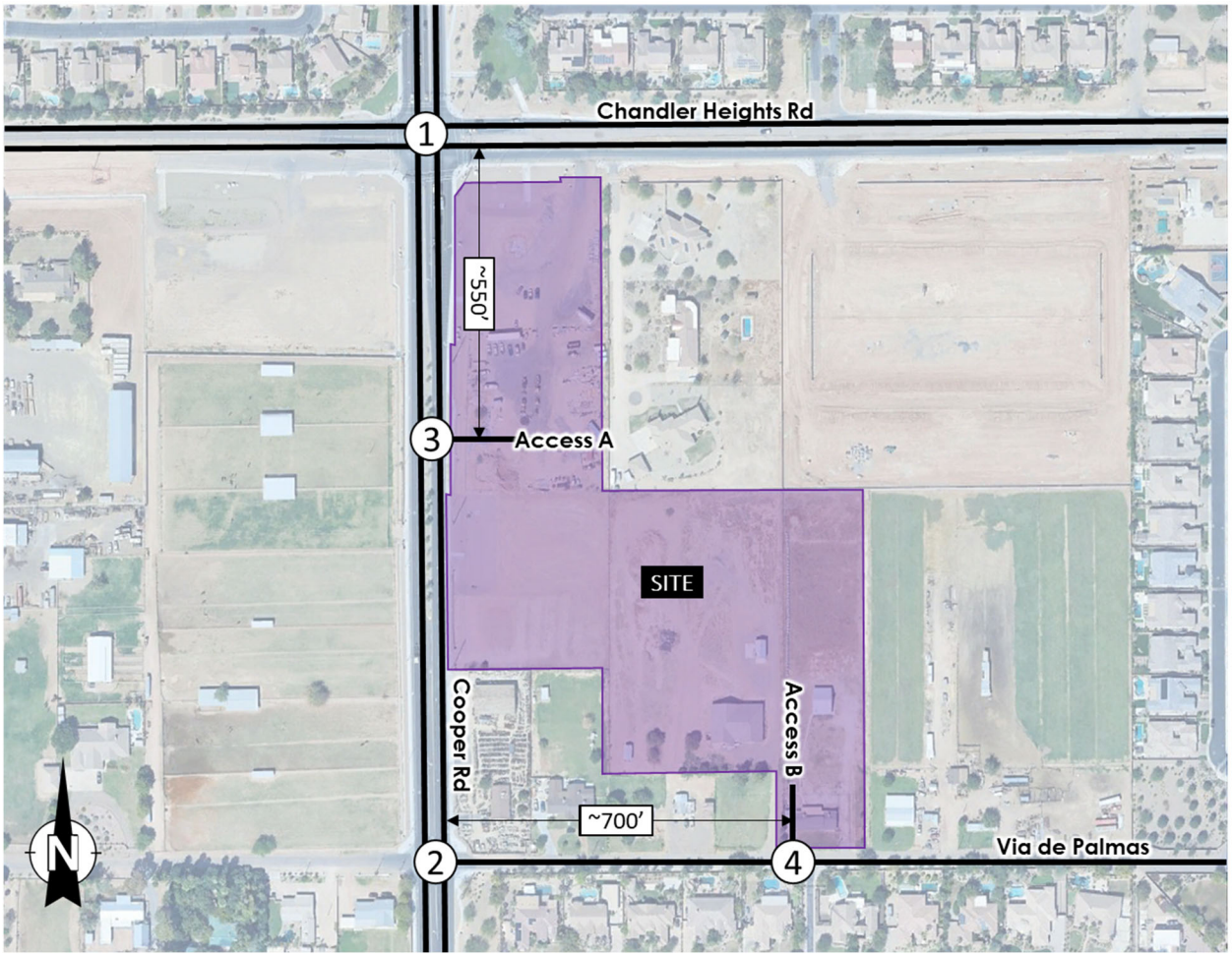


Figure 6: Driveway Spacing

The spacing of Access B will meet the requirements as all in the proximity of the proposed residential site are spaced 50 feet or greater and satisfy City standards. As shown in the figure above, the median break planned to be constructed at the location of access A is planned to be located approximately 550 feet south of Chandler Heights Road. While this does not meet the City of Chandler's standard of having a one-eighth mile (660 feet) spacing from major intersections conflicts with existing power poles and a planned sewer connection prevent locating Access A 660 feet south of Chandler Heights Road. The proposed location for Access A is located far enough south so that the intersections with Access A and Chandler Heights Road will not impede the safety and operations of each other.

CONCLUSIONS

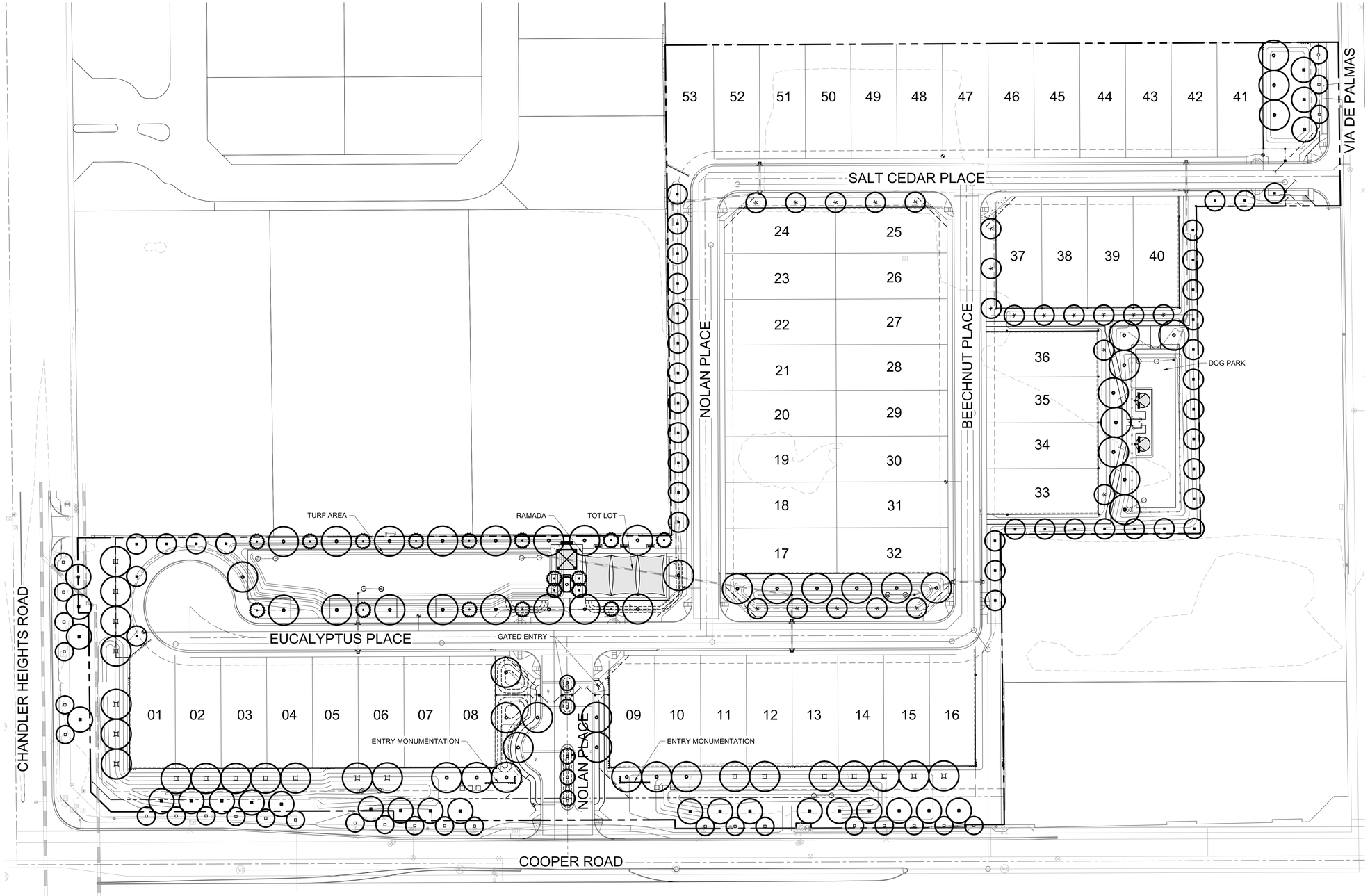
- The planned Vale Sereno residential development is anticipated to create 701 daily trips, with 42 AM and 55 PM peak hour trips based on ITE Trip Generation Data.
- The site is anticipated to be served by two proposed full-access driveways, with the primary driveway (Access A) to be located on Cooper Rd and the secondary driveway to be located on Via de Palmas (Access B).
- A southbound left-turn lane is recommended to be installed the intersection of Cooper Road and Access A and is recommended to be constructed with a storage length of 100 feet.
- The proposed location of Access B will meet City of Chandler spacing requirements, but a variance will be needed for the location of Access A as the respective median break is located 550 feet south of the intersection with Chandler Heights Road and does not meet City spacing requirements for median openings. Access A was located as far south as possible to prevent conflicts with the intersection with Chandler Heights Road while avoiding utility conflicts at the location one eighth-mile (660 feet) location south of Chandler Heights Road.
- A stop sign is recommended to be installed on both Access A and Access B to control exiting traffic.
- The proposed residential development is anticipated to generate a relatively low amount of traffic and is not anticipated to have adverse consequences to the surrounding roadway system.

