

SERENE ESTATES

REZONING AND PRELIMINARY DEVELOPMENT PLAN

620 NORTH HARTFORD STREET
APN: 302-50-098

CASE #: PLH20-0052



HUELLMANTEL
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 ♦ T: (480) 921-2800 ♦ E: charles@huellmantel.com

SUMMARY

Capital Investments, LLC has owned the vacant land northwest of the northwest corner of Galveston Street and Hartford Street for a number of years and has been working with the City of Chandler to develop the land into single-family homes since 2018. The proposal, Serene Estates, received Preliminary Site Plan Technical Review comments from the City in June 2018 (PRE18-0048) and this will be the first formal Rezoning and Preliminary Development Plan submittal for the site.

Our proposal includes 15 single-family homes on approximately 2.34 acres (APN 302-50-098), designed around a through street – north Vine Street in the north/south direction and west Laredo Street in the east/west direction:



The site is currently zoned C-1, Neighborhood Commercial District and consists of a vacant lot:



We plan to rezone the site to PAD zoning, which will allow for the unique setbacks proposed based on the parcel layout, which surrounds an existing commercial use at the corner.

REZONING

We would like to rezone the site from C-1 to PAD to allow for the construction of fifteen single-family residences on approximately 2.34 acres (6.41 dwelling units per acre). The site is located on the north side of Galveston Street and on the west side of Hartford Street (highlighted in blue below), surrounding a commercial use at the corner:



The single-family residences will be built facing two newly created streets, north Vine Street, running north and south and west Laredo Street, running east and west. Five of the residences will be located southeast of Vine and Laredo Streets and the other ten residences will be located north and west of Vine and Laredo.

Each residential lot will consist of one home, a front yard, side yards and a rear yard. The lots on the north and west sides of Vine and Laredo will back up to an existing alley. Three separate tracts have been dedicated on the site for retention. East residential lot will vary in size and the minimum proposed setbacks are as follows: Rear yard - 10 feet, Side yards - 5 feet, Front yard – 8feet, 6 inches. Lots #1, #4, #6, #7, #8, #9, #10, and #12 will have a reduced rear yard setback of 5 feet to allow homebuyers to build a rear yard patio. The maximum height proposed is 28 feet, with the minimum height of the homes 24 feet, 8 inches. All of the homes will have their own private attached garage, and additional parking will be allowed / provided on both sides of Vine and Laredo Streets.

Per the City of Chandler ***Residential Development Standards*** guidelines for single-family development, our request of PAD zoning should be considered for our site despite the average lot size based on the following circumstances:

- 1) *An infill proposal involving a small or irregularly shaped parcel, located within a developed residential neighborhood and immediate contiguous to existing land uses and physical barriers, such as streets, canals, etc., which otherwise preclude expansion*

The subject site is considered infill development – the site is irregularly shaped, and located adjacent to an existing neighborhood, bordered by Hartford and Galveston Streets and the existing commercial use on the corner:



These existing barriers preclude expansion of the site. Additionally, the proposed Serene Estates development will replace underutilized commercial property with aesthetically pleasing, vibrant housing which will activate the area.

- 2) *Parcels with boundaries limited only by ownership lines caused by lot splits and indiscriminate parcel divisions shall not be considered as infill*

The parcel of the subject site was not platted by Capital Investments, the property owner, and is not subject to indiscriminate parcel divisions.

- 3) *Geographically, such parcels are usually limited to developed areas located ½ mile north of the San Tan Freeway (nothing south of Pecos Road) and ½ mile east of Price Road, and generally range in size from one (1) to ten (10) acres.*

Although the site is located north of Pecos Road, it is not within ½ mile east of Price Road. The site is approximately 2.34 acres and surrounded by existing commercial and residential uses, which qualifies the land as infill.

- 4) *Minimum lot size, average lot size and lot range shall be determined in conjunction with the most diverse lot pattern possible under the circumstances.*

Our architecture team has designed the site to use the land in the most useful way possible, while including a through street for safe and convenient circulation for both fire

and refuse. The lots are shaped to provide adequate room for the location of the residence while providing useful outdoor space in a variety of configurations – some home buyers may prefer smaller yards to keep up than other home buyers. As there will be parking opportunities provided on both sides of Vine and Laredo Streets, the lots are an adequate size and provide parking for one (or two cars) in attached garages and in each lot's driveway.

5) *Finding that the proposed intensity, pattern, and quality meets or exceeds that of the surrounding environment.*

The majority of the surrounding homes were built from the late 1950s to the 1970s, which means that no newer home stock is offered in the neighborhood. The construction of Serene Estates will provide a new, quality home option for Chandler residents. Additionally, the site is located approximately 200 feet from the Hartford Sylvia Encinas Elementary School, less than ½ a mile from Blueprint High School and Arizona College Prep (Oakland Campus) and one block from Navarette Park– the proximity to these family-oriented services makes this an appropriate location for single-family homes.

PRELIMINARY DEVELOPMENT PLAN

The site is a vacant, undeveloped infill lot located on the east side of Hartford Street and the north side of Galveston Street, at 620 North Hartford Street:

Facing west from Hartford Street:



Facing north from Galveston Street:



The parcel is located approximately 1.5 miles from Downtown Chandler, and in close proximity to commercial, residential and civic uses. Capital Investments would like to construct 15 single-family residences on the approximately 2.34 acre site and provide three landscapes retention basins. The site is designed with a through street, Laredo Street going east and west and Vine Street going north and south, with ingress and egress on Hartford Street and Galveston Street. The lots on the north and west sides of Laredo and Vine will back onto an existing alley and the lots on the south and east sides of Laredo and Vine will be backed by new 6-foot CMU walls.

The proposed residences will range from 1,795 to 2,292 square feet of living space, with two stories and enclosed garages. Buyers will have the opportunity to choose from three different models, in either a contemporary or farmhouse aesthetic. Each of the six elevation / model options will have three different color schemes to choose from. This variety of finish options will

provide an assortment of home styles, creating an interesting and aesthetically appealing neighborhood without monotony. The elevations below are a sample of the 18 different possible elevation color and style combinations homeowners can choose from:

Elevation 1795 (Farmhouse):



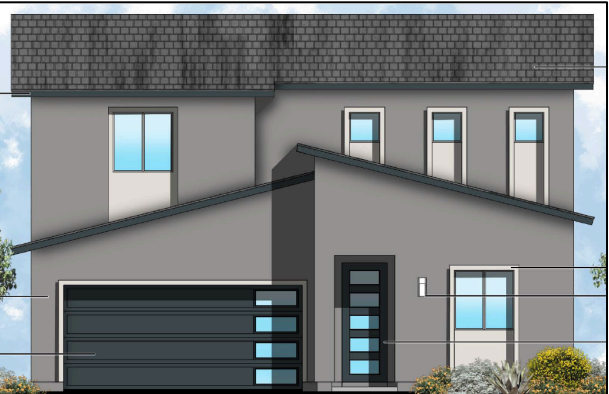
Elevation 1795 (Contemporary):



Elevation 2072 (Farmhouse):



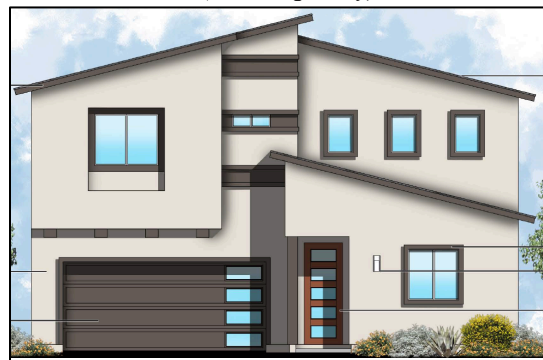
Elevation 2072 (Contemporary):



Elevation 2292 (Farmhouse):

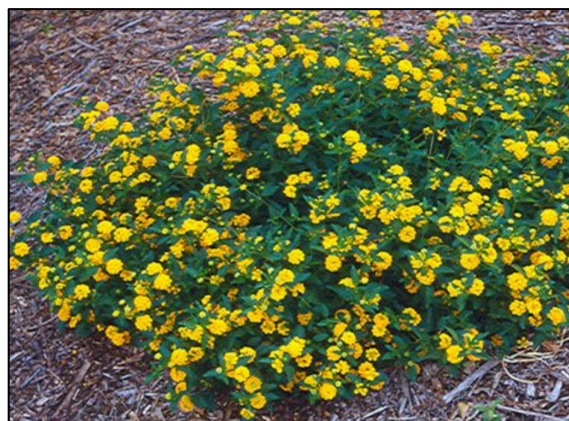


Elevation 2292 (Contemporary):



The building design schemes, “Contemporary” and “Farmhouse” will use different material palettes that include brick, shutters and sidings for the Farmhouse options and stucco in grey or white, blue, grey or brown color front doors and white painted window frames. The Contemporary homes will feature more angles, elongated windows and architecturally interesting front and garage doors.

The proposed landscape palette for the site in the common areas includes Red Push Pistache, Willow Acacia, and Chitalpa trees, Green Cloud, Orange Jubilee bushes and Red Yucca, Desert Spoon, and Gold Mound plants:



aerial map

Serene Homes

Name: Serene Homes

Location: 620 N. Hartford Street, Chandler, AZ (N.W.C. of Galveston and Hartford streets)

APN # 302-50-098



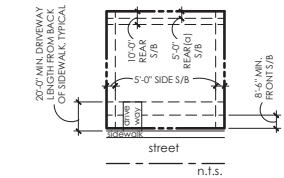
LEGEND

- CENTERLINE
PROPERTY LINE
SETBACK LINE
EASEMENT LINE
EXISTING CURB
CURB
PAINT STRIPING
CONCRETE SIDEWALK
ACCESSIBLE ROUTE
RAMP, VARIES SEE PLAN
SITE WALL
EXISTING SITE WALL
SITE FENCING
EXISTING SITE FENCING
RIP RAP, VARIES SEE PLANS
BIKE RACK
FIRE HYDRANT
EXISTING FIRE HYDRANT
FDC
FIRE RISER
LIGHT POLE
EXISTING LIGHT POLE
UTILITY TRANSFORMER
10'x20' VISIBILITY TRIANGLE

[A] [B] SCREEN WALLS - SEE A1.2

PROJECT DATA

SCOPE: NEW SINGLE FAMILY SUBDIVISION
ADDRESS: 620 N. HARTFORD STREET, CHANDLER, AZ
APN: 302-50-098
SITE AREA: +/-102,068 S.F. (+/-2.34 AC.)
LOT DU/AC: 6.41 DU/AC
ZONING: C-1 - REZONE TO PAD
LOT COVERAGE: 50% MAX.
STORIES: (2) STORY
CONSTRUCTION TYPE: V-B
OCCUPANCY: RESIDENTIAL
BUILDING HEIGHT: 28'-0" MAX.
BUILDING SETBACKS:
FRONT: 8'-6" MINIMUM*
* see also driveway length requirement below
SIDE(S): 5'-0" MINIMUM
REAR: 10'-0" MINIMUM
REAR(a) only at lots per (a) below: 5'-0" MINIMUM



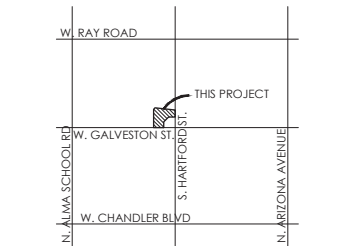
*DRIVEWAY LENGTH: MIN. 20'-0" CLEAR FROM BACK OF SIDEWALK TO GARAGE ENTRY/DOOR

REAR(a) AT LOTS 1, 4, 6, 7, 8, 9, 10, 12 ONLY - see plan for designation as per

single family residential

NET AREA:	±102,068 S.F.	±2,343 AC.
LOT SIZE:	VARIES	VARIES
NUMBER OF LOTS:	15	15
TOTAL:	15	15

VICINITY MAP



the architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build agreement for the exclusive use of FINN architects, llc. any other use or release of these drawings may result in civil damages.

this plan/site plan has been prepared without the benefit of a survey, depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. all design shown here is strictly conceptual.

august 21, 2020
schematic design
august 31, 2020
design development
september 04, 2020
city submittal
december 03, 2020
site plan revisions



serene homes
620 n. hartford street,
chandler, arizona



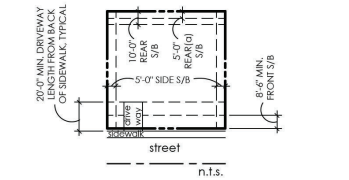
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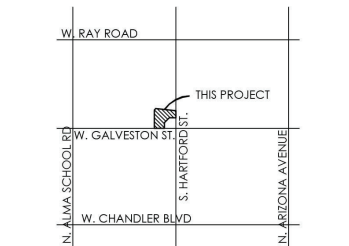


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LOT SIZE:	VARIES	VARIES
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TOTAL:	15	15

VICINITY MAP



serene homes
620 n. hartford street,
chandler, arizona

• PLH20-0052



FINN architects, llc

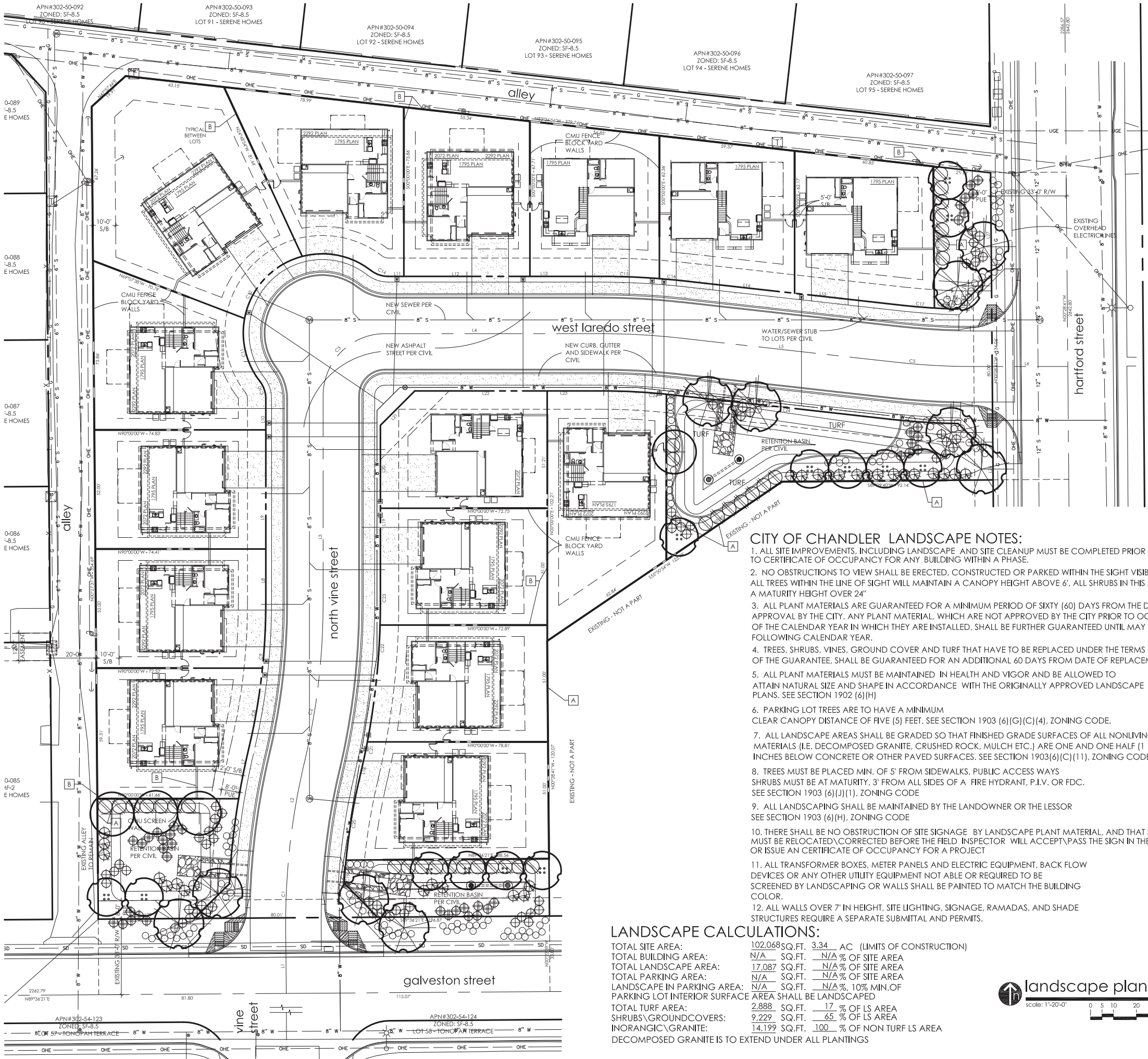
1810 west loemarr drive, queen creek, arizona 85142
finnarchitects.com
(480-206-8229)

site plan

scale: 1"=20'-0"



Artistic depiction only.
Not to be referred to as a construction document.

