

~Exclusively Listed ~

RESERVES AT VAL VISTA

S/SEC of Riggs Rd & Val Vista Dr ♦ Gilbert, Arizona 85298



HIGHLIGHTS

LOCATION ♦	S/SEC of Riggs Rd & Val Vista Dr Gilbert, Arizona 85298
PRICE ♦	\$7,989,000 (\$88,767/ pre-platted lot)
SIZE ♦	Gross Area: ± 44.6 Acres Net Area: ± 43.3 Acres
LOTS ♦	90 Lots (Approved Preliminary Plat) 22 Lots – 85' x 140' 68 Lots – 90' x 140'
ZONING ♦	SF-10 PAD, Gilbert
LOT SETBACKS ♦	<u>Front</u> : 25' ; <u>Sides</u> : 10' & 10' ; <u>Rear</u> : 30'
IMPACT FEES ♦	\$18,663/Unit
UTILITIES ♦	<u>Water</u> : Town of Gilbert <u>Sewer</u> : Town of Gilbert <u>Electric</u> : Salt River Project (SRP) <u>Gas</u> : Southwest Gas Company
COMMENTS ♦	<ul style="list-style-type: none"> • Estimated Improvement costs: \$53,000/lot • Additional \$2,500/lot for Final Plat engineering.

PLEASE CONTACT:

Jeff Beach
 (602) 553-4120 | Office
 (602) 694-3941 | Mobile
 jbeach@hogangroupaz.com

Kevin Hogan
 (602) 553-4115 | Office
 (480) 310-4999 | Mobile
 khogan@hogangroupaz.com

DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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PROJECT DETAILS

- APN: 304-85-007P
- 2014 Assessed Tax: \$5,569.60
- Preliminary Plat approved 7/31/2014
- Ability to re-plat (35 lots – 100'x140' ; 48 lots – 90'x140' ; 2 lots – 85'x140')
- 45-day Feasibility, Seller would allow time for Final Plat
- Final Plat can be achieved in 4-5 months from submittal
- Sewer buy-in Fees (Riggs Road) : \$94,680
- Plans have been engineered to reduce development costs while maintaining character of a high-end community
- Desirable North/South facing lots, allowing for valued/significant Lot Premiums
- Equestrian Trail (5' stabilized decomposed granite trail) on eastern portion of property
- Minimal frontage along Val Vista Road (± 840 feet)
- Chandler Unified School District – Arizona Dept. of Education Grade: A
 - Patterson Elementary School – Arizona Dept. of Education Grade: A
 - Payne Junior High School – Arizona Dept. of Education Grade: A
 - Basha High School – Arizona Dept. of Education Grade: A

<u>Demographic Information</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
➤ Estimated 2014 Population	6,884	36,944	91,906
➤ Expected Population Growth 2014-2019	8.89%	9.93%	8.10%
➤ Estimated 2014 Median HH Income	\$102,817	\$96,623	\$90,097
➤ Average HH Size	3.50	3.20	6.10

- Phase 1, Soils Report, A.L.T.A. Survey available upon request

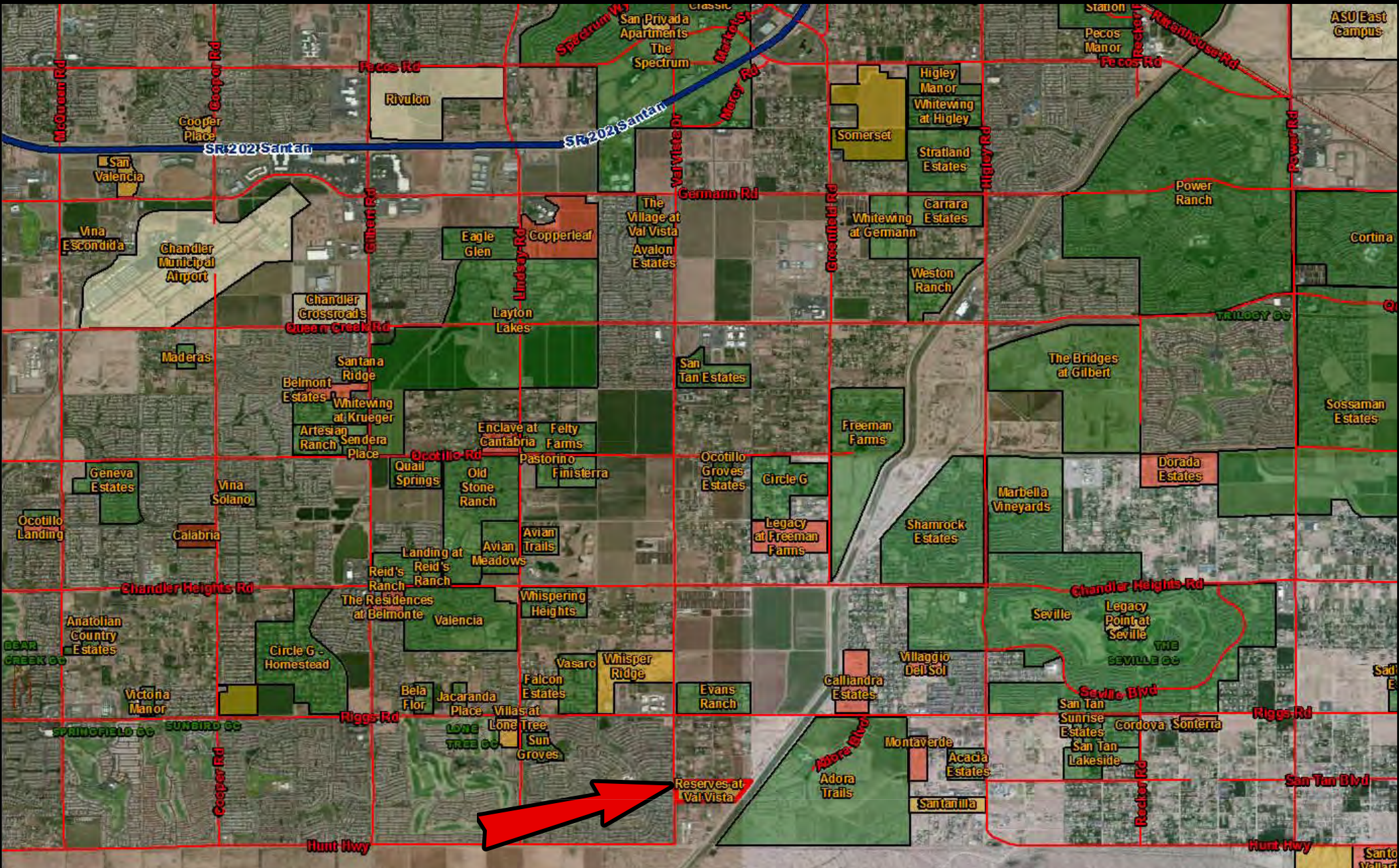
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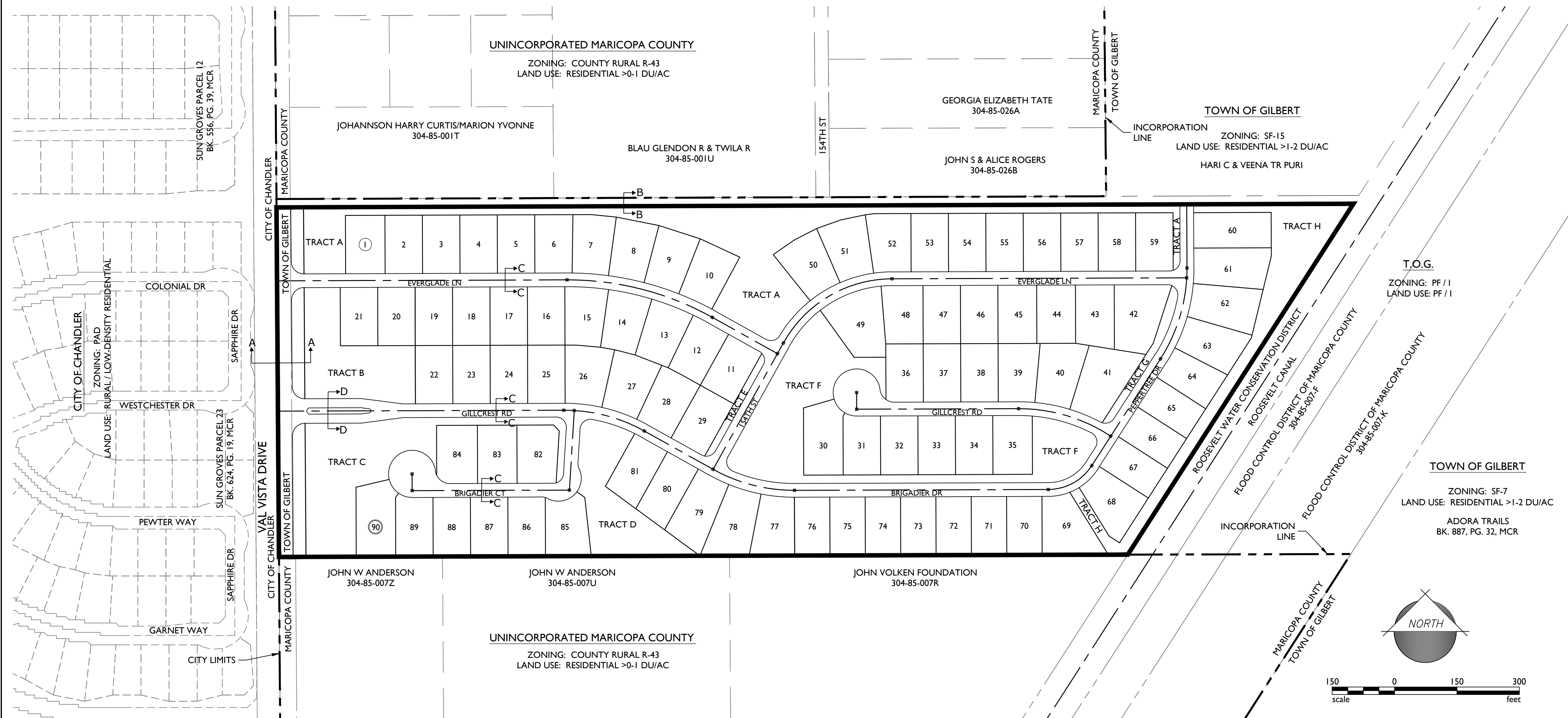
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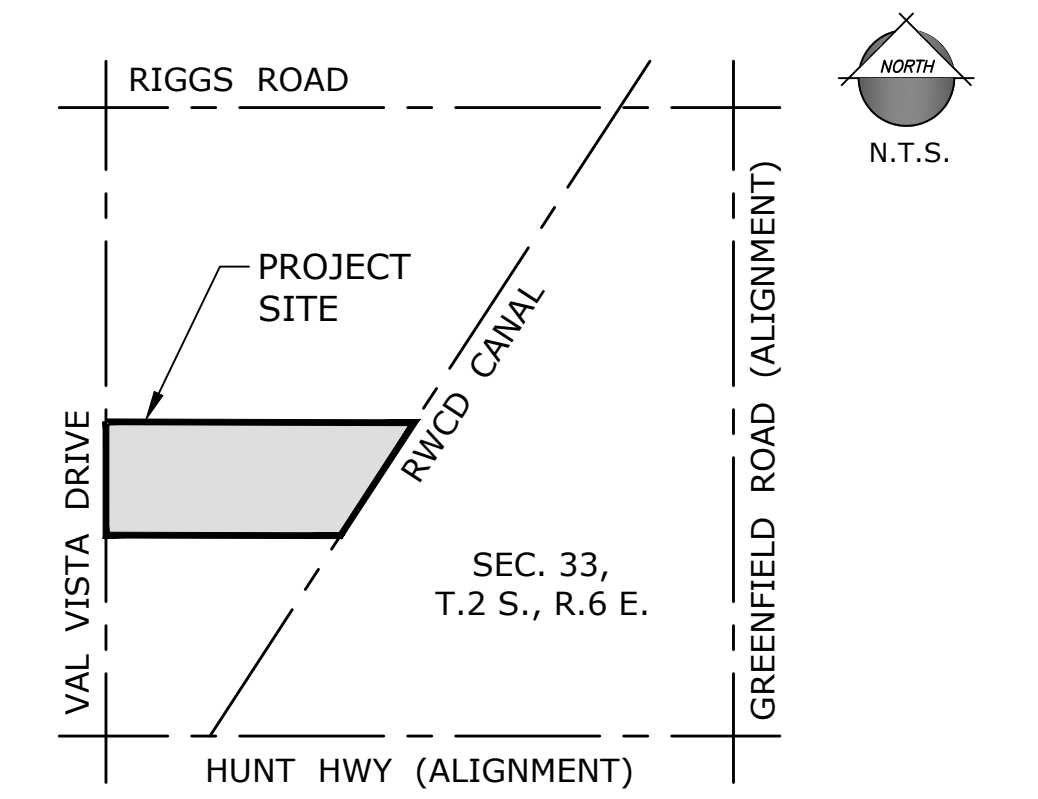
14-008