We appreciate the opportunity to prepare this brief evaluation of the pertinent features for the proposed residential community. Should you have any questions, please feel free to contact me by email at cwilliams@y2keng.com.

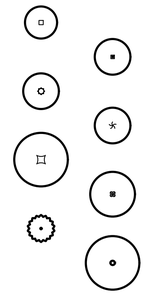
Sincerely,

Christopher Williams, PE, PTOE

ATTACHMENT A:
SITE PLAN



LANDSCAPE MATERIAL SCHEDULE



TREES
BOTANICAL / COMMON NAME

Acacia aneura
MULGA

Acacia stenophylla
SHOESTRING ACACIA

Caesalpinia mexicana
MEXICAN BIRD OF PARADISE

Eucalyptus papuana
GHOST GUM

Pistacia x `Red Push`
RED PUSH PISTACHE

Quercus fusiformis 'Joan Lionetti'
JOAN LIONETTI LIVE OAK

Sophora secundiflora `Silver Peso`
SILVER LEAFED TEXAS MOUNTAIN LAUREL

Ulmus parvifolia
EVERGREEN ELM

SHRUBS & ACCENTS & VINES
BOTANICAL / COMMON NAME

Antigonon leptopus
QUEEN`S WREATH VINE
Caesalpinia pulcherrima
RED BIRD OF PARADISE
Calliandra californica
BAJA FAIRY DUSTER
Dodonaea viscosa `Purpurea`
PURPLE LEAFED HOPSEED BUSH
Eremophila hygrophana `Blue Bells`
BLUE BELLS
Eremophila maculata `Valentine`
RED EMU BUSH
Hesperaloe parviflora
RED YUCCA
Leucophyllum langmaniae `Lynn`s Legacy`
LYNN`S LEGACY TEXAS RANGER
Leucophyllum zygophyllum `Cimarron`
BLUE RANGER
Muhlenbergia capillaris `Regal Mist`®
REGAL MIST PINK MUHLY GRASS
Muhlenbergia lindheimeri `Autumn Glow`®
LINDHEIMER`S MUHLY
Pedilanthus macrocarpus
LADY SLIPPER
Russelia equisetiformis
FIRECRACKER PLANT
Tecoma stans `Gold Star`
GOLD STAR YELLOW BELLS

GROUNDCOVER
BOTANICAL / COMMON NAME

Acalypha monostachya `Raspberry Fuzzies`™
RASPBERRY FUZZIES ROUND COPPERLEAF
Baccharis x `Starn`®
STARN THOMPSON COYOTE BRUSH
Bougainvillea x `Oo-La-La`®
OO-LA-LA BOUGAINVILLEA
Eremophila glabra `Mingenew Gold`
OUTBACK SUNRISE EMU BUSH
Lantana montevidensis
TRAILING LANTANA
Lantana x `New Gold`
NEW GOLD LANTANA
Portulacaria afra 'Minima'
ELEPHANT'S FOOD
Rosmarinus officinalis 'Huntington Carpet'
HUNTINGTON CARPET ROSEMARY
Ruellia brittoniana `Katie`
BLUE DWARF RUELLIA

MISCELLANEOUS
BOTANICAL / COMMON NAME

ROCK MULCH
ROCK PROS 'PAINTED DESERT'

Cynodon dactylon `E-Z Turf Midiron`
MIDIRON BERMUDA

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

VALE SERENO • **PRELIMINARY PLANTING PLAN**

CHANDLER, ARIZONA
04/03/26
26001454
KHOV

0 25' 50' 100'
SCALE: 1" = 50'-0"

For Illustrative purposes only. Subject to change without notice.

ATTACHMENT B:
TRIP GENERATION WORKSHEETS

Single-Family Detached Housing
(210)

