

4. Completion of the construction, where applicable, 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. 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.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC. Preliminary Development Plan (PDP) approval for the expansion of an ultra-high purity gaseous production facility that includes necessary mechanical structures exceeding 100-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Air Products and Chemicals, Inc.", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0043, except as modified by condition herein.
2. The site shall be maintained in a clean and orderly manner.
3. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. 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.
6. Business signage shall not be placed upon the mechanical structures.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4347 approving rezoning from I-1 to PAD for underlying I-1 uses in case DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC., subject to the conditions recommended by Planning Commission and Staff.



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7

FEB 09 2012
Chandler



MEMORANDUM Transportation & Development – CC Memo No. 12-010

DATE: JANUARY 25, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC.
 Introduction and Tentative Adoption of Ordinance No. 4347

Request: Rezoning from Planned Industrial District (I-1) to Planned Area Development (PAD) for underlying I-1 uses, with Preliminary Development Plan (PDP) approval for the expansion of an ultra-high purity gaseous production facility that includes necessary mechanical structures exceeding 100-feet in height

Location: Northeast corner of Price and Frye roads

Applicant: Ralph Pew
 Pew & Lake, PLC

Project Info: 13-acre site

RECOMMEDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The subject site is located at the northeast corner of Price and Frye roads. The site is bordered to the west by the Loop 101 Price Freeway with the Chandler Fashion Center regional mall located west of the Loop 101. To the north is developed I-1 property formerly known as the Gould site. To the east is an office development originally developed by Countrywide Financial. Frye Road abuts the site's southern side, with an existing developed business park including a 6-story Hilton Hotel south of Frye Road.

The subject site received initial zoning back in 1979 when the City Council established Planned Industrial District (I-1) zoning accommodating the first phase of the Air Products campus. Air Products and Chemicals, Inc. produces and supplies the high-tech industry with ultra-high purity nitrogen, liquid oxygen and other gases. These gases are delivered either through under-ground piping systems or by truck. The existing Air Products campus includes several air separation systems that include 'cold box' towers ranging in heights up to 130' tall, as well as storage tanks, vaporizers, and piping networks. Air Products has gone through numerous expansions to meet the needs of their customers starting in 1986 and most recently in 2008. With the Intel Fab 42 construction currently underway, as well as other expansions in the industry, Air Products finds itself needing to expand yet again. While the underlying I-1 zoning allows for this type of land use, the previous zoning and variance approvals that granted ability to exceed the Code's 100-foot maximum height for mechanical structures, have been exhausted. The Zoning Code limits necessary mechanical structures such as water tanks, silos, and cooling towers to 100-feet in height by-right.

The request is to rezone the subject site to PAD for underlying I-1 uses with PDP approval for the Air Products campus that includes the existing facilities, proposed current expansion and future expansion areas as depicted with the attached Development Booklet. The existing facility currently contains three 'cold box' structures ranging in height from 72' to 132' tall. As well, three storage tanks exist ranging in height from 58' to 62' tall. The current proposed expansion includes 2 new air separation units (cold boxes) at approximately 131' and 143'-6" (+/- 5') in height. Additionally, the current proposed expansion includes a new 75' tall liquefier plant cold box, a new 53' diameter 99' tall flat bottom liquid nitrogen tank, and eight new gaseous nitrogen ambient vaporizers. All new structures will remain aesthetically compatible (ie white cylindrical tanks or white rectangular boxes) with the existing air separation units and other existing improvements on site. As indicated within the attached Development Booklet, a future expansion consisting of an additional air separation plant is contemplated and considered a part of this request.

As a part of this request, Air Products proposed to enhance the ROW streetscape through substantial wall, entrance gate and landscaping improvements. The existing 4-foot slump block wall topped with chain link fence and razor wire will be replaced by an 8-foot tall full slump block wall. The western Frye Road chain link fence entrance gates will be replaced with rolling solid metal gates matching the eastern Frye Road entrance. Significant landscape improvements are proposed. Along the Frye and Price road frontages, an additional 56 36-inch box Sisso and Willow Acacia trees are proposed. While planted in a more natural layout, the effect is a double row of trees along nearly the entire Frye Road frontage. As well, significant amounts of shrubs and ground cover are proposed to bring the landscaping up to current requirements.

Finally, the request includes new monument signage to be located along Frye Road. One sign, proposed at 7'-10" includes routed push through internally lit lettering. The other 5' tall sign includes non-illuminated aluminum plate lettering. Both signs include a 3-dimensional curved design featuring aluminum construction, consistent with the surrounding business parks. The Development Booklet includes an exhibit showing signage on the proposed 99' tall liquid

nitrogen tank. Signage is not permitted on mechanical structures. Staff has included a condition addressing this.

DISCUSSION

Staff supports the requested rezoning and PDP. Air Products and Chemicals, Inc. remains a significant partner in Chandler's high-tech industrial success. Although mostly isolated when initially constructed, Air Products has maintained compatibility as the years of growth occurred. Now surrounded by business parks, a mall and even a hotel, Air Products remains committed evidenced by the significant improvements proposed such as the new 8' tall perimeter slump-block wall and landscaping. Staff supports the proposed structures' heights finding the existing structures to demonstrate a lack of neither visual dominance nor an impediment to the surrounding area's growth and evolution.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on 12/14/2011. One neighboring property owner attended the meeting praising Air Products for being such a good 'neighbor'. The attendee offered support for the project.
- As of the date of this memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (Veitch)

RECOMMENDED ACTIONS

Rezoning

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC. zoning amendment from Planned Industrial District (I-1) to Planned Area Development (PAD) for underlying I-1 uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Air Products and Chemicals, Inc." and kept on file in the City of Chandler Planning Division, in File No. DVR11-0043, 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. Compliance with the original stipulations adopted by the City Council as Ordinance 804, in case Z79-26 AIR PRODUCTS AND CHEMICALS, INC., except as modified by condition herein.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.

