



Memorandum

Development Services – Memo No. PZ20-019

Date: May 6, 2020

To: Planning and Zoning Commission

Thru: Kevin Mayo, Planning Administrator *KM*
David De La Torre, Planning Manager *DDLT*

From: Lauren Schumann, Senior Planner *LS*

Subject: PLH19-0064/PLT19-0059 Treeland

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential

Preliminary Development Plan (PDP) for subdivision layout

Preliminary Plat for an 86-lot single family residential subdivision

Location: Southwest corner of Chandler Heights Road and 124th Street

Applicant: Brennan Ray; Burch & Cracchiolo, P.A.

Background Data

- Located approximately a ¼ mile east of the southeast corner of McQueen and Chandler Heights roads
- Approximately 25.1 acres
- Subject site zoned Rural Residential (RU-43) within Maricopa County
- A commercial nursey has operated for over two decades at subject site
- Upon annexation, initial city zoning will be AG-1
- A separate PDP for housing product will be required

Surrounding Land Use Data

North	Chandler Heights Road, then single-family residential (Chandler Heights Estates III)	South	Unincorporated, large-lot single-family residential
East	Unimproved 124th Street, then Unincorporated, large-lot single-family residential	West	122 nd Street, then single-family residential (Orchard Heights)

General Plan and Area Plan Designations

General Plan	Neighborhoods
Southeast Chandler Area Plan (SECAP)	Rural/Agrarian Character

Proposed Project Data

# of Lots	86 single-family lots
Density	3.43 du/ac
Lot Sizes	70' x 130' (9,100 sq. ft.) 65' x 130' (8,450 sq. ft.) 60' x 125' (7,500 sq. ft.) 60' x 120' (7,200 sq. ft.)
Front yard setbacks	• Min. 20 ft. from back of sidewalk to forward facing garage door • Min. 15 ft. to livable area component • Min. 10 ft. to porch or side-entry garage
Rear yard setbacks	• Single story min. 15 ft., increased setback lots along Chandler Heights Road 20 ft. • Two story min. 25 ft. increased setback lots along Chandler Heights Road 30 ft.
Side yard setbacks	• Min. 5 ft. and 10 ft.
Accessory structures	• Min. 10 ft. rear property line • Must comply with side yard setbacks and maximum lot coverage • Must be located behind the front façade of the principal building
Maximum Lot Coverage	• Maximum 60%
Building Height	• One and two stories are permitted • Lots 18-35 are limited to 1 story, all southern lots & three along the southeast

Public/Neighborhood Outreach

- This request was noticed in accordance with the requirements of the Chandler Land Use and Zoning Code.
- A virtual neighborhood meeting was held on April 6, 2020. Approximately four households attended as well as Planning staff and the applicants' team. A majority of all comments

were directed towards future plans and design of 124th Street, which is an unimproved street located east of the proposal. The existing condition of 124th Street includes a mix of gravel and paved portions with large, wooden SRP poles located on the east side and an open irrigation ditch along the west. The City of Chandler requires half street improvements adjacent to roads when development occurs. In order to comply with City standards for street improvements the ditch will be undergrounded to allow for paving of two-way traffic as well as curbing, sidewalk adjacent to the proposal, and landscaping before subdivisions' theme wall all within the subject site. Many households within the area are concerned with the transition to the improved street south. The applicant pointed to 122nd Street, which is west of the proposal, a new subdivision (Orchard Heights) built half street improvements and transitioned the road back to unimproved.

After the Neighborhood Meeting, an on-site meeting occurred with approximately six concerned households, City staff from Planning and Civil, and the applicant's team. Approximate locations of the improvements were shown and a resident not at the Neighborhood Meeting raised concerns about the irrigation ditch. After the meeting, the neighbors proposed the improvement of 124th Street be deferred until the east side of 124th Street develops. The developer has contacted the resident to convey that the irrigation ditch will be addressed in accordance with Arizona law and/or any agreement reached between the affected parties.

- As of writing this memo, Planning staff has received a comment at the neighborhood meeting, on-site visit, and conversations from an adjacent resident requesting restrictions for only single-story homes adjacent to their property. The applicant has agreed to limit four additional lots as requested by the adjacent eastern resident. Planning staff is not aware of any concerns or opposition to the rezoning and preliminary development plan request.

Review and Recommendation

Planning staff has reviewed the request and supports the proposal citing consistency with the General Plan and the Southeast Chandler Area Plan (SECAP). The proposal is consistent with policies of the General Plan that call for a variety of housing choices and a compatible mix of housing types within the Neighborhood designation. The subject site is designated as Rural/Agrarian Character within SECAP and permits 2.5 units per acre. Additional densities can be considered if optional amenities are included allowing for densities up to 3.5 du/ac. The proposal has achieved these additional points through increased open space and providing community amenities with passive and active recreational areas including a community garden and gathering area. Through naming and design, the development pays homage to the prior use of a nursery for twenty plus years by providing large landscaped areas and trees throughout the development. The proposal is consistent with the SECAP designation and design standards as outline in the development booklet.

The developer proposes four lot sizes with the largest lots adjacent to existing large-lot residential properties within an unincorporated area to the south and has restricted one-story houses for these lots as well. Lot sizes and building setbacks are compatible with adjacent Chandler single-family subdivisions to the north and west. Although housing product is not included and will require a separate PDP, the proposal complies with the Residential Development Standards (RDS), as outlined within the development booklet. During the review process, the applicant provided an exhibit showing how the outparcel located at the northwest corner of the proposal could be tied into the subdivision with additional lots if the opportunity became available.

Planning staff finds the proposal to be consistent with the goals of the General Plan and SECAP thus recommending Planning and Zoning Commission recommend approval subject to conditions.

Recommended Actions

Rezoning

Planning staff recommends Planning and Zoning Commission motion to recommend approval of Rezoning from AG-1 to PAD for single family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Treeland" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0064, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
3. Developer shall provide all required right-of-way dedications as determined by the Development Services Director at the time of construction plan review.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and

street lighting to achieve conformance with City codes, standard details, and design manuals.

5. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
6. Lots 18 through 35, that is all lots located along the southern boundary and the four most southern lots located along the eastern boundary, shall be constructed with single-story homes only.
7. Minimum setbacks shall be as provided below and further detailed in the Development Booklet:

Front yard setbacks	• Min. 20 ft. from back of sidewalk to forward facing garage door • Min. 15 ft. to livable area component • Min. 10 ft. to porch or side-entry garage
Rear yard setbacks	• Single story min. 15 ft., increased setback lots along Chandler Heights Road 20 ft. • Two story min. 25 ft. increased setback lots along Chandler Heights Road 30 ft.
Side yard setbacks	• Min. 5 ft. and 10 ft.
Accessory structures	• Min. 10 ft. rear property line • Must comply with side yard setbacks and maximum lot coverage • Must be located behind the front façade of the principal building

8. This rezoning request does not include a specified timing stipulation. This relieves the 1-year timing condition from the effective date of the ordinance as specified in the Chandler City Code, Section 35-2603(b).
9. A separate Preliminary Development Plan application shall be reviewed and approved for the housing product.

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the subdivision layout, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Treeland" and kept on file in the City of Chandler Planning Division, in File No. PLH19-0064, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The following enhanced landscape standards shall apply to the common open space and retention area along Chandler Heights Road, 122nd Street, and 124th Street:
 - a. 100% of required trees shall have a minimum planting size of a 24-inch box
 - b. A minimum of one (1) trees and six (6) shrubs per twenty-five (25) lineal feet of frontage on arterial or collector street rights-of-way.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. The landscaping in all open-spaces, shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. The existing irrigation ditch located on the Property shall either be undergrounded in compliance with City Code Section 48-12.12 with the agreement of the properties served by the ditch, or left in place and a view fence constructed along the border of the irrigation ditch easement that faces the development. Any alterations to the ditch should be designed and/or approved by a registered civil engineer. The decision of whether to underground the irrigation ditch is purely a private property matter, and the City shall have no role in deciding whether the irrigation ditch will be altered or how it will be maintained in the future.

Preliminary Plat

Planning staff recommends Planning and Zoning Commission motion to recommend approval of the preliminary plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Proposed Motions

Rezoning

Motion Planning and Zoning Commission to recommend approval of Rezoning PLH19-0064 Treeland, from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

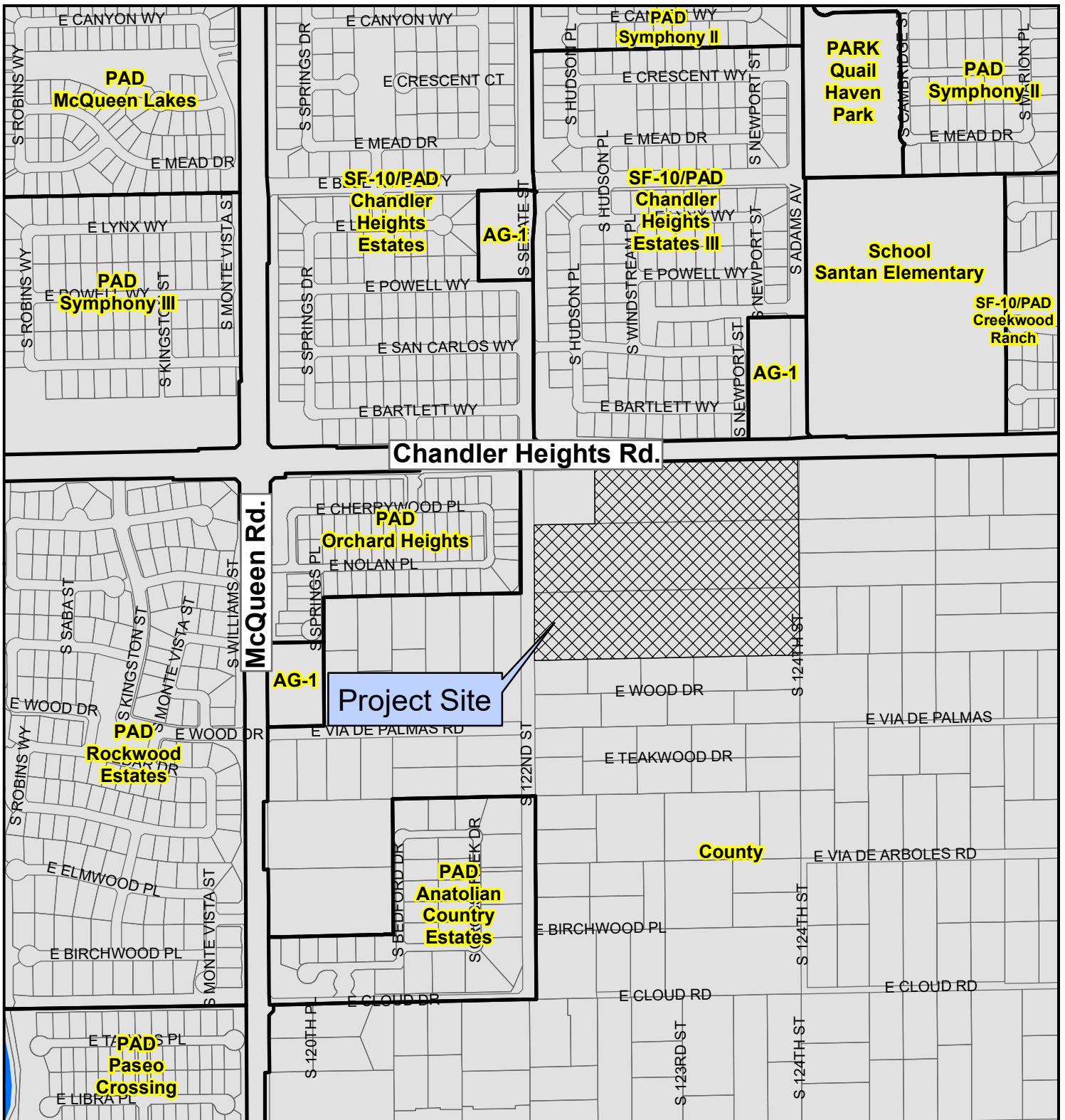
Motion Planning and Zoning Commission to recommend approval of Preliminary Development Plan PLH19-0064 Treeland for subdivision layout for 86 lots subject to the conditions as recommended by Planning staff.

