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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: JULY 1, 2020

SUBJECT: S19-11, BERGE VAL VISTA NORTH

STRATEGIC INITIATIVE: Exceptional Built Environment

This project would allow for residential development within a currently vacant property.

RECOMMENDED MOTION

Approve the Findings of Fact and S19-11, Berge Val Vista North: Preliminary Plat and Open Space Plan for Maracay Homes for 485 home lots (Lots 1-485) on approximately 162.08 acres, generally located at the northwest corner of Val Vista Drive and Ocotillo Road in the Single Family - 8 (SF-8), Single Family - 7 (SF-7), Single Family - 6 (SF-6) and Single Family - Detached (SF-D) zoning districts with a Planned Area Development (PAD) overlay zoning district, subject to conditions.

APPLICANT

Company: Burch & Cracchiolo PA
Name: Brennan Ray
Address: 1850 N. Central Ave # 1700
Phoenix, AZ 85004
Phone: 602-234-8794

OWNER

Company: Caballero Apartments LP
c/o Maracay Homes
Name: Jason Weber
Address: 15279 N. Scottsdale Rd. #300
Scottsdale, AZ 85254
Phone: 602-234-8794

Email: bray@bcattorneys.com Email: Jason.weber@maracayhomes.com

BACKGROUND/DISCUSSION

History

Date	Description
September 11, 2001	Town Council approved A01-05 (Ord. 1365) annexing the site into the Town of Gilbert
March 24, 2020	Town Council approved Z19-17 (Ord. 2750) rezoning the site from SF-35 to SF-8, SF-7, SF-6 and SF-D with a PAD

Overview

The subject site located at the northwest corner of Val Vista Drive and Ocotillo Road is currently an undeveloped combination of parcels totaling 162 acres with a General Plan land use classification of Residential > 2-3.5 DU/Acre. The proposed development contains 485 lots at a density of 3.0 DU/Acre with a combination of single-family zoning districts to offer a mixture of housing products to the community.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5 DU/Acre	Single Family 7 (SF-7) and Single Family 8 (SF-8)	Appleby Rd (partially developed) then Vista Dorado subdivision.
South	Residential > 2-3.5 DU/Acre	Single Family 35 (SF-35)	Ocotillo Road (partially developed) then undeveloped
East	Residential > 0-1 DU/Acre and PF/I	Maricopa County Rural – 43 Town of Gilbert SF-43 and PF/I	Val Vista Drive (developing) then large lot residential and Weinberg Elementary
West	Residential > 2-3.5 DU/Acre	Maricopa County Rural – 43 and Town of Gilbert SF-6	148th Street (partially developed) then Felty Farms subdivision and large lot residential
Site	Residential > 2-3.5 DU/Acre	Single Family 35 (SF-35)	Undeveloped

Pre-Plat Summary

The proposed 485 lot development includes a combination of zoning districts and lots sizes, as follows: SF-8 (Parcel 1, 75 lots, 38.6 acres, 24% of total), SF-7 (Parcels 2 and 3, 138 lots, 54.29 acres, 33%), SF-6 (Parcels 4 and 5, 165 lots, 43.43 acres, 27%) and SF-D (Parcel 6, 107 lots, 25.76 acres, 16%). The design and layout of the site is consistent with the approved Planned Area Development adopted under Ordinance 2750.

Primary gated access to the proposed master planned community is via Val Vista Drive. There are three (3) other secondary gated access points proposed, on each adjacent street of the overall development – Appleby Road to the north, Ocotillo Road to the south and from 148th Street to the west. Phase 1 improvements to the Berge Val Vista North community, will include construction of 148th Street (collector street), which will provide 2-way traffic circulation around the entire community via collector and arterials streets. It is also important to note that pedestrian gates will remain open to allow for movement in and out of the community to the future elementary school located off of Ocotillo Road and 148th Street.

The approx. 162 gross acre Berge Val Vista North site is located within the Santan Character Area, and is compatible with the other master planned communities in this character area (i.e. Layton Lakes, Vista Dorada, Shamrock Estates, Adora Trails, Seville and Hamstra Dairy) with typical lots ranging from sizes of 6,000 sq. ft. – 10,000 sq. ft.. Some smaller lots (3,000 – 4,000 sq. ft.) are also provided within the SF-D zoning

The project is planned to develop in two phases as illustrated on the phasing plan (attachment 7). Please see table below for the development standards reflected in this preliminary plat. The preliminary plat as shown is in substantial conformance with the PAD rezoning development plan (Z19-17).

Project Data Table

Site Development Regulations	**Berge Val Vista North (Parcel 1) SF-8 PAD**
Minimum Lot Area (sq. ft. per DU)	**9,000**
Minimum Lot Dimensions (width x depth)	**70'x 130'**
Maximum Height (ft.)/Stories	30'/ 2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	 20' **5'/ 10'** 25'
Maximum Lot Coverage (%)	45% one-story 40% two-story

Project Data Table:

Site Development Regulations	**Berge Val Vista North (Parcel 2) SF-7 PAD**
Minimum Lot Area (sq. ft. per DU)	**7,500**
Minimum Lot Dimensions (width x depth)	**60'x 125'**
Maximum Height (ft.)/Stories	30'/ 2-story

Site Development Regulations	Berge Val Vista North (Parcel 2) SF-7 PAD
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	 20' 5' and 10' 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story

Project Data Table:

Site Development Regulations	Berge Val Vista North (Parcel 3) SF-7 PAD
Minimum Lot Area (sq. ft. per DU)	7,000
Minimum Lot Dimensions (width x depth)	**55'x 128'**
Maximum Height (ft.)/Stories	30'/ 2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	 20' 5' and 10' 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story

Project Data Table:

Site Development Regulations	Berge Val Vista North (Parcel 4) SF-6 PAD
Minimum Lot Area (sq. ft. per DU)	**5,900**
Minimum Lot Dimensions (width x depth)	**55' x 108'**
Maximum Height (ft.)/Stories	30'/ 2-story
Minimum Building Setbacks (ft): Front Yard Side Yard Rear Yard	 **15'** 5' and 10' 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story

Project Data Table:

Site Development Regulations	Berge Val Vista North (Parcel 5) SF-6 PAD
Minimum Lot Area (sq. ft. per DU)	6,150
Minimum Lot Dimensions (width x depth)	50' x 123'
Maximum Height (ft.)/Stories	30'/ 2-story
Minimum Building Setbacks (ft): Front Yard Side Yard Rear Yard	 15' 5' and 10' 20'
Maximum Lot Coverage (%)	45% one-story 40% two-story

Project Data Table:

Site Development Regulations	Berge Val Vista North (Parcel 6) SF-D PAD
Minimum Lot Area (sq. ft. per DU)	4,000
Minimum Lot Dimensions (width x depth)	40'x 105'
Maximum Height (ft.)/Stories	30'/ 2-story
Minimum Building Setbacks (ft.): Front Yard Side Yard Rear Yard	 10' 0' or 5' (10' min. between buildings) 10'
Maximum Lot Coverage (%)	60% one-story 50% two-story

Open Space Plan

Berge Val Vista North contains 37 acres of open space which is approximately 25% of the total site. A central amenity area including a lake, pool, clubhouse (to be approved at a later date), ramada, sport courts and parking area is provided at the center of the site. Additional parks are located throughout each phase of development and each include a ramada, children's play equipment, turf and bench seating.

The plant palette includes the street theme trees Sweet Acacia, Desert Willow, Chitalpa and Evergreen Elm to name a few. A variety of shrubs, groundcover and accents such as bougainvillea, valentine shrub, lantana and sage are also provided to further enhance the community open space.

Community feature walls at each primary entry include brick veneer over courses of stone veneer in a cream color. In contrast, community theme walls along the street frontages include slump block in the color Old Pueblo Brown. Standard CMU in the color Sand is provided on the south side of the project near the future school site.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and S19-11, Berge Val Vista North: Preliminary Plat and Open Space Plan for Maracay Homes for 485 home lots (Lots 1-485) on approximately 162.08 acres, generally located at the northwest corner of Val Vista Drive and Ocotillo Road in the Single Family - 8 (SF-8), Single Family - 7 (SF-7), Single Family - 6 (SF-6) and Single Family - Detached (SF-D) zoning districts with a Planned Area Development (PAD) overlay zoning district, subject to the following conditions.

1. The Final Plat and Open Space Plans for Berge Val Vista North and construction of the project shall be in substantial conformance with Exhibits 5, preliminary plat, Exhibit 6, the Open Space Plan and Exhibit 7, the Phasing Plan approved by the Planning Commission/ Design Review Board at the July 1, 2020 public hearing.
2. Future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.
3. The northernmost taper on the west side of 148th Street shall be modified to have a taper length of 150 ft.
4. The southernmost taper on the west side of 148th Street shall be modified to have a taper length of 195 ft
5. The applicant shall execute a reclaimed water agreement with the Town prior to construction.

Respectfully submitted,

Ashlee MacDonald

Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

1) Findings of Fact
2) Notice of Public Hearing
3) Aerial Photo
4) Approved Development Plan
5) Preliminary Plat
6) Open Space Plan
7) Colors and Materials
8) Phasing Plan
9) Grading and Drainage
10) Parking Plan
11) Applicant's Narrative

FINDINGS OF FACT
S19-11, Berge Val Vista North

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

S19-11: Berge Val Vista North
Attachment 2 - Notice of Public Health ***Public Hearing***

PLANNING COMMISSION DATE: ***Wednesday, July 1, 2020* TIME: 6:00 PM***

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

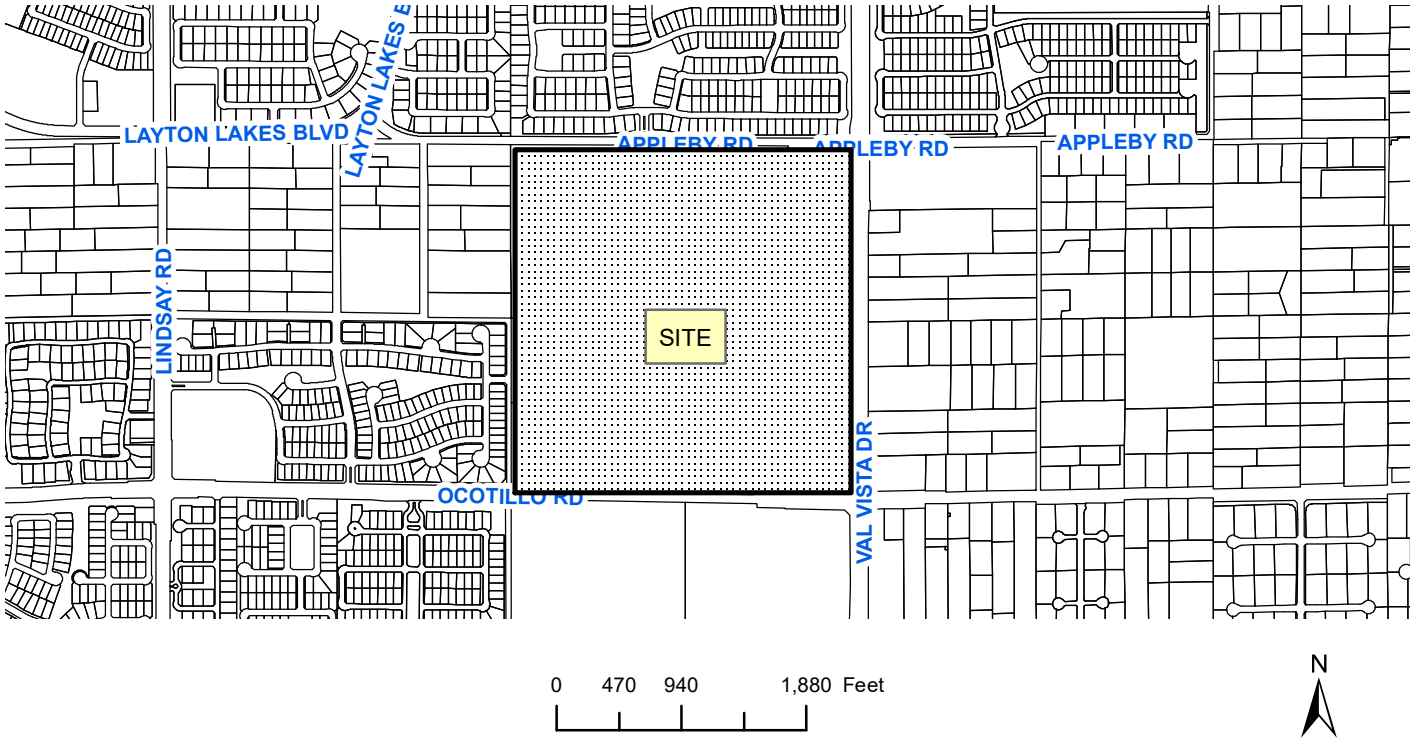
***Call Planning Division to verify date and time: (480) 503-6748**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

