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Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-050**

DATE: FEBRUARY 23, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
 BOB WEWORSKI, CURRENT PLANNING MANAGER

FROM: KEVIN MAYO, SENIOR CITY PLANNER *KM*

SUBJECT: DVR06-0026 MAGNUM MEDICAL OFFICE
 Introduction and Tentative Adoption of Ordinance No. 3898

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval on approximately 4.22-acres for the construction of a general/medical office development

Location: Northeast corner of Dobson Road and Boston Avenue (Approximately ¼-mile south of the southeast corner of Chandler Boulevard and Dobson Road)

Project Info: Approximately 4.22-acres, 4 single-story buildings and 1 two-story building, 36,352 total building square footage

Applicant: Michael P. Monroe
 Archicon, L.C.

RECOMMENDATION

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

BACKGROUND

The request is for rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval on approximately 4.22-acres for the construction of a general/medical office development located at the northeast corner of Dobson

Road and Boston Avenue. The General Plan designates this parcel as Low Density Residential, while allowing the consideration of Office and Institutional uses along the frontages of arterial streets. The proposed development is consistent with the General Plan

The subject site is surrounded to the north by a parcel zoned AG-1, owned by Salt River Project. North of the SRP parcel is the existing commercial development San Marcos Square. South and east of the subject site is the existing Madison/Parkhurst Apartment development. Dobson Road abuts the property's west side. Additionally, the site has direct access to the collector street Boston Avenue.

The proposal includes one two-story office building and four single-story office buildings. Three of the five buildings are placed in a landscape setting enhancing the street scenes from Dobson Road and Boston Street. The two-story office building is located at the site's southwest corner to provide maximum separation from the adjacent multi-family residential uses. Vehicular access is provided by a single driveway cut along Dobson Road, and another single driveway cut along Boston Street. It is anticipated that the two-story Office A will develop as general office, and the four single-story office buildings B-E will develop as medical office uses. The site provides sufficient parking to accommodate approximately a 53% Medical Office and 47% General Office mix. The project will develop in two phases. Phase one will include all site improvements, and office buildings A-C. Office buildings D and E will initially be developed as finished pads, to be completed as phase 2.

The office buildings include a variety of materials including split-face and smooth-face concrete block, with E.I.F.S. over steel studs. Sloping metal roof elements and ledge stone are used to break up the building massing. Additionally, the two-story Office A includes single-story elements at the north and south elevations to diminish the building's apparent height and provide a pedestrian scale. Three pedestrian seating areas are provided that include decorative seating benches and landscaping. Date palm trees are utilized to highlight not only the intersection corner, but the two driveway entrances as well.

The proposal includes a comprehensive sign package. Building mounted signage is proposed as individual mounted reverse pan-channel halo illuminated lettering. The black painted aluminum lettering will include three-inch perforated aluminum returns painted metallic silver. The perforated returns provide better readability from an angle compared to traditional halo illuminated lettering. Two seven-foot tall four-tenant panel freestanding monument signs are proposed, one located along Dobson Road with the other located along Boston Street. The monument signs include architectural elements and materials found upon the buildings and compliment the development. Tenant panels are routed aluminum backed with white acrylic.

Staff supports the request finding the development to represent a quality office development that utilizes the irregularly shaped site well, while maintaining compatibility with the adjacent multi-family residential use. The buildings along Dobson Road are placed in a landscaped setting for an enhanced street scene, with single-story only buildings directly adjacent to the residential apartments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 01/04/07 at the Chandler Community Center. No neighbors attended the meeting.

