



Chandler · Arizona
Where Values Make The Difference

#9
FEB 23 2012
Chandler
All-America City
2010

MEMORANDUM Transportation & Development – CC Memo No. 11-121b

DATE: FEBRUARY 2, 2012

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: APL11-0003/DVR11-0035/PPT11-0006 WATERS AT OCOTILLO – PARCELS
1 & 4
 Adoption of Resolution No. 4577
 Introduction and tentative adoption of Ordinance No. 4349

Request: Area Plan amendment from Multi-Family Residential to Single-Family Residential. Rezoning from Planned Area Development (PAD) zoning for Multi-Family Residential to PAD for Single-Family Residential. Preliminary Development Plan (PDP) for a single-family subdivision including site layout and housing product. Preliminary Plat approval for a single-family residential subdivision.

Location: Intersection of Market Place and Jacaranda Parkway, northeast of the intersection of Dobson and Price Roads

Applicant: Burch & Cracchiolo, P.A.

Owner: GP Chandler, LLC (Gilbane Properties)

Project Info: 65 single-family lots on approximately 10 acres; 8 floor plans/elevations

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan and Residential Development Standards, recommend approval of the Area Plan amendment, Planned Area Development (PAD) zoning, Preliminary Development Plan (PDP), and Preliminary Plat, subject to conditions.

BACKGROUND

The application requests amendments to the Ocotillo Area Plan and PAD zoning in order to change from multi-family residential to single-family residential uses for two parcels (1 & 4) within The Waters at Ocotillo. Additionally, the application requests PDP approval and Preliminary Plat approval for site layout and housing product for a new single-family subdivision on the same parcels.

The currently vacant parcels are located at the intersection of Market Place and Jacaranda Parkway, on the north end of the Market Place “loop” east of Dobson Road. To the north is an apartment complex. To the east are existing single-family homes in the Ocotillo master planned community. To the west are parcels zoned for multi-family uses. To the south are Parcels 5 & 6, which recently received PDP approval for 31 single-family homes.

The subject site is part of the 2,700-acre Ocotillo Area Plan originally adopted in 1983. The subject parcels received PAD zoning and area plan amendment approval for multi-family uses as part of the 74-acre Waters at Ocotillo development in 2007. The 2007 approval included a PDP that established a strong community identity for the 8 parcels included in The Waters at Ocotillo, with bridges over the lake and common connections to a central community center that was to service the whole area. The 2007 approval also designated the subject parcels for multi-family in the form of 2- and 3-story “garage court condominiums” that were laid out side-by-side like townhomes, with individual ground-floor entrances and 2-car garages for each.

The site layouts for Parcel 1 and Parcel 4 are similar, with two points of access, short streets, and several cul-de-sacs/elbows. Of the 65 total proposed lots, 25 have lake frontage and nine (9) back to the neighboring apartment complex to the north. Of those with lake frontage, 10 are generally across from single-family homes, 13 are generally across from a planned apartment complex on Parcels 2 & 3, and two (2) have only a sliver of lake access with no direct sight-lines from the homes to the land across the water.

An existing lake system surrounds much of the subject parcels, providing a significant community amenity. Stormwater is directed to the lakes, so there is no need for on-site retention for the subject development. The lake is approximately 55’ across at its narrowest points adjacent to the subject parcels along their western edges.

Parcel 1 and Parcel 4 each include a small community open space adjacent to the lake system. Parcel 1’s open space is located in its southwestern portion, across from the planned apartment complex in Parcel 2. Parcel 4’s open space is also located in its southwestern portion, across from the planned community center in Parcel 3 and across from the approved open space in Parcel 6 so as to form a “triangle” of visual community connections across the water. Each open

space includes a shaded seating area with views to the lake and enhanced landscaping. The subject parcels' community landscaping features Mondel Pine and Chitalpa trees along Market Street and Jacaranda Parkway, which is in keeping with the established Mondel Pines in this area. The parcels' interiors use Chitalpa and Sissoo trees, with the fast-growing Sissoos particularly used to provide shade to the pedestrian seating features.

Theme walls are provided along both parcels' Market Street frontage and Parcel 5's interior open space in the form of a 6'-high white stucco-finish block wall capped with brick and featuring intermittent clay pipe accents. The parcels' entry signs will be a similar motif with the subdivision name and logo placed upon a shorter, two-tier wall.

The lot sizes range from 5,963 to 15,182 square feet in Parcel 1 and from 8,718 to 11,364 square feet in Parcel 4. Parcel 1 lots are at least 52' wide and Parcel 4 lots are at least 67' wide. Lots backing to the lake are deeper than internal lots in order to account for the water edge being some distance into the back yards. The minimum setbacks for both parcels are 5' and 7' on the sides, 15' in the rear, and varied (from 10' to 20') in the front. The maximum lot coverage is 60%.

The application requests relief from the standard street widths for public streets. Internal streets are shown at 42' ROW rather than the standard 50' ROW. Staff supports this relief.

The housing product is the same as approved for Parcels 5 & 6 that includes two categories of homes, the 4000 Series and the 5500 Series, featuring a Santa Barbara style of architecture with distinctive elements such as light stucco exteriors, red barrel tile roofs, arched windows and doors, recessed windows, ornamental iron (both upon the façades and courtyard entrances), brick accents, chimneys, roof finials, and stucco eaves and corbels. The 4000 Series homes are all two-story. The 5500 Series offers two one-story homes and three two-story homes. The application presents 3 floor plans for the 40'-wide 4000 Series and 5 floor plans for the 55'-wide 5500 Series. In pursuit of a strong Santa Barbara character throughout both parcels, each floor plan is available in only a Santa Barbara elevation. Parcel 1 will exclusively offer the 4000 Series on its 43 lots, while Parcel 4 will exclusively offer the 5500 Series on its 22 lots. Streetscape variety is a concern on Parcel 1 (just as it was on Parcel 5), leading Staff to recommend that an additional 4000 Series elevation be developed.

RESIDENTIAL DEVELOPMENT STANDARDS

The application fulfills the intent of the Residential Development Standards (RDS) by providing a high-quality product and a strong Santa Barbara style within subdivisions that avoid monotonous layouts and provide sufficient amenities, overcoming the small, irregular parcels already established by the Ocotillo lake system. In Staff's analysis the application conforms to 6 of the 8 required subdivision diversity elements, 11 of the applicable 20 "optional" subdivision diversity elements, 7 of the 9 required architectural diversity elements, and 7 of the minimum 7 optional architectural diversity elements. Notably, because some of the lots are less than 7,000 square feet in size, all of the "optional" subdivision diversity elements are actually required for this project. The RDS elements are guidelines that need not be abided by strictly if deviation is

warranted by project uniqueness, overall excellence, difficulty of parcel size/shape, or other similar factors.

Due to small lot size, the project is evaluated under all 28 subdivision diversity elements in the RDS. The application requests relief from the required number of elements, generally, because the project is said to achieve the fundamental purposes of the RDS (e.g. diversity, creativity, quality, sustainability). The application also requests relief from several of the elements specifically. Relief from required subdivision element #3 (vehicular access to rear yards) is requested because the Ocotillo Community Association prohibits rear yard storage of vehicles that are visible from neighboring properties or the lake. Relief from required subdivision element #4 (minimum 30' rear yard setback for 2-story houses) is requested because of the four-sided architecture provided and the landscape tract along Market Place that provides increased separation in that direction. Relief from "optional" subdivision elements #4, 5, 8, 14, 17, 18, 19, and 20 is requested because these elements are impractical to achieve at the density proposed on these small, irregularly shaped parcels.

The application requests relief from required architectural diversity element #4 ("Provide single-story or combination one- and two-story homes on all corner lots"). Lots 1, 25, and 26 of Parcel 1 and Lots 1, 3, 16, and 22 of Parcel 4 are close enough to Market Place or Jacaranda Parkway (~10') that they should be considered corner lots. Lots 31, 32, and 43 of Parcel 1 and Lots 2, 19, and 20 of Parcel 4 are also corner lots on the site interiors. The application notes that the four-sided architecture lessens the aesthetic concern as viewed from Market Place and Jacaranda Parkway.

DISCUSSION

Planning Commission and Staff find the requested site layout and housing product to be of a high quality and appropriate for the area. It is noted that one of the objectives of the RDS is to encourage larger lots, and many of the diversity elements not attained by this application are pursuant of that objective. However, a somewhat more dense development is appropriate at this location as a natural transition between established Ocotillo subdivisions to the east (which are of similar density), and the planned multi-family uses to the west. As such, some relief from the RDS is warranted because it allows for a more compatible development in the broader context.

The interface between the subject parcels and planned apartments across the lake to the west presents a potential land use conflict due to the visibility into the single-family homes' typically "private" back yard space. Adjacent to the subject parcels, the lakes are relatively narrow (as little as 55' across) compared to other places in Ocotillo. However, this concern is mitigated by several factors. First, the site plans for Parcels 2 & 3 (currently in design) are being adjusted so that few buildings are located adjacent to the lake. (Please see Tab 5 in the Development Booklet for an exhibit.) Second, the lakeside lots in the subject parcels are extra-deep so as to allow large rear yard setbacks. When the large setbacks are taken into account, the anticipated distance between buildings (from single-family home to apartment building across the water) is in the range of approximately 140' to 170'. Third, Parcels 2 & 3 are incorporating enhanced landscaping along the water, including double rows of trees. Fourth, the open spaces in the subject parcels have been located directly across from the planned community center and an

apartment building (rather than parking) so as to reduce the number of single-family lots affected by this concern. Overall, the opinion of Planning Commission and Staff is that the potential land use conflict between single-family and apartment uses will be effectively mitigated.

The strong Santa Barbara architecture will be a positive presence adjacent to the predominantly Santa Barbara style housing to the east and the Santa Barbara Commercial style used in Downtown Ocotillo to the northwest. The strong architecture in a particular style warrants relief from some of the RDS architectural diversity standards in order to create a clear neighborhood identity. In order to enhance the street scene diversity within Parcel 1, Planning Commission and Staff recommend a condition that would require an additional 4000 Series floor plan and elevation be provided of an equal or greater quality level to those presented in the development booklet. The application indicates that such a floor plan has already been conceptualized.

Though multi-family uses might be more compatible on Parcel 1 than the proposed single-family uses, Planning Commission and Staff believe that single-family uses can also be compatible at this location. In recent decades, multi-family uses such as those to the north are usually buffered from single-family uses by streets or large setbacks with enhanced landscaping. In this case, the large setbacks from the apartment buildings are in place due to parking spaces, rather than buildings, being placed along the apartments' side of the shared property line. Enhanced landscaping was not part of this mutual property line because more apartments, not single-family homes, were planned for Parcel 1 at the time of the apartments' development.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held October 19, 2011 at the Ocotillo Golf Resort clubhouse. Approximately 40 neighbors attended. A full overview of the project was given (for all four parcels). Neighbors asked a variety of general questions. No opposition was expressed. About 25 neighbors signed a petition of support at this meeting.
- One neighbor sent a letter of opposition to City Council that pertains to both the subject request and the previously approved PDP for Parcels 5 & 6. The letter is among the memo attachments.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

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

RECOMMENDED ACTIONS

Area Plan

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the area plan amendment to change the subject site's designation from Multi-Family to Single-Family in case APL11-0003 WATERS AT OCOTILLO – PARCELS 1 & 4.

Rezoning

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the rezoning from PAD to PAD Amended in case DVR11-0035 WATERS AT OCOTILLO – PARCELS 1 & 4 subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “Waters at Ocotillo – Parcels 1 & 4” and kept on file in the City of Chandler Planning Division, in File No. APL 11-0003/DVR11-0035, 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 original conditions adopted by the City Council as Ordinance No. 3890 in case DVR06-0052 THE WATERS AT OCOTILLO, except as modified by condition herein.

Preliminary Development Plan

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of PDP in case APL11-0003/DVR11-0035/PPT11-0006 WATERS AT OCOTILLO – PARCELS 1 & 4 subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “Waters at Ocotillo – Parcels 1 & 4”, kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0035, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3890 in case DVR06-0052 THE WATERS AT OCOTILLO, 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 homeowners’ association.
4. The applicant will work with staff to provide an additional floor plan and elevation for the 4000 Series product that is of an equal or greater quality level to the other 4000 Series products presented in the development booklet.

