



Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KRISTEN DEVINE, PLANNER II *KD*
(480) 503-6742, KRISTEN.DEVINE@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: JUNE 1, 2022

SUBJECT: DR22-23 CITYGATE MEDICAL COMMONS

STRATEGIC INITIATIVE: Economic Development

To allow for the development of businesses with the Economic Development target market of Life Science/Medical.

REQUEST

DR22-23 City Gate Medical Commons: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.99 acres, generally located southeast of Higley and Baseline Road, on Gary Way, and zoned Regional Commercial (RC).

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Irgens
Name: Nick Woodruff
Address: 501 N. 44th St, Unit 100
Phoenix, AZ 85008
Phone: 602-682-0193
Email: nwoodruff@irgens.com

Name: Scott Bishop
Phone: 801-485-7770
Email: s.bishop@woodburycorp.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 2, 2009</i>	Town Council adopted Ordinance No. 2230 in annexation A09-01: the southeast corner of Higley and Baseline Roads.
<i>November 3, 2011</i>	Town Council adopted Resolution No. 3099 approving certain street improvements to Higley and Baseline Intersection (Capital Improvements Project CIP No. ST146) and assessment of costs.
<i>September 5, 2013</i>	Town Council approved Resolution No. 3189, a development agreement for reimbursement by Developer to the Town of certain roadway improvements at the southeast corner of Higley and Baseline Roads.
<i>February 13, 2014</i>	Town Council approved Ordinance No. 2475 rezoning 61.34 acres at the southeast corner of Higley and Baseline Roads from Maricopa County Rural-43 (RU-43) to Town of Gilbert Regional Commercial (RC) zoning district.
<i>November 5, 2014</i>	Planning Commission approved S14-07, Preliminary Plat and Streetscape Plan for approximately 61 acres consisting of 20 commercial lots, generally located at the southeast corner of Higley and Baseline Roads and zoned Regional Commercial (RC).
<i>February 19, 2015</i>	Town Council approved Resolution No. 3781, a development agreement with AZ Baseside LLC, related to the Development of the subject site.
<i>December 7, 2016</i>	The Planning Commission/DRB approved DR16-33 for the City Gate Marketplace.
<i>June 6, 2018</i>	The Planning Commission approved DR17-1196 for the Storage at City Gate Marketplace.

Overview

The property owner is proposing to construct a two-story 45,000 sf medical office building. The proposed building will be located on approximately 3.99 acres located in the City Gate area. An amendment to the preliminary plat for the site was approved administratively on September 27, 2021. The site is generally located southeast of Higley and Baseline Road, on Gary Way, and zoned Regional Commercial (RC).

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial (RC)	Regional Commercial (RC)	Michelle Way then City Gate Marketplace
South	Regional Commercial (RC)	Regional Commercial (RC)	Gary Way then Copper Springs Retirement Community
East	Regional Commercial (RC)	Regional Commercial (RC)	San Benito Drive then Savanna House Assisted Living and Memory Care
West	Regional Commercial (RC)	Regional Commercial (RC)	Vacant land
Site	Regional Commercial (RC)	Regional Commercial (RC)	Vacant land

Project Data Table

Site Development Regulations	Required per LDC RC	Proposed Building (RC Zoning)
Maximum Building Height (ft.)/ (Stories)	55	35
Minimum Building Setbacks (ft.)		
Front	25'	123'/281'
Side (street)	20'	20'(north)/94'(south)
Rear (non-residential)	20'	171'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (street)	20'	20'
Rear (non-residential)	20'	30'

Parking Spaces	225/1 space:200 sq ft	229
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DISCUSSION:

City Gate Medical Commons consists of a 2 story, 45,000 sq ft building, 229 space parking lot, and internal and perimeter landscaping. The site includes three access points: one off of Gary Way, one off of Michelle Way, and one off of the internal drive to the west of the property. The project will be constructed in one phase.

The site is not part of a master site plan and will function on its own and will be required to meet all building and landscape setbacks. Staff continues to work with the applicant to provide internal pedestrian circulation along their western property line in the form of sidewalks, walking paths, etc. that will help to connect this stand-alone parcel with the three parcels across the access drive.

Site Plan:

The site is located south of Baseline Road, and east of Higley Road between Michelle Way and Gary Way. As previously mentioned, there are three proposed access drives to the site. All three access drives provide full-motion access. Michelle Way and Gary Way each connect to Higley Road to the west and San Benito to the East. San Benito serves as a connection to Baseline Road. The shared internal drive was approved as part of a preliminary plat amendment on September 27, 2021.

The proposed building is generally centered on the site with parking surrounding the building on all sides except for the northern portion of the building which will abut Michelle Way. Pedestrian access to the site takes place from a sidewalk along Gary Way and transitions into a crosswalk across the southern portion of the parking lot until connecting again to a sidewalk that surrounds the building, giving pedestrians accesses to both the front and rear access doors of the proposed building. Access is also provided via a sidewalk along Michelle Way with two sidewalk connections to both the front and rear portions of the building. Additional sidewalks/walking paths along the western border of the site to help promote connectivity to the three parcels to the west are still needed.

Landscaping

Staff is working with the applicant to ensure landscaping within and along the site complements and includes the same plant types that were originally approved by the Design Review Board as part of the open space plan for the area on August 14, 2014. This plan includes pedestrian benches, monument sign locations, common area landscaping, and a color and materials board for screen walls, monument signs, etc.

Proposed site landscaping consists of a variety of trees and shrubs. Some of the tree types include: Willow Acacia, Palo Blanco, Swan Hill Olive, and Red Push Pistache. Some of the shrub and ground cover landscaping types include Baja Ruellia, Mexican Petunia, Orange Jubilee, Desert Spoon, New Gold Lantana, and Red and Yellow Yucca. Foundation landscaping is proposed along all sides of the building, except for the entrance/exit locations on both the eastern and western side of the building.

Grading and Drainage

On-site retention is primarily underground retention tanks throughout the site.

Elevations, Floor Plan, Colors and Materials

The proposed building will be 35' tall at the highest point and complement the design, colors, and materials of existing buildings within the City Gate Marketplace area. The building design provides variations in planes and heights in order to provide a design that has distinctive massing. The building will consist of two-story glass elements at the main entrances on both the east and west sides of the building with cantilevered canopies made of composite metal. The entrances will be enhanced with 24"x48" limestone tile used as a vertical design element. Tilt panels will extend above the roofline in order to screen roof mounted mechanical equipment and add variation in height.

Building materials include concrete tilt up panels, limestone tiles, and metal panels. The proposed color palette consists of earth tone colors that complement the surrounding buildings with darker accent colors at the main entrances to help break up the main color of the building from the limestone tiles at the entry ways.

Lighting

Lighting for the site will consist of parking lot lighting. All site lighting will be required to comply with Town codes.

Signage

A comprehensive sign program exists for this site (S14-07-S-A). If monument signage is proposed in alternative locations, an Administrative Amendment will be required.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. General feedback on project.

Respectfully submitted,

Kristen Devine

Kristen Devine
Planner II

Attachments and Enclosures:

- 1) Vicinity/Aerial Map
- 2) Applicant's Narrative
- 3) Site Plan
- 4) Landscape Plan
- 5) Grading and Drainage Plan
- 6) Building Elevations
- 7) Floor Plans
- 8) Lighting Photometric Plan
- 9) Colors and Materials

February 7th , 2022

Purpose of Request: Design Review for less than 5 acres

This request is for Design Review (“DR”) of a property less than five acres. This proposed development is for a class A medical office building on the west side of San Benito Dr. between Michelle Way and Gary Way. The developer of this project built a similar type of product in close proximity to Mercy Gilbert with great success. As will be detailed in this narrative, the site plan is compatible and complementary with the existing surrounding land uses and fills a need for this area. This narrative briefly describes the proposed development and provides the background information necessary to support this application.

