



REZONE + PDP BOOK

CHANDLER RESIDENTIAL COMMUNITY

PROJECT

Hartford Square

APN

302-28-001M

SUBMITTED BY

Tenax LLC

SUBMITTED

11.04.2022

CASE

PLH22-0019



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Location:	N Hartford St & W Warner Rd	Existing Zoning:	AG-1
Parcel:	302-28-001M	Proposed Zoning:	PAD

Overview

The Hartford Square project proposes to rezone a vacant 0.986 acre site located at N Hartford St and W Warner Rd from AG-1 (Agricultural) to PAD (Planned Area Development) for multifamily development.

The property consists of one (1) parcel (APN: 302-28-001M). The site is currently vacant and well positioned for a rezone development that transitions from the commercial uses to the south and west to the single-family residential use to the north and east.

The project was submitted for staff review under presubmittal PRE21-0111 as well as under case PLH22-0019. The enclosed zoning change request and PDP documents are responsive to city staff formal review comments as well as advice and direction from staff during informal site concept revisions. The proposed zoning helps achieve the goals of the General Plan and is an enhancement to the neighborhood and the City of Chandler.

Proposed Zoning

Hartford Square seeks PAD zoning at a density level identified in The Chandler General Plan as "Medium-density residential (3.5-12du/ac). The Chandler General Plan states that:

"Medium-density residential (3.5-12 dwelling units per acre) can be considered for infill parcels in areas located between land uses of different intensities where a transitional use or density gradation is advisable, or as a component of a mixed-use development."

"Medium-density residential may be located along arterial roads, freeway corridors, adjacent to employment and commercial areas, regional parks or major recreation facilities, or as part of an approved neighborhood or area plan where compatibility, transition, or other justifications warrant approval."



Compatibility

The site is located on the west boundary and central to the North Arizona Avenue Growth Area as shown on the General Plan map to the right. The site borders the “Regional Commercial” designation and is less than 2,000 feet west of the “Employment” designation. Providing high-quality residential development within close proximity to these growth areas and designations will attract a strong employee pool.

The site is designated on the Chandler General Plan Land Use Map as “Neighborhoods”. This designation allows for a “range of densities.” Hartford Square is exactly the type of housing that is in demand. It provides a living experience in a community that bridges between apartments and traditional single-family residential.

Given Hartford Square’s close proximity to “Regional Commercial” and “Employment” designations, residents have the opportunity for bicycle commuting as well as great walkability to surrounding amenities. This includes walk times of four minutes to public transit, six minutes to Walmart, and three to five minutes to over 20 eateries.

The combination of density below 12 du/ac, variation of one and two stories, and exceptional design creates the optimal balance of providing density while complementing the neighboring single-family properties.

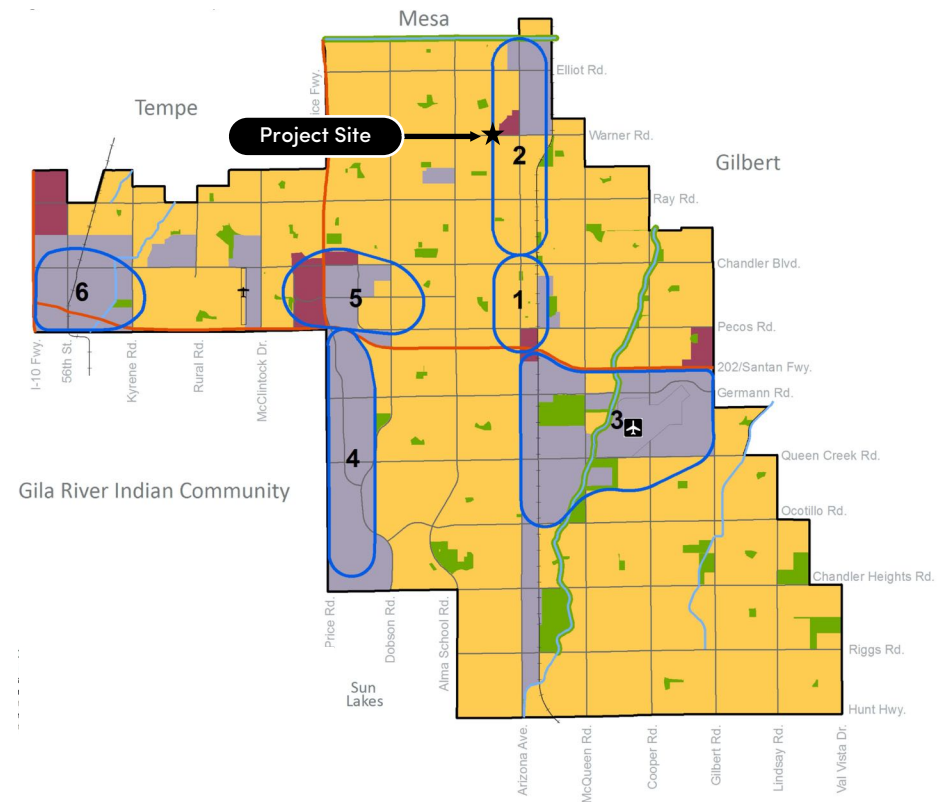
The Chandler General Plan seeks to promote comprehensive direction for the growth, conservation and development of all physical aspects of the City. The proposed rezone meets or exceeds the following goals outlined in the General Plan, as detailed below.

General Plan 2016

“The city has matured and is now land-locked where large developable land parcels are few and infill or redevelopment is how future development will occur.”

Hartford Square accomplishes the goals of infill development in Chandler. The subject property has been a vacant dirt lot surrounded by developed properties for over two decades. The proposed development provides the opportunity for high-quality residential density near Chandler’s North Arizona Avenue Growth Area. Located on the west edge of the North Arizona Avenue Growth Area, Hartford Square aligns with the Growth Area’s goals of bringing more density to support local businesses.

Chandler General Plan Map



Map Key

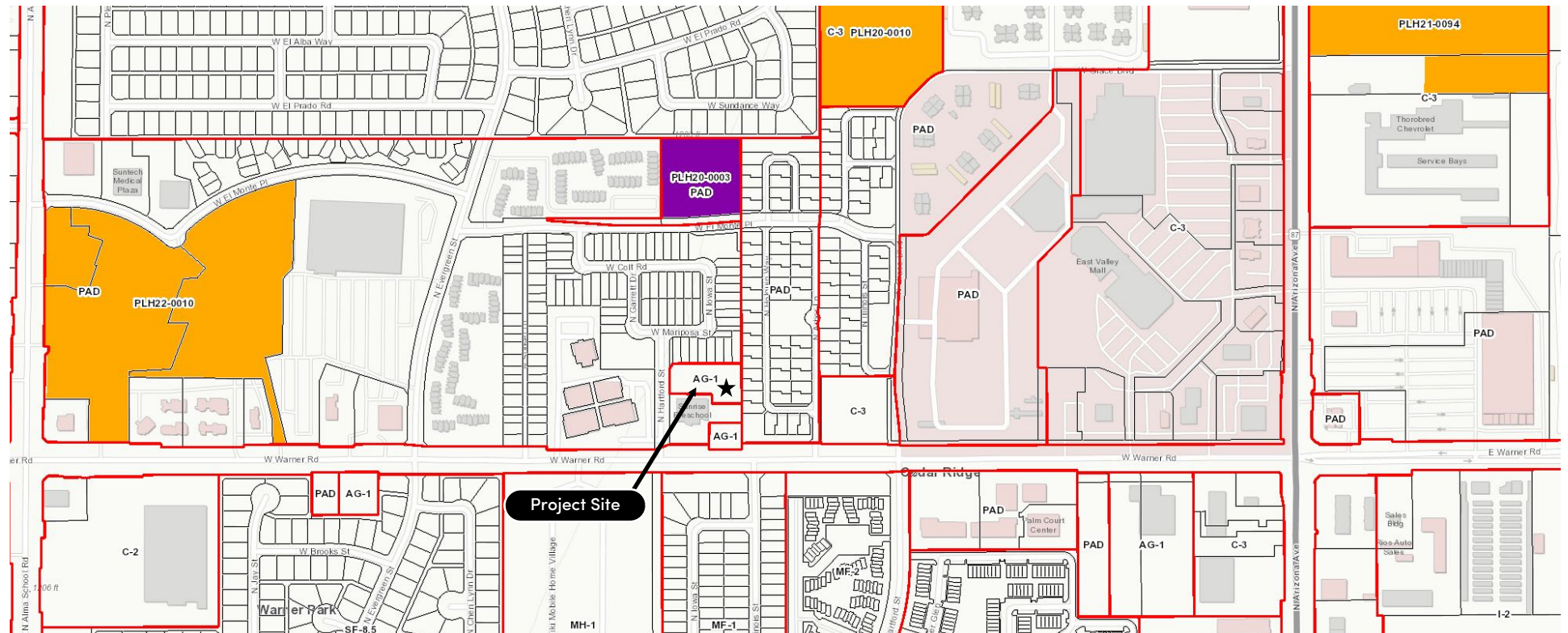
GROWTH AREAS

1. Downtown Chandler
2. North Arizona Avenue
3. Chandler Airport
4. South Price Road Corridor
5. Medical/Regional Loop
6. I-10/Loop 202

