



VENETO

Luxury Residential Community

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* PERSPECTIVE VIEWS WILL BE PROVIDED AFTER THE CITY OF CHANDLER’S REVIEW & COMMENTS ARE COMPLETE.

AERIAL MAP



PROJECT NARRATIVE

PRINCIPALS & DEVELOPMENT TEAM

DEVELOPER/OWNER:

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INTRODUCTION & PURPOSE OF REQUEST

The purpose of this request is to rezone a vacant, underutilized +/- 2-acre site at the northeast corner of Pecos Road and Pleasant Drive from AG-1 (Agricultural) to PAD (Planned Area Development) to allow for the development of 24-home luxury residential community known as *Veneto*.¹

The name “Veneto” comes the region of Veneto in Italy. This region is home to the region’s capital, Venice, where millions of people travel every year to experience beautiful Italian architecture, ambience, and people. As we met with the neighbors on this proposal, the neighbor adjacent to the site on the east felt that our prior name, Pleasant Gardens, did not accurately capture the community’s high-quality and architectural sophistication. As we considered her critique, we agreed wholeheartedly. We took a step back as a development team and thought about our community name. The community will be small and intimate with sophisticated design. We thought about the proud Italian heritage of one of our team’s partners, Massimo Sommcampagna. As we considered these factors, we happily decided upon Veneto because of the rich architectural and cultural heritage of that region of Italy. We want our residents to feel like they would if they visited the Veneto region in Italy, experiencing the quality of architectural design and the warmth of its citizens.

We feel this new name is unique and will send a message to neighbors and future residents of the project that this will be a high-quality community that will be small and intimate and give its residents a residential enclave experience.

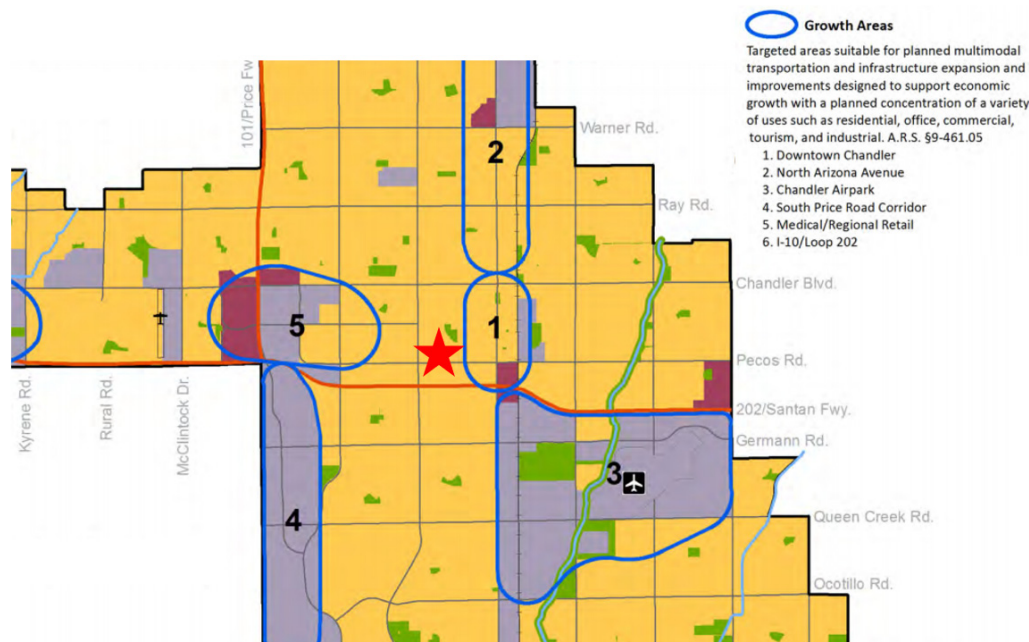
The property consists of one (1) parcel (APN: 303-21-001D). The site is currently vacant and undeveloped and well-suited for a rezone that enables appropriate development as a transition between the arterial and apartments to the south and the single-family homes to the north and east. The proposal would be consistent with the site’s General Plan land use designation of “Neighborhoods,” which “allows a range of residential densities.” At 12 du/ac, this proposal would assist in providing the City with housing diversity and variety. Chandler has a great deal of single-family neighborhood in the 2-5 du/ac range and apartments in the 18-30 du/ac range. This community would provide a housing type that is currently under-provided for in the Chandler residential market.



¹ Pronounced: Veh-neh-tow, with the emphasis on the first “eh” sound.

COMPATIBILITY TO SURROUNDING PROPERTIES

The site is located just outside of the Downtown Chandler growth area. It is centrally located to multiple growth areas within the City. See exhibit to the right. It is important to provide high-quality residential development within close proximity to these employment and growth districts because it provides the degree and variety of housing that creates a strong employee pool. That employee pool both in turn attracts and retains quality employers for the City.



Even closer, just across Pecos Road, is the new ALMA 202 development, which provides a mixed-use atmosphere along with an expansion of medical offices for Banner Health. The Banner Ocotillo hospital campus is just across the Loop 202 Santan Freeway, less than half a mile to the south (see exhibit to the right). The subject proposal will provide the density needed to support doctors, nurses, and medical staff in a luxury residential community.

The site is within close proximity to the 202 freeway. When most of this area was originally developed, this freeway had not yet been developed. With the introduction of this freeway, it is appropriate and, based on historical land use patterns across the Valley, expected that appropriate increases in density would follow within close proximity to the freeway.

Additionally, the subject proposal is located within the San Macros neighborhood, which features a mix of single-family residential and medium density residential as well as large open park spaces and amenities, including the San Macros golf course. The table below outlines the immediate adjacent uses to the subject property.



Table 1 – Existing Conditions

Direction	General Plan Designation	Zoning	Current Use
Site	Neighborhoods	AG-1	Vacant
North	Neighborhoods	PAD	Single Family Residential
South	Neighborhoods	PAD	Multi-Family Residential
East	Neighborhoods	PAD	Single Family Residential
West	Neighborhoods	PAD	Multi-Family Residential

GENERAL PLAN LAND USE CONFORMANCE

The site is designated on the City’s General Plan Land Use Map as *Neighborhoods*. That designation allows for a “range of densities.” Veneto is the type of community that is both in demand and underrepresented in Chandler. It provides a luxury rental experience in a community that is neither apartment living nor traditional single-family. Our proposed density of 12 du/ac, our proposed height of two stories, and our exceptional design hits a sweet spot for providing density while developing a compatible and complementary neighbor to single-family residential.

The 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 exceed the following goals outlined in the General Plan, as detailed below.

Conservation, Rehabilitation, and Redevelopment Policy:

Facilitate adaptive reuse of vacant or underutilized buildings/properties to create opportunities for new housing and business development.

The subject property has been a vacant, dirt lot since approximately 1996. The proposed development will provide a new opportunity for high-quality residential density near many of Chandler’s growth centers. Although just west of the Southern Arizona Avenue Entry Corridor Study area, the proposal meets the Plan’s goals of bringing more density to the area to support businesses.

Land Use and Development Policy:

Encourage compatible infill projects.

Again, the proposed development is redeveloping a vacant lot within an already established neighborhood. The proposed density is compatible with the mix of densities surrounding the parcel, including single-family residential (north and east) and medium density multifamily (south). Infill projects are always difficult because of two reoccurring factors in such development. First, infill is, by definition, surrounded by existing development. We must be concerned with compatibility to that existing development. Second, infill development usually comes with higher densities. This is often due to the small size of the property and the fact that other development (such as employment, retail, roadway infrastructures, schools, etc.) has already come to the area, raising the price of the land. These two factors, when combined, can create challenges for infill development. In our opinion, the proposal here balances those interests extremely well.

The maximum height will be two stories, which is consistent with a single-family neighborhood. And, after working with the community, we have agreed to restrict the height of the homes closest to the northern property line to single-story (which is shown in the elevations to the right). This was an accommodation very well received by those neighbors. This means the second story has been pushed back +/- 40' from the northern property line. The first 15'-17' of that northern setback will be a landscape buffer with a row of trees that will be commonly maintained by the community—thus their growth and grooming will not rely on individual property owners watering and grooming the trees, as would be the case in typical subdivision. The balconies have also been inset into the building to further reduce views to the north (this can be seen in the elevations below; a resident on the balcony would have to lean out and around the wall on the right side of the balcony to look due north).

Windows on the northern elevation have been raised up above normal site-lines to eliminate any on-site resident having a view out those windows down to the neighbors to the north (shown in the elevation to the right).



All the balconies on the eastern side of the project have been removed as an accommodation to the neighbors to the east. This was a major change to the project, but we felt it was the right decision. This too was very well received by neighbors due east of us.

The quality of the elevations is exceptional and will complement the surrounding neighborhood. We have provided different elevation tones and colors to ensure the community has variety of architecture. Infill development is unavoidable in this chapter of Chandler’s history. But when done with the sensitivity to the surrounding uses, it can result in positive additions to communities and to the City. We believe we have met that standard here.



We also know that parking can be a concern in infill development. The City’s ordinance establishes a threshold that is held to be adequate to accommodate such developments. We have met that standard. Parking reductions can often be sought for infill developments. We have not sought such a reduction here. We have provided private two-car garages for all two-story units and a one-car garage for the 1,000 square-foot single-story units. We have also provided full driveways for all the homes on the south side of the main drive. This provides additional parking opportunities for those residents who may, for whatever reason, need additional parking. On top of that, we have provided additional parking at the pool area.

Housing and Neighborhoods Policy:

Promote a compatible mix of housing types in infill areas.

For any city to maintain a stable and sustainable housing supply, it needs to provide a mix of densities and housing products. Doing so enables the city to respond to market demands and shifting trends and preferences. A city that concentrates too heavily on only traditional single-family-detached communities will quickly find itself missing out on large employers looking for higher densities of housing and retailers looking for more rooftops. And cities that leverage themselves too much on apartments may find themselves lacking the longevity of single-family ownership. A mix of housing is healthy and needed, as the General Plan states.

We believe this product type is ideal for this site and this time. The site needs a hybrid product that bridges the single-family to the north and east and the arterial and multifamily to the south. The proposed product provides that. The heights are limited to one and two stories, each two-story unit has a two-car garage and each one-story unit has a one car garage. Each home will have a private backyard in addition to a pool and ramada area for common open space. The community looks and feels like a blend between traditional single-family and traditional multifamily. It is an elegant solution for this small parcel, and it will bring a luxury product to this passed-over corner.

ZONING COMPATIBILITY & DESCRIPTION OF PROPOSAL

Proposed Zoning

We are seeking PAD zoning at a density level Chandler identifies as “Medium-density Residential 3.5-12du/ac.” The Chandler General Plan states the following regarding the typical characteristics of sites where this density is appropriate, which our site meets:

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. (Emphasis added)

The elements we have emphasized in this excerpt above are true of our development, meaning the City and the voters have established that the proposed medium density project is appropriate for this site.

Site Amenities

Under the proposed PAD, **Veneto** will be an innovative and well-designed residential community that incorporates open space and recreational areas to provide an exceptional quality of life for all the future residents. Large landscape tracts along the street frontages, as well as building forward design, with front doors and patios facing the street will create an interactive streetscape. Centralized amenities will include a 40’ pool with bench seating. Pool hours will be regulated as an accommodation to on-site and off-site residents. A large ramada and BBQ will provide seating and shade and opportunities for outdoor gatherings. There is also a common area fireplace area near the ramada area for guests to enjoy. Adjacent to the ramada will be a restroom facility, shower, and storage closet for pool games that tenants will have access to. Other outdoor games will also be provided and will include large Jenga, tic tac toe, and bean bag toss. Additionally, in the centralized guest parking an EV car charging station will be provided. Generous landscape buffers will be located along the north and east property lines to provide a buffer to the existing single-family homes.

Proposed Building Design

As depicted on the Conceptual Architectural Elevations (excerpted below and attached), our design team has gone to great lengths to develop an exceptional housing product. All two-story homes in **Veneto** will consist of a single three-bedroom floor plan that ranges in square feet from 1887sf – 1942sf, depending on middle or end unit. The single-story product that we have introduced in accommodation to the neighbors to the north will be 1000 sf.

This product has been designed for residents who desire the features of a single-family home and want to live on smaller lots that require less maintenance. Each home has a generous patio/courtyard and a traditional two-car garage. Exterior features such as patios and courtyards extend the interior living spaces to the exterior, providing inviting architecturally scaled elements to the streetscape. These elements encourage interaction between residents and the community.

Square footages can be broken down as follows:

Middle Unit:

- Livable = 1,887 SF
- Garage = 442 SF
- Storage = 42 SF
- Covered Patio = 101 SF
- Uncovered Patio = 126 SF
- Deck = 98 SF

End Unit:

- Livable = 1,942 SF
- Garage = 517 SF
- Storage = 51 SF
- Covered Patio = 96 SF
- Uncovered Patio = 112 SF
- Deck = 93 SF

Single-story Unit:

- Livable = 1000 SF
- Garage = 200 SF
- Storage = 51 SF
- Covered Patio = 96 SF
- Uncovered Patio = 112 SF
- Deck = 93 SF

Conceptual elevations are shown below (with all views attached herein). As these demonstrate, we have provided high-end architecture and a variety of elevations to provide visual interest to our neighbors and to passerby along Pecos Road:



The building design applies 4-sided architecture with thoughtful massing manipulation. A contemporary architectural style has been selected that incorporates uncomplicated building lines with mono and couple roof designs. Exterior finishes will include 5-6 materials with 2-3-stucco color variations. The development includes 3-building elevation variations with distinct finish materials, stucco color tones, and roof lines. Deeply recessed patios and second story decks that integrate building privacy wall screening and minimal second story side elevation window sizes with diffused glazing.

Proposed Landscaping

The landscape design for Veneto is a Mediterranean style with a lush, low-water-use plant palette. The shrub and groundcover plant material is a mix of seasonal flowering plants with red, purple, and yellow color. Integrated into the design are medium to large canopy trees to shade sidewalks and driveways and a combination of evergreen vertical and canopy trees to buffer the existing residential properties to the north and east of this site. The main trees used along the north and east property lines is the Southern Live Oak, and the Acacia Mulga.

The two driveway entrances to the property are flanked by 20 -foot Date Palms for accent. The Pecos Road landscape buffer consists of a continuous soldier row of a hybrid, thornless Mesquite tree variety that will maintain a “vase-shape” symmetrical stature that will shade the street-side sidewalk. The ground level plant palette along Pecos Road consists of a mixture of medium to large flowering plants in the background with low-flowering groundcovers in the foreground near the sidewalk.

Deviations

By necessity, this project incorporates various deviations from the otherwise applicable standards. These will be accommodated under PAD zoning. The main reason for these deviations is the incredibly small size of the lot. At only 2 acres, we had to be creative to fit a development on this site that provided enough density to make the project developable while still buffering the neighbors to the north and east as much as possible.

Another major constraint is the requirement to accommodate drainage from Pecos Road. This existing condition is shown below. We had originally tried to place open space and drainage on the east side of the site, to create a buffer to the neighbors. But we were informed we had to continue to accept this drainage. So, we had to move one of our buildings to that side and place our drainage on this corner. On a 2-acre site, this type of site-planning constraint was a significant challenge and one that compelled us to make additional accommodations to the neighbors east of us (such as losing our balconies on those buildings).



The site is also an infill site. Infill development is challenging because it comes after an area has already developed and the price of land, as a consequence, has increased significantly. This typically places constraints on the viability of development projects unless there is some degree of flexibility to the development standards. The long vacancy of this lot is evidence to its development challenges. Additionally, with this site's proximity to employment and to the freeway, this is an area where the City will benefit from having residential density. Such density requires flexibility on development standards on a lot this small.

Moreover, in terms of deviations from the zoning ordinance, we must consider that the zoning districts and their standards were effectively created in a vacuum, without the ability to look at each site specifically. The constraints mentioned above were not on the radar of the drafters when the multifamily district standards were created. Surely, it was envisioned that multifamily sites would be much larger. The deviations we are seeking are reasonable and justified given the constraints and the location of the site, and they are one of the key reasons the PAD district was created.