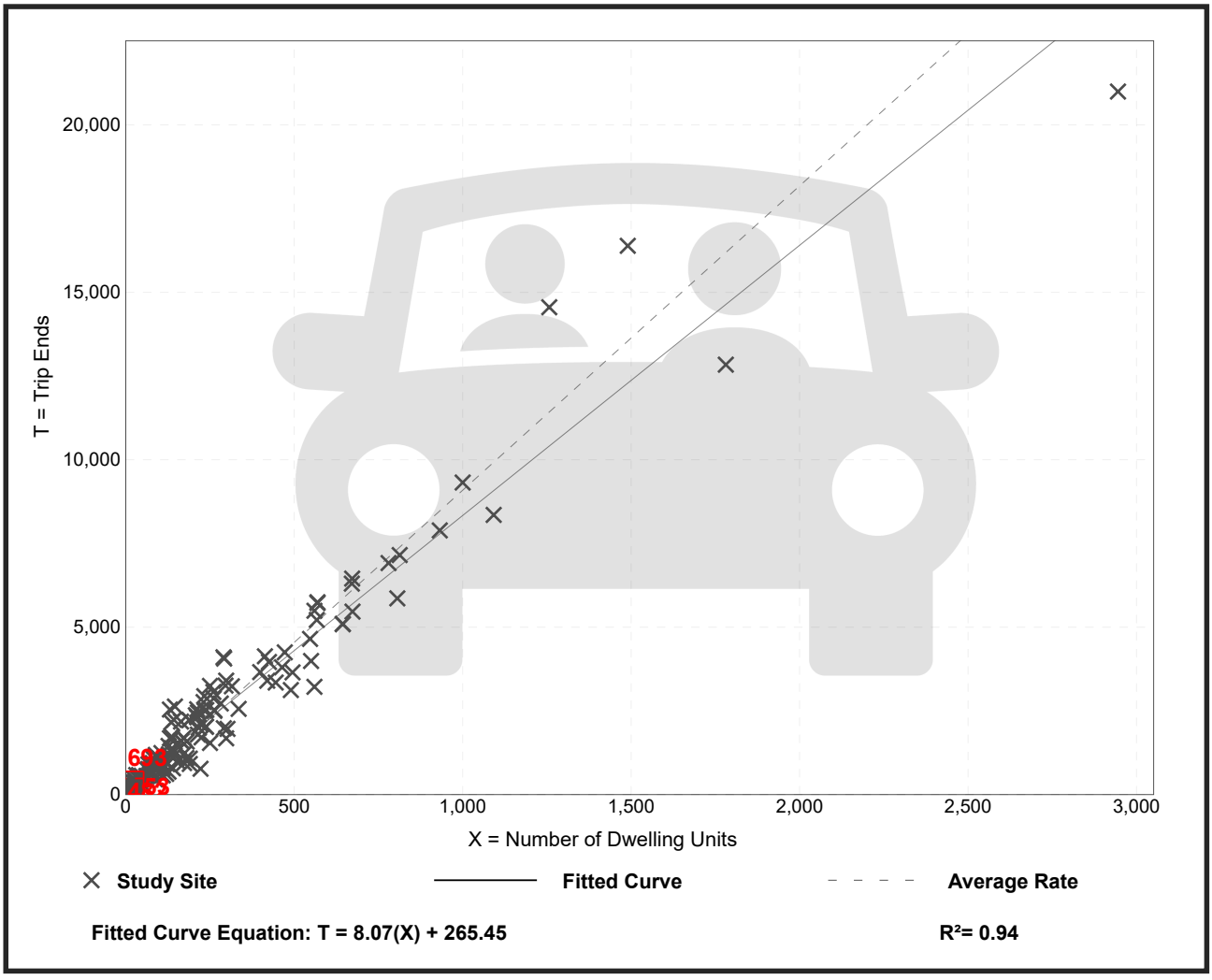
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

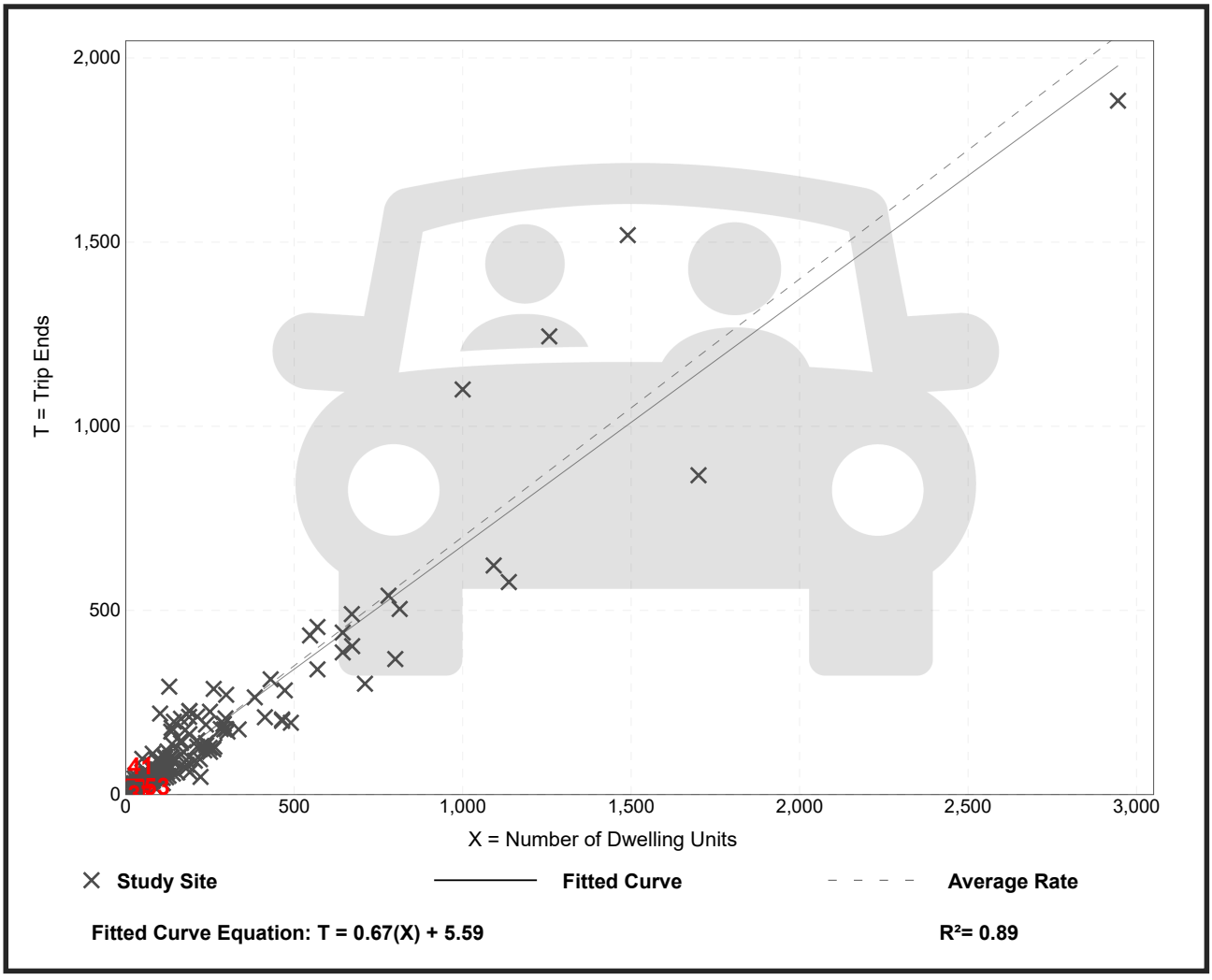
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

