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AUG 19 2015

Chandler
All-America City
2010

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Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 15-073**

DATE: AUGUST 19, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: SUSAN FIALA, CITY PLANNER

SUBJECT: DVR15-0010 RMB BUSINESS PARK

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial with Preliminary Development Plan (PDP) for site layout and building architecture

Location: North of the northeast corner of Arizona Avenue and Ryan Road

Applicant: Lyle S. Richardson

Project Info: Approximate 15-acre site, 6 buildings, and 215,500 sq. ft. leasable building area

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan and Chandler Airpark Area Plan, recommends approval subject to conditions.

BACKGROUND

The approximate 15-acre site is located north of the northeast corner of Arizona Avenue and Ryan Road. Vacant, agriculturally zoned land is north and south, and railroad tracks are east. Ryan Estates single-family subdivision is west, across Arizona Avenue.

The request is for rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial with Preliminary Development Plan (PDP) for site layout and building architecture.

GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND

The site is located within the Chandler Airpark Area Plan and designates the property for Commercial/Office/Business Park uses with a Light Rail Corridor Overlay if the nearby railroad

tracks are ever designated for light rail transit. The proposed uses include light industrial (I-1) and commercial (C-3) uses as permitted in the Zoning Code, which are consistent with the Airpark Area Plan designation.

PRELIMINARY DEVELOPMENT PLAN

The site will consist of six buildings with a shared interior truck yard and truck wells. The total building area is approximately 215,500 sq. ft. Two driveways on Arizona Avenue provide access. The driveways will be shared with the north and south properties. An agreement with each owner concerning the cross access/shared driveways would be recorded prior to the issuance of a certificate of occupancy. Parking is located around the site perimeter and in front of tenant entrances. Total parking required is 376 spaces with 466 provided to insure parking needs are met for future tenants.

Building architecture is industrial in style, creating a functional form with visual interest. Design elements and materials incorporate concrete tilt-up panels, metal panel accents, full height glass near the building corners and tenant entrances, modulated rooflines, and stone extruded accents extending from ground to roofline. The color palette utilizes earth tones with a color accent to complement the landscape palette and provide some contrast with the austere building materials. Additional details can be found within the attached Development Booklet.

The request includes approval for two freestanding monument signs with 6 tenant panels on each face. The materials and colors match those of the buildings including integral colored split face concrete masonry units, metal siding, and stucco. All remaining signage will comply with the City of Chandler sign code.

AIRPORT COMMISSION

The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process at their July 8, 2015 meeting. The Airport Administrator issued a conflicts evaluation report indicating that the Airport Commission determined the proposed rezoning and associated uses do not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff finds the proposed development reflects a quality light industrial and business park project which further sustains existing businesses in the area and creates additional employment opportunities within the Chandler Airpark Area Plan. The proposal is compatible with adjacent developments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 23, 2015. Two residents of the same household attended to gather general information on the project.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

RECOMMENDED ACTIONS

Rezoning

Planning Staff, upon finding consistency with the General Plan and Chandler Airpark Area Plan, recommends approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RMB BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR15-0010, except as modified by condition herein.

2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

Preliminary Development Plan

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RMB BUSINESS PARK", kept on file in the City of Chandler Planning Division, in File No. DVR15-0010, except as modified by condition herein.

2. Cross access agreements and/or other agreements between the property owner/developer of the business park and the land owners to the north and south, regarding the Arizona Avenue driveways, shall be recorded with Maricopa County prior to the issuance of the Certificate of Occupancy.

3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

4. The site shall be maintained in a clean and orderly manner.

5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

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

7. Raceway signage shall be prohibited within the development.

8. Signage shall comply with the City of Chandler Sign Code.

9. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

10. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

PROPOSED MOTIONS

Rezoning

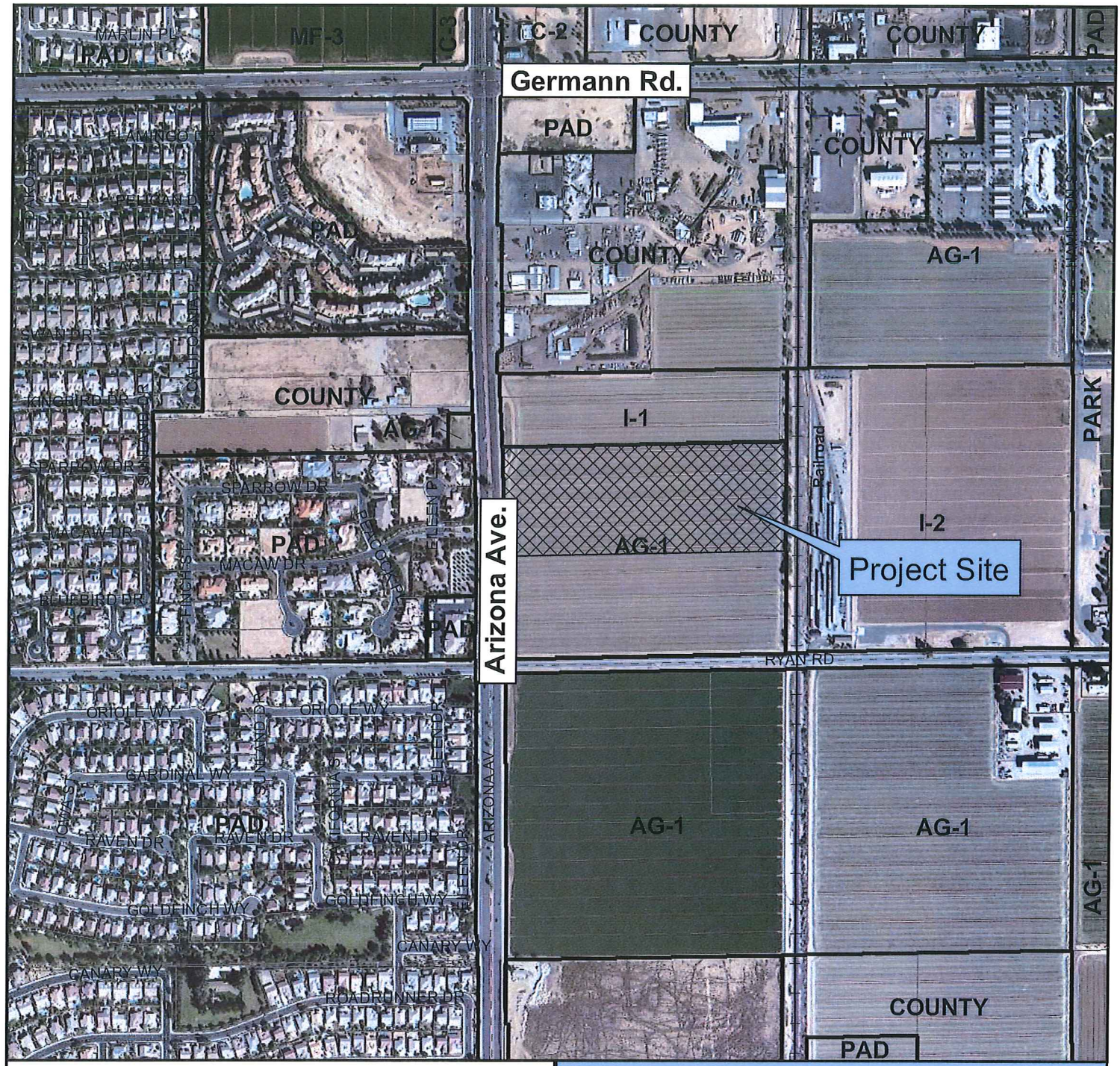
Motion to recommend approval of Rezoning request DVR15-0010 RMB BUSINESS PARK, from Agricultural District (AG-1) to Planned Area Development (PAD) for Light Industrial and Commercial, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

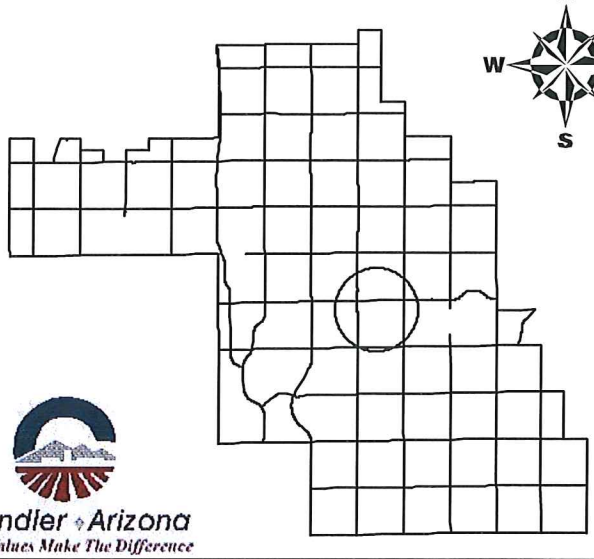
Motion to recommend approval of Preliminary Development Plan DVR15-0010 RMB BUSINESS PARK. for site layout and building architecture, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plans
4. Building Elevations
5. Perspective
6. Exhibit A, Development Booklet