4. Completion of the construction, where applicable, 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. 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.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC. Preliminary Development Plan (PDP) approval for the expansion of an ultra-high purity gaseous production facility that includes necessary mechanical structures exceeding 100-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Air Products and Chemicals, Inc.", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0043, except as modified by condition herein.
2. The site shall be maintained in a clean and orderly manner.
3. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
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. Business signage shall not be placed upon the mechanical structures.

PROPOSED MOTIONS

Rezoning

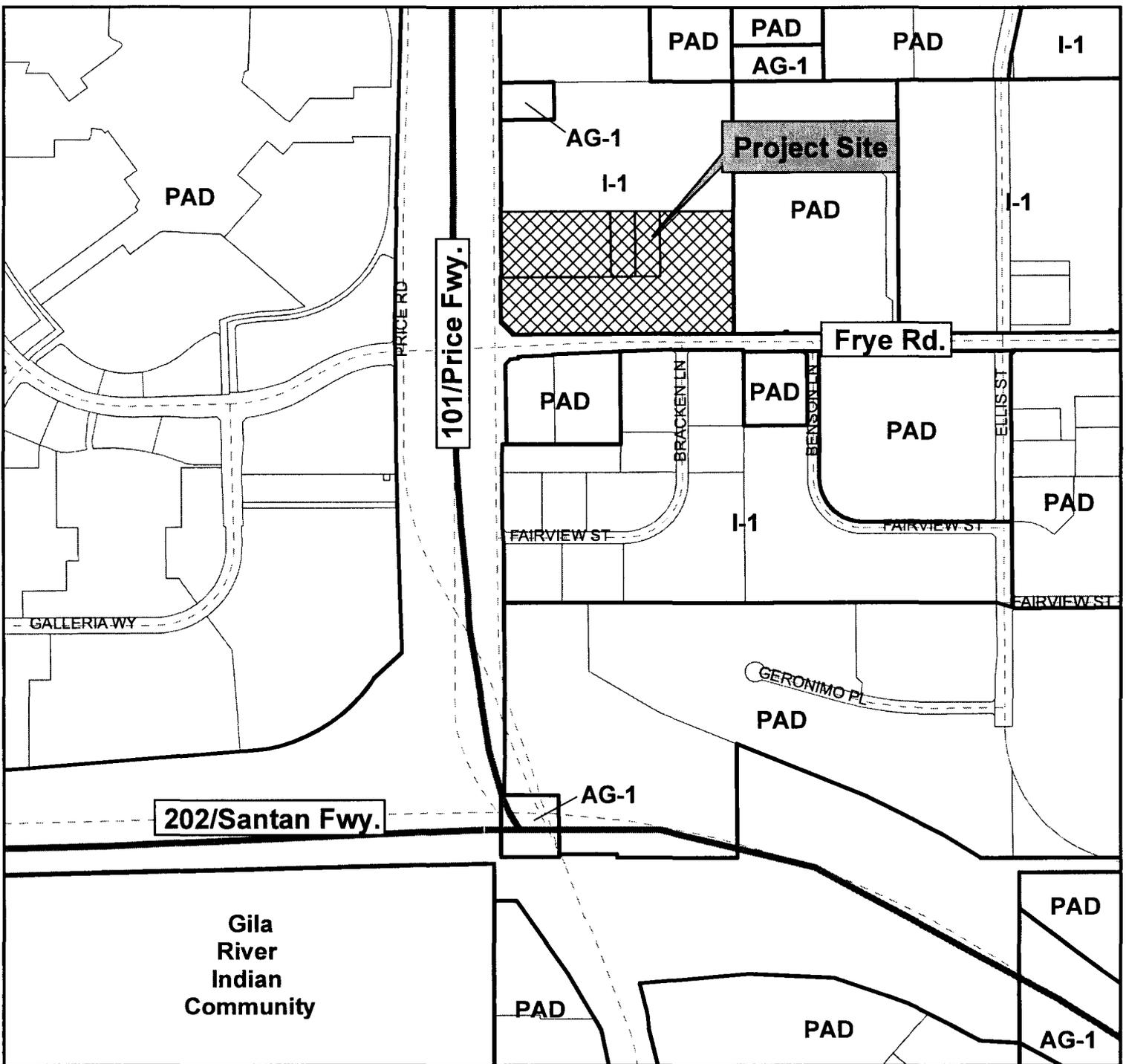
Move to introduce and tentatively adopt Ordinance No. 4347 approving rezoning from I-1 to PAD for underlying I-1 uses in case DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC., subject to the conditions recommended by Planning Commission and Staff.

Preliminary Development Plan

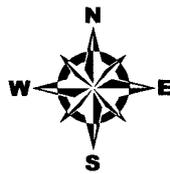
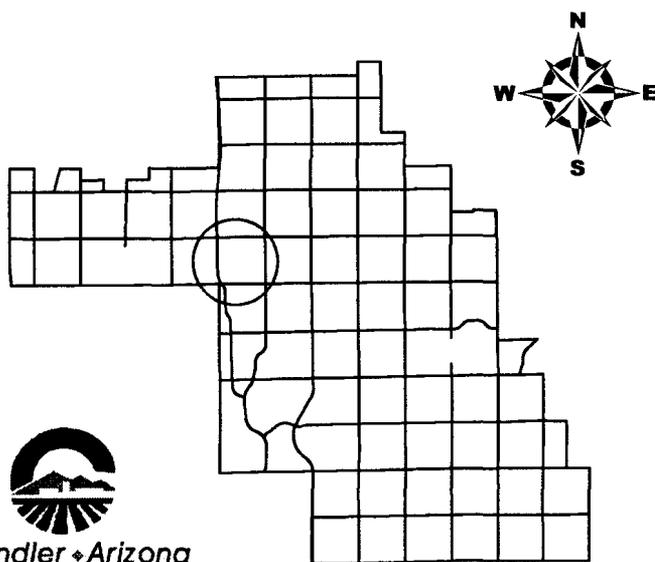
Move to approve the PDP in case DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC., subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Ordinance No. 4347
3. Development Booklet, Exhibit A
4. Site Plan
5. Landscape Plan
6. Building Elevations
7. Sign Exhibits



