

#3

JUL 26 2012



MEMORANDUM **Transportation & Development – CC Memo No. 12-070**

DATE: JUNE 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*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: DVR12-0010/PPT12-0005 ALMERIA AT OCOTILLO
 Introduction and tentative adoption of Ordinance No. 4379

Request: Amended Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) approval for a multi-family residential development on approximately 25 acres

Location: Northeast of the intersection of Dobson and Price Roads, adjacent to Market Place Loop

Applicant/
Owner: GP Chandler, LLC (Gilbane Properties)

Project Info: 389 units on approximately 25 acres (15.6 units/acre)

RECOMMENDATION

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

BACKGROUND

The application requests amendment of the existing PAD zoning in order to provide relief from previously adopted zoning conditions and also PDP approval for modified site layout,

architecture, landscaping, and signage. The requested land use, multi-family residential, is unchanged from the existing zoning.

The currently vacant subject site consists of two parcels in the Waters at Ocotillo development. One parcel is located at the northeast corner of Dobson and Price Roads, with the other parcel just to the north across Market Place Loop. Northeast of the subject site is an apartment complex. To the east, across a lake, are parcels recently approved for single-family homes. To the west, across Dobson Road, are the Orbital office building and vacant land zoned for multi-family uses. South of the subject site, at the southeast corner of Dobson and Price Roads, is vacant land zoned for office and retail uses.

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 on the subject site that was to service the whole area. The 2007 approval designated the subject site for multi-family in the form of 2- and 3-story buildings containing 358 residential units (14.4 units/acre).

REZONING

The application requests rezoning in order to remove Condition No. 20 and Condition No. 23 contained within Ordinance No. 3890 that established the existing PAD zoning. No change is requested to the existing approved use of multi-family residential. Condition No. 20 had required the multifamily units to be “for sale only”; the subject request would allow for rental units instead. Condition No. 23 referred to design quality for pedestrian bridges throughout the larger Waters at Ocotillo development; the subject request eliminates pedestrian bridges from the development, finding them unnecessary due to the adjacent parcels having been recently rezoned to single-family residential uses.

PRELIMINARY DEVELOPMENT PLAN

The proposed development provides vehicular access to both parcels via landscaped boulevard entries from North Market Place Loop, each parcel having a second point of access on its opposite side that is exit only. The apartment buildings are generally placed around the parcel perimeters and in their centers, with parking in between. The larger clubhouse is located in the southeast portion of the southern parcel, on a peninsula fronting on the lake. A smaller clubhouse is located in the central portion of the northern parcel. A lakeside walking path connects the two parcels underneath Market Place Loop, allowing the larger clubhouse to be easily accessible by residents of both parcels. Textured paving provides a sense of arrival at the vehicular entrances and also internal to the site at the large clubhouse’s turnaround/drop-off area.

Both of the project’s parcels are gated and fenced. The apartment buildings form part of the external barrier, with fences filling in the gaps to complete the barrier. Fences are generally wrought iron with occasional stucco columns that draw from the building architecture. Solid screen walls are also provided adjacent to parking as necessary.

The Ocotillo lake system surrounds parts of the parcels' east, north, and south sides, allowing for numerous viewing opportunities from the apartment buildings, a lakeside walking path, pedestrian seating areas, and the large clubhouse amenity. Pedestrian seating areas feature shade and amenities such as bbq grills and fire pits. The large clubhouse has two pools, a spa, and a large sunning deck near the lake. Overall, the site is highly amenitized with 21 amenities compared to the Zoning Code requirement of 6 for a development of this size.

The apartments range from 2 to 3 stories (38') in height and feature elements of the Santa Barbara architectural style such as arched and recessed windows, decorative iron and accent tiles, exposed rafter tails, chimneys, light-colored stucco façades, and barrel tile roofs. The proposed architecture also features undulating building footprints, varied window sizes, decorative window shades and shutters, façade color changes, and horizontal popouts that provide aesthetic interest. Some of the apartments have ground-level garages.

The smaller clubhouse features a modified version of the apartments' architecture, though with more color and a large arch outlined with cantera stone. The larger clubhouse is substantially more grandiose with a large tower element, several broad arches, a balcony wrapping around the building's rear, and plenty of windows on the rear side facing the pool area.

The project provides sufficient landscaping including generous amounts of turf, a variety of streetside trees, and Date Palm and Olive trees highlighting the entrances. A double-row of trees along the east-facing apartment buildings provides a visual buffer from the approved single-family uses across the lake. Lakeside buffer trees include Brazilian Pepper, Olive, Live Oak, Sissoo, and Mondell Pine. Italian Cypress trees are used around the pools in a manner that conveys a Mediterranean atmosphere and provides a visual tie to the nearby Downtown Ocotillo commercial development.

The development provides sufficient parking with 733 spaces compared to the Zoning Code requirement of 760 spaces. The 27 space deficiency is warranted by the developer's experience on other apartment sites and by the lack of potential spillover effects since on-street parking is prohibited on adjacent streets. It is also worth noting that a Zoning Code amendment is being considered on this same agenda that would lessen parking requirements for apartments.

Monument signs are located flanking the two entrances and at each of the three corners along Dobson Road. Signs are approximately 6'-7" tall and include the development name on a scored stucco background below a decorative trellis arch and beside columns that draw from the building architecture. Landscaping frames the signs and is located in planter boxes below the signs. Signs will be indirectly lit.

CODE DEVIATIONS

The application requests relief from several Zoning Code requirements as allowed for consideration through the PAD zoning and associated PDP. First, many of the buildings encroach into the minimum setbacks from Dobson Road, Market Place Loop, or the Ocotillo lake

system. The requested encroachments allow for angled building orientation and a varied streetscape alignment. Second, many of the buildings exceed the maximum height of 25' at the building setback line (maximum height in the parcel interiors is not exceeded), similar to what was permitted by the 2007 approval. Third, many of the patios do not provide the required 12'- (ground floor) and 8'- (upper floors) diameter circle of private outdoor open space. Instead, the private patios and balconies are elongated and sometimes wrap around corners so as to provide more overall square footage in these areas. Fourth, in several parking lot locations the development does not provide one landscape planter per 10 parking spaces, instead allowing runs of up to 11 uninterrupted spaces. Fifth, some of the solid fencing is up to 7'-6" in height (exceeds code limit of 3'-6") in order to abide by Ocotillo Community Association parking screen requirements. Sixth, the maximum number and square footage of monument signs are exceeded in order to provide attractive signage at logical locations on these irregularly shaped parcels. Seventh, only 733 parking spaces are provided compared to the requirement of 760 spaces, as discussed previously.

DISCUSSION

Planning Commission and Staff find the proposed development to be of a high quality and appropriate for the area. The generous amenities and attractive architecture suggest that it will be a positive and sustainable addition at this location. The aesthetic effect of the building heights is mitigated by the undulating building footprints and stylized architecture.

Planning Commission and Staff had previously recognized a potential land use conflict between the subject use and the planned single-family homes across the lake to the east at the time those homes were going through the rezoning process in early 2012. The potential conflict stems from visibility into the single-family homes' typically "private" back yard space across the relatively narrow lake (as little as 55' across). It was determined that the conflict could be effectively mitigated by several factors, including that the subject parcels provide a double row of trees in order to improve the visual buffering between uses.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 3, 2012 at the Ocotillo Golf Resort clubhouse. The only neighbor in attendance was the General Manager of the Ocotillo Community Association. The applicant team has been in ongoing discussions to coordinate their designs with the Ocotillo CA design committee.
- Representatives of the Chuparasos Apartments (2222 S. Dobson Road) attended the Planning Commission hearing in opposition to the request, as described below.
- The neighboring property owner to the east provided a letter of support that is among the memo attachments.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

Three representatives of the Chuparasos Apartments (located approximately one mile to the north) spoke in opposition to the request. The speakers raised concerns about oversaturation of the rental apartments market, especially in light of recent construction in the area.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the rezoning from PAD to PAD Amended in case DVR12-0010 ALMERIA AT OCOTILLO subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Almeria at Ocotillo" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0010, 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 DVR12-0010 ALMERIA AT OCOTILLO subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Almeria at Ocotillo", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0010, 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.

Preliminary Plat

Planning Commission and Staff recommend approval of the Preliminary Plat PPT12-0005 ALMERIA AT OCOTILLO 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

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4379 approving rezoning in case DVR12-0010 ALMERIA AT OCOTILLO as recommended by Planning Commission and Staff.

Preliminary Development Plan

Move to approve PDP in case DVR12-0010 ALMERIA AT OCOTILLO subject to the conditions recommended by Planning Commission and Staff.