PRELIMINARY PLAT FOR RESERVES at VAL VISTA

A PORTION OF THE SOUTHWEST QUARTER, SECTION 33, T.2 S., R.6 E., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
RESERVES AT VAL VISTA, LLC.
1400 E. SOUTHERN AVE., SUITE 100
TEMPE, AZ 85282
TEL: (602)-330-5785
CONTACT: JOE BREKAN

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DREW HUSETH

PROJECT DATA

A.P.N. 304-85-007P
CURRENT LAND USE: AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING: SINGLE FAMILY-35 PAD (SF-35 PAD)
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 44.6 ACRES
NET AREA: +/- 43.3 ACRES
(EXCLUDING VAL VISTA DR. R/W)

NO. OF LOTS: 90
LOT SIZES:
85'x140' 22 LOTS (24%)
90'x140' 68 LOTS (76%)
90 LOTS (100%)

GROSS DENSITY: 2.0 DU/AC
OPEN SPACE: 10.69 AC.
OPEN SPACE (GROSS): +/- 23.97%
OPEN SPACE (NET): +/- 24.68%

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- A LOOPEd WATER SYSTEM TO RIGGS ROAD VIA 154TH OR 156TH STREET WILL BE REQUIRED. IF CONSTRUCTION OF THIS DEVELOPMENT AND THE ADJACENT PROPOSED PURI FARMS DEVELOPMENT CANNOT PROCEED AT THE SAME TIME, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO PROVIDE A LOOPEd WATER SYSTEM.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE TOWN OF GILBERT DEVELOPMENT STANDARDS FOR THE SINGLE FAMILY-10 (SF-10) ZONING DISTRICT. LAND DEVELOPMENT CODE, CHAPTER 1, ARTICLE 2.1

UTILITIES

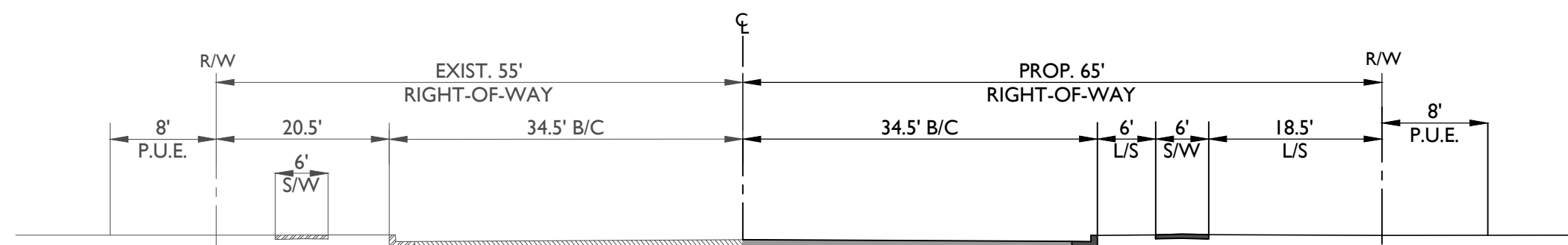
WATER TOWN OF GILBERT
SEWER TOWN OF GILBERT
GAS TOWN OF GILBERT
ELECTRIC SALT RIVER PROJECT (SRP)
TELEPHONE CENTURYLINK / COX
REFUSE TOWN OF GILBERT
CABLE TV CENTURYLINK / COX

