#15

MAY 22 2014

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Chandler All-America City 2010

MEMORANDUM **Planning Division - CC Memo No. 14-056**

DATE: MAY 22, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER KM

SUBJECT: PDP14-0004 CHUCK E CHEESE'S

Request: Preliminary Development Plan (PDP) approval for the site layout and building architecture for a new restaurant

Location: Southeast corner of Frye and Price roads

Applicant: Bill Melvin
Melvin Property #3260, LLC

Project Info: 2.5-acre site, 15,000 square-foot restaurant

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The approximate 2.5-acre site received Planned Area Development (PAD) zoning in July 2006, as part of the larger 6-acre Chandler Hilton development. The western half was identified as Phase II permitting future Community Commercial District (C-2) uses, however requiring future PDP approval. The proposed restaurant land use is consistent with the approved PAD for C-2 uses zoning.

The subject site is surrounded to the south and southeast by vacant and developed properties zoned Planned Industrial District (I-1) containing a mix of Office and Industrial uses. Frye Road abuts the property on the north, with an industrial facility located north of Frye Road. The Loop 101 Price Freeway is located on the property's west side. The Chandler Fashion Center Regional Mall is located west of the Loop 101 Price Freeway. The existing 6-story Hilton Hotel abuts the subject site's east side.

The proposed 15,000 square-foot restaurant faces Frye Road, and is centrally located within the site. Vehicular access is provided from an existing shared entry drive along Frye Road, as well as a right-in right-out drive off the Price Frontage Road, at the site's southwest corner. A portion of the sites streetscape landscaping was installed with the Phase I Chandler Hilton building. The proposed development will refresh the existing landscaping and complete the balance of the site. The landscape pallet and design continues the theme established by Phase I.

Architecturally the building pulls cues from the adjacent Hilton Hotel building, while incorporating the Chuck E Cheese's corporate elements designed to appeal to the younger clientele. The building includes a stacked limestone veneer wainscot similar to the hotel building. As well, exaggerated columns, articulate cornice detailing, and a grid scoring pattern all derive from the hotel. The paint colors are also taken from the hotel building in an effort to create development cohesiveness. The building provides its own identity through the use of colored window shade awnings, and the checkered background of the architectural projections.

The request includes a comprehensive sign package. Building mounted signage includes individual mounted LED internally illuminated pan channel lettering and logo. The booklet includes a detail identifying the manner in which the underside of the colored shade awnings is illuminated. The awnings include an egg-crate soffit that provides diffused light to illuminate the pedestrian pathways. Finally, the booklet does include an exhibit indicating the parapet led border illumination around the entry tower element. A condition is included that prohibits this as the Code does not permit exposed building illumination.

Planning Staff supports the request. The subject site, although zoned for C-2 uses, does not provide traditional access and visibility normally associated with a commercial corner. However, the site's close proximity to the Chandler Fashion Center makes it a perfect location for a "destination oriented" restaurant/entertainment facility such as Chuck E Cheese's. The applicant has worked to integrate the building with the adjacent hotel while providing for its own individuality. It is important to note, that while traditionally corporate stylized architecture is discouraged throughout Chandler, the regional commercial environment surrounding the mall has routinely included increased corporate identification elements such as found on the proposed Chuck E Cheese's building. Additional exhibits and development details can be found in the attached Development Booklets.

PUBLIC/NEIGHBORHOOD NOTIFICATION

The request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood notice letter was sent out. Planning Staff received correspondence from a representative of the adjacent Hilton Hotel expressing support. The representative

indicated that often the hotel caters to parents of club-sports teams who routinely look for activity locations for the other children. The hotel representative indicated this would be a nice amenity so close to the hotel.

At the time of this writing, Staff has not received any calls or letters in opposition of this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Preliminary Development Plan

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

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3823, in case DVR06-0012 CHANDLER HILTON, except as modified by condition herein.

2. Development shall be in substantial conformance with the attached Development Booklet, entitled "CHUCK E CHEESE'S #3260", kept on file in the City of Chandler Planning Services Division, in File No. PDP14-0004, except as modified by condition herein.

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

4. Approval by the Planning Administrator and Director of Transportation and Development for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.

5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

6. 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.