Location

The Property is located west of San Benito Dr. between Michelle Way and Gary Way in the City Gate subdivision. The Assessor's Parcel Nos. for the Property are 313-12-883 and 313-12-884. The parcel has public streets on three sides. To the west of the property is yet to be developed pad sites including at least one fast food restaurant, east of the property is an assisted living and memory care facility, south is an age restricted community and north of the property is a commercial center with Frys as the anchor tenant. This property is in close proximity to Banner Gateway Hospital, a full service hospital. The combined parcels are 5.04 gross acres.

Building; Uses

The proposed building will be 2 story 45,000 square feet medical office building. The building will be 35 feet in height at the highest point. The current zoning on the parcel is RC and this use is allowed in that zoning category. Due to the proximity of the age restricted communities, assisted living facilities and the hospital, the use proposed is appropriate for the area and will provide a buffer to the uses proposed on Higley Road.

Architecture; Landscaping; Open Space

The proposed building design has responded to both the Town of Gilbert and City Gate Design Guidelines. The building design is a simple form which allows for large open floor plans for ultimate tenant configuration yet provides numerous variations in planes and heights to provide a unique design which breaks the building into distinctive massing. The material/color palette is of high-quality materials and consistent with other buildings in the City Gate development.

This two-story roughly 45,000 square-foot building has two-story glass elements at the main entrances on the east and west elevations with large cantilever canopies clad in composite metal. The entrances are further defined by vertical design elements clad in 24”x48” limestone tile. This will bring attention to the entrance for visitors. The tilt-panels will extend above the roof line to provide proper scale to the building dimensions while at the same time screening typical roof mounted HVAC equipment.

Environmental design was also a major factor in the design concept. Building glazing selections include Low-E and reflective characteristics. Horizontal louvered sunshades were integrated into the

building design to shade all 2nd floor windows. The 1st floor windows and pedestrian path will be shaded through trees which run around the perimeter of the building. The main entries are also covered by deep cantilever canopies which will provide shading and weather protection for people entering and exiting the building.

The landscaping for this project is in accordance with the Town's guidelines as depicted on the attached landscape plans. A few highlights of the landscaping include Palo Verde trees placed in locations to provide for immediate maturity in the landscape and to provide a human sense of scale to the building for pedestrians. Additionally, the plants were selected to minimize the amount of water needed. There is no sod on this project.

Access

The Property has two access points off of E Michelle Way. Additionally, there are two access points off of E Gary Way. These entrances allow easy access to all portions of the Property.

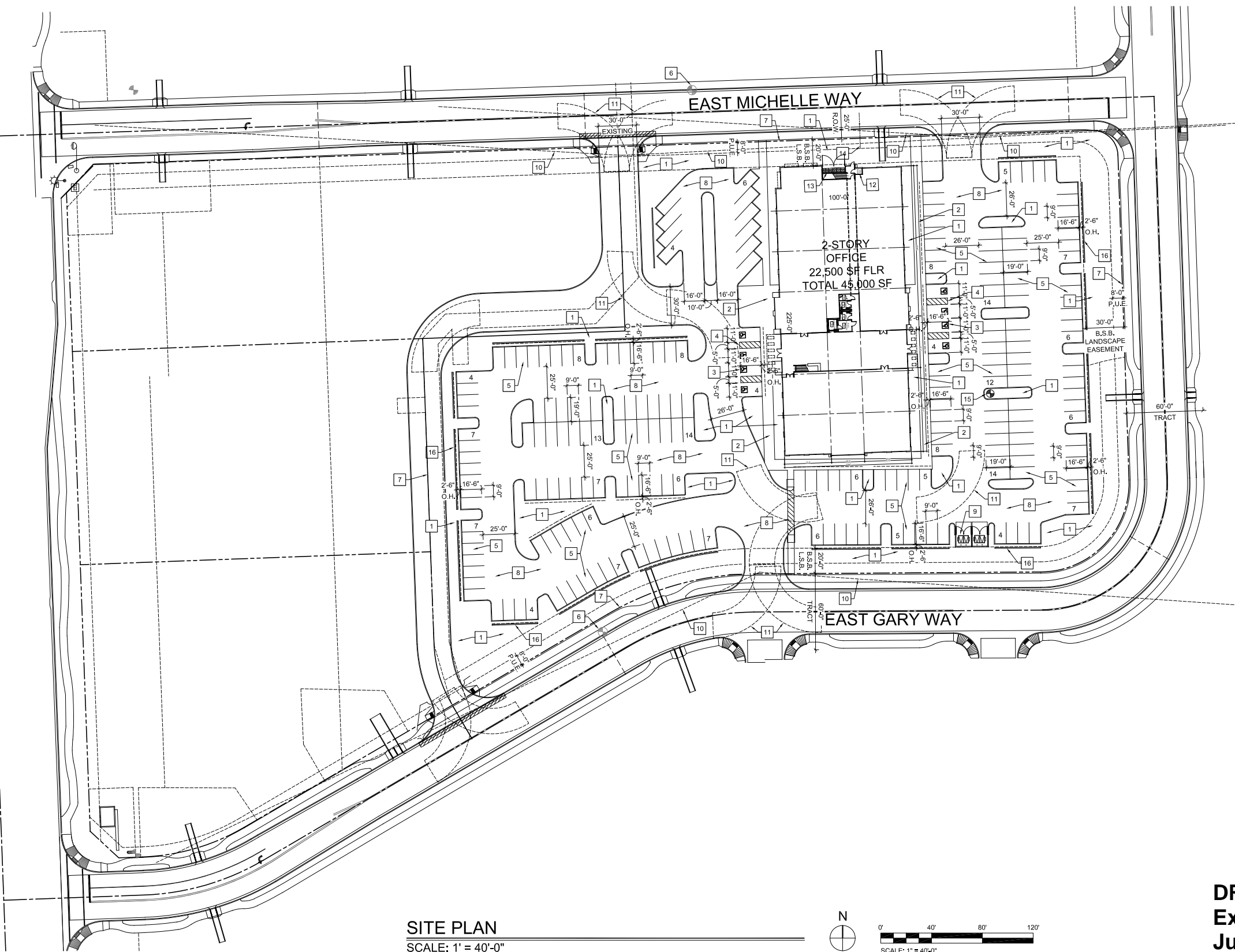
Parking

The Town of Gilbert Code requires 5 spaces for 1000 square feet in RC which equals to 225 spaces for this property. As depicted on the site plan, the project will have 229 spaces. There will be 8 handicapped spaces as well as a patient drop off and pick up.

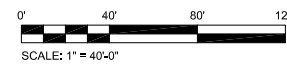
Utilities; Public Safety

The Property will be serviced by Salt River Project for electricity, the Town of Gilbert for water and wastewater, Southwest Gas for gas and Centurylink and Cox for telecommunications. A Town of Gilbert fire station is located west of Guadalupe and Higley.

NORTH HIGLEY ROAD



SITE PLAN
SCALE: 1" = 40'-0"



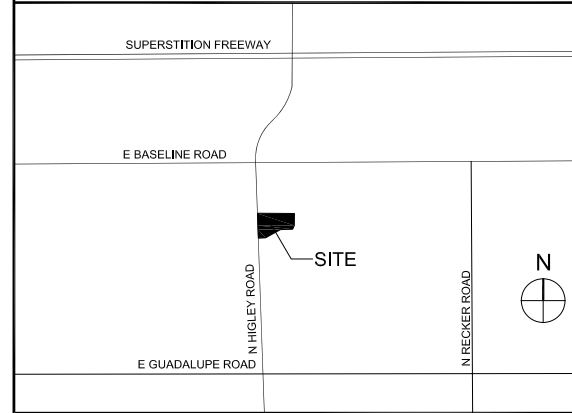
SITE DATA

PARCEL NUMBER :	313-12-883 & 313-12-884
EXISTING ZONING :	RC
SITE AREA NET/GROSS :	174,068 SF / 3.996 AC
LOT COVERAGE :	12.5%
TOTAL LANDSCAPE AREA :	22,135 SF
LANDSCAPE COVERAGE :	12.26 %
2-STORY OFFICE / MED OFFICE :	45,000 S.F.
TOTAL PARKING REQUIRED :	
REGIONAL COMMERCIAL : 5 / 1000	= 225 SPACES
TOTAL PARKING PROVIDED :	229 SPACES
PARKING RATIO :	5.10 SPACES / 1000 S.F.