S19-11 BERGE VAL VISTA NORTH: Request to approve a Preliminary Plat and Open Space Plan for Maracay Homes, for 485 home lots (Lots 1-485) on approx. 162.08 acres located at the northwest corner of Val Vista Drive and Ocotillo Road in the Single Family-8 (SF-8), Single Family-7 (SF-7), Single Family-6 (SF-6) and Single Family-Detached (SF-D) zoning districts with a Planned Area Development (PAD) overlay zoning district.

SITE LOCATION:



APPLICANT: Burch & Cracchiolo, PA
CONTACT: Brennan Ray
ADDRESS: 1850 N. Central Ave., Ste 1700
Phoenix, AZ 85004

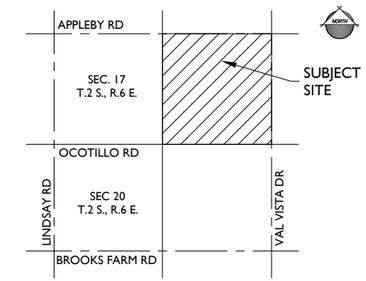
TELEPHONE: (602) 234-8794
E-MAIL: bray@bcattorneys.com

AERIAL MAP FOR BERGE NORTH

THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

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15279 N SCOTTSDALE RD, STE 300
SCOTTSDALE, AZ 85254
TEL: (480)-346-2686
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jason.weber@maracayhomes.com

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eric.winters@epsgroupinc.com

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LAND PLANNER
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TEL: (714)-966-9220
CONTACT: SCOTT ASHLOCK
sashlock@placeworks.com

NORTH

400 0 400 800
scale feet

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www.epsgroupinc.com

Project:
Berge North
GILBERT, AZ
Aerial Map

Revisions:
APRIL 18, 2019 - PRE-APPLICATION SUB.
AUGUST 15, 2019 - 1ST SUBMITTAL

Call at least two full working days before you begin excavation.
Dial 8-1-1 or 1-800-STAKE-IT (1-800-782-5348)
in Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
18-428

AM01

Sheet No.
1
of 1

18-428

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DEVELOPMENT PLAN FOR BERGE VAL VISTA NORTH

THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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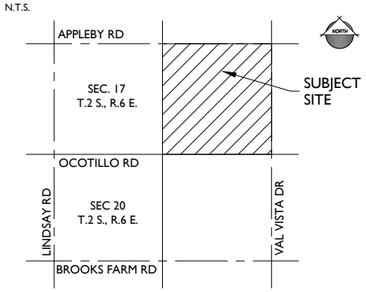

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SANTA ANA, CA 92707
TEL: (714)-966-9220
CONTACT: SCOTT ASHLOCK
sashlock@placeworks.com

PROJECT DATA

A.P.N.:	304-72-015; 016A; 017; 018B; 018C
EXISTING GENERAL PLAN:	RESIDENTIAL > 2-3.5 DU/AC
EXISTING ZONING:	SF-35
PROPOSED ZONING:	SF-8 WITH PAD OVERLAY PARCEL 1 (38.60 AC. - 24%) SF-7 WITH PAD OVERLAY PARCEL 2 (34.49 AC. - 21%) SF-7 WITH PAD OVERLAY PARCEL 3 (19.80 AC. - 12%) SF-6 WITH PAD OVERLAY PARCEL 4 (25.69 AC. - 16%) SF-6 WITH PAD OVERLAY PARCEL 5 (17.74 AC. - 11%) SF-D WITH PAD OVERLAY PARCEL 6 (25.76 AC. - 16%)
GROSS AREA:	± 162.08 ACRES
NET AREA:	± 149.13 ACRES

NO. OF LOTS:

SF-8 W/ PAD OVERLAY PARCEL 1	75
SF-7 W/ PAD OVERLAY PARCEL 2	70
SF-7 W/ PAD OVERLAY PARCEL 3	68
SF-6 W/ PAD OVERLAY PARCEL 4	95
SF-6 W/ PAD OVERLAY PARCEL 5	70
SF-D W/ PAD OVERLAY PARCEL 6	107
TOTAL	485

GROSS DENSITY: 3.0 DU/ACRE

SF-8 (PARCEL 1) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-8	PROPOSED SF-8
MIN. LOT AREA (SQ. FT.)	8,000	9,000
MIN. LOT WIDTH (FT.)	75	70
MIN. LOT DEPTH (FT.)	100	130
MIN. SIDE YARD SETBACK (FT.)	10	5 / 10

SF-7 (PARCEL 2) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-7	PROPOSED SF-7
MIN. LOT AREA (SQ. FT.)	7,000	7,500
MIN. LOT WIDTH (FT.)	65	60
MIN. LOT DEPTH (FT.)	100	125

SF-7 (PARCEL 3) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-7	PROPOSED SF-7
MIN. LOT WIDTH (FT.)	65	55
MIN. LOT DEPTH (FT.)	100	128

SF-6 (PARCEL 4) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-6	PROPOSED SF-6
MIN. LOT AREA (SQ. FT.)	6,000	5,900
MIN. LOT DEPTH (FT.)	100	108
MIN. FRONT YARD SETBACK (FT.)	20	15

SF-6 (PARCEL 5) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-6	PROPOSED SF-6
MIN. LOT WIDTH (FT.)	55	50
MIN. LOT DEPTH (FT.)	100	123
MIN. FRONT YARD SETBACK (FT.)	20	15

SF-D (PARCEL 6) DEVELOPMENT STANDARD DEVIATIONS

STANDARD	LDC SF-D	PROPOSED SF-D
MIN. LOT AREA (SQ. FT.)	3,000	4,000
MIN. LOT WIDTH (FT.)	N/A	40
MIN. LOT DEPTH (FT.)	N/A	105
MIN. HIEGHT (FT. / STORIES)	36 / 3	30 / 2

EPS GROUP
1130 N Alma School Road
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Project:
Berge Val Vista North
GILBERT, AZ
Development Plan

Revisions:
APRIL 18, 2019 - PRE-APPLICATION SUB.
AUGUST 15, 2019 - 1ST SUBMITTAL
NOVEMBER 18, 2019 - 2ND SUBMITTAL
DECEMBER 18, 2019 - 3RD SUBMITTAL
JANUARY 7, 2020 - 4TH SUBMITTAL

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Sheet No.
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of 1

18-428.1

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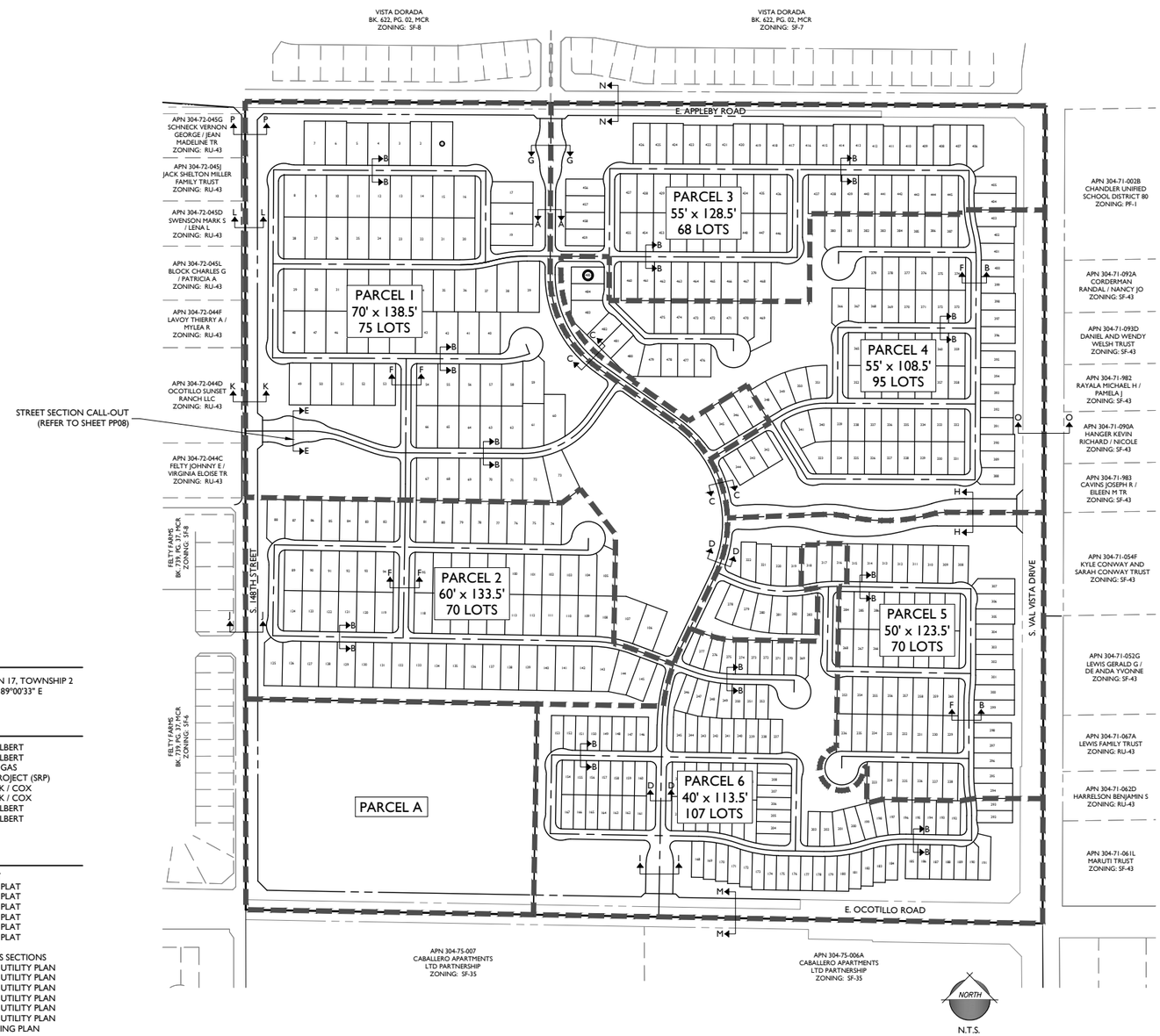
dhughes

PRELIMINARY PLAT FOR BERGE VAL VISTA NORTH

THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



BASIS OF BEARINGS

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 6 EAST. THE BEARING OF WHICH IS: S 89°00'33" E

UTILITIES

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

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SHEET 15	UT06	PRELIMINARY UTILITY PLAN
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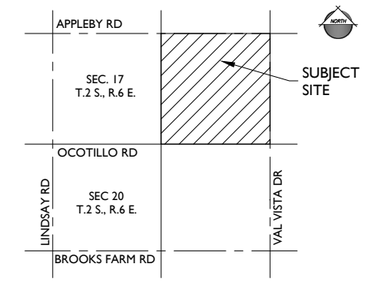
VICINITY MAP

N.T.S.