One of the deviations we have sought is to reduce the setback along Pecos Road from the typical 50'. Such a deep setback, on a site that is only 187', and with the other site constraints, would have been completely unworkable. On a normal-sized multifamily site, 50' is a relatively minor amount of the overall lot depth. But a fixed distance like 50' (as opposed to a percentage) does not automatically adjust with the reduction in lot size. A 50' setback on this lot would result in a setback requirement that is 26% of the overall depth of the lot. That is extremely burdensome for a site like this. We further had to reduce the setback on the south to provide increased setbacks to the neighbors on the north, based on our conversations with those neighbors and with the City. Another option was to reduce or eliminate the driveways on the units on the south side of our drive. But the City was not supportive of this design alteration—it being a welcomed feature to provide driveways to those units for extra parking opportunities.

We also need to highlight that the perimeter wall of the community due east of the subject site is right up against Pecos Road as well, with homes located a short distance behind the wall. Accordingly, the aesthetic we are providing is not out of character with our surroundings. Additionally, building-forward design is no longer a foreign design aesthetic in the City given the introduction of urban, pedestrian-oriented design. The subject design style is in keeping with that walkable aesthetic, especially given the location of the rear patios along Pecos Road.

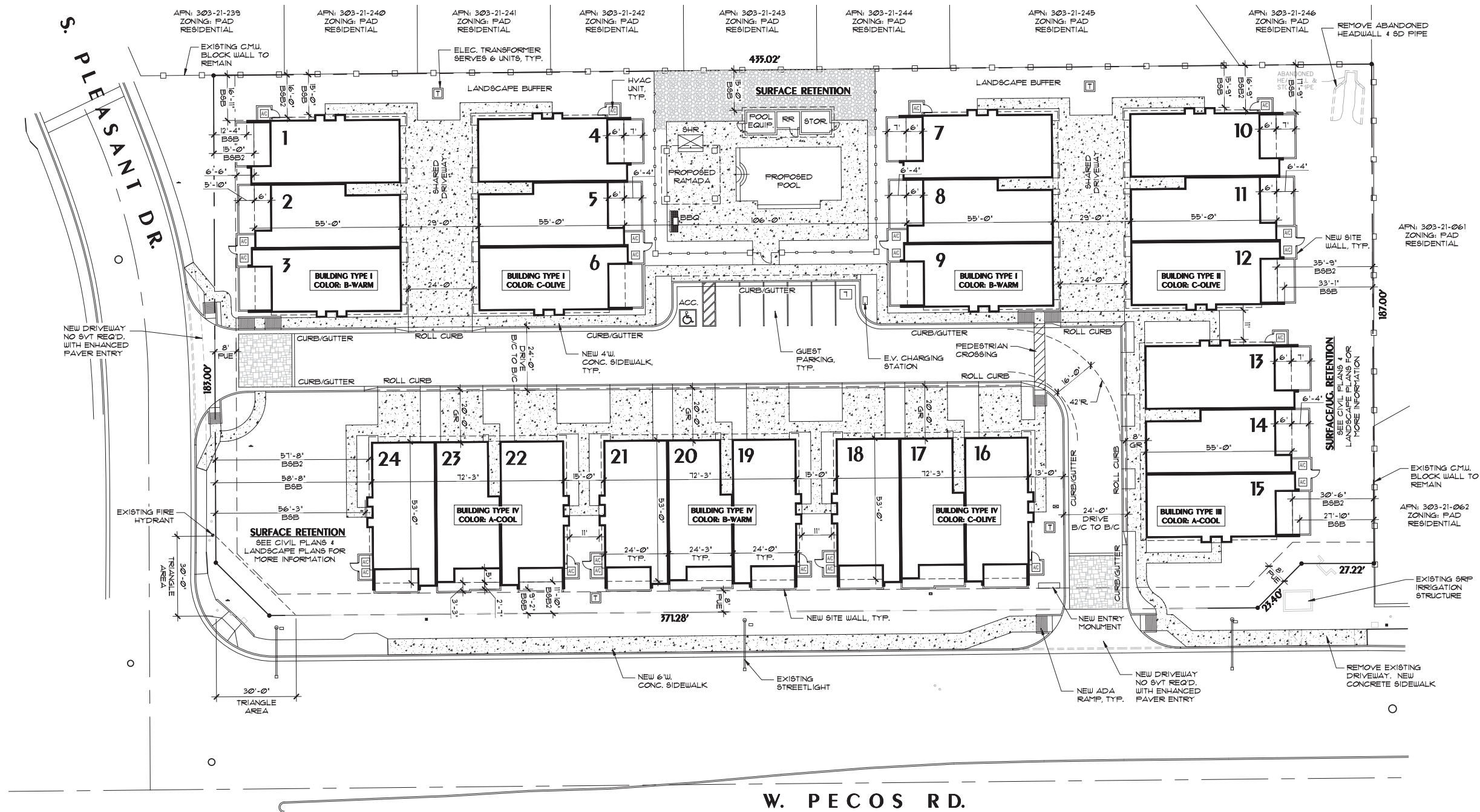
As another example, we have also sought a minor deviation in the requirement to provide even more open space on the southwest corner of our site, stemming from the intersection of two roadways. Here again, that type of requirement on a site this small is simply unworkable. The standard does not take into account the small size of this lot and meeting that requirement would create a significant development burden.

We believe that all of the deviations on this site are justified under the circumstances and that we have mitigated these impacts as much as reasonably possible.

CONCLUSION

We believe the subject request for a new luxury residential community is consistent with the surrounding land use and zoning and provides a quality land use solution for this vacant infill site. Vacant infill parcels, especially in residential areas, can destabilize and degrade the adjacent area. The type of quality design we are proposing on this vacant parcel will enhance the surrounding developments and buffer the existing residential development from the noise from Pecos Road. Additionally, the proposal provides much needed housing for the expanding employment growth areas throughout the City, especially the new expanded Banner campus just across Pecos Road.

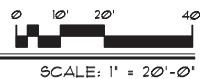
The proposed residential community meets the City’s standards of quality and diversity, while meeting the General Plan goals. We believe *Veneto* will be a quality addition to the existing residential neighborhood by providing an exceptionally designed house product within an enclave community that will provide a transition between the single-family developments to the north and east and the roadway and apartments to the south.



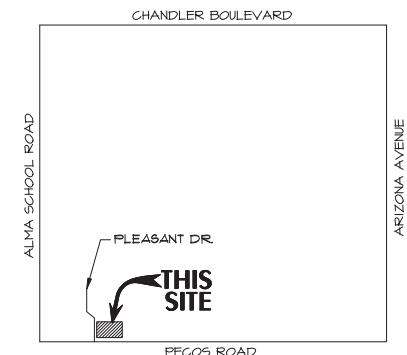
SITE DATA:	
PROJECT NAME:	VENETO, LUXURY RESIDENTIAL COMMUNITY
DEVELOPER:	TRINITY DEVELOPMENT PARTNERS 14802 N. CORAL GABLES DR. PHOENIX, AZ 85023 CONTACT: MASSIMO SOMMACAMPAGNA EMAIL: ms@trinitydevelopmentpartners.com P: 623-556-1106
ARCHITECT:	PHOENIX DESIGN GROUP, LLC 8222 S. 48TH STREET, SUITE 236 PHOENIX, AZ 85044 CONTACT: DAVID ARAMBULA REGISTRATION NO: 13459
PARCEL NUMBER:	303-21-001D
CURRENT ZONING:	AG-1
PROPOSED ZONING:	PAD
SITE ADDRESS:	LOCATED AT THE NORTHEAST CORNER OF PECOS ROAD & PLEASANT DRIVE
SITE AREA:	NET: 81,531 SF. (2.01 AC.)
BUILDING AREA:	8 TOTAL TRIPLEX BUILDINGS THAT CONTAIN A COMBINATION OF SINGLE STORY & TWO STORY UNITS. UNITS = APPROX. 900-2,000 SF. LIVABLE 42,141 SF. (LIVABLE UNITS) + 400 SF. (RAMADA) + 285 SF. (AMENITIES BUILDINGS) TOTAL = 43,426 SF.
LOT COVERAGE:	43,426 SF. (FOOTPRINT) / 81,531 SF. = 49.6%
DENSITY:	ALLOWED (12 UNITS/ACRE) = 24 UNITS PROPOSED = 24 UNITS
SETBACKS:	REQUIRED / PROVIDED: NORTH: 10' / 15' EAST: 10' / 21'-10'
PARKING:	REQUIRED SPACES: RESIDENTS: 1 COVID PER UNIT = 24 SPACES GUESTS: 0.25 PER UNIT = 6 SPACES PROPOSED SPACES: RESIDENTS: 44 SPACES GUESTS: 1 SPACES



SITE PLAN



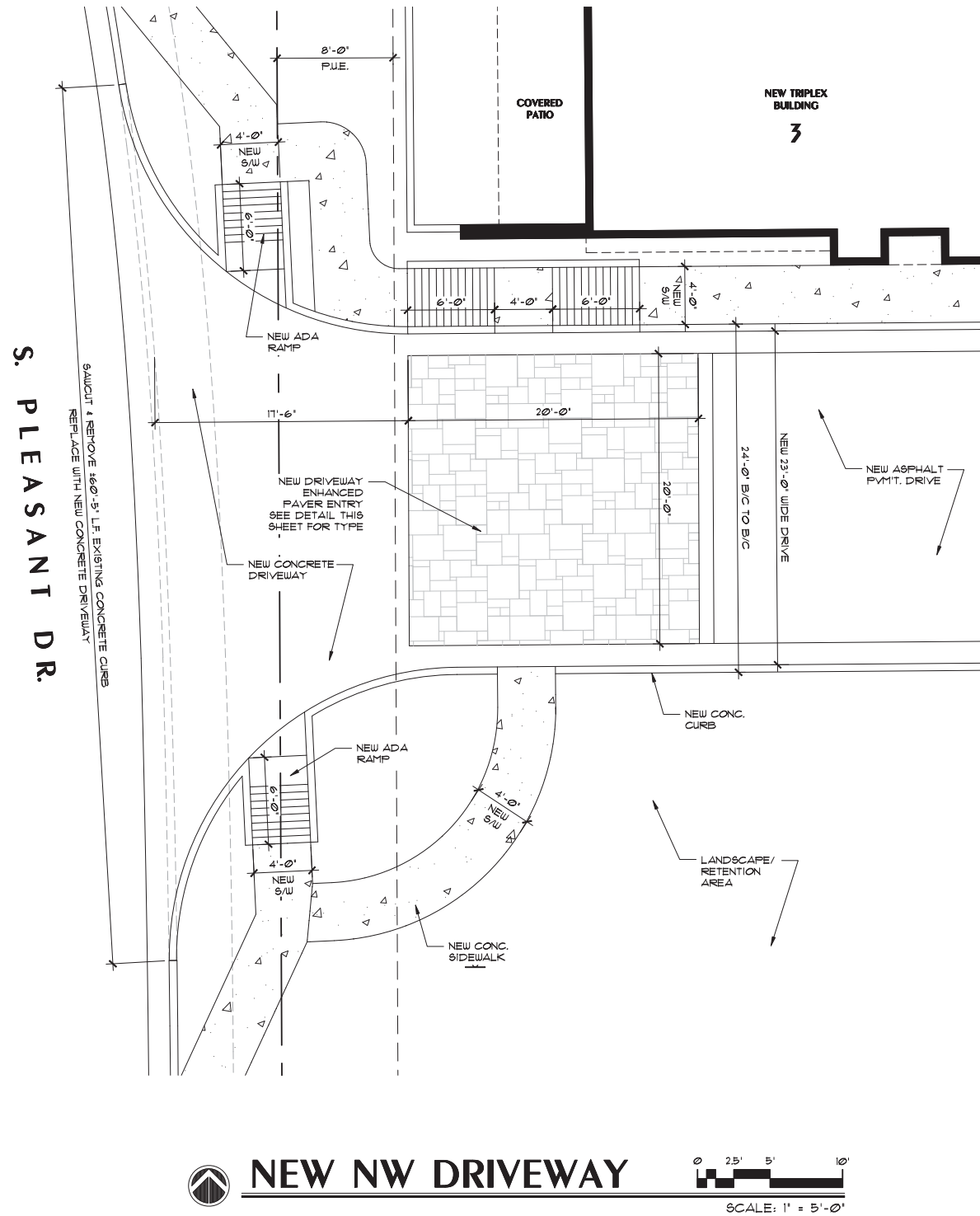
- 0'-0" BSB = BUILDING SETBACK FROM GROUND FLOOR
- 0'-0" BSB2 = BUILDING SETBACK FROM 2ND FLOOR ABOVE
- 0'-0" GR = DISTANCE FROM FACE OF CURB TO GARAGE DOOR



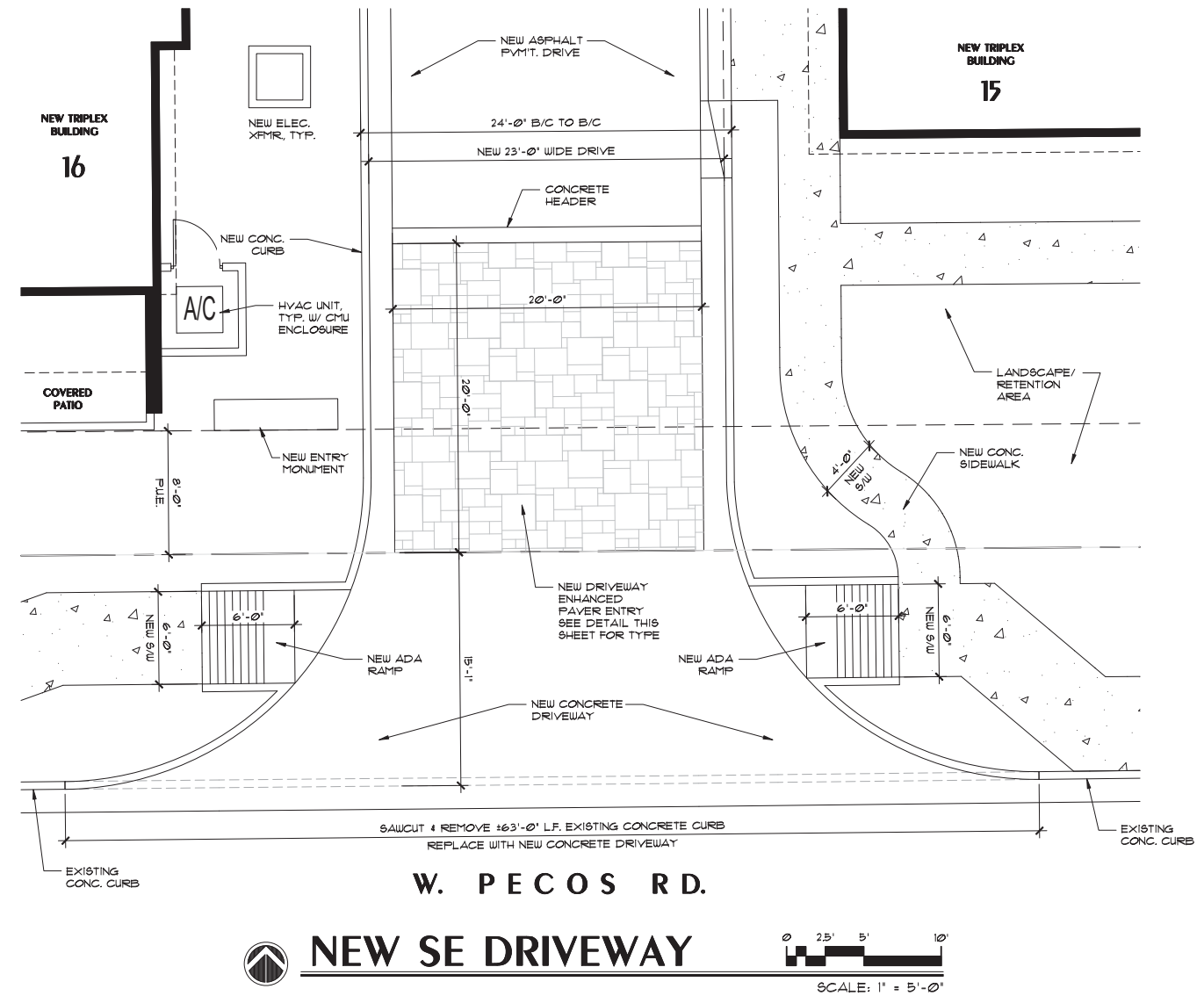
VICINITY MAP
SUI/4 SECTION 34 T.1S, R.5E.