Preliminary Plat

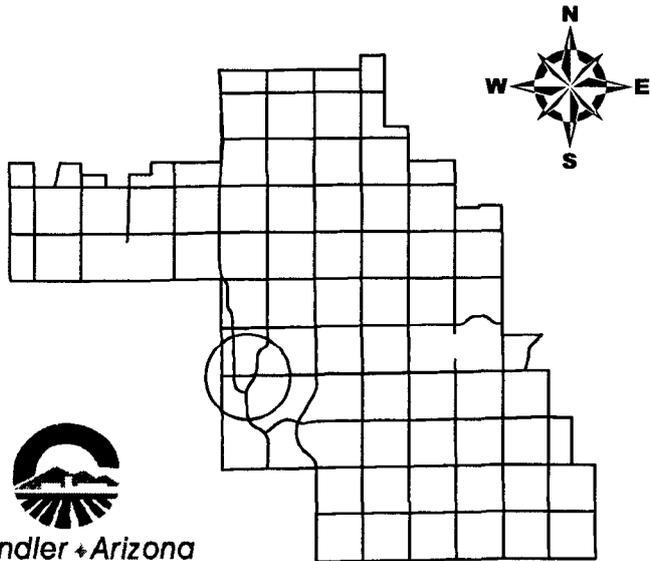
Move to approve Preliminary Plat case PPT12-0005 ALMERIA AT OCOTILLO subject to the condition recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan (3)
3. Landscape Plan (2)
4. Perspective View
5. Preliminary Plat
6. Ordinance No. 3890
7. Ordinance No. 4379
8. Letter of Support
9. Exhibit A, Development Booklet



Vicinity Map



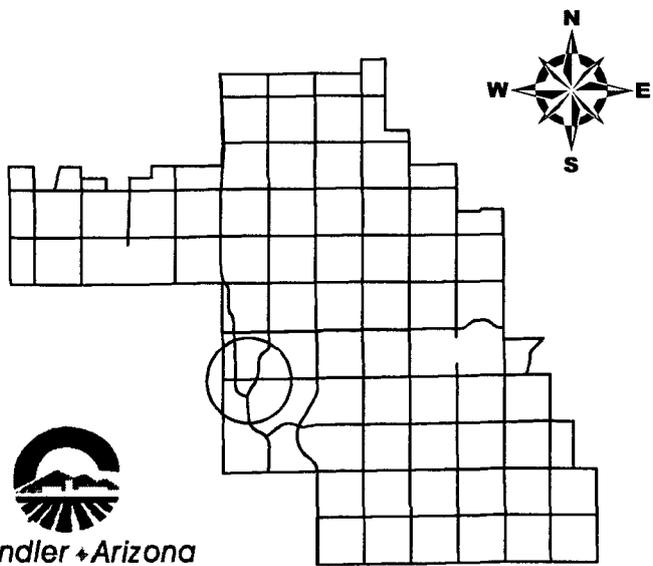
DVR12-0010

Almeria At Ocotillo





Vicinity Map



DVR12-0010

Almeria At Ocotillo

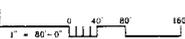


Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/14/2012



PARCEL 2 & 3 SITE PLAN



PROJECT DATA

OWNER:
 GP CHANDLER LLC
 7 JACKSON WALKWAY
 PROVIDENCE, RI 02903
 PHONE: (401) 458-8828
 CONTACT: TORREN AREND

DEVELOPERS:
 THE P.B. BELL COMPANIES
 8434 N. 40TH ST., SUITE 100
 SCOTTSDALE, AZ 85258
 PHONE: (480) 607-2464
 FAX: (480) 608-1730
 CONTACT: CHAPIN BELL

OLBANK DEVELOPMENT COMPANY
 7 JACKSON WALKWAY
 PROVIDENCE, RI 02903
 PHONE: (401) 458-8828
 CONTACT: TORREN AREND

ARCHITECT:
 WHITNEYBELL PERRY INC
 575 W. CHANDLER BLVD., SUITE 123
 CHANDLER, AZ 85225
 ARCHITECT: MICHAEL PERRY AIA AZ REG #24104
 CONTACT: MICHAEL PERRY, AIA
 PHONE: (602) 285-1881
 FAX: (480) 821-0148



P.B. BELL & ASSOCIATES, INC.



PARCEL TWO

SITE AREA (GROSS):	12.82 ACRES (549,853 S.F.)
SITE AREA (NET):	10.825 ACRES (462,825 S.F.)
PARKING REQUIRED:	384 PARKING SPACES
PARKING PROVIDED:	380 PARKING SPACES
1 BEDROOM LOFT	8
1 BEDROOM	64
2 BEDROOM	100
3 BEDROOM	24
TOTAL UNITS	194

PARCEL THREE

SITE AREA (GROSS):	14.714 ACRES (640,841 S.F.)
SITE AREA (NET):	12,008 ACRES (482,488 S.F.)
PARKING REQUIRED:	378 PARKING SPACES
PARKING PROVIDED:	373 PARKING SPACES
1 BEDROOM LOFT	8
1 BEDROOM	77
2 BEDROOM	66
3 BEDROOM	22
TOTAL UNITS	165

TOTAL

SITE AREA (GROSS):	27.53 ACRES (1,190,694 S.F.)
SITE AREA (NET):	22.71 ACRES (945,313 S.F.)
PARKING REQUIRED:	760 PARKING SPACES
PARKING PROVIDED:	753 PARKING SPACES
1 BEDROOM LOFT	14
1 BEDROOM	141
2 BEDROOM	166
3 BEDROOM	46
TOTAL UNITS	366



WHITNEYBELL ARCHITECTS INC
 575 W. Chandler, Suite 123
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 (602)285-1891

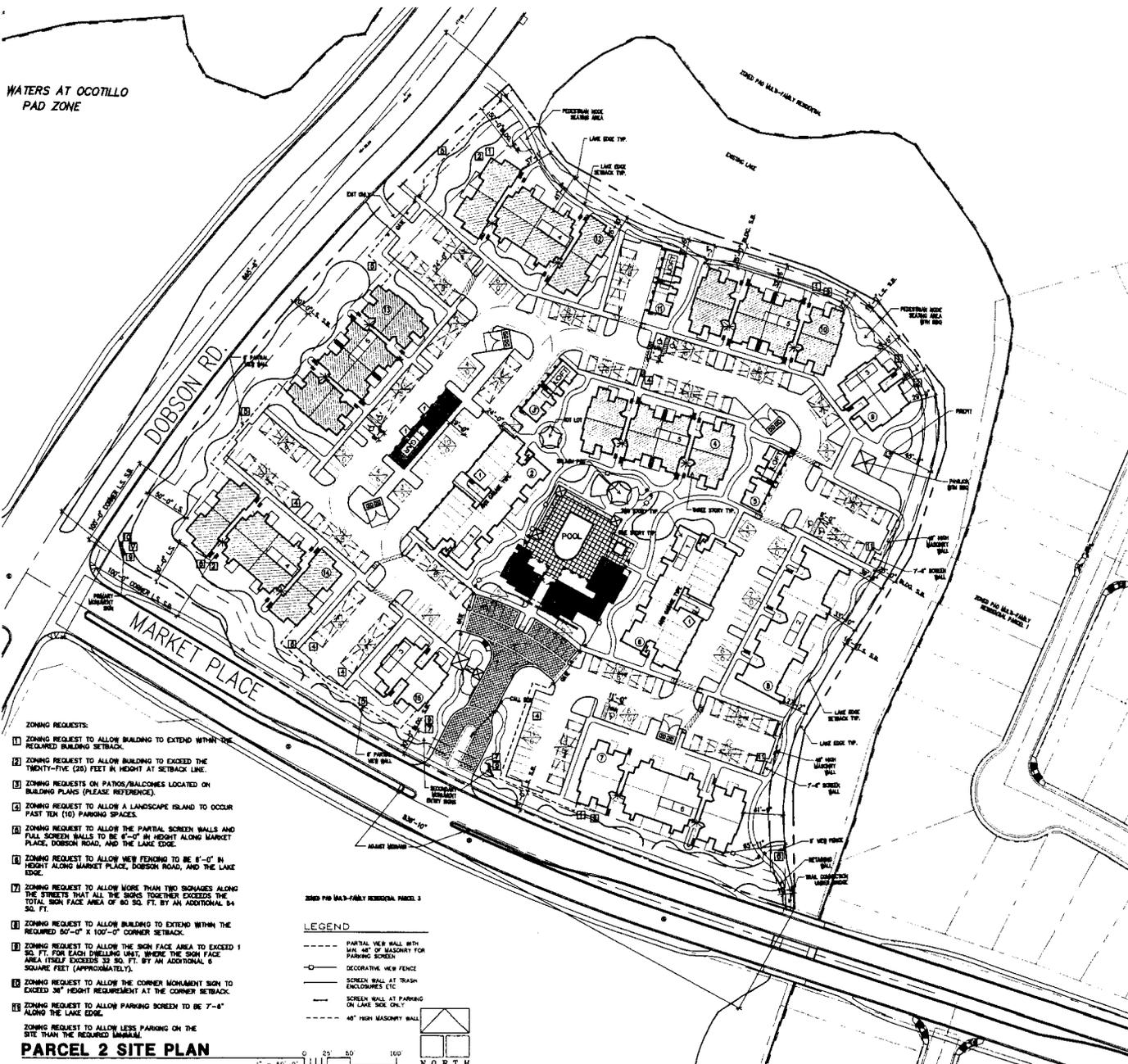


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4 Jun 2012

PRELIMINARY
PARCEL 2 & 3 SITE PLAN

WATERS AT OCOTILLO
PAD ZONE



ZONING REQUESTS:

- 1 ZONING REQUEST TO ALLOW BUILDING TO EXTEND WITHIN THE REQUIRED BUILDING SETBACK.
- 2 ZONING REQUEST TO ALLOW BUILDING TO EXCEED THE TWENTY-FIVE (25) FEET IN HEIGHT AT SETBACK LINE.
- 3 ZONING REQUESTS ON PATIO/RAZORONES LOCATED ON BUILDING PLANS (PLEASE REFERENCE).
- 4 ZONING REQUEST TO ALLOW A LANDSCAPE ISLAND TO OCCUR FAST TEN (10) PARKING SPACES.
- 5 ZONING REQUEST TO ALLOW THE PARTIAL SCREEN WALLS AND FULL SCREEN WALLS TO BE 4'-0" IN HEIGHT ALONG MARKET PLACE, DOBSON ROAD, AND THE LAKE EDGE.
- 6 ZONING REQUEST TO ALLOW VIEW FENCING TO BE 4'-0" IN HEIGHT ALONG MARKET PLACE, DOBSON ROAD, AND THE LAKE EDGE.
- 7 ZONING REQUEST TO ALLOW MORE THAN TWO SIGNAGES ALONG THE STREETS THAT ALL THE SIGNS TOGETHER EXCEEDS THE TOTAL SIGN FACE AREA OF 80 SQ. FT. BY AN ADDITIONAL 84 SQ. FT.
- 8 ZONING REQUEST TO ALLOW BUILDING TO EXTEND WITHIN THE REQUIRED 60'-0" X 100'-0" CORNER SETBACK.
- 9 ZONING REQUEST TO ALLOW THE SIGN FACE AREA TO EXCEED 1 SQ. FT. FOR EACH DWELLING UNIT, WHERE THE SIGN FACE AREA ITSELF EXCEEDS 32 SQ. FT. BY AN ADDITIONAL 6 SQUARE FEET (APPROXIMATELY).
- 10 ZONING REQUEST TO ALLOW THE CORNER MONUMENT SIGN TO EXCEED 8" HEIGHT REQUIREMENT AT THE CORNER SETBACK.
- 11 ZONING REQUEST TO ALLOW PARKING SCREEN TO BE 7'-8" ALONG THE LAKE EDGE.
- 12 ZONING REQUEST TO ALLOW LESS PARKING ON THE SITE THAN THE REQUIRED MINIMUM.