SITE KEY NOTES #

1. PROPOSED LANDSCAPE AREA
2. PROPOSED HARDSCAPE AREA
3. PROPOSED ADA PARKING STALL (11'-0" X 18'-0" TYP.)
4. PROPOSED 5'-0" WIDE ADA ACCESS AISLE
5. PROPOSED STANDARD PARKING STALL
6. EXISTING FIRE HYDRANT
7. EXISTING PROPERTY LINE
8. PROPOSED ASPHALT PAVING
9. PROPOSED TRASH ENCLOSURE
10. SITE VISIBILITY TRIANGLE
11. TURNING RADIUS OF 35' INSIDE / 55' OUTSIDE
12. PROPOSED FIRE RISER ROOM LOCATION
13. SERVICE ENTRY SECTION ENCLOSED IN BUILDING
14. 8" SEWER STUB
15. PROPOSED FIRE HYDRANT
16. SITE SCREEN WALL

VICINITY MAP



DR22-23 City Gate Medical Commons
Exhibit 3: Site Plan
June 1, 2022



Site Plan
SEC Higley Road and Michelle Way, Gilbert, AZ

02.04.2022
PROJECT NO.: 21089



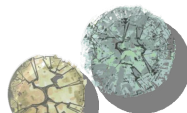
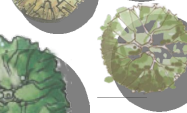
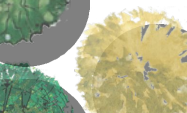



1155 W. Rio Salado Parkway, Suite B-101, Tempe, AZ 85281
602.753.5222 www.upwardarchitects.com



plant legend

botanical name
 common name

trees

-  ACACIA SALICINA
WILLOW ACACIA
-  MARIOSUSA WILLARDIANA
PALO BLANCO
-  CHILOPSIS LINEARIS
'LUCRETIA HAMILTON'
DESERT WILLOW
-  OLEA EUROPAEA
SWAN HILL OLIVE
-  PARKINSONI HYBRID 'AZT'
'AZT' THORNLESS PALO VERDE
-  PISTACIA X. RED PUSH
RED PUSH PISTACHE

shrubs

-  EREMOPHILA SP.
VALENTINE
-  LEUCOPHYLLUM CANDIDUM
THUNDER CLOUD
-  LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'
'LYNN'S LEGACY' LEUCOPHYLLUM
-  RUELLIA PENINSULARIS
BAJA RUELLIA
-  RUELLIA BRITTONIANA
MEXICAN PETUNIA
-  RUSSELIA EQUISETIFORMIS
CORAL FOUNTAIN
-  TECOMA ALATA
ORANGE JUBILEE
-  TECOMA STANS
YELLOW BELLS

accents

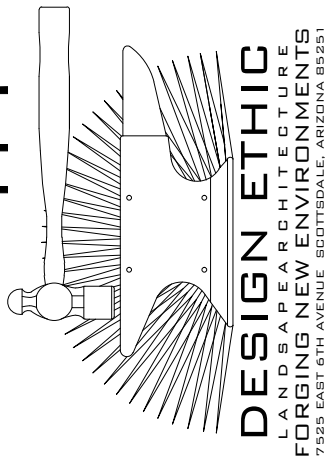
-  AGAVE WEBERII
WEBER'S AGAVE
-  DASYLIRION WHEELERI
DESERT SPOON
-  HESPERALOE PARVIFLORA
RED YUCCA
-  HESPERALOE PARVIFLORA
'YELLOW'
YELLOW YUCCA
-  HESPERALOE FUNIFERA
GIANT HESPERALOE
-  MUHLENBERGIA CAPILLARIS
REGAL MIST
-  MUHLENBERGIA RIGENS
DEER GRASS

groundcover

-  ACACIA REDOLENS
DESERT CARPET
-  CONVULVULUS CNEORUM
BUSH MORNING GLORY
-  LANTANA 'NEW GOLD'
NEW GOLD LANTANA

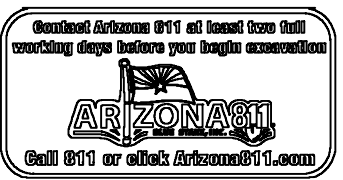
inerts

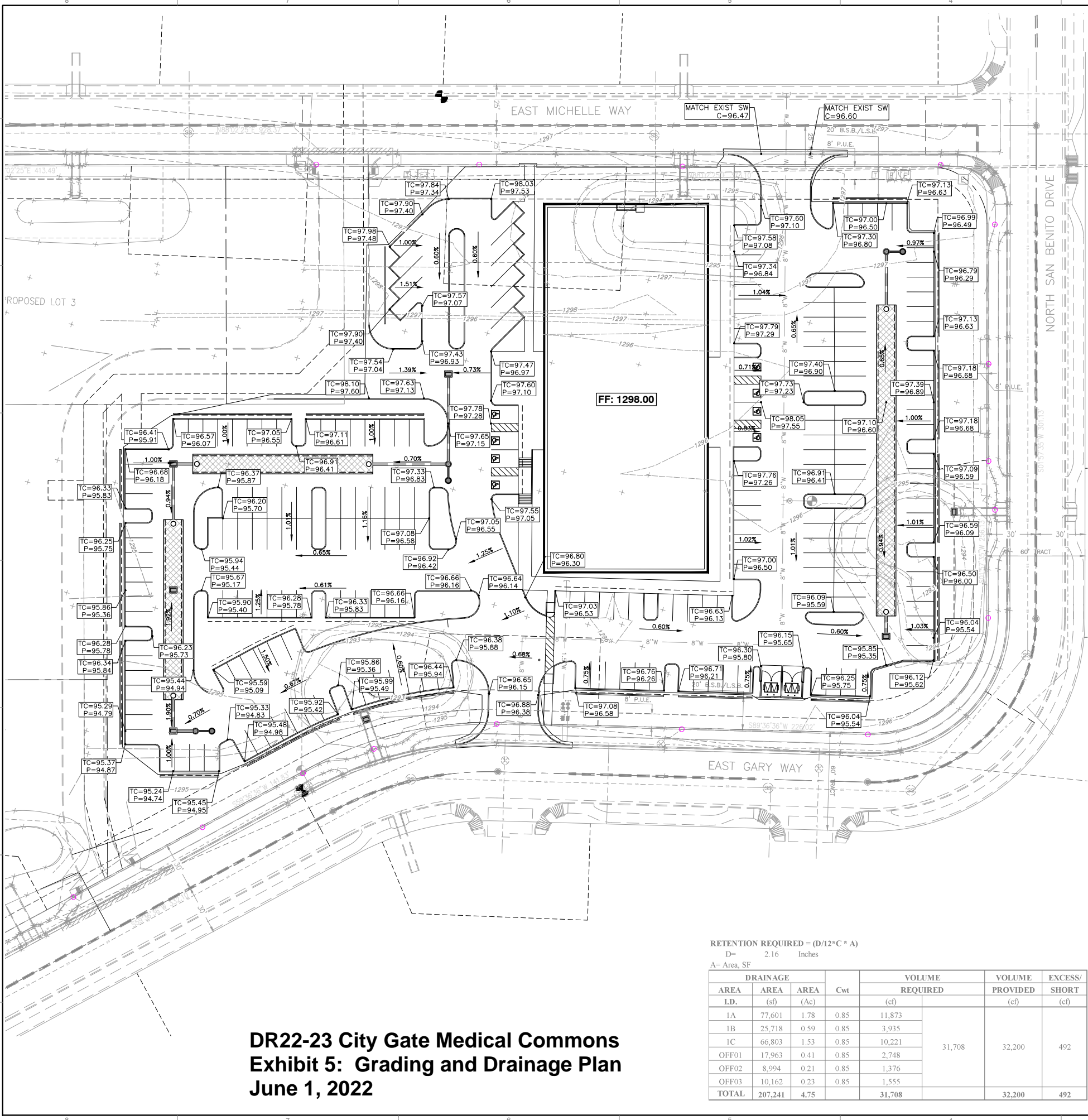
- 3/4" SCREENED DECOMPOSED
- DECOMPOSED GRANITE
- COLOR TO MATCH COPPER
- SPRINGS RETIREMENT COMMUNITY