Preliminary Plat

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Area Plan

Move to approve Resolution No. 4577 approving the area plan amendment in case APL11-0003 WATERS AT OCOTILLO – PARCELS 1 & 4 as recommended by Planning Commission and Staff.

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4349 approving the rezoning in case DVR11-0035 WATERS AT OCOTILLO – PARCELS 1 & 4 subject to the conditions recommended by Planning Commission and Staff.

Preliminary Development Plan

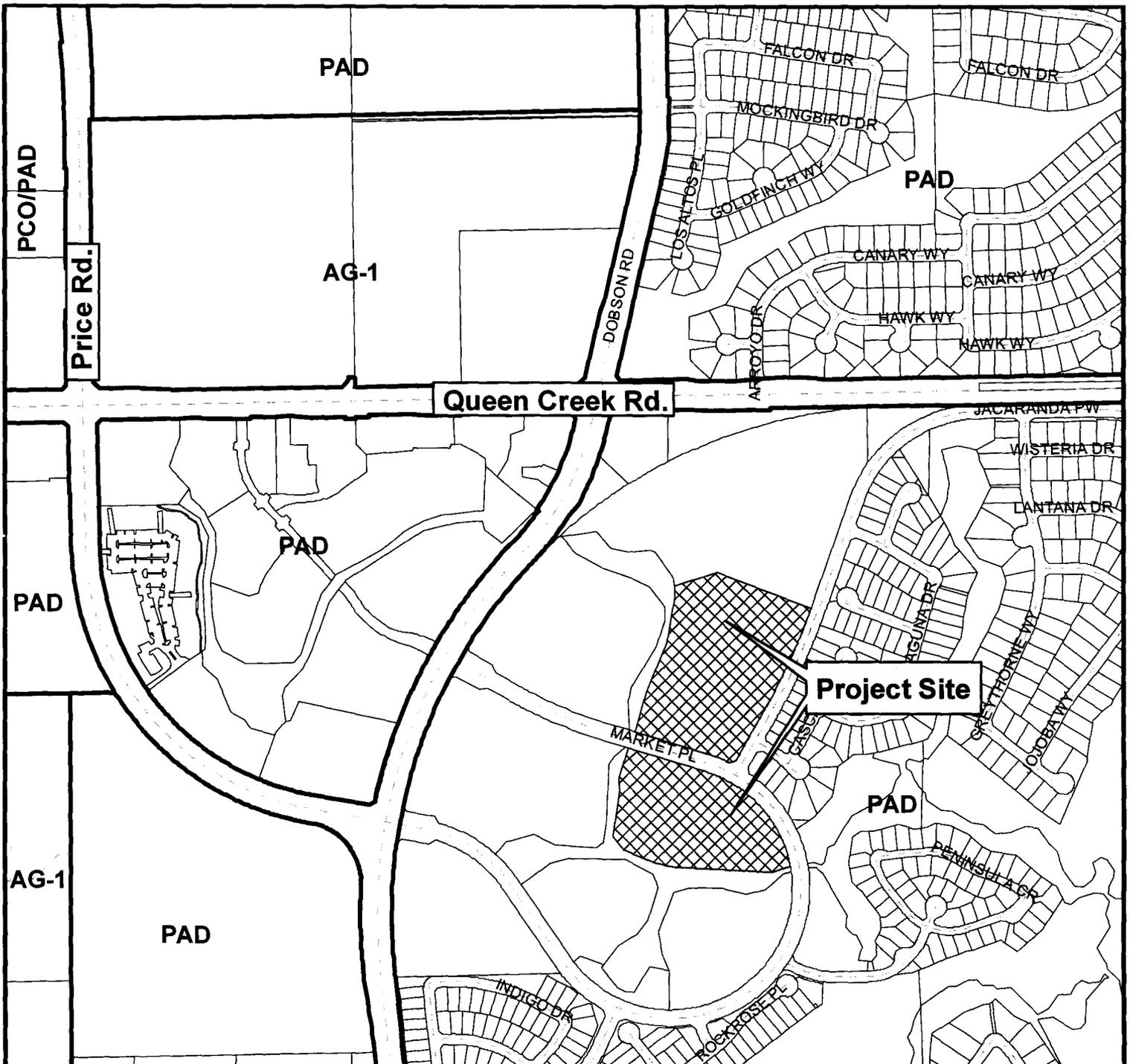
Move to approve the PDP in case DVR11-0035 WATERS AT OCOTILLO – PARCELS 1 & 4 subject to the conditions recommended by Planning Commission and Staff.

Preliminary Plat

Move to approve Preliminary Plat case PPT11-0006 WATERS AT OCOTILLO – PARCELS 1 & 4 subject to the condition recommended by Planning Commission and Staff.

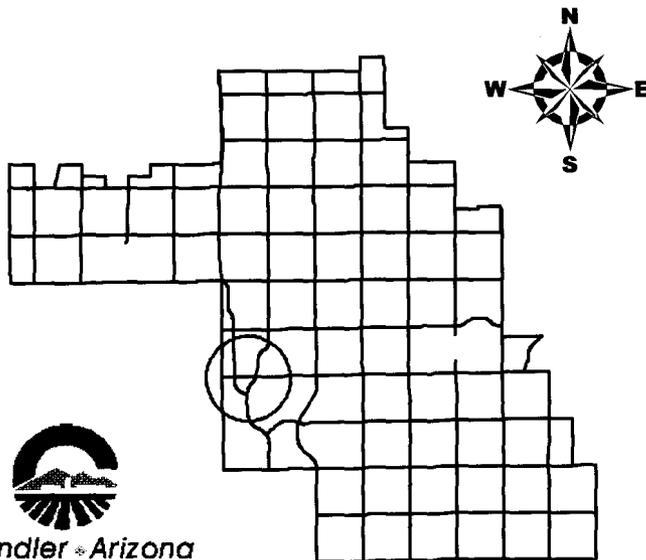
Attachments

1. Vicinity Maps
2. Existing/Proposed Area Plan
3. Site Plan
4. Landscape Plan
5. 4000 Series Elevations
6. 5500 Series Elevations
7. Preliminary Plat
8. Resolution No. 4577
9. Ordinance No. 4349
10. Ordinance No. 3890
11. Letter of Opposition
12. Exhibit A, Development Booklet



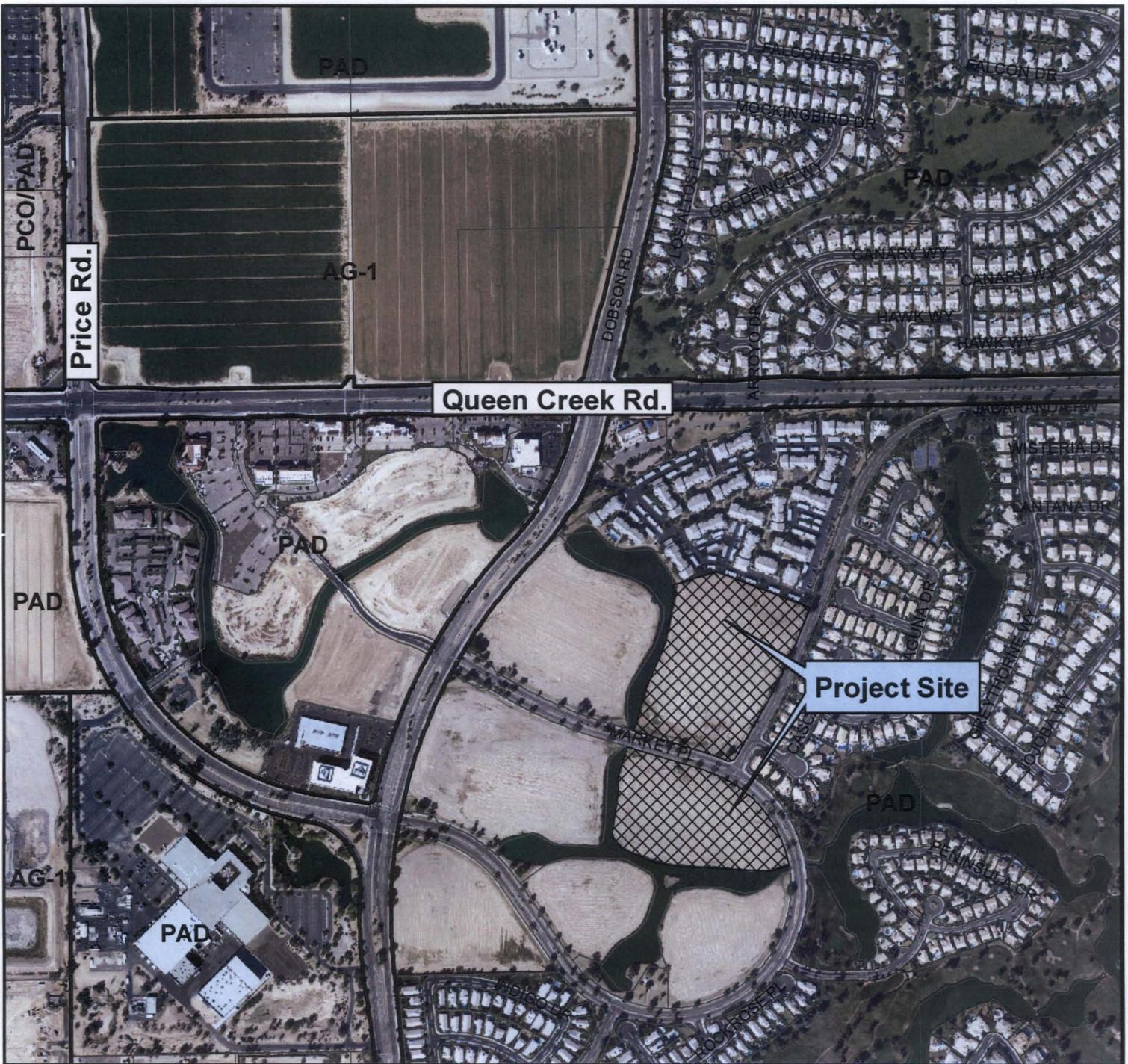
Project Site

Vicinity Map



DVR11-0035

**The Waters at Ocotillo
Parcels 1 and 4**



Queen Creek Rd.