TRACT TABLE

TRACT	USE	AREA
A	LANDSCAPE / RETENTION / MULTI-USE TRAIL	2.83 AC
B	LANDSCAPE / RETENTION	1.26 AC
C	LANDSCAPE / RETENTION / AMENITY	1.81 AC
D	LANDSCAPE / RETENTION	0.96 AC
E	LANDSCAPE	0.10 AC
F	LANDSCAPE / RETENTION / AMENITY	2.11 AC
G	LANDSCAPE	0.17 AC
H	LANDSCAPE / RETENTION / MULTI-USE TRAIL	1.45 AC
TOTAL		10.69 AC

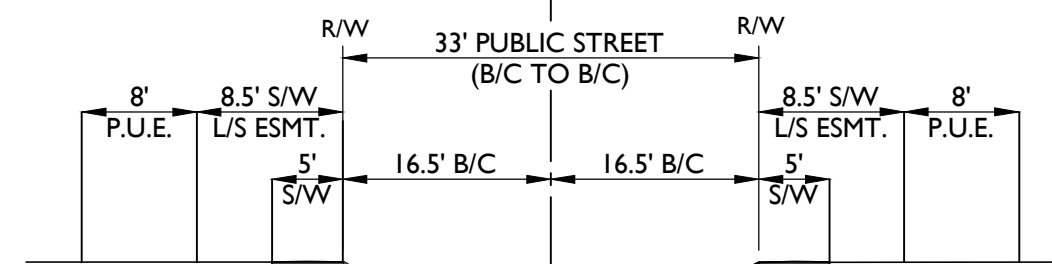
VAL VISTA DRIVE - SECTION A-A

N.T.S. (LOOKING NORTH)



PUBLIC STREET - SECTION C-C

N.T.S.



BASIS OF BEARING

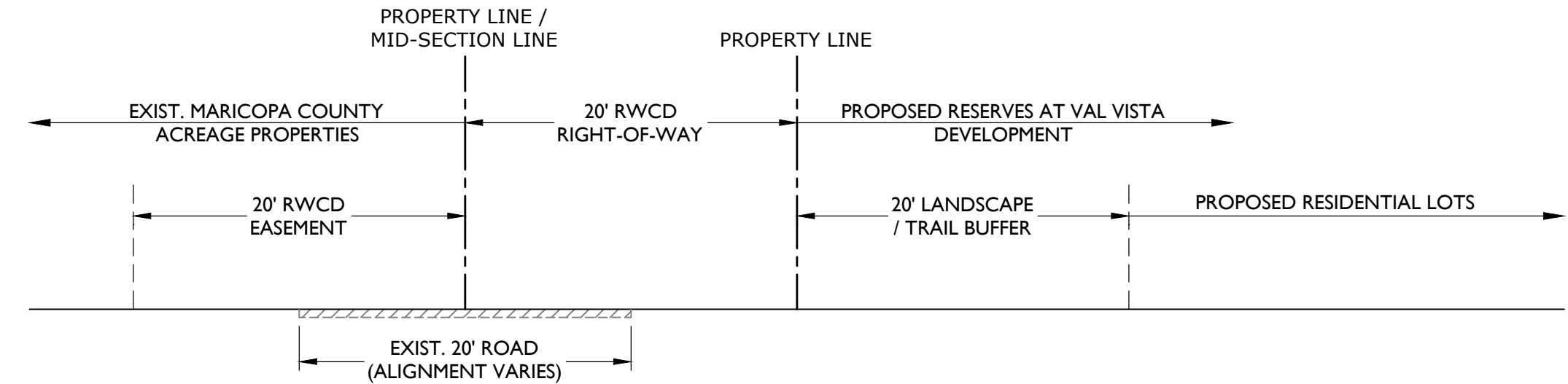
THE WEST LINE OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 EAST.
ASSUMED BEARING: S 0°24'18" E

BENCHMARK

C.O.C. BC AT WEST QUARTER SECTION 33, TOWN 2 SOUTH, RANGE 6 EAST
ELEVATION = 1,284.63' (TOG DATUM)

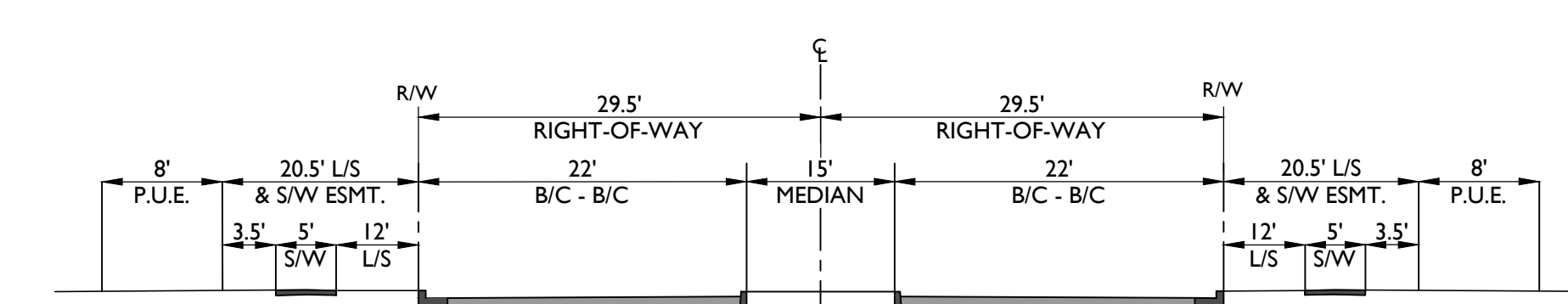
RWCD EASEMENT - SECTION B-B

N.T.S. (LOOKING EAST)

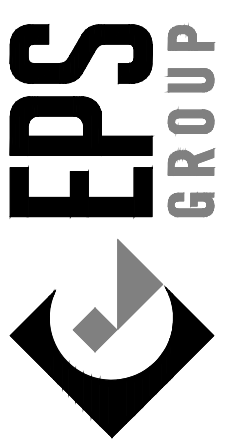


ENTRY BOULEVARD - SECTION D-D

N.T.S.



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



RESERVES AT VAL VISTA
Gilbert, AZ

COVERSHEET

Project: RESERVES AT VAL VISTA
Revisions:
FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL
APRIL 15, 2014 - 1ST SUBMITTAL
MAY 22, 2014 - 2ND SUBMITTAL
JUNE 2, 2014 - 2ND SUBMITTAL UPDATE

