

#11  
FEB 28 2008



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – CC Memo No. 08-043**

**DATE:**            FEBRUARY 13, 2008

**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, PLANNING MANAGER

**FROM:**            KEVIN MAYO, PRINCIPAL PLANNER

**SUBJECT:**        DVR07-0002 SEC OF ARIZONA AVE. AND GERMANN RD.  
                          Introduction and Tentative Adoption of Ordinance No. 4029

**Request:**            Rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for the construction of a commercial retail development

**Location:**            Southeast corner of Arizona Avenue and Germann Road

**Project Info:**        Approximately 3.5 acres, 13,698 square-foot commercial retail shops building, 1,536 square-foot drive-through restaurant

**Applicant:**            Sean Lake  
                          Pew & Lake, PLC

**RECOMMENDATION**

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

**BACKGROUND**

The request is for rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for the construction of a commercial retail development. The approximately 3.5-acre site is located at the southeast corner of Arizona Avenue and Germann Road. Germann Road abuts the property's north side

with an existing Circle K gas station located north of Germann. Arizona Avenue abuts the property's west side. South of the subject site is an existing bar and gentlemen's club located within Maricopa County. To the east is an existing industrial glass and steel business also located within Maricopa County. The Airpark Area Plan designates the subject site as Commercial/Office/Business Park permitting uses that include but are not limited to the proposed retail services. The proposed rezoning is consistent with the Airpark Area Plan.

The proposal includes an approximate 1,536 square-foot Sonic drive-through restaurant sited at the immediate corner, with an approximate 13,698 square-foot retail shops building located on the property's eastern half. The shops building is oriented facing north and west towards the Sonic building to help provide an integrated development. Vehicular access is provided by direct driveway access to both Arizona Avenue and Germann Road. The sites existing adjacent eastern and southern uses prevent the development of a larger commercial corner, however future vehicular and pedestrian cross access is provided as identified on the attached site plan. Additionally, a 24-foot drive isle east of the shops building would easily provide access to future parcels east of the subject site.

The proposed landscaping complies with the Commercial Design Standards. While the drive-through lane is located along the restaurant's north side, adjacent to Germann Road, a decorative 4-foot tall screen wall is provided to screen awaiting vehicles. All decorative parking screen walls include materials found upon the buildings including split-face, smooth and center score concrete block. Two pedestrian seating areas are provided that include shade trees to shade the western exposure. Decorative pavement is utilized at both arterial driveway entrances.

The buildings are constructed primarily of a stucco EIFS wall system. A split-faced wainscot is provided highlighted by center-score concrete block accent columns. Decorative scoring and recesses provide additional elevation enhancements. Steel shade canopies and decorative hanging wall light fixtures provide additional visual interest. The building material palette is intended to relate to the anticipated future business park developments as identified within the Airpark Area Plan. There are a few discrepancies within the provided development booklet that Staff has added conditions to address. First, the light fixtures upon the Sonic building are not the same as the decorative lights upon the shops building. Second, the Sonic building's center-score wainscot should match the shops building's split-faced material, with the center-score material utilized for accenting building columns.

The proposal includes a comprehensive sign package. Building mounted signage is proposed as individually mounted internally illuminated pan-channel lettering. A single 14-foot tall 4-tenant panel freestanding monument sign is proposed along Arizona Avenue, with a single 6-foot tall 3-tenant panel freestanding monument sign proposed along Germann Road. The signs feature tenant panels with routed out plex-faced lettering. The signs include building materials and forms found upon the buildings such as the split-face and center score concrete block and sloping metal roof element.

### **AIRPORT RECOMMENDATION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found the proposed commercial development does not constitute a conflict with existing or planned airport uses.

### **DISCUSSION**

Staff supports the rezoning request. While Staff does not traditionally encourage processing a 3.5-acre commercial development, the subject sites existing adjacent uses located within the County prohibit a more traditional larger development. In response, the applicant has worked with Staff to design a site that provides future pedestrian and vehicular access to the south and east properties in the event the adjacent parcels proceed with future developments. Additionally, the shops building has been designed to relate not only to the Germann Road frontage, but turn to face the balance of the center and main drive aisle as well. The applicant has indicated the desire to construct the development in a single phase, with the intent to submit working drawings shortly following City Council approval.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 6    Opposed: 0    Conflict: 1 (Flanders)

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 01/10/07 at the Chandler Community Center. No neighbors attended the neighborhood meeting.

Staff has received no correspondence from adjacent property owners in opposition to the request.

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval to rezone the property from Regional Commercial District (C-3) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for the construction of a commercial retail development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PROPOSED RETAIL CENTER SEC OF AZ AVENUE AND GERMAN RD." kept on file in the City of Chandler Current Planning Division, in file number DVR07-0002, except as modified by condition herein.
2. Right-of-way dedications to achieve full half width for Arizona Avenue and Germann Road, 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. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State if Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or

allocation. However, when the City of Chandler has effluent of sufficient quantity and quality, which meets the requirements of the Arizona Department of Environmental Quality for the purposes, intended available to the property to support. In the event the owner sells or otherwise transfers the development to another person or entity; the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the SEC Arizona Avenue and Germann Road (DVR07-0002) development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The light fixtures upon the Sonic building shall be replaced with lights matching the decorative hanging lights found upon the Shops building.
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 Sonic building shall utilize the split-faced block wainscot and decorative center-score block columns as found upon the Shops building.
14. The site and outdoor patio areas shall be maintained in a clean and orderly manner.
15. The drive-through lane screening shall be extended west to provide street-view screening from Arizona Avenue.
16. The decorative scoring pattern and proportion shall be consistent for each building.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4029 approving DVR07-0002 SEC OF ARIZONA AVE. AND GERMANN RD. rezoning, as recommended by Planning Commission and Staff.

