



**MEMORANDUM                      Transportation & Development – CC Memo No. 12-141**

**DATE:**            NOVEMBER 13, 2012

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:**        DVR12-0031 / PPT12-0016 AERIE AT ALMA & PECOS EAST  
                          Introduction and Tentative Adoption of Ordinance No. 4413

- Request:            Rezoning from Planned Area Development (PAD) Commercial to PAD (Multi-Family Residential) with Preliminary Development Plan and Preliminary Plat for a multi-family residential development
- Location:           Northeast corner of Alma School and Pecos roads
- Applicants:        Ed Bull, Burch & Cracchiolo, P.A.
- Project Info:        Approximately 9.6 net acres; a gated, multi-family residential community with 115 units at a density of approximately 11.96 du/acre, one-story buildings only

**RECOMMENDATION**

Upon finding the Rezoning request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval of this request. Upon finding the Preliminary Development Plan and Preliminary Plat requests to be consistent with the Multi-Family Residential Development Standards, Planning Commission and Planning Staff recommend approval.

**BACKGROUND**

The subject site is approximately 9.6 acres and located on the northeast corner of Alma School and Pecos roads. This property is located at the intersection of four vacant parcels all zoned Planned Area Development (PAD) for commercial. The southwest and southeast corners have approved Preliminary Development Plans (PDP) for commercial development. The subject site is

surrounded on the east and north by the single-family residential subdivision Fairview Meadows. There is an apartment complex southeast of the site and the Blakeman Ranch Unit 1 single-family subdivision northwest of the site.

The request is to rezone the site to PAD for multi-family residential use along with a PDP for site layout and building design, and a Preliminary Plat that establishes the necessary easements and dedicates the required rights-of-way. In May 1994, the property was zoned for conceptual neighborhood service commercial as part of the Fairview Meadows single-family residential development. A development plan was not included in the proposal, which required a separate PDP for site layout and building design. In 2001, a PDP was approved for an Osco Drug retailer as part of a larger commercial retail center. The project never developed and the site has remained vacant.

Aerie at Alma School & Pecos East, referred to as 'Aerie East', is an inimitable community that is the first of its kind in Chandler. While this is a gated multi-family residential development, it is far from traditional. There are no multi-story buildings. The development includes 115 individual units that are all one-story and detached except for 22 units that are a two-pack; two units attached. Building placement, adjacency to arterial streets, and use of open space represents an urban lifestyle. Common open spaces are predominantly provided along street frontages with an interior community pool and play area as well as yard space for each unit. The primary entry is off of Alma School Road, which is enhanced with Date Palm trees. This is a full-movement access. An exit only access is located off of Pecos Road.

The 115 unit multi-family development provides for a high density residential community at 9.6 du/ac. The individual, multi-family, single-story units provide an opportunity for lessees to be a part of an urban residential setting with a single-family style and feel.

#### **ARCHITECTURE AND SITE DESIGN**

There are three building/unit types based on the number of bedrooms. Unit sizes range from approximately 636 square feet to 1,664 square feet in building area. Each unit has a private yard space in lieu of private open space such as patios. Building Type 1 is a 1-bedroom unit; however, there are two units attached side-by-side. Each unit is approximately 636 square feet with 232 square feet of yard space. Building Type 2 is a 2-bedroom unit approximately 966 square feet with 338 square feet of yard space. Building Type 3 is a 3-bedroom unit approximately 1,244 square feet with 420 square feet of yard space. The private yard area is approximately 8 feet deep and cordoned-off by a 5 foot 4 inch masonry wall typically the width of the unit itself.

Buildings are designed with a "Desert Modern" style with desert earth tone paint colors and modern, geometric elements. Building accents include recessed front entries, metal and composite siding, and metal/stucco awnings. Building facades vary in height and depth incorporating pop-out elements such as horizontal wall planes. Paint colors enhance wall planes creating sections and defining shapes. Each unit has a flat roof with parapets used for mechanical equipment screening and scuppers for roof drainage.

The units are sited in groups that create pedestrian circulation and courtyards. In a couple locations, decorative seat walls are provided along walkways. The rear yard spaces abut one another on interior units, and back up to street frontages and the site's perimeter.

The perimeter landscaping includes non-deciduous trees planted 20 feet on center as a buffer from single-family homes to the west and north. Gravel and turf landscaping is provided along street frontages. The intersection landscape area is defined by a corner project identification sign with tiered walls, landscape planters, and decorative plant pots. Turf areas undulate along buildings that backup to street frontages. A similar monument sign feature with planters is provided at the main entrance. Landscaping is provided throughout all pedestrian walkways leading to each unit and courtyards. See courtyard perspective drawing in the Development Booklet's Tab G.

Amenities include a community swimming pool with a shade ramada, restrooms, and a spa. There is a playground area which includes a tot lot, shade ramada, and seating as well as a practice putting green.

Parking is provided by a mix of garage buildings, covered parking spaces, and uncovered parking spaces. A looped drive provides accessibility to all units and amenities. A total of 230 parking spaces is provided, which meets required parking.

To better accommodate usability and access into trash containers, the project provides recessed trash bins. These bins are partially below grade creating a depressed containment area, which is easier to access and discard waste as well as more attractive along the interior drives.

### **WAIVERS**

The development's unique layout and urban lifestyle theme lends itself to request waivers from site development standards that typically apply to standard multi-family apartment site layouts. Several waivers from Zoning Code and the Multi-Family Residential Development Standards are requested and include the following as specified in the Development Booklet:

1. Allow buildings/units and rear yard spaces to encroach into building setbacks and the landscape intersection setback along Alma School and Pecos Roads. Required building setback is 50 feet with a 50 foot by 250 foot landscape intersection setback. Several buildings encroach into the landscape intersection setback 7 feet while others encroach into the building setback up to 20 feet providing approximately a 30 foot building setback. The encroachment is requested to create a more urban streetscape setting and provide additional building setbacks along the west and north property lines from existing single-family residences.
2. Allow the project theme wall and view fencing along Alma School and Pecos Roads to be 6 feet high within the building and landscape setbacks. The encroachment of decorative walls and fences is similar to recent apartment projects granted encroachments as part of a gated community. A difference with this development is fencing and walls will be closer to right-

of-way due to the requested building encroachments; however, this creates the urban streetscape intended with this project.

3. In regards to signage, the application requests to allow the intersection corner project identification sign to exceed maximum height of 2 feet 6 inches, providing an 8 foot high sign. The increased height of the sign is requested as a component of a larger intersection design feature with decorative walls and planters as well as providing screening of rear yard spaces for the adjacent building backing up to the intersection. Allow the main entrance monument sign to exceed the maximum height of 6 feet, providing an 8 foot high sign. This sign is also integrated with a tiered wall and planter feature. And, allow the total sign face area of the intersection corner sign and main entrance sign to exceed 60 feet, providing 84 square feet of sign face area.
4. Allow rear yard spaces enclosed with walls instead of the required 12 foot in diameter private open spaces typically offered as a patio or balcony on multi-story buildings.
5. Allow a reduction in the total common useable public open space area to be less than the required 150 square feet per bedroom, providing more than half of what is required due to the intended urban setting of this project, less useable open space is provided.
6. Allow a reduced separation between buildings than the required separation by a distance equal to the building height. While these buildings are 15 feet 6 inches high, the separation between buildings is reduced by the use of abutting rear yard spaces.

Planning Commission and Planning Staff support the requested waivers as the project site layout and building type provide a creative environment for an apartment community. The project includes detached units, courtyards, private rear yard spaces that abut other rear yards similar to single-family lots, and offers an urban environment lifestyle that does not lend itself to typical building setbacks, open space and signage.

#### **GENERAL PLAN CONFORMANCE**

The General Plan designates this property under the Residential category, which allows a range of residential densities from low to high density. The proposed 9.6 du/net acre falls within the Medium Density Residential category, 3.5 to 12 du/ac. Medium density residential is considerable adjacent to arterial streets.

This corner was initially zoned for a commercial development as part of a growing single-family residential area in the 1990s. The Residential category also allows consideration for commercial at arterial street intersections. The arterial street intersection of Alma School and Pecos Roads has historically been zoned PAD for commercial with some PDP approvals. None of the corner commercial parcels have yet to develop. This is a classic four corner commercial intersection in Chandler which warrants evaluation as to the need to maintain all four corners for commercial development. City Staff has discussed this property and determined it is in the best interest of the City to move forward with a residential land use. There is a sister project, Aerie West, on the northwest corner of this intersection with this same residential development request. The City

supports these two corners on the north side of Pecos Road and opposite parcels abutting the Loop 202 Santan Freeway for residential use designated under the General Plan. The residential land uses serve as a transitional use to existing single-family homes. The proposed buildings are all 1-story flat roof buildings which provide minimal visual impact next to established residential homes.

### **DISCUSSION**

Planning Commission and Planning Staff are of the opinion that the multi-family residential development furthers the City's goal to promote new development, alternative forms of housing, urban forms, creative and unique developments, and compatible land uses adjacent to existing single-family residential. The residential project provides housing in close proximity to freeway access and retail/restaurant developments. The development meets the intent of the Multi-Family Residential Development Standards including architecture, site design, and landscaping, while incorporating attractive site wall and entry monument features. The proposed detached apartment units with private rear yard spaces and pedestrian scale courtyards are appropriate as it offers a different product type for Chandler.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held September 6, 2012. Three area property owners attended in addition to the applicant. The residents were complimentary, seemed supportive, and did not convey any opposition.
- As of the date of this memo, Staff is not aware of any opposition to this project.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6    Opposed: 0    Abstain: 1 (Ryan)

Commission requested the addition of Condition No. 5 for additional useable open space within the project that provides pedestrian connections to amenities.

