NEW VILLAGE HOMES

OCTOBER 2021

THE VILLAGE AT HAMILTON LANDING

**SWC of McQueen Road and Willis Road,
Chandler, Maricopa County, Arizona.**



PLANNED AREA DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN
PRELIMINARY PLAT

Bowman CONSULTING

SUBMITTED BY:
BOWMAN CONSULTING GROUP, LTD.
2420 S. POWER ROAD, SUITE 105
MESA, ARIZONA 85209
PHONE: 480.267.9978
www.bowmanconsulting.com

TABLE OF CONTENTS

I. INTRODUCTION 1
II. SURROUNDING AREA AND EXISTING ZONING 1
III. AREA PLANS 1
IV. PROPOSED PAD AND PDP 2
- A. DEVELOPMENT STANDARDS 3
- B. SUBDIVISION DIVERSITY ELEMENTS 4
- C. LANDSCAPING AND OPEN SPACES 4
- D. ENTRY MONUMENTATION AND THEME WALLS 5
- E. SINGLE-FAMILY HOUSING PRODUCT 6
- F. PARKING PROVISIONS 6
- G. CIRCULATION 7
- H. PHASING 7

V. MISCELLANEOUS 7
- A. GRADING AND DRAINAGE 7
- B. UTILITIES 7
- C. TRASH 7
- D. HOMEOWNERS ASSOCIATION 8

VI. PRELIMINARY PLAT 8
VII. PROJECT TEAM 9
VIII. CONCLUSION 10

Exhibits

Exhibit 1: Aerial Vicinity Map
Exhibit 2: Overall Site Plan
Exhibit 3: Community Entry and Dog Park
Exhibit 4: Entry and Ramada Elevations
Exhibit 5: Wall Plan and Wall Details
Exhibit 6: Planting Plans
Exhibit 7: Preliminary Development Plan
Exhibit 8: Conceptual Elevations
Exhibit 9: Floor Plans
Exhibit 10: Typical Plot Plans
Exhibit 11: Paint and Materials Board
Exhibit 12: Trash Collection Exhibit
Exhibit 13: Preliminary Plat
Exhibit 14: Preliminary Grading Plan

I. INTRODUCTION

Building off the success of similar developments throughout Chandler, New Village Homes is excited to bring The Village at Hamilton Landing, a proposed 36-lot single-family residential development, to the City. Located at the southwest corner of McQueen Road and Willis Road, The Village at Hamilton Landing brings a unique housing product that is not currently available in the area. The homes are single-story, townhome units that have a one-car garage and are attached to adjacent units. The Project site is currently a small agricultural field as well as vacant remnant parcels from the ADOT Loop 202 freeway. The 7.32 gross acre (5.80 net acre) site will be developed as a 36-lot single-family development with a density of 6.21 du/net acre. This request is to amend the site's zoning from AG-1 and County RU-43 to Planned Area Development (PAD) Single-Family Residential and to approve the proposed Preliminary Development Plan (PDP) and preliminary plat for the subject parcel. With the vicinity to the Loop 202 and the roadway buffers on the north and the east, the proposed single-family use provides for a great use for a parcel of land that has remained undeveloped since the Loop 202 freeway was constructed.

II. SURROUNDING AREA AND EXISTING ZONING

The Site is bounded by the Loop 202 San Tan Freeway to the south, vacant ADOT parcels to the west, Willis Road to the north with large residential lots north of Willis Road and McQueen Road to the east. **See Exhibit 1: Aerial Vicinity Map.**

This PAD/PDP and preliminary plat request is preceded by an application to annex the western portion of the site and the majority of the Willis Road right-of-way into the City of Chandler with a zoning designation of AG-1. The eastern portion of the site that is already within the City has an existing zoning of AG-1. The proposed use is compatible with the surrounding land uses. As previously mentioned, no other developments directly touch the subject property. The large residential lots to the north, which are zoned AG-1 and SF-33 are separated from the Project by Willis Road and a historical raised irrigation canal. Northwest of the site, the Arizona Reflections Unit 3 Subdivision is Zoned PAD Single-Family. However, it does not directly touch the Project as it is separated from the project by an ADOT accessway as well as a large landscape tract. East of the project is McQueen Road. West and south of the site is the Loop 202 San Tan Freeway.

III. AREA PLANS

The site is designated on the City of Chandler's General Plan as Neighborhood. The proposed use is compatible with the Neighborhood designation as the predominant land use in this category is residential. The proposed development falls into the Medium-density residential category of the General Plan. The General Plan states that medium-density residential is appropriate along arterial roads and freeway corridors.

Additionally, the Project is within the Chandler Airpark Area plan. The Chandler Airpark Area Plan will designate the site as Low Medium Density Residential (3.6-8 DU/acre). The site meets the Area Plan.

The Project was designed to fit into the surroundings and have a minimal impact as on adjacent developments. The entire project will feature only single-story single-family lots. Also, the site does not directly touch any of the surrounding developments. Willis Road and an ADOT access way separates the Project from the neighboring developments to the north and northwest. A twenty-foot landscape strip will run parallel along the south side of Willis Road, providing a beautiful street scene as well a larger buffer from the developments to the north. An existing sound wall to the south of the project and a drainage canal provide a sound barrier from the Loop 202 Freeway. With the buffers from the surrounding developments, the proposed use is appropriate for the location.

IV. PROPOSED PAD AND PDP

This proposed PAD request is to change the zoning to allow 36 single-family residential lots for a net overall project density of 6.21 du/ac. The proposed neighborhood will be a great addition to the community. The proposed layout for this site will provide a well thought out community that incorporates community open spaces, recreational amenities, and a visual cohesiveness of landscape and architectural elements that create a high-quality residential neighborhood.

The site's only resident access point will be off Willis Road. The access for the site will be located on the western side of the site. A secondary fire access entry will be located north of the proposed cul-de-sac on the eastern side of the project. At the main entry, residents and visitors will enter the site on a beautifully landscaped, tree-lined street made up of stamped asphalt, passing by a themed entry monument displaying the name of the community as well as entry trellis structures on both sides to the road. Well-distributed open space areas will feature amenities that allow for residents to play, gather, and socialize. **See Exhibit 2: Overall Site Plan.**

The Village at Hamilton Landing is proposed to be developed with 36 lots on 5.80 net acres, resulting in a density of 6.21 du/net acre. The project has 2.34 acres of common open space, comprising 40.3% of the project area. Each townhome unit will also have a garage, private driveway, front yard, front porch, and back yard. The project will have private internal streets. The entrance to the community will feature a tree lined street, stamped asphalt in the street, entry trellis structures, and a decorative entry monument that will provide residents and visitors with a sense of arrival into the community. **See Exhibit 7: Preliminary Development Plan.**

A. DEVELOPMENT STANDARDS

This project has been planned with the following development standards:

Site Data	
Gross Area	7.32 acres
Net Area	5.80 acres
Common Open Space	2.34 acres
% Open Space (Net)	40.3%
Number of Proposed Lots	36
Density	6.21 du/net ac

Regulation	Development Standard
Front Yard Setback	39 ft. to the garage door of a forward-facing garage 5 ft. to a livable area component
Rear Yard Setback	5 ft.
Side Yard Setback	0 ft./0 ft.
Minimum Lot Width	42 ft.
Minimum Lot Depth	65 ft.
Minimum Lot Area	2,730 sq. ft.
Maximum Building Lot Coverage*	70%
Maximum Building Height	24 ft

*Uncovered patios, driveways and other hardscape are not included in lot coverage calculations.

Front Yard: The minimum front yard setback for a forward-facing garage is 38 feet measured from the property line to the face of the garage door and 5 feet measured from the property line to the nearest livable area component, which may include, but is not limited to, bonus room, porch, or other livable space.

Rear Yard: All homes will be setback a minimum of 5 feet from the rear property line. Setbacks are measured to the living area of the home.

Side Yard: As this is a townhome product, there will be a 0' side yard setback provided between each unit. The townhome buildings will be set a minimum of 10' apart from each other. **See Exhibit 10: Typical Plot Plans.**

Height Restrictions: All of the housing product is single-story. As such, the maximum building height will be 24'.

B. SUBDIVISION DIVERSITY ELEMENTS

The Village at Hamilton Landing meets all of the five criteria for infill project designation in accordance with the PAD Residential Development Standards as adopted by the Chandler City Council on May 23, 2002 including:

- The project involves a small and irregularly shaped parcel
- The parcel was not caused by lot splits or indiscriminate parcel divisions.
- Geographically, the project is located north of the San Tan Freeway and east of Price Road
- The proposed unit sizes create a diverse lot pattern under the circumstances
- The proposed intensity, pattern and quality meets or exceeds that of the surrounding environment

Despite meeting the infill project criteria, New Village Homes has developed a great housing product that provides a unique living concept.

C. LANDSCAPING AND OPEN SPACES

The Village at Hamilton Landing has been designed to provide for a diverse, well-planned community that incorporates community open spaces distributed throughout the site, recreational amenities and visually cohesive landscape and architectural elements.

The landscape at The Village at Hamilton Landing is designed to create many usable amenities for the community. The community has 2.34 acres of common open space, which constitutes 40.3% of the net area. The open space is distributed evenly throughout the site with three major spaces that are designed to allow residents to interact and enjoy a variety of activities. The western amenity, the dog park, will be a space for residents with animals to take their pets. The space will be depressed from the street with the use of retaining walls. On the north side of the park, a wrought iron fence will stand on top of the retaining wall, providing views into the park. A trellis structure, the community mailboxes and benches will be located in the southeast corner of the park. An ADA accessible ramp will take residents down into the dog park, a large, grassy, area with a park bench and a water drinking fountain. The dog park will be fenced in, allowing owners to sit on the benches under the shade trees as their dogs use the park. **See Exhibit 3 &4: Community Entry and Dog Park & Entry and Ramada Elevations.**

Just east of the dog park is another amenity that will provide residents with a place to gather and relax as the area will feature picnic tables, BBQs, shade trees and a turf area.

A third amenity is located in the middle of the site. While this space houses a cell tower and associated pavered access path, the spaces utilize a grove of trees and picnic tables to activate the space and provide a tranquil setting for residents to gather and relax.

Additionally, some smaller passive open space areas with shade trees and turf are located throughout the community. These amenities will be an attractive destination for residents. **See Exhibit 2: Overall Site Plan.**

Unlike typical townhomes, each lot has a rear yard, driveway, and front yard area that will be for the benefit of each unit. The backyards will be landscaped with pavers and decomposed granite to allow each homeowner to have a private outdoor space.

Along the northern boundary, the backyards are setback a minimum of 20' from the Willis Road right-of-way. This area was intentionally designed to create separation and privacy between the existing uses to the north and the proposed development. This perimeter buffer features landscaping and trees as well as retention basins. Along the Loop 202 San Tan Freeway, a buffer and trees were provided to mitigate noise from the freeway and provide residents with additional open space within the community.

The plant palette for the proposed development will conform to the requirements set forth by the City of Chandler design guidelines. Understory plantings on the inside of the perimeter wall will include shrubs and groundcovers that will provide an array of texture and color. Throughout the community, many street and front yard trees are proposed, providing attractive and shaded spaces. The planting inside and outside the community will be green and colorful. **See Exhibit 6: Planting Plans.**

A management company will maintain all open space, recreational amenities, common areas, front yards and landscaping on the site and in the right of way.

D. ENTRY MONUMENTATION AND THEME WALLS

In order to create a strong sense of community, the theme and fences of The Village at Hamilton Landing will aesthetically compliment the architectural styles of the adjacent residential and commercial neighborhoods. The theme wall will feature painted masonry block with a stacked bond pattern on top of running bond pattern block. A 2" thick masonry cap will top the wall. Stone clad columns will be located at key spots along the theme wall. Additionally, a wrought iron fence will be used along the dog park to allow for eyes on the amenity and open space and views into the community. The existing sound wall south of the ADOT Channel will remain in place and the existing chain link fence along the north side of the Channel will remain with some modifications to the alignment. **See Exhibit 5: Wall Plan and Wall Details**

The entry to The Village at Hamilton Landing will be off of Willis Road and will feature a large entry monument to welcome residents to the community. The entry is enhanced with trees on both sides, stamped asphalt, entry trellis structures, and detached sidewalks. Because the entryway establishes the initial impression of the community, emphasis was placed on the design of the monument to provide an appealing visual impact. **See Exhibit 4: Entry and Ramada Elevations.**

E. SINGLE-FAMILY HOUSING PRODUCT

New Village Homes has taken great care and pride in designing and providing attractive, livable homes to our customers. Building off the success of Brighton Place, New Village Homes is proposing seven townhome buildings throughout the site. The buildings will combine either 3, 4, 5, or 7 or 8 units into a single building. Each unit will have an attached garage and extended driveway that allow for parking of three vehicles. The housing product for the Village at Hamilton Landing includes three different single-story, three-bedroom floor-plans. **See Exhibit 9 and 11: Floor Plans & Paint and Materials Board.**

Architectural styles vary from craftsman to farmhouse to ranch with each elevation style carefully chosen and placed to create a look of individuality. Each floor plan will have three distinct elevations. Each exterior elevation has materials which are period correct for the chosen vernacular. Stone, exterior siding and stucco are dominating exterior finishes, with various design styles and colors of concrete roof tile. Each design has specifically selected fenestration details and elements such as shutters, projected wood sills and headers. Other architectural elements include wood or frame stucco posts or columns and awnings over windows at selected locations for maximum impact. Window designs are varied in their design with different styles of divided lites and mullions. Entry and garage doors also have several designs to suite each design style and to vary the streetscape as indicated in the elevation designs provided in this application. Varying roof designs were created to further provide individuality from home to home and create vertical undulation from the street view. The lighting fixtures will be architecturally consistent with the proposed buildings. Houses will have the option to add an electrical charging station in the driveway.

Several materials and colors have been blended to create a diverse residential community look which further compliments the design concept of individual homes along a streetscape, removing any image of “row housing” that is common with townhomes. **See Exhibit 8 & 11: Conceptual Elevations & Paint and Materials Board.**

F. PARKING PROVISIONS

Special attention has been exhibited in both the site layout and product design to provide adequate resident and guest parking. Each lot will have at a one-car garage along with a 39’ driveway, allowing for storage of one vehicle within the garage and two vehicles on the driveway for a total of three private parking spaces per lot.

In addition to the parking on each lot, the street will allow parking on the south side of the street. There is enough room to park 25 vehicles on the street. In addition to the street parking, there will be two pull-in ADA parking spaces. These two ADA Accessible spaces are adjacent to one of the amenities and close by the dog-park. Including the driveway, garage, street parking and ADA pull-in spaces, parking will be provided at a ratio of 3.75 spaces per unit. The total parking of 135 spaces exceeds the single-family standard of 72 required spaces. **See Exhibit 7: Preliminary Development Plan.**

G. CIRCULATION

The project location provides future residents with easy access to the 202 San Tan Freeway. The entrances to the development will provide full access onto Willis Road. Willis Road will allow for southbound right turns to McQueen Road and the Loop 202 San Tan Freeway. The interior private streets are 39' wide that includes a 29' wide street that allows parking on one side of the street as well as 5' sidewalks on both sides of the road. Due to the length of the street, a chicane will be located at approximately the midway point to provide traffic calming measures.

H. PHASING

This project will be developed as one continuous phase. All utilities and the main road will be constructed at one time. Any deviations to the phasing plan will be approved administratively.

V. MISCELLANEOUS

A. GRADING AND DRAINAGE

The project site is currently an irrigated field, a cell tower and undeveloped land.