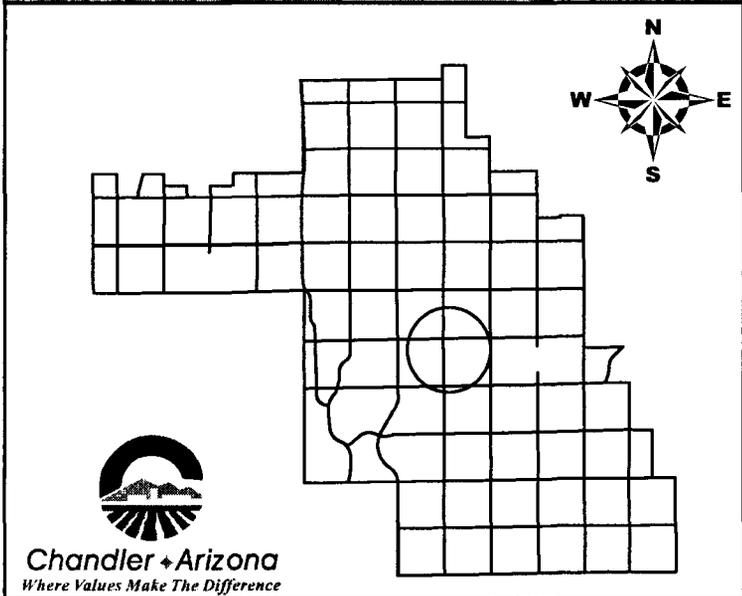
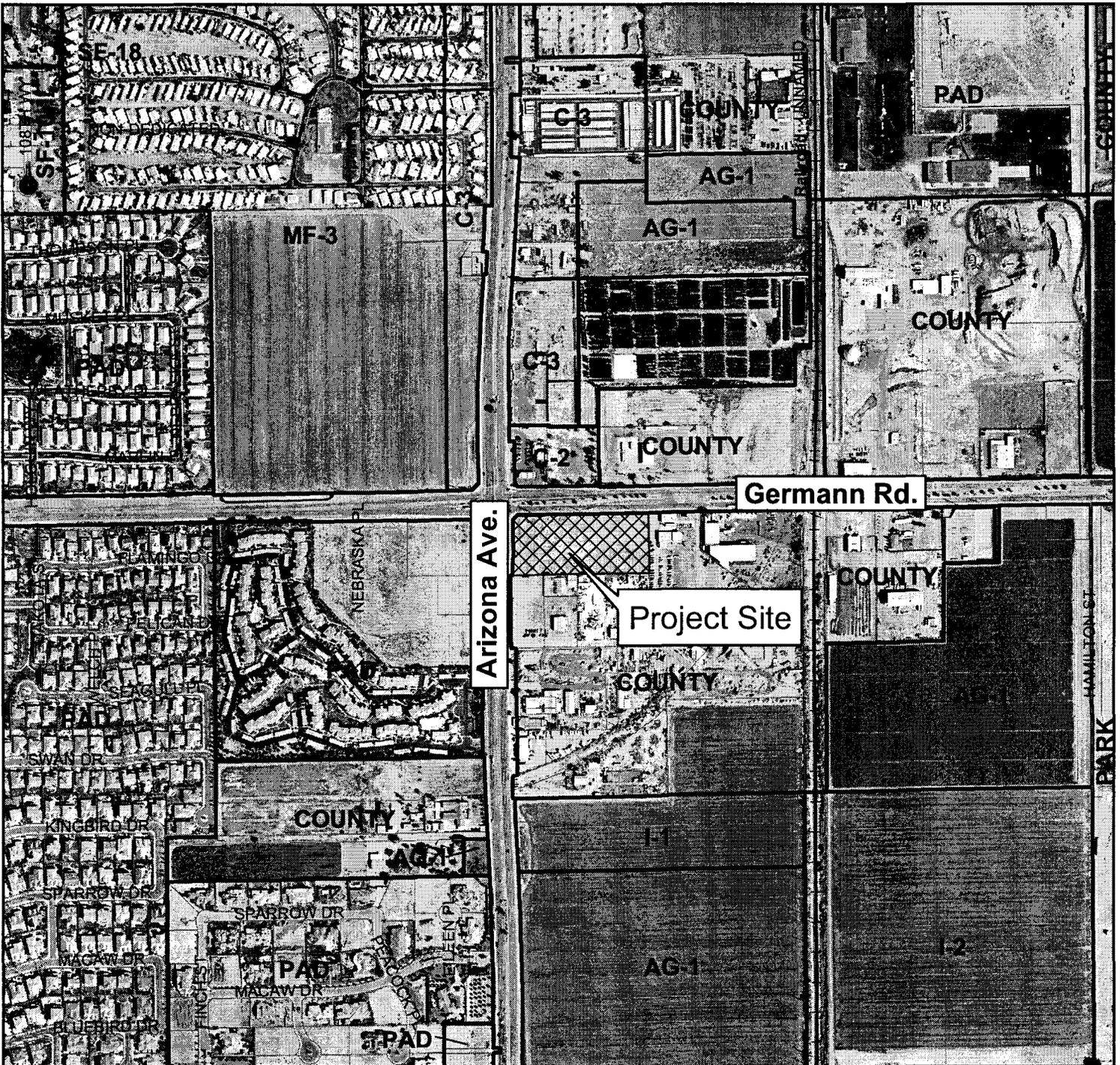
CC Memo No. 08-043