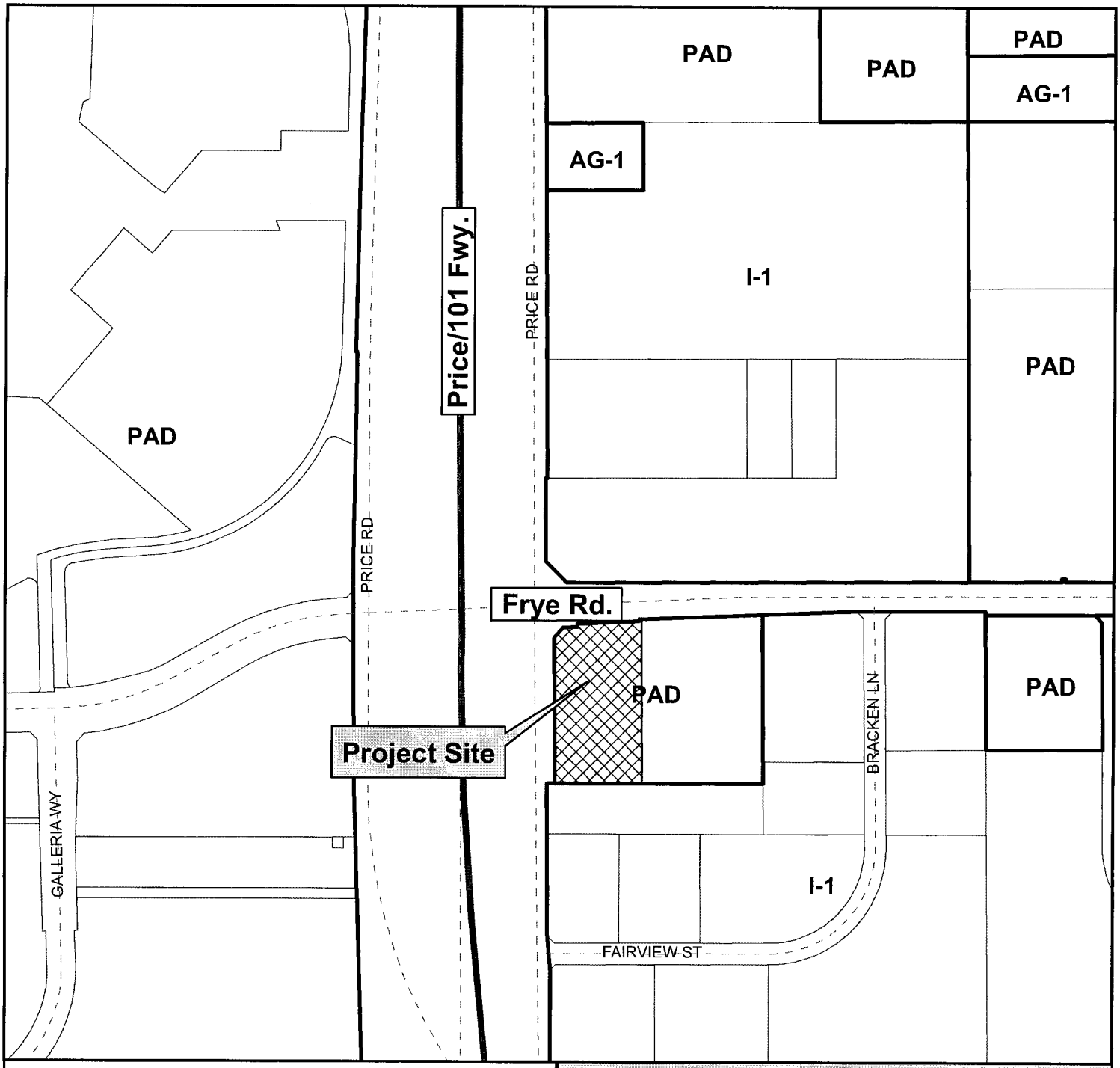
7. Exposed exterior building illumination is prohibited.

PROPOSED MOTION

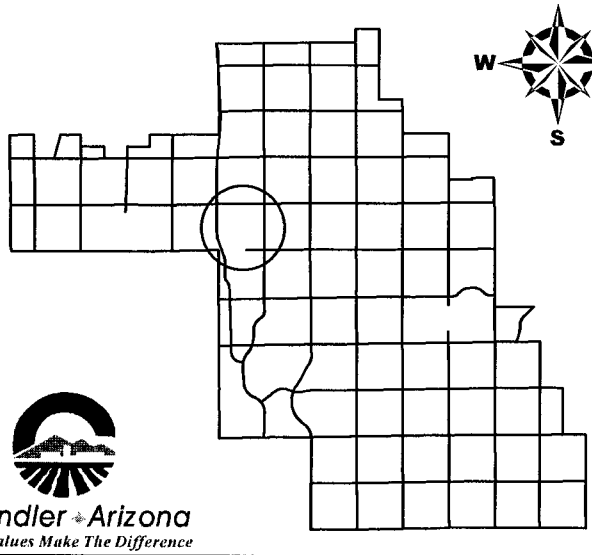
Move to approve PDP14-0004 CHUCK E CHEESE'S, Preliminary Development Plan for the site layout and building architecture for a new restaurant, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