N.T.S.

K:\1851-1900\1894 - CIMA HOLDINGS PECOS & PLEASANT-CHANDLER, AZ-DVA\DWG\SLICK presentation.dwg Feb 10, 2022 - 10:08am



ENHANCED PAVERS
MANUFACTURER: 'ACKER-STONE'
TYPE: PABEO
COLOR: ANTIQUE PEWTER TM



SITE DETAILS

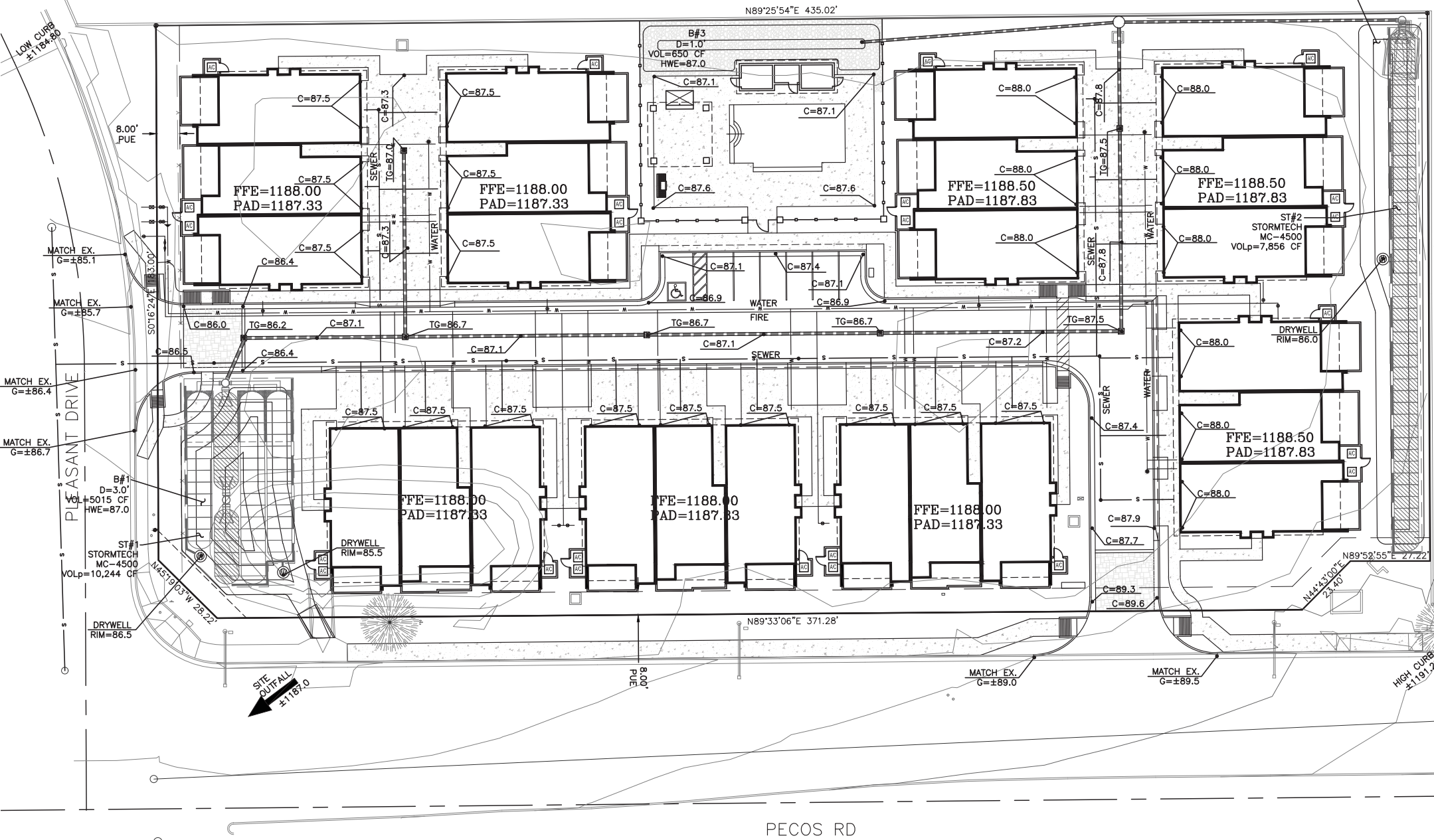
RETENTION CALCULATIONS

				MC-4500_ Underground Storage							Retention Basin Storage							Retention Basin Percolation		
Drainage Area	Area "A"	Runoff Coef. "C"	Required Volume "V"	Location	#	Area	STONE VOL	Volume	Basin #	Elevation Bottom	H.W.E Top	Depth	Area Bottom	Area Top	Provided Volume	Number of Drywells	Drain Time			
I.D.	(S.F.)		(S.F.)		(S.F.)	(S.F.)	(S.F.)	(S.F.)		(S.F.)	(S.F.)	(S.F.)	(S.F.)	(S.F.)	(S.F.)	(ea)	(hours)			
1 (including offsite)	115,133	0.95	26,068	ST#1	52	2484	10872	10,244	B#1	33.90	36.90	3.0	452	2,891	5,015	3	24.9			
				ST#2	43	1876	8012	7,856	B#2	33.90	36.90	2.0	251	2,930	3,181					
							TOTAL=	18,100	B#3	33.90	36.90	1.0	232	1,067	650					
														TOTAL=	8,845					
	115,133		26,068																	
										TOTAL PROVIDED RETENTION =					26,945					

- Formulas:
- Vol. Req. = $Cw \times D \times A \times 1.1$ (Drainage Design Manual for City of Chandler, AZ)
where D = Depth Rainfall = 2.6" (Figure 3.3 Maricopa Co. Drainage Design Manual)(100-year, 2-hour), A=area in square feet
 - Pipe Vol = (cross-sectional area) x (length)
 - Basin Vol = $0.5(A_{TOP} + A_{BOT}) \times Depth$
 - Drywell percolation rate "R" = 0.1 cfs = 360 cf/hr(assumed)
 - Drain Time (w/o drywells) = $(Vol/A_{avg})(1/R) \times 2$ (Safety Factor)
 - Drain Time (w/drywells) = $(Vol)/(900CF/HR + (A_{avg} \times R)/2)$

Areas And C factor:

C=0.95 for developed condition and 0.45 for undeveloped condition.



SURVEY NOTE:

THESE PLANS ARE BASED ON BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED THE OWNER, THE ENGINEER, JACOBS WALLACE, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM ERRORS ON THE BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED AND SHOWN HEREON.

THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION OBTAINED IN THE FIELD AS WELL AS MAPS SUPPLIED BY THE CITY, VARIOUS UTILITY COMPANIES & THE SURVEYOR. THE ENGINEER, JACOBS WALLACE LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES NOT SHOWN. CALL BLUESTAKE PRIOR TO ANY DIGGING. IF DISCREPANCIES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.



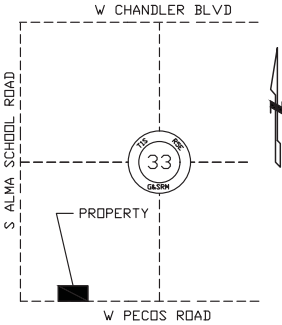
VENETO
CONCEPTUAL GRADING & DRAINAGE
CONCEPTUAL UTILITY PLAN
PECOS ROAD AND PLEASANT DR

ACCESSOR PARCEL NUMBER 303-21-001D
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

OWNER
CIMA HOLDINGS, LLC
13820 N BURNING TREE PL
PHOENIX, AZ 85022
MAX SOMMAMPAGNA
MSOMMAMPAGNA@RECIMA.COM
602.556.7706

ARCHITECT
PHOENIX DESIGN GROUP LLC
8222 S 48TH ST STE 236
PHOENIX, AZ 85044
DAVID ARAMBULA

ENGINEER
JACOBS WALLACE, LLC
2233 W. BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
JACOBS@JACOBSWALLACE.COM
602.757.5964



SITE AREA
SITE NET AREA 87,537 SQUARE FEET
OR 2.009 ACRES MORE OR LESS.

ASSESSOR'S PARCEL NUMBER
APN: 303-21-001D

LEGAL DESCRIPTION
The East 435.02 feet of the South 268 Feet of the East Half of the Southwest Quarter of the Southwest Quarter of section 33, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; Except the South 33 Feet thereof.

PROJECT DESCRIPTION
NEW MULTIFAMILY APARTMENT COMPLEX WITH 24 UNITS AND ASSOCIATED SITE IMPROVEMENTS. EXISTING PROPERTY IS A DIRT LOT. 8 TRIPLEX BUILDINGS WITH MULTISTORY UNITS.

DRAINAGE
THE SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA
THE HALF STREET FOR PECOS ROAD WILL ENTER THE SITE AND BE ACCOUNTED FOR WITH THE ONSITE RETENTION.

RETENTION PROVIDED FOR THE SITE IS THE 100YR 2HR STORM EVENT AS PER THE CITY REQUIREMENTS.
EXTREME STORM OUTFALL IS AT THE S/W CORNER OF THE SITE: ELEV 1187.0

- LEGEND
- BOUNDARY LINE
 - CENTER LINE OR MONUMENT LINE
 - CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 24 INCH ROLLED CURB
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - FENCE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND TELEVISION LINE
 - UNDERGROUND WATER LINE
 - SET 1/2" CAPPED REBAR STAMPED 42137
 - FOUND NAIL IN WASHER STAMPED 42137
 - FOUND 3/4" IRON PIPE NO IDENTIFICATION SET TAG STAMPED 42137
 - SCHEDULE B ITEM
 - COMMUNICATION JUNCTION BOX
 - DOWN GUY
 - ELECTRIC BOX
 - ELECTRIC CABINET
 - ELECTRIC METER
 - FIRE HYDRANT
 - GAS METER
 - GUARD POST OR GATE POST
 - LIGHT POLE
 - MAIL BOX
 - PEDESTRIAN ACCESS RAMP
 - POWER POLE
 - SEWER CLEAN OUT
 - SEWER MANHOLE
 - STREET SIGN
 - TELECOMMUNICATIONS CABINET
 - TELECOMMUNICATIONS RISER
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL BOX
 - CABLE TELEVISION RISER
 - WATER METER
 - WATER VALVE
 - FLOW LINE
 - TOP OF CURB
 - NATURAL GROUND
 - PAVEMENT
 - CONCRETE
 - TOP OF PIPE
 - TOP OF RIM
 - INVERT ELEVATION
 - INVERT ELEVATION PER CITY UTILITY MAP
 - A.P.N.
 - M.C.R.
 - R/W
 - BOOK
 - PAGE
 - (TYP.)
 - 8" PVC SDR-35 PRIVATE SEWER WITH 6" SERVICES
 - 3" PVC PRIVATE WATER LINE WITH MASTER METER
 - C-900 PVC PRIVATE FIRELINE
 - HDPE STORM DRAIN
 - CATCH BASIN

BASIS OF BEARING
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

N 0° 33' 50" W
2644.73 (MEASURED)
N 00° 33' 44" W
2644.83 (RECORD)

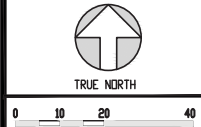
FLOOD ZONE
FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2740M, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

BENCHMARK
SECTION 32, T1S, R5E BRASS CAP IN CONCRETE, 150' SOUTH, 75' WEST OF INTERSECTION OF ARIZONA AVENUE AND PECOS ROAD; 4' WEST OF BACK OF SIDEWALK

NAVD 88 ELEVATION= 1216.85

VENETO
PECOS RD & PLEASANT DR
APARTMENT HOMES
CHANDLER, AZ
CONCEPTUAL
GRADING & DRAINAGE
& UTILITY PLAN

JACOBS WALLACE, LLC
ENGINEERING - PLANNING - MANAGEMENT
2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



DATE: AUG 2021

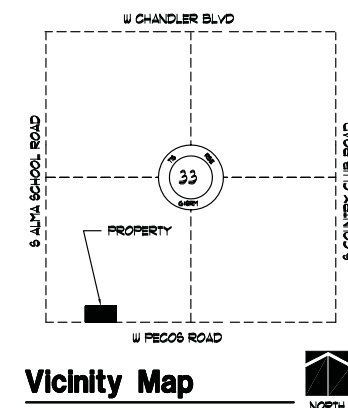
DRAWING NO.
C1.0
JOB: 0209

[illegible]

(FOR THIS SHEET ONLY)

- | PLANT PALETTE: | | (FOR THIS SHEET ONLY) |
|---|---|--|
|  | PHOENIX DACTYLIFERA
DATE PALM | 20' TRUNK HT.
DIAMOND CUT TRUNK 4 TOTAL |
|  | ULMUS PARVIFOLIA
EVERGREEN ELM | 24" BOX MINIMUM
10' HT., 4.5" SP., 1 1/2" CAL. 7 TOTAL |
|  | QUERCUS VIRGINIANA
SOUTHERN LIVE OAK | 36" BOX MINIMUM, MATCHING
12' HT., 4.5" SP., 2" CAL. 12 TOTAL |
|  | ACACIA SALICINA
WILLOW ACACIA | 24" BOX MINIMUM, MATCHING
12' HT., 4.5" SP., 1 1/2" CAL. 8 TOTAL |
|  | OLEA EUROPAEA "WILSONII"
FRUITLESS OLIVE | 36" BOX MINIMUM, MATCHING
9' HT., 6" SP., MULTI-TRUNK (4-5 STEMS) 4 TOTAL |
|  | PROSOPIS ALBA "COOPERI"
COOPER'S THORNTLESS MESQUITE | 24" BOX STANDARD 15 TOTAL
9' HT., 5" SP., 1 1/4" CAL., MATCHING SPECIMENS |
|  | CHITALPA TASHKENSIS
CHITALPA | 24" BOX MINIMUM, MATCHING
9' HT., 4.5" SP., 1-1/2" CAL. 4 TOTAL |
|  | ACACIA MULGA
MULGA TREE | 36" BOX MINIMUM
12' HT., 5" SP. 8 TOTAL |
|  | CAESALPINIA MEXICANA
YELLOW BIRD OF PARADISE | 24" BOX 26 TOTAL |
|  | CHAMEROPS HUMILIS
MEDITERRANEAN FAN PALM | 15 GALLON 4 TOTAL
FULL, PAST CAN |
|  | SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL | 15 GALLON, SHRUB FORM 11 TOTAL |
|  | TECOMA x ORANGE JUBILEE
ORANGE JUBILEE | 5 GALLON 14 TOTAL
FULL, PAST CAN |
|  | CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE | 5 GALLON 18 TOTAL
FULL, PAST CAN |
|  | LEUCOPHYLLUM LANGMANIAE "R.B."
RIO BRAVO SAGE | 5 GALLON 122 TOTAL
FULL, PAST CAN |
|  | RUELLIA BRITTONIANA
RUELLIA | 5 GALLON 145 TOTAL
FULL, PAST CAN |
|  | OLEA EUROPAEA "MONTRA"
"LIL OLLIE" DWARF OLIVE | 5 GALLON 125 TOTAL
FULL, PAST CAN |
|  | TECOMA x "SPARKY"
HYBRID TECOMA | 5 GALLON 20 TOTAL
FULL, PAST CAN |
|  | CALLISTEMON VIMINALIS "LITTLE JOHN"
LITTLE JOHN BOTTLE BRUSH | 5 GALLON 81 TOTAL
FULL, PAST CAN |
|  | DODONEA VISCOSA
GREEN HOPSEED BUSH | 5 GALLON 42 TOTAL
FULL TO GROUND |
|  | EREMOPHILIA GLABRA "MINGENEU GOLD"
OUTBACK SUNRISE ERU | 5 GALLON 69 TOTAL
FULL, PAST CAN |
|  | DODONEA VISCOSA "PURPUREA"
PURPLE HOPSEED BUSH | 5 GALLON 31 TOTAL
FULL, PAST CAN |
| | ACACIA REDOLENS "D.C."
DESERT CARPET REDOLENS | 5 GALLON 59 TOTAL
FULL, PAST CAN |
| | BOUGAINVILLEA "SAN DIEGO RED"
RED VINING BOUGAINVILLEA | 5 GALLON 52 TOTAL
STAKED |
| | MANDEVILLA
MANDEVILLA VINE | 5 GALLON 20 TOTAL
STAKED |
| | LANTANA SELLOWIANA T.P.
TRAILING PURPLE LANTANA | 1 GALLON @ 48" O.C. 153 TOTAL
FULL, PAST CAN |
| | SODDED MID-IRON LAWN | 790 SF. |
| | DECOMPOSED GRANITE | 2" DEEP, 1/2" SCREENED
FABRIC 28,455 SF. |
| | 4'-8" DIA. GRANITE COBBLE | OVER PERMEABLE 2290 SF. |