February 13, 2008

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**Attachments**

1. Vicinity Map
2. Ordinance No. 4029
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Exhibit
7. Development Booklet, Exhibit 'A'



## Vicinity Map

**DVR07-0002**

**SEC of Arizona Ave. and  
Germann Rd.**



**Chandler + Arizona**  
*Where Values Make The Difference*

CITY OF CHANDLER 1/20/2007

**ORDINANCE NO. 4029**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM REGIONAL COMMERCIAL DISTRICT (C-3) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0002 SEC OF ARIZONA AVE. AND GERMANN RD.) 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 Regional Commercial District (C-3) to Planned Area Development (PAD) for a commercial retail development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "PROPOSED RETAIL CENTER SEC OF AZ AVENUE AND GERMANN RD." kept on file in the City of Chandler Current Planning Division, in file number DVR07-0002, except as modified by condition herein.

2. Right-of-way dedications to achieve full half width for Arizona Avenue and Germann Road, 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. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time

of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality, which meets the requirements of the Arizona Department of Environmental Quality for the purposes, intended available to the property to support. In the event the owner sells or otherwise transfers the development to another person or entity; the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.

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14. The site and outdoor patio areas shall be maintained in a clean and orderly manner.
15. The drive-through lane screening shall be extended west to provide street-view screening from Arizona Avenue.
16. The decorative scoring pattern and proportion shall be consistent for each building.

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 \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4029 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *gab*

PUBLISHED:

**ORDINANCE NO. 4029**  
Attachment 'A'

**LEGAL DESCRIPTION**  
**GERMANN ROAD AND ARIZONA AVENUE**  
**GROSS PARCEL**

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

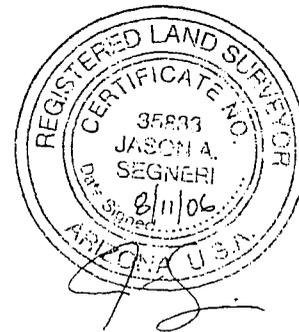
**BEGINNING** AT A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH, A BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 10, BEARS NORTH 88 DEGREES 54 MINUTES 38 SECONDS EAST, A DISTANCE OF 2644.68 FEET;

