

Repl # 20

JUN 26 2008



**Chandler • Arizona**  
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**MEMORANDUM**                      **Planning and Development – CC Memo No. 08-120-C**

**DATE:**            JUNE 26, 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

**FROM:**            KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**SUBJECT:**        PDP07-0039/PPT08-0004 OCOTILLO VILLAGE

**Request:**            Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and building architecture for a specialty retail development including a health club

**Location:**            Southwest corner of Alma School and Ocotillo Roads

**Applicant:**            Shelly McTee  
                                 Gallagher & Kennedy, P.A.

**Project Info:**        Approximately 12.3-acres, 31,300 square-feet of retail space, 82,000 square-foot Village Health Club

**RECOMMENDATION**

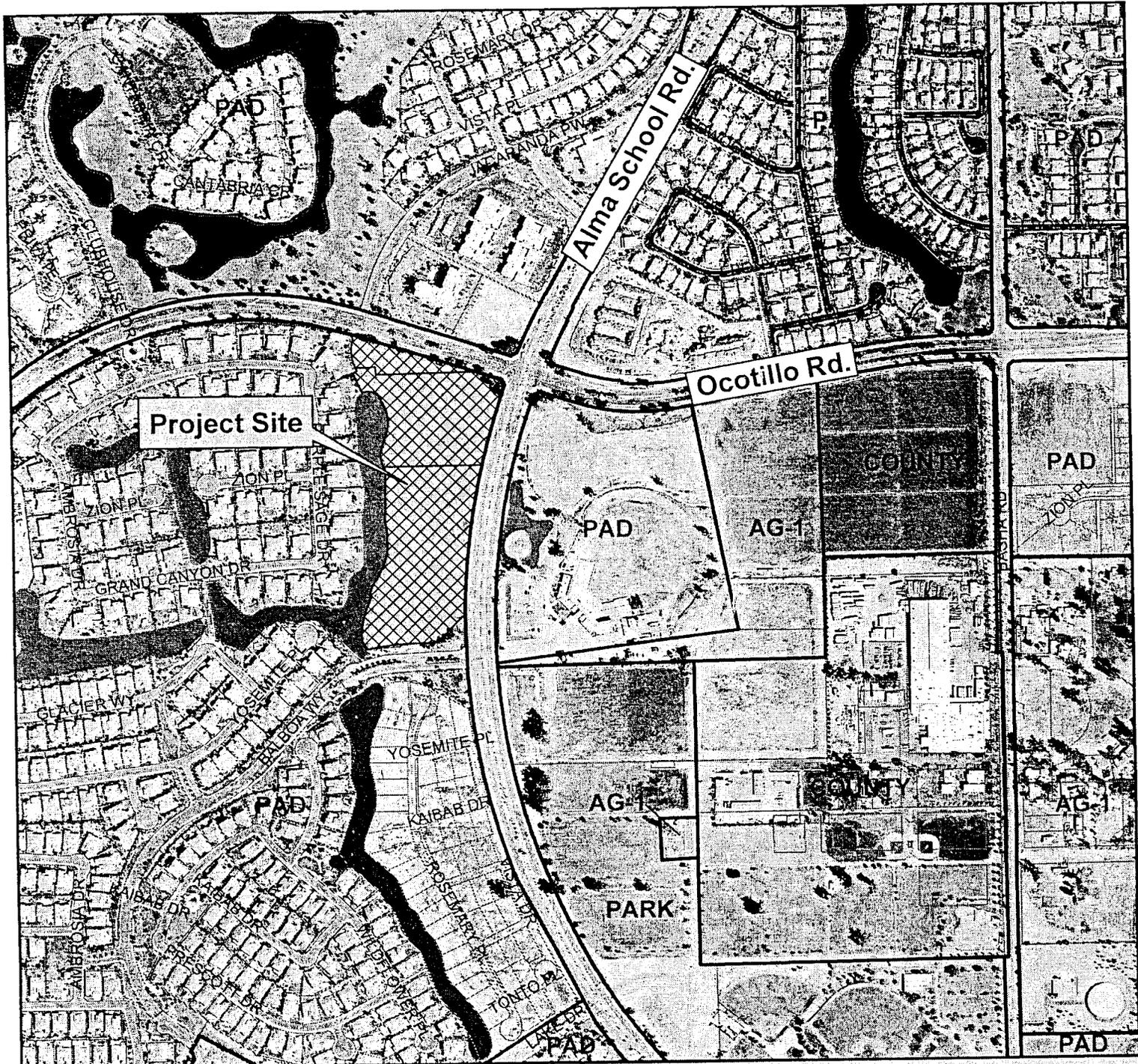
The applicant has not provided Staff the required signed and notarized Consent to Conditions Proposition 207 Waiver. The applicant has indicated that the waiver will not be submitted due to potential conditions regarding the westernmost full-movement driveway along Ocotillo Road. As is the practice of City Council, Staff recommends the case be continued to the July 31, 2008 City Council hearing to allow additional time to address this remaining issue and provide Staff with the required waiver.

**PROPOSED MOTION**

Move to continue case PDP07-0039/PPT08-0004 OCOTILLO VILLAGE to the July 31, 2008 City Council hearing, as recommended by Staff.

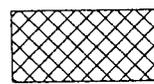
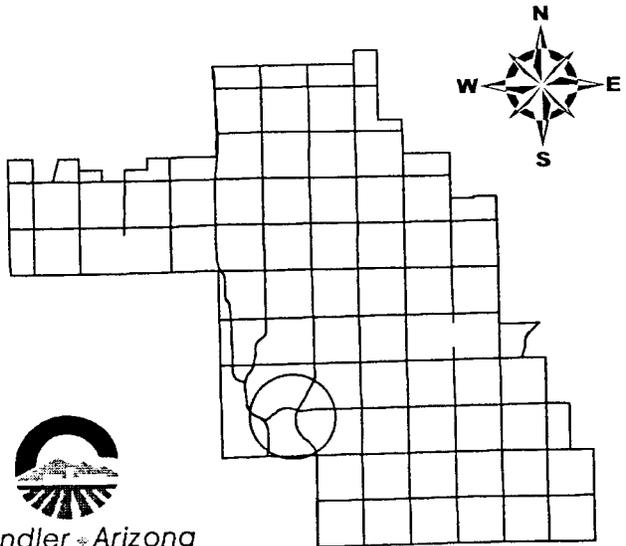
**Attachments**

1. Vicinity Map



**Project Site**

## Vicinity Map



**PDP07-0039**

**Ocotillo Village**



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Add info #20

JUN 26 2008



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**MEMORANDUM**                      **Public Works Department - Memo No. PWA08-061**

**DATE:**            JUNE 25, 2008

**TO:**                MAYOR & COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER *WMP*  
                      PAT MCDERMOTT, ASSISTANT CITY MANAGER

**FROM:**            R.J. ZEDER, PUBLIC WORKS DIRECTOR *R.J. Zeder*

**SUBJECT:**        OCOTILLO VILLAGE, PDP07-0039/PPT08-004  
                      SWC – OCOTILLO ROAD AND JACARANDA PARKWAY

Staff was asked to review the intersection of Ocotillo Road and Jacaranda Parkway as it relates to the proposed Ocotillo Village development at the southwest corner of Alma School and Ocotillo Roads.

Our traffic engineering staff recommend that two trees at the southwest corner of this intersection be relocated 5 to 10 feet south of their current location in order to improve sight lines to the west of the intersection.

Given the proximity of this intersection to the inside radius of the curve of Ocotillo Road just to the west of this location, I additionally recommend that turning movements to/from this site be restricted as follows:

- 1)      Right turn in (east to south)
- 2)      Right turn out (north to east)
- 3)      Left turn in (west to south)
- 4)      No left turn out (north to west)

I believe that this solution allows full access into the proposed development and protects the safety of motorists traveling eastbound on Ocotillo Road as well as those exiting the site.

Please let me know if you have any questions or would like additional information.

cc:      Mike Mah, City Transportation Engineer  
            Kevin Mayo, Principal Planner

**Melanie Sala-Friedrichs/COC**

06/24/2008 03:21 PM

To CityClerkDivision

cc Mark Pentz/COC@ci.chandler.az.us, Rich  
Dlugas/COC@ci.chandler.az.us, Patrick  
McDermott/COC@ci.chandler.az.us

bcc

Subject Fw: Ocotillo Village PDP 07-0039 and PPT08-0004

---- Forwarded by Melanie Sala-Friedrichs/COC on 06/24/2008 03:20 PM ----



**"McTee, Shelly M."**

**<shelly.mctee@gknet.com>**

06/24/2008 01:25 PM

To <mayor&council@chandleraz.gov>

cc <Kevin.Mayo@chandleraz.gov>

Subject Ocotillo Village PDP 07-0039 and PPT08-0004

Mayor and Council Members, I just wanted to touch base with each of you before the June 26th hearing and to make sure all of your questions were answered relative to the Preliminary Development Plan and Preliminary Plat for Ocotillo Village. We represent the owners and developers of the site and for the last year have conducted an extensive outreach effort with the surrounding property owners and Ocotillo Association to ensure that the development will be of the quality and meet the expectations for this area of Chandler.

In regards to the question on the outreach effort, we have made modifications to the original plans at the request of some of the adjacent property owners. Some of those modifications include removing windows and balconies along the western buildings (both the Village Club and the retail portion of the site), moving the proposed restaurant pad into the site further away from the lake and adjacent residences, adding additional landscaping along the pool and tennis courts adjacent to the lake, and reducing the height of parking lot pole lights in the parking fields closest to the lake. It is our belief that we have made appropriate modifications to address most of the concerns of the surrounding property owners and overall the neighbors and surrounding property owners are very supportive of the project. There are 5 letters of support and 35 signatures on petitions of support for the project.

In regards to the question raised last night about the westernmost access point to Ocotillo Road, the property was acquired with the understanding that the existing driveway and full movement onto Ocotillo Road would remain as installed. We believe it is vital to the success of the retail portion of the site as it will allow those vehicles heading west to exit onto Ocotillo Road rather than having to drive through the development and exit onto Alma School and make a left turn onto Ocotillo Road. Additionally, the full movement on the north, east and south sides of the site encourage the traffic to disperse in various locations to assist with appropriate circulation in and around the site.

Should you have any questions on the foregoing or would like to discuss the project in more detail, please feel free to call or email me.

Thank you. Shelly

**GALLAGHER & KENNEDY**

P.A.  
LAW OFFICES

**Shelly M. McTee**

Gallagher & Kennedy, P.A.

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Phoenix, Arizona 85016  
Phone: 602-530-8232  
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E-mail: [shelly.mctee@gknet.com](mailto:shelly.mctee@gknet.com)  
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[Attorney Profile](#)

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#20  
JUN 26 2008



**Chandler • Arizona**  
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**MEMORANDUM**

**Planning and Development – CC Memo No. 08-120**

**DATE:** JUNE 6, 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

**FROM:** KEVIN MAYO, ACTING PLANNING MANAGER

**SUBJECT:** PDP07-0039/PPT08-0004 OCOTILLO VILLAGE

**Request:** Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for site layout and building architecture for a specialty retail development including a health club

**Location:** Southwest corner of Alma School and Ocotillo Roads

**Applicant:** Shelly McTee  
Gallagher & Kennedy, P.A.

**Project Info:** Approximately 12.3-acres, 31,300 square-feet of retail space, 82,000 square-foot Village Health Club

**RECOMMENDATION**

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

**BACKGROUND**

The site is located in South Chandler as part of the Ocotillo Phase 1 master plan. The 12.3-acre subject site is located at the southwest corner of Alma School and Ocotillo Roads. The site is bound by the two arterial streets on the north and east sides, as well as the collector street,

Balboa Way, adjacent to the south. One of the existing Ocotillo lakes borders the property's west side, with residential homes located west of the lake.

The site is zoned PAD Special Use Commercial. This designation under the Ocotillo zoning permits a variety of uses. The Special Use Commercial zoning was part of the Ocotillo community planning principles whereby certain key parcels that, because of their location and relationship to adjacent uses, could be developed with more intensive uses. These include resorts, hotels, specialty commercial, cultural and sports centers, tennis and swim clubs, and townhouse or condominium developments. An emphasis was placed on recreational facilities. The parcels were grouped around intersection corners and adjacent to the golf course clubhouse.

The proposal includes approximately 31,300 square-feet of retail space comprised of a bank pad, in-line shops space, and a freestanding sit-down restaurant pad. Additionally, the request includes an approximately 82,000 square-foot two-story with basement Village Health Club and Spa. The health club will include four outdoor tennis courts and two outdoor swimming pools, as well as an extensive list of indoor health, wellness and recreational activities. The indoor areas will include active exercise areas including fitness equipment, group exercise areas, and other activity areas. The Village Health Club will also include an indoor spa amenity with health and beauty treatments such as face and body treatments, as well as a hair and nail salon. A separate kid's recreational area is provided. Finally, a café is provided for the member's. The Village Health Club facility is anticipated to be open Monday through Friday 5 a.m. to 10 p.m., and Saturday and Sunday from 7 a.m. to 8 p.m. The club is a membership only facility.

The retail buildings are sited at the property's north side, with the Village Health Club and Spa located on the site's southern end. The outdoor pools and tennis courts are centrally located between the retail and health club buildings. Careful attention was paid to the outdoor activity's orientation, as well as increased landscape buffering so as to minimize any impacts upon the residential homes west of the adjacent lake. Attention was given to the interior space programming of the Village Health Club thereby minimizing the number of second story windows and outdoor balconies facing the nearby residential homes. Due to the site's availability of reclaimed-water, extensive use of turf is provided throughout. The landscaping not only complies with Chandler's Commercial Design Standards, but the requirements of the Ocotillo Association as well. Textured paving and 20-foot tall Date Palm trees are utilized to highlight the site's entry points.

Architecturally the proposal represents a stylized modernistic approach while maintaining compatibility with the adjacent existing uses though the color palette and key architectural features. As depicted in the attached development booklet, the proposed Village Health Club maintains visual depth and architectural interest through the use of dramatic sloping roof forms, deep roof overhangs, a dramatic two-story lobby, and purposefully executed window fenestration. The two-story Health Club's building massing has been broken up through the use of substantial façade articulation, stepped back massing, canted wall planes, and deep recesses. Building materials include a combination of smooth concrete tilt and stucco wall planes with accent walls of alternating rows of split-faced and ground-faced concrete block. The retail

buildings at the site's northern end provide an architectural transition from the existing commercial uses north of Ocotillo Road, to the proposed Village Health Club. The existing hotel and commercial buildings north of Ocotillo utilized a very traditional architectural style that includes arched windows, rich southwestern colors and sloped tile-roof elements. The retail buildings incorporate sloped tile-roof elements and similar building massing of the existing retail buildings, while utilizing the same clean-lined architectural style of the proposed Village Health Club. Combined with a consistent rich color palette, the proposed development provides a fresh new approach to southwestern architecture while maintaining compatibility with its surroundings.

The request includes a comprehensive sign package. The proposal includes two 14-foot tall four-tenant panel freestanding monuments signs, one along Ocotillo Road, and one along Alma School Road. A single 9-foot tall two-tenant panel freestanding monument sign is proposed along Ocotillo Road at the site's northwestern end. Finally 10-foot tall Village Health Club freestanding monument signs are proposed, one along Alma School Road, and one along Balboa Way at the drive entrance. All freestanding monument signs utilize similar architectural forms, materials and colors found upon the building, as well as planter features at each base. The wall mounted signage is proposed as reverse pan-channel lettering for the retail buildings, while the Village Health Club would allow the use of pan-channel lettering as well. Corporate colors, logos and fonts are permitted.