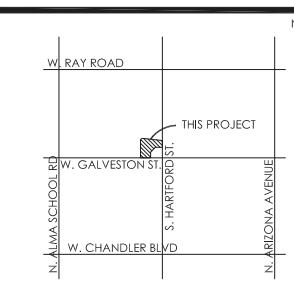


- CITY OF CHANDLER LANDSCAPE NOTES:**
1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
 2. NO OBSTRUCTIONS TO VIEW SHALL BE ERCTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6'. ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24".
 3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED 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.
 4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.
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 6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.
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 11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
 12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITTAL AND PERMITS.

LANDSCAPE CALCULATIONS:			
TOTAL SITE AREA:	102,068	SQ.FT.	3.34 AC (LIMITS OF CONSTRUCTION)
TOTAL BUILDING AREA:	N/A	SQ.FT.	N/A % OF SITE AREA
TOTAL LANDSCAPE AREA:	17,087	SQ.FT.	N/A % OF SITE AREA
TOTAL PARKING AREA:	N/A	SQ.FT.	N/A % OF SITE AREA
LANDSCAPE IN PARKING AREA:	N/A	SQ.FT.	N/A %, 10% MIN.OF
PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED			
TOTAL TURF AREA:	2,888	SQ.FT.	17 % OF LS AREA
SHRUBS/GROUNDCOVERS:	9,229	SQ.FT.	65 % OF LS AREA
INORANGIC/GRANITE:	14,199	SQ.FT.	100 % OF NON TURF LS AREA
DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS			



VICINITY MAP



LEGEND

- | | |
|---------------------------------|-----------------------------|
| — | CENTERLINE |
| — | PROPERTY LINE |
| - - - | SETBACK LINE |
| - - - | EASEMENT LINE |
| — | CURB |
| — | EXISTING CURB |
| PAINT STRIPING | BIKE RACK |
| CONCRETE SIDEWALK | FIRE HYDRANT |
| ACCESSIBLE ROUTE | EXISTING FIRE HYDRANT |
| RAMP, VARIES SEE PLAN | FDC |
| SITE WALL | FIRE RISER |
| EXISTING SITE WALL | LIGHT POLE |
| SITE FENCING | EXISTING LIGHT POLE |
| EXISTING SITE FENCING | UTILITY TRANSFORMER |
| RIP RAP, VARIES SEE PLANS | 10'x20' VISIBILITY TRIANGLE |
| [A] [B] SCREEN WALLS - SEE A1.2 | |

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903(6)(a) ZONING CODE.

- LANDSCAPE LEGEND**
- PISTACHE CHINENSIS 'RED PUSH' RED PUSG PISTACHE 36" BOX, 2" CALIP., 7.0T, 4.5"W
 - ACACIA SALICINA WILLOW ACACIA 24" BOX, 1" CALIP., 6T, 3.5"W.
 - CHITALPA TASKENTIS CHITALPA 24" BOX 1.5" CALIP., 5.5T,4"W
 - LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
 - TECOMA 'ORANGE JUBILEE' 'ORANGE JUBILEE 5 GALLON
 - HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
 - DASYLIRION WHEELERII DESERT SPOON 5 GALLON
 - LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
 - 1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
 - MID-IRON TURF SOD
 - 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: tmmqueen@tjma.net



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1810 west loermann drive, queen creek, arizona 85142
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serene homes
620 n. hartford street,
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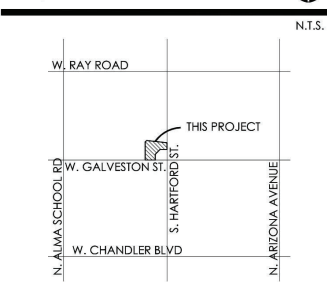


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LANDSCAPE CALCULATIONS:	
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PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED	
TOTAL TURF AREA:	2,888 SQ.FT. 17 % OF LS AREA
SHRUBS/GROUND COVERS:	9,229 SQ.FT. 65 % OF LS AREA
INORANGIC GRANITE:	14,199 SQ.FT. 100 % OF NON TURF LS AREA
DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS	



VICINITY MAP



LEGEND

- | | |
|---------------------------|-----------------------------|
| — | CENTERLINE |
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| RIP RAP, VARIES SEE PLANS | 10'x20' VISIBILITY TRIANGLE |

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| CHITALPA | |
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| 'GREEN CLOUD' | |
| 5 GALLON | |
| TECOMA 'ORANGE JUBILEE' | |
| 'ORANGE JUBILEE' | |
| 5 GALLON | |
| HESPERALOE PARVIFLORA | |
| RED YUCCA | |
| 5 GALLON | |
| DASYLIRION WHEELERII | |
| DESERT SPOON | |
| 5 GALLON | |
| LANTANA MONTEVIDENSIS | |
| 'GOLD MOUND' | |
| 1 GALLON | |
| 1/2" SCREENED SADDLEBACK BROWN | |
| DECOMPOSED GRANITE | |
| 2" DEPTH IN ALL LANDSCAPE AREAS | |
| MID-IRON | |
| TURF | |
| SOD | |
| 6" EXTRUDED CURB | |
| CONCRETE HEADER | |
| SEE DETAIL | |

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmqueen@tjmla.net



FINN architects, llc
1810 west loemann drive, queen creek, arizona 85142
finnarchitects.com
(480) 206-8229

La.01

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august 21, 2020
schematic design
august 31, 2020
design development
september 04, 2020
city submittal



serene homes
620 n. hartford street,
chandler, arizona



FASCIA
(SW7048 URBANE BRONZE)

BODY
(SW7757 HIGH REFLECTIVE WHITE)

GARAGE DOOR
(SW7048 URBANE BRONZE)

EAGLE ROOF TILE
(BEL AIR TEXTURED FLAT TILE #4595
DARK CHARCOAL)

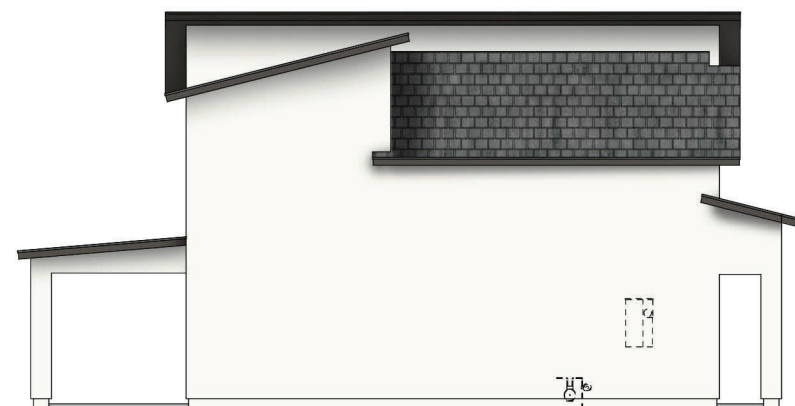
POPOUT
(SW9170 ACIER)

COACH LIGHT

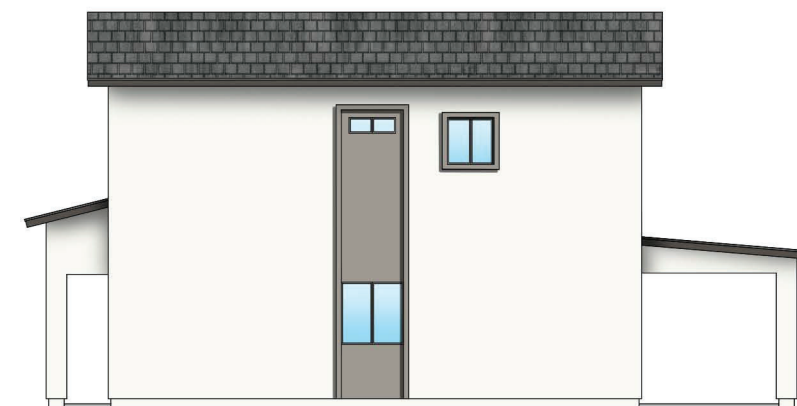
FRONT DOOR
(SW6515 LEISURE BLUE)



REAR



LEFT



RIGHT

- SERENE ESTATES -

PLAN 1795 A - SCHEME 2
Contemporary



EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT TILE #5503
SIERRA MADRE)

POPOUT
(SW7566 WESTHIGHLAND WHITE)

COACH LIGHT

BODY
(SW7658 GRAY CLOUDS)

GARAGE DOOR
(SW7566 WESTHIGHLAND WHITE)

FASCIA
(SW7566 WESTHIGHLAND WHITE)

SHUTTERS
(SW6251 OUTERSPACE)

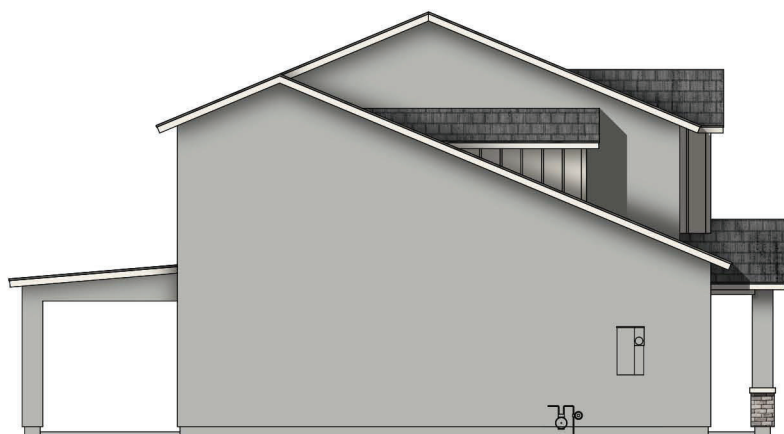
SIDING
(SW7566 WESTHIGHLAND WHITE)

FRONT DOOR
(SW6251 OUTERSPACE)

CORONADO STONE PRODUCTS
(WOLF GREY - WIRECUT BRICK)



REAR



LEFT



RIGHT

FASCIA
(SW7625 MOUNT ETNA)

BODY
(SW7670 GRAY SHINGLE)

GARAGE DOOR
(SW7625 MOUNT ETNA)

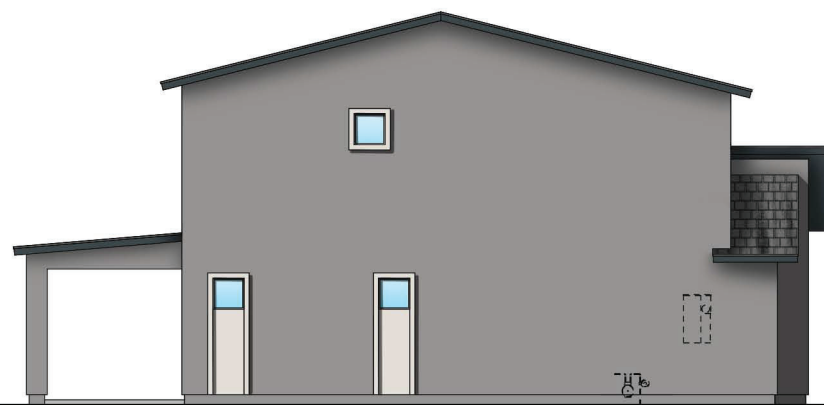
EAGLE ROOF TILE
(BEL AIR TEXTURED FLAT TILE #4503
SIERRA MADRE)

POPOUT
(SW7028 INCREDIBLE WHITE)
COACH LIGHT

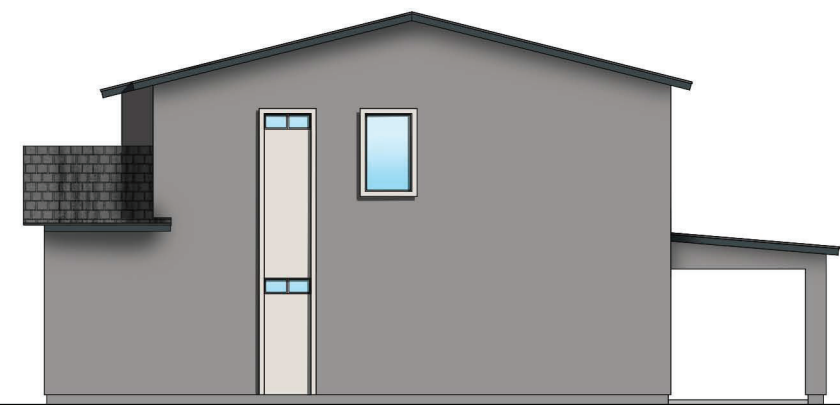
FRONT DOOR
(SW7625 MOUNT ETNA)



REAR



LEFT



RIGHT

- SERENE ESTATES -

PLAN 2072 A - SCHEME 1
Contemporary



FASCIA
(SW7019 GAUNTLET GRAY)

SHUTTERS
(SW7615 SEA SERPENT)

BODY
(SW6003 PROPER GRAY)

POPOUT
(SW7019 GAUNTLET GRAY)

GARAGE DOOR
(SW7019 GAUNTLET GRAY)

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT TILE #5699
CHARCOAL RANGE)

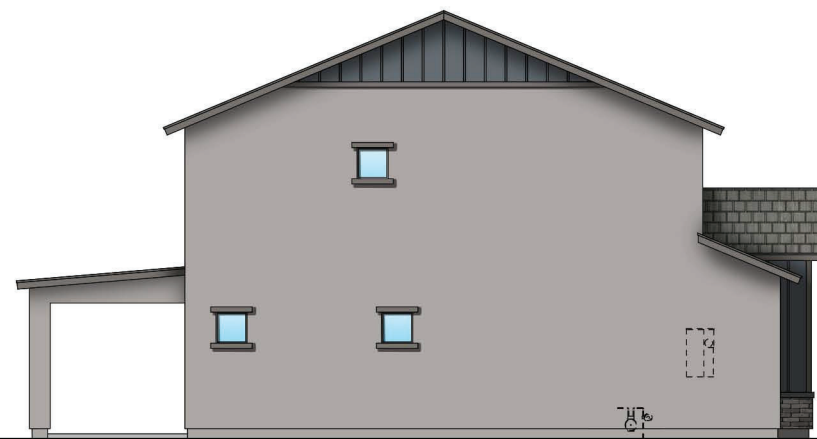
COACH LIGHT

SIDING
(SW7665 WALL STREET)

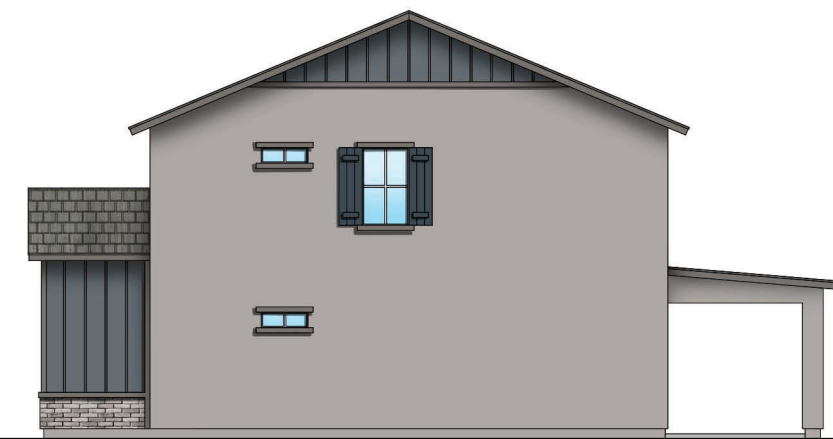
FRONT DOOR
(SW7615 SEA SERPENT)
CORONADO STONE PRODUCTS
(WOLF GREY - WIRECUT BRICK)



REAR



LEFT



RIGHT

- SERENE ESTATES -

PLAN 2072 B - SCHEME 4
Farmhouse



FASCIA
(SW7505 MANOR HOUSE)

EAGLE ROOF TILE
(BEL AIR TEXTURED FLAT TILE #4503
SIERRA MADRE)

BODY
(SW7627 WHITE HERON)