① EXISTING CONCRETE SCUPPER	⑪ 6" MASONRY WALL
② EXISTING STREET LIGHT	⑫ 6" CONCRETE LAWN HEADER
③ EXISTING SIDEWALK	⑬ SODDED MID-IRON LAWN
④ FIRE HYDRANT	⑭ SIGHT VISIBILITY TRIANGLE
⑤ DRAINAGE PIPE PER CIVIL DUGS.	⑮ WATER METER
⑥ BELOW GRADE STORM WATER STORAGE TANKS	⑯ PROJECT SIGN
⑦ WATER LINE	⑰ A/C UNIT AND ENCLOSURE
⑧ SIDEWALK RAMP	⑱ SEWER LINE
⑨ STORM WATER RETENTION BASIN	⑲ FIRELINE BACKFLOW PREVENTION UNIT
⑩ INTERLOCKING PAVERS	



**Preliminary
Landscape Plan**
Scale 1:20



20 10 0 20

GRAPHIC SCALE



Veneto

N.E.C. Pecos Road & Pleasant Drive Chandler, Arizona

Landscape Exhibit 8

phillip r. ryan
landscape architect p.c.
landscape architecture & planning

PLANT PALETTE:

PHOENIX DACTYLIFERA
DATE PALM

ULMUS PARVIFOLIA
EVERGREEN ELM

QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

ACACIA SALICINA
WILLOW ACACIA

OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE

PROSOPIS ALBA 'COOPERI'
COOPER'S THORNLESS MESQUITE

CHITALPA TASHKENSIS
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ACACIA MULGA
MULGA TREE

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YELLOW BIRD OF PARADISE

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MEDITERRANEAN FAN PALM

SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL

TECOMA X ORANGE JUBILEE
ORANGE JUBILEE

CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE

LEUCOPHYLLUM LANGMANIAE 'RB'
RIO BRAVO SAGE

RUELLIA BRITTONIANA
RUELLIA

OLEA EUROPAEA 'MONTRA'
'LIL OLLIE' DWARF OLIVE

TECOMA X 'SPARKY'
HYBRID TECOMA

CALLISTEMON VIMINALIS 'LITTLE JOHN'
LITTLE JOHN BOTTLE BRUSH

DODONAEA VISCOSEA
GREEN HOPSEED BUSH

EREMOPHILIA GLABRA 'MINGENAU GOLD'
OUTBACK SUNRISE EMU

DODONAEA VISCOSEA 'PURPUREA'
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ACACIA REDOLENS 'D.C.'
DESERT CARPET REDOLENS

BOUGANVILLEA 'SAN DIEGO RED'
RED VINING BOUGANVILLEA

MANDEVILLA
MANDEVILLA VINE

LANTANA BELLOUJANA T.P.
TRAILING PURPLE LANTANA

SODDED MID-IRON LAWN

DECOMPOSED GRANITE

4'-8" DIA. GRANITE COBBLE

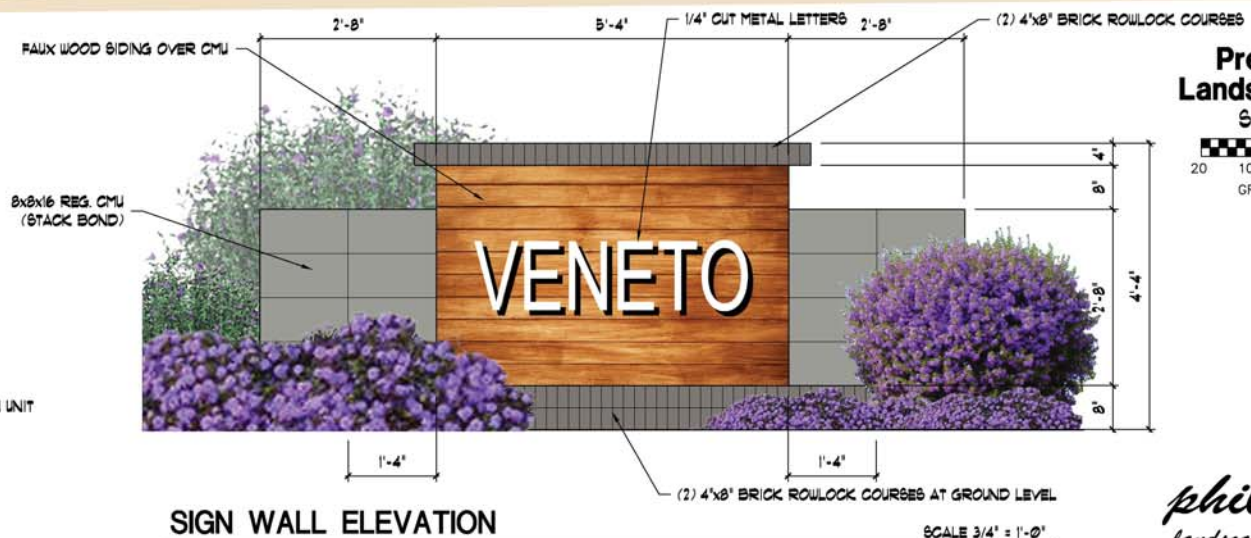
(FOR THIS SHEET ONLY)

20' TRUNK HT. DIAMOND CUT TRUNK	4 TOTAL
24" BOX MINIMUM 10' HT, 4.5' SP, 1 1/2" CAL.	7 TOTAL
36" BOX MINIMUM, MATCHING 12' HT, 4.5' SP, 2" CAL.	12 TOTAL
24" BOX MINIMUM, MATCHING 12' HT, 4.5' SP, 1 1/2" CAL.	8 TOTAL
36" BOX MINIMUM, MATCHING 9' HT, 6' SP, MULTI-TRUNK (4-5 STEMS)	4 TOTAL
24" BOX STANDARD 9' HT, 5' SP, 1 1/4" CAL, MATCHING SPECIMENS	15 TOTAL
24" BOX MINIMUM, MATCHING 9' HT, 4.5' SP, 1-1/2" CAL.	4 TOTAL
36" BOX MINIMUM 12' HT, 5' SP.	8 TOTAL
24" BOX	26 TOTAL
15 GALLON FULL, PAST CAN	4 TOTAL
15 GALLON, SHRUB FORM	11 TOTAL
5 GALLON FULL, PAST CAN	14 TOTAL
5 GALLON FULL, PAST CAN	18 TOTAL
5 GALLON FULL, PAST CAN	122 TOTAL
5 GALLON FULL, PAST CAN	145 TOTAL
5 GALLON FULL, PAST CAN	125 TOTAL
5 GALLON FULL, PAST CAN	20 TOTAL
5 GALLON FULL, PAST CAN	81 TOTAL
5 GALLON FULL TO GROUND	42 TOTAL
5 GALLON FULL, PAST CAN	68 TOTAL
5 GALLON FULL, PAST CAN	31 TOTAL
5 GALLON FULL, PAST CAN	58 TOTAL
5 GALLON STAKED	52 TOTAL
5 GALLON STAKED	20 TOTAL
1 GALLON @ 48" O.C. FULL, PAST CAN	153 TOTAL
	780 SF.
2' DEEP, 1/2" SCREENED FABRIC	28,455 SF.
OVER PERMEABLE	2290 SF.



PLAN KEY NOTES:

- | | |
|---|-------------------------------------|
| ① EXISTING CONCRETE SCUPPER | ⑪ 6" MASONRY WALL |
| ② EXISTING STREET LIGHT | ⑫ 6" CONCRETE LAWN HEADER |
| ③ EXISTING SIDEWALK | ⑬ SODDED MID-IRON LAWN |
| ④ FIRE HYDRANT | ⑭ SIGHT VISIBILITY TRIANGLE |
| ⑤ DRAINAGE PIPE PER CIVIL DWGS. | ⑮ WATER METER |
| ⑥ BELOW GRADE STORM WATER STORAGE TANKS | ⑯ PROJECT SIGN |
| ⑦ WATER LINE | ⑰ A/C UNIT AND ENCLOSURE |
| ⑧ SIDEWALK RAMP | ⑱ SEWER LINE |
| ⑨ STORM WATER RETENTION BASIN | ⑲ FIRELINE BACKFLOW PREVENTION UNIT |
| ⑩ INTERLOCKING PAVERS | |



Preliminary Landscape Plan
Scale 1:20

20 10 0 20
GRAPHIC SCALE

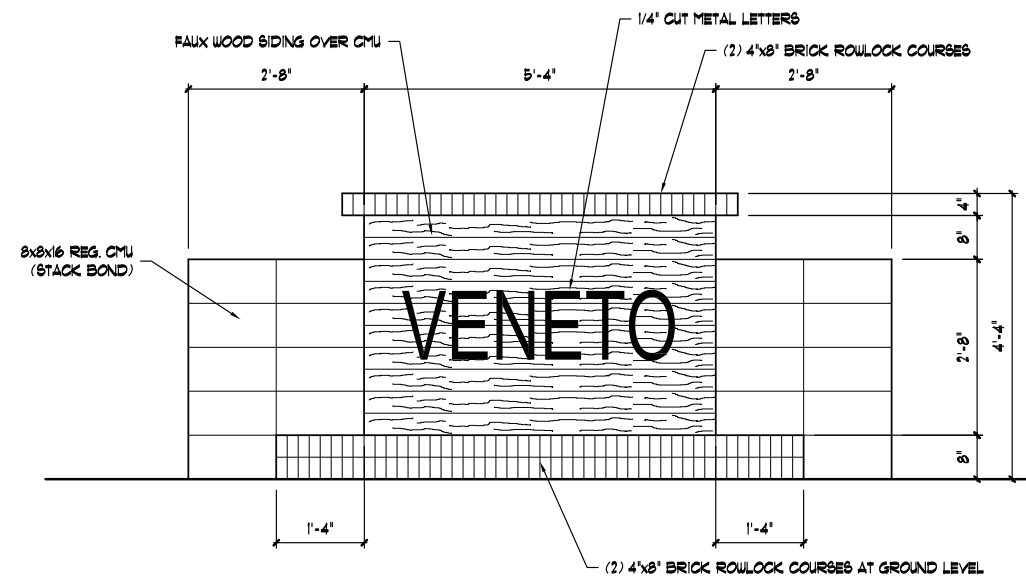
NORTH

phillip r. ryan
landscape architect p.c.
landscape architecture & planning

Veneto

N.E.C. Pecos Road & Pleasant Drive Chandler, Arizona

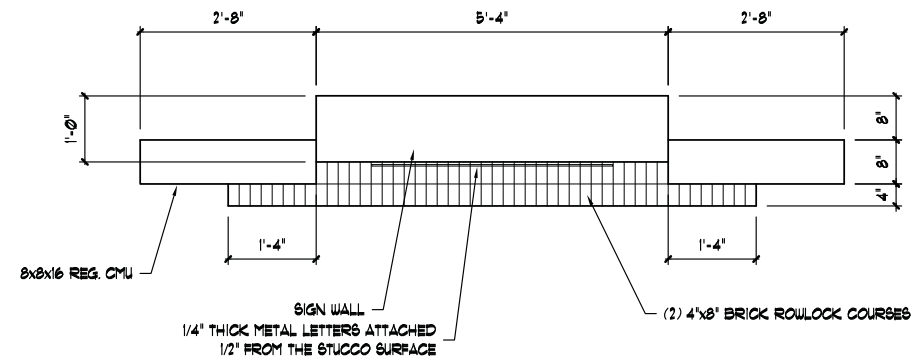
Landscape Exhibit 9



1
2

SIGN WALL ELEVATION

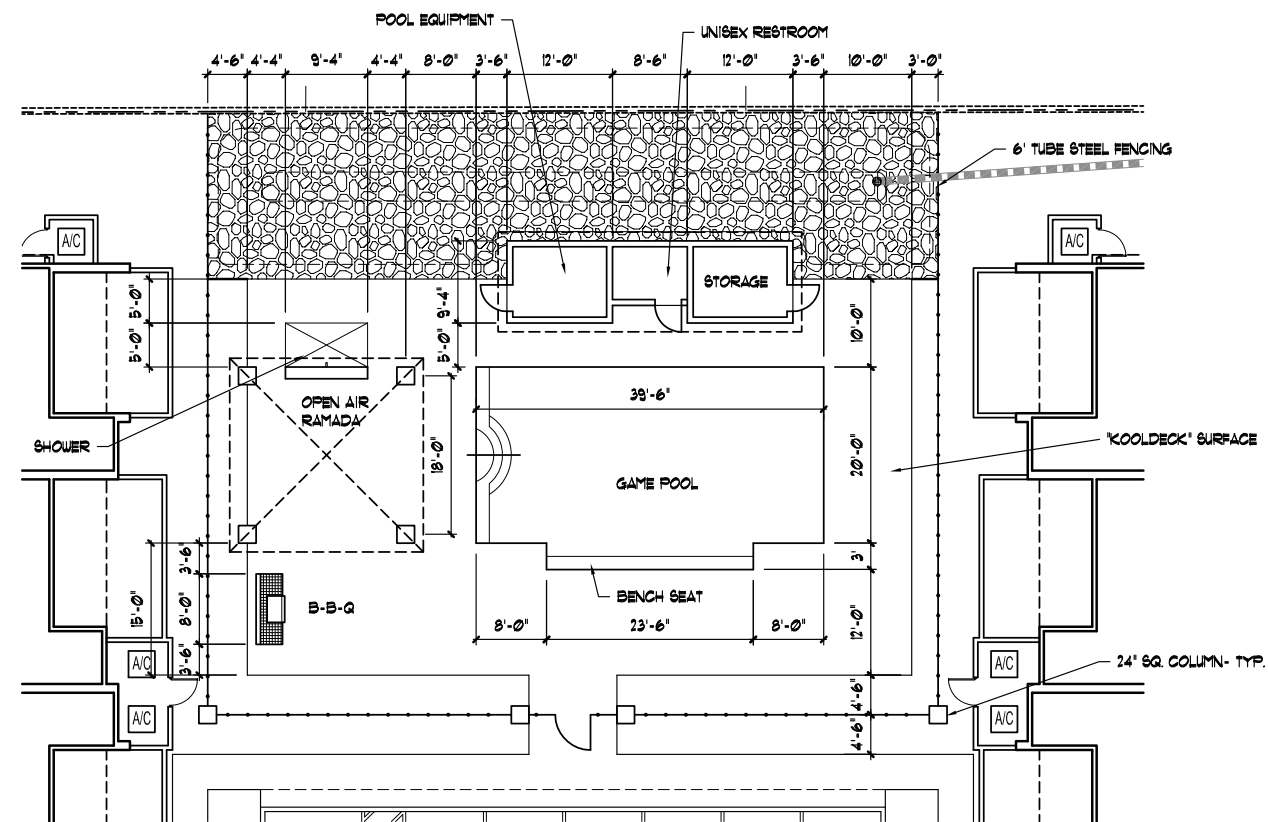
SCALE 3/4" = 1'-0"