CITY GATE M.O.B.
 S.E.C. HIGLEY ROAD
 AND MICHELLE WAY
 GILBERT, AZ

JOB NO: 21-096





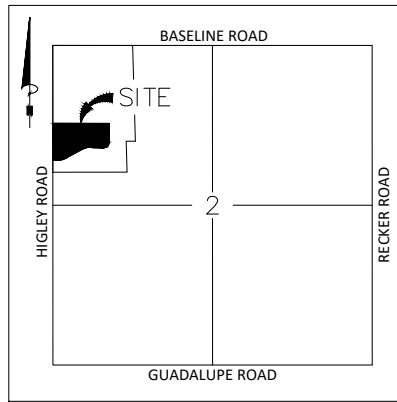
OWNER/ DEVELOPER
 HEIGHTS PROPERTIES, LLP
 6179 E. BROADWAY BLVD
 TUCSON, AZ 85711
 PH: 520-631-9000
 CONTACT: JAMES EGAN

ARCHITECT
 UPWARD ARCHITECTS
 1155 W. RIO SALADO PARKWAY, SUITE B-101
 TEMPE, AZ 85281
 PH: 602-753-5222
 CONTACT: JUSTIN GREGONIS

ENGINEER
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 11811 N. TATUM BLVD., STE. 3057
 PHOENIX, ARIZONA 85028
 PH: 602-760-2324
 FX: 602-760-2330
 CONTACT: MIKE JACKSON

DRAINAGE STATEMENT
 XXXX

ZONING
 ZONE: RC
 ZONING INFORMATION OBTAINED FROM
 MARICOPA COUNTY ASSESSORS WEBSITE.



- EXISTING LEGEND:**
- FOUND CAP IN HAND
 - FOUND CAP FLUSH
 - AS NOTED
 - FIRE HYDRANT
 - WATER VALVE
 - BACKFLOW PREVENTER
 - WATER METER
 - SEWER MANHOLE
 - ELECTRIC BOX
 - BOLLARD LIGHT
 - STREET LIGHT
 - TRAFFIC SIGNAL MAST
 - TELCO RISER
 - PALM TREE
 - M.C.R.
 - TDE
 - PUE
 - R/W
 - SUBJECT PROPERTY
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE AS NOTED
 - RIGHT OF WAY LINE
 - SS SEWER LINE
 - w WATER LINE
 - IRR IRRIGATION LINE

- PROPOSED LEGEND:**
- P=1192.60 PROPOSED FINISH PAVEMENT ELEVATION
 - C=1193.60 PROPOSED FINISH CONCRETE ELEVATION
 - RIM=93.10 PROPOSED FINISH RIM ELEVATION
 - INV=89.60 PROPOSED FINISH INVERT ELEVATION
 - FF=1192.75 PROPOSED FINISH FLOOR ELEVATION
 - PAD=1192.08 PROPOSED PAD ELEVATION
 - PROPOSED STORM DRAIN CATCH BASIN
 - PROPOSED RIPRAP SPILLWAY
 - PROPOSED STORM DRAIN PIPE
 - 1.00% DIRECTION OF PROPOSED FLOW
 - PROPOSED DRAINAGE AREA BOUNDARY
 - G.B. PROPOSED GRADE BREAK
 - 1192 PROPOSED BASIN CONTOUR
 - PROPOSED CURB OPENING
 - PROPOSED DUAL CHAMBER DRY-WELL
 - PROPOSED UNDERGROUND RETENTION

RETENTION REQUIRED = (D/12 * C * A)
 D = 2.16 Inches
 A = Area, SF

DRAINAGE	AREA	AREA	AREA	Cwt	VOLUME	VOLUME	EXCESS/
	LD.	(sf)	(Ac)		REQUIRED	PROVIDED	SHORT
1A		77,601	1.78	0.85	11,873		
1B		25,718	0.59	0.85	3,935		
1C		66,803	1.53	0.85	10,221		
OFF01		17,963	0.41	0.85	2,748	31,708	492
OFF02		8,994	0.21	0.85	1,376		
OFF03		10,162	0.23	0.85	1,555		
TOTAL		207,241	4.75		31,708	32,200	492

FLOOD ZONE
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2288M AND 04013C2751M, DATED 11/04/2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ESTIMATED EARTHWORKS
 ESTIMATED EARTHWORKS NUMBERS ARE RAW DATA
 CUT=XXXX CY
 FILL=XXXX CY
 NET=XXXX CY (FILL)

SITE AREA
 GROSS AREA = APPROX. 219,855 SF (5.04 AC)
 NET LOT AREA: APPROX. 180,499 SF (4.14 AC)

APN
 313-12-884

BASIS OF BEARING
 THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID BEARING BEING NORTH 02 DEGREES 18 MINUTES 31 SECONDS WEST.

LEGAL DESCRIPTION
 THAT PORTION OF LOTS 4 AND 5, CITY GATE, ACCORDING TO BOOK 1219 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 3;
 THENCE NORTH 88°02'25" EAST (BASIS OF BEARINGS), ALONG THE NORTH LINE OF LOTS 3, 4 AND 5 OF SAID CITY GATE, A DISTANCE OF 413.49 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 88°02'25" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 373.10 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET;
 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°57'35" EAST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 256.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET;
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°34'11", AN ARC DISTANCE OF 111.87 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 89°36'36" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 226.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 230.00 FEET;
 THENCE WESTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 120.43 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 59°36'36" WEST, ALONG THE SOUTH LINE OF SAID LOTS 4 AND 5, A DISTANCE OF 141.83 FEET TO A POINT;
 THENCE NORTH 30°23'24" WEST, A DISTANCE OF 1.71 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°15'49", AN ARC DISTANCE OF 49.33 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 02°07'36" WEST, A DISTANCE OF 240.49 FEET;
 THENCE NORTH 87°52'25" EAST, A DISTANCE OF 159.41 FEET;
 THENCE NORTH 02°10'54" WEST, A DISTANCE OF 145.32 FEET TO THE POINT OF BEGINNING.

