Ray Law Firm

2325 E Camelback Rd. Ste 400
Phoenix, AZ 85016
Office: 602-558-9934
Email: bray@raylawaz.com

TO: Area Neighbors
FROM: Brennan Ray
DATE: July 3, 2026
RE: Proposed Development – PLH26-0017 Vineyard Park
July 21, 2026, Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

On behalf of Porchlight Homes ("Porchlight"), you are invited to a neighborhood meeting to discuss a proposed single-family community known as "Vineyard Park" on approximately 4.51± gross (4.16± net) acres at the southeast corner of Vineyard Way and Gatling Way (the "Site"). Porchlight is a locally owned homebuilder that is well known and respected for building beautiful homes and residential communities. Vineyard Park will contain 16 single-family lots with a minimum lot size of 55ft. x 100ft. a density of approximately 3.54 du/acre. A vicinity map and proposed site plan are attached.

Porchlight has filed a request with the City of Chandler for a Planned Area Development ("PAD") for a single-family residential community, approval of a Preliminary Development Plan ("PDP") for subdivision layout and housing product, and Preliminary Plat approval. Vineyard Park will provide premium architecture plans consisting of Santa Barbara Contemporary, Modern Desert Prairie, and Modern Farmhouse styles ranging in size from approximately 2034 SF to 2729 SF. Elevations are attached.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and to answer questions you may have. The neighborhood meeting will be held:

Tuesday, July 21, 2026, at 6:30pm
Tarwater Elementary Media Center
2300 S Gardner Dr, Chandler, AZ 85286

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact me at 602-558-9934, bray@raylawaz.com or Taylor Manneman, City Planner with City of Chandler's Planning Division at 480-782-3052 or Mikayela.Liburd@chandleraz.gov.

Thank you,



Brennan Ray

lcr
Attachments


SITE
N
W WILLIS RD
W Willis Rd
W Maplewood St
W Enfield Way
W Armstrong Way
W Thompson Way
W Musket Way
W GATLING WAY
W Weatherby Way
W Marlin Dr
W GERMANN RD
W Flamingo Dr
W Homestead Ct
W Pelican Ct
W Pelican Dr
S VINEYARD WAY
S ALMA SCHOOL RD
S Arrowhead Dr
S Gardner Dr
S Navajo Way
S Sean Dr
S Comanche Dr
S Karen Dr
S Central Pl
S Pennington Dr
S Ash Dr
S Sycamore Pl
S Longmore Ct
S Longmore St
S Emerson Pl
S Beverly Ct
S Camellia Dr
S Jay Pl
S Evergreen St
S Emerson St
S Mcclelland Dr



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPE SETBACK LINE
- SIGHT VISIBILITY LINE
- 84 EXISTING CONTOUR LINE
- 84 PROPOSED CONTOUR LINE
- FIRE HYDRANT SEE CIVIL ENG. PLANS

PROJECT TEAM

OWNER / DEVELOPER
PORCHLIGHT HOMES
2915 E. BASELINE ROAD, SUITE 118
GILBERT, AZ 85234
PH: (480) 813.1324

CONTACT: RYAN LARSEN
EMAIL: RLARSEN@PORCHLIGHTHOMES.COM

CIVIL ENGINEER
CLOUSE ENGINEERING
5010 E. SHEA BLVD., SUITE 110
SCOTTSDALE, AZ 85254
PH: (602) 395.9300

CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

LANDSCAPE ARCHITECT
THOMAS + CROWLEY LLC
1150 N. COUNTRY CLUB DRIVE, STE 11
MESA, AZ 85201
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LANDSCAPE DATA

TOTAL LS AREA:	34,860 S.F. (0.80 AC)
OFFSITE LS AREA:	2,799 S.F. (0.07 AC)
ONSITE LS AREA:	32,061 S.F. (0.73 AC)
TOTAL TURF AREA:	7,227 S.F. (.17 AC)
TURF % OF LS AREA:	20.7%

KEYED NOTES (X)