Preliminary Plat

Motion Planning and Zoning Commission to recommend approval of Preliminary Plat, PLT19-0059 Treeland, subject to the condition as recommended by Planning staff.

Attachments:

1. Vicinity Maps
2. Development Booklet



PLH19-0064/PLT19-0059 Treeland



Proposed Project Details

Rezone/PDP/Pre-Plat

25.1 acres

86 Single-Family Lots

3.43 dwelling units per acre (du/ac)

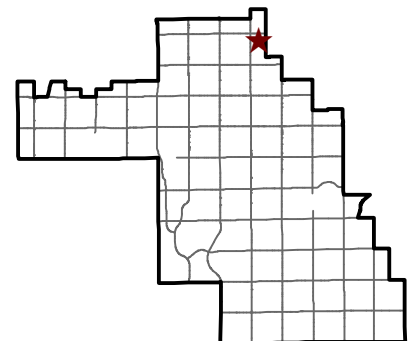


City of Chandler Planning Division

chandleraz.gov/planning

For more information visit:

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**Planned Area Development,
Preliminary Development Plan,**

and

Preliminary Plat

for

Treeland

**Southwest Corner of
Chandler Heights Road and 124th Street**

by:

Maracay Homes

Case No.: PLH19-0064

Submitted: November 22, 2019

Updated: March 6, 2020

Updated: April 21, 2020

TABLE OF CONTENTS

I.	Introduction	1
II.	Site and Surrounding Area	1
III.	Proposed PAD and PDP	1
A.	Landscaping, Open Space, and Amenities	1
B.	Walls and Entry Monumentation.....	2
C.	SECAP Development Standards and Community Amenities for Density Incentives	3
D.	Subdivision Diversity Elements	4
E.	Development Standards.....	4
F.	Grading and Drainage.....	5
IV.	Preliminary Plat	5
V.	Project Team.....	5
VI.	Conclusion.....	6
	Appendix A – SECAP Community Amenities for Density Incentives	7
	Appendix B – Subdivision Diversity Standards	8

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Site Plan
3	Landscape Plan
4	Central Park
5	Entry Details and Signage
6	Wall Plan Wall Details
7	Material Selections
8	Preliminary Grading & Drainage
9	Preliminary Plat

TREELAND

I. INTRODUCTION

Maracay Homes is the proposed homebuilder of approximately 27.73 gross (25.10± net) acres located at the southwest corner of Chandler Heights Road and 124th Street (the “Site”), also known as “Treeland.” Treeland is proposed as a highly amenitized, gated, single-family subdivision that offers future residents a sense of community and opportunities to interact together as families and as a neighborhood. Maracay is proposing the Site be developed as a high-quality community that builds on the agricultural and farming heritage found in southeast Chandler. The Site will contain 86 lots at a density of approximately 3.43 du/net ac. As is discussed in detail below, Maracay is requesting the Site be rezoned to Planned Area Development (PAD) for Single-Family Residential, along with approvals of the Preliminary Development Plan (PDP) for Subdivision Layout and Preliminary Plat. Treeland makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. Housing product is not part of this PDP request and will be submitted under a separate PDP.

II. SITE AND SURROUNDING AREA

An *Aerial Map* of the Site is attached as ***Exhibit 1***. The Site lies within unincorporated Maricopa County and is zoned Rural-43. Simultaneous with this application, Maracay is requesting the Site be annexed into the City. The Site is bounded by Chandler Heights on the north, 124th Street on the east, existing single-family residences within unincorporated Maricopa County on the south, and 122nd on the west. Further west of the Site is a single-family subdivision known as “Orchard Heights” and residences within unincorporated Maricopa County.

The Site is designated on the City of Chandler’s (the “City”) General Plan as Residential and is located within the Southeast Chandler Area Plan (“SECAP”). The SECAP identifies the Site as Rural/Agrarian Character. Residential developments with Traditional Suburban Densities are appropriate in the Rural/Agrarian Character area where appropriate. Additional density is permitted in the SECAP where additional community amenities are provided. Maracay is developing the Site at a proposed density of approximately 3.43 du/net ac.

III. PROPOSED PAD AND PDP

Maracay’s proposed PAD and PDP is for a high quality, single-family subdivision that is compatible with the City’s General Plan, the SECAP, and the surrounding area. Treeland is designed as a highly amenitized community whose layout and configuration make good use on this Site. ***See Exhibit 2, Site Plan***. Treeland is proposed to be developed with 86 lots, a density of 3.43 du/net ac. Four different lot sizes are proposed, with 14 lots consisting of 70 ft. x 130 ft. (minimum 9,100 sq. ft.); 10 lots of 65 ft. x. 130 ft. (minimum 8,450 sq. ft.); 16 lots of 60 ft. x. 125 ft. (minimum 7,500 sq. ft.); and 46 lots of 60 ft. x 120 ft. (minimum 7,200 sq. ft.). There are carefully planned landscaped open space areas and amenities to provide residents with an appealing, active environment to play, relax, or socialize with each other. The layout and design of Treeland creates an attractive and pleasing development within southeast Chandler.

A. Landscaping, Open Space, and Amenities

Treeland is designed as a community with HOA maintained open space and amenities, providing opportunities for future residents to play, relax, or socialize as families and with each other in a pleasing, active environment. The ***Landscape Plan*** is attached as ***Exhibit 3***. The

landscape theme is designed to enhance Treeland through integration with the amenity features, theme walls, and entry monuments. Building upon the SECAP, Treeland takes a twist upon the Ranch theme with a “Modern Ranch” approach. Modern Ranch transforms traditional ranch or agricultural elements such as rail fencing and other basic materials and uses them in a contemporary manner to enhance the visual quality of the materials and create modern adaptations of traditional spaces. The plant palette consists of an array of colors and textures that will create an attractive experience for those who live there and travel on Chandler Heights Road and 122nd Street. The design will focus on mixing colors and textures to provide screening, shade, and visual interest. All the plant species will be taken from the Arizona Department of Water Resources, “Low Water Use Plant List.” The design of the landscape will be in keeping with the adjacent properties in the general vicinity.

Numerous open space areas are planned throughout Treeland and particularly adjacent to Chandler Heights Road. These open spaces serve a variety of purposes including connected open space areas, buffer areas, retention/drainage areas, and visual enhancement zones. The featured open space area within the community is the central park, which is over an acre in size. ***See Exhibit 3, Landscape Plan and Exhibit 4, Central Park.*** The central Park is within walking distance to every residence and features a variety of programming and amenities for the residents to enjoy.

The central park contains numerous amenities including a large turfed area leading to a grand staircase and large outdoor living room. This large outdoor room is the central gathering space and features a large community table great for gatherings, events, meals, or any other reason for residents to socially interact. This room is lit with Festune lighting which adds a level of intimacy consistent with the scale of the Treeland community. Two ramadas are located on each side of the outdoor room creating a sense of enclosure and helps define the space. The first ramada is a functioning outdoor barbecue area for residents to cook and entertain while the other ramada is a shaded area with seating. At the back end of the outdoor room is the community fireplace that can be enjoyed on all four sides. The fireplace serves as a focal element of the outdoor room and also provides for additional seating and gathering areas for residents to sit and relax.

In addition to the outdoor room, a special garden area will be created to honor the Waltemeyer family, the owners of the Treeland Nursery currently located on the Site. The garden will feature landscape planting that was grown locally in the nursery and plants that were part of the nursery for decades that will be saved during construction. The garden will also include a special area that will include a history of the Site, nursery, information about the Waltemeyer family, and their significance to the area.

The central park will also contain a community garden/nursery to allow residents to grow their own plants, learn about horticulture, and understand how a nursery cares for plants. Citrus trees will also be a feature of the community garden and formal garden area. For the younger residents of the community, the central park will include a playground area for kids of multiple ages to play. This shaded area will include numerous shaded seating/bench areas for parents to be able to be near their children. The park also features a large open turf area for kids to run and play in.

B. Walls and Entry

The design of the entry monument, walls, and fencing for Treeland is consistent with the rural/agrarian theming of the SECAP and surrounding area. ***See Exhibits 5, Entry Details and Monument Sign, and 6, Wall Plan and Wall Details.*** Treeland will feature two entries providing

a sense of neighborhood arrival. The primary entry is located off Chandler Heights Road, with a secondary entry provided off 122nd Street. Although the primary entry doesn't feature a typical "entry monument," Treeland has incorporated the signage for the community into the feature walls of the community, creating a more interesting and original entry experience. The Modern Ranch theme is reinforced through the use of traditional materials designed in a contemporary manner. The fences and walls will consist of multiple types. These types are consistent with the architectural character of the community and will help achieve greater aesthetic quality for the entire community. The walls area described as follows:

- Primary Theme Wall – The perimeter theme wall will be a unique combination of a brick-capped stucco wall. This creates an elegant clean look consistent with the architectural character of the community.
- Secondary Theme Wall – The secondary theme wall will be an integrally colored or painted block wall with a brick cap.
- Internal Theme Wall – The interior theme wall will be an integrally colored or painted block wall with a single layer brick cap.
- Agricultural Themed View Fence – This will consist of steel pipe post and steel mesh in appropriate locations to emphasize the agricultural heritage of the area.

C. SECAP Development Standards and Community Amenities for Density Incentives

Treeland satisfies the additional development standards for PADs:

Regulation	Development Standard
On average, provide 45-foot wide landscaped setback (measured from the curb line to the fence wall) along arterials.	A 71-foot (average) wide landscape setback is provided along Chandler Heights Road.
Use subdivision techniques that reduce the number of houses backing up to arterial streets.	The plan was designed with open space areas incorporated into the arterial streets to reduce the impact of homes backing up to Chandler Heights Road. The streetscape along the arterial streets are broken up and enhanced by the use of alternating staggered walls. The capped stucco wall will be the theme while raised landscape planters and columns of brick and stucco will break up the wall scene. Additionally, the entries are designed with extensive open space.
Provide staggers or other breaks in perimeter fence walls adjoining arterial streets.	Staggers or other breaks are provided in the perimeter fence walls along Chandler Heights Road.
Provide rural character entry features from arterial streets.	Rural character entry features are provided by the use of a primary theme wall and gates that are reflective of the ranch style. In addition, the entry geometry includes a median and a wide

	corroder adding to the rural character of the entry experience.
When backing onto an arterial street, the rear yard setback for a two-story elevation shall be a minimum of 40 feet, a minimum of 30 feet for a one-story elevation.	Maracay requests the setback along Chandler Heights Road under the SECAP be reduced to 30 feet for a two-story home and 20 feet for a one-story home.
Side yards shall be a minimum of 10 feet on each side, with a minimum of 20 feet separation between homes.	Side yard setbacks of 5 feet and 10 feet are proposed.