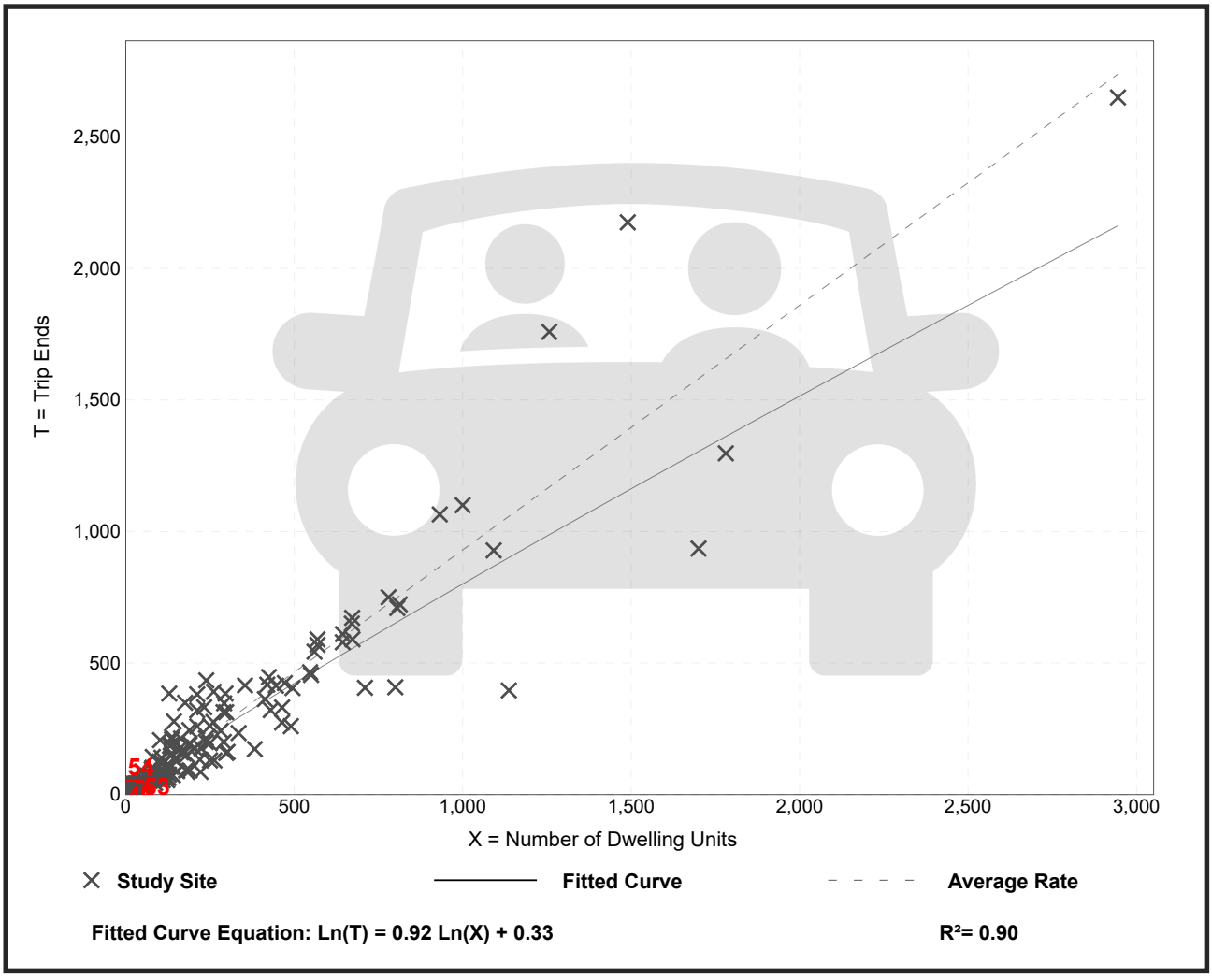
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 166
Avg. Num. of Dwelling Units: 266
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Taylor Manemann

From: [redacted]
Sent: Tuesday, October 6, 2026 12:45 PM
To: Taylor Manemann; [redacted]
Subject: Proposed New Community Chandler Heights and Cooper

Follow Up Flag: Follow up
Flag Status: Flagged

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You have not previously corresponded with this sender.
Report Suspicious

Dear Members of the City of Chandler Planning Commission,

I am writing regarding the proposed K. Hovnanian development adjacent to our neighborhood, McKinley Glenn, and specifically the proposed treatment of Lot 53, which sits directly behind our property.

First, I want to express our appreciation to K. Hovnanian and particularly to Brendan Ray for listening to the concerns we have raised and working to identify a potential solution for Lot 53. Mr. Ray recently shared with me the option K. Hovnanian intends to submit to the City, which would place a single-story home on Lot 53 with an increased setback providing approximately 20 feet between our shared wall and the home itself.

We genuinely appreciate that effort. A single-story home with an increased setback is a meaningful improvement and demonstrates a willingness by the builder to listen to the concerns of existing homeowners and work toward a solution.

However, one important concern remains regarding the long-term protection of that setback.

I asked Mr. Ray what restrictions would apply to the 20-foot area after the home is sold. For example, could a future homeowner construct a shed, accessory structure, pool equipment enclosure, or another improvement immediately adjacent to our shared wall?

Our request is very simple: **we would like the entire 20-foot area between our wall and the residence to remain a true buffer, free from structures and equipment.** We respectfully ask the Commission to consider how such a restriction could be formally established and preserved for future homeowners—whether through zoning stipulations, the plat, CC&Rs, a deed restriction, or another enforceable mechanism.

While Lot 53 directly affects our home, our concern is also part of a broader issue we hope the Commission will consider when evaluating this development.

The Character of the Surrounding Area

When we purchased our home in McKinley Glenn, our property carried a premium in part because of the additional space and privacy behind it. We fully understood that the property behind our neighborhood would likely be developed someday. We were not opposed to that then, and we are not opposed to it now.

We love Chandler. We welcome new neighbors, and we are happy to share the city and community we love with more families and allow more people the opportunity to call Chandler home.

What we reasonably expected, however, was that when this property was eventually developed, the City would be mindful of the development pattern that had already been established in this part of Chandler and that new development would be reasonably consistent with the character of the surrounding area.

The communities surrounding or immediately neighboring this proposed development demonstrate that pattern:

- **McKinley Glenn:** Lots generally exceed 10,000 square feet, with many approximately 10,600–14,000+ square feet and larger premium lots.
- **Hawthorn Manor by Tri Pointe Homes:** Lots typically average approximately 0.25–0.27 acres, or roughly 11,000–12,000+ square feet.
- **Symmetry at Magnolia by Shea Homes:** Lots typically range from approximately 0.20–0.25 acres, or roughly 8,500–11,000+ square feet. The community also features intentionally generous lot widths, including approximately 75-foot and 114-foot-wide configurations, allowing for more spacious layouts and greater separation between homes.
- **Tierra Linda:** Approximately 20,000-square-foot lots.
- **Riggs Ranch Meadows:** Lots typically range from approximately 0.16–0.30 acres, or roughly 7,000–13,000+ square feet, with some rare oversized pie-shaped or cul-de-sac lots reaching approximately 0.45 acres or more.
- **Circle G at Riggs Homestead Ranch:** Lots commonly approximately 35,000–38,000+ square feet, with some exceeding one acre.

Against that surrounding development pattern, a new community with lots averaging approximately **5,000 square feet**represents a significant departure.

Perhaps particularly relevant is Symmetry at Magnolia because it demonstrates that this development pattern is not simply a reflection of older neighborhoods. Magnolia is a newer community in this same area of Chandler, yet its lots are approximately 8,500–11,000+ square feet and include generous 75-foot and 114-foot-wide configurations. Even recent development in this area has continued to recognize the larger-lot, more spacious residential character that surrounds this property.

Our Preference Is Consistency With the Area

We want to be clear that our preference would be for the development itself to be more consistent with the surrounding communities and the character of this area of Chandler.

We chose to live here because of what makes this particular part of Chandler special—the larger lots, wider homesites, greater setbacks, lower density, and the sense of openness those characteristics create. Those qualities are not unique to McKinley Glenn. They are reflected throughout the surrounding communities.

We never expected the land behind us to remain vacant. What we did expect was that future development would be reasonably consistent with the character that had already been established in this area. We did not anticipate that the property would be developed at a density so substantially different from virtually every community surrounding it.

For that reason, our first preference would be to see **larger lots and a lower-density development that is more compatible with the surrounding neighborhoods.** We believe that would represent the most natural and appropriate continuation of the development pattern in this part of Chandler.