X.X EXISTING
- **X.1** EXISTING SIDEWALK AND CURB, DO NOT DISTURB
- **X.2** EXISTING WALL, DO NOT DISTURB

C.X CIVIL
- **C.1** CONCRETE CURB, SEE CIVIL PLANS
- **C.2** CONCRETE SIDEWALK, SEE CIVIL PLANS
- **C.3** RAMP, SEE CIVIL PLANS
- **C.4** UTILITIES, SEE CIVIL PLANS
- **C.5** FIRE HYDRANT, SEE CIVIL PLANS
- **C.6** SCUPPER, SEE CIVIL PLANS
- **C.7** BUBBLE UP BOX & DRYWELL, SEE CIVIL PLANS
- **C.8** STORM DRAIN PIPE, SEE CIVIL PLANS

L.X LANDSCAPE
- **L.1** 30' x 30' SVTE

W.X WALLS / MONUMENTS
- **W.1** ENTRY MONUMENT, SEE DETAIL 1/L3

SE.X SITE EQUIPMENT
- **SE.1** 6'-0" LONG BENCH WITH BACK

LANDSCAPE LEGEND

SYMBOL	*BOTANICAL NAME* COMMON NAME	SIZE	QTY
TREES			
	PISTACIA X 'RED PUSH' RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX	27
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK - STANDARD TRUNK	24" BOX	12
	ULMUS PARVIFOLIA 'SIMPERVIRENS' CHINESE EVERGREEN ELM	24" BOX	3
SHRUBS			
	DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.	60
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	86
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	49
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	54
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EREMOPHILA	5 GAL.	132
GROUNDCOVER			
	EROMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	144
	ROSEMARINUS OFFICIONALIS 'PROSTRATUS' TRAILING ROSEMARY	1 GAL.	35
TURF			QTY
	TURF GRASS CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS (SOD)		7,227 S.F.
TOP DRESSING			QTY
	DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: MOHAGANY BY ROCK PROS USA (OR EQUAL) 2" DEEP MINIMUM		26,407 S.F.
	DECORATIVE RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 6" DEEP MINIMUM		1,092 S.F.
	GROUTED RIP RAP COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) SEE CIVIL FOR DEPTH		134 S.F.

HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
CO		**REGULAR CONCRETE** COLOR: REGULAR GRAY WITH MEDIUM BROOM FINISH	217 S.F.
HE1		**CONCRETE TURF HEADER** SIZE: 6" x 6" COLOR: REGULAR GRAY	319 L.F.
HE2		**CONCRETE HEADER AT ENDS OF COLUMNS** SIZE: 6" x 6" COLOR: REGULAR GRAY	96 L.F.

THOMAS+CROWLEY
LANDSCAPE ARCHITECTURE + PLANNING + SITE DESIGN + CONSTRUCTION MANAGMENT

SEAL
REGISTERED LANDSCAPE ARCHITECT
55248
CRAIG M. CROWLEY
ARIZONA, U.S.A.
EXPIRES 12/31/28

PROJECT
THE VINEYARD
CHANDLER, ARIZONA

EXHIBIT
PRELIMINARY LANDSCAPE PLAN

EXHIBIT #
L1

DATE: 04.17.2026



PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION A - SANTA BARBARA CONTEMPORARY

Front Elevation Streetscape



PLAN 4511
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4512
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION C - MODERN FARMHOUSE

PLAN 4513
ELEVATION A - SANTA BARBARA CONTEMPORARY

Rear Elevation Streetscape



PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4513
ELEVATION C - MODERN FARMHOUSE

Front Elevation Streetscape



PLAN 4512
ELEVATION B - DESERT PRAIRIE

PLAN 4511
ELEVATION B - DESERT PRAIRIE

PLAN 4512
ELEVATION A - SANTA BARBARA CONTEMPORARY

PLAN 4513
ELEVATION C - MODERN FARMHOUSE

Rear Elevation Streetscape

VINEYARD PARK

PORCHLIGHT HOMES

ELEVATION STREETSCAPES

Reading guide and vicinity map

The original four pages are followed by these text descriptions of the three exhibits. Headings, tables, figure alternatives and bookmarks provide a structured reading path. The descriptions transcribe and explain the supplied exhibits; they do not revise the proposal or the original notice.