### **RECOMMENDATIONS**

#### **Rezoning**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AERIE AT ALMA & PECOS EAST", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0031, except as modified by condition herein.
2. Construction shall commence above foundation walls within eighteen (18) months 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. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. 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.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

#### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AERIE AT ALMA & PECOS EAST", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0031, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements,

and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

5. The developer shall work with Staff to incorporate a north to south pedestrian paseo linking open spaces.

**Preliminary Plat**

Planning Commission and Planning 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**

**Rezoning:**

Move to introduce and tentatively adopt Ordinance No. 4413 approving rezoning case DVR12-0031 AERIE AT ALMA & PECOS EAST from PAD (Commercial) to PAD (Multi-Family Residential) approval subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan:**

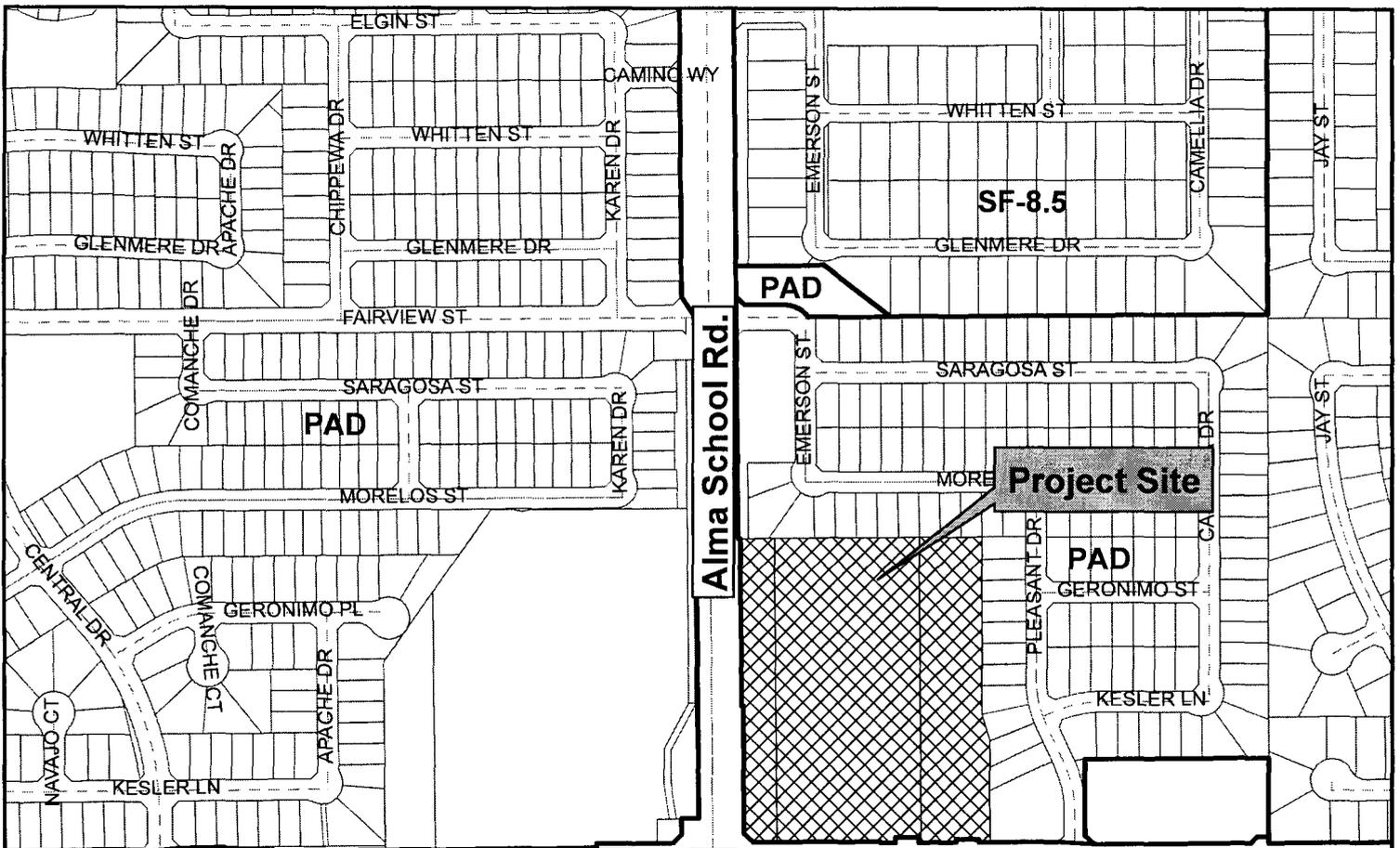
Move to approve Preliminary Development Plan request DVR12-0031 AERIE AT ALMA & PECOS EAST for the multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Plat:**

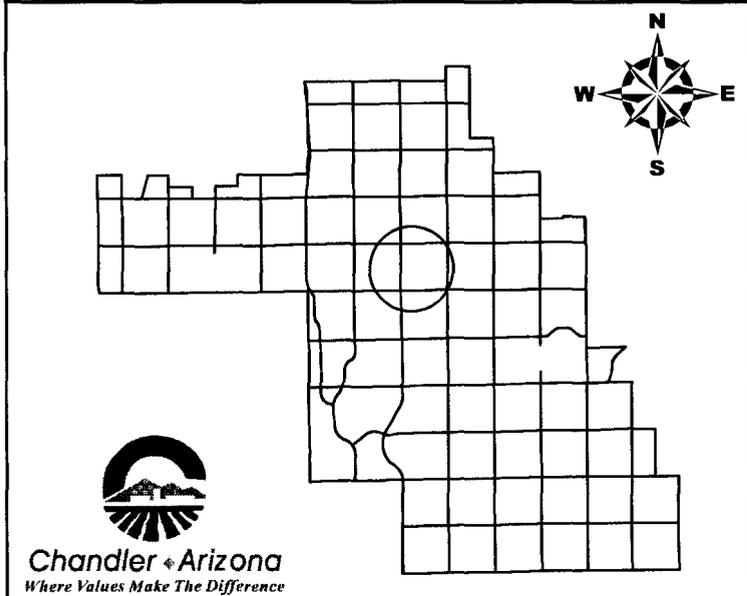
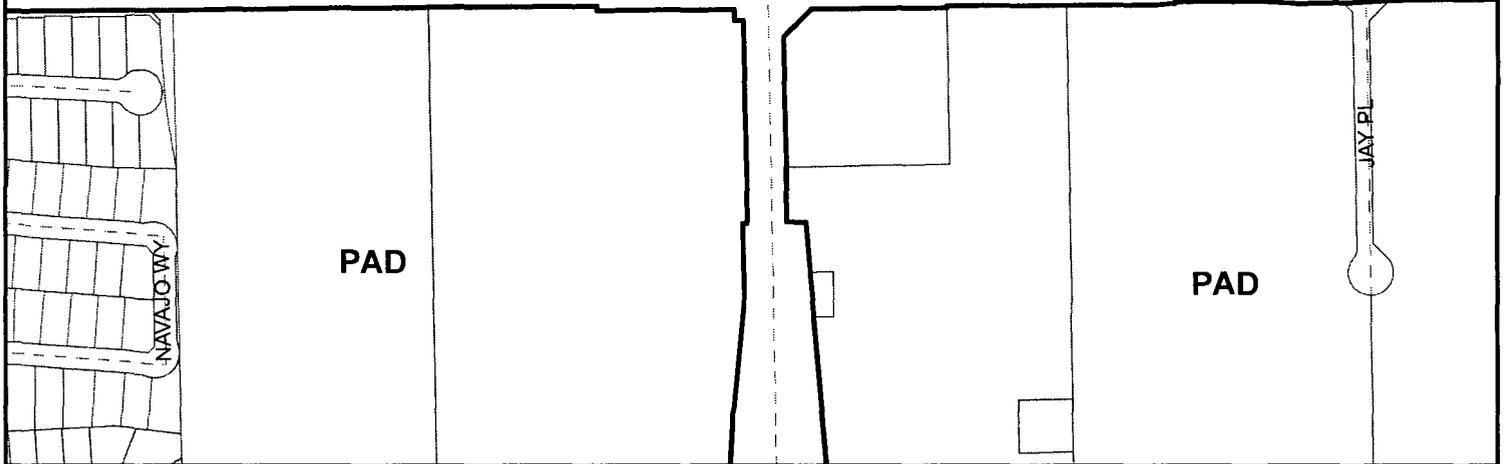
Move to approve Preliminary Plat PPT12-0016 AERIE AT ALMA & PECOS EAST, as recommended by Planning Commission and Planning Staff.

**Attachments**

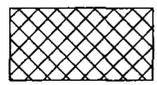
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Elevations
5. Preliminary Plat
6. Ordinance No. 4413
7. Development Booklet, Exhibit A



Pecos Rd.

