

Montaverde

EXCLUSIVELY LISTED

Location:

S/SEC of Riggs Rd & Constellation Wy,
Gilbert, AZ

Description:

26.95 Acres
APN 304-86-001A, 008B

Subdivision Status:

General Plan allows for 2 du/ac or 54 Lots 85'x130'.
Seller will allow time for final plat including time for
7 acre parcel rezone from SF-35 to SF-15 which
Town of Gilbert would support. Sewer and Water
to the site with capacity

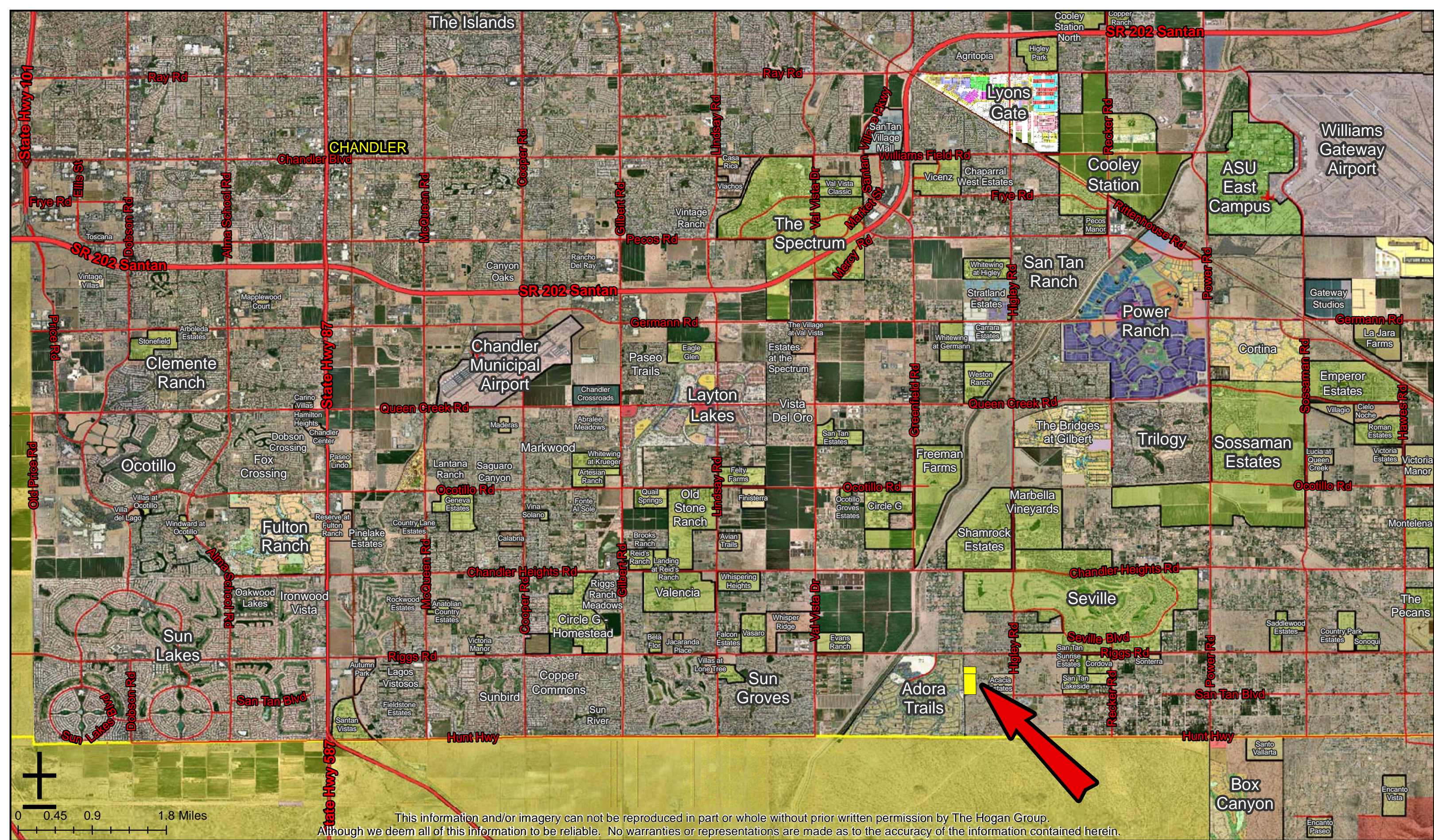
Purchase Price:

\$2,290,750 or \$85,000/Acre



DISCLAIMER

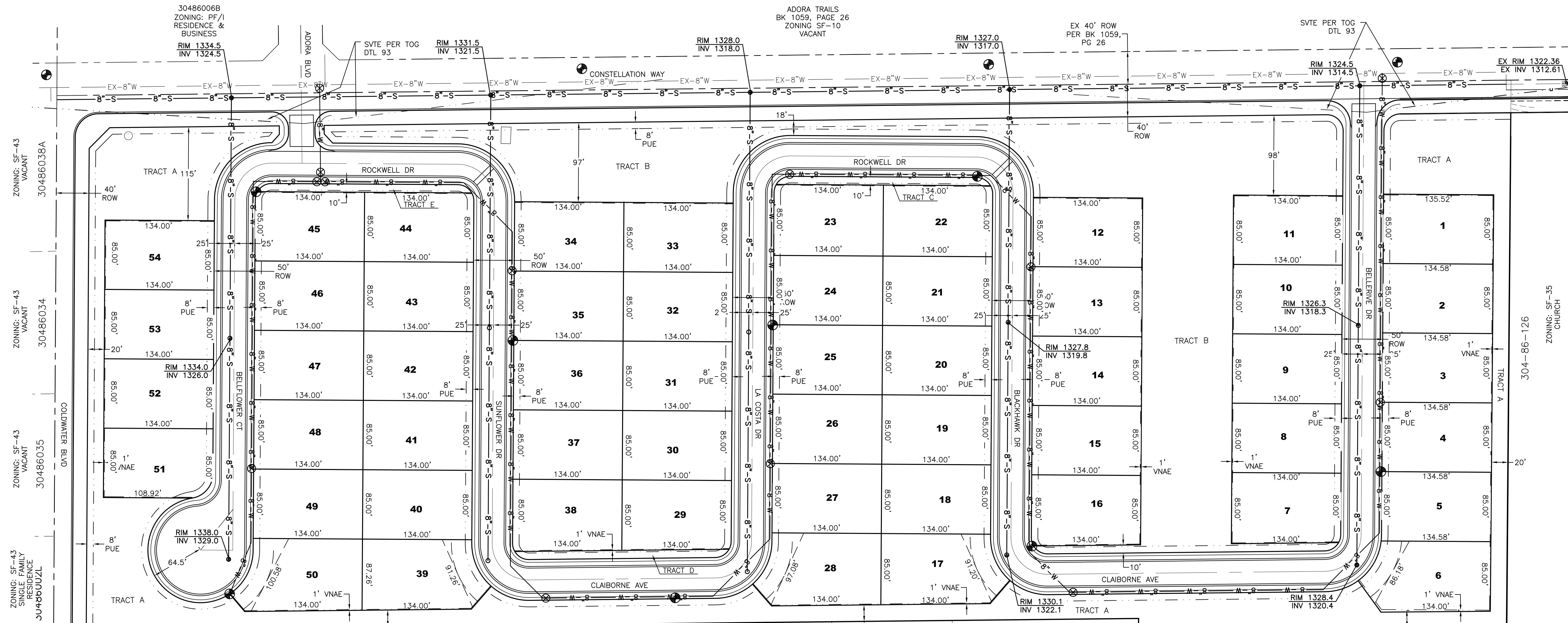
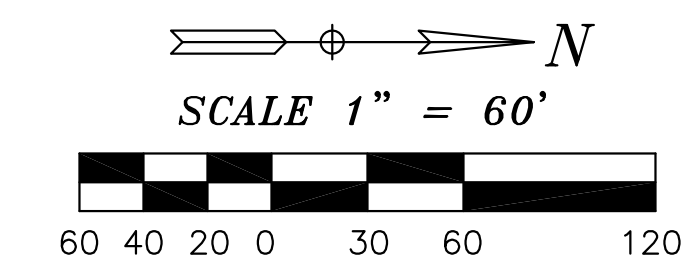
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Monteverde

54 Lots - S/SEC of Riggs Rd & Constellation Wy, Gilbert, AZ

The Hogan Group
 7114 E Stetson Dr, Ste 400
 (602) 553-4117 | Main
 (480) 634-4479 | Fax



ZONING: SF-43 VACANT 30486038A
 ZONING: SF-43 VACANT 30486034
 ZONING: SF-43 VACANT 30486035
 ZONING: SF-43 SINGLE FAMILY RESIDENCE 30486001B
 ZONING: SF-43 SINGLE FAMILY RESIDENCE 30486001B
 ZONING: SF-43 SINGLE FAMILY RESIDENCE 30486001K
 ZONING: SF-43 SINGLE FAMILY RESIDENCE 30486001J
 ZONING: SF-43 SINGLE FAMILY RESIDENCE 30486001H
 ZONING: SF-43 SINGLE FAMILY RESIDENCE 30486001G
 ZONING: RC VACANT 30486005B

DATE

REVISION

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10-070

DRAWING PRELIMPLAT

DATE 08-12-11

SHEET 2 OF 3

JOB NUMBER

DRAWING PRELIMPLAT

DATE 08-12-11

SHEET 2 OF 3

MONTAVERDE PRELIMINARY PLAT GILBERT, AZ

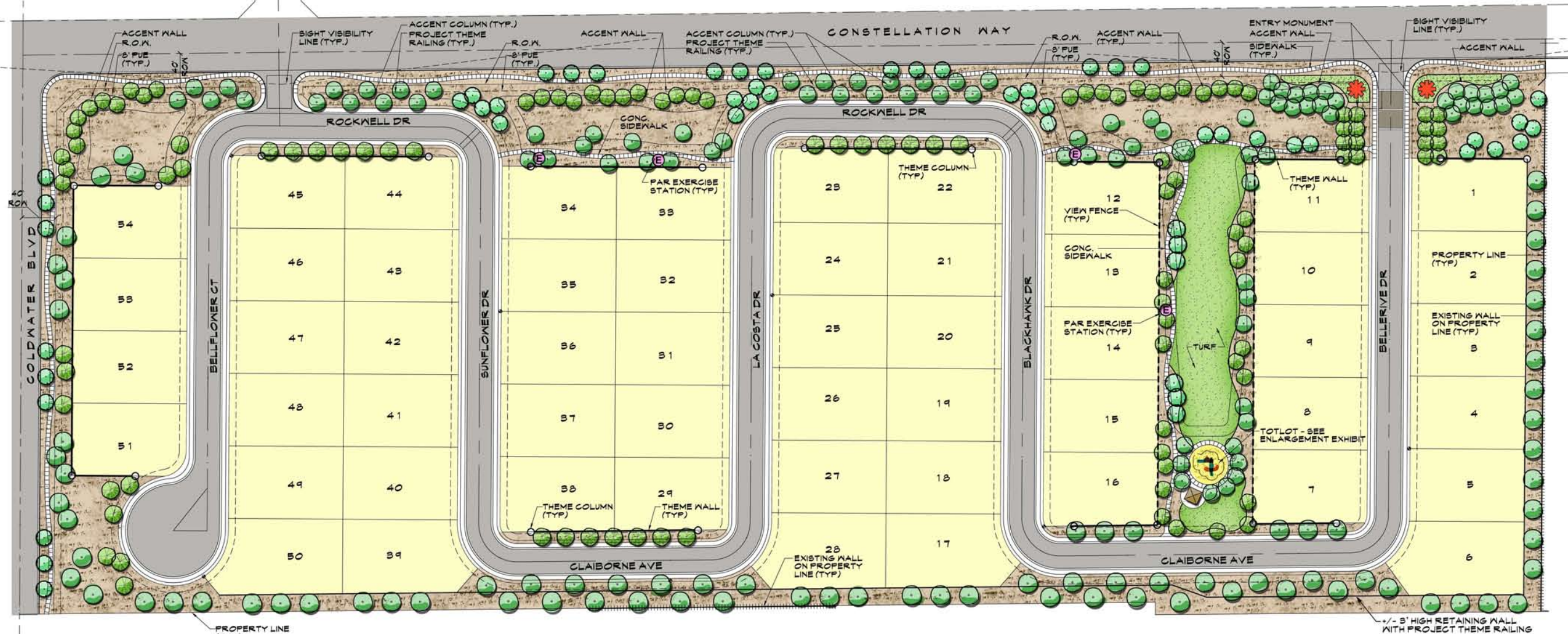
36113 CLINTON J. GARNER

REGISTERED PROFESSIONAL ENGINEER

ARIZONA, U.S.A.