We understand that communities evolve and that every new development does not need to replicate the neighborhood next door. But there is a meaningful difference between reasonable evolution and introducing a residential density that is significantly different from the communities surrounding a property.

If the Proposed Density Moves Forward

If the City ultimately determines that the proposed higher density and approximately 5,000-square-foot lots are appropriate, then we believe it becomes even more important to create meaningful and permanent transitions where this development directly borders established neighborhoods.

Those protections could include larger transition lots, increased setbacks, single-story homes where appropriate, landscape buffers, and permanent restrictions ensuring that those buffers cannot later be filled with accessory structures, sheds, pool equipment, or other improvements.

The proposed solution for Lot 53 is a positive step in that direction, and we sincerely appreciate K. Hovnanian and Mr. Ray working with us.

However, for the proposed 20-foot setback to provide meaningful long-term protection, we respectfully ask that it be preserved as a **true 20-foot buffer**—not simply a setback for the primary residence that could later be filled with structures or equipment.

More broadly, we hope the Commission will consider not only how to buffer existing homeowners from a substantially higher-density development, but also whether that level of density is consistent with this particular area of Chandler in the first place.

Chandler has grown successfully because it has found ways to welcome new development while respecting the communities that are already here. We believe those two goals can coexist.

We welcome responsible development of this property. We welcome new families to Chandler. And we sincerely appreciate the efforts K. Hovnanian has made to listen to our concerns.

We simply ask that, as this project moves forward, the City protect the character of an area that existing homeowners chose and invested in, maintain an appropriate transition between new and established neighborhoods, and continue the thoughtful approach to development that has made this part of Chandler such a desirable place to call home.

Thank you for your time, consideration, and service to our community.

Sincerely,

Michelle Wood
McKinley Glenn

September 11, 2026

Ms. Taylor Manemann
City Planner
Chandler Planning & Zoning
215 E. Buffalo St.
Chandler, AZ 85225

RE: McKinley Glenn Homeowners' Opposition to Chandler Zoning Case PLH26-0021

Dear Ms. Manemann:

On behalf of the Board of the McKinley Glenn Homeowners Association and the residents of McKinley Glenn, I am writing to share our opposition to the proposed K. Hovnanian Vale Sereno development that is pending before the City of Chandler. The proposed development is located at the southeast corner of Cooper Road and Chandler Heights Road. McKinley Glenn is a single-story, semi-custom, 22-home development located to the north of the proposed development, with McKinley Glenn homes abutting the development.

The proposed development, with a density of 4.21 dwellings per acre, is entirely inconsistent with the immediately adjacent and premium custom and semi-custom McKinley Glenn and Tierra Linda developments. For example, the average lot size in McKinley Glenn is slightly over 11,000 square feet, while the average lot size for the proposed development is roughly half the size. Also, the proposed development is a mix of single and two-story homes, whereas the homes on the adjacent County island, McKinley Glenn, and Tierra Linda are exclusively one-story homes.

Finally, the increased traffic on Cooper Road entering and exiting the planned 53-home development is a safety concern. Traffic heading to the development from the north will need to cross two lanes of traffic to enter the primary entrance on Cooper Road, which is located very close to the intersection of Cooper Road and Chandler Heights Road. Also, development traffic exiting on E. Via de Palmas and making a left turn will need to cross two lanes of traffic on Cooper Road. These safety concerns must be evaluated and addressed as part of the City's review of the proposed development.

In sum, the proposed development is entirely inconsistent with the adjacent communities, will decrease property values for the adjacent semi-custom and custom homes, and creates traffic safety concerns due to its high density. Therefore, it should not be recommended for approval by the Chandler Planning and Zoning Commission.

Sincerely yours,

Ruchika Hanmod

Ruchika S Hanmod
President,
McKinley Glenn Homeowners Association

8/26/2026

Brennan,

Listed below are the concerns that we have about the new neighborhood Vale Sereno on the corner of Chandler Heights Rd. and Cooper in Chandler. We feel our property will have the biggest impact on Privacy because the new development would share more border with ours than any other property (around 528 feet). According to the current plan that would be 10 lots shared on our border. Privacy is a major concern. We want the same privacy we have now and so house type, distance from our property line, and landscaping are all major concerns.

1. We would like to know the distance from our south wall to the property line of the lots and then the distance to the houses.

2. We would like to know the distance from our west wall to the property line of the lots and then the distance to the houses.

3. We would like single story houses on the first street south of our property. The reason behind this is for us to keep the privacy we have now. With two story houses that close to our backyard they would be able to see our whole yard giving us no privacy.

4. We would like Lot 53 to be a single-story house. The reason behind this is for us to keep the privacy we have now

5. We would like the Landscaping bordering our property to provide more privacy. This would include privacy trees on both sides of the fence and include a watering system.

6. We are concerned that the 5-acre lot on the corner is higher than our side of the fence since that lot was full of dirt piles from dump trucks before the Chandler Heights Road expansion project started. When that project started the dirt was just spread out and not removed. This essentially raised the entire lot, and the block wall no longer gives us the same amount of privacy. We would like the dirt taken out before they start developing the property or some resolution since the fence will be too low for privacy. Also, when it rains all the water flows on to our property because that lot is now higher than ours.

7. We would like to be compensated for our block fence. This is common and we were reimbursed by the builder on the East side of our property.

We wanted to state that we also have the same concern as others at the meeting about the small lot sizes compared to all other developments in our area, 85249.

From our experience working with the city on the Chandler Heights Rd expansion project and having to deal with a change in project management, we have learned that we need these agreements acknowledged by everyone and in writing.

Thank you,

Jeff and Tammy Gehling

Taylor Manemann

From: [redacted]
Sent: Friday, August 7, 2026 10:12 AM
To: Taylor Manemann
Subject: Concerns Regarding Proposed Development North of Tierra Linda / South of McKinley Glen

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Dear Ms. Manemann,

I am a resident of the Tierra Linda community in Southeast Chandler, and I am writing to share my concerns about the proposed residential development planned directly north of our neighborhood and south of McKinley Glen.

I understand this property will eventually be developed, and I am not opposed to responsible growth. My concern is that the current proposal appears inconsistent with the established character of the surrounding neighborhoods. Specifically, I would like the City to consider:

- **Housing density** — The proposal reportedly includes more than twice the number of homes found in surrounding neighborhoods, on significantly smaller lots. I'd ask that density be brought more in line with the established area.
- **Two-story homes** — Two-story homes placed near our predominantly single-story communities represent a notable departure from the existing character. I'd ask that their placement be carefully considered.
- **Buffering and setbacks** — Meaningful landscape buffers, larger setbacks, and open space along the neighborhood boundaries would help create a smoother transition between the existing and proposed communities.
- **Traffic and safety** — I am concerned about increased traffic along Cooper and Via de Palmas, particularly given the planned access point via Via de Palmas Road. These are streets where families walk, bike, and jog, and I'd ask that traffic and safety impacts be carefully evaluated.

I respectfully ask the City and the Planning Commission to encourage a development that reflects the thoughtful planning principles that have long defined Southeast Chandler.

Thank you for your time and for considering my input.