The proposal includes a requested reduction in the required parking for the Village Health Club. The retail portion of the development is parked per Code. 423 parking spaces are required for the Village Health club per Code, at a ratio of 1-space per 200 square-feet plus 3 parking spaces per tennis court. The site plan provides only 332 parking spaces, a reduction of 91 spaces. The applicant conducted a very thorough parking study of the three existing Village Health Clubs in the Phoenix valley. The Village Health Clubs, when compared to other more traditional health club facilities, typically provide a similar sized work-out area, yet the size, amount and nature of the ancillary uses within the facility differ greatly. Additionally, the Village Health Clubs limit the number of memberships permitted at each club. The parking study concluded that the maximum parking rate observed was 1-space per 286 square-feet. The proposal provides parking at a greater rate of 1-space per 248 square-feet. Staff supports the proposed parking reduction based upon the nature and use of the Village Health Club facility. Additionally, in the event a re-use of the building is necessary, the tennis courts, and outdoor pools could be removed providing sufficient area for any necessary additional parking.

The applicant has met with the Ocotillo Design Review Board and received conditional approval for the proposed commercial development. Additional project details and exhibits can be found in the attached Development Booklet.

The proposal is anticipated to construct in phases. Phase I will include all off-site improvements, arterial street landscaping and the Village Health Club portion. The retail portion will construct as future phases as tenants are identified. The applicant has represented to Staff the intention to file for building permits immediately following City Council approval.

**DISCUSSION**

Staff supports the request. The Village Health Club and accompanying retail shops space is consistent with the original vision of the Ocotillo Master Plan. The architectural style, while stylized and modernistic, provides for an attractive development that carefully utilizes various architectural elements, colors and materials to maintain compatibility with the site's surroundings. The overall proposal represents a quality commercial development that will be an attractive addition to the Ocotillo area.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on December 4, 2007 at the Ocotillo Holiday Inn. 39 neighbors attended the meeting. Discussions occurred regarding the sidewalk along the lake's eastern side and the desire for a traffic signal at Alma School Road and Balboa Way. Neighbors expressed support for the architectural style.
- A second neighborhood meeting was held on April 14, 2008 at the Ocotillo Holiday Inn. 18 neighbors attended the meeting. Traffic signal was brought up again as well as the possibility of lowering the tennis courts. Overall neighbors were in support of project.
- The applicant made presentations to the Balboa Lakes Community Association and to the Embarcadero Homeowners Association.

Staff has received a series of phone calls from the Balboa Lakes Association. It was the understanding of the Association that Balboa Way was a private road and that the subject site could not access it. The section of Balboa Way fronting the subject site is a public roadway and there is an existing driveway cut to the subject site.

Staff received copies of letters addressed to the Planning Commission and City Council. Copies of the letters are attached to this memo. The letters, sent by the Balboa Lakes Community Association and the Embarcadero Community Association, identify a series of concerns for the proposed development. Concerns include traffic along Balboa Way, lighting/glare, noise and privacy. In response to traffic concerns, Balboa Way is a public right-of-way which the subject site already has access to. Traffic Engineering has indicated that even with the projected traffic from the future development, the Balboa Way/Alma School Road intersection does not have sufficient traffic volumes to warrant a signal. In regards to lighting concerns, the site's lighting is required by Code to be shielded so that no light is able to leave this property and trespass upon another. Additional trees and landscaping has been added along the site's western side to provide additional buffering for glare, noise and privacy. All signage facing residential properties shall not be illuminated.

Staff has received two letters of support regarding the request. Copies of these letters are attached to this memo.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 5    Opposed: 0    Conflict: 1 (Kelley)

Discussion occurred during the Planning Commission Study Session in regards to the issues raised by the neighbors, as well as the building architecture for the freestanding retail pads. To address the noise and lighting concerns, conditions 12 and 14 were added requiring the double row of trees west of the pools and tennis courts to be installed at a 48-inch box size, as well as relocating the sidewalk along the lake edge to the eastern side of the buildings. Condition 13 was added requiring the applicant to work with Staff to further integrate the freestanding pads' architecture with the Village Club design.

**RECOMMENDED ACTION**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "OCOTILLO VILLAGE" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0039, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Completion of the construction, where applicable of all required off-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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. All off-site improvements shall be installed as part of Phase I.

8. 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.
9. The landscaping shall comply with the Commercial Design Standards.
10. Building mounted signage facing the adjacent residential homes shall be non-illuminated.
11. Tennis Court lighting shall be fully shielded.
12. The trees west of the pools and tennis courts shall be installed at a 48-inch box size.
13. The applicant shall work with Staff to architecturally integrate Shops A, Pad 1 and Pad 2 with the balance of the development. Details to be worked out with Staff.
14. The sidewalk along the lake's edge shall be relocated to the east of the buildings.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

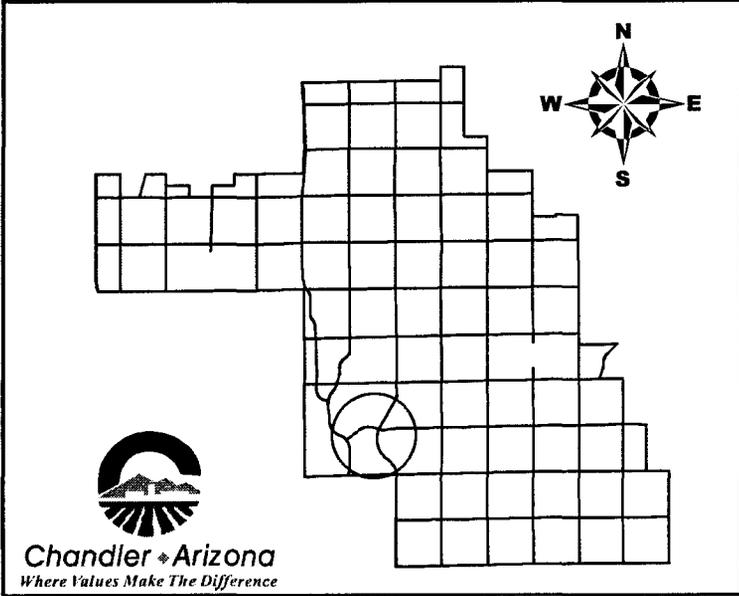
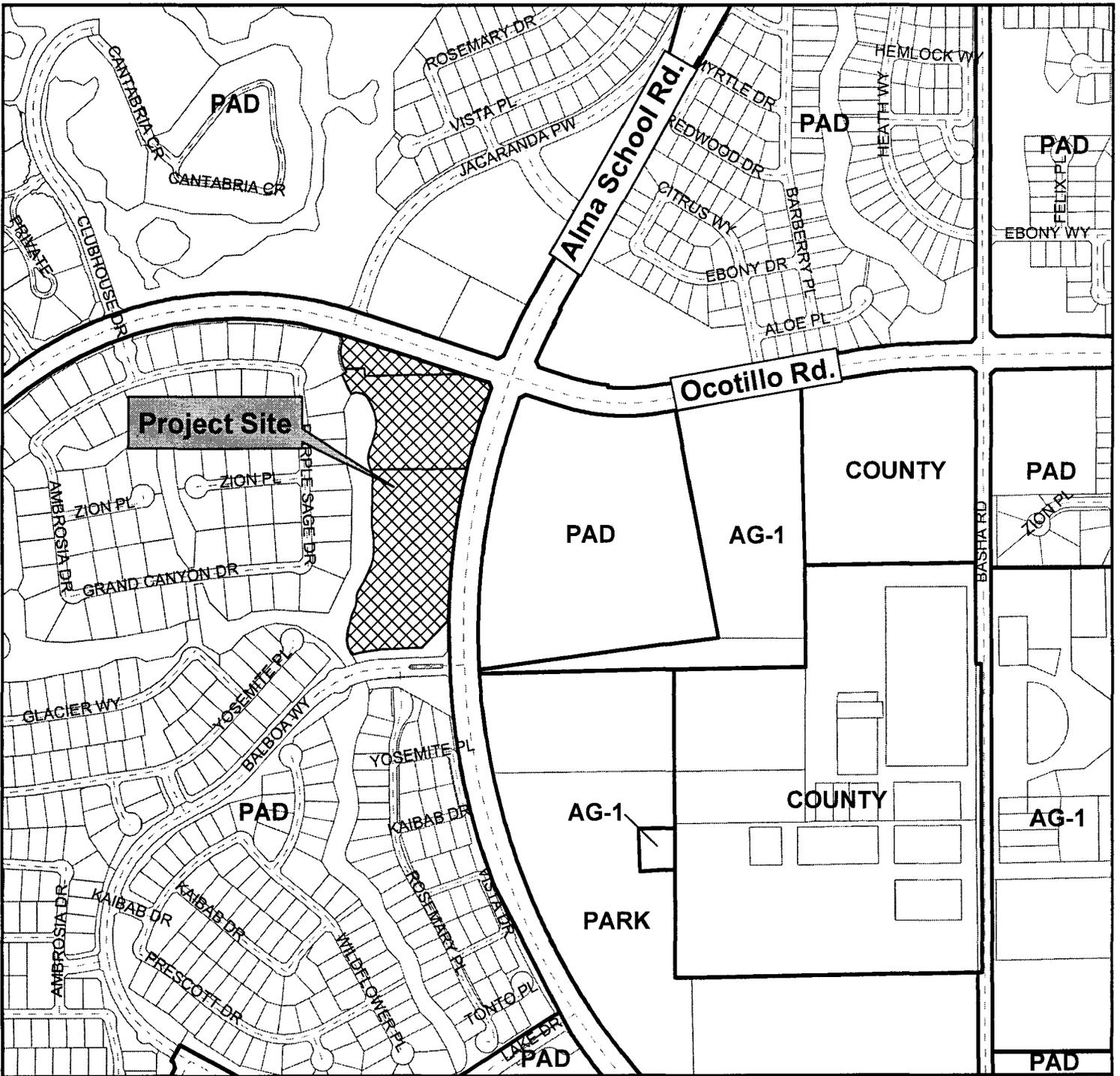
**PROPOSED MOTION**

Move to approve the Preliminary Development Plan in case PDP07-0039 OCOTILLO VILLAGE subject to the conditions recommended by Planning Commission and Staff.

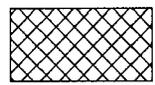
Move to approve the Preliminary Plat PPT08-0004 OCOTILLO VILLAGE, as per Planning Commission and Staff recommendation.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Preliminary Plat
4. Landscape Plan
5. Building Elevations
6. Sign Exhibits
7. Letters from Balboa Lakes and Embarcadero Community Associations
8. Letters of Support
9. Development Booklet, Exhibit A



## Vicinity Map

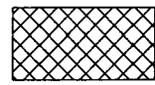
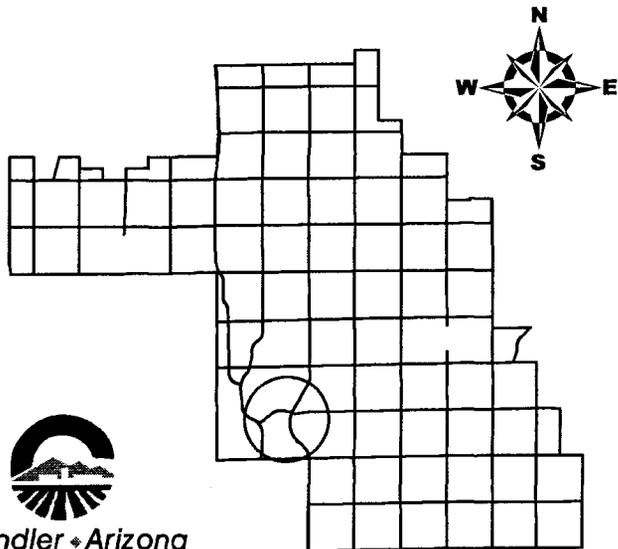


PDP07-0039

Ocotillo Village



# Vicinity Map



**PDP07-0039**

**Ocotillo Village**



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CITY OF CHANDLER 12/18/2007





# PRELIMINARY PLAT FOR OCOTILLO VILLAGE

OF THE NORTH HALF OF SECTION 20 AND THE SOUTH HALF  
OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### NOTE:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.  
2. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GR/W WITHIN DRAINAGE EASEMENTS

### VISIBILITY EASEMENT RESTRICTIONS

ANY OBJECT, WALL STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRAINED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

### BENCHMARK

SECTION 18, T 2 S, R 5 E, SET 3" BRASS CAP IN CONCRETE, 70' NORTH, 70' EAST OF INTERSECTION OF BASHA ROAD AND OCOTILLO ROAD; 4' NORTH OF BACK OF SIDEWALK.  
CITY OF CHANDLER BM # 48A  
ELEVATION 1204.51, CITY OF CHANDLER DATUM.

### NOTE:

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

### SITE

LONGITUDE: 111°43'58" W  
LATITUDE: 111°51'58" W

### LEGAL DESCRIPTION:

#### PARCEL NO. 1:

THAT PORTION OF THE NORTH HALF OF SECTION 20 AND THE SOUTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, CONCORDANT WITH THE SOUTH LINE OF SAID SECTION 17, 85.36 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 63 DEGREES 58 MINUTES 42 SECONDS EAST, 161.08 FEET, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 7, ENBARCAADERO AT OCOTILLO ACCORDING TO BOOK 559 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 7, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 161.08 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 19 SECONDS, 124.32 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 18 DEGREES 09 MINUTES 00 SECONDS EAST, 25.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD, SAID POINT BEING ON THE ARC OF A CURVE FROM WHICH THE CENTER BEARS SOUTH 17 DEGREES 22 MINUTES 18 SECONDS WEST, 1545.00 FEET;  
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 1545.00 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 51 MINUTES 04 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING PARALLEL TO, AND 65.08 FEET SOUTHERLY OF, THE CENTERLINE OF OCOTILLO ROAD, 636.21 FEET;  
THENCE SOUTH 25 DEGREES 51 MINUTES 32 SECONDS EAST, 27.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, FROM WHICH THE CENTER OF SAID NON-TANGENT CURVE BEARS SOUTH 70 DEGREES 04 MINUTES 09 SECONDS EAST, 3983.00 FEET;  
THENCE ALONG SAID CURVE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 3085.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 58 MINUTES 33 SECONDS, 1013.32 FEET TO THE NORTHEAST CORNER OF TRACT C, OCOTILLO PHASE TWO, ACCORDING TO BOOK 559 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS;