2000 PHS 3-3 FAMILY RESIDENTIAL PARCEL 2

LEGEND

- PARTIAL VIEW WALL WITH MIN. 4" OF MASONRY FOR PARKING SCREEN
- DECORATIVE VIEW FENCE
- SCREEN WALL AT TRASH ENCLOSURES ETC
- SCREEN WALL AT PARKING ON LAKE SIDE ONLY
- 4" HIGH MASONRY WALL



PARCEL 2 SITE PLAN

PROJECT DATA

OWNER:
OF CHANDLER LLC
7 JACKSON WALKWAY
PRINCEDALE, W. 02903
PHONE: (401) 458-5026
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DEVELOPERS:
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GILBANE DEVELOPMENT COMPANY
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CONTACT: TORREN ARENO

ARCHITECT:

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575 W. CHANDLER BLVD., SUITE 123
CHANDLER, AZ 85225
ARCHITECT: MICHAEL PERRY AIA AZ REG #24104
CONTACT: MICHAEL PERRY, AIA
PHONE: (602) 265-1891
FAX: (480) 821-0148

SITE DATA

TO BE ASSIGNED
ADDRESS: NEC OF DOBSON RD AND MARKET PLACE
CHANDLER, AZ
APN NUMBER: 303-37-002C
SITE AREA (GROSS): 12.82 ACRES (548,727 S.F.)
SITE AREA (NET): 10,826 ACRES (462,828 S.F.)
CURRENT ZONING: P.A.D. MULTIFAMILY RESIDENTIAL
BUILDING HEIGHT: 45'-0"
ALLOWED: 1, 2 & 3 STORES 48' MAX HT.
DENSITY (NET): 194/10,826 = 18.28 DU/ACRE
PROVIDED: approx. 2.15 ACRES (93,586 S.F.)

TOTAL BUILDING AREA: 458
LOT COVERAGE (NET): 20%

UNIT MIX

UNIT TYPE	# OF UNITS
1 BEDROOM LOFT UNIT	64
1 BEDROOM UNIT	100
2 BEDROOM UNIT	24
3 BEDROOM UNIT	24
TOTAL UNITS	194

PARKING

REQUIRED:	# UNITS	SPACES/REQD		
1 BEDROOM LOFT UNITS	64	1.5	=	96 P.S.
1 BEDROOM UNITS	100	1.5	=	150 P.S.
2 BEDROOM UNITS	100	2.00	=	200 P.S.
3 BEDROOM UNITS	24	2.00	=	48 P.S.
GUEST	124	0.25	=	31 P.S.
TOTAL				384 P.S.
PROVIDED:				
DARAGES			=	47 P.S.
CARPPOOL			=	174 P.S.
OPEN			=	138 P.S.
TOTAL				360 P.S.

ACCESSIBLE PARKING

REQUIRED:	2% X 360 =	7 SPACES
PROVIDED:		8 SPACES
VAN ACCESSIBLE:		2 SPACES
CARPPOOL ACCESSIBLE REQUIRED:		1 SPACE
CARPPOOL ACCESSIBLE PROVIDED:		3 SPACES
GARAGE ACCESSIBLE:		4 SPACES

OPEN SPACE CALCULATION

REQUIRED:	150 SF/BEDROOM
	342 TOTAL BEDROOMS
	150 X 342 = 51,300 SF
PROVIDED:	APPROX. 51,812 SF OPEN SPACE

TOTAL BUILDINGS

	1 BR	2 BR	3 BR	UNITS PER BLDG	# OF BLDG'S	TOTAL UNITS
BLDG. TYPE LOFT	2	-	-	2	3	6
BLDG. TYPE 1	2	-	-	12	2	24
BLDG. TYPE 2	-	12	-	12	1	12
BLDG. TYPE 3	-	8	-	8	2	16
BLDG. TYPE 4	-	12	12	24	2	48
BLDG. TYPE 5	12	12	-	24	3	72
BLDG. TYPE 6	-	12	-	12	1	12
TOTAL					14	194

NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL ROOF MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT GLARE FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ACCESSIBLE PARKING GARAGE
- PROVIDE 1.5R SPRINKLERS AT CORRIDORS TYP. ALL FLOORS

Gilbane
Gilbane Development Company



P.B. BELL & ASSOCIATES, INC.

ALMERIA
AT OCOTILLO

NOT FOR CONSTRUCTION

WHITNEYBELL ARCHITECTS INC
575 W Chandler, Suite 123
Chandler, Arizona 85224-7532
(602)265-1891



ARCHITECTURE AND PLANNING

1.10
1187

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4 Jun 2012

PRELIMINARY
PARCEL 2 SITE PLAN

PROJECT DATA

OWNER:
 OF CHANDLER LLC
 7 JACKSON WALKWAY
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 PHONE: (401) 454-8688
 CONTACT: TORREN AREND

DEVELOPERS:
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 GILBANE DEVELOPMENT COMPANY
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ARCHITECT:
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 CHANDLER, AZ 85226
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 CONTACT: MICHAEL PERRY, AIA
 PHONE: (602) 265-1891
 FAX: (480) 821-0148

SITE DATA

TO BE ASSIGNED:
 ADDRESS: SEC OF DOBSON RD AND MARKET PLACE
 CHANDLER, AZ
 APN NUMBER: 303-37-0020
 SITE AREA (GROSS): 14.714 ACRES (640,841 S.F.)
 SITE AREA (NET): 12,008 ACRES (528,468 S.F.)
 CURRENT ZONING: MULTIFAMILY RESIDENTIAL
 BUILDING HEIGHT: 45'-0"
 ALLOWED: 1, 2 & 3 STORIES
 PROVIDED: 45' MAX. HT.
 DENSITY (NET): 195/12,008 = 16.13 DU/ACRE
 PROVIDED: 195/12,008 = 16.13 DU/ACRE

TOTAL BUILDING AREA: APPROX. 2.25 ACRES (98,082 S.F.)
LOT COVERAGE (NET):
 ALLOWED: 40%
 PROVIDED: 17%

UNIT MIX

UNITS	# OF UNITS
1 BEDROOM LOFT UNIT	8
1 BEDROOM UNIT	77
2 BEDROOM UNIT	88
3 BEDROOM UNIT	22
TOTAL UNITS	195

PARKING REQUIRED:

UNITS	# UNITS	SPACES REQ'D
1 BEDROOM LOFT UNITS	8	1.5 = 12 P.S.
1 BEDROOM UNITS	77	1.5 = 116 P.S.
2 BEDROOM UNITS	88	2.00 = 176 P.S.
3 BEDROOM UNITS	22	2.00 = 44 P.S.
QUEST	110	0.20 = 28 P.S.
TOTAL		376 P.S.

PROVIDED:

GARAGES	=	102 P.S.
CARPORIT	=	152 P.S.
OPEN	=	118 P.S.
TOTAL		373 P.S.

ACCESSIBLE PARKING:

REQUIRED:	28 x 575 = 8 SPACES
PROVIDED:	8 SPACES
VAN ACCESSIBLE:	2 SPACES
CARPORIT ACCESSIBLE REQUIRED:	1 SPACES
CARPORIT ACCESSIBLE PROVIDED:	2 SPACES
GARAGE ACCESSIBLE:	4 SPACES

OPEN SPACE CALCULATION:

REQUIRED:	150 SF/BEDROOM
PROVIDED:	327 TOTAL BEDROOMS
	150 X 327 = 49,050 SF
	APPROX. 60,544 SF OPEN SPACE

TOTAL BUILDINGS

BLDG. TYPE	LOFT	1	2	3	UNITS PER BLDG.	# OF BLDG'S	TOTAL UNITS
BLDG. TYPE 1	2	1	1	1	2	4	8
BLDG. TYPE 1	8	8	-	-	12	1	12
BLDG. TYPE 18	12	10	-	-	20	1	20
BLDG. TYPE 6	12	12	-	-	24	2	48
BLDG. TYPE 6B	-	24	-	-	24	1	24
BLDG. TYPE 7	8	2	4	-	12	1	12
BLDG. TYPE 7B	10	4	8	-	20	3	60
BLDG. TYPE 2	1	8	-	-	9	1	9
BLDG. TYPE 8	-	2	-	-	2	1	2
TOTAL						10	195

NOTES

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL DRIVING MOUNTED MECHANICAL EQUIPMENT.
 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
 SIGNS REQUIRE SEPARATE PERMIT.
 THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SIGN MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

- ◇ ACCESSIBLE PARKING GARAGE
- * PROVIDE 15R SPRINKLERS AT CORRIDORS TYP. ALL FLOORS

Gilbane
 Gilbane Development Company



P.B. BELL & ASSOCIATES, INC.