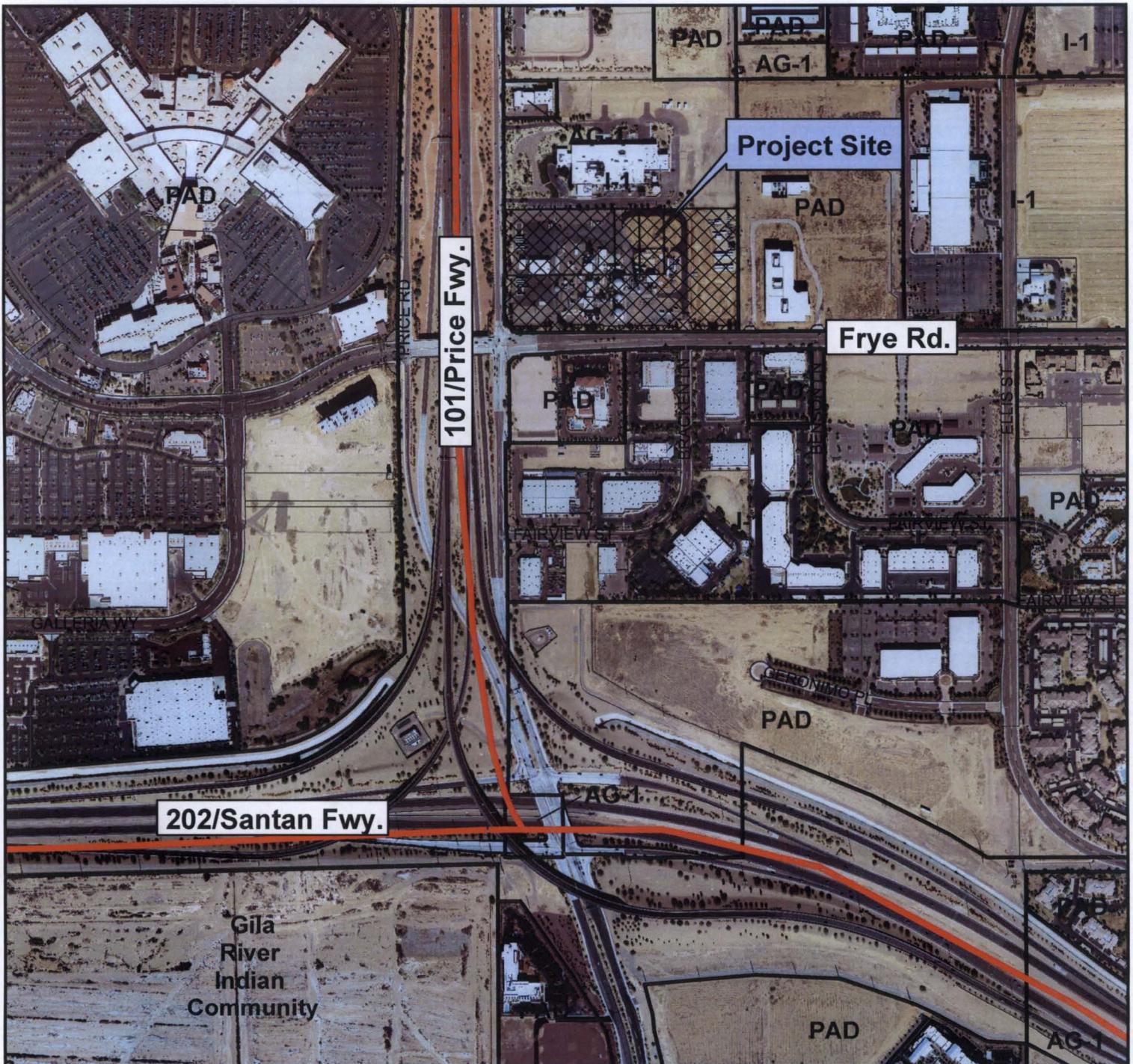
Vicinity Map



DVR11-0043

Air Products and Chemicals Inc.





Vicinity Map



DVR11-0043

Air Products and Chemicals Inc.



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CITY OF CHANDLER 11/16/2011

ORDINANCE NO. 4347

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR I-1 USES (DVR11-0043 AIR PRODUCTS AND CHEMICALS, INC.) 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 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 Planned Industrial District (I-1) to Planned Area Development (PAD) for I-1 uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Air Products and Chemicals, Inc." and kept on file in the City of Chandler Planning Division, in File No. DVR11-0043, 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. Compliance with the original stipulations adopted by the City Council as Ordinance 804, in case Z79-26 AIR PRODUCTS AND CHEMICALS, INC., except as modified by condition herein.

3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Completion of the construction, where applicable, 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. 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.

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 this ____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2012.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4347 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *C.A.B.*

PUBLISHED:

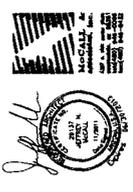
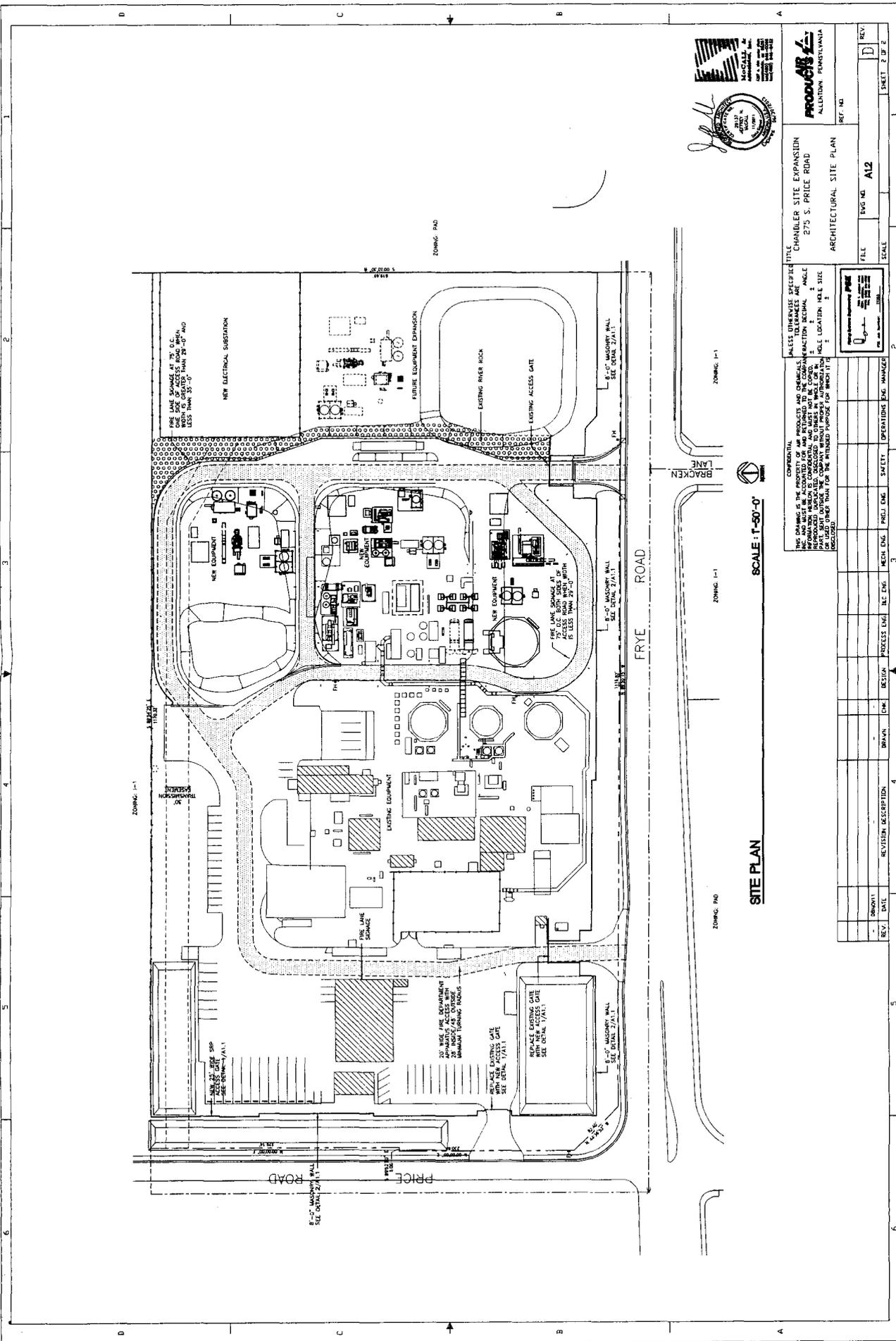
Attachment 'A'

Ordinance No. 4347

LEGAL DESCRIPTION

THE SOUTH HALF OF LOT 2, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 40 FEET; AND EXCEPT THE WEST 60 FEET OF THE NORTH HALF OF THE SOUTH HALF OF SAID LOT 2; AND EXCEPT THE WEST 55 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF SAID LOT 2; AND EXCEPT THAT PORTION THAT LIES SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH $89^{\circ} 50' 15''$ EAST ALONG THE EAST—WEST MIDSECTION LINE OF SAID SECTION 31. A DISTANCE OF 112.76 FEET; THENCE NORTH $00^{\circ} 09' 45''$ EAST 40.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FRYE ROAD AND THE POINT OF BEGINNING; THENCE NORTH $44^{\circ} 36' 41''$ WEST 82.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 2. SAID POINT BEING THE POINT OF ENDING.



PRODUCERS ENGINEERS, INC.
 ALEXANDER, PENNSYLVANIA
 REF. NO.

TITLE
 CHANDLER SITE EXPANSION
 275 S. PRICE ROAD
 ARCHITECTURAL SITE PLAN

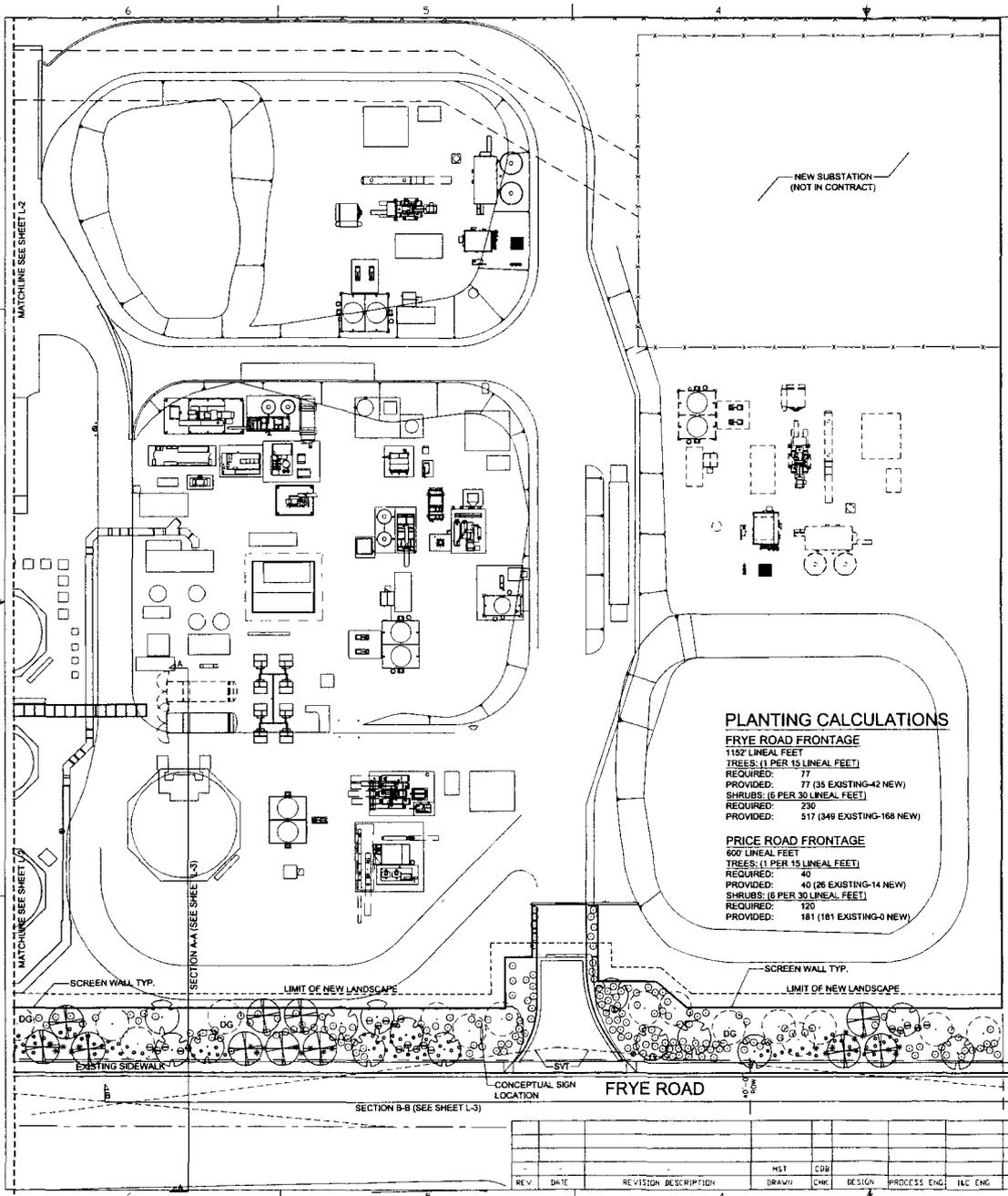
FILE: **ENG. NO. A12**
 SCALE:

SHEET 2 OF 2

ALL UTILITIES, SPECIFICALLY...
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REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK	DESIGN	PROCESS ENG.	MECH ENG.	INSTR. ENG.	SAFETY	OPERATIONS ENG. MANAGER
1										
2										
3										
4										
5										
6										

SITE PLAN
 SCALE: 1"=50'-0"
 ZONING: P40



PLANTING CALCULATIONS

FRYE ROAD FRONTAGE
 1152' LINEAL FEET
 TREES: (1 PER 15 LINEAL FEET)
 REQUIRED: 77
 PROVIDED: 77 (35 EXISTING-42 NEW)
 SHRUBS: (6 PER 30 LINEAL FEET)
 REQUIRED: 230
 PROVIDED: 517 (349 EXISTING-168 NEW)

PRICE ROAD FRONTAGE
 600' LINEAL FEET
 TREES: (1 PER 15 LINEAL FEET)
 REQUIRED: 40
 PROVIDED: 40 (26 EXISTING-14 NEW)
 SHRUBS: (6 PER 30 LINEAL FEET)
 REQUIRED: 120
 PROVIDED: 181 (181 EXISTING-0 NEW)

MASTER PLANT LIST

- | | | |
|--|--|-----------------------|
| | TREES | SIZE/COMMENTS |
| | EXISTING TREE (TO REMAIN) | N/A |
| | DALBERGIA SISSOO | 36" BOX, 2.5' CALIPER |
| | DALBERGIA | 23 QTY |
| | ACACIA SALICINA | 36" BOX, 2.5' CALIPER |
| | WILLOW ACACIA | 33 QTY |
| | SHRUBS | SIZE/COMMENTS |
| | EXISTING SHRUBS (TO REMAIN) | N/A |
| | RUELLIA PENINSULARIS | 5 GAL, 20 QTY |
| | BAJA RUELLIA | |
| | HESPERALOE PARVIFLORA | 5 GAL, 32 QTY |
| | RED YUCCA | |
| | GROUND COVER | SIZE/COMMENTS |
| | ACACIA 'DESERT CARPET' | 1 GAL, 116 QTY |
| | DESERT CARPET ACACIA | |
| | DG | DECOMPOSED GRANITE |
| | SIZE AND COLOR TO MATCH EXISTING. ADD AS REQUIRED TO ENSURE 2" THICK TYP. IN ALL PLANTING AREAS. | |

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING, 2" THICK TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPEC'S. APPLICATIONS MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE. THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS 'EXISTING TO REMAIN' SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUBS/GROUNDCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS NEEDED TO MAINTAIN CONTINUOUS WATER.
- ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

IRRIGATION NOTE

NEW PLANT MATERIAL IS TO BE TIED INTO THE EXISTING IRRIGATION SYSTEM. CONTRACTOR TO MODIFY/UPGRADE EXISTING SYSTEM AS REQUIRED IN ORDER TO ENSURE PROPER IRRIGATION TO ALL EXISTING AND NEW PLANT MATERIAL.



PLANTING PLAN

SCALE 1"=30'-0"



CONFIDENTIAL
 THIS DRAWING IS THE PROPERTY OF AIR PRODUCTS AND CHEMICAL, INC. AND MUST BE ACCOUNTED FOR AND RETURNED TO THE COMPANY. INFORMATION HEREON IS CONFIDENTIAL AND MUST NOT BE COPIED, REPRODUCED, DUPLICATED, DISCLOSED TO OTHERS IN WHOLE OR IN PART, SENT OUTSIDE THE COMPANY WITHOUT PROPER AUTHORIZATION OR USED OTHER THAN FOR THE INTENDED PURPOSE FOR WHICH IT IS DISCLOSED.