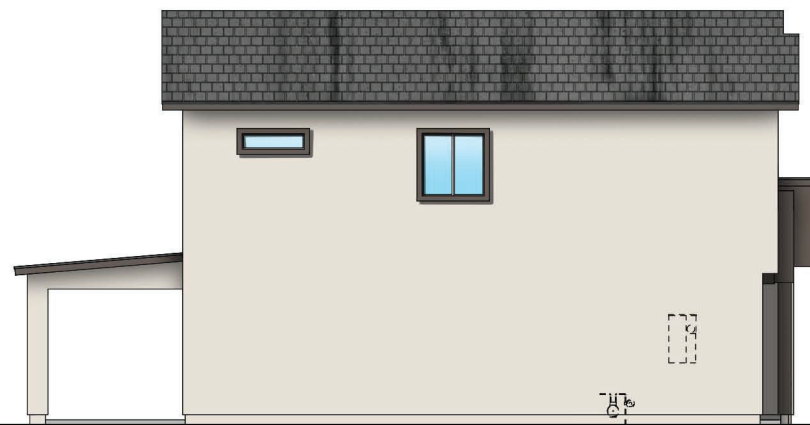
GARAGE DOOR
(SW7505 MANOR HOUSE)

POPOUT
(SW7505 MANOR HOUSE)
COACH LIGHT

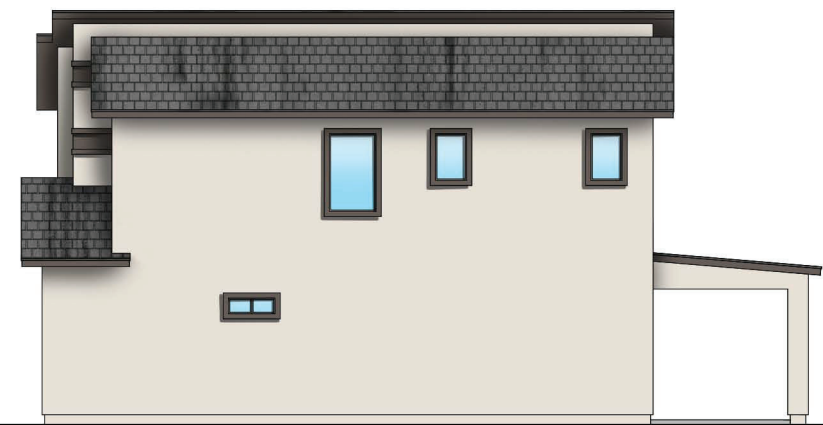
FRONT DOOR
(SW2803 ROOKWOOD TERRA COTTA)



REAR



LEFT



RIGHT

- SERENE ESTATES -

PLAN 2292 A - SCHEME 3
Contemporary



FASCIA
(SW7674 PEPPERCORN)

SIDING
(SW7674 PEPPERCORN)

BODY
(SW7669 SUMMIT GRAY)

POPOUT
(SW7674 PEPPERCORN)

GARAGE DOOR
(SW7674 PEPPERCORN)

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT TILE #5503
SIERRA MADRE)

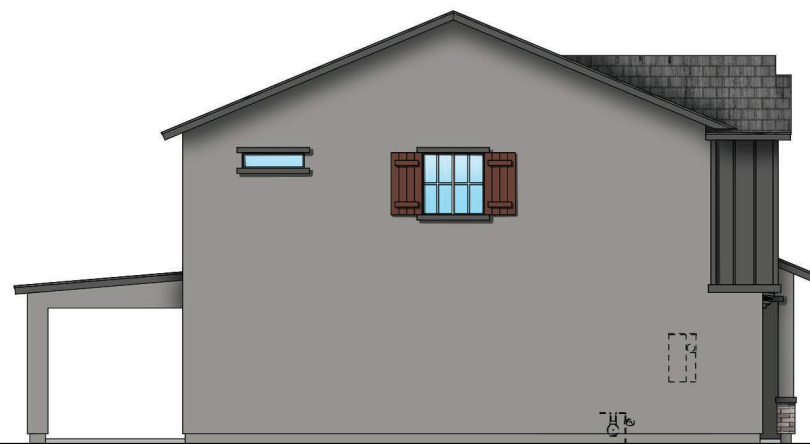
COACH LIGHT

SHUTTERS
(SW2837 AURORA BROWN)

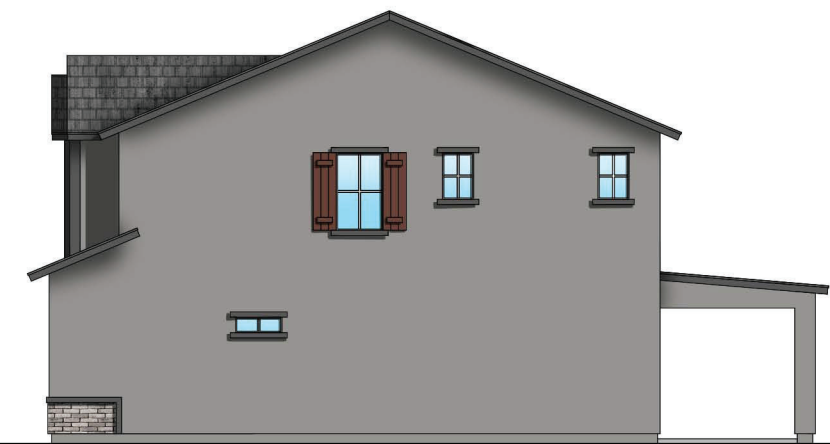
FRONT DOOR
(SW2837 AURORA BROWN)
CORONADO STONE PRODUCTS
(WOLF GREY - WIRECUT BRICK)



REAR



LEFT



RIGHT

- SERENE ESTATES -

PLAN 2292 B - SCHEME 6
Farmhouse





REAR ELEVATION 'B'

FARMHOUSE

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



FRONT ELEVATION 'B'

FARMHOUSE

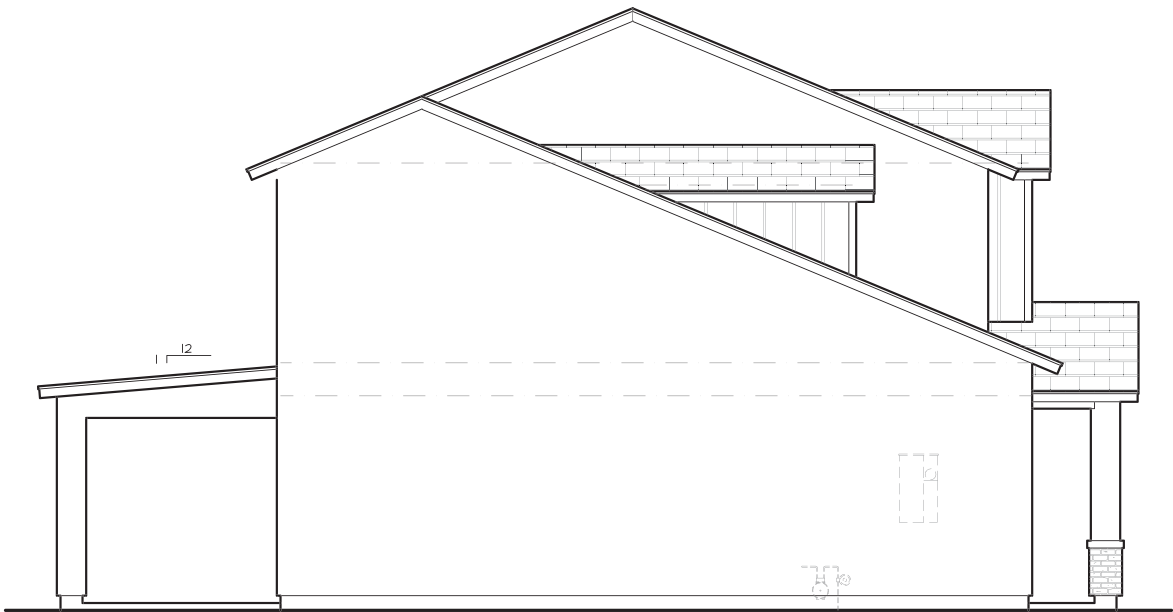
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 'B'

FARMHOUSE

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



LEFT ELEVATION 'B'

FARMHOUSE

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

SERENE ESTATES
MOUNTAIN TOP BUILDERS, LLC
16211 North Scottsdale Road, AGA 605
Scottsdale, Arizona 85254
(602) 466-0959

2190 east southern avenue
apache junction, az 85119
studio . . . 480.326.7543
jmdesignllc@gmail.com
e s i g n

EXTERIOR ELEVATION 'B'

PLOT DATE:	2-10-21
Rev.	DATE:
1	
2	
3	
4	

PLAN #
1795

SHEET NO.
A3.1



REAR ELEVATION 'A'

CONTEMPORARY

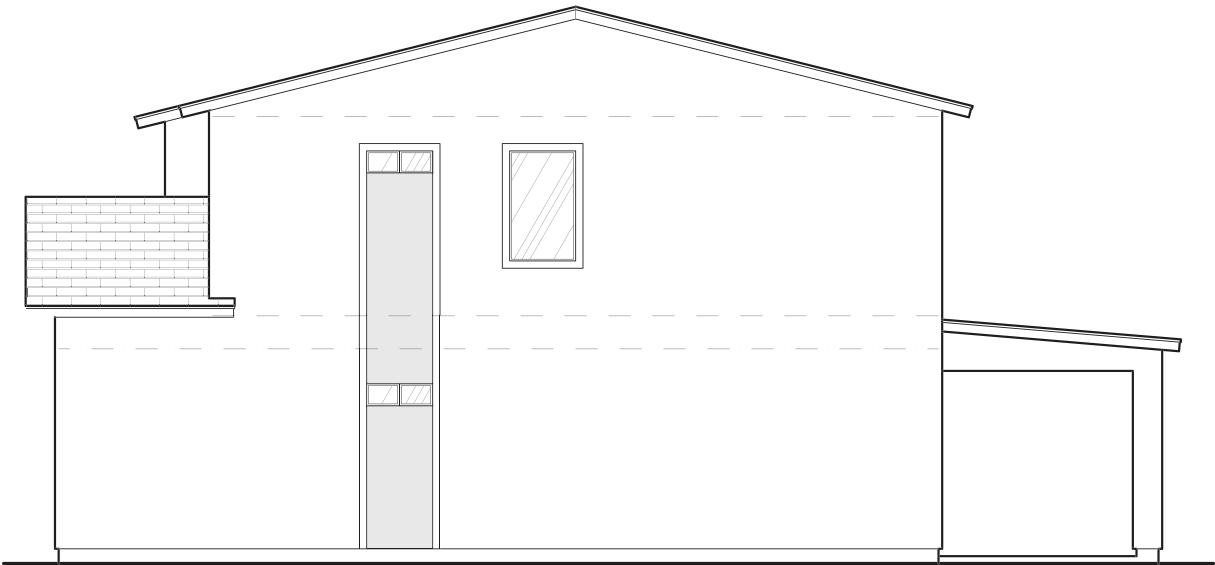
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'A'

CONTEMPORARY

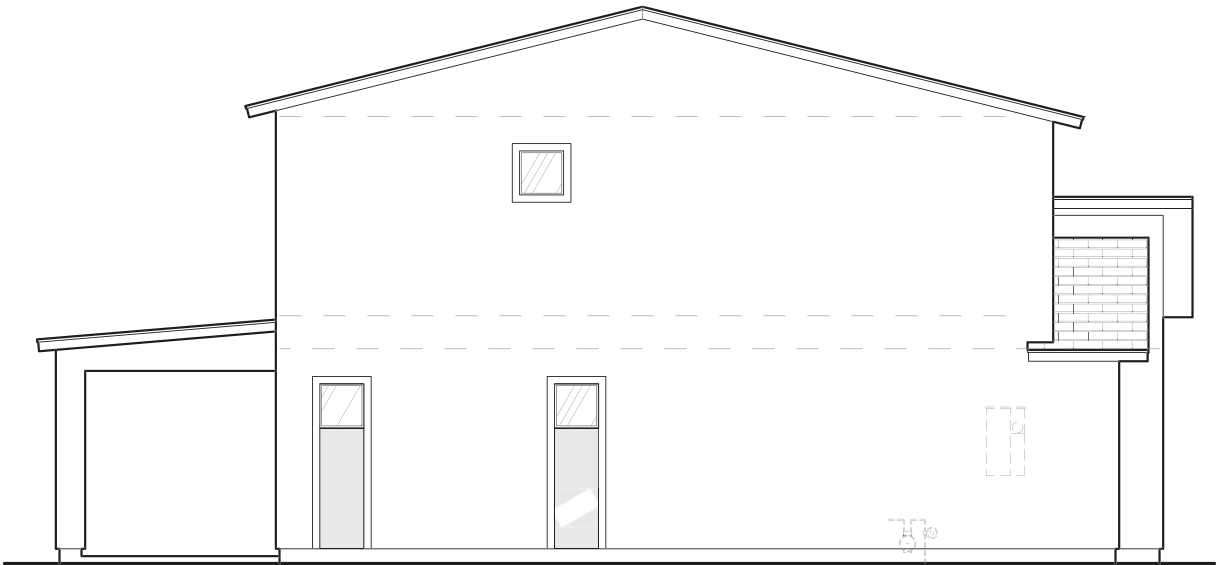
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 'A'

CONTEMPORARY

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



LEFT ELEVATION 'A'

CONTEMPORARY

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



REAR ELEVATION 'B'

FARMHOUSE

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



FRONT ELEVATION 'B'

FARMHOUSE

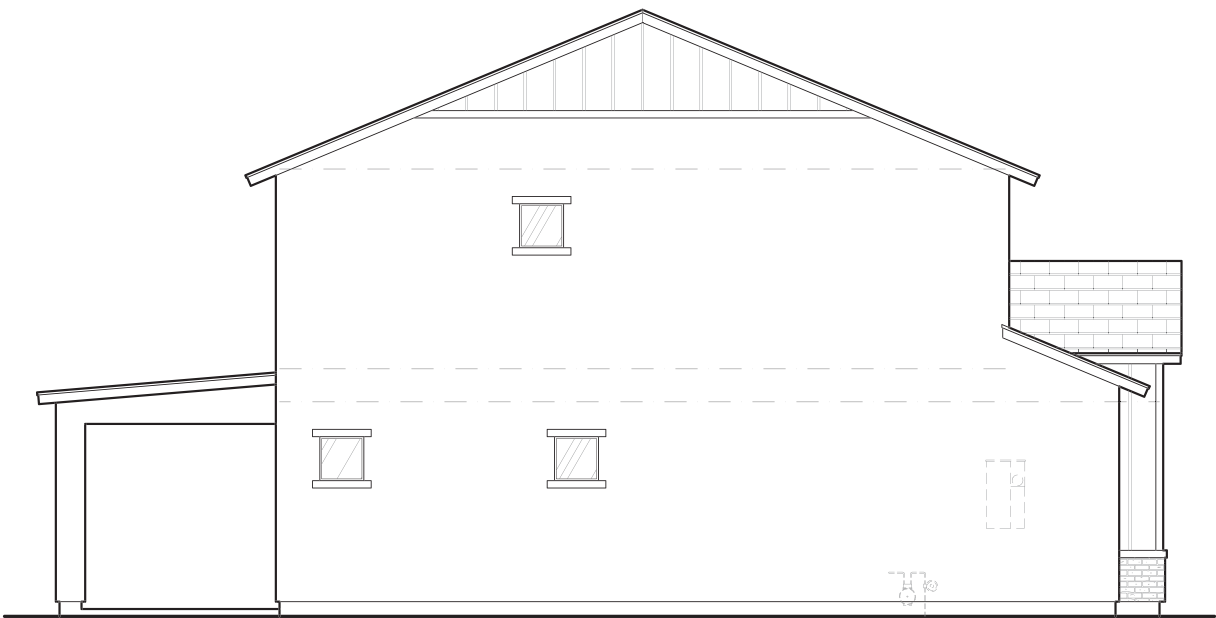
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 'B'

FARMHOUSE

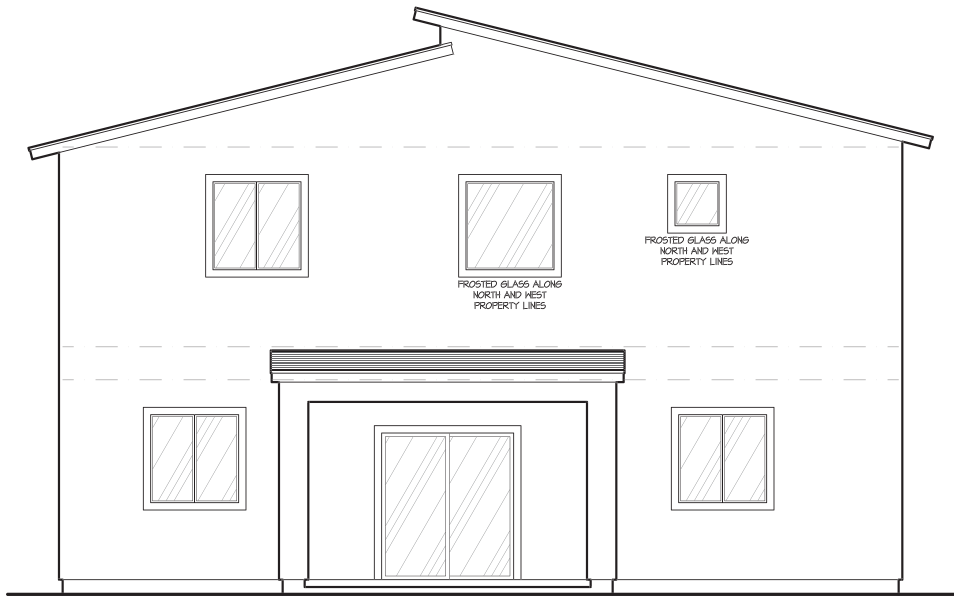
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'B'