Additionally, under the SECAP, to achieve a density of 3.25 du/ac to 3.5 du/ac (Increment 4), a community must provide the two required elements and the optional elements totaling a minimum of five points. Treeland's design satisfies the two required elements and meets five of the optional elements. **Appendix A** identifies the Community Amenities planned for Treeland that qualify for the required Density Incentives for Increment 4.

D. Subdivision Diversity Elements

Treeland is designed to meet the City's required and optional Residential Subdivision Diversity Standards for subdivision design. **Appendix B** identifies the Subdivision Diversity Standards (required and optional) that Treeland satisfies.

E. Development Standards

Maracay is proposing the following development standards for all lots within Treeland:

Regulation	Development Standard
Front Yard Setback ^{a, b}	20 feet to the garage door of a forward-facing garage 15 feet to a livable area component 10 feet to a porch or side-entry garage
Rear Yard Setback ^c	15 feet for single-story, 25 feet for two-story Chandler Heights Road only – 20 feet for single-story, 30 feet for two-story
Side Yard Setback ^{b, d}	5 and 10 feet; 10 feet minimum between buildings
Minimum Lot Area	7,200 square feet
Minimum Lot Width	60 feet
Maximum Lot Coverage	60%
1-Story Restriction	Lots 23-36 shall be a maximum of 1-story.

- a. For forward-facing garages, front setbacks shall be a minimum twenty (20) feet measured to the face of the garage

door. For side-loaded garages and porches, the front setback shall be a minimum of ten (10) feet so long as the twenty (20) feet to forward-facing garage is maintained. Livable area forward shall be a minimum of fifteen (15) feet.

- b. Architectural elements and/or projections shall be permitted to encroach up to twelve (12) inches into front and side yard setbacks.
- c. Architectural elements, fireplaces, entertainment centers, bay windows, and architectural popouts may encroach into the rear setback area up to five (5) feet provided the encroachment does not exceed more than 50% of the building's width.
- d. HVAC units and refuse receptacles will be allowed in the side yards, but no closer than three (3) feet from the property line.

The following are the development standards for "accessory buildings" (as such term is defined by the City's Zoning Code): the rear yard setback for an accessory building shall be a minimum of 10 feet and the side yard setbacks shall 5 feet or 10 feet.

F. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 8***. The lots and streets will be graded to convey storm water to the project retention basins. All project drainage systems will be designed and constructed per City of Chandler standards.

IV. PRELIMINARY PLAT

The proposed ***Preliminary Plat*** is attached as ***Exhibit 9***.

V. PROJECT TEAM

Owner/Builder:

Maracay Homes
Attn: Jason Weber
Guy Stuckey
15279 N. Scottsdale Rd., Suite 300
Scottsdale, Arizona 85254

Landscape Architect:

GreeyPickett
Attn: Jamie van Ravensway
7144 E. Stetson Drive, Suite 205
Scottsdale, AZ. 85251
Phone: (480) 609-0009

Engineer:

EPS Group, Inc.
Attn: Bryan Kitchen
Eric Winters
1130 N. Alma School Road, Ste. 120
Mesa, AZ. 85201
Phone: (480) 503-2250

Zoning:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray
702 E. Osborn Rd., Suite 200
Phoenix, Arizona 85014
Phone: (602) 234-8794

VI. CONCLUSION

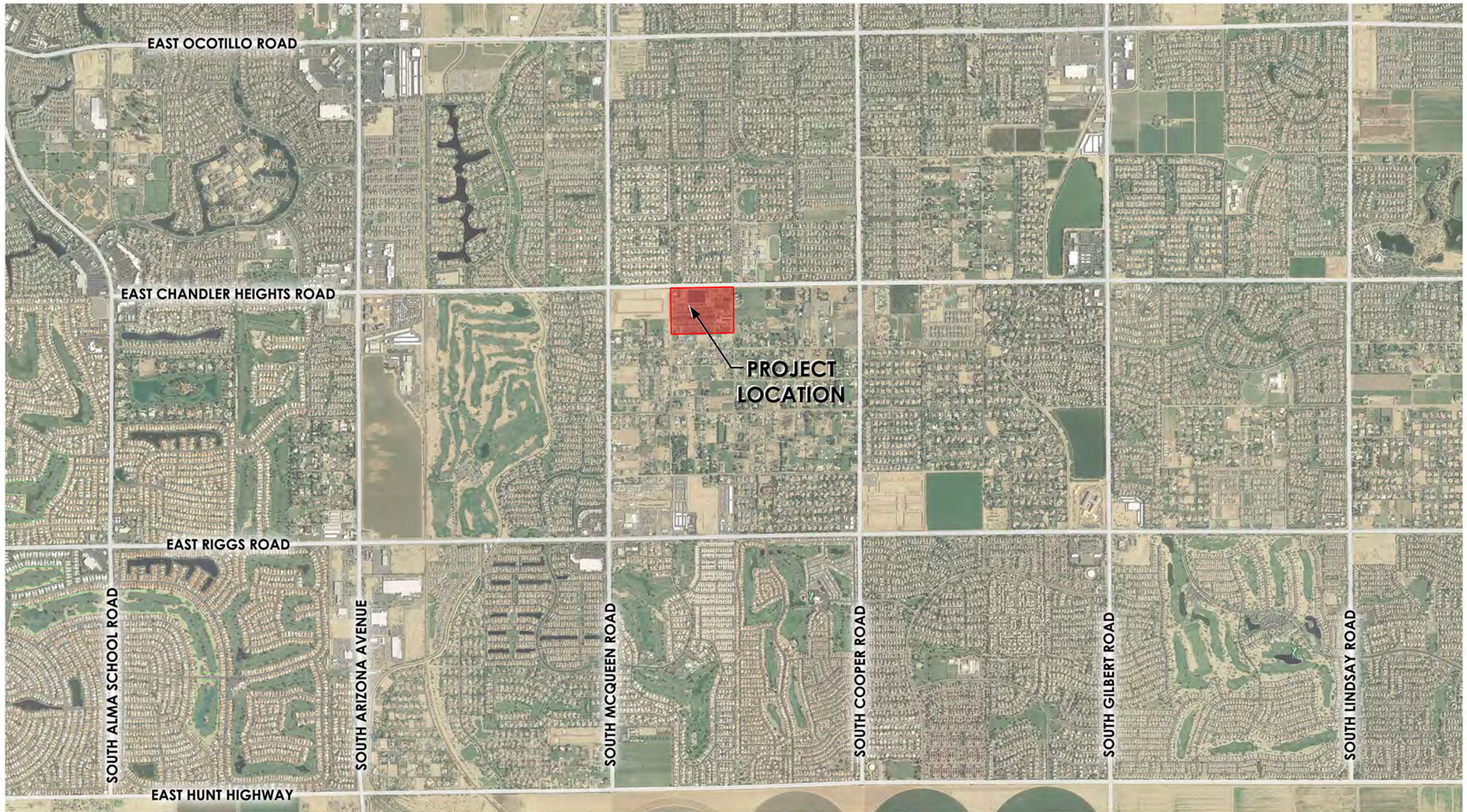
Approval of Treeland will allow for the creation of a distinctive residential community that adds to the character and quality of the surrounding area. Residents will enjoy a highly amenitized neighborhood enhanced by richly landscaped open space areas. Treeland makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. We request your approval.

Maracay Homes

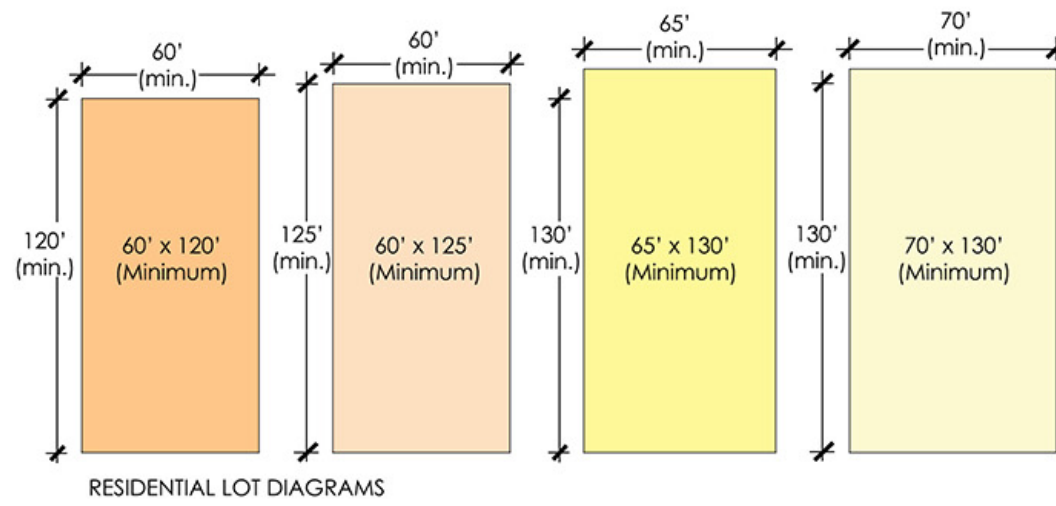
APPENDIX A – SECAP COMMUNITY AMENITIES FOR DENSITY INCENTIVES		
<i>Required Elements:</i>		
A-1. Neighborhood playlots/pocket parks provided as appropriate and located no greater than 1,320 feet from any dwelling unit.	Several park areas are provided that are less than 1,320 feet from the furthest dwelling unit.	
A-4. Exceed 10% open space requirement by a minimum of an additional 10% (i.e., minimum 20% open space requirement).	The project open space comprises 20±% of the project area.	
<i>Optional Elements (Minimum Required-5 points):</i>		<i>Points</i>
A-8. Small farm plots/community gardens/orchards located as neighborhood focal points.	The central park will feature a formal community garden and a community garden/nursery where residents can grow their own plants. <i>See Exhibit 4, Central Park.</i>	1
A-10. Interpretive education opportunities that relate to the agricultural heritage and history of the area, through such venues as nature trails or point of interest displays.	The formal garden within the central park will contain and an area dedicated to the history of the Treeland Nursery, the Waltemeyer family, and their impact to the local area.	1
A-16. Provide bi-level or tri-level landscaping (e.g., terraced landscaping, planter boxes, etc.) along arterials.	Raised landscape planters are provided along multiple portions of the perimeter wall along Chandler Heights Road.	1
A-20. Recreational facilities and amenities with comprehensive streetscape and neighborhood furniture palettes.	The central park features numerous recreational activities (both active and passive) for residents of all ages including a large turf area, outdoor living room, community garden/nursery, and a special garden with historical information on the Site's previous owners, the Waltemeyer family. The central park includes numerous seating areas programmed with inviting furniture at a neighborhood scale to encourage the residents to congregate and recreate at the central park. The park also features an extensive plant palette as a tribute to the former nursery which will serve as a wonderfully enhanced streetscape environment. Two points are received for this item as the extensive number of amenities and variety in programming meet the intent and goal of the SECAP.	2
Total Points		5