THENCE SOUTH 44 DEGREES 44 MINUTES 23 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID TRACT C, 170.00 FEET;  
THENCE SOUTH 87 DEGREES 20 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT C, 187.81 FEET TO A POINT OF CURVATURE;  
THENCE ALONG A CURVE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 30 MINUTES 00 SECONDS, 136.66 FEET;  
THENCE ALONG THE EAST, NORTHEAST, AND NORTH LINES OF TRACT D OF SAID OCOTILLO PHASE TWO, THE FOLLOWING 32 COURSES AND BEARINGS:  
THENCE NORTH 30 DEGREES 34 MINUTES 54 SECONDS WEST, 15.93 FEET;  
THENCE NORTH 22 DEGREES 10 MINUTES 48 SECONDS WEST, 26.01 FEET;  
THENCE NORTH 08 DEGREES 17 MINUTES 47 SECONDS WEST, 26.88 FEET;  
THENCE NORTH 02 DEGREES 31 MINUTES 09 SECONDS EAST, 22.30 FEET;  
THENCE NORTH 08 DEGREES 23 MINUTES 21 SECONDS EAST, 28.09 FEET;  
THENCE NORTH 14 DEGREES 38 MINUTES 32 SECONDS EAST, 53.84 FEET;  
THENCE NORTH 21 DEGREES 32 MINUTES 31 SECONDS EAST, 47.21 FEET;  
THENCE NORTH 08 DEGREES 03 MINUTES 38 SECONDS EAST, 24.47 FEET;  
THENCE NORTH 03 DEGREES 57 MINUTES 29 SECONDS EAST, 20.80 FEET;  
THENCE NORTH 12 DEGREES 44 MINUTES 28 SECONDS EAST, 21.01 FEET;  
THENCE NORTH 20 DEGREES 18 MINUTES 31 SECONDS EAST, 50.88 FEET;  
THENCE NORTH 25 DEGREES 08 MINUTES 41 SECONDS EAST, 73.25 FEET;  
THENCE NORTH 15 DEGREES 24 MINUTES 24 SECONDS EAST, 32.78 FEET;  
THENCE NORTH 05 DEGREES 22 MINUTES 58 SECONDS EAST, 24.08 FEET;  
THENCE NORTH 01 DEGREE 41 MINUTES 18 SECONDS WEST, 57.28 FEET;  
THENCE NORTH 08 DEGREES 11 MINUTES 00 SECONDS WEST, 29.83 FEET;  
THENCE NORTH 08 DEGREES 27 MINUTES 32 SECONDS WEST, 28.08 FEET;  
THENCE NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST, 102.74 FEET;  
THENCE NORTH 01 DEGREE 56 MINUTES 28 SECONDS EAST, 86.84 FEET;  
THENCE NORTH 06 DEGREES 57 MINUTES 30 SECONDS WEST, 24.53 FEET;  
THENCE NORTH 18 DEGREES 49 MINUTES 40 SECONDS WEST, 42.87 FEET;  
THENCE NORTH 10 DEGREES 41 MINUTES 29 SECONDS WEST, 25.23 FEET;  
THENCE NORTH 08 DEGREES 28 MINUTES 08 SECONDS EAST, 21.14 FEET;  
THENCE NORTH 17 DEGREES 58 MINUTES 04 SECONDS WEST, 78.72 FEET;  
THENCE NORTH 11 DEGREES 40 MINUTES 13 SECONDS EAST, 33.30 FEET;  
THENCE NORTH 01 DEGREE 18 MINUTES 32 SECONDS WEST, 31.43 FEET;  
THENCE NORTH 21 DEGREES 14 MINUTES 48 SECONDS WEST, 42.84 FEET;  
THENCE NORTH 33 DEGREES 08 MINUTES 33 SECONDS WEST, 52.25 FEET;  
THENCE NORTH 53 DEGREES 43 MINUTES 47 SECONDS WEST, 23.31 FEET;  
THENCE NORTH 62 DEGREES 30 MINUTES 08 SECONDS WEST, 24.12 FEET;  
THENCE SOUTH 77 DEGREES 37 MINUTES 27 SECONDS SOUTH, 23.48 FEET;  
THENCE NORTH 25 DEGREES 15 MINUTES 14 SECONDS WEST, ALONG THE NORTHEAST LINE OF LOT 8 OF SAID ENBARCAADERO AT OCOTILLO, 92.03 FEET;  
THENCE NORTH 84 DEGREES 44 MINUTES 46 SECONDS EAST, ALONG THE NORTHEAST LINE OF LOT 7 OF SAID ENBARCAADERO AT OCOTILLO, 22.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, FROM WHICH THE CENTER BEARS NORTH 70 DEGREES 04 SECONDS EAST, 181.08 FEET;  
THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 7, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 161.08 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 54 SECONDS, 17.75 FEET TO A POINT ON THE FOREWATERED SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING.

### LOT AREAS

LOT 1 NET SITE AREA = 60,192.0329 S.F. OR 1.3818 ACRES  
LOT 2 NET SITE AREA = 54,473.4715 S.F. OR 1.2505 ACRES  
LOT 3 NET SITE AREA = 78,548.2969 S.F. OR 1.8030 ACRES  
LOT 4 NET SITE AREA = 27,671.8851 S.F. OR 0.6333 ACRES  
LOT 5 NET SITE AREA = 302,094.5386 S.F. OR 6.9351 ACRES  
NET SITE BOUNDARY = 522,981.3105 S.F. OR 12.0066 ACRES  
GROSS SITE AREA TO STREET MONUMENT LINES = 696,822.8284 S.F. OR 15.9958 ACRES

### OWNER / DEVELOPER

DMB GIRCLE ROAD PARTNERS, LLP  
7800 E. DOUBLETREE RANCH ROAD,  
SUITE #210  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 367-7244  
FAX: (480) 367-7444  
ATTN: DAVID BRUNER  
AND  
DMB SPORTS CLUBS LP  
7800 E. DOUBLETREE RANCH ROAD,  
SUITE #200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 367-7244  
FAX: (480) 367-7444  
ATTN: MICHAEL DESBELL

### CIVIL ENGINEER

NORMAN ENGINEERING GROUP, INC.  
7330 N. 16TH ST., A200  
PHOENIX, ARIZONA 85020  
PHONE: (602) 371-0397

### LEGEND

—	ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	54TH STREET & GALVESTON ROAD MONUMENT LINE
---	EXISTING EASEMENT LINE

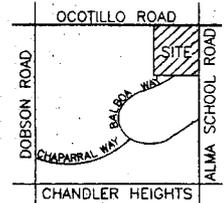
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND REBAR AS NOTED
- FOUND CHISELED V
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY

### BEARING/DISTANCE TABLE

COURSE	BEARING	DISTANCE
1	N18°09'00"E	25.30 (R)
2	N18°09'00"E	25.12 (CW)
3	S25°51'52"E	27.97 (R)
4	S44°46'23"W	170.00 (R)
5	S44°46'23"W	189.94 (CW)
6	S87°20'28"W	167.81 (R)
7	S87°20'43"W	167.21 (CW)
8	N30°38'54"W	15.93 (R)
9	N30°38'54"W	18.15 (CW)
10	N22°10'48"W	26.01 (R)
11	N08°17'47"W	26.88 (R)
12	N02°31'09"E	22.30 (R)
13	N08°23'21"E	28.05 (R)
14	N14°56'32"E	53.84 (R)
15	N21°32'31"E	47.21 (R)
16	N09°03'58"E	24.47 (R)
17	N03°57'29"E	20.80 (R)
18	N03°57'29"E	21.01 (R)
19	N30°18'31"E	50.88 (R)
20	N23°06'41"E	73.25 (R)
21	N19°21'24"E	32.78 (R)
22	N05°42'55"E	24.08 (R)
23	N01°41'18"W	57.28 (R)
24	N08°08'07"W	29.83 (R)
25	N08°27'32"E	26.08 (R)
26	N02°22'58"E	102.74 (R)
27	N01°56'29"E	86.84 (R)
28	N18°49'28"E	21.14 (R)
29	N18°45'40"W	42.87 (R)
30	N18°41'28"W	25.25 (R)
31	N08°29'08"E	21.14 (R)
32	N17°58'04"E	78.72 (R)
33	N11°40'13"E	33.30 (R)
34	N01°18'32"W	31.43 (R)
35	N12°39'09"W	32.83 (R)
36	N21°14'48"W	42.84 (R)
37	N53°08'30"W	52.25 (R)
38	N53°42'47"W	23.31 (R)
39	N82°20'01"W	24.12 (R)
40	S77°37'12"E	23.48 (R)
41	N25°13'14"W	92.03 (R)
42	N64°44'40"E	22.11 (R)

### LEGEND

- (R) - INDICATES RECORD.
- (CW) - INDICATES CALCULATED FROM FIELD MEASUREMENTS.
- TR - INDICATES TELEPHONE RISER.
- R/W - INDICATES RIGHT OF WAY.
- ET - INDICATES ELECTRIC TRANSFORMER.
- EB - INDICATES ELECTRIC BOX.
- EM - INDICATES ELECTRIC METER.
- LP - INDICATES LIGHT POLE.
- SMH - INDICATES SEWER MANHOLE.
- FH - INDICATES FIRE HYDRANT.
- TSB - INDICATES TRAFFIC SIGNAL BOX.
- CLF - INDICATES CHAIN LINK FENCE.
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT.
- V.E. - INDICATES VISIBILITY EASEMENT.
- ① - INDICATES SCHEDULE "B"-1 ITEM NO. IN TITLE REPORT.
- P.O.B. - INDICATES POINT OF BEGINNING.
- P.O.C. - INDICATES POINT OF COMMENCEMENT.
- W.E. - INDICATES WATER EASEMENT.
- V.N.A.E. - INDICATES VEHICULAR NON-ACCESS EASEMENT.
- B.C.F. - INDICATES BRASS CAP FLUSH.
- B.C.M.H. - INDICATES BRASS CAP IN MANHOLE.
- M.C.R. - INDICATES MARICOPA COUNTY RECORDS.
- CTV - INDICATES CABLE TELEVISION RISER.
- DW - INDICATES DRYWELL.
- NW - INDICATES MANWELL.
- CLL - INDICATES CONCRETE LAKE LINER.
- FV - INDICATES FRESHNO VALVE.
- GV - INDICATES GAS VALVE.
- EMH - INDICATES ELECTRIC MANHOLE.
- PC - INDICATES PROPERTY CORNER.
- NL - INDICATES PROPERTY LINE.
- NDA - INDICATES NATURAL GAS MARKER.
- Y&G - INDICATES VERTICAL CURB & GUTTER.
- SW - INDICATES SIDEWALK.



VICINITY MAP  
SCALE: NONE

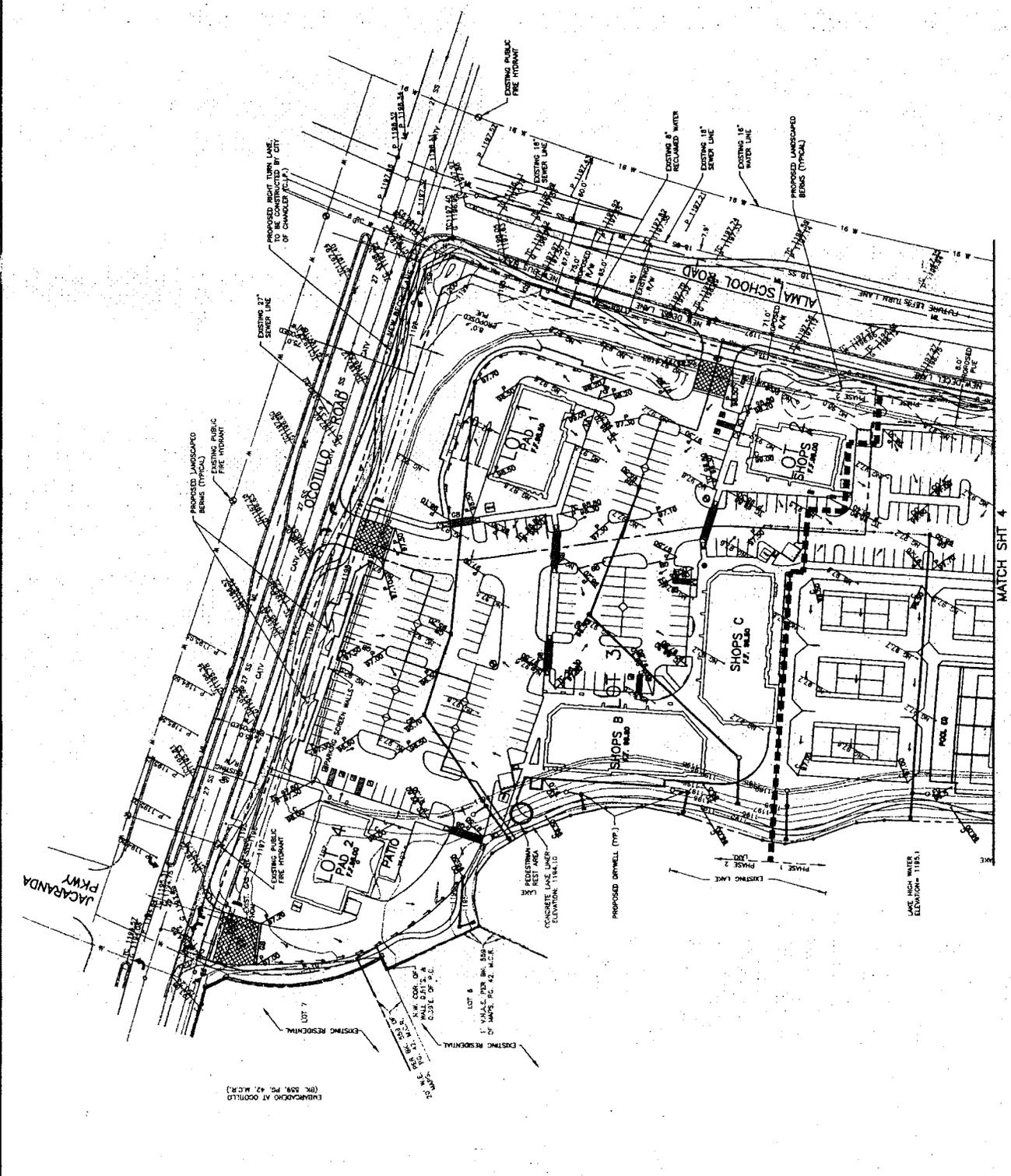


<b>OCOTILLO VILLAGE</b>		
<b>PRELIMINARY PLAT</b>		
DES: RLS	DWG: ELR	CHK: RLS
DATE: DEC. 2007		
<b>NORMAN ENGINEERING GROUP, INC.</b>		
2330 N. 16th Street, Suite 200 Phoenix, Arizona 85020 Phone: 602-371-0397		SCALE: NONE JOB NO.: 2345 SHEET 1 OF 6

H:\2345 Ocotillo Village - Chandler - 1245 - 11.26.07.dwg - CS-01 - May 18, 2008 - 9:43am - F:\escribe.ro



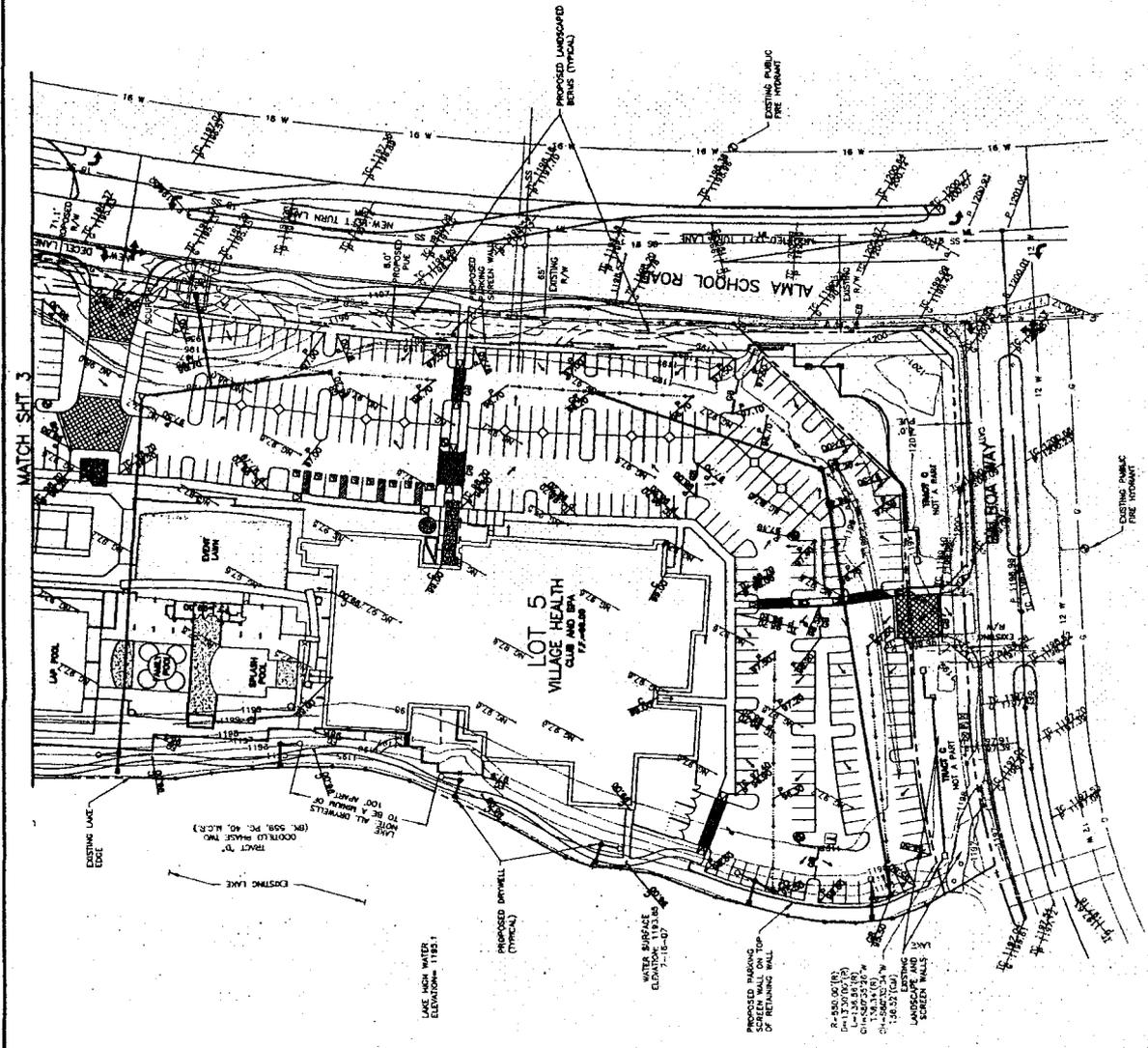
6027-253-1100  
 1" = 40'  
 NORTH  
 Ocotillo Village  
 PRELIMINARY PLAT  
 GRADING AND DRAINAGE PLAN  
 CONCEPTUAL  
 DATE: DEC. 2007  
 SHEET 3 OF 6