Vicinity Map

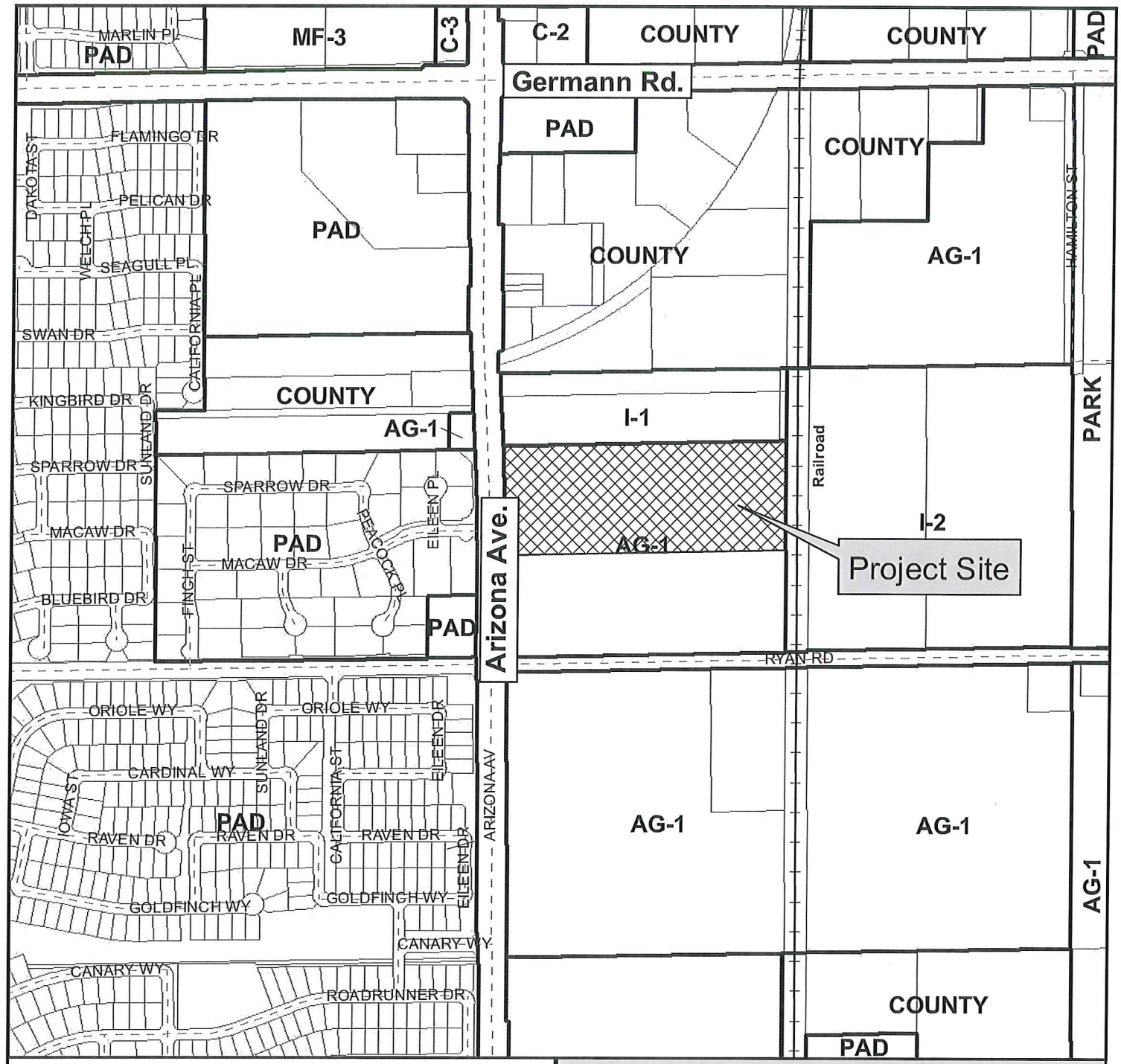


Chandler Arizona
Where Values Make The Difference

DVR15-0010

RMB Business Park

CITY OF CHANDLER 3/6/2015



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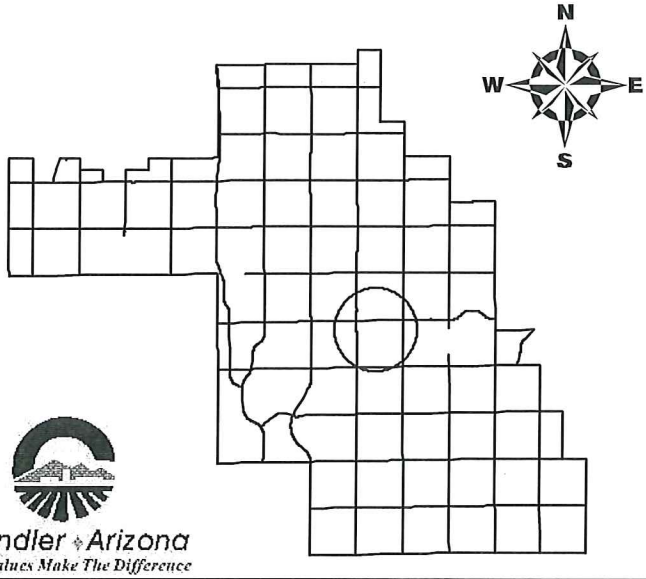

DVR15-0010

RMB Business Park

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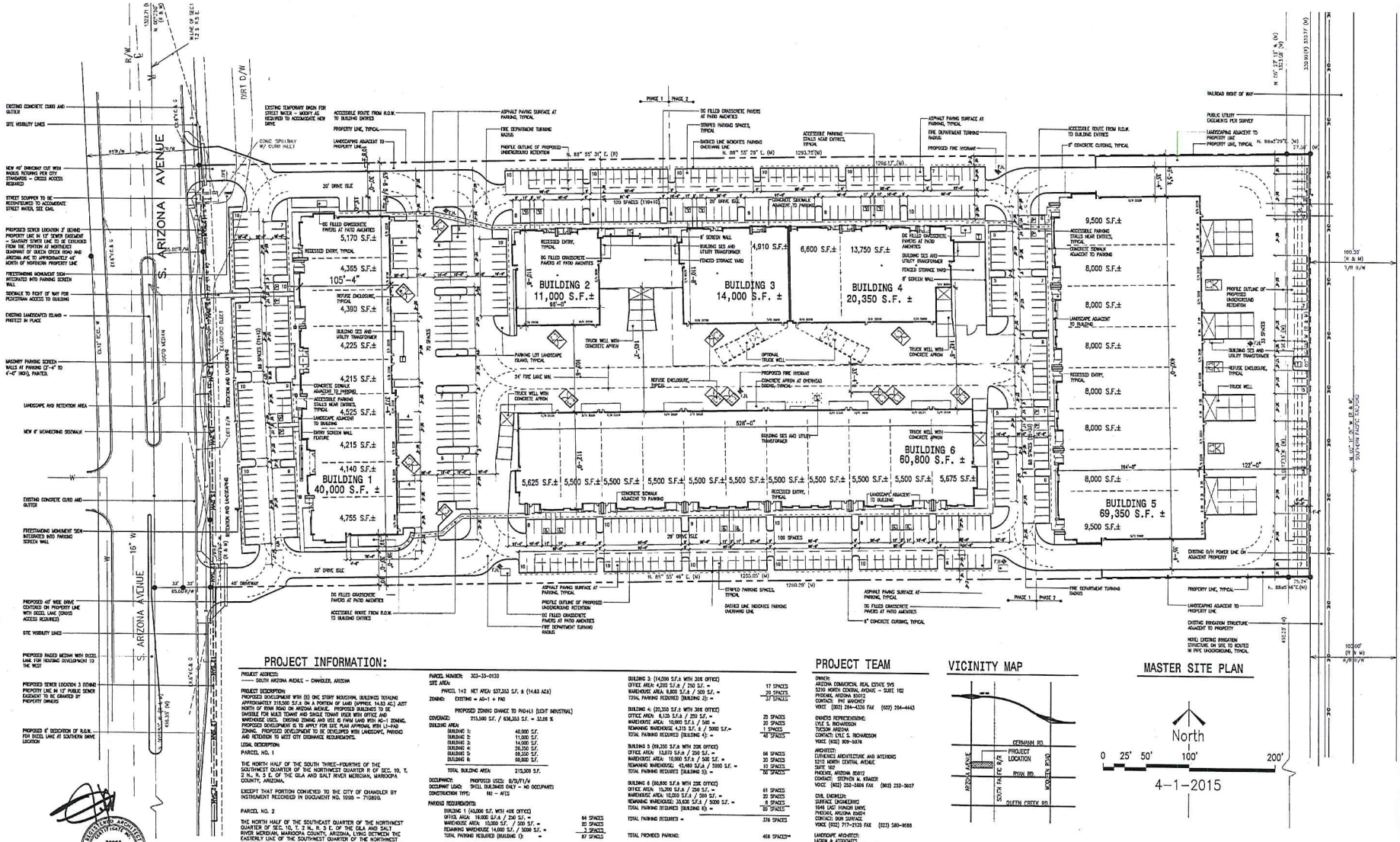

PROJECT INFORMATION:

PROJECT ADDRESS:
—— SOUTH ARIZONA AVENUE – CHANDLER, ARIZONA

PROJECT DESCRIPTION:
PROPOSED DEVELOPMENT WITH (6) ONE STORY INDUSTRIAL BUILDINGS TOTALING APPROXIMATELY 315,500 S.F.± ON A PORTION OF LAND (APPROX. 14.63 AC.) JUST NORTH OF RYAN ROAD ON ARIZONA AVENUE. PROPOSED BUILDINGS TO BE DIVISIBLE FOR MULTI TENANT AND SINGLE TENANT USER WITH OFFICE AND WAREHOUSE USES. EXISTING ZONING AND USE IS FWM LAND WITH AG-1 ZONING. PROPOSED DEVELOPMENT IS TO APPLY FOR SITE PLAN APPROVAL WITH LI-PAD ZONING. PROPOSED DEVELOPMENT TO BE DEVELOPED WITH LANDSCAPE, PARKING AND RETENTION TO MEET CITY ORDINANCE REQUIREMENTS.

LEGAL DESCRIPTION:

PARCEL NO. 1

THE NORTH HALF OF THE SOUTH THREE-FOURTHS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER R OF SEC. 10, T. 2 N., N. 3 E. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER BY INSTRUMENT RECORDED IN DOCUMENT NO. 1995 – 710890.

PARCEL NO. 2

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SEC. 10, T. 2 N., R. 3 E. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING BETWEEN THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND THE WESTERLY LINE OF A STRIP OF LAND 100 FEET WIDE CONVEYED TO THE ARIZONA EASTERN RAILROAD IN BOOK 103 PAGE 592 OF DEEDS, M.C.R.

EXCEPT THE NORTH 330.00 FEET THEREOF.

PARCEL NUMBER: 303-33-0130
SITE AREA:
PARCEL 142 NET AREA: 637,263 S.F. ± (14.63 AC±)
ZONING: EXISTING = AG-1 + FWO
PROPOSED ZONING CHANGE TO PAD-LI (LIGHT INDUSTRIAL)
COVERAGE: 215,500 S.F. / 637,263 S.F. = 33.82 %
BUILDING AREA:

BUILDING 1:	40,000 S.F.
BUILDING 2:	11,000 S.F.
BUILDING 3:	14,000 S.F.
BUILDING 4:	20,350 S.F.
BUILDING 5:	69,350 S.F.
BUILDING 6:	60,800 S.F.
TOTAL BUILDING AREA:	215,500 S.F.