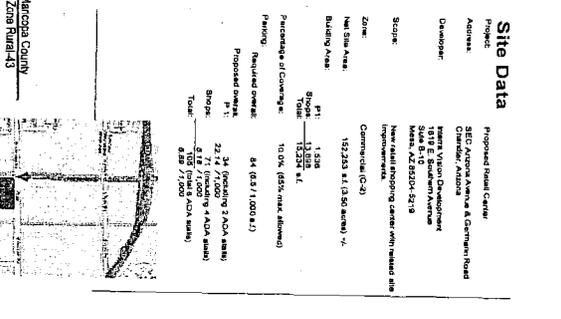
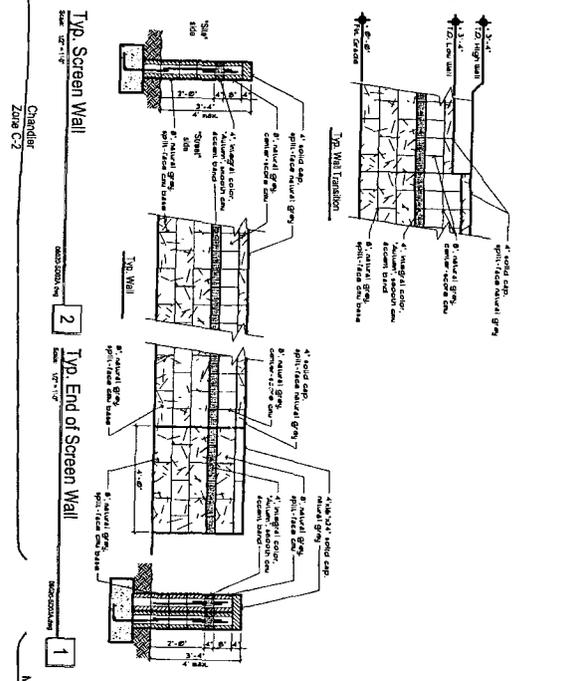
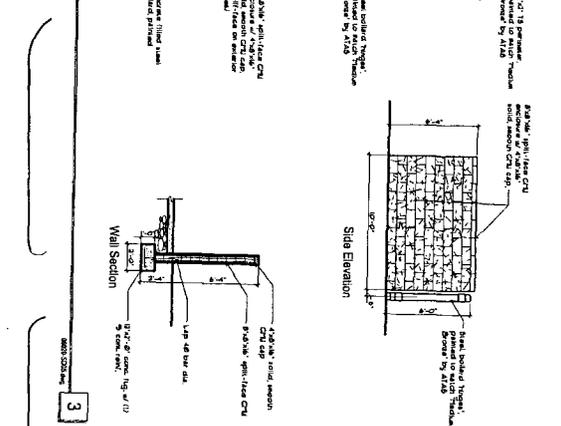
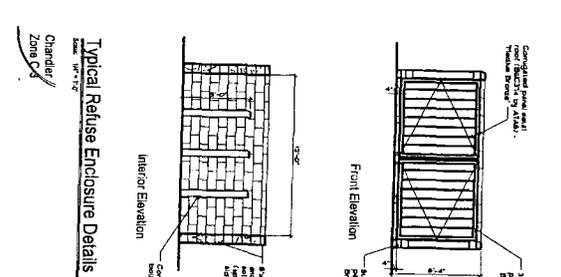
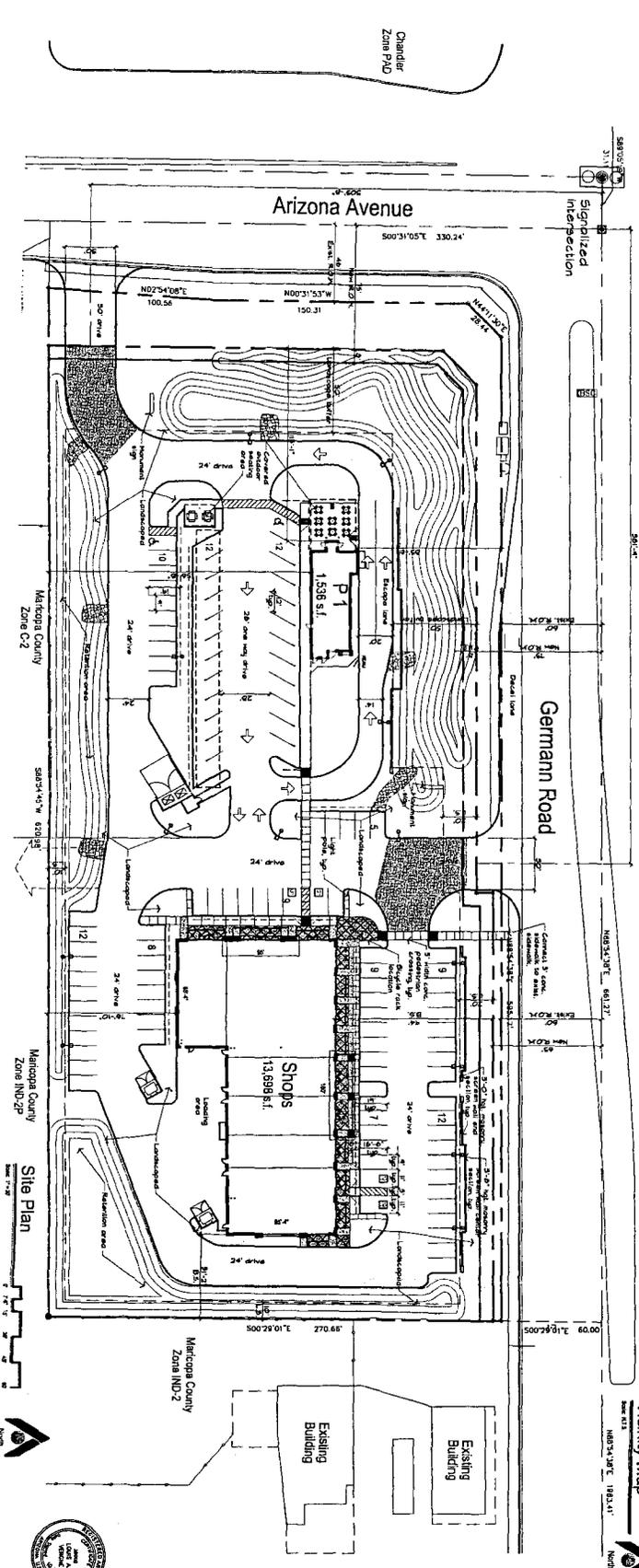
THENCE NORTH 88 DEGREES 54 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 661.27 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 330.67 FEET;

THENCE SOUTH 88 DEGREES 54 MINUTES 45 SECONDS WEST, A DISTANCE OF 661.07 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 31 MINUTES 05 SECONDS WEST, ALONG SAID WEST LINE OF, A DISTANCE OF 330.64 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.