GP LAND DESIGNATION

- Neighborhoods**
- Regional Commercial
- Employment
- Recreation/Open Space

Zoning Map



Existing Conditions

PROPERTY	GP LAND DESIGNATION	ZONING	CURRENT LAND USE
Subject Site	Neighborhoods	AG-1	Vacant
North	Neighborhoods	PAD	Residential
East	Neighborhoods	PAD	Residential
South	Neighborhoods	PAD	Commercial / School
West	Neighborhoods	PAD	Commercial / Office

Site Design

The site design takes into consideration the lot's surrounding properties. The development is a mixture of six (6) single-story units and five (5) two-story units. Feedback from planning staff provided guidance for the site layout. Single-story units are situated adjacent to the residential homes to the north and east, while two-story units are situated adjacent to the commercial uses to the south and west.

The subject project's single level units along the north and east property lines are a lower linear count than the adjacent houses mirrored along the same north and east boundaries. There are eight homes along the north property line, while Hartford Square has five units along the same boundary. The development to the east has approximately four homes along the property line, while Hartford Square has two units along the same boundary. Additionally several of the homes along the north and east boundaries are two stories, while Hartford Square maintains single-story along the same boundaries.

Hartford Square units have been provided with attached garages and designated shaded parking spaces to further provide a single-family home experience, thereby eliminating a large apartment like parking area.

Building Architecture

The development is designed with a contemporary architectural theme. Various high quality materials and finishes were carefully selected ensuring a pleasing combination of cohesiveness and diversity. All materials, landscaping, and parking will be in accordance with code requirements and standards.

Variation in facade depths, parapets, and rooflines in conjunction with overhangs creates visual interest from both the main street as well as within the property. These points of differentiation also break up the massing and create the feel of individual homes as seen on the elevations and renderings. Features such as covered patios and private open space with unencumbered area extend the interior space to the exterior.

All two-story homes in Hartford Square are approximately 1,810 square feet per unit and will consist of a three-bedroom floor plan with generous private outdoor space and a two-car garage. The single-story product that we have introduced in accommodation to the neighbors to the north and east will be approximately 1,007 square feet per unit. This product has been designed for residents who desire the privacy and features of a single-family home though require less maintenance.

Proposed Landscaping

The landscape design for Hartford Square will be in compliance with the City of Chandler Landscape Design Guidelines. Hartford Square will feature a lush, low water landscaping environment.

As shown on the enclosed Preliminary Landscape Plan the shrub and groundcover plant material is a mix of seasonal flowering plants with yellow, pink, and purple color. Integrated into the design are medium to large canopy trees to shade sidewalks and driveways as well as to buffer the existing residential properties to the north and east of the site.

At the residential site boundaries (north and east) a 10' dissimilar land use buffer is provided with a 6' screen wall and evergreen trees and four shrubs planted 20' on center. The trees used along the buffer are Acacia Aneura and Acacia Stenophylla.

The required parking on the site is exceeded by 25%. Two-bedroom units are provided with a one-car garage and one covered parking space while three-bedroom units are provided with a two-car garage, thereby exceeding the required covered parking requirements by 100%. The eight "extra" parking spaces will be available for guests of which five will be covered. Additionally, one van accessible handicap space is provided.

The trash enclosure for the property is well concealed and is thoughtfully located well outside of a building setback and distant from the main street.

The Hartford Road landscape buffer consists of a mixture of low ground cover, grass, and more mature trees. A shallow detention basin is provided to create mounding and heavier landscape density at the front of the lot.

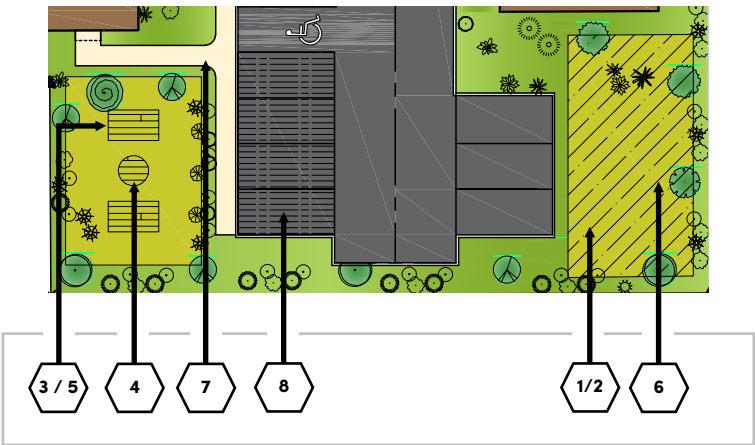
The landscape will be watered through automatic irrigation to ensure maximum water conservation.

An Elevated Experience

Hartford Square will be a well-designed residential community that incorporates open space and recreational area to provide residents an exceptional quality of life. Inviting frontages, as well as forward thinking design will create an interactive community.

Centralized amenities include an open recreation area as well as a community area amenity with bench seating options, covered pavilion and fire table with lounge chairs, all of which encourage outdoor gatherings. Additionally, residents will have access to outdoor games including bean bag toss and large scale tic tac toe.

These outdoor games and gathering spaces will not only inspire resident interaction, but also provide an open play area. The combination of inviting outdoor amenities with beautiful landscaping will create a truly enjoyable environment.



Unit Features

- + Fully Appointed Kitchens
- + Contemporary Bathrooms
- + Spacious Living Areas
- + Large Master Bedrooms
- + Attractive Color Palette
- + Direct Access Garages
- + Contemporary Fixtures
- + LED Recessed Lighting
- + Generous Ceiling Heights
- + Private Outdoor Spaces

Community Features

- 1. Bean Bag Toss
- 2. Large Tic Tac Toe
- 3. Outdoor Pavilion
- 4. Fire Table
- 5. Community Seating
- 6. Recreation Area
- 7. Landscaped Grounds
- 8. Ample Visitor Parking
- + Forward Thinking Design
- + Attractive Architecture



Analysis of Probable Impact

The proposed rezoning will not impact the cost of constructing housing.

Deviations

The project seeks a deviation for a setback reduction from 25' to 20' along the Hartford Road frontage. The proposed setback of 20' is identical to that of the residential community to the north. The adjacent community has a block wall at 22' (from back of curb), whereas the subject project maintains 28' clear from back of curb to wall structure.

As additional mitigation, the project provides increased landscape density along the frontage and increased plant sizing by using the next larger container size (e.g. 5-gallon versus 3-gallon). Given the full build-out of the community, the traffic volume on Hartford will not require road width expansion and the 28' feet from back of curb is generous.

One final consideration is the site is constrained by narrow and deep dimensions, thereby requiring a "hammerhead" access for fire vehicles. Engineering attempted many different configurations and this final configuration works well, but requires the setback reduction. The deviation is small, matches the adjacent property and is mitigated by increased landscape, more mature landscape and the eight feet of right of way.

Constraints

The subject property is an infill site. Infill development can be challenging for multiple reasons. Most notably, because infill development occurs after an area has already been developed and therefore the price of land has greatly increased. This can financially constrain the viability of infill projects.

The long time vacancy of this lot is evidence to its development challenges. At under 1-acre, it takes creativity to fit a project on this site that provides enough density to make the project developable while still buffering the residential neighbors to the north and east as much as possible.