OCCUPANCY: PROPOSED USES: B/S/F1/M
OCCUPANT LOAD: SHELL BUILDINGS ONLY – NO OCCUPANTS
CONSTRUCTION TYPE: IIB – AFES

PARKING REQUIREMENTS:

BUILDING 1 (40,000 S.F. WITH 40K OFFICE)	
OFFICE AREA: 16,000 S.F.± / 250 S.F. =	64 SPACES
WAREHOUSE AREA: 10,000 S.F. / 500 S.F. =	20 SPACES
REMAINING WAREHOUSE: 14,000 S.F. / 5000 S.F. =	3 SPACES
TOTAL PARKING REQUIRED (BUILDING 1): =	87 SPACES
BUILDING 2 (11,000 S.F.± WITH 3SK OFFICE)	
OFFICE AREA: 3,000 S.F.± / 250 S.F. =	16 SPACES
WAREHOUSE AREA: 7,150 S.F.± / 500 S.F. =	15 SPACES
TOTAL PARKING REQUIRED (BUILDING 2): =	31 SPACES
BUILDING 3: (14,000 S.F.± WITH 3SK OFFICE)	
OFFICE AREA: 4,200 S.F.± / 250 S.F. =	17 SPACES
WAREHOUSE AREA: 9,800 S.F.± / 500 S.F. =	20 SPACES
TOTAL PARKING REQUIRED (BUILDING 3): =	37 SPACES
BUILDING 4: (20,350 S.F.± WITH 3SK OFFICE)	
OFFICE AREA: 6,125 S.F.± / 250 S.F. =	25 SPACES
WAREHOUSE AREA: 10,000 S.F.± / 500 =	20 SPACES
REMAINING WAREHOUSE: 4,215 S.F.± / 5000 S.F.=	1 SPACE
TOTAL PARKING REQUIRED (BUILDING 4): =	46 SPACES
BUILDING 5 (69,350 S.F.± WITH 20K OFFICE)	
OFFICE AREA: 13,870 S.F.± / 250 S.F. =	56 SPACES
WAREHOUSE AREA: 10,000 S.F.± / 500 S.F. =	20 SPACES
REMAINING WAREHOUSE: 45,480 S.F.± / 5000 S.F. =	10 SPACES
TOTAL PARKING REQUIRED (BUILDING 5): =	86 SPACES
BUILDING 6 (60,800 S.F.± WITH 25K OFFICE)	
OFFICE AREA: 15,200 S.F.± / 250 S.F. =	61 SPACES
WAREHOUSE AREA: 10,000 S.F.± / 500 S.F. =	20 SPACES
REMAINING WAREHOUSE: 35,600 S.F.± / 5000 S.F. =	8 SPACES
TOTAL PARKING REQUIRED (BUILDING 6): =	89 SPACES
TOTAL PARKING REQUIRED =	376 SPACES
TOTAL PROVIDED PARKING:	466 SPACES**

ACCESSIBLE PARKING SPACES REQUIRED / PROVIDED: 20 SPACES

** TYPICAL PARKING SPACES 9'-0"X 19'

PROJECT TEAM

OWNER:
ARIZONA COMMERCIAL REAL ESTATE SVS
5310 NORTH CENTRAL AVENUE – SUITE 102
PHOENIX, ARIZONA 85012
CONTACT: PAT SANCHEZ
VOICE (602) 294-4336 FAX (602) 294-4443

OWNERS REPRESENTATIVE:
LYLE S. RICHARDSON
TUCSON ARIZONA
CONTACT: LYLE S. RICHARDSON
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ARCHITECT:
EUTHENICS ARCHITECTURE AND INTERIORS
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CONTACT: STEPHEN M. KRAGER
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CIVIL ENGINEER:
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1845 LAKE HONGER DRIVE
PHOENIX, ARIZONA 85024
CONTACT: BRIAN SURFACE
VOICE (602) 717-2125 FAX (623) 580-9688

LANDSCAPE ARCHITECT:
LASKIN & ASSOCIATES
67 E. WILSON AVE – SUITE 230
PHOENIX, ARIZONA 85012
CONTACT: HARRY LASKIN
VOICE (602) 840-7771 FAX (602) 840-8021

VICINITY MAP

MASTER SITE PLAN

North
0 25' 50' 100' 200'
4-1-2015

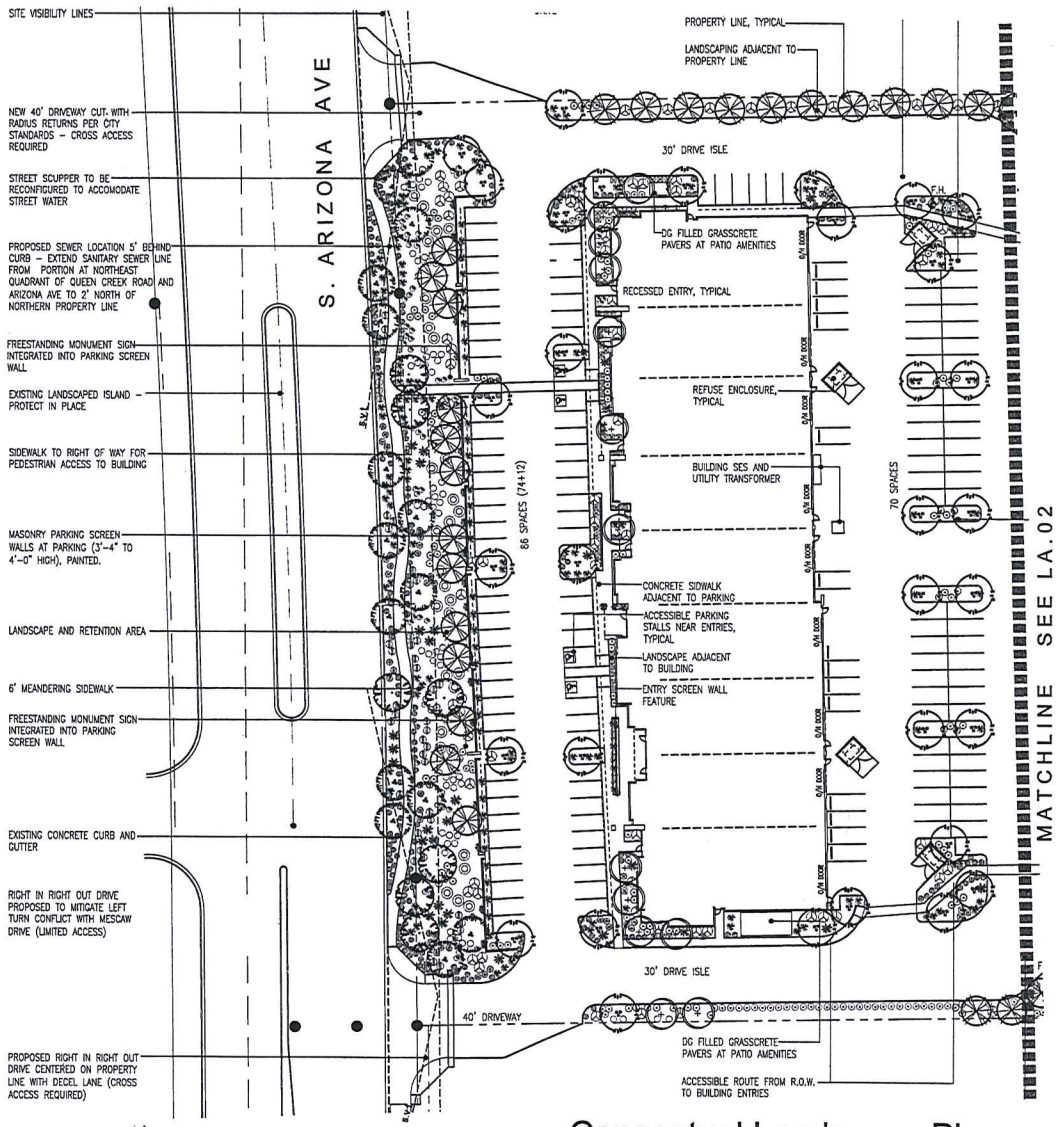
REGISTERED ARCHITECT
CERTIFICATE NO.
32063
STEPHEN MANN
KRAGER
Date 4-1-15
ARIZONA, U.S.A.
Exp. Date 12.31.2015

Euthenics
Architecture & interiors

A.C.R.E.S.
Arizona Commercial Real Estate Services

RMB
BUSINESS PARK
Loop 202 @ Arizona Avenue - Chandler, Arizona

A1



Conceptual Landscape Plan

RMB BUSINESS PARK

Loop 202 @ Arizona Avenue - Chandler, Arizona

Euthenics
Architecture & Interiors

A.C.R.E.S.

0 15 30 60
1" = 30' - 00"

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED) tree caliper required at time of planting

TREES

Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box
Parkinsonia praecox Palo Brea	24" box
Quercus virginiana Virginia Live Oak	24" Box
Ulmus parviflora Evergreen Elm	36" Box
Acacia Stenophylla Shoestring Acacia	Standard 15 gallon u.o.n
Dalbergia Sissoo Sissoo Tree	15 Gal.

SHRUBS

Caesalpinia Pulcherima Red Bird of Paradise	5 Gallon u.o.n. 15 gal
Nerium Oleander 'Petite Pink' Petite Pink	5 Gallon
Cassia Phyllodenia Silver-Leaf Cassia	5 Gallon
Leucophyllum candidum 'Silver Cloud' 'Silver Cloud' Sage	5 Gallon
Leucophyllum Frutescens 'compacta' Compact Texas Ranger	5 Gallon
Ruellia Brittoniana Ruellia	5 Gallon
Hesperaloe Parviflora Red Yucca	5 Gallon
Callindra Eriophylla Pink Fairy Duster	5 Gallon
Muhlenbergia Rigens Deer Grass	5 Gallon
Bougainvillea 'Barbara Karst' (staked) Karst Bougainvillea (remove stake & espalier to wall)	
Nandina Domestica 'Compacta' Heavenly Bamboo	5 Gallon
Eremophila Valintine Valintine bush	5 Gallon
Tecoma Stans Yellow Bells	5 Gallon

GROUNDCOVERS/ACCENTS/VINES

Carrisa macrocarpa "Tuttle" Tuttles Natal Plum	5 Gallon, 36" o.c
Convolvulus Cneorium Bush Morning Glory	1 Gallon, 36" o.c
Lantana Montividensis 'Gold Mound' Gold Mound Lantana	5 Gallon, 36" o.c
Acacia Redolens 'New Dwarf' Desert Carpet	1 Gallon, 48" o.c.
Ruellia Brittoniana 'Katie' Little Katie	1 Gallon, 18" o.c.
Muhlenbergia Rigens Regal Mist	1 Gallon, 18" o.c.

INNERT MATERIALS

Turf - Midiron Sod

4" x 6" Concrete Header

Decomposed Granite Mojave Gold" , 1/2" Minus 2" min thickness in all non turf areas. Match existing, submit sample Granite rip rap - Hand placed 6" to 12" color to match D.G. submit sample to L.A. (place at all curb cuts to control erosion, see civil plans)

CONCEPTUAL LANDSCAPE PLAN NOTES

- The entire site will be maintained in accordance with City of Chandler Standards.
- Along street frontage trees shall be sized as follows
- 24-inch box (50% required trees),36-inch box (25% required trees), 42-inch box (25% required trees)
- An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
- 1/2" "Mojave Gold" minus. 2" min thickness in all landscaped areas. Submit sample for approval. Place in all non-river rock and non-lawn 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'.
- All final landscape plans to meet City of Chandler minimum standards for quantity and type.
- All parking lot trees to have a minimum clear canopy distance of 5'.
- Street frontage areas must be graded to "natural and pleasing" ground forms:
- A maximum of 50% of street frontage landscape area may be used for storm water retention.
- Earth mounds, with a maximum slope of 4:1, shall be located and designed to minimize street views into retention basins.
- Finish grade of landscape areas (top of turf or D.G.) must be graded to 1 1/2" below concrete or other paved surfaces.
- Trees must be placed a minimum of 5' from sidewalks, public accessways or rear of fire hydrants. Shrubs must be, at maturity, 5' from the rear of a fire hydrant.