EXPIRES 03-31-2013

Clinton J. Garner



CONCEPTUAL PLANT PALETTE

- TREES**
 - CERCIDIUM FRAECCOX / PALO BREA
 - CERCIDIUM FLORIDUM / BLUE PALO VERDE
 - PISTACIA SPECIES / RED PUSH PISTACHE
 - PISTACIA LENTISCUUS / MASTIC TREE
 - ULMUS PARVIFOLIA / EVERGREEN ELM
 - QUERCUS VIRGINIANA / HERITAGE LIVE OAK
 - CAESALPINIA CACALACO 'SMOOTHIE' / THORNLESS CASCALOTE
 - PROSOPIS SP. 'RIO SALADO' / RIO SALADO MESQUITE
 - PYRUS CALLERYANA / BRADFORD FEAR
 - PITHECELLOBIUM FLEXICAULE / TEXAS EBONY
 - DALBERGIA SISBOO / SISBOO TREE
 - SHRUBS - 5 GAL. MIN.**
 - BOUGAINVILLEA (BOUGAINVILLEA SPECIES)
 - WOOLLY BUTTERFLY BUSH (BUDDLEIA MARRUBIFOLIA)
 - DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
 - FAIRY DUSTER (CALLIANDRA SPECIES)
 - CASSIA (CASSIA SPECIES)
 - DALEA (DALEA SPECIES)
 - *EVERGREEN IRIS (DIETES BICOLOR)
 - EMU BUSH (EREMOPHILA SPECIES)
 - *CHINESE HIBISCUS (HIBISCUS ROSA-SINENSIS)
 - MEXICAN HONEYBUCKLE (JUSTICIA SPICIGERA)
 - LANTANA (LANTANA SPECIES)
 - TEXAS SAGE (LEUCOPHYLLUM SPECIES)
 - PETITE PINK OLEANDER (NERIUM OLEANDER)
 - JOJOBA (SIMMONDSIA CHINENSIS)
 - BAJA RUPELLIA (RUPELLIA PENINSULARIS)
 - SALVIA (SALVIA SPECIES)
 - TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA)
 - ARIZONA YELLOW BELLS (TECOMA SPECIES)
 - ORANGE JUBILEE (TECOMA SPECIES)
 - SHRUBS - 5 GAL. MIN.**
 - SALVIA (SALVIA SPECIES)
 - TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA)
 - ARIZONA YELLOW BELLS (TECOMA SPECIES)
 - ORANGE JUBILEE (TECOMA SPECIES)
 - ACCENT PLANTS - 5 GAL. MIN.**
 - AGAVE (AGAVE SPECIES)
 - ALOE (ALOE SPECIES)
 - DESERT SPOON (DASYLIRION WHEELERI)
 - GIANT HESPERALOE (HESPERALOE FUNIFERA)
 - RED YUCCA (HESPERALOE PARVIFLORA)
 - LADY SLIPPER (FEDILANTHUS MACROCARPUS)
 - YUCCA (YUCCA SPECIES)
 - GROUNDCOVER - 1 GAL. MIN.**
 - DESERT CARPET ACACIA (ACACIA REDOLENS 'DESERT CARPET')
 - ASPARAGUS FERN (ASPARAGUS DENIFLORUS)
 - DESERT HYBRID BROOM (BACCHARIS CENTENNIAL 'STARN')
 - LITTLE JOHN BOTTLEBRUSH (CALLISTEMON SPECIES)
 - VERBENA (GLANDULARIA SPECIES)
 - LANTANA (LANTANA SPECIES)
 - SIERRA GOLD DALEA (DALEA CAPITATA 'SIERRA GOLD')
 - IRENE ROSEMARY (ROSMARINUS SPECIES)
 - DECOMPOSED GRANITE**
 - 3/4" MINUS - 2" DEPTH
 - EXPRESS BROWN COLOR
 - TURF**
 - MIDIRON HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)
 - BOULDERS**
 - SURFACE SELECT GRANITE BOULDERS
- * NOT PERMITTED IN THE PUBLIC RIGHT OF WAY

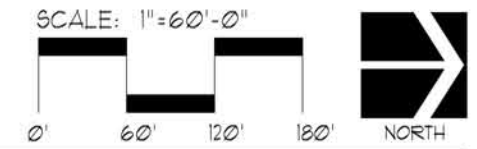
LEGEND

- PRIMARY ENTRY
- PAR EXERCISE STATION

LANDSCAPE CALCULATIONS

	AREA	% OF TOTAL SITE
TOTAL SITE:	24.74 AC. (NET)	100%
ON-SITE LANDSCAPE AREA:	5.82 AC.	23%
LANDSCAPE IN PUBLIC ROW:	.67 AC.	2.7%