As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04013C2737M, with a current effective date of November 4, 2015 the site falls within Flood Zone X (shaded). Zone X (shaded) is defined as:

> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Retention basins will be constructed to hold 110% of the 100-year, 2-hour storm and to provide for active use recreational areas for residents. **See Exhibit 14: Preliminary Grading Plan.**

Onsite irrigation facilities will be abandoned with the construction of the community.

B. UTILITIES

Water & Sewer: Provided by the City of Chandler
Electricity: Provided by SRP
Communications: Provided by Century Link / Cox Communications

C. TRASH

Each lot will have their own trash containers that will be placed on the street for pickup.
See Exhibit 12: Trash Collection Exhibit

D. HOMEOWNERS ASSOCIATION

Hamilton Landing's HOA will maintain all landscape tracts within the community as well as residents' front yard landscaping. Theme and perimeter walls, signage, monumentation, recreational amenities, and open space areas, including retention areas will be the responsibility of the HOA to maintain. The individual homeowners will be responsible for the maintenance of their home and their backyard. The HOA will be responsible for the maintenance of the private streets.

VI. PRELIMINARY PLAT

The proposed Preliminary Plat is attached. **See Exhibit 13: Preliminary Plat**

VII. PROJECT TEAM

Owner/Builder:	New Village Homes Attn: Reed Porter 890 W. Elliot Road, Suite 104 Gilbert, AZ 85233 Phone: 602-692-5369
Engineer:	Bowman Consulting Group, Ltd. Attn: Nathan Larson 1295 W. Washington Street, Suite 108 Tempe, AZ 85281 Phone: 480-629-8830
Landscape Architect:	Greey | Pickett Attn: Richard D. Gehrke 7144 E. Stetson Drive, Suite 205 Scottsdale, AZ 85251 Phone: 480-609-0009

VIII. CONCLUSION

This proposed PAD Amendment and zoning change revises the current single-family zoning in order to accommodate a unique and innovative subdivision. The proposed plan for this project meets a high standard of diversity and land use innovation. The housing architecture creates a unique street scene and living environment. The development team for The Village at Hamilton Landing is confident that the proposed project will be a great addition to the community as it complements the adjacent developments. We respectfully submit this Planned Area Development amendment, Preliminary Development Plan, Area Plan Amendment and Preliminary Plat for approval. We respectfully request your approval.

EXHIBIT 1
AERIAL VICINITY MAP



JOB #	050864
DATE	11/5/2021
SCALE	N.T.S.
DRAWN	HAC
SHT 1 OF 1	

Bowman

1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830

www.bowmanconsulting.com

THE VILLAGE AT HAMILTON LANDING

PHOENIX, AZ

AERIALVICINITY MAP

CAD FILE NAME: V:\050864 - Hamilton Place\050864-01-001 (ENG)\Engineering\Exhibits\050864-EXH-AER.dwg 11/05/2021

EXHIBIT 2
OVERALL SITE PLAN



The Village at Hamilton Landing
Chandler, AZ

Overall Site

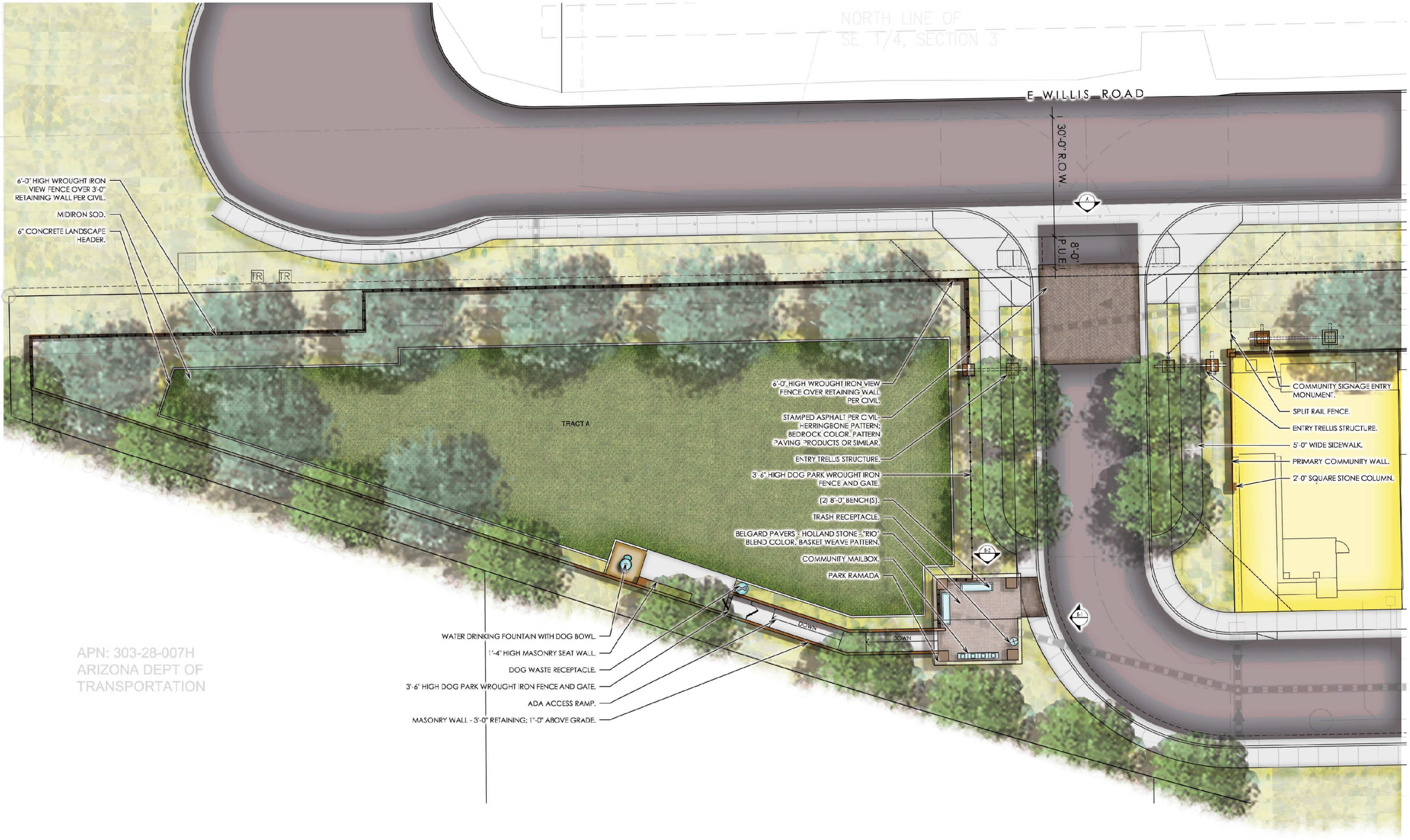
These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.

GREEY|PICKETT

1"=30'-0" October 20, 2021

This design is for conceptual purposes only.
Not to be used for construction.
Copyright © 2021 Greey|Pickett, All rights reserved.

EXHIBIT 3
COMMUNITY ENTRY AND DOG PARK



The Village at Hamilton Landing
Chandler, AZ

Communtiy Entry and Dog Park

These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.

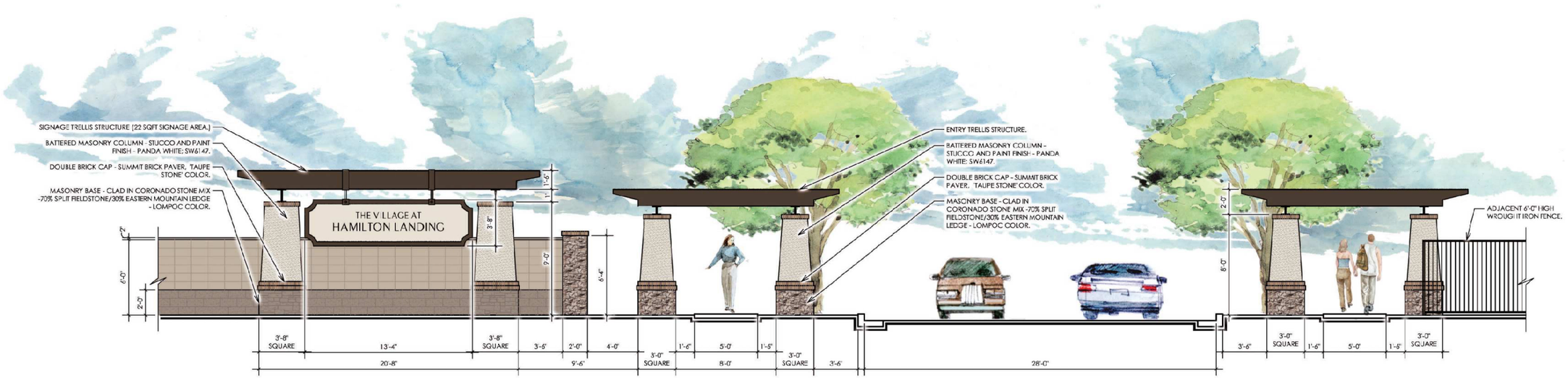
GREEY | PICKETT

1"=10'-0"

October 20, 2021

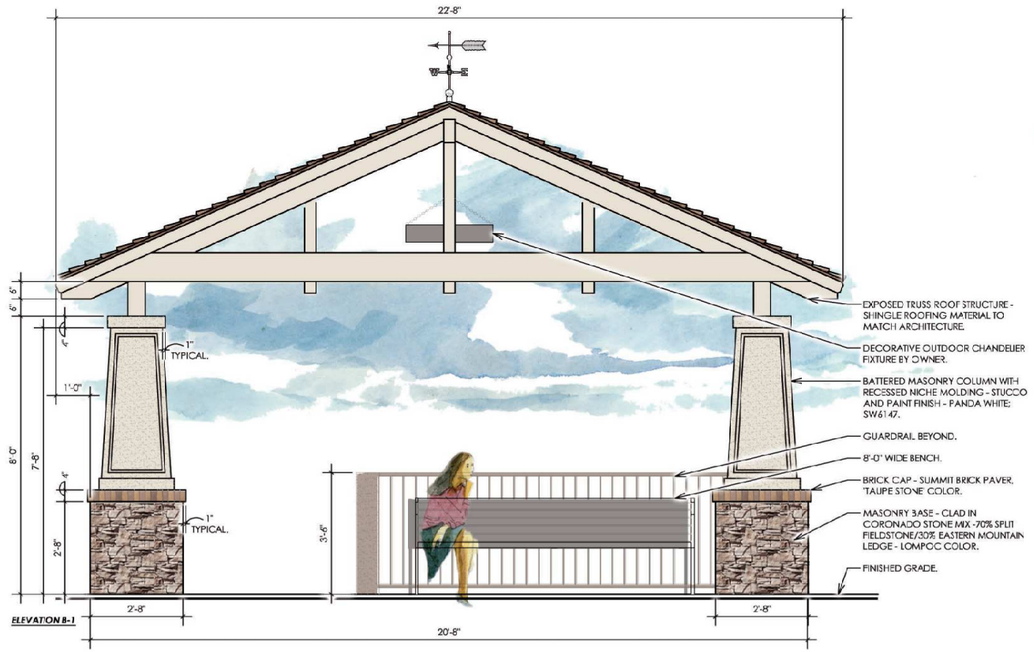
This design is for conceptual purposes only.
Not to be used for construction.
Copyright © 2011 Greey|Pickett. All rights reserved.

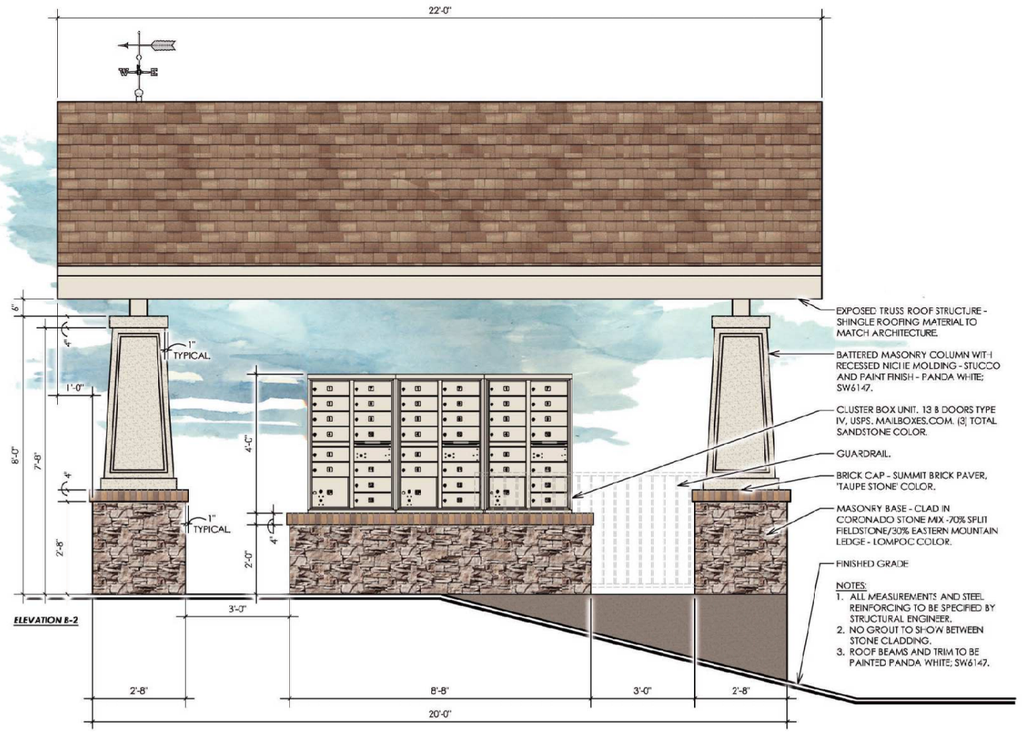
EXHIBIT 4
ENTRY AND RAMADA ELEVATIONS



A *Community Entry and Signage*

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





B *Dog Park Ramada*

Scale: 1/2" = 1'-0"

The Village at Hamilton Landing
Chandler, AZ

Entry and Ramada Elevations

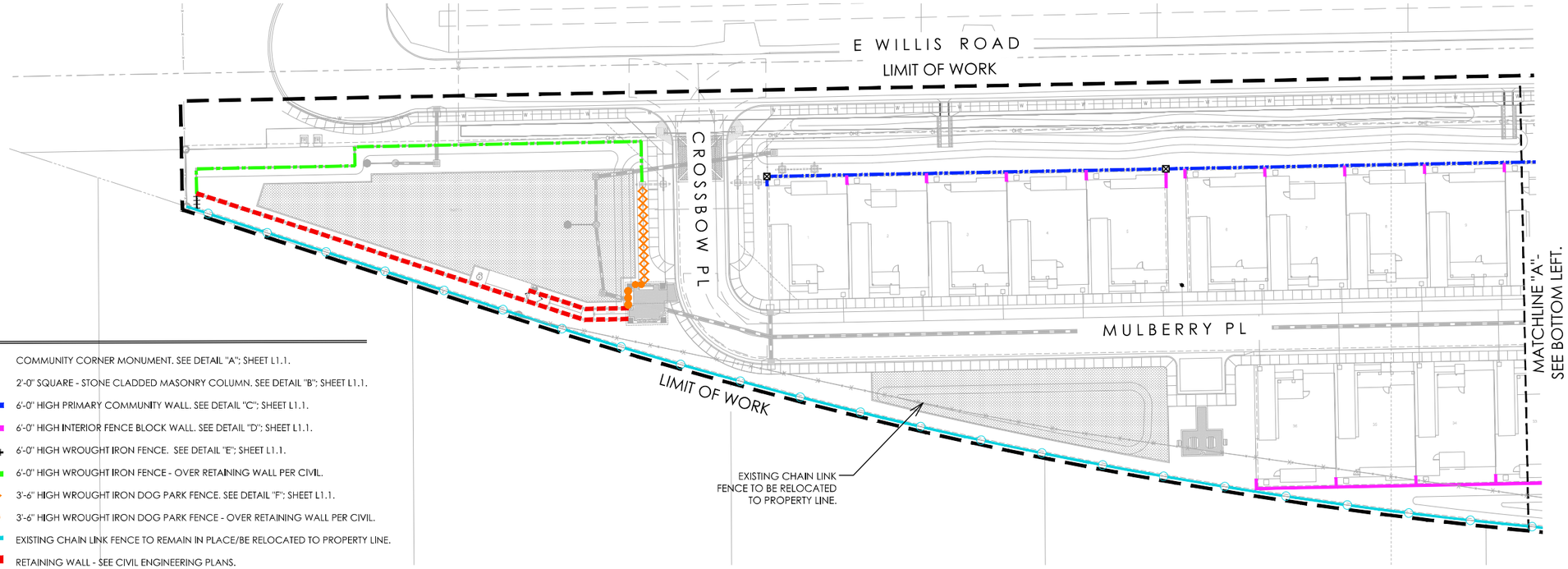
These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.