Sincerely,
Vaibhav Thokia
[redacted]

Taylor Manemann

From: [redacted]
Sent: Friday, August 7, 2026 1:01 AM
To: Taylor Manemann
Subject: New Development north of Tierra Linda in Chandler Heights

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Taylor!
My husband and I have been residents in Tierra Linda (Cloud & Cooper Roads) for 9 years now. We have enjoyed the peaceful quietness of this section of Chandler immensely. We are cyclists and long distance walkers and use the surrounding streets daily for our enjoyment. Our home is located in the far NE corner of Tierra Linda and backs up to Via de Palmas and the existing county island properties.

We have been away for 4 weeks now in Europe attending our son's wedding and vacationing. As a result we have not been able to attend the recent planning meeting to discuss our concerns in person regarding the proposed development.

While we love Chandler and all it has to offer its residents, the lack of MASTER PLANNING, such as was found in Ahwatukee where we lived for 24 years, is quite evident. It seems to be the nature of this area where farmlands dominated and over time each small parcel was being developed independently. This has created what I call a number of SLOT COMMUNITIES, one street in and out, with little aesthetics in the surroundings. I do not know how a city planner can overcome this type of small parcel development, which does not "flow" so well. However, it needs to start at some point in south Chandler to make a difference in our future development, aesthetics, and safety.

Michael and I are strongly opposed to multi story housing in this area. It is inconsistent with the surrounding communities. It will affect privacy and values on existing lots in adjacent communities. The density is really going in the wrong direction! Our Tierra Linda Community is a very intimate community of only 59 homes on 1/2 acre parcels. Although they are custom homes, I feel that the layout (6 cul de sacs with a center median, one way in/out, wide streets and large set backs) is so very desirable. I wish that someone in planning would be able to enact a change that would REQUIRE less density such as Tierra Linda. It would improve the desirability. People would pay more for larger lot opportunities and space between their homes. It's the developers who are driving maximum profit by these 2 story, small parcel homesites. Who should win? I contend that you and your planning department are in the drivers seat here and are able to say NO to this type of development. The development of these tightly clustered homes with little frontage, garage forward, courtyard style (can't see front doors) must be slowed/stopped. We can do better in Chandler! If this is what we offer, people will have no choice but to purchase based upon location. However, if we offer a product that is much more aesthetic and appealing to people who want something better, it will sell. It will create a much more desirable place to live in our community.

I kindly ask you to look to the greater good for our Chandler Heights section of town and start NOW by making a difference. Please do not approve the plans as submitted. It is NOT what our area needs. Buffers along perimeters are something, yet not enough. Access points like on Via de Palmas, are not a good idea. Two story homes are easily avoidable by planning. Please do what is right in your heart for our beautiful Chandler, not what the developers want. Ask them to plat a community like Tierra Linda with tract homes that are visually pleasing, open in front, set back from the WIDE STREETS.

I thank you for taking the time to read my opinions and requests. PLEASE make a difference and make some changes beginning today!

Kind Regards,
Susan Phlipot
former HOA Board President of Tierra Linda HOA
Retired Engineer
[redacted]

Taylor Manemann

From: mike Topete [redacted]
Sent: Friday, August 7, 2026 10:51 AM
To: Taylor Manemann
Subject: New development NORTH OF TIERRA LINDA AND SOUTH OF MCKINKEY GLEN

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. Manemann,

I want to express my concerns about the new development going in just north of my home in Chandler. The development is going to be putting a lot of 1 and 2 story homes and crowded housing in that area.

This area is known for beautiful, expensive home sites, and a way of living we have come to love in the southeast Chandler area. I believe a development like this is going to lower our home value, make it un enjoyable for people like myself to experience the quiet that Chandler has to offer. Our home directly backs up to this piece of land that is proposed for this development. My understanding is that via De Palmas will be used as an entry point to this development and I'm hoping that another solution can be found.

Below are some solutions that we are asking the city to consider.

WE ARE ASKING THE CITY TO CONSIDER
- ☑ Better buffering between neighborhoods
- ☑ Larger setbacks along the McKinley Glenn boundary
- ☑ More meaningful open space where the communities meet
- ☑ A development that is compatible with the surrounding single-story neighborhoods
- ☑ Planning that continues the vision that has made Southeast Chandler a wonderful place to live

I feel like this development can be planned better and more in line with the communities that surround it.

Thank you,

Mike and Chelsea Topete
[redacted]
Tierra Linda community homeowners
Sent from my iPhone

Taylor Manemann

From: [redacted]
Sent: Friday, August 7, 2026 1:20 AM
To: Taylor Manemann
Subject: Proposed development near tierra linda

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I respectfully ask the City of Chandler to encourage a development that reflects the same successful planning principles found throughout Southeast Chandler by:

✅ Providing a meaningful landscape buffer along the northern edge of the proposed development where it borders McKinley Glenn.

✅ Increasing setbacks between existing and proposed homes.

✅ Adding meaningful open space to create a smoother transition between neighborhoods.

✅ Carefully considering the placement of two-story homes so the development is compatible with the surrounding single-story communities.

✅ Designing a neighborhood that complements the quality, character, and thoughtful planning that have made Southeast Chandler one of Chandler's premier residential areas

Michael Phlipot

Taylor Manemann

From: [redacted]
Sent: Friday, August 7, 2026 8:03 AM
To: Taylor Manemann
Subject: Proposed Development: Chandler Heights and Cooper Rd

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In regards to the proposed development on the Southeast corner of Chandler Heights and Cooper. I have the following concerns/comments

1) Traffic
    a. Unless turning lanes are created for residences making right turns into the proposed community, traffic is going to be slowed/back up on either one or both Chandler Heights and Cooper Rd.
    b. Entrances to this neighborhood would be very close to the intersection and potentially cause a lot of traffic issues.
    c. I have seen a fair number of accidents with people suddenly slowing down to make a right turn into neighborhoods without turning lanes.
2) Two story homes
    a. Putting two-story homes right next to the single-story homes in McKinley Glenn is not fair to them. Their concerns should be taken into account.
    b. I would not want to suddenly have a lot of two-story homes with views into my backyard go up after I purchased my home.
3) Density and Style
    a. The density and style of the homes does not seem to be in line with the character of this immediate area.

Michael J. Boles
[redacted]

Taylor Manemann

From: ken mcalister [redacted]
Sent: Friday, August 7, 2026 4:53 PM
To: Taylor Manemann
Subject: Case #: PLH26-0021

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Taylor,
For this housing development I am in strong opposition to a couple of things. First the density. The density of this development does not match the surrounding developments in the area. It is way too dense and really needs to stay consistent with the surrounding developments to be a cohesive community. Second, this development borders county island properties. These current properties need to continue to have their privacy. I would request that ALL houses boarding the surrounding of the development be single story just like Treeland, Haywood and McKinley Glenn which are the most recent developments in the area. Third I would request that egress be eliminated on the south side of the property and not allowed to dump onto Via de Palmas. It should be just like Hawthorne Manor and be an emergency exit only. Again to stay consistent with the surrounding area development.
Please make sure this gets to P&Z and also city council.

Ken

Taylor Manemann

From: D Hong [redacted]
Sent: Friday, August 7, 2026 7:28 AM
To: Taylor Manemann
Subject: Comments Regarding Proposed New Home Development South of McKinley Glenn and North of Tierra Linda communities

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Dear Mr. Manemann,

I am a resident of the Tierra Linda community/sub-division, located south of the proposed development site. I support responsible growth and understand that this property will ultimately be developed. My primary concern is not the development itself, but rather the proposed density and inclusion of two-story homes.