2
2

SIGN WALL PLAN VIEW

SCALE 3/4" = 1'-0"



3
2

POOL AREA LAYOUT

SCALE 1:10

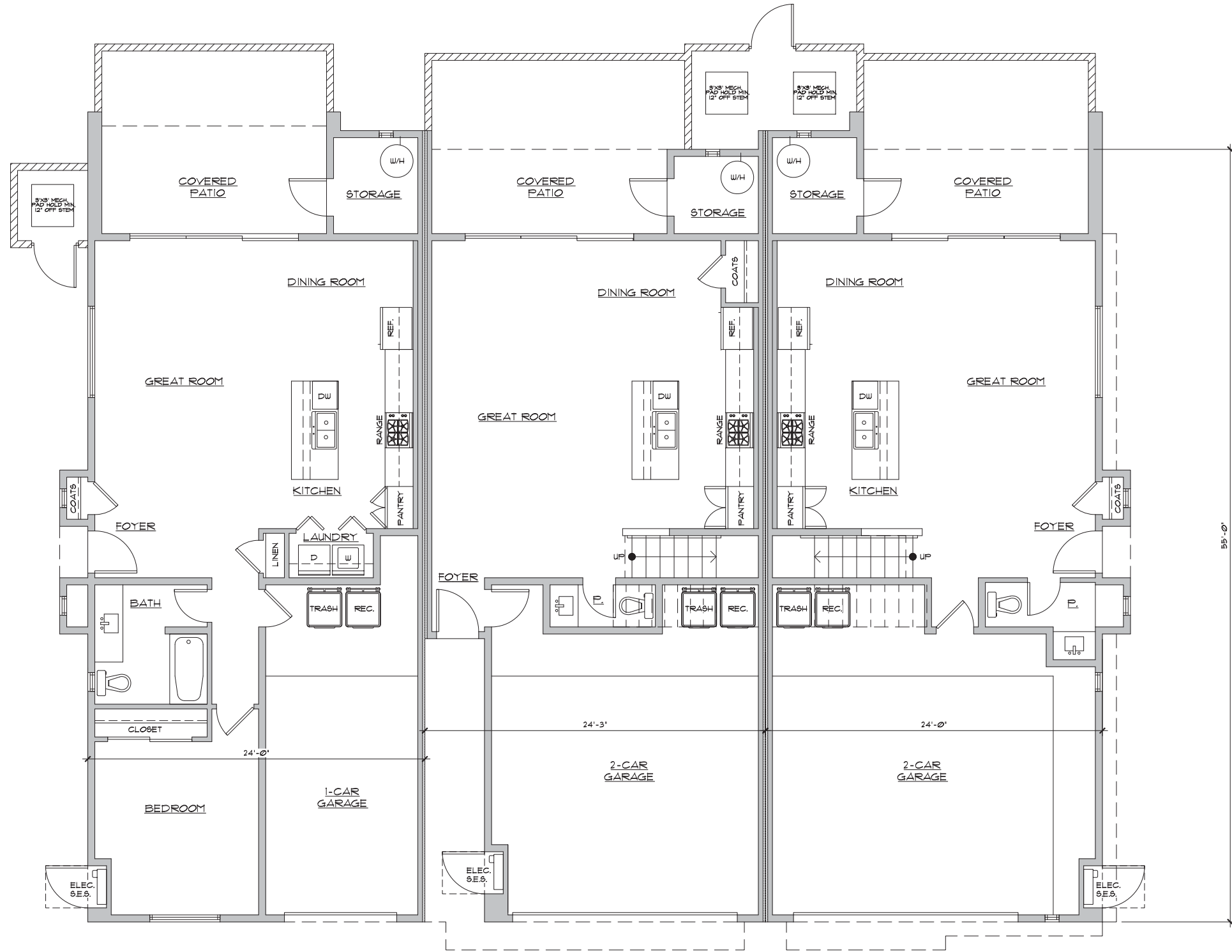


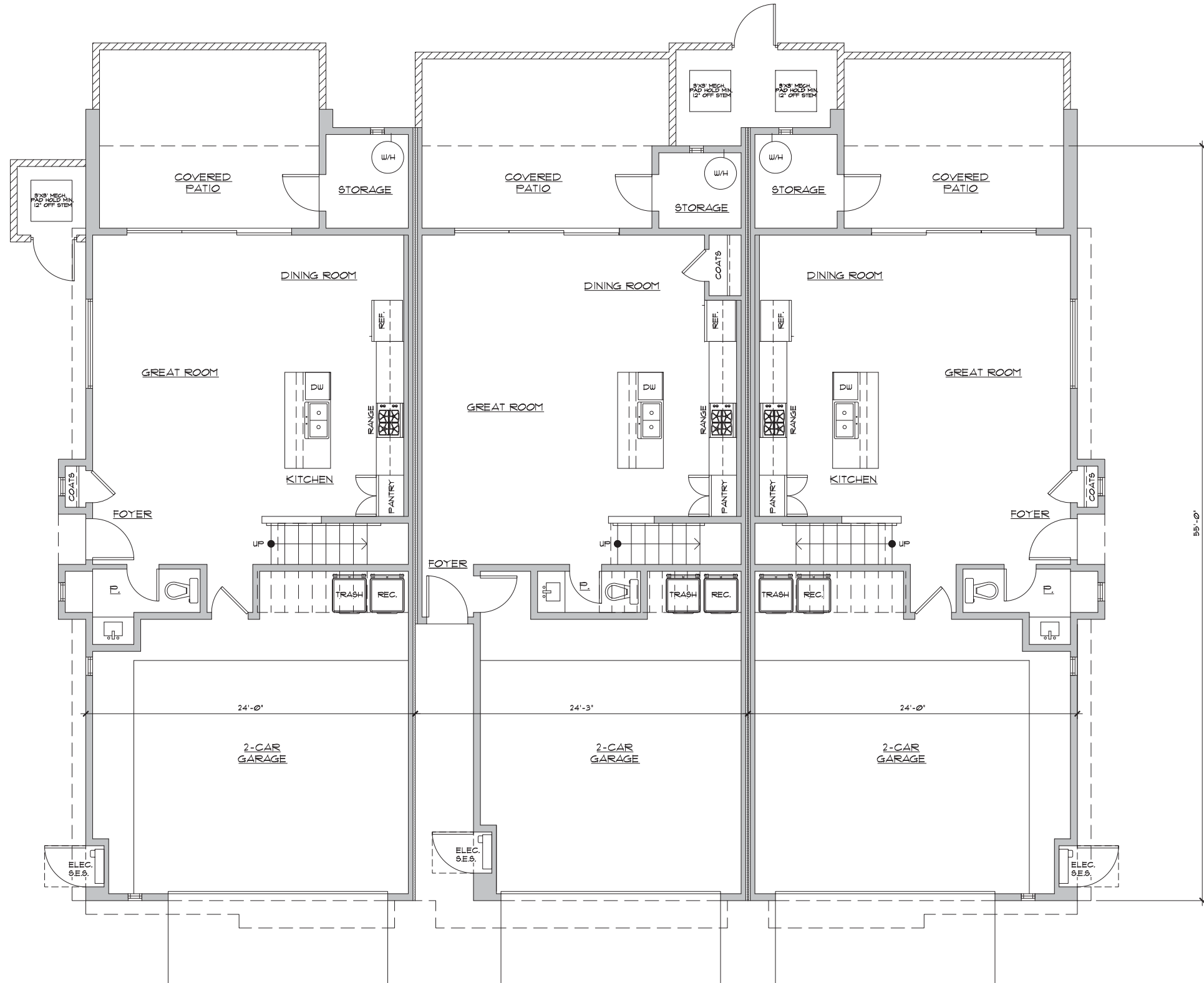
Veneto

N.E.C. Pecos Road & Pleasant Drive Chandler, Arizona

phillip r. ryan
landscape architect p. c.
landscape architecture & planning

Signage & Pool Exhibit 10

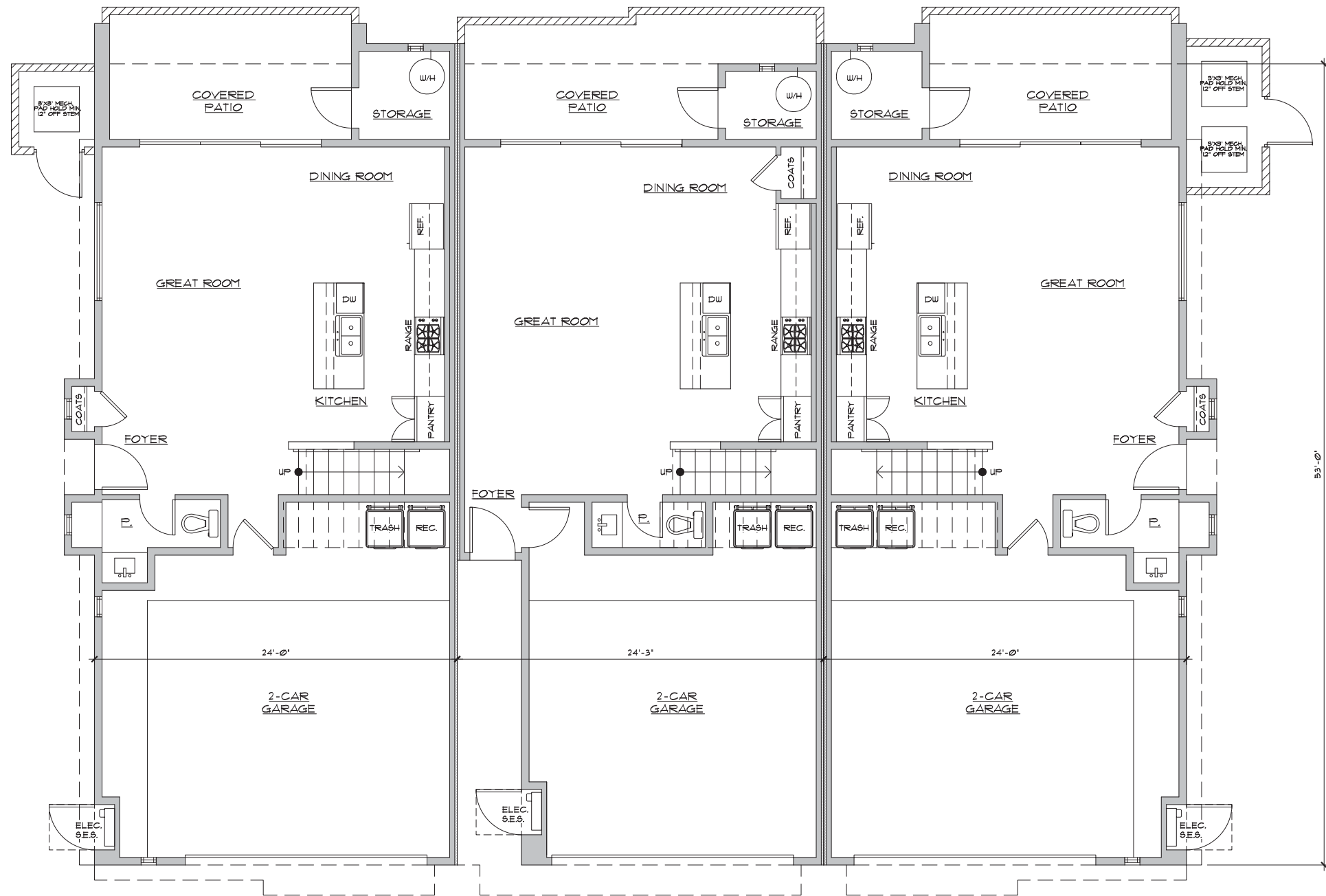




LOWER FLOOR PLAN

BUILDING TYPE III





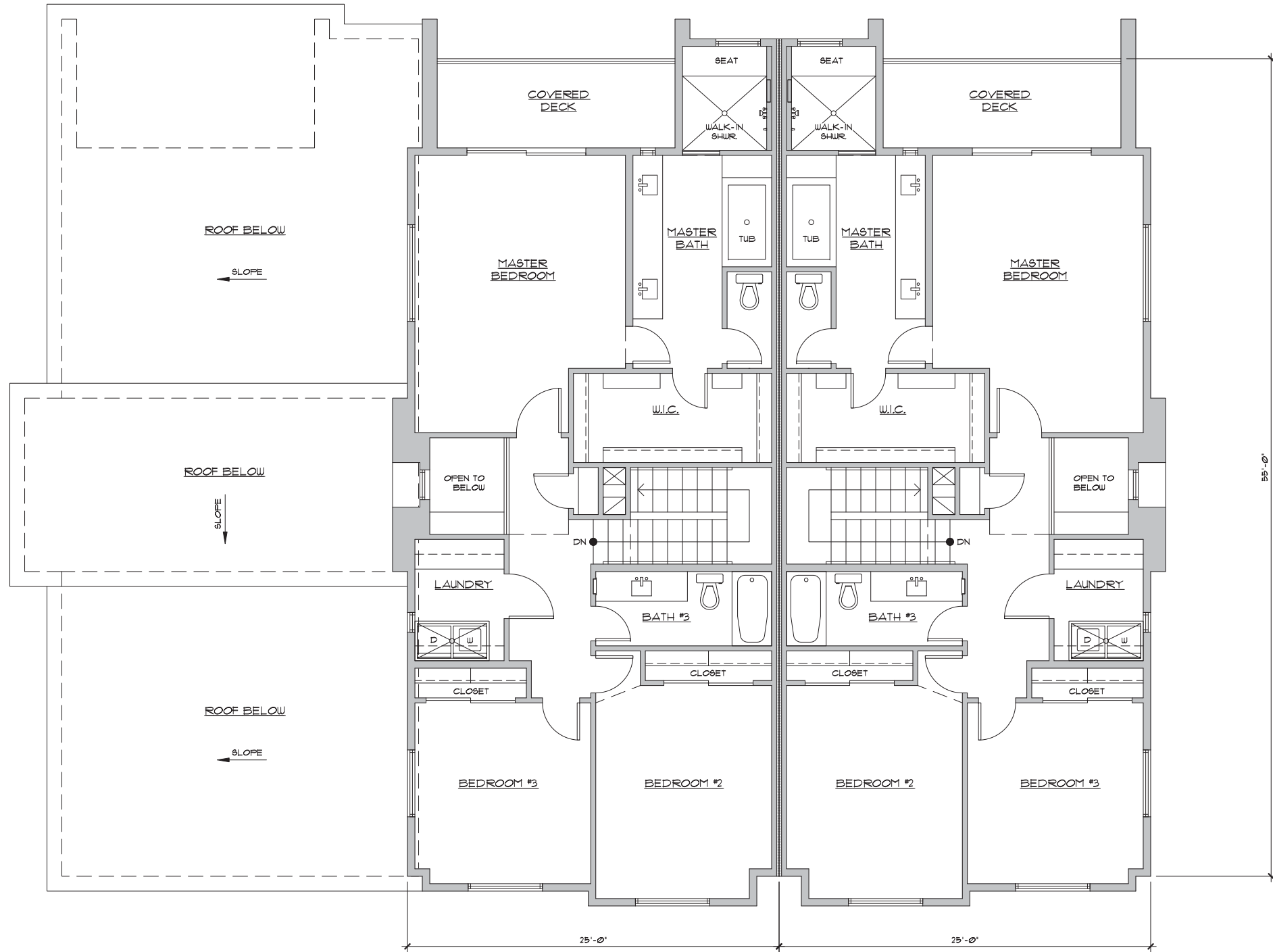
LOWER FLOOR PLAN

BUILDING TYPE IV



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

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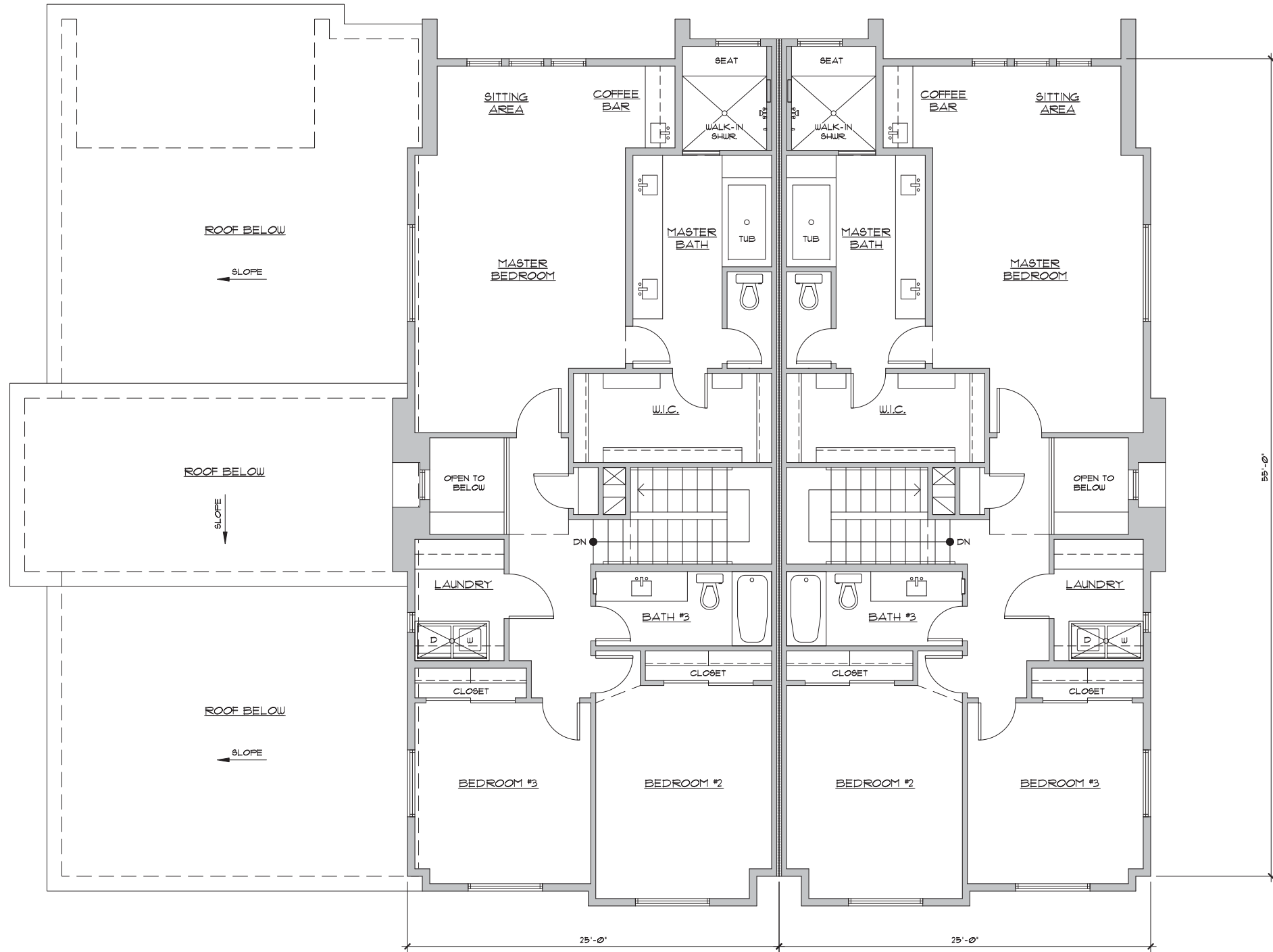


UPPER FLOOR PLAN

BUILDING TYPE I



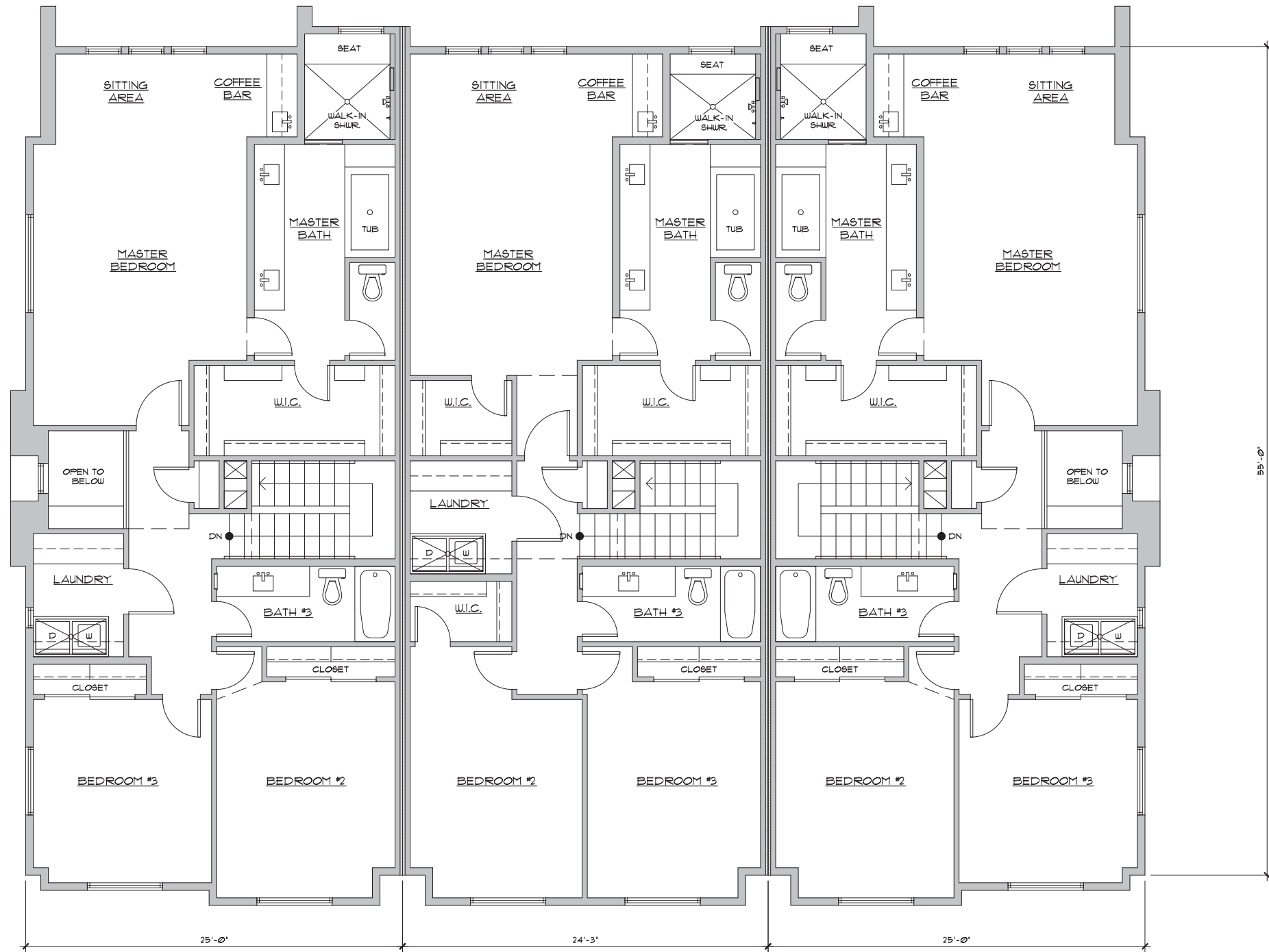
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UPPER FLOOR PLAN

BUILDING TYPE II



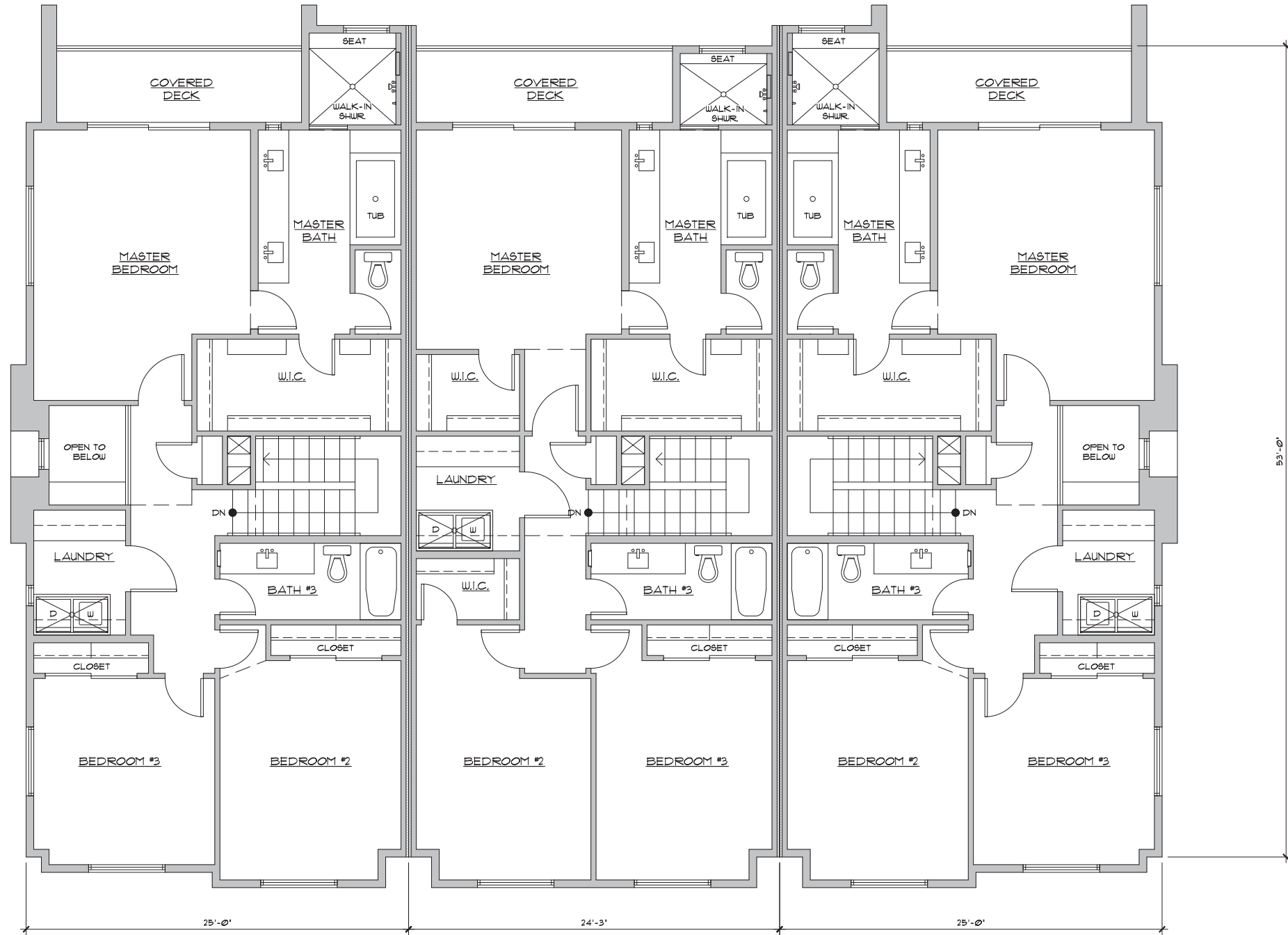


UPPER FLOOR PLAN