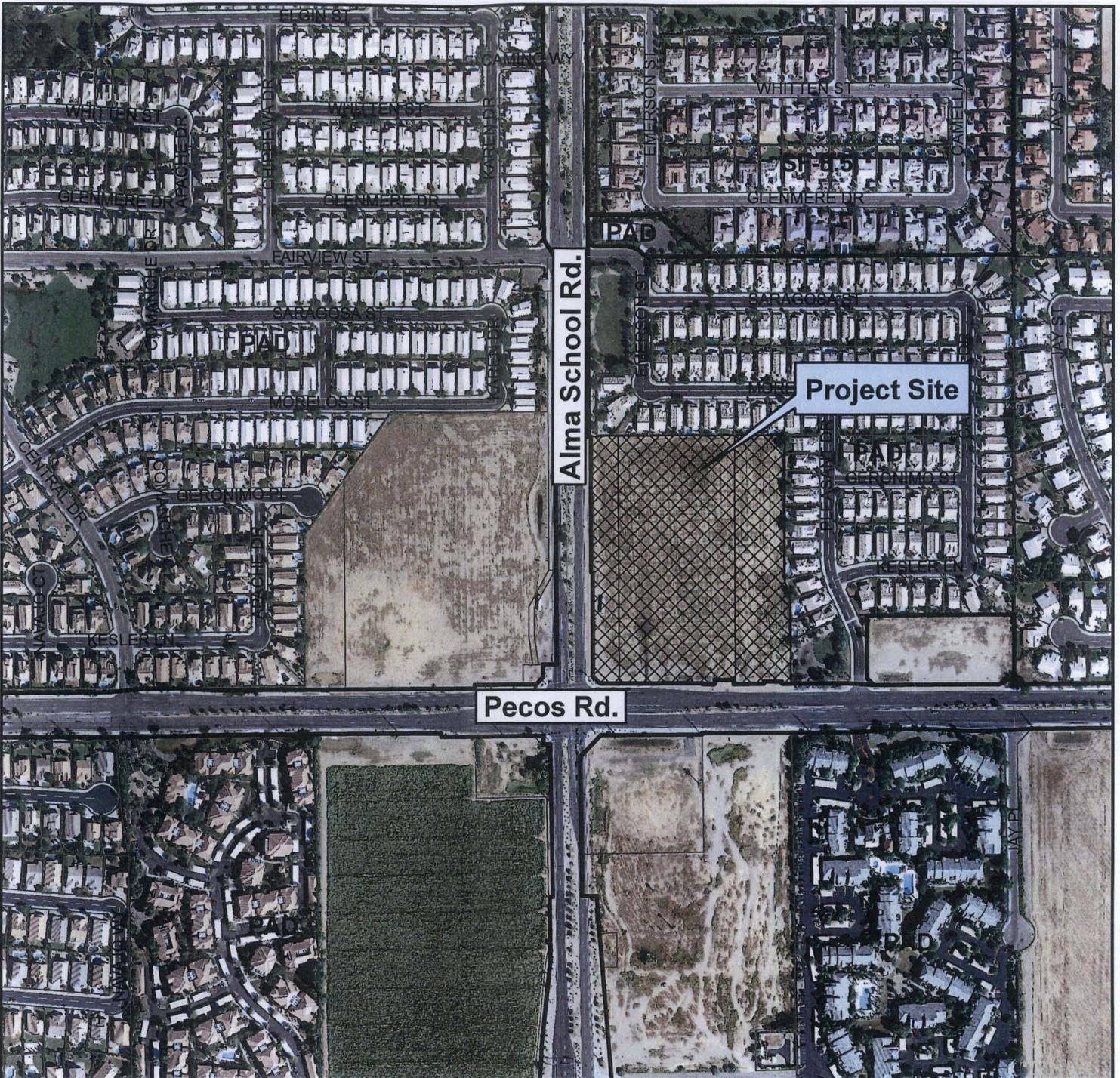


**Vicinity Map**



DVR12-0031

**Aerie at Alma & Pecos East**



Alma School Rd.

Pecos Rd.

Project Site

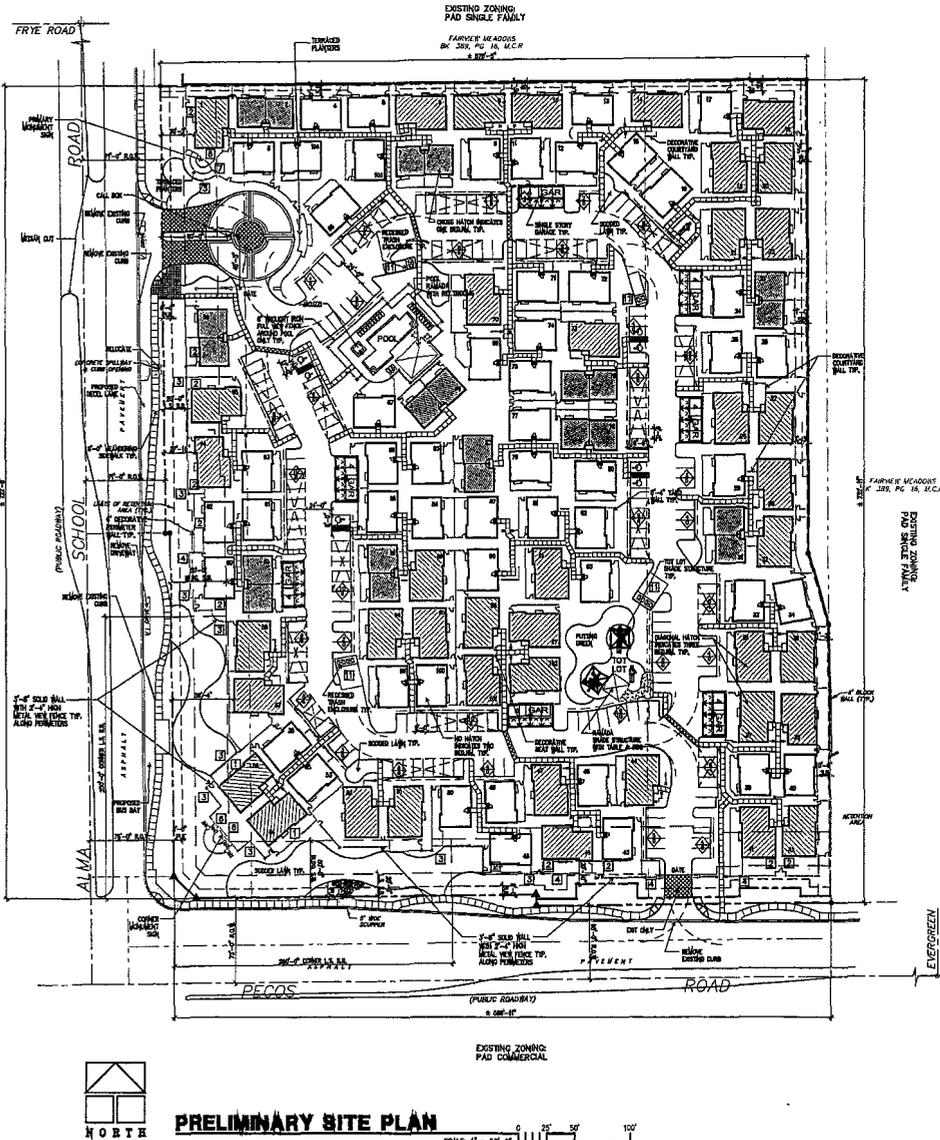
## Vicinity Map



DVR12-0031

Aerie at Alma & Pecos East

Site plan



- ZONING REQUESTS:**
- ZONING REQUEST TO ALLOW BUILDING TO EXTEND WITHIN THE REQUIRED 80' X 250' CORNER SETBACK.
  - ZONING REQUEST TO ALLOW BUILDING TO EXTEND WITHIN THE REQUIRED BUILDING SETBACK.
  - ZONING REQUEST TO ALLOW THE COMBINATION FENCING AND DECORATIVE SOLID WALLS TO BE 6'-0" IN HEIGHT ALONG PECCOS ROAD AND ALMA SCHOOL ROAD TO BE LOCATED WITHIN THE REQUIRED BUILDING SETBACK AND CORNER LANDSCAPE SETBACK.
  - ZONING REQUEST TO ALLOW CERTAIN AREAS OF THE COMBINATION FENCING AND DECORATIVE SOLID WALLS TO BE 6'-0" IN HEIGHT ALONG PECCOS ROAD AND ALMA SCHOOL ROAD TO BE LOCATED WITHIN THE REQUIRED 20' LANDSCAPE SETBACK.
  - ZONING REQUEST TO ALLOW RELIEF FROM THE 12" DIAMETER CIRCLE IN THE PRIVATE REAR YARD SPACES ON THE GROUND FLOOR LOCATED IN THE BUILDING FLOOR PLANS (PLEASE REFERENCE).
  - ZONING REQUEST TO ALLOW THE CORNER MONUMENT SIGN TO EXCEED 2'-6" HEIGHT REQUIREMENT AT THE CORNER LANDSCAPE SETBACK BY AN ADDITIONAL 6"-0".
  - ZONING REQUEST TO ALLOW THE MAIN ENTRY MONUMENT SIGN TO EXCEED 8' HEIGHT REQUIREMENT WITHIN THE BUILDING SETBACK BY AN ADDITIONAL 2'-0".
  - ZONING REQUEST TO ALLOW THE TOTAL SIGN FACE AREAS OF THE CORNER SIGN AND MAIN ENTRY SIGN, TOGETHER TO EXCEED 80 SQUARE FEET BY AN ADDITIONAL 24 SQUARE FEET.
  - ZONING DEVIATION FROM THE REQUIREMENT THAT THE BUILDINGS BE SEPARATED BY A DISTANCE EQUAL TO THE BUILDING HEIGHT.
  - ZONING REQUEST TO ALLOW THE TOTAL COMMON PUBLIC OPEN SPACE TO BE LESS THAN THE REQUIRED 37,550 SF.
  - ZONING REQUEST TO PROVIDE DEPRESSSED TRASH ENCLOSURES IN LIEU OF ENCLOSED TRASH ENCLOSURES.



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 50'-0"

**PROJECT DATA**

**OWNER :**  
ALTA VISTA COMMUNITIES, LLC  
700 E BROADWAY  
SUITE 200  
TUCSON, AZ 85719  
PH: (520) 882-4800  
CONTACT: ROGER KARBER

**ARCHITECTURAL :**  
WHITNEYBELL PERRY INC.  
575 W CHANDLER BLVD  
SUITE 123  
CHANDLER, AZ 85226  
PH: (480) 236-1591  
FAX: (480) 872-9148  
CONTACT: JAMES MICHAEL PERRY, AIA

**CIVIL :**  
TERRASCAPE CONSULTING  
1102 E HESSOUR AVE  
PHOENIX, AZ 85014  
PH: (602) 267-8732  
FAX: (602) 230-8465  
CONTACT: DAVID M SOLTYSK, P.E.

**LANDSCAPE :**  
PHILIP R RYAN LANDSCAPE ARCHITECT, P.C.  
575 W CHANDLER BLVD, SUITE 229  
CHANDLER, AZ 85226  
PH: (480) 888-5815  
FAX: (480) 883-3874  
CONTACT: PHIL RYAN, L.A.