GREEY|PICKETT

October 20, 2021

This design is for conceptual purposes only.
Not to be used for construction.
Copyright © 2011 Greey|Pickett, All rights reserved.

EXHIBIT 5
WALL PLAN AND WALL DETAILS



LEGEND

- COMMUNITY CORNER MONUMENT. SEE DETAIL "A"; SHEET L1.1.
- 2'-0" SQUARE - STONE CLADDED MASONRY COLUMN. SEE DETAIL "B"; SHEET L1.1.
- 6'-0" HIGH PRIMARY COMMUNITY WALL. SEE DETAIL "C"; SHEET L1.1.
- 6'-0" HIGH INTERIOR FENCE BLOCK WALL. SEE DETAIL "D"; SHEET L1.1.
- 6'-0" HIGH WROUGHT IRON FENCE. SEE DETAIL "E"; SHEET L1.1.
- 6'-0" HIGH WROUGHT IRON FENCE - OVER RETAINING WALL PER CIVIL.
- 3'-6" HIGH WROUGHT IRON DOG PARK FENCE. SEE DETAIL "F"; SHEET L1.1.
- 3'-6" HIGH WROUGHT IRON DOG PARK FENCE - OVER RETAINING WALL PER CIVIL.
- EXISTING CHAIN LINK FENCE TO REMAIN IN PLACE/BE RELOCATED TO PROPERTY LINE.
- RETAINING WALL - SEE CIVIL ENGINEERING PLANS.



0' 30' 60' 90'
Scale: 1" = 30'-0"

GREEY|PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0609 p 480.609.0668 f

REGISTERED LANDSCAPE ARCHITECT
28448
RUSSELL E. GREEY
Date Signed 10-20-21
ARIZONA U.S.A.
Expires 12/31/22

The Village at Hamilton Landing

Chandler, Arizona

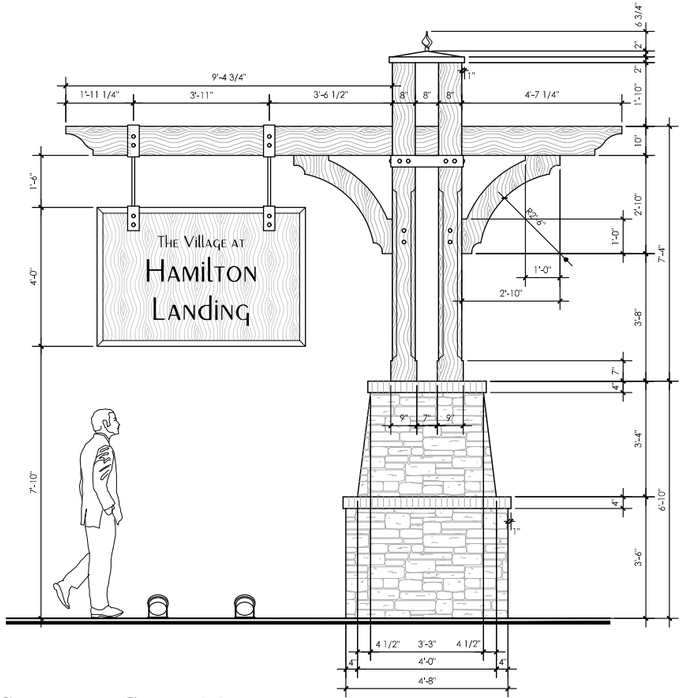
revisions:

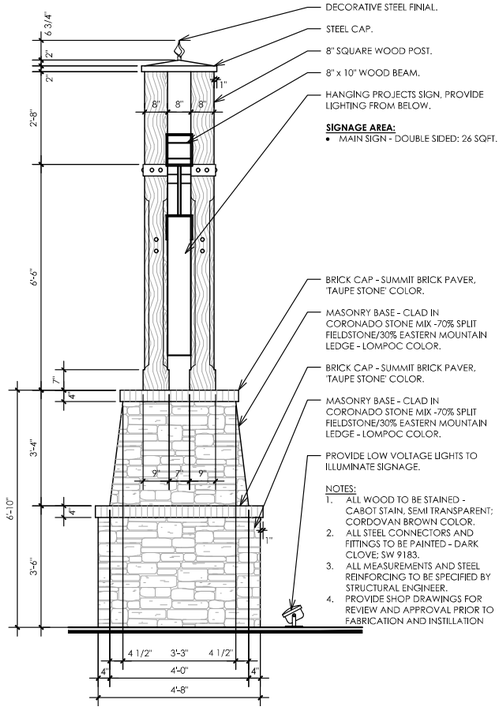
project #: NVH004
scale: 1" = 30'-0"
issued for: Design Review
drawn by: TEAM
date: 10/20/2021
drawing: Wall Plan

L1.0
of

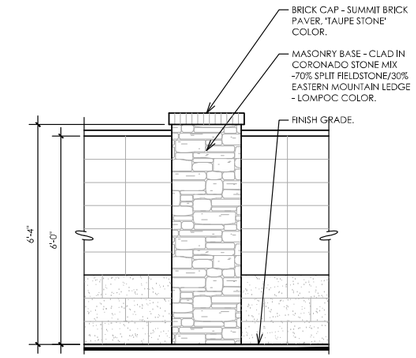
These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.

Copyright © 2014 by Greey | Pickett Professional Corp.

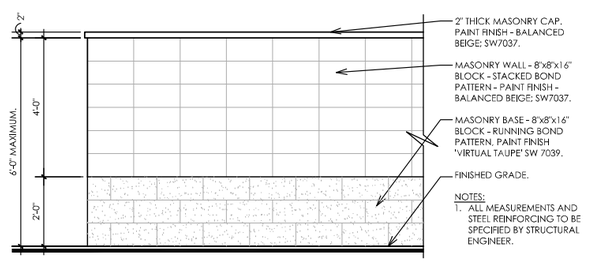




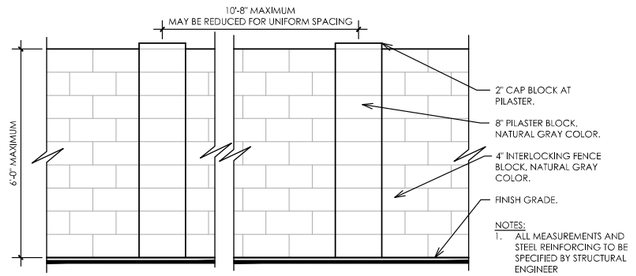
A *Community Corner Monument*
Scale: 1/2" = 1'-0"



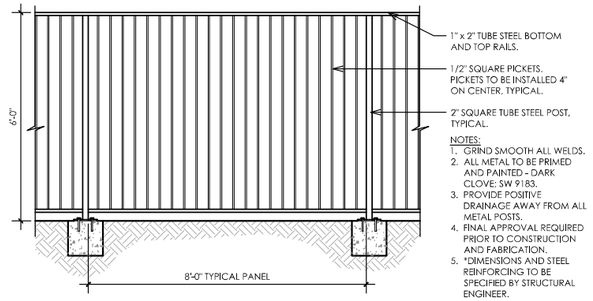
B *2'-0" Square Stone Column*
Scale: 1/2" = 1'-0"



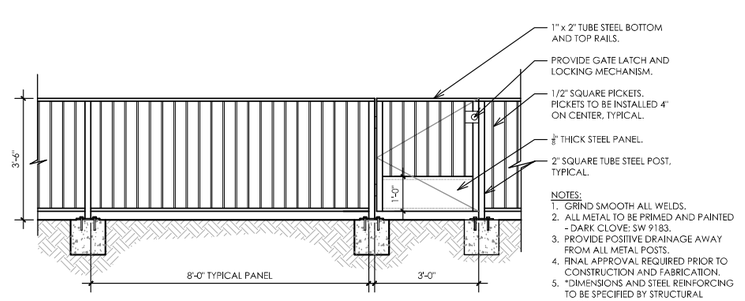
C *Primary Community Wall*
Scale: 1/2" = 1'-0"



D *6'-0" High Internal Fence Block Wall*
Scale: 1/2" = 1'-0"



E *6'-0" High Wrought Iron Fence*
Scale: 1/2" = 1'-0"



F *3'-6" High Wrought Iron Dog Park Fence and Gate*
Scale: 1/2" = 1'-0"

GREEY|PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0609p 480.609.0068f

REGISTERED LANDSCAPE ARCHITECT
28448
RUSSELL E. GREEY
Date Signed 10/20/21
ARIZONA, U.S.A.
Expires 12/31/22

The Village at Hamilton Landing
Chandler, Arizona

revisions:

project #: NVH004
scale: As Noted
issued for: Design Review
drawn by: TEAM
date: 10/20/2021

drawing: Wall Details

L1.1

of

These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.

Copyright © 2014 by Greey | Pickett Professional Corp.

EXHIBIT 6
PLANTING PLANS

PLANT MATERIALS LEGEND

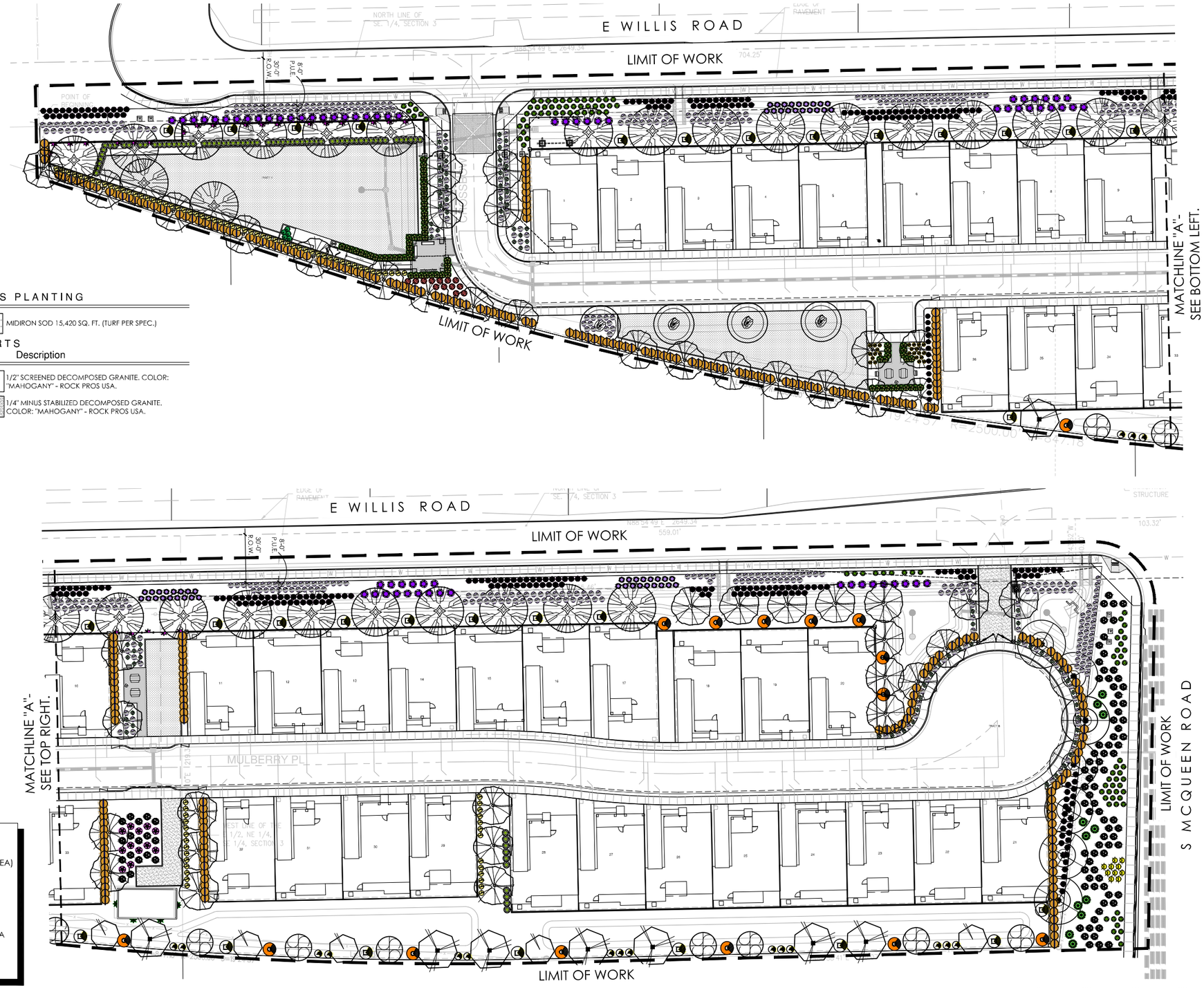
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Caesalpinia cacalaco 'Smoothie' Thornless Cascalote	24" box	9	-
	Ebanopsis ebano Texas Ebony	36" box	7	-
	Olneya tesota Ironwood	36" box	5	-
	Parkinsonia florida Blue Palo Verde	36" box	8	-
	Pistacia chinensis Chinese Pistache	36" box	4	-
	Quercus virginiana Southern Live Oak	36" box	44	-
	Ulmus parvifolia 'True Green' True Green Elm	36" box	27	-
Shrubs				
	Dalea frutescens Black Dalea	5 gal.	53	-
	Dodonaea viscosa Hop Bush	5 gal.	260	-
	Lantana camara 'Carnival' Carnival Lantana	5 gal.	283	-
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	13	-
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	67	-
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	11	-
	Muhlenbergia capillaris 'Regal Mist' Regal Mist TM	5 gal.	12	-
	Muhlenbergia rigens Deer Grass	5 gal.	96	-
	Olea europaea 'Montra' Little Ollie Dwarf Ollie	5 gal.	70	-
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.	74	-
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	15	-
	Tecoma 'Sparky' Sparky Tecoma	5 gal.	18	-
	Tecoma stans Yellow Bells	5 gal.	30	-
Groundcovers				
	Chrysactinia mexicana Damianita	1 gal.	10	-
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal.	103	-
	Lantana montevidensis 'White' White Lantana	1 gal.	75	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	440	-
	Lantana 'New Gold' New Gold Lantana	1 gal.	24	-
	Lantana montevidensis 'Yellow Trailing' Yellow Trailing Lantana	1 gal.	85	-
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 gal.	5	-
Vines				
	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	24	-
	Macfadyena unguis-cati Cats Claw Vine	5 gal.	4	-

MASS PLANTING

MIDIRON SOD 15,420 SQ. FT. (TURF PER SPEC.)