APPENDIX B – SUBDIVISION DIVERSITY STANDARDS	
<i>Required 8 Elements:</i>	
1. Sense of neighborhood arrival	Residents are greeted by a sense of neighborhood arrival through a combination of landscaping, theme wall design, and a primary entry monument sign.
2. Distinct project themes	Treeland has a distinctive project theme that is illustrated through landscaping and unique perimeter theme walls and accent features.
3. Vehicular access to rear yards	Homeowners will have the opportunity for vehicular access to the rear yards.
4. Deeper rear yard setbacks for 2-story homes	The proposed setbacks for 2-story homes are 10 feet deeper than for the 1-story homes.
5. Irregular shaped retention basins	The retention basins are irregularly shaped to provide visual variety and interest.
6. Design and improve retention areas to be useable and accessible	The retention areas have been improved with landscaping and turf, allowing residents the opportunity to use and access them.
7. Provide a minimum 10-foot landscape parkway from r-o-w line to fence in a common area when lots back onto an arterial street	The landscape setback along Chandler Heights Road exceeds the minimum foot requirement by providing an average width of over 45 feet from the r-o-w line and 71 feet from the back of curb.
8. Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	The staggered perimeter fencing and accent features provide visual breaks to residents and passers-by.
<i>Optional Elements (10 points required):</i>	
1. Provide a curvilinear street system	As is depicted on the <i>Site Plan (Exhibit 2)</i> , the streets throughout Treeland are curved, providing visual interest and variety throughout the community.
3. Provide view fencing along arterial and collector streets	View fencing is provided along Chandler Heights Road and 122 nd Street adjacent to community open spaces.
5. Group wide side yards on adjoining lot or arrange lots in another fashion to add diversity	The wider side yards on lots will be grouped together.
6. Provide different lot widths (at least 5-ft. differential	Treeland will contain 3 different lot widths, 70 ft., 65 ft., and 60 ft.
7. Include a 10-foot wide landscape tract on the street side of corner lots	10-foot wide landscape tracts are located along the street sides of all corner lots.
9. Provide a mix of garage orientations	A variety of garage orientations will be provided.
12. Provide landscape open space visible from arterial street and residential street view with maximum 4:1 slopes along street frontages	Several landscaped open space areas will be visible from the residential street view.

20. Provide a minimum 20-foot landscape parkway along arterial streets, measured from the r-o-w line to the fence	An average landscape parkway from the r-o-w line of 45 feet is provided along Chandler Heights Road and 71 feet from the back of curb.
21. Any other subdivision feature not listed.	The central park features numerous recreational activities (both active and passive) for residents of all ages including a large turf area, outdoor living room, community garden/nursery, and a special garden with historical information on the Site's previous owners, the Waltemeyer family. The central park includes numerous seating areas programmed with inviting furniture at a neighborhood scale to encourage the residents to congregate and recreate at the central park. The park also features an extensive plant palette as a tribute to the former nursery which will serve as a wonderfully enhanced streetscape environment. Two points are received for this item as the extensive number of amenities and variety in programming meet the intent and goal of the Subdivision Diversity Guidelines.
Total Points	10



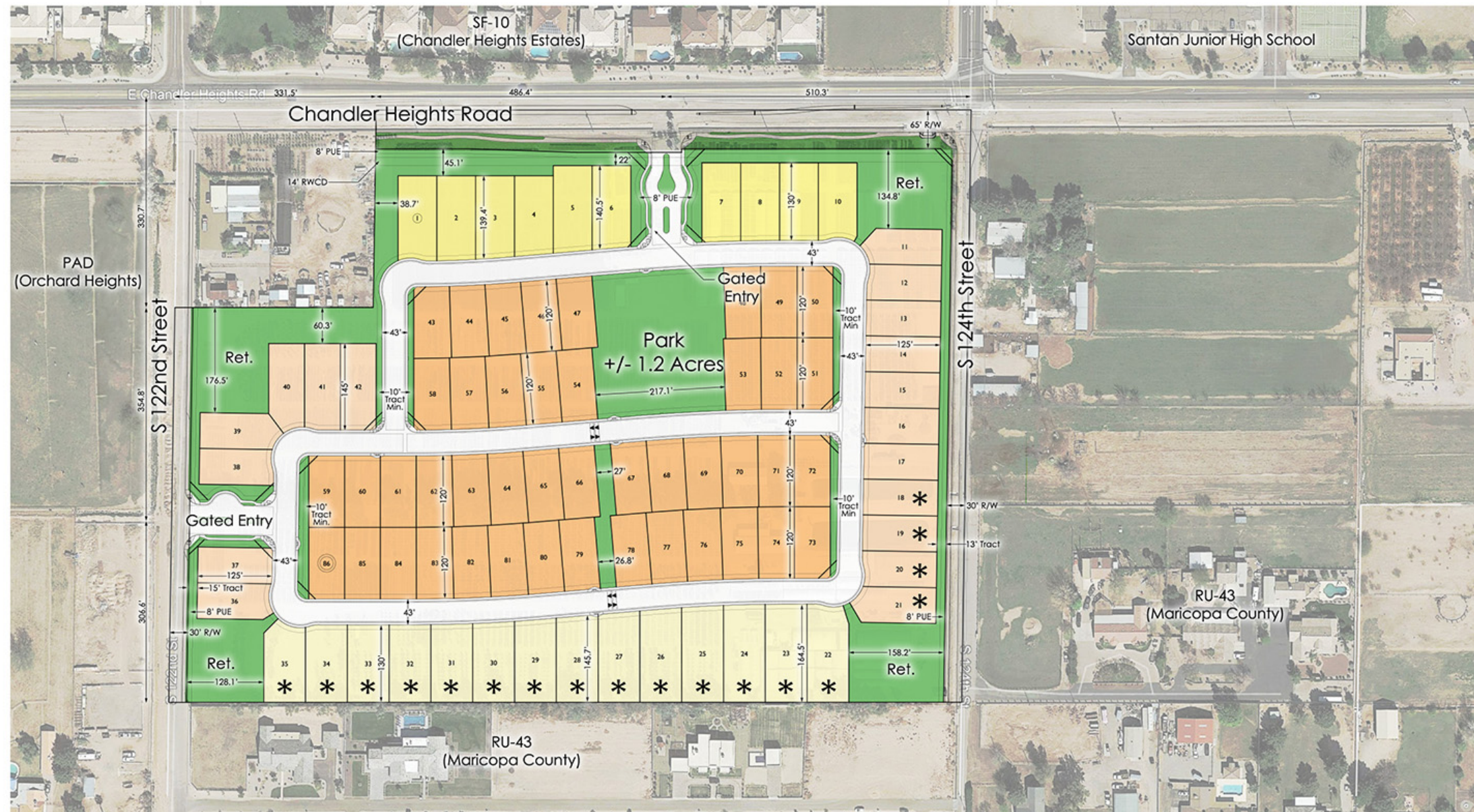
AERIAL CONTEXT MAP TREELAND



Project Data:

A.P.N: 303-54-003B; 003C; 003N
 Existing Zoning: RU-43
 Proposed Zoning: PAD (Residential)
 Gross Area: +/- 27.73 Acres
 Net Area: +/- 25.10 Acres
 No. of Lots: 86
 Net Density: 3.43 DU/AC

Open Space: +/- 5.02 Acres
 Open Space (%): +/- 20% of Net Area
 Avg. Lot Area: 7,984 Sq. Ft.
 Min. Lot Area: 7,200 Sq. Ft.
 Max. Lot Area: 11,450 Sq. Ft.

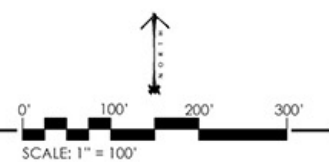
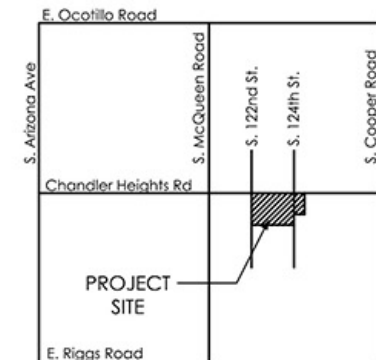


Summary

60' x 120': 47
 60' x 125': 15
 65' x 130': 10
 70' x 130': 14
 Total: 86

Total Lots: 86

* Denotes lot restricted to single-story



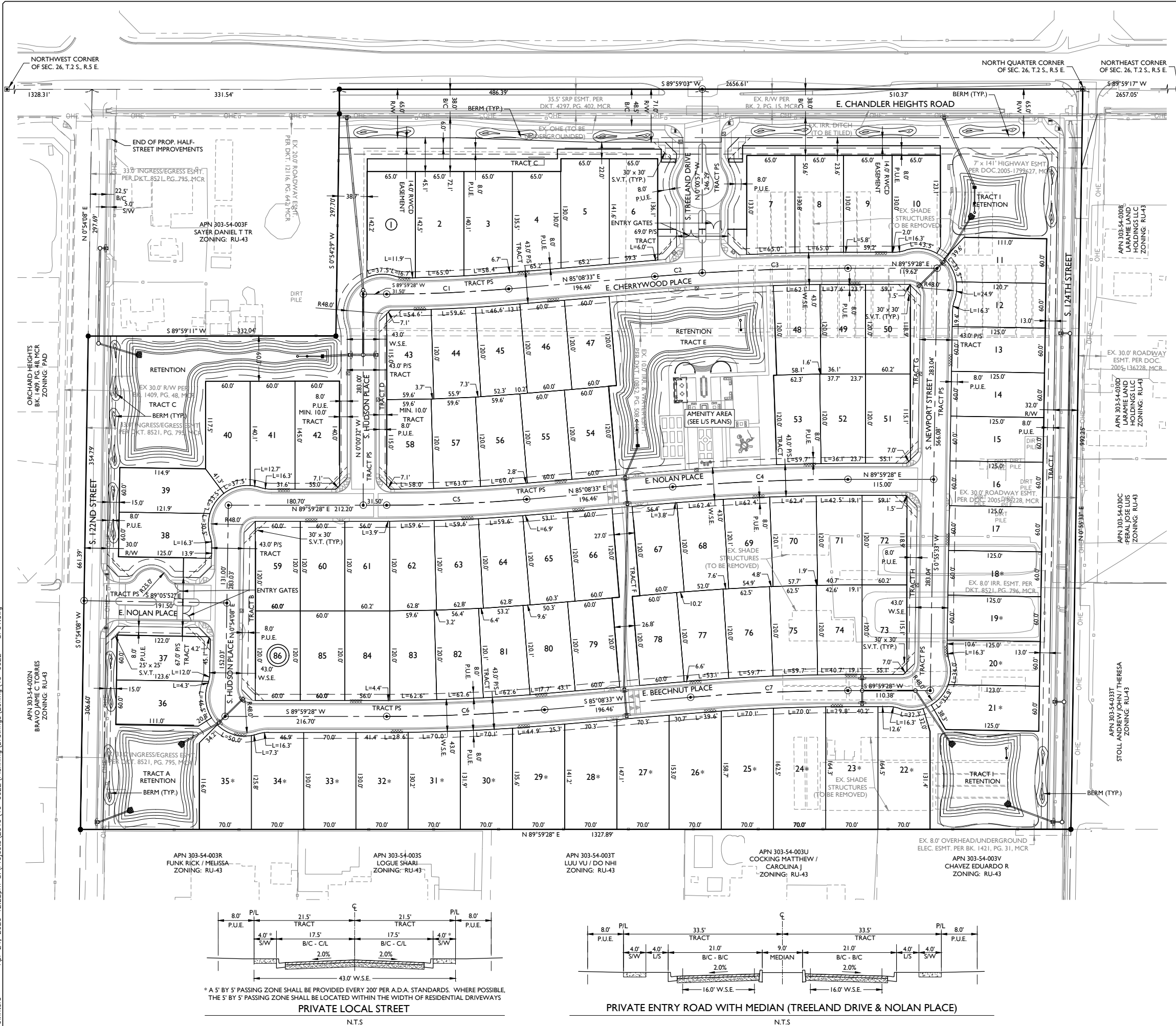
SITE PLAN TREELAND

MARACAY

19-0022

Apr. 24, 2020 12:22pm S:\Projects\2019\19-0022\Planning\Drawings\Zoning\19-0022 - SP01.dwg

ewinters

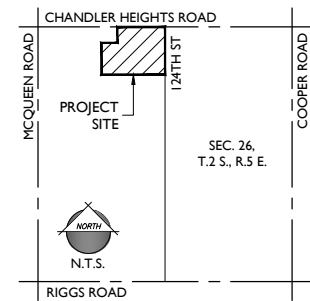


SITE PLAN FOR TREELAND

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

VICINITY MAP

N.T.S.