(REV. 039, PG. 42, M.C.R.)  
 SUBMITTING AT OCOTILLO

MATCH SHT 4

LAKE HIGH WATER  
 ELEVATION = 1185.1



MATCH SHT. 3

LOT 5  
VILLAGE HEALTH  
CLUB AND SPA

ALMA SCHOOL ROAD

SANTA ROSA WAY

LAKE HIGH WATER  
ELEVATION= 1185.1

WATER SURFACE  
ELEVATION 1192.86  
7-15-07

PROPOSED PARKING  
SCREEN WALL ON TOP  
OF RETAINING WALL

P=330.00(15)  
L=12.83(15)  
C=1.34(15)  
CH=3.84(15)  
S=1.32(15)  
LANDSCAPE AND  
SCREEN WALLS

EXISTING PAVED  
FIRE WDRWAY

EXISTING PAVED  
FIRE WDRWAY

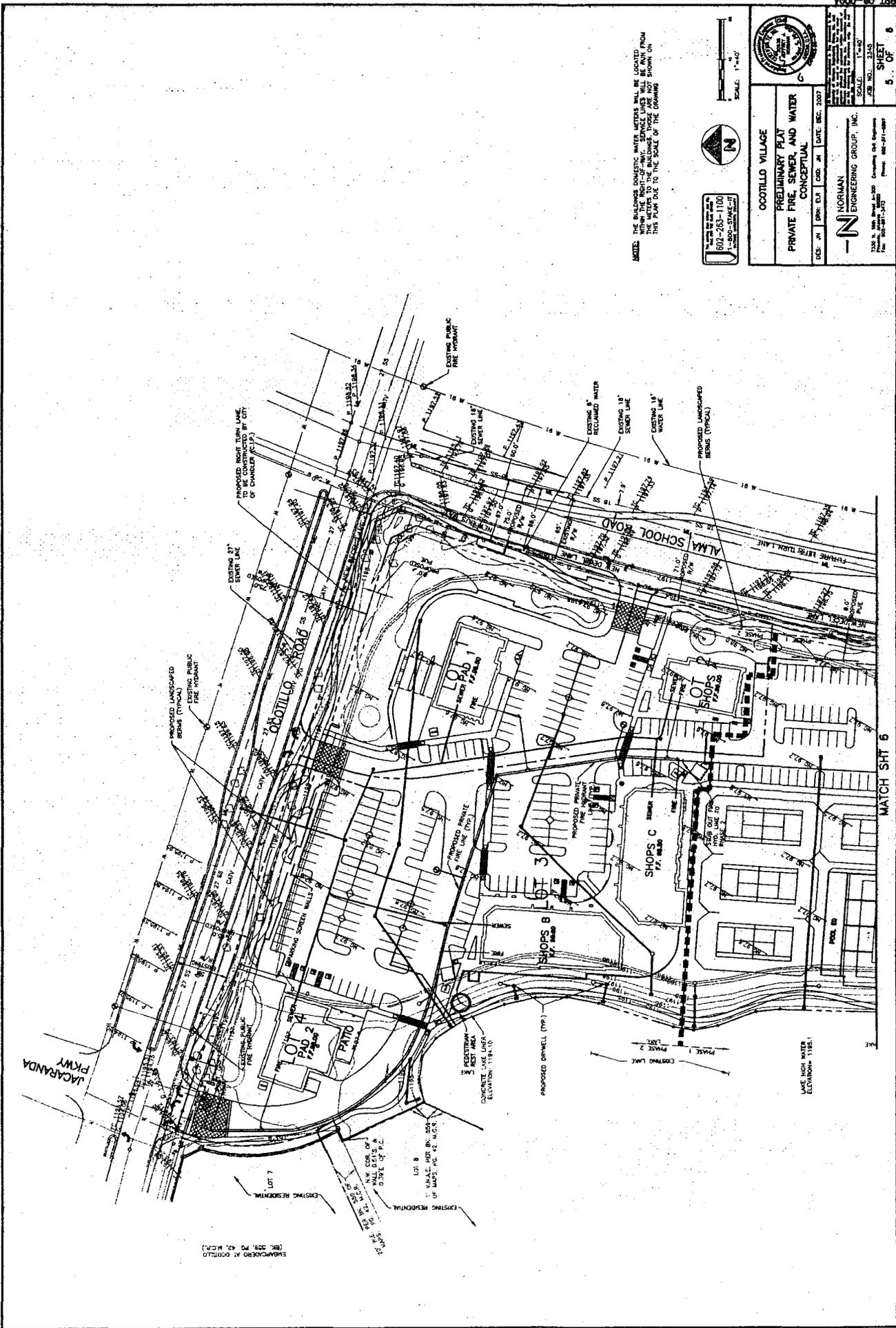
PROPOSED LANDSCAPED  
BENCH (TYPICAL)

802-763-1100  
1-800-STAKE-IT

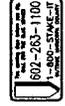


SCALE: 1"=40'

<b>OCOTILLO VILLAGE</b> <b>PRELIMINARY PLAT</b> <b>GRADING AND DRAINAGE PLAN</b> <b>CONCEPTUAL</b>	
DATE: 04/19/08	DATE: 04/19/08
BY: JLN	CHK: JLN
<b>NORMAN</b> <b>ENGINEERING GROUP, INC.</b>	
2200 E. 10th Street, Suite 100 Phoenix, AZ 85016 Phone: 602-763-1100 Fax: 602-763-1101	
PROJECT NO.: 2345	SHEET NO.: 6
SCALE: 1"=40'	4 OF 6



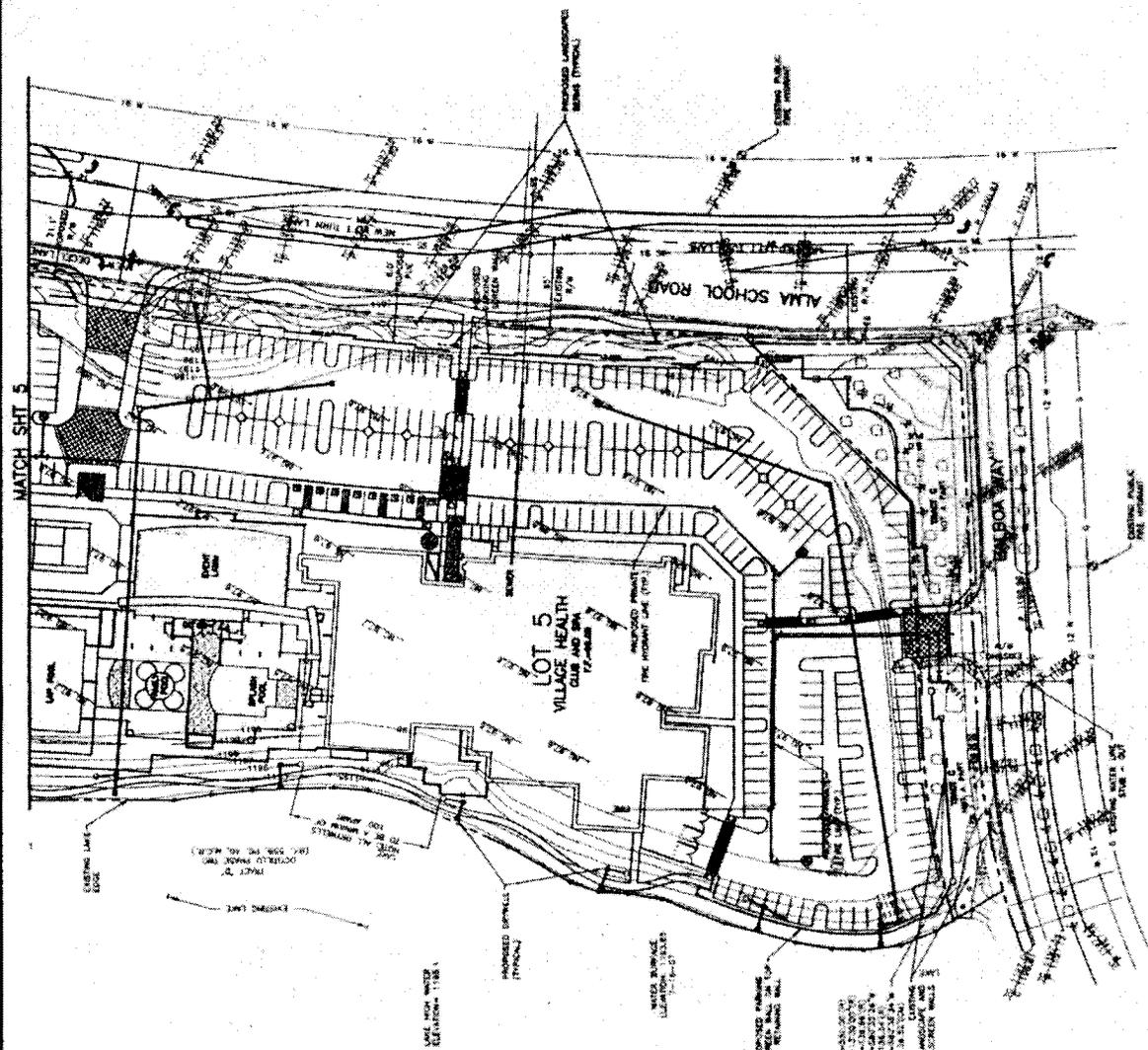
NOTE: THE BUILDINGS DOMESTIC WATER METERS WILL BE LOCATED FROM THE BUILDINGS TO THE BUILDING TRUSSES AND NOT SHOWN ON THIS PLAN DUE TO THE SCALE OF THE DRAWING



<b>COOTILLO VILLAGE</b> <b>PRELIMINARY PLAN</b> <b>PRIVATE FIRE SEWER, AND WATER</b> <b>CONCEPTUAL</b>	
DATE: JAN 19 2008 DRAWN BY: JAC CHECKED BY: JAC	DATE: DEC 2007 LAYOUT BY: JAC
<b>NORMAN</b> <b>ENGINEERING GROUP, INC.</b>	
1000 N. 10th Street, Suite 200 Phoenix, AZ 85006 Phone: 602-971-1888 Fax: 602-971-1877	
JOB NO.: 2345 SCALE: 1"=40' SHEET 5 OF 6	SHEET 6 OF 6

MATCH SH1 6

SWANSON AT COTILLO  
 (REV. 05/10/07, PG. 42, 43, 44)



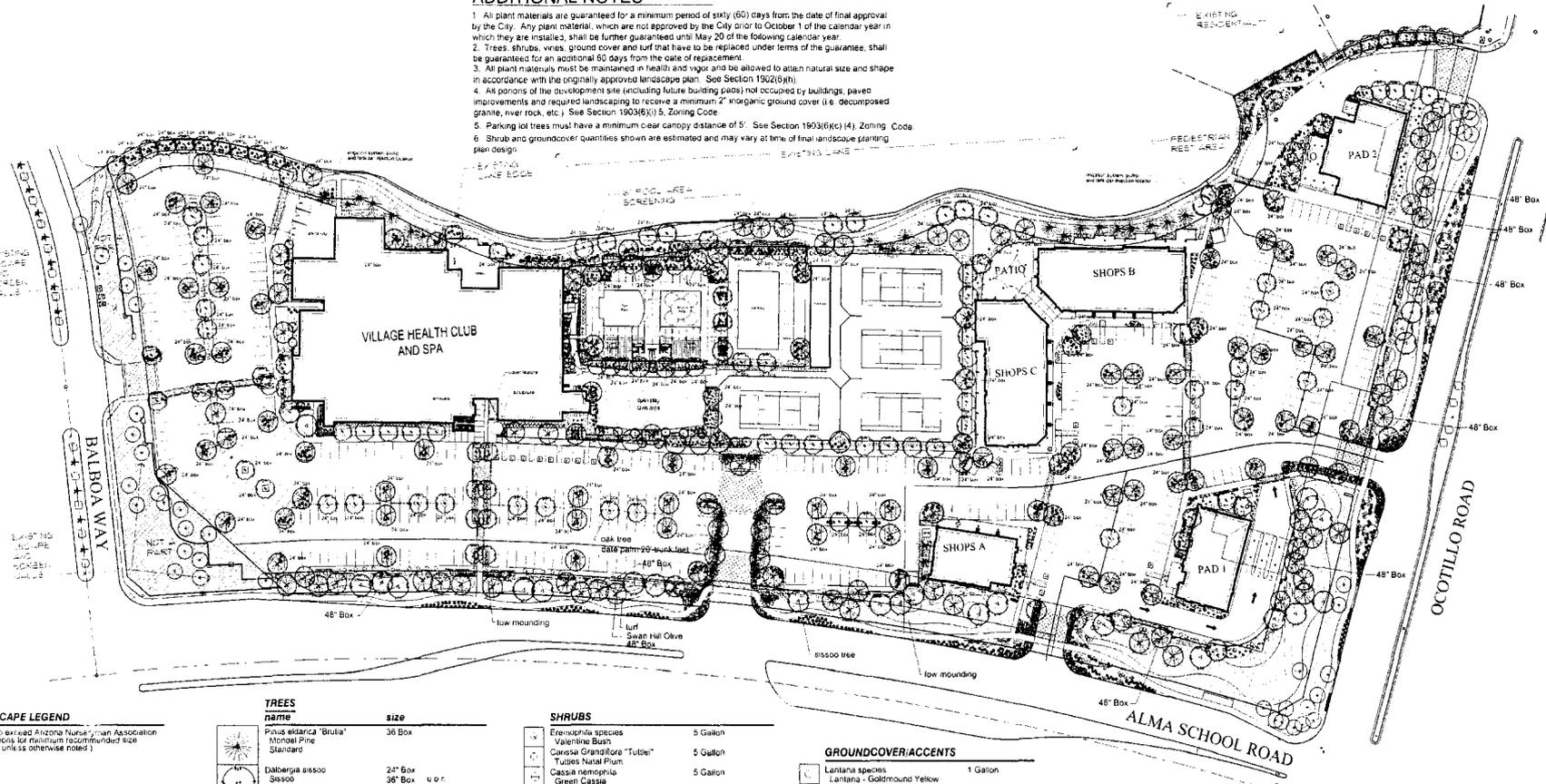
NOTE: THE SHOWN PROPERTY WATER METERS WILL BE LOCATED AT THE INTERSECTION OF THE PROPERTY LINE AND THE MAIN WATER MAIN. THE LOCATION OF THE METERS WILL BE SHOWN ON THE FINAL SET OF THE PLANS. THE LOCATION OF THE METERS WILL BE SHOWN ON THE FINAL SET OF THE PLANS.