For many years, our area of Southeast Chandler has been characterized by single-story neighborhoods, larger lots, generous setbacks, and a lower-density residential feel. Communities throughout this area, including Tierra Linda, Circle G, McKinley Glenn and neighboring subdivisions, reflect this planning vision and contribute to the character that attracts residents to the area.

The proposed development's higher density and two-story homes appear inconsistent with the established pattern of surrounding neighborhoods. I respectfully ask the City to consider whether a lower-density, predominantly single-story design would be more compatible with the existing character of Southeast Chandler and better align with the thoughtful planning principles that have shaped this area and our homeowner investments.

Thank you for your time and consideration of resident feedback during the review process.

Sincerely,

Darian Hong
Tierra Linda Resident/Homeowner

Taylor Manemann

From: Sri Reddy [redacted]
Sent: Sunday, August 2, 2026 2:14 PM
To: Taylor Manemann
Subject: Reg: Mckinley Glenn neighborhood proposed Plan Vale Sereno

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Taylor,

Hope you are doing well.

FYI, I sent the email below but have not received any response whatsoever. I am deeply concerned that this high-density housing development could negatively affect the value, appeal of our homes.

Many thanks,
Reddy

---------- Forwarded message ---------
From: **Sri Reddy** [redacted]
Date: Wed, Apr 1, 2026 at 12:43 PM
Subject: Request for Clarification on Build Plans – Vale Sereno Development
To: bray@raylawaz.com <bray@raylawaz.com>

Hi Ray Law Firm,

Good morning.

I hope you are doing well. I am writing to request clarification regarding the buildable plans for the development (attached for reference).

Specifically, we would like to understand the plans for the lots highlighted along the eastern boundary (the row backing up to our property). Could you please confirm whether these homes are planned as single-story or two-story constructions?

We purchased our home less than a year ago and paid a significant premium with the understanding and expectation that there would be no direct obstruction to our backyard view. The newly proposed plans appear to potentially impact that view, which is a concern for us.

Given this, we kindly request consideration that any homes along this particular row be limited to single-story construction.

We would greatly appreciate your clarification on the current plan and any flexibility regarding this matter.

Thank you for your time and assistance. We look forward to your response.

Best regards,
Reddy
Mckinley Glenn (Cachet Homes)



Taylor Manemann

From: Chris Leason [redacted]
Sent: Friday, July 31, 2026 1:24 PM
To: Taylor Manemann
Subject: Chandler Zoning Case # PLH26-0021 - K. Hovnanian Vale Sereno

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Manemann:

I am writing as a resident of the McKinley Glenn community in opposition to the proposed K. Hovnanian Vale Sereno development that is pending before the Chandler Planning Division. As you are aware, the proposed development is contemplated for the southeast corner of Copper Road and Chandler Heights Road. The proposed development (1) deviates from the Southeast Chandler Area Plan (Sept. 16, 1999), (2) is inconsistent with existing, single-story communities adjacent to the proposed development (e.g, McKinley Glenn, Tierra Linda, Circle G, and the County island homes directly north, south, and east of the development), and (3) will create unsafe conditions on Copper Road with the additional volume of traffic turning into and out of the proposed development.

As noted in the Southeast Chandler Area Plan (page I-7), the proposed development sits in an area designated as "Rural/Agrarian Character" where "[d]ensity transitions and overall development compatibility are issues that must be considered." (page I-9). By comparison, the area to the south of the development is identified as "Traditional Suburban Character," where "residential development densities of 2.5 dwelling units per acre may be the norm, but [] opportunities exist to increase density to 3.5 dwelling units per acre should certain amenities be provided." (page I-9). The distinction between a "Rural/Agrarian" character and a "Traditional Suburban" character suggests that a lower density is contemplated in the "Rural/Agrarian" portion of southeast Chandler where the development is planned.

By contrast, the proposed development shows a density of 4.21 dwelling units per acre. This saturated density of homes is in opposition to the nature of a "Rural/Agrarian" character and the surrounding, premium custom/semi-custom developments such as McKinley Glenn, Tierra Linda, and Circle G. As an example, the average lot size in McKinley Glenn is slightly over 11,000 square feet, while the average lot size for the proposed development appears to be roughly half the size. Many of the homes around the proposed development, such as Circle G, have lot sizes much larger than the proposed development.

Further, the mix of single and two-story homes is entirely inconsistent with the adjacent communities. The homes on the County island surrounding the development are all one story, McKinley Glenn and Tierra Linda have only one-story homes, and Circle G has one-story homes on the lots closest to the development. In addition, while amenities and buffer zones are provided in the development adjacent to the County island homes to the east and south of the development, no

such buffer zones are provided to the north adjacent to McKinley Glenn and to the east adjacent to the County island homes on E. Via de Palmas.

Finally, the increase in traffic on Copper Road is a concern from a safety standpoint. The primary gate access is close to the intersection of Copper Road and Chandler Heights Road. Traffic heading to the development from the north will need to make a left hand turn into the development, crossing two lanes of traffic on the widened Copper Road, with the community entrance being close to the intersection. Also, traffic exiting the community on E. Via De Palmas and making a left onto Copper Road to head south will need to cross two lanes of traffic.

In closing, I note that a similar high-density development was proposed roughly 14 years ago at the site of the current Hawthorn Manor community on Chandler Heights Road. When that high-density community, comprised of similarly sized one and two-story homes on similarly sized lots, was before the Planning and Zoning Commission, numerous affected residents, including myself, spoke out in opposition to the development. Given the numerous concerns expressed by the community, the Planning and Zoning Commission tabled a vote on the proposed development. Ultimately, the land was sold to Maracay Homes, who developed Hawthorn Manor into a larger lot community with exclusively single-story homes. This subsequent development was approved by both the Planning and Zoning Commission and the City Council.

I anticipate without significant modifications to the planned development, consistent with the requirements of the Southeast Chandler Area Plan and taking into consideration the existing, premium single-story homes around the development, similar opposition to Vale Sereno will exist before the Planning and Zoning Commission and City Council (if the development as currently contemplated is approved by the Planning and Zoning Commission).

Thank you for your consideration of my comments.

Chris Leason
2180 E. Nolan Place
Chandler, AZ 85249

Taylor Manemann

From: Michelle Wood [redacted]
Sent: Saturday, July 25, 2026 1:18 PM
To: Taylor Manemann
Subject: Proposed Residential Development – Southeast Corner of Cooper Road & Chandler Heights Road

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Planning Commission Members,

My name is Michelle Wood, and I am a resident of the McKinley Glenn community. I am writing to respectfully express my concerns regarding the proposed residential development at the southeast corner of Cooper Road and Chandler Heights Road.

When we purchased our home, we understood that the property behind us would likely be developed one day. We also expected that any future development would be thoughtfully designed to be compatible with the surrounding neighborhoods and provide an appropriate transition between the existing and new communities.

McKinley Glenn is an upscale, single-story community surrounded by neighborhoods with similar quality, character, and thoughtful planning. The established development pattern in this area emphasizes compatibility, privacy, generous setbacks, and smooth transitions between neighborhoods. We believe any new development should continue those same design principles.

This request is also consistent with the City of Chandler's stated planning priorities. Chandler's General Plan, Strategic Framework, and planning policies emphasize preserving and enhancing established neighborhoods, maintaining each neighborhood's distinct character, and balancing new development with neighborhood preservation and community character. The City's planning policies also recognize the importance of evaluating a proposed development's responsiveness to its setting and its relationship to adjacent properties.