UNLESS OTHERWISE SPECIFIED, TOLERANCES ARE:
 FRACTION DECIMAL ANGLE
 1/8" 0.03125 1/16" 0.015625 1/32" 0.0078125
 HOLE LOCATION HOLE SIZE

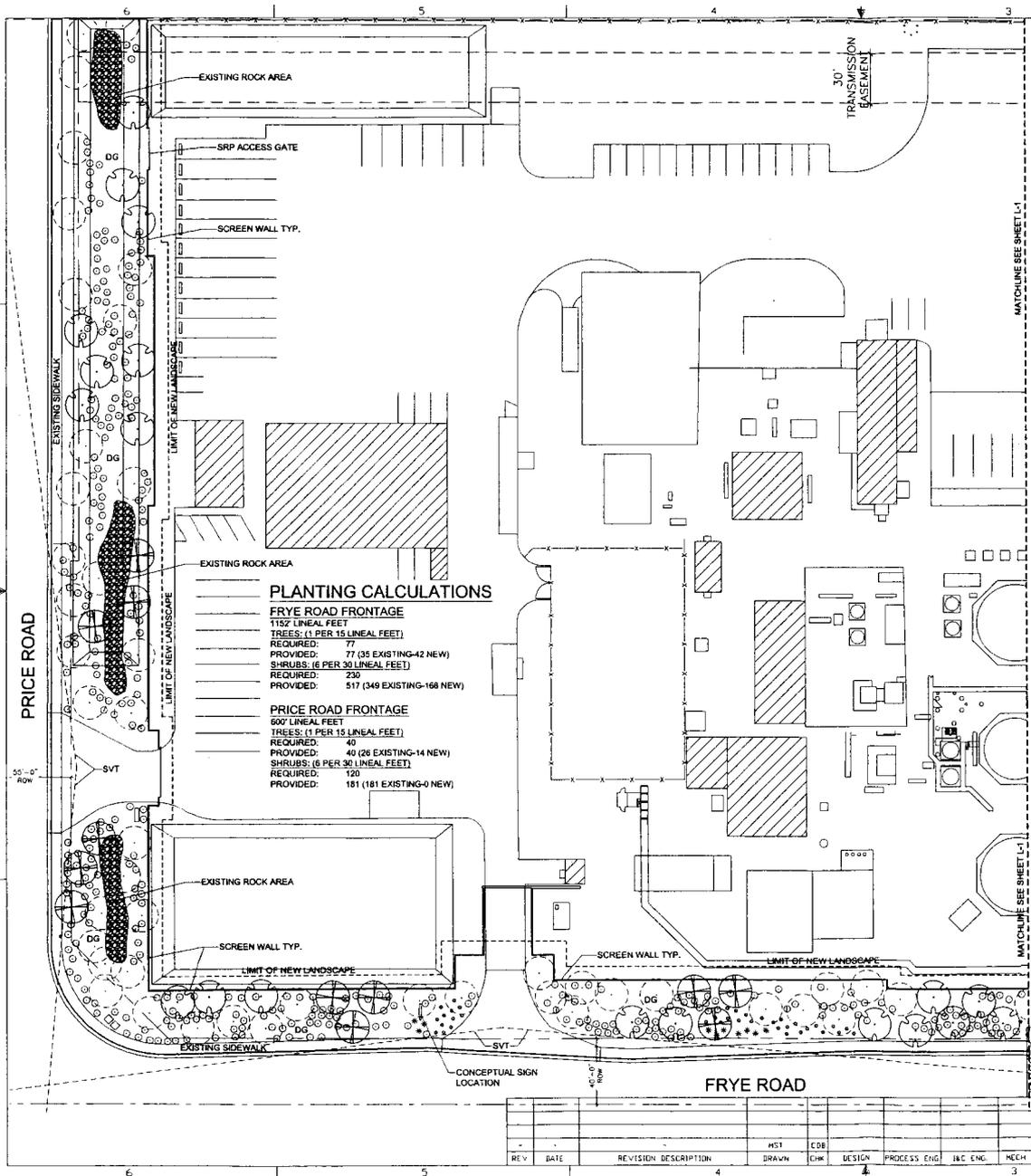
TITLE
 CHANDLER SITE EXPANSION
 275 S. PRICE ROAD



PLANTING PLAN
 REF NO
 FILE DVC NO L-1

REV	DATE	REVISION DESCRIPTION	DRAWN	CHK	DESIGN	PROCESS ENG.	IAC ENG.	MECH. ENG.	PRD. ENG.	SAFETY	OPERATIONS ENG.	MANAGER

SCALE 1"=30'-0"	SHEET
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PLANTING CALCULATIONS

FRYE ROAD FRONTAGE	
1152 LINEAL FEET	
TREES: (1 PER 15 LINEAL FEET)	
REQUIRED: 77	
PROVIDED: 77 (35 EXISTING-42 NEW)	
SHRUBS: (6 PER 30 LINEAL FEET)	
REQUIRED: 230	
PROVIDED: 517 (349 EXISTING-168 NEW)	
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507 LINEAL FEET	
TREES: (1 PER 15 LINEAL FEET)	
REQUIRED: 40	
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MASTER PLANT LIST

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HESPERALOE PARVIFLORA	5 GAL, 32 QTY
RED YUCCA	
GROUND COVER	SIZE/COMMENTS
ACACIA DESERT CARPET	1 GAL, 116 QTY
DESERT CARPET ACACIA	
DG	DECOMPOSED GRANITE
	SIZE AND COLOR TO MATCH EXISTING, ADD AS REQUIRED TO ENSURE 2" THICK TYP. IN ALL PLANTING AREAS.

GENERAL NOTES

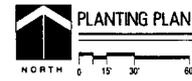
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- ALL UNDERGROUND CONDUITS/PIPES/VTLINES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE, OR CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUBS/COVERS SHALL BE REPLACED BY 5 GAL PLANTS. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER.
- ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

IRRIGATION NOTE

NEW PLANT MATERIAL IS TO BE TIED INTO THE EXISTING IRRIGATION SYSTEM. CONTRACTOR TO MODIFY/UP-GRADE EXISTING SYSTEM AS REQUIRED IN ORDER TO ENSURE PROPER IRRIGATION TO ALL EXISTING AND NEW PLANT MATERIAL.