Staff has received no phone calls or letters from residents opposing this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

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

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval on approximately 4.22-acres for the construction of a general/medical office development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAGNUM MEDICAL OFFICE" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0026, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Dobson Road and Boston Street, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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 Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
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. 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.
7. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median

improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

8. 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.
9. The developer shall be required to install landscaping in the arterial street median 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.
10. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
11. All raceway signage shall be prohibited within the development.
12. 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.
13. The freestanding monument signage tenant panels shall utilize pin-mounted indirectly illuminated metal lettering.
14. The landscaping shall comply with the Commercial Design Standards.
15. The radius parapet roof detail shall have a minimum 3-foot thickness. Details to be worked out with Staff.
16. Additional trees shall be added adjacent to Office 'A'. Details to be worked out with Staff.
17. The applicant shall work with Staff to ensure an appropriate quantity and distribution of trash cans.
18. The applicant shall work with Staff to enhance the overall landscape design. Details to be worked out with Staff.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 3898 approving DVR06-0026 MAGNUM MEDICAL OFFICE rezoning, as recommended by Planning Commission and Staff.

CC Memo No. 07-050

February 23, 2007

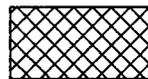
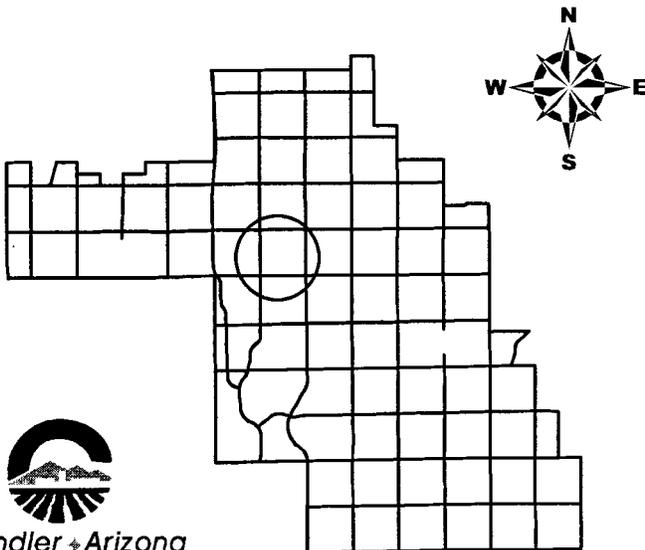
Page 5

Attachments

1. Vicinity Map
2. Ordinance No. 3898
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Development Booklet, Exhibit 'A'



Vicinity Map



DVR06-0026

Magnum Medical Office



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 5/19/2006

ORDINANCE NO. 3898

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) GENERAL/MEDICAL OFFICE (DVR06-0026 MAGNUM MEDICAL OFFICE) 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 Agricultural District (AG-1) to Planned Area Development (PAD) General/Medical Office, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAGNUM MEDICAL OFFICE" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0026, except as modified by condition herein.

2. Right-of-way dedications to achieve full half widths for Dobson Road and Boston Street, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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 Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
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. 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.
7. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. 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.
9. The developer shall be required to install landscaping in the arterial street median 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.

10. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
11. All raceway signage shall be prohibited within the development.
12. 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.
13. The freestanding monument signage tenant panels shall utilize pin-mounted indirectly illuminated metal lettering.
14. The landscaping shall comply with the Commercial Design Standards.
15. The radius parapet roof detail shall have a minimum 3-foot thickness. Details to be worked out with Staff.
16. Additional trees shall be added adjacent to Office 'A'. Details to be worked out with Staff.
17. The applicant shall work with Staff to ensure an appropriate quantity and distribution of trash cans.
18. The applicant shall work with Staff to enhance the overall landscape design. Details to be worked out with Staff.