NOTE:
TREES AT MAIN ENTRIES SHALL BE 36" BOX
MIN. AS NOTED PER T.O.G. RESIDENTIAL DESIGN GUIDELINES



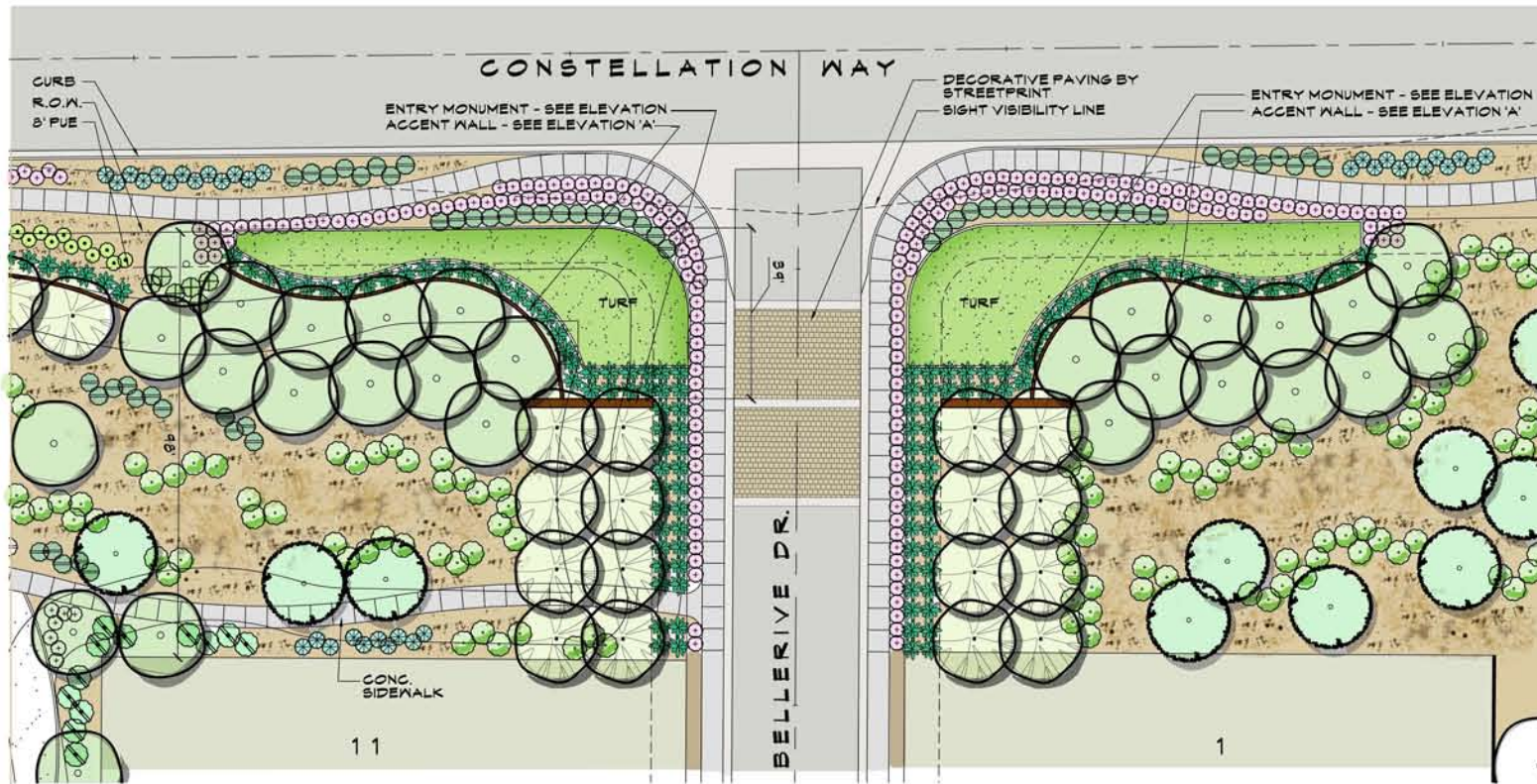


KEY NOTES:

- ① 8" X 4" X 16" CMU CAP - COLOR TO BE PLUM
- ② 2" THICK CMU CAP - COLOR TO BE PLUM
- ③ 8" DEEP RECESSED SIGN WINDOW WITH 16" X 16" CANTERA STONE TILE - COLOR TO BE CAFE 2
- ④ 12" REVERSE PAN CHANNEL LETTERS TO BE PINNED TO STEEL SIGN PANEL
- ⑤ 2" THICK CANTERA STONE SILL - COLOR TO BE CAFE 2
- ⑥ 8" X 8" X 16" CMU BLOCK WITH PACIFIC LEDGESTONE VENEER - COLOR TO BE INDIAN SPRINGS
- ⑦ 2" HEARTHSTONE CAP - COLOR TO BE MALBECK
- ⑧ 8" X 8" X 16" CMU BLOCK WALL WITH FIELD STONE VENEER WITH HEAVY MORTAR WASH - COLOR TO BE MALBECK
- ⑨ FINISH GRADE

A PRIMARY ENTRY MONUMENT
ELEVATION

SCALE: 1/2" = 1'-0"



PRIMARY ENTRY - PLAN VIEW

1" = 20'-0"

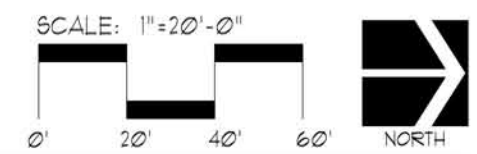
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 - PYRUS CALLERYANA / BRADFORD PEAR
 - PITHECELLOBIUM FLEXICAULE / TEXAS EBONY
 - DALBERGIA 515500 / 515500 TREE
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 - LADY SLIPPER (PEDILANTHUS MACROCARPUS)
 - YUCCA (YUCCA SPECIES)
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- BOULDERS**
- SURFACE SELECT GRANITE BOULDERS
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TYPICAL STREETSCAPE - PLAN VIEW