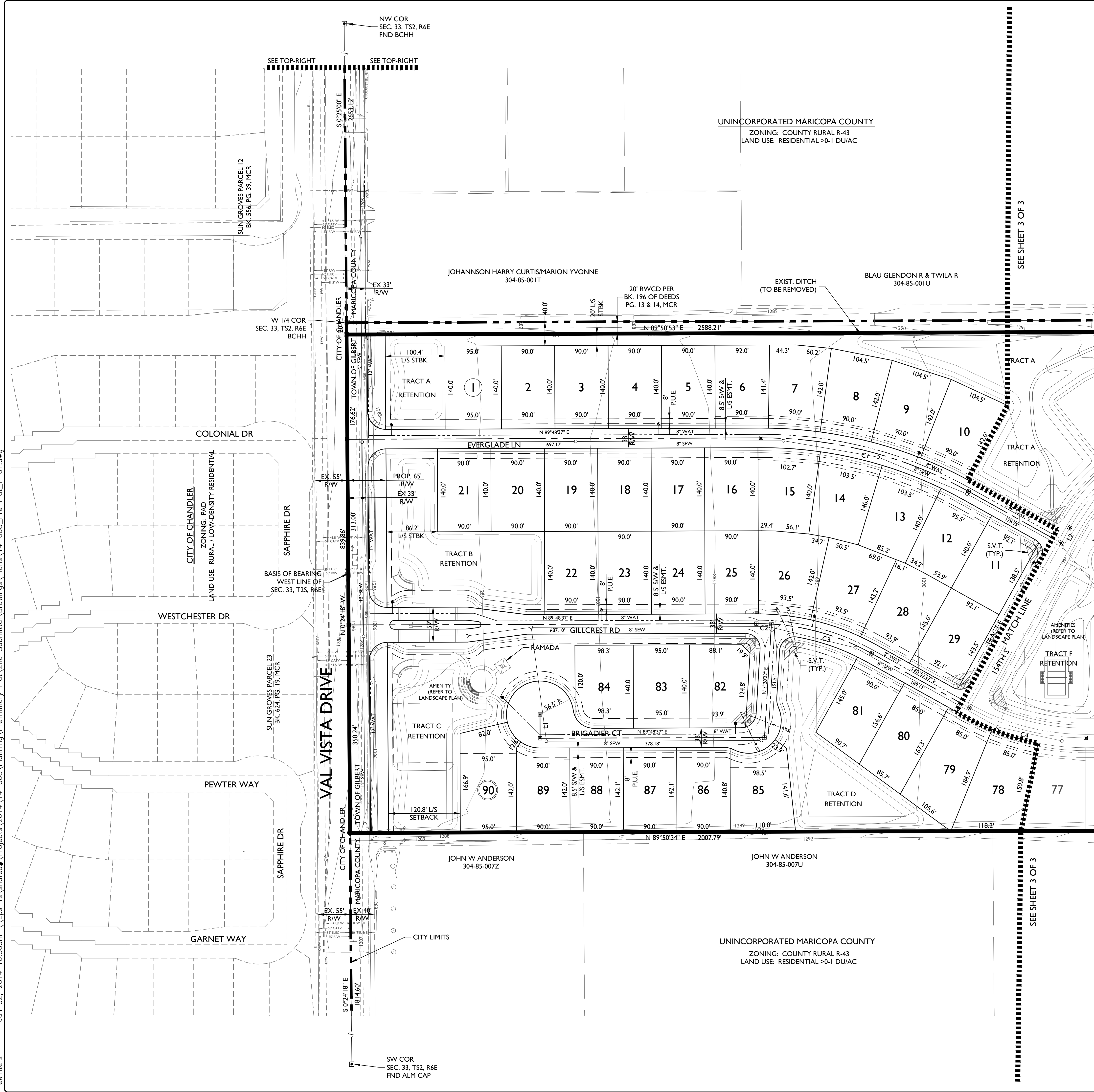


Designer: APH
Drawn by: DCH
Professional Engineer (PE) No. 44744
ERIC D. WINTERS
Expires 6/30/2015

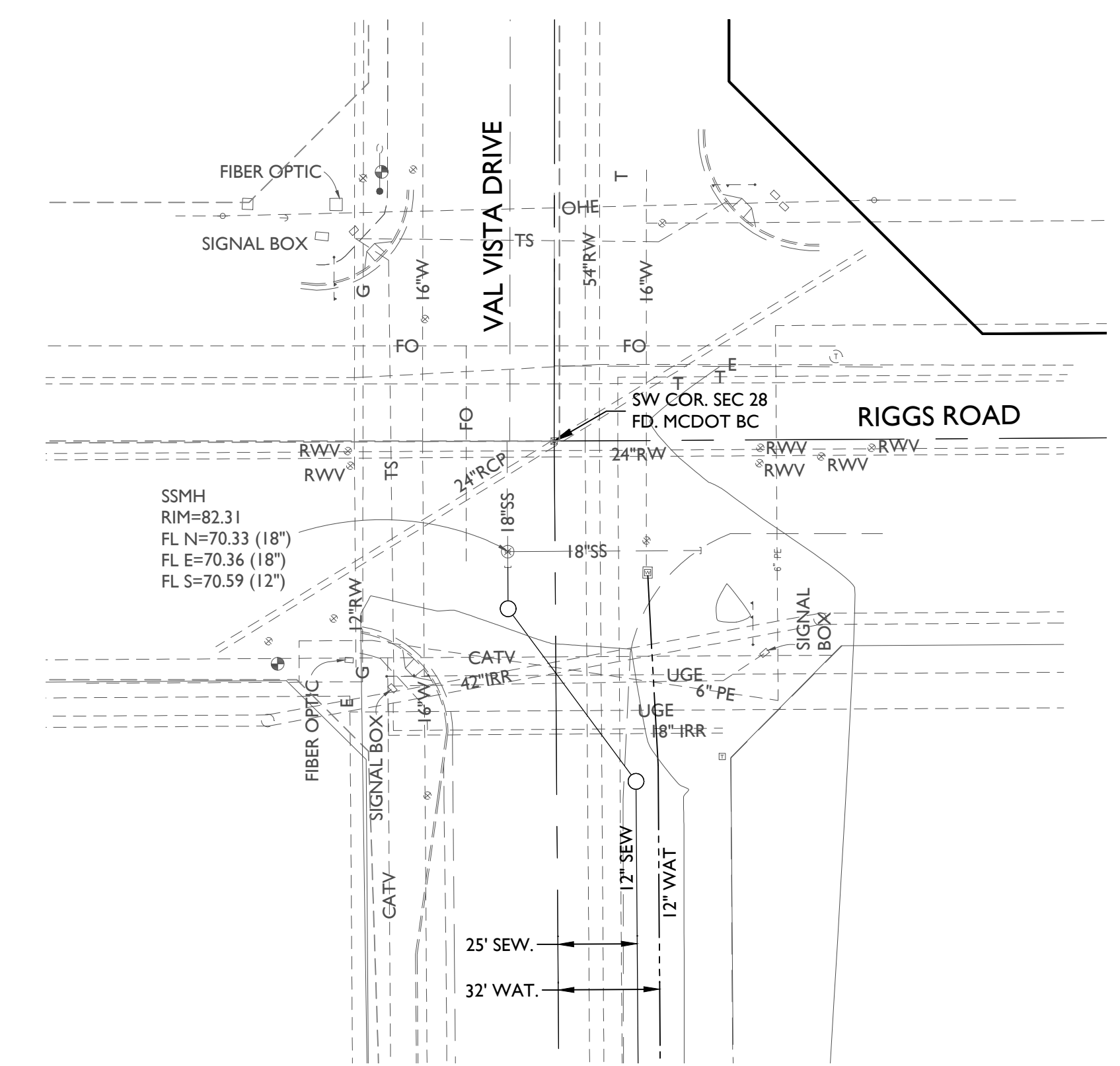
Job No. 14-008
CS01
Sheet No. 1 of 3

Jun 02, 2014 10:30am \\eps-fs\share\Projects\2014\14-008\Planning\Preliminary Plat\2nd Submittal\Drawings\Plans\14-008_Prel_Plat_PP01.dwg

14-008



RIGGS ROAD & VAL VISTA DRIVE INTERSECTION



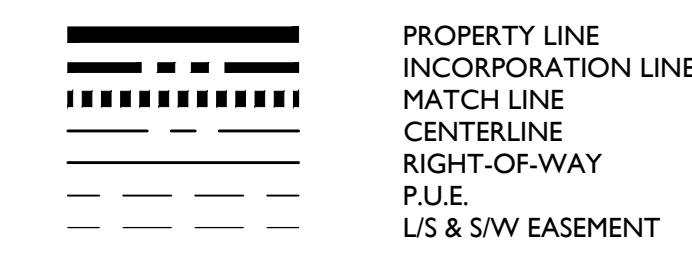
LINE TABLE

LINE	LENGTH	BEARING
L1	40.00'	N00°11'23"W
L2	29.44'	N29°06'38"E
L3	40.00'	N00°11'23"W

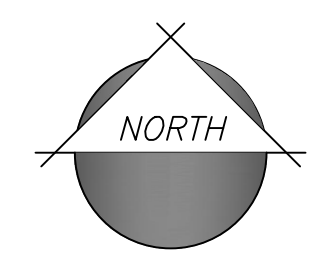
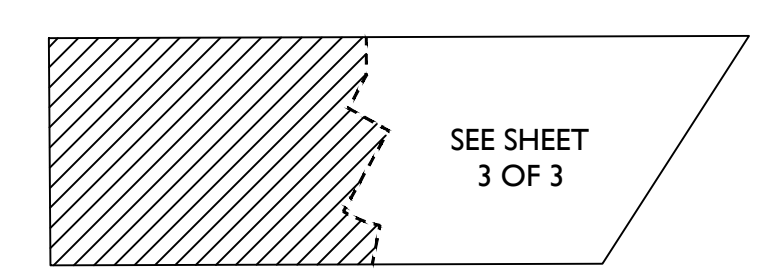
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	364.87'	713.50'	360.91'	029°18'00"
C2	25.28'	395.50'	25.28'	003°39'45"
C3	176.97'	395.50'	175.50'	025°38'15"
C4	204.55'	400.00'	202.33'	029°18'00"
C5	317.82'	300.00'	303.17'	060°42'00"
C6	234.54'	400.00'	231.19'	033°35'42"
C7	124.44'	125.00'	119.36'	057°02'16"
C8	206.85'	400.00'	204.55'	029°37'45"
C9	23.65'	400.00'	23.65'	003°23'16"

LEGEND



KEY MAP



2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: **RESERVES AT VAL VISTA**
Gilbert, AZ

PRELIMINARY PLAT

Revisions:

FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL
APRIL 15, 2014 - 1ST SUBMITTAL
MAY 22, 2014 - 2ND SUBMITTAL
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Call it first! Make the working days before you begin excavating!