PROJECT TEAM

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eric.winters@epsgruppinc.com

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bray@bcrattorneys.com

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GREG PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
TEL: (480)-609-0009
CONTACT: JAMIE VAN RAVENSWAY
jvanravensway@greepickett.com

PROJECT DATA

A.P.N.: 303-54-003B; 003C; 003N
EXISTING ZONING: RU-43
PROPOSED ZONING: PAD (RESIDENTIAL)

GROSS AREA: +/- 27.73 ACRES
NET AREA: +/- 25.06 ACRES

NO. OF LOTS: 86

NET DENSITY: 3.43 DU / AC.

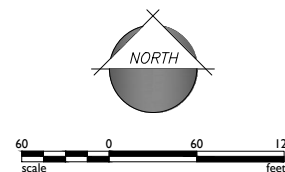
OPEN SPACE: +/- 5.02 ACRES
OPEN SPACE (%): +/- 20.0% OF NET AREA

AVG. LOT AREA: 7,997 SQ. FT.
MIN. LOT AREA: 7,200 SQ. FT.
MAX. LOT AREA: 11,513 SQ. FT.

☒ 5' x 5' ADA PASSING ZONE

* LOTS WHICH HAVE 1-STORY RESTRICTION

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	163.92'	1937.00'	163.87'	004°50'56"
C2	63.80'	3063.00'	63.80'	001°11'37"
C3	195.41'	3063.00'	195.38'	003°39'19"
C4	235.27'	2780.00'	235.20'	004°50'56"
C5	187.87'	2220.00'	187.82'	004°50'56"
C6	211.82'	2503.00'	211.76'	004°50'56"
C7	211.32'	2497.00'	211.25'	004°50'56"



* A 5' BY 5' PASSING ZONE SHALL BE PROVIDED EVERY 200' PER A.D.A. STANDARDS. WHERE POSSIBLE,
THE 5' BY 5' PASSING ZONE SHALL BE LOCATED WITHIN THE WIDTH OF RESIDENTIAL DRIVEWAYS

PRIVATE LOCAL STREET

PRIVATE ENTRY ROAD WITH MEDIAN (TREELAND DRIVE & NOLAN PLACE)

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruppinc.com

Treeland

Chandler, AZ

Site Plan

Project

Revisions:

NOVEMBER 22, 2019 - 1ST ZONING SUB.
MARCH 6, 2020 - 2ND ZONING SUB.
APRIL 20, 2020 - 3RD ZONING SUB.

Designer:

Drawn by:

DCH

Preliminary

Not For

Construction

Or

Recording

Job No.

19-0022

SP01

Sheet No.

1

of 1

C.O.C. LOG NO.

PLH19-0064

East Chandler Heights Road

122nd Street

124th Street



Trees

	<i>Acacia aneura</i>	24" box
	Mulga Acacia	
	<i>Fraxinus velutina</i> 'Rio-Grande'	36" box
	Fan-Tex Ash	
	<i>Parkinsonia hybrid</i> 'Desert Museum'	24" box
	Desert Museum Palo Verde	
	<i>Pistacia chinensis</i>	48" box
	Chinese Pistache	
	<i>Prosopis hybrid</i> 'Phoenix'	24" box
	Thornless Mesquite	
	<i>Pyrus calleryana</i>	36" box
	Bradford Pear	
	<i>Quercus virginiana</i>	24" box
	Southern Live Oak	

Shrubs

	<i>Calliandra californica</i>	5 gal.
	Red Fairy Duster	
	<i>Convolvulus cneorum</i>	5 gal.
	Bush Morning Glory	
	<i>Dodonaea viscosa</i> 'Purpurea'	5 gal.
	Purple Hop Bush	
	<i>Leucophyllum frutescens</i> 'Compacta'	5 gal.
	Compact Texas Sage	
	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gal.
	Green Cloud Sage	
	<i>Leucophyllum langmanianae</i> 'Rio Bravo'	5 gal.
	Rio Bravo Sage	
	<i>Leucophyllum revolutum</i> 'Sierra Magic'	5 gal.
	Sierra Magic Sage	
	<i>Leucophyllum zygophyllum</i>	5 gal.
	Blue Ranger	
	<i>Myrtus communis</i> 'Compacta'	5 gal.
	Compact Myrtle	
	<i>Nandina domestica</i> 'Nana'	5 gal.
	Dwarf Heavenly Bamboo	
	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	5 gal.
	Upright Rosemary	
	<i>Ruellia peninsularis</i>	5 gal.
	Desert Ruellia	

Groundcovers

	<i>Lantana camara</i> 'Dallas Red'	1 gal.
	Dallas Red Lantana	
	<i>Lantana montevidensis</i>	1 gal.
	Purple Trailing Lantana	
	<i>Lantana montevidensis</i> 'White'	1 gal.
	White Lantana	
	<i>Lantana</i> 'New Gold'	1 gal.
	New Gold Lantana	
	<i>Lantana</i> 'Yellow Trailing'	1 gal.
	Yellow Trailing Lantana	
	<i>Ruellia brittoniana</i> 'Katie'	1 gal.
	Katie Ruellia	
	<i>Wedelia trilobata</i>	1 gal.
	Yellow Dot	

Accents

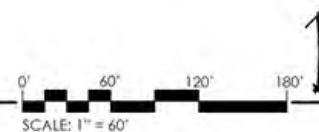
	<i>Agave desmettiana</i>	5 gal.
	Tropical Agave	
	<i>Agave geminiflora</i>	5 gal.
	Twin Flower Agave	
	<i>Agave tequilana</i>	5 gal.
	Weber Blue Agave	
	<i>Dasyliro longissimum</i>	5 gal.
	Mexican Grass Tree	
	<i>Hesperaloe funifera</i>	5 gal.
	Giant Hesperaloe	
	<i>Hesperaloe parviflora-red</i>	5 gal.
	Red Yucca	
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.
	Regal Mist TM	
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.
	Autumn Glow TM	
	<i>Pedilanthus macrocarpus</i>	5 gal.
	Lady's Slipper	

Vines

	<i>Bougainvillea</i> 'Barbara Karst'	5 gal.
	Bougainvillea	
	<i>Gelsemium sempervirens</i>	5 gal.
	Carolina Jasmine	

MARACAY

LANDSCAPE PLAN TREELAND



Date: April 20, 2020

GREY PICKETT

East Chandler Heights Road

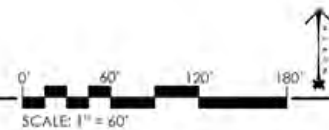
122nd Street

124th Street

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Trees		
	<i>Acacia aneura</i> Mulga Acacia	24" box
	<i>Fraxinus velutina</i> 'Rio-Grande' Fan-Tex Ash	36" box
	<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" box
	<i>Pistacia chinensis</i> Chinese Pistache	48" box
	<i>Prosopis hybrid</i> 'Phoenix' Thornless Mesquite	24" box
	<i>Pyrus calleryana</i> Bradford Pear	36" box
	<i>Quercus virginiana</i> Southern Live Oak	24" box
Shrubs		
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.
	<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.
	<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.
	<i>Leucophyllum frutescens</i> 'Compacta' Compact Texas Sage	5 gal.
	<i>Leucophyllum frutescens</i> 'Green Cloud' Green Cloud Sage	5 gal.
	<i>Leucophyllum langmaniae</i> 'Rio Bravo' Rio Bravo Sage	5 gal.
	<i>Leucophyllum revolutum</i> 'Sierra Magic' Sierra Magic Sage	5 gal.
	<i>Leucophyllum zygophyllum</i> Blue Ranger	5 gal.
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.
	<i>Nandina domestica</i> 'Nana' Dwarf Heavenly Bamboo	5 gal.
	<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.
	<i>Ruellia peninsularis</i> Desert Ruellia	5 gal.
Groundcovers		
	<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.
	<i>Lantana montevidensis</i> 'White' White Lantana	1 gal.
	<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.
	<i>Lantana</i> 'Yellow Trailing' Yellow Trailing Lantana	1 gal.
	<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	1 gal.
	<i>Wedelia trilobata</i> Yellow Dot	1 gal.
Accents		
	<i>Agave desmettiana</i> Tropical Agave	5 gal.
	<i>Agave geminiflora</i> Twin Flower Agave	5 gal.
	<i>Agave tequilana</i> Weber Blue Agave	5 gal.
	<i>Dasyliro longissimum</i> Mexican Grass Tree	5 gal.
	<i>Hesperaloe parviflora</i> Giant Hesperaloe	5 gal.
	<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' Autumn Glow TM	5 gal.
	<i>Pedicularis macrocarpus</i> Lady's Slipper	5 gal.
Vines		
	<i>Bougainvillea</i> 'Barbara Karst' Bougainvillea	5 gal.
	<i>Gelsemium sempervirens</i> Carolina Jasmine	5 gal.