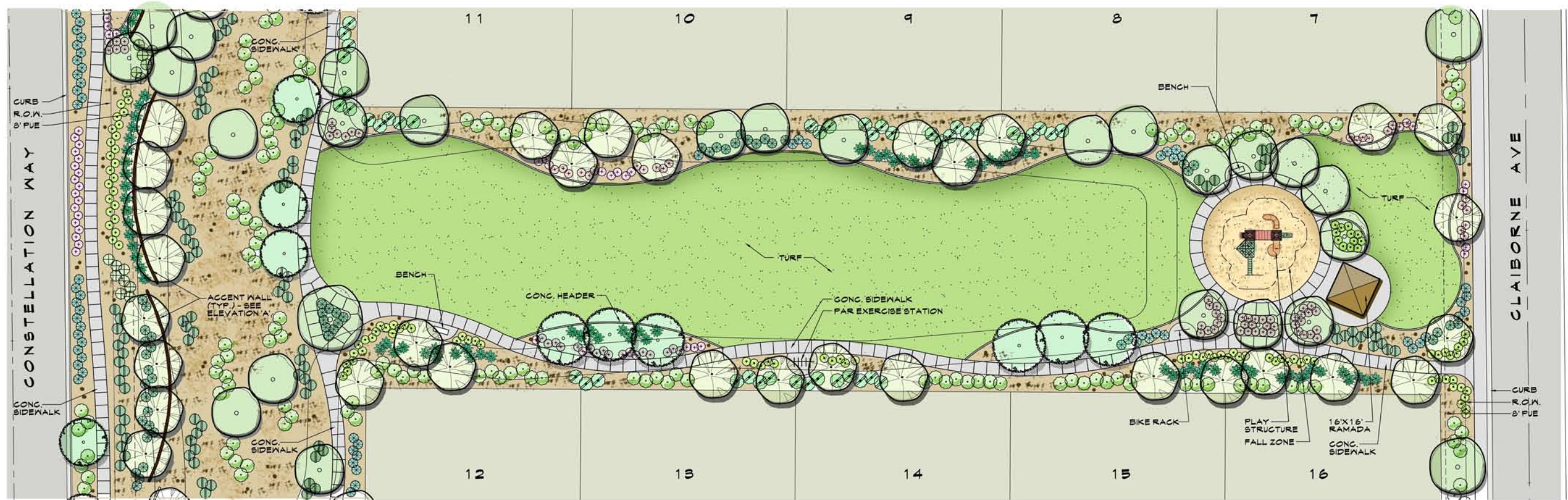
1" = 20'-0"



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 Urban Design - Site Imaging
 Parks and Recreation
 11110 N Tatum Blvd.
 Suite 100
 Phoenix, Arizona
 85028
 602-997-9093
 602-997-9031 fax

PRIMARY ENTRY / TYPICAL STREETSCAPE - PLAN VIEW

MONTAVERDE
 TOWN OF GILBERT, AZ.



TOTLOT / OPEN SPACE AREA - PLAN VIEW

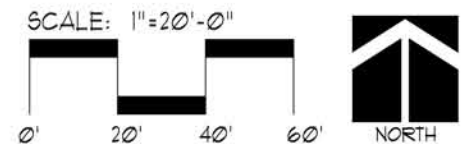
1" = 20'-0"

TOTLOT AREA AMENITIES

<p>16'x16' RAMADA MANUF: CLASSIC RECREATION SYSTEMS MODEL: MESA 16X16 QUANTITY: 1 COLOR: TAN ROOF / STONE VENEER COLUMNS</p> <p>6' BENCH MANUF: WABASH CO. MODEL: CN420 QUANTITY: 2 COLOR: BEIGE</p> <p>PLAY STRUCTURE MANUF: LANDSCAPE STRUCTURES MODEL: PLAYSENSE DESIGN 40 QUANTITY: 1 COLOR: EARTHTONE</p>	<p>PICNIC TABLE MANUF: WABASH CO. MODEL: ADA ACCESS. - SG234 QUANTITY: 1 COLOR: DARK BRONZE</p> <p>TRASH RECEPTACLE MANUF: WABASH CO. MODEL: LR 300 QUANTITY: 1 COLOR: BEIGE</p> <p>PAR EXERCISE STATION MANUF: OUTDOOR FITNESS MODEL: HORIZONTAL BAR / BOUNDING BARS / PUSH UP BAR / SIT UP BENCH QUANTITY: 4 TOTAL FOR SITE COLOR: TBD</p>	<p>BBQ GRILL MANUF: FW ATHLETIC CO. MODEL: 1140-00 QUANTITY: 1 COLOR: BLACK</p> <p>BIKE RACK MANUF: FW ATHLETIC CO. MODEL: 1602-01 QUANTITY: 1 COLOR: DARK BRONZE</p>
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CONCEPTUAL PLANT PALETTE