 <b>COBLENCE VILLAGE</b> PRELIMINARY PLAN PRIVATE FIRE, SEWER, AND WATER CONCEPTUAL	
DATE: 11/20/2013 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES PROJECT NO.: 13-0000	DATE: DEC. 2013 SHEET NO.: 6 OF 6
 <b>NORMAN</b> ENGINEERING GROUP, INC. 10000 N. CENTRAL EXPRESSWAY SUITE 100 DALLAS, TEXAS 75243 TEL: 972.382.1000 FAX: 972.382.1001 WWW.NORMAN-ENG.COM	

### ADDITIONAL NOTES

1. All plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the City. Any plant material, 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.
2. Trees, shrubs, vines, ground cover and turf that have to be replaced under terms of the guarantee, shall be guaranteed for an additional 60 days from the date of replacement.
3. All plant materials must be maintained in health and vigor and be allowed to attain natural size and shape in accordance with the originally approved landscape plan. See Section 1902(b)(8).
4. All portions of the development site (including future building pads) not occupied by buildings, paved improvements and required landscaping to receive a minimum 2" inorganic ground cover (i.e. decomposed granite, river rock, etc.) See Section 1903(b)(3), Zoning Code.
5. Parking lot trees must have a minimum clear canopy distance of 5'. See Section 1903(b)(6)(4), Zoning Code.
6. Shrub and groundcover quantities shown are estimated and may vary at time of final landscape planting plan design.



#### LANDSCAPE LEGEND

All trees to be read Arizona Nurseryman Association Specifications for minimum root/minimum size (U.C.N. - unless otherwise noted)

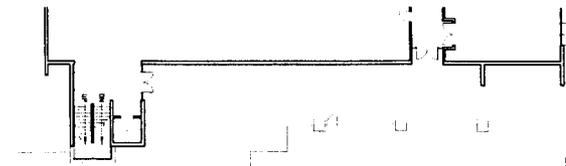
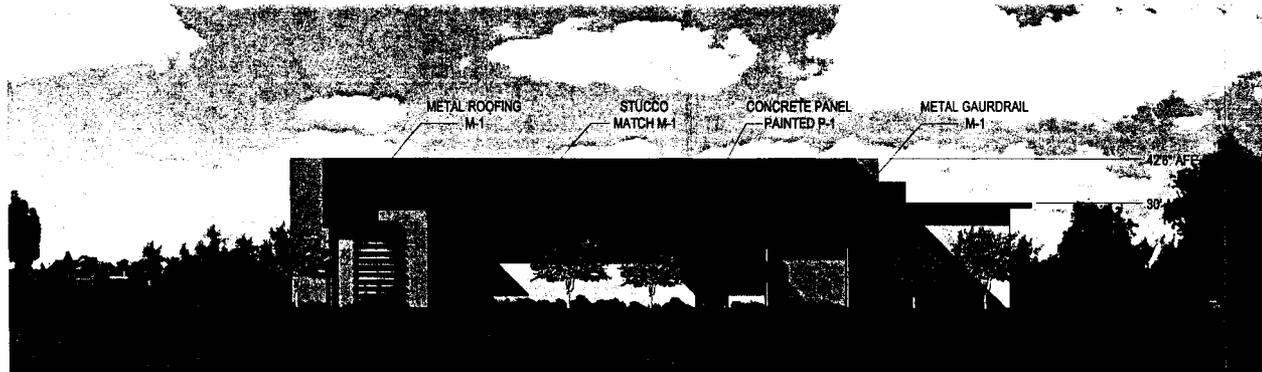
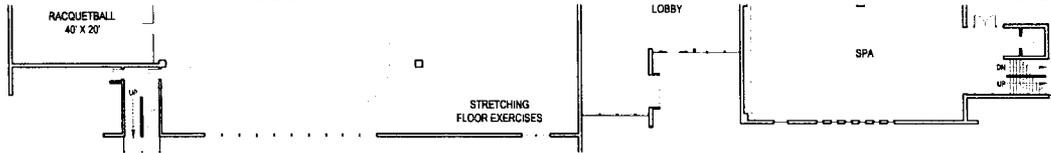
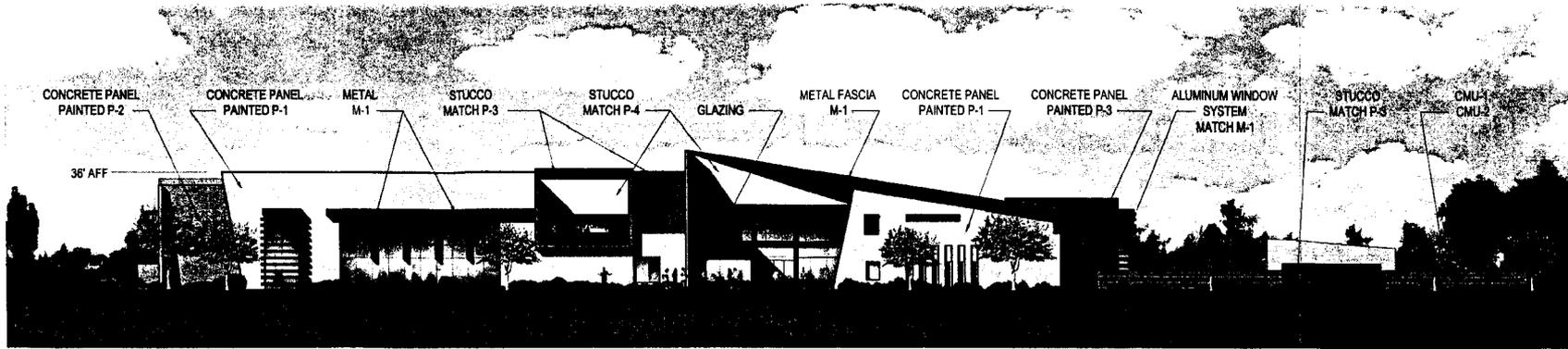
TREES	name	size
	Pinus wislizeni "Bruta" Monterey Pine Standard	36 Box
	Dalbergia sissoo Sissoo Standard	24" Box 36" Box u.o.n. 48" Box
	Trevesia peruviana Yellow Cleander Standard	24" Box
	Quercus virginiana Heritage Oak Standard	24" Box 36" Box u.o.n.
	Olea europaea "Swan Hill" Swan Hill Olive Multi	24" Box 36" Box u.o.n. 48" Box
	Phoenix dactylifera Date Palm	20 T.F. diamond cut, straight trunk matching
	Existing tree to remain (48" box or larger equivalent)	

SHRUBS	name	size
	Erenurus species	5 Gallon
	Valeriana Bush	5 Gallon
	Cassia grandiflora "Tulle"	5 Gallon
	Tulipes natal Plum	5 Gallon
	Cassia nemoralis	5 Gallon
	Green Cassia	5 Gallon
	Diospyros bicolor	5 Gallon
	Forsythia Lily	5 Gallon
	Dononella viscosa "purple"	5 Gallon
	Purple Hopsseed Bush	5 Gallon
	Ruellia penninsularis	5 Gallon
	Ruellia	5 Gallon
	Tecoma stans "Orange Jubilee"	5 Gallon
	Orange Jubilee	5 Gallon
	Nerium oleander "petite pink"	5 Gallon
	Petite Pink Cleander	5 Gallon
	Hesperaloe parviflora	5 Gallon
	Red Yucca	15 Gallon
	Chamaecyparis humilis	5 Gallon
	Mediterranean Fan Palm	5 Gallon
	Bougainvillea "Barbara Karst"	5 Gallon
	Barbara Karst Bougainvillea - staked and espalier to wall	

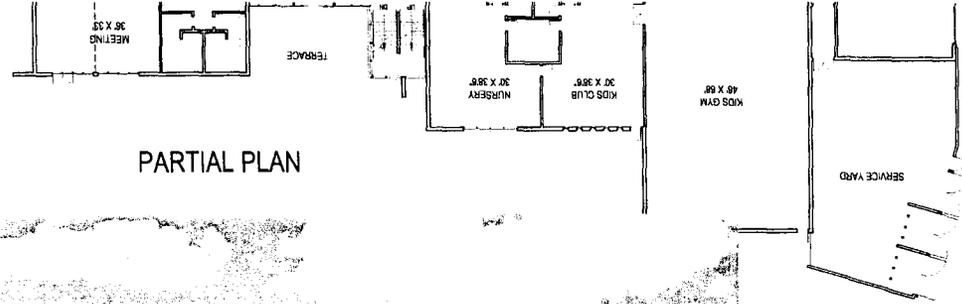
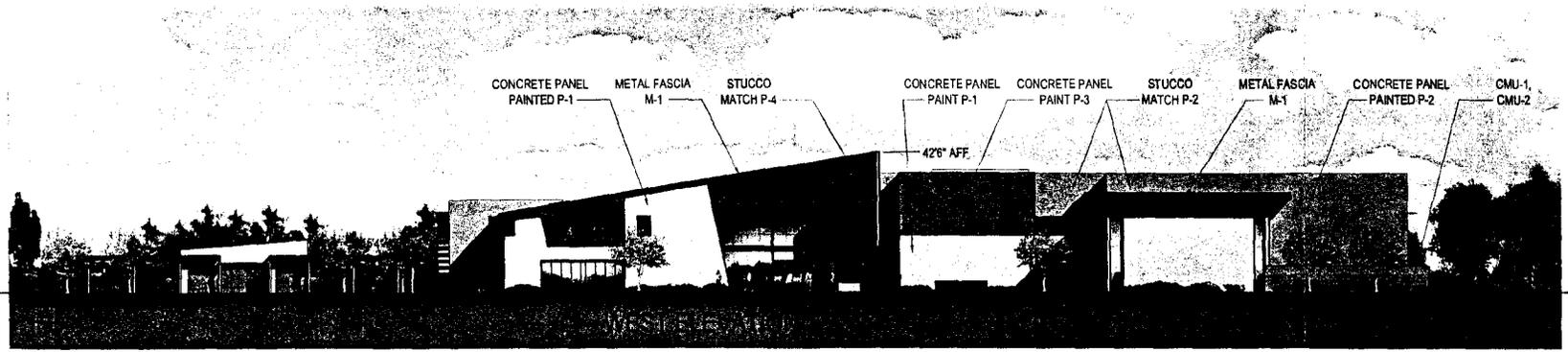
GROUNDCOVER/ACCENTS	name	size
	Lantana species	1 Gallon
	Lantana - Goldmound Yellow	1 Gallon
	Rosmarinus Officinalis "prostrata" dwarf trailing rosemary	1 Gallon
	Ruellia brittaniana Little Kate	1 Gallon
	Annuals	4" pots 12" O.C.
	Turf Mid-iron	
	Hybrid Stymudata Sod	
	4' x 8' concrete header	
	Decomposed Granite 1/2" select match existing 2" min. thickness in all landscape areas (submit sample for approval)	

Recommended Tree Specifications. See Section 1903(b)(4), Zoning Code.  
Tree sizing requirements 25% - 48" Box, 25% - 36" Box, 50% - 24" Box  
for all trees adjacent to street frontages

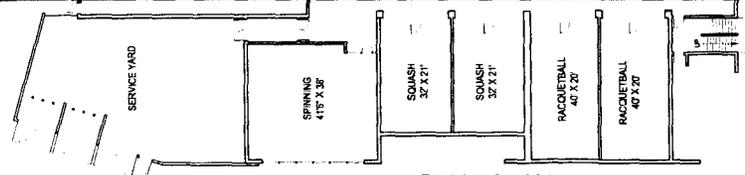
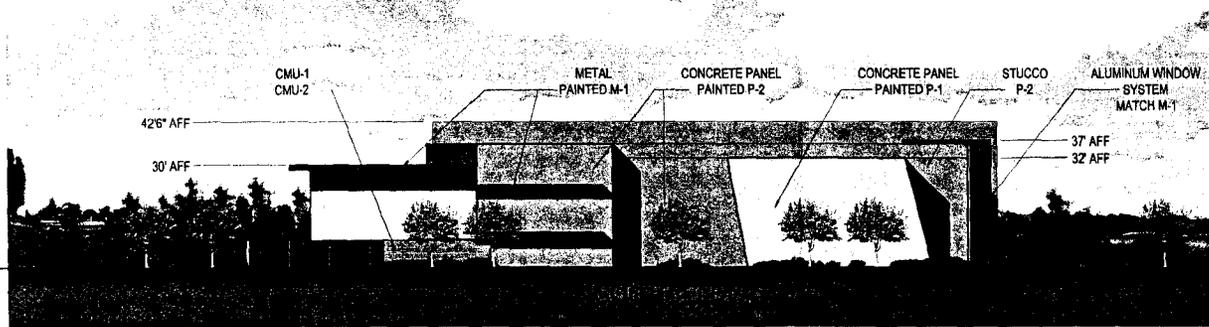
REV: 5.21.05  
JEN NEUMARK - 0703  
SUMMIT/PH13-5118