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 _____, 2007.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____,
2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3898 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

LEGAL DESCRIPTION

DESCRIPTION

That part of the West half of the Northwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a point on the West line of the said Northwest quarter from which the Southwest corner of the said Northwest quarter bears South 0 degrees 08 minutes 10 seconds East, 1177.23 feet;
 thence North 82 degrees 51 minutes 50 seconds East, 33.25 feet to the East right-of-way line of DOBSON ROAD;
 thence continuing North 82 degrees 51 minutes 50 seconds East, 373.28 feet;
 thence North 0 degrees 08 minutes 10 seconds West parallel with the West line of the said Northwest quarter, 766.80 feet to the North line of the South half of the Northwest quarter of the Northwest quarter of said Section 32;
 thence South 89 degrees 54 minutes 51 seconds West, along the said North line 98.50 feet to a point 305.0 feet East of the West line of the said Northwest quarter;
 thence South 0 degrees 08 minutes 10 seconds East parallel with the West line of the said Northwest quarter 275.0 feet;
 thence South 89 degrees 54 minutes 51 seconds West, 272.0 feet to the East right-of-way line of DOBSON ROAD;
 thence South 0 degrees 08 minutes 10 seconds East, along said right-of-way line 537.82 feet to the POINT OF BEGINNING.

EXCEPT THE FOLLOWING PARCEL:

BEGINNING at a point on the West line of said Northwest quarter lying 1326.98 feet South of the Northwest corner of said Northwest quarter;
 thence Easterly perpendicular to said West line, a distance of 70.0 feet;
 thence Southerly along a line 70.0 feet East of and parallel with said West line, a distance of 105.58 feet;
 thence Westerly to a point on the West line of Section 32 lying 1432.56 feet South of the Northwest corner of Section 32;
 thence Northerly along the said West line to the POINT OF BEGINNING;

EXCEPT the West 33.0 feet thereof.
 AND EXCEPT THE FOLLOWING PARCEL:

A parcel of land for street right-of-way purposes located in the Northwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

The East 22.0 feet of the West 55.0 feet of the South 127.35 feet of the North 1,066.96 feet of said Northwest quarter, together with a parcel of land beginning at a point on the West line of Section 32 lying 1,066.96 feet South of the Northwest corner of said Section 32;
 thence Easterly, perpendicular to the said West line, a distance of 55.0 feet;
 thence Southeasterly to a point lying 1,211.96 feet South and 70.0 feet East of said Northwest corner;
 thence Southerly parallel with and 70.0 feet East of the West line of said Section 32, a distance of 115.02 feet;
 thence Westerly to a point on the West line of Section 32 lying 1,326.90 feet South of the Northwest corner of said Section 32;
 thence Northerly along the West line of said Section 32 to the POINT OF BEGINNING;

EXCEPT the West 33.0 feet thereof;
 AND EXCEPT any portion lying within the following described parcel:

That part of the West half of the Northwest quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a point on the West line of the Northwest quarter from which the Southwest corner of the said Northwest quarter bears South 0 degrees 08 minutes 10

LEGAL
DESCR.

1 OF 2

NO.	REVISION	DATE

MAGNUM MEDICAL
 PARCEL • 303-23-001J
 N.E. CORNER OF S. DOBSON RD. & BOSTON ST.
 CHANDLER, ARIZONA

ARCHICON, L.C.
 Architecture & Interiors
 4041 N. CENTRAL, SUITE C-100
 PHOENIX, ARIZONA 85012
 (602) 222-4286
 FAX (602) 279-4086
 www.ARCHICON.COM

LEGAL DESCRIPTION

BEGINNING,
 thence South 0 degrees 08 minutes 10 seconds East, 55.22 feet;
 thence North 41 degrees 21 minutes 50 seconds East, 37.45 feet;
 thence North 82 degrees 51 minutes 50 seconds East, 356.60 feet to a POINT OF
 TANGENCY with the arc of a circle, the center of which bears South 7 degrees 08
 minutes 10 seconds East, 1020.00 feet therefrom;
 thence Easterly, along said arc 507.37 feet;
 thence South 68 degrees 38 minutes 10 seconds East, 56.79 feet;
 thence North 14 degrees 21 minutes 25 seconds East, 60.45 feet;
 thence North 68 degrees 38 minutes 10 seconds West, 49.42 feet to a POINT OF
 TANGENCY with the arc of a second circle concentric with the one first mentioned, the
 center of which bears South 21 degrees 21 minutes 50 seconds West, 1080.00 feet
 therefrom;
 thence Westerly along said arc 537.22 feet;
 thence South 82 degrees 51 minutes 50 seconds West, 340.24 feet;
 thence North 48 degrees 38 minutes 10 seconds West, 33.12 feet;
 thence South 0 degrees 08 minutes 10 seconds East, parallel to and 55.00 feet East of
 the West line of the aforesaid Northwest quarter, 55.22 feet to the POINT OF BEGINNING;