LANDSCAPE PLAN TREE LAND





Key Notes

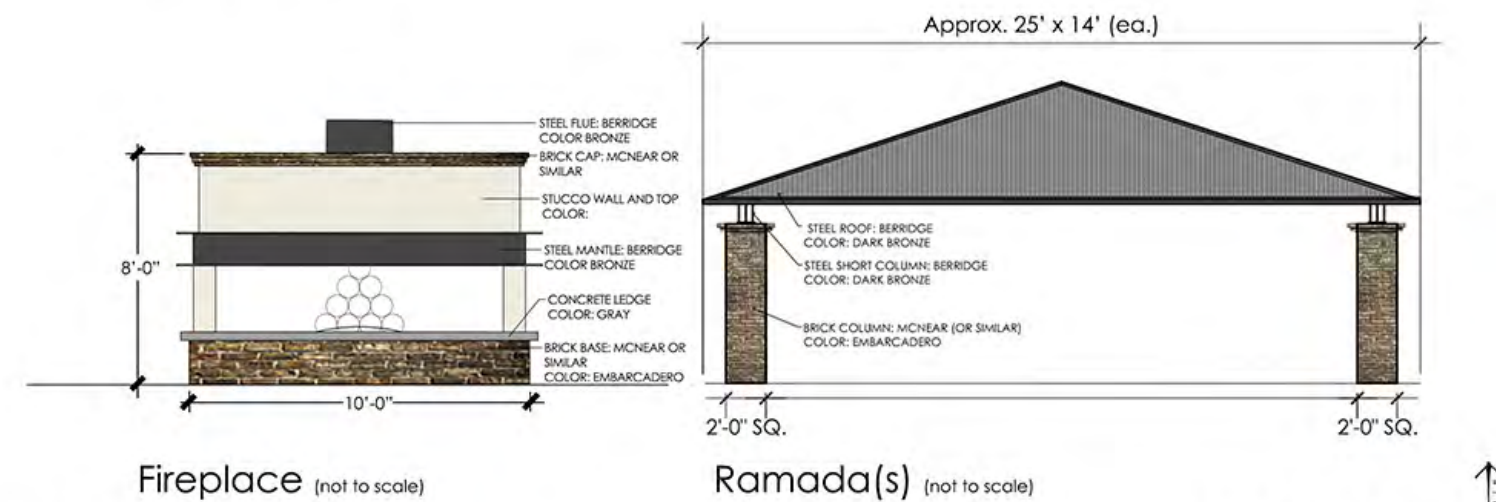
1. Open Turf Area
2. Grand Staircase
3. Outdoor Room
4. Community Table
5. Picnic Ramada (approx 350 sq.ft.)
6. BBQ Ramada (approx 350 sq.ft.)
7. Game/Event Lawn
8. Fire Place
9. Seating Areas
10. Treeland Community Gardens *
11. Tot Lot
12. Formal Community Garden & Historical Heritage Plaque*

*Total garden area approximately 2,920 s.f.

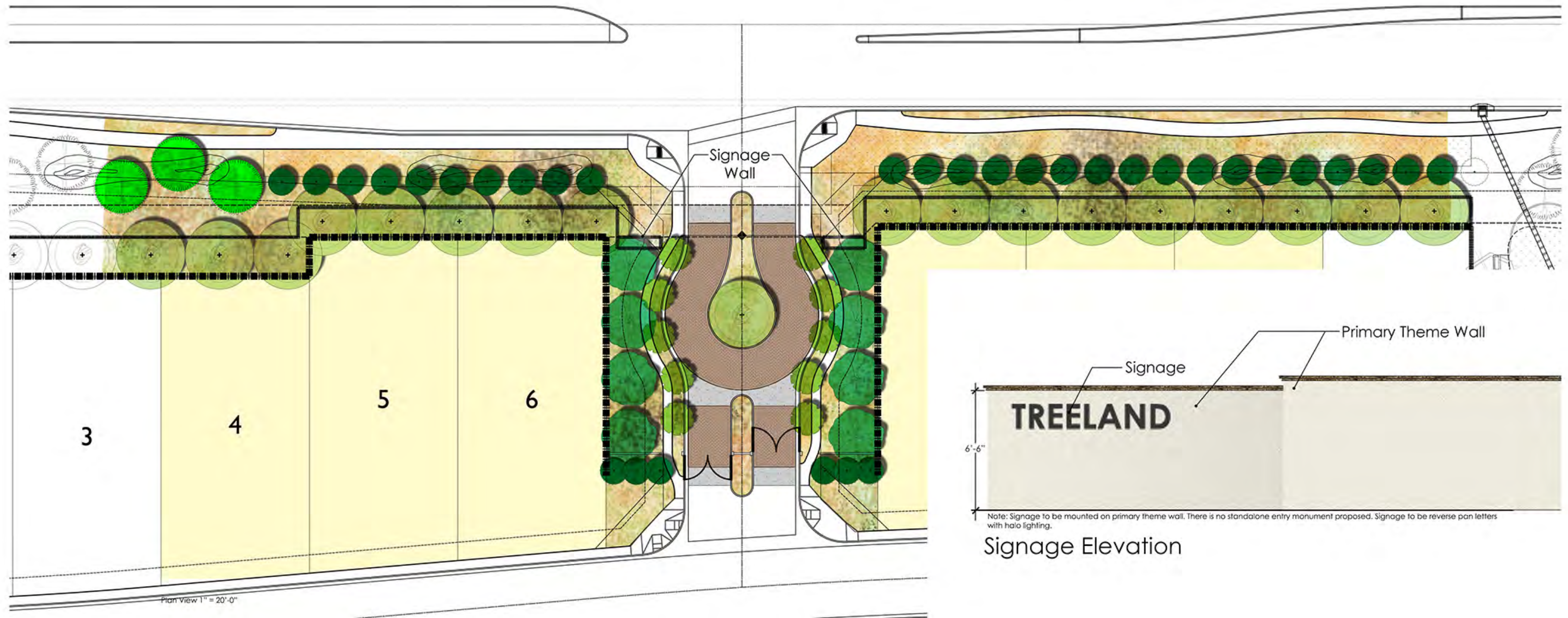
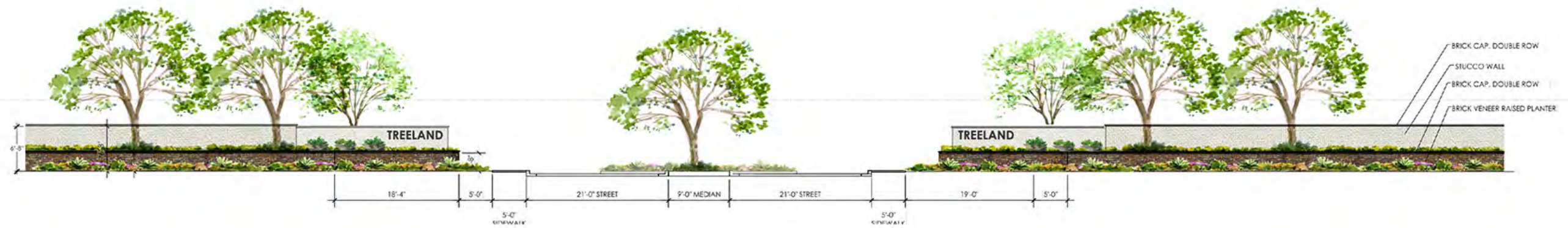


RTH Processing
Color: White, Mid-Gray, Light Blue

Tot Lot Features



CENTRAL PARK TREELAND



ENTRY DETAILS & SIGNAGE

TREELAND

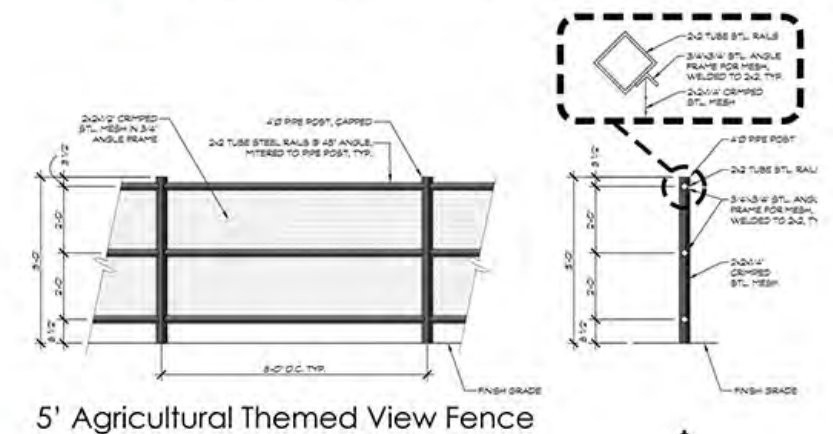


Walls

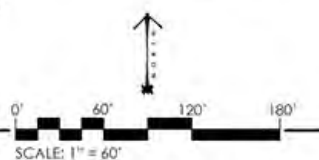
- Primary Theme Wall
- Secondary Theme Wall
- Standard Community Wall
- Raised Landscape Planter Wall
- ⋯ Agricultural Themed View Fence
- Existing Wall (built by others)

Columns

- Primary Theme Column
- Secondary Theme Column
- Standard Community Column



5' Agricultural Themed View Fence



WALL MASTER PLAN TREE LAND



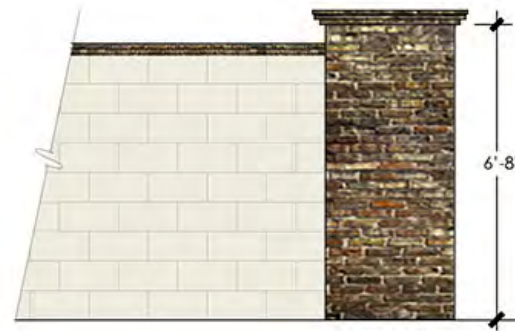
1 *Primary Theme Wall*
Scale: 1/2" = 1'-0"



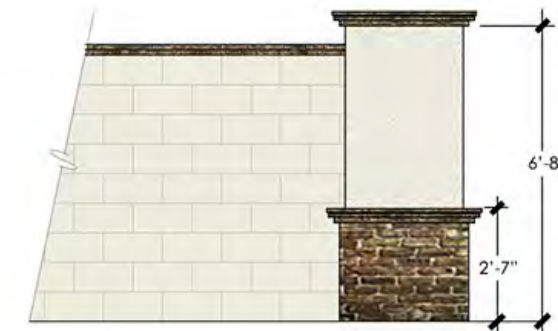
2 *Main Pilaster*
Scale: 1/2" = 1'-0"



3 *Secondary Wall*
Scale: 1/2" = 1'-0"



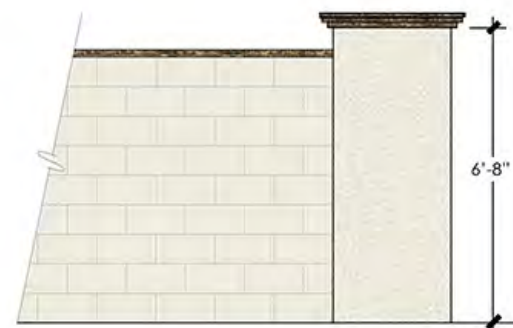
4 *Secondary Pilaster - Option A*
Scale: 1/2" = 1'-0"



5 *Secondary Pilaster - Option B*
Scale: 1/2" = 1'-0"



6 *Standard Wall*
Scale: 1/2" = 1'-0"



7 *Standard Pilaster*
Scale: 1/2" = 1'-0"



8 *Raised Planter Wall*
Scale: 1/2" = 1'-0"

WALL DETAILS T R E E L A N D

WALLS



Brick Veneer:
McNear Brick (or similar)
Color: Embarcadero



Standard Wall Block:
8"x8"x16" - Standard CMU
Color: Light Gray or Sand (or Similar)