Conclusion

Hartford Square is consistent with the surrounding zoning and land uses and provides a quality solution for this vacant infill site. If left undeveloped, vacant parcels can have a tendency to degrade the surrounding area. The quality design proposed for this vacant parcel will undoubtedly enhance and improve the immediate and surrounding area.

Hartford Square helps fill the housing need from the Chandlers' expanding employment growth. Hartford Square will be a quality addition to the neighborhood by providing a beautifully designed product that will provide an ideal transition between the single-family developments to the north and east and the commercial uses to the south and west.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.
C1	25.00	55.00	26°02'46"	N32°19'34"E 24.79

LEGAL DESCRIPTION (TITLE REPORT)

THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA: EXCEPT THAT PORTION LYING WITHIN, THE ENCLAVE, ACCORDING TO BOOK 453 OF MAPS, PAGE 31, RECORDS OF THE MARICOPA COUNTY, ARIZONA.

AND ALSO EXCEPT THAT THE PART OF SAID SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, LYING IMMEDIATELY ADJACENT TO AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16; THENCE NORTH (ASSUMED), A DISTANCE OF 40.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 40 SECONDS EAST, A DISTANCE OF 30.00 FEET; THEN NORTH (ASSUMED), A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 89 DEGREES 56 MINUTES 40 SECONDS WEST A DISTANCE 171.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 40 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED LINE.

TITLE REPORT SCHEDULE "B II" ITEMS

- SECOND INSTALLMENT OF 2021 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2022, AND DELINQUENT MAY 1, 2022. (SURVEYOR'S NOTE: NOT A SURVEY MATTER)
- THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION; AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) (SURVEYOR'S NOTE: MAY AFFECT, NOT PLOTTABLE)
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 13659, PAGE 1497 (SURVEYOR'S NOTE: DOES NOT AFFECT, NOT SHOWN, 10' WIDE COMMUNICATION EASEMENT)
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED AS DOCKET 13659, PAGE 1499 (SURVEYOR'S NOTE: DOES NOT AFFECT, NOT SHOWN, 10' WIDE COMMUNICATION EASEMENT)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (SURVEYOR'S NOTE: MAY AFFECT, NOT PLOTTABLE)
- WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY. (SURVEYOR'S NOTE: MAY AFFECT, NOT PLOTTABLE)

REFERENCE DOCUMENTS

- (R) SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NUMBER 2005-1492431, MARICOPA COUNTY RECORDS, (M.C.R.)
- (R1) FINAL PLAT FOR ARBORLANE, AS RECORDED IN BOOK 595 OF MAPS, PAGE 31, M.C.R.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

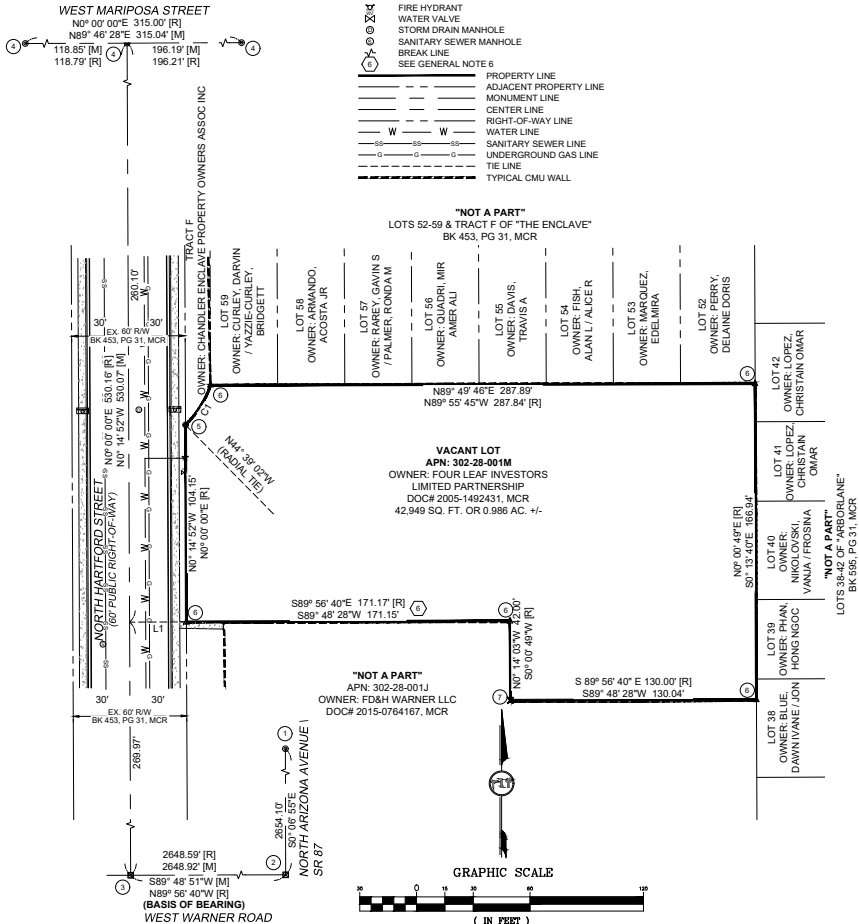
SOUTH 89° 48' 51" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST, ALSO BEING THE MONUMENT LINE OF WARNER ROAD.