AND EXCEPT any portion of the first described parcel lying within the West 55 feet of
 said Section 32;

AND EXCEPT THE FOLLOWING PARCEL:

A temporary easement for a roadway drainage retention basin situated in the Northwest
 quarter of Section 32, Township 1 South, Range 5 East of the Gila and Salt River Base
 and Meridian, Maricopa County, Arizona, more particularly described as follows:

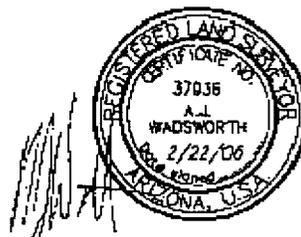
The East 73.0 feet of the West 128.0 feet of the South 106.0 feet of the North 1045.61
 feet together with the temporary use of a strip of land 20.0 feet in width adjacent to
 the South and East lines thereof for construction purposes;

AND EXCEPT all the oil, mineral and gas in and under any portion lying in the Southwest
 quarter of the Northwest quarter as reserved in the Deed recorded in Docket 896, page
 5f.

CERTIFICATION

I, A.J. Wadsworth, hereby certify that I am a registered land surveyor in the State
 of Arizona and that the Survey shown hereon was completed under my direct
 supervision during the month of February, 2006, and is true and correct to the
 best of my knowledge and belief and the monuments shown actually exist.