INERTS

Sym.	Description
	1/2" SCREENED DECOMPOSED GRANITE. COLOR: "MAHOGANY" - ROCK PROS USA.
	1/4" MINUS STABILIZED DECOMPOSED GRANITE. COLOR: "MAHOGANY" - ROCK PROS USA.



PROJECT LANDSCAPE DATA

1. TOTAL SITE AREA 252,685 S.F. 5.8 AC.
2. TOTAL BUILDING AREA 100,088 S.F. 39.6 % OF TOTAL SITE AREA (REFLECTS LOT AREA)
3. TOTAL LANDSCAPE AREA (ONSITE) 96,306 S.F. 38.1 % OF TOTAL SITE AREA (TOTAL IS FOR COMMON SPACE ONLY AND DOES NOT INCLUDE BACKYARDS OR R.O.W.)
4. TOTAL PARKING AREA 500 S.F. .2 % OF TOTAL SITE AREA
5. LANDSCAPE IN PARKING AREA 280 S.F. 56 % OF PARKING AREA (10% MINIMUM OF PARKING AREA SHALL BE LANDSCAPED.)
6. TOTAL TURF AREA 15,420 S.F. 16 % OF TOTAL LANDSCAPE AREA
7. SHRUBS/GROUNDCOVER PLANTS 17,490 S.F. 18 % OF TOTAL LANDSCAPE AREA
8. INORGANIC/GRANITE 80,886 S.F. 84 % OF TOTAL LANDSCAPE AREA

(NOTE: LANDSCAPE TOTAL ARE BASED ON NET SITE AREA)

0' 30' 60' 90'

Scale: 1" = 30'-0"

The Village at Hamilton Landing

Chandler, Arizona

Site Plan

Conceptual Landscape

October 20, 2021

GREEY | PICKETT
landscape architecture | community design

Copyright © 2007 by
Greey | Pickett Professional Corp.

DESIGN IS FOR CONCEPT PURPOSES ONLY.
NOT TO BE USED FOR CONSTRUCTION

EXHIBIT 7
PRELIMINARY DEVELOPMENT PLAN

SITE DATA

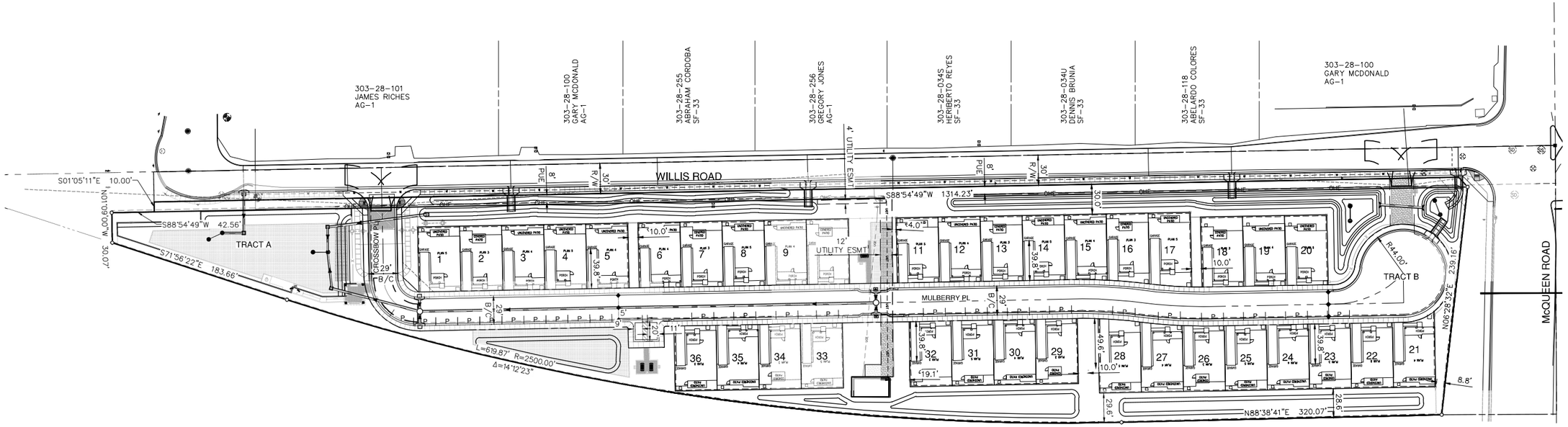
GROSS AREA:	7.32 AC
NET AREA:	5.80 AC
TOTAL LOTS:	36
DENSITY (NET):	6.21 DU/AC
OPEN SPACE:	2.34 ac
	40.3% (NET)
SETBACKS	
FRONT	5' (39' TO FACE OF GARAGE)
REAR	5'
SIDES	0'/0'
MAX LOT COVERAGE	70%

PARKING

REQUIRED SINGLE FAMILY:	
PARKING (2 SPACE/ LOTS*36 LOTS)	72 SPACES
PROVIDED SINGLE FAMILY	
COVERED PARKING (1 SPACE/LOTS*36 LOTS)	36 SPACES
UNCOVERED PARKING (2 SPACES/LOTS*36 LOTS)	72 SPACES
STREET PARKING (25 SPACES)	25 SPACES
ADA PARKING (2 SPACES)	2 SPACES
TOTAL PARKING PROVIDED	135 SPACES
PARKING PER UNIT	3.75 SP/UNIT



VICINITY MAP
NTS



50 25 0 50 100
GRAPHIC SCALE
1" = 50'

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

PRELIMINARY DEVELOPMENT PLAN

VILLAGE AT HAMILTON LANDING

CHANDLER, AZ

MARICOPA COUNTY

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
68461
NATHAN
LARSON
11/5/2021
DATE SIGNED
ARIZONA U.S.A.

PLAN STATUS

DATE	DESCRIPTION

HAC DESIGN	HAC DRAWN	NTL CHKD

SCALE H: 1" = 50'
V: NONE

JOB No. 050864-01-001

DATE : 11/5/2021

CS01

SHEET 01 OF 01

CAD FILE NAME: V:\050864 - Hamilton Place\050864-01-001 (ENG)\Engineering\Exhibits\050864-EXH-PDP.dwg 11/05/2021

EXHIBIT 8
CONCEPTUAL ELEVATIONS

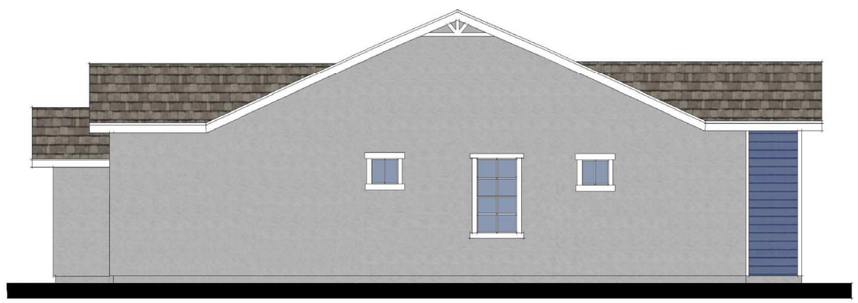
HAMILTON LANDING
Plan 3
Elevation G



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION -ENHANCED



RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE
HOMES

HAMILTON LANDING
Plan 3
Elevation H



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION -ENHANCED



RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE
HOMES

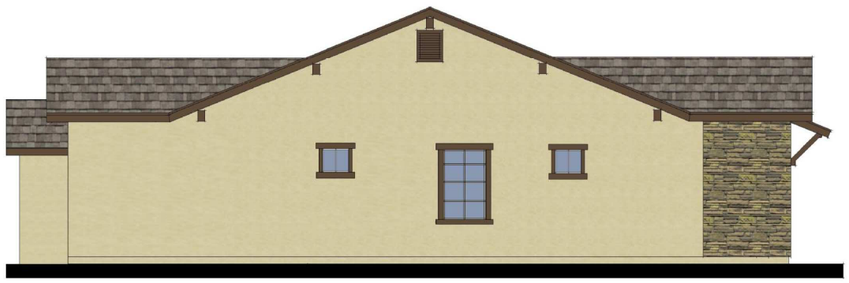
HAMILTON LANDING
Plan 3
Elevation J



FRONT ELEVATION



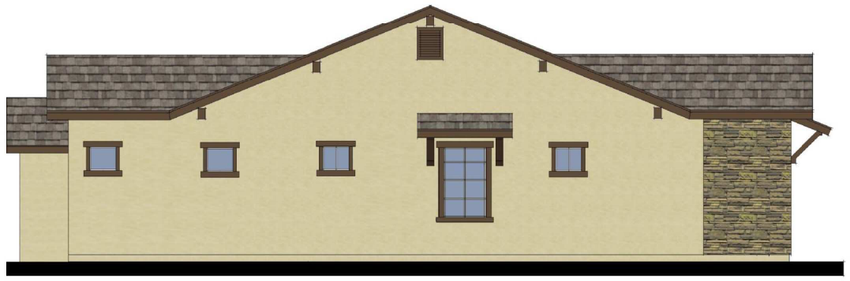
REAR ELEVATION



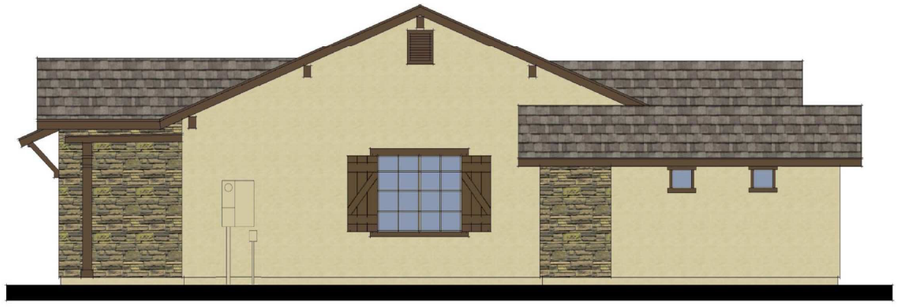
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION -ENHANCED



RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE
HOMES

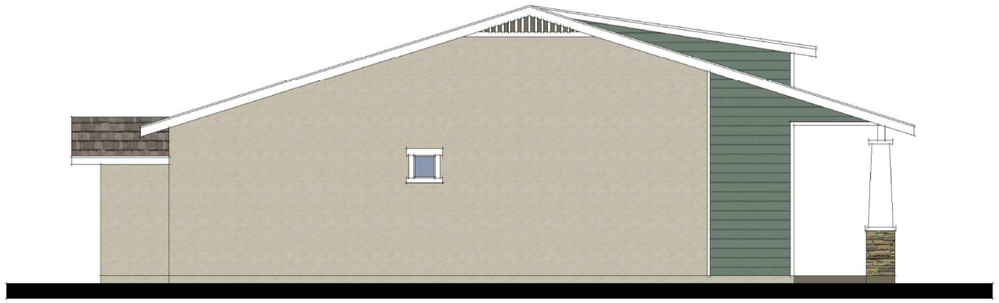
HAMILTON LANDING
Plan 4
Elevation B



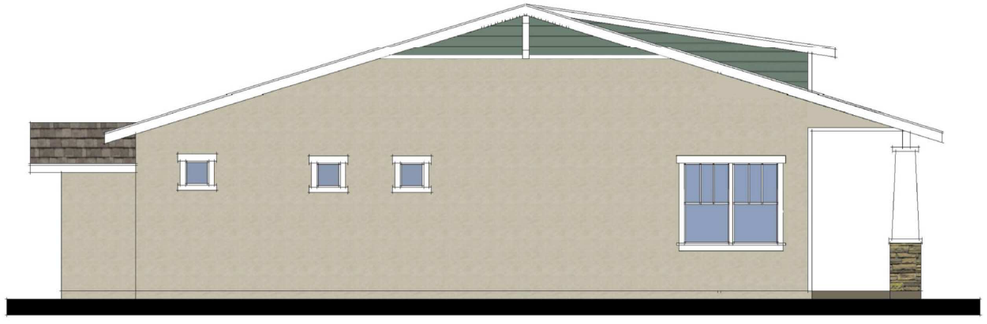
FRONT ELEVATION



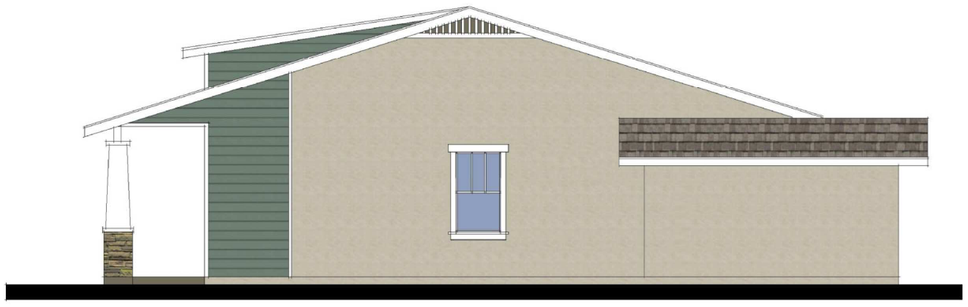
REAR ELEVATION



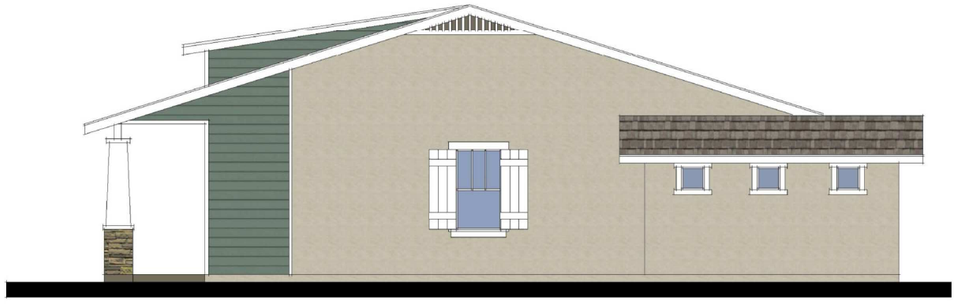
LEFT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED



RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE
HOMES

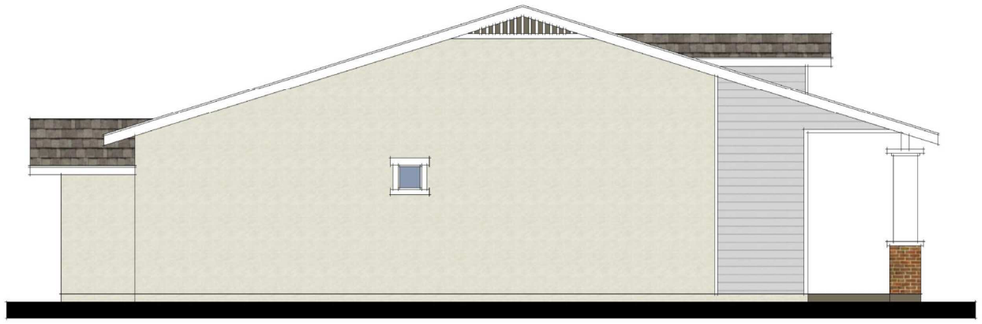
HAMILTON LANDING
Plan 4
Elevation D



FRONT ELEVATION



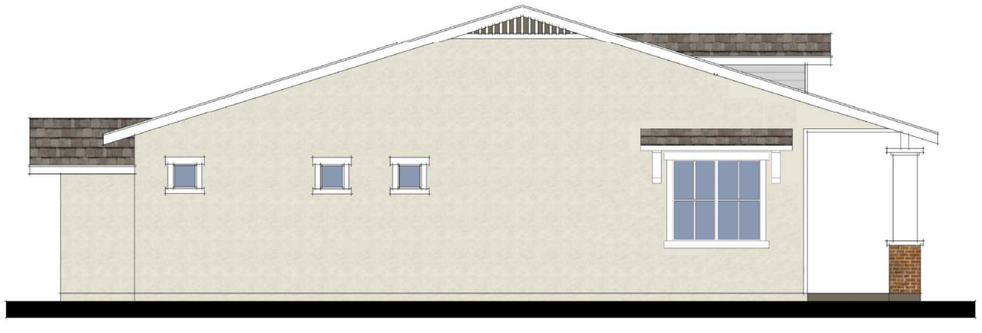
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED



RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE
HOMES

HAMILTON LANDING

Plan 4

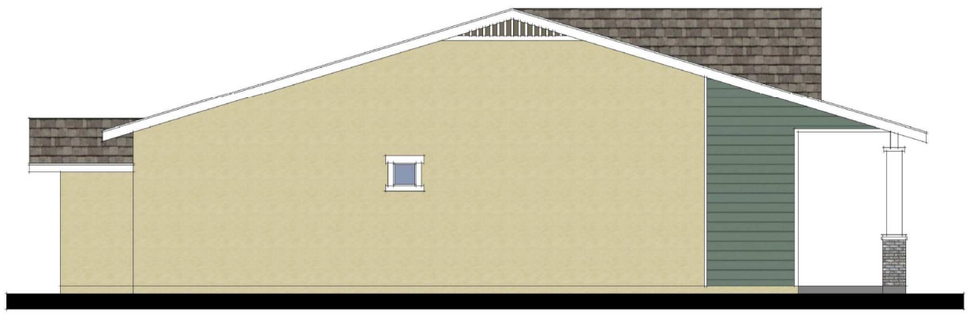
Elevation G



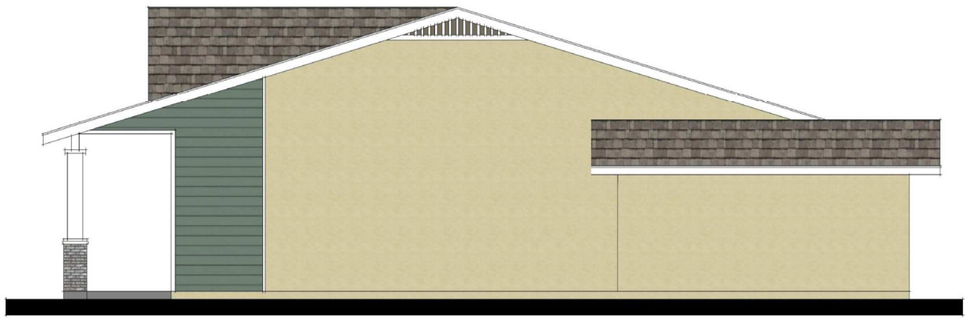
FRONT ELEVATION



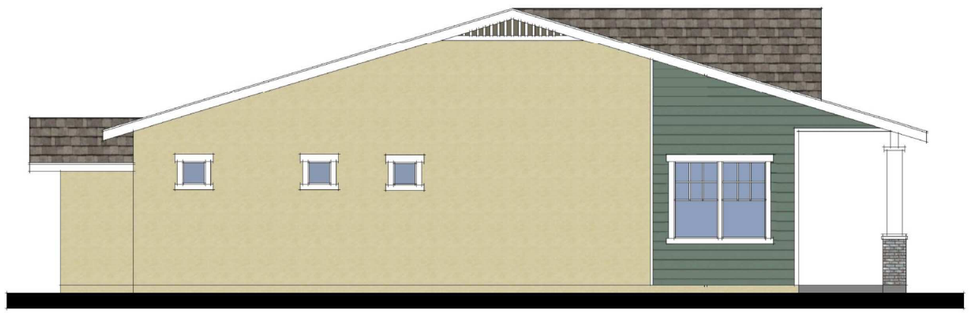
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED



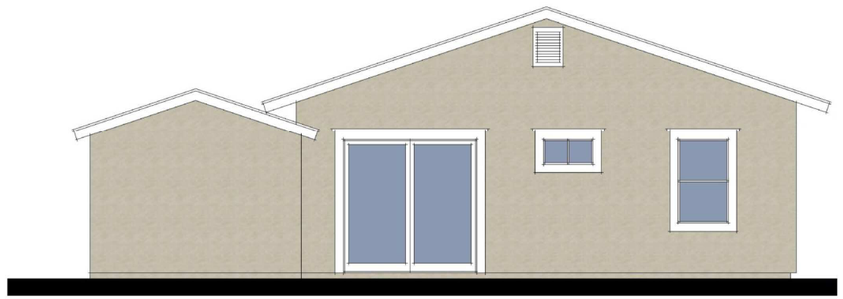
RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE HOMES

HAMILTON LANDING
Plan 5
Elevation A



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED



RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE
HOMES

HAMILTON LANDING
Plan 5
Elevation D



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION-ENHANCED



RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE
HOMES

HAMILTON LANDING

Plan 5

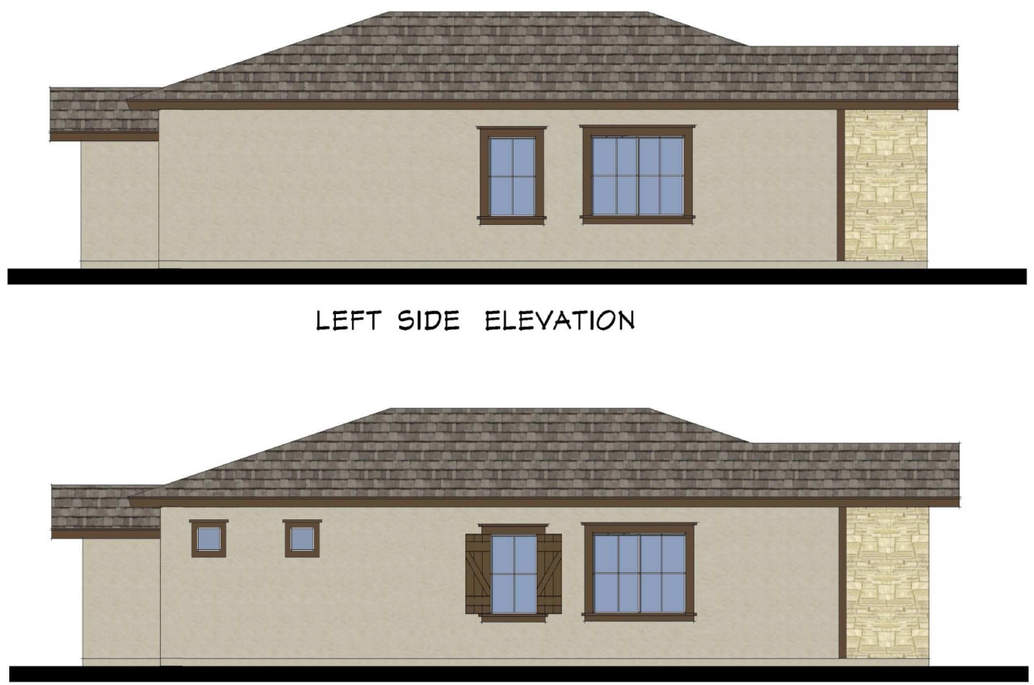
Elevation J



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION-ENHANCED

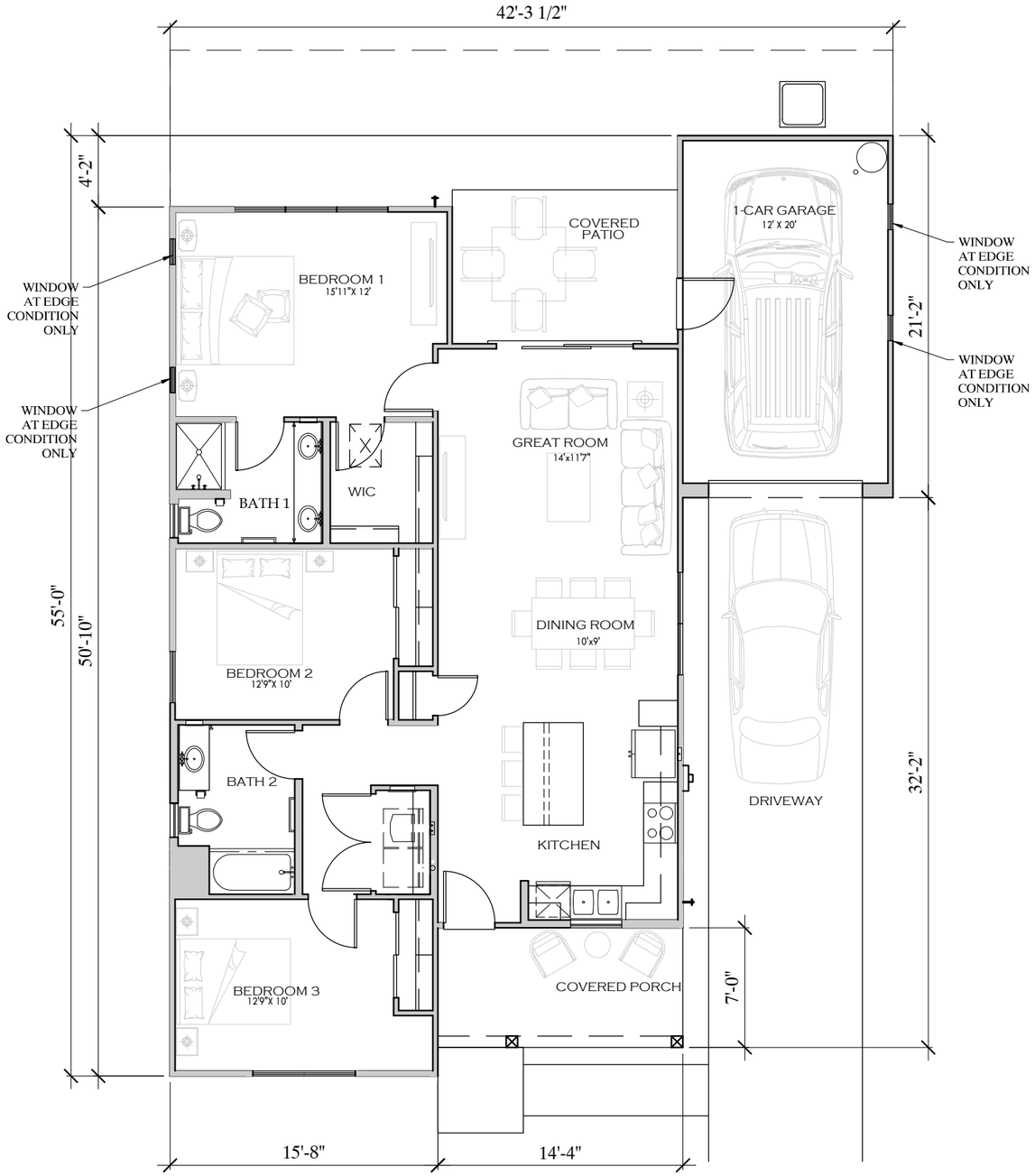
RIGHT SIDE ELEVATION-ENHANCED

NEW VILLAGE HOMES

EXHIBIT 9
FLOOR PLANS

NEW VILLAGE HOMES

HAMILTON LANDING
PLAN 3

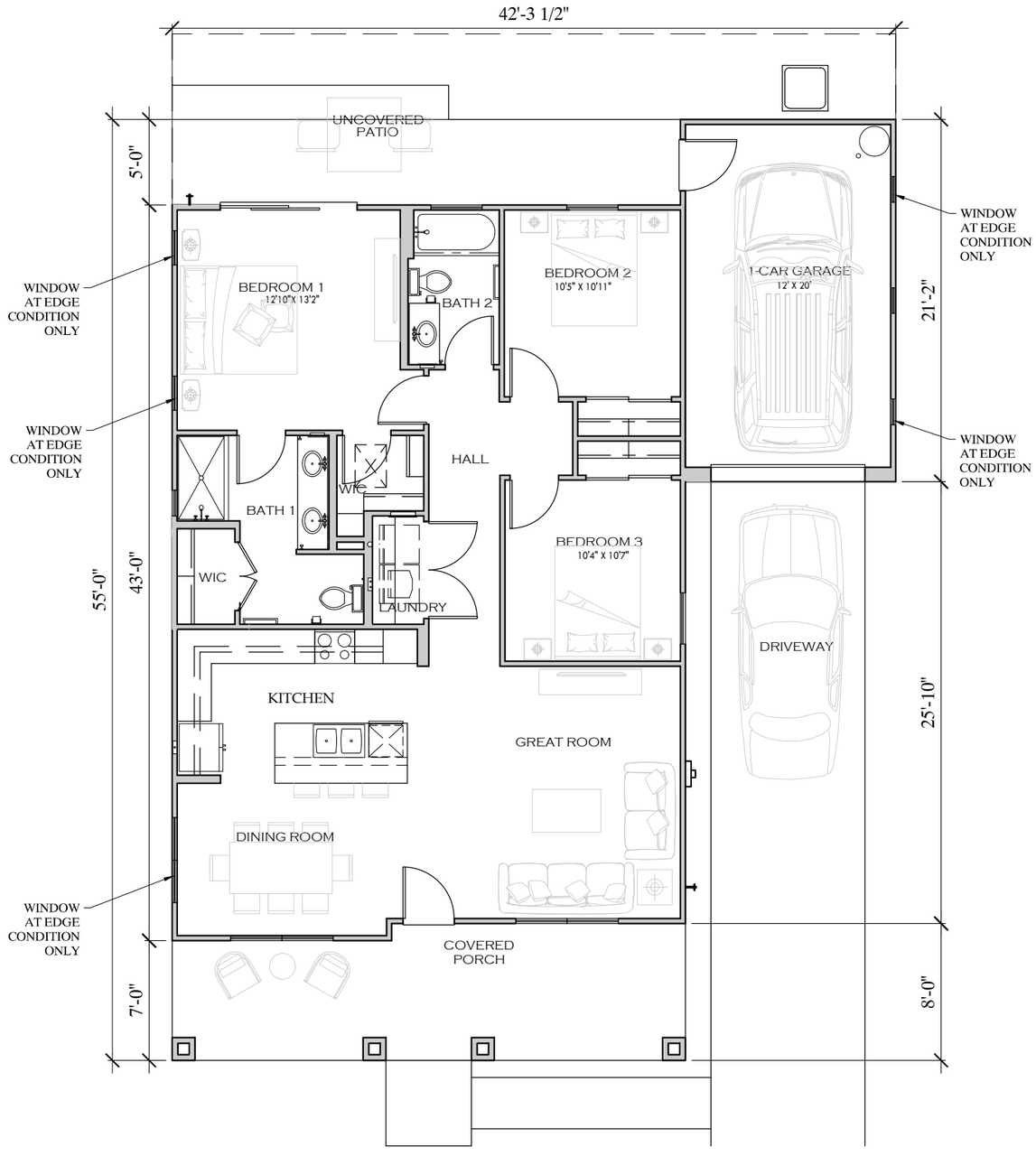


FLOOR AREA CALCULATIONS	
FIRST FLOOR LIVABLE	1242 sq. ft.
1 CAR GARAGE	265 sq. ft.
PORCH	100 sq. ft.
PATIO	118 sq. ft.
NON-LIVABLE SQ. FT.	483 sq. ft.
MAX FOOTPRINT	1775 sq. ft.