ARIZONA 811
Dig it safe! 888.872.6222 (TOLL FREE)
In Maricopa County: (602)263-1100

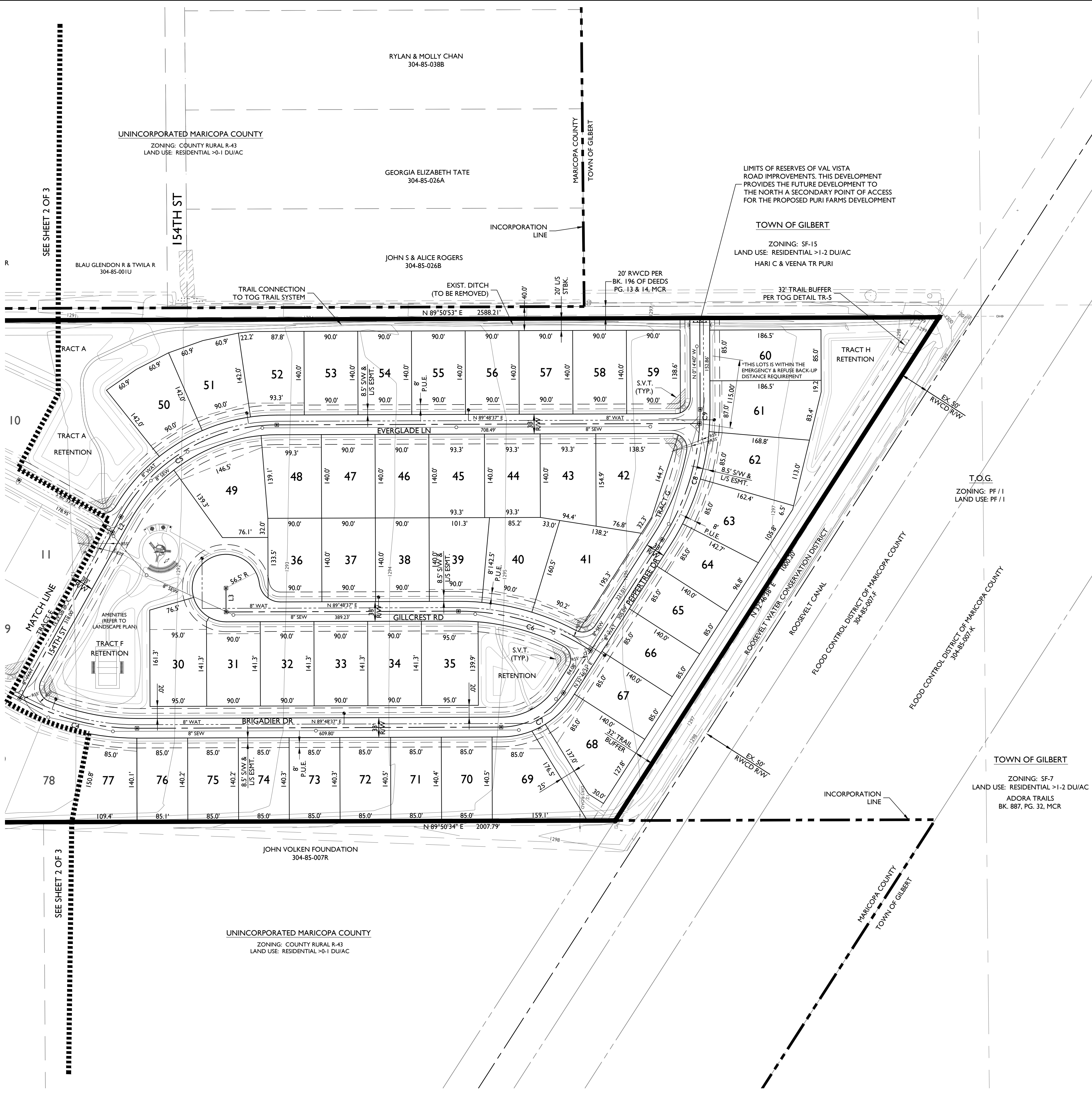
Designer: APH
Drawn by: DCH

Registered Professional Engineer (PE)
44744
ERIC D. WINTERS
Expires 6/30/2015

Job No.
14-008

PP01

Sheet No.
2
of 3



Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	13300.00	31	12808.97	61	16636.82
2	12600.00	32	12721.22	62	15844.86
3	12600.00	33	12721.22	63	14500.79
4	12600.00	34	12721.22	64	12617.60
5	12600.00	35	13412.50	65	11900.00
6	12719.16	36	12558.01	66	11900.00
7	13562.03	37	12600.00	67	11900.00
8	13523.67	38	12600.00	68	15335.84
9	13523.67	39	13286.09	69	16482.72
10	13523.67	40	15302.71	70	11939.01
11	12888.39	41	18963.82	71	11934.70
12	12943.94	42	18112.67	72	11930.40
13	13524.86	43	13751.62	73	11926.10
14	13457.88	44	13055.00	74	11921.80
15	13411.67	45	13055.00	75	11917.49
16	12600.00	46	12600.00	76	11919.30
17	12600.00	47	12600.00	77	13619.15
18	12600.00	48	13356.29	78	16068.40
19	12600.00	49	18458.95	79	16258.98
20	12600.00	50	14547.89	80	13766.79
21	12600.00	51	14547.89	81	13589.16
22	12600.00	52	14068.96	82	13640.35
23	12600.00	53	12600.00	83	13300.00
24	12600.00	54	12600.00	84	13583.17
25	12600.00	55	12600.00	85	14313.02
26	14688.90	56	12600.00	86	12790.49
27	14813.52	57	12600.00	87	12790.38
28	14320.58	58	12600.00	88	12785.55
29	13348.84	59	12595.99	89	12926.09
30	16168.73	60	15852.50	90	16694.29
TOTAL		1,214,751.30 SQ. FT.			