Project Site

Vicinity Map



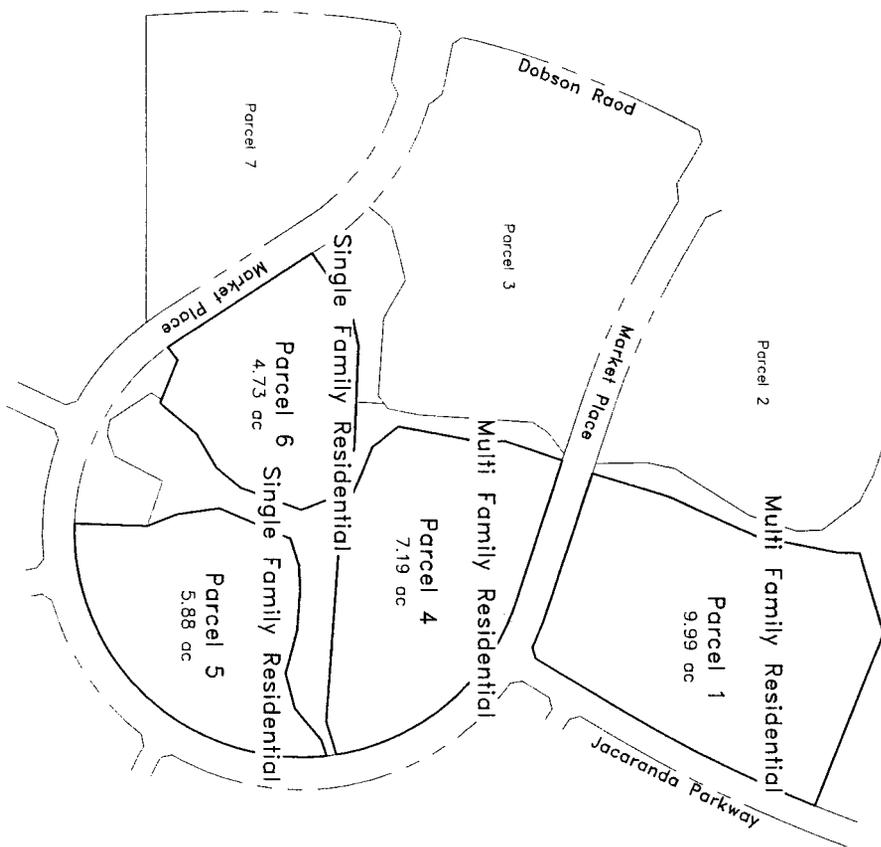
DVR11-0035

The Waters at Ocotillo
Parcels 1 and 4

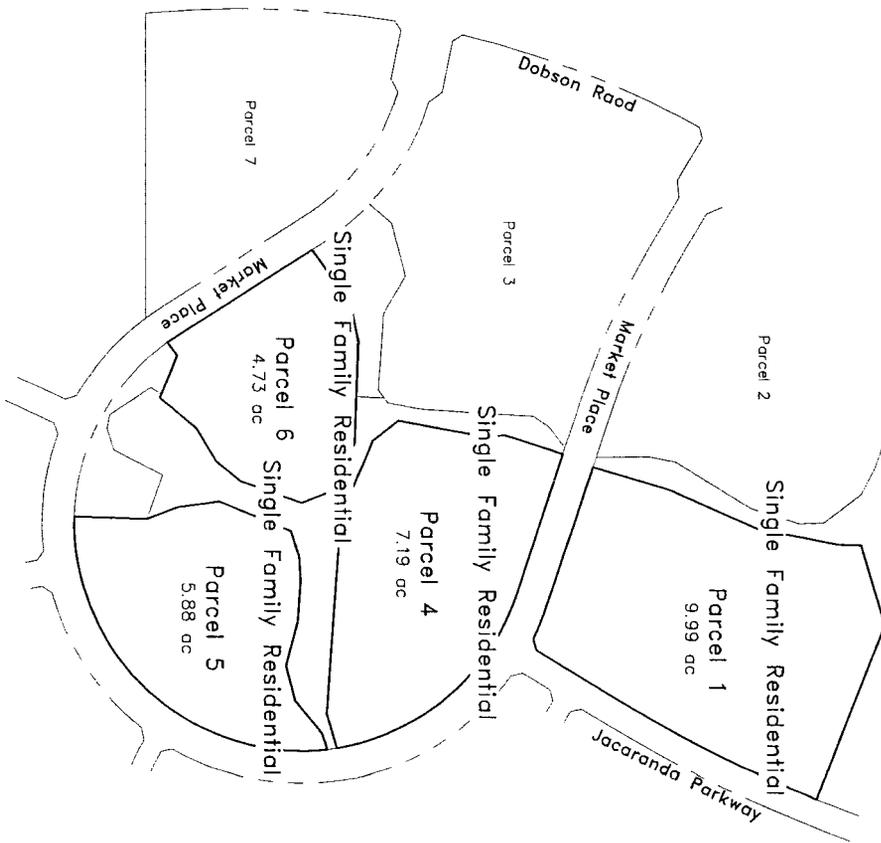


Chandler • Arizona
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CITY OF CHANDLER 9/26/2011



EXISTING AREA PLAN



PROPOSED AREA PLAN

PROJ #: 9544
 DATE: 9/15/11
 SCALE: N.T.S.
 DRAWN: SM
 SHT 1 OF 1



3010 SOUTH PRIEST DR. STE 101
 TEMPE, ARIZONA 85282
 PH (480) 629-8830

CIVIL ENGINEERING • WATER RESOURCES • PLANNING
 CONSTRUCTION MANAGEMENT • SURVEY

The Waters at Ocotillo

Dobson Road & Market Place
 Chandler, Arizona

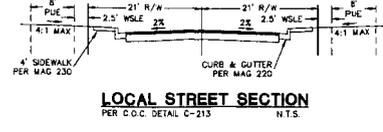
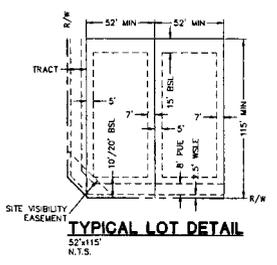
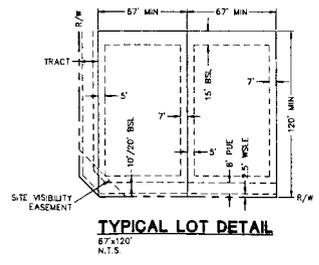
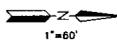
Area Plan

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SITE DATA:

PARCEL 1	9.99 ac.
GROSS AREA:	4.30 du/oc
DENSITY:	
TOTAL LOTS:	43
LOT SIZE:	52'x115'
PARCEL 4	7.18 ac.
GROSS AREA:	3.06 du/oc
DENSITY:	
TOTAL LOTS:	22
LOT SIZE:	67'x120'



DATE	
REVISION	
REV.	
THE WATERS AT OCOTILLO	
PHASE 2	
CHANDLER, ARIZONA	
CONCEPTUAL SUBDIVISION PLAN	
3010 SOUTH PINEST DR. STE. 102 CHANDLER, AZ 85226 PH: (480) 839-8830 WWW.VANTAGERESOURCES.COM	
VANTAGE RESOURCES, LLC	
PROJ. NO:	8044
SCALE:	1"=60'
DRAWN:	SW
DATE:	1/18/12
DWG. NO.	1
SHT	1 OF 1

LANDSCAPE SCHEDULE

ALL TREE TYPES TO BE PLANTED AT 10% SPACING UNLESS OTHERWISE SPECIFIED
 U.O.A. - URBAN OPEN AREA

TREES	Size
Columnar palm tree	12" pot
Columnar palm tree	18" pot
Columnar palm tree	24" pot
Columnar palm tree	30" pot
Columnar palm tree	36" pot
Columnar palm tree	42" pot
Columnar palm tree	48" pot
Columnar palm tree	54" pot
Columnar palm tree	60" pot
Columnar palm tree	66" pot
Columnar palm tree	72" pot
Columnar palm tree	78" pot
Columnar palm tree	84" pot
Columnar palm tree	90" pot
Columnar palm tree	96" pot
Columnar palm tree	102" pot
Columnar palm tree	108" pot
Columnar palm tree	114" pot
Columnar palm tree	120" pot
Columnar palm tree	126" pot
Columnar palm tree	132" pot
Columnar palm tree	138" pot
Columnar palm tree	144" pot
Columnar palm tree	150" pot
Columnar palm tree	156" pot
Columnar palm tree	162" pot
Columnar palm tree	168" pot
Columnar palm tree	174" pot
Columnar palm tree	180" pot
Columnar palm tree	186" pot
Columnar palm tree	192" pot
Columnar palm tree	198" pot
Columnar palm tree	204" pot
Columnar palm tree	210" pot
Columnar palm tree	216" pot
Columnar palm tree	222" pot
Columnar palm tree	228" pot
Columnar palm tree	234" pot
Columnar palm tree	240" pot
Columnar palm tree	246" pot
Columnar palm tree	252" pot
Columnar palm tree	258" pot
Columnar palm tree	264" pot
Columnar palm tree	270" pot
Columnar palm tree	276" pot
Columnar palm tree	282" pot
Columnar palm tree	288" pot
Columnar palm tree	294" pot
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Columnar palm tree	330" pot
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Columnar palm tree	360" pot
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Columnar palm tree	396" pot
Columnar palm tree	402" pot
Columnar palm tree	408" pot
Columnar palm tree	414" pot
Columnar palm tree	420" pot
Columnar palm tree	426" pot
Columnar palm tree	432" pot
Columnar palm tree	438" pot
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Columnar palm tree	558" pot
Columnar palm tree	564" pot
Columnar palm tree	570" pot
Columnar palm tree	576" pot
Columnar palm tree	582" pot
Columnar palm tree	588" pot
Columnar palm tree	594" pot
Columnar palm tree	600" pot
Columnar palm tree	606" pot
Columnar palm tree	612" pot
Columnar palm tree	618" pot
Columnar palm tree	624" pot
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Columnar palm tree	636" pot
Columnar palm tree	642" pot
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Columnar palm tree	726" pot
Columnar palm tree	732" pot
Columnar palm tree	738" pot
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Columnar palm tree	996" pot
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Columnar palm tree	1032" pot
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Columnar palm tree	1092" pot
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Columnar palm tree	1128" pot
Columnar palm tree	1134" pot
Columnar palm tree	1140" pot
Columnar palm tree	1146" pot
Columnar palm tree	1152" pot
Columnar palm tree	1158" pot
Columnar palm tree	1164" pot
Columnar palm tree	1170" pot
Columnar palm tree	1176" pot
Columnar palm tree	1182" pot
Columnar palm tree	1188" pot
Columnar palm tree	1194" pot
Columnar palm tree	1200" pot



Focal area / gathering node to contain amenities such as:

- Seating area
- Enhanced hardscape area
- Trash receptacles
- Colorful planting around gathering area

Scale: NOT TO SCALE
 Date: January 24, 2012



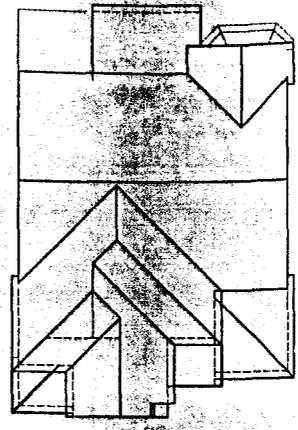
THE WATERS AT OCOTILLO
 A Community by Pulte Homes

Parcel 1
 Conceptual Landscape Plan

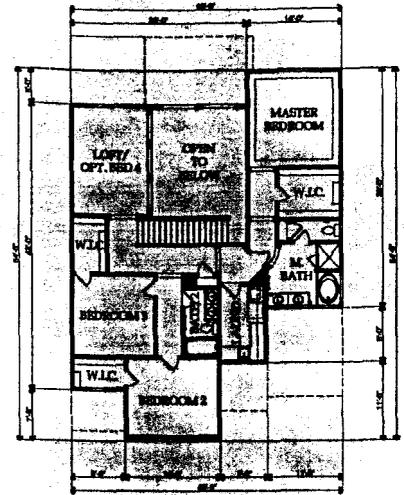




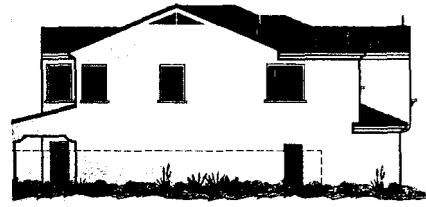
Front Elevation 'A'
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



Roof Plan



Second Floor Plan



Left Elevation 'A'



Right Elevation 'A'



Right Elevation 'A' w/ Opt. Bay Window



Front Elevation 'A' Inside Courtyard Window



Rear Elevation 'A' W/ Patio Option



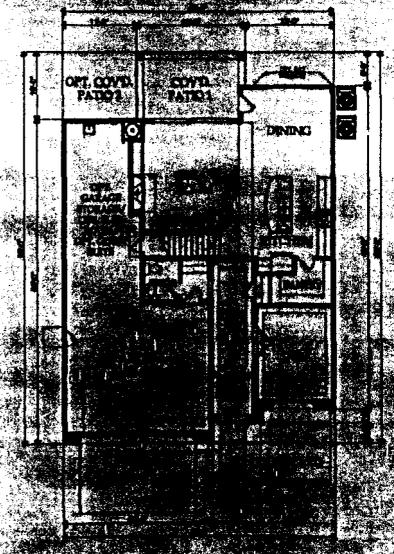
Rear Elevation 'A' W/ Opt. Walk Deck 1



Rear Elevation 'A' W/ Opt. Walk Deck 2



Rear Elevation 'A' W/ Opt. Bay Window



Rear Elevation 'A' W/ Opt. Bay Window

Plan 4025-1
 The Waters at Ocotillo - 4025-1 Series

The Waters at Ocotillo - 4025-1



1/2 RIDGE
+26'-11"

CONCRETE &
TILE ROOF
PINIAL

DECORATIVE
GABLE DETAIL

STUCCO FOAM
EAVE DETAIL

8" RECESSED
WINDOW

DECORATIVE
SHUTTER

BRICK ACCENT

STANDARD
COACH LIGHT

12" RECESSED
GARAGE DOOR

STANDARD
COACH LIGHT

CONCRETE &
TILE ROOF

DECORATIVE
IRON DETAIL

STUCCO FOAM
TRIM

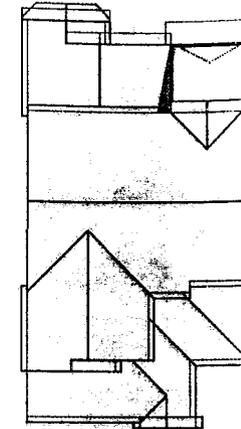
STUCCO WALL
SYSTEM

DECORATIVE
GABLE DETAIL

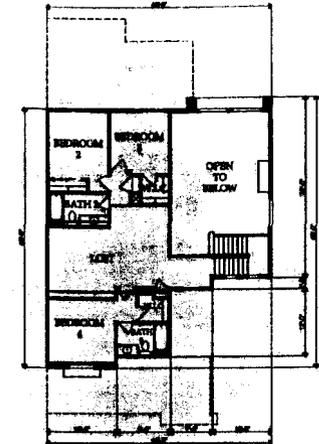
BRICK ACCENT

6" RECESSED
WINDOW

BRICK ACCENT



Roof Plan



Second Floor Plan

Front Elevation 'A'

COLORS IN THIS DRAWING MAY NOT BE ACCURATELY REPRESENTED IN THIS PACKAGE. PLEASE REFER TO THE ACTUAL PAINT COLORS ON THE JOB PACKAGE.