**ADDRESS:** TO BE ASSIGNED  
N.E.C. OF ALMA SCHOOL ROAD & PECCOS ROAD  
CHANDLER, AZ

**APN NUMBERS:** 303-21-0094, 303-21-0061, 303-21-0068

**GROSS AREA (TO CENTERLINE):** 11.98 ACRES (521,172 S.F.)  
**GROSS AREA (PER SURVEY):** 9.67 ACRES (421,328 S.F.)  
**SITE AREA (NET):** 8.61 ACRES (418,662 S.F.)  
**TOTAL BUILDING AREA:** 2.86 ACRES (118,272 S.F.)

**LOT COVERAGE:** 28 PERCENT

**CURRENT ZONING:** PAD COMMERCIAL  
**PROPOSED USE:** PAD MULTIPLE-FAMILY RESIDENTIAL DISTRICT

**BUILDING HEIGHT:** MAX 35'-0"  
ALLOWED: 1 STORES  
PROVIDED: 15'-6" HT.

**DENSITY (NET):** 116 UNITS/8.61 ACRES = 13.36 D.U./ACRE  
ALLOWED PER ZONING: 116 UNITS/8.61 ACRES = 13.36 D.U./ACRE  
PROVIDED:

**PUBLIC OPEN SPACE CALCULATION:**  
REQUIRED: 160 SF/BEDROOM  
248 TOTAL BEDROOMS  
150 X 248 = 37,200 SF PUBLIC OPEN SPACE REQUIRED  
PROVIDED: APPROX. 24,201 SF PUBLIC OPEN SPACE PROVIDED

**PRIVATE OPEN SPACE CALCULATION:**  
REQUIRED: 113 SF/UNIT  
113 X 116 UNITS = 12,995 SF PRIVATE OPEN SPACE REQUIRED  
PROVIDED: APPROX. 82,270 SF PRIVATE OPEN SPACE PROVIDED

UNIT TYPE	# OF UNITS
1 BEDROOM UNIT	22 UNITS
2 BEDROOM UNIT	62 UNITS
3 BEDROOM UNIT	32 UNITS
<b>TOTAL</b>	<b>116 UNITS</b>

**ADA ACCESSIBLE PARKING:** 230 P.S. = 7 HANDICAP SPACES  
REQUIRED: 230 P.S. = 7 HANDICAP SPACES  
PROVIDED: 7 HANDICAP SPACES  
VAN ACCESSIBLE: 1 SPACES  
GARAGE ACCESSIBLE: 1 SPACES

REQUIRED:	# UNITS	SPACES REQ'D	
1 BEDROOM UNITS	22	x 1.5	= 33 P.S.
2 BEDROOM UNITS	62	x 2.00	= 124 P.S.
3 BEDROOM UNITS	41	x 2.25	= 92 P.S.
<b>TOTAL</b>			<b>230 P.S.</b>

PROVIDED: 28 P.S.  
CARPORT: 116 P.S.  
OPEN: 86 P.S.  
**TOTAL PARKING SPACES:** 230 P.S.

◇ ACCESSIBLE PARKING GARAGE

SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND 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 SIGNS MUST BE RELOCATED/CORRECTED BEFORE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.

Contractor must verify all dimensions of project before proceeding with site work. The contractor is responsible for all dimensions shown on the drawings and shall verify the accuracy of the dimensions shown on the drawings and shall verify the accuracy of the dimensions shown on the drawings and shall verify the accuracy of the dimensions shown on the drawings.

**AERIE**  
...  
...  
**ALMA & PECOS EAST**  
CHANDLER, ARIZONA

**PRELIMINARY**  
DATE: 12/31/2012

**WHITNEYBELL PERRY INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891



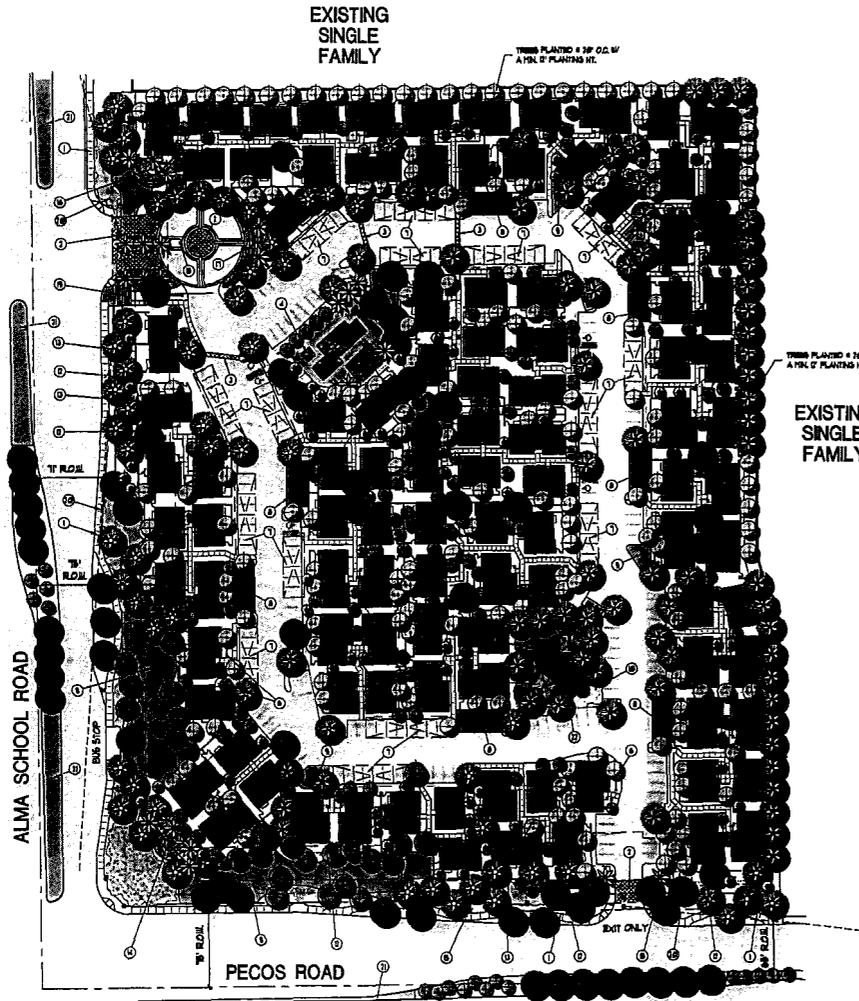
ARCHITECTURE AND PLANNING

**1.11**  
1230  
COPYRIGHT WHITNEYBELL PERRY INC  
23 Oct 2012  
**SITE PLAN  
PRELIMINARY**

**PLAN NOTES:**

1. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 31<sup>ST</sup> OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURNISHED GUARANTEED UNTIL MAY 30 OF THE FOLLOWING CALENDAR YEAR.
2. TREES, SHRUBS, VINES, GROUND COVER, AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
3. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND SHALL BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
4. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 8'-0".
5. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR SOIL) MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.
6. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS, SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT. INDICATE HYDRANT LOCATIONS AND PROVIDE ENTIRE NOTE ON THE LANDSCAPE PLAN.
7. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR.
8. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED SHOULD THE FIELD INSPECTOR WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

Landscape Plan



**PLANT SCHEDULE:**

- PHOENIX DACTYLOPERA DATE PALM
- LELIS PARVIFLORA EVERGREEN ELM
- GERANIUM FLOREUM 'DM' DESERT HILBERT PALO VERDE
- GERANIUM VIRGINIANA SOUTHERN LIVE OAK
- DAHLBERGIA BISSOO BISSOO TREE
- GERANIUM FLOREUM BLUE PALO VERDE
- CHITALPA TAHKENSIS CHITALPA
- CASUALPINA MEXICANA MEXICAN BIRD OF PARADISE
- SAPROSA BEZANDIFLORA TEXAS MOUNTAIN LAUREL
- PHOENIX ROSEILII PIGMY DATE PALM
- CASUALPINA PALCHERRIMA RED BIRD OF PARADISE
- LEUCOPHYLLUM LANGSHANAE RIO BRAVO SAGE
- LEUCOPHYLLUM PRUITTSII GREEN CLOUD SAGE
- RUELLIA PINNELLARIS SONORAN DESERT RUELLIA
- HEPERALOE PARVIFLORA RED YUCCA
- RUELLIA BRITANNICA CALIFORNICA RUELLIA
- NEROLIUM OLEANDER 'DP' DWARF PINK OLEANDER
- GALLIUM VERNALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH
- BOUGANVILLEA 'LA JOLLA' RED BUSH BOUGANVILLEA
- TECOMARIA CAPENSIS CAPE HONEYBUCKLE
- TECOMA STANS V. STANS YELLOW BELLS
- BOUGANVILLEA 'SAN DIEGO RED' RED YOUNG BOUGANVILLEA
- LANTANA MONTIVICENSIS 'NG' NEW GOLD LANTANA
- MYOPORIUM PARVIFOLIUM MYOPORIUM



EXISTING SINGLE FAMILY

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS'. NOTE: SHRUBS ARE NOT SHOWN ON THIS DRAWING FOR CLARITY PURPOSES. SEE 10 SCALE DRAWINGS FOR COMPLETE LANDSCAPE.