**Site Data**

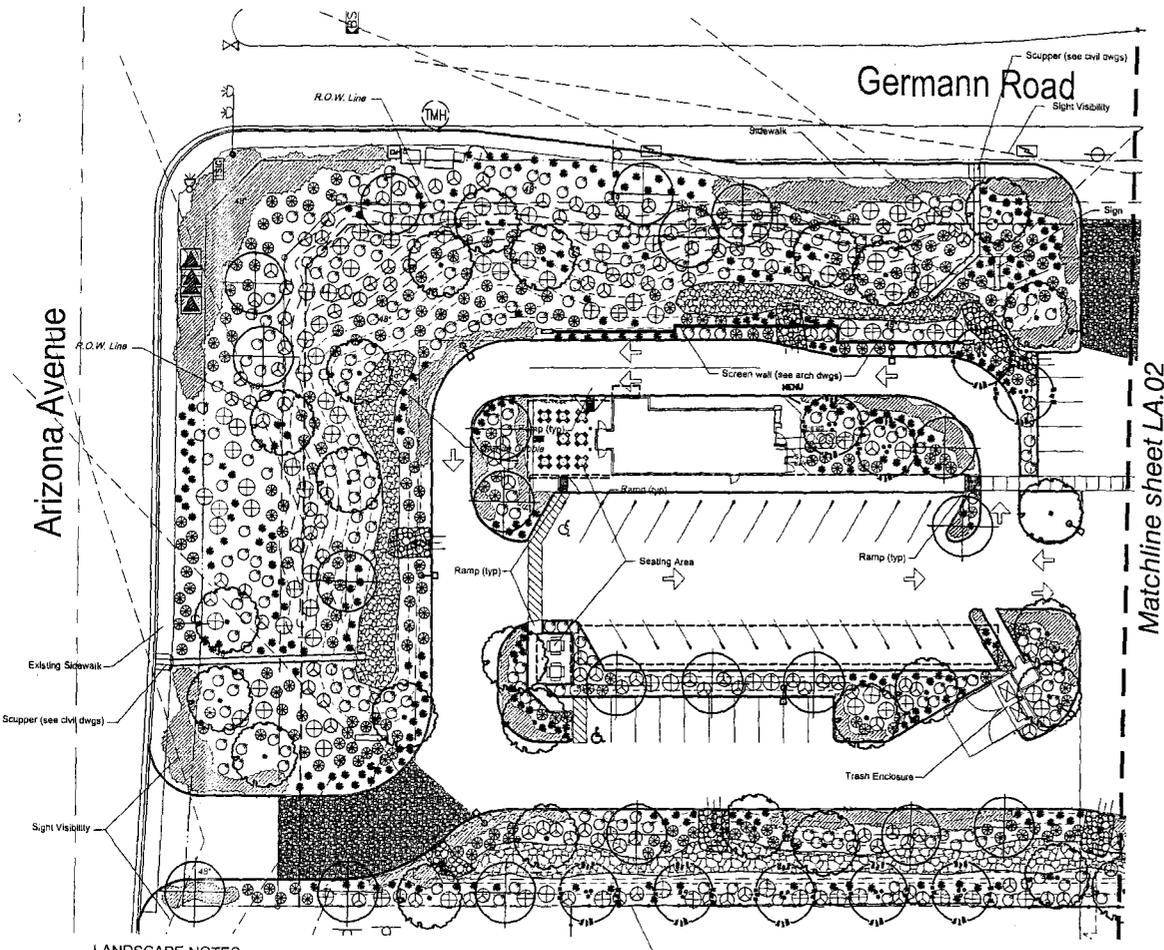
|                         |                                    |
|-------------------------|------------------------------------|
| Project:                | 3500 Arizona Avenue & Germann Road |
| Address:                | 3500 Arizona Avenue & Germann Road |
| Client:                 | Interra-Vision Development, LLC    |
| Scale:                  | AS BUILT (1" = 10')                |
| Zone:                   | Commercial (C-2)                   |
| Building Area:          | 13,598 s.f.                        |
| Site Area:              | 13,898 s.f.                        |
| Percentage of Coverage: | 10.0% (85% max. allowed)           |
| Proposed Density:       | 84 (8.5 / 1,000 s.f.)              |
| Proposed Density:       | 22 (2.2 / 100 s.f.)                |
| Total:                  | 108 (108 / 1,000 s.f.)             |

**Developed By:** Interra-Vision Development, LLC  
**Project No.:** 06020  
**Date:** 09 July 07  
**Drawing Number:** SP.01

# Proposed Retail Center

SEC Arizona Avenue & Germann Road  
 Chandler, Arizona





**LANDSCAPE LEGEND**  
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

| TREES                    | CAL  | SIZE              |
|--------------------------|------|-------------------|
| Acacia Farnesiana        | 1.5" | Multi Trunk       |
| Sweet Acacia             | 24"  | Box u.o.n.        |
| Caesalpinia Mexicana     | 1.5" | 24" Box u.o.n.    |
| Mexican Bird of Paradise |      |                   |
| Caraculium pinnocox      | 1.5" | 36" Box, Standard |
| Palm Bristle             |      | 48" Box, Standard |
| Prosopis juliflora       | 2"   | 36" Box u.o.n.    |
| Native Mesquite          |      | Multi             |

**SHRUBS | ACCENTS**

|  | SIZE     |
|--|----------|
| Calliandra eriophylla                  | 5 gallon |
| Native Fairy Duster                    |          |
| Cassia artemisoides                    | 5 gallon |
| Fairybush                              | 5 gallon |
| Leucosiphium leavigatum                | 5 gallon |
| Chihuahuan Sage                        |          |
| Salvia chamaedryoides                  | 5 gallon |
| Mexican Sage                           |          |
| Encelia lanosa                         | 1 gallon |
| Bottlebrush                            |          |
| Ruellia perennans                      | 5 gallon |
| Ruellia                                |          |
| Leucosiphium candidum S.C.             | 5 gallon |
| Silver Cloud Sage                      |          |
| Agave geminata                         | 5 gallon |
| Twin - Flowered Agave                  |          |
| Arctostaphylos                         | 5 gallon |
| Burrofat                               |          |
| Dasylipton wheeleri                    | 5 gallon |
| Desert Spoon                           |          |
| Dasylipton longistimium                | 5 gallon |
| Mexican Grass Tree                     |          |
| Hesperaloe parviflora                  | 5 gallon |
| Red/Yellow Yucca                       |          |
| Larrea tridentata                      | 5 gallon |
| Crescent Bush                          |          |
| Agave Weizani                          | 5 gallon |
| Weizani Agave (requires L.A. Approval) |          |
| Asclepias sullivani                    | 5 gallon |
| Desert Milkweed                        |          |
| Eremophila yaltonii                    | 5 gallon |
| Yaltonii Eremophila                    |          |

**GROUNDCOVER | ACCENT**

|                                    | SIZE      |
|------------------------------------|-----------|
| Pandanus sp.                       | 1 gal.    |
| Parthenocion                       | 1 gal.    |
| Baileya multiradiata               | 1 gal.    |
| Desert Marigold                    |           |
| Lantana montevidensis              | 1 gal.    |
| New Gold & Purple Trailing Lantana | 50/50 Mix |

- Decomposed Granite - 3/4" screened "Express Rose" 2" depth in all planter areas.
- Rip Rap - 3"-6" cobble, Color to match decomposed granite.
- Surface select granite boulders 2x2x3 2700 lbs min - bury by 1/2.