ALMERIA
 AT OCUILLO

NOT FOR CONSTRUCTION

Expires 12/31/2012

WHITNEYBELL ARCHITECTS INC
 575 W. Chandler, Suite 123
 Chandler, Arizona 85224-7532
 (602)265-1891

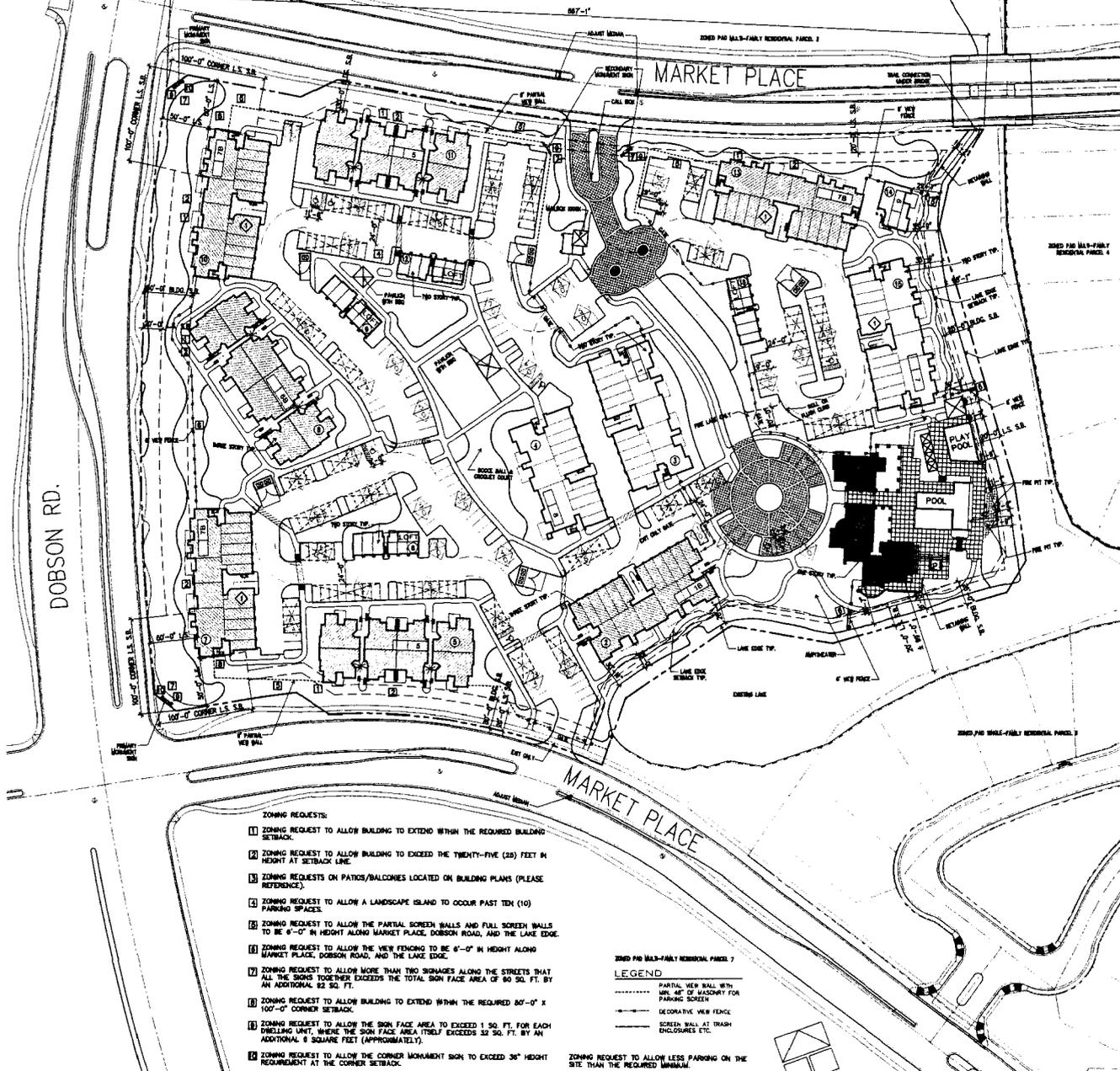


ARCHITECTURE AND PLANNING

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 4 JUN 2012

PRELIMINARY
PARCEL 3 SITE PLAN



ZONING REQUESTS:

- 1 ZONING REQUEST TO ALLOW BUILDING TO EXTEND WITHIN THE REQUIRED BUILDING SETBACK.
- 2 ZONING REQUEST TO ALLOW BUILDING TO EXCEED THE TWENTY-FIVE (25) FEET IN HEIGHT AT SETBACK LINE.
- 3 ZONING REQUESTS ON PATIOS/BALCONIES LOCATED ON BUILDING PLANS (PLEASE REFERENCE).
- 4 ZONING REQUEST TO ALLOW A LANDSCAPE ISLAND TO OCCUR PAST TEN (10) PARKING SPACES.
- 5 ZONING REQUEST TO ALLOW THE PARTIAL SCREEN WALLS AND FULL SCREEN WALLS TO BE 6'-0" IN HEIGHT ALONG MARKET PLACE, DOBSON ROAD, AND THE LAKE EDGE.
- 6 ZONING REQUEST TO ALLOW THE VIEW FENCING TO BE 6'-0" IN HEIGHT ALONG MARKET PLACE, DOBSON ROAD, AND THE LAKE EDGE.
- 7 ZONING REQUEST TO ALLOW MORE THAN TWO SIGNAGES ALONG THE STREETS THAT ALL THE SIGNS TOGETHER EXCEEDS THE TOTAL SIGN FACE AREA OF 80 SQ. FT. BY AN ADDITIONAL 82 SQ. FT.
- 8 ZONING REQUEST TO ALLOW BUILDING TO EXTEND WITHIN THE REQUIRED 80'-0" x 100'-0" CORNER SETBACK.
- 9 ZONING REQUEST TO ALLOW THE SIGN FACE AREA TO EXCEED 1.50 FT. FOR EACH DWELLING UNIT, WHERE THE SIGN FACE AREA (TDSL) EXCEEDS 32 SQ. FT. BY AN ADDITIONAL 8 SQUARE FEET (APPROXIMATELY).
- 10 ZONING REQUEST TO ALLOW THE CORNER MONUMENT SIGN TO EXCEED 36" HEIGHT REQUIREMENT AT THE CORNER SETBACK.

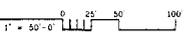
LEGEND

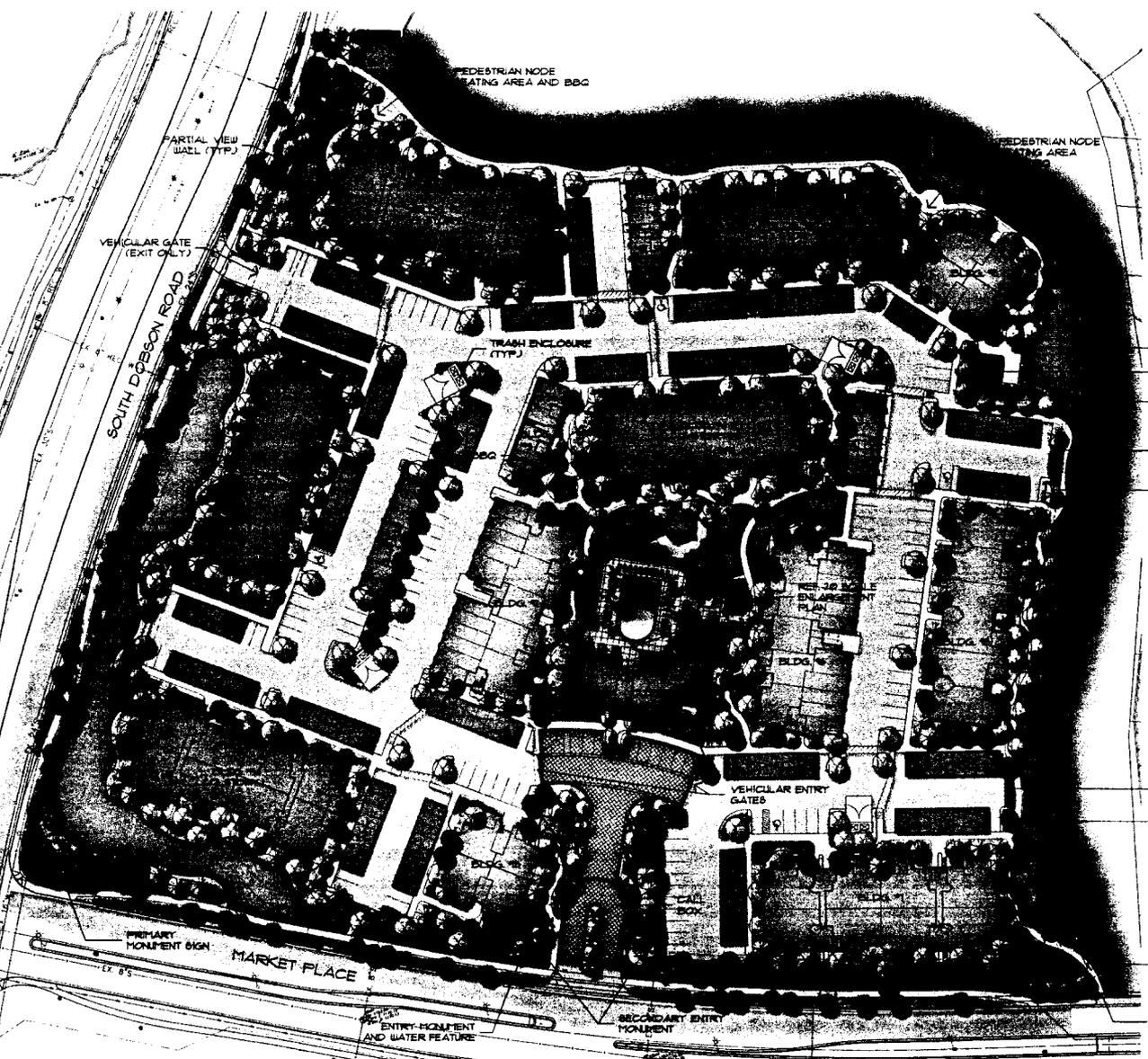
- PARTIAL VIEW BALL WITH MIN. 40" OF MASONRY FOR PARKING SCREEN
- DECORATIVE VIEW FENCE
- SCREEN WALL AT TRASH ENCLOSURES ETC.