Vicinity Map



PDP14-0004

Chuck E Cheese's

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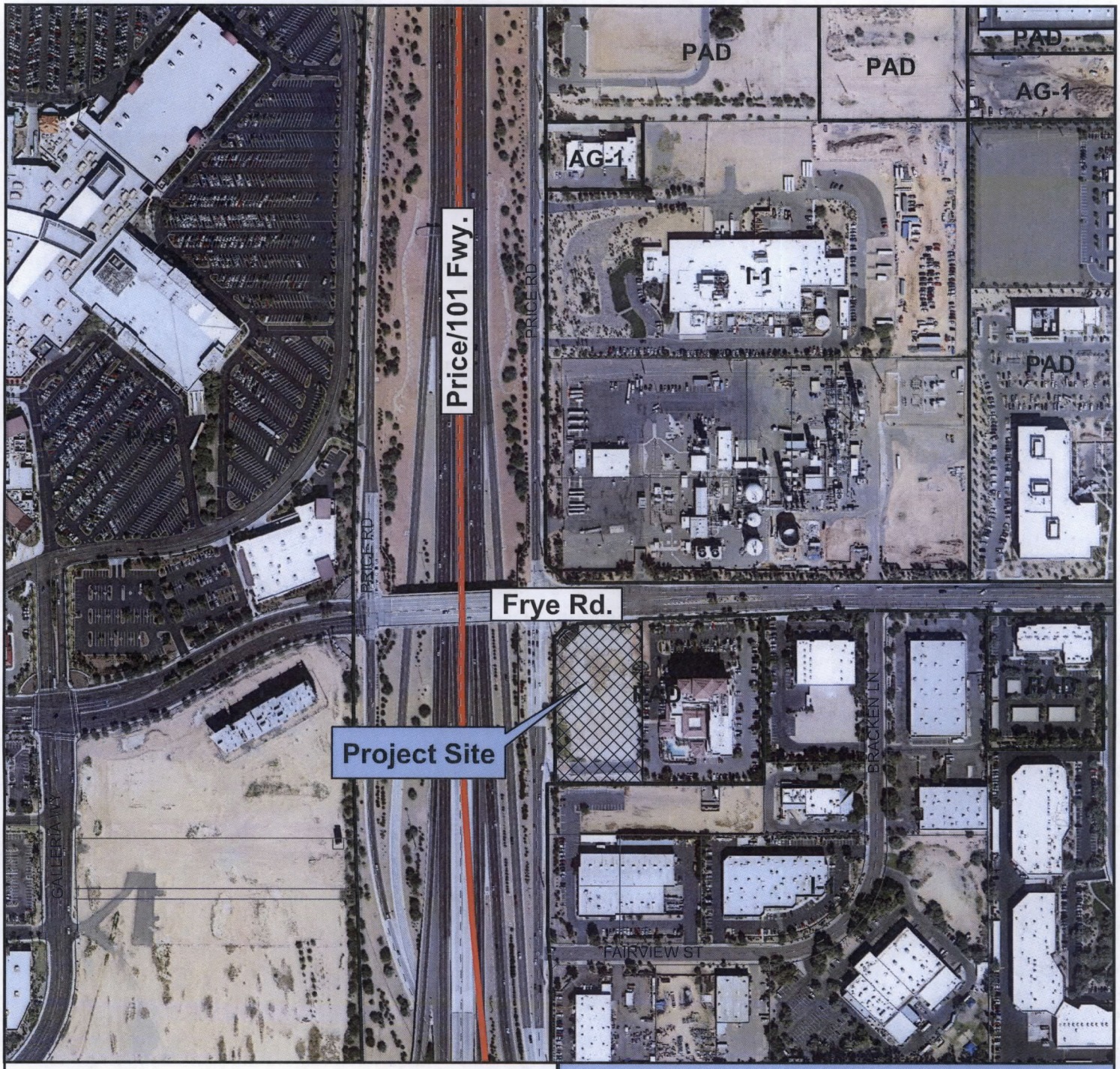
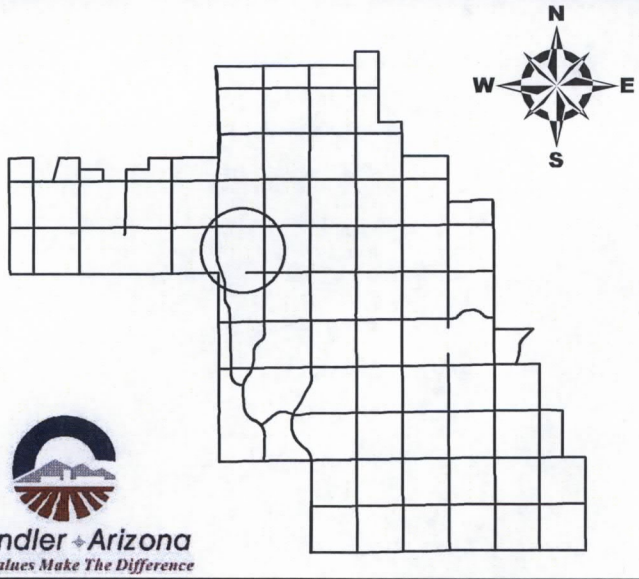