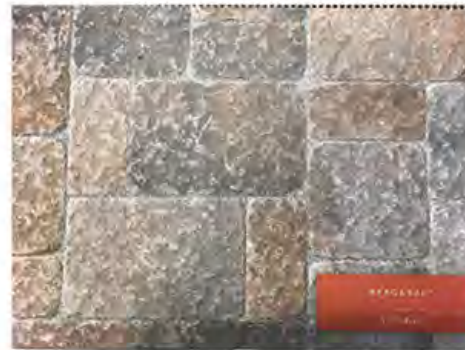


Theme Wall Stucco:
Color: Off White

PAVING



Belgard - Mega-Bergerac
Color: Victorian Blend



Belgard - Bergerac
Color: Victorian



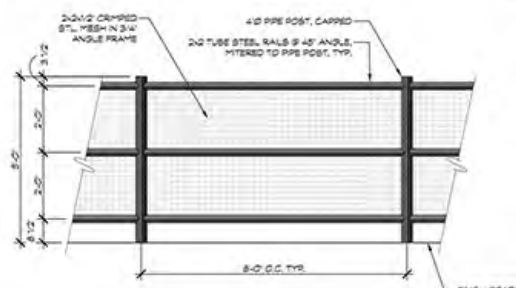
Concrete Sidewalk
Color: Uncolored

STEEL TRELLIS & STEEL ROOFING

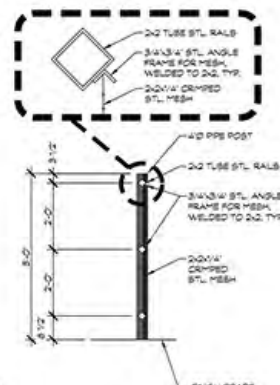


Berridge
Color: Dark Bronze

FENCE



Color: Dark Gray (or Similar)



PLAYGROUND

TOT EQUIPMENT



TOT SURFACING



RTM Processing
Color: White, Mid-Gray, Light Blue

FURNITURE

BENCH



TRASH CAN



LIGHTING

UPLIGHT *



Kichler Lighting
Mini Accent - 15384AZT
Housing: Cast Aluminum
Finish: Textured Architectural Bronze

BOLLARD LIGHT *



Kichler Lighting
Mini Accent - 16130AZT
Housing: Cast Aluminum
Finish: Textured Architectural Bronze

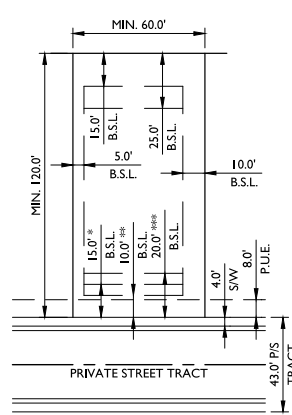
* Final photometrics and layout to be determined by an Electrical Engineer.

MATERIAL SELECTIONS TREELAND

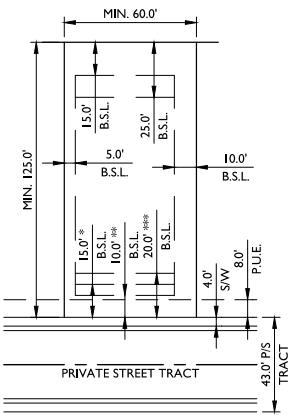
TYPICAL LOT DIAGRAMS

N.T.S.

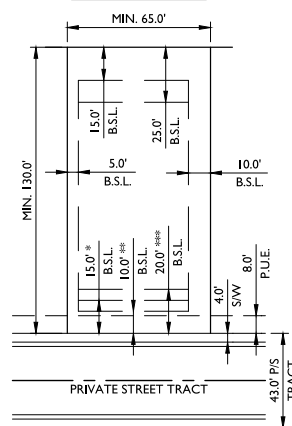
60' x 120' LOTS



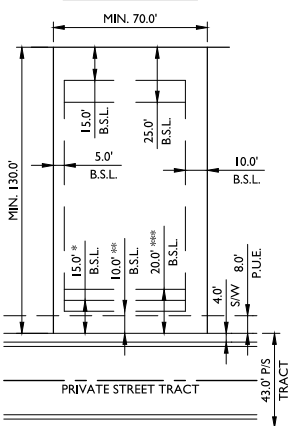
60' x 125' LOTS



65' x 130' LOTS



70' x 130' LOTS



DEVELOPMENT STANDARDS

FRONT YARD SETBACK (A, B)	
FRONT FACING GARAGE ***	20'
LIVABLE AREA *	15'
PORCH / SIDE-ENTRY GARAGE **	10'

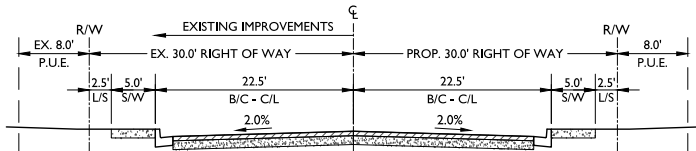
REAR YARD SETBACK (C)	
SINGLE STORY	15' (20' FOR CHANDLER HEIGHTS ROAD ONLY)
TWO STORY	25' (30' FOR CHANDLER HEIGHTS ROAD ONLY)

SIDE YARD SETBACK (B, D)	5' AND 10' (10' MINIMUM BUILDING SEPARATION)
--------------------------	--

MINIMUM LOT AREA	7,200 SQ. FT.
MINIMUM LOT WIDTH	60'
MAXIMUM LOT COVERAGE	60%

NOTES:

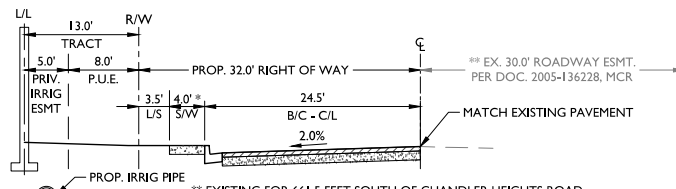
- FOR FORWARD-FACING GARAGES, FRONT SETBACKS SHALL BE A MINIMUM TWENTY (20) FEET MEASURED TO THE FACE OF THE GARAGE DOOR. FOR SIDE-LOADED GARAGES AND PORCHES, FRONT SETBACK SHALL BE A MINIMUM OF TEN (10) FEET SO LONG AS THE TWENTY (20) FEET TO FORWARD-FACING GARAGE IS MAINTAINED. LIVABLE AREA FORWARD SHALL BE A MINIMUM OF FIFTEEN (15) FEET.
- ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS.
- ARCHITECTURAL ELEMENTS, FIREPLACES, ENTERTAINMENT CENTERS, BAY WINDOWS, ARCHITECTURAL POPOUTS, AND LIVING SPACE EXTENSIONS MAY ENCROACH INTO THE REAR SETBACK AREA UP TO FIVE (5) FEET PROVIDED THE ENCROACHMENT DOES NOT EXCEED MORE THAN 50% OF THE BUILDING'S WIDTH.
- HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN THE SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE.



S. 122TH STREET

N.T.S.

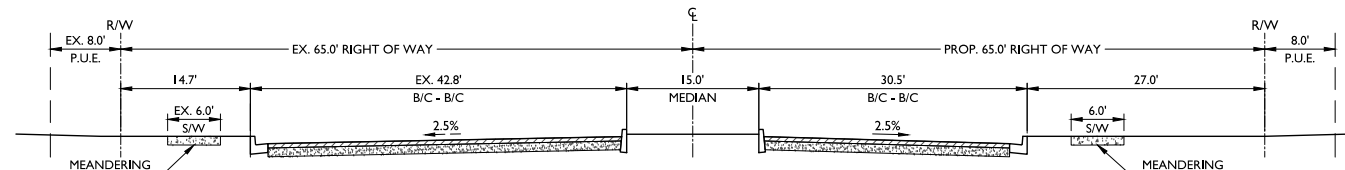
LOOKING NORTH



S. 124TH STREET

N.T.S.

LOOKING NORTH



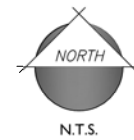
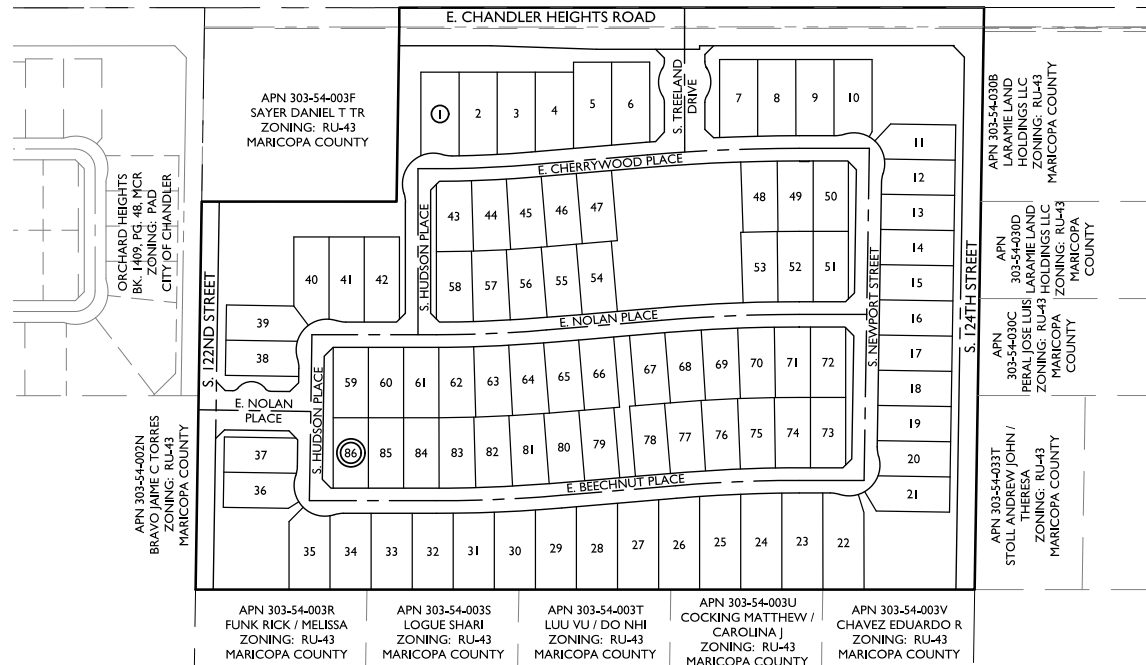
E. CHANDLER HEIGHTS ROAD (PER CIP ST 1614.401)

N.T.S.

LOOKING EAST

PRELIMINARY PLAT FOR TREELAND

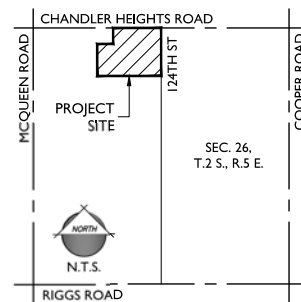
A PORTION OF THE NORTHWEST QUARTER, SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



N.T.S.

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER
MARACAY HOMES
15279 N. SCOTTSDALE ROAD #300
SCOTTSDALE, AZ 85254
TEL: (480)-346-2681
CONTACT: GUY STUCKEY
guy.stuckey@maracayhomes.com

ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ERIC WINTERS, P.E.
eric.winters@epsgruoinc.com

PROJECT DATA

A.P.N.:	303-54-003B; 003C; 003N
EXISTING ZONING:	RU-43
PROPOSED ZONING:	PAD (RESIDENTIAL)
GROSS AREA:	+/- 27.73 ACRES
NET AREA:	+/- 25.06 ACRES
NO. OF LOTS	86
NET DENSITY:	3.43 DU / AC.
OPEN SPACE:	+/- 5.02 ACRES
OPEN SPACE (%):	+/- 20.0% OF NET AREA
AVG. LOT AREA:	7,997 SQ. FT.
MIN. LOT AREA:	7,200 SQ. FT.
MAX. LOT AREA:	11,513 SQ. FT.