ZONING REQUEST TO ALLOW LESS PARKING ON THE SITE THAN THE REQUIRED MINIMUM.



PARCEL 3 SITE PLAN





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Baobab	Hong Kong Orange Tree
	Cyperus sempervirens	Italian Cypress
	Dalbergia sissoo	Sissoo
	Lagerstroemia indica	Craple Myrtle
	Olea europaea 'Swan Hill'	Swan Hill Olive
	Pinus brutia 'Eldorado'	Monrell Pine
	Prunus cerasifera	Purple Leaf Plum
	Palm species	Palm
	Pyrus calleryana 'Bradford'	Bradford Pear
	Quercus virginiana	Live Oak
	Schinus molle	Brazilian Pepper Tree
	Sophora secundiflora	Texas Mountain Laurel
	Ulmus parvifolia	Evergreen Elm
ACCENTS		
	Agapanthus africanus	Lily of the Nile
	Agave desertiana	Smooth Agave
	Aloe x Blue Elf	Blue Elf Aloe
	Cycas revoluta	Sago Palm
	Hesperaloe parviflora	Red Yucca
	Hunterbergia capillaris	Regal Mist Grass
	Philodendron zanzibaricum	Dwarf Philodendron
	Phoenix roebelenii	Pygmy Date Palm
	Strelitzia reginae	Tropical Bird of Paradise
	Yucca rupicola	Twisted-leaf Yucca
SHRUBS		
	Dielsia virgata	Butterfly Iris
	Dodonaea viscosa	Hoped
	Gelsemium sempervirens	Caroline Jessamine
	Hibiscus rosa-sinensis	Hibiscus
	Ligustrum japonicum	Japanese Privet
	Myrica communis compacta	Dwarf Myrtle
	Photinia fraseri	Photinia
	Plumbago capensis	Plumbago
	Rhodaphysalis indica	Indian Hawthorn
	Rosa banksiae	Lady Banks Rose
	Rosa species	Rose
	Ruellia brittoniana	Ruellia
	Tecoma stans	Yellow Bell
	Tecoma stans 'Orange Jubilee'	Orange Jubilee
GROUND COVERS & VINES		
	Bougainvillea 'Barbara Karst'	Barbara Karst
	Lantana 'Dallas Red'	Dallas Red Lantana
	Lantana 'Lavender Ice'	Purple/White Lantana
	Lantana 'New Gold'	New Gold Lantana
	Liriodora muscari	Lily Turf
	Lonicera japonica 'Halliana'	Hella Honeyuckle
	Ficus vauvillii	Queen's Wreath Vine
	Ruellia species 'Katie'	Katie Ruellia
	Uedera 'Hilobata'	Yellow Dot
	Seasonal annuals	Seasonal Annuals

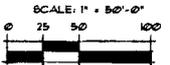
LEGEND

- PARTIAL VIEW WALL WITH MIN. 48" OF MASONRY FOR PARKING SCREEN
- DECORATIVE VIEW FENCE
- SCREEN WALL AT TRASH ENCLOSURES, ETC.
- SCREEN WALL AT PARKING ON LAKE SIDE ONLY
- 48" HIGH MASONRY SCREEN WALL

WALK (TYP)

TRAIL CONNECTION UNDER BRIDGE

PARCEL 2 PRELIMINARY LANDSCAPE PLAN



Gilbane

Gilbane Development Company



P.B. BELL & ASSOCIATES, INC.

ALMERIA
AT OCOTILLO



WHITNEYBELL ARCHITECTS INC.
575 W. Chandler, Suite 123
Chandler, Arizona 85274-7532
(602)263-1891



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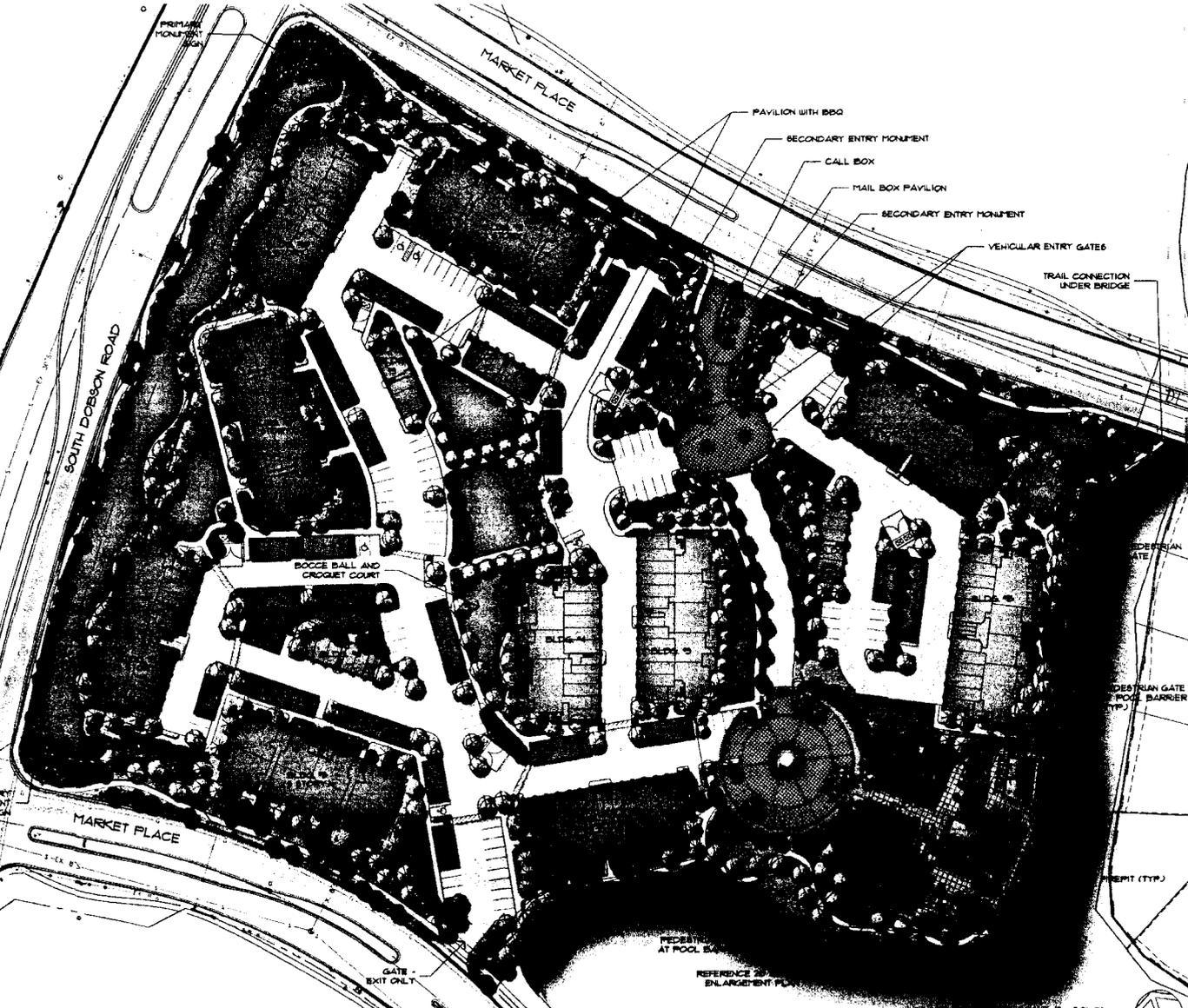
Neill/Vecchia & Associates, Inc.