Package contents

Page	Content
1	Neighborhood meeting notice, dated July 3, 2026
2	Vicinity map
3	Preliminary landscape plan, sheet L1, dated April 17, 2026
4	Elevation streetscapes
5-10	Text descriptions, schedules and source clarification notes

Proposal and meeting, as stated in the notice

Case PLH26-0017, Vineyard Park. Porchlight Homes proposes 16 single-family lots on approximately 4.51 gross acres (4.16 net acres), with a minimum lot size of 55 feet by 100 feet and an approximate density of 3.54 dwelling units per acre. The request includes a Planned Area Development, Preliminary Development Plan and Preliminary Plat approval. Home sizes are approximately 2,034 to 2,729 square feet.

The notice gives the meeting as Tuesday, July 21, 2026, at 6:30 p.m., at Tarwater Elementary Media Center, 2300 S Gardner Dr, Chandler, AZ 85286. These are the original notice details, not an announcement of a new meeting.

Vicinity map - original page 2

A north-up aerial map marks the vacant site with a thick yellow outline and the black word SITE. The parcel is east of S Vineyard Way and north of W Gatling Way. It has a sloping northern edge and mostly straight eastern, western and southern edges. The site parcel label is 303-26-002F. Existing residential neighborhoods surround the site.

The map places the site west of S Alma School Road, north of W Germann Road, south of W Willis Road and east of S Gardner Drive. W Musket Way meets Vineyard Way from the west, alongside the site. S Comanche Drive and existing homes lie to the east. The map also shows nearby local streets, parcels and larger developed properties along Alma School Road; their small background labels provide geographic context.

Source clarification: the letter says southeast corner of Vineyard Way and Gatling Way. Both the vicinity map and site plan depict the site northeast of that intersection. The original letter has been retained; see the source notes on page 9.

Site layout and drawing references

Preliminary landscape plan - original page 3

Sheet L1 is titled THE VINEYARD, Chandler, Arizona, Preliminary Landscape Plan, dated April 17, 2026. North is up; the printed scale is 1 inch equals 30 feet on the original 36-by-24-inch sheet. The scale bar marks 0, 15, 30 and 60 feet. The drawing has a long north-south site with a diagonal northern boundary.

Streets, lots and common areas

Vineyard Way runs along the west side. Gatling Way enters the site from Vineyard Way at the south, runs east, and curves north into Central Place. Central Place ends in a circular cul-de-sac near the northern boundary. The plan shows 16 lots: lots 1 through 10 line the east side from north to south; lots 11 through 16 line the west side from south to north. Lot 1 lies northeast of the cul-de-sac. Lot 16 lies immediately south of the northern common area.

Tract A includes the landscaped strip along Vineyard Way and the larger common area northwest of the cul-de-sac. The northern common area contains turf, perimeter trees and shrubs, a concrete seating area and a 6-foot bench with a back. Tract B is the narrow landscaped strip south of the internal Gatling Way. Planting continues along the entry and around the cul-de-sac. Existing walls are marked to remain along the north, east and south edges; existing sidewalk and curb along Vineyard Way are marked do not disturb.

Sidewalk and ramp callouts appear along the internal streets and at the entry. Fire hydrants are called out near the cul-de-sac and the southern bend. Drainage callouts include a scupper near the cul-de-sac, bubble-up boxes and drywells at the cul-de-sac and southwestern landscape area, and a storm-drain pipe near the entry. The entry monument is marked near Vineyard Way and Gatling Way. These callouts refer to separate civil plans or detail 1/L3, which are not included in this package.

Dimensions and easement labels

Internal street right-of-way is labeled 50 feet. Public utility easements (PUE) are labeled 8 feet along lot frontages. Vineyard Way cross-section labels include 30-foot right-of-way offsets, 22 feet 6 inches to BC and 27 feet 6 inches to WL; the supplied sheet does not expand BC or WL. Entry sight-visibility triangles are labeled 30 by 30 feet (SVTE).