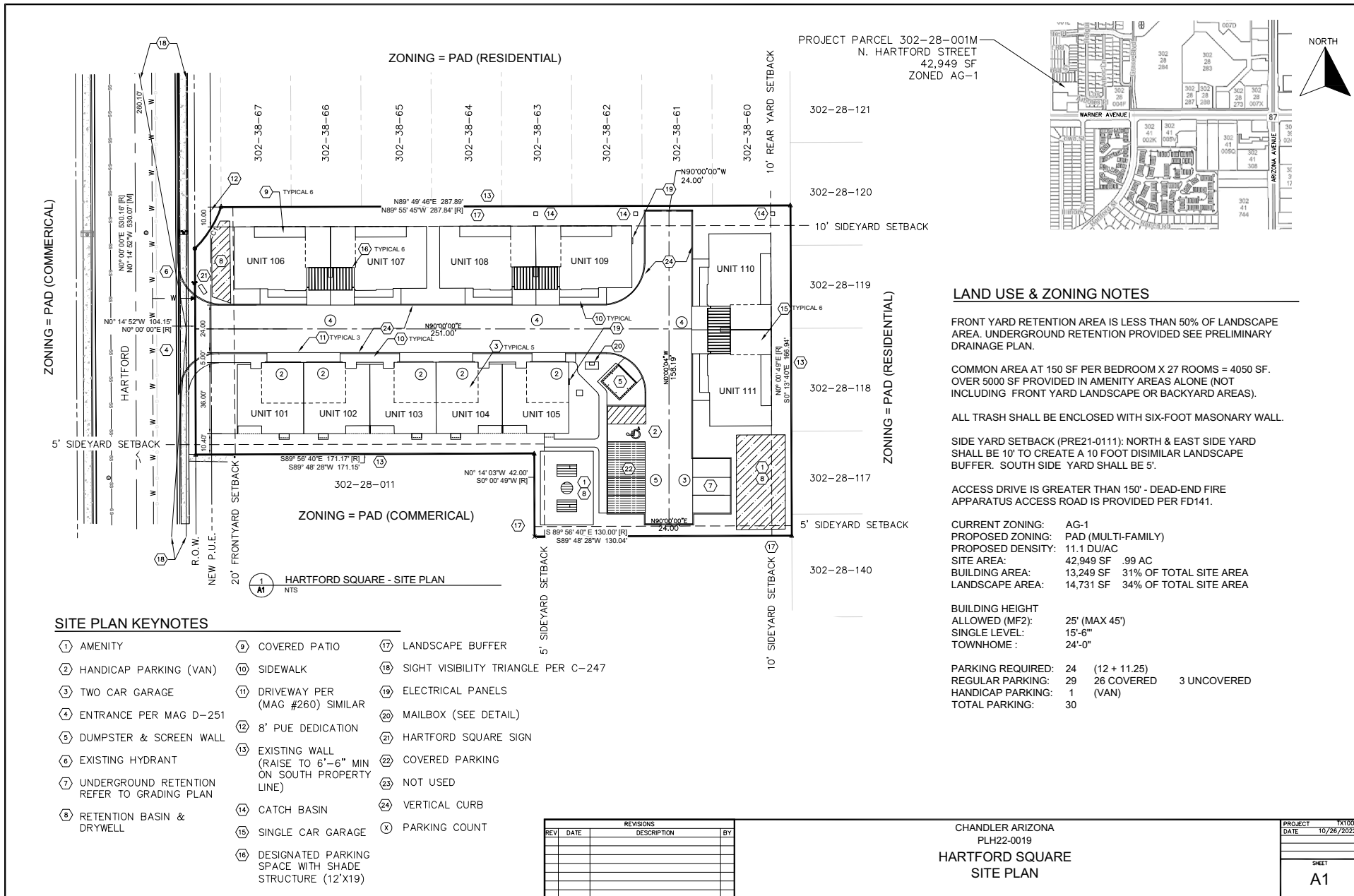
ALTA/NSPS LAND TITLE SURVEY

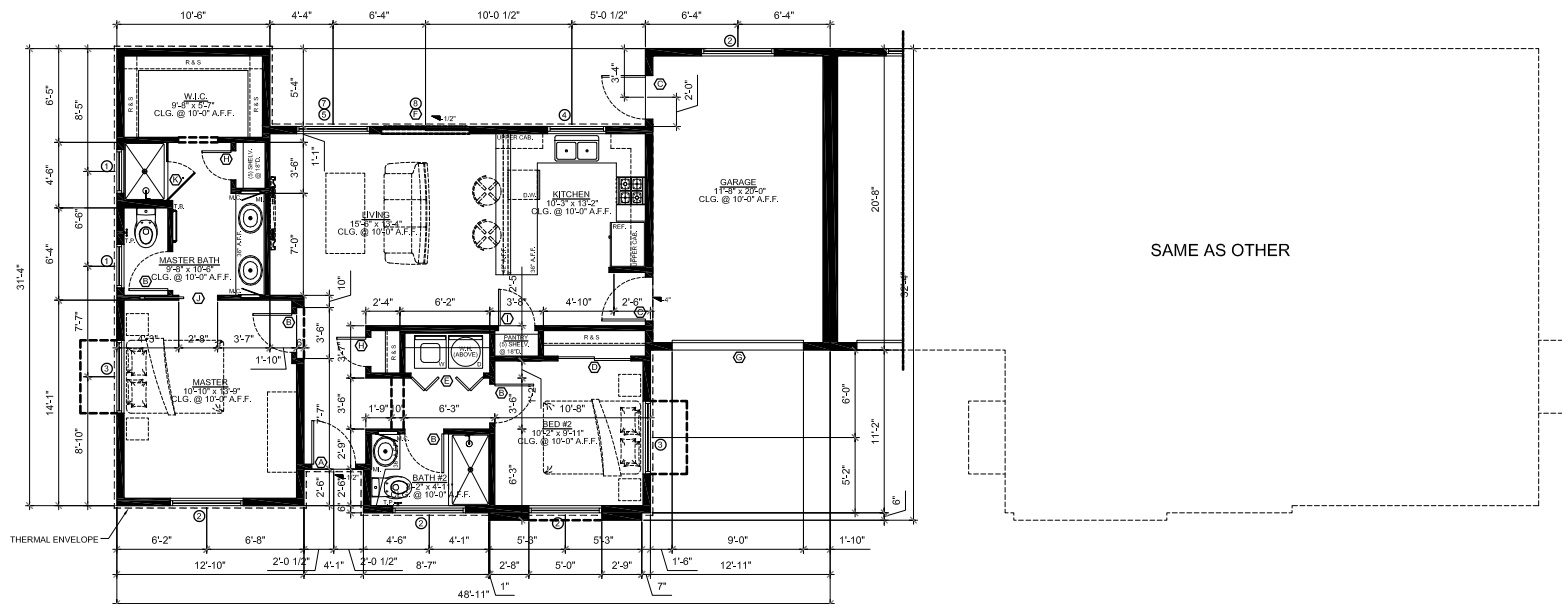
OF PARCEL B OF SPECIAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 2005-1492431, MARICOPA COUNTY RECORDERS OFFICE, (M.C.R.), SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA;

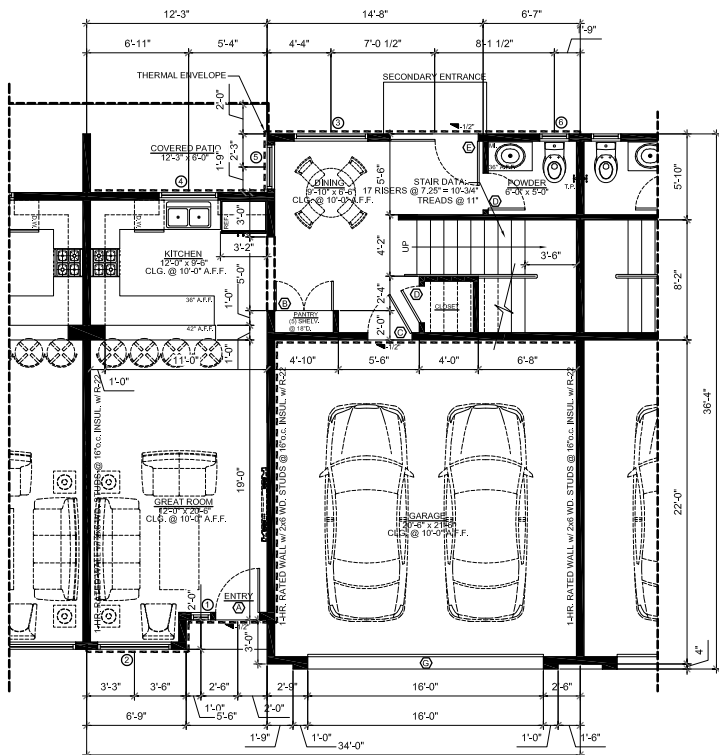
LEGEND

- ① FOUND 3" ALUMINUM CAP FLUSH, STAMPED "A.D.O.T. HIGHWAY DIV", EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST
- ② FOUND STEM OF BRASS CAP IN HANDHOLE, S.E. COR. OF SEC. 16
- ③ FOUND 3" BRASS CAP IN HANDHOLE, STAMPED "CITY OF CHANDLER", S. 1/4 COR. OF SEC. 16
- ④ FOUND BRASS CAP FLUSH, STAMPED "CITY OF CHANDLER"
- ⑤ FOUND BAR WITH BROKEN PLASTIC CAP
- ⑥ SET PK NAIL WITH WASHER STAMPED "RLS 35113"
- ✕ SCRIBED "X" IN CONCRETE
- (M) MEASURED
- (R) RECORD
- EX EXISTING
- BK, PG BOOK, PAGE
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- CATCH BASIN
- CONTROL POINT
- FIRE HYDRANT
- WATER VALVE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- BREAK LINE
- SEE GENERAL NOTE 6
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- WATER LINE
- SANITARY SEWER LINE
- UNDERGROUND GAS LINE
- TIE LINE
- TYPICAL CMU WALL