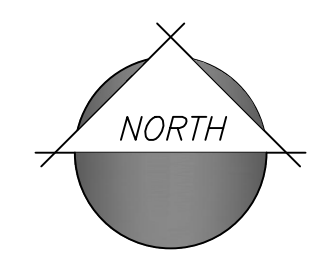
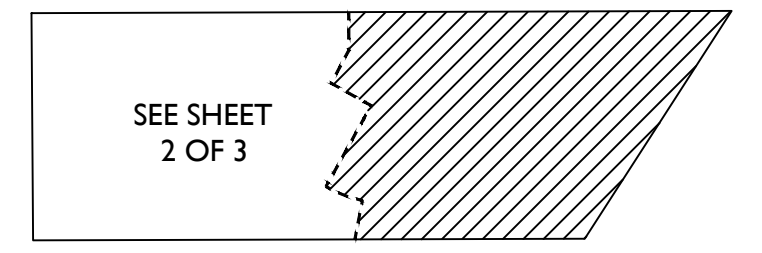
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LEGEND

- PROPERTY LINE
- INCORPORATION LINE / CITY LIMIT
- MATCH LINE
- CENTERLINE
- RIGHT-OF-WAY
- P.U.E.
- L/S & S/W EASEMENT

KEY MAP



RESERVES AT VAL VISTA
 Gilbert, AZ
PRELIMINARY PLAT

Project: _____
 Revisions: _____
 FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL
 APRIL 15, 2014 - 1ST SUBMITTAL
 MAY 22, 2014 - 2ND SUBMITTAL
 JUNE 2, 2014 - 2ND SUBMITTAL UPDATE

Call or Email for all meeting days before you begin excavate

Designer: APH
 Drawn by: DCH

Registered Professional Engineer (PE)
 CERTIFICATE NO. 44744
 ERIC D. WINTERS
 Expires 6/30/2015
 Job No. **14-008**
PP02
 Sheet No. **3 of 3**

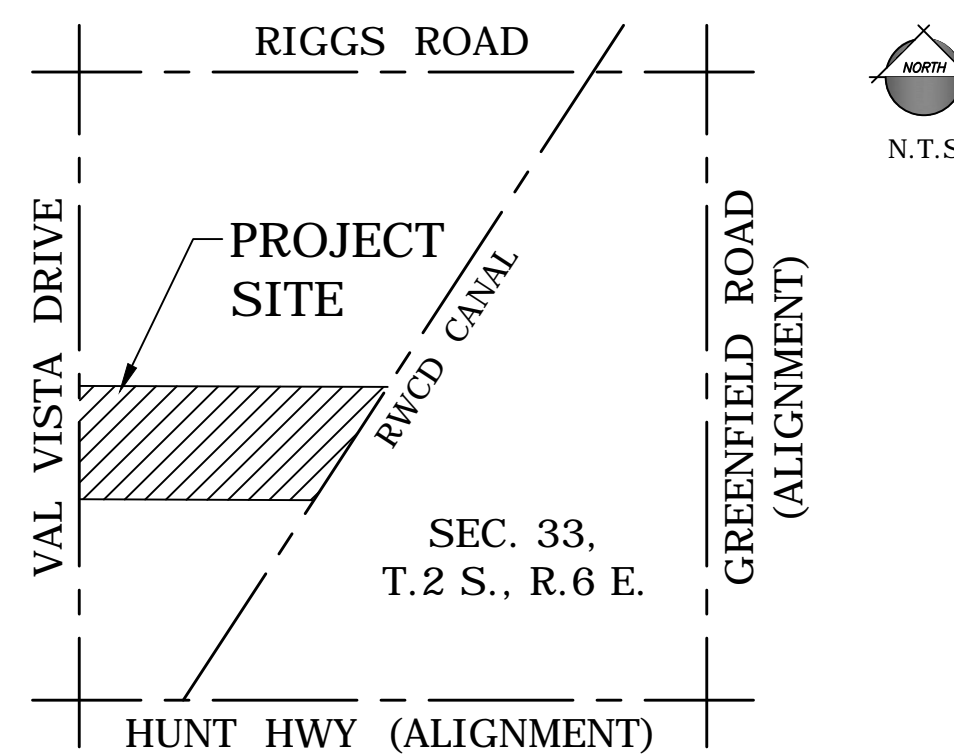
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THE RESERVES AT VAL VISTA

GILBERT, ARIZONA



VICINITY MAP



Preliminary Landscape Design Package

Submitted: April 15, 2014

Revised: May 22, 2014

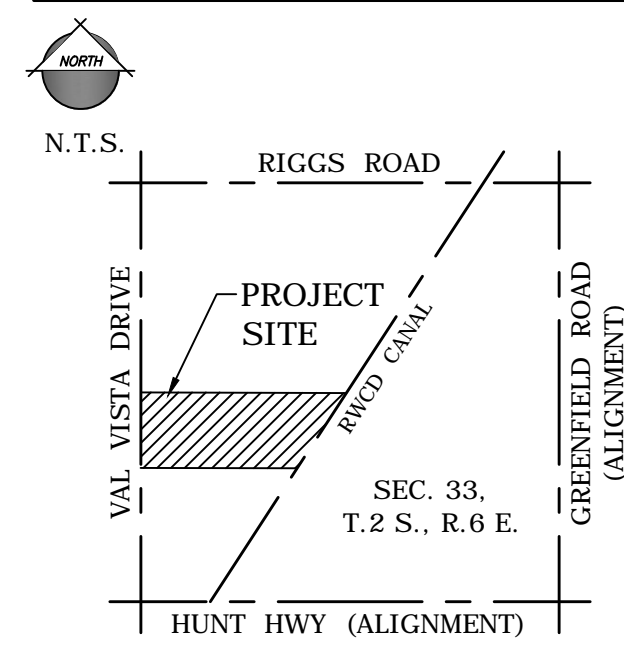
PROJECT TEAM

OWNER:
RESERVES AT VAL VISTA, LLC.
1400 E. SOUTHERN AVE., SUITE 100
TEMPE, AZ 85282
TEL: (602) 330-5785
CONTACT: JOE BREKAN

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: ALIZA SABIN, RLA, LEED AP



VICINITY MAP



PROJECT DATA

A.P.N. 304-85-007P
 CURRENT LAND USE: AGRICULTURE / UNDEVELOPED
 EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC
 EXISTING ZONING: SINGLE FAMILY-35 PAD (SF-35 PAD)
 PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 44.6 ACRES
 NET AREA: +/- 43.3 ACRES (EXCLUDING VAL VISTA DR. 65' R/W)

NO. OF LOTS: 90
 GROSS DENSITY: 2.0 DU/AC

OPEN SPACE: 10.69 AC.
 OPEN SPACE (GROSS): +/- 24.0%
 OPEN SPACE (NET): +/- 24.7%

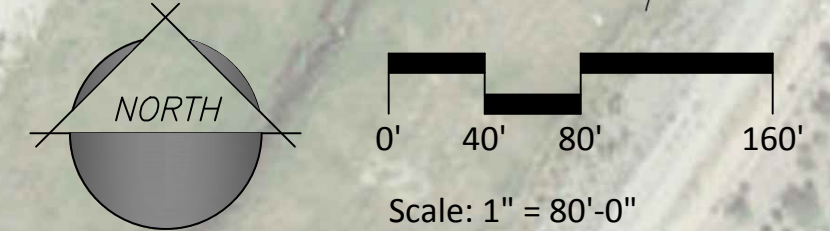
TOTAL TURF AREA INCLUDING ACTIVE RECREATION AREA: 40,017 SF (0.92 AC)
 ACTIVE RECREATION AREA: 16,940 SF (0.39 AC)