PROJECT TEAM

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LANDSCAPE ARCHITECT
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TEL: (480)-609-0009
CONTACT: JAIME VAN RAVENSWAY

PROJECT DATA

APN:	304-72-015; 016A; 017; 018B; 018C
CURRENT LAND USE:	AGRICULTURAL
GENERAL PLAN:	RESIDENTIAL > 2-3.5 DU/AC
EXISTING ZONING:	SF-35
PROPOSED ZONING:	SF-8 WITH PAD OVERLAY PARCEL 1 (38.60 AC. - 24%) SF-7 WITH PAD OVERLAY PARCEL 2 (34.49 AC. - 21%) SF-7 WITH PAD OVERLAY PARCEL 3 (19.80 AC. - 12%) SF-6 WITH PAD OVERLAY PARCEL 4 (25.69 AC. - 16%) SF-6 WITH PAD OVERLAY PARCEL 5 (17.74 AC. - 11%) SF-D WITH PAD OVERLAY PARCEL 6 (25.76 AC. - 16%)
GROSS AREA:	± 162.08 AC
NET AREA:	± 149.13 AC
TOTAL DWELLING UNITS:	485 LOTS
GROSS DENSITY:	3.0 DU/AC
NO. OF LOTS:	
SF-8 W/ PAD OVERLAY PARCEL 1	75
SF-7 W/ PAD OVERLAY PARCEL 2	70
SF-7 W/ PAD OVERLAY PARCEL 3	68
SF-6 W/ PAD OVERLAY PARCEL 4	95
SF-6 W/ PAD OVERLAY PARCEL 5	70
SF-D W/ PAD OVERLAY PARCEL 6	107
TOTAL	485
OPEN SPACE	37.02 AC. (24.8% OF NET AREA)

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL STREETS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. A MASTER HOMEOWNERS' ASSOCIATION WILL BE FORMED FOR THE PROPOSED SUBDIVISION FOR OWNERSHIP AND MAINTENANCE OF ALL PRIVATE STREET TRACTS, OPEN SPACE LANDSCAPE TRACTS, RECREATION AMENITIES, AND MAINTENANCE OF STREETLIGHTS AND SIDEWALKS ALONG PRIVATE STREETS.

DEVELOPMENT STANDARDS

THIS PROJECT SHALL BE DEVELOPED IN CONFORMANCE WITH BERGE VAL VISTA NORTH PAD, AND ALL DEVELOPMENT SHALL COMPLY WITH THE TOWN OF GILBERT LAND DEVELOPMENT CODE.

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

Project:
Berge Val Vista North
Gilbert, AZ
Cover Sheet

Revisions:
SEPTEMBER 30, 2019 - 1ST PRELIMINARY PLAT SUB.
DECEMBER 19, 2019 - 2ND PRELIMINARY PLAT SUB.
JANUARY 30, 2020 - 3RD PRELIMINARY PLAT SUB.
FEBRUARY 27, 2020 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44744
ERIC D. WINTERS
Date Signed 02-27-20
ARIZONA U.S.A.

Job No.
18-428.1
CS01

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of 16

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18-428.1

Condition 3

Condition 4

E. APPLEBY ROAD

E. JUDE LN.

E. CAROB DR.

E. DONATO DR.

E. DONATO CT.

S. 148TH STREET

S. MARBLE ST.

S. ROCK ST.

S. STONECREEK BLVD.

S. COBBLESTONE ST.

E. FICUS WAY

TRACT A RETENTION

TRACT A

TRACT A RETENTION

TRACT K RETENTION

TRACT E AMENITY AREA

GATE KEY PAD

MATCH LINE

SEE SHEET PP02

SEE SHEET PP03

SEE SHEET PP04

VISTA DORADA BK. 622, PG. 02, MCR ZONING: SF-8

VISTA DORADA BK. 622, PG. 02, MCR ZONING: SF-7

FOUND BCF CENTER 1/4 CORNER SEC. 17, T. S., R.6 E.

S 89°41'42" E 2638.15'

1008.67'

1629.48'

N 89°41'42" W 700.00'

N 89°41'42" W 616.33'

N 89°41'42" W 891.14'

S 89°41'42" E 440.50'

748.91'

308.41'

N 0°18'18" E 566.02'

S 0°18'18" W 310.00'

N 0°02'44" W 1087.17'

2665.87'

APN 304-72-045C SCHNECK VERNON GEORGE / JEAN MARIE LIVING TR ZONING: RU-43

APN 304-72-045J JACK SHELTON MILLER / SHARON RUTH ZONING: RU-43

APN 304-72-045D SWENSON MARK S / LENA L ZONING: RU-43

APN 304-72-045L BLOCK CHARLES G / PATRICIA A ZONING: RU-43

APN 304-72-044F LAVOY THERESA A / MYLEA R ZONING: RU-43

APN 304-72-044D OCOTILLO POST RANCH LLC ZONING: RU-43

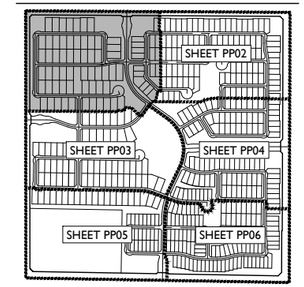
EX. DITCH TO REMAIN)

EX. DITCH (TO BE REMOVED)

12.0' MIN. R/W OR ROADWAY ESMT

120' WATER ESMT.

KEY MAP



NORTH

60 0 60 120
scale feet

EPS GROUP
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Project:

Berge Val Vista North
Gilbert, AZ

Preliminary Plat

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ARIZONA 811
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In Maricopa County (602)263-1100

Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO. 14744
ERIC D. WINTERS
Date Signed 02-27-20
ARIZONA, U.S.A.

Job No.
18-428.1

PP01

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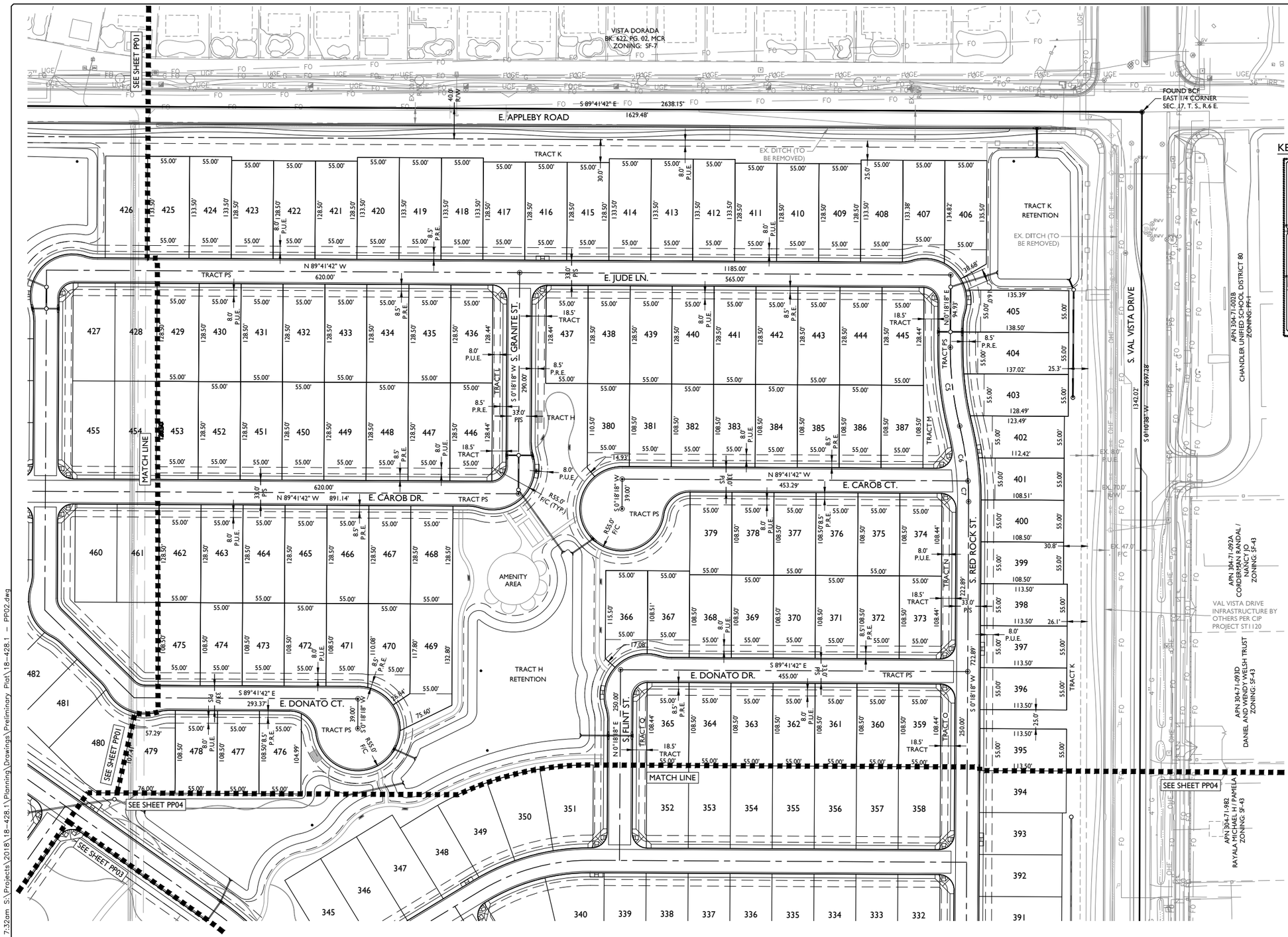

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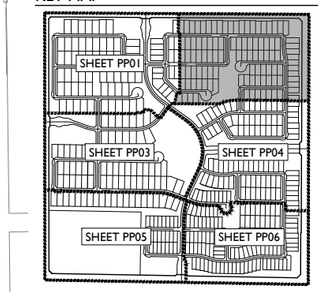