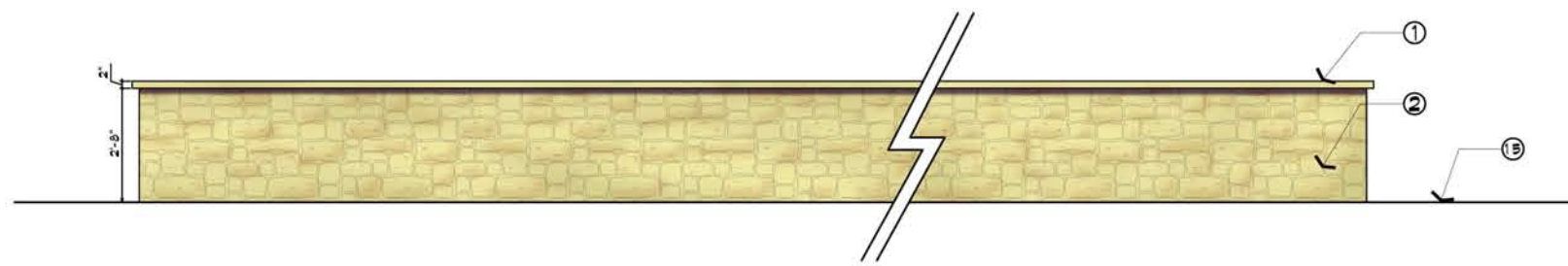
<p>TREES</p> <ul style="list-style-type: none"> CERCIDIUM PRAECOX / PALO BREA CERCIDIUM FLORIDUM / BLUE PALO VERDE PISTACIA SPECIES / RED PUSH PISTACHE PISTACIA LENTISCU / MASTIC TREE ULMUS PARVIFOLIA / EVERGREEN ELM QUERCUS VIRGINIANA / HERITAGE LIVE OAK CAESALPINIA CACALAGO 'SMOOTHIE' / THORNLESS CASCALOTE PROSOPIS SP. 'RIO SALADO' / RIO SALADO MESQUITE PYRUS CALLERYANA / BRADFORD PEAR PITHECELLOBIUM FLEXICAULE / TEXAS EBONY DALBERGIA SIBBOO / SIBBOO TREE <p>SHRUBS - 5 GAL. MIN.</p> <ul style="list-style-type: none"> BOUGAINVILLEA (BOUGAINVILLEA SPECIES) WOOLLY BUTTERFLY BUSH (BUDDLEIA MARRUBIFOLIA) DESERT BIRD OF PARADISE (CAESALPINIA SPECIES) FAIRY DUSTER (CALLIANDRA SPECIES) CASSIA (CASSIA SPECIES) DALEA (DALEA SPECIES) *EVERGREEN IRIS (DIETES BICOLOR) EMU BUSH (EREMOPHILA SPECIES) *CHINESE HIBISCUS (HIBISCUS ROSA-SINENSIS) MEXICAN HONEYSUCKLE (JUSTICIA SPICIGERA) LANTANA (LANTANA SPECIES) TEXAS SAGE (LEUCOPHYLLUM SPECIES) FETITE PINK OLEANDER (NERIUM OLEANDER) JOJOBA (SIMONDSIA CHINENSIS) BAJA RUELLIA (RUELLIA PENINSULARIS) SALVIA (SALVIA SPECIES) TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA) ARIZONA YELLOW BELLS (TECOMA SPECIES) ORANGE JUBILEE (TECOMA SPECIES) 	<p>SHRUBS - 5 GAL. MIN.</p> <ul style="list-style-type: none"> SALVIA (SALVIA SPECIES) TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDFLORA) ARIZONA YELLOW BELLS (TECOMA SPECIES) ORANGE JUBILEE (TECOMA SPECIES) <p>ACCENT PLANTS - 5 GAL. MIN.</p> <ul style="list-style-type: none"> AGAVE (AGAVE SPECIES) ALOE (ALOE SPECIES) DESERT SPOON (DASYLIRION WHEELERI) GIANT HESPERALOE (HESPERALOE FUNIFERA) RED YUCCA (HESPERALOE PARVIFLORA) LADY SLIPPER (PEDILANTHUS MACROCARPUS) YUCCA (YUCCA SPECIES) <p>GROUNDCOVER - 1 GAL. MIN.</p> <ul style="list-style-type: none"> DESERT CARPET ACACIA (ACACIA REDOLENS 'DESERT CARPET') ASPARAGUS FERN (ASPARAGUS DENSIFLORUS) DESERT HYBRID BROOM (BACCHARIS CENTENNIAL 'STARN') LITTLE JOHN BOTTLEBRUSH (CALLISTEMON SPECIES) VERBENA (GLANDULARIA SPECIES) LANTANA (LANTANA SPECIES) SIERRA GOLD DALEA (DALEA CAPITATA 'SIERRA GOLD') IRENE ROSEMARY (ROSMARINUS SPECIES) <p>DECOMPOSED GRANITE</p> <ul style="list-style-type: none"> 3/4" MINUS - 2" DEPTH EXPRESS BROWN COLOR <p>*TURF</p> <ul style="list-style-type: none"> MIDIRON HYBRID BERMUDA 500 (OR HYDROSEED VAR BLACKJACK) <p>BOULDERS</p> <ul style="list-style-type: none"> SURFACE SELECT GRANITE BOULDERS <p>* NOT PERMITTED IN THE PUBLIC RIGHT OF WAY</p>
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OPEN SPACE AMENITIES - PLAN VIEW

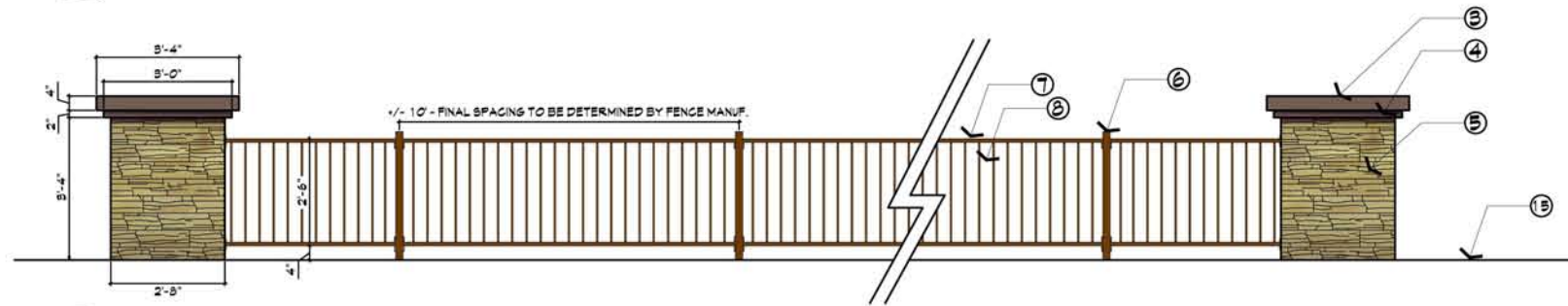
MONTAVERDE

TOWN OF GILBERT, AZ.



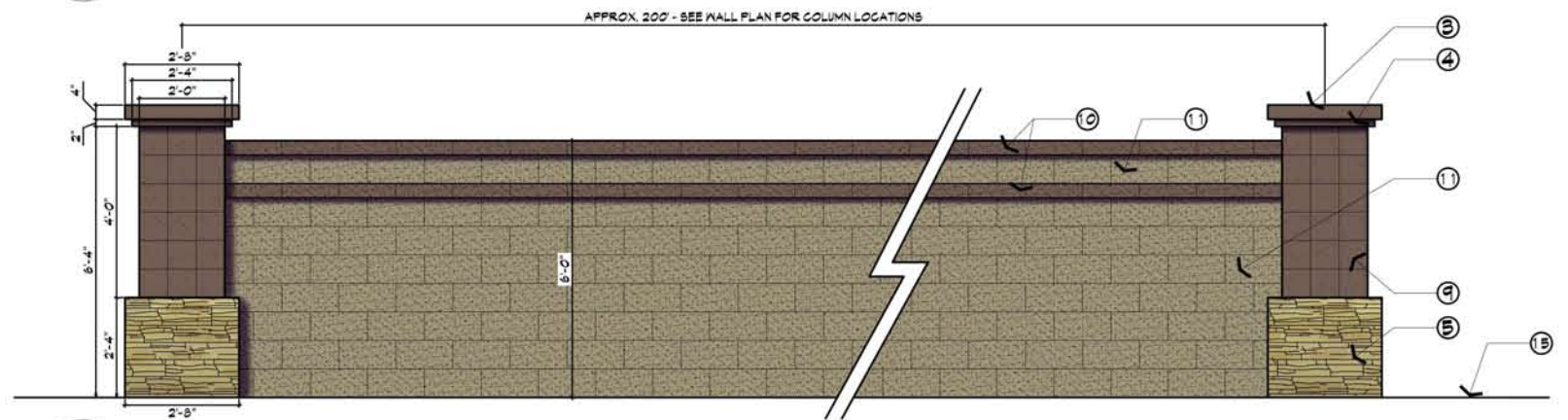
A PROJECT ACCENT WALL
ELEVATION

SCALE: 1/2" = 1'-0"