FLOOR PLAN - LOWER LEVEL

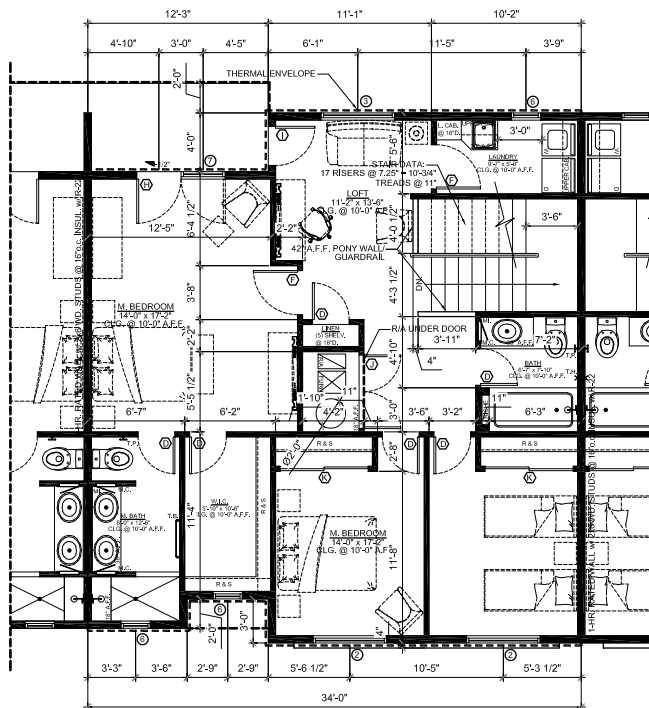
- FLOOR PLAN GENERAL NOTES: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK AS APPLIED TO THIS PROJECT, AND ANY AND ALL ORDINANCES GOVERNED BY LOCAL MUNICIPALITY.
- EXTERIOR WALL CONSTRUCTION:
 - 2 X WOOD STUDS
 - 12" OSB EXTERIOR SHEATHING AS SPECIFIED BY SHEAR DIAPHRAGM SCHEDULE AMENDMENTS. NAIL PANELS PER I.R.C. SEC. R602, TABLE 602.3 (1), (2), (3).
 - 2 LAYERS GRADE 'D' PAPER AS UNDERLAYMENT.
 - 1" EXTRUDED FOAM INSULATION.
 - METAL WIRE FOR "ONE-COAT" STUCCO SYSTEM, WITH EXPANDED METAL LATH AT ALL CORNERS, AND INSTALLED PER I.C.B.O. REPORT #3889.
 - 12" INTERIOR GWB, TAPED, TEXTURED, AND PAINTED.
 - FLOORS AND FLOOR COVERINGS PER OWNER.
 - PROVIDE MOISTURE PROTECTED GWB, OR 1/2" WONDERBOARD, ON WALLS AT SHOWER ENCLOSURES, PER I.R.C. SEC. R307.2.
 - ANYWALL PATIO/PORCH AND GARAGE FLOORS TO HAVE MIN. 2% SLOPE.
 - SLEEPING ROOMS SHALL HAVE AT LEAST ONE WINDOW OR EXTERIOR DOOR FOR EMERGENCY EGRESS. THE MIN. NET CLEAR OPENING SHALL BE 6.7 SQ. FT. MIN. OPENING WIDTH OF 20" MIN. OPENING HEIGHT OF 24" AND FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR PER I.R.C. SEC. R310.
 - ALL DOOR AND WINDOW OPENINGS ARE NOMINAL. AND ARE TO BE VERIFIED WITH DOOR AND WINDOW MANUFACTURERS AS TO EXACT DIMENSIONS PRIOR TO CONSTRUCTION. ALL WINDOWS/GLAZING SHALL BE INSTALLED PER I.R.C. R308... & R316. NOTE: BUCK ALL WINDOWS W/ 2 X 4 ALL AROUND, TO THE INSIDE FACE OF EXTERIOR STUDWALL.
 - ALL HABITABLE ROOMS SHALL HAVE A MINIMUM GLAZING AREA EQUAL 1/10 THE FLOOR AREA OF PARTICULAR ROOM PER I.R.C. SEC. R303.
 - NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENINGS SHALL BE REQUIRED, AND NOT LESS THAN 1/20TH THE FLOOR AREA WITH A MINIMUM OF 5 SQ. FT. OR PROVIDE MECHANICAL VENTILATION PER I.R.C. SEC. R303.
 - VERIFY CABINET LAYOUT(S) W/ OWNER PRIOR TO ROUGH FRAMING WHICH MAY INVOLVE CAB. INSTALL.
 - INTERIOR WALL FINISH SHALL BE 1/2" GWB WITH HOK & TROWEL FINISH, WITH 1 3/4" ROUND CORNER BEADS AT EXTERIOR CORNERS UNLESS OTHERWISE NOTED. PAINT FINISH PER OWNER'S SPECIFICATIONS, AND CODE REQUIREMENTS.
 - RAISE FLOOR 18" A.F.F..
 - WATER CLOSET SPACE SHALL BE NO LESS THAN 30" WIDE, WITH W/C CENTERED, AND HAVE NO LESS THAN 32" IN FRONT OF FACE OF W/C.
 - BATT INSULATION:
 - ALL EXTERIOR WALLS: R-13 MIN. FULL BATT W/ EXT. INSUL. PER M.E.B.
 - ALL BATHROOM WALLS: R-19 FULL BATT
 - ALL HVAC ROOM WALLS: R-13 FULL BATT
 - ROOF: R-38 MIN. BATTS

DOOR SCHEDULE							
#	SIZE	TYPE	REMARKS	#	SIZE	TYPE	REMARKS
A 1	3070	S.C.	1 3/4"	D 1	pr. 2070	S.C.	
C 1	3068	S.C.	SELF-CLOSING	D 2	2670	S.C.	
E 1	pr. 3070	S.C.	FRENCH W/ 2" GLASS	F 2	3070	S.C.	
G 1	16070	O.H.G.		H 1	3070	S.C.	FRENCH W/ 2" GLASS
I 1	2870	S.C.	FRENCH TEMP.	J 1	pr. 2870	STL	REINFORCED W/ 2" GLASS
K 2	6070	B.P.		L			

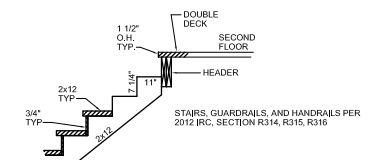
NOTE: UNDERCUT ALL INTERIOR DOORS TO ASSURE ADEQUATE VENTILATION.
NOTE: ALL EXTERIOR SLIDING & FRENCH DOORS TO HAVE MUNTINS ON INSIDE OF OUTSIDE PANEL.

WINDOW SCHEDULE							
#	SIZE	TYPE	REMARKS	#	SIZE	TYPE	REMARKS
1	1470	FIX	TEMP. SILL	2	3	6040	X.O.
3	2550	X.O.		4	1	4030	X.O.
5	2	3050	FIX	6	4	2020	FIX
7	1	3070	FIX	8			

NOTE: ALL WINDOWS TO BE INSET.
NOTE: ALL WINDOWS TO BE LOW-E.
NOTE: TEMPERED WINDOW AT BATH & LAUNDRY ONLY.

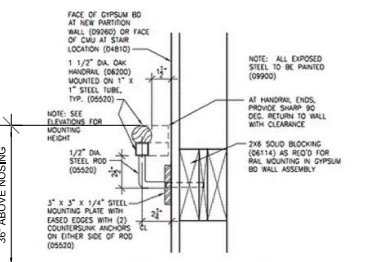


FLOOR PLAN - UPPER LEVEL



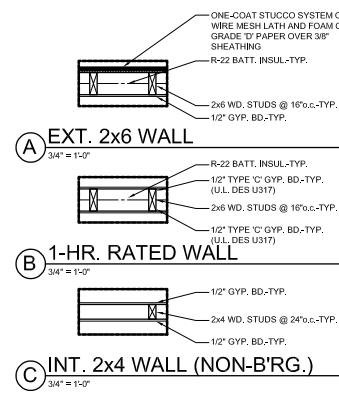
STAIR SECTION DETAIL

2012 IRC R316.2 GUARD OPENING LIMITATIONS: REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT.



HANDRAIL SECTION DET.

NOTE: ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION OF THE SURROUNDING SPACES. IRC SECTION N1102.2.4



REVISIONS

NO.	DESCRIPTION

CONDOMINIUM DUPLEX

TUCSON, AZ.