Left Elevation 'A'



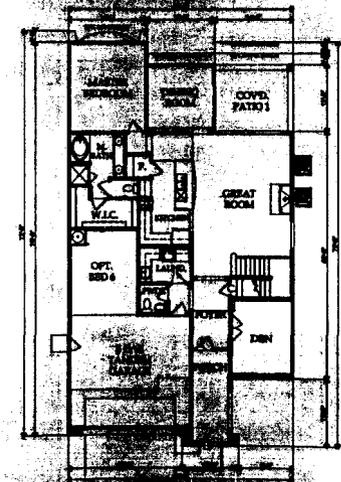
Right Elevation 'A'



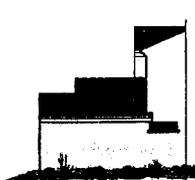
Right Elevation 'A'
w/ Opt. Patio
Extension



Right Elevation 'A'
w/ Opt. Extended
Dining Room



First Floor Plan



Left Elevation 'A'
w/ Opt. Bay Window



Rear Elevation 'A'



Rear Elevation 'A'
w/ Opt. Patio Extension



Rear Elevation 'A'
w/ Opt. Extended
Dining Rm.



Rear Elevation 'A'
w/ Opt. Bay Window



Plan 4026-2 - 2,693 Sq. Ft.
The Waters at Ocotillo - 4000 Series



T/O RIDGE
+28'-6"

CONCRETE S'
TILE ROOF

DECORATIVE
GABLE DETAIL

STUCCO WALL
SYSTEM

24" RECESSED
WINDOW

DECORATIVE
BRICK

STANDARD
COACH LIGHT

STUCCO
CORBEL

STANDARD
COACH LIGHT

12" RECESSED
GARAGE DOOR

CONCRETE S'
TILE ROOF

DECORATIVE
VENT DETAIL
STUCCO EAVE
DETAIL

STUCCO WALL
SYSTEM

24" RECESSED
WINDOW

DECORATIVE
BRICK

CONCRETE S'
TILE ROOF

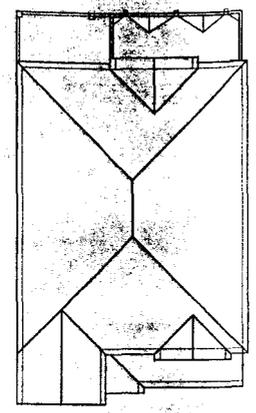
STUCCO EAVE
DETAIL

ARCHED
SOFFIT

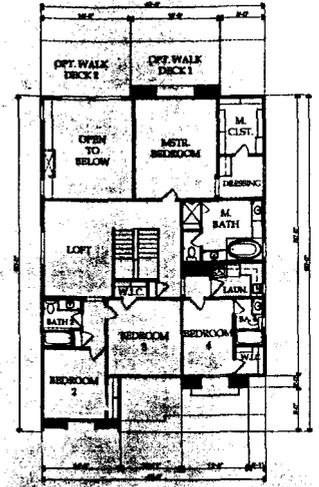
STUCCO FOAM
TRIM

Front Elevation 'A'

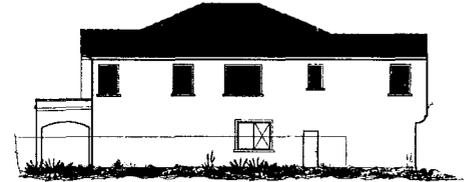
PLEASE NOTE: DIMENSIONS MAY VARY BY
A FEW FEET APPROXIMATELY. TO BE SURE,
PLEASE REFER TO THE ACTUAL ARCH CHARTS IN
THEIR PACKAGES.



Roof Plan



Second Floor Plan



Left Elevation 'A'



Rear Elevation 'A'



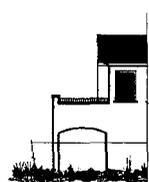
Right Elevation 'A'



Rear Elevation 'A' w/
Optional Patio 2



Rear Elevation 'A' w/
Optional Walk Deck 1



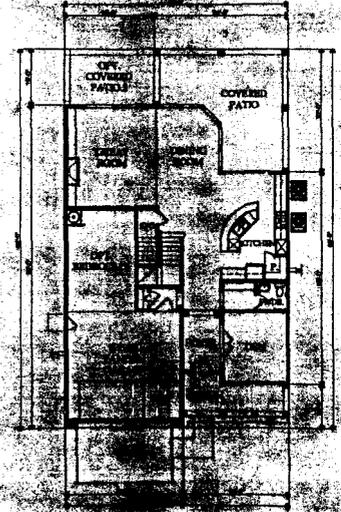
Left



Rear Elevation 'A' w/
Optional Walk Deck 2



Right



First Floor Plan

Plan 4030-1 - 3,081 Sq. Ft.
The Waters at Ocotillo - 4000 Series



The Waters at Ocotillo - 4030-1

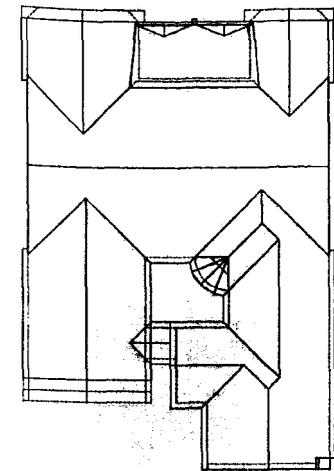


BRICK ACCENT
CONCRETE S' TILE ROOF
T/O RIDGE
DECORATIVE GABLE DETAIL
STUCCO WALL SYSTEM
STANDARD COACH LIGHT
WROUGHT IRON GATE
12" RECESSED GARAGE DOOR

CONCRETE S' ROOF TILE
DECORATIVE GABLE DETAIL
DECORATIVE FINIAL
STUCCO FOAM EYE DETAIL
12" RECESSED WINDOW
STUCCO WALL SYSTEM

Front Elevation 'A'

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



Roof Plan



Left Elevation 'A'



Right Elevation 'A'



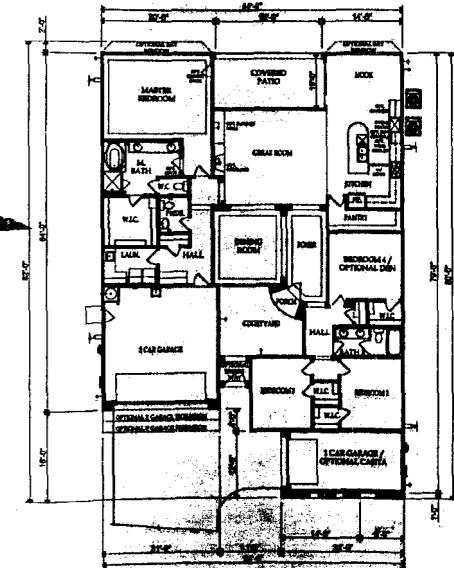
Partial Front & Left Elevation 'A' w/ Optional Guest Suite



Rear Elevation 'A'



Rear Elevation 'A' w/ Optional Bay Windows at Nook and Master Bedroom



Floor Plan
Plan 5526-2 ■ 2,669 Sq. Ft.
The Waters at Ocotillo - 5500 Series

The Waters at Ocotillo - 5526-2

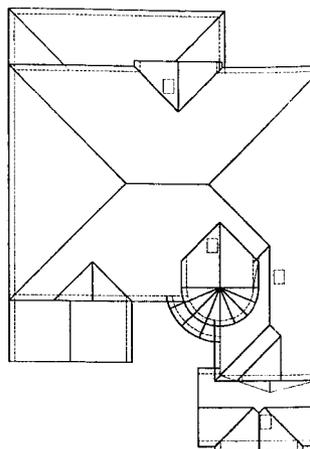


Front Elevation 'A'

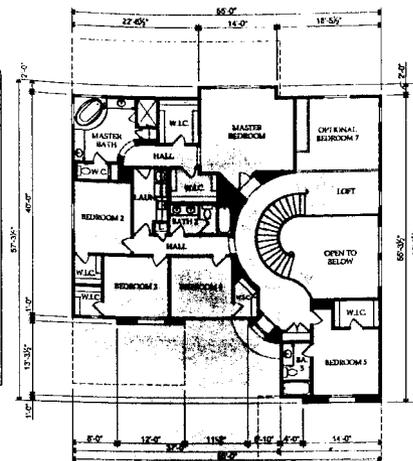
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

- DECORATIVE FINIAL
- DECORATIVE IRON DETAIL
- CONCRETE S' ROOF TILE
- DECORATIVE FINIAL
- DECORATIVE VENT
- 10" ± RECESSED WINDOW
- BRICK ACCENT
- STUCCO WALL SYSTEM
- 12" RECESSED WINDOW
- STUCCO FOAM TRIM
- STUCCO FOAM EAVER DETAIL
- 24" RECESSED WINDOW
- BRICK ACCENT
- DECORATIVE WING WALLS

- 1/0 RIDGE +29'-7"
- CONCRETE S' TILE ROOF
- DECORATIVE VENT
- 12" RECESSED WINDOW
- STUCCO FOAM EAVER DETAIL
- STUCCO FOAM TRIM
- DECORATIVE GABLE DETAIL
- STANDARD COACH LIGHT
- STUCCO WALL SYSTEM
- 8" RECESSED GARAGE DOOR
- STANDARD COACH LIGHT



Roof Plan



Second Floor Plan



Left Elevation 'A'



Rear Elevation 'A'



Right Elevation 'A'



Front Elevation 'A' w/ Optional Courtyard Wall



Front Elevation 'A' w/ Optional Casita or Guest suite



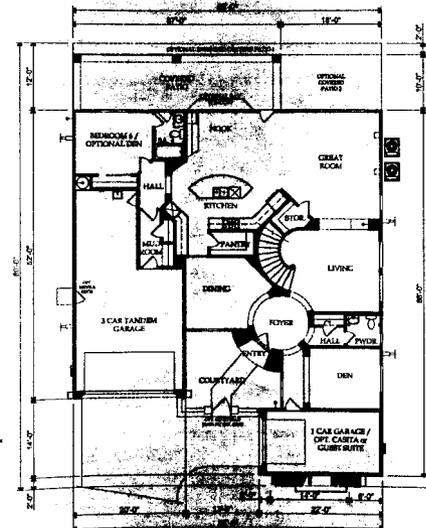
Rear Elevation 'A' w/ Optional Patio 2, 3 and 4



Rear Elevation 'A' w/ Optional Walk Deck 1



Rear Elevation 'A' w/ Optional Walk Deck 2



First Floor Plan

Plan 5542-4 ■ 4,261 Sq. Ft.
The Waters at Ocotillo - 5500 Series

11/2011 • SCALE 1/8"=1'-0"

The Waters at Ocotillo - 5542-4

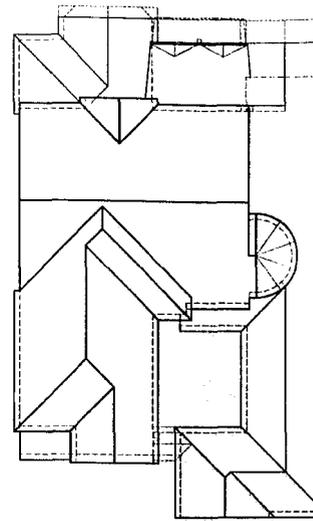
- 7/0 RIDGE
- 27-11
- CONCRETE ROOF TILES
- BRICK ACCENT
- STUCCO FOAM EAVE DETAIL
- DECORATIVE IRON DETAIL
- 2" RECESSED WINDOW
- BRICK ACCENT
- STANDARD COACH LIGHT
- STUCCO CORBEL
- 12" RECESSED GARAGE DOOR
- STANDARD COACH LIGHT



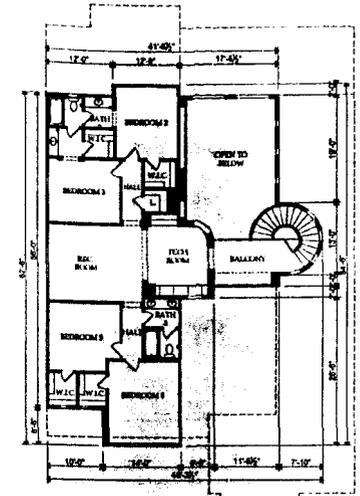
Front Elevation 'A'

CONCRETE FINISH RENDERING MAY VARY IN ACCURACY TO REPRESENTATIVE SAMPLES. FINISHING, PLEASE REFER TO THE ACTUAL PAINT COLORS IN THE FINISH SCHEDULE.