FARMHOUSE

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



REAR ELEVATION 'A'

CONTEMPORARY

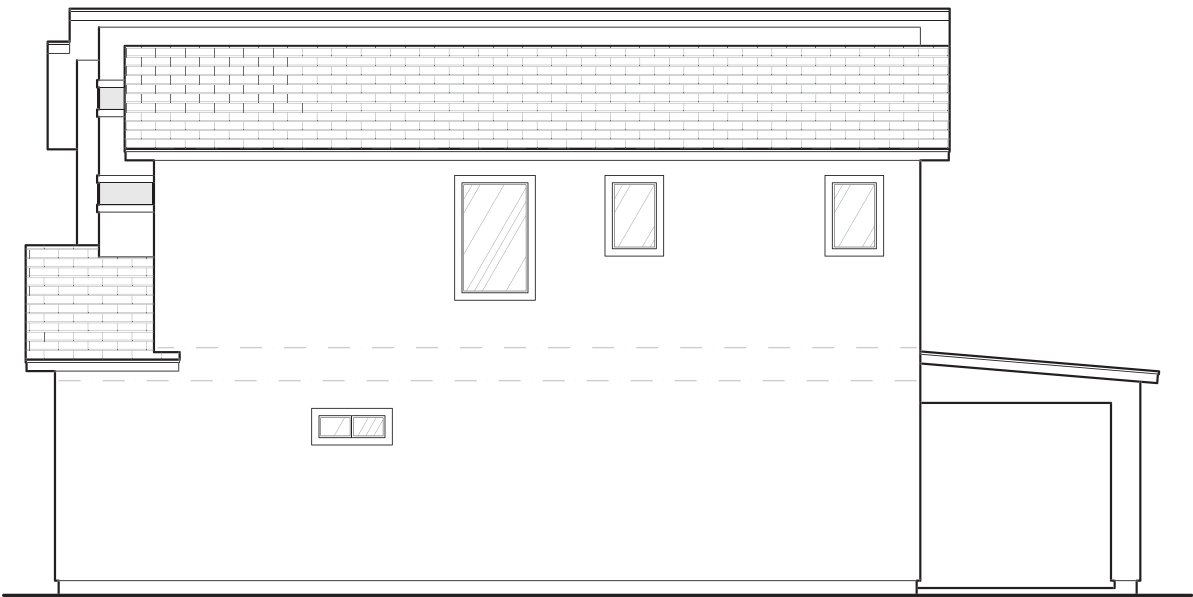
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'A'

CONTEMPORARY

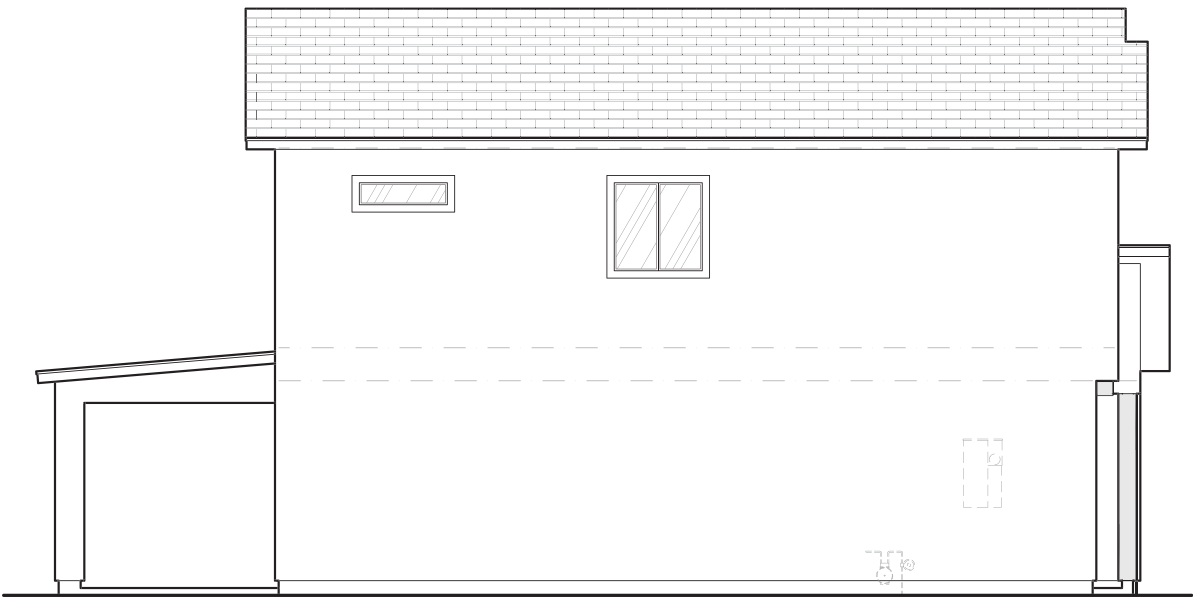
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 'A'

CONTEMPORARY

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



LEFT ELEVATION 'A'

CONTEMPORARY

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



REAR ELEVATION 'B'

FARMHOUSE

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



FRONT ELEVATION 'B'

FARMHOUSE

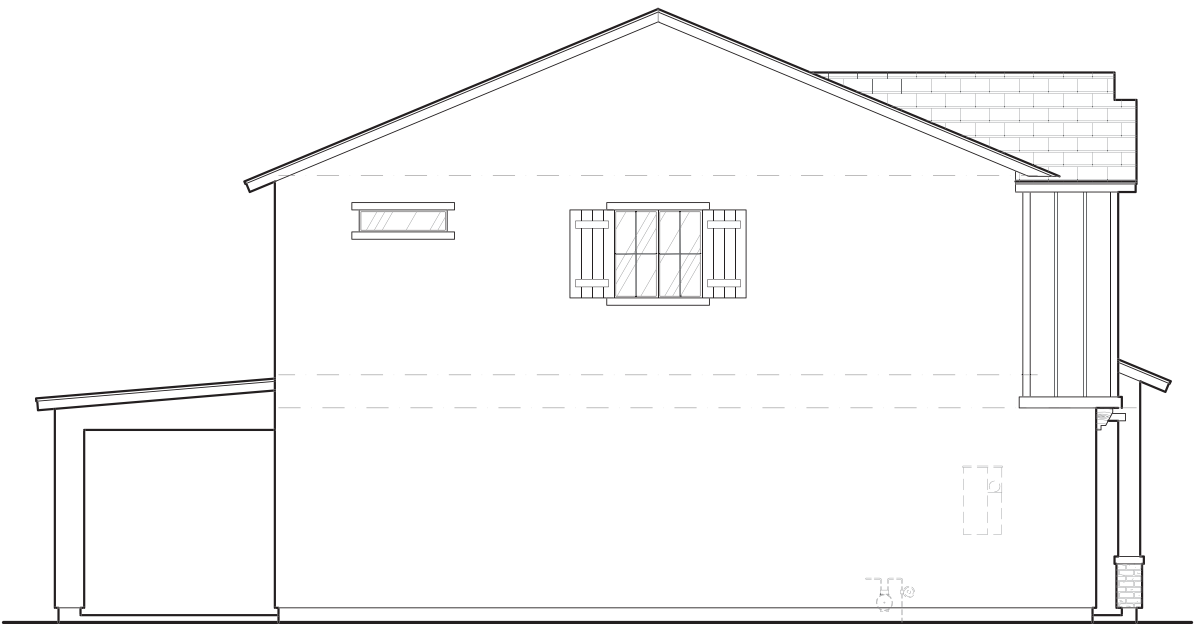
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 'B'

FARMHOUSE

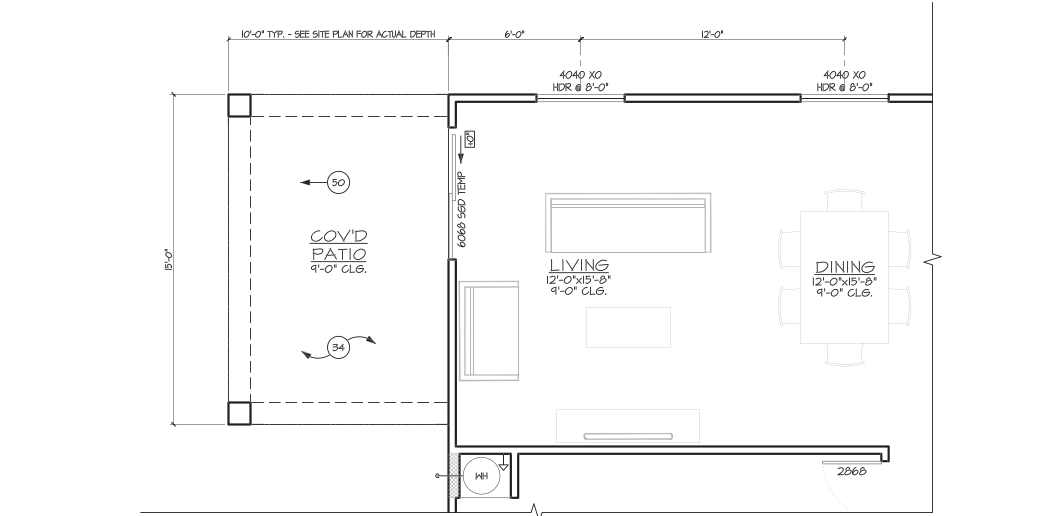
SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'B'

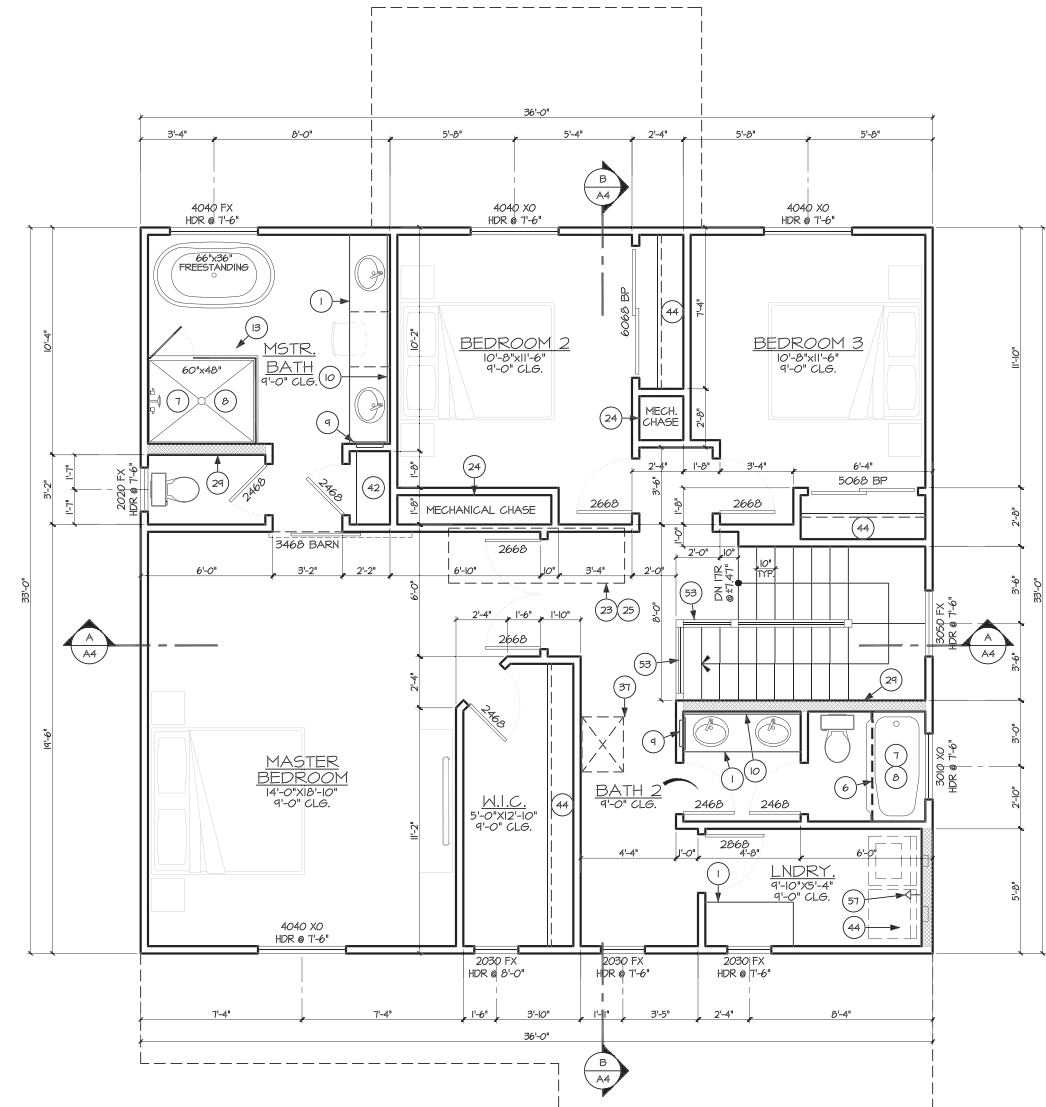
FARMHOUSE

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



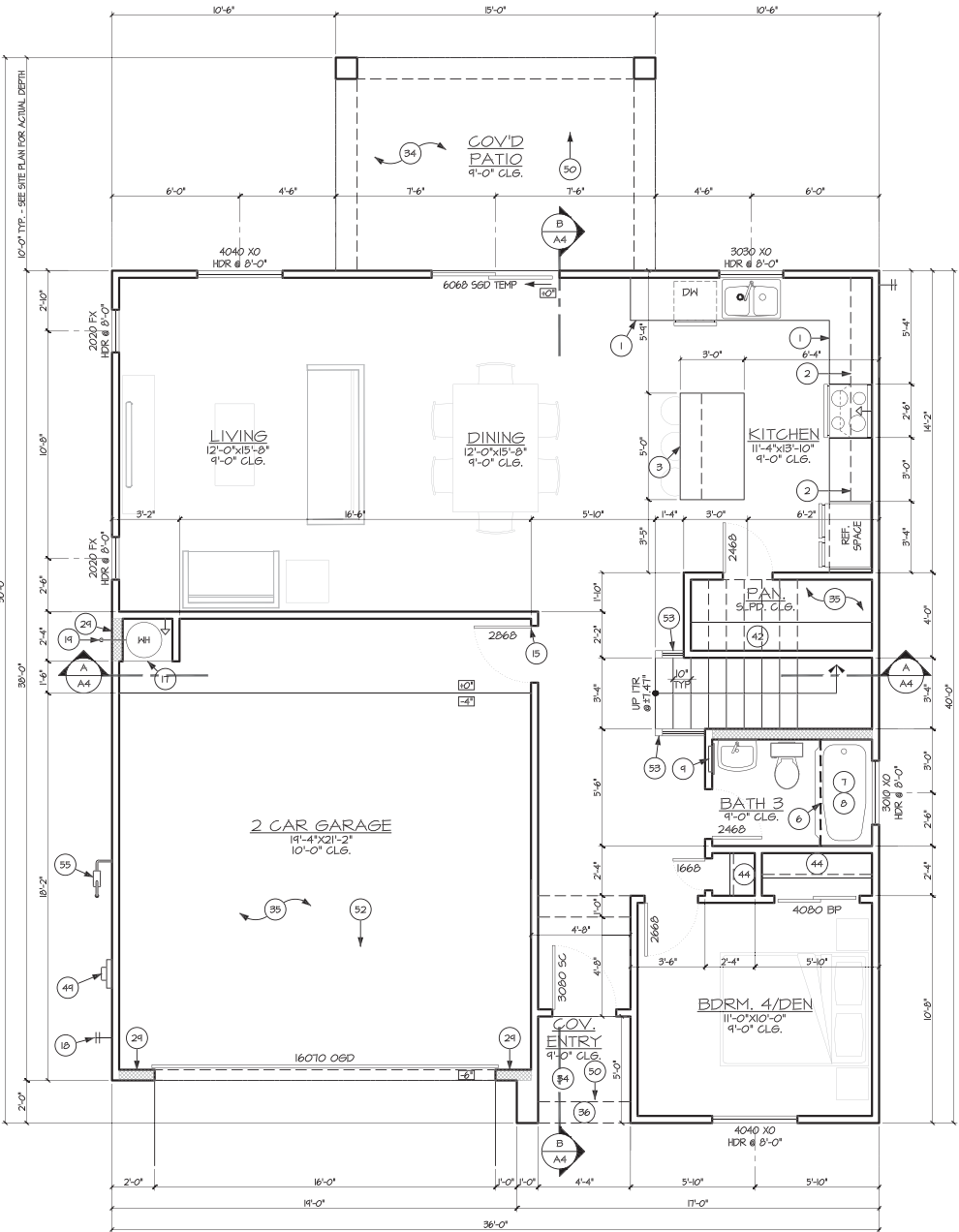
OPT. SIDE PATIO

1/4"=1'-0"



UPPER FLOOR PLAN

1/4"=1'-0"



MAIN FLOOR PLAN

1/4"=1'-0"

AREA CALC'S.	
LIVABLE AREAS:	
MAIN LIVABLE	951 SQ.FT.
UPPER LIVABLE	1,121 SQ.FT.
TOTAL LIVABLE	2,072 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	24 SQ.FT.
REAR COVERED PATIO	150 SQ.FT.
GARAGE:	
2 CAR GARAGE	427 SQ.FT.
TOTAL AREA	2,673 SQ.FT.
TOTAL FOOTPRINT/ROOF AREA	1,552 SQ.FT.