PROJECT TEAM

OWNER:
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CONTACT: LYLE S. RICHARDSON
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1646 EAST RUNION DRIVE
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VOICE (602) 717-2135 FAX (623) 580-9688

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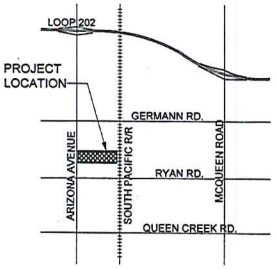
VICINITY MAP



SHEET INDEX

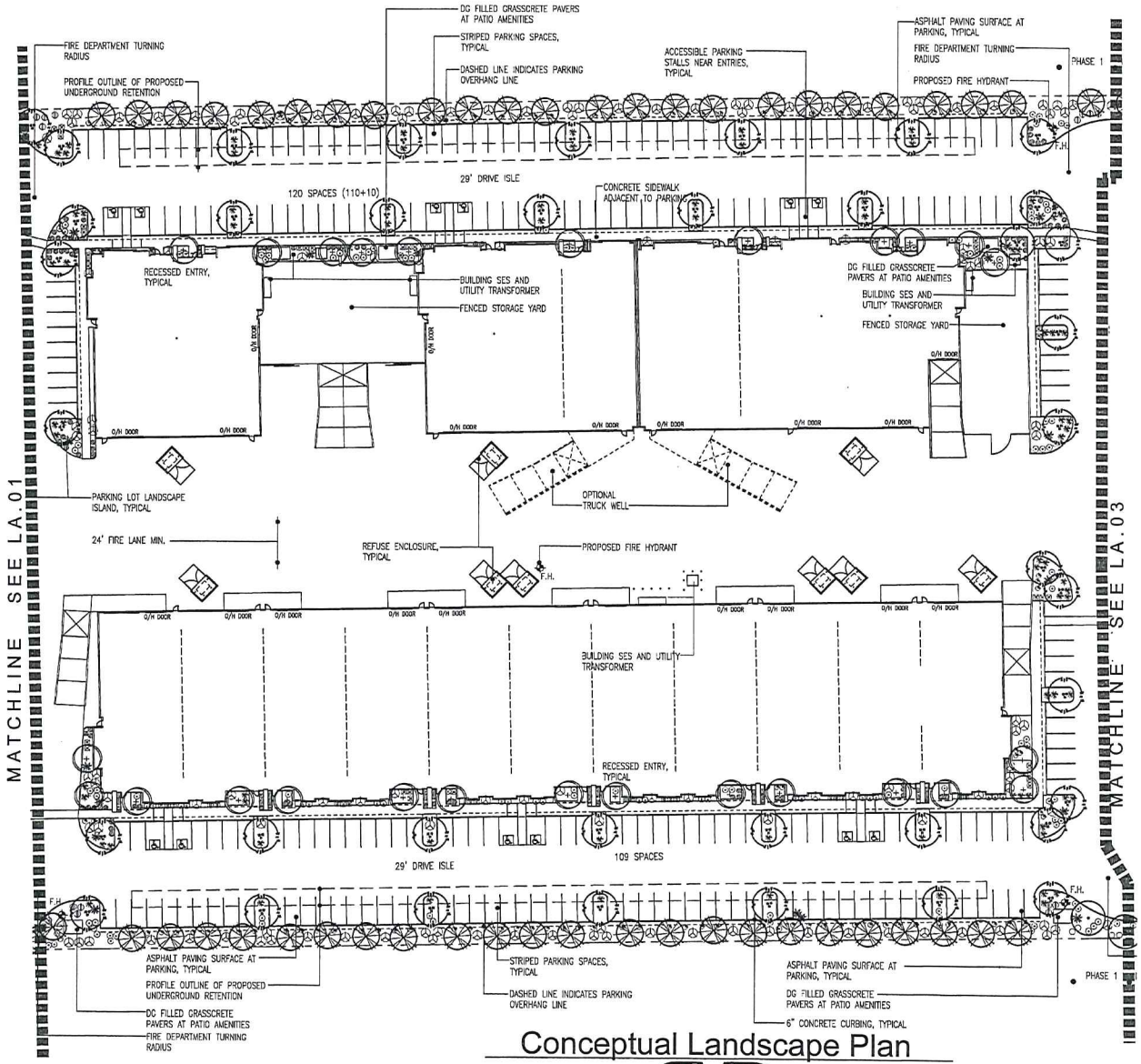
LA.01 CONCEPTUAL LANDSCAPE PLAN WEST
LA.02 CONCEPTUAL LANDSCAPE PLAN MIDDLE
LA.03 CONCEPTUAL LANDSCAPE PLAN EAST

date: 4.08.2015

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN 4/8/15 Renewal Date 6/30/16 ARIZONA, U.S.A.

LA-01

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com



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date: 4.08.2015

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Euthenics
Architecture & Interiors

A.C.R.E.S.

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1" = 30' - 00"

LA-02

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
47 E. Weldon Ave.
Suite 250
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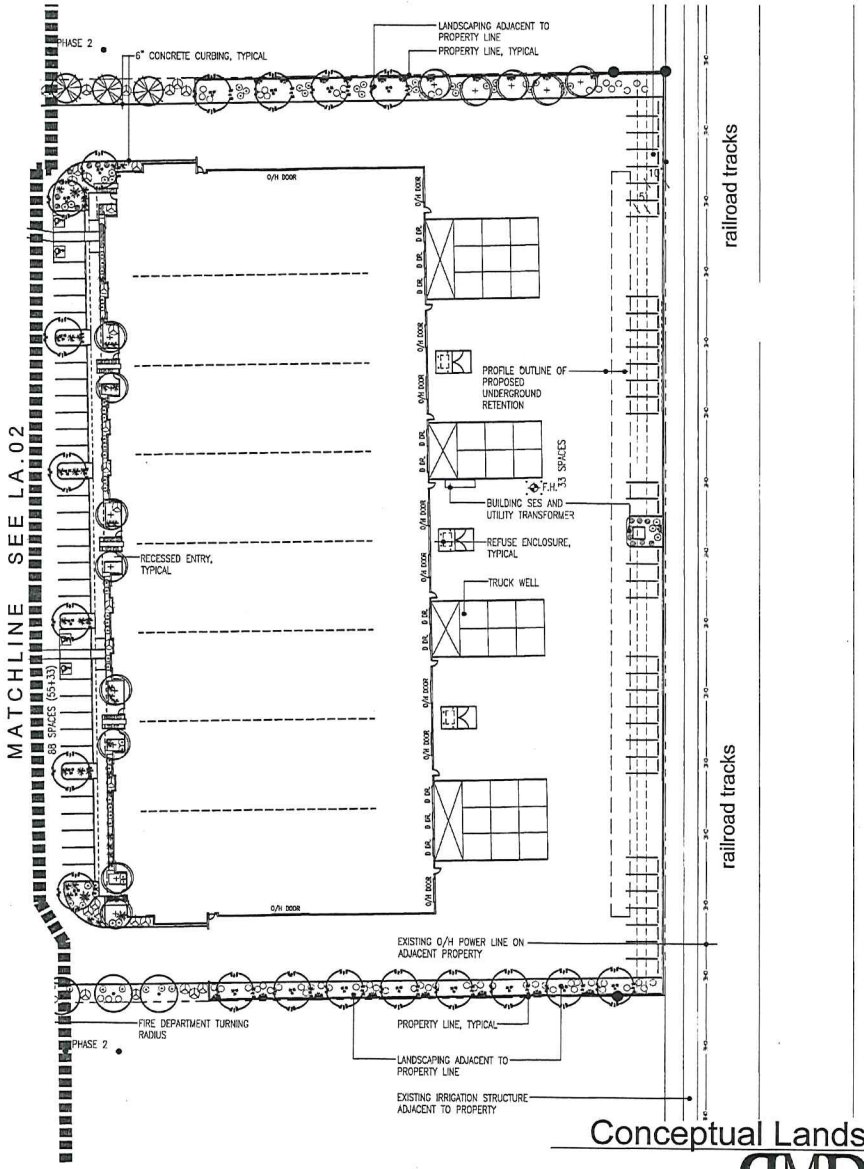
p (602) 840-7771
f (602) 840-8021
www.laskinsign.com



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Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box
Parkinsonia praecox Palo Brea	24" box
Quercus virginiana Virginia Live Oak	24" Box
Ulmus parvifiora Evergreen Elm	36" Box
Acacia Stenophylla Shoestring Acacia	Standard 15 gallon u.o.n
Dalbergia Sissoo Sissoo Tree	15 Gal.

SHRUBS

Caesalpinia Pulcherima Red Bird of Paradise	5 Gallon u.o.n. 15 gal
Nerium Oleander 'Petite Pink' Petite Pink	5 Gallon
Cassia Phyllodenia Silver-Leaf Cassia	5 Gallon
Leucophyllum candidum 'Silver Cloud' 'Silver Cloud' Sage	5 Gallon
Leucophyllum Frutescens 'compacta' Compact Texas Ranger	5 Gallon
Ruellia Brittoniana Ruellia	5 Gallon
Hesperaloe Parviflora Red Yucca	5 Gallon
Calliindra Eriophylla Pink Fairy Duster	5 Gallon
Muhlenbergia Rigens Deer Grass	5 Gallon
Bougainvillea 'Barbara Karst' (staked) Karst Bougainvillea (remove stake & espaller to wall)	
Nandina Domestica 'Compacta' Heavenly Bamboo	5 Gallon
Eremophila Valintine Valintine bush	5 Gallon
Tecoma Stans Yellow Bells	5 Gallon

GROUNDCOVERS/ACCENTS/VINES

Carrisa macrocarpa "Tuttle" Tuttles Natal Plum	5 Gallon, 36" o.c
Convolvulus Cneorium Bush Morning Glory	1 Gallon, 36" o.c
Lantana Montividensis 'Gold Mound' Gold Mound Lantana	5 Gallon, 36" o.c
Acacia Redolens 'New Dwarf' Desert Carpet	1 Gallon, 48" o.c.
Ruellia Brittoniana 'Katie' Little Katie	1 Gallon, 18" o.c.
Muhlenbergia Rigens Regal Mist	1 Gallon, 18" o.c.