PLANTING PLAN

SCALE 1"=30'-0"



G.K. FLANAGAN ASSOCIATES
4628 N. 44th Street
PHOENIX, AZ 85018
602.957.5600
602.957.9993 fax
ENRCS 12/28/2011



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TITLE
CHANDLER SITE EXPANSION
275 S. PRICE ROAD

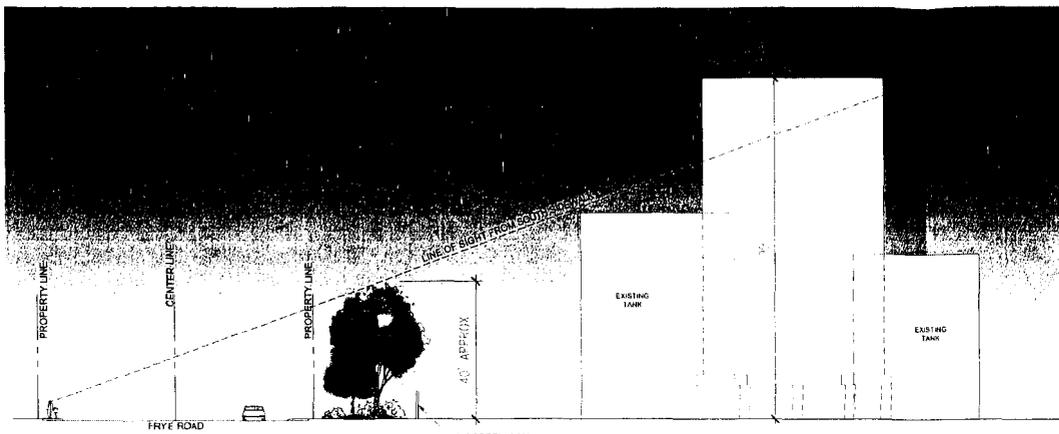


PLANING PLAN

REF. NO.

REV.	DATE	REVISION DESCRIPTION	HST DRAWN	EDB CHK	DESIGN	PROCESS ENG	I&C ENG.	MECH ENG.	PROJ. ENG.	SAFETY	OPERATIONS	ENG. MANAGER

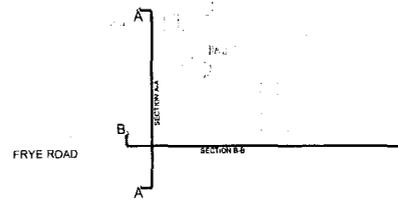
FILE	DWG NO	L-2	REV	D
SCALE 1"=30'-0"		SHEET		



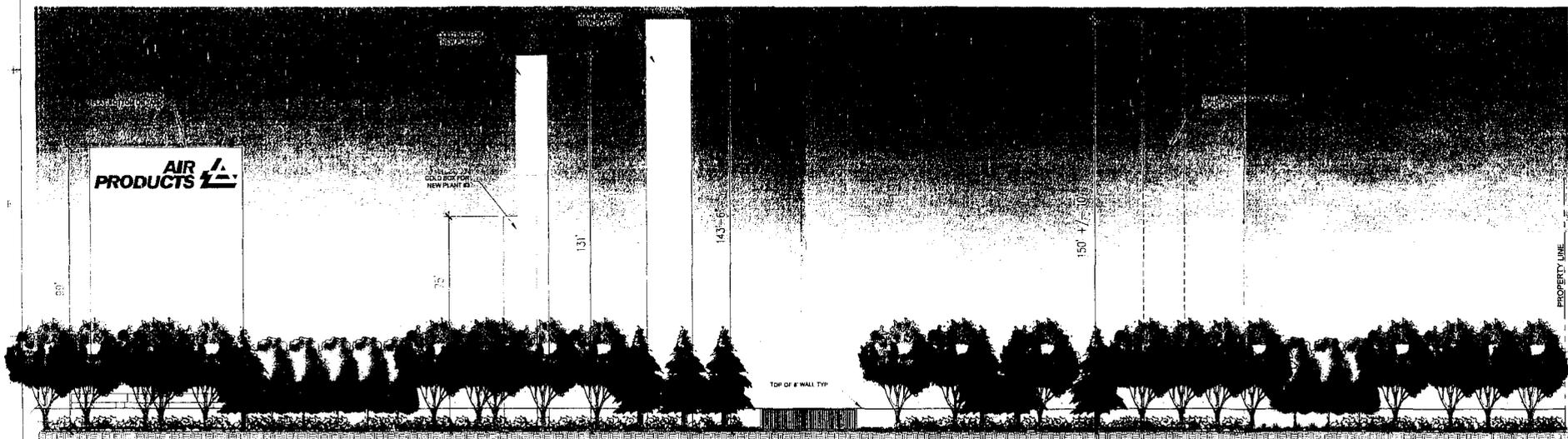
SECTION A-A (LOOKING WEST)

SCALE 1/8"=1'-0"
0 4 8 16 32

PRICE ROAD



KEY MAP



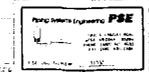
SECTION B-B (LOOKING NORTH)

SCALE 1/8"=1'-0"
0 4 8 16 32



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CHANDLER SITE EXPANSION
275 S. PRICE ROAD
LANDSCAPE
ELEVATIONS / SECTIONS