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Designer: -
Drawn by: DCH

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18-428.1
PP02

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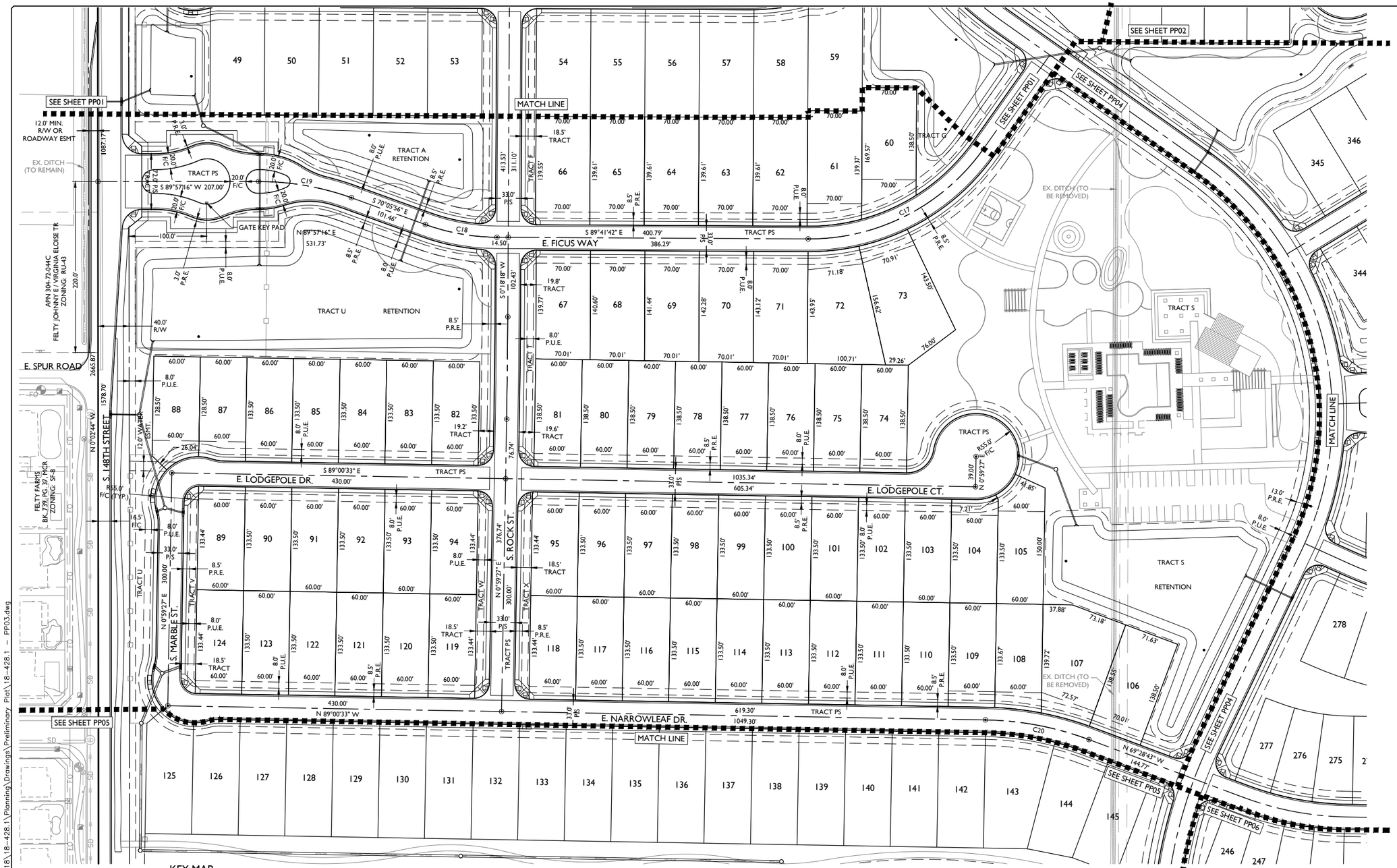

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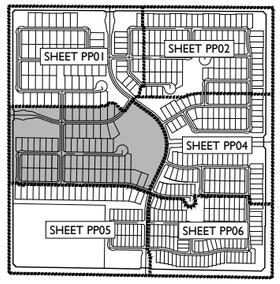

NORTH

scale 60 0 60 120 feet

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ARIZONA 811
Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

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CERTIFICATE NO. 44744
ERIC D. WINTERS
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Arizona, U.S.A.

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18-428.1

PP03

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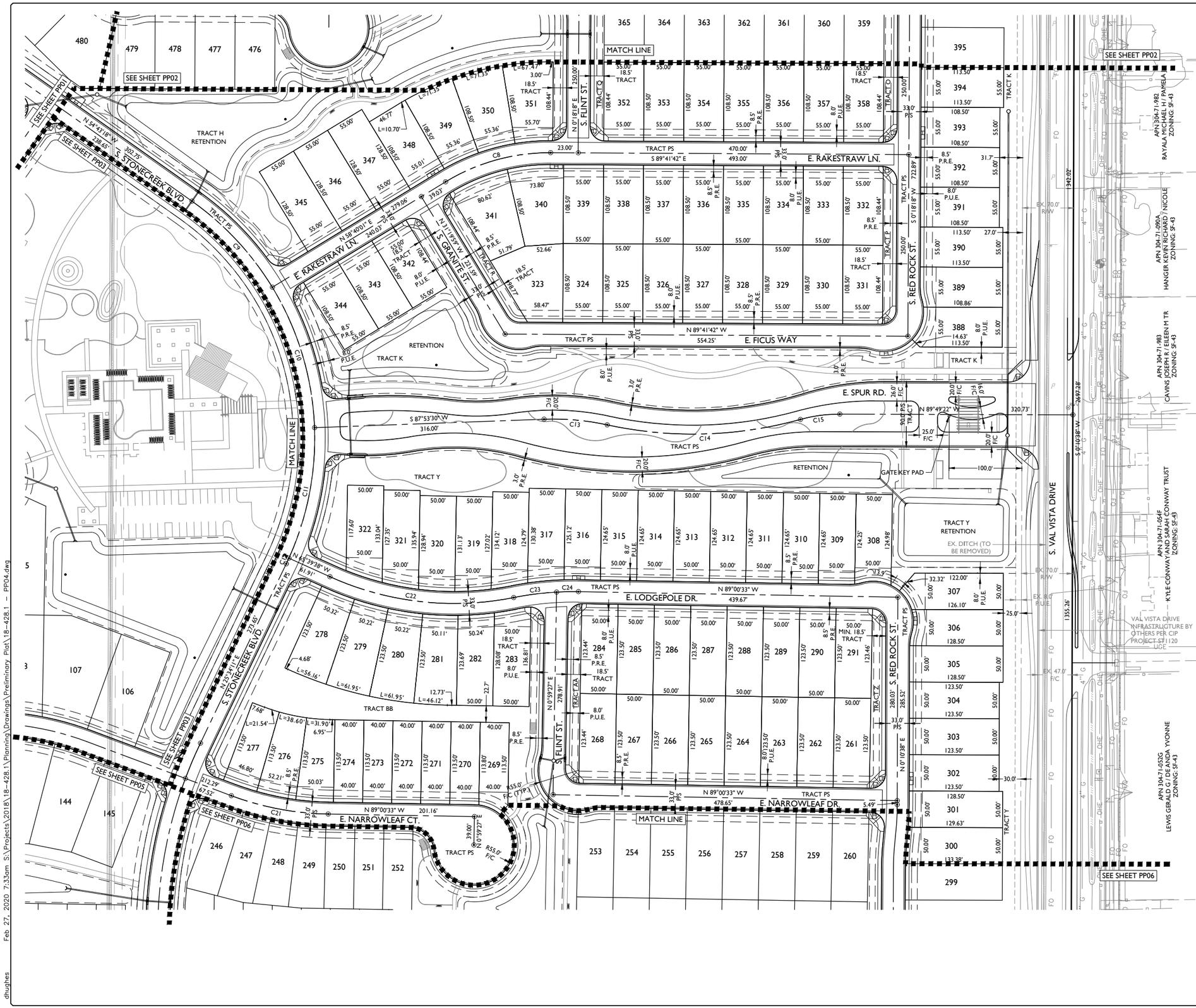

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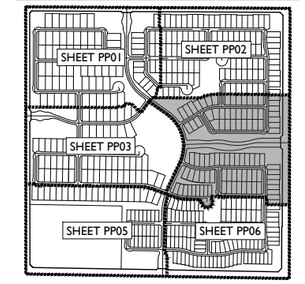

NORTH

60 0 60 120
scale feet

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ARIZONA 811
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in Maricopa County (602)263-1100

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Drawn by: DCH

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PP04

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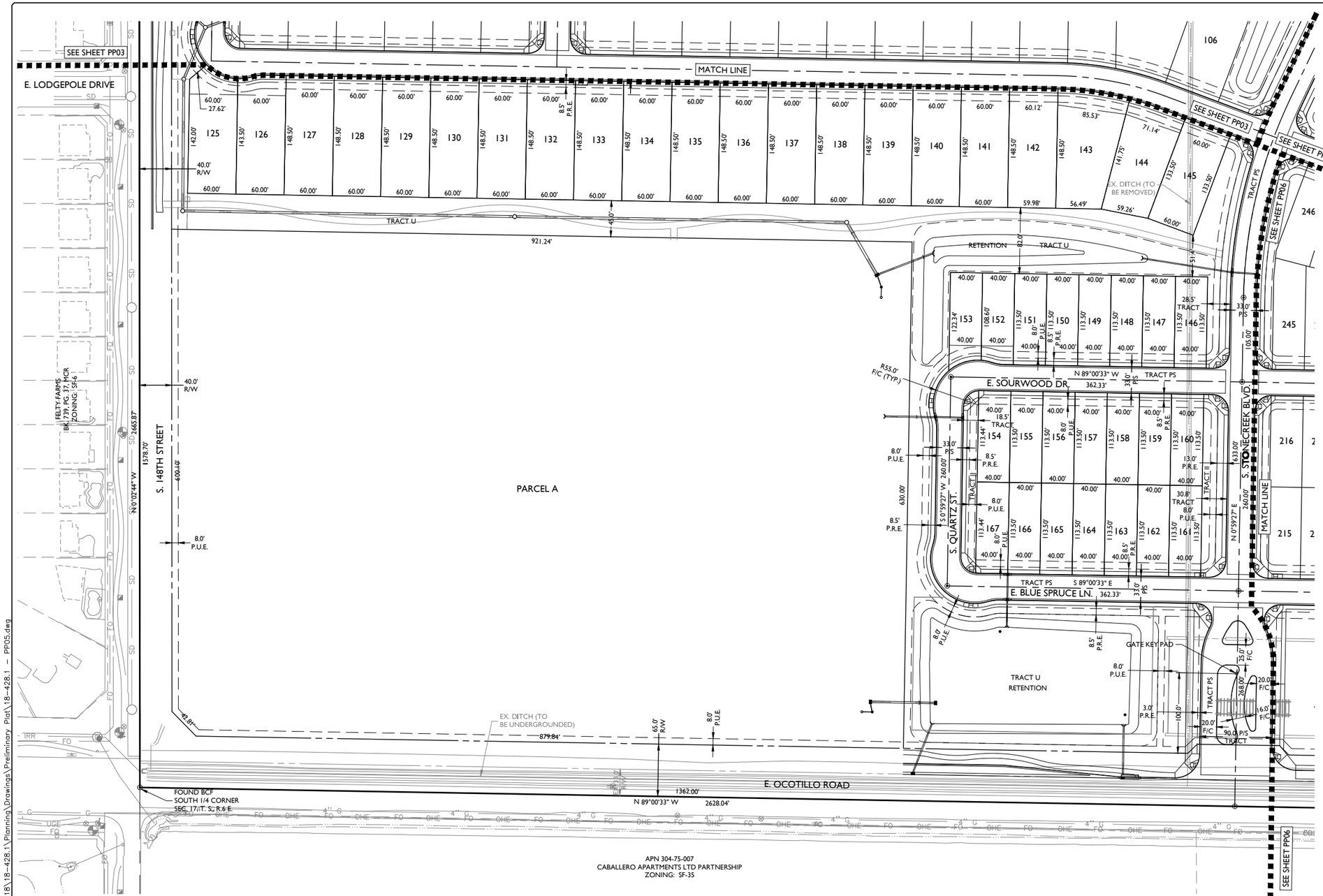

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In Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

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ARIZONA U.S.A.