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 11811 N. Tatum Blvd., Suite 3057 - Phoenix, AZ 85028
 Ph: 602.760.2324 - 877.231.2324 - Fax: 602.760.2330
 www.cecninc.com

CITY GATE MEDICAL COMMONS
SEC OF HIGLEY ROAD & BASELINE ROAD
GILBERT, AZ

PRELIMINARY GRADING & DRAINAGE PLAN

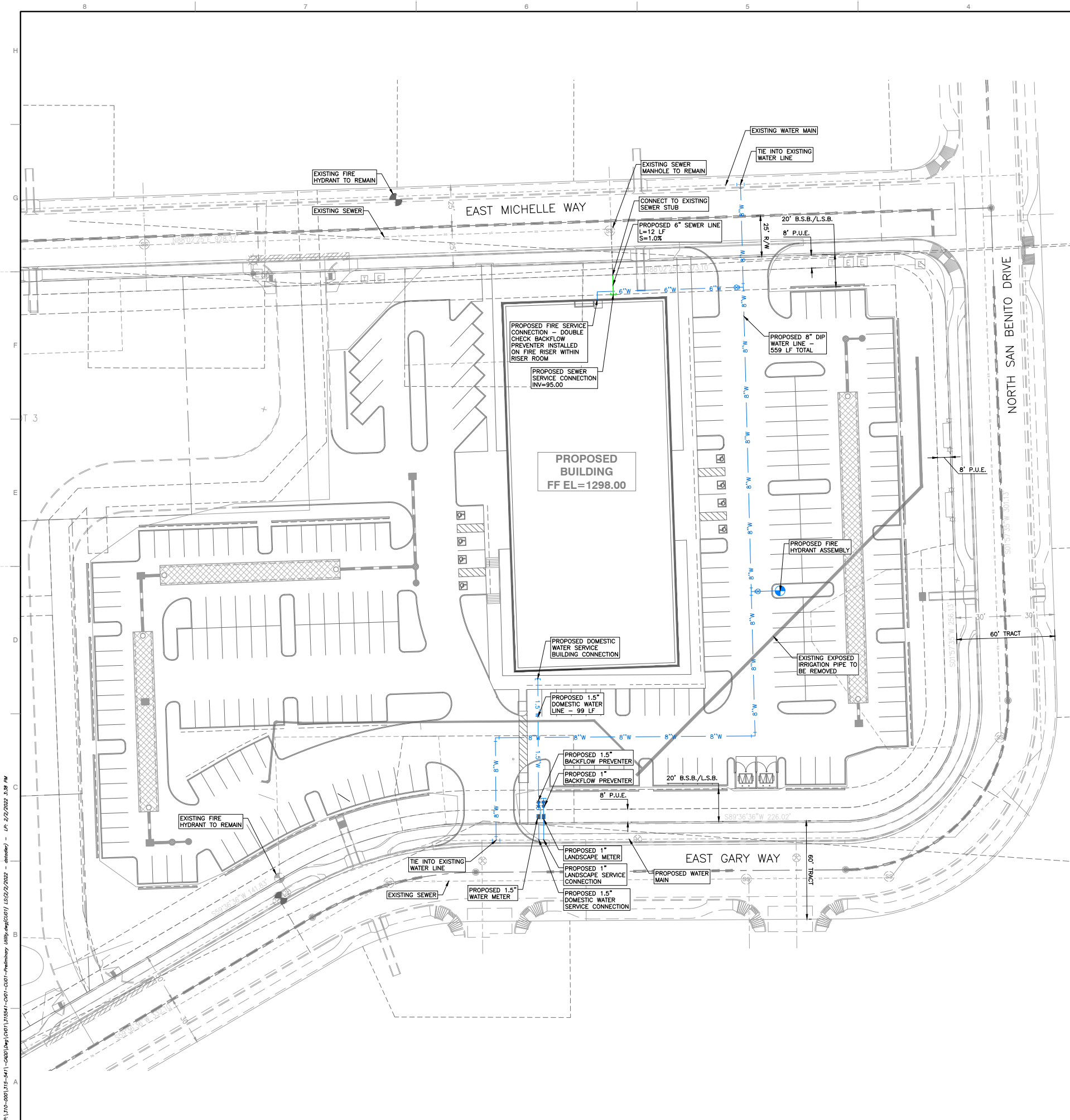
DRAWING NO.: **CP01**

DATE: DEC. 2021
 DWS SCALE: MAJ
 PROJECT NO.: 315-841
 CHECKED BY: MAJ
 APPROVED BY: MAJ

SHEET 1 OF 2

DR22-23 City Gate Medical Commons
Exhibit 5: Grading and Drainage Plan
 June 1, 2022

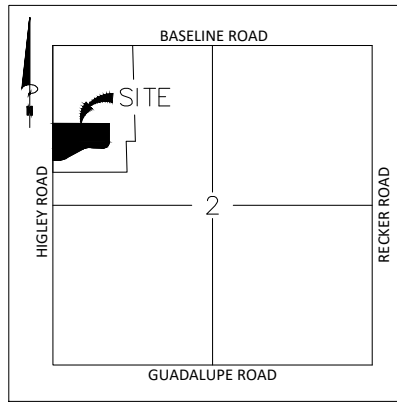
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OWNER/ DEVELOPER
 IRGENS PARTNERS, LLC
 501 N. 44TH STREET, SUITE 100
 PHOENIX, AZ 85008
 PH: 602-682-0198
 CONTACT: DAVE KROSS

ARCHITECT
 UPWARD ARCHITECTS
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 CONTACT: JUSTIN GREGONIS

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 PHOENIX, ARIZONA 85028
 PH: 602-760-2324
 FX: 602-760-2330
 CONTACT: MIKE JACKSON



VICINITY MAP
N.T.S.

EXISTING LEGEND:

- FOUND CAP IN HAND HOLE AS NOTED
- FOUND CAP FLUSH AS NOTED
- ⊙ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊖ BACKFLOW PREVENTER
- ⊗ WATER METER
- ⊘ SEWER MANHOLE
- ⊙ ELECTRIC BOX
- ⊕ BOLLARD LIGHT
- ⊖ STREET LIGHT
- ⊗ TRAFFIC SIGNAL MAST
- ⊘ TELCO RISER
- ⊙ PALM TREE
- M.C.R. MARICOPA COUNTY RECORDS
- TDE TEMPORARY DRAINAGE EASEMENT
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- SUBJECT PROPERTY
- SECTION LINE
- CENTER LINE
- EASEMENT LINE AS NOTED
- RIGHT OF WAY LINE
- SS SEWER LINE
- W WATER LINE
- IRR IRRIGATION LINE

PROPOSED LEGEND:

- ⊙ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER VALVE
- ⊖ PROPOSED BACKFLOW DEVICE
- PROPOSED FIRE RISER
- ⊙ PROPOSED FDC
- ⊗ PROPOSED METER BOX
- ⊕ PROPOSED FIRE LINE BACKFLOW
- ⊘ PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT

SITE AREA

GROSS AREA = APPROX. 219,855 SF (5.04 AC)
 NET LOT AREA: APPROX. 180,499 SF (4.14 AC)

APN
 313-12-884

LEGAL DESCRIPTION

THAT PORTION OF LOTS 4 AND 5, CITY GATE, ACCORDING TO BOOK 1219 OF MAPS, PAGE 24, MARICOPA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 88°02'25" EAST (BASIS OF BEARINGS), ALONG THE NORTH LINE OF LOTS 3, 4 AND 5 OF SAID CITY GATE, A DISTANCE OF 413.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°02'25" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 373.10 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 01°57'35" EAST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 256.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°34'11", AN ARC DISTANCE OF 111.87 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°36'36" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 226.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 230.00 FEET;

THENCE WESTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 120.43 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 59°36'36" WEST, ALONG THE SOUTH LINE OF SAID LOTS 4 AND 5, A DISTANCE OF 141.83 FEET TO A POINT;

THENCE NORTH 30°23'24" WEST, A DISTANCE OF 1.71 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE EASTERLY AND HAVING A RADIUS OF 100.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°15'49", AN ARC DISTANCE OF 49.33 FEET TO A POINT OF TANGENCY;

THENCE NORTH 02°07'36" WEST, A DISTANCE OF 240.49 FEET;

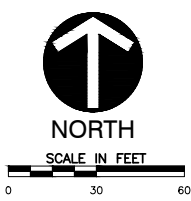
THENCE NORTH 87°52'25" EAST, A DISTANCE OF 159.41 FEET;

THENCE NORTH 02°10'54" WEST, A DISTANCE OF 145.32 FEET TO THE POINT OF BEGINNING.