FLOOR PLAN(S)

Project No. 2216

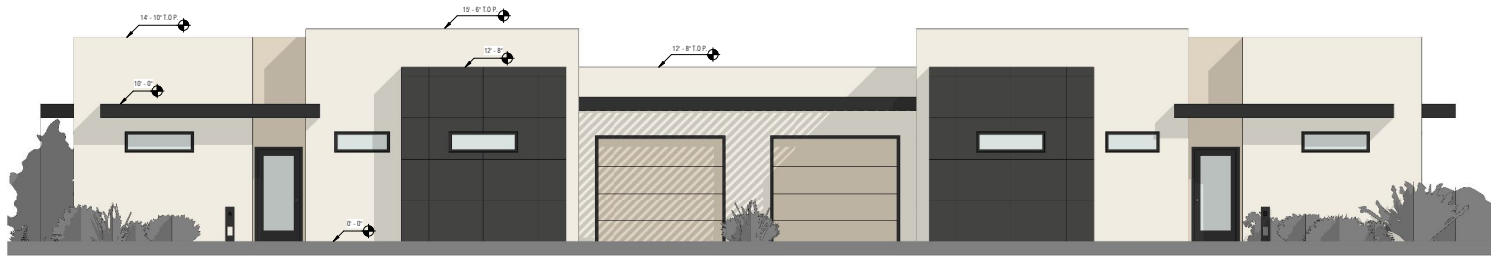
19-May-22

A2

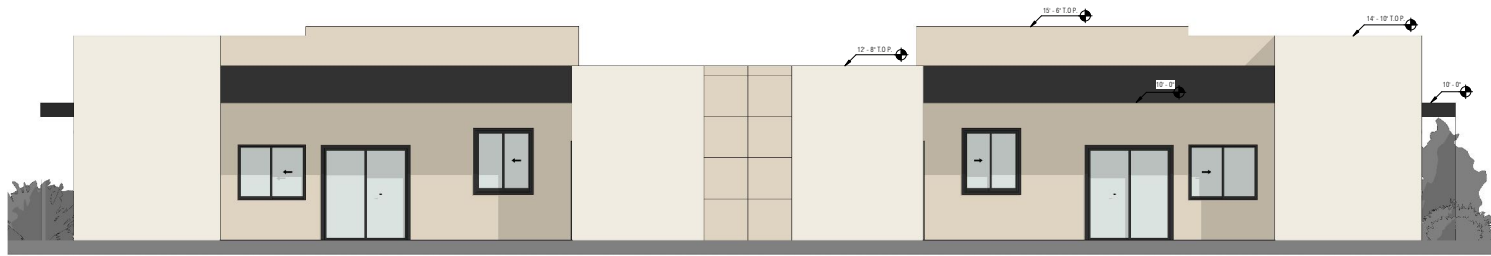
BURTO
and Associates
ARCHITECT

4572 E. CAMP LOWELL DR.
TUCSON, AZ 85712
CELL (520) 471-8572

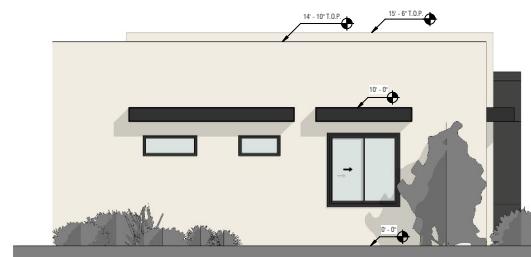
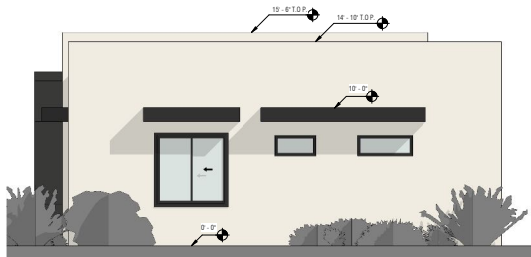
2-Bed Front Elevation



2-Bed Rear Elevation



2-Bed Side Elevations



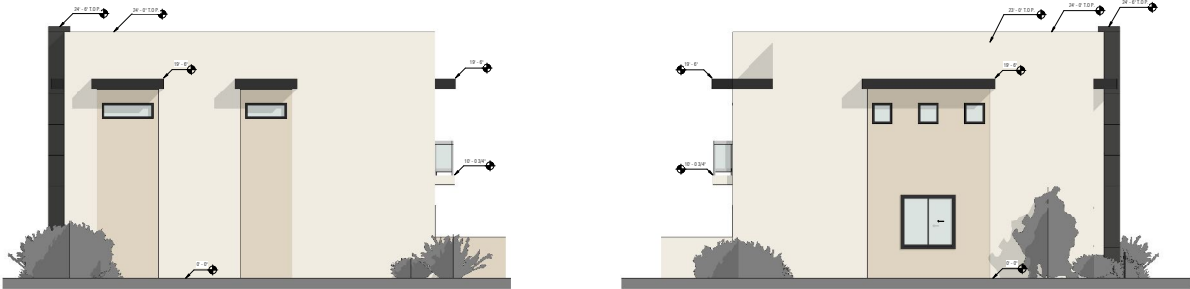
3-Bed Front Elevation



3-Bed Rear Elevation



3-Bed Side Elevations



Seamless Neighborhood Integration



Single Family Home Feel



Beautiful Open Space



Luxury Outdoor Amenities



Direct Access Living

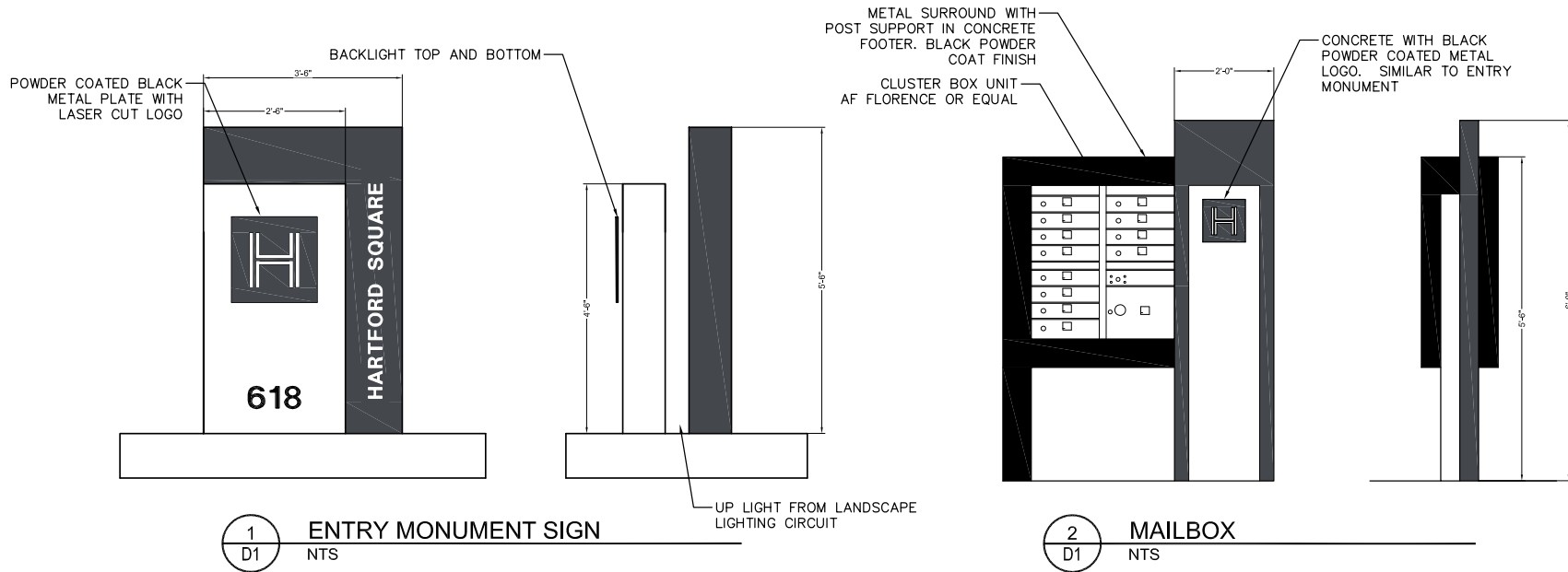


Cohesive Monument Sign



Integrated Mailboxes

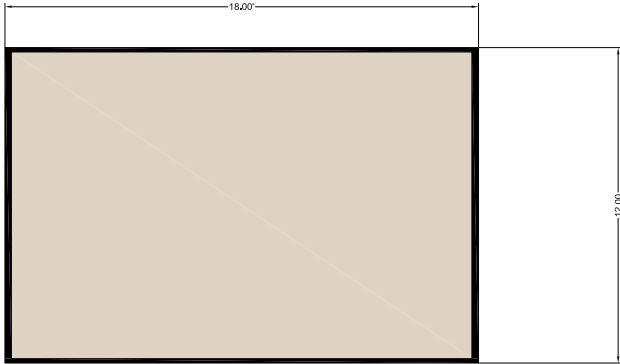




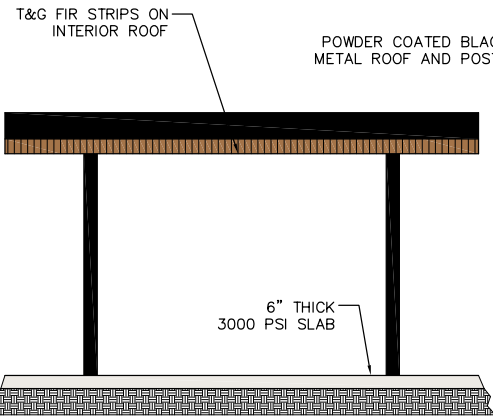
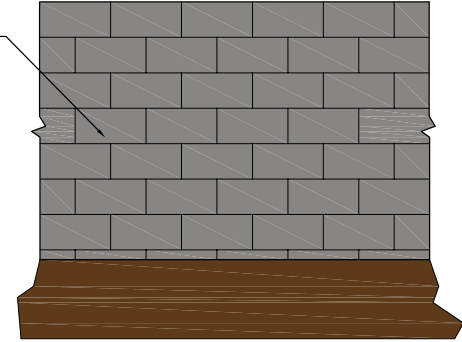
REVISIONS			
REV	DATE	DESCRIPTION	BY