- CONCRETE S' ROOF TILE
- STUCCO FOAM EAVE DETAIL
- STUCCO WALL SYSTEM
- DECORATIVE GABLE DETAIL
- DECORATIVE FINIAL
- DECORATIVE COLUMN
- 12" RECESSED WINDOW
- STUCCO FOAM EAVE DETAIL
- DECORATIVE IRON DETAIL
- STUCCO WALL SYSTEM
- BRICK ACCENT



Roof Plan



Second Floor Plan



Right Elevation 'A'



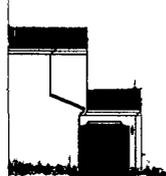
Rear Elevation 'A'



Left Elevation 'A'



Front Elevation 'A' @ Opt. 1 Car Garage I.L.O. Game Room



Left Elevation 'A' @ Opt. 1 Car Garage I.L.O. Game Room



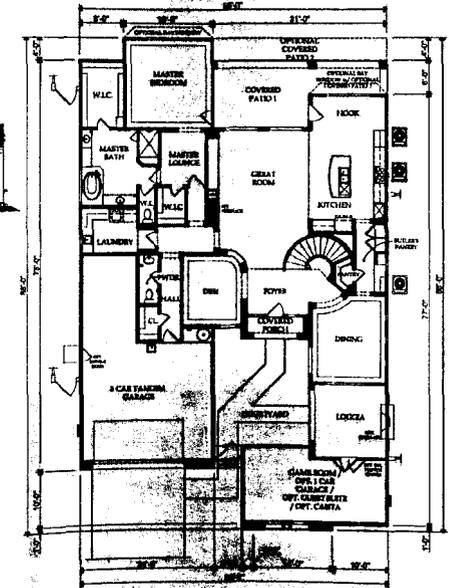
Rear Elevation 'A' w/ Optional Bay Window at Master Bedroom



Rear Elevation 'A' w/ Optional Extended Patio 2



Right Elevation 'A' @ Opt. Fireplace at Loggia



First Floor Plan

Plan 5543-1 - 4,368 Sq. Ft.

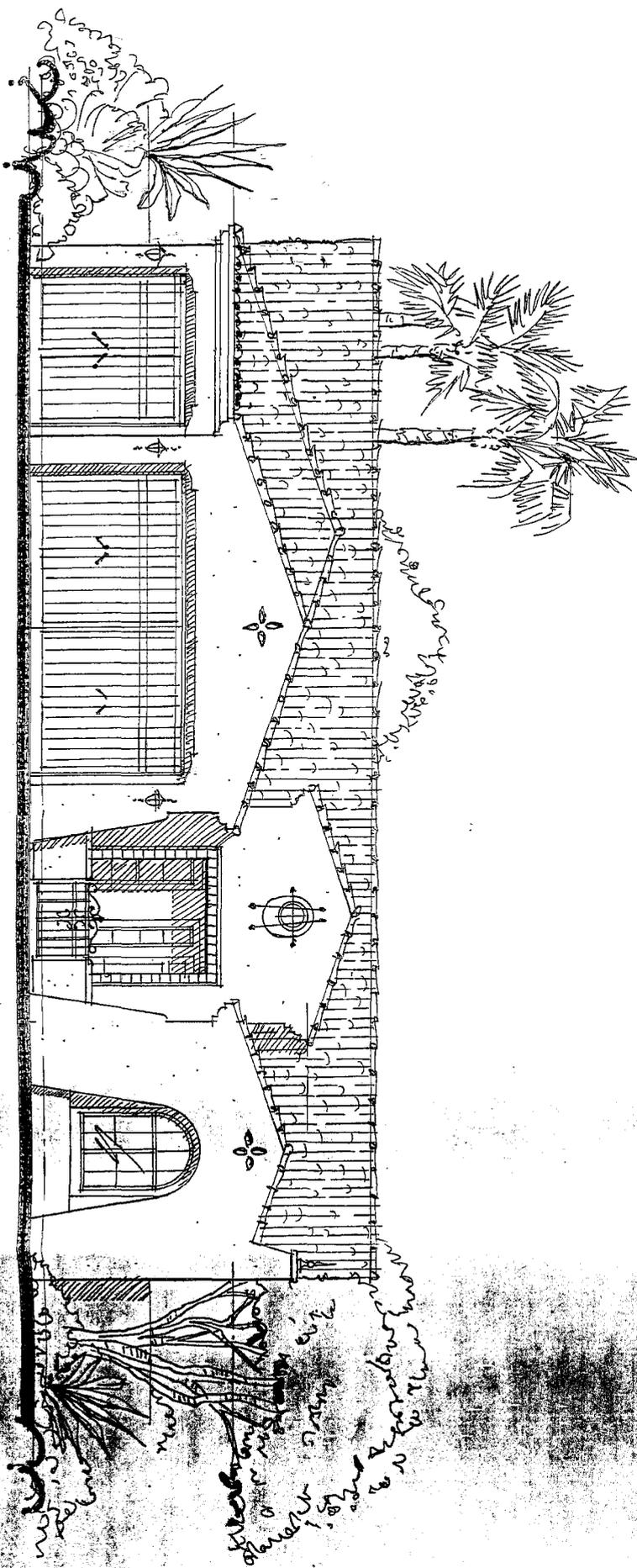
The Waters at Ocotillo - 5500 Series

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



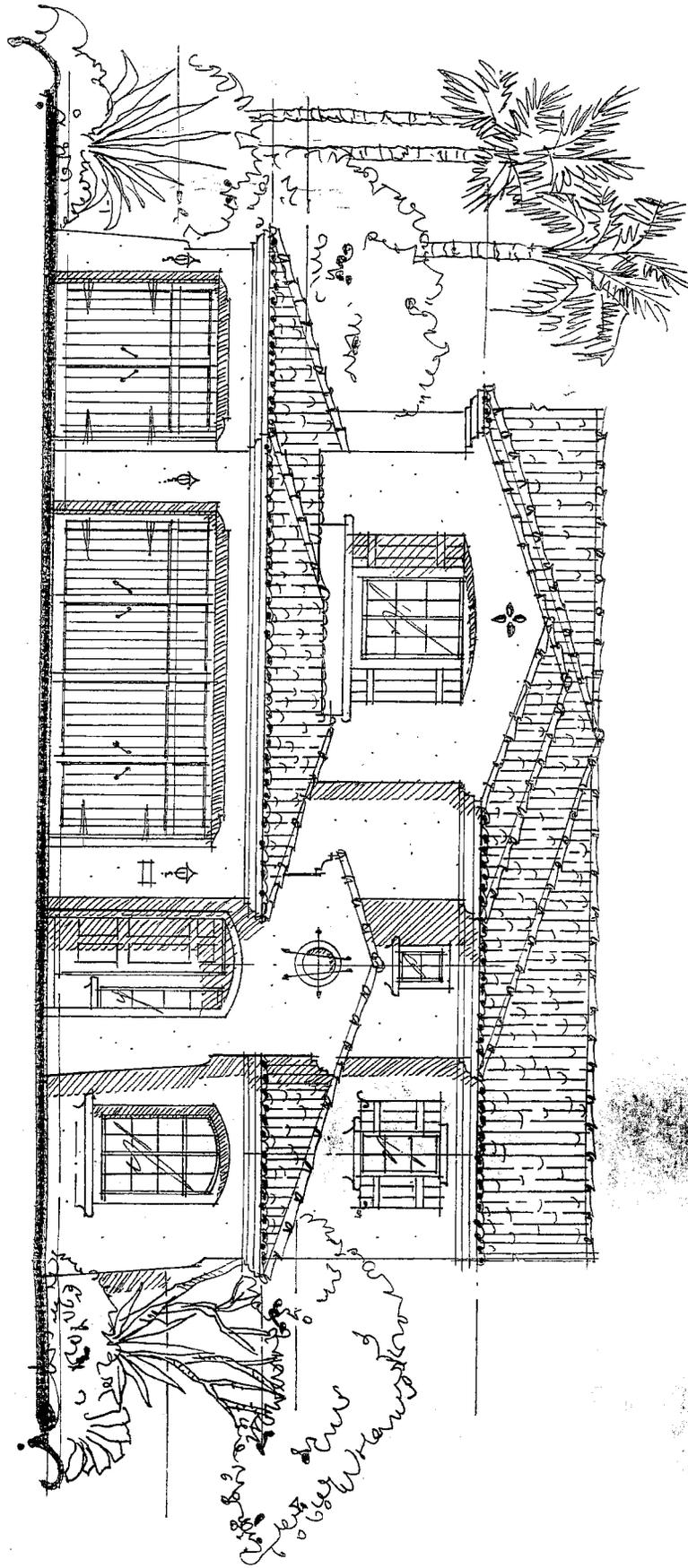
Central Area Arizona Division
© 2011 PULTE HOMES, INC.