Vicinity Map



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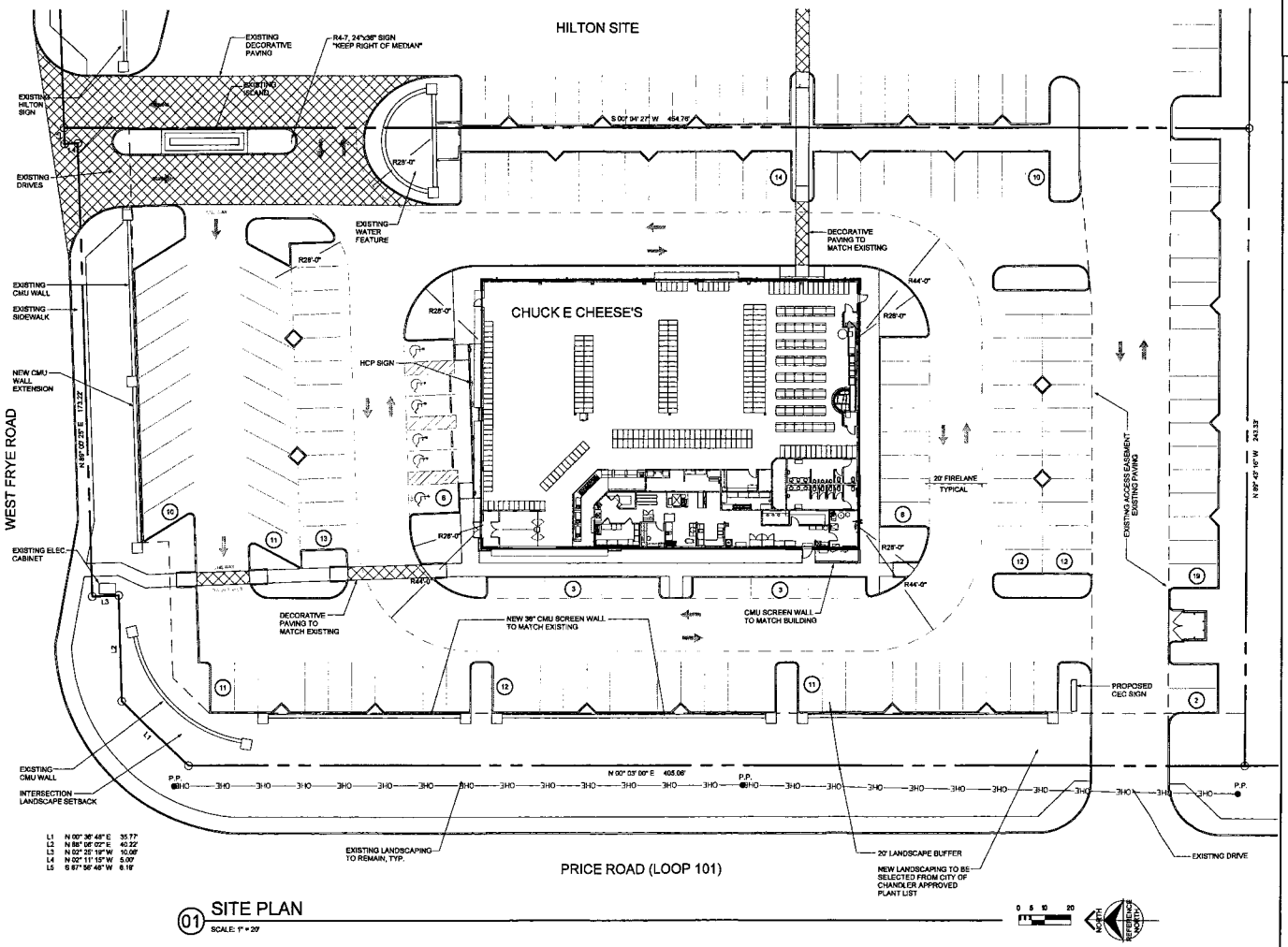
PDP14-0004

Chuck E Cheese's

CITY OF CHANDLER 3/13/2014



01 SITE PLAN
SCALE: 1" = 20'

TABULATIONS

SITE 107,377 SF 2.465 AC

SITE COVERAGE:

PAVING	70,320 SF	65.49%
LANDSCAPE	22,101 SF	20.59%
BUILDING	14,956 SF	13.93%
TOTAL SITE	107,377 SF	100.00%

PARKING:

DINING PARKING REQUIRED:	1 PER 50 SF DINING AREA
7,125 SF	143 SPACES
KITCHEN PARKING REQUIRED:	1 PER 200 SF KITCHEN AREA
2,541 SF	13 SPACES
TOTAL PARKING REQUIRED:	156 SPACES
TOTAL PARKING PROVIDED:	157 SPACES
HCP PARKING REQUIRED:	6 SPACES
HCP PARKING PROVIDED:	6 SPACES

NOTE:
DINING AREA DOES NOT INCLUDE VESTIBULE, RESTROOMS, GAMES OR SHOW.
KITCHEN AREA DOES NOT INCLUDE MECHANICAL ROOM.

NOTES

ROOF ACCESS LADDERS AND ROOF DRAINAGE:

ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902(6)(e) 15, ZONING CODE.

SERVICE ENTRANCE SECTION SCREENING:

SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL OR LANDSCAPING EQUAL TO OR GREATER IN HEIGHT OF THE MECHANICAL EQUIPMENT.
SECTION 35-1902(6)(e) 15, ZONING CODE.

MECHANICAL EQUIPMENT NOTE:

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER IN HEIGHT THAT THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT OF THE MECHANICAL EQUIPMENT.

LIGHTING NOTE:

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

STREET FRONTAGE AREAS MUST BE GRADED TO "NATURAL AND PLEASING" GROUND FORMS:

- A MAXIMUM OF 50% OF THE STREET FRONTAGE LANDSCAPE AREA MAY BE USED FOR STORM WATER RETENTION (EXCLUDING RIGHT-OF-WAY).
- SOIL EXCAVATED FOR RETENTION BASINS MUST BE USED TO CREATE COMPLIMENTARY EARTH MOUNDS. HEIGHT OF EARTH BERMS SHALL BE MEASURED FROM ADJACENT STREET CURB ELEVATION.
- EARTH MOUNDS, NATURAL AND PLEASING IN SIZE AND SHAPE, WITH A MAXIMUM SLOPE OF 4:1, SHALL BE LOCATED AND DESIGNED TO MINIMIZE STREET VIEWS INTO RETENTION BASINS. FUTURE BUILD-OUT OF STREET IMPROVEMENTS MUST BE CONSIDERED IN BERM DESIGN SO THAT IMPROVEMENTS DO NOT RESULT IN REMOVAL OF REQUIRED BERMS.
- STORM WATER RETENTION IS PROHIBITED AGAINST RETAINING WALLS WHERE ADJACENT TO A STREET RIGHT-OF-WAY. RETENTION BASINS SHALL BE DESIGNED TO APPEAR NATURAL AND PLEASING, AVOIDING RECTANGULAR SHAPES OR STRAIGHT SIDE SLOPES. SEE SECTION 1903(b)(x)(xi), ZONING CODE.

