

COOLEY STATION



- Location: East of NEC of Williams
 Field Rd and Recker Rd in Gilbert, AZ
- □ Size: 9.29 AC
- ☐ *Price*: \$6.95/ SF
- ☐ Terms: Submit
- Zoning: Gilbert MF-M allows for 14-25/acre density , recent site planapproval for 202 units
- ☐ <u>Utilities:</u> Sewer & Water to Site
- **□** Comments:
 - High Density zoning is extremely scarce in Gilbert.
 - San Tan Regional Mall, ASU, MCC, and Phx Mesa Gateway Airport are all within 5 minutes of the subject.
 - · Williams Field Road is fully improved.

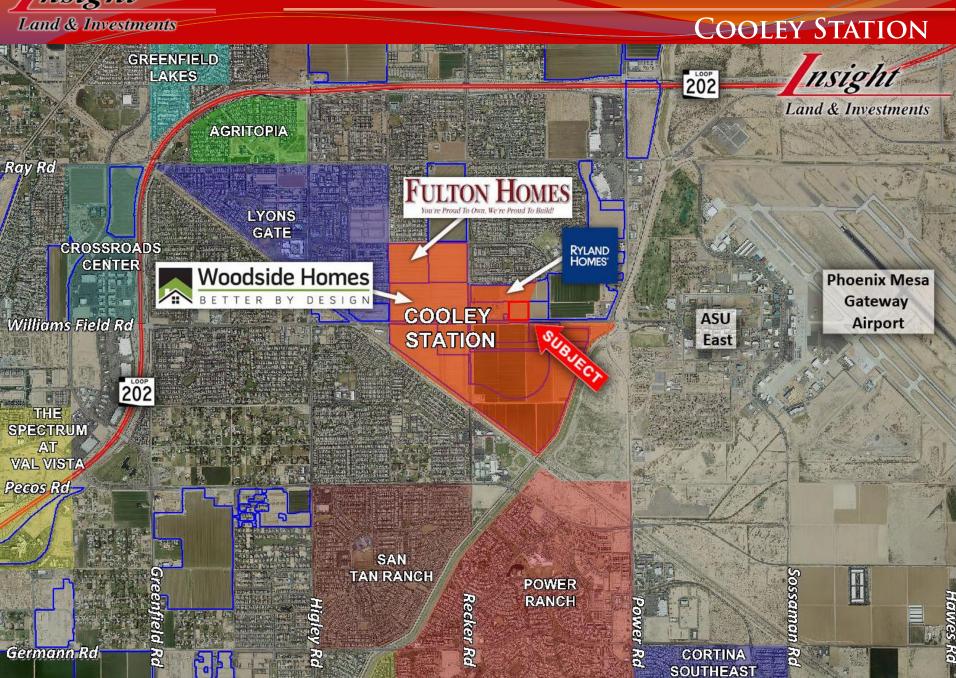
Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1515

www.insightland.com

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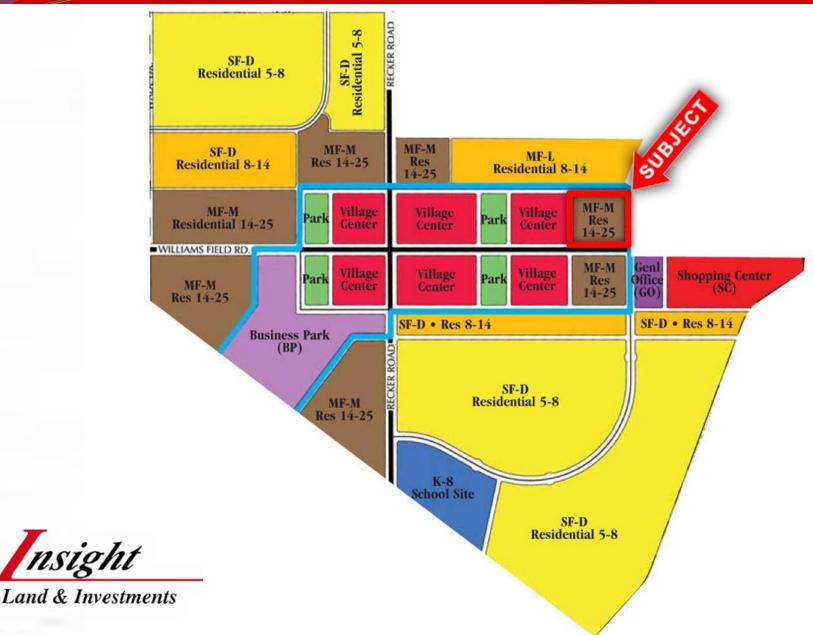
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Land & Investments

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LANDSCAPE SITE DATA:

ON-BITE LANDSCAPING 92 662 68 PUBLIC ROW, LANDSCAPING 3225 SF. TOTAL LANDSCAPING: 95,887 SF. COMMON AREA OPEN SPACE: 382%- 323 AC. LOT COVERAGE

LIGHTING LEGEND:

POLE LIGHT PER ELECTRICAL DUGS.