The Waters at Ocotillo - 5543-1



ELEVATION
PLAN

Hand-drawn architectural elevation of a building
Hand-drawn architectural elevation of a building



5030-1
ELEV A

PRELIMINARY PLAT FOR WATERS AT OCOTILLO PHASE II

A PORTION OF THE EAST HALF OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

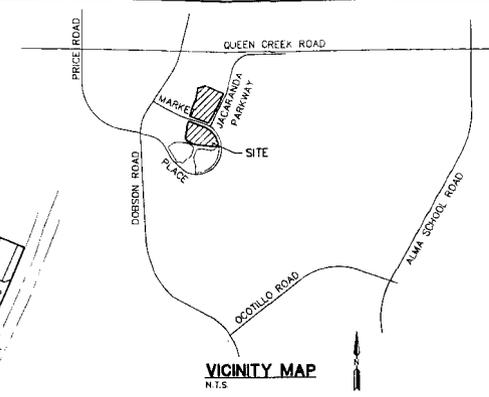
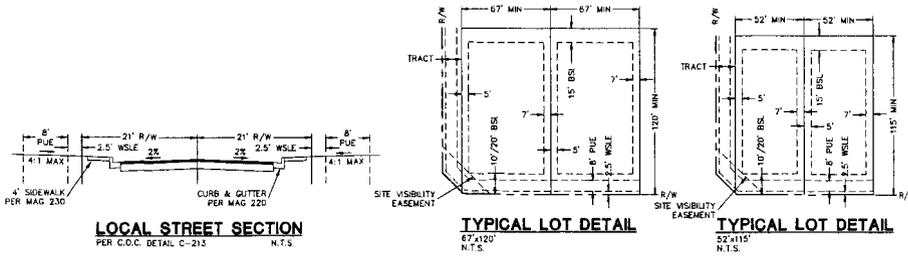
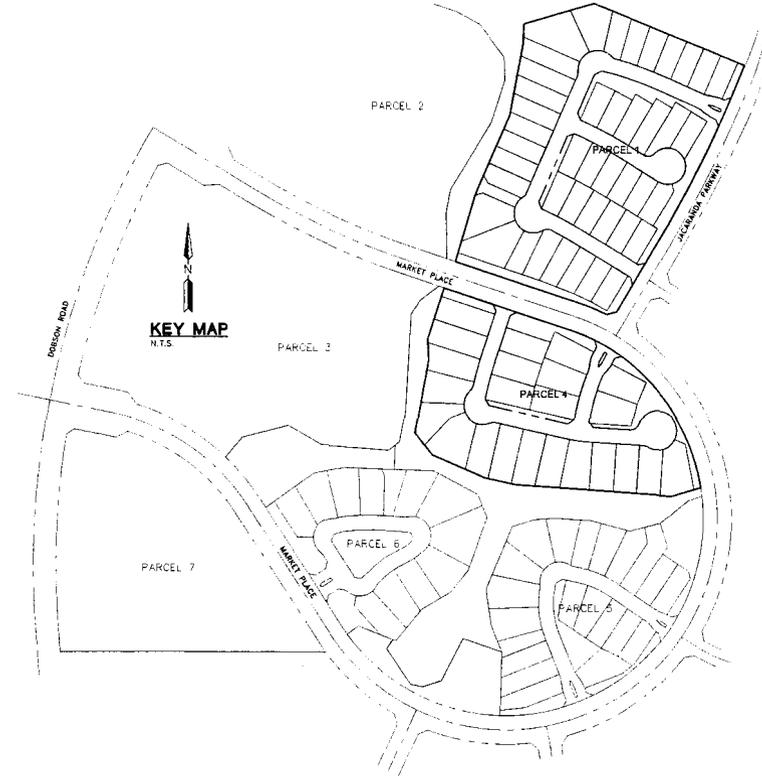
LEGAL DESCRIPTIONS

PARCEL 1
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 18, 567.49 FEET;
THENCE SOUTH 09 DEGREES 09 MINUTES 09 SECONDS WEST, 497.24 FEET TO THE TRUE POINT OF BEGINNING AND A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 88 DEGREES 30 MINUTES 08 SECONDS WEST, 3367.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 35 MINUTES 14 SECONDS, HAVING AN ARC DISTANCE OF 363.42 FEET;
THENCE SOUTH 31 DEGREES 05 MINUTES 08 SECONDS WEST, 221.20 FEET;
THENCE SOUTH 74 DEGREES 09 MINUTES 30 SECONDS WEST, 582.22 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 28 DEGREES 20 MINUTES 20 SECONDS WEST, 140.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 04 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 902.22 FEET;
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 383.30 FEET;
THENCE NORTH 16 DEGREES 34 MINUTES 13 SECONDS EAST, 198.00 FEET;
THENCE NORTH 24 DEGREES 03 MINUTES 04 SECONDS EAST, 340.00 FEET;
THENCE NORTH 10 DEGREES 49 MINUTES 13 SECONDS EAST, 207.00 FEET;
THENCE NORTH 31 DEGREES 36 MINUTES 28 SECONDS EAST, 232.00 FEET;
THENCE NORTH 73 DEGREES 43 MINUTES 48 SECONDS EAST, 324.51 FEET;
THENCE SOUTH 63 DEGREES 08 MINUTES 53 SECONDS EAST, 459.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1417.73 FEET ALONG THE NORTH LINE OF SAID SECTION 18;
THENCE SOUTH 02 DEGREES 02 MINUTES 09 SECONDS WEST, 1617.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 370.53 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2462.00 FEET TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82 DEGREES 40 MINUTES 11 SECONDS, HAVING AN ARC DISTANCE OF 812.83 FEET;
THENCE SOUTH 73 DEGREES 03 MINUTES 09 SECONDS WEST, 87.00 FEET;
THENCE NORTH 85 DEGREES 55 MINUTES 11 SECONDS WEST, 443.00 FEET;
THENCE NORTH 71 DEGREES 43 MINUTES 17 SECONDS WEST, 403.00 FEET;
THENCE NORTH 66 DEGREES 30 MINUTES 45 SECONDS WEST, 162.00 FEET;
THENCE NORTH 31 DEGREES 36 MINUTES 28 SECONDS WEST, 232.00 FEET;
THENCE NORTH 10 DEGREES 30 MINUTES 44 SECONDS EAST, 206.00 FEET;
THENCE NORTH 02 DEGREES 24 MINUTES 33 SECONDS WEST, 162.00 FEET;
THENCE NORTH 18 DEGREES 09 MINUTES 09 SECONDS EAST, 162.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

•	BRASS CAP FLUSH
○	MONUMENT AS NOTED
⊙	BRASS CAP IN HAND HOLE
⊕	SEWER MANHOLE
⊕	FIRE HYDRANT
•	WATER VALVE
→	DRAINAGE FLOW DIRECTION
⊙	EXISTING GAS MANHOLE
⊕	EXISTING SANITARY SEWER MANHOLE
—	EXISTING SIGN
—	EXISTING ELECTRICAL PULL BOX
—	EXISTING TELEPHONE FEEDSTALK
—	EXISTING GUY WIRE
—	EXISTING POWER POLE
—	BOUNDARY LINE
—	SECTION LINE
—	LOT LINE
—	EASEMENT LINE
R/W	RIGHT OF WAY
—	EXISTING CONTOUR & ELEVATION
- - - Ex W - - -	EXISTING WATER
- - - Ex S - - -	EXISTING SEWER
- - - Ex G - - -	EXISTING GAS
—	EXISTING OVERHEAD UTILITY LINES
—	PROPOSED SEWER
—	PROPOSED WATER
—	PUBLIC UTILITY EASEMENT
—	WATER & STREET LIGHT EASEMENT
—	VEHICULAR NON-ACCESS EASEMENT
—	VISIBILITY TRIANGLE EASEMENT



OWNER/DEVELOPER:
PULTE - CENTER - DEL WEBB
16767 N PERIMETER DRIVE
SCOTTSDALE, AZ 85260
PHONE: (480) 391-8109
CONTACT: RYAN HUFFMAN

ENGINEER:
VANTAGE RESOURCES LLC
3010 S. PRIEST DR. SUITE 101
CHANDLER, AZ 85226
PHONE: (480) 829.8830
CONTACT: TROY PETERSON

BASIS OF BEARING

THE BASIS OF BEARING NORTH 89 50 DEGREES 50 MINUTES 56 SECONDS EAST - ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST - PER MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR OCOTILLO, RECORDED IN BOOK 363 OF MAPS, PAGE 24 W.C.R.

BENCHMARK

COC BENCHMARK 444:
SECTION 8, T2S, R5E, 11 CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH AT INTERSECTION OF AKROYD DRIVE AND HAWK CANYON; 240' NORTH OF QUEEN CREEK ROAD AND 750' EAST OF DOBSON ROAD
NORTHING: 823093.368
EASTING: 717142.423
ELEVATION: 1194.84 (NVD 29)
1196.85 (NAVD 88)
EQUATION: "NGVD 29" + 1.709 = "NAVD 88"

SITE DATA

ZONING:	PAD - PLANNED AREA DEVELOPMENT
F.E.M.A. ZONE:	ZONE "X"
TOTAL SINGLE FAMILY LOTS:	PARCEL 1: 43 PARCEL 4: 22
GROSS AREA:	8,995 ac
NET AREA:	8,995 ac
OPEN SPACE:	1.14 ac
DENSITY:	4.30 du/ac
MIN LOT SIZE:	27,415 sq ft
MIN LOT AREA:	5,983 sq ft
MAX LOT AREA:	15,182 sq ft
AVERAGE LOT AREA:	7,179 sq ft
LATITUDE:	33° 15' 20"
LONGITUDE:	111° 52' 45"

UTILITIES SERVICES

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

FLOOD ZONE CERTIFICATION:

SUBJECT PARCEL LIES WITHIN ZONE "X" AND HAS BEEN DETERMINED TO BE AREAS OF 500-YEAR FLOOD; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FORM 1 % ANNUAL CHANCE FLOOD ACCORDING TO CURRENT FLOOD INSURANCE RATE MAP NO. D4D13C2645F, DATED SEPTEMBER 30, 2008, PANEL 2645 OF 4350.

NOTES:

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
- 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.

DATE	
REVISION	
REV	
WATERS AT OCOTILLO DOBSON ROAD & MARKET PLACE CHANDLER, ARIZONA	
PHASE II, PARCELS 1 & 4 PRELIMINARY PLAT	
3010 SOUTH PRIEST DR. SUITE 101 CHANDLER, ARIZONA 85226 PH: (480) 829-8830 WWW.VANTAGERESOURCES.COM	VANTAGE RESOURCES, LLC A Bowmar Company
PROJ. NO: 8544	SCALE: AS NOTED
DRAWN: SKF / JMS	DATE: JAN 2012
DWG. NO. PP01	SHT. 1 OF 3

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C.O.C. LOG NO. PPT 11-0006
A 1996 Preliminary Plat and PPT 11-0006 11-0006 11-0006

PARCEL 1

Lot #	Area
1	5963.44
2	6191.27
3	6270.65
4	6178.81
5	6261.94
6	6434.72
7	6465.48
8	10262.85
9	15193.34
10	8078.39
11	8485.95
12	7850.19
13	7234.43
14	6891.66
15	6831.97
16	6840.84
17	6860.55
18	11561.14
19	13063.13
20	6371.64
21	7232.21
22	7262.21

PARCEL 1

Lot #	Area
23	5963.51
24	6191.27
25	6270.65
26	6178.81
27	6261.90
28	6434.72
29	6465.48
30	10262.85
31	15193.34
32	8068.10
33	8272.13
34	8164.88
35	7234.43
36	5960.00
37	6245.86
38	6111.81
39	7251.89
40	8062.00
41	7213.00
42	6333.76
43	6841.86
44	7232.21
45	6941.86

PARCEL 4

Lot #	Area
1	6196.58
2	9520.13
3	11833.19
4	6196.58
5	6098.80
6	6070.44
7	10198.60
8	9668.30
9	10333.84
10	1061.76
11	10098.03
12	13867.24
13	10196.53
14	10262.09
15	1080.20
16	10263.37
17	6717.80
18	8838.76
19	8898.25
20	8886.48
21	6362.22
22	8168.97

Curve Table

Curve #	Length	Radius	Delta	Tangent
C1	63.38	+100.00	599.08	31.76

Parcel Line Table

Line #	Length	Direction
C1	28.57	N48°10'W
C2	34.00	S10°10'W
C3	25.73	N87°10'W
C4	24.85	N113°54'W
C5	32.05	S73°41'W
C6	40.00	S10°10'W
C7	25.00	S50°42'20'W

PARCEL 4

Tract #	Use	Area (sf)	Area (ac)
TRACT A	LANDSCAPE AND OPEN SPACE	12708.55	0.2918
TRACT B	LANDSCAPE AND OPEN SPACE	3003.17	0.0689
TRACT C	LANDSCAPE AND OPEN SPACE	27501.07	0.6313
TRACT D	LANDSCAPE, OPEN AND OPEN SPACE	4984.80	0.1138
TRACT E	LANDSCAPE AND OPEN SPACE	268.21	0.0061
TRACT F	LANDSCAPE AND OPEN SPACE	2282.53	0.0524
TRACT G	LANDSCAPE AND OPEN SPACE	3417.65	0.0780

C.C.C. LOG NO. PBT 11-0006
 SHEET 2 OF 3

	VANTAGE RESOURCES, LLC A Bowman Company	3010 SOUTH PREST DR. STE 101 TEMPE, ARIZONA 85282 PH (480) 629-8630	WATERS AT OCOTILLO DORSON ROAD & MARKET PLACE CHANDLER, ARIZONA	REV.	REVISION	DATE
				PHASE II, PARCELS 1 & 4 PRELIMINARY PLAT		

RESOLUTION NO. 4577

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "OCOTILLO AREA PLAN" FROM MULTI-FAMILY TO SINGLE-FAMILY ON PROPERTY LOCATED NORTHEAST OF THE INTERSECTION OF DOBSON AND PRICE ROADS.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located northeast of the intersection of Dobson and Price Roads; and

WHEREAS, the Land Use Element of the Chandler General Plan as adopted by the City Council requires the preparation of a neighborhood plan (Area Plan); and

WHEREAS, an existing area plan, the "Ocotillo Area Plan" has been adopted for the area generally bounded by Queen Creek Road, Alma School Road, Chandler Heights Road, and Price Road;

WHEREAS, the applicant prepared this amendment to the existing "Ocotillo Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map exhibit, an Amendment to the Ocotillo Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on February 1, 2012, is hereby adopted as the guideline for future rezoning and development for the area described within it.