LANDSCAPE PLAN INFORMATION:

TOTAL SITE AREA 107,377 SF, 2.465 AC.
TOTAL BUILDING AREA 14,956 SF, 13.93% OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA 22,101 SF, 20.59% OF TOTAL SITE AREA
TOTAL PARKING AREA 65,519 SF, 61.11% OF TOTAL SITE
LANDSCAPE IN PARKING AREA15,300 SF, 23.32% OF PARKING AREA (10% MINIMUM)
TOTAL TURF AREA 0 SF, 0.00% OF LANDSCAPE AREA
SHRUBS / GROUND COVER AREA 8,040 SF, 40.00% OF LANDSCAPE AREA
INORGANIC / GRANITE 13,261 SF, 60.00% OF LANDSCAPE AREA

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B&W HUBBARD CAPE WILLIAMS PROJECT ADMINISTRATOR

CHUCK E CHEESE'S #3260 - CHANDLER, AZ
SEC FRYE ROAD & PRICE ROAD - 2977 WEST FRYE ROAD
CHANDLER, AZ 85244

Melvin Entertainment Inc.
17797 North Perimeter Drive, suite D-115, Scottsdale, AZ 85255

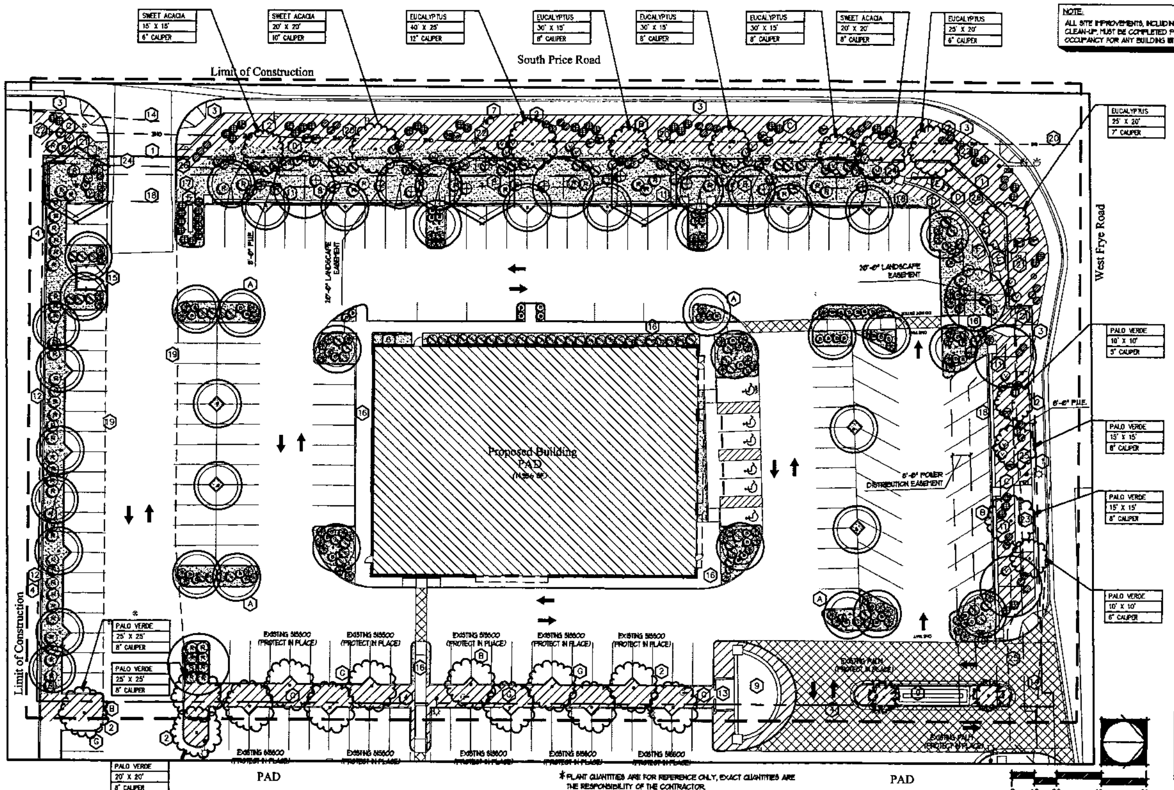
SITE PLAN

Date
10/02/2013

Revisions
10/21/2013 DESIGN SET
12/11/2013 DESIGN SET
01/22/2014 SITE PLAN REVIEW
02/19/2014 SITE PLAN REVIEW
03/03/2014 SITE PLAN REVIEW
03/07/2014 CHECK SET
04/08/2014 ISSUE

Project Number
13-260

Sheet Number
A0.0



NOTE:
ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN-UP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

NOTE:
FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR. ARRANGE PLANTS AS SHOWN TO SCREEN FROM VIEW.