ZONING
 ZONE: RC
 ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

FLOOD ZONE
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2288M AND 04013C2751M, DATED 11/04/2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
 AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING
 THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 6 EAST GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
 SAID BEARING BEING NORTH 02 DEGREES 18 MINUTES 31 SECONDS WEST.



NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 11811 N. Tatum Blvd., Suite 3057 - Phoenix, AZ 85028
 Ph: 602.760.2324 - Fax: 602.760.2330
 www.cecninc.com

**CITY GATE MEDICAL COMMONS
 SEC OF HIGLEY ROAD & BASELINE ROAD
 GILBERT, AZ**

PRELIMINARY UTILITY PLAN

DATE: DEC. 2021 | DRAWN BY: MAJ | CHECKED BY: MAJ | PROJECT NO: 315-841 | APPROVED BY: MAJ

DRAWING NO.: **CU01**

SHEET 1 OF 1

A:\110-0001\1151-541-0001\DWG\1151541-001-001-PreUtility.dwg(11/15/2022 - 11/15/2022) - LP: 2/2/2022 3:38 PM



WEST ELEVATION

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



SOUTH ELEVATION

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



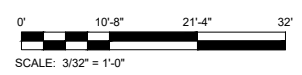
NORTH ELEVATION

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



EAST ELEVATION

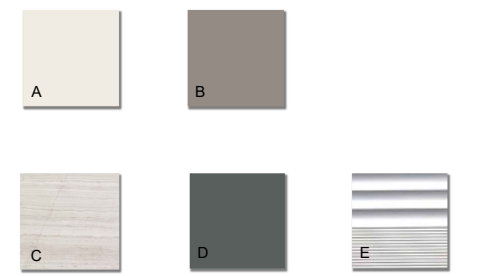
SCALE: 3/32" = 1'-0"



MATERIAL / COLOR SCHEDULE

- MATERIAL**
1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED GLAZING
 2. ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME WITH 1" INSULATED GLAZING
 3. CONCRETE TILT-UP PANEL - PAINTED
 4. 24" x 48" TILE
 5. METAL PANEL - PRE-FINISHED
 6. ACCENT BAND - PAINTED
 7. METAL LOUVERED SUN SHADE - MATCHES METAL PANEL COLOR
 8. METAL GATES COVERING SERVICE ENTRANCE SECTION

- FINISH / COLOR**
- by Sherwin Williams (or Equal):
- | | |
|-------------------------|------------|
| A. SW7001 'MARSHMALLOW' | MATERIAL # |
| B. SW7018 'DOVETAIL' | FINISH X |
- by Arizona Tile (or Equal):
- C. LIMESTONE TILE - HONED FINISH - 24" x 48" 'SILVER BEIGE VEIN CUT'
- by Reynobond (or Equal):
- D. 'AAP Pewter'
- by Oldcastle Building Envelope (or Equal):
- E. CLEAR ANODIZED



GENERAL NOTES

1. ROOF DRAINS WILL BE INTERNAL AND WILL DRAIN TO WALL NOZZLES AT FACE OF BUILDING.
2. ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE COMPLETELY SCREENED BY BUILDING PARAPETS.



DR22-23 City Gate Medical Commons
Exhibit 6: Building Elevations
June 1, 2022

Elevations
 SEC Higley Road and Michelle Way, Gilbert, AZ

02.04.2022
 PROJECT NO.: 21089



1155 W. Rio Salado Parkway, Suite B-101, Tempe, AZ 85281
 602.753.5222 www.upwardarchitects.com

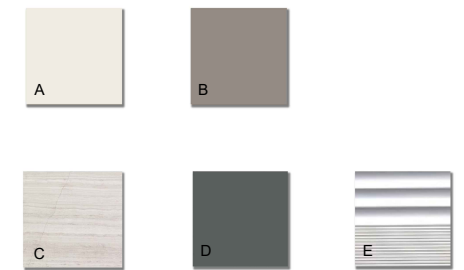
MATERIAL / COLOR SCHEDULE

MATERIAL

1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED GLAZING
2. ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME WITH 1" INSULATED GLAZING
3. CONCRETE TILT-UP PANEL - PAINTED
4. 24" x 48" TILE
5. METAL PANEL - PRE-FINISHED
6. ACCENT BAND - PAINTED
7. METAL LOUVERED SUN SHADE - MATCHES METAL PANEL COLOR
8. METAL GATES COVERING SERVICE ENTRANCE SECTION

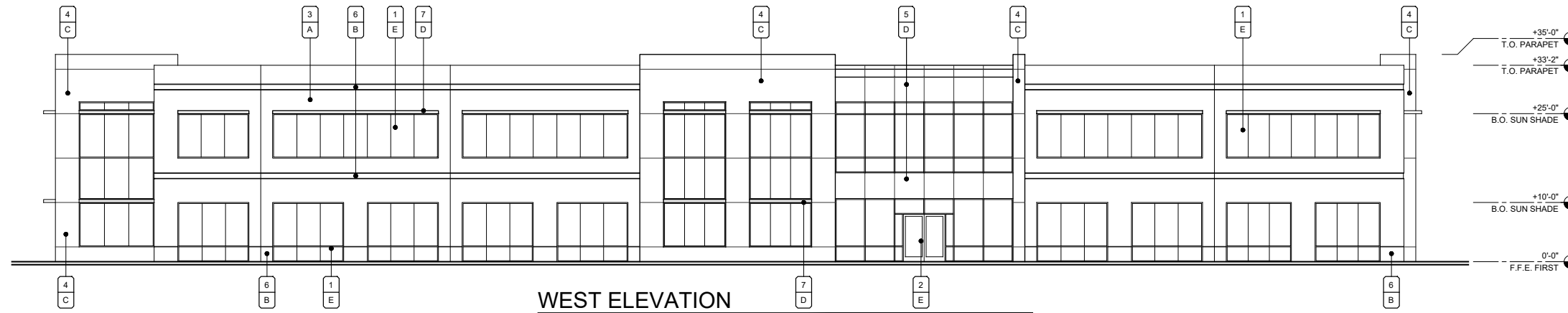
FINISH / COLOR

- by Sherwin Williams (or Equal):
- | | |
|-------------------------|------------|
| A. SW7001 'MARSHMALLOW' | MATERIAL # |
| B. SW7018 'DOVETAIL' | FINISH X |
- by Arizona Tile (or Equal):
- C. LIMESTONE TILE - HONED FINISH - 24" x 48" 'SILVER BEIGE VEIN CUT'
- by Reynobond (or Equal):
- D. 'AAP Pewter'
- by Oldcastle Building Envelope (or Equal):
- E. CLEAR ANODIZED



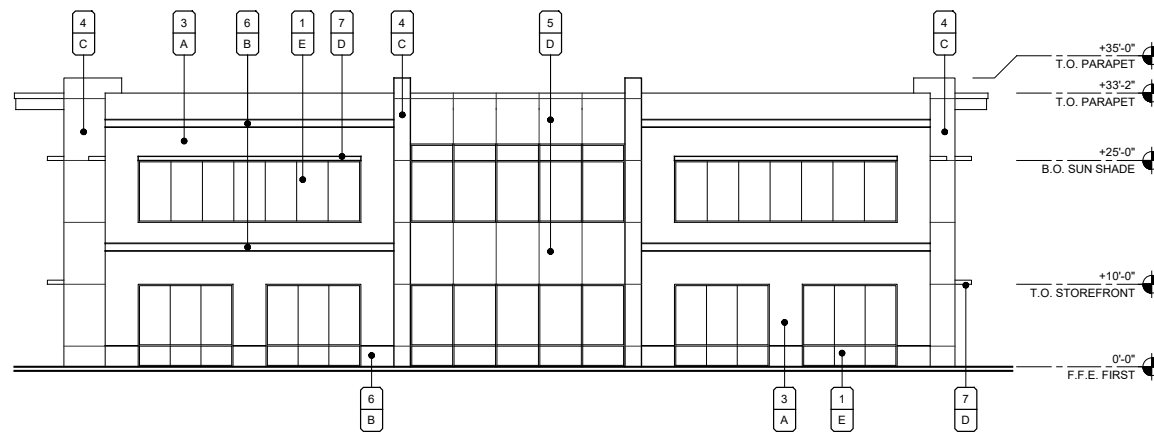
GENERAL NOTES

1. ROOF DRAINS WILL BE INTERNAL AND WILL DRAIN TO WALL NOZZLES AT FACE OF BUILDING.
2. ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE COMPLETELY SCREENED BY BUILDING PARAPETS.