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

NEW VILLAGE HOMES

HAMILTON LANDING
PLAN 4

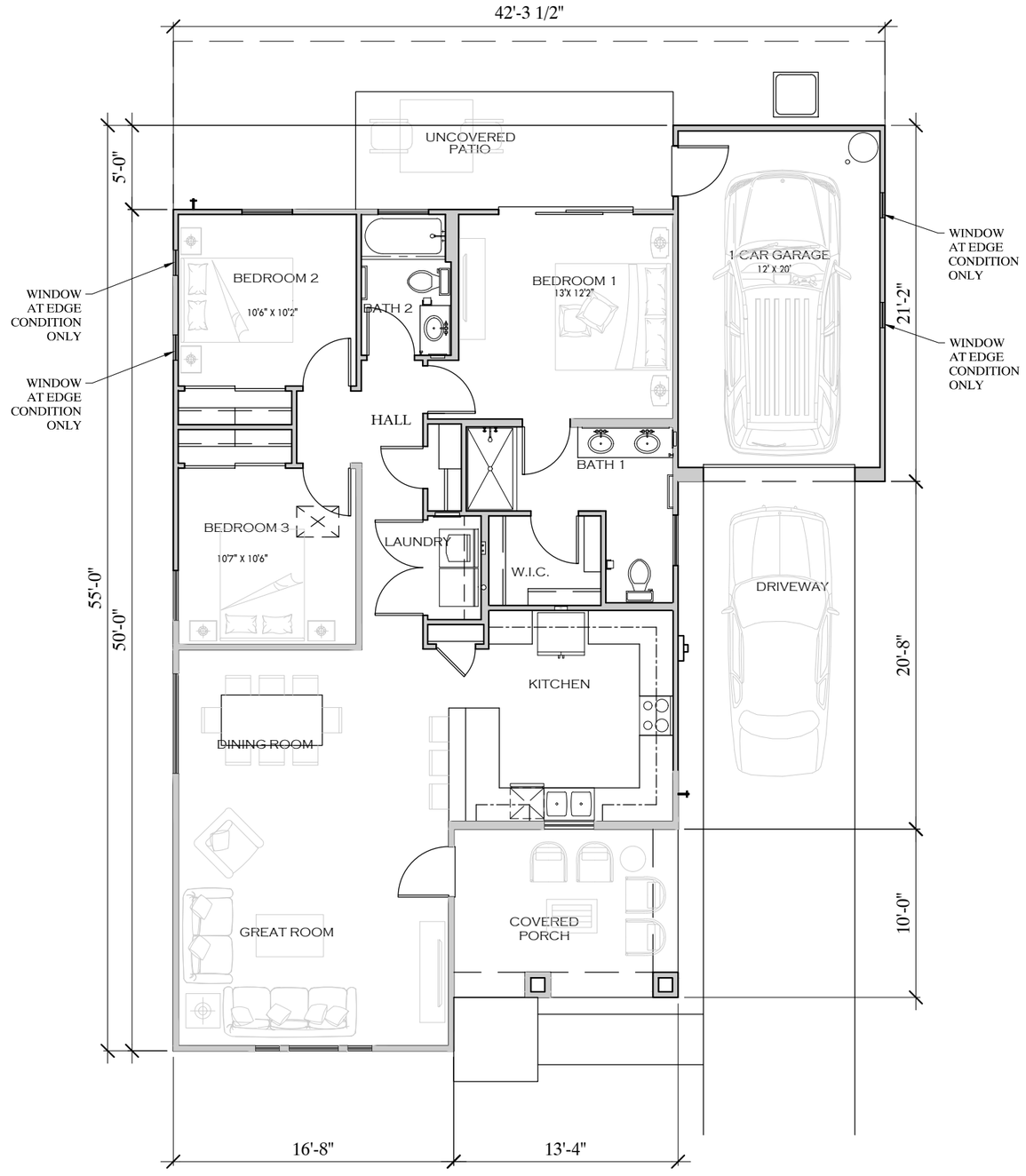


FLOOR AREA CALCULATIONS	
FIRST FLOOR LIVABLE	1273 sq. ft.
1 CAR GARAGE PORCH	262 sq. ft. 227 sq. ft.
NON-LIVABLE SQ. FT.	489 sq. ft.
MAX FOOTPRINT	1762 sq. ft.

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

NEW VILLAGE HOMES

HAMILTON LANDING
PLAN 5



FLOOR AREA CALCULATIONS	
FIRST FLOOR LIVABLE	1324 sq. ft.
1 CAR GARAGE PORCH	262 sq. ft. 133 sq. ft.
NON-LIVABLE SQ. FT.	395 sq. ft.
MAX FOOTPRINT	1719 sq. ft.

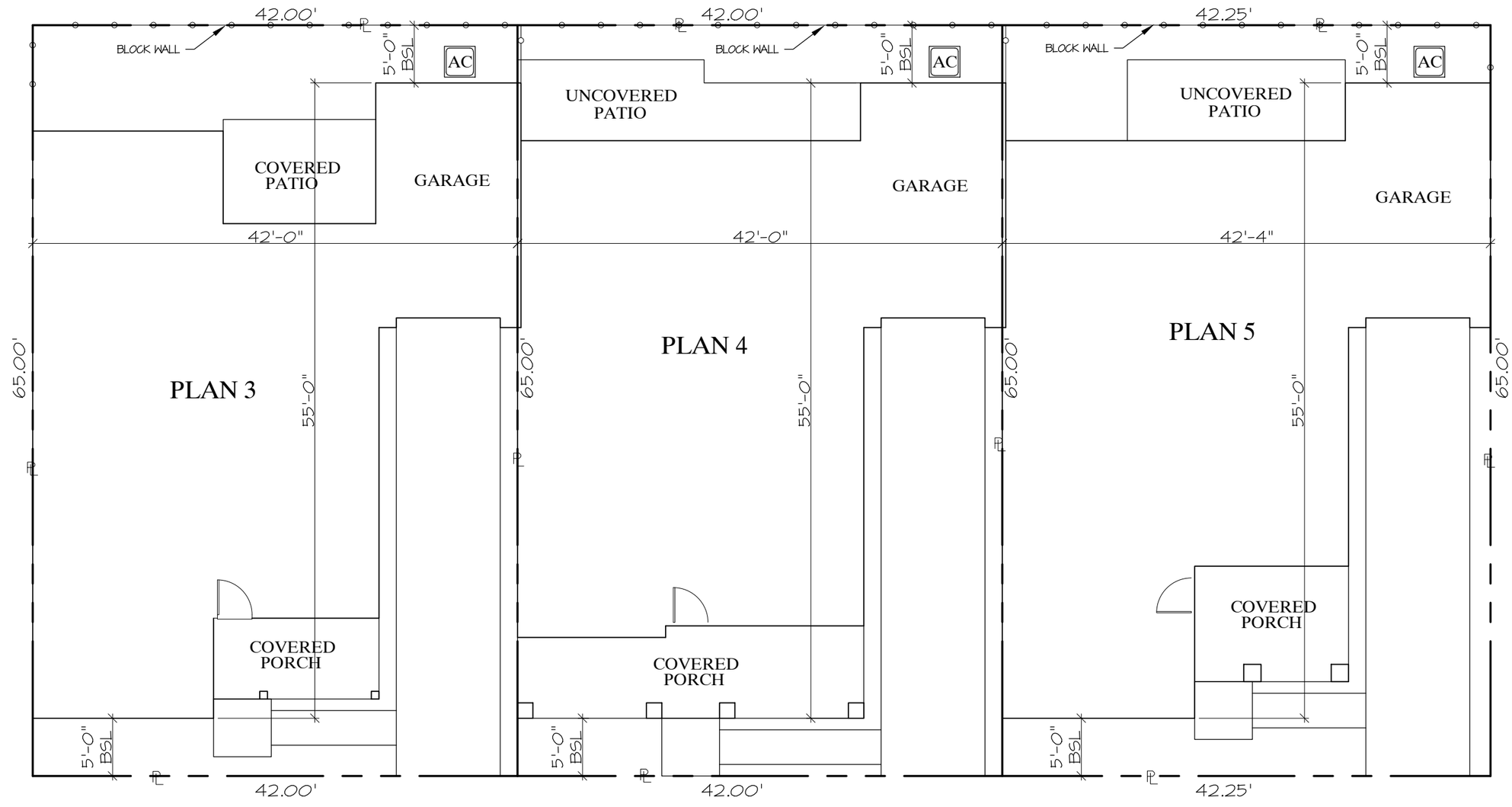
SCALE: 1/8'' = 1'-0''

EXHIBIT 10
TYPICAL PLOT PLANS

PLAN 3	
MAX FOOTPRINT	1775 sq. ft.
LOT AREA:	2730 sq. ft.
LOT % COVERAGE:	65%

PLAN 4	
MAX FOOTPRINT	1762 sq. ft.
LOT AREA:	2730 sq. ft.
LOT % COVERAGE:	65%

PLAN 5	
MAX FOOTPRINT	1719 sq. ft.
LOT AREA:	2730 sq. ft.
LOT % COVERAGE:	63%



BUILDING SETBACKS:
FRONT: 5'
REAR: 5'
SIDES: 0'