**PLAN KEY NOTES:** (FOR THIS SITE ONLY)

- |                                                             |                                                         |
|-------------------------------------------------------------|---------------------------------------------------------|
| ① 6' WIDE MEANDERING SIDEWALK                               | ⑭ CORNER SIGN MOUNT (SEE SHEET L-4 FOR ELEVATION)       |
| ② INTERLOCKING CONCRETE PAVERS                              | ⑮ EXISTING LIGHT POLES                                  |
| ③ INTERLOCKING CONCRETE PAVIR CROSSWALK                     | ⑯ SIGN WALL AND RAISED PLANTERS                         |
| ④ JAGUZZI                                                   | ⑰ TERRACED PLANTERS                                     |
| ⑤ POOL, RAMADA/POOL EQUIPMENT/RESTROOMS                     | ⑱ GATE KEYPAD                                           |
| ⑥ DECORATIVE COURTYARD WALL                                 | ⑲ BENCH/PLANTED PLANTS ON INTERLOCKING CONCRETE PAVERS  |
| ⑦ COVERED PARKING                                           | ⑳ 8'X12' DISTANCE LINE                                  |
| ⑧ GARAGE                                                    | ㉑ CITY OF CHANDLER STD. MEDIAN PAVERS                   |
| ⑨ BOODIED LAWN                                              | ㉒ RAMADA SHADE STRUCTURE W/ TABLE 4 8'-8" G             |
| ⑩ 6' BENCH                                                  | ㉓ PRACTICE PUTTING GREEN                                |
| ⑪ DECORATIVE BRAT WALL                                      | ㉔ 2-5 YEAR OLD PLAY STRUCTURE W/ CANOPY, SEE SHEET L-5  |
| ⑫ 3'-8" HIGH DECORATIVE WALL W/ 2'-4" HIGH METAL VISE FENCE | ㉕ 5-12 YEAR OLD PLAY STRUCTURE W/ CANOPY, SEE SHEET L-5 |
| ⑬ 6' HIGH DECORATIVE CMU WALL                               |                                                         |

Contractor must verify all dimensions at project before proceeding with this work. Do not increase time allowed and modification without the written approval of the architect. The weights and dimensions of materials of grades and types shall be verified at the job site before the project for which they are used is installed. There shall be no substitutions or changes in the project or the materials of this project without approval by the architect.

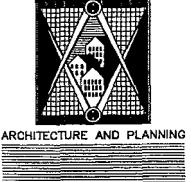
© Copyright WhitneyBell Perry Inc. 2010

**phillip r. ryan**  
landscape architect p.c.  
landscape architecture & planning  
575 W. Chandler Blvd., Suite 229  
Chandler, Arizona 85225  
(480) 899-8313 fax: (480) 963-3874

**AERIE**  
...  
ALMA & PECOS EAST  
CHANDLER, ARIZONA

**PRELIMINARY**

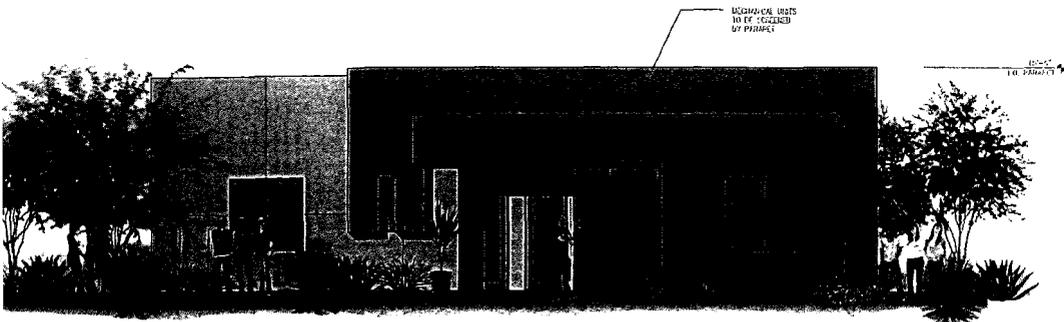
**WHITNEYBELL PERRY INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891



**L-1**  
1230  
COPYRIGHT WHITNEYBELL PERRY INC  
**PRELIMINARY LANDSCAPE PLAN**

Contractor must verify all dimensions of project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the architect. The drawings and specifications are the property of the architect and shall remain the property of the architect whether the project for which they are made is completed or not. These drawings and specifications shall not be used by anyone in any other building, or addition to this project, or in connection with any other project for which they are not intended without the written permission of the architect.

© Copyright WhitneyBell Perry Inc 2012

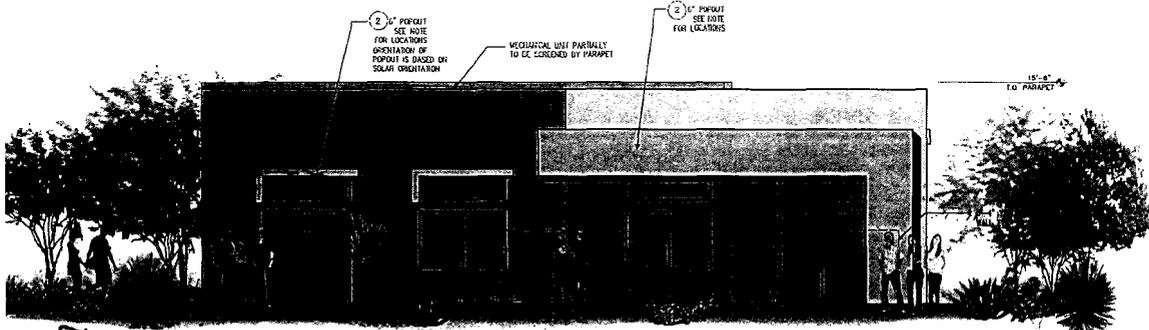


**PRELIMINARY FRONT ELEVATION**  
BUILDING TYPE 1 SCALE: 1/4" = 1'-0"

**NOTES**

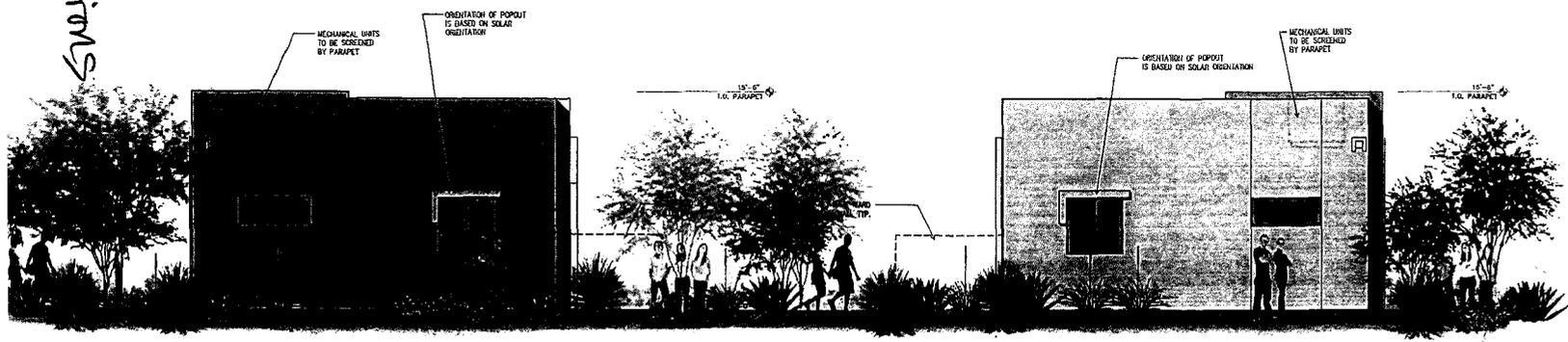
- \* THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE
- ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- ROOF DRAINAGE SHALL BE UTILIZED THROUGH SCUPPERS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.

② 6" POPOUT TO OCCUR ON THIS ELEVATION FOR BUILDING #66.



**PRELIMINARY REAR ELEVATION**  
BUILDING TYPE 1 SCALE: 1/4" = 1'-0"

Elevations



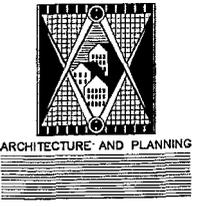
**PRELIMINARY RIGHT ELEVATION**  
BUILDING TYPE 1 SCALE: 1/4" = 1'-0"

**PRELIMINARY LEFT ELEVATION**  
BUILDING TYPE 1 SCALE: 1/4" = 1'-0"

AERIE  
...  
at  
**ALMA & PECOS EAST**  
CHANDLER, ARIZONA

**PRELIMINARY**  
Exploded 12/31/2012

**WHITNEYBELL PERRY INC**  
575 West Chandler Boulevard, STE. 123  
Chandler, Arizona 85225  
(602)265-1891

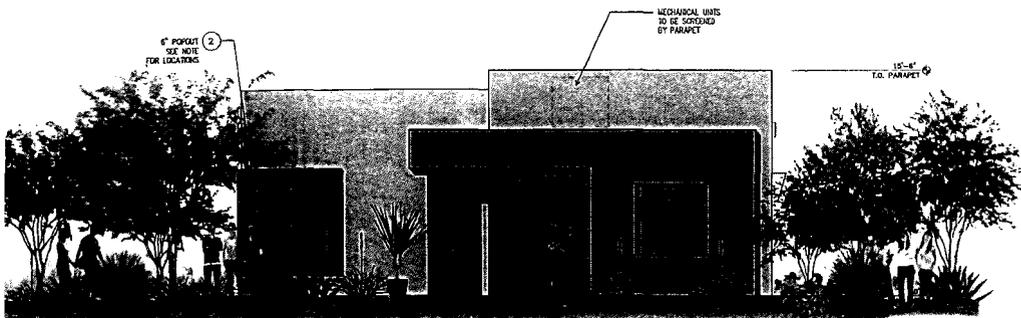


**3.10**  
1230

COPYRIGHT WHITNEYBELL PERRY INC  
9 Sep 2012  
**PRELIMINARY BLDG.**  
TYPE 1 ELEVATIONS

Contractor must verify all dimensions of project before proceeding with site work. He or she shall obtain local permits and qualifications. The design and construction are subject to change without notice. The architect and manufacturer are not responsible for errors or omissions. The architect and manufacturer shall be held responsible for any errors or omissions. The architect and manufacturer shall be held responsible for any errors or omissions. The architect and manufacturer shall be held responsible for any errors or omissions.