BENCHMARK

CITY OF CHANDLER VERTICAL CONTROL BENCHMARK #49A

SECTION 23, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE,
FLUSH, AT THE INTERSECTION OF LYNX PLACE AND SOHO LANE; 1100'
NORTH OF CHANDLER HEIGHTS RD, 250' WEST OF COOPER RD AND 80'
SOUTH OF BLUE RIDGE WAY. (NORTHING, 813789.424, EASTING, 733531.105)

NGVD 29 ELEVATION = 1240.361'

NAVD 88 ELEVATION (NGVD 29 ELEV + 1.64') = 1242.00'

NOTE: ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON NAVD88

BASIS OF BEARING

THE MONUMENT LINE OF CHANDLER HEIGHTS ROAD (MCQUEEN ROAD TO 124TH STREET) AS SHOWN ON THE RECORD OF SURVEY, BOOK 1373, PAGE 44 MARICOPA COUNTY RECORDS.

BEARING: NORTH 89°59'03" EAST

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF CHANDLER MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND PRIVATE STREET TRACTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING AND DRAINAGE PLAN.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- 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.
- VISIBILITY 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 LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- STREET LIGHTS ALONG CHANDLER HEIGHTS ROAD AND 124TH STREET SHALL BE CONSTRUCTED WITH THIS DEVELOPMENT PER THE CITY OF CHANDLER DESIGN STANDARDS. FINAL DESIGN SHALL BE COORDINATED DURING CONSTRUCTION PLANS.

UTILITIES

WATER	CITY OF CHANDLER
RECLAIMED WATER	CITY OF CHANDLER
SEWER	CITY OF CHANDLER
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK / COX COMMUNICATION
REFUSE	CITY OF CHANDLER
CABLE TV	CENTURYLINK / COX COMMUNICATION

FLOOD ZONE CERTIFICATION

FLOOD INSURANCE RATE MAP NUMBER 04013C3102M
EFFECTIVE DATE OF NOVEMBER 4, 2015

ZONE "X": 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.

FLOOD ZONE DESIGNATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SHEET INDEX

SHEET 1	PP01	COVER SHEET
SHEET 2	PP02	PRELIMINARY PLAT
SHEET 3	PP03	DATA TABLES
SHEET 4	PP04	PRELIMINARY GRADING PLAN

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480-503-2250 | F: 480-503-2258
www.epsgruoinc.com



Treeland

Chandler, AZ
Cover Sheet

Project:

Revisions:

NOVEMBER 23, 2019 - 1ST PRELIMINARY PLAT SUB.

MARCH 6, 2020 - 2ND PRELIMINARY PLAT SUB.

APRIL 29, 2020 - 3RD PRELIMINARY PLAT SUB.

APRIL 30, 2020 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days

ARIZONA 811

Call 811 or 1-800-4-A-ROOT (4676) for

In Maricopa County (800)828-1188

Designer:

Drawn by:

DCH

Professional Engineer

44744

ERIC D. WINTERS

Professional Engineer

00000000000000000000

Job No.

19-0022

PP01

Sheet No.

1

of 4

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Lot Table	
Lot #	Area
1	9129.05
2	9197.82
3	8969.43
4	8628.94
5	9382.13
6	9024.26
7	8566.10
8	8469.11
9	8449.97
10	8285.41
11	7532.21
12	7379.10
13	7500.00
14	7500.00
15	7500.00

Lot Table	
Lot #	Area
16	7500.00
17	7500.00
18	7500.00
19	7500.00
20	7350.06
21	8001.31
22	11196.91
23	11513.22
24	11449.86
25	11252.14
26	10917.14
27	10505.65
28	10089.98
29	9680.30
30	9353.32

Lot Table	
Lot #	Area
31	9161.76
32	9101.54
33	9100.00
34	9062.13
35	9003.49
36	7300.52
37	7490.11
38	7358.50
39	7693.40
40	8357.66
41	8637.84
42	8687.50
43	7346.66
44	7358.61
45	7322.88

Lot Table	
Lot #	Area
46	7200.00
47	7200.00
48	7317.27
49	7268.34
50	7217.40
51	7205.70
52	7269.72
53	7310.89
54	7200.00
55	7200.00
56	7355.45
57	7362.73
58	7350.22
59	7200.00
60	7200.00

Lot Table	
Lot #	Area
61	7209.71
62	7337.78
63	7337.66
64	7338.01
65	7216.97
66	7200.00
67	7207.40
68	7326.96
69	7329.79
70	7329.86
71	7285.80
72	7217.40
73	7205.70
74	7286.85
75	7323.24

Lot Table	
Lot #	Area
76	7323.24
77	7312.17
78	7200.00
79	7200.00
80	7238.90
81	7344.14
82	7344.50
83	7344.51
84	7235.02
85	7200.00
86	7200.00
TOTAL 687,759.35 SF	

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION	21538	0.494
B	LANDSCAPE / OPEN SPACE / RETENTION	3833	0.088
C	LANDSCAPE / OPEN SPACE / RETENTION	66256	1.521
D	LANDSCAPE / OPEN SPACE	2200	0.051
E	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	52303	1.201
F	LANDSCAPE / OPEN SPACE	6459	0.148
G	LANDSCAPE / OPEN SPACE	2658	0.061
H	LANDSCAPE / OPEN SPACE	2658	0.061
I	LANDSCAPE / OPEN SPACE / RETENTION	60914	1.398
TOTAL OPEN SPACE		218819	5.023
PS	PRIVATE STREET TRACT, PUBLIC WATER & SEWER EASEMENT	185084	4.249
TOTAL TRACT AREA		403903	9.272

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	163.92'	1937.00'	163.87'	004°50'56"
C2	63.80'	3063.00'	63.80'	001°11'37"
C3	195.41'	3063.00'	195.38'	003°39'19"
C4	235.27'	2780.00'	235.20'	004°50'56"
C5	187.87'	2220.00'	187.82'	004°50'56"
C6	211.82'	2503.00'	211.76'	004°50'56"
C7	211.32'	2497.00'	211.25'	004°50'56"

Project:
Treeland
Chandler, AZ

Data Tables

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Call at least two full working days before filing.
ARIZONA 811
Dial 8-1-1 or 1-800-8-NEEDS (1-800-8-6333) in Maricopa County, (602)250-1100

Designer:
Drawn by: DCH

Professional Engineer
44744
ERIC D. WINTERS
04/29/2020

Job No.
19-0022
PP03

Sheet No.
3
of 4



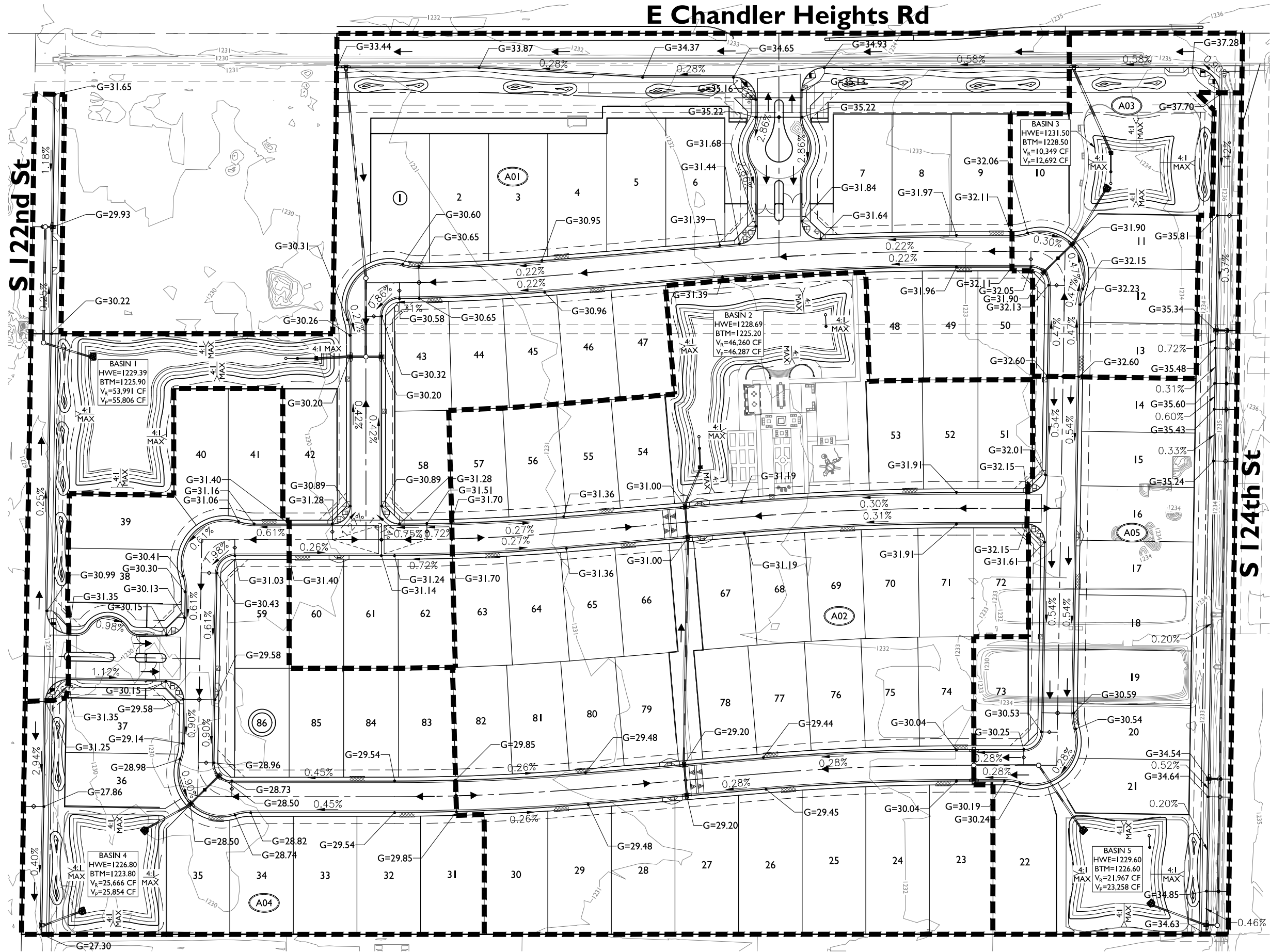
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C.O.C. LOG NO. PLT19-0059

I9-0022

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sbaldwin



LEGEND

- A4A DRAINAGE AREA
- B4 BASIN ID
- DRAINAGE BOUNDARY
- DRAINAGE ARROW

CITY OF CHANDLER BENCHMARK
NUMBER 49A.

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250' WEST OF COOPER RD AND 80'
SOUTH OF BLUE RIDGE WAY.
(NORTHING, 813789.424, EASTING,
733531.105)

NAVD 88 ELEVATION 1242.00

NOTE:
THE PROJECT IS LOCATED ON FEMA
PANEL 04013C3102M. THIS PANEL IS
LISTED AS "PANEL NOT PRINTED - ALL
AREAS WITHIN 0.2% ANNUAL CHANCE
FLOODPLAIN."



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Job No.
I9-0022

Sheet No.
4
of 4

CITY OF CHANDLER BENCHMARK
NUMBER 49A.

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Sheet No.
4
of 4

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