



Southeast Chandler Area Standards

1. Average 45' wide landscape setback (measured from the curb line to the fence wall) along arterial streets.
2. Reduced number of homes backing onto arterial streets (less than 50%).
3. Perimeter fence walls adjoining arterial streets will include rural character open-view fencing. Solid fencing will have staggered or material changes occurring at least every 100 feet.
4. Rural character elements including stone, brick, boulevard medians, view openings, and enhanced landscaping, incorporated into entry features.
5. Four sided elevations with a diverse architectural palette, and varied rooflines at rear elevations along arterial and collector streets.

Increased Density Requirements and Options

- A-1 Play-lots/pocket parks (noted on the plans as Amenity Areas) are no greater than 1,320 feet from any dwelling unit.
- A-4 Open space exceeds standard requirement of 10% by a minimum of 2.5%.
- A-6 Open space exceeds standard requirement of 10% by a minimum of 7.5%.
- A-9 Looped drive around centralized common space for park/focal point.
- A-12 Provide visible open space with view corridors, to the SanTan Mountains, with a minimum width of 100'.
- A-20 Recreational facilities and amenities with comprehensive streetscape and neighborhood furniture palettes. Two points are earned for the combined provision of multiple amenities including benches in open space and gathering areas, decorative lighting, a neighborhood landscape planting theme, ramadas, tot lots and a sport court. Each ramada will include picnic benches and decorative trash containers.

Subdivision Diversity Elements - REQUIRED

1. Sense of neighborhood arrival.
2. Distinctive project themes.
3. Vehicular access to rear yards.
4. Deeper rear yard setbacks (for two-story dwellings).
5. Irregular shaped retention areas.
6. Retention areas to be usable and accessible.
7. Landscaped parkway (minimum 10' width along arterials).
8. Stagger and breaks in perimeter walls.

Subdivision Diversity Elements - OPTIONAL

- minimum 10 points required
1. Curvilinear street system.
 2. Cul-de-sacs with a diversity feature or access to common open space.
 3. View fencing along arterial and collector streets.
 4. Group wider side yards.
 5. Wider corner lots (10 ft. wide landscape tract on street side).
 6. Provide a mix of garage orientations.
 7. Stagger the rear setback lines.
 8. Landscaped open spaces (visible from arterial streets).
 9. 20 ft landscaped parkway (along arterial streets).
 10. Other subdivision features (cul-de-sac islands & solar orientation).

Site Legend

- (A) Low Accent Wall With Columns
- (B) 6' High Theme Wall
- (C) 2 Rail Fence
- (D) 6' High View Wall
- (E) Existing CMU Wall
- (F) 6' High, 4" CMU Wall
- (G) Amenity Area
Typical Area Would Include:
Sport Court
Ramada
Tot Lot
Picnic Table
BBQ
Benches
- (H) 8' Wide Concrete Paseo
- (I) Water Feature

Site Data

planned area development

Zone	Net Area In Acres	Total Units	Du/acre	Total Gross Acres
PAD	99.19	268	2.70	102.34

Minimum Lot Dimensions	Lot Size along Arterials Interior Lot Size	78' X 138' (10,136 SF) 73' X 128' (9,344 SF)
------------------------	---	---

Percentage in open space	17.59%	17.76 ac
Arterial R/W	3.22 ac	

Site Plan



PDSA
LAND PLANNERS / LANDSCAPE ARCHITECTS
PD/SAUREY ASSOCIATES
3850 EAST BASELINE ROAD, SUITE 117
MESA, AZ 85206 (480) 933-9569