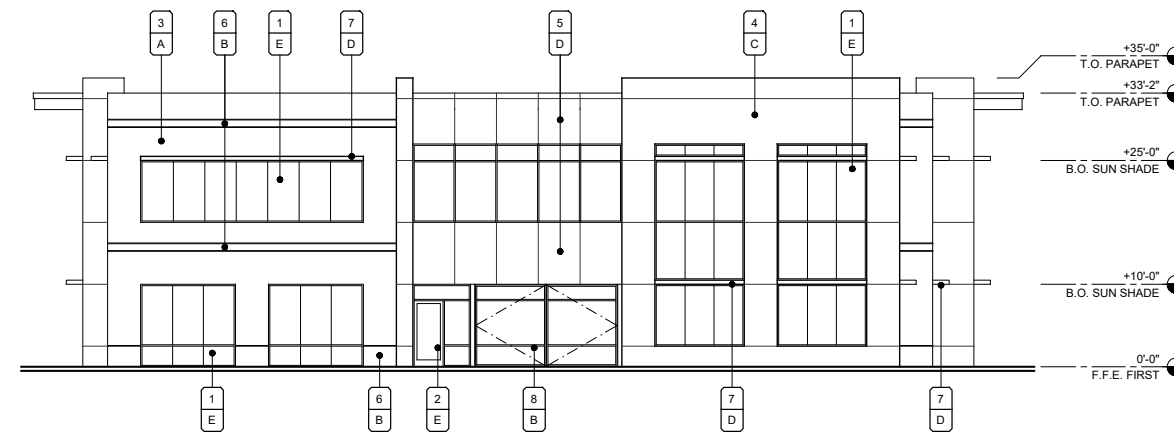
WEST ELEVATION

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



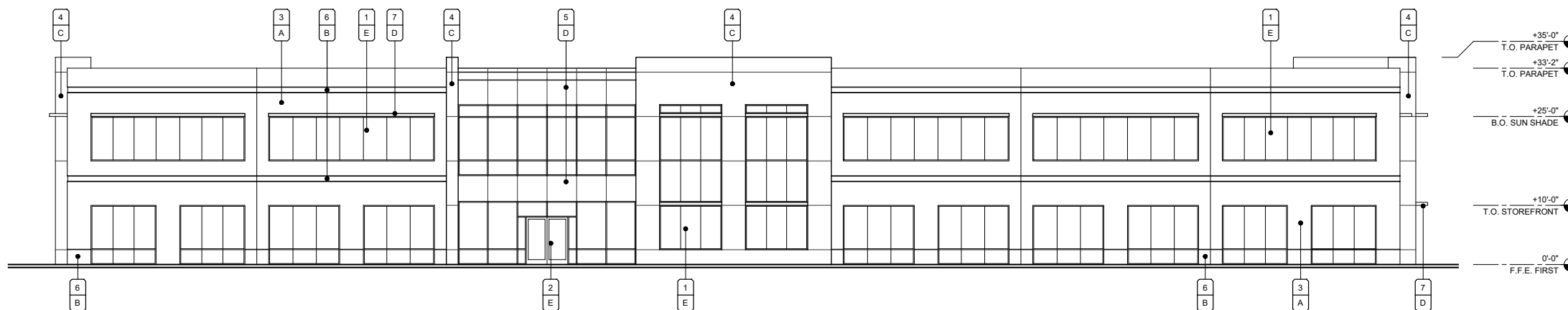
SOUTH ELEVATION

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



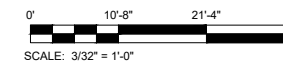
NORTH ELEVATION

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



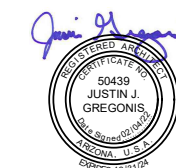
EAST ELEVATION

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



Elevations
SEC Higley Road and Michelle Way, Gilbert, AZ

02.04.2022
PROJECT NO.: 21089



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VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



Renderings

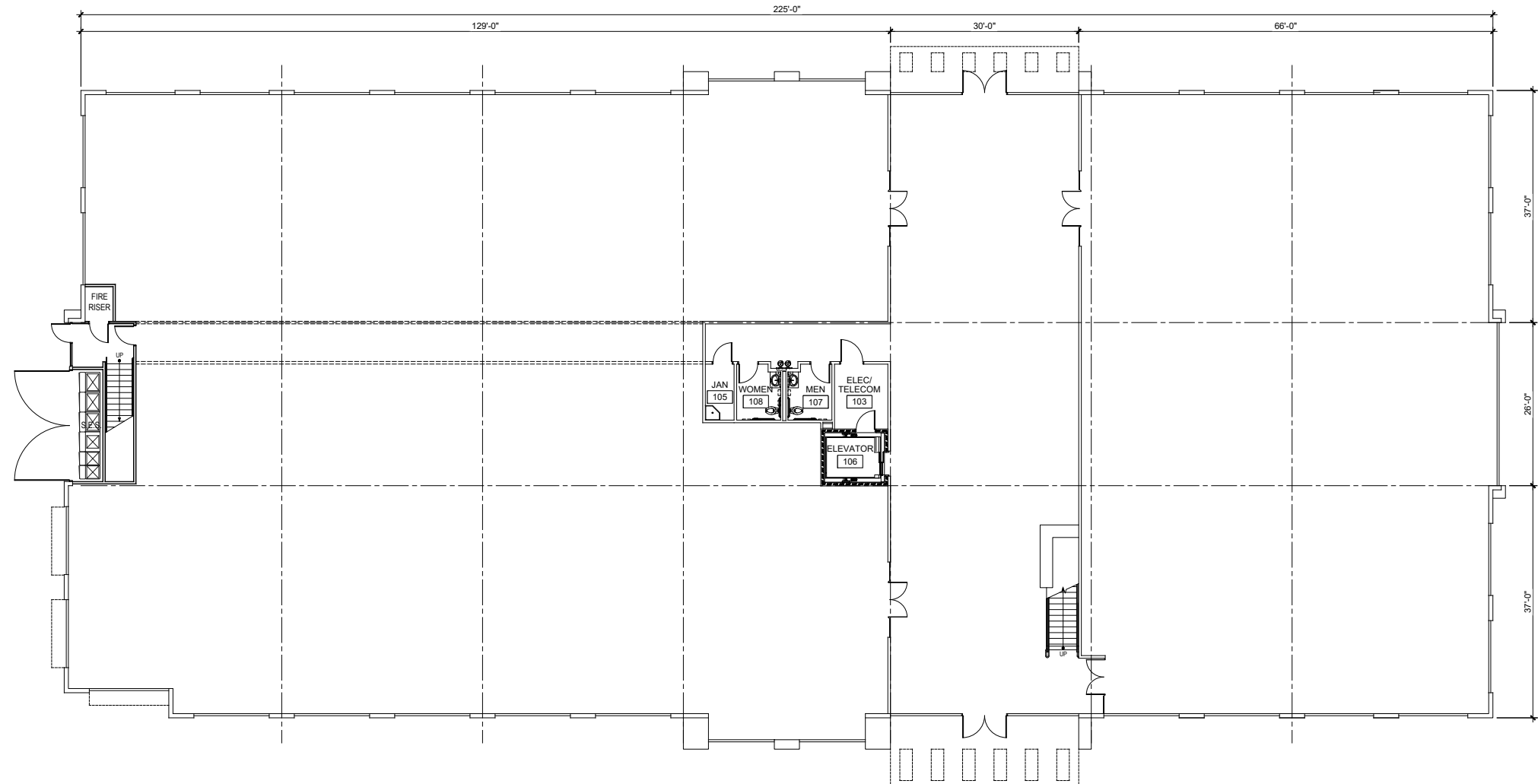
SEC Higley Road and Michelle Way, Gilbert, AZ