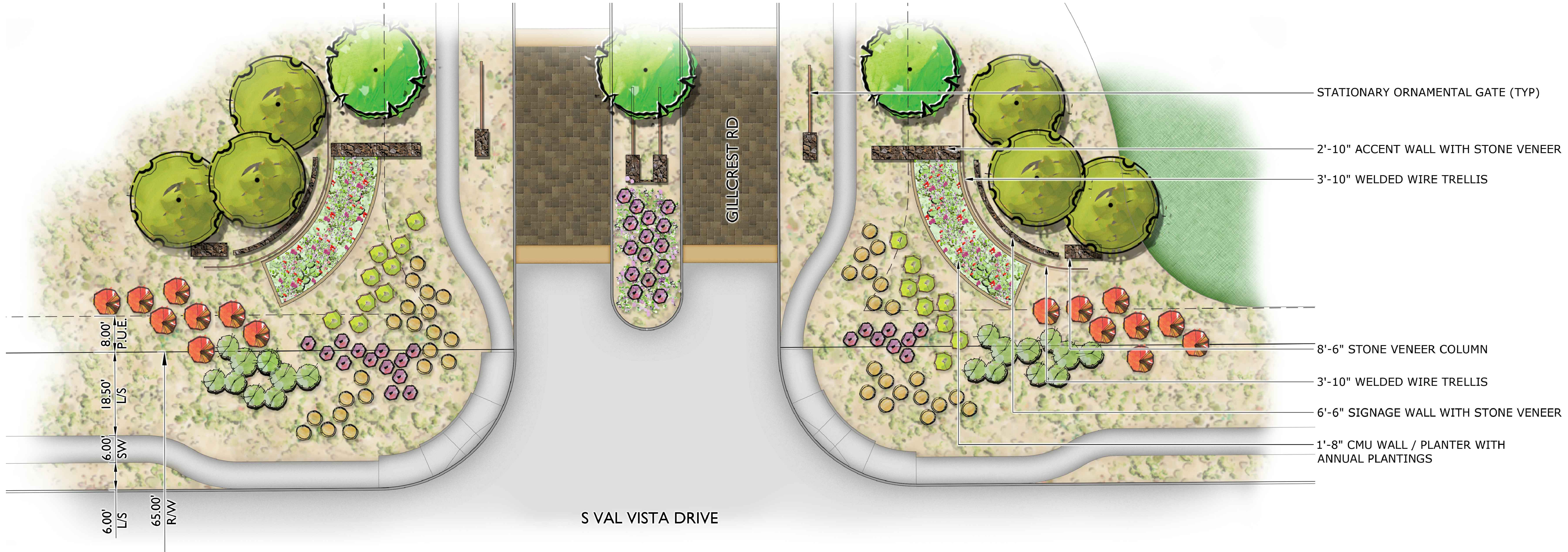
KEYNOTES

- 1 PRIMARY ENTRY MONUMENTATION
- 2 SECONDARY ENTRANCE
- 3 ACTIVE RECREATION AREA (TURF)
- 4 THEMATIC STREETScape
- 5 5' STABILIZED DECOMPOSED GRANITE TRAIL (TOTAL: 1,914')
- 6 10' DECOMPOSED GRANITE TRAIL (TOTAL: 1,002')
- 7 TOT LOT
- 8 SHADE STRUCTURE WITH PICNIC TABLE
- 9 PERGOLA SHADE STRUCTURE
- 10 TURF VOLLEYBALL COURT
- 11 TURF
- 12 RAMADA
- 13 AMPHITHEATER SEATING IN TURF
- 14 DECORATIVE PAVING
- 15 SHADE STRUCTURE WITH BENCH

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SHRUBS/ACCENTS	COMMON NAME	SIZE	GROUNDCOVERS	COMMON NAME	SIZE		
TREES											
	Acacia farnesiana 'Sierra Sweet'	Podless Sweet Acacia	24" Box/2" Cal.		Agave americana	Century Plant	5 Gal		Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 Gal
	Acacia salicina	Willow Acacia	24" Box/2" Cal.		Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal		Baccharis hybrid 'Starn'	Thompson Baccharis	1 Gal
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box/2" Cal.		Bougainvillea species	Bougainvillea	5 Gal		Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalbergia sissoo	Sissoo	24" Box		Caesalpinia gilliesii	Yellow Bird of Paradise	5 Gal		Dalea greggii	Trailing Indigo Bush	1 Gal
	Fraxinus velutina	Arizona Ash	24" Box		Dasyliroon wheeleri	Desert Spoon	5 Gal		Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box		Dodonea viscosa	Hopbush	5 Gal		Lantana montevidensis	Purple Trailing Lantana	1 Gal
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box/2" Cal.		Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal		Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	1 Gal
	Pistacia chinensis	Chinese Pistache	24" Box/2" Cal.		Eremophila x summertime blue	'Summertime Blue' Emu Bush	5 Gal		Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
	Quercus virginiana	Cathedral Live Oak	24" Box		Euphorbia rigida	Gopher Plan	5 Gal	TURF			
	Sophora secudiflora	Texas Mountain Laurel	36" Box		Hesperaloe funifera	Giant Hesperaloe	1 Gal		Cynodon dactylon 'Tifway 419'	Tifway 419	Sod
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box		Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	1 Gal		Vegetative Groundcover with 5/8" Screened Decomposed Granite	Color: Table Mesa Brown or Equal, 2" Depth Min.	
					Justicia spicigera	Mexican Honeysuckle	5 Gal				
					Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal				
					Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage	5 Gal				
					Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal				
					Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal				
					Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 Gal				
					Penstemon eatoni	Firecracker Penstemon	1 Gal				
					Penstemon parryi	Parry's Penstemon	1 Gal				
					Ruellia peninsularis	Desert Ruellia	5 Gal				
					Salvia greggii	Autumn Sage	5 Gal				
					Senna nemophila	Desert Cassia	5 Gal				
					Tecoma stans 'Gold Star'	Yellow Bells	5 Gal				
					Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal				
					Yucca pallida	Pale Leaf Yucca	1 Gal				