When we purchased our home at **2141 E. Nolan Place**, we paid a premium because of its size and its location backing to open land. While we understood that the open land would eventually become residential, we reasonably expected that future development would maintain setbacks and design standards consistent with the surrounding communities.

Unfortunately, the current proposal raises significant compatibility concerns.

Under the proposed site plan, Lot 53 would place the side of a new home directly adjacent to the rear of our property, creating a relationship unlike any that currently exists in the surrounding neighborhoods.

This design significantly reduces privacy, changes established sight lines, and creates an abrupt transition between the existing neighborhood and the proposed development.

One of our greatest concerns is that the **northern boundary**, where McKinley Glenn meets the proposed development, receives virtually **no meaningful transition treatment**. Elsewhere in the development, the plan includes:

- Open space
- A dog park
- Landscaping
- Wider internal streets
- Community gathering areas

Yet along the McKinley Glenn boundary, residential lots are placed directly against the existing neighborhood with little buffering. This creates an inconsistent design approach and places a disproportionate burden on the existing homeowners.

The lack of a meaningful buffer along this boundary appears inconsistent with Chandler's goal of balancing new development with the preservation and enhancement of established neighborhoods. A well-designed transition should protect the privacy and character of existing homes rather than placing the most direct and intrusive lot configuration against the neighborhood boundary.

I respectfully ask the Planning Commission to consider modifications that would better protect adjacent residents, including:

- Increasing the setback or landscape buffer along the northern boundary adjacent to McKinley Glenn.
- Reconfiguring or relocating Lot 53 to create a more compatible transition.
- Incorporating additional open space or enhanced landscaping between the existing neighborhood and the proposed homes.
- Ensuring the transition between the neighborhoods reflects the same thoughtful planning found throughout the rest of the project.

My family has invested significantly in our home and chose McKinley Glenn because of its quality, privacy, and consistent residential character. I respectfully ask the Planning Commission to require a more appropriate transition along the northern boundary before the project is approved.

Thank you for your time, your service to our community, and your thoughtful consideration of these concerns.

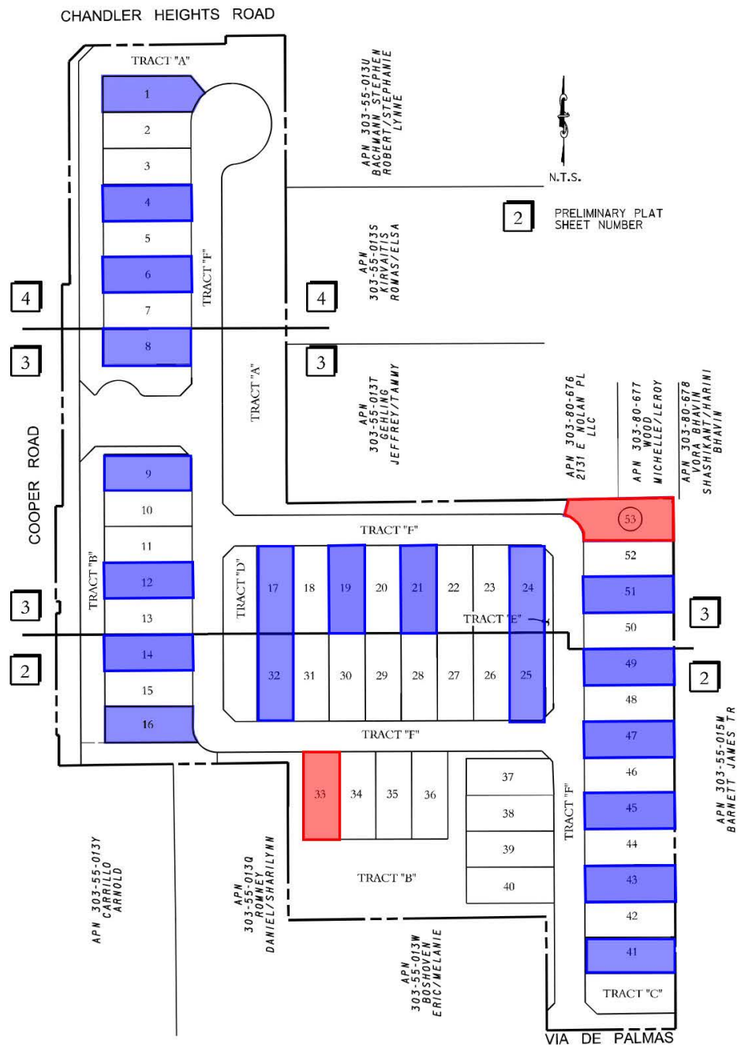
Sincerely,

Michelle Wood
2141 E. Nolan Place
Chandler, AZ 85249

FLOOR PLAN RESTRICTIONS

VALE SERENO

LOCATED IN A PORTION OF THE NORTHWEST
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



Single-story restricted

Lots restricted to single-story and Reine
or similar combination of one-story with two-story elements



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

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 70'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

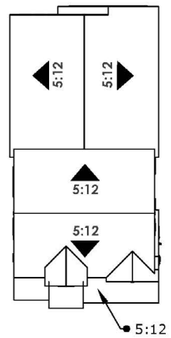
FORM UA - SPANISH MODERN



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. FLUSH RAKE 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE RECESSED WINDOWS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



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



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

AZD Vale Sereno :: Chandler, AZ

09/09/2026



FORM XA - HACIENDA
FRONT VIEW: N.T.S.



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



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



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



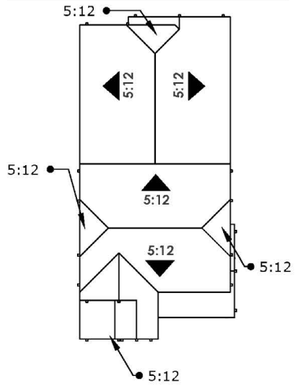
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 74'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES, HIPS & CLIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

KHovnanian Homes

AZD Vale Sereno :: Chandler, AZ

09/09/2026



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



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



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



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



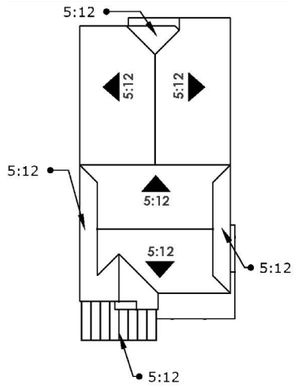
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 2

LIV. SF:	**2,859**
PLAN WxD:	**34'-11' x 69'-11"**
PLAN #:	8065
PLAN NAME:	**REINE**

FORM YA - FARMHOUSE



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES, HIPS & CLIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

AZD Vale Sereno :: Chandler, AZ

09/09/2026



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

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 70'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

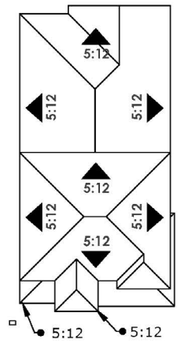
FORM ZA - CONTEMPORARY



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



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



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'T' TILES
3. 12" EAVES
4. DECORATIVE SIDING
5. DECORATIVE STONE ACCENTS
6. PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
7. WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



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



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

KHovnanian® Homes

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09/09/2026