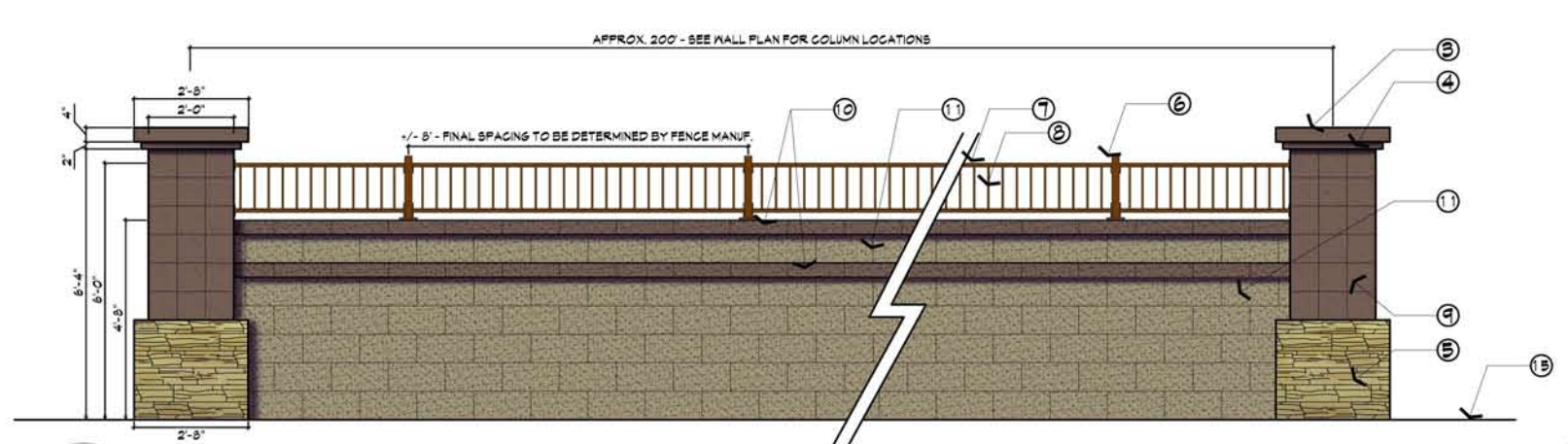
B PROJECT THEME RAILING AND ACCENT COLUMN
ELEVATION

SCALE: 1/2" = 1'-0"



C PROJECT THEME WALL AND COLUMN
ELEVATION

SCALE: 1/2" = 1'-0"



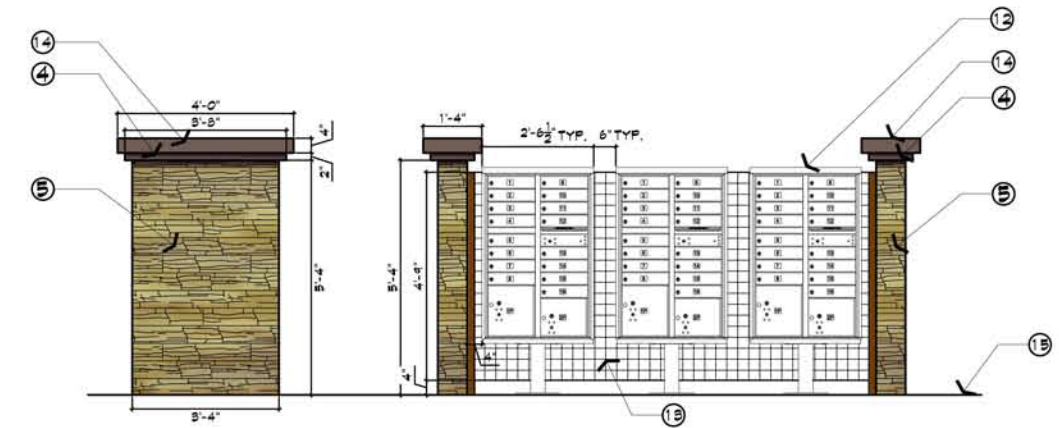
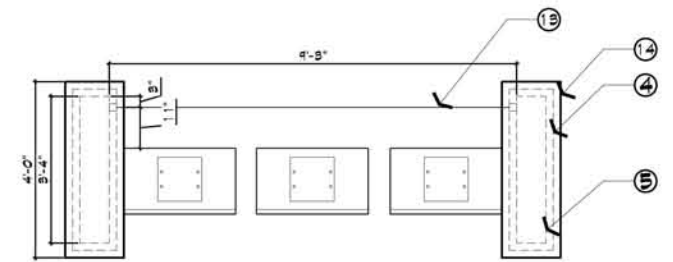
D PROJECT THEME VIEW FENCE
ELEVATION

SCALE: 1/2" = 1'-0"

KEY NOTES:

- ① 2" HEARTHSTONE CAP - COLOR TO BE MALBECK
- ② 8" X 8" X 16" CMU BLOCK WALL WITH FIELD STONE VENEER WITH HEAVY MORTAR WASH - COLOR TO BE MALBECK
- ③ 8" X 4" X 16" CMU CAP - COLOR TO BE PLUM
- ④ 2" THICK CMU CAP - COLOR TO BE PLUM
- ⑤ 8" X 8" X 16" CMU BLOCK WITH PACIFIC LEDGESTONE VENEER - COLOR TO BE INDIAN SPRINGS
- ⑥ 2" TUBULAR STEEL POST (TYP.) - WELD POST TO WELD PLATE AT VIEW FENCE ONLY - POWDER COAT IN DEEP RUST
- ⑦ 1 1/4" SQ. TUBULAR STEEL RAIL (TYP.) - POWDER COAT IN DEEP RUST
- ⑧ 5/8" SQ. TUBULAR STEEL PICKET @ 4" O.C. (TYP.) - POWDER COAT IN DEEP RUST
- ⑨ 8" X 8" X 16" SCORED CMU BLOCK - COLOR TO BE PLUM
- ⑩ 8" X 4" X 16" SPLIT FACE CMU BLOCK - COLOR TO BE PLUM
- ⑪ 8" X 8" X 16" SPLIT FACE CMU BLOCK - COLOR TO BE UMBER BROWN
- ⑫ POSTAL BOXES AS APPROVED BY USPS
- ⑬ 2" X 2" TUBULAR STEEL POST WITH 3" X 3" WIRE MESH PANEL - POWDER COAT IN DEEP RUST
- ⑭ 16" X 4" X 16" CMU CAP - COLOR TO BE PLUM
- ⑮ FINISH GRADE