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PP05

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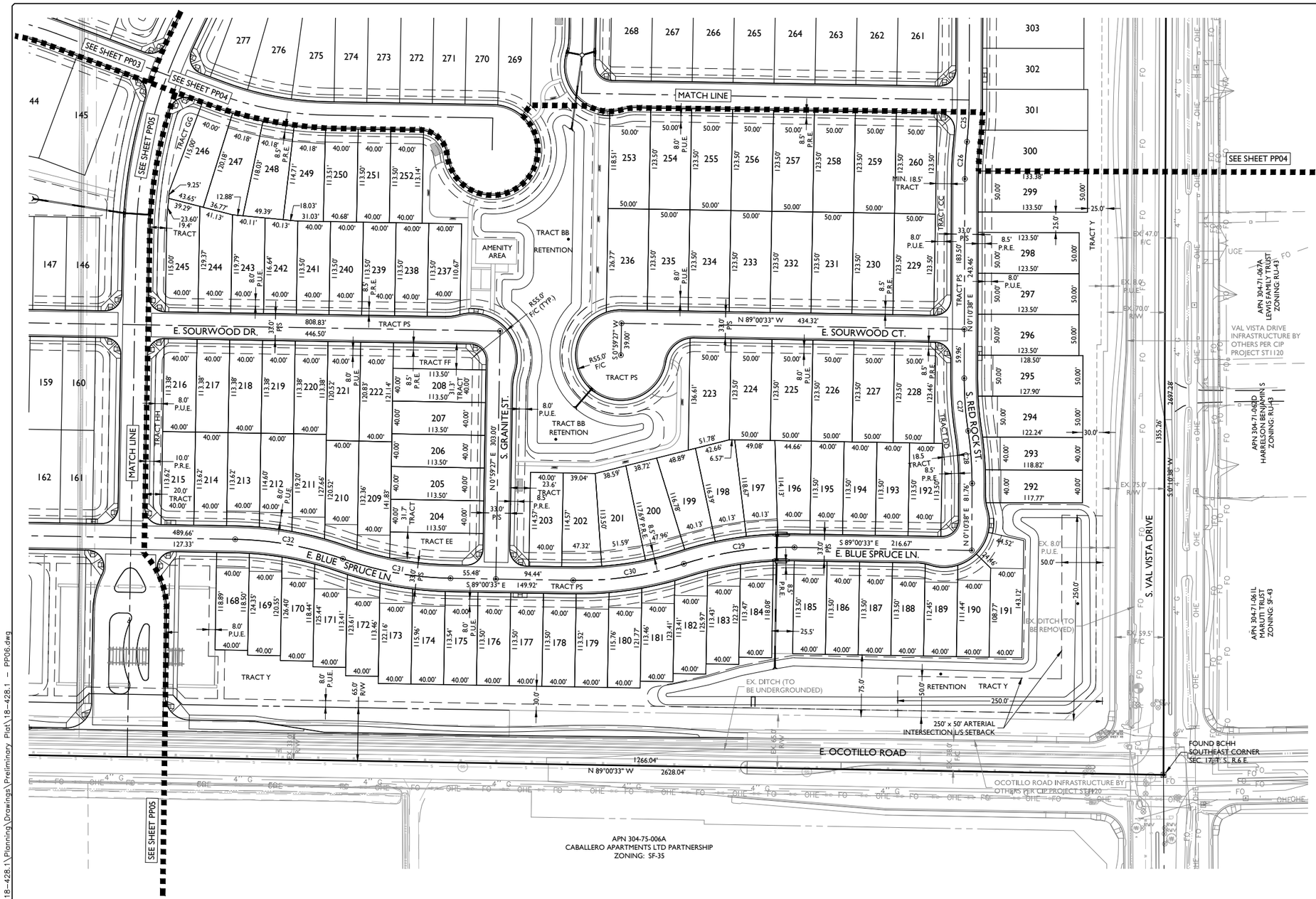
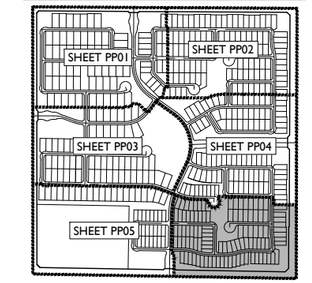


KEY MAP



NORTH

scale 60 0 60 120 feet

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Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
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ARIZONA U.S.A.

Job No.
18-428.1

PP06

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Lot Table	
Lot #	Area
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2	10150.00
3	9800.00
4	9800.00
5	9800.00
6	10150.00
7	10150.00
8	9694.97
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25	9695.00
26	9695.00
27	9695.00
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Lot Table	
Lot #	Area
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32	9695.00
33	9695.00
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37	10355.44
38	11398.13
39	11785.00
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42	9695.00
43	9695.00
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45	9695.00
46	9695.00
47	9695.00
48	9694.97
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54	9695.18
55	9695.21
56	9695.21
57	9695.37
58	9954.10
59	10142.92
60	10928.25

Lot Table	
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63	9772.56
64	9772.56
65	9772.56
66	9772.53
67	9812.89
68	9871.54
69	9930.19
70	9988.84
71	10047.50
72	12296.46
73	12956.69
74	8310.00
75	8310.00
76	8310.00
77	8310.00
78	8310.00
79	8310.00
80	8310.00
81	8310.00
82	8010.00
83	8010.00
84	8010.00
85	8010.00
86	8010.00
87	7928.97
88	8101.47
89	8009.97
90	8010.00

Lot Table	
Lot #	Area
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97	8010.00
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103	8010.00
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105	9383.26
106	9793.13
107	12314.79
108	8157.72
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111	8010.00
112	8010.00
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114	8010.00
115	8010.00
116	8010.00
117	8010.00
118	8009.97
119	8009.97
120	8010.00

Lot Table	
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128	8910.00
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135	8910.00
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149	4540.00
150	4540.00

Lot Table	
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163	4540.00
164	4540.00
165	4540.00
166	4540.00
167	4539.97
168	4753.29
169	4911.48
170	4910.89
171	4786.72
172	4727.79
173	4749.60
174	4577.61
175	4540.08
176	4540.00
177	4540.00
178	4540.03
179	4573.08
180	4737.71

Lot Table	
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196	4763.00
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205	4540.00
206	4540.00
207	4540.00
208	4540.00
209	5498.47
210	5049.98

Lot Table	
Lot #	Area
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234	6175.00
235	6175.00
236	6195.23
237	4523.49
238	4540.00
239	4540.00
240	4540.00

Lot Table	
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245	5345.07
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247	5257.82
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264	6175.00
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269	4747.72
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Lot Table	
Lot #	Area
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276	5302.53
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279	6799.23
280	6799.23
281	6634.72
282	6269.84
283	6630.19
284	6174.97
285	6175.00
286	6175.00
287	6175.00
288	6175.00
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291	6174.98
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293	4808.70
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298	6175.00
299	6674.61
300	6589.22

Lot Table	
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312	6232.43
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314	6232.43
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Lot Table	
Lot #	Area
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357	5967.50
358	5967.47
359	5967.47
360	5967.50

Lot Table	
Lot #	Area
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362	5967.50
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366	6362.26
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368	5967.50
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370	5967.50
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379	5967.50
380	6193.87
381	5967.50
382	5967.50
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384	5967.50
385	5967.50
386	5967.50
387	5967.50
388	6259.17
389	6191.09
390	6242.50

Lot Table	
Lot #	Area
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392	5967.50
393	5967.50
394	6242.50
395	6242.50
396	6242.50
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398	6242.50
399	5967.50
400	5967.51
401	6042.41
402	6458.20
403	7336.67
404	7600.33
405	7472.39
406	7941.28
407	7184.59
408	7342.35
409	7067.50
410	7067.50
411	7067.50
412	7342.50
413	7342.50
414	7342.50
415	7067.50
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417	7067.50
418	7342.50
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420	7342.50

Lot Table	
Lot #	Area
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444	7067.50
445	7067.47
446	7067.47
447	7067.50
448	7067.50
449	7067.50
450	7067.50

Lot Table	
Lot #	Area
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452	7067.50
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467	7067.50
468	7067.50
469	8702.88
470	6667.29
471	5974.41
472	5967.50
473	5967.50
474	5967.50
475	5967.50
476	5950.12
477	5967.50
478	5967.50
479	6820.47
480	8601.47

Lot Table	
Lot #	Area
481	5960.59
482	5914.82
483	9675.80
484	5867.07
485	5967.47
TOTAL 3,353,122.17 SQ. FT.	

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / WATER EASEMENT	184235	4.229
B	LANDSCAPE / OPEN SPACE / P.A.E.	4953	0.114
C	LANDSCAPE / OPEN SPACE / P.A.E.	4898	0.112
D	LANDSCAPE / OPEN SPACE / P.A.E.	4953	0.114
E	LANDSCAPE / OPEN SPACE / P.A.E. / AMENITY	22045	0.506
F	LANDSCAPE / OPEN SPACE / P.A.E.	4973	0.114
G	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E.	55338	1.270
H	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / AMENITY	169101	3.882
I	LANDSCAPE / OPEN SPACE / P.A.E.	11561	0.265
J	LANDSCAPE / OPEN SPACE / P.A.E.	4583	0.105
K	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E.	220265	5.057

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
L	LANDSCAPE / OPEN SPACE / P.A.E.	4583	0.105
M	LANDSCAPE / OPEN SPACE / P.A.E.	5598	0.129
N	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
O	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
P	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
Q	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
R	LANDSCAPE / OPEN SPACE / P.A.E.	3624	0.083
S	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / AMENITY	263974	6.060
T	LANDSCAPE / OPEN SPACE / P.A.E.	5322	0.122
U	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / WATER EASEMENT	269652	6.190
V	LANDSCAPE / OPEN SPACE / P.A.E.	4768	0.109

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
W	LANDSCAPE / OPEN SPACE / P.A.E.	4768	0.109
X	LANDSCAPE / OPEN SPACE / P.A.E.	4768	0.109
Y	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E.	191686	4.400
Z	LANDSCAPE / OPEN SPACE / P.A.E.	4808	0.110
AA	LANDSCAPE / OPEN SPACE / P.A.E.	4398	0.101
BB	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / AMENITY	103843	2.384
CC	LANDSCAPE / OPEN SPACE / P.A.E.	4718	0.108
DD	LANDSCAPE / OPEN SPACE / P.A.E.	4703	0.108
EE	LANDSCAPE / OPEN SPACE / P.A.E.	4138	0.095
FF	LANDSCAPE / OPEN SPACE / P.A.E.	3461	0.079
GG	LANDSCAPE / OPEN SPACE / P.A.E.	6351	0.146

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
HH	LANDSCAPE / OPEN SPACE / P.A.E.	4368	0.100
II	LANDSCAPE / OPEN SPACE / P.A.E.	6827	0.157
JJ	LANDSCAPE / OPEN SPACE / P.A.E.	4028	0.092
TOTAL OPEN SPACE AREA		1612663	37.016
PARCEL A	FUTURE SCHOOL SITE	576339	13.231
PS	PRIVATE STREET TRACT	947462	21.751
TOTAL TRACT AREA		3136464	71.998