**LANDSCAPE NOTES**

The entire site will be maintained in accordance with City of Chandler Standards.

25% of foliage trees shall be 48" box  
25% of foliage trees shall be 36" box

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

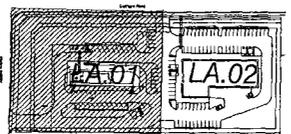
All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 2'.

Place gravelled hand packed Rip Rap at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)

All final landscape plans to meet Town of Gilbert minimum standards for quantity and type.

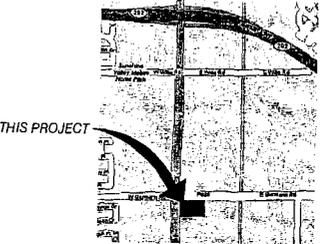
All public utility vaults within landscape areas shall be painted "Whisperwill" to match the primary stucco color of the apartment buildings.



SITE KEYMAP

**Preliminary Landscape Plan**

Scale: 1" = 20'-0"



THIS PROJECT

SITE VICINITY



Project No.: 0000  
Date: 30 Oct 16  
Drawing Number: LA.01

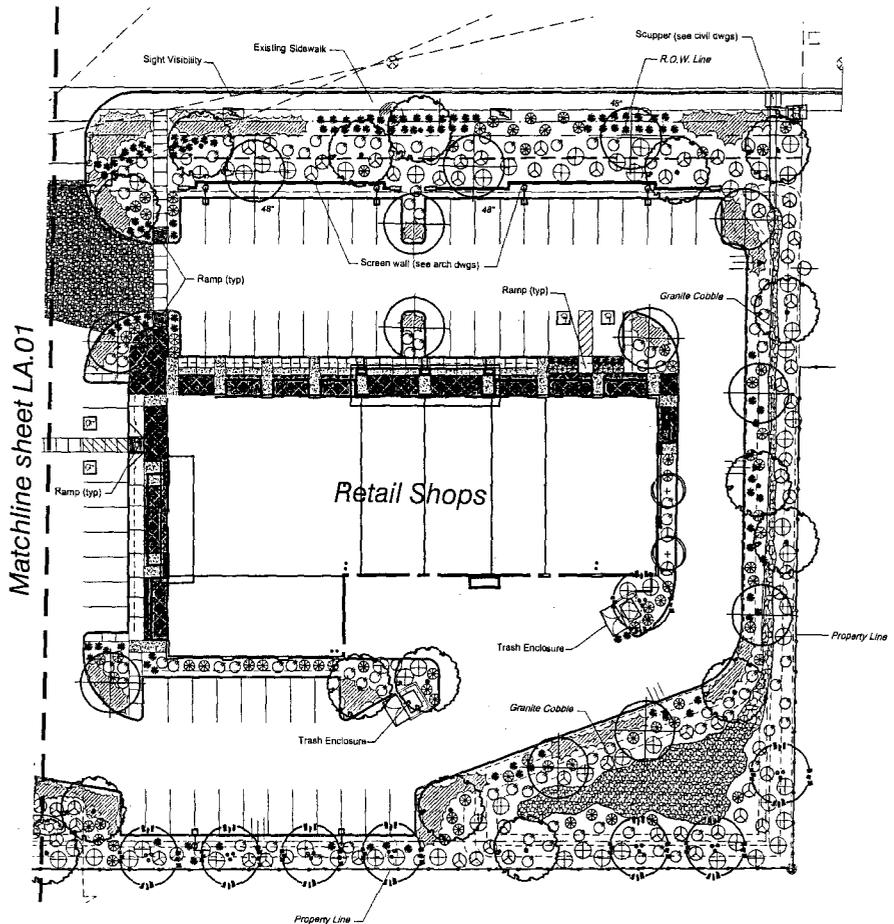
Developed By: Interra Vision Development, LLC  
REVISIONS: 7/16/07 Revised Site per comments



**Proposed Retail Center**  
SEC Arizona Avenue & Germann Road  
Chandler, Arizona

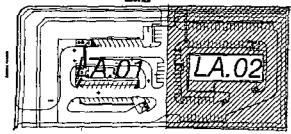


LARKIN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1111 N. 44th Ave.  
Suite 100  
Phoenix, AZ 85018  
TEL: 602-998-1111  
FAX: 602-998-1111  
www.larkinaz.com



Matchline sheet LA.01

**LANDSCAPE NOTES**  
 The entire site will be maintained in accordance with City of Chandler Standards.  
 25% of forage trees shall be 48" box  
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 An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.  
 All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.  
 Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.  
 Place ground hand placed Rip Rap at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)  
 All final landscape plans to meet Town of Gilbert minimum standards for quantity and type.  
 All public utility vaults within landscape areas shall be painted 'Whisperwhite' to match the primary stucco color of the apartment buildings.