SERENE ESTATES
MOUNTAIN TOP BUILDERS, LLC
16211 North Scottsdale Road, AGA 605
Scottsdale, Arizona 85254
(602) 466-0959

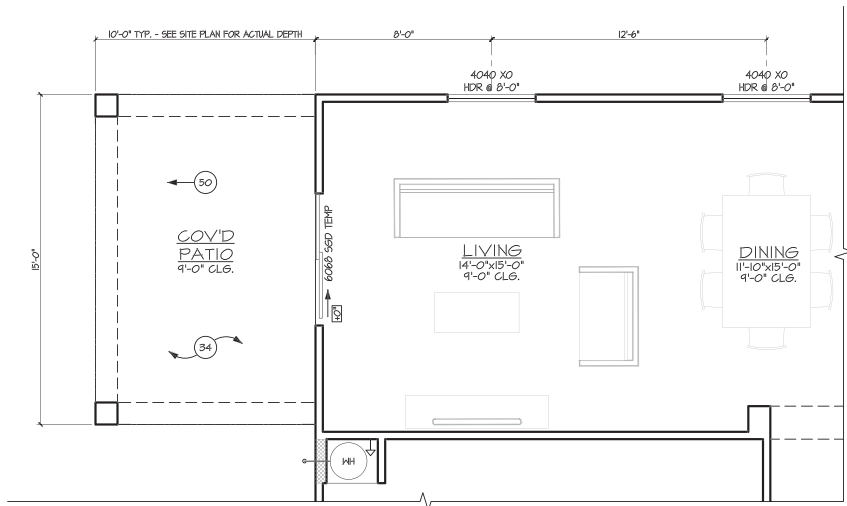
2190 east southern avenue
apache junction, az 85119
studio...480.326.7543
jmdesignllc@gmail.com

FLOOR PLANS

PLOT DATE:	3-09-21
Rev.	DATE:
1	
2	
3	
4	

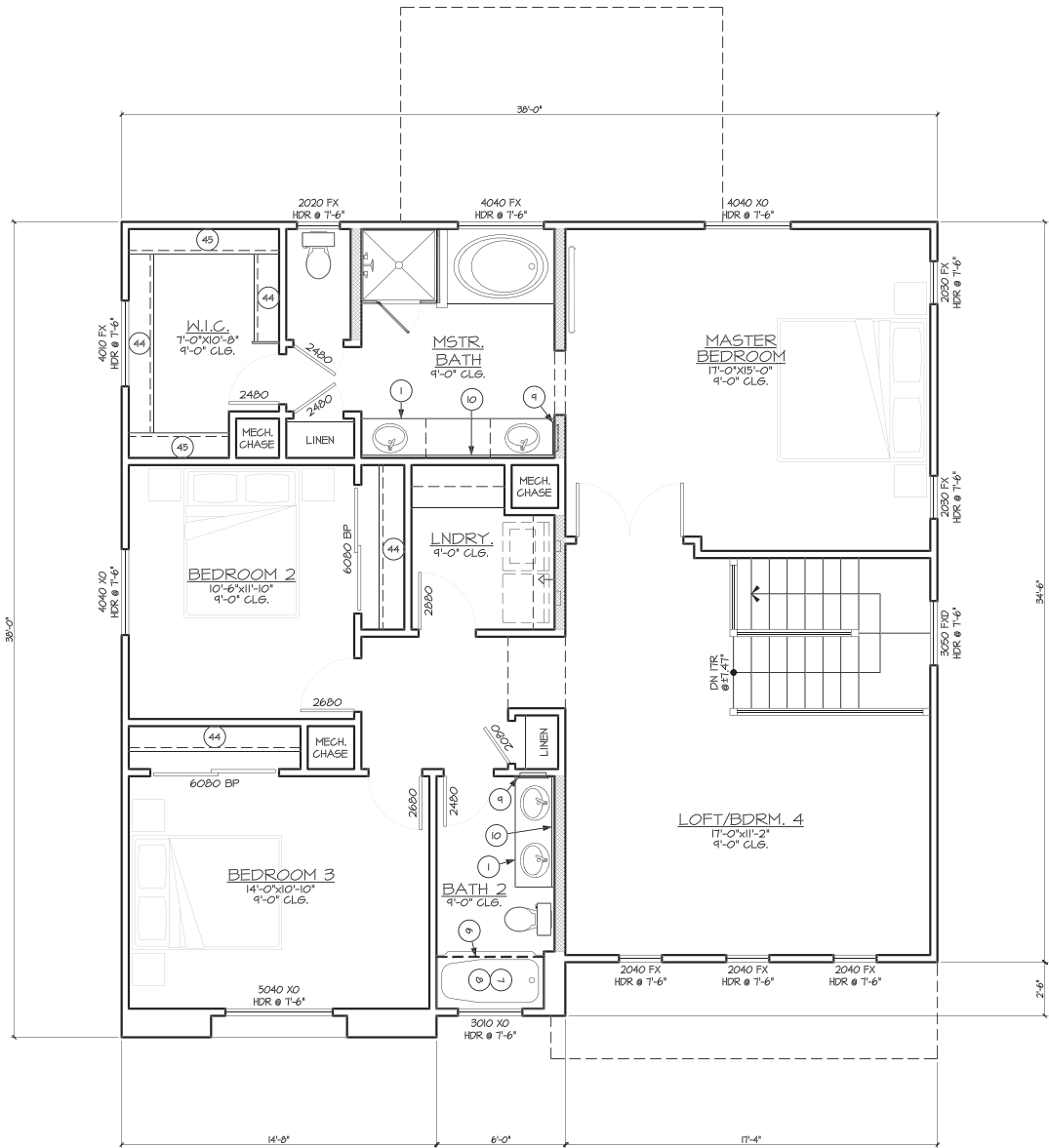
PLAN #
2072

SHEET NO.
A1



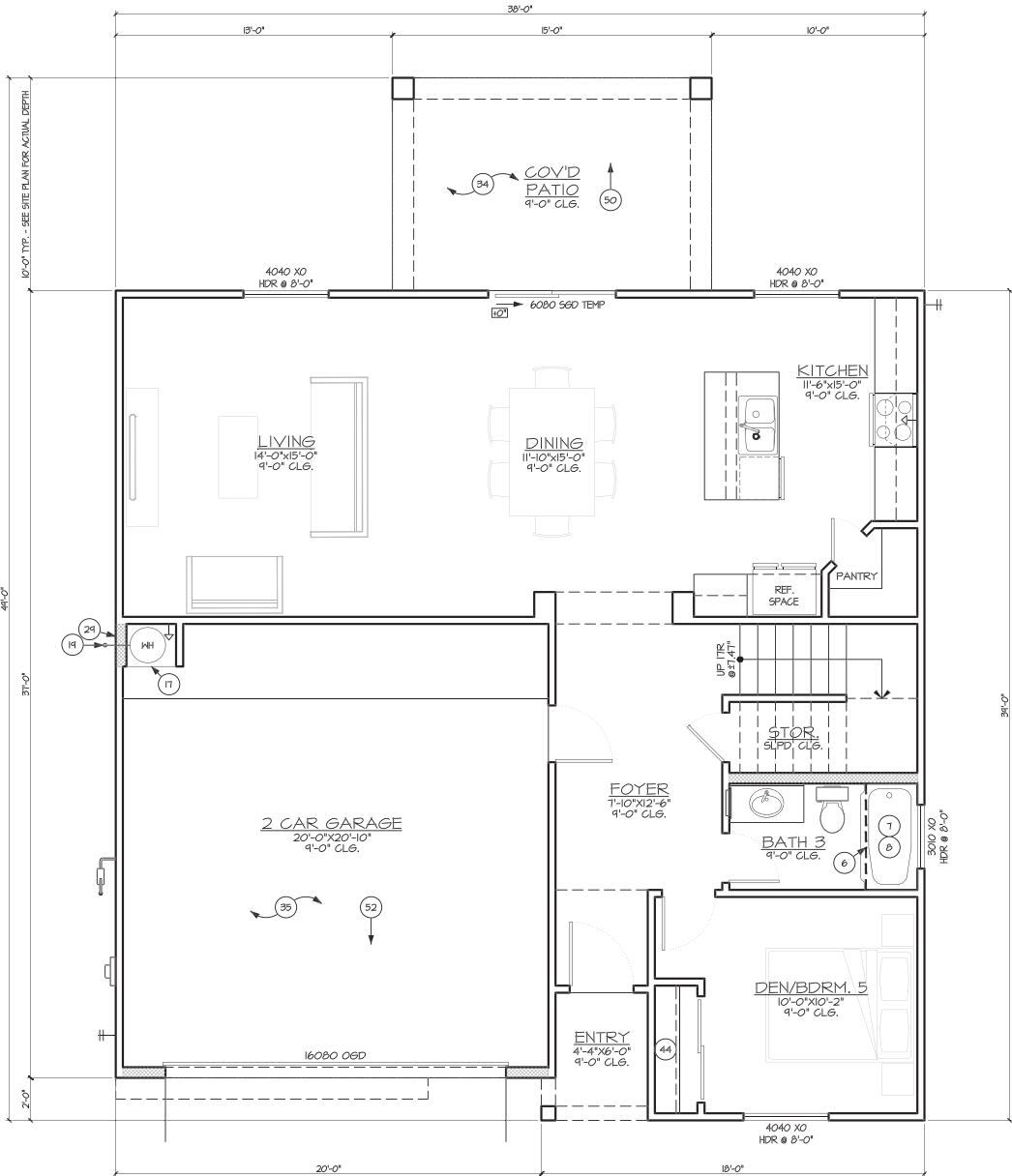
OPT. SIDE PATIO

1/4"=1'-0"



UPPER FLOOR PLAN

1/4"=1'-0"



MAIN FLOOR PLAN

1/4"=1'-0"

AREA CALC'S.	
LIVABLE AREAS:	
MAIN LIVABLE	980 SQ.FT.
UPPER LIVABLE	1,312 SQ.FT.
TOTAL LIVABLE	2,292 SQ.FT.
COVERED AREAS:	
COVERED ENTRY	27 SQ.FT.
REAR COVERED PATIO	150 SQ.FT.
GARAGE:	
2 CAR GARAGE	435 SQ.FT.
TOTAL AREA	2,904 SQ.FT.
TOTAL FOOTPRINT/ROOF AREA	1,592 SQ.FT.

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16211 North Scottsdale Road, AGA 605
Scottsdale, Arizona 85254
(602) 466-0959

2120 east southern avenue
apache junction, az 85119
studio...480.326.7543
jmdesignllc@gmail.com

FLOOR PLANS

PLOT DATE:	3-09-21
Rev.	DATE:
1	
2	
3	
4	

PLAN #
2292

SHEET NO.
A1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 1 AS SHOWN ON THE MINOR LAND DIVISION MAP OF TRACT A OF SERENE HOMES RECORDED IN BOOK 953, PAGE 1, MARICOPA COUNTY RECORDS AS CONVEYED TO CAPITAL INVESTMENTS, LLC BY DEED OF RECORD INSTRUMENT NUMBER 2017-0968329, MARICOPA COUNTY RECORDS (MCR) AND LYING WITHIN THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH POINT A SOUTHEAST CORNER THEREOF BEARS N89°36'21"E A DISTANCE OF 196.87 FEET;

THENCE ALONG THE RIGHT-OF-WAY LINE OF AN ALLEY THE FOLLOWING THREE (3) COURSES AND DISTANCES

- 1) N0°27'37"W A DISTANCE OF 354.69 FEET;
- 2) N47°57'44"E A DISTANCE OF 19.91 FEET;
- 3) S83°36'56"E A DISTANCE OF 379.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARTFORD STREET;

THENCE S0°28'41"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 134.06 FEET TO THE NORTHEAST CORNER OF LOT 2 AS SHOWN ON SAID MINOR LAND DIVISION MAP;

THENCE ALONG THE PERIMETER OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

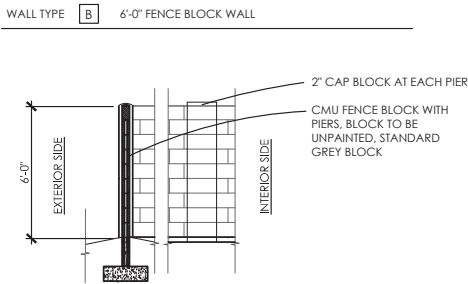
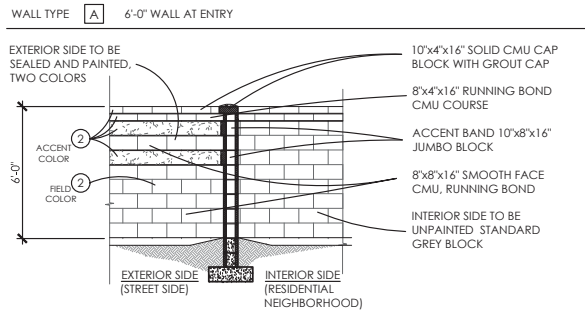
- 1) S89°29'40"W A DISTANCE OF 92.14 FEET;
- 2) S55°50'54"W A DISTANCE OF 123.79 FEET;
- 3) S0°28'41"E A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GALVESTON STREET;

THENCE S89°36'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 196.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 102,341.18 S.F. (2.3494 ACRES) OF LAND, MORE OR LESS INCLUDING ANY EASEMENTS OF RECORD.

SITE SCREEN WALL SCHEDULE

1/4" = 1'-0"



SITE SCREEN WALL NOTES

PARKING SCREEN WALLS ARE TO BE 36"/48"/72" AS OCCURS ABOVE PAVED/LANDSCAPE AREA OR HIGHEST FINISHED GRADE OF PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER

CONTRACTOR TO COORDINATE STEPPED FOOTINGS WITH CIVIL AND STRUCTURAL DRAWINGS, PROVIDE STEPS AT 2'-8" DECORATIVE PIERS.

PROVIDE WEEPS, OPENINGS IN WALLS AS REQUIRED, SEE CIVIL DRAWINGS

ALL CELLS BELOW GRADE TO BE GROUTED SOLID

SEE PLANS, CIVIL AND STRUCTURAL FOR STEPS, FOOTINGS, ETC.

1 site screen wall schedule
scale: 1/4" = 1'-0"

A1.2

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august 21, 2020
schematic design
august 31, 2020
design development
september 04, 2020
city submittal



serene homes
620 n. hartford street,
chandler, arizona



FINN architects, llc

1810 west loemann drive, queen creek, arizona 85142

finnarchitects.com
(480-206-8229)

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august 21, 2020
schematic design
august 31, 2020
design development

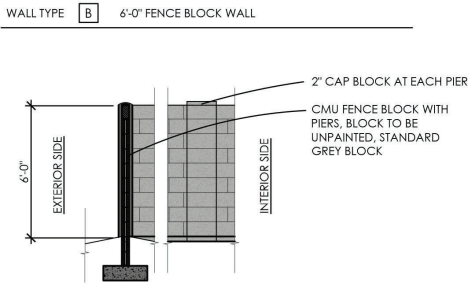
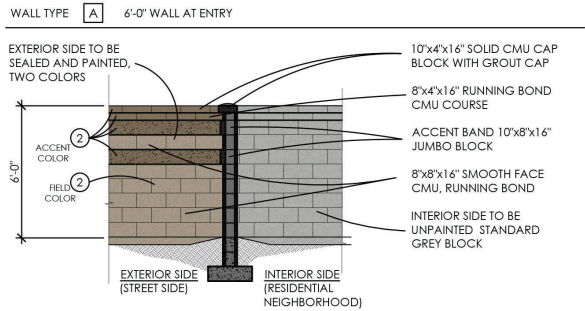


serene homes
620 n. hartford street,
chandler, arizona



SITE SCREEN WALL SCHEDULE

1/4" = 1'-0"



SITE SCREEN WALL NOTES

PARKING SCREEN WALLS ARE TO BE 36"/48"/72" AS OCCURS ABOVE PAVED/LANDSCAPE AREA OR HIGHEST FINISHED GRADE OF PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER

CONTRACTOR TO COORDINATE STEPPED FOOTINGS WITH CIVIL AND STRUCTURAL DRAWINGS, PROVIDE STEPS AT 2'-8" DECORATIVE PIERS.