A.J. Wadsworth
 R.L.S. 37936



LEGAL
 DESCR.
 2 OF 2

JOB NO.	051015A-01
PROJECT USER	M. HONRICH
DRAWN BY	D. LENTZ
CHECKED BY	VINCE DALKE
DATE	

MAGNUM MEDICAL
 PARCEL • 303-23-001J
 N.E. CORNER OF S. DOBSON RD. & BOSTON ST.
 CHANDLER, ARIZONA

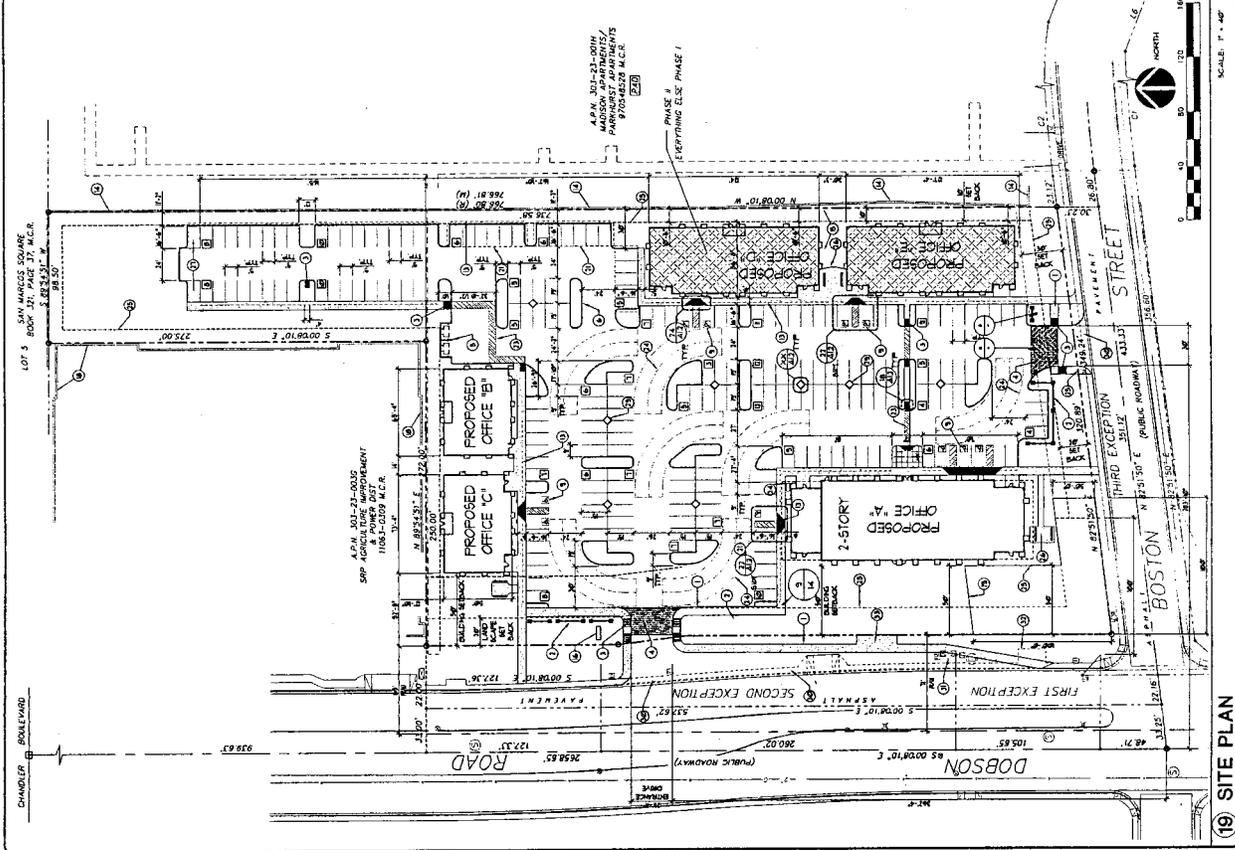


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 www.ARCHICON.COM

<p>5 FIRE ALARM NOTES</p> <p>ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF NFPA, FIRE CODE BUILDING CODE AND ALL STANDARDS. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF NFPA, FIRE CODE BUILDING CODE AND ALL STANDARDS. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF NFPA, FIRE CODE BUILDING CODE AND ALL STANDARDS.</p>	<p>10 KEY NOTES</p> <p>PROPOSED CONCRETE SUBGRADE ON PARKING SCREEN WALL. ALL EXISTING UTILITIES TO BE REMOVED / RELOCATED. EXISTING UTILITIES TO BE REMOVED / RELOCATED. EXISTING UTILITIES TO BE REMOVED / RELOCATED.</p>	<p>23 GENERAL NOTES</p> <p>ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE OCCUPANCY FOR ANY BUILDING OTHER A PHASE. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND OCCUPANCY FOR ANY BUILDING OTHER A PHASE. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND OCCUPANCY FOR ANY BUILDING OTHER A PHASE.</p>	<p>24 PROJECT DATA</p> <p>NEIGHBORHOOD FOR NAME CODE: MEDICAL / PROFESSIONAL BUILDING OCCUPANT TYPE: V-8 CONSTRUCTION TYPE: AGI EXISTING ZONING: PAD PROPOSED ZONING: PROFESSIONAL, MEDICAL OFFICE USE</p> <p>APN: 013-01-011-001 NET SITE AREA: 109,606 SF / 4.96 ACRES GROSS SITE AREA: 239,408 SF / 10.22 ACRES TOTAL BUILD FOOTPRINT: 37,248 S.F. TOTAL BUILD FOOTPRINT: 37,248 S.F.</p> <p>REGULATIONS: BUILDING: 1,000 SF 2ND FLOOR OFFICE: 1,000 SF TOTAL OFFICE: 1,000 SF</p> <p>BUILDING: 3,378 SF OFFICE: 3,378 SF OFFICE: 3,378 SF BUILDING: 6,675 SF BUILDING: 6,675 SF BUILDING: 6,675 SF OFFICE: 6,675 SF</p> <p>TOTAL OFFICE FLOOR AREA: 33,333 SF GROSS BUILDING AREA (FOOTPRINT): 37,248 SF</p> <p>PARKING CALCULATIONS: SAN: MEDICAL OFFICE 4TH OFFICE: 10,000 / 100 = 100 SPACES 1ST OFFICE: 10,000 / 100 = 100 SPACES</p> <p>PARKING REQUIRED ON SITE: 118 SPACES PAVING PROVIDED ON SITE: 118 SPACES</p> <p>HC PARKING REQUIRED ON SITE: 118 SPACES HC PARKING PROVIDED ON SITE: 118 SPACES</p> <p>NOTE: AUTOMATIC SPRINKLER SYSTEM PER NFPA 101</p>
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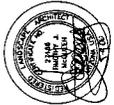
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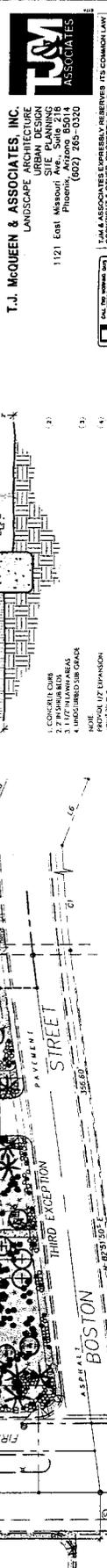
PROJECT NO.	091408-14-02
PROJECT NAME	DOCS
DATE	08/11/09
DESIGNED BY	J.P.H.
DRAWN BY	J.P.H.
CHECKED BY	J.P.H.
SCALE	AS SHOWN