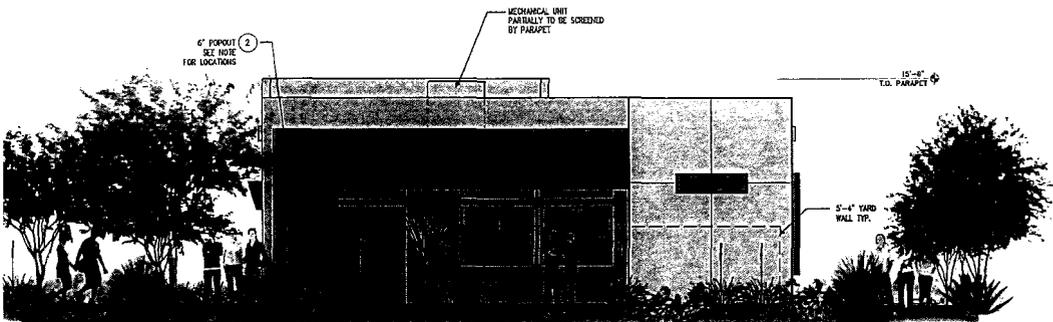
© Copyright Whitney Bell Perry Inc 2012



**NOTES**

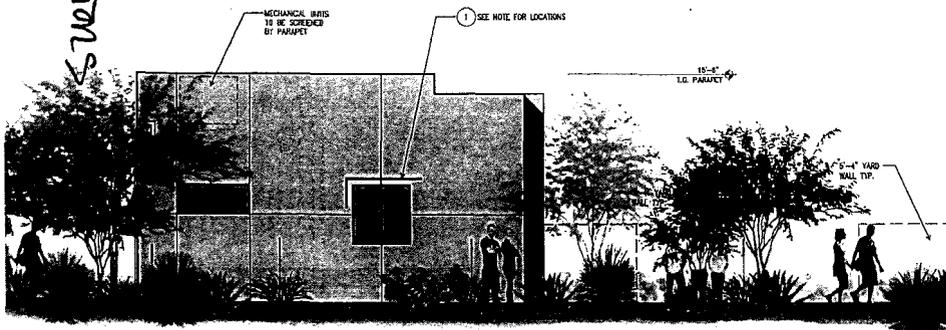
- \* THESE ARE PRELIMINARY ELEVATIONS; SUBJECT TO CHANGE
  - ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
  - ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
  - ROOF DRAINAGE SHALL BE UTILIZED THROUGH SCUPPERS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.
- ① AWNING TO OCCUR ON THIS ELEVATION FOR BUILDING #3 AND #13 ON THE SITE.
  - ② 6" PARAPET TO OCCUR ON THIS ELEVATION FOR THE FOLLOWING BUILDINGS ON THE SITE: #6, #9, #10, #11, #12, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, #59, #60, #61, #62, #63, #64, #65, #66, #67, #68, #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, #81, #82, #83, #84, #85, #86, #87, #88, #89, #90, #91, #92, #93, #94, #95, #96, #97, #98, #99, #100.

**PRELIMINARY FRONT ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/4" = 1'-0"

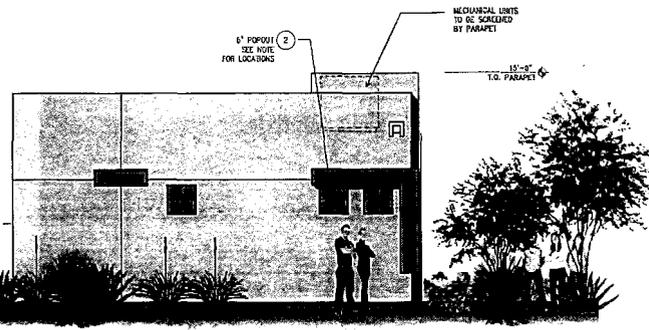


**PRELIMINARY REAR ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/4" = 1'-0"

ELEVATIONS



**PRELIMINARY RIGHT ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/4" = 1'-0"

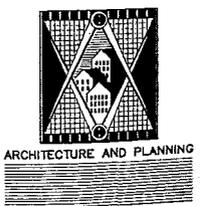


**PRELIMINARY LEFT ELEVATION**  
BUILDING TYPE 2  
SCALE: 1/4" = 1'-0"

**AERIE**  
...  
at  
**ALMA & PECOS EAST**  
CHANDLER, ARIZONA

**PRELIMINARY**  
Expires 12/31/2012

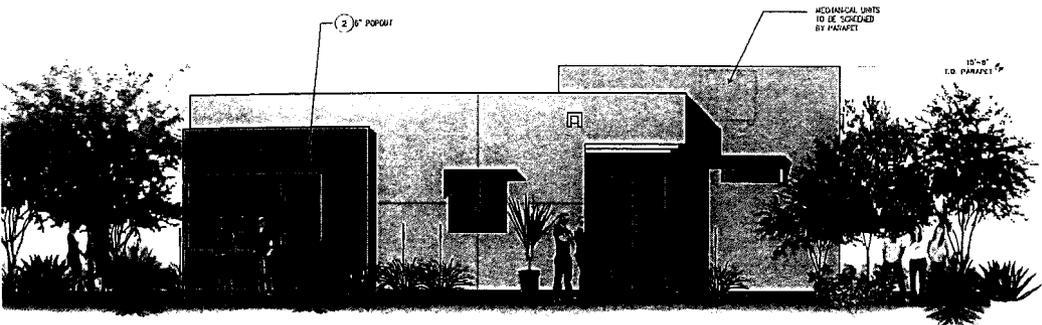
**WHITNEYBELL PERRY INC**  
575 West Chandler Boulevard, STE. 123  
Chandler, Arizona 85225  
(602)265-1891



**3.20**  
1230

COPYRIGHT WHITNEYBELL PERRY INC  
9 Sep 2012  
**PRELIMINARY BLDG.  
TYPE 2 ELEVATIONS**

Contractor must verify all dimensions of project before proceeding with this work.  
 An approved utility provider and identification system for all underground utilities shall be provided. The design and construction of mechanical equipment shall be in accordance with the applicable code requirements. All equipment shall be installed in accordance with the applicable code requirements. The design and construction of mechanical equipment shall be in accordance with the applicable code requirements. The design and construction of mechanical equipment shall be in accordance with the applicable code requirements.  
 © Copyright WhitneyBell Perry Inc. 2012



**NOTES**

\* THESE ARE PRELIMINARY ELEVATIONS. SUBJECT TO CHANGE

ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

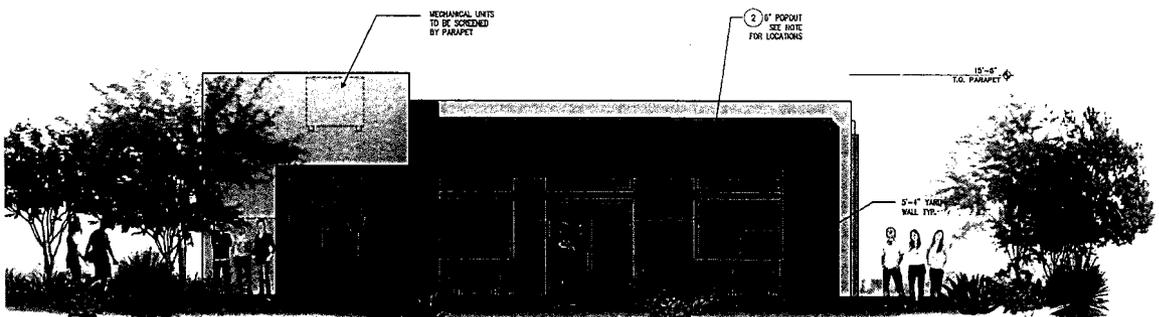
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

ROOF DRAINAGE SHALL BE UTILIZED THROUGH SCUPPERS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.

- ① AWNING TO OCCUR ON THIS ELEVATION FOR BUILDINGS #42, 51, 54 AND 57 ON THE SITE.
- ② 6" POPOUT TO OCCUR ON THIS ELEVATION FOR BUILDINGS #1, 41, 45, 52, 56, 58, 64, AND 65.

**PRELIMINARY FRONT ELEVATION**

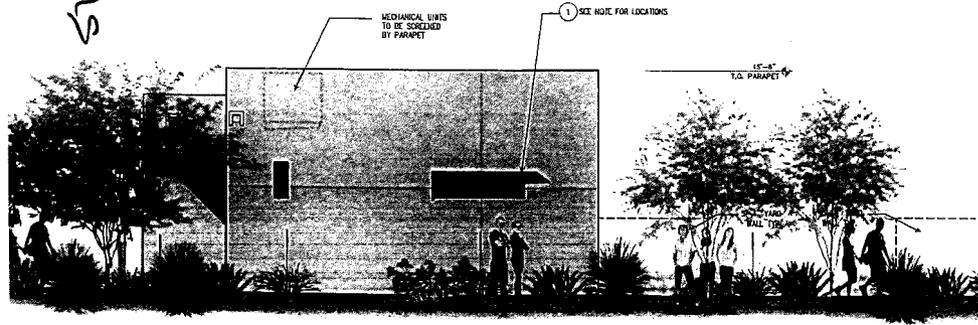
BUILDING TYPE 3 SCALE: 1/4" = 1'-0"



**PRELIMINARY REAR ELEVATION**

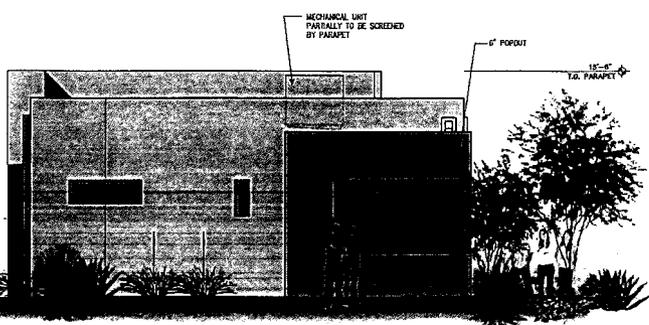
BUILDING TYPE 3 SCALE: 1/4" = 1'-0"