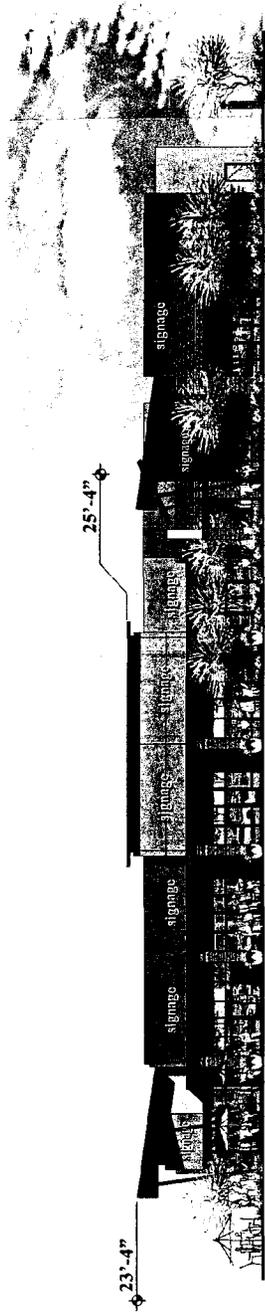
PARTIAL PLAN



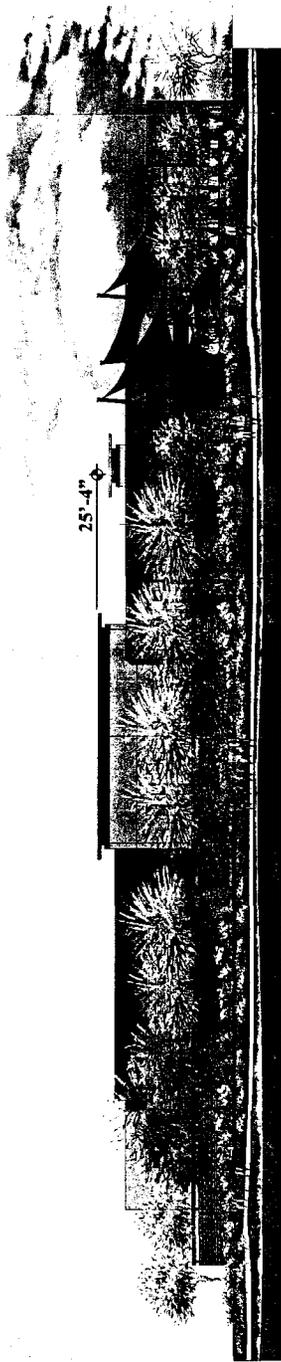
PARTIAL PLAN



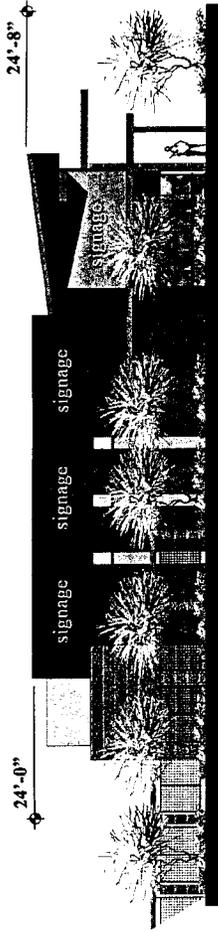
PARTIAL PLAN



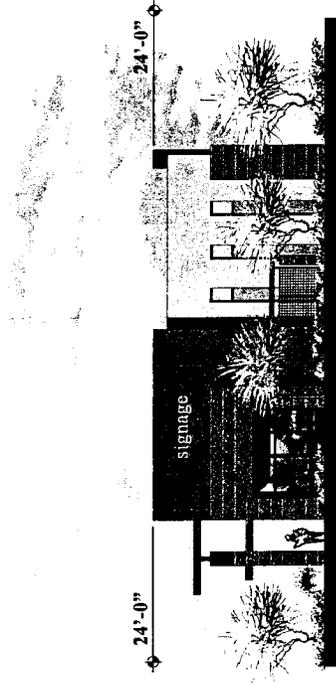
**NORTH ELEVATION**



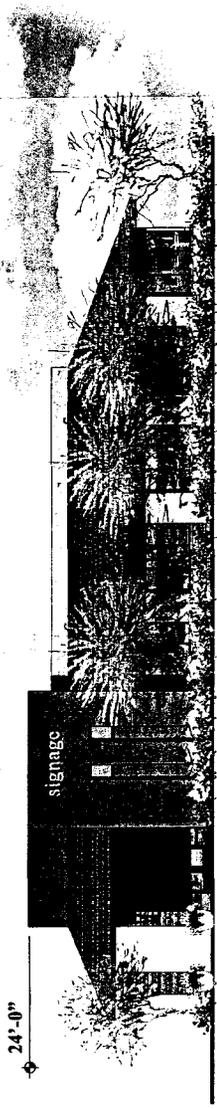
**WEST ELEVATION**



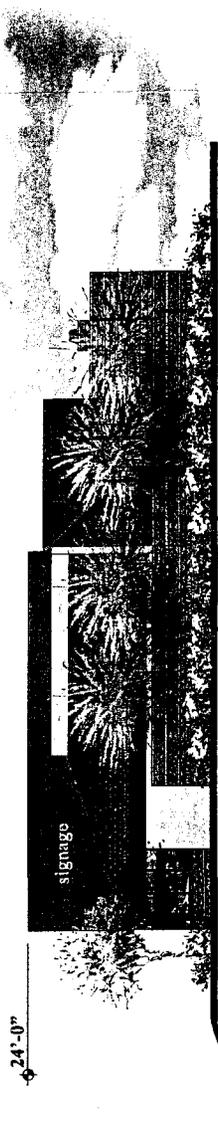
**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

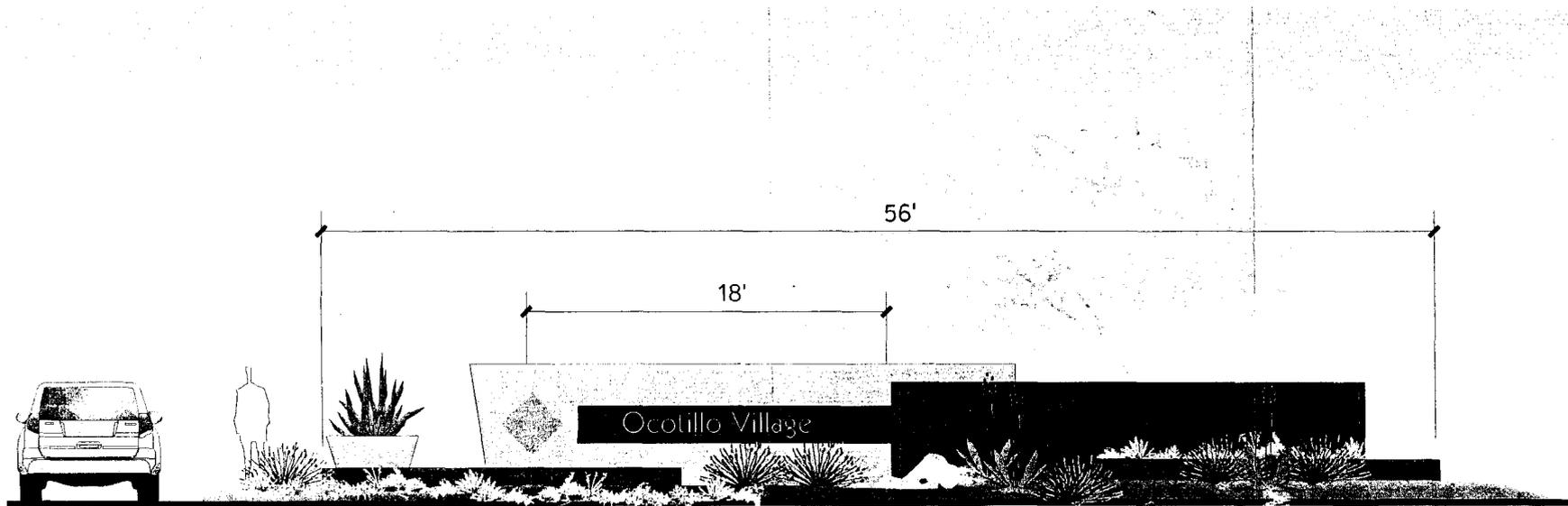


## [1] Project ID / Corner Feature

There shall be one (1) corner feature at the southwestern corner of the Arizona Avenue and Pecos Road intersection. This sign is only to identify the project - no tenants. This sign will be incorporated into a water feature, enhancing the experience of both vehicular and pedestrian traffic.

At a height of just over twelve (12) feet, the corner feature will have good visibility without being overpowered by the surrounding architecture.

<b>Sign Type</b>	1
<b>Function</b>	Project identification.
<b>Height</b>	6'-0"
<b>Sq. Ft.</b>	Lettering - 24 s.f.
<b>Quantity</b>	One (1)
<b>Illum.</b>	Halo backlit
<b>Materials</b>	Metal panels with routed text area to show through background stucco and painted surface.
<b>Colors</b>	Project ID: Duratec - Cool weathered Copper Panels: SW7699 - Rustic Clay





## [4] Health Club Monument

Monumentation to identify the Village health club shall be located at the primary entrance to the club along Alma School Road. Per code, this sign is at a maximum height of 10'-0". Only the health club identification and address will be displayed.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	4
<b>Function</b>	Identification of health club
<b>Height</b>	10'-0" to top of sign area
<b>Sq. Ft.</b>	13
<b>Quantity</b>	One (1)
<b>Illum.</b>	Internal and back lit effect
<b>Materials</b>	Aluminum fabrication. Dimensional ID letters and graphics on acrylic background to look like glass panels.
<b>Colors</b>	Structure: <i>DE6206 Tuscan Mosaic</i> Base: <i>DE610 Weathered Leather</i> Project ID: <i>Duranodie Dark Bronze and Corporate Standards</i> Addressing: <i>Duranodie Dark Bronze</i>





## [2] Primary Multi-Tenant Monument

Two primary multi-tenant monuments shall be located near the entries closest to the intersection along Ocotillo and Alma School Roads. Per code, this sign is at a maximum height of 12'-0", and will display up to four (4) tenants.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	2
<b>Function</b>	Development identification with four (4) retail/commercial tenant identification panels.
<b>Height</b>	12'-0" to top of sign area
<b>Sq. Ft.</b>	Project ID - 12 s.f. Tenants - 4 at 8.4 s.f. each Total 33.6 s.f.
<b>Quantity</b>	Two (2)
<b>Illum.</b>	Internal and halo
<b>Materials</b>	Aluminum fabrication. RVPC identification. Routed out tenant ID with acrylic backup to look like "see through". Flat-cut out addresses pin mounted to background base.
<b>Colors</b>	Structure: <i>Dura Tech cool Weathered copper &amp; DE6206 Tuscan Mosaic</i> Base: <i>DE610 Weathered Leather</i> Planter: <i>DE6153 Pyramid</i> Tenant ID Panels: <i>Duranodic Dark Bronze</i> Tenant ID: <i>Background Surface</i> Project ID: <i>DE206 Desert Sand</i> Addressing: <i>DE206 Desert Sand</i>



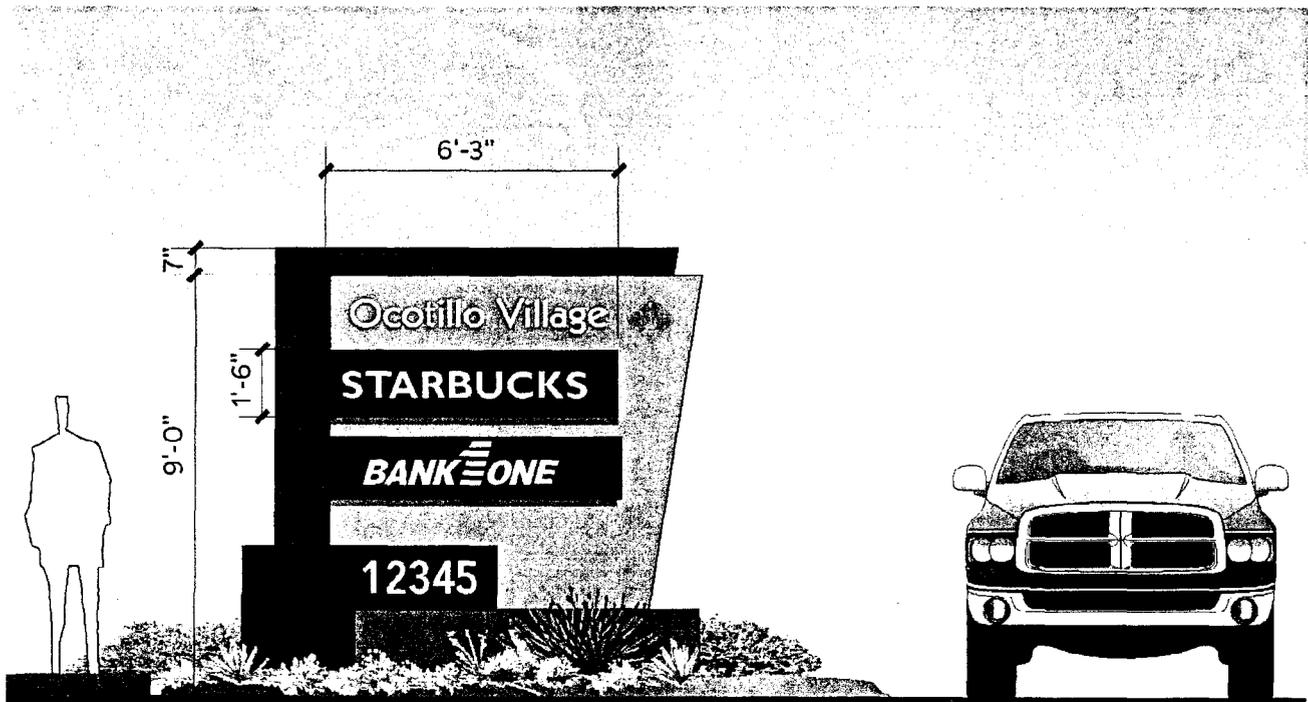


### [3] Secondary Multi-Tenant Monument

The secondary multi-tenant monument shall be located along Ocotillo Road at the western most entrance. Per code, this sign is below the maximum height of 10'-0".

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	3
<b>Function</b>	Identification of two (2) tenants
<b>Height</b>	9'-0" to top of sign area
<b>Sq. Ft.</b>	Project ID - 9.375 Tenants - ? at 9.375 each (18.75 total) Total - 28.125
<b>Quantity</b>	Two (2)
<b>Illum.</b>	Internal and halo
<b>Materials</b>	Aluminum fabrication. RVPC identification. Routed out tenant ID with acrylic backup to look like "see through". Flat-cut out addresses pin mounted to background base.
<b>Colors</b>	Structure: <i>Dura Tech Cool Weathered Copper &amp; DE6206 Tuscan Moscaic</i> Base: <i>DL610 Weathered Leather</i> Planter: <i>DE6153 Pyramid</i> Tenant ID Panels: <i>Duranodic Dark Bronze</i> Tenant ID: <i>Background Surface</i> Project ID: <i>DE206 Desert Sand</i> Addressing: <i>DE206 Desert Sand</i>



Scale: 1/4" = 1' - 0"



"Christine Kelly"  
<christinekelly@cox.net>

06/02/2008 04:35 PM

Please respond to  
<christinekelly@cox.net>

To <Mayor&Council@chandleraz.gov>,  
<Kevin.Mayo@chandleraz.gov>  
cc "Cindy Rapiere" <cindyrapier@cox.net>, "Liz Lane"  
<liz.lane@cox.net>, "Gina  
Amorosi"@mace.ci.chandler.az.us

bcc

Subject EMB Board letter to City Mayor, Council, and Planner

June 2nd, 2008

Mayor Boyd W. Dunn  
Vice Mayor Lowell Huggins  
Council Members

Bob Caccamo  
Trinity Donovan  
Matt Orlando  
Jeff Weninger  
Kevin Kartke  
Martin Sepulveda

Planning & Development Department

Doug Ballard, Director

Planning & Zoning Commission

Michael Flanders  
Richard Gulsvig  
Angela Creedon  
Mike Cason  
Kristian Kelly  
Leigh Rivers  
Mark Irby

Planning Director Kevin Mayo

Re: DMB Ocotillo Village and Village Health Club and Spa

Dear Mayor, Council Members, Commission Members and City Staff:

The Board of Directors for the Embarcadero Community Association (Emb Board) is formally submitting our concerns with respect to the proposed Ocotillo Village development which includes a Village Health Club and Spa at the area south of Ocotillo Road and north of Balboa Way along the west side of Alma School Road in Chandler. This development is adjacent to the eastern edge of the Embarcadero gated community in Ocotillo and specifically, homes along Purple Sage Drive will be most affected by the following areas of concern:  
Privacy and security, noise, night light levels, and traffic.

In opening, the Emb Board is pleased to note there are no plans shown by DMB to provide a drive entrance/exit access at the north end of the development off Ocotillo Road. We know this would further complicate and congest traffic from the west along the main thruway (where keeping the driving speeds within the limits seems to be a problem at this time). We ask that the development plan by DMB and the City remain such that no access to this development be allowed from Ocotillo Road.

Concerns:

**Privacy / Security:**

Because the waterway that separates the private residences of Embarcadero from the commercial/public development of DMB provides only approximately 100 feet separation from and provides little privacy into the back yards and back sections of the private homes (where most of the resident's activity occurs), Emb BOD would like DMB and the City to reconsider the installation of and NOT place a concrete walkway along the western perimeter going north and south bordering the DMB development.

Instead, large trees that would bring beauty to and enhance the air quality of the area, as well as provide separation and a natural barrier to restrict direct viewing into private resident homes is requested. This simple change to the existing plans (with Ocotillo Community Association as well as DMB Properties admits they have no vested interest in) will address the most significant concern that the Embarcadero Community has voiced.

The 6 homes along this adjacent area will maintain much greater levels of privacy AND security since the proposed public walkway will attract random users at all times of the day and night and will seriously and adversely affect home values if left in the plans. Every one of the homeowners living along Purple Sage Drive in Embarcadero are against the Development primarily due to the privacy and security component of the DMB and City plans. We see no positive community reason for this walkway that is currently in the plans that the Developer nor the Community strongly desires. Please eliminate the walkway from the western perimeter of the DMB Development.