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

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4577 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2012, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CAB

ORDINANCE NO. 4349

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR11-0035 WATERS AT OCOTILLO – PARCELS 1 & 4) 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 PAD to PAD Amended, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Waters at Ocotillo – Parcels 1 & 4" and kept on file in the City of Chandler Planning Division, in File No. APL 11-0003/DVR11-0035, 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 original conditions adopted by the City Council as Ordinance No. 3890 in case DVR06-0052 THE WATERS AT OCOTILLO, except as modified by condition herein.

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

A:

Waters at Ocotillo
Pulte Homes - Phase 2 – Parcels 1 and 4
Legal Description

PARCEL 1

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 18, 567.49 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 987.34 FEET TO THE TRUE POINT OF BEGINNING AND A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 68 DEGREES 30 MINUTES 08 SECONDS WEST, 3367.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 35 MINUTES 14 SECONDS, HAVING AN ARC DISTANCE OF 563.40 FEET;
THENCE SOUTH 31 DEGREES 05 MINUTES 06 SECONDS WEST, 221.20 FEET;
THENCE SOUTH 74 DEGREES 09 MINUTES 30 SECONDS WEST, 29.22 FEET TO A POINT MARKING THE BEGINNING OF A NONTANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 26 DEGREES 20 MINUTES 20 SECONDS WEST, 640.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 04 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 90.22 FEET;
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 363.00 FEET;
THENCE NORTH 16 DEGREES 34 MINUTES 13 SECONDS EAST, 198.00 FEET;
THENCE NORTH 24 DEGREES 03 MINUTES 06 SECONDS EAST, 240.00 FEET;
THENCE NORTH 10 DEGREES 49 MINUTES 15 SECONDS EAST, 207.00 FEET;
THENCE NORTH 01 DEGREES 36 MINUTES 28 SECONDS EAST, 55.00 FEET;
THENCE NORTH 73 DEGREES 43 MINUTES 48 SECONDS EAST, 206.55 FEET;
THENCE SOUTH 68 DEGREES 08 MINUTES 53 SECONDS EAST, 459.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE S EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1417.73 FEET ALONG THE NORTH LINE OF SAID SECTION 18;
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 1617.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 370.53 FEET TO
A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS
OF 560.00 FEET TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62
DEGREES 40 MINUTES 11 SECONDS, HAVING AN ARC DISTANCE OF 612.53
FEET;
THENCE SOUTH 73 DEGREES 03 MINUTES 05 SECONDS WEST, 87.00 FEET;
THENCE NORTH 85 DEGREES 55 MINUTES 11 SECONDS WEST, 443.00 FEET;
THENCE NORTH 77 DEGREES 23 MINUTES 17 SECONDS WEST, 90.00 FEET;
THENCE NORTH 66 DEGREES 35 MINUTES 45 SECONDS WEST, 162.00 FEET;
THENCE NORTH 38 DEGREES 38 MINUTES 06 SECONDS WEST, 80.00 FEET;
THENCE NORTH 10 DEGREES 30 MINUTES 44 SECONDS EAST, 208.00 FEET;
THENCE NORTH 02 DEGREES 24 MINUTES 23 SECONDS WEST, 60.00 FEET;
THENCE NORTH 18 DEGREES 09 MINUTES 01 SECONDS EAST, 150.00 FEET TO
THE TRUE POINT OF BEGINNING.

ORDINANCE NO. 3890

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED COMMERCIAL RETAIL, OFFICE, SINGLE-FAMILY, AND MULTI-FAMILY RESIDENTIAL (DVR06-0052 THE WATERS AT OCOTILLO) 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 Planned Area Development (PAD) to Planned Area Development (PAD) Commercial Retail, Office, Single-family, and Multi-family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE WATERS AT OCOTILLO" kept on file in the City of Chandler Current Planning Division, in file number AP06-0006/DVR06-0052, except as modified by condition herein.
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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. 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.
8. Landscaping along all street fronts shall be in compliance with current Commercial Design Standards.
9. 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.
10. 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.
11. All raceway signage shall be prohibited within the development.
12. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
13. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
14. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
15. 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 Waters at Ocotillo development shall use treated effluent to maintain open space, common areas, and landscape tracts.

16. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
17. The shared monument signs for parcel 7 shall be limited to reverse pan channel letters with halo illumination.
18. The applicant shall work with Staff to include additional Date Palm trees along the streetscape and a pedestrian colonnade at the parcel 8 office development that extends along the entire building frontage at Price and Dobson Roads.
19. The applicant shall work with Staff to provide an alternative design for the monument signs at the parcel 8 office development that incorporates similar design, materials, and colors of other monument signs within the development.
20. The multi-family units, including the garage court and condominium flats, shall be individual "for sale only" units at the time of the development.
21. Mexican fan palms (*Washingtonia robusta*) shall be prohibited throughout.
22. The applicant shall work with Staff to ensure that the bike paths and pedestrian paths throughout the neighborhood are accessible where it is necessary to have six foot wide paths.

23. The pedestrian bridges shall be designed at an equivalent standard or better than the Master Ocotillo development, with height clearances to accommodate local recreational boats.

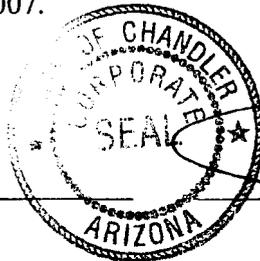
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

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 February 2007.

ATTEST:

Marlo Padlock
CITY CLERK

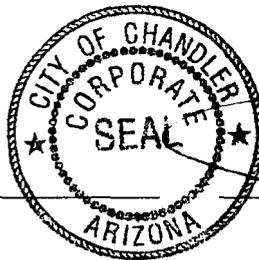


[Signature]
MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 5th day of March 2007.

ATTEST:

Marlo Padlock
CITY CLERK



[Signature]
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3890 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 5th day of March 2007, and that a quorum was present thereat.

Marlo Padlock
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

PUBLISHED in the Arizona Republic on March 15 and 22, 2007.

Attachment "A"

PARCEL NO. 1:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 18, 567.49 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 987.34 FEET TO THE TRUE POINT OF BEGINNING, AND A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS NORTH 68 DEGREES 30 MINUTES 08 SECONDS WEST, 3367.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 35 MINUTES 14 SECONDS, HAVING AN ARC DISTANCE OF 563.40 FEET;
THENCE SOUTH 31 DEGREES 05 MINUTES 06 SECONDS WEST, 221.20 FEET;
THENCE SOUTH 74 DEGREES 09 MINUTES 30 SECONDS WEST, 29.22 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 26 DEGREES 20 MINUTES 20 SECONDS WEST, 640.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 04 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 90.22 FEET;
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 363.00 FEET;
THENCE NORTH 16 DEGREES 34 MINUTES 13 SECONDS EAST, 198.00 FEET;
THENCE NORTH 24 DEGREES 03 MINUTES 06 SECONDS EAST, 240.00 FEET;
THENCE NORTH 10 DEGREES 49 MINUTES 15 SECONDS EAST, 207.00 FEET;
THENCE NORTH 01 DEGREE 36 MINUTES 28 SECONDS EAST, 55.00 FEET;
THENCE NORTH 73 DEGREES 43 MINUTES 48 SECONDS EAST, 206.55 FEET;
THENCE SOUTH 68 DEGREES 08 MINUTES 53 SECONDS EAST, 459.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1722.64 FEET
ALONG THE NORTH LINE OF SAID SECTION 18;
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 642.74 FEET
TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 36 DEGREES 46 MINUTES 30 SECONDS EAST, 105.00 FEET;
THENCE SOUTH 61 DEGREES 22 MINUTES 10 SECONDS EAST, 137.00 FEET;
THENCE SOUTH 71 DEGREES 38 MINUTES 28 SECONDS EAST, 160.00 FEET;
THENCE SOUTH 62 DEGREES 03 MINUTES 49 SECONDS EAST, 76.00 FEET;
THENCE SOUTH 37 DEGREES 19 MINUTES 49 SECONDS EAST, 117.00 FEET;
THENCE SOUTH 01 DEGREE 50 MINUTES 08 SECONDS EAST, 64.00 FEET;
THENCE SOUTH 17 DEGREES 53 MINUTES 57 SECONDS WEST, 124.00 FEET;
THENCE SOUTH 31 DEGREES 47 MINUTES 15 SECONDS WEST, 220.00 FEET;
THENCE SOUTH 10 DEGREES 57 MINUTES 46 SECONDS WEST, 68.00 FEET;
THENCE SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST, 129.00 FEET;
THENCE NORTH 71 DEGREES 44 MINUTES 17 SECONDS WEST, 131.50 FEET TO
A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS
OF 1960.00 FEET TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12
DEGREES 38 MINUTES 46 SECONDS, HAVING AN ARC DISTANCE OF 432.60
FEET;
THENCE NORTH 59 DEGREES 05 MINUTES 31 SECONDS WEST, 105.00 FEET;
THENCE NORTH 23 DEGREES 33 MINUTES 16 SECONDS WEST, 43.01 FEET;
THENCE NORTH 59 DEGREES 05 MINUTES 31 SECONDS WEST, 121.48 FEET;
THENCE NORTH 13 DEGREES 10 MINUTES 19 SECONDS WEST, 27.83 FEET TO
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL
POINT OF WHICH BEARS SOUTH 57 DEGREES 00 MINUTES 22 SECONDS EAST,
2335.00 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
CENTRAL ANGLE OF 15 DEGREES 58 MINUTES 20 SECONDS, HAVING AN ARC
DISTANCE OF 650.93 FEET TO THE TRUE POINT OF BEGINNING.**

PARCEL NO. 3:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1432.91 FEET
ALONG THE NORTH LINE OF SAID SECTION 18;
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 1612.24 FEET
TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 53 DEGREES 03 MINUTES 30 SECONDS WEST, 68.00 FEET;
THENCE SOUTH 33 DEGREES 16 MINUTES 50 SECONDS WEST, 45.00 FEET;
THENCE SOUTH 03 DEGREES 22 MINUTES 55 SECONDS WEST, 280.00 FEET;
THENCE SOUTH 11 DEGREES 09 MINUTES 31 SECONDS WEST, 80.00 FEET;
THENCE SOUTH 51 DEGREES 55 MINUTES 22 SECONDS WEST, 40.00 FEET;
THENCE NORTH 85 DEGREES 55 MINUTES 03 SECONDS WEST, 192.00 FEET;
THENCE NORTH 60 DEGREES 03 MINUTES 14 SECONDS WEST, 108.00 FEET;
THENCE SOUTH 75 DEGREES 36 MINUTES 26 SECONDS WEST, 135.00 FEET;
THENCE SOUTH 40 DEGREES 20 MINUTES 00 SECONDS WEST, 74.00 FEET TO
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL
POINT OF WHICH BEARS SOUTH 43 DEGREES 31 MINUTES 09 SECONDS WEST,
640.00 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
CENTRAL ANGLE OF 26 DEGREES 33 MINUTES 41 SECONDS, HAVING AN ARC
DISTANCE OF 296.69 FEET;
THENCE NORTH 37 DEGREES 01 MINUTES 05 SECONDS WEST, 41.09 FEET TO
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL
POINT OF WHICH BEARS SOUTH 14 DEGREES 05 MINUTES 35 SECONDS WEST,
665.00 FEET;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING AN ARC DISTANCE
OF 33.25 FEET;
THENCE NORTH 78 DEGREES 46 MINUTES 18 SECONDS WEST, 95.69 FEET;
THENCE NORTH 32 DEGREES 51 MINUTES 06 SECONDS WEST, 27.83 FEET TO
A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL
POINT OF WHICH BEARS SOUTH 76 DEGREES 41 MINUTES 09 SECONDS EAST,
A DISTANCE OF 2335.00 FEET;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 15 DEGREES 30 MINUTES 28 SECONDS, HAVING AN ARC DISTANCE
OF 632.00 FEET;
THENCE NORTH 74 DEGREES 59 MINUTES 16 SECONDS EAST, 27.83 FEET;
THENCE SOUTH 59 DEGREES 05 MINUTES 31 SECONDS EAST, 121.48 FEET;
THENCE NORTH 85 DEGREES 22 MINUTES 13 SECONDS EAST, 43.01 FEET;
THENCE SOUTH 59 DEGREES 05 MINUTES 31 SECONDS EAST, 105.00 FEET TO
A POINT MARKING THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS
OF 2040.00 FEET TO THE LEFT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
12 DEGREES 38 MINUTES 46 SECONDS, HAVING AN ARC DISTANCE OF 450.26
FEET;
THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 134.03 FEET TO
THE TRUE POINT OF BEGINNING.**