Elevations



**PRELIMINARY RIGHT ELEVATION**

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



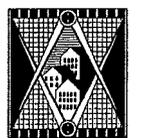
**PRELIMINARY LEFT ELEVATION**

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

  
**AERIE**  
 ...  
**ALMA & PECOS EAST**  
 CHANDLER, ARIZONA

  
**PRELIMINARY**  
 Expires 12/31/2012

**WHITNEYBELL PERRY INC**  
 575 West Chandler Boulevard, STE. 123  
 Chandler, Arizona 85225  
 (602)265-1891

  
**ARCHITECTURE AND PLANNING**

**3.30**  
 1230

COPYRIGHT WHITNEYBELL PERRY INC  
 9 Sep 2012

**PRELIMINARY BLDG.  
 TYPE 3 ELEVATIONS**

12/15/2012 10:10 AM

Contractor must verify all dimensions of project before proceeding with this work.  
 On all dimensions shown drawings and elevations unless the opposite is shown permission of the Architect. The architect shall not be responsible for the accuracy of any dimensions or quantities shown on drawings and specifications shall not be used by anyone on any other project, in addition to the project, for any purpose, in whole or in part, without the written consent of the architect within the parameters of the project.  
 © Copyright WhitneyBell Architects Inc. 2014

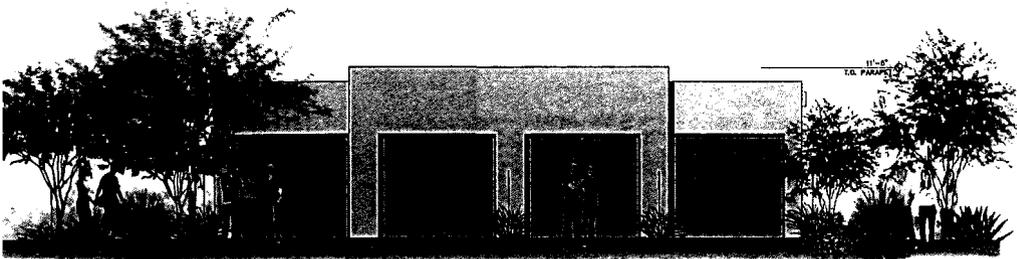
**NOTES**

\* THESE ARE PRELIMINARY ELEVATIONS: SUBJECT TO CHANGE

ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

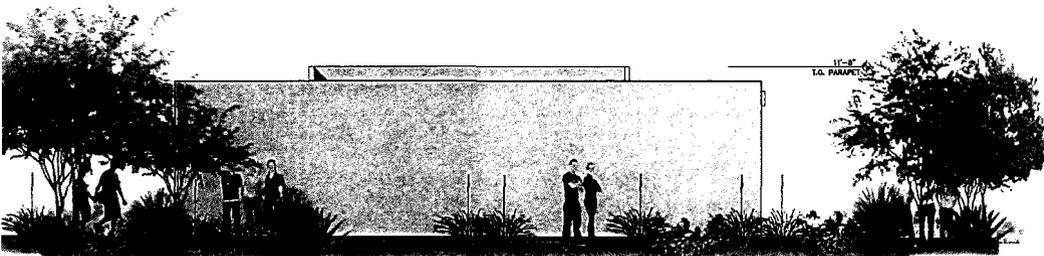
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

ROOF DRAINAGE SHALL BE UTILIZED THROUGH SCUPPERS THAT ARE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN.



**PRELIMINARY FRONT ELEVATION**

BUILDING TYPE GARAGE SCALE: 1/4" = 1'-0"



**PRELIMINARY REAR ELEVATION**

BUILDING TYPE GARAGE SCALE: 1/4" = 1'-0"

Elevations



**PRELIMINARY RIGHT ELEVATION**

BUILDING TYPE GARAGE SCALE: 1/4" = 1'-0"

**PRELIMINARY LEFT ELEVATION**

BUILDING TYPE GARAGE SCALE: 1/4" = 1'-0"

**AERIE**  
 at  
**ALMA & PECOS EAST**  
 CHANDLER, ARIZONA

**PRELIMINARY**  
 Expires 12/31/2014

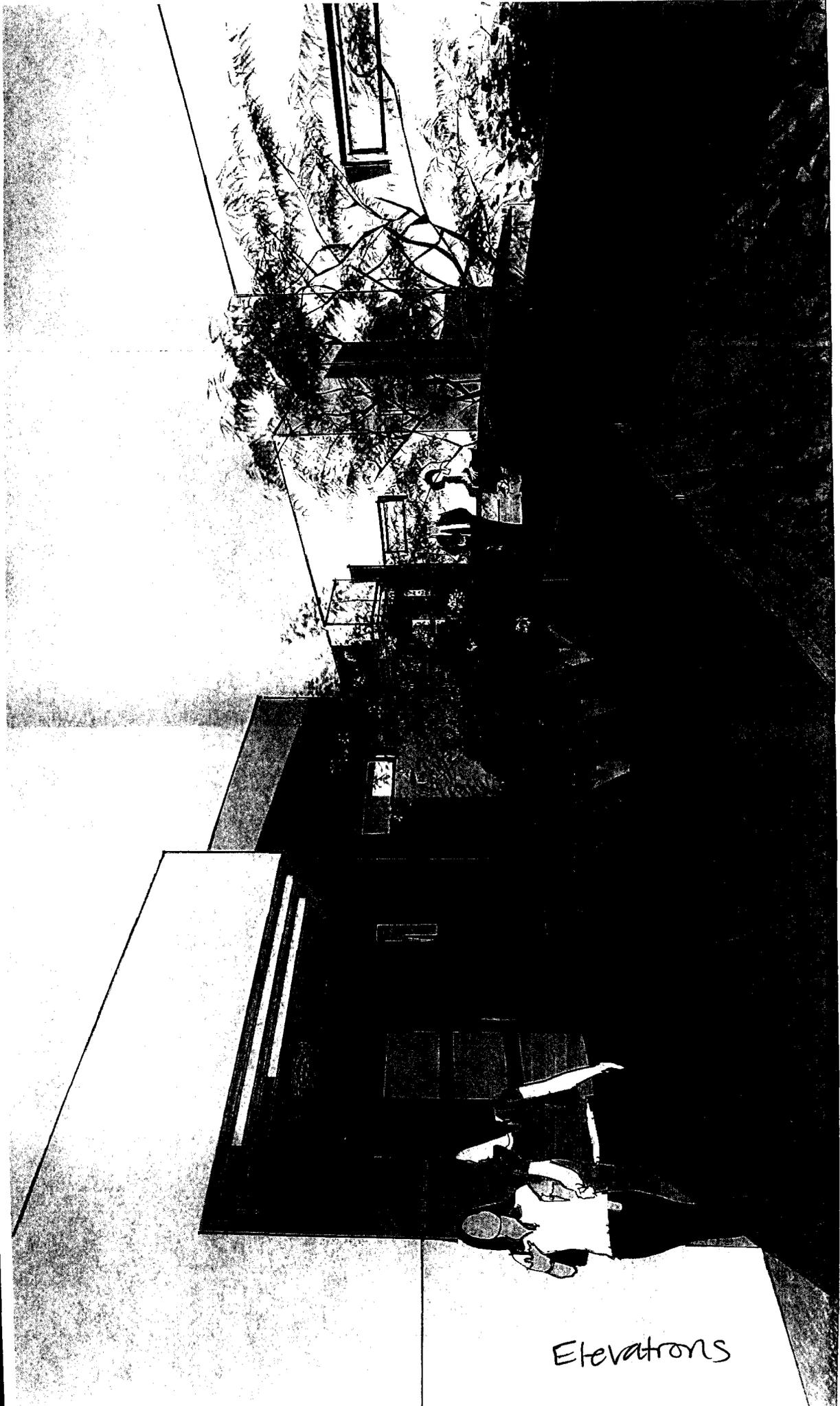
**WHITNEYBELL PERRY INC**  
 1102 East Missouri Avenue  
 Phoenix, Arizona 85014-2784  
 575 West Chandler Avenue, Ste 123  
 Chandler, Arizona 85225-7532  
 (602)265-1891

ARCHITECTURE AND PLANNING

**3.50**  
 1230

COPYRIGHT WHITNEYBELL PERRY INC  
 9 Sep 2012

**PRELIM PARKING**  
 GARAGE ELEVATIONS



Elevations

COURTYARD VIEW  
PRELIMINARY

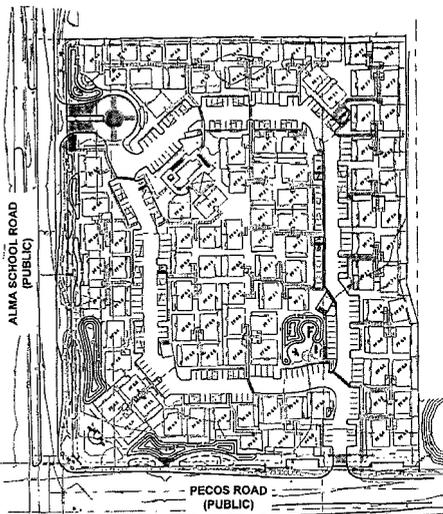


WHITCOMB PERRY INC.