Landscape Architecture
Landscape Systems
Master Plan Analysis
Land Planning / Urban Design



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23 May 2012

PRELIMINARY PARCEL 2 L/S PLAN



PARCEL 3 PRELIMINARY LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	Bauhinia biateana	Hong Kong Orchid Tree
	Cupressus sempervirens	Italian Cypress
	Dalea greggii	Sisaco
	Lagerstroemia indica	Crape Myrtle
	Olea europaea - Sun Hill	Sun Hill Olive
	Pinus brutia - Eborica	Mondell Pine
	Prunus caroliniana	Purple Leaf Plum
	Prunus species	Fair
	Pyrus calleryana - Bradford	Bradford Pear
	Quercus virginiana	Live Oak
	Schinus molle	Brazilian Pepper Tree
	Sophora secundiflora	Texas Mountain Laurel
	Ulmus parvifolia	Evergreen Elm
ACCENTS		
	Agave attenuatus	Lily of the Nile
	Agave desertiana	Smooth Agave
	Aloe - Blue Elf	Blue Elf Aloe
	Cycas revoluta	Sago Palm
	Hebe x exoniensis	Red Yucca
	Funaria hygrometrica	Regal Moss Grass
	Philodendron zeylanicum	Dwarf Philodendron
	Phoenix rostrata	Pygmy Date Palm
	Bracteantha racemosa	Tropical Bird of Paradise
	Yucca rupicola	Twisted-leaf Yucca
SHRUBS		
	Dioscorea alata	Butterfly Iris
	Dodonaea viscosa	Hopseed
	Gelsemium sempervirens	Caroline Jessamine
	Hibiscus rosa-sinensis	Hibiscus
	Ligularia japonica	Japanese Privet
	Myrica caroliniana	Dwarf Myrtle
	Photinia fraseri	Photinia
	Plumbago capensis	Plumbago
	Rapanea indica	Indian Hawthorn
	Rosa banksia	Lady Banks Rose
	Rosa species	Rosea
	Ruellia brittaniana	Ruellia
	Tecoma stans	Yellow Bell
	Tecoma stans - Orange Jubilee	Orange Jubilee
GROUND COVERS & VINES		
	Bougainvillea - Barbara Karst	Barbara Karst
	Lantana - Dallas Red	Dallas Red Lantana
	Lantana - Lavender Ice	Purple Lantana
	Lantana - New Gold	New Gold Lantana
	Liriodendron muscari	Lily Turf
	Lonicera japonica - Halliana	Hall's Honeylocust
	Peperomia polka-dot	Queen's Wreath vine
	Ruellia species - Katie	Katie Ruellia
	Yucca filifera	Yellow Dot
	Seasonal annuals	Seasonal Annuals

LEGEND

- PARTIAL VIEW WALL WITH FENCE OR PLANTING FOR FENCING SCREEN
- DECORATIVE VIEW FENCE
- SCREEN WALL AT TRASH ENCLOSURE ETC
- SCREEN WALL AT PARKING ON LAKE SIDE ONLY

Neill/Vecchia & Associates, Inc.



Gilbane
Gilbane Development Company



P.B. BELL & ASSOCIATES, INC.

ALMERIA
AT OCOTILLO



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575 W Chandler, Suite 123
Chandler, Arizona 85224-7532
(602)265-1891



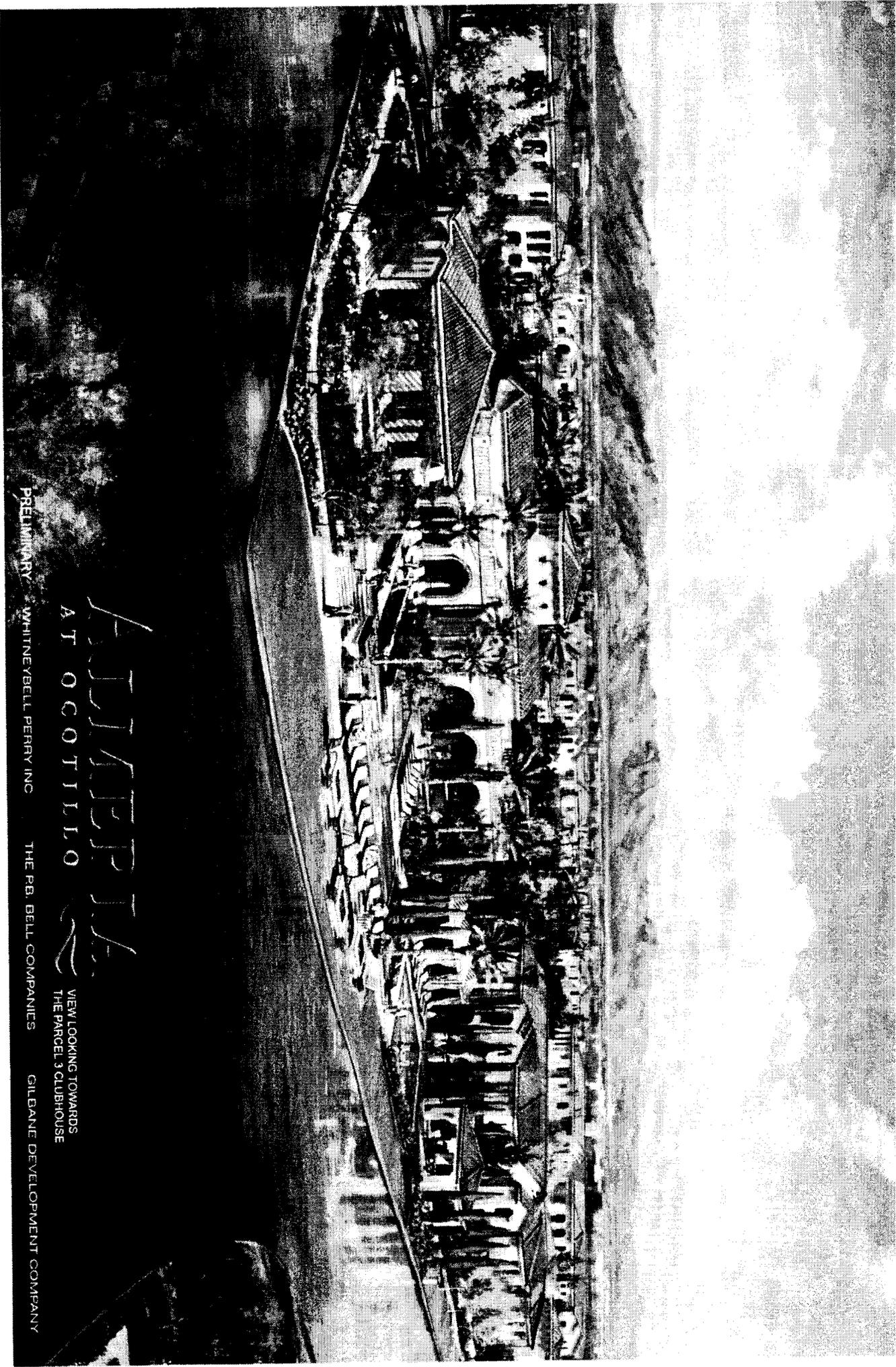
ARCHITECTURE AND PLANNING

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23 May 2012

PRELIMINARY
PARCEL 3 L/S PLAN



ATLATZPETLE AT OCOTILLO

VIEW LOOKING TOWARDS
THE PARCEL 3 CLUBHOUSE

PRELIMINARY

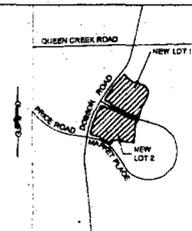
WHITNEYBELL PERRY INC

THE P.B. BELL COMPANIES

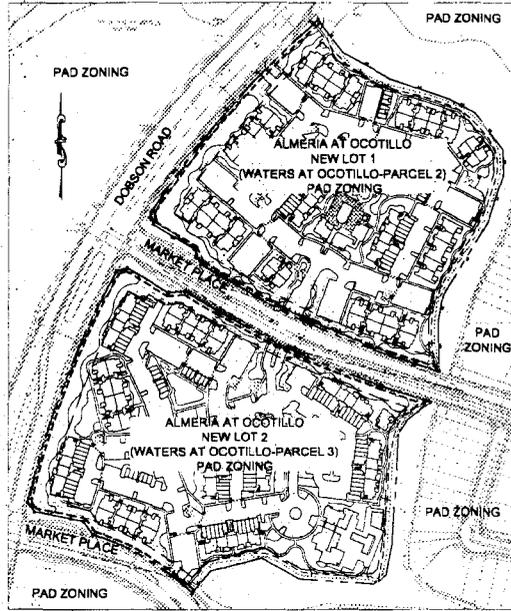
GILBANE DEVELOPMENT COMPANY

PRELIMINARY PLAT FOR: ALMERIA AT OCOTILLO CHANDLER, ARIZONA

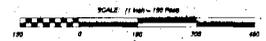
A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



AREA MAP
1"=150'

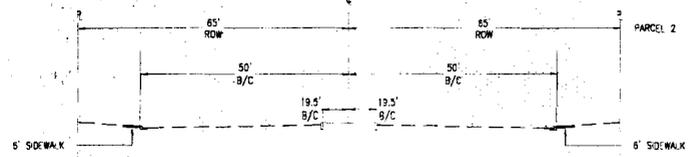


INDEX OF SHEETS

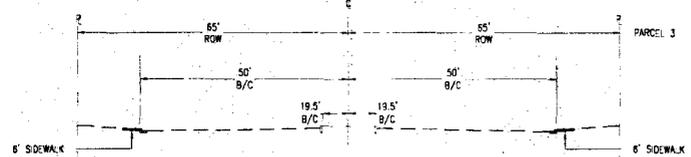
SHT. No.	TITLE
1	COVER SHEET / GENERAL NOTES & CROSS SECTIONS
2	PARCEL 2
3	PARCEL 3

GENERAL NOTES:

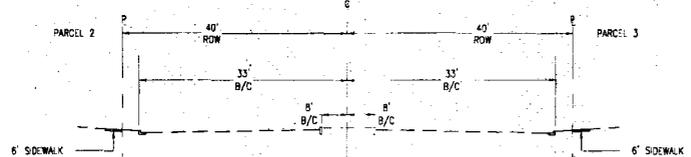
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE 'RESIDENTIAL DEVELOPMENT STANDARDS' DATED MAY 23, 2002.
- NO PHASING IS PROPOSED.
- RECLAIMED WATER WILL BE PUMPED FROM THE ADJACENT LAKE PER OMO REQUIREMENTS.