Master Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
Trees					
	PROSOPIS VELUTINA	NATIVE MESQUITE	3	48" BOX	SINGLE TRUNK, LOW BRANCHING (14'-0" TALL, 12'-0" WIDE, 3.5" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-989-9275)
	CERCIDIUM FLORIDUM	FOOTHILLS PALO VERDE	1	36" BOX	TALL, UPRIGHT, STD. TRUNK (10'-0" TALL, 5'-0" WIDE, 2.5" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-989-9275)
	ACACIA SMALLII	SWEET ACACIA	8	24" BOX	TALL, UPRIGHT, LOW BRANCHING, VASE SHAPED (8'-0" TALL, 4'-0" WIDE, 1.5" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-989-9275)
	CHITALP TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	7	24" BOX	TALL, UPRIGHT, LOW BRANCHING, VASE SHAPED (7'-0" TALL, 4'-0" WIDE, 1.25" MIN. CALIPER) AVAIL. THRU BASELINE TREES (602-989-9275)
	ACACIA SALICINA	WILLOW ACACIA	23	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 1.50" MIN. CALIPER) AVAIL. THRU DESERT TREE NURSERY (520-291-5664)

Master Legend

*PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

*NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8". (7'-0" IN SIGHT VISIBILITY AREAS)

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
Shrubs					
	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK DWARF OLEANDER	52	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
	LEUCOPHYLLUM ZYGOPHYLLUM	BLUE RANGER	10	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	16	5 GAL.	SPACE 6' O.C., 3' FROM HARDSCAPE
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	73	5 GAL.	SPACE 6' O.C., 3' FROM HARDSCAPE
	EREMOPHILA SP. 'VALENTINE'	VALENTINE BUSH	43	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
Accents/G.C.					
	HESPERALOE PARVIFLORA	RED YUCCA	72	5 GAL.	FULL AND BUSHY
	DASYLIRION WHEELERI	DESERT SPOON	15	5 GAL.	FULL AND BUSHY
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	38	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	57	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE

Legend

Sym.	Common Name	Qty.	Remarks
	OVERHEAD ELECTRICAL LINES	N/A	THERE IS AN EXISTING ELECTRICAL EASEMENT. ALL POWER LINES AND POLES ARE LOCATED IN THE SRP AERIAL EASEMENT. REFER TO PLAN.
D.G.	DECOMPOSED GRANITE	16,500 SF.	MATCH SIZE AND COLOR WITH EXISTING IN RIGHT OF WAY. PROVIDE SAMPLE FOR OWNER'S FINAL APPROVAL.
	EXISTING LANDSCAPE AREA PROTECT IN PLACE ALL LANDSCAPE MATERIAL DURING CONSTRUCTION.	14,400 SF.	CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED WITHIN ANY EXISTING LANDSCAPE AREA DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
	EXISTING TREES - SEE TAG ON PLAN	OPEN	SAME AS ABOVE

Landscape Site Data:

Total site area	107,377	sq. ft.	2.47	acres
Total building area	14,956	sq. ft.	14	% of total site area
Total landscape area	29,900	sq. ft.	28	% of total site area
Total parking area	26,847	sq. ft.	25	% of total site area
Landscape in parking area (Interior surface area shall be landscaped).	+/-9,500	sq. ft.	35	%, 10% minimum of parking lot
Shrubs/Groundcover	+/-19,000	sq. ft.	63	% of total landscape area (50% min.)
Inorganic ground cover (granite)	29,900	sq. ft.	28	% of total site area

NOTE:
ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACK FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR. SECTION 35-1905(8)(e)M, ZONING CODE.

TOTAL LANDSCAPE AREA: 5,686 SF.

Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

NOTE:
FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1½" BELOW CONCRETE OR OTHER PAVED SURFACE.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR AFTER ACCEPTED FROM LANDSCAPE CONTRACTOR MAINTENANCE PERIOD ENDS.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

ALL TREES IN PARKING ISLAND PLANTERS SHALL HAVE A MIN. CANOPY CLEARANCE OF 5'-6".

NO TREE OR BOULDER IS DESIGNED CLOSER THAN 6'-0" TO THE FACE OF THE STREET CURB.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPEC." SEE SECTION 15-3(6)(a).

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

NOTE:
CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING PLANT MATERIAL WITHIN THE LIMIT OF CONSTRUCTION. ANY MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED WITH LIKE VARIETY AND SIZE AT NO ADDITIONAL COST TO OWNER.