ARCHITECTURE AND PLANNING

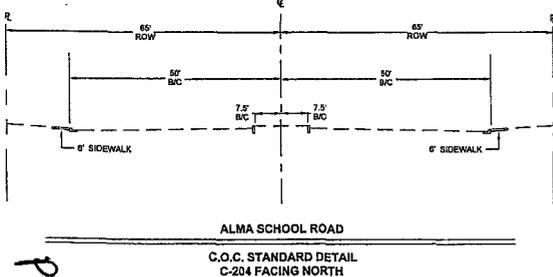
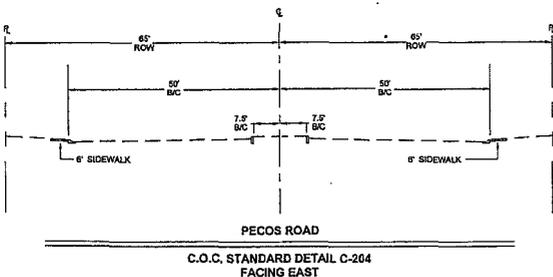
# PRELIMINARY PLAT FOR: AERIE AT ALMA & PECOS EAST CHANDLER, ARIZONA

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



### GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. THIS SUBDIVISION SHALL COMPLY WITH THE "RESIDENTIAL DEVELOPMENT STANDARDS" DATED MAY 23, 2002.
5. NO PHASING IS PROPOSED.
6. RECLAIMED WATER WILL BE PUMPED FROM THE ADJACENT LAKE PER DMG REQUIREMENTS.



plat

### OWNER / DEVELOPER

ALTA WITH COMMUNITIES, LLC  
700 E. BROADWAY, SUITE 200  
TUCSON, AZ 85719

CONTACT: ROGER KAMBER  
PHONE: (520) 231-4122  
FAX: (520) 231-4122

### CIVIL ENGINEER

TERRASCAP CONSULTING  
1102 EAST MISSOURI AVENUE  
PHOENIX, ARIZONA 85014

CONTACT: DAVE SOLTYSIK, P.E.  
PHONE: (602) 230-8458  
FAX: (602) 230-8458

### ARCHITECT

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

CONTACT: JAMES MICHAEL PERRY, AIA  
PHONE: (602) 235-1191  
FAX: (602) 235-1191

### PROJECT AREA

TERRASCAP (PER SURVEY) = 0.67 ACRES  
SITE AREA NET = 0.61 ACRES

### PARCEL APN:

303-21-003, 303-21-005, 303-21-006K

### FLOOD INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP MAP NUMBER 0102C2066G, DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### BENCHMARK (CMCN) NO. 39A

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF CHANDLER BRASS CAP FLUSH BETWEEN CHANDLER BOULEVARD AND PECOS ROAD, 640 FEET WEST OF ALMA SCHOOL ROAD AND 640 FEET NORTH OF FRYE ROAD AT THE INTERSECTION OF WAGGON WAY AND APACHE DRIVE, HAVING AN ELEVATION OF 1254.51 FEET, CITY OF CHANDLER DATUM (NAVD 88).

### BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF ALMA SCHOOL ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32, USING A BEARING OF SOUTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, PER THE FINAL PLAT OF BLAISEMAR RANCH-UNIT 1, RECORDED IN BOOK 382 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS.

### LEGAL DESCRIPTION:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND P.K. NAIL AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, 1,322.41 FEET (BEARINGS BASED ON THE PLAT OF SAN MARCOS RETIATED) ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 31 MINUTES 19 SECONDS EAST, 500.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 04 SECONDS EAST, 1,009.77 FEET ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 15 DEGREES 37 MINUTES 39 SECONDS WEST, 84.09 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 24 SECONDS WEST, 421.56 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 57 SECONDS WEST, 582.49 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 44 SECONDS WEST, 524.49 FEET ALONG A LINE BEING 65.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING; AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING THREE PARCELS, AS CONVEYED TO THE CITY OF CHANDLER IN DEED RECORDED IN 2003-131162;

### PARCEL NO. 1

THE WEST 71 FEET OF THE NORTH 387.93 FEET OF THE SOUTH 781.93 FEET AND THE WEST 75 FEET OF THE NORTH 308 FEET OF THE SOUTH 400 FEET OF THE WEST 33 FEET OF THE SOUTH 65 FEET OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### PARCEL NO. 2

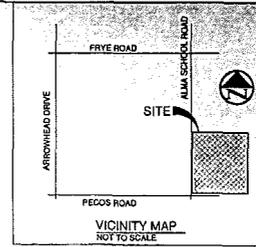
THE SOUTH 33 FEET OF THE WEST 861.73 OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 33 FEET OF THE WEST 33 FEET THEREOF.

### PARCEL NO. 3

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, SAID CORNER BEING MONUMENTED WITH A P.K. NAIL, ALSO FOUND, BRASS CAP IN HAND HOLE 0.45 FEET WEST; THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 04 SECONDS EAST, PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 26 MINUTES 04 SECONDS WEST, A DISTANCE OF 82.04 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 45 DEGREES 31 MINUTES 48 SECONDS EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, PARALLEL WITH AND 78.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 308.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 04 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST, PARALLEL WITH AND 65 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 262.18 FEET TO A POINT ON THE WEST LINE OF FARVIEW MEADOWS, ACCORDING TO BOOK 389 OF MAPS, PAGE 16, RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 22.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST, PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 629.50 FEET TO THE TRUE POINT OF BEGINNING.

### LEGEND

---	EXIST. BOUNDARY LINE	⊕	PROPOSED DRYWELL AND INTERCEPTOR	x XXX	PROPOSED GROUND ELEVATION
---	EXIST. CENTER LINE OR MONUMENT LINE	⊞	PROPOSED STORM INLET	● XXX	PROPOSED PAVEMENT GRADE
---	EXIST. SEWER LINE	---	PROPOSED STORM DRAIN LINE	■ XXX	PROPOSED CONCRETE GRADE
---	EXIST. WATER LINE	⊙	PROPOSED YARD DRAIN	---	PROPOSED PROPERTY LINE
---	EXIST. RECLAIM WATER LINE	⊕	PROPOSED HEADWALL	---	PROPOSED BERM
---	EXIST. GAS LINE	---	DIRECTION OF FLOW	⊙	PROPOSED SEWER MANHOLE
---	EXIST. OVERHEAD ELECTRIC LINE	---	GRADE BREAK	⊞	SECTION IDENTIFICATION SHEET #
---	EXIST. CABLE TV LINE	---	BASEIN NUMBER	⊞	
---	EXIST. SEWER FORCE MAIN	---	PROPOSED FINISH FLOOR ELEVATION		
---	EXIST. IRRIGATION LINE	---			
---	EXIST. STORM DRAIN LINE				



1102 EAST MISSOURI AVENUE  
PHOENIX, ARIZONA 85014  
(602) 237-8732  
(602) 230-8458 FAX

**TERRASCAP CONSULTING**  
CIVIL ENGINEERING • SURVEYING • URBAN PLANNING



PRELIMINARY PLAT

DATE	DESCRIPTION
09-19-12	CITY SUBMITTAL

CHECKED BY:	DMS
DRAWN BY:	RWS
TITLE:	COVER SHEET
SHEET No.	1 of 2
PROJECT No.	927



**ORDINANCE NO. 4413**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0031 AERIE AT ALMA & PECOS EAST) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AERIE AT ALMA & PECOS EAST", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0031, except as modified by condition herein.
2. Construction shall commence above foundation walls within eighteen (18) months 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. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. 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.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

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 Transportation & 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. 4413 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 GAB

PUBLISHED:

Exhibit A  
DVR12-0031

The West half of the Southwest quarter of the Southwest quarter of Section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING a portion of the West half of the Southwest quarter of the Southwest quarter of Section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found P.K. nail at the Southwest corner of said Section 33;

THENCE North 00 degrees 33 minutes 44 seconds West, 1,322.41 feet (bearings based on the plat of San Marcos Estates) along the West line of said West half of the Southwest quarter of the Southwest quarter,

THENCE North 89 degrees 26 minutes 25 seconds East, 65.00 feet along the North line of said West half of the Southwest quarter of the Southwest quarter to the POINT OF BEGINNING;

THENCE continuing along said North line, North 89 degrees 26 minutes 25 seconds East, 600.06 feet;

THENCE South 00 degrees 25 minutes 04 seconds East, 1,009.77 feet along the East line of said West half of the Southwest quarter of the Southwest quarter

THENCE North 15 degrees 37 minutes 39 seconds West, 66.09 feet;

THENCE North 00 degrees 16 minutes 24 seconds West, 421.56 feet;

THENCE South 89 degrees 25 minutes 57 seconds West, 582.46 feet,

THENCE North 00 degrees 33 minutes 44 seconds West, 524.48 feet along a line being 65.00 feet East of and parallel to the West line of said Southwest quarter to the POINT OF BEGINNING; and

EXCEPT any portion lying within the following three parcels, as conveyed to the City of Chandler in Deed recorded in 2003-1131162;

Parcel No. 1:

The West 71 feet of the North 397.93 feet of the South 797.93 feet and the West 75 feet of the North 305 feet of the South 400 feet and the West 33 feet of the South 95 feet of the Southwest quarter of Section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 2:

The South 33 feet of the West 661.73 of the Southwest quarter of Section 33, Township 1 South, Range 5 East of Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the South 33 feet of the West 33 feet thereof.

Exhibit A  
DVR12-0031

Parcel No. 3:

That portion of the Southwest quarter of Section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

COMMENCING at the Southwest corner of said Section 33, said corner being monumented with a P.K. nail, also found, brass cap in hand hole 0.45 feet West;

THENCE North 89 degrees 33 minutes 06 seconds East, along the South line of said Southwest quarter, a distance of 33.00 feet;

THENCE North 00 degrees 26 minutes 42 seconds West, parallel with and 33.00 feet East of the West line of said Southwest quarter, a distance of 33.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 00 degrees 26 minutes 42 seconds West, a distance of 62.04 feet;

THENCE North 89 degrees 36 minutes 27 seconds East, a distance of 42.00 feet;

THENCE South 45 degrees 26 minutes 48 seconds East, a distance of 28.28 feet;

THENCE North 89 degrees 33 minutes 06 seconds East, parallel with and 75.00 feet North of said South line, a distance of 305.00 feet;

THENCE South 00 degrees 26 minutes 43 seconds East, a distance of 10.00 feet;

THENCE North 89 degrees 33 minutes 06 seconds East, parallel with and 65.00 feet North of said South line, a distance of 262.18 feet to a point on the West line of Farview Meadows, according to book 389 of maps, page 16, records of said county;

THENCE South 00 degrees 02 minutes 34 seconds East, along last said West line, a distance of 32.00 feet;

THENCE South 89 degrees 33 minutes 06 seconds West, parallel with and 33.00 feet North of said South line, a distance of 628.95 feet to the TRUE POINT OF BEGINNING.