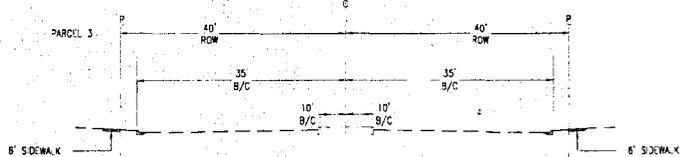
DOBSON ROAD ADJACENT TO PARCEL 2
C.O.C. STANDARD DETAIL C-204
FACING NORTH



DOBSON ROAD ADJACENT TO PARCEL 3
C.O.C. STANDARD DETAIL C-204
FACING NORTH



MARKET PLACE ADJACENT TO PARCEL 2 & 3
FACING EAST



MARKET PLACE ADJACENT TO SOUTH PORTION OF PARCEL 3
FACING EAST

OWNER / DEVELOPER:

THE P.B. BELL COMPANIES
834 N. 10TH ST., SUITE 100
SCOTTSDALE, AZ 85258

CONTACT: CHAPIN BELL
PHONE: (480) 857-2484
FAX: (800) 835-1720

GILBANE DEVELOPMENT COMPANY
7 JACKSON WALKWAY
PROVIDENCE, RI 02805

CONTACT: TORBEN ARNDT
PHONE: (401) 498-8805

CIVIL ENGINEER
TERRASCAPE CONSULTING
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: GAVIN BOLTYSIK, P.E.
PHONE: (602) 297-9732
FAX: (602) 295-8488

ARCHITECT
WHITNEYBELL PERRY ARCHITECTS INC.
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: MIKE PERRY
PHONE: (480) 888-2911

PROJECT AREA

GROSS AREA = 22.72 ACRES
PARCEL BOUNDARY / NET AREA = 22.72 ACRES

SITE DATA:

NEW LOT 1 DATA

NET ACREAGE: 10.83 AC
APN: 303-87-000C
NOTE: NEW LOT 1 IS ALSO KNOWN AS PARCEL 2 OF THE WATERS AT OCOTILLO PROJECT

NEW LOT 2 DATA

NET ACREAGE: 12.08 AC
APN: 303-87-000D
NOTE: NEW LOT 2 IS ALSO KNOWN AS PARCEL 3 OF THE WATERS AT OCOTILLO PROJECT

BENCHMARK (CMCN) No. 46A

LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST BEING A 3" BRASS CAP IN CONCRETE, 70' NORTH, 70' EAST OF THE INTERSECTION OF BATHA PARKWAY AND OCOTILLO ROAD, 4' NORTH OF BACK OF SIDEWALK, NGVD 1929 DATUM ELEVATION 1204.31, NAVD 1988 DATUM ELEVATION 1205.18. ALL PLAN INFORMATION SHOWN IN NVD 1929. ADD 1.88 TO CONVERT TO NAVD 1988.

FLOOD INFORMATION:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP MAP NUMBER 8401000400, DATED SEPTEMBER 30, 2006, THE SUBMITTED PROPERTY IS LOCATED IN ZONE X, ZONE X-B, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT ON DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTE:

NO PHASING IS PROPOSED. LOT 1 & LOT 2 WILL BE DEVELOPED INDEPENDENT FROM EACH OTHER.

1102 EAST MISSOURI AVENUE
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(602) 297-8732
(602) 230-8488 FAX



SEAL:

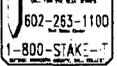


PRELIMINARY PLAT

DEVELOPER:

GILBANE DEVELOPMENT COMPANY

P.B. BELL & ASSOCIATES, INC.



DATE: DESCRIPTION

4-12-12 POP SUBMITTAL

5-29-12 PLAT 2ND SUBMITTAL

CHECKED BY: DMS

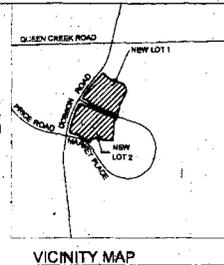
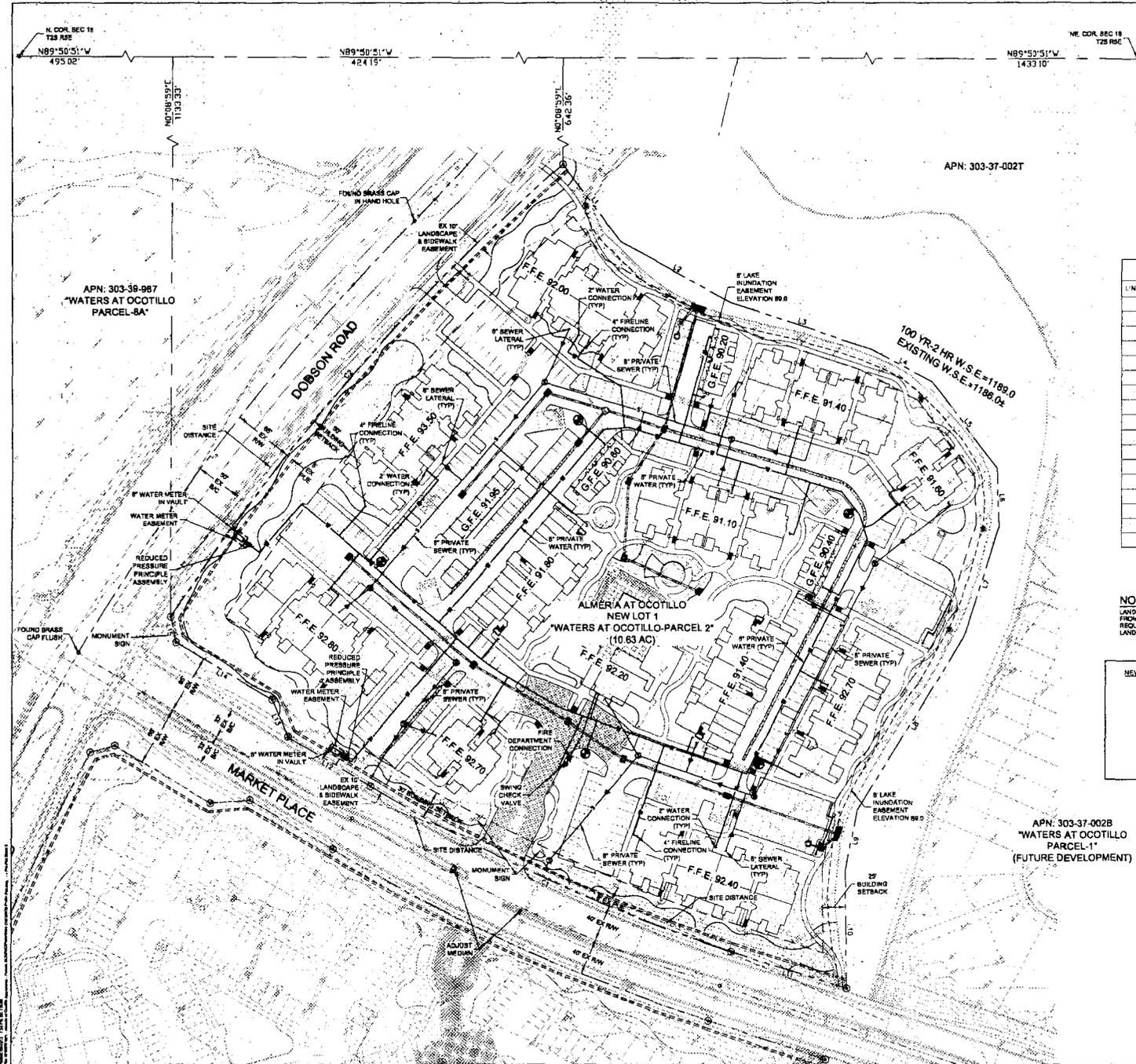
DRAWN BY: TSB

TITLE: COVER SHEET

SHEET No. 1 of 3

PROJECT No. 0239

C.O.C. Log No. PPT12-0005



PARCEL TAB.

LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS
1	105.00'	S88°46'40\"	
2	137.00'	S81°22'20\"	
3	160.00'	S71°38'38\"	
4	76.00'	S62°33'59\"	
5	117.00'	S37°19'59\"	
6	84.00'	S1°52'18\"	
7	124.00'	S17°53'47\"	
8	220.00'	S31°47'05\"	
9	86.00'	S10°37'36\"	
10	129.00'	S0°43'52\"	
11	131.51'	N71°42'27\"	
12	105.00'	S36°46'40\"	
13	104.99'	N59°05'41\"	
14	43.01'	N23°33'26\"	
15	121.48'	N59°05'41\"	
16	27.83'	N13°10'28\"	
17	137.00'	S81°22'20\"	

NOTE:
LANDSCAPE IRRIGATION (RECLAIMED WATER) TO BE PUMPED FROM EXISTING LAKE SYSTEM PER OCOTILLO HDA REQUIREMENTS. EXACT LOCATION TO BE DETERMINED BY LANDSCAPE ARCHITECT.