CHANDLER, ARIZONA
PLH22-0019
HARTFORD SQUARE
DETAIL SHEET - SIGN & MAILBOX

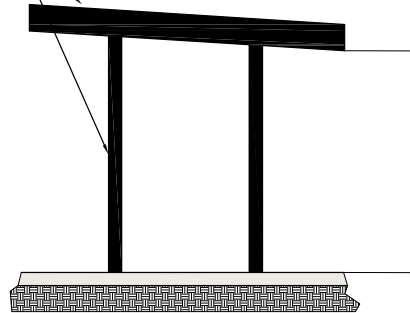
PROJECT	TX1001
DATE	05/23/2022
SHEET	D1



EXISTING UNFINISHED BLOCK WALL SURROUNDING PROPERTY



STUCCO COAT AND PAINT TO MATCH EXTERIOR WALLS OF RESIDENTIAL UNITS DUMPSTER BLOCK SCREEN WALLS (SIMILAR)



2 SITE WALL EXISTING/PROPOSED
D2 NTS

1 RAMADA STRUCTURE
D2 NTS

REVISIONS			
REV	DATE	DESCRIPTION	BY

CHANDLER, ARIZONA
PLH22-0019
HARTFORD SQUARE
DETAIL SHEET - RAMADA & SITE WALL

PROJECT TX1001
DATE 05/24/2022
SHEET
D2



1
D3

PLAN & ELEVATION VIEW - GARAGE SHADE STRUCTURE
NTS

REVISIONS			
REV	DATE	DESCRIPTION	BY

CHANDLER, ARIZONA
PLH22-0019
HARTFORD SQUARE
DETAIL SHEET - SHADE STRUCTURE

PROJECT	TX1001
DATE	08/24/2022
SHEET	D3



1
D4

RAIL AND LIGHT DETAIL

NTS

REVISIONS			
REV	DATE	DESCRIPTION	BY

TWO STORY ELEVATION
CHANDLER, ARIZONA
N HARTFORD MULTIFAMILY
CHANDLER, ARIZONA

PROJECT	TX1001
DATE	10/10/2022
SHEET	D4



HARTFORD

R.O.W.
NEW P.U.E.

1
C2
NTS

HARTFORD SQUARE - PRELIMINARY GRADING PLAN

PLAN KEYNOTES

- ① DETENTION BASIN
- ② U/G DETENTION BASIN OR DRYWELL
- ③ GRADE BREAK
- ④ CATCH BASIN
- ⑤ CURB CUT

20 0 20 40
SCALE IN FEET

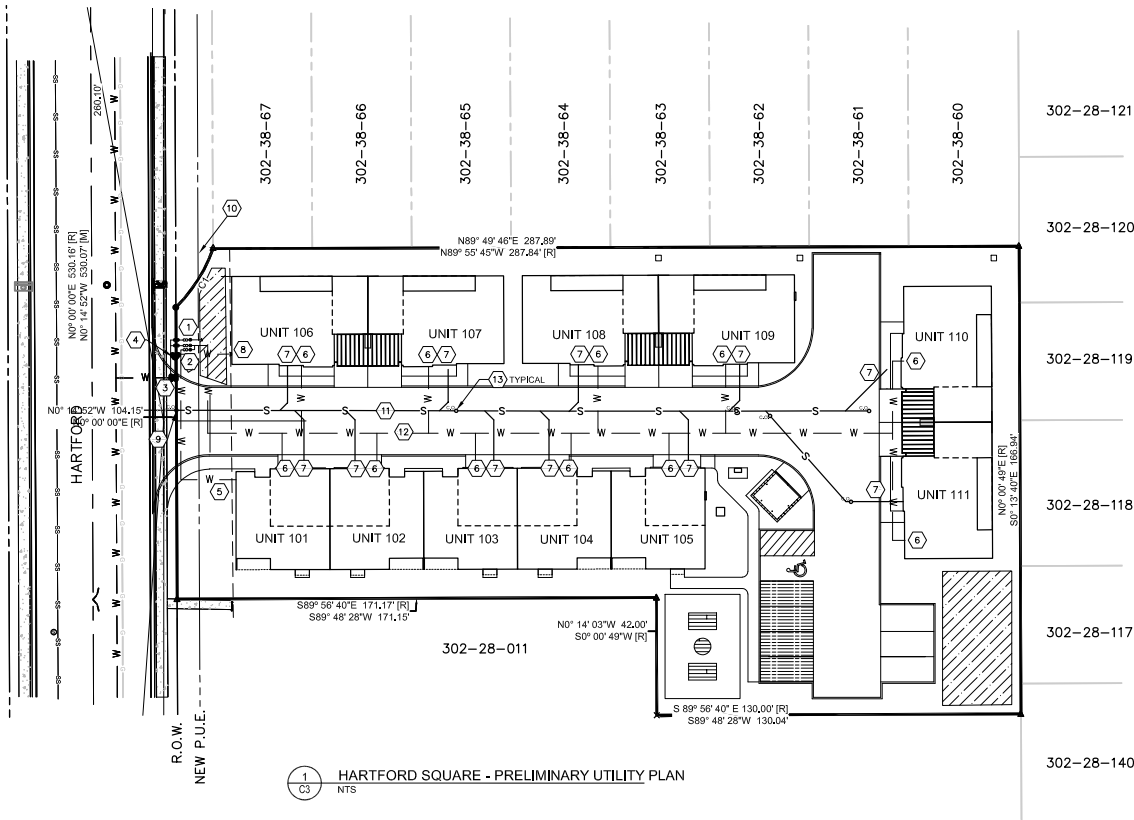
REVISIONS			
REV	DATE	DESCRIPTION	BY

PRELIM GRADING PLAN NOTES

1. ELEVATIONS ON PLANS ARE BASED ON NAVD88. REFER TO ALTA SURVEY FOR BASIS OF ELEVATION REF MONUMENT.
2. GRADING IS CONCEPTUAL ONLY AND SHOWS THE GENERAL DRAINAGE PATTERNS THAT WILL BE ACCOMPLISHED WITH IMPROVEMENT PLANS. FINISHED FLOOR ELEVATIONS AND SPOT ELEVATIONS SHOWN MAY CHANGE AS REQUIRED TO BALANCE THE SITE FOR EARTHWORK.
3. FLOOD HAZARD FOR THIS SITE IS ZONE X. "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."
4. SITE SLOPES FROM EAST TO WEST AT APPROXIMATELY 0.75%. SITE IS BOUND BY SCREEN WALLS ON THE NORTH, SOUTH AND EAST PROPERTY LINES. THERE ARE NO OFFSITE FLOWS CONTRIBUTING TO ONSITE DRAINAGE.
5. ONSITE RETENTION CONSISTS OF ABOVE GRADE AND UNDERGROUND RETENTION. RETENTION IS DESIGNED TO ACCOMMODATE THE 100-YEAR 2-HOUR STORM ONSITE RUNOFF PLUS 10%.
6. REQUIRED RETENTION: 6605 CUBIC FEET
RETENTION BASIN 1: 2349 CUBIC FEET
RETENTION BASIN 2: 500 CUBIC FEET
RETENTION BASIN 3: 2800 CUBIC FEET
U/G RETENTION: 956 CUBIC FEET
RETENTION PROVIDED: 6605 CUBIC FEET
7. UNDERGROUND RETENTION VOLUME IS 956 CUBIC FEET USING STORMTECH SC-740 CHAMBERS.
8. A MAXIMUM OF 50% OF STREET FRONTAGE LANDSCAPE AREA MAY BE USED FOR STORMWATER RETENTION. SOIL EXCAVATED FOR RETENTION BASINS MUST BE USED TO CREATE COMPLIMENTARY EARTH MOUNDS. HEIGHT OF EARTH BERMS SHALL BE MEASURED FROM ADJACENT STREET CURB ELEVATIONS.