SITE KEYMAP

Preliminary Landscape Plan

Scale: 1" = 20'-0"



**LANDSCAPE LEGEND**  
 ALL TREES TO MEET OR EXCEED A.M.A. SPECIFICATIONS

| TREES                    | CAL. | SIZE             |
|--------------------------|------|------------------|
| Acacia Farnesiana        | 1.5" | Multi Trunk      |
| Sweet Acacia             |      | 24" Box u.o.n.   |
| Cassipouira Mexicana     | 1.5" | 24" Box u.o.n.   |
| Mexican Bird of Paradise |      |                  |
| Cercidium praecox        | 2.5" | 36" Box Standard |
| Palo Verde               | 3.5" | 48" Box Standard |
| Prosopis Juliflora       | 2.5" | 36" Box u.o.n.   |
| Native Mesquite          |      | Multi            |

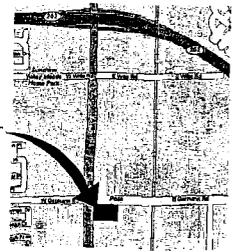
**SHRUBS | ACCENTS**

| SHRUBS   ACCENTS                       | SIZE     |
|--|----------|
| Callitris eriophylla                   | 5 gallon |
| Native Fairy Duster                    | 5 gallon |
| Cassia artemisoides                    | 5 gallon |
| Fleishery Cassia                       | 5 gallon |
| Leucophyllum naevigatum                | 5 gallon |
| Chihuahuan Sage                        | 5 gallon |
| Sesuvia chamaedryoides                 | 5 gallon |
| Mexican Sage                           | 5 gallon |
| Encelia horrida                        | 1 gallon |
| Sibthorn                               | 5 gallon |
| Ruellia peruviana                      | 5 gallon |
| Ruellia                                | 5 gallon |
| Leucophyllum candidum S.C.             | 5 gallon |
| Silver Chard Sage                      | 5 gallon |
| Agave geminiflora                      | 5 gallon |
| Twin Flowered Agave                    | 5 gallon |
| Ambrosia deltoidea                     | 5 gallon |
| Bursera                                | 5 gallon |
| Dasythron wheeleri                     | 5 gallon |
| Desert Spoon                           | 5 gallon |
| Dasythron longissimum                  | 5 gallon |
| Mexican Great Tree                     | 5 gallon |
| Hesperaloe parviflora                  | 5 gallon |
| Red/Yellow Yucca                       | 5 gallon |
| Larrea tridentata                      | 5 gallon |
| Cresote Bush                           | 5 gallon |
| Agave Weberi                           | 5 gallon |
| Weber's Agave (requires L.A. Approval) | 5 gallon |
| Asclepias subulata                     | 5 gallon |
| Desert Milkweed                        | 5 gallon |
| Eremophila 'Valentin'                  | 5 gallon |
| Valentine Eremophila                   | 5 gallon |

**GROUND COVER | ACCENT**

| GROUND COVER   ACCENT              | SIZE      |
|------------------------------------|-----------|
| Pennisetum sp.                     | 1 gal.    |
| Pennisetum                         | 1 gal.    |
| Panicum munitifolium               | 1 gal.    |
| Desert Margot                      | 1 gal.    |
| Lantana montevidensis              | 1 gal.    |
| New Gold & Purple Trailing Lantana | 50/50 Mix |

Decomposed Granite - 3/4" screened "Express Rose" 2" depth in all planter areas.  
 Rip Rap - 3"-6" cobble, Color to match decomposed granite.  
 Surface select granite boulders 3x2x2-2700 lbs min - bury by 1/2."



THIS PROJECT

SITE VICINITY



Project No.: 30-0016  
 Date: 06/01/16  
 Drawing Number: LA.02  
 Developed by: Intra-Vision Development, LLC  
 REVISIONS: 7/16/17 Revised Site per comments