DATE	08/11/09
BY	J.P.H.
DESCRIPTION	DOCS
SCALE	AS SHOWN
PROJECT NO.	091408-14-02
PROJECT NAME	DOCS
DATE	08/11/09
BY	J.P.H.
DESCRIPTION	DOCS
SCALE	AS SHOWN



- PLANTING SCHEDULE**
- PLANTING SCHEDULE
 - 20' TRUNK FT. (MATCHING DIAMOND CUT)
 - ACACIA SALICINA
 - WILLOW ACACIA
 - 24' BOX
 - DALBERGIA SISSOO
 - SISSOO TREE
 - 15 GALLON
 - PROGNOZ CHLORIS
 - PROGNOZ CHLORIS (HORNLESS)
 - 15 GALLON
 - OLEA EUROPEA SWAN HILL
 - SWAN HILL OLIVE
 - 24' BOX
 - LEUCOPHYLLUM FRUITICOSUM
 - LEUCOPHYLLUM FRUITICOSUM
 - 5 GALLON
 - BAYLA PENINSULARIS
 - BAYLA PENINSULARIS
 - 5 GALLON
 - DASTURION WHEELERI
 - DESERT SPOON
 - 5 GALLON
 - TECOMA ORANGE JUBILEE
 - TECOMA ORANGE JUBILEE
 - 3 GALLON
 - COPROBIA SECURICROBA
 - JEAN MIN LAUREL
 - 5 GALLON
 - EREMOPHILA MACULATA
 - VALERIANE BUSH
 - 5 GALLON
 - JUSTIA SPICATA
 - JUSTIA SPICATA
 - 5 GALLON