PROVIDE WEEPS, OPENINGS IN WALLS AS REQUIRED, SEE CIVIL DRAWINGS

ALL CELLS BELOW GRADE TO BE GROUTED SOLID

SEE PLANS, CIVIL AND STRUCTURAL FOR STEPS, FOOTINGS, ETC.

1 site screen wall schedule
scale: 1/4" = 1'-0"

SERENE ESTATES

COLOR SELECTION CHART

ROOF: EAGLE (OR SIMILAR)

ORIGINAL: SEPTEMBER 21, 2020

PAINT: SHERWIN WILLIAMS (OR SIMILAR)

STONE: CORONADO (OR SIMILAR)

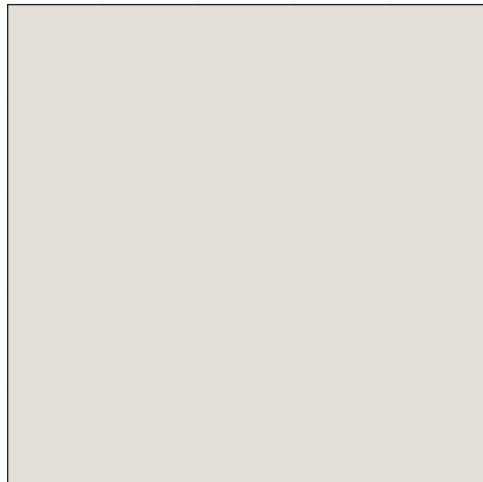
	SCHEMES 1-3 'A' CONTEMPORARY			SCHEMES 4-6 'B' FARMHOUSE		
SCHEME #	1	2	3	4	5	6
BASE STUCCO	SW 7670 GRAY SHINGLE	SW 7757 HIGH REFLECTIVE WHITE	SW 7627 WHITE HERON	SW 6003 PROPER GRAY	SW 7658 GRAY CLOUDS	SW7669 SUMMIT GRAY
POPOUTS, RECESSES, HEADERS, BEAMS	SW7028 INCREDIBLE WHITE	SW 9170 ACIER	SW 7505 MANOR HOUSE	SW 7019 GAUNTLET GRAY	SW7566 WESTHIGHLAND WHITE	SW7674 PEPPERCORN
FASCIA, EAVES, GARAGE	SW7625 MOUNT ETNA	SW 7048 URBANE BRONZE	SW 7505 MANOR HOUSE	SW 7019 GAUNTLET GRAY	SW7566 WESTHIGHLAND WHITE	SW7674 PEPPERCORN
SIDING	N/A	N/A	N/A	SW 7665 WALL STREET	SW7566 WESTHIGHLAND WHITE	SW7674 PEPPERCORN
SHUTTERS	N/A	N/A	N/A	SW7615 SEA SERPENT	SW6251 OUTERSPACE	SW2837 AURORA BROWN
FRONT ENTRY DOOR	SW7625 MOUNT ETNA	SW 6515 LEISURE BLUE	SW 2803 ROOKWOOD TERRA COTTA	SW7615 SEA SERPENT	SW6251 OUTERSPACE	SW2837 AURORA BROWN
TILE ROOF	4503 SIERRA MADRE	4595 DARK CHARCOAL	4503 SIERRA MADRE	5699 CHARCOAL RANGE	5503 SIERRA MADRE	5503 SIERRA MADRE
BRICK	N/A	N/A	N/A	WIRECUT WOLF GRAY	WIRECUT WOLF GRAY	WIRECUT WOLF GRAY
WINDOW FRAMES	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE



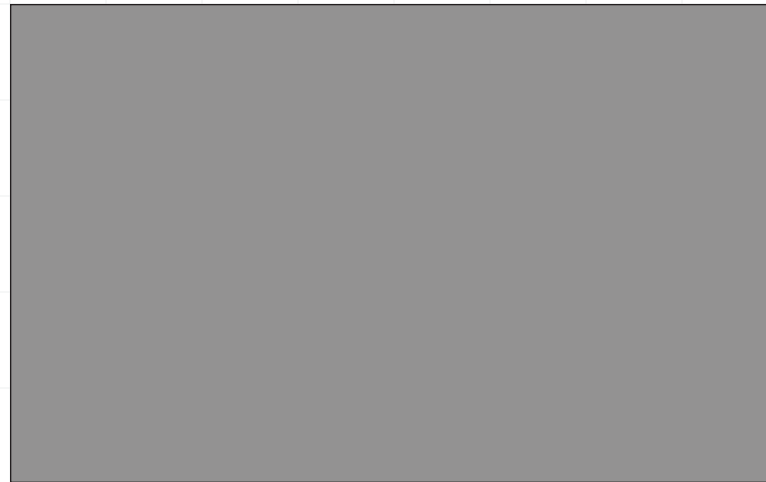
ENTRY DOOR



ROOFING



POPOUTS, RECESSES,
HEADERS, BEAMS



BASE STUCCO
COLOR



FASCIA, EAVES, GARAGE

SERENE ESTATES

Chandler, Arizona

MOUNTAIN TOP BUILDERS, LLC

09/21/20

For exact color refer to manufacturer actual samples.

SCHEME 1

'A' Elevations Only
Contemporary



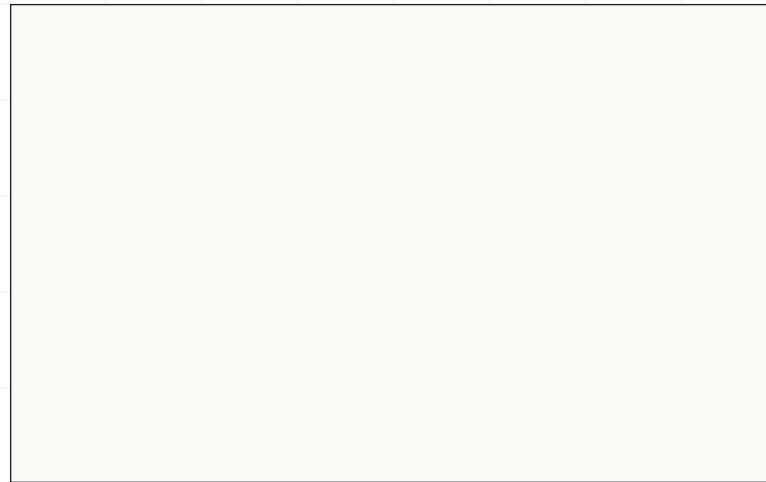
ENTRY DOOR



ROOFING



POPOUTS, RECESSES,
HEADERS, BEAMS



BASE STUCCO
COLOR



FASCIA, EAVES, GARAGE

SERENE ESTATES

Chandler, Arizona

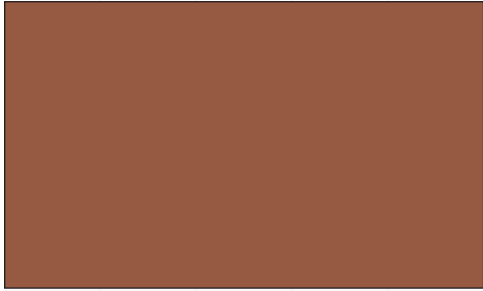
MOUNTAIN TOP BUILDERS, LLC

09/21/20

For exact color refer to manufacturer actual samples.

SCHEME 2

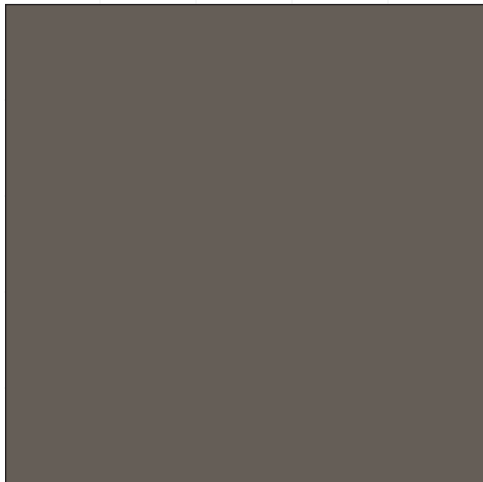
'A' Elevations Only
Contemporary



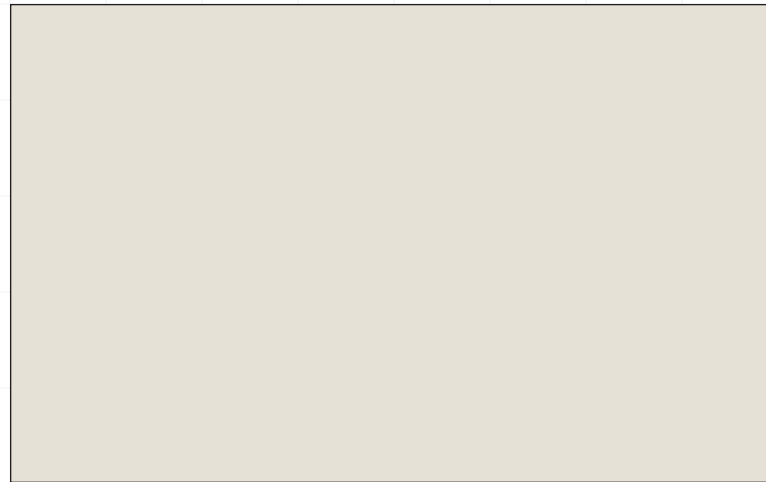
ENTRY DOOR



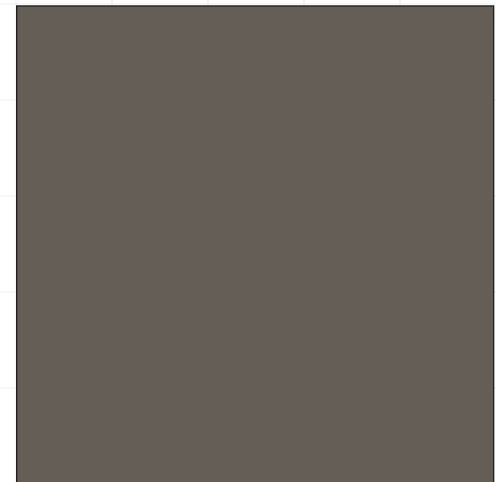
ROOFING



POPOUTS, RECESSES,
HEADERS, BEAMS



BASE STUCCO
COLOR



FASCIA, EAVES, GARAGE

SERENE ESTATES

Chandler, Arizona

MOUNTAIN TOP BUILDERS, LLC

09/21/20

For exact color refer to manufacturer actual samples.

SCHEME 3

'A' Elevations Only
Contemporary



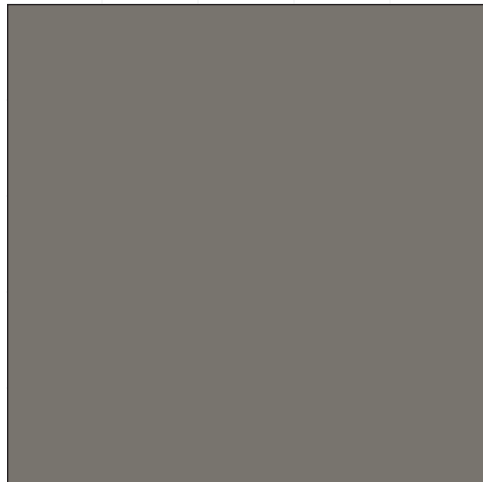
ENTRY DOOR, SHUTTERS



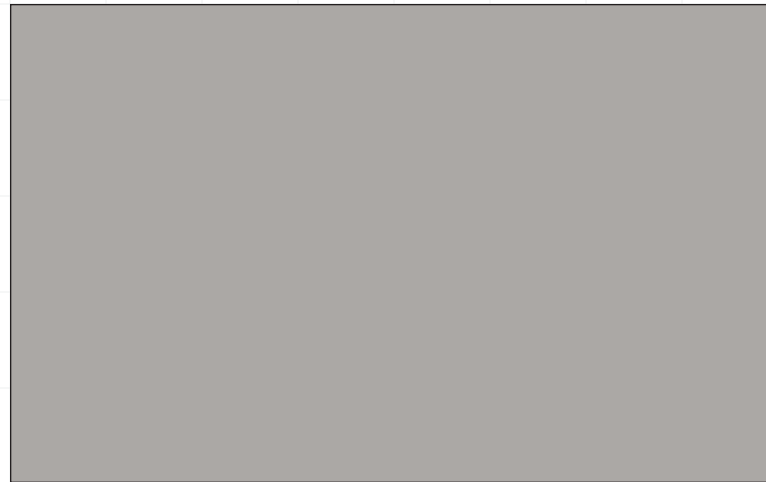
ROOFING



SIDING



POPOUTS, FASCIA, EAVES,
GARAGE, HEADERS, BEAMS



BASE STUCCO
COLOR



BRICK

SERENE ESTATES

Chandler, Arizona
MOUNTAIN TOP BUILDERS, LLC
09/21/20

For exact color refer to manufacturer actual samples.

SCHEME 4

'B' Elevations Only
Farmhouse



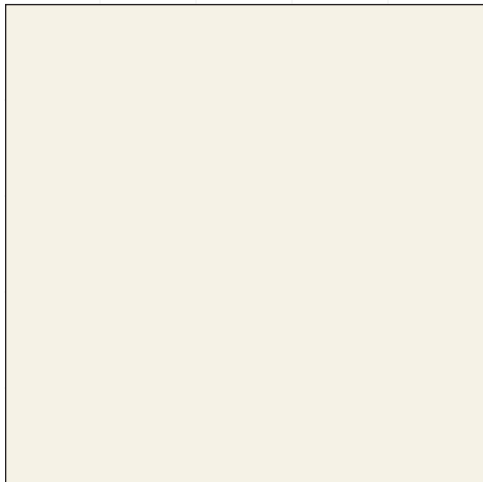
ENTRY DOOR, SHUTTERS



ROOFING



SIDING



POPOUTS, FASCIA, EAVES,
GARAGE, HEADERS, BEAMS



BASE STUCCO
COLOR



BRICK

SERENE ESTATES

Chandler, Arizona

MOUNTAIN TOP BUILDERS, LLC

09/21/20

For exact color refer to manufacturer actual samples.

SCHEME 5

'B' Elevations Only
Farmhouse



ENTRY DOOR, SHUTTERS



ROOFING



SIDING



POPOUTS, FASCIA, EAVES,
GARAGE, HEADERS, BEAMS



BASE STUCCO
COLOR



BRICK

SERENE ESTATES

Chandler, Arizona

MOUNTAIN TOP BUILDERS, LLC

09/21/20

For exact color refer to manufacturer actual samples.

SCHEME 6

'B' Elevations Only
Farmhouse

the architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build agreement for the exclusive use of FINN architects, llc. any other use or release of these drawings may result in civil damages.