INNERT MATERIALS

Turf - Midiron Sod

4" x 6" Concrete Header

Decomposed Granite Mojave Gold" , 1/2" Minus 2" min thickness in all non turf areas. Match exiteing, submit sample

Granite rip rap - Hand placed 6" to 12" color to match D.G. submit sample to L.A. (place at all curb cuts to control erosion, see civil plans)

CONCEPTUAL LANDSCAPE PLAN NOTES

- The entire site will be maintained in accordance with City of Chandler Standards.
- Along street frontage trees shall be sized as follows
- 24-inch box (50% required trees),36-inch box (25% required trees), 42-inch box (25% required trees)
- An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
- 1/2" 'Mojave Gold' minus. 2" min thickness in all landscaped areas. Submit sample for approval. Place in all non-river rock and non-lawn 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'.
- All final landscape plans to meet City of Chandler minimum standards for quantity and type.
- All parking lot trees to have a minimum clear canopy distance of 5'.
- Street frontage areas must be graded to "natural and pleasing" ground forms:
- A maximum of 50% of street frontage landscape area may be used for storm water retention.
- Earth mounds, with a maximum slope of 4:1, shall be located and designed to minimize street views into retention basins.
- Finish grade of landscape areas (top of turf or D.G.) must be graded to 1 1/2" below concrete or other paved surfaces.
- Trees must be placed a minimum of 5' from sidewalks, public accessways or rear of fire hydrants. Shrubs must be, at maturity, 5' from the rear of a fire hydrant.

PROJECT TEAM

OWNER:
ARIZONA COMMERCIAL REAL ESTATE SVS
5210 NORTH CENTRAL AVENUE - SUITE 102
PHOENIX, ARIZONA 85012
CONTACT: PAT MAHONEY
VOICE (602) 264-4336 FAX (602) 264-4443

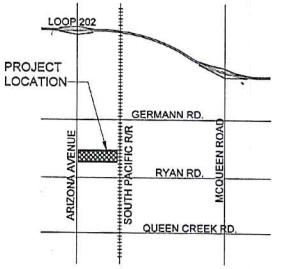
OWNERS REPRESENTATIVE:
LYLE S. RICHARDSON
TUCSON ARIZONA
CONTACT: LYLE S. RICHARDSON
VOICE (602) 509-5976

ARCHITECT:
EUTHENICS ARCHITECTURE AND INTERIORS
5210 NORTH CENTRAL AVENUE
SUITE 102
PHOENIX, ARIZONA 85012
CONTACT: STEPHEN M. KRAGER
VOICE (602) 252-5606 FAX (602) 252-5607

CIVIL ENGINEER:
SURFACE ENGINEERING
1646 EAST RUNION DRIVE
PHOENIX, ARIZONA 85024
CONTACT: DON SURFACE
VOICE (602) 717-2135 FAX (623) 580-9688

LANDSCAPE ARCHITECT:
LASKIN & ASSOCIATES
67 E. WELDON AVE - SUITE 230
PHOENIX, ARIZONA 85012
CONTACT: HARDY LASKIN
VOICE (602) 840-7771 FAX (602) 840-8021

VICINITY MAP



SHEET INDEX

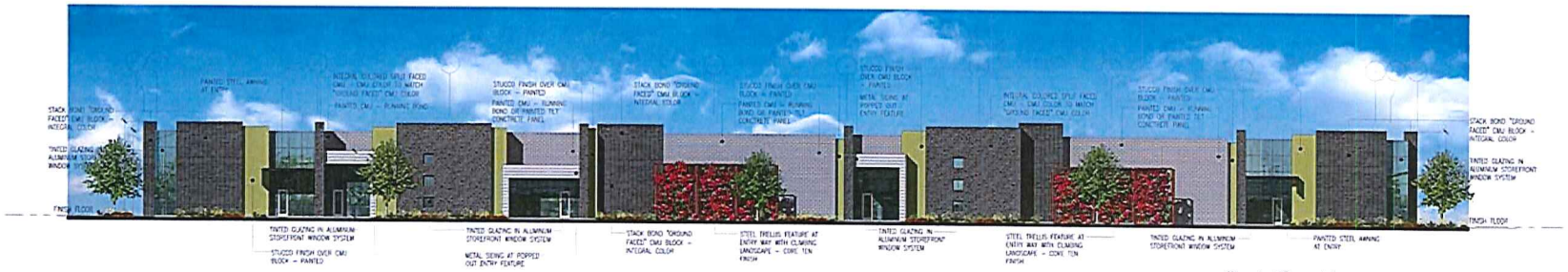
LA.01 CONCEPTUAL LANDSCAPE PLAN WEST
LA.02 CONCEPTUAL LANDSCAPE PLAN MIDDLE
LA.03 CONCEPTUAL LANDSCAPE PLAN EAST

date: 4.8.2015

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20086 HARDY A. LASKIN 4/8/15 ARIZONA U.S.A.

LA-03

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com



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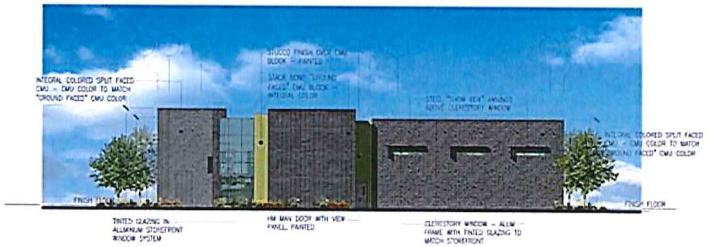


South Elevation

North Elevation

East Elevation

Building 1
Exterior Elevations

0 4' 8' 16' 32' 64'

Euthenics
Architecture & Interiors

A.C.R.E.S.

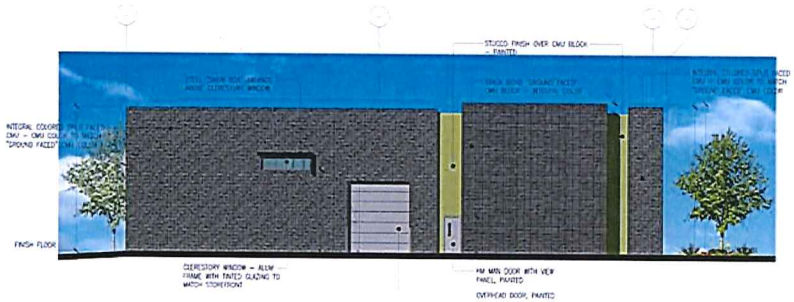
RMB BUSINESS PARK

Loop 202 @ Arizona Avenue - Chandler, Arizona

A3.1

North Elevation

West Elevation



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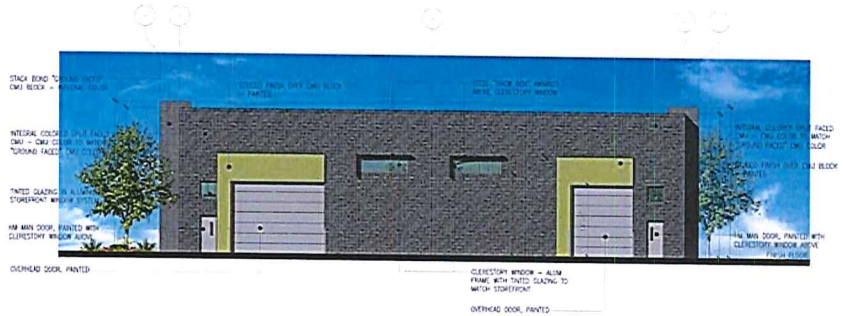

South Elevation

Building 2
Exterior Elevations

0 5'-4 10'-8 21'-4 42'-8

1-23-2015

Euthenics
Architecture & Interiors

A.C.R.E.S.

RMB BUSINESS PARK

Loop 202 @ Arizona Avenue - Chandler, Arizona

A3.2

South Elevation

South Elevation

East Elevation

West Elevation

North Elevation

North Elevation

Building 3 + 4
Exterior Elevations

0 5'4 10'8 21'4 42'8

1-22-2015

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Architecture & Interiors
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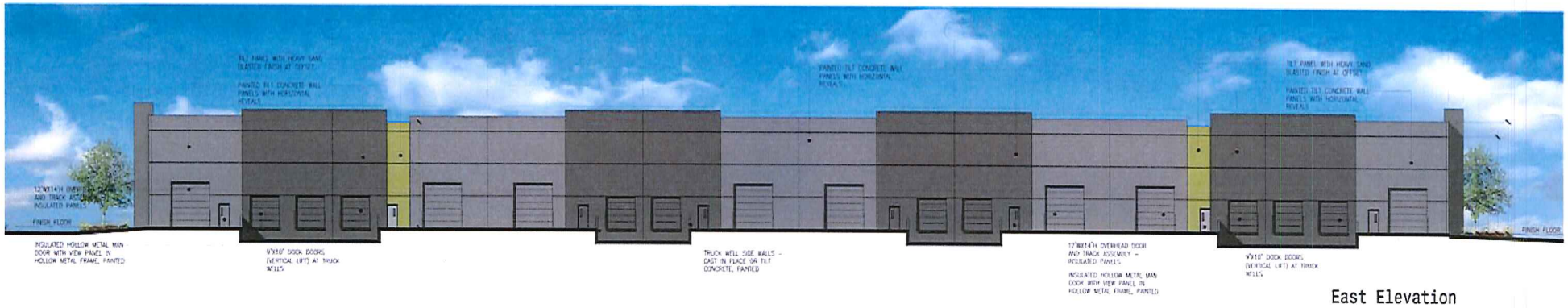
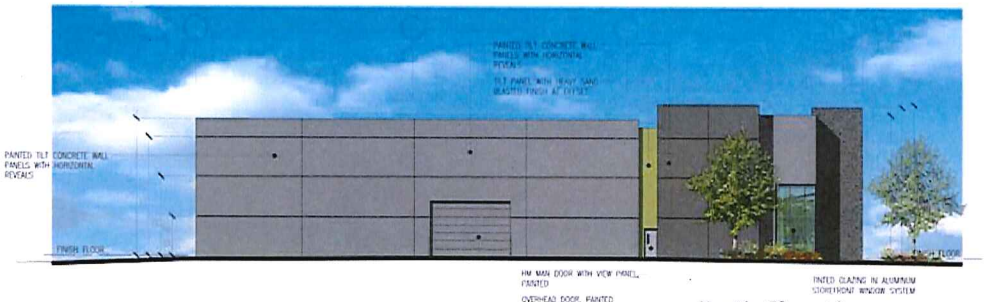
A3.3

Loop 202 @ Arizona Avenue - Chandler, Arizona



East Elevation



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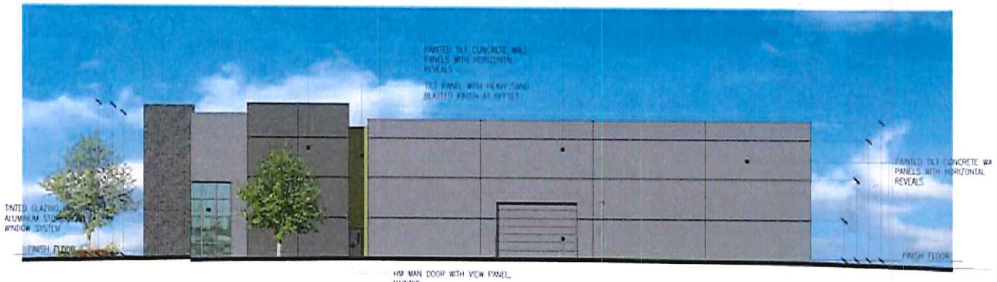