PARCEL NO. 4:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 1417.73 FEET
ALONG THE NORTH LINE OF SAID SECTION 18;
THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 1617.20 FEET
TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 71 DEGREES 44 MINUTES 17 SECONDS EAST, 370.53 FEET TO
A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS
OF 560.00 FEET TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
62 DEGREES 40 MINUTES 11 SECONDS, HAVING AN ARC DISTANCE OF 612.53
FEET;
THENCE SOUTH 73 DEGREES 03 MINUTES 05 SECONDS WEST, 87.00 FEET;
THENCE NORTH 85 DEGREES 55 MINUTES 11 SECONDS WEST, 443.00 FEET;
THENCE NORTH 77 DEGREES 23 MINUTES 17 SECONDS WEST, 90.00 FEET;
THENCE NORTH 66 DEGREES 35 MINUTES 45 SECONDS WEST, 162.00 FEET;
THENCE NORTH 38 DEGREES 38 MINUTES 06 SECONDS WEST, 80.00 FEET;
THENCE NORTH 10 DEGREES 30 MINUTES 44 SECONDS EAST, 208.00 FEET;
THENCE NORTH 02 DEGREES 24 MINUTES 23 SECONDS WEST, 60.00 FEET;
THENCE NORTH 18 DEGREES 09 MINUTES 01 SECONDS EAST, 150.00 FEET TO
THE TRUE POINT OF BEGINNING.**

PARCEL NO. 5:

BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
 THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, 683.48 FEET,
 ALONG THE NORTH LINE OF SAID SECTION 18;
 THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 2199.03 FEET
 TO THE TRUE POINT OF BEGINNING AND TO A POINT MARKING THE BEGINNING
 OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH
 83 DEGREES 25 MINUTES 29 SECONDS WEST, 560.00 FEET;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
 CENTRAL ANGLE OF 98 DEGREES 17 MINUTES 59 SECONDS, HAVING AN ARC
 DISTANCE OF 960.76 FEET;
 THENCE NORTH 01 DEGREE 43 MINUTES 27 SECONDS EAST, 180.00 FEET;
 THENCE NORTH 21 DEGREES 33 MINUTES 26 SECONDS WEST, 79.99 FEET;
 THENCE NORTH 08 DEGREES 19 MINUTES 56 SECONDS WEST, 103.54 FEET;
 THENCE NORTH 22 DEGREES 39 MINUTES 09 SECONDS EAST, 193.29 FEET;
 THENCE NORTH 72 DEGREES 38 MINUTES 35 SECONDS EAST, 67.59 FEET;
 THENCE NORTH 86 DEGREES 36 MINUTES 16 SECONDS EAST, 59.17 FEET;
 THENCE SOUTH 86 DEGREES 02 MINUTES 40 SECONDS EAST, 100.70 FEET;
 THENCE SOUTH 74 DEGREES 50 MINUTES 32 SECONDS EAST, 112.00 FEET;
 THENCE NORTH 75 DEGREES 38 MINUTES 07 SECONDS EAST, 90.00 FEET;
 THENCE NORTH 50 DEGREES 22 MINUTES 04 SECONDS EAST, 103.00 FEET;
 THENCE NORTH 71 DEGREES 14 MINUTES 04 SECONDS EAST, 41.23 FEET TO
 THE TRUE POINT OF BEGINNING.

PARCEL NO. 6:

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18;
 THENCE NORTH 89 DEGREES 50 MINUTES 51 SECONDS WEST, ALONG THE
 NORTH LINE OF SAID SECTION 18, 1924.09 FEET;
 THENCE SOUTH 00 DEGREES 09 MINUTES 09 SECONDS WEST, 2239.49 FEET
 TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 54 DEGREES 27 MINUTES 35 SECONDS EAST, 165.94 FEET;
 THENCE NORTH 78 DEGREES 16 MINUTES 45 SECONDS EAST, 92.18 FEET;
 THENCE SOUTH 87 DEGREES 57 MINUTES 27 SECONDS EAST, 256.14 FEET;
 THENCE SOUTH 61 DEGREES 48 MINUTES 05 SECONDS EAST, 141.46 FEET;
 THENCE SOUTH 21 DEGREES 50 MINUTES 19 SECONDS EAST, 69.54 FEET;
 THENCE SOUTH 19 DEGREES 35 MINUTES 37 SECONDS WEST, 158.94 FEET;
 THENCE SOUTH 39 DEGREES 01 MINUTE 21 SECONDS WEST, 79.08 FEET;
 THENCE SOUTH 59 DEGREES 29 MINUTES 11 SECONDS WEST, 97.31 FEET;
 THENCE SOUTH 40 DEGREES 02 MINUTES 56 SECONDS WEST, 115.68 FEET;
 THENCE NORTH 68 DEGREES 35 MINUTES 04 SECONDS WEST, 114.66 FEET;
 THENCE SOUTH 54 DEGREES 00 MINUTES 03 SECONDS WEST, 40.00 FEET TO
 A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL
 POINT OF WHICH BEARS NORTH 54 DEGREES 00 MINUTES 03 SECONDS EAST,
 560.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
 CENTRAL ANGLE OF 03 DEGREES 06 MINUTES 02 SECONDS, HAVING AN ARC
 DISTANCE OF 30.30 FEET;
 THENCE NORTH 32 DEGREES 53 MINUTES 55 SECONDS WEST, 394.37 FEET
 TO THE POINT OF BEGINNING.

PARCEL NO. 7:

BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;
THENCE NORTH 89 DEGREES 50 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, 222.89 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST, 2651.34 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 04 DEGREES 08 MINUTES 15 SECONDS WEST, 75.09 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2335.00 FEET TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 16 MINUTES 48 SECONDS, HAVING AN ARC DISTANCE OF 541.20 FEET;
THENCE NORTH 55 DEGREES 18 MINUTES 29 SECONDS EAST, 27.83 FEET;
THENCE SOUTH 78 DEGREES 46 MINUTES 18 SECONDS EAST, 95.69 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 535.00 FEET TO THE RIGHT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 53 SECONDS, HAVING AN ARC DISTANCE OF 26.75 FEET;
THENCE NORTH 63 DEGREES 07 MINUTES 40 SECONDS EAST, 37.07 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 16 DEGREES 57 MINUTES 28 SECONDS WEST, 560.00 FEET;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40 DEGREES 08 MINUTES 37 SECONDS, HAVING AN ARC DISTANCE OF 392.36 FEET;
THENCE SOUTH 32 DEGREES 53 MINUTES 55 SECONDS EAST, 425.26 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 640.00 FEET TO THE LEFT;
THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 57 SECONDS, HAVING AN ARC DISTANCE OF 41.69 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 31 SECONDS WEST, 755.67 FEET TO THE POINT OF BEGINNING.**

Parcel No. 3 (Revised Parcel 4 at Ocotillo):

That portion of the North half of Section 18, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 18;

Thence South 89 degrees 50 minutes 51 seconds East (assumed bearing), along the North line of said Section 18, 848.18 feet;

Thence South 00 degrees 09 minutes 09 seconds West, 506.19 feet to the point of beginning;

Thence South 05 degrees 13 minutes 07 seconds West, 28.61 feet to a point marking the beginning of a non-tangent curve, the central point of which bears South 40 degrees 40 minutes 18 seconds East, 2465.00 feet;

Thence along the arc of said curve, through a central angle of 36 degrees 07 minutes 27 seconds, an arc distance of 1554.15 feet;

Thence South 57 degrees 06 minutes 00 seconds West, 28.71 feet;

Thence North 78 degrees 46 minutes 18 seconds West, 270.56 feet to a point marking the beginning of a tangent curve to the right, having a radius of 1185.00;

Thence along the arc of said curve, through a central angle of 12 degrees 20 minutes 48 seconds, an arc distance of 255.36 feet;

Thence North 21 degrees 45 minutes 28 seconds East, 230.00 feet;

Thence North 43 degrees 35 minutes 26 seconds East, 64.76 feet;

Thence North 05 degrees 41 minutes 22 seconds West, 121.02 feet;

Thence North 18 degrees 46 minutes 04 seconds East, 36.56 feet;

Thence North 43 degrees 23 minutes 20 seconds East, 123.23 feet;

Thence North 27 degrees 08 minutes 27 seconds East, 89.00 feet;

Thence North 21 degrees 18 minutes 04 seconds East, 245.68 feet;

Thence North 39 degrees 38 minutes 57 seconds East, 117.15 feet;

Thence North 58 degrees 30 minutes 45 seconds East, 423.98 feet;

Thence North 77 degrees 04 minutes 33 seconds East, 155.59 feet;

Thence North 87 degrees 40 minutes 15 seconds East, 121.80 feet;

Thence South 08 degrees 20 minutes 31 seconds East, 38.25 feet;

Thence North 49 degrees 58 minutes 31 seconds East, 104.82 feet;

Thence North 46 degrees 52 minutes 59 seconds East, 224.65 feet;

Thence North 70 degrees 34 minutes 27 seconds East, 26.50 feet to the point of beginning.

10 January, 2012
Dear Sir/Madam,

I am writing to oppose planned construction on the open land along Jacaranda Parkway and Market Street in Ocotillo. At present this open area supports a thriving ecosystem that includes Great Gray Herons, Snowy Egrets and Canadian geese. These birds have long made the area their winter home and are a beautiful sight on an early morning, standing silently around the water that runs through the fields. Construction would disrupt this ecosystem, displacing the birds and the other animals that live on the land.

Moreover, this open land is among the most appealing features of Ocotillo, which is one of the few remaining areas in Chandler that has not been overcrowded by retail or housing. Running or walking through Ocotillo, one is struck by its quiet peacefulness, which is largely a result of this natural space. It would be a shame to see this land built up. Chandler has grown so rapidly during the past decade that we have few open spaces left—is it really necessary to destroy one of the remaining pieces of natural landscape for the sake of a few more homes or stores? We must ask ourselves what sort of city we want to live in. Do we want Chandler to be a sea of concrete, built up as much as possible, or do we want to preserve some of our natural spaces, for the sake of their beauty and their beneficial effect on our spirits as well as for the sake of the creatures that call them home? I, for one, would far rather live in a city that recognizes that there is a value other than financial in its land.

I expect that the residents of Ocotillo would agree and that they would prefer to leave this open land untouched. Why not designate the space a nature preserve or park that the people—so often forgotten in the cold calculus of development--can enjoy? Walk along Jacaranda or down Market Street one morning and watch the herons and egrets as they stand, like white and grey sentinels, at the edge of the water. There is a beauty to the scene that makes one feel intensely alive. We would do well to remember that this sort of natural beauty enhances our cities in a way that manufacture and commerce cannot and that it brings us dividends other than monetary. We ought to ask ourselves,

What would the world be, once bereft
Of wet and wildness? Let them be left,
O let them be left, wildness and wet;
Long live the weeds and the wilderness yet. (G.M. Hopkins)

I hope that the city will reconsider building over this land and that others who care to preserve it will speak out.

Sincerely,
Dr. Sara Atwood
1342 w. Roadrunner Dr.
Chandler, AZ 85286