P.A.E. - PEDESTRIAN ACCESS EASMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	84.25'	415.00'	84.11'	011°37'54"
C2	27.67'	415.00'	27.66'	003°49'12"
C3	111.92'	415.00'	111.58'	015°27'06"
C4	360.15'	375.00'	346.47'	055°01'35"
C5	104.21'	423.50'	103.94'	014°05'54"
C6	72.90'	406.50'	72.80'	010°16'29"
C7	27.13'	406.51'	27.12'	003°49'25"
C8	151.85'	275.00'	149.93'	031°38'17"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C9	163.28'	400.00'	162.15'	023°23'19"
C10	204.03'	400.00'	201.82'	029°13'29"
C11	184.64'	400.00'	183.01'	026°26'52"
C12	8.59'	400.00'	8.59'	001°13'49"
C13	87.47'	347.50'	87.24'	014°25'17"
C14	268.55'	552.50'	265.92'	027°50'59"
C15	54.85'	200.00'	54.68'	015°42'50"
C16	100.61'	275.00'	100.05'	020°57'40"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C17	264.11'	275.00'	254.07'	055°01'35"
C18	94.05'	275.00'	93.60'	019°35'46"
C19	121.85'	350.00'	121.23'	019°56'48"
C20	136.35'	400.00'	135.69'	019°31'50"
C21	136.35'	400.00'	135.69'	019°31'50"
C22	258.68'	415.00'	254.51'	035°42'48"
C23	59.53'	415.00'	59.48'	008°13'08"
C24	30.03'	415.00'	30.02'	004°08'44"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C25	45.58'	415.00'	45.55'	006°17'32"
C26	45.58'	415.00'	45.55'	006°17'32"
C27	64.49'	415.00'	64.42'	008°54'11"
C28	64.49'	415.00'	64.42'	008°54'11"
C29	137.28'	415.00'	136.66'	018°57'12"
C30	137.28'	415.00'	136.66'	018°57'12"
C31	134.17'	415.00'	133.59'	018°31'25"
C32	134.17'	415.00'	133.59'	018°31'25"

18-428.1

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www.epsgroupinc.com

Project:
Berge Val Vista North
Gilbert, AZ
Data Tables

Revisions:
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Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44744
ERIC D. WINTERS
Date Signed 02-27-20
ARIZONA U.S.A.

Job No.
18-428.1
PP07

Sheet No.
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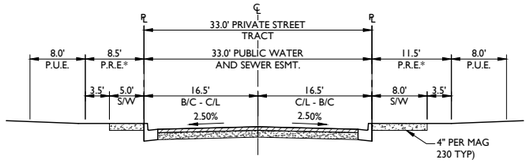
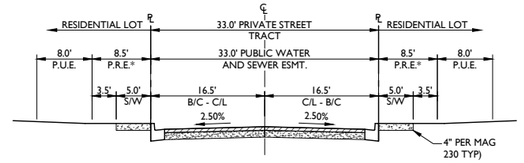
of 16



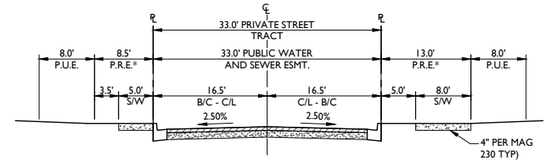
RESIDENTIAL PRIVATE STREET (ATTACHED 8' S/W - ONE SIDE)

SECTION A-A N.T.S.



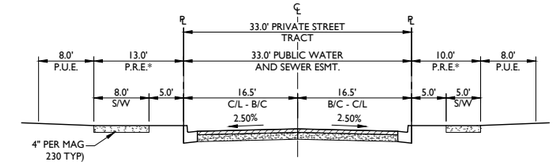
RESIDENTIAL PRIVATE STREET

SECTION B-B N.T.S.



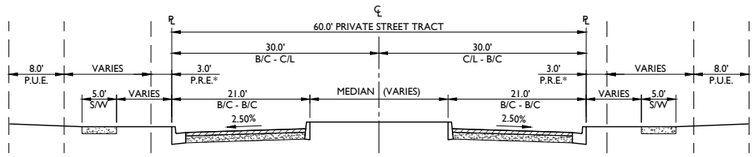
RESIDENTIAL PRIVATE STREET (DETACHED 8' S/W - ONE SIDE)

SECTION C-C N.T.S.



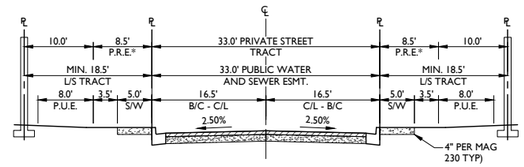
RESIDENTIAL PRIVATE STREET (DETACHED 8' & 5' S/W BOTH SIDES)

SECTION D-D N.T.S.



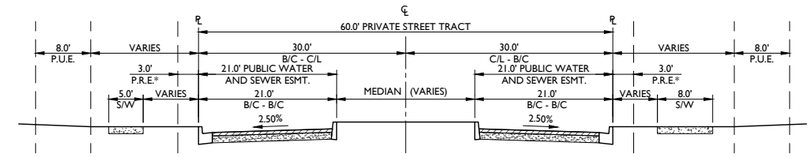
WEST COMMUNITY ENTRY (E. FICUS WAY)

SECTION E-E N.T.S.



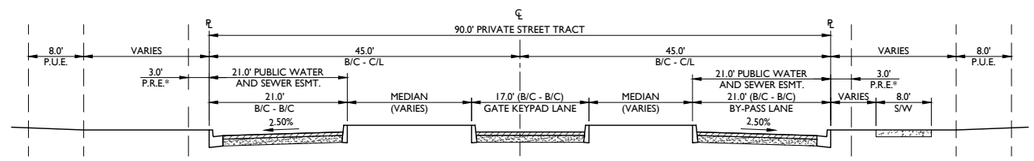
RESIDENTIAL PRIVATE STREET WITH LANDSCAPE TRACT

SECTION F-F N.T.S.



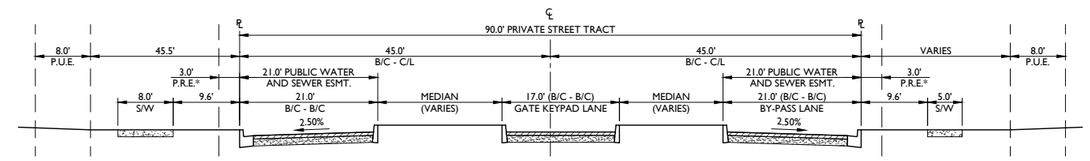
NORTH COMMUNITY ENTRY (S. STONECREEK BLVD.)

SECTION G-G N.T.S. LOOKING NORTH



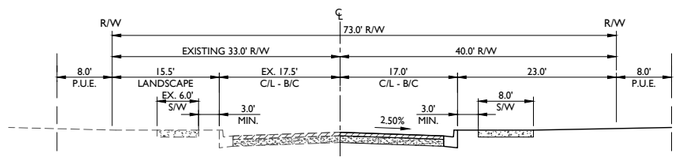
EAST COMMUNITY ENTRY (E. SPUR ROAD)

SECTION H-H N.T.S. LOOKING WEST



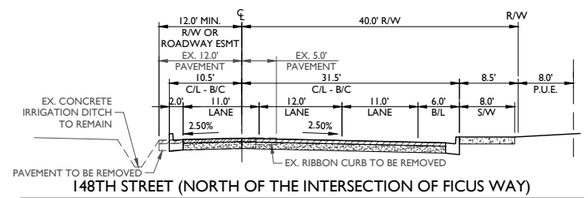
SOUTH COMMUNITY ENTRY (S. STONECREEK BLVD.)

SECTION I-I N.T.S. LOOKING NORTH



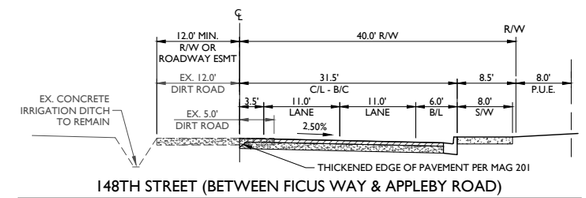
148TH STREET (SOUTH OF SPUR ROAD)

SECTION J-J N.T.S. LOOKING NORTH



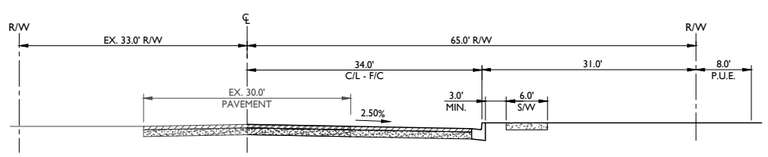
148TH STREET (NORTH OF THE INTERSECTION OF FICUS WAY)

SECTION K-K N.T.S. LOOKING NORTH



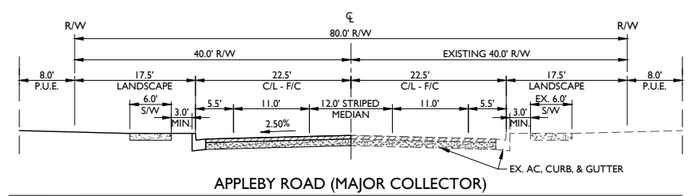
148TH STREET (BETWEEN FICUS WAY & APPLEBY ROAD)

SECTION L-L N.T.S. LOOKING NORTH



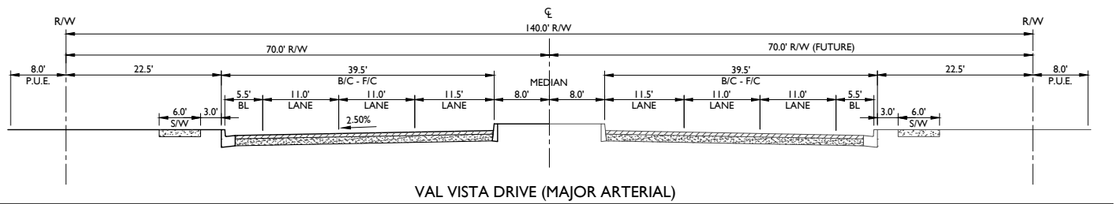
OCOTILLO ROAD (MINOR ARTERIAL)

SECTION M-M N.T.S. LOOKING WEST



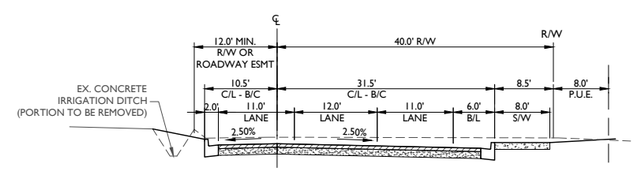
APPLEBY ROAD (MAJOR COLLECTOR)

SECTION N-N N.T.S. LOOKING WEST



VAL VISTA DRIVE (MAJOR ARTERIAL)

SECTION O-O N.T.S. LOOKING NORTH



148TH STREET (SOUTH OF THE INTERSECTION OF APPLEBY)

SECTION P-P N.T.S. LOOKING NORTH

LEGEND

P.R.E. - PRIVATE ROADWAY EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT

EPS GROUP
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Project:
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Gilbert, AZ

Street Cross Sections

Revisions:
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Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44744
ERIC D. WINTERS
Date Signed 02-27-20
Not valid unless signature and seal are affixed.