02.04.2022
PROJECT NO.: 21089

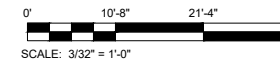


UPWARD
ARCHITECTS

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602.753.5222 www.upwardarchitects.com



FLOOR PLAN
SCALE: 3/32" = 1'-0"



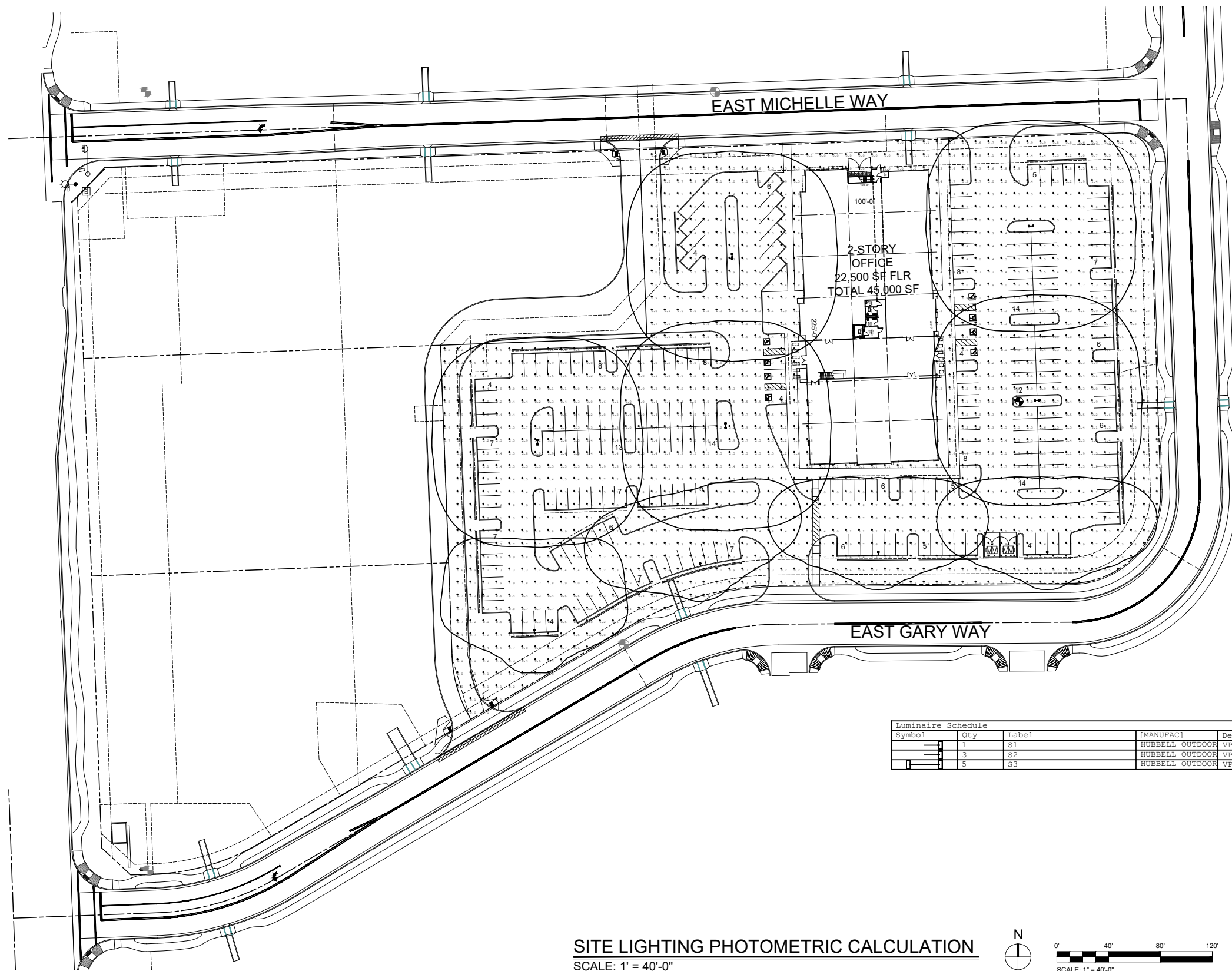
Floor Plan

SEC Higley Road and Michelle Way, Gilbert, AZ

02.04.2022
PROJECT NO.: 21089



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DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

BEACON
 design performance technology

VIPER Area/Site
 VIPER LUMINAIRE

FEATURES

- Low profile LED arealite luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, wSCAPE and 7-pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

UL us IP65

CONTROL TECHNOLOGY
 NX DISTRIBUTED INTELLIGENCE™ wSCAPE

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASO) or accessory for square and round poles.
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm filter option available for 2-3/8" CO sensor
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature: -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes future off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocentral receptacle option available for twist lock photocentral or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard

CONTROLS (CONTINUED)

- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor
- wSCAPE™ available with in future wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2 24250-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions.

WARRANTY

- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	5,000-80,000
Wattage Range	36-600
Efficiency Range (LPW)	92-155
Weight lbs. (kg)	137-30.9 (6.2-13.9)

Page 119 Rev 01/22
 BEA-VIPER-S-8-FC

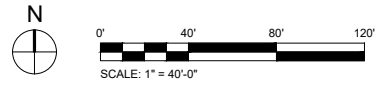
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 700 Millennium Boulevard • Greenville, SC 29607 | Tel: 864.678.7000 | Website: www.beaconproducts.com

HUBBELL
 Lighting

Symbol	Qty	Label	[MANUFAC]	Description	LLF	Mtg. Height	Lum. Lumens	Lum. Watts	Total Watts
1	S1	HUBBELL OUTDOOR	VP-1-160L-135-4K7-4W	0.900	25'	18825	132.2	132.2	
3	S2	HUBBELL OUTDOOR	VP-1-160L-135-4K7-3	0.900	25'	19181	132.2	396.6	
5	S3	HUBBELL OUTDOOR	VP-1-160L-135-4K7-5QW	0.900	25'	19274	132.2	1322	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	1.47	3.3	0.0	N.A.	N.A.

SITE LIGHTING PHOTOMETRIC CALCULATION
 SCALE: 1" = 40'-0"



DR22-23 City Gate Medical Commons
Exhibit 8: Lighting Photometric Plan
 June 1, 2022

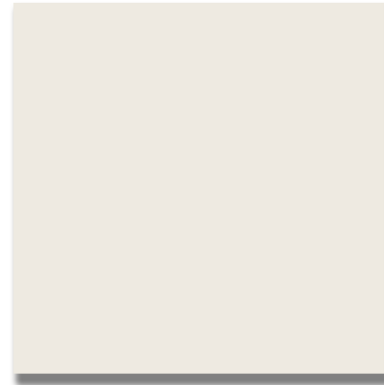


Site Lighting
 SEC Higley Road and Michelle Way, Gilbert, AZ

02.04.2022
 PROJECT NO.: 21089



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By Sherwin Williams
SW 7001 "MARSHMALLOW"



By Sherwin Williams
SW 7018 "DOVETAIL"



By Arizona Tile
TILE "SILVER BEIGE VEIN CUT"



By Reynobond
METAL PANEL "PEWTER"



By Oldcastle Alumium Storefront
"CLEAR ANODIZED"