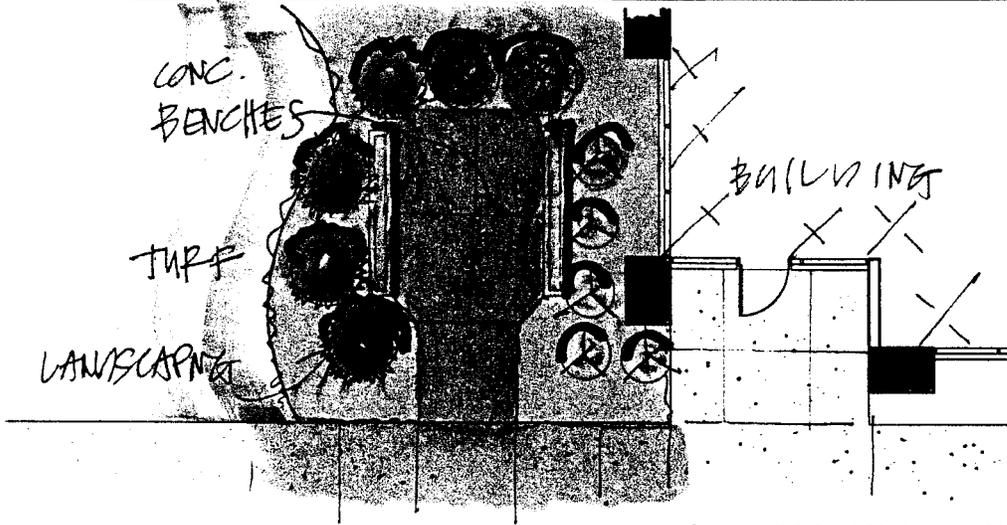
CITY OF CHANDLER LANDSCAPE NOTES:
 ALL PLANT MATERIALS OR GUARANTEED FOR A PERIOD OF SIX (6) DAYS FROM THE DATE OF DELIVERY TO THE CITY. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR OF DELIVERY SHALL BE REMOVED BY THE OWNER BY THE END OF THE FOLLOWING CALENDAR YEAR.
 TREES, SHRUBS, GROUND COVER AND TURF SHALL BE MAINTAINED FOR THE PERIOD OF SIX (6) DAYS FROM THE DATE OF DELIVERY 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.
 PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF THE (8) FEET.
 THE FINISH GRADE TOP OF GRANITE IS TO BE MAINTAINED AT ALL TIMES.
 ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) IS TO BE MAINTAINED AT ALL TIMES.
 ALL TREES SHALL COMPLY WITH THE LATEST ASSIGNED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 190361 (A) ZONING CODE.
 THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL AND THAT SUCH MATERIAL SHALL BE RELOCATED CORRECTED BEFORE THE PERIOD OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 DOUBLE ROW TREES CHANGE BY 10' MUST CONTAIN A MIN OF 2 TREES AND 10 GALLON SHRUBS AND 1 ADDITIONAL SHRUB FOR EVERY 25 FEET.
 PARKING LOT TREES MUST HAVE A MIN. CLEAR CANOPY DISTANCE OF 5 FEET SECTION 190361 (E) ZONING CODE.
 TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS AND DRIVEWAYS. SHRUBS MUST BE AT MINIMUM 3' FROM ALL SIDES OF A FINISH GRADE HYDRATE LOCATION.
 ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR HEREBY CERTIFY THAT NO TREE OR SHRUB IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.
 REGISTERED LANDSCAPE ARCHITECT DATE