Survey labels printed on the sheet include N 01°02'19" W, 424.18 feet; N 89°11'27" E, 328.82 feet; N 00°48'33" W, 596.70 feet; and N 72°49'53" E, 345.85 feet. Additional western dimension labels are 351.31 feet and 122.79 feet. These are transcribed labels, not a reconstructed legal description.

Adjacent subdivision references

North: Carrizal-Z, Book 440, Page 47. East and south: Comanche Heights, Book 504, Page 24. West: Calloway at the Vineyards, Book 413, Page 40. Southwest: Wildrose Villas, Book 536, Page 38.

Plant schedule and landscape areas

Transcribed from the landscape legend on sheet L1. Botanical names and cultivar spellings below follow the source, including apparent spelling errors. Container size is the specified installation size. Quantities are plant counts unless an area unit is stated.

Trees

Common and botanical name	Size	Quantity
Red Push Chinese pistache, standard trunk; Pistacia x 'Red Push'	24-inch box	27
Southern live oak, standard trunk; Quercus virginiana	24-inch box	12
Chinese evergreen elm; Ulmus parvifolia 'Simpervirens'	24-inch box	3

Shrubs

Common and botanical name	Size	Quantity
Green hopseed bush; Dodonea viscosa	5 gallon	60
Petite pink oleander; Nerium oleander 'Petite Pink'	5 gallon	86
Rio Bravo sage; Leucophyllum langmaniae 'Rio Bravo'	5 gallon	49
Valentine bush; Eromophila maculata 'Valentine'	5 gallon	54
Blue bells eremophila; Eremophila hygrophana 'Blue Bells'	5 gallon	132

Groundcover and turf

Common and botanical name	Size / form	Quantity
Outback sunrise emu; Eromophila glabra 'Mingenew Gold'	1 gallon	144
Trailing rosemary; Rosemarinus officionalis 'Prostratus'	1 gallon	35
Turf grass; Cynodon dactylon 'Midiron', hybrid Bermuda grass	Sod	7,227 sq ft

Landscape areas, as printed

Measure	Area
Total landscape area	34,860 sq ft (0.80 acre)
Offsite landscape area	2,799 sq ft (0.07 acre)
Onsite landscape area	32,061 sq ft (0.73 acre)
Total turf area	7,227 sq ft (0.17 acre)
Turf share of landscape area	20.7%

Materials, symbols and keyed notes

Top dressing and hardscape

Item / key	Specification and quantity
Decomposed granite	26,407 sq ft; 1/2-inch screened, Mohagany color, by Rock Pros USA or equal; 2-inch minimum depth. Color spelling follows the source.
Decorative riprap	1,092 sq ft; Superior Gold, by Rock Pros USA or equal; 6-inch minimum depth.
Grouted riprap	134 sq ft; Superior Gold, by Rock Pros USA or equal; see civil plans for depth.
CO - Regular concrete	217 sq ft; regular gray with medium broom finish.
HE1 - Turf header	319 linear ft; 6 by 6 inches; regular gray concrete.
HE2 - Header at ends of columns	96 linear ft; 6 by 6 inches; regular gray concrete.

Keyed notes

Key	Meaning
X.1	Existing sidewalk and curb; do not disturb.
X.2	Existing wall; do not disturb.
C.1 / C.2 / C.3	Concrete curb / concrete sidewalk / ramp; see civil plans.
C.4 / C.5	Utilities / fire hydrant; see civil plans.
C.6	Scupper; see civil plans.
C.7	Bubble-up box and drywell; see civil plans.
C.8	Storm-drain pipe; see civil plans.
L.1	30-by-30-foot sight-visibility triangle (SVTE).
W.1	Entry monument; see detail 1/L3.
SE.1	6-foot-long bench with a back.

Line and symbol legend

The line legend distinguishes property lines, easement lines, landscape setback lines, sight-visibility lines, existing contour lines and proposed contour lines. Contour examples carry the number 84. A quartered-circle symbol represents a fire hydrant. Different tree, shrub and groundcover symbols correspond to the plant schedule on page 7; colored and patterned areas distinguish turf and the top-dressing materials listed above. TYP. means a typical or repeated application. Small 01-05 labels also appear in planting areas; the supplied legend does not define them.