NEW VILLAGE HOMES
890 West Elliot Road, Suite 101, Gilbert, Arizona 85233

HAMILTON LANDING
TYP PLOT PLAN EXHIBIT

0 10 20
scale: 1" = 10' feet

NORTH

UPDATED: 9/2/21 LCS

EXHIBIT 11
PAINT AND MATERIALS BOARD

COLOR SCHEME: RT-110



ROOF TILE- BORAL
STONE MOUNTAIN BLEND
1FJCS5354

SIDING
SW 6243 DISTANCE

FASCIA, TRIM , CORBEL, POSTS, SHUTTERS & GARAGE DOOR
SW 7004 SNOWBOUND

FRONT DOOR
SW 2865 CLASSICAL YELLOW

STUCCO
SW 9152 LET IT RAIN

COLOR SCHEME: R-113



ROOF TILE- BORAL
DESERT SAGE
1MSCS0024



STONE- EL DORADO
CASA BLANCA ROUGH CUT



METAL ROOF- KSI
CMG LIGHT STONE

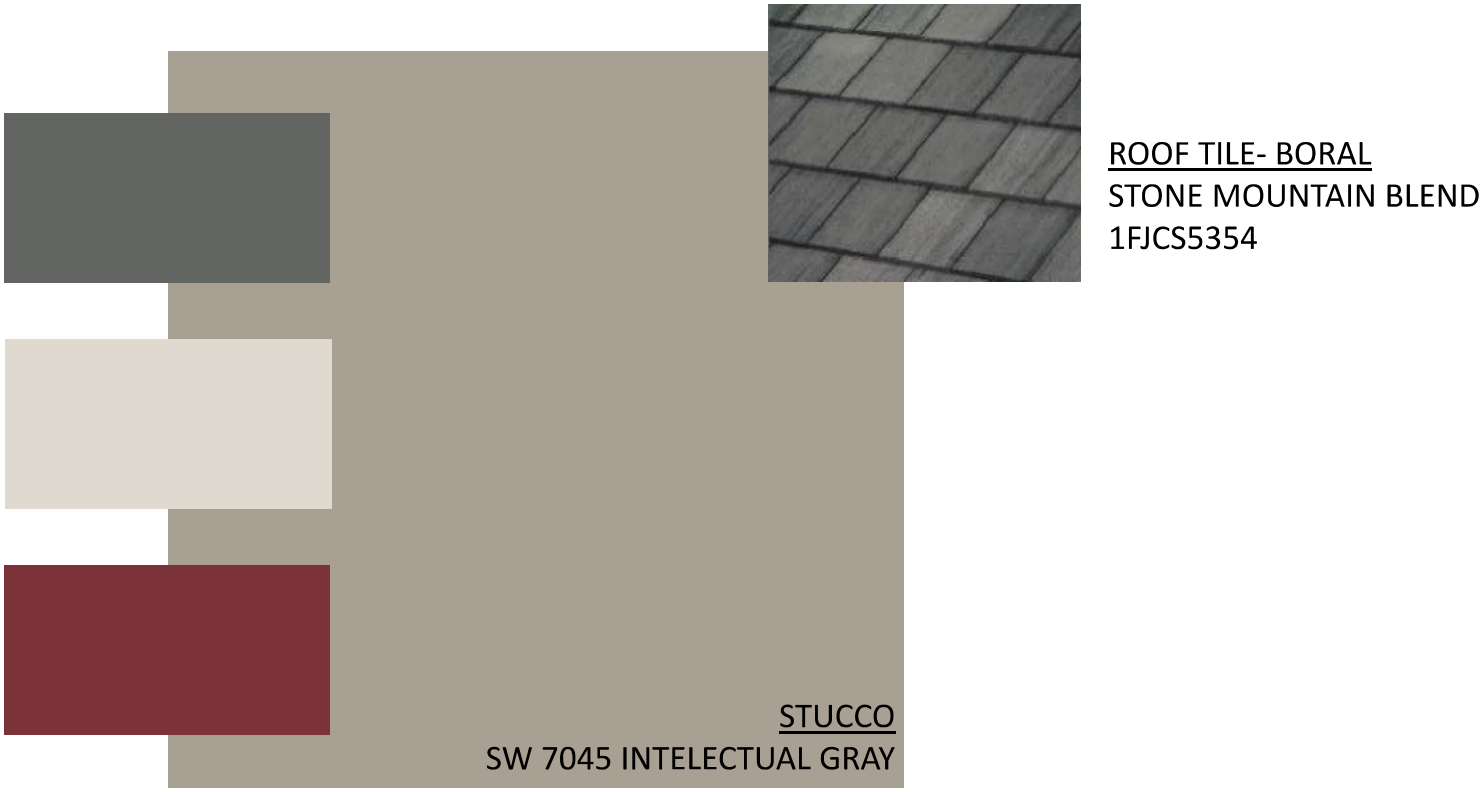
SELECT TRIM
SW 6078 REALIST BEIGE

FASCIA, TRIM, POSTS, CORBELS & GARAGE DOOR
SW 6083 SABLE

FRONT DOOR & SHUTTERS
SW 6993 BLACK OF NIGHT

STUCCO
SW 2840 HAMMERED SILVER

COLOR SCHEME: RT-111



SIDING
SW 7068 GRIZZLE GRAY

FASCIA, TRIM , CORBEL, POSTS, SHUTTERS & GARAGE DOOR
SW 7570 EGRET WHITE

FRONT DOOR
SW 7583 WILD CURRANT

STUCCO
SW 7045 INTELECTUAL GRAY

ROOF TILE- BORAL
STONE MOUNTAIN BLEND
1FJCS5354

COLOR SCHEME: CM-102



ROOF TILE- BORAL
APPALACHIAN BLEND
1FJCS0330



STONE- EL DORADO
CLIFFSTONE BOARDWALK

SIDING
SW 6221 MOODY BLUE

FASCIA, TRIM & GARAGE DOOR
SW 7004 SNOWBOUND

FRONT DOOR
SW 6101 SANDS OF TIME

STUCCO
SW 2844 ROYCROFT MIST GRAY

SCHEME F-106



ROOF TILE- BORAL
CHERRYWOOD
1FJCS7002

FASCIA, TRIM & COLUMNS
SW 6147 PANDA WHITE



STONE- EL DORADO
HARTFORD TUNDRA

FRONT DOOR
SW 2839 ROYCROFT
COPPER RED



METAL ROOF- KSI
CMG-DARK BRONZE

GARAGE DOOR
SW 7674 PERPERCORN

STUCCO & SIDING
SW 7641 COLLONADE GRAY

COLOR SCHEME: RT-108



SIDING & SHUTTERS
SW 6215 ROCKY RIVER



FASCIA, TRIM , CORBEL, POSTS, COLUMNS & GARAGE DOOR
SW 7648 BIG CHILL



FRONT DOOR
SW 6356 COPPER MOUNTAIN



STUCCO
SW 6185 ESCAPE GRAY



ROOF TILE- BORAL
APPALACHIAN BLEND
1FJCS0330



BRICK- MERIDIAN
MT RUSHMORE QUEEN

COLOR SCHEME: CM-103



ROOF TILE- BORAL
NATURAL BROWN
1FJCS3075

BRICK- EL DORADO
HARTFORD TUNDRA

SIDING & GARAGE DOOR
SW 2861 AVACADO

FASCIA, TRIM , CORBEL, COLUMNS
SW 7035 AESTHETIC

FRONT DOOR
SW 2839 ROYCROFT COPPER RED

STUCCO
SW 9108 DOUBLE LATTE

COLOR SCHEME: F-105



FASCIA, TRIM, POSTS & GARAGE DOOR
SW 6203 SPARE WHITE

FRONT DOOR
SW 7577 BLACKBERRY

STUCCO & SIDING
SW 7019 GAUNTLET GRAY

ROOF TILE- BORAL
STONE MOUNTAIN DARK
1FJCS5360

METAL ROOF- KSI
CMG DEEP BLACK

SCHEME R-112



ROOF TILE- BORAL
DESERT SAGE
1MSCS0024



STONE- EL DORADO
HILLSTONE VERONA

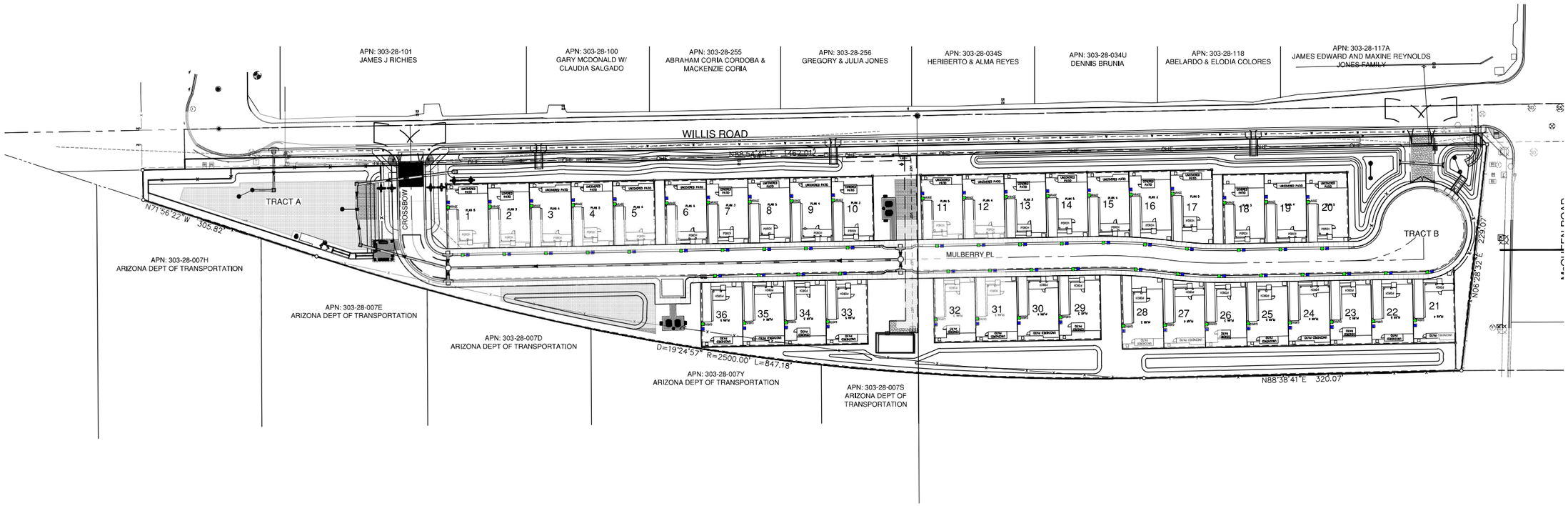
SELECT TRIM
SW 6107 NOMADIC DESERT

FASCIA, TRIM & POSTS
SW 7594 CARRIAGE DOOR

FRONT DOOR, SHUTTERS, GARGE DOOR
SW 9142 MOSCOW MIDNIGHT

STUCCO
SW 9108 DOUBLE LATTE

EXHIBIT 12
TRASH COLLECTION EXHIBIT



LEGEND

TRASH CONTAINERS

RECYCLE CONTAINERS

50 25 0 50 100

GRAPHIC SCALE
1" = 50'

Bowman

Bowman Consulting Group Ltd
1600 N. Desert Drive Ste 210
Tempe, Arizona 85281

Phone: (480) 629-8830

www.bowmanconsulting.com

© 2021 Bowman Consulting Group, Ltd

TRASH COLLECTION EXHIBIT

HAMILTON LANDING

CHANDLER, AZ

MARICOPA COUNTY

-
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

HAC DESIGN	HAC DRAWN	NTL CHKD

SCALE H:
V:

JOB No. 050864

DATE : 11/5/2021

EXH01

SHEET 01 OF 01

CAD FILE NAME: V:\050864 – Hamilton Place\050864-01-001 (ENG)\Engineering\Exhibits\050864-EXH-TRASH.dwg 11/05/2021

EXHIBIT 13
PRELIMINARY PLAT

THE VILLAGE AT HAMILTON LANDING

PRELIMINARY PLAT

CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

FILE NO.: NCS-1025733-PHX1
THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2N1/2SE1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN THE RECORDS OF THE ARIZONA DEPARTMENT OF TRANSPORTATION PLAN LABELED SAN TAN FREEWAY, 600-7-803, 202 L MA 000 H5381 01R, ARIZONA AVE — GILBERT RD, DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH REBAR MARKING THE CENTER QUARTER CORNER OF SAID SECTION 3, BEING SOUTH 88 DEGREES 54 MINUTES 49 SECONDS WEST 2649.34 FEET FROM A COC BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE EAST—WEST MID SECTION LINE OF SAID SECTION 3 NORTH 88 DEGREES 54 MINUTES 49 SECONDS EAST 1003.55 FEET TO THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 202L (SAN TAN FREEWAY);
THENCE ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 202L SOUTH 71 DEGREES 56 MINUTES 22 SECONDS EAST 121.95 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF WILLIS ROAD BEING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF WILLIS ROAD NORTH 88 DEGREES 54 MINUTES 49 SECONDS EAST 86.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF WILLIS ROAD NORTH 88 DEGREES 54 MINUTES 49 SECONDS EAST 781.15 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (W1/2NE1/4SE1/4) OF SAID SECTION 3;
THENCE ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (W1/2NE1/4SE1/4) OF SECTION 3 SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 219.34 FEET TO SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 202L;
THENCE ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 202L, FROM A LOCAL TANGENT BEARING OF NORTH 85 DEGREES 08 MINUTES 46 SECONDS WEST, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2500.00 FEET, A LENGTH OF 619.88 FEET;
THENCE CONTINUING ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 202L NORTH 71 DEGREES 56 MINUTES 22 SECONDS WEST 183.66 FEET;
THENCE NORTH 01 DEGREES 09 MINUTES 00 SECONDS WEST 30.07 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:
A PORTION OF THE EAST 98 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (E1/2W1/2NE1/4SE1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A COC BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 3, FROM WHICH A 5/8 INCH REBAR MARKING THE CENTER QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 88 DEGREES 54 MINUTES 49 SECONDS WEST 2649.34 FEET;

THENCE ALONG THE EAST — WEST MID SECTION LINE OF SAID SECTION 3 SOUTH 88 DEGREES 54 MINUTES 49 SECONDS WEST 669.76 FEET;
THENCE SOUTH 01 DEGREES 05 MINUTES 11 SECONDS EAST 40.00 FEET TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 172.58 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 22.03 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 6.02 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 24.09 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 37.62 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 13.53 FEET TO THE POINT OF BEGINNING.

File No.: NCS-1025733-PHX1
RESERVING UNTO THE GRANTOR OR ITS ASSIGNS; AN ACCESS AND UTILITY EASEMENT OVER THE FOLLOWING:

A PORTION OF THE EAST 98 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (E1/2W1/2NE1/4SE1/4) OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A STRIP 12.00 FEET WIDE, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 3;

THENCE ALONG SAID EAST — WEST MID SECTION LINE OF SECTION 3 SOUTH 88 DEGREES 54 MINUTES 49 SECONDS WEST 669.76 FEET;
THENCE SOUTH 01 DEGREES 05 MINUTES 11 SECONDS EAST 40.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 3.00 FEET TO A POINT "A" FOR LATER IDENTIFICATION;
THENCE CONTINUING SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST 169.58 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 22.03 FEET TO THE POINT OF ENDING.

TOGETHER WITH A 4.00 FOOT WIDE UTILITY EASEMENT, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AFOREMENTIONED POINT "A";

THENCE SOUTH 88 DEGREES 56 MINUTES 03 WEST 66.80 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST 2.98 FEET TO THE POINT OF ENDING ON SAID SOUTH LINE OF THE NORTH 40.00 FEET OF SAID SOUTHEAST QUARTER.

111,541 SQUARE FEET, MORE OR LESS, WITH 2,306 SQUARE FEET ENCUMBERED BY THE ACCESS EASEMENT AND 279 SQUARE FEET ENCUMBERED BY THE UTILITY EASEMENT.
THERE SHALL BE NO RIGHT OR EASEMENT OF ACCESS TO, FROM OR BETWEEN THE PARCEL OF LAND DESCRIBED ABOVE AND SAID STATE ROUTE 202L.

GRANTOR RESERVES UNTO THE PUBLIC AND VARIOUS UTILITY COMPANIES, EASEMENTS FOR EXISTING UTILITIES, IF ANY, WITHIN THE ABOVE DESCRIBED PROPERTY, IN ACCORDANCE WITH ARIZONA REVISED STATUTE 28-7210.
ACCESS TO THE EXISTING UTILITIES WILL BE BY WAY OF WHAT EXISTS AT THE TIME OF THE CONVEYANCE AND SHALL BE THE RESPONSIBILITY OF THE GRANTEE HEREIN AND OF THE PUBLIC OR UTILITY COMPANIES TO SHOW WHERE THAT ACCESS IS LOCATED

FILE NO.: NCS-1025735-PHX1
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 40 FEET AND.

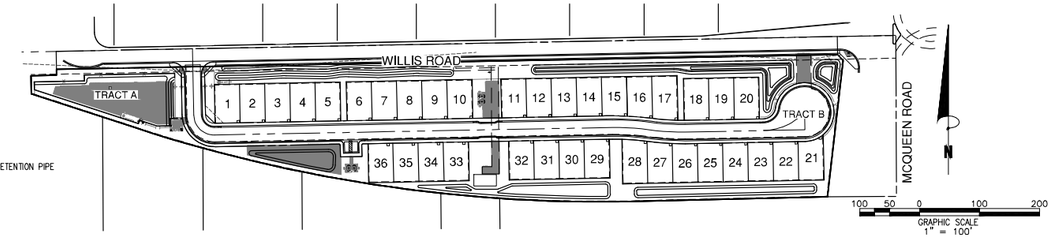
EXCEPT ANY PORTION LYING SOUTH AND EAST OF LINE NO. 1 AS SET FORTH IN WARRANTY DEED RECORDED DECEMBER 11, 2002 AS 2002-1329849 OF OFFICIAL RECORDS. SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF CHANDLER (COC) BRASS CAP IN A HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 3 FROM WHICH A 5/8 INCH REBAR MARKING THE CENTER OF SAID SECTION 3 BEARS SOUTH 00° 24' 10" EAST 2752.89 FEET;

THENCE ALONG THE NORTH - SOUTH MID-SECTION LINE OF SAID SECTION 3 SOUTH 00° 24' 10" EAST 2106.85 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 58° 06' 55" EAST 1187.01 FEET;
THENCE SOUTH 71° 56'22" EAST 397.28 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2500.00 FEET, A LENGTH OF 847.18 FEET;
THENCE NORTH 88° 38'41" EAST 320.07 FEET;
THENCE NORTH 06° 28' 32" EAST 229.07 FEET TO A POINT HEREINAFTER CALLED POINT "A" ON THE EXISTING SOUTH RIGHT OF WAY LINE OF WILLIS ROAD;
THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF WILLIS ROAD SOUTH 88° 54' 48" WEST 15.00 FEET;
THENCE NORTH 00° 43' 52" WEST 40.00 FEET TO THE EAST-WEST MIDSECTION LINE OF SAID SECTION 3;
THENCE ALONG SAID EAST-WEST MIDSECTION LINE OF SECTION 3 NORTH 88°54'49" EAST 103.32 FEET TO THE POINT OF ENDING AT A COC BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 3.

UTILITY SERVICES

GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK/COX COMMUNICATIONS
CABLE	CENTURY LINK/COX COMMUNICATIONS
WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER



LEGEND

●	BRASS CAP FLUSH		UNDERGROUND RETENTION PIPE
○	MONUMENT AS NOTED		DRYWELL
▣	BRASS CAP IN HAND HOLE		BOUNDARY LINE
○	SEWER MANHOLE		SECTION LINE
•	SEWER CLEANOUT		LOT LINE
▶	SEWER FLOW DIRECTION		EASEMENT LINE
	FIRE HYDRANT	R/W	RIGHT OF WAY
	WATER VALVE	U.B.E.	USE AND BENEFITS EASEMENT
	BACK FLOW PREVENTER	VNAE	VEHICULAR NON-ACCESS EASEMENT
	WATER METER VAULT	SWE	SIDEWALK EASEMENT
	EXISTING GAS MANHOLE	1272	EXISTING CONTOUR & ELEVATION
	EXISTING SANITARY SEWER MANHOLE	EX W	EXISTING WATER
	EXISTING SIGN	EX S	EXISTING SEWER
	EXISTING ELECTRICAL PULL BOX	EX G	EXISTING GAS
	EXISTING TELEPHONE PEDISTAL	8"S	PROPOSED SEWER
	EXISTING GUY WIRE	8"W	PROPOSED WATER
	EXISTING POWER POLE		PROPOSED STREET FLOW
M	MODEL HOME SITE		ACCESSIBLE ROUTE & HANDICAP RAMPS

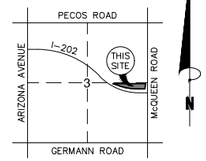
TRACT AREA		
TRACT ID	TRACT USE	AREA
A	LANSCAPE, RETENTION AND OPEN SPACE AREA	101754.22 SF
B	STREET TRACT	50794.67 SF

LOT AREA		LOT AREA		LOT AREA	
LOT #	AREA	LOT #	AREA	LOT #	AREA
1	2730.00 SF	13	2730.00 SF	25	2730.00 SF
2	2730.00 SF	14	2730.00 SF	26	2737.69 SF
3	2730.00 SF	15	2744.15 SF	27	2844.83 SF
4	2730.00 SF	16	2864.63 SF	28	3054.12 SF
5	2749.50 SF	17	3090.59 SF	29	2749.50 SF
6	2730.00 SF	18	2939.97 SF	30	2730.00 SF
7	2730.00 SF	19	2940.00 SF	31	2730.00 SF
8	2730.00 SF	20	2961.00 SF	32	2730.00 SF
9	2730.00 SF	21	2851.68 SF	33	2749.50 SF
10	2749.50 SF	22	2730.00 SF	34	2730.00 SF
11	2730.00 SF	23	2730.00 SF	35	2730.00 SF
12	2730.00 SF	24	2730.00 SF	36	2730.00 SF

SITE DATA		
GROSS AREA	318,740.76 SF	7.32 AC
NET AREA	252,635.55 SF	5.8 AC
LOT SUMMARY		
LOT TOTAL	36	
TOTAL LOT AREA	100,086.65 SF	2.3 AC
AVG. LOT AREA	2,780.18 SF	0.06 AC
MIN. LOT AREA	2,730 SF	0.06 AC
MAX LOT AREA	3,090.59 SF	0.07 AC
LOT % (NET)	39.61%	
PROPOSED DENSITY (NET)	6.21 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	101,754.22 SF	2.34 AC
OPEN SPACE % (NET)	40.28%	
RIGHT-OF-WAY SUMMARY		
RIGHT-OF-WAY AREA	116,850.32 SF	2.68 AC
RIGHT-OF-WAY %	36.66%	
RIGHT-OF-WAY LOCAL AREA	50,794.67 SF	1.17 AC
RIGHT-OF-WAY OFFSITE AREA	66,105.21 SF	1.52 AC

ENGINEER
BOWMAN CONSULTING
1295 WEST WASHINGTON STREET
SUITE 108
TEMPE, ARIZONA 85281
CONTACT: NATHAN LARSON
PH: 480.629.8830
EMAIL: NLARSON@BOWMANCG.COM

DEVELOPER
NEW VILLAGE HOMES
890 WEST ELLIOT ROAD
SUITE 101
GILBERT, ARIZONA 85233
CONTACT: REED PORTER
PH: 602.692.5369
EMAIL: REEDP@NEWVILLAGEHOMES.COM



VICINITY MAP
NTS

BENCHMARK
CITY OF CHANDLER BM#40A
SECTION 10, T2S, R5E, CITY OF CHANDLER BRASS CAP IN HAND HOLE AT THE INTERSECTION OF TUMBLEWEED PARK RD AND PIONEER PARKWAY; 1300' SOUTH OF GERMANN RD AND 700' WEST OF MCQUEEN RD. (NORTHING, 827154.945, EASTING, 727632.268)
ELEVATION = 1224.41(NAVD88)

BASIS OF BEARINGS
SOUTH 00°17'37" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA. ACCORDING TO RESULTS OF SURVEY DIN # 65460-1, MARICOPA COUNTY RECORDS.