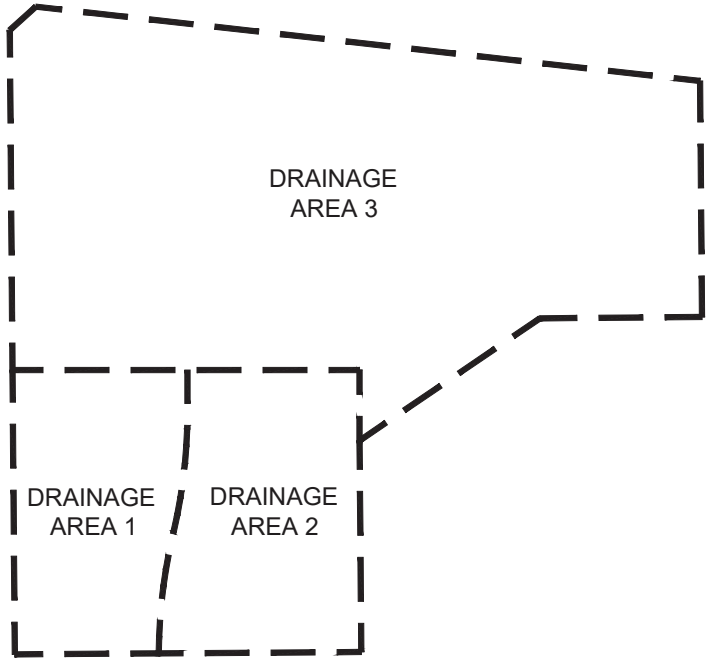
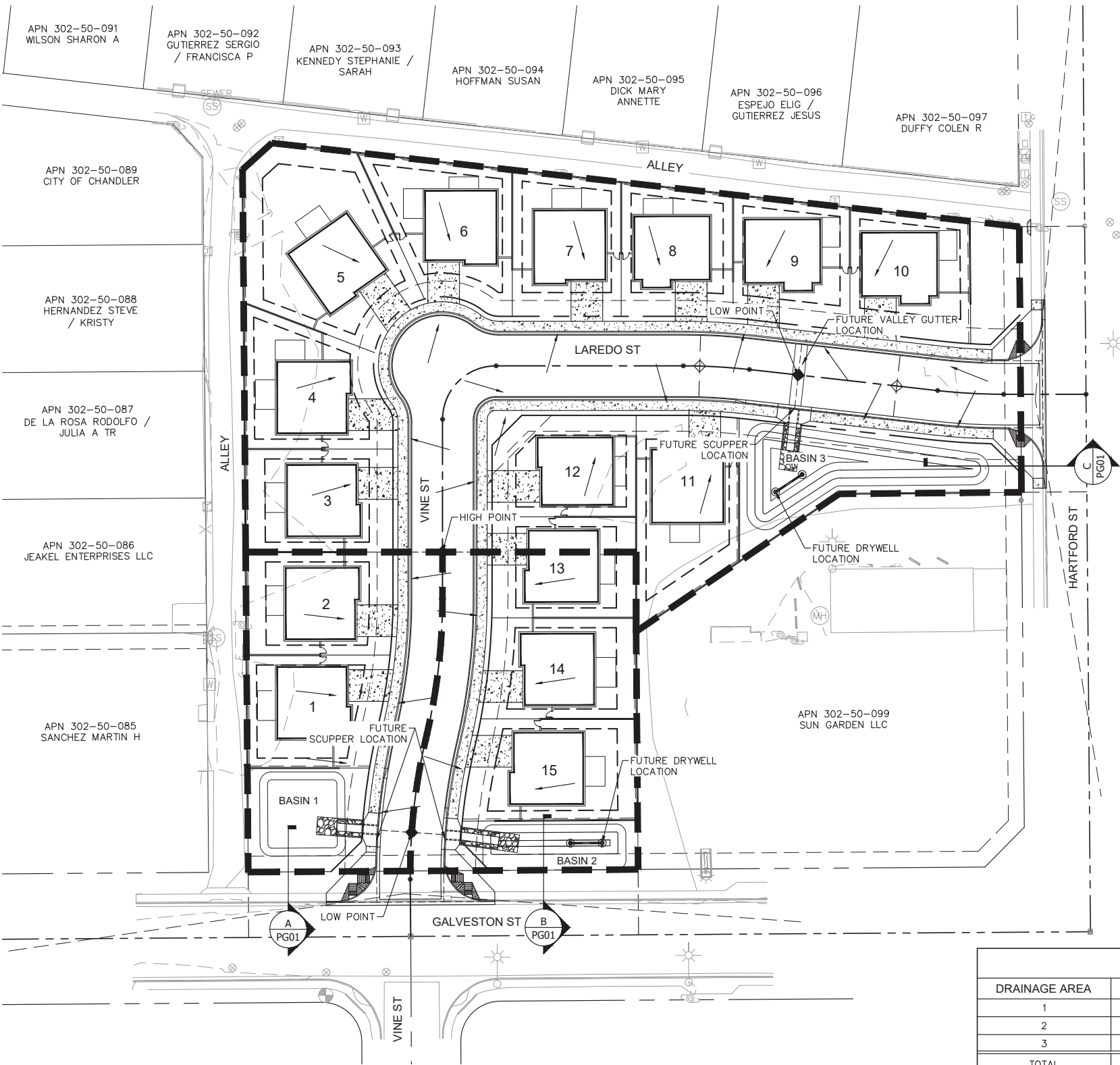
this plan/site plan has been prepared without the benefit of a survey, depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. all design shown here is strictly conceptual.

august 21, 2020
schematic design
august 31, 2020
design development



serene estates
preliminary grading exhibit
620 n. hartford street,
chandler, arizona

PRELIMINARY FOR
BIDDING PROPOSES
ONLY.
NOT FOR CONSTRUCTION



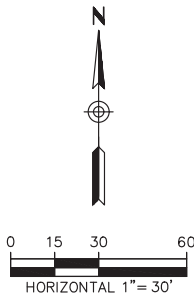
KEY MAP

RETENTION CALCULATIONS:

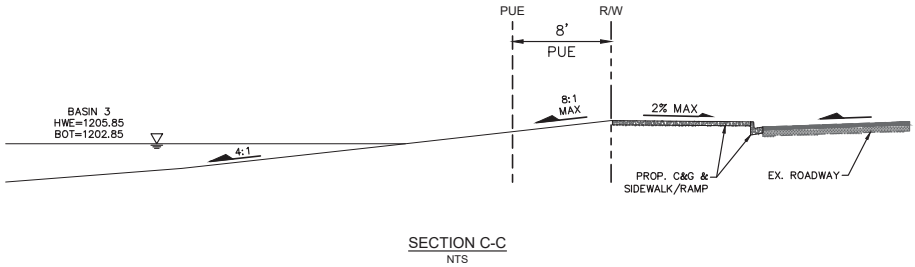
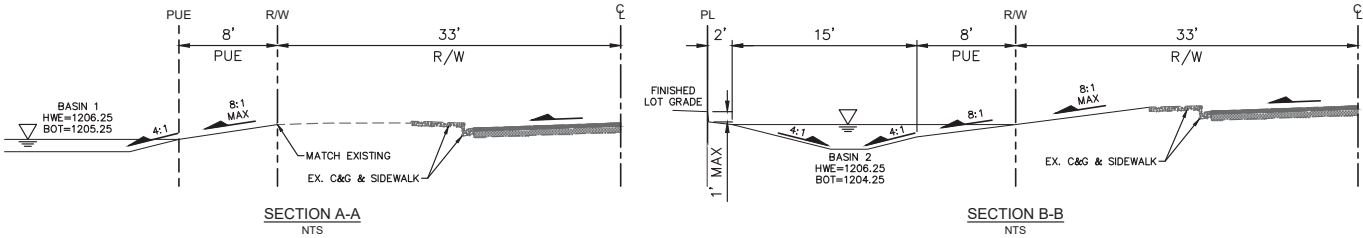
THIS PROJECT FALLS WITHIN THE GALVESTON BASIN AREA FOR THE CITY OF CHANDLER. AS SUCH, THE RAINFALL INTENSITY IS GIVEN BY C.O.C. TDM3 TABLE 6.8 TO BE 1.2". THE REQUIRED RETENTION VOLUME WAS DERIVED AS SHOWN IN THE CALCULATIONS BELOW.

$$V_R = C \frac{P}{12} A = 7,676 \text{ CF (10\% INCREASE} = 8,443 \text{ CF)}$$

$C = 0.75$
 $P = 1.20"$
 $A = 102,341 \text{ SF}$
 $V_P = 9,065 \text{ CF}$



RETENTION BASIN TABLE				
DRAINAGE AREA	AREA	VOLUME REQUIRED	BASIN DEPTH	VOLUME PROVIDED
1	14,815 SF	1,222 CF	1'	1,495 CF
2	16,861 SF	1,391 CF	2'	1,611 CF
3	70,665 SF	5,830 CF	3'	5,960 CF
TOTAL	102,341 SF	8,443 CF		9,065 CF



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this plan/site plan has been prepared without the benefit of a survey, depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. all design shown here is strictly conceptual.

august 21, 2020
schematic design
august 31, 2020
design development

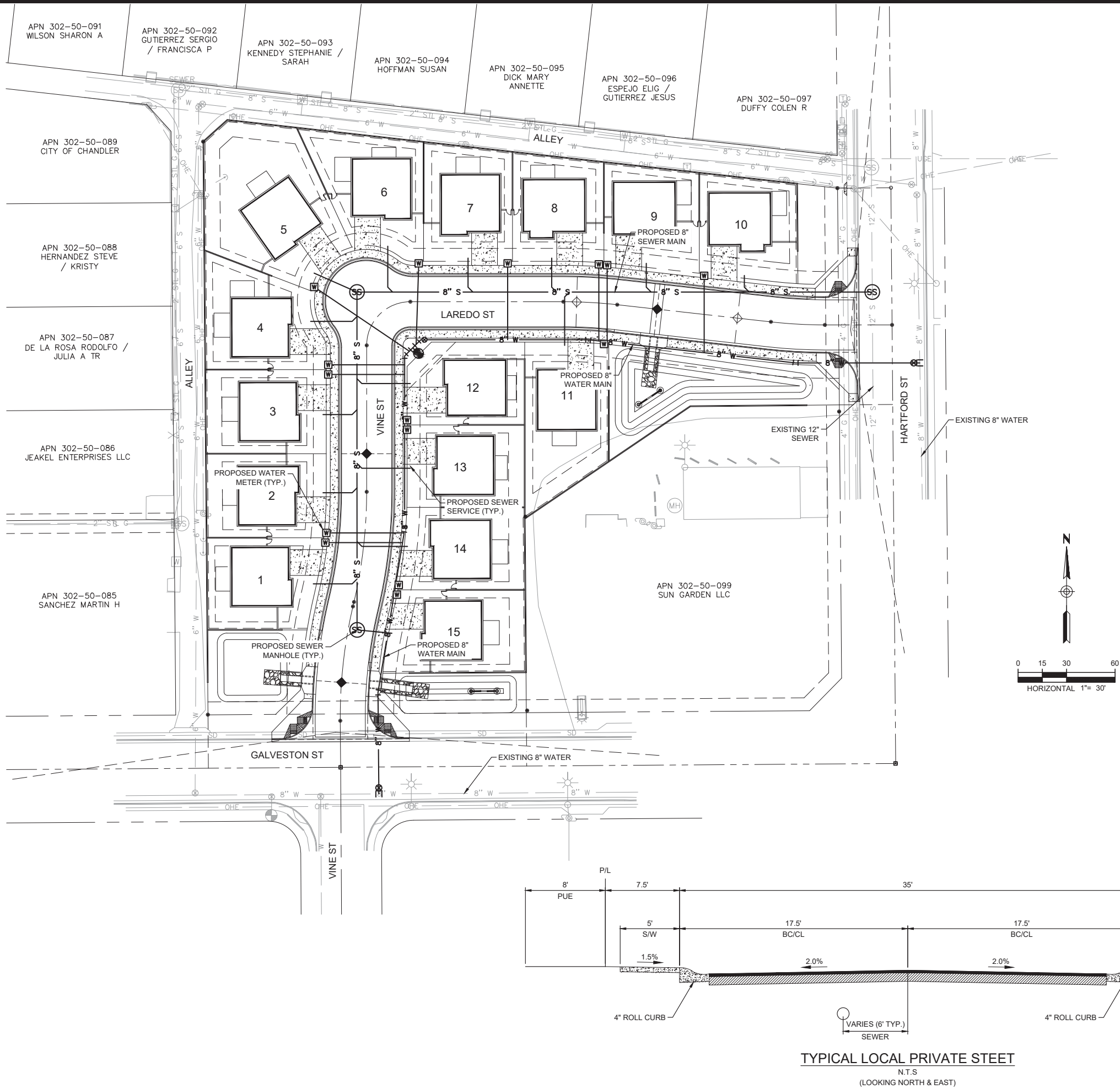


serene estates
preliminary utility exhibit
620 n. hartford street,
chandler, arizona

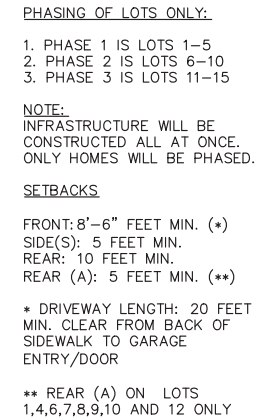
PRELIMINARY FOR
BIDDING PROPOSES
ONLY.
NOT FOR CONSTRUCTION

LEGEND

- TAPPING SLEEVE AND VALVE
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE



	EXISTING FENCE	
	EXISTING STORM DRAIN	
	EXISTING IRRIGATION PIPE	
	EXISTING OVERHEAD ELECTRIC	
	EXISTING WATER LINE	
	EXISTING SEWER LINE	
	EXISTING STORM DRAIN	
	EXISTING TELEPHONE SERVICE	
	EXISTING CABLE SERVICE	
	EXISTING UNDERGROUND ELECTRIC	
	EXISTING GAS LINE	
	EXISTING POWER POLE	
	EXISTING SIGN	
	EXISTING JUNCTION BOX	
	EXISTING WATER METER	
	EXISTING SEWER MANHOLE	
	EXISTING STORM DRAIN MANHOLE	
	EXISTING FIRE HYDRANT	
	EXISTING WATER VALVE	
	EXISTING LIGHT	
	EXISTING OVERHEAD LIGHT	
	HANDHOLE	
	BRASS CAP/ALUMINUM CAP	



A PARCEL OF LAND BEING ALL OF LOT 1 AS SHOWN ON THE MINOR LAND DIVISION MAP OF TRACT A OF SERENE HOMES RECORDED IN BOOK 953, PAGE 1, MARICOPA COUNTY RECORDS AS CONVEYED TO CAPITAL INVESTMENTS, LLC BY DEED OF RECORD INSTRUMENT NUMBER 2017-0968329, MARICOPA COUNTY RECORDS (MCR) AND LYING WITHIN THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 FROM WHICH POINT A SOUTHEAST CORNER THEREOF BEARS N89°36'21"E A DISTANCE OF 196.87 FEET;

THENCE ALONG THE RIGHT-OF-WAY LINE OF AN ALLEY THE FOLLOWING THREE (3) COURSES AND DISTANCES

- 1) N0°27'37"W A DISTANCE OF 354.69 FEET;
- 2) N47°57'44"E A DISTANCE OF 19.91 FEET;
- 3) S83°36'56"E A DISTANCE OF 379.74 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARTFORD STREET;

THENCE S0°28'41"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 134.06 FEET TO THE NORTHEAST CORNER OF LOT 2 AS SHOWN ON SAID MINOR LAND DIVISION MAP;

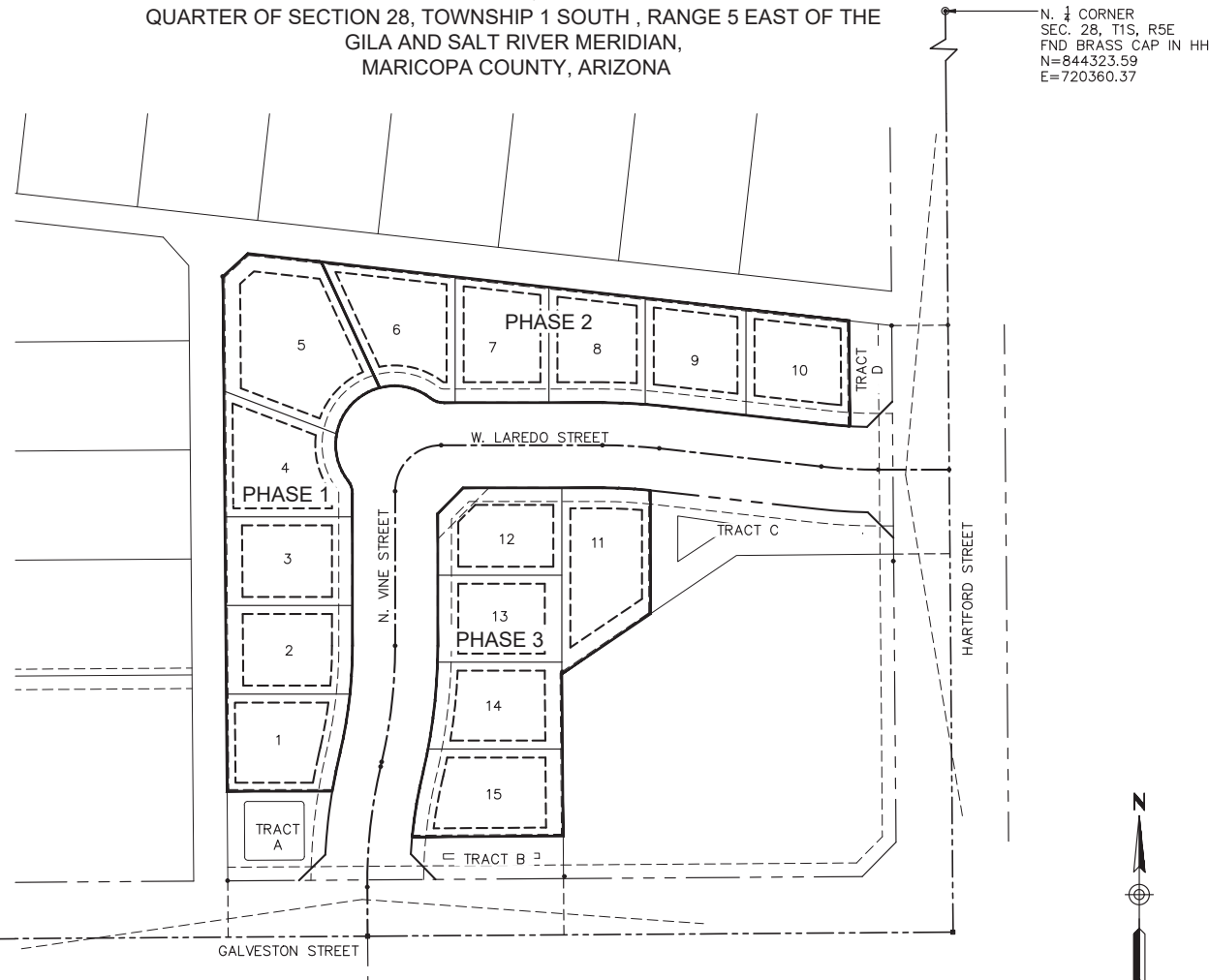
THENCE ALONG THE PERIMETER OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S89°29'40"W A DISTANCE OF 92.14 FEET;
- 2) S55°50'54"W A DISTANCE OF 123.79 FEET;
- 3) S0°28'41"E A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY GALVESTON STREET;