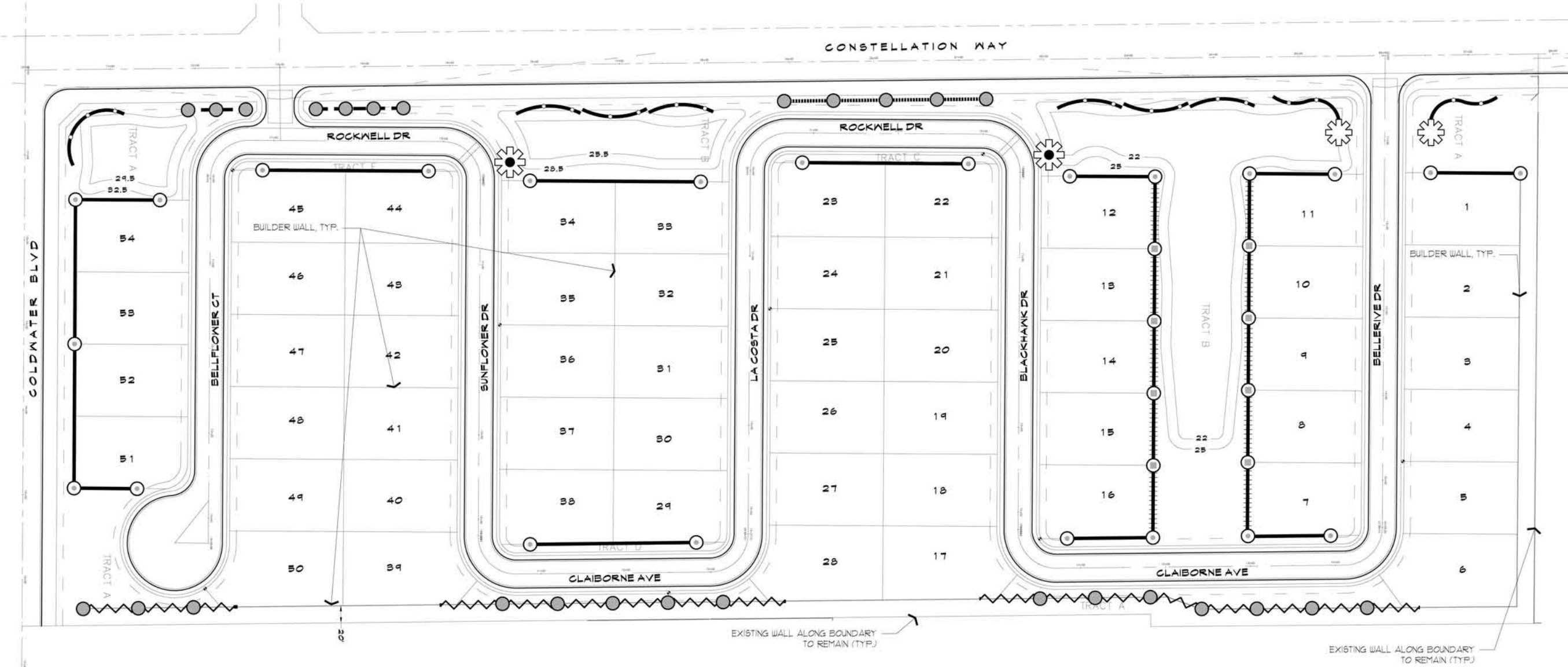
* ALL TUBE STEEL TO BE DEEP RUST IN COLOR



E PROJECT MAIL BOX
ELEVATION

SCALE: 1/2" = 1'-0"

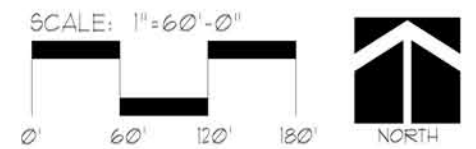
F SECONDARY COLUMN
ELEVATION SCALE: 1/2" = 1'-0"



LEGEND

- 2'-8" HIGH PROJECT ACCENT WALL - SEE THESE WALL ELEVATIONS DETAIL 'A' - APPROX. 778 LN FEET
- 3' HIGH PROJECT THEME RAILING WITH ACCENT COLUMN - SEE THESE WALL ELEVATIONS DETAIL 'B' - APPROX. 409 LN FEET
- 3' HIGH PROJECT THEME RAILING WITH ACCENT COLUMN ON 3' HIGH RETAINING WALL - SEE THESE WALL ELEVATIONS DETAIL 'B' - APPROX. 1,111 LN FEET
- 6' HIGH PROJECT THEME WALL - SEE THESE WALL ELEVATIONS DETAIL 'C' - APPROX. 1,810 LN FEET
- 6' HIGH PROJECT VIEW FENCE - SEE THESE WALL ELEVATIONS DETAIL 'D' - APPROX. 852 LN FEET

- PROJECT ACCENT COLUMN - SEE THESE WALL ELEVATIONS DETAIL 'B'
- PROJECT THEME WALL COLUMN - SEE THESE WALL ELEVATIONS DETAIL 'C'
- SECONDARY COLUMN - SEE THESE WALL ELEVATIONS DETAIL 'E'
- ✻ PRIMARY ENTRY MONUMENT - SEE PRIMARY ENTRY MONUMENT PLAN
- ✻ PROJECT MAILBOX - SEE THESE WALL ELEVATIONS DETAIL 'F'



MASTER WALL PLAN
MONTAVERDE
 TOWN OF GILBERT, AZ.