BUILDING TYPE III



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



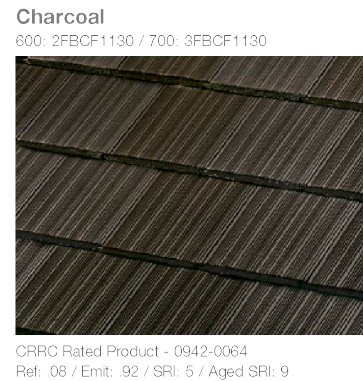
UPPER FLOOR PLAN

BUILDING TYPE IV



BUILDING MATERIALS & PAINT COLOR EXHIBIT

A-COOL PALETTE (reference elevation studies for locations)



Lightweight
Concrete
Roof Tile
'Boral Roofing'
Saxony Series



Faux Wood
Fiber Board
or Alt. Lap/
Composite Siding
'Nichiha" Vintagewood
Wood Series



6x8x16 CMU Block
Stack Bond
Natural gray color

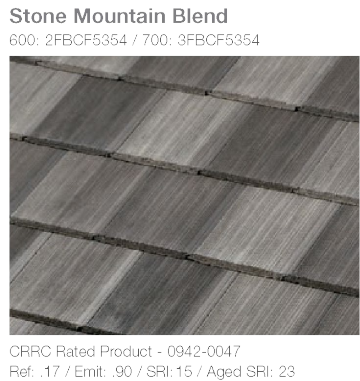


Simulated Brick Veneer
Cultured Brick "Carbon"

Steel Railing
Painted Black



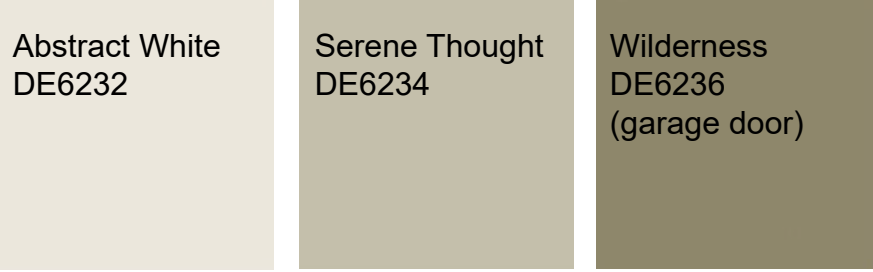
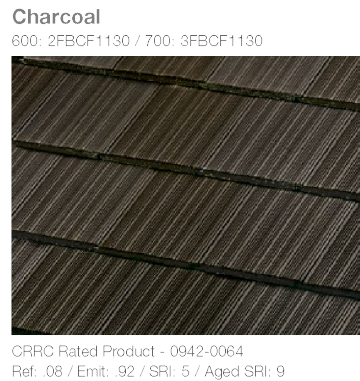
B-WARM PALETTE (reference elevation studies for locations)



6x8x16 CMU Block
Stack Bond
Natural gray color



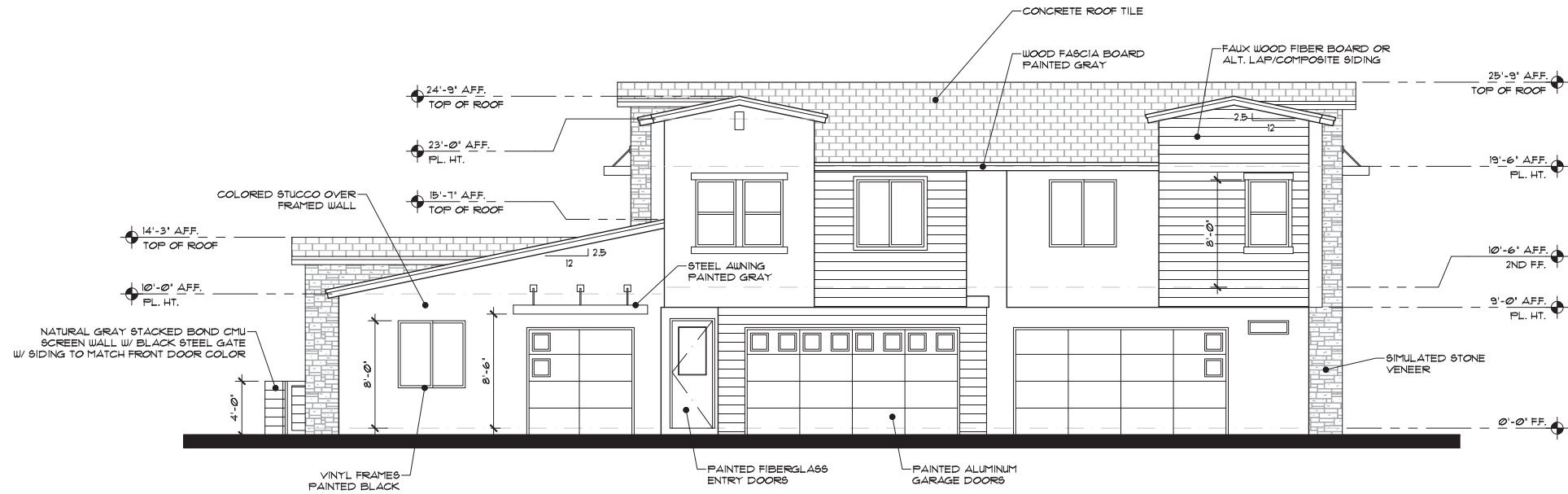
C-OLIVE PALETTE (reference elevation studies for locations)