**Lighting:**

Emb BOD has concerns about lighting levels due to this DMB development. Increased lighting may adversely affect our DARK SKY rights, and we are hoping that DMB and the City show creativity in shielding and directing the lighting, possibly including submerging the tennis courts so that tennis court outdoor lighting is also lower / closer to current grade levels. Lights from night traffic, lights from the outdoor lighting, lighting on the building, and parking lot lighting are significant changes to the area and the Emb BOD is hoping that the City and DMB minimize the night time lighting problems.

**Noise:**

Emb BOD believes that noise test levels from the new activities related to the DMB

Development (outdoor tennis, swimming, and outdoor activities) will show that the noise levels exceed recommended noise levels for residential areas. Tennis play at night should be limited and design approaches should be implemented to reduce the flow of noise toward the residences of Embarcadero.

Thank you for your consideration of our concerns. We hope that the City of Chandler will work creatively and intensely with DMB to eliminate these problems so we can fully support the development and enjoy an enhanced Chandler environment.

Sincerely,

Embarcadero Community Association Board of Directors

Christine Kelly, President  
Cindy Rapier, Vice President  
Liz Lane, Treasurer  
Gina Amorosi, Director

Cc: Premier Management – Leanne Prince, Property Manager  
Ocotillo Community Association – Mike Palermo, President  
DMB Community Relations Manager – Kathleen Donahoe

May 2, 2008

Mayor Boyd W. Dunn

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Kristian Kelly

Leigh Rivers

Mark Irby

Dear Mayor, Council Members, Commission Members and City Staff:

**Re: DMB Ocotillo Village & Village Health Club and Spa**

The Board of Directors for the Balboa Way Community Association (BWCA BOD) is formally submitting their concerns with respect to the proposed Ocotillo Village development which includes a Village Health Club and Spa. This development is located north of Balboa Way road and abuts our community on the east side.

The BWCA BOD's concerns include traffic, public safety, noise, and privacy/security.

**Traffic and Public Safety**

**1. Public Access Driveway off of Balboa Way (Exhibit 1)**

The Ocotillo Village site plan includes an existing public access driveway easement located on the south side of the development which exits onto Balboa Way, and provides access to Alma School Road.

Balboa Way currently serves as an entry for two single family housing gated communities- Balboa Way (239 single family residences) and Camelot Homes Windward development (49 single family homes).

The BWCA BOD's concerns with this driveway include the following:

- Balboa Way is not a continuous through street. Approximately 250' of roadway west of Alma School Road was dedicated to the City of Chandler and the remainder of this roadway is privately owned by the Balboa Way Community Association. Our community is responsible for maintaining the private section of this roadway. (Exhibit 2)
- The design of this roadway does not meet the criteria of the City of Chandler's Technical Design Manual #4 (January 07) for a local street (minimum centerline radius of 100'). Balboa Way was not designed for heavy commercial traffic and there is the potential of large semi-trucks using this driveway when making deliveries to the various commercial establishments in Ocotillo Village. This raises a concern of pavement damage from heavy vehicles.

## **2. Left Turns from Balboa Way onto Northbound Alma School Road are Hazardous (Reference Exhibit 3)**

- A left turn from Balboa Way on to northbound Alma School Road requires crossing two lanes of southbound vehicles with high traffic volumes and speeds.
- From the Balboa Way exit on to Alma School road, there is limited visibility in viewing northbound Alma School Road traffic. Alma School Road curves to the east just south of Balboa Way, and the landscaping in the median located south of Balboa Way both impact driver visibility of northbound traffic. Northbound traffic is also travelling at a high rate of speed (45 – 55 mph).
- Northbound traffic on Alma School has very high volumes as this road serves as the primary access for Sun Lakes residents into Chandler. Additional developments (e.g. Fulton Ranch residential and commercial properties) have further increased the traffic volumes in this area.
- Due to the volume of traffic on north and south bound Alma School road, the wait to make a left turn from Balboa Way is extremely long, during some periods of the day, up to 5 minutes. Often the traffic will clear on southbound Alma School road due to the traffic signal at Ocotillo; however, traffic on northbound Alma School road is still present. Residents must often pull halfway out onto Alma School road, and wait in the median area until northbound traffic clears to complete their left turn on to Alma School road. By adding additional traffic on Balboa Way via the Ocotillo Village driveway, the number of vehicles trying to make a left turn on to Alma

School road will increase thereby further impacting the amount of time vehicles will have to wait to make a left turn.

- Another factor that may impact the Balboa Way exit on to Alma School road will be vehicles traveling northbound on Alma School road that will be making a left turn on to Balboa Way to access Ocotillo Village. Since these vehicles will have the right-of-way in making the left turn (from a major arterial on to a primarily residential entry road), vehicles exiting from Balboa Way on to Alma School road will now have to wait longer for traffic to clear the intersection.
  - Over the past few years our Board has contacted the City of Chandler's traffic department to request that a study be done on the feasibility of installing a traffic signal at the Balboa Way/Alma School road intersection. We have been advised that traffic volumes do not warrant the installation of a traffic light.
  - Based on the above noted factors, the BWCA BOD requests that the Ocotillo Village driveway located on Balboa Way **not be used for public traffic access**. This driveway could be gated and used for emergency vehicle egress only, similar to the gate installed in the Camelot Homes Windward development (south end of the development along Lake Drive).
  - The Ocotillo Village site plan includes two additional access points, one off of Ocotillo road and a second driveway located in the middle of the development directly on to Alma School road. These two access points should be sufficient to meet the needs of its customers. Additionally, the Ocotillo road entry provides a stop light at the intersection of Alma School road which enables a safe left turn maneuver on to north bound Alma School road.
- 3. Vehicle existing the Ocotillo Village Balboa Way driveway have an obstructed view of vehicles travelling eastbound on Balboa Way (Exhibit 4 and 5)**
- A landscaped median separates the entry/exit roadway into the Balboa Way community. This median has mature landscaping which may block the view of vehicles exiting our community and result in a hazardous area where the Ocotillo Village driveway intersects with Balboa Way

### **Lighting/Glare**

The lighting and illumination will have an adverse impact on the residents in our community. There will be a significant increase in lighting and glare in our community due to:

- Parking lot lighting – even if the lights are shielded they will create additional glare due to light reflection on surfaces.
- Tennis court and swimming pool lighting during evening operations.
- Business signage lighting.

- Business security lighting.
- Vehicle headlights – headlights will shine into residential property backyards and bedroom windows.
- Restaurant patio lighting.
- The west facing glass lobby for the health club which is over 35' high will create a significant glare as the sun sets in the west. This glare will be visible from the single family homes across the waterway.

## **Noise**

The noise impact originating from this development will have an adverse impact on the amenity of the abutting single family residences. There will be a significant increase in the noise level in our community due to:

- The outdoor tennis courts are scheduled to be open from 5 a.m. to 10 p.m. The recommended residential decibel level (World Health Organization) is 45 dBA between 10 p.m. and 7 a.m. and 60 dBA between 7 a.m. and 10 p.m. The dBA of a tennis ball hitting a racket is 65 dBA, above the recommended community noise level standards.
- Swimming pools, including a toddler pool.
- Vehicles (doors slamming, engines).
- Commercial delivery trucks and vans.
- Restaurant patio.

## **Resident Privacy and Security**

Resident privacy and security will be significantly reduced. The distance from the west property line of Ocotillo Village to the east property line of the single family residences averages between 93 – 131 feet (based on the Maricopa County Assessor's office GIS map measuring tool).

- The proposed sidewalk on the west side of the subject property will allow the general public to fully view both the backyards and residences across the waterway.
- The general public will also be able to fully view the residences and backyards from the parking areas and commercial establishments.
- Ocotillo Village customers who use the Balboa Way driveway and turn right may try to follow resident and authorized vehicles into our community by "tailgating" through our gates, This would increase the vehicular traffic on our road as well as allow unauthorized individuals into our community.

The Balboa Way Community Association's Board of Directors appreciates your consideration of the above noted concerns and issues. If you require additional information, please contact Carol Black at 480-285-7150 (Cell) or 480-917-7490 (Home) or by email at [cablack@cox.net](mailto:cablack@cox.net).

Sincerely,

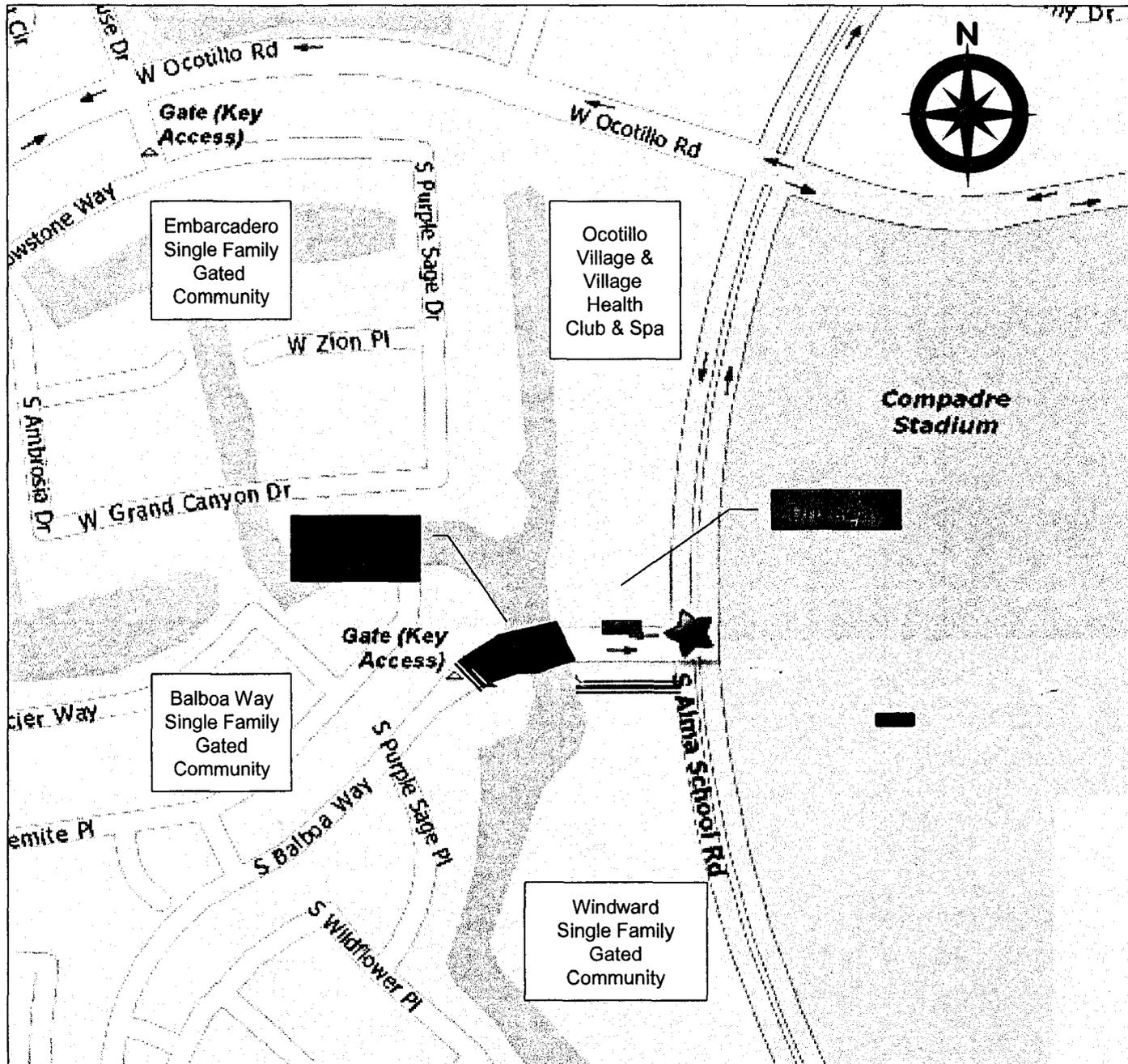
Balboa Way Community Association  
Board of Directors

Bill Cappel, President  
Carol Black, Vice President & Treasurer  
Gary Rubenstein, Secretary  
Greg Hansell, Director  
Steve Engelhardt, Director

CC: Ocotillo Community Association – Mike Palermo, President

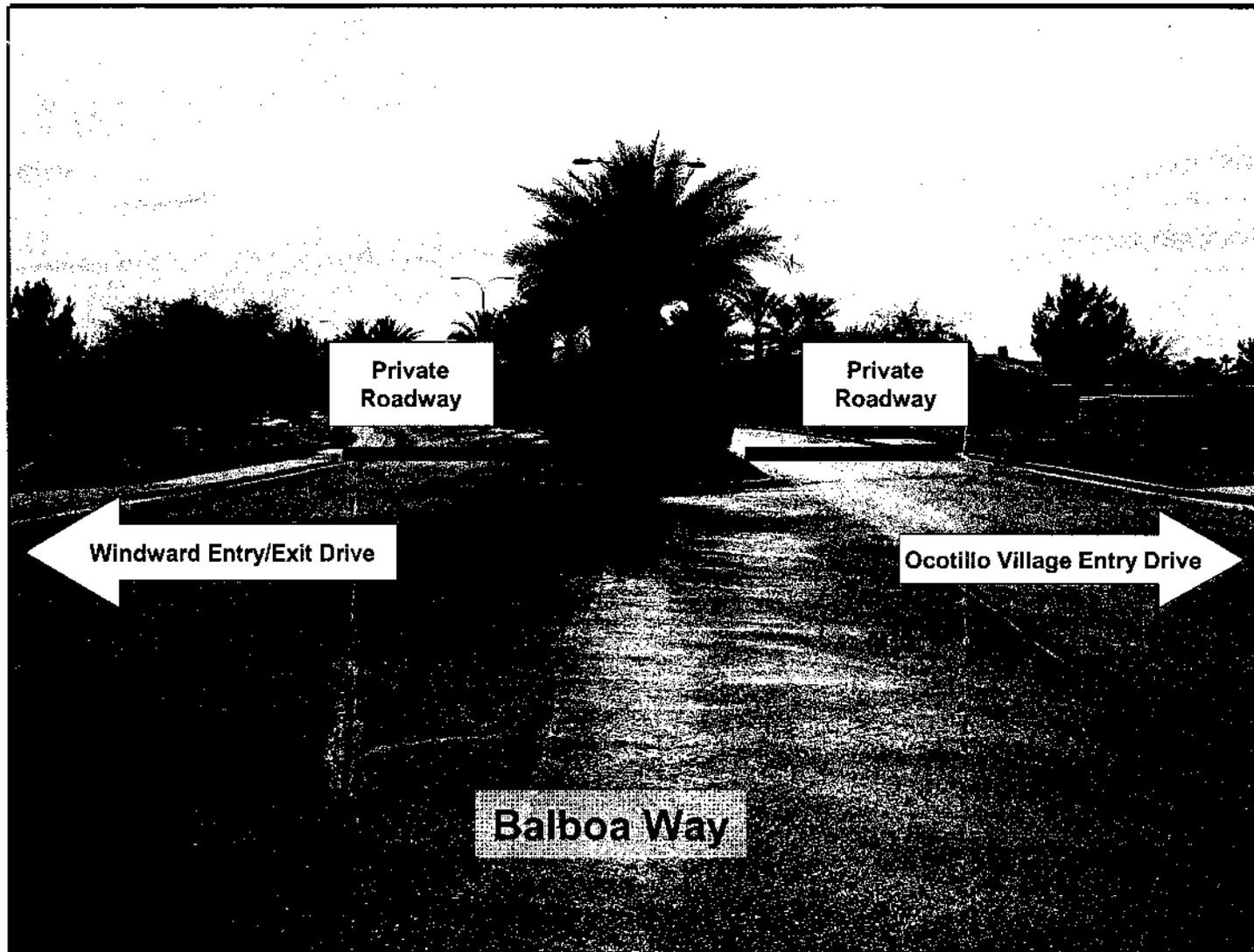
# EXHIBIT 1

Overview of site and Balboa Way (private/public roadway) and Ocotillo Village driveway on Balboa Way



## EXHIBIT 2

Balboa Way is partially a private roadway. Approximately the first 250' west of Alma School was dedicated to the City of Chandler for public access, the remainder is a private road owned and maintained by the Balboa Way community.