South Elevation

West Elevation

Building 5
Exterior Elevations

0 4' 8' 16' 32' 64'

1-22-2015

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BUSINESS PARK
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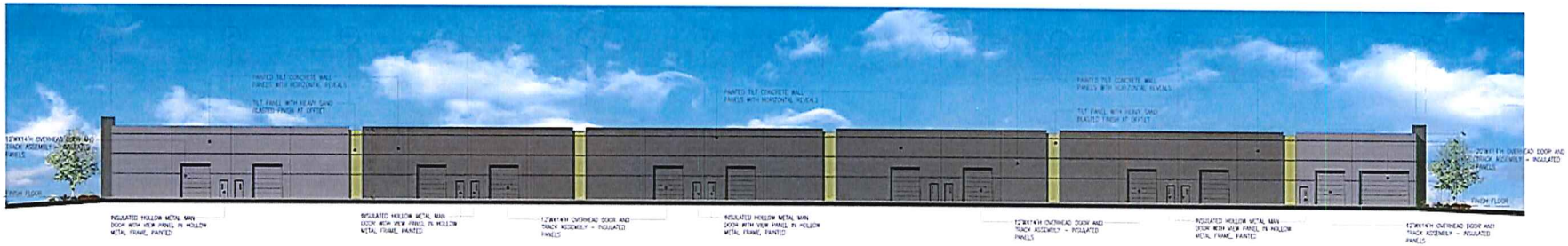

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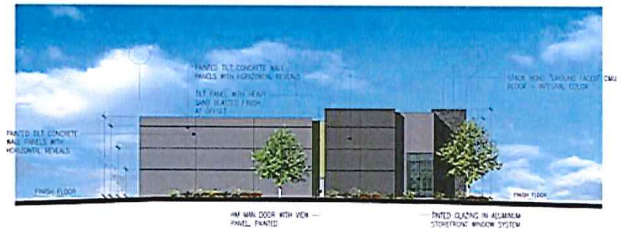
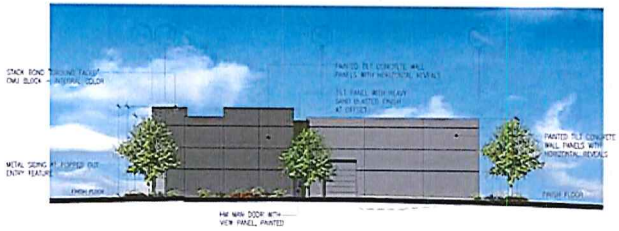


West Elevation



West Elevation

South Elevation

Building 6
Exterior Elevations

0 5' 10' 20' 40' 80'

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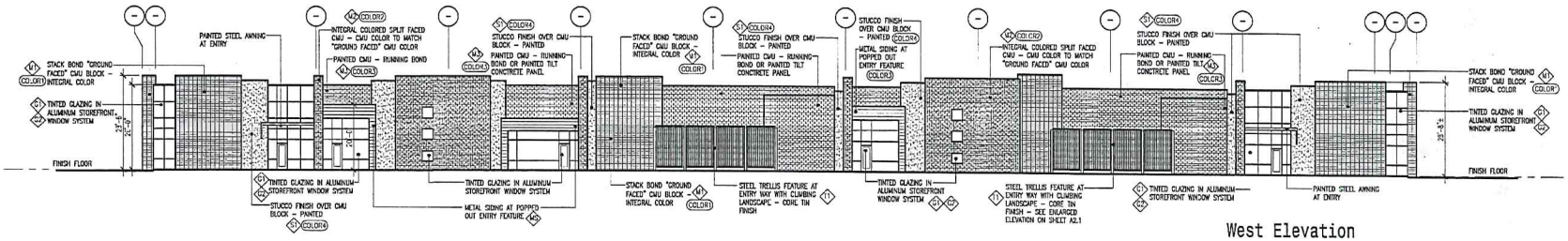
Loop 202 @ Arizona Avenue - Chandler, Arizona

A3.6



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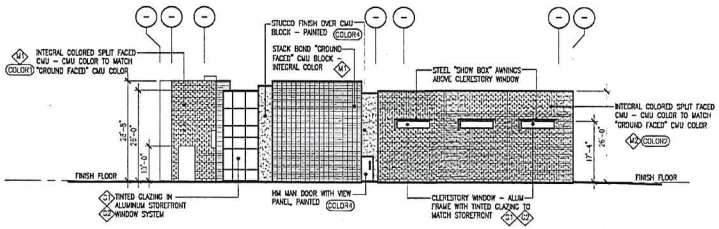

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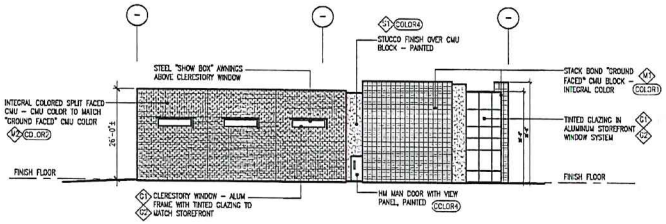
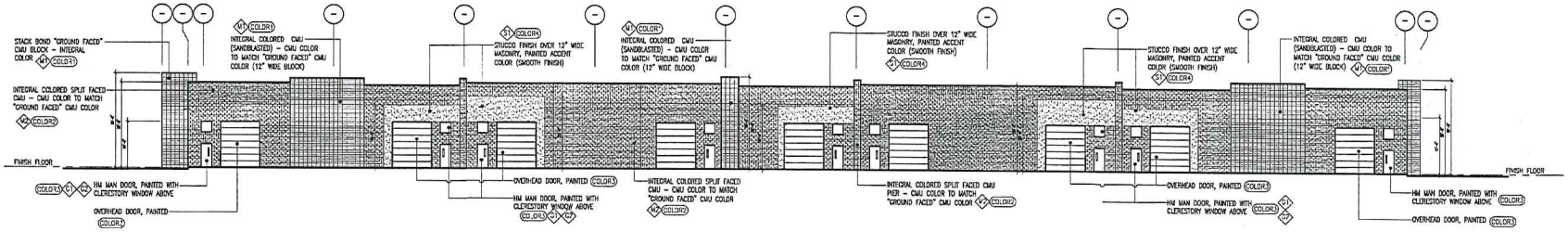


North Elevation



East Elevation

ELEVATION GENERAL NOTES:

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2. BUILDING SHALL BE PAINTED AND OR SEALED AT ALL SURFACES INCLUDING BACKS OF PARAPETS.
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4. GROUND MOUNTED BUILDING EQUIPMENT SHALL BE PAINTED TO MATCH BUILDING.
5. EXPOSED CONCRETE SILLS AT FULL HEIGHT WINDOW SYSTEMS SHALL BE PAINTED - COLOR #3, TYPICAL.
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MAT./PAINT COLOR SCHEDULE:

NUMBER	NAME	L.R.V.
M1 COLOR1	INTEGRAL COLORED "GROUND FACED CMU" - BLACK MOUNTAIN BY TRENDSTONE	
M2 COLOR2	INTEGRAL COLORED "SPLIT FACED CMU" - BLACK 62.55.3 BY SUPERLITE (OLDCASTLE)	
M3 COLOR3	PAINTED "RUNNING BOND CMU" - DE6375 "CASTLEROCK" BY DUNN EDWARDS	37 %
S1 COLOR4	PAINTED "SAND FINISH STUCCO" - DEA173 "FRIOND" BY DUNN EDWARDS	19 %
C1 COLOR5	PAINTED CONCRETE TILT PANEL - COLOR 1 - DE6370 "CHARCOAL SMUDGE" BY DUNN EDWARDS	11 %
C2 COLOR6	PAINTED CONCRETE TILT PANEL - COLOR 2 - DE6376 "LOOKING GLASS" BY DUNN EDWARDS	23 %
G1	GLAZING - VISTEON GREEN 2000 - INSULATED UNITS COLOR SIDE 2	
G2	STOREFRONT - CLEAR ANODIZED ALUMINUM OFFSET FRONT LOADED SYSTEM.	
M5	SHEET METAL LAP SIDING (ENTRY FEATURE) - GALVALUME FINISH COLOR	
T1	STEEL TRELLIS SCREEN - "CORE TIN" FINISH	

Building 1
Exterior Elevations

0 4' 8' 16' 32' 64'

4-1-2015

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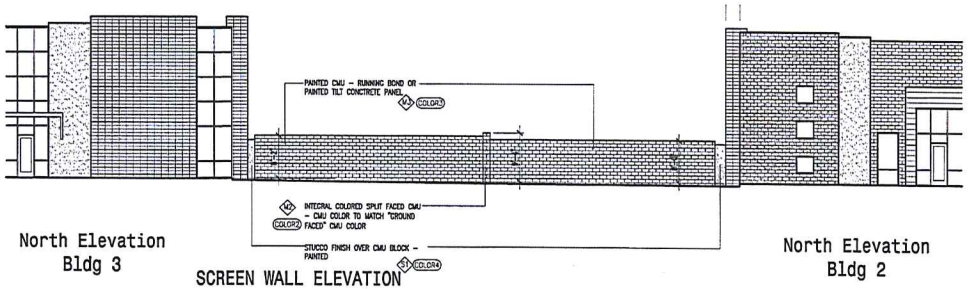
RMB BUSINESS PARK
Loop 202 @ Arizona Avenue - Chandler, Arizona