BOLLARD LIGHT PER ELECTRICAL DUGS







PLANT SCHEDULE:

WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

DAHLBERGIA SISSOO

PITHOCELLOBUM FLEXICAULE TEXAS EBONY

CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE

HESPERALOE PARVIPOLIA RED YUCCA

CARISSA GRANDIFLORA 'G.C." GREEN CARPET

NERIUM OLEANDER 'D.P.'
DUARF PINK OLEANDER

TECOMARIA CAPENSIS CAPE HONEYSUCKLE

BOUGANVILLEA "LA JOLLA

TECOMA STANS V. STANS YELLOW BELLS

LANTANA MONTIVIDENSIS NG.

WEDELIA TRILOBATA YELLOW DOT

RUELLIA BRITTONIANA KATIE'

PLAN KEY NOTES:

- (1) PRE-CAST CONCRETE PAYERS 4 BENCHES (2) POTTED PLANTS
- (3) 8' WIDE SIDEWALK
- (4) PRE-CAST CONCRETE PAVERS, BENCHES, POTTED
- (5) PEDESTRIAN PORTE-COCHERE ENTRY FEATURE
- 6 SYNTHETIC TURF W/ CHAISE LOUNGES
- SHADE STRUCTURE III/ FIREPLACE, BAR, TV, CHAIRS AND COUCHES
- (8) WATER TOWER HEATURE
- (9) FLAGSTONE PAVING
- (9) PLAY STRUCTURE OVER SYNTHETIC TURE
- (II) B-B-Q AREA W/ FLAGSTONE PAVING
- (2) LAUN/RETENTION
- (3) PARKING CANOPIES

PHOENIX DACTYLIFERA 25' TRUNK, MATCHING STRAIGHT, DIAMOND CUT

25' TRUNK SKINNED TRUNKS

24" BOX MINIMUM 10" HT, 45" SP, 1 1/2" CAL

24" BOX MINIMUM 10" HT. 45" BP. 2" CAL

24" BOX MINIMUM 10" HT. 45" SP. 2" CAL

24" BOX MINIMUM 10" HT., 45" SP., 1 1/2" GAL

36" BOX MINIMUM 12" HT., T' SP., MULTI-TRUNK

36" BOX MINIMUM 14" HT, 8" SP, 3" CAL

24" BOX MINIMUM

24° BOX MINIMUM

IB GALLON 3-TRUNK

B GALLON FULL, PAST CAN

ULMUS PARVIPOLIA EVERGREEN ELM

OLEA EUROPAEA "SWAN HILL" SWAN HILL OLIVE

PRINIS CERASIFERA "ATROPUPUREA" PURPLE-LEAF PLIM

CHITALPA TASHKENSIS

PHOENIX ROEDILINII

B GALLON FULL PAST CAN

RUELLIA PENINSULARIS SONORAN DESERT RUELLIA

5 GALLON FULL PAST CAN

5 GALLON FULL, PAST CAN

5 GALLON FULL PAST CAN

TECOMA STANS 'ORANGE JUBILEE ORANGE JUBILEE

I GALLON FULL PAST GAN

I GALLON FULL, PAST CAN

I GALLON & 30° O.C. FULL, PAST CAN

(4) PRE-CAST CONCRETE PAVEMENT

- (6) PRE-CAST CONCRETE PAVER CROSSWALK
- (T) SODDED LAUN
- (8) 4'-0" HIGH SOLID DECORATIVE WALL SEE
- (20) SELECT GRADE GRANITE SURFACE BOULDERS
- (2) SEASONAL ANNUALS IN RAISED PLANTER
- (22) WATER FEATURE
- (23) 3'-8" HIGH BOLID DECORATIVE WALL W/ 2'-4" HIGH VIEW FENCE ON TOP, SEE SHEET L-4
- (24) ENTRY GATE FENCING PER SHEET L-3
- (25) SITE LIGHT PER ELECTRICAL DUGS.

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GILBERT, ARIZONA



WHITNEYBELL PERRY INC

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contractor insist verify all denealsands of year before proceeding with this work.

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FRONT AND REAR ELEVATION

SCALE: 1/8" = 1"-0"



LEFT AND RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

* THESE ARE PRELIMINARY ELEVATIONS: SUBJECT TO CHANGE

NOTES

COLOR SCHEME 2 IS REPRESENTED ABOVE. PLEASE SEE MATERIAL AND COLOR SCHEME SHEETS FOR OTHER COLOR SCHEMES

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

SOULD MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

ALL EXTERNAL LICHTING SHALL BE LOCALITED AND DESIGNED TO PREVENT

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.





PRELIMINARY

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PRELIMINARY BLDG 4 ELEVATIONS



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