**EXHIBIT 3**

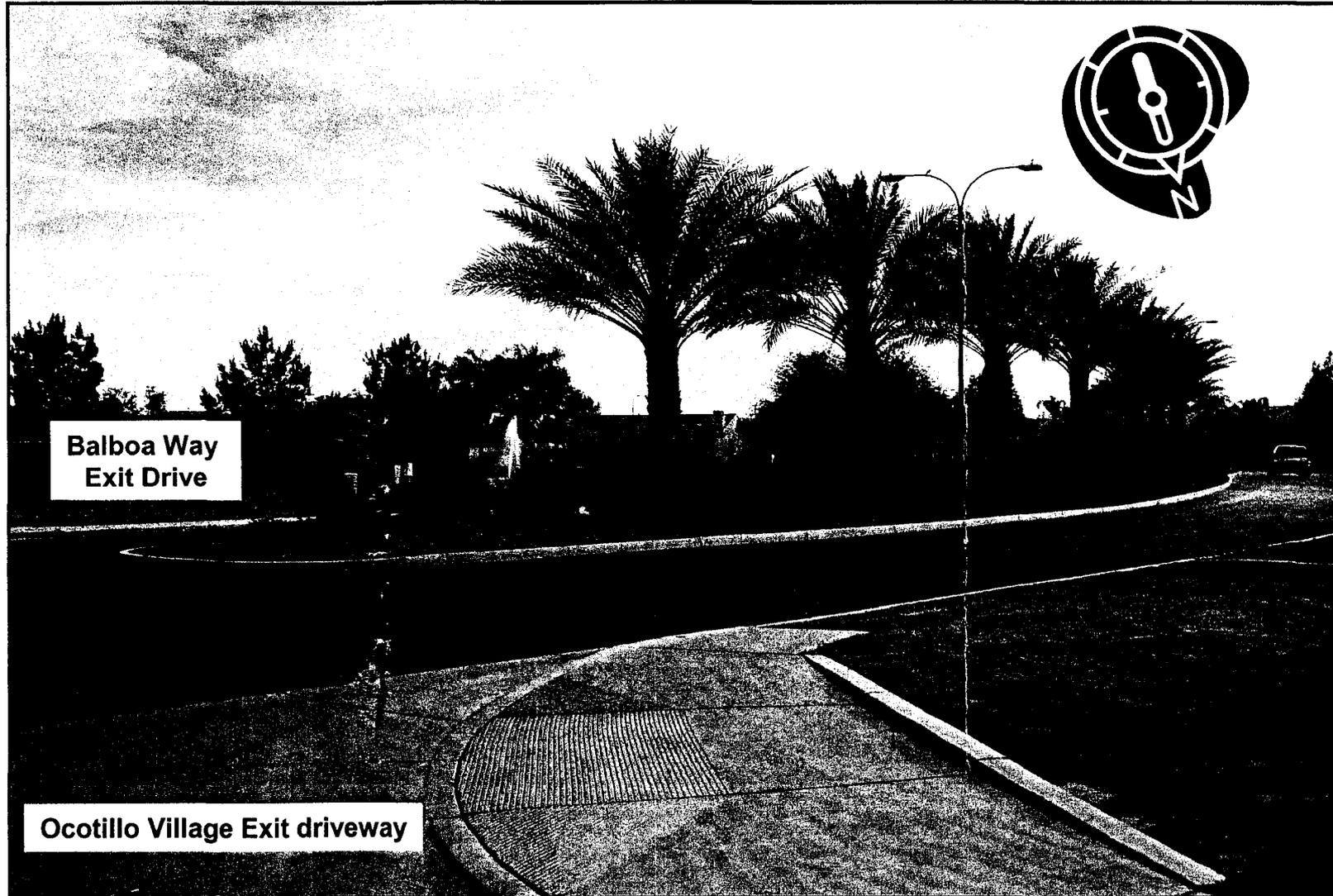
When exiting Balboa Way to make a northbound turn on to Alma School Rd. there is limited visibility for northbound traffic due to curve of Alma School Road and median landscaping.



Alma School Road looking south from Balboa Way exit on to Alma School.

## EXHIBIT 4

There is limited vehicle visibility for vehicles exiting the Ocotillo Village driveway and making a left turn on to Balboa Way to access Alma School Road. The landscaped median may block vehicles exiting Balboa Way.



## EXHIBIT 5

Vehicles exiting the Camelot Homes Windward single family home development along with limited vehicle visibility due to median landscape for vehicles exiting Balboa Way single family home development create a traffic hazard.

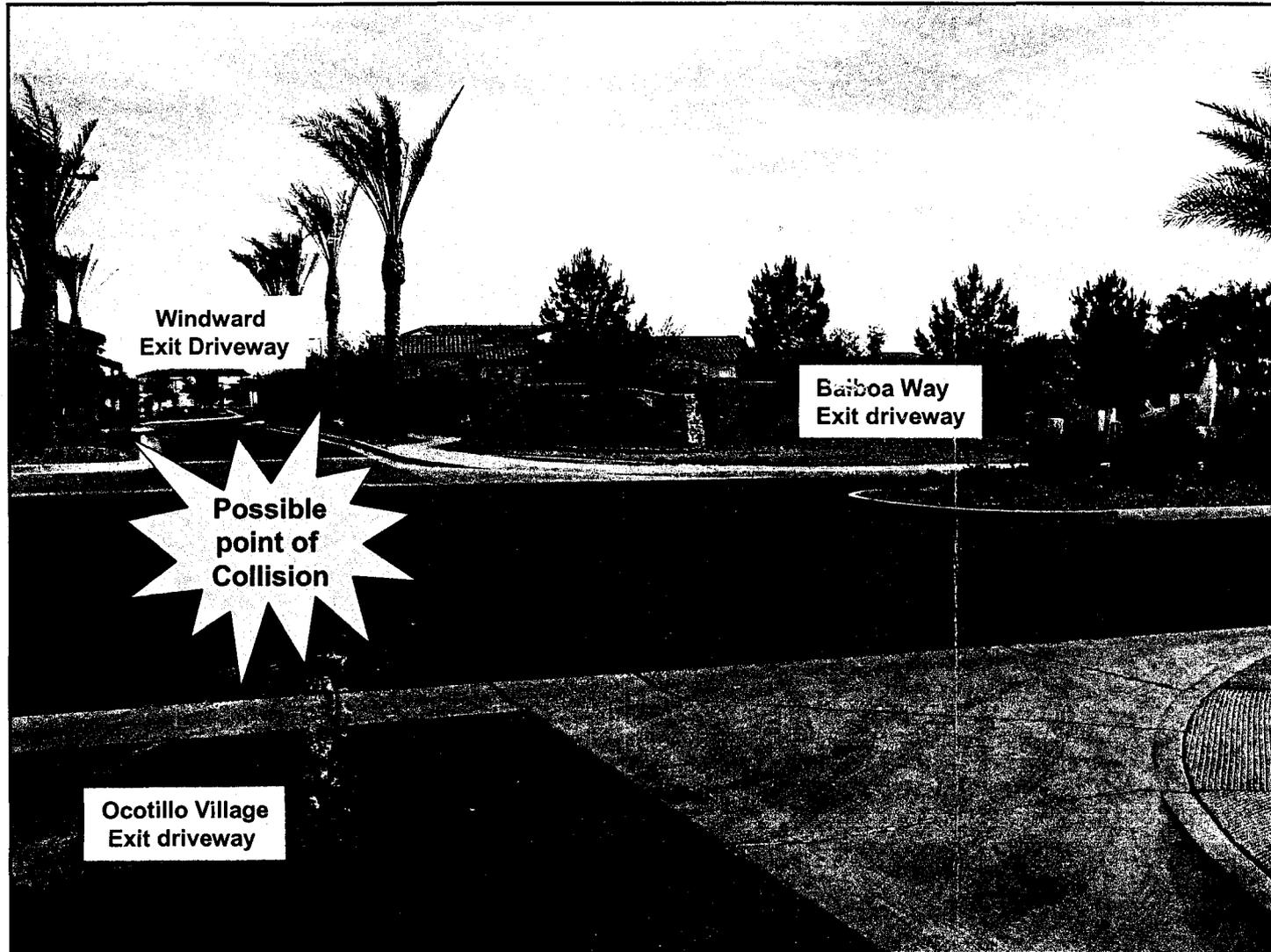
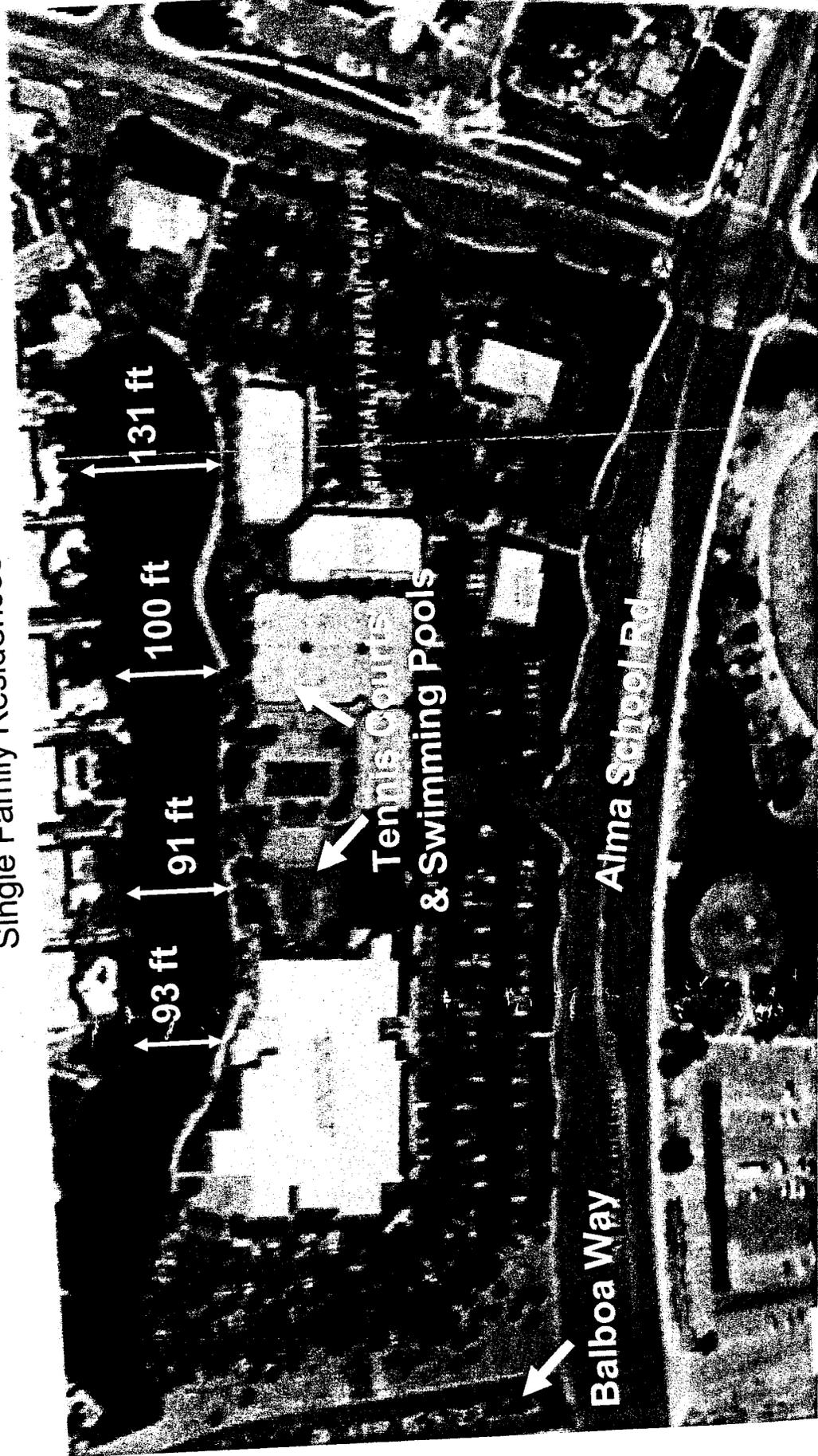


Exhibit 6 - The Village Site Plan

Embarcadero & Balboa Point  
Single Family Residences



Dear Mayor and Council and  
Members of the Planning & Zoning Commission,

Re: PDP07-0039 Ocotillo Village

The purpose of this letter is to request your approval of the DMB sports facility, Village Health Club & Spa at Ocotillo, which is to be located at the southwest corner of Alma School Road & Ocotillo Road.

I have had the opportunity to see the plans designed by DMB for the future Village Health Club & Spa, designated for the Ocotillo Community. I have also been a guest at the Gainey Village Health Club & Spa, where the amenities are very similar to those designed for Ocotillo. The architectural design for Ocotillo is outstanding. It complies with Ocotillo's expectations of distinctive design while taking into consideration how the structure will affect nearby Ocotillo residents. The design offers both style and function while not being disruptive to the community. I have also experienced this to be true at the Gainey location, which is also built within a community similar to Ocotillo. While a guest at the Gainey location, I spoke with a few members and received only praise for the clubs' ability to maintain the initial quality both for members, guests and residents who reside in the community.

The exterior designs for the Village Health Club & Spa in Ocotillo offer extraordinary appeal and continue throughout the interior of the facility. Extensive thought has been given to every detail regarding both function and décor for the enjoyment of club members and guests. The atmosphere of the club is just that...a "club". It is not just another fitness facility offering a "gym" environment. It is apparent the members and guests are cared for with utmost care and concern from the moment they enter to when they leave.

I have experienced several different fitness "clubs" and "gym" facilities over the last 35 years. Speaking not only as a fitness enthusiast but also as an Ocotillo resident, I am ecstatic the Village Health Club & Spa is planning to locate in Ocotillo and I strongly support the approval of the Village Health Club & Spa at Ocotillo.

While I strongly support the Village Health Club & Spa, I also support the development of the entire project. I have reviewed the plans for the development as a whole, not solely to support club's design. I only have positive comments as do many other residents of Ocotillo and neighboring communities. I have circulated several petitions of support in the community and I have not had one negative comment made about the proposed plan. The residents are very interested in this project because of the tenants involved and the quality of architectural design. Like me, everyone who I have spoken with not only supports the plan but would like to see it get underway soon. This will be a beautiful addition to both the Ocotillo community and Chandler.

Sincerely,  
Molly Carroll  
2342 W. Hemlock Ct.  
Chandler, AZ 85248  
(480) 540-2738

Chandler City Council  
22 South Delaware Street  
Chandler, Arizona

Ken and Muffy Askelson  
1730 West Glacier Way  
Chandler, Arizona 85248

June 6, 2008

Dear Council Members:

Regarding: Ocotillo Village, PDP 07-0039, Southwest corner of Ocotillo and Alma School Roads.

We would like to express our strong support of the Ocotillo Village development. This project will enhance our neighborhood community and provide quality retail and recreational opportunities in the area. We have investigated other locations of the Villages Health Clubs and Spas to familiarize ourselves with the type/quality of this business. We have been impressed with the attractiveness of the physical structures, the friendliness of staff, and the amenities provided. We consider the addition of this facility, as well as the surrounding retail and attention to landscaping detail, to be a plus for our immediate area and for the City as well. We encourage the Chandler City Council to move forward with no delay in approving the construction of the plans as they presently stand.

Sincerely,

Ken and Muffy Askelson  
Homeowner Residents,  
Balboa Way neighborhood  
Adjacent to development property

480-855-5419  
morrerock@cox.net

Please note: You have our permission to read this letter at the City Council meeting on June 26, 2008, if desired.

cc (via e-mail): Kathleen Donahoe, Project Development Liaison  
Shelley M. McTee, Gallagher & Kennedy law offices