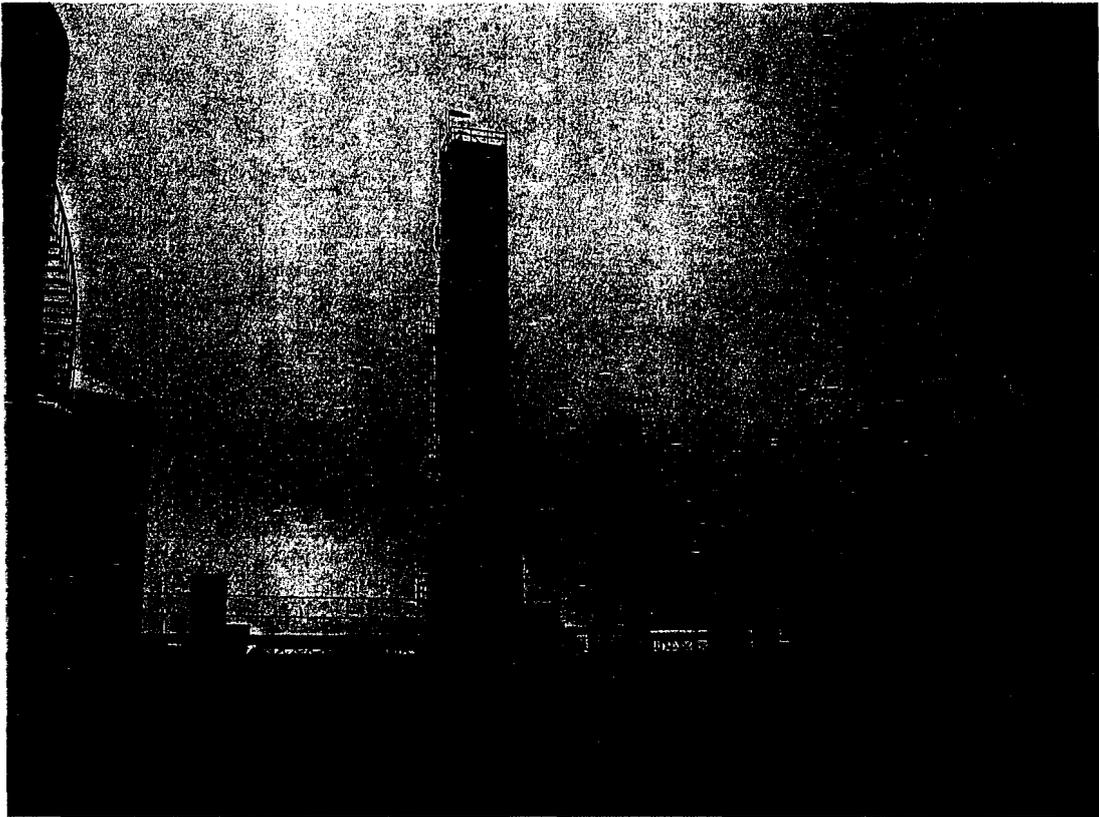


REV	DATE	REVISION DESCRIPTION	DESIGNER	CHECKER	PROJECT ENG.	PLANNING ENG.	SAFETY	OPERATIONS ENG.	MANAGER

SCALE AS NOTED
L-3



Existing LIN Tanks

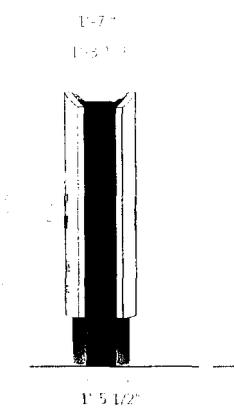
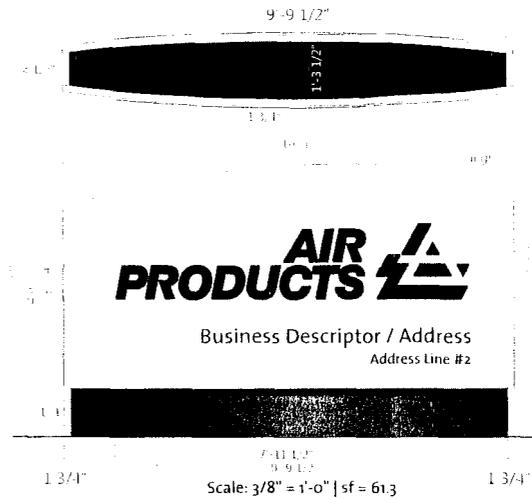
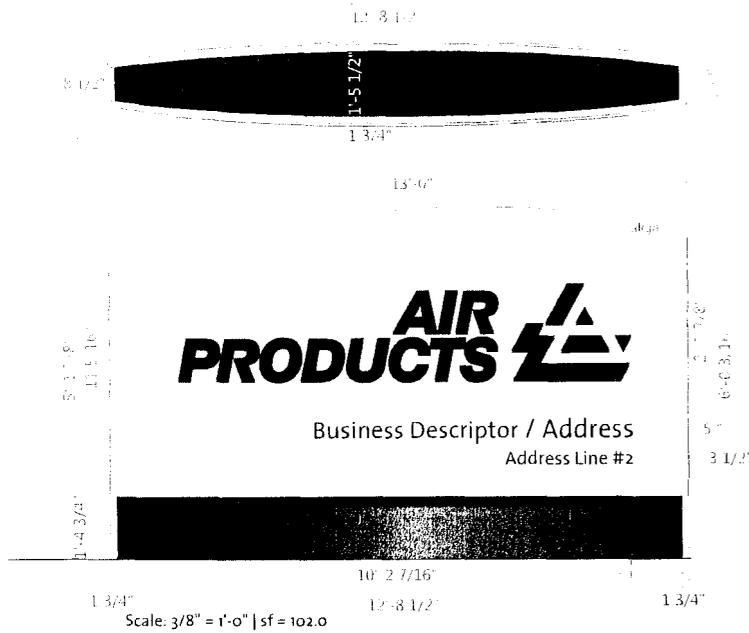


Existing Cold Boxes

Monument Signs

ILLUMINATED MONUMENTS:

- Routed brand mark copy, 3/4" push thru white plex w/vinyl.
- 2" x 2" x 1/8" aluminum angle frame covered with .125 aluminum skin, square aluminum support tube
- Cabinet is painted white semi gloss, Reveal is painted to match green (PMS #347) semi gloss, Base painted Cool grey 11 semi gloss
- Air Products and Logo is push thru letters cover 1st surface 3M #3630-146 Light Kelly vinyl,
- Division Name and Address 3M #7725-41 Dark Grey vinyl
- Direct set



NON-ILLUMINATED WITH ALUMINUM PLATE LETTERS / LOGO:

- 2" x 2" x 1/8" aluminum angle frame covered in .125 aluminum skin.
- (2) square aluminum post
- Cabinet painted white semi gloss
- Reveal painted green (PMS #347) semi gloss
- Air Products copy and Logo are 1/4" flat cut aluminum plate painted green (PMS #347) semi gloss
- Base is painted medium gray semi gloss
- Division Name and Address 3M #7725-41 Dark Grey vinyl
- direct set