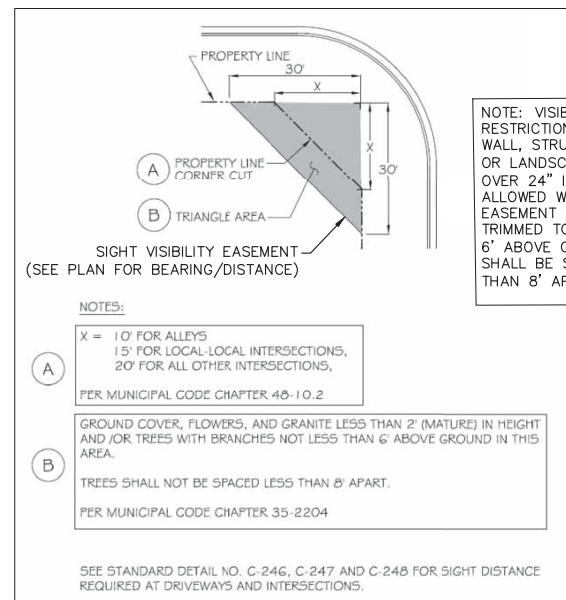
THENCE S89°36'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 196.87 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 102,341.18 S.F. (2.3494 ACRES) OF LAND, MORE OR LESS INCLUDING ANY EASEMENTS OF RECORD.

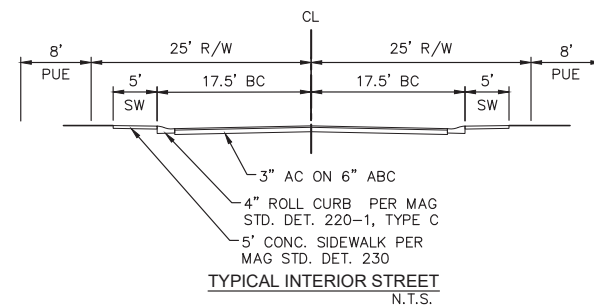
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH , RANGE 5 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



SHEET INDEX MAP
SCALE: 1"=50'



SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.



TYPICAL INTERIOR STREET
N.T.S.

1. 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.
2. THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

CAPITAL INVESTMENTS, LLC
OWNER: BLAKE JENSEN AND ROB HENKEL
ATTN: KELLY JENSEN
2857 E. SANDY COURT
GILBERT, ARIZONA 85297
PHONE: 480-459-0353
KJSELLSAZ@GMAIL.COM

RITOCH-POWELL & ASSOCIATES
63 E MAIN ST, STE 502
MESA, AZ 85201
PHONE: 480-539-7497
ENGINEER: JOHN CATT, PE
PROJECT MGR: JOHN CATT, PE
EMAIL: JCATT@RPAENG.COM

GROSS AREA	102,341.18 SF	2.349 AC
NET AREA	74,123.22 SF	1.702 AC
AREA OF TRACTS	12,004.88 SF	0.276 AC
AREA OF ROW	28,217.96 SF	0.648 AC
AREA OF LOTS	62,118.34 SF	1.426 AC
TOTAL NUMBER OF LOTS	15	
AVERAGE AREA PER LOT	4,141.22 SF	0.095 AC
EXISTING ZONING	C-1	
MINIMUM LOT AREA	3612.83 SF	0.083 AC

TRACT NAME	AREA(SF)	AREA (AC)	USE
TRACT A	3,063.88	0.070	DRAINAGE, LANDSCAPE, AND OPEN SPACE
TRACT B	2,237.86	0.051	DRAINAGE, LANDSCAPE, AND OPEN SPACE
TRACT C	5,181.61	0.119	DRAINAGE, LANDSCAPE, AND OPEN SPACE
TRACT D	1,521.53	0.035	LANDSCAPE, AND OPEN SPACE

SEWER	CITY OF CHANDLER
WATER	CITY OF CHANDLER
GAS	SOUTHWEST GAS
ELECTRICITY	APS
TELEPHONE	CENTURYLINK
POLICE	CITY OF CHANDLER
FIRE	CHANDLER FIRE DEPARTMENT
SOLID WASTE	CITY OF CHANDLER

BENCHMARK NO.1 - COC BM#28A
SECTION 28, T1S, R5E, CITY OF CHANDLER BRASS CAP FLUSH AT THE INTERSECTION OF MONTEREY ST. AND IOWA ST.; ONE HALF MILE NORTH OF CHANDLER BLVD. AND 2100' WEST OF ARIZONA AVE.
(NAVD88) ELEVATION=1208.30

SECTION 29, T1S, R5E, 3" CITY OF CHANDLER BRASS CAP IN
CONCRETE FLUSH BETWEEN CHANDLER BLVD. AND RAY RD.;
510' WEST OF ALMA SCHOOL RD AT INTERSECTION OF
CHIPPEWA ST AND GALVESTON ST
(NAVD88) ELEVATION=1202.43

FOR THIS PROJECT IS N00°13'19"W FOR THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM AN PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 669, PAGE 47, MARICOPA COUNTY RECORDS.

PER FEMA FLOOD INSURANCE RATE MAP NO. 04013C2730M, DATED NOVEMBER 4, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH 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.

THIS PROJECT FALLS WITHIN THE GALVESTON BASIN AREA FOR THE CITY OF CHANDLER, AS SUCH, THE RAINFALL INTENSITY IS GIVEN BY C.O.C. TDM3 TABLE 6.8 TO BE 1.2". THE REQUIRED RETENTION VOLUME WAS DERIVED AS SHOWN IN THE CALCULATIONS BELOW.

$V_R = C \times P / 12 \times A = 7,676 \text{ CF}$ (10% INCREASE = 8,443 CF)
 WHERE: $C = 0.75$
 $P = 1.20''$
 $A = 102,341 \text{ SF}$
 $V_P = 9.065 \text{ CF}$

[illegible]

RPA **RITICH-POWELL**
& Associates
 602-263-1177
www.ritichpowell.com



SERENE ESTATES SUBDIVISION

PRELIMINARY PLAT

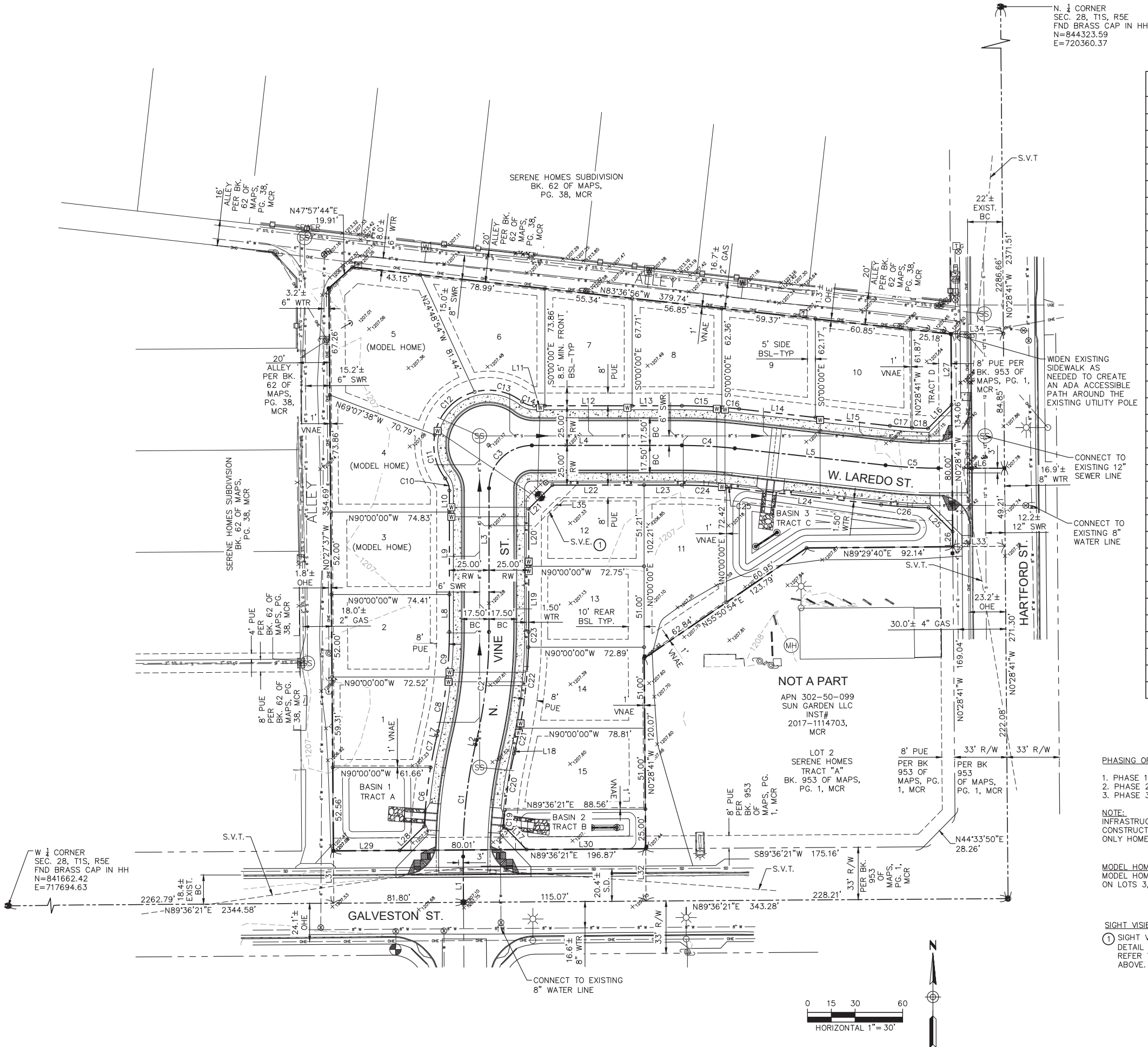
COVER SHEET

CHANDLER, ARIZONA

MARICOPA COUNTY

DWG.	JOB NO.:	220076
PP01	DESIGN BY:	JB
	DRAWN BY:	JB
	CHECKED:	JC
	DATE:	3/10/21

COC LOG NO. PLT20-0039



N. 1/4 CORNER
SEC. 28, T1S, R5E
FND BRASS CAP IN HH
N=844323.59
E=720360.37

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°28'34"E	28.81'
L2	S13°07'58"W	2.84'
L3	S0°00'00"E	90.61'
L4	N90°00'00"E	94.57'
L5	S83°37'02"E	95.65'
L6	N90°00'00"W	41.59'
L7	S13°07'58"W	2.84'
L8	N0°00'00"E	23.61'
L9	N0°00'00"E	52.00'
L10	N0°00'00"E	13.56'
L11	N90°00'00"E	6.77'
L12	N90°00'00"E	55.00'
L13	N90°00'00"E	31.36'
L14	S83°37'02"E	48.31'
L15	S83°37'02"E	47.34'
L16	N44°54'54"E	21.07'
L17	S44°11'51"E	20.78'
L18	S13°07'58"W	2.84'
L19	N0°00'00"E	41.40'
L20	N0°00'00"E	36.21'
L21	N45°00'00"E	21.21'
L22	N90°00'00"E	57.75'
L23	N90°00'00"E	23.82'
L24	S83°37'02"E	95.65'
L25	S45°07'38"E	21.34'
L26	N0°28'41"W	9.48'
L27	N0°28'41"W	44.57'
L28	N45°35'05"E	21.59'
L29	N89°36'21"E	41.78'
L30	N89°36'21"E	75.08'
L31	S0°23'39"W	33.00'
L32	N0°23'39"W	33.00'
L33	S89°31'26"W	33.00'
L34	N89°31'19"E	33.00'
L35	N45°00'00"E	42.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°36'32"	300.00'	71.26'
C2	13°07'58"	300.00'	68.76'
C3	90°00'00"	27.00'	42.41'
C4	6°22'58"	300.00'	33.42'
C5	6°22'58"	300.00'	33.42'
C6	6°35'41"	325.00'	37.41'
C7	3°37'18"	325.00'	20.54'
C8	7°12'24"	275.00'	34.59'
C9	5°55'34"	275.00'	28.44'
C10	37°46'54"	12.50'	8.24'
C11	48°16'08"	34.50'	29.06'
C12	64°48'40"	34.50'	39.03'
C13	52°29'01"	34.50'	31.60'
C14	37°46'54"	12.50'	8.24'
C15	4°26'13"	325.00'	25.17'
C16	1°56'45"	325.00'	11.04'
C17	2°55'02"	275.00'	14.00'
C18	2°05'11"	275.00'	10.01'
C19	2°05'29"	275.00'	10.04'
C20	7°31'20"	275.00'	36.10'
C21	2°23'10"	325.00'	13.53'
C22	9°03'13"	325.00'	51.36'
C23	1°41'36"	325.00'	9.60'
C24	5°52'53"	275.00'	28.23'
C25	0°30'05"	275.00'	2.41'
C26	5°17'22"	325.00'	30.00'

LOT AREA		
TRACT OR LOT #	AREA (SF)	AREA (AC)
R/W	28217.96	0.6480
A	3063.89	0.0703
B	2237.86	0.0514
C	5181.61	0.1190
D	1521.53	0.0349
1	3847.91	0.0883
2	3844.59	0.0883
3	3880.20	0.0891
4	4253.50	0.0976
5	6748.70	0.1549
6	4332.35	0.0995
7	3893.17	0.0894
8	3655.06	0.0839
9	3668.74	0.0842
10	3774.08	0.0866
11	4744.64	0.1089
12	3612.83	0.0829
13	3710.53	0.0852
14	3832.46	0.0880
15	4319.58	0.0992
TOTAL	102341.18	2.3494

PHASING OF LOTS ONLY:

1. PHASE 1 IS LOTS 1-5
2. PHASE 2 IS LOTS 6-10
3. PHASE 3 IS LOTS 11-15

NOTE:
INFRASTRUCTURE WILL BE
CONSTRUCTED ALL AT ONCE.
ONLY HOMES WILL BE PHASED.

MODEL HOMES:
MODEL HOMES WILL BE LOCATED
ON LOTS 3, 4 AND 5.

SIGHT VISIBILITY EASEMENTS

- ① SIGHT VISIBILITY EASEMENT PER
DETAIL ON SHEET PP01 (1 OF 2).
REFER TO L35 IN LINE TABLE
ABOVE.

REVISION

NO.	DATE	BY

RITOCH-POWELL
& Associates

602-263-1177

www.ritochpowell.com

57420

JOHN W. CATT

ARIZONA, U.S.A.

EXPIRES 06/30/2023

SERENE ESTATES SUBDIVISION

PRELIMINARY PLAT

PRELIMINARY PLAT SHEET

DWG. JOB NO. 220076

DESIGN BY: JB

DRAWN BY: JB

CHECKED: JC

DATE: 3/10/21

PP02

SHEET 02

OF

MARICOPA COUNTY

CHANDLER, ARIZONA

COC LOG NO. PLT20-0039