CHANDLER, ARIZONA
PLH22-0019
HARTFORD SQUARE
PRELIM GRADING PLAN

PROJECT YK1001
DATE 10/26/2022
SHEET
C1



1
C3
HARTFORD SQUARE - PRELIMINARY UTILITY PLAN
NTS

UTILITY PLAN KEYNOTES

- | | |
|---|--|
| ① BACKFLOW AND METER (IRRIGATION) | ⑧ FDC CONNECTION |
| ② BACKFLOW AND METER (DOMESTIC/FIRE) | ⑨ PRIVATE SEWER TIE-IN TO SEWER STUB |
| ③ EXISTING 8" WATER SERVICE ISOLATION VALVE | ⑩ PUBLIC UTILITY EASEMENT |
| ④ EXISTING HYDRANT | ⑪ 6" GRAVITY SEWER |
| ⑤ FIRE RISER | ⑫ 2-1/2" DOMESTIC WATER |
| ⑥ DOMESTIC WATER SERVICE | ⑬ "CO" SEWER CLEANOUT (100' INTERVALS) |
| ⑦ SEWER HOUSE SERVICE CONNECT (4") | |

UTILITY NOTES

- CONSTRUCTION PLANS WILL HAVE CITY REQUIRED NOTES FOR WATER AND SEWER RESPECTIVELY.
- ONSITE WATER AND SEWER MAINS MUST BE PRIVATE.
- REDUCED PRESSURE ASSEMBLIES PER CHANDLER DETAIL C-311 FOR DOMESTIC AND IRRIGATION LINES. SPINKLER WILL USE DOUBLE CHECK PER FD102. THERE ARE NO PRIVATE HYDRANTS ON SITE. BACKFLOW ASSEMBLIES WILL MEET FCC&HR CRITERIA AND SHALL BE UL LISTED.
- COMBINED WATER/FIRE SERVICE METER. WATER SERVICE INSTALLATION PER C-301 FOR DOMESTIC AND IRRIGATION SERVICES.
- WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAG SECTION 610. BEDDING SHALL CONFORM TO C-308.
- SEWER PIPE BEDDING DETAIL SHALL CONFORM TO C-402.
- UTILITY LINES SHALL HAVE PIPE LOCATOR WIRE AND ID TAPE PER CHANDLER DETAIL C-408.
- ONE FIRE HYDRANT MUST BE INSTALLED AT ALL SUBDIVISION ENTRANCES. REFER TO KEYNOTE 4.
- WATER/SEWER SEPARATION SHALL CONFORM TO MAG 404-1 WHERE REQUIRED.
- SEWER PLAN SHALL BEAR THE APPROVAL OF MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT (MCSED) PRIOR TO SUBMITTING TO THE CITY. DESIGN SHALL BE IN ACCORDANCE WITH AAC R18-9-E301.401 SEWAGE COLLECTION SYSTEMS.
- CLEANOUTS USED IN LIEU OF MANHOLES SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET AND SHALL MEET SECTION 708 OF THE INTERNATIONAL PLUMBING CODE.
- SEWER TAP SHALL BE 4-1/2 FEET DEEP AT THE PROPERTY LINE.
- MINIMUM SEWER SERVICE TAP SIZE FOR MULTIFAMILY IS 6".

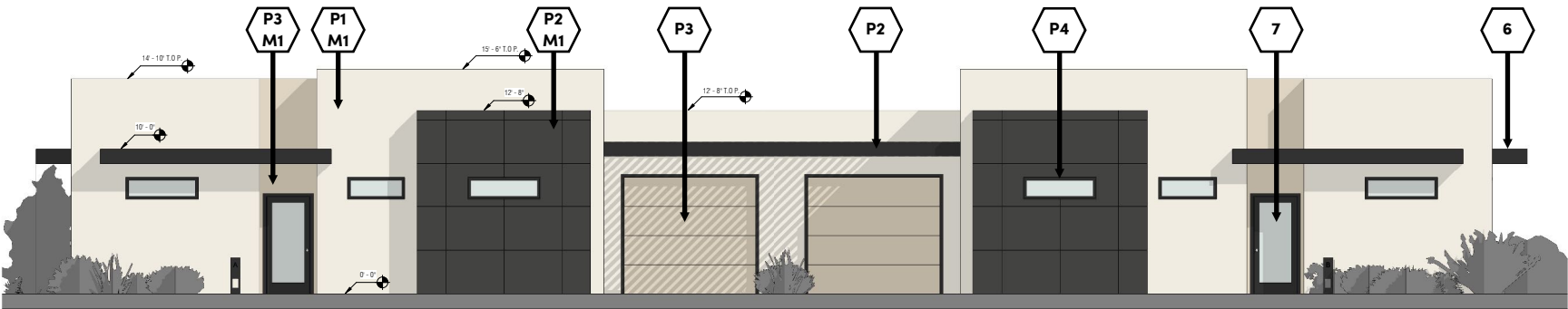
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REV	DATE	DESCRIPTION	BY

CHANDLER, ARIZONA
PLH22-0019
HARTFORD SQUARE
PRELIM UTILITY PLAN

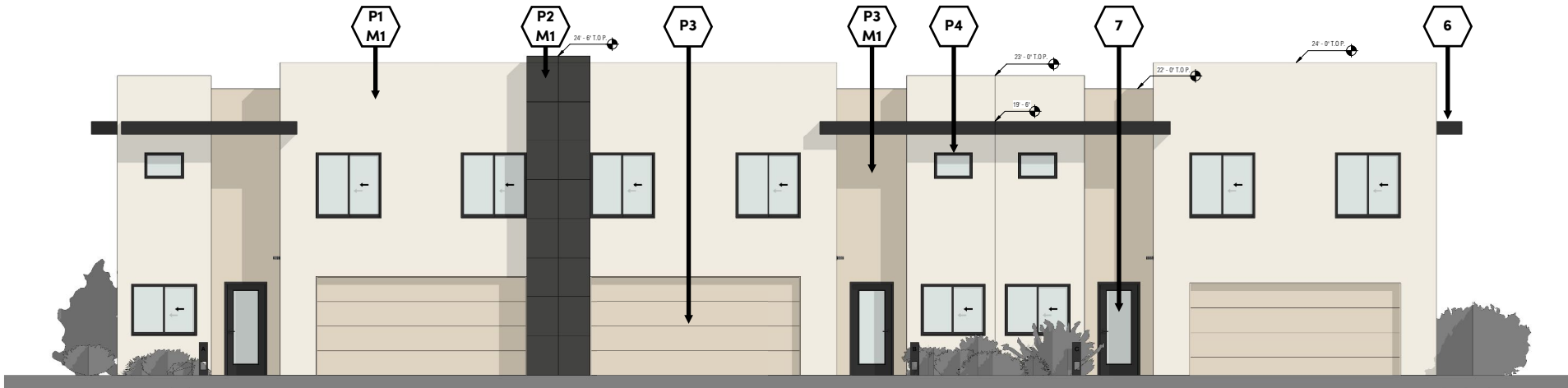
PROJECT	YK1001
DATE	10/27/2022
SHEET	C2

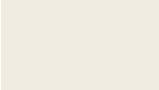
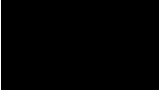


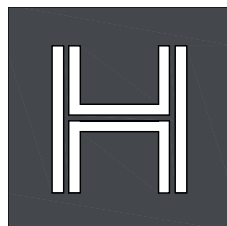
2-Bedroom Model



3-Bedroom Model



P1 Main Color  Green Villa SW 7551	P2 Accent Color  Iron Ore SW 7069	P3 Accent Color  Mason Blanche SW 7526	P4 Trim Color  Tricorn Black SW 6258	M1 Stucco  Stucco texture	6 Window Overhangs  Cohesive overhangs	7 Glass Doors  Glass doors
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