Project contacts and source notes

Project team from sheet L1

Role	Contact details as printed
Owner / developer	Porchlight Homes 2915 E. Baseline Road, Suite 118 Gilbert, AZ 85234 Phone: (480) 813-1324 Contact: Ryan Larsen Email: RLARSEN@PORCHLIGHTHOMES.COM
Civil engineer	Clouse Engineering 5010 E. Shea Blvd., Suite 110 Scottsdale, AZ 85254 Phone: (602) 395-9300 Contact: Jeff Giles Email: JGILES@CLOUSEAZ.COM
Landscape architect	Thomas + Crowley LLC 1150 N. Country Club Drive, Suite 11 Mesa, AZ 85201 Phone: (480) 878-4708 Contact: Craig Crowley, RLA Email: CRAIG@THOMAS-CROWLEY.COM

The landscape architect seal identifies Craig M. Crowley, Arizona registered landscape architect, number 55248. The seal is dated April 17, 2026 and shows an expiration date of December 31, 2028.

Notice contacts - original page 1

Brennan Ray, Ray Law Firm; 2325 E Camelback Rd., Suite 400, Phoenix, AZ 85016. Office: 602-558-9934. Email: bray@raylawaz.com. The notice names Taylor Manneman as City Planner, gives 480-782-3052, and prints Mikayela.Liburd@chandleraz.gov. The named planner and email address are reproduced as supplied.

Source items to confirm before reissuing

Location: the letter says southeast corner, while both exhibits show the property east of Vineyard Way and north of Gatling Way. Planner: the named City contact differs from the person named in the email address. Project title: the notice and elevation sheet say Vineyard Park, while the landscape sheet title says THE VINEYARD. The original package is retained without changing those source statements.

Referenced material: civil plans and landscape detail 1/L3 are not attached. The descriptions therefore identify their callouts but do not supply missing engineering details. The original large-format sheets remain available on pages 3 and 4 for magnification and detailed visual examination.

Home elevations and streetscapes

Original page 4 is titled Vineyard Park, Porchlight Homes, Elevation Streetscapes. It presents nine front elevations and their corresponding rear elevations in four horizontal rows. All renderings depict single-story homes with varied roof heights, attached front-facing garages, recessed entries and coordinated landscaping. The order below follows the sheet from left to right, then top to bottom.

Upper front and rear rows - five homes

Position	Plan	Elevation / architectural style
1	4511	A - Santa Barbara Contemporary
2	4512	C - Modern Farmhouse
3	4513	B - Desert Prairie
4	4511	C - Modern Farmhouse
5	4513	A - Santa Barbara Contemporary

The second row shows the rear of each home in the same order as the upper front row. Rear views include windows and covered patios beneath variations of the front roof forms.

Lower front and rear rows - four homes

Position	Plan	Elevation / architectural style
1	4512	B - Desert Prairie
2	4511	B - Desert Prairie
3	4512	A - Santa Barbara Contemporary
4	4513	C - Modern Farmhouse

The fourth row shows the matching rear elevations in the same order as the lower front row. Together the front rows show Plans 4511, 4512 and 4513 in each of the three architectural styles.

Visible architectural differences

Santa Barbara Contemporary (A): light stucco walls, tan tile roofs and arched entry or window accents. The three plans use different entry and gable arrangements. Garage doors appear in gray or brown, with dark or colored entry doors.

Desert Prairie (B): low-pitched hipped roofs with broad eaves, a horizontal facade composition, squared porch openings and earth-toned wall and masonry accents. Roof and entry masses differ among the plans; Plan 4513 includes a raised central roof element.

Modern Farmhouse (C): prominent front-facing gables, steep roof accents, vertical siding and brick or masonry accents. Front porches, dark windows and garage-door accents contrast with lighter wall surfaces. Small high windows appear in some gable faces.

Front renderings show driveways, walks, small trees and colorful low planting; rear renderings show lawn and boundary walls. The sheet does not provide dimensioned floor plans, building heights, material product specifications or a lot-by-lot assignment of these elevations.