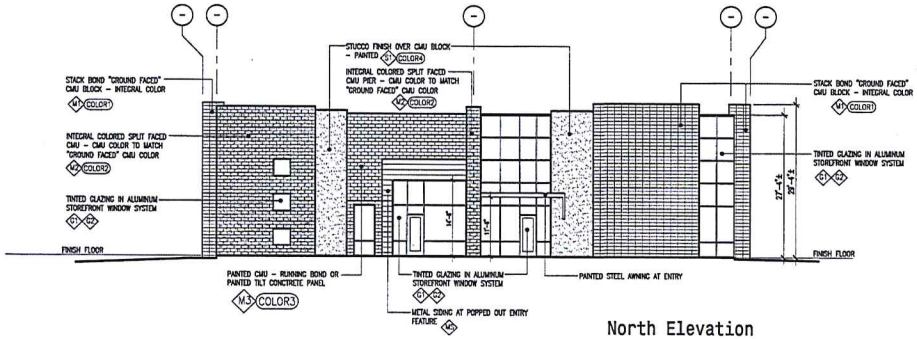
A3.1



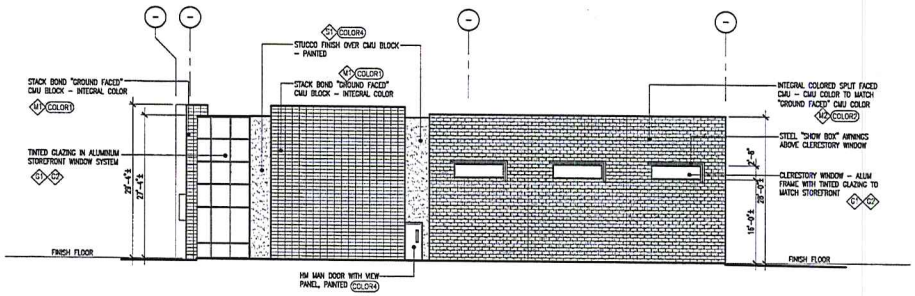
North Elevation
Bldg 3

SCREEN WALL ELEVATION

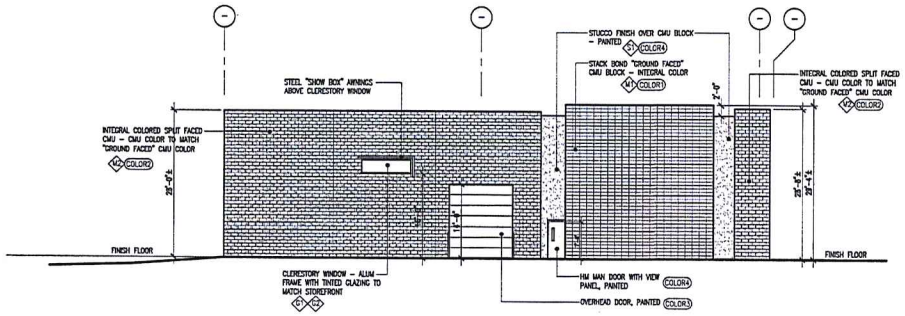
North Elevation
Bldg 2



North Elevation



West Elevation



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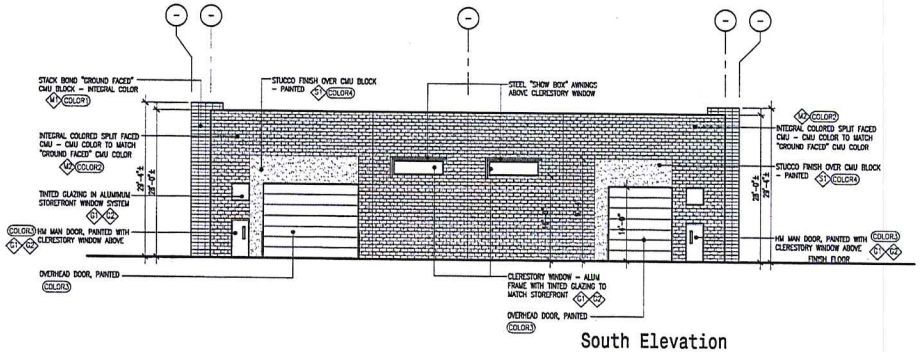

South Elevation

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M4 ----	SHEET METAL LAP SIDING (ENTRY FEATURE) - GALVALUME FINISH COLOR	
T1 ----	STEEL TRELLIS SCREEN - "CORE TEN" FINISH	

REGISTERED ARCHITECT
32053
STEPHEN MANN KRAGER
Date Signed 4-1-15
ARIZONA, U.S.A.
Exp. Date 12.31.2015

Euthenics
Architecture & Interiors

A.C.R.E.S.
Arizona Commercial Real Estate Services

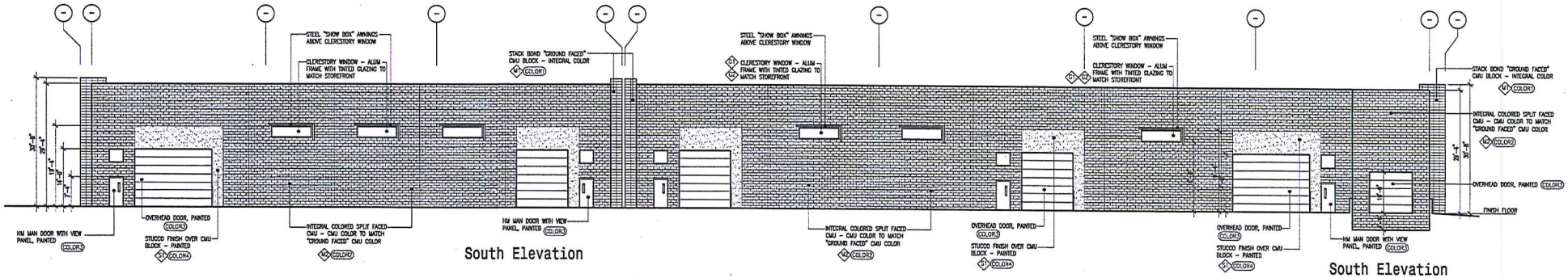
Building 2
Exterior Elevations

0 5'4 10'8 21'4 42'8

4-1-2015

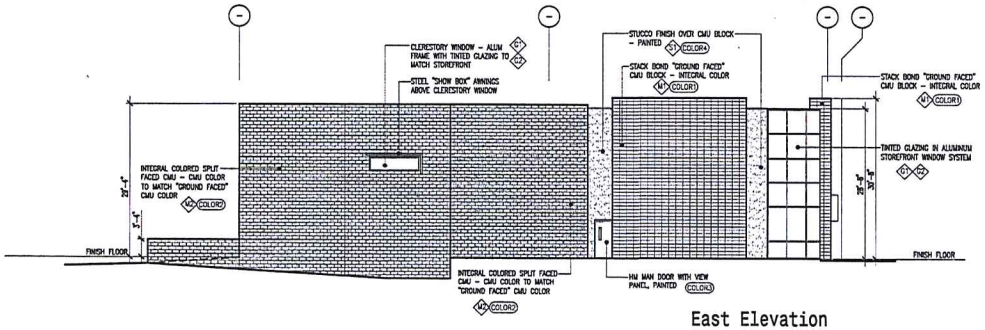
RMB
BUSINESS PARK
Loop 202 @ Arizona Avenue - Chandler, Arizona

A3.2



South Elevation

South Elevation



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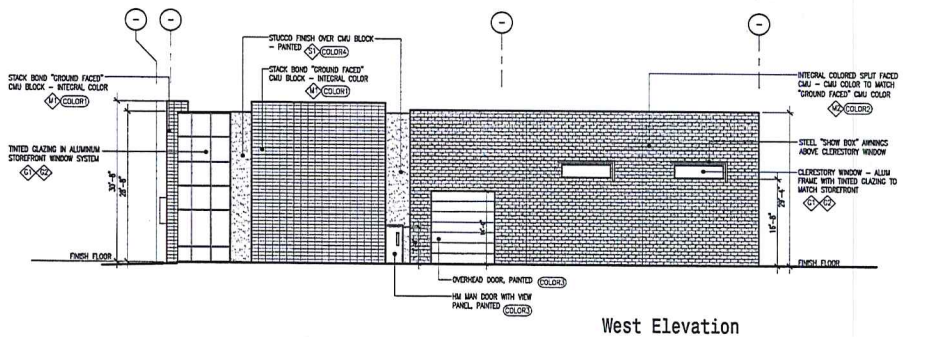
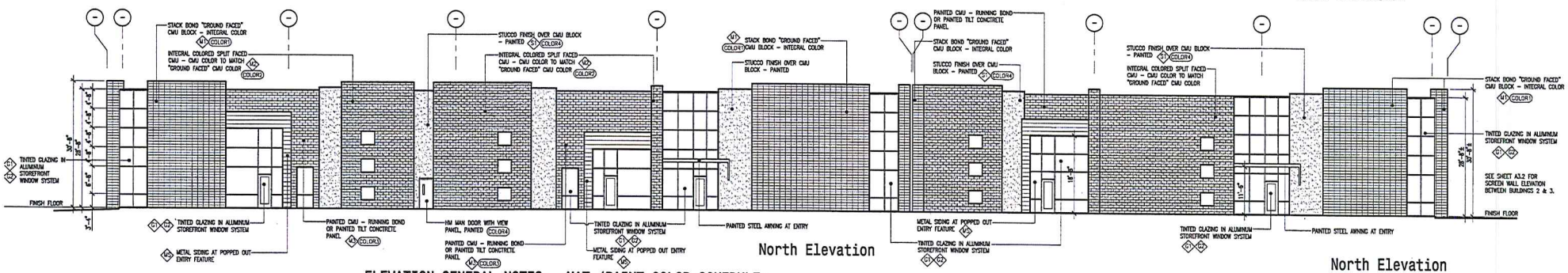


West Elevation



North Elevation

North Elevation

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Building 3 + 4
Exterior Elevations

0 5'4 10'8 21'4 42'8

4-1-2015

REGISTERED ARCHITECT
32053
STEPHEN MANN KRAGER
ARIZONA, U.S.A.
Expires 12.31.2015

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Arizona Commercial Real Estate Services

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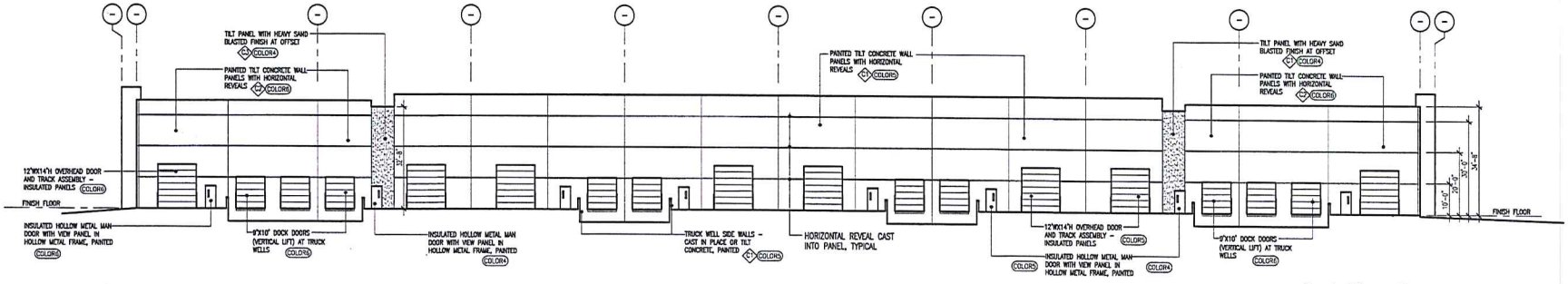
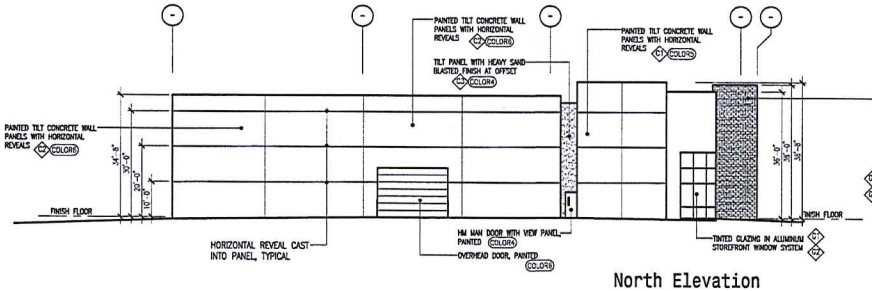
Loop 202 @ Arizona Avenue - Chandler, Arizona