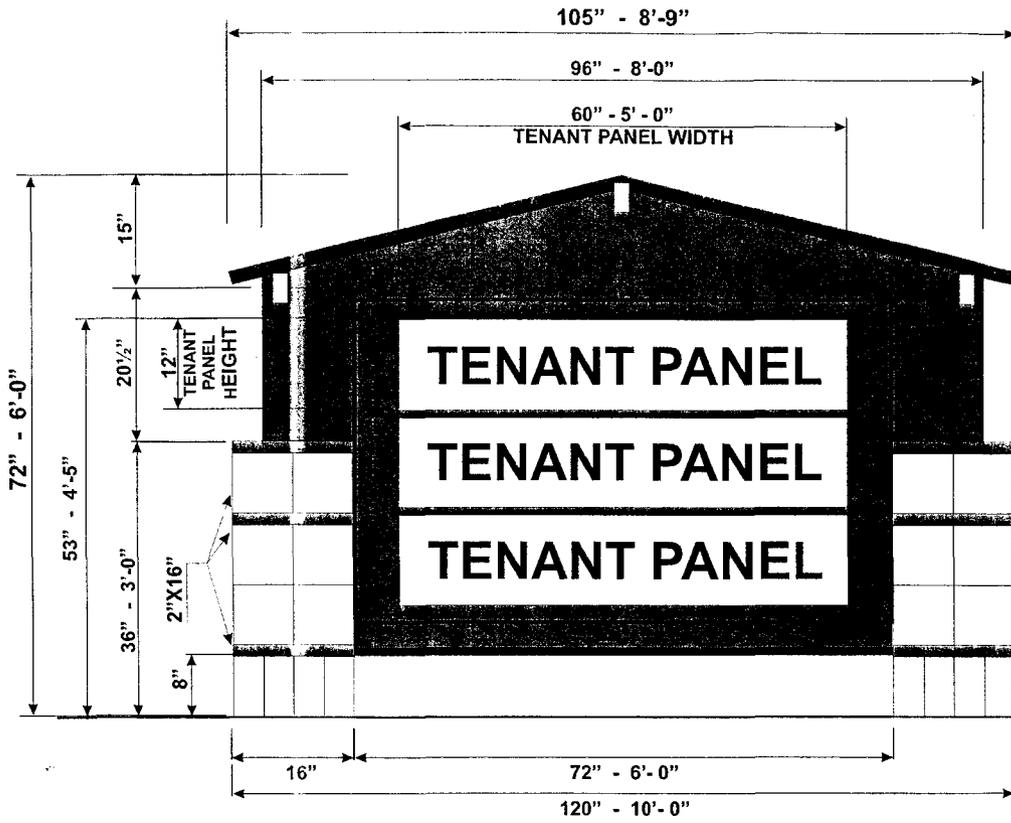


**Proposed Retail Center**  
 SEC Arizona Avenue & Germann Road  
 Chandler, Arizona

LARDA & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTS  
 1112 N. 44th Street  
 Phoenix, Arizona 85018  
 (602) 944-8877  
 www.lardainc.com







**COLOR & MATERIALS LEGEND**

|   |   |
|---|---|
| <b>B</b> SUPERLITE BLOCK<br>"STANDARD GRAY"   | <b>C</b> DUNN EDWARDS - DE 6209<br>"ROCK 'N OAK"    |
| <b>D</b> DUNN EDWARDS - DEC 751<br>"ASH GRAY" | <b>E</b> DUNN EDWARDS - DE 776<br>"COURTYARD GREEN" |
| <b>H</b> METAL ROOF<br>"MEDIUM BRONZE 03"     | <b>I</b> METAL ROOF<br>"SLATE GREY 20"              |

**MANUFACTURE AND INSTALL:**

1 (ONE) 6 FT. FREESTANDING ILLUMINATED MONUMENT SIGN

TOP CORNICE PIECE: CORRUGATED PANEL METAL ROOF TO MATCH BUILDING ROOF. 15" X 105" X 24", PAINTED LEGEND COLOR "H"

TOP UNDER ROOF: .080 ALUM. - 13" X 96" X 15", PAINTED LEGEND "E"

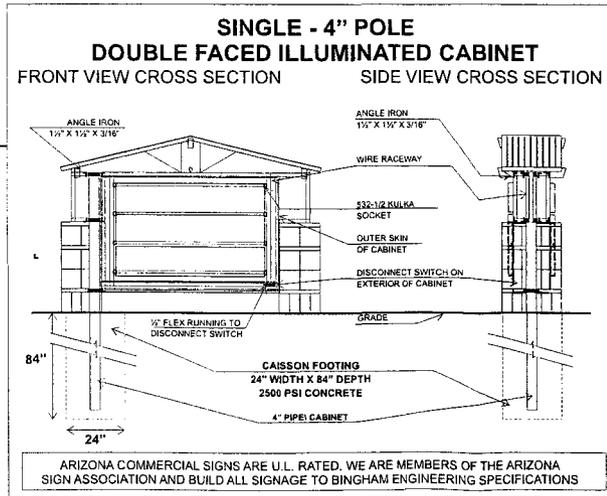
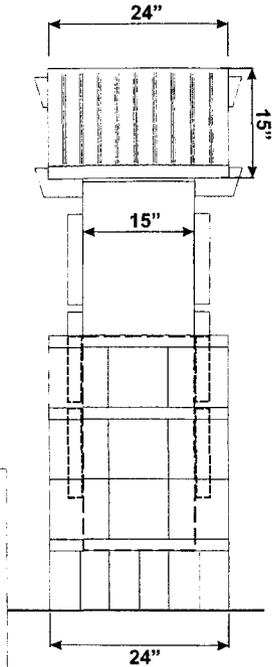
ARCHITECTURAL EMBELLISHMENTS: PAINT LEGEND "J"

PAN FORMED PANELS: 12" X 60" X 2", .090 ALUM. WITH LIGHT MONTEXT FINISH PAINTED LEGEND PAINTED "D", ROUTED OUT COPY WITH PLEX BACKING

SIDE COLUMNS: 60" X 32" X 32, 8" X 8" X 8" BLOCK TO MATCH BUILDING BLOCK, PAINTED LEGEND "B"

BASE CAP: 1 1/2" X 16" X 24", I.080 ALUM., PAINT LEGEND "C"

BASE: 36" X 16" X 24", 8"X8"X8" BLOCK TO MATCH BUILDING, PAINT LEGEND "D"



|   |  |                                 |  |                                  |
|---|--|---------------------------------|--|----------------------------------|
| Project Name: <b>INTERRA - Proposed Retail Center</b><br><b>SIGN "B-1" - "6 ft - Secondary Monument" - 3 Tenant Panels</b><br><b>S.E.C. Arizona Ave. &amp; Germann Road, Chandler, AZ</b> | CONTACT:<br><b>SCOTT HUDSON - 602.570.1912</b> | SCALE:<br><b>1/2" = 1' - 0"</b> | ELEVATION RENDERING:<br><b>1/16" = 1' - 0"</b> | DATE OF DWG.:<br><b>05/09/07</b> |
|   | DRAWN BY:<br><b>CREE SHORT - 480.921.9900</b>  | LANDLORD APPROVAL:              | DATE OF APP'V'L:                               | REVISE DATE:                     |

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