SITE DATA

ZONING:	
EXISTING:	AG-1/RU-43
PROPOSED:	PAD (SINGLE FAMILY RESIDENTIAL)
ZONE:	ZONE "X"
TOTAL NUMBER OF UNITS:	36 SINGLE-FAMILY UNITS
GROSS AREA:	7.32 ACRES
NET AREA:	5.80 ACRES
NET DENSITY:	6.21 DU/AC
RETENTION REQUIRED:	56,908 CF
RETENTION PROVIDED:	66,835 CF
LATITUDE:	33°11'01.8" N
LONGITUDE:	111°49'32.4" W
SETBACKS	
FRONT	5' (39' TO FACE OF GARAGE)
REAR	5'
SIDES	0'-0'
MAXIMUM LOT COVERAGE	70%

PARKING:

REQUIRED SINGLE FAMILY:	
PARKING (2 SPACE/ LOTS*36 LOTS)	72 SPACES
PROVIDED SINGLE FAMILY	
COVERED PARKING (1 SPACE/LOTS*36 LOTS)	36 SPACES
UNCOVERED PARKING (2 SPACES/LOTS*36 LOTS)	72 SPACES
STREET PARKING (25 SPACES)	25 SPACES
ADA PARKING (2 SPACES)	2 SPACES
TOTAL PARKING PROVIDED	135 SPACES
PARKING PER UNIT	3.75 SP/UNIT

NOTE
1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY OR ACCEPTANCE 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. THIS SUBDIVISION IS WITHIN (CHANDLER AIRPORT) AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATOR OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
5. THIS PROJECT WILL BE BUILT IN A SINGLE PHASE.

FLOOD ZONE CERTIFICATION
FLOOD INSURANCE MAP NUMBER 04013C2737M
EFFECTIVE ON 11.4.2015

ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FOR FLOOD; AREAS OF 1% ANNUAL CHANCE OF 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 OF FLOOD.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

C.O.C. LOG NO. PLT21-0004

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281

Phone: (480) 629-8830

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

COVER SHEET
HAMILTON LANDING
PRELIMINARY PLAT
MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER

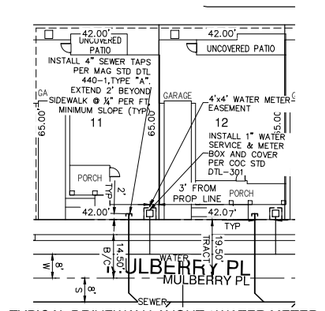
68461
NATHAN LARSON
11/9/2021
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
DATE SIGNED
ARIZONA U.S.A.

PLAN STATUS	
DATE	DESCRIPTION

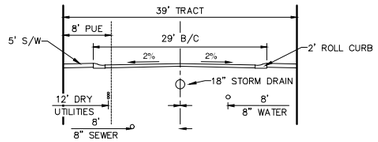
HAC DESIGN	HAC DRAWN	NTL CHKD
SCALE	H: V:	
JOB No. 050864-01-001		
DATE : 11/5/2021		

PP01
SHEET 01 OF 02

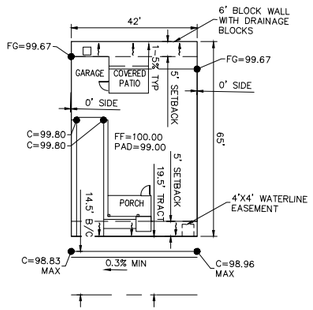
CAD FILE NAME: C:\Temp\AcPublish_14824\050864-EXH-PRE-PLAT COVER.dwg 11/09/2021



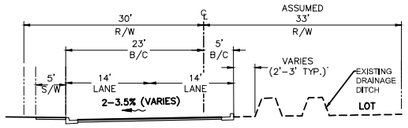
TYPICAL DRIVEWAY LAYOUT / WATER METER
SEWER SERVICE TAP DETAIL
N.T.S.



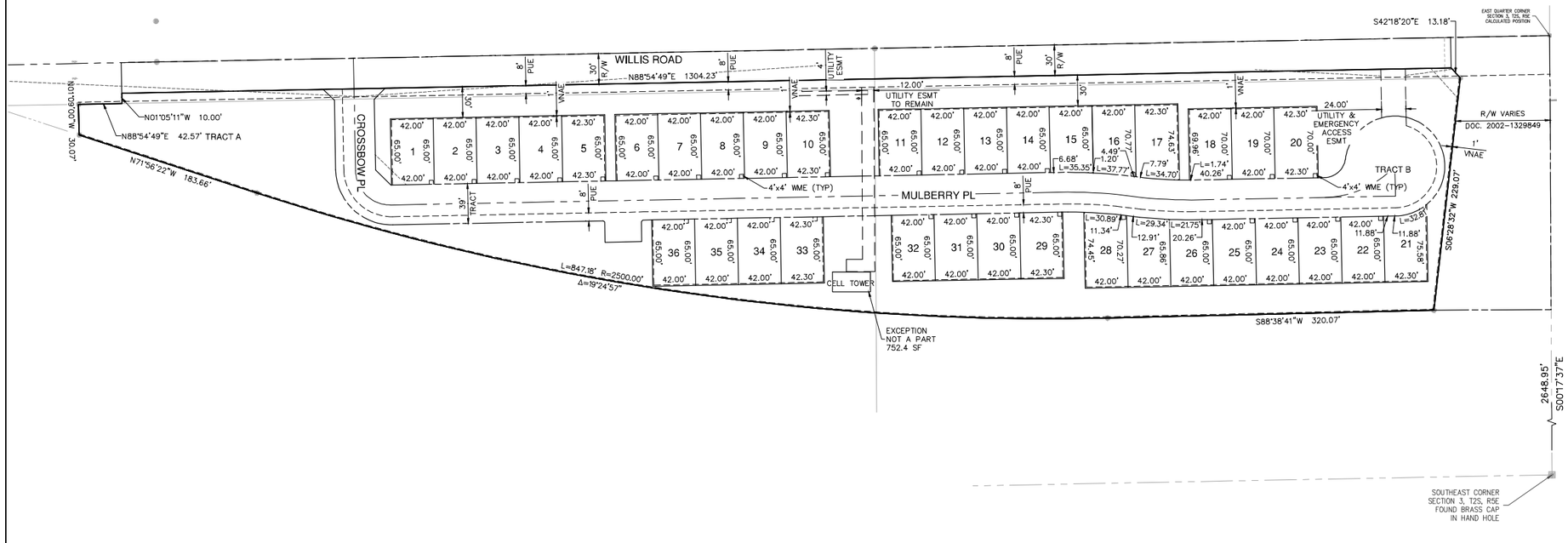
PRIVATE STREET SECTION
ON-STREET PARKING ONE SIDE
N.T.S.



TYPICAL LOT DETAIL
ALL LOTS
N.T.S.



WILLIS ROAD
LOOKING WEST
N.T.S.



Call at least two full working days before you begin excavation.
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

C.O.C. LOG NO. PLT21-0004

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281

Phone: (480) 629-8830

www.BowmanConsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY PLAT
HAMILTON LANDING
PRELIMINARY PLAT
MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER

68461
NATHAN LARSON
11/9/2021
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
State of Arizona
Nathan Larson

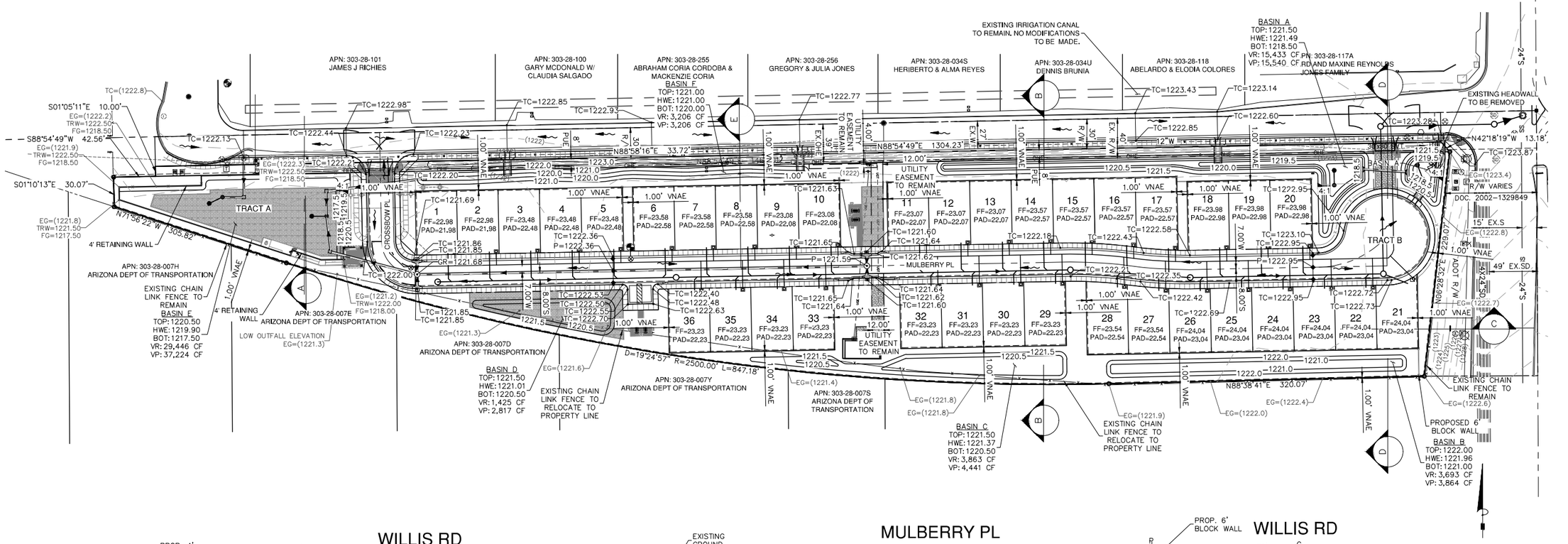
PLAN STATUS	
DATE	DESCRIPTION

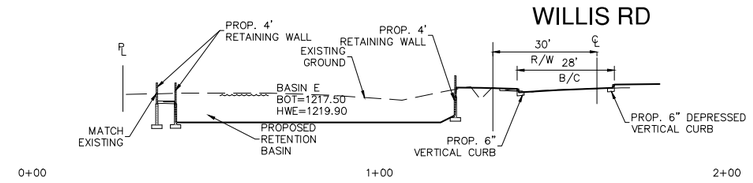
HAC	HAC	NTL
DESIGN	DRAWN	CHKD
SCALE	H: 1"=50' V: NONE	
JOB No. 050864-01-001		
DATE : 9/14/2021		

PP02
SHEET 02 OF 02

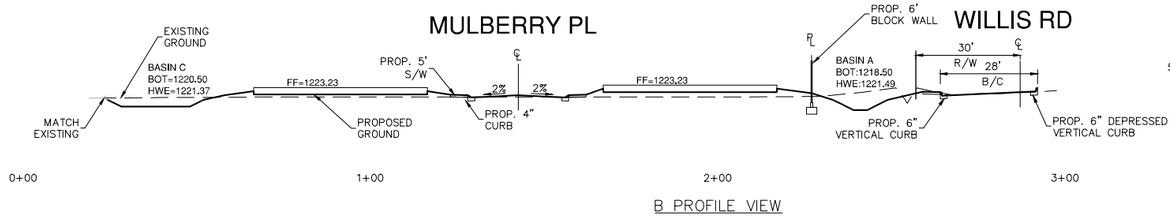
CAD FILE NAME: C:\Temp\AcPublish_14824\050864-EXH-PRE-PLAT.dwg 11/09/2021

EXHIBIT 14
PRELIMINARY GRADING PLAN

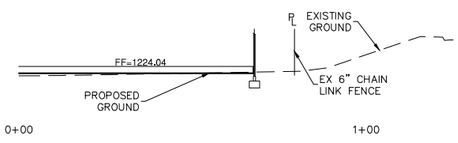




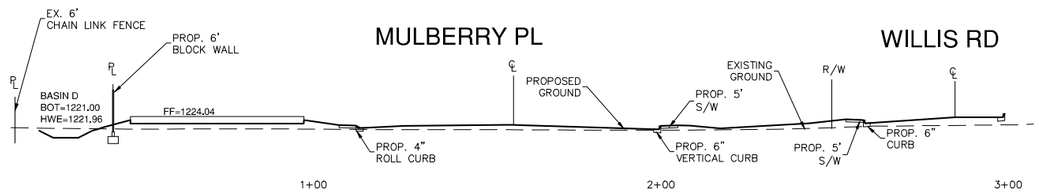
A PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



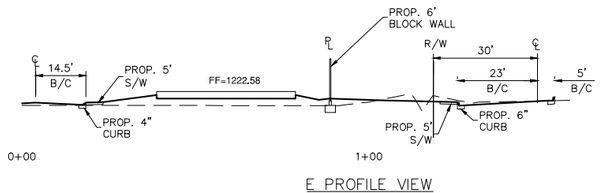
B PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



C PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



D PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



E PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

C.O.C. LOG NO. PLT21-0004

CAD FILE NAME: V:\050864 - hamilton place\050864-01-001 (eng)\engineering\engineering plans\Pre Plat\050864-PR-02-GRD.dwg 11/05/2021

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

GRADING PLAN
HAMILTON LANDING
PRELIMINARY PLAT
CHANDLER, AZ
MARICOPA COUNTY

PROJECT NUMBER

68461
NATHAN
LARSON
11/5/2021
ARIZONA

PLAN STATUS

DATE	DESCRIPTION

HAC	HAC	NTL
DESIGN	DRAWN	CHKD

SCALE H: 1" = 50'
V: NONE

JOB No. 050864-01-001

DATE : 11/5/2021

PP03

SHEET 03 OF 05