Job No.
18-428.1
PP08

Sheet No.
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18-428.1

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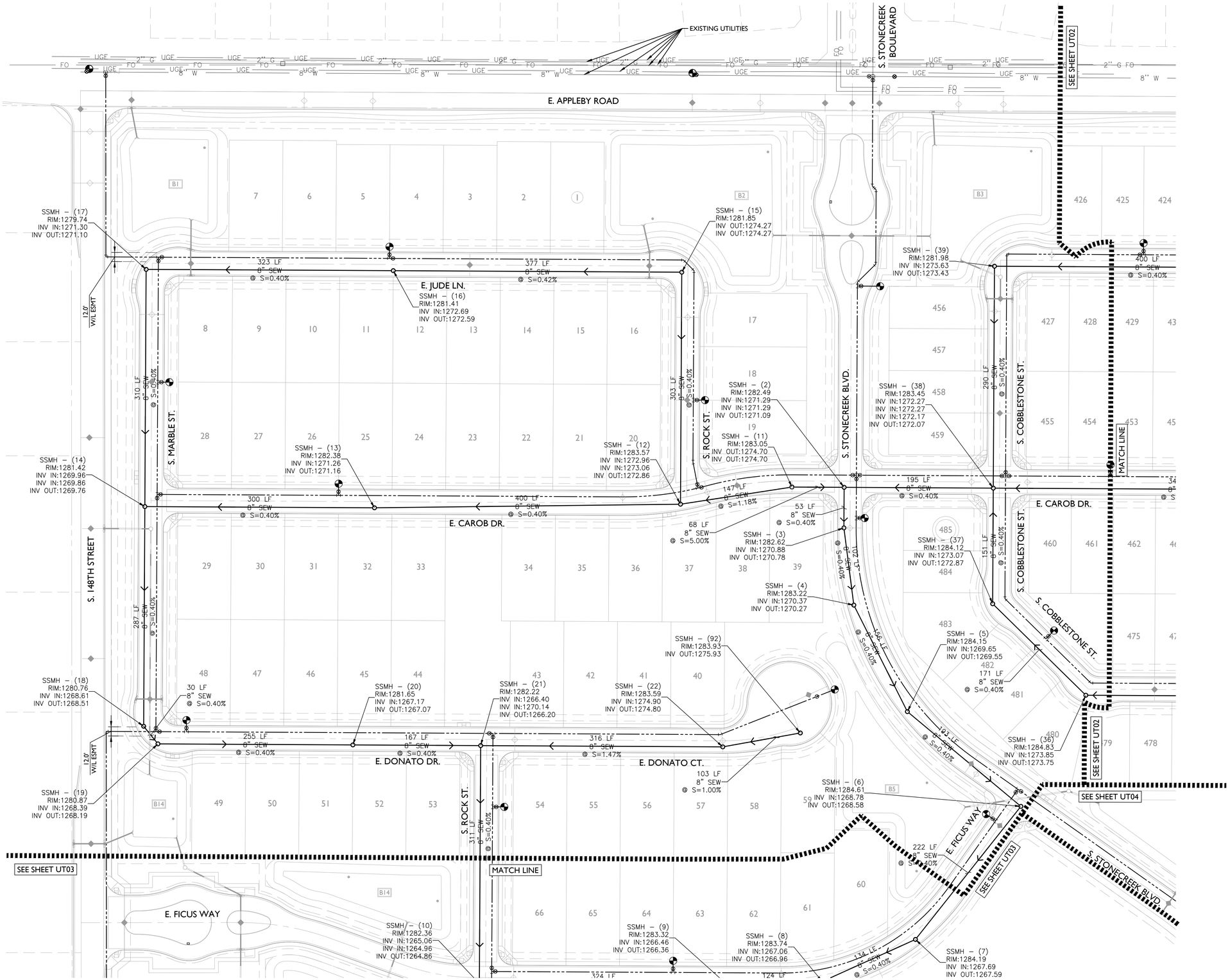
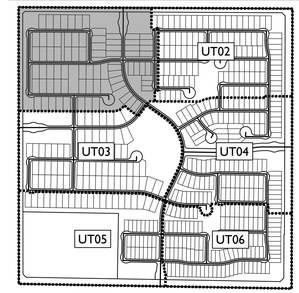
sbaldwin



KEY MAP



LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER FITTING - CROSS
- WATER FITTING - TEE
- WATER FITTING - 90°
- WATER FITTING - 45°

ALL PROPOSED WATER LINES ARE 8"

ALL PROPOSED FIRE HYDRANTS TO BE LOCATED WITHIN A 12' WIDE WATERLINE EASEMENT THAT EXTENDS 5' BEYOND THE HYDRANT

NORTH

60 0 60 120
scale feet

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Project:

Berge Val Vista North
Gilbert, AZ

Preliminary Utility Plan

Revisions:
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Designer: -
Drawn by: DCH

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18-428.1

UT01

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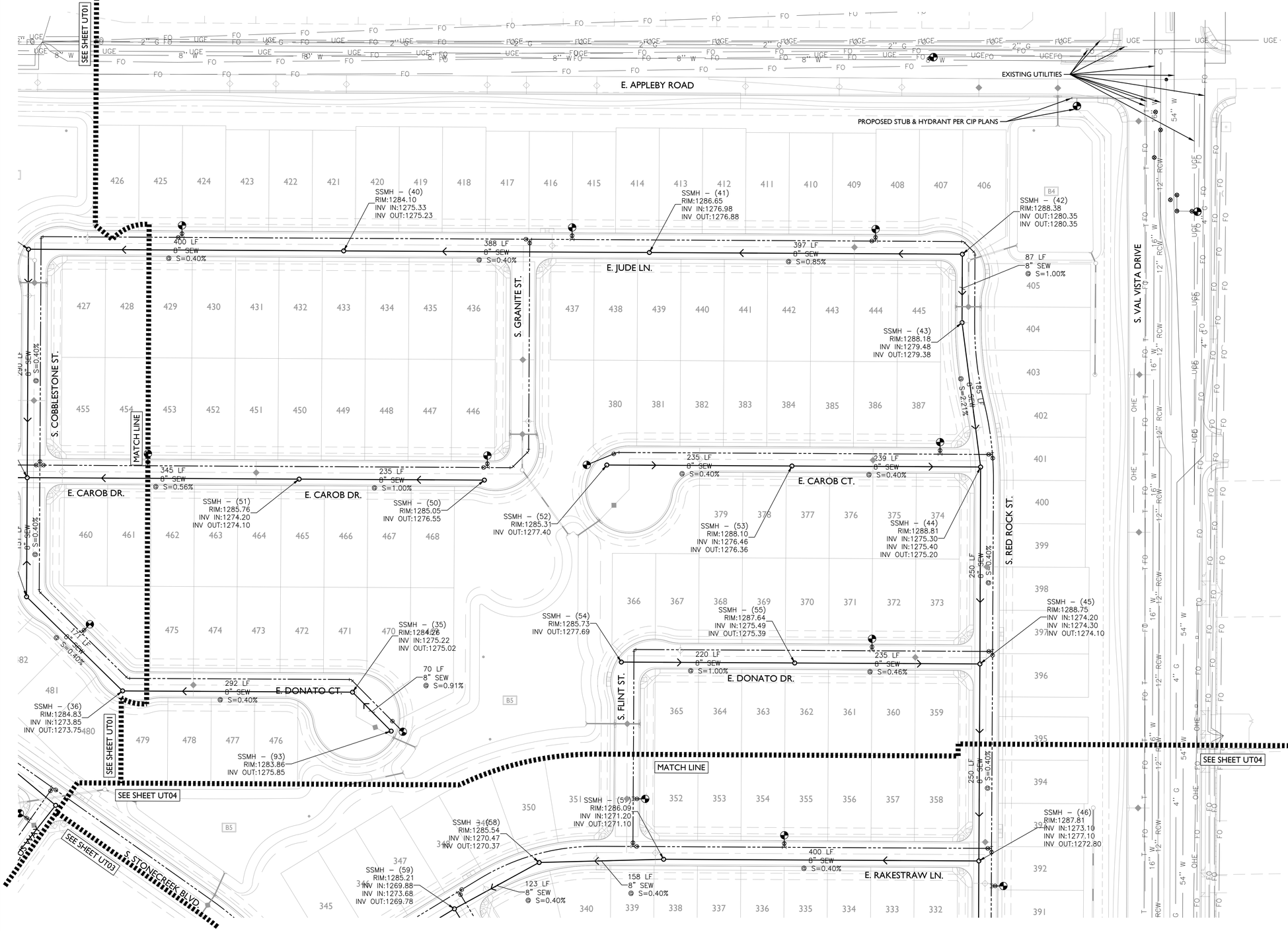
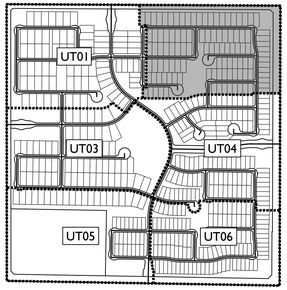


KEY MAP



LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER FITTING - CROSS
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- WATER FITTING - 90°
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NORTH

60 0 60 120
scale feet

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ARIZONA U.S.A.

Job No.
18-428.1

UT02

Sheet No.
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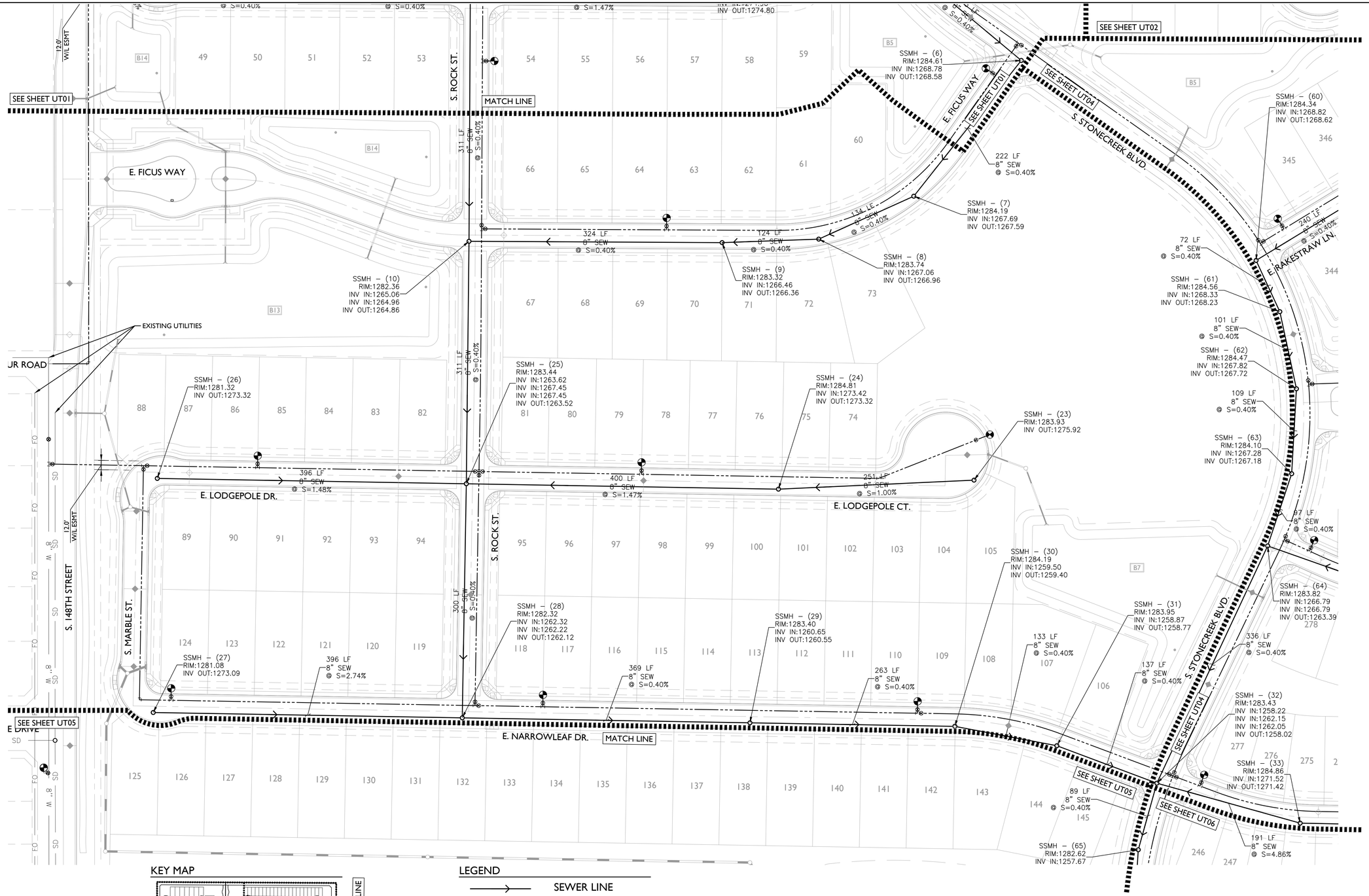
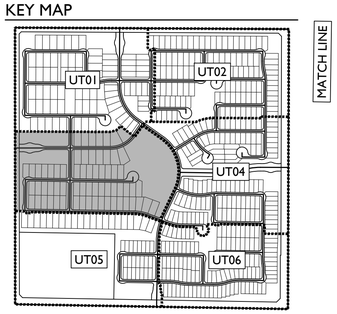