Key Notes:

1. RIGHT-OF-WAY
2. EXISTING TREE (PROTECT IN PLACE). CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
3. EXISTING 6' WIDE SIDEWALK
4. PROPERTY LINE
5. PROPOSED MONUMENT SIGN
6. SCREENED UTILITY ENCLOSURE AREA
7. EXISTING FIRE HYDRANT MAINTAIN 3' CLEARANCE
8. PROPOSED RETENTION AREA
9. EXISTING WATER FEATURE
10. EXISTING WATER METER
11. PROPOSED CMU BLOCK SCREEN WALL
12. EXISTING CMU BLOCK WALL
13. EXISTING EQUIPMENT ENCLOSURE
14. SITE VISIBILITY LINE (STD. DTL. C-346)
15. PROPOSED TRASH ENCLOSURE
16. PROPOSED SIDEWALK
17. EXISTING FDC
18. 20'-0" LANDSCAPE EASEMENT
19. ACCESS EASEMENT
20. EXISTING OVERHEAD ELECTRICAL
21. EXISTING UTILITY BOXES
22. EXISTING ELECTRICAL POLE
23. EXISTING CONCRETE PAD
24. SRP AERIAL EASEMENT
25. SIDEWALK AND STREETLIGHT EASEMENT
26. 1' VNAE

Maintenance and Guarantee

1. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
3. CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
4. PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
5. PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
6. IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
7. AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

Landscape Notes:

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL, SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURBS OR SIDEWALK, SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATIONS SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
7. GRANULAR TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
8. LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
9. COORDINATE NECESSARY EXCAVATION WITH OWNERS REPRESENTATIVE.
10. GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
11. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
12. REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Existing Tree Tag:

SPECIES
HEIGHT X WIDTH
CALIPER SIZE

City of Chandler Landscape Guarantee Note:

- All plant materials are guaranteed for a minimum period of 60 days from the date of final approval by the City. Any plant materials, which are not approved by the City prior to October 1 of the calendar year in which they are installed, shall be further guaranteed until May 20 of the following calendar year.
- 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.
- All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan.

General Key Notes:

A. CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS (NOT SHOWN). 18'-0" MINIMUM BETWEEN POLE AND TREE TRUNK.
B. CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING PLANT MATERIAL SHOWN ON THESE PROJECT PLANS DURING CONSTRUCTION.
C. CONTRACTOR IS RESPONSIBLE TO ADD SUPPLEMENTAL PLANT MATERIAL AS SHOWN IN EXISTING LANDSCAPE AREAS. CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE AN ADDITIONAL 2" LAYER OF DECOMPOSED GRANITE TO ALL EXISTING LANDSCAPE AREAS (COLOR AND SIZE TO MATCH NEW LANDSCAPE AREAS). BLEND TO PROVIDE A SEAMLESS TRANSITION BETWEEN EXISTING AND PROPOSED AREAS. ADJUST ACTUAL PLACEMENT OF PLANTS TO AVOID POTENTIAL CONFLICTS WITH EXISTING MATERIAL.
D. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL VOLUNTEER SPECIES OF TREES IN EXISTING LANDSCAPE AREAS NOT SHOWN ON THESE PROJECT PLANS. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL WEEDS, DEBRIS, TRASH, PLANT LITTER, ETC. IN ALL EXISTING LANDSCAPE AREAS.
E. CONTRACTOR IS RESPONSIBLE TO REPLACE/REPAIR ALL EXISTING WOK STYLE POTS ON COLUMNS (6 TOTAL) AND ATTACH TO EXISTING IRRIGATION LINE.
F. CONTRACTOR IS RESPONSIBLE TO REMOVE (4) EXISTING PALO VERDES AND (5) EXISTING PALMS IN THIS AREA.
G. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING PLANT MATERIAL IN PARKING ISLAND DURING CONSTRUCTION. ANY MATERIAL DAMAGED OR DESTROYED WILL BE REPLACE WITH LIKE AT NO ADDITIONAL EXPENSE TO THE OWNER.

Chuck E. Cheese

No. 3260
SEC of Price Rd./Loop 101 and Frye Road
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REGISTERED LANDSCAPE ARCHITECT 37464 RICHARD P. SCHUBERT ARIZONA, U.S.A. EXPIRES 9-30-07

Seal

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PROJECT NUMBER: 1407
DATE: 04-07-14
REVISIONS:
REVISIONS:

landscape plan

L-1

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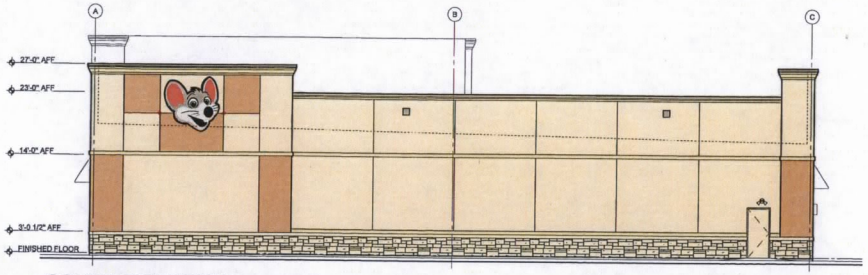
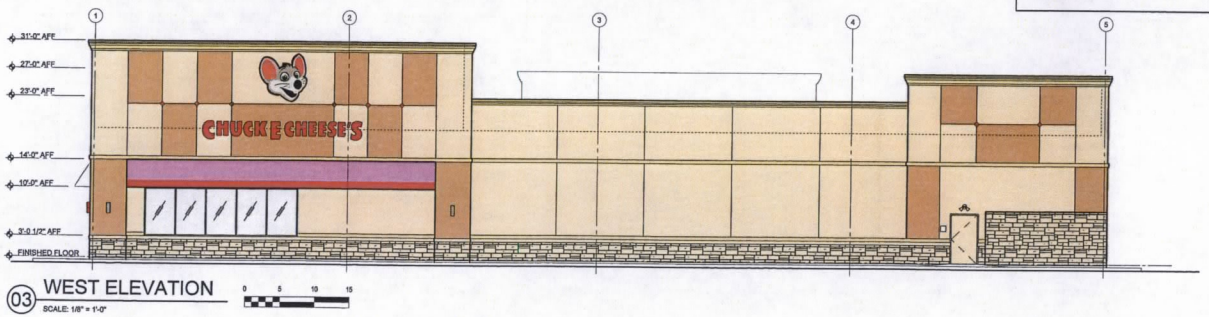
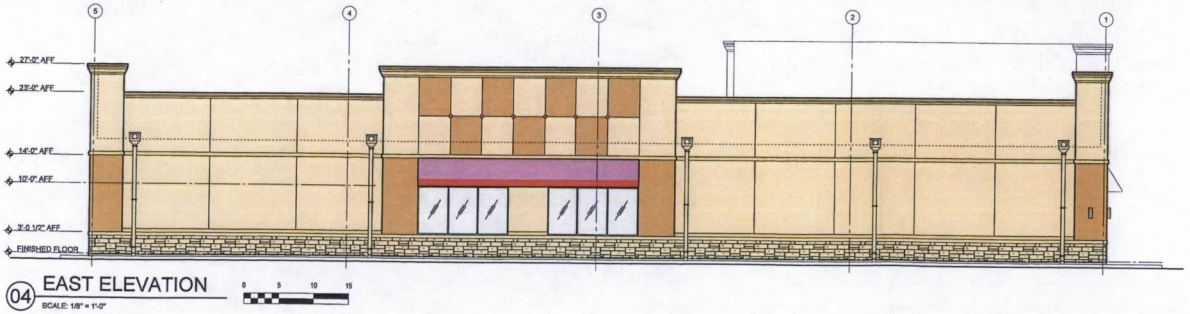
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

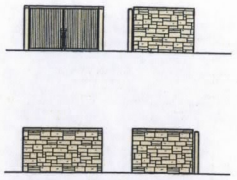


03 WEST ELEVATION
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"

REFER TO A0.1 FOR ADDITIONAL INFORMATION



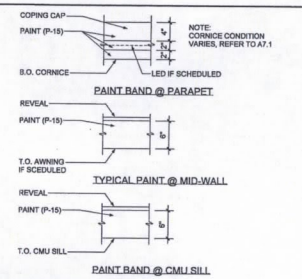
00 TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- MASONRY
  TO BE ARCHITECTURALLY COMPATIBLE WITH THE HILTON
- E.I.F.S. SYSTEM, SANDBLAST TEXTURE
  MATCH P-14, SHERWIN WILLIAMS - CANOE SW2043
- E.I.F.S. SYSTEM, SANDBLAST TEXTURE
  MATCH P-12, SHERWIN WILLIAMS - SAND SW2059
- E.I.F.S. SYSTEM, SANDBLAST TEXTURE
  P-15, CORNICE ACCENT BANDS AND LARGE DIAMOND ACCENTS
  SHERWIN WILLIAMS - AUGUST MOON SW2199
- MULLIONS AND METAL TRIM
  DARK BRONZE #40 ANODIZED ALUMINUM FINISH.
- P-1, ENTRY DOORS AND SMALL DIAMOND ACCENTS
  SHERWIN WILLIAMS - HOLLYBERRY RED
  B54R28 TINTED WITH 844 COLORANTS QV-40, QR-32, TW-16
- AWNINGS
  CEC CORPORATE STANDARD

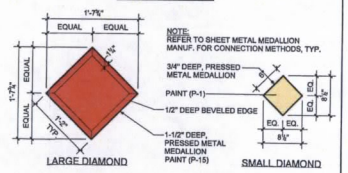
SIGN AND AWNING NOTES

1. SIGN COMPANY TO PERMIT AND INSTALL LETTER AND LOGO SIGNS.
   GENERAL CONTRACTOR TO MAKE ELECTRICAL CONNECTIONS AS REQUIRED.
2. SIGN COMPANY TO PERMIT AND INSTALL AWNINGS (BACKLIT OR NON-BACKLIT).
   GENERAL CONTRACTOR TO MAKE ELECTRICAL CONNECTIONS AS REQUIRED.
3. GENERAL CONTRACTOR TO PROVIDE & INSTALL BACKING FOR ALL SIGNS, AWNINGS & ACCENT DIAMONDS AS PER SIGN COMPANY'S REQUIREMENTS.
4. SIGN COMPANY TO PERMIT AND INSTALL LED LIGHTING BANDS
   GENERAL CONTRACTOR TO MAKE ELECTRICAL CONNECTIONS AS REQUIRED.



05 PAINTED ACCENT BAND
SCALE: 1" = 1'-0"

ALL DIAMOND DETAILS TO BE SUPPLIED BY SIGN COMPANY. CEC TO VERIFY SIGN SUPPLIER



06 ACCENT DIAMONDS
SCALE: 1" = 1'-0"

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B&W BURSON AND WILLIAMS
PROJECT ADMINISTRATOR

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EXTERIOR ELEVATIONS

Date
10/02/2013

Revisions
01/30/2014 DESIGN SET
02/07/2014 DESIGN SET
02/16/2014 SITE PLAN REVIEW
03/07/2014 CHECKSET
04/09/2014 ISSUE

Project Number
13-260

Sheet Number
A4.0