1 CONCEPTUAL ENTRY MONUMENTATION PLAN
Scale: 1/8" = 1'-0"

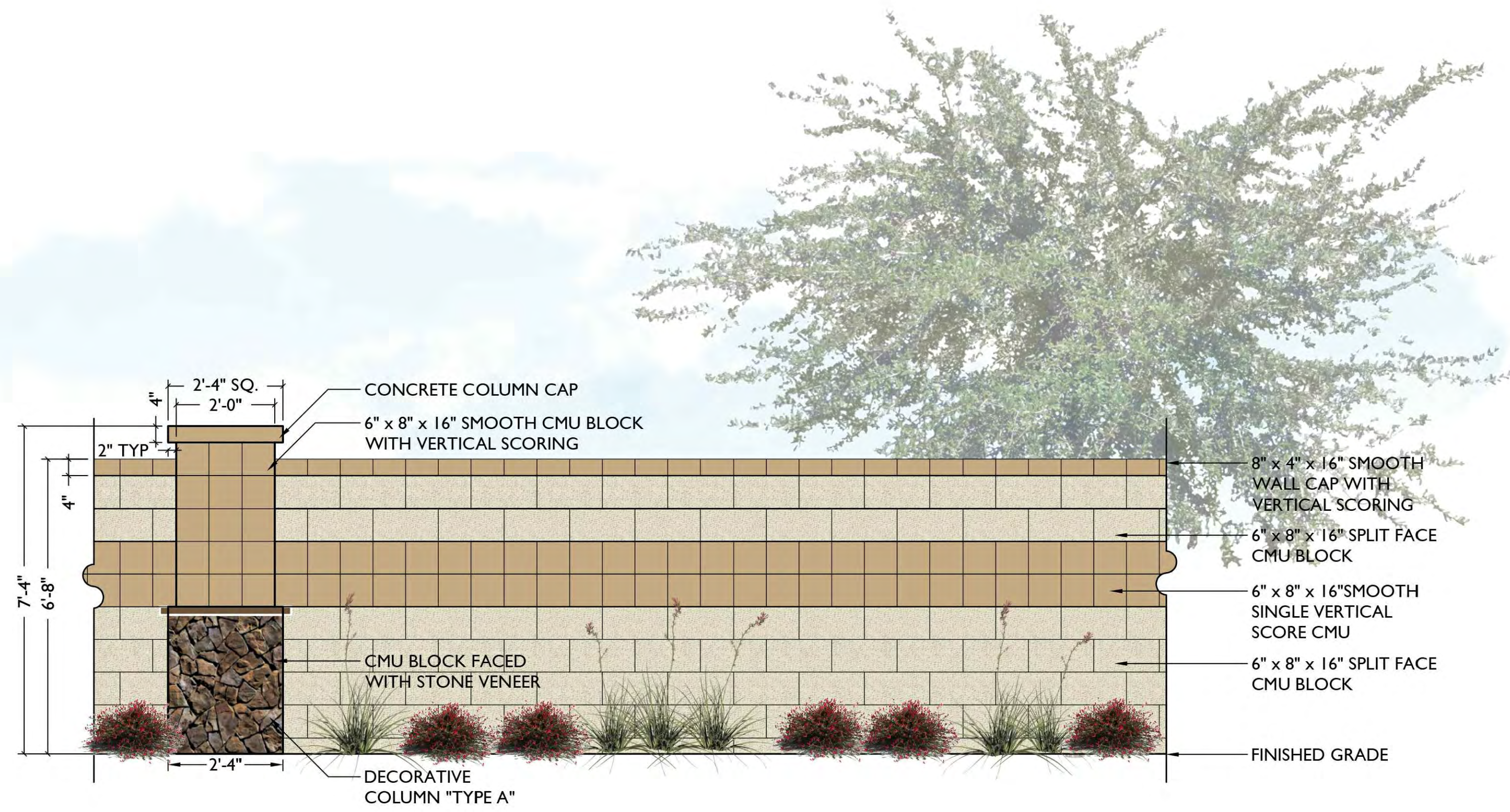


2 CONCEPTUAL ENTRY MONUMENTATION DEVELOPED ELEVATION
Scale: 1/4" = 1'-0"

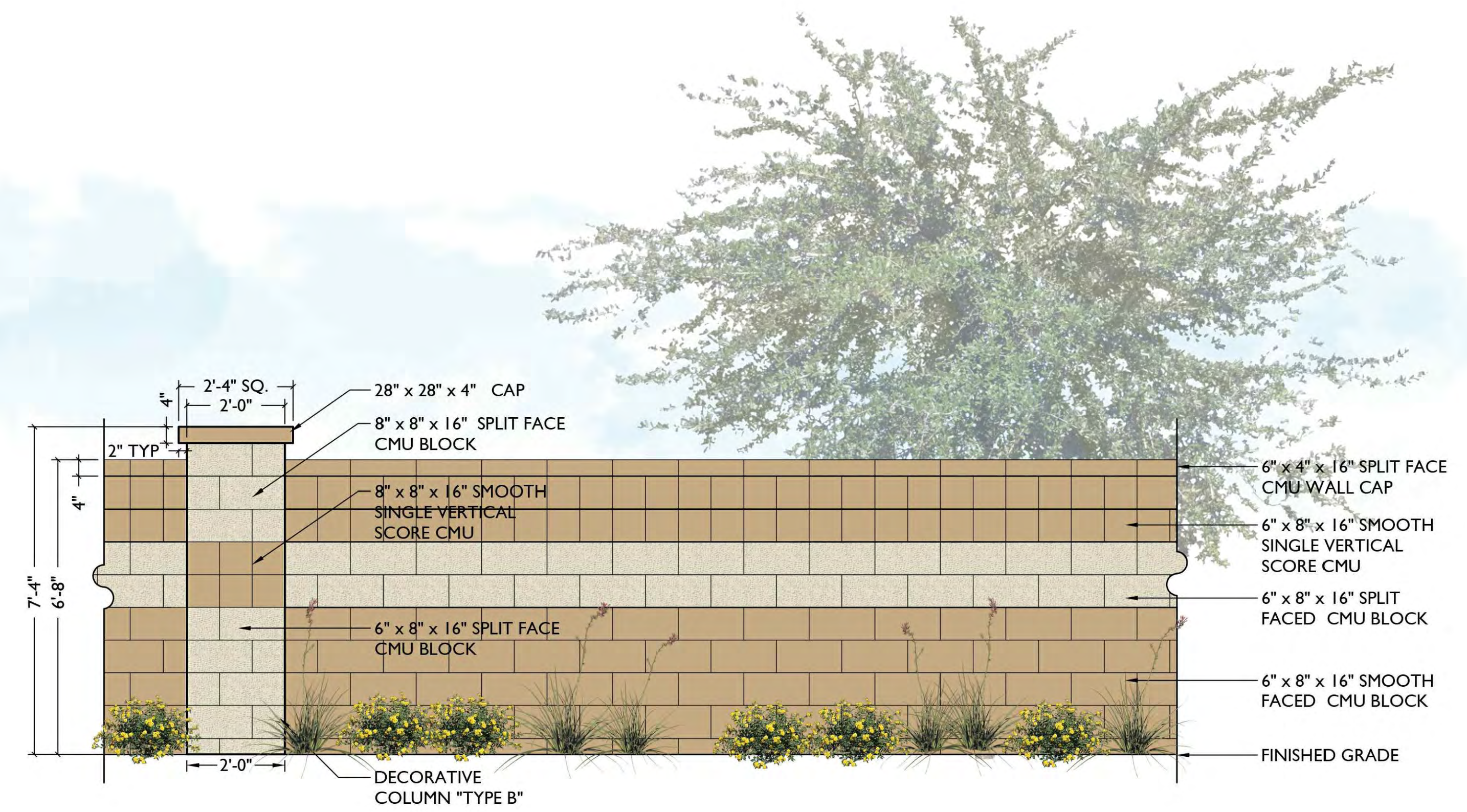
WALLS LEGEND

SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	MAILBOX
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW FENCE
	10' DECOMPOSED GRANITE MULTI-USE PATH
	5' DECOMPOSED GRANITE WALK





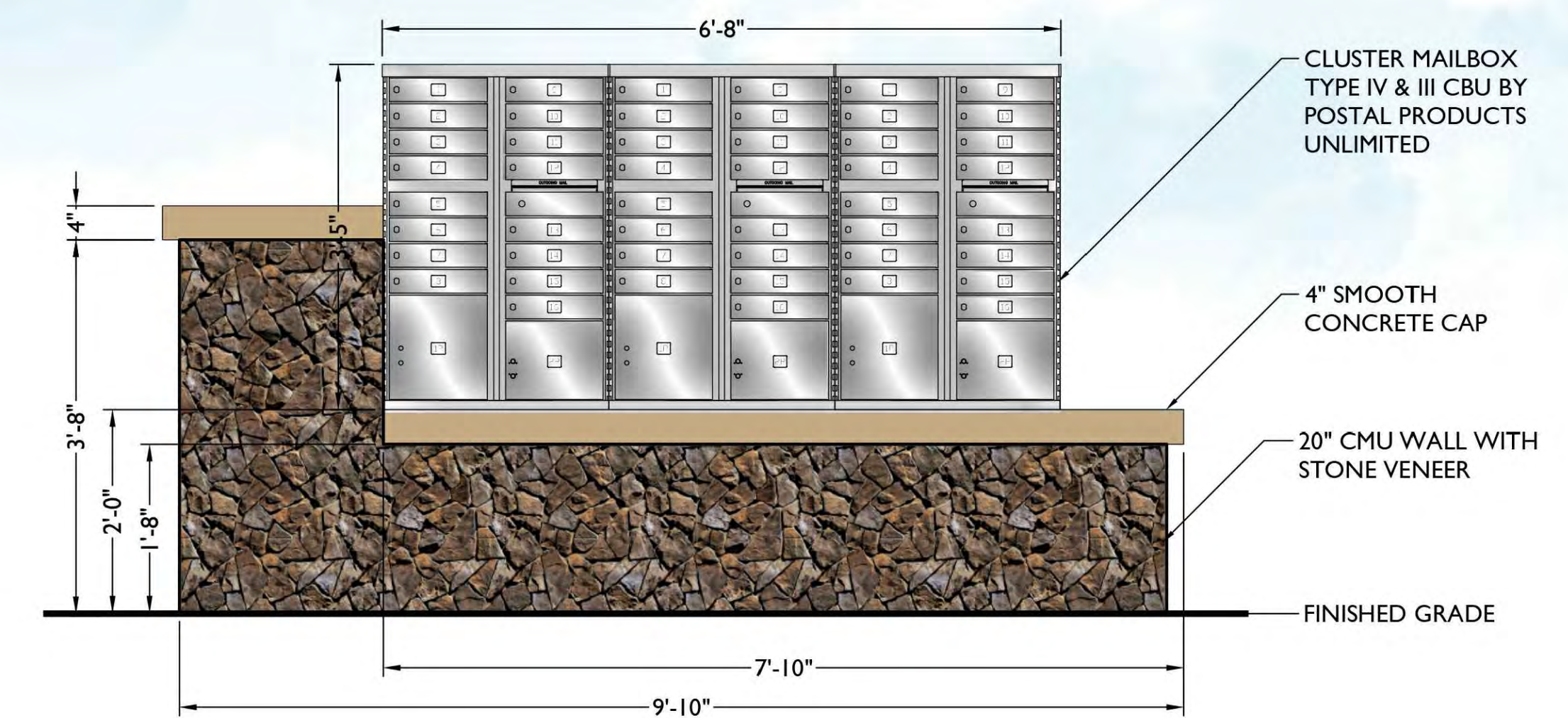
1 PRIMARY THEME WALL
Scale: 1/2" = 1' - 0"



2 SECONDARY THEME WALL
Scale: 1/2" = 1' - 0"



3 PARTIAL VIEW WALL
Scale: 1/2" = 1' - 0"



4 MAILBOX
Scale: 3/4" = 1' - 0"