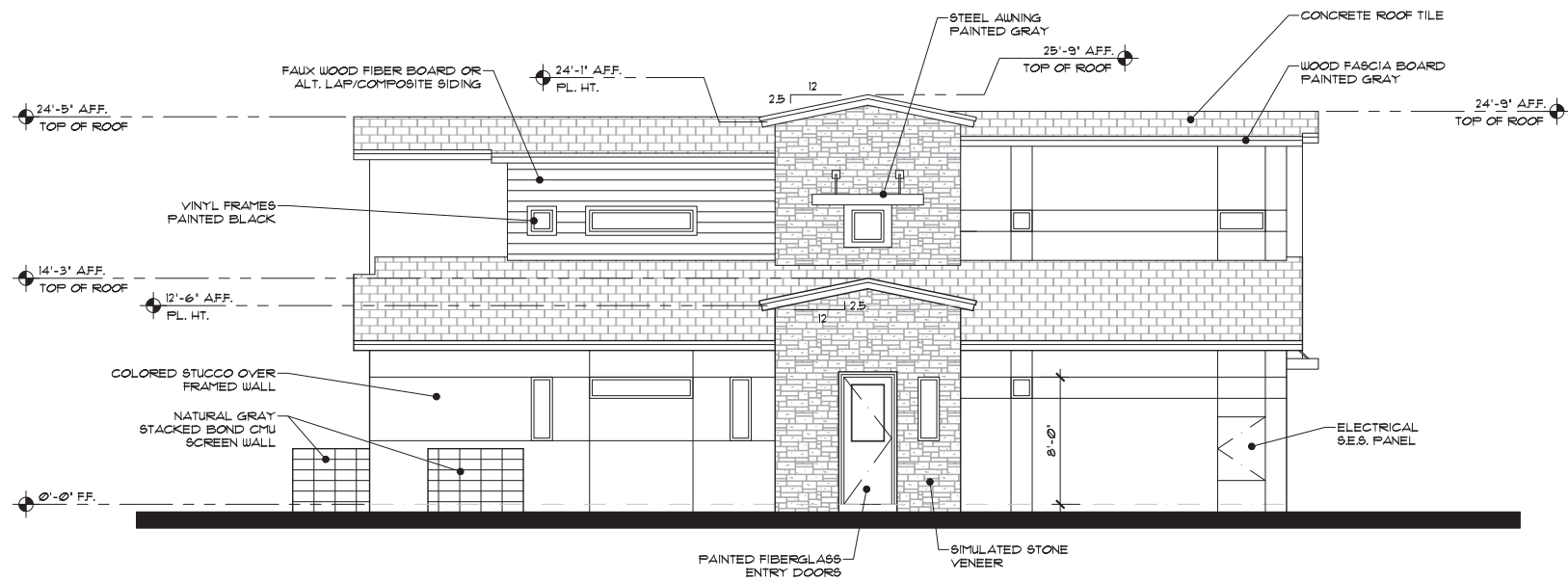
6x8x16 CMU Block
Stack Bond
Natural gray color



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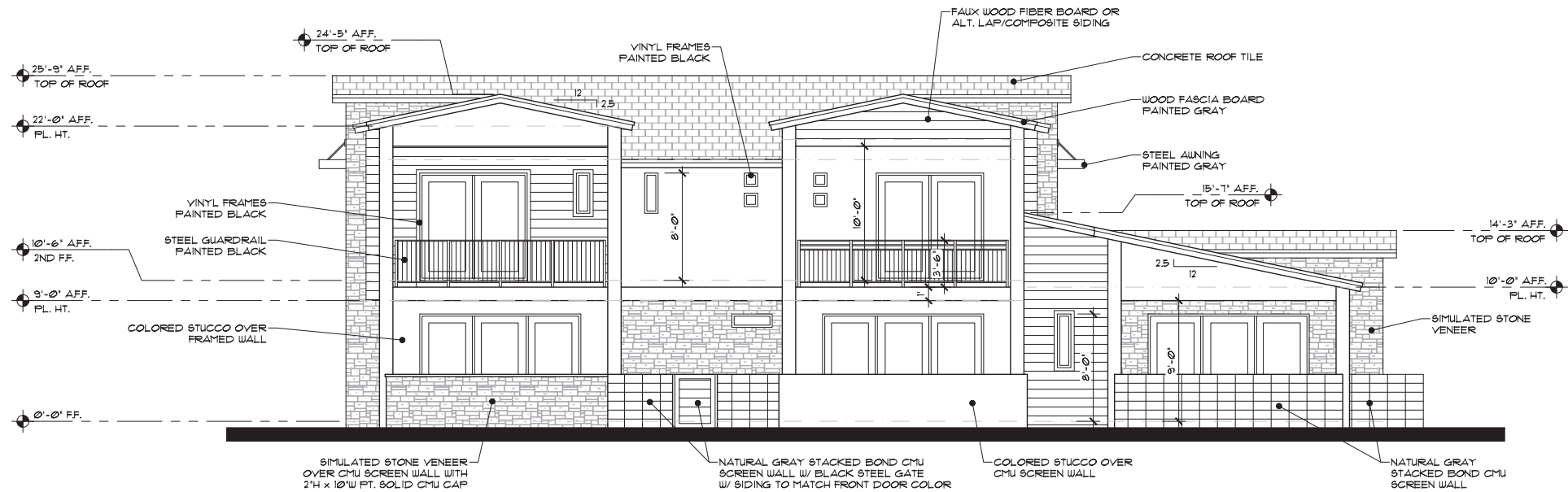


REAR ELEVATION (GARAGE SIDE)



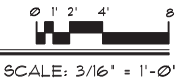
LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'B'
BUILDING TYPE I





REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

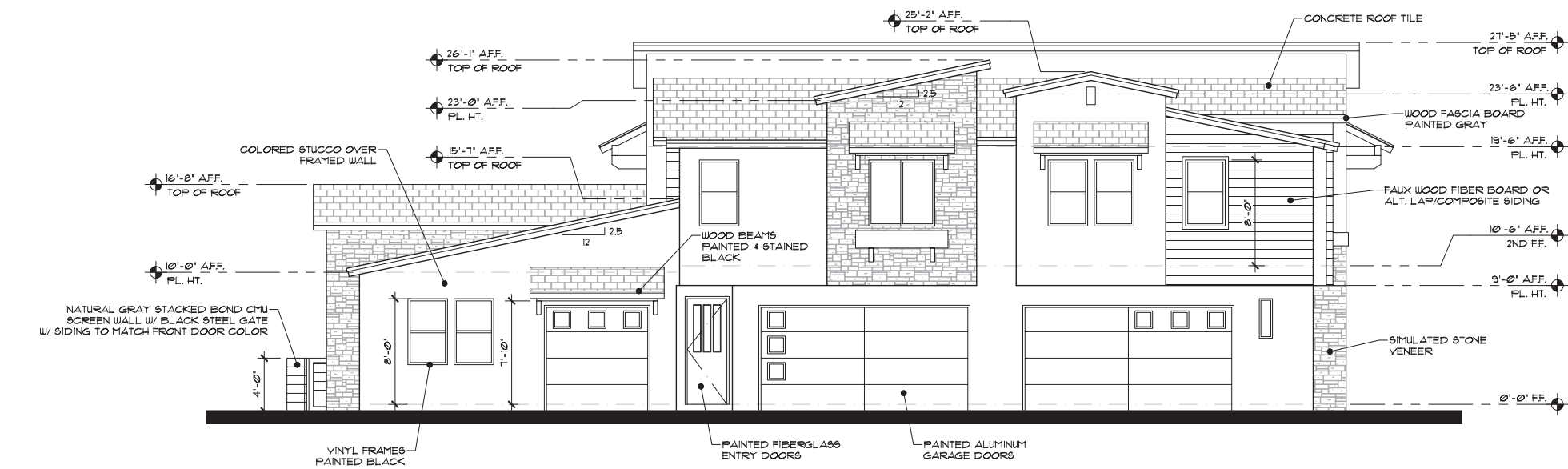
EXTERIOR ELEVATIONS 'B'

BUILDING TYPE I

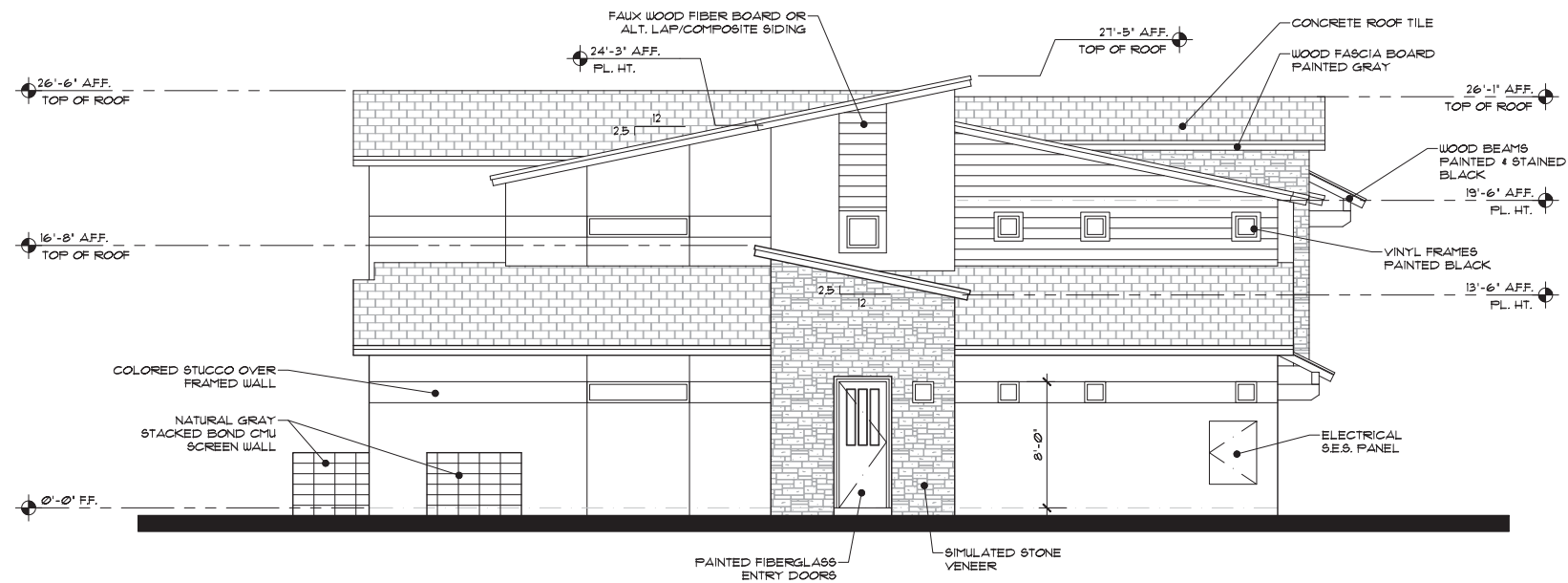


SCALE: 3/16" = 1'-0"

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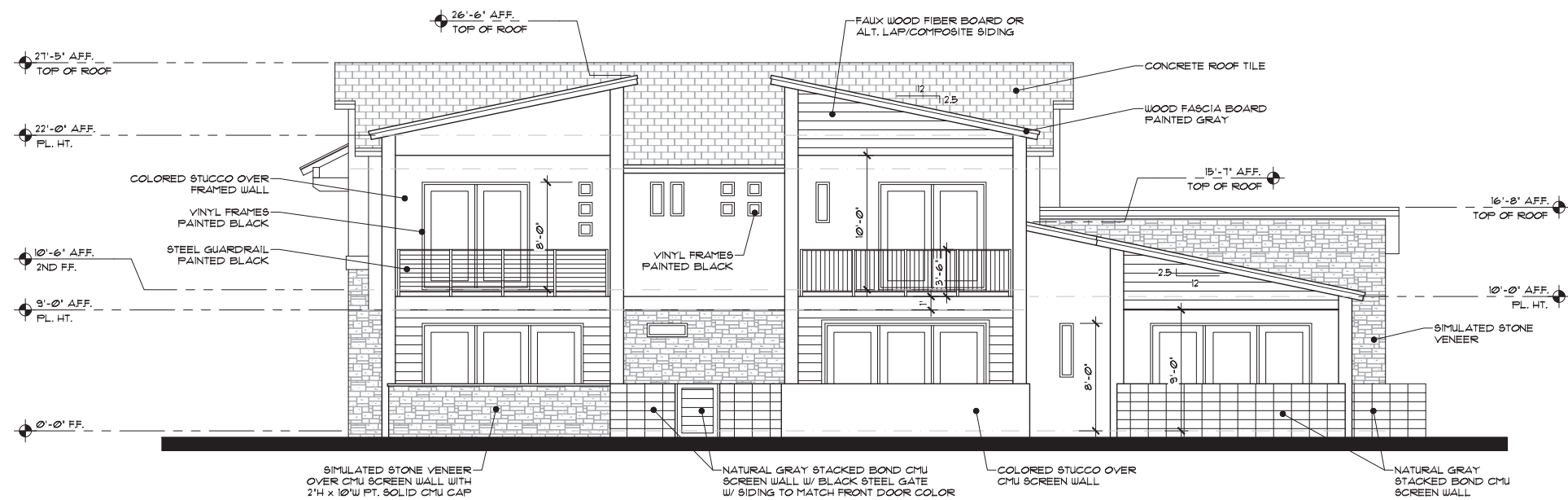


REAR ELEVATION (GARAGE SIDE)



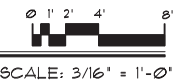
LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'C'
BUILDING TYPE I





REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'C'

BUILDING TYPE I



SCALE: 3/16" = 1'-0"

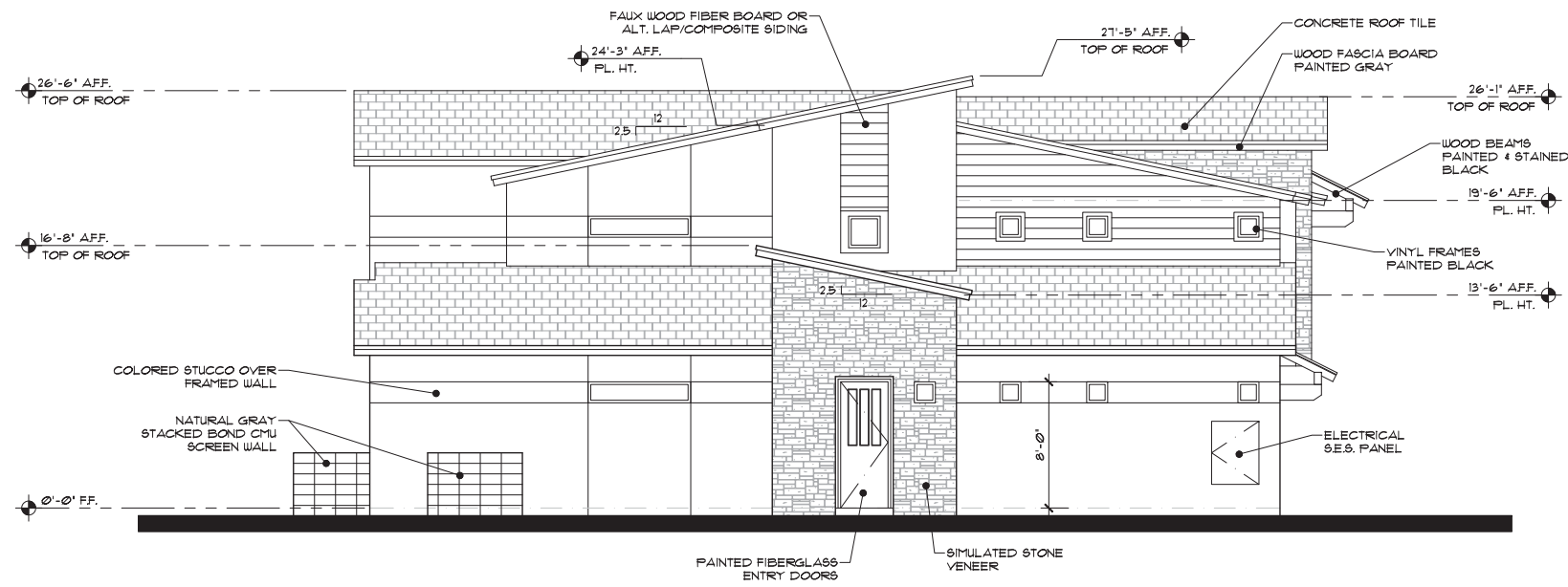
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REAR ELEVATION (GARAGE SIDE)