NEW LOT 1 - PRELIMINARY RETENTION VOLUME CALCULATIONS

Runoff Volume $V = C \cdot A \cdot I \cdot T \cdot 10^{-6}$
P = Runoff
C = Runoff Coefficient
A = Drainage Area
I = Intensity
T = Time of Concentration
Storage Required = 0
Drywell Required = 0
Storage Provided = 0
Assumed 0.75 for stormwater lake capacity

APN: 303-37-002B
"WATERS AT OCOTILLO
PARCEL-1"
(FUTURE DEVELOPMENT)

SCALE: 1" = 40' Feet
C.O.C. Log No. PPT12-0005

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(602) 397-8732
(602) 230-8458 FAX

CIVIL ENGINEERING • SURVEYING • URBAN PLANNING

SEAL:

ALMERIA

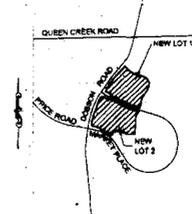
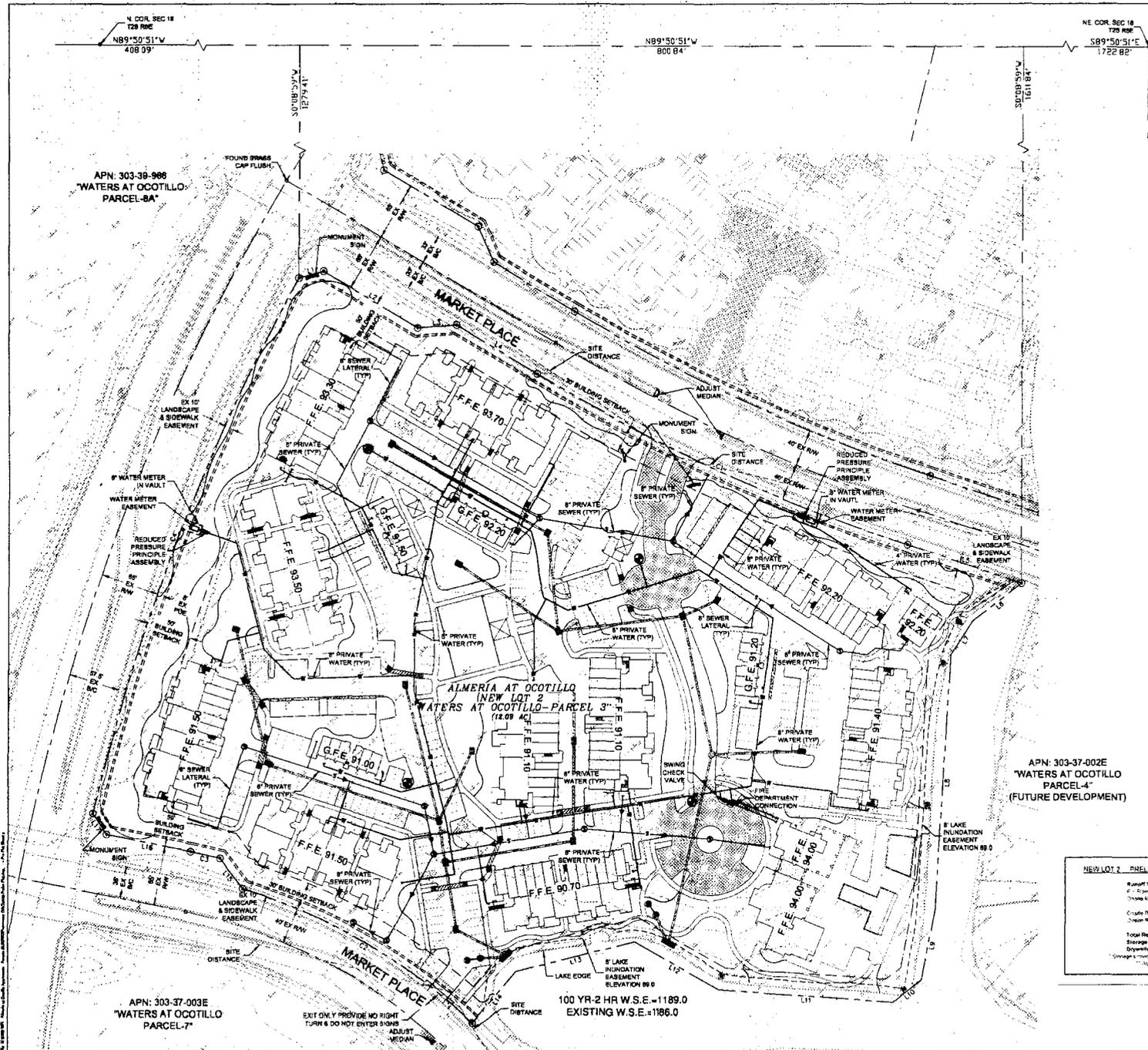
PRELIMINARY PLAT

DEVELOPER:
GILBANE DEVELOPMENT COMPANY
P.B. BELL & ASSOCIATES, INC.

602-263-1100
1-800-STAKE-IT

DATE	DESCRIPTION
4-12-12	PDP SUBMITTAL
5-29-12	PLAT AND SUBMITTAL

CHECKED BY: DMS
DRAWN BY: TSB
TITLE: PRELIMINARY PLAT - NEW LOT 1
SHEET No: 2 of 3
PROJECT No: 0239



VICINITY MAP

PARCEL TABLE			
NE #/CURV. #	LENGTH	DIRECTION/DELTA	RADIUS
1	105.00'	S36°48'40"E	
2	137.00'	S81°22'20"W	
3	160.00'	S71°38'38"E	
4	76.00'	S62°03'59"E	
5	117.00'	S37°19'59"E	
6	84.00'	S1°30'18"E	
7	124.00'	S17°53'47"W	
8	220.00'	S31°47'05"W	
9	69.00'	S10°57'38"W	
10	128.00'	S0°43'52"E	
11	131.51'	N71°44'27"W	
12	104.98'	N59°05'41"W	
13	43.01'	N23°33'26"E	
14	121.48'	N58°05'41"W	
15	27.83'	N13°10'28"W	
1	27.83'	N74°58'05"E	
2	121.48'	S59°05'41"E	
3	43.01'	N85°22'03"E	
4	105.00'	S59°05'41"E	
1	27.83'	N74°58'05"E	
5	134.03'	S71°44'27"E	
6	68.00'	S53°03'20"W	
7	45.00'	S33°16'40"W	
8	280.00'	S32°45"W	
9	80.00'	S11°02'21"W	
10	43.00'	S51°55'12"W	
11	192.00'	N85°55'13"W	
12	108.00'	N80°32'24"W	
13	135.00'	S75°36'16"W	
14	74.00'	S40°19'50"W	
2	121.48'	S59°05'41"E	
15	41.09'	N37°01'15"W	
3	43.01'	N85°22'03"E	
16	95.70'	N78°48'28"W	
17	27.83'	N32°51'15"W	
4	105.00'	S59°05'41"E	

NEW LOT 2 - PRELIMINARY RETENTION VOLUME CALCULATIONS

Runoff Volume V = C * I * A (1000) (1100)	
C = Range	2.2
Design Storm Intensity I	2.0
Design Storm Duration	15
Design Storm Frequency	10
Design Storm Return Period	10
Total Required Volume	84,935 cu ft
Storage Provided	84,935 cu ft
Overflow Required	0

Assumes 1% of precipitation not stored

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PHOENIX, ARIZONA 85014
(602) 297-8732
(602) 230-8458 FAX

TERRASCAPE CONSULTING
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SEAL:

ALMERIA

PRELIMINARY PLAT

DEVELOPER:
GILBANE DEVELOPMENT COMPANY
P.B. BELL & ASSOCIATES, INC.

602-263-1100
1-800-STAKE

DATE: DESCRIPTION
4-18-12 PDP SUBMITTAL
5-29-12 PLAT AND SUBMITTAL

CHECKED BY: DMS
DRAWN BY: TSB

TITLE: PRELIMINARY PLAT - NEW LOT 2

SHEET No. 3 of 3
PROJECT No. 0239

C.O.C. Log No. PPT12-0005

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.

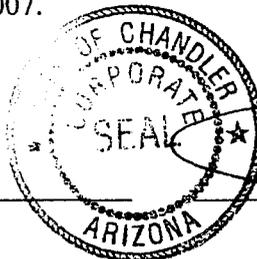
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

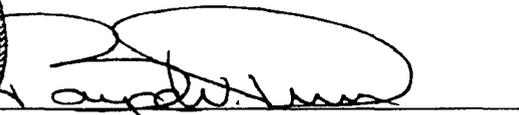
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 22nd day of February 2007.

ATTEST:


CITY CLERK

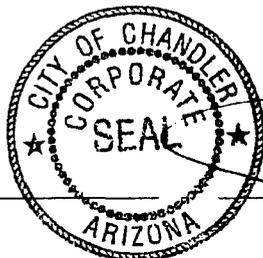


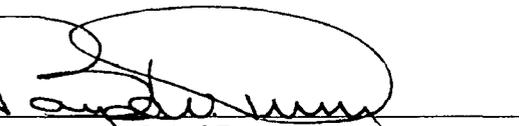

MAYOR

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

ATTEST:

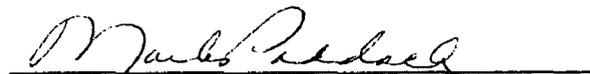

CITY CLERK



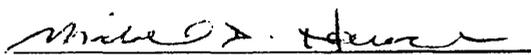

MAYOR

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.


CITY CLERK

APPROVED AS TO FORM:


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.**

ORDINANCE NO. 4379

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 (DVR12-0010 ALMERIA 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 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 "Almeria at Ocotillo" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0010, 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.

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. 4379 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 *LAB*

PUBLISHED:

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.



Ryan Huffman
Office: 480-391-6068
Ryan.Huffman@PulteGroup.com

April 2, 2012

Re: Almeria at Ocotillo

To Whom It May Concern:

Pulte Home Corporation is currently developing parcels that are adjacent to Almeria at Ocotillo and is in support of the proposed plans for Almeria at Ocotillo. We have worked closely with Gilbane Development Company and P.B. Bell & Associates on the design of both the single family and multi-family parcels. We are proud of what the development teams have designed and believe that both projects are complementary to existing development within Ocotillo.

Should you have any questions, please call me at (480) 391-6068.

Sincerely,

PULTEGROUP, INC.

Ryan Huffman, P.E.
Director of Land Acquisition
Arizona Division