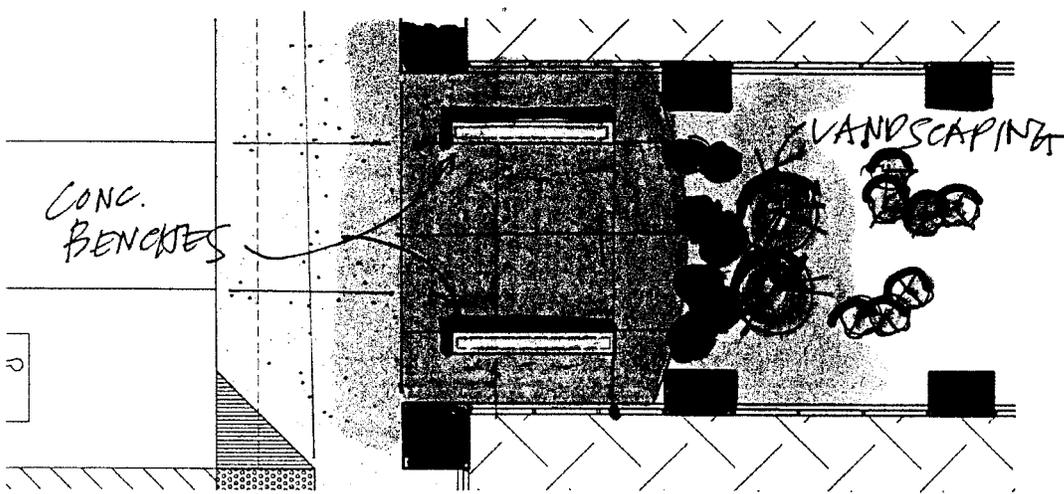
PRE-EMERGENT NOTE:
 THE OWNER SHALL BE RESPONSIBLE FOR THE APPLICATION OF PRE-EMERGENT TREATMENT TO ALL PAVED AREAS AND DRIVEWAYS PRIOR TO THE START OF CONSTRUCTION. THE APPLICATION SHALL BE PERFORMED AND THE APPLICATION SHALL BE PROVIDED WITH VIDEO TAPPING.

T.J. McQueen & Associates, Inc.
 LANDSCAPE ARCHITECTURE
 1121 East Missouri Ave., Suite 218
 Phoenix, AZ 85014
 (602) 264-0330

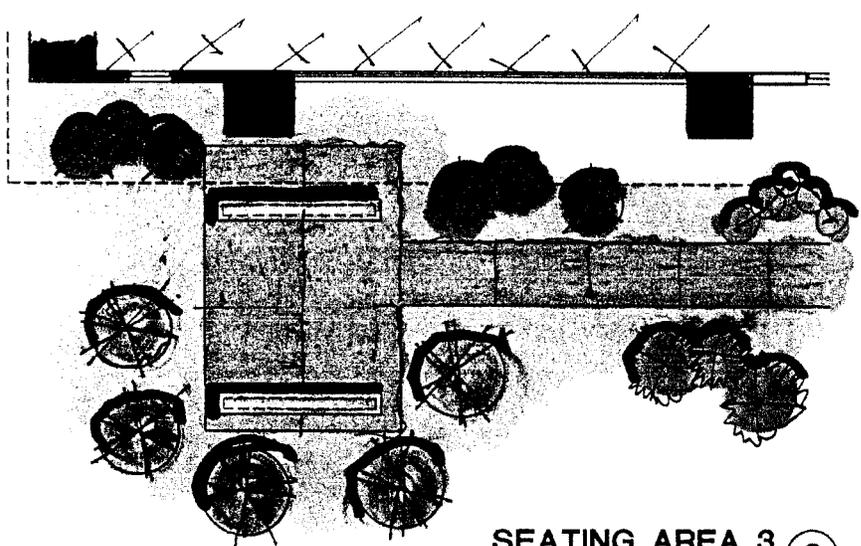
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SEATING AREA 1 ①
SCALE: 3/32" = 1'-0"



SEATING AREA 2 ②
SCALE: 3/32" = 1'-0"



SEATING AREA 3 ③
SCALE: 3/32" = 1'-0"

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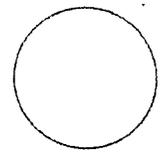
MAGNUM MEDICAL
MEDICAL/PROFESSIONAL OFFICE DEVELOPMENT
N.E. CORNER OF S. DOBSON RD. & BOSTON ST.
CHANDLER, ARIZONA

JOB NO: 0506043-01
PROJECT WDR MICHAEL M.
DRAWN BY: DAUGHT L.
CHECKED BY: JENNE PLANCK

THESE CHANGES ARE "NOT" FOR CONSTRUCTION USE. ALL REVISIONS ARE NUMBERED AND DATED.

NO.	DATE	DESCRIPTION

SHEET TITLE:
SITE PLAN AND
PROJECT DATA



5B

ISSUE DATE: 01-04-01