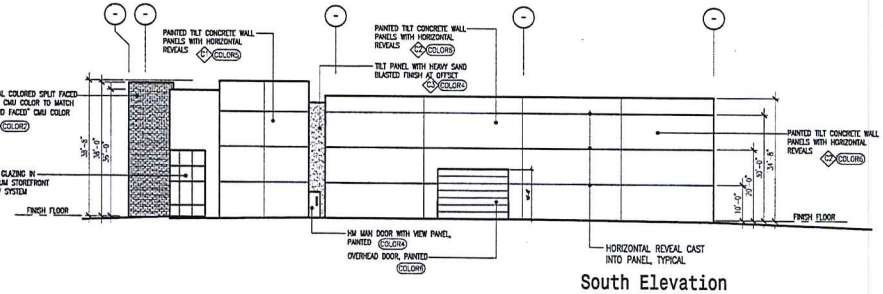
A3.3



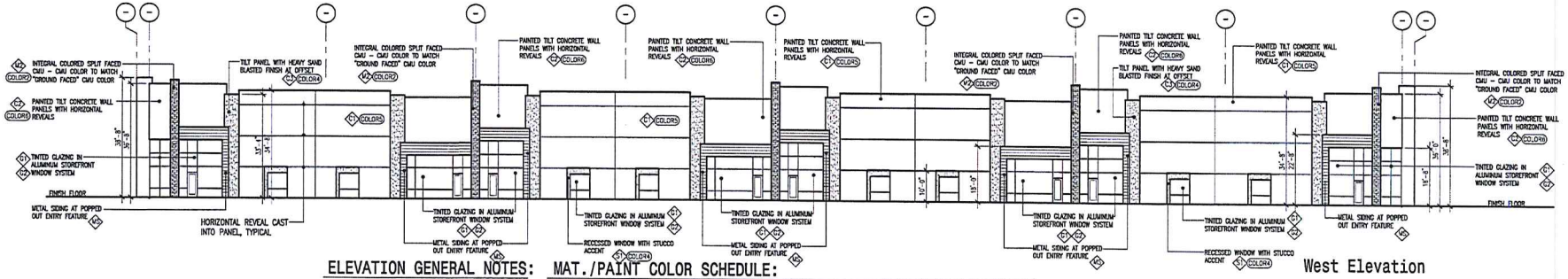
East Elevation



North Elevation



South Elevation



West Elevation

ELEVATION GENERAL NOTES:

1. ADDRESS NUMBERS SHALL BE PAN CHANNEL NUMBERS - LETTERS SHALL BE 1-1/2" MINIMUM DEPTH.
2. BUILDING SHALL BE PAINTED AND OR SEALED AT ALL SURFACES INCLUDING BACKS OF PARAPETS.
3. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL.
4. GROUND MOUNTED BUILDING EQUIPMENT SHALL BE PAINTED TO MATCH BUILDING.
5. EXPOSED CONCRETE SILLS AT FULL HEIGHT WINDOW SYSTEMS SHALL BE PAINTED - COLOR #3, TYPICAL.
6. ALL EXTERIOR SURFACES OF BUILDING TO BE PAINTED INCLUDING TOP AND BACK SIDES OF PARAPETS.

MAT./PAINT COLOR SCHEDULE:

NUMBER	NAME	L.R.V.
M1 COLOR1	INTEGRAL COLORED "GROUND FACED CMU" - BLACK MOUNTAIN BY TRENDSTONE	
M2 COLOR2	INTEGRAL COLORED "SPLIT FACED CMU" - BLACK 62.55.3 BY SUPERLITE (OLDCASTLE)	
M3 COLOR3	PAINTED "RUNNING BOND CMU" - DE6375 "CASTLEROCK" BY DUNN EDWARDS	37 %
S1 COLOR4	PAINTED "SAND FINISH STUCCO" - DEA173 "FRIONO" BY DUNN EDWARDS	19 %
C1 COLOR5	PAINTED CONCRETE TILT PANEL - COLOR = DE6370 "CHARCOAL SMUDGE" BY DUNN EDWARDS	11 %
C2 COLOR6	PAINTED CONCRETE TILT PANEL - COLOR = DE6378 "LOOKING GLASS" BY DUNN EDWARDS	23 %
C3 COLOR4	PAINTED CONCRETE TILT PANEL WITH SANDBLASTED FINISH -COLOR = DEA173 "FRIONO" BY DUNN EDWARDS	11 %
G1	GLAZING - VISTEON GREEN 2000 - INSULATED UNITS COLOR SIDE 2	
G2	STOREFRONT - CLEAR ANODIZED ALUMINUM OFFSET FRONT LOADED SYSTEM.	
M4	SHEET METAL LAP SIDING (ENTRY FEATURE) - GALVALUME FINISH COLOR	
T1	STEEL TRELLIS SCREEN - "CORE TIN" FINISH"	

Building 5
Exterior Elevations

0 4' 8' 16' 32' 64'

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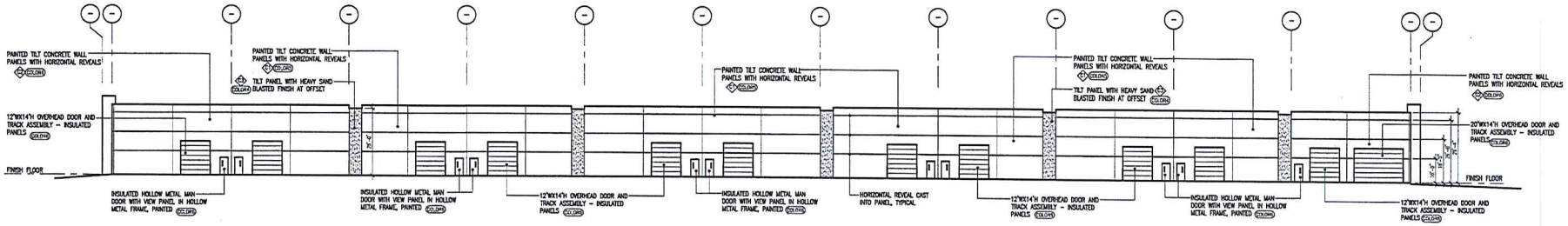
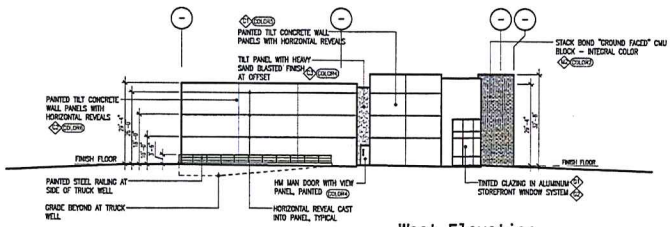
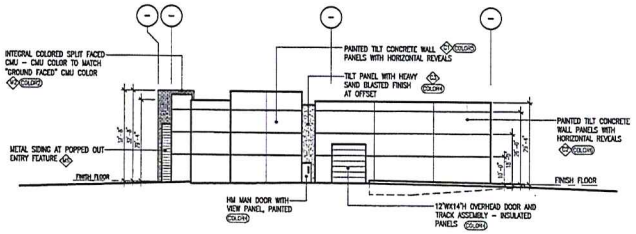
A3.5



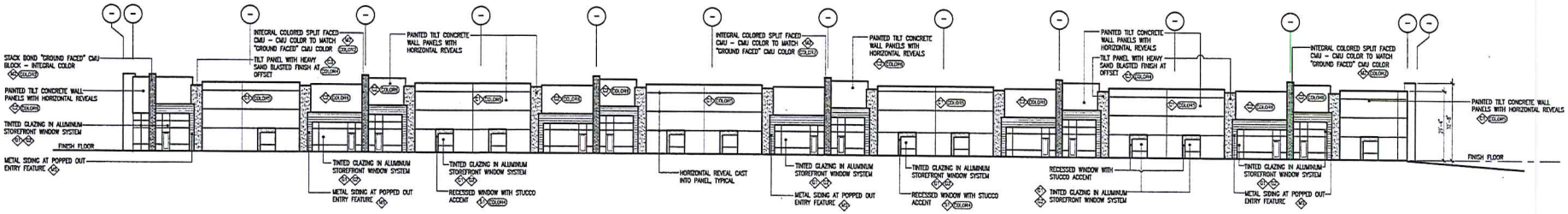
North Elevation



West Elevation



West Elevation



South Elevation

ELEVATION GENERAL NOTES:

1. ADDRESS NUMBERS SHALL BE PAN CHANNEL NUMBERS - LETTERS SHALL BE 1-1/2" MINIMUM DEPTH.
2. BUILDING SHALL BE PAINTED AND OR SCALED AT ALL SURFACES INCLUDING BACKS OF PARAPETS.
3. ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALL.
4. GROUND MOUNTED BUILDING EQUIPMENT SHALL BE PAINTED TO MATCH BUILDING.
5. EXPOSED CONCRETE SILLS AT FULL HEIGHT WINDOW SYSTEMS SHALL BE PAINTED - COLOR #3, TYPICAL.
6. ALL EXTERIOR SURFACES OF BUILDING TO BE PAINTED INCLUDING TOP AND BACK SIDES OF PARAPETS.

MAT./PAINT COLOR SCHEDULE:

NUMBER	NAME	L.R.V.
M1 COLOR1	INTEGRAL COLORED "GROUND FACED CMU" - BLACK MOUNTAIN BY TRENDSTONE	
M2 COLOR2	INTEGRAL COLORED "SPLIT FACED CMU" - BLACK 02.55.3 BY SUPERLITE (OLDCASTLE)	
M3 COLOR3	PAINTED "RUNNING BOND CMU" - DE6375 "CASTLEROCK" BY DUNN EDWARDS	37 %
S1 COLOR4	PAINTED "SAND FINISH STUCCO" - DEA173 "TRIOND" BY DUNN EDWARDS	19 %
S2 COLOR5	PAINTED CONCRETE TILT PANEL - COLOR = DE6370 "CHARCOAL SMUDGE" BY DUNN EDWARDS	11 %
S3 COLOR6	PAINTED CONCRETE TILT PANEL - COLOR = DE6376 "LOOKING GLASS" BY DUNN EDWARDS	23 %
S4 COLOR7	PAINTED CONCRETE TILT PANEL WITH SANDBLASTED FINISH -COLOR = DEA173 "TRIOND" BY DUNN EDWARDS	11 %
G1	GLAZING - VISTEON GREEN 2000 - INSULATED UNITS COLOR SIDE 2	
G2	STOREFRONT - CLEAR ANODIZED ALUMINUM OFFSET FRONT LOADED SYSTEM.	
M5	SHEET METAL LAP SIDING (ENTRY FEATURE) - GALVALUME FINISH COLOR	
T1	STEEL TRELLIS SCREEN - "CORE TEN" FINISH"	

Building 6
Exterior Elevations

0 5' 10' 20' 40' 80'

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