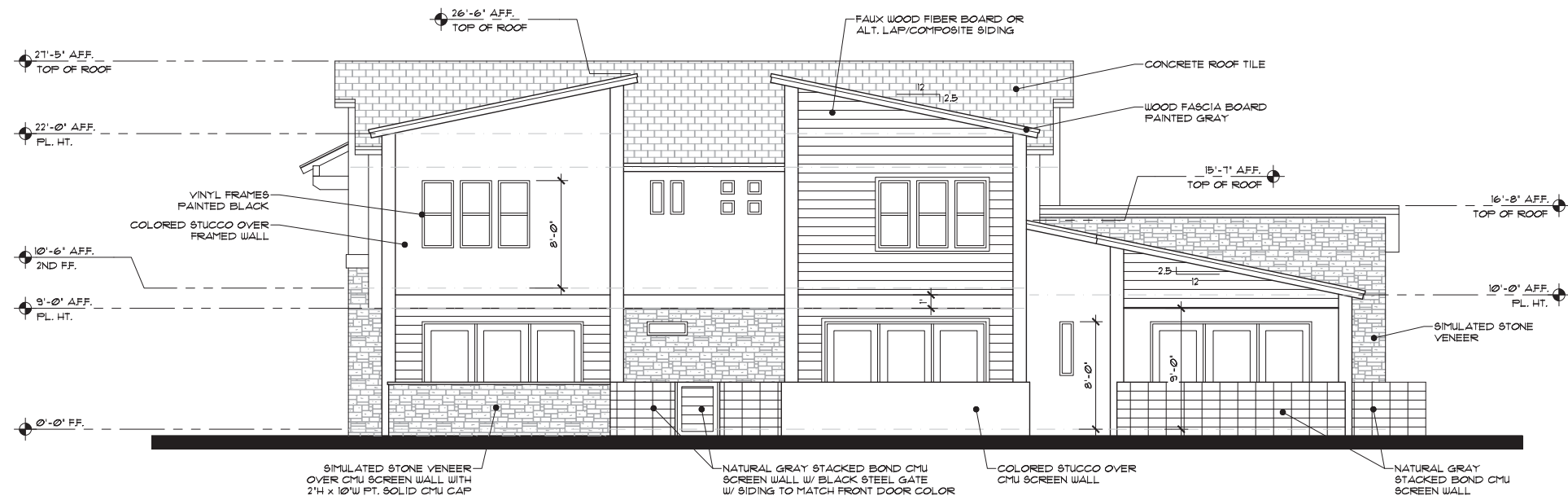


LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)



EXTERIOR ELEVATIONS 'C'

BUILDING TYPE II





REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'C'

BUILDING TYPE II



SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION SIMILAR



EXTERIOR ELEVATIONS 'A'

BUILDING TYPE III





REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'A'

BUILDING TYPE III





REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

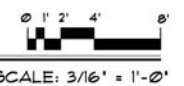
RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'A'

BUILDING TYPE IV





REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



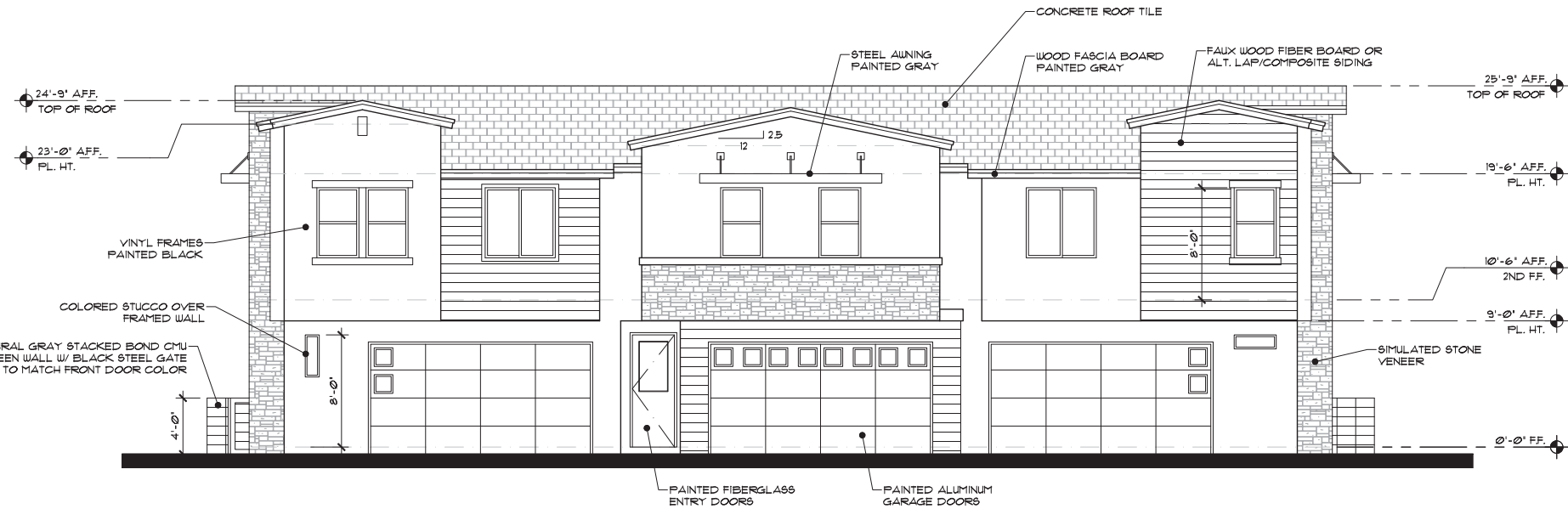
FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'C'

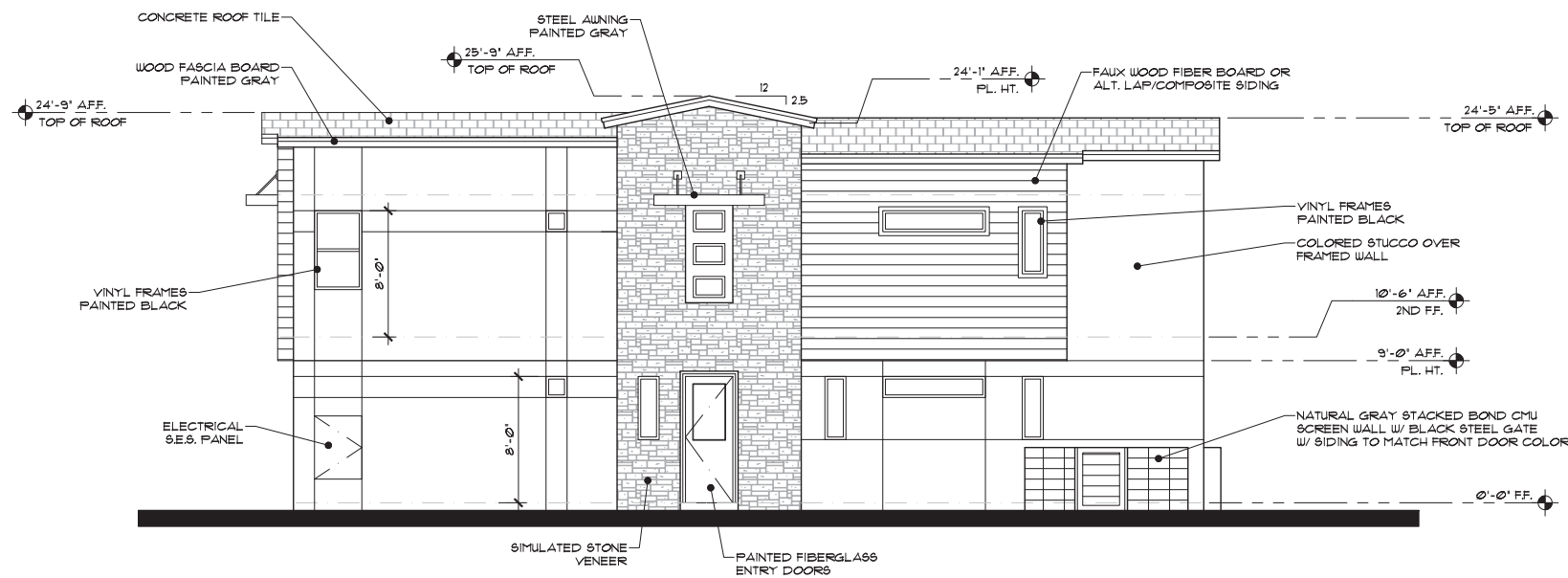
BUILDING TYPE IV



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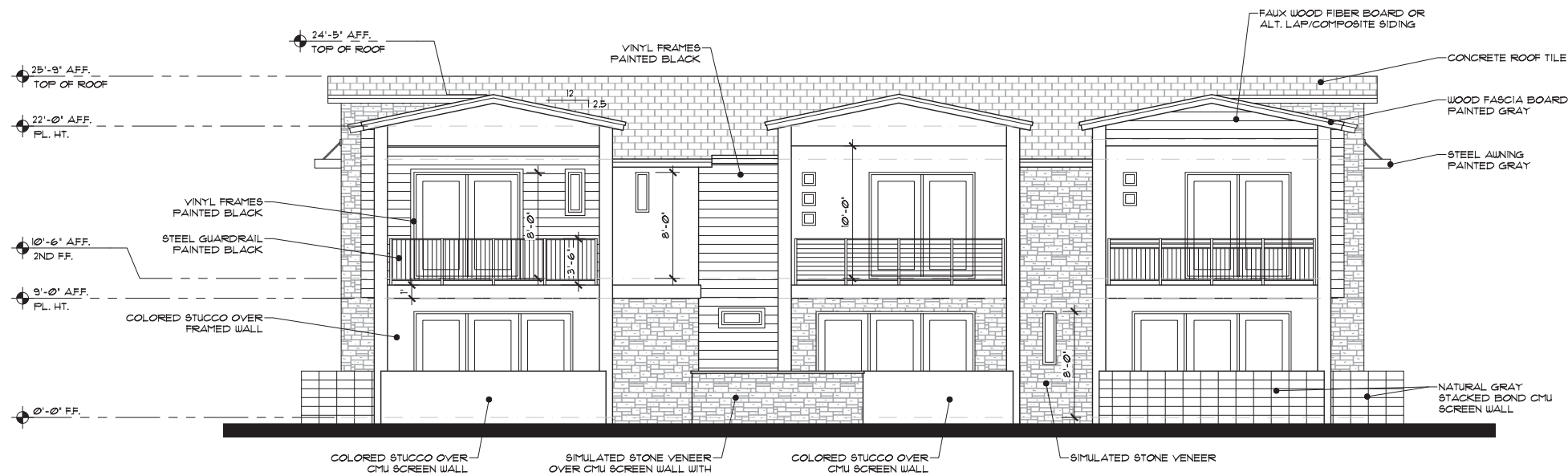


REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR



FRONT ELEVATION (DECK SIDE)

EXTERIOR ELEVATIONS 'B'

BUILDING TYPE IV

0' 1' 2' 4' 8'
SCALE: 3/16" = 1'-0"



REAR ELEVATION (GARAGE SIDE)



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION SIMILAR

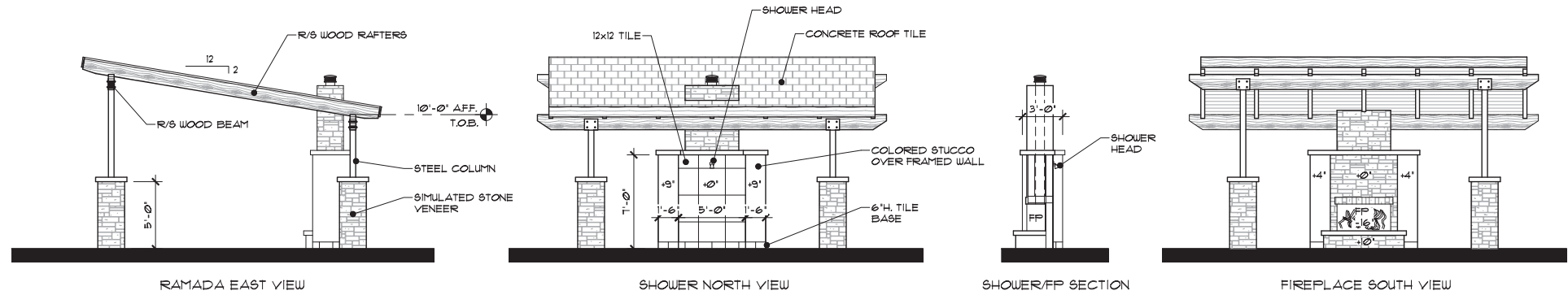


FRONT ELEVATION (DECK SIDE)

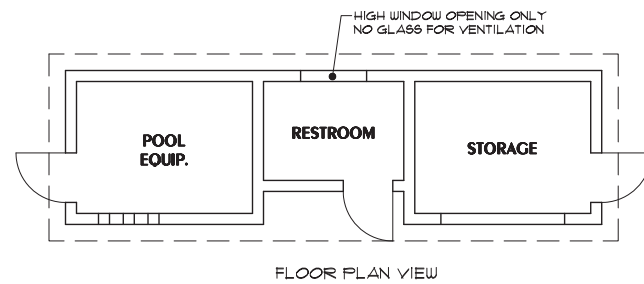
EXTERIOR ELEVATIONS 'B'
BUILDING TYPE IV



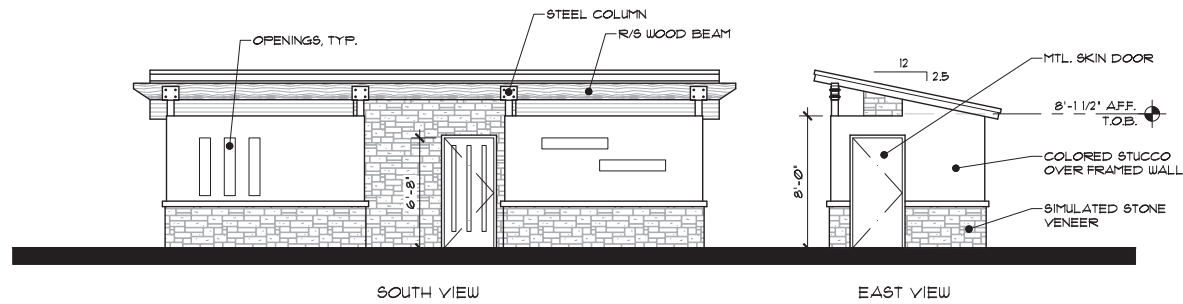
K:\1851-1900\1894 - CIMA HOLDINGS PECOS & PLEASANT-CHANDLER, AZ-DVA\DWG\SLICK presentation.dwg
Dec 17, 2021 - 3:33pm



OUTDOOR RAMADA



COLOR SCHEME 'B-WARM'
SHALL BE USED FOR THESE
STRUCTURES.



OUT BUILDING

EXTERIOR ELEVATIONS

POOL AREA AMENITIES



SCALE: 3/16" = 1'-0"