KEY MAP



LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER FITTING - CROSS
- WATER FITTING - TEE
- WATER FITTING - 90°
- WATER FITTING - 45°

ALL PROPOSED WATER LINES ARE 8"

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NORTH

60 0 60 120
scale feet

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Project:

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Gilbert, AZ

Preliminary Utility Plan

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Drawn by: DCH

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Job No.
18-428.1

UT03

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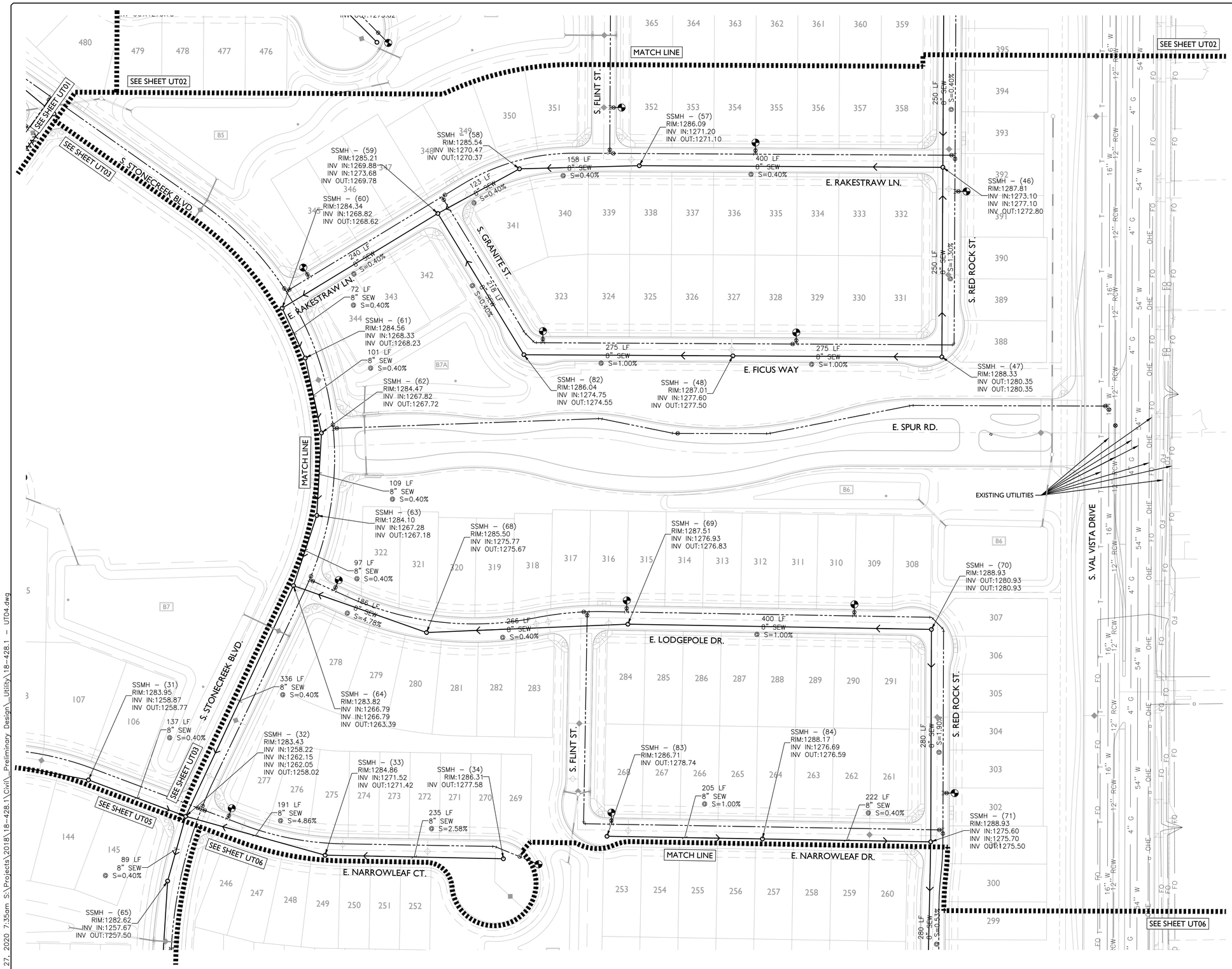
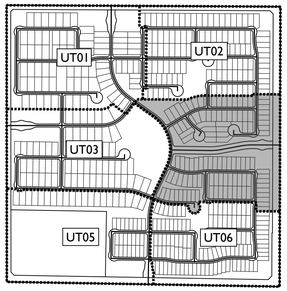
of 16

18-428.1



KEY MAP



LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER FITTING - CROSS
- WATER FITTING - TEE
- WATER FITTING - 90°
- WATER FITTING - 45°

ALL PROPOSED WATER LINES ARE 8"

ALL PROPOSED FIRE HYDRANTS TO BE LOCATED WITHIN A 12' WIDE WATERLINE EASEMENT THAT EXTENDS 5' BEYOND THE HYDRANT

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

Project:

Berge Val Vista North
Gilbert, AZ

Preliminary Utility Plan

Revisions:

SEPTEMBER 30, 2019 - 1ST PRELIMINARY PLAT SUB.
DECEMBER 19, 2019 - 2ND PRELIMINARY PLAT SUB.
JANUARY 30, 2020 - 3RD PRELIMINARY PLAT SUB.
FEBRUARY 27, 2020 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811 Blue Stake, Inc.
Dial 8-1-1 or 1-888-BSTAKE-IT (782-8348)
In Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44744
ERIC D. WINTERS
Date Signed 02-27-20
Arizona, U.S.A.

Job No.
18-428.1

UT04

Sheet No.
13
of 16

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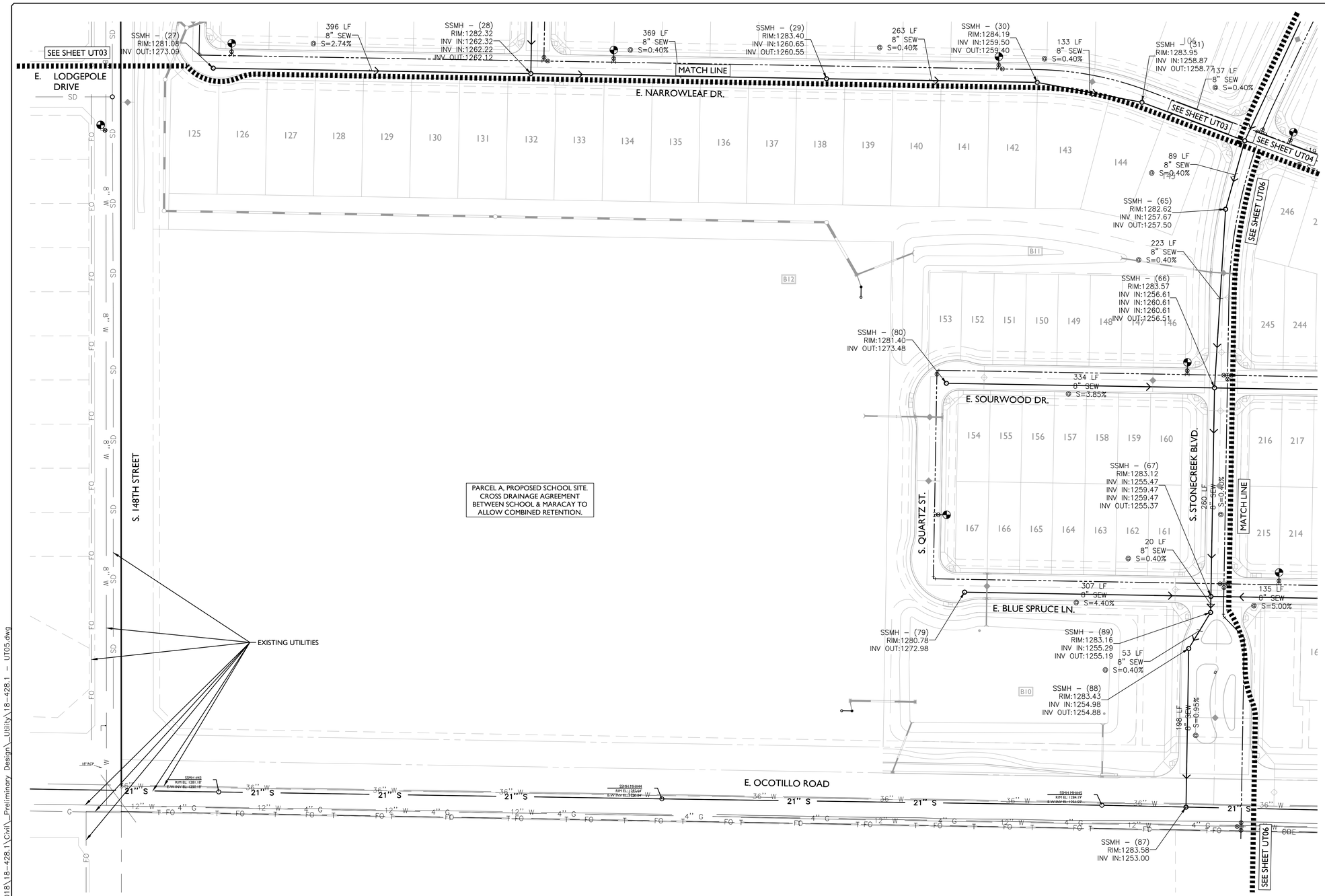
sbaldwin

18-428.1



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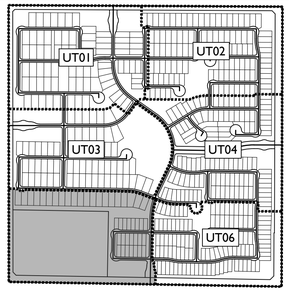

LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER FITTING - CROSS
- WATER FITTING - TEE
- WATER FITTING - 90°
- WATER FITTING - 45°

ALL PROPOSED WATER LINES ARE 8"

ALL PROPOSED FIRE HYDRANTS TO BE LOCATED WITHIN A 12' WIDE WATERLINE EASEMENT THAT EXTENDS 5' BEYOND THE HYDRANT

NORTH

60 0 60 120
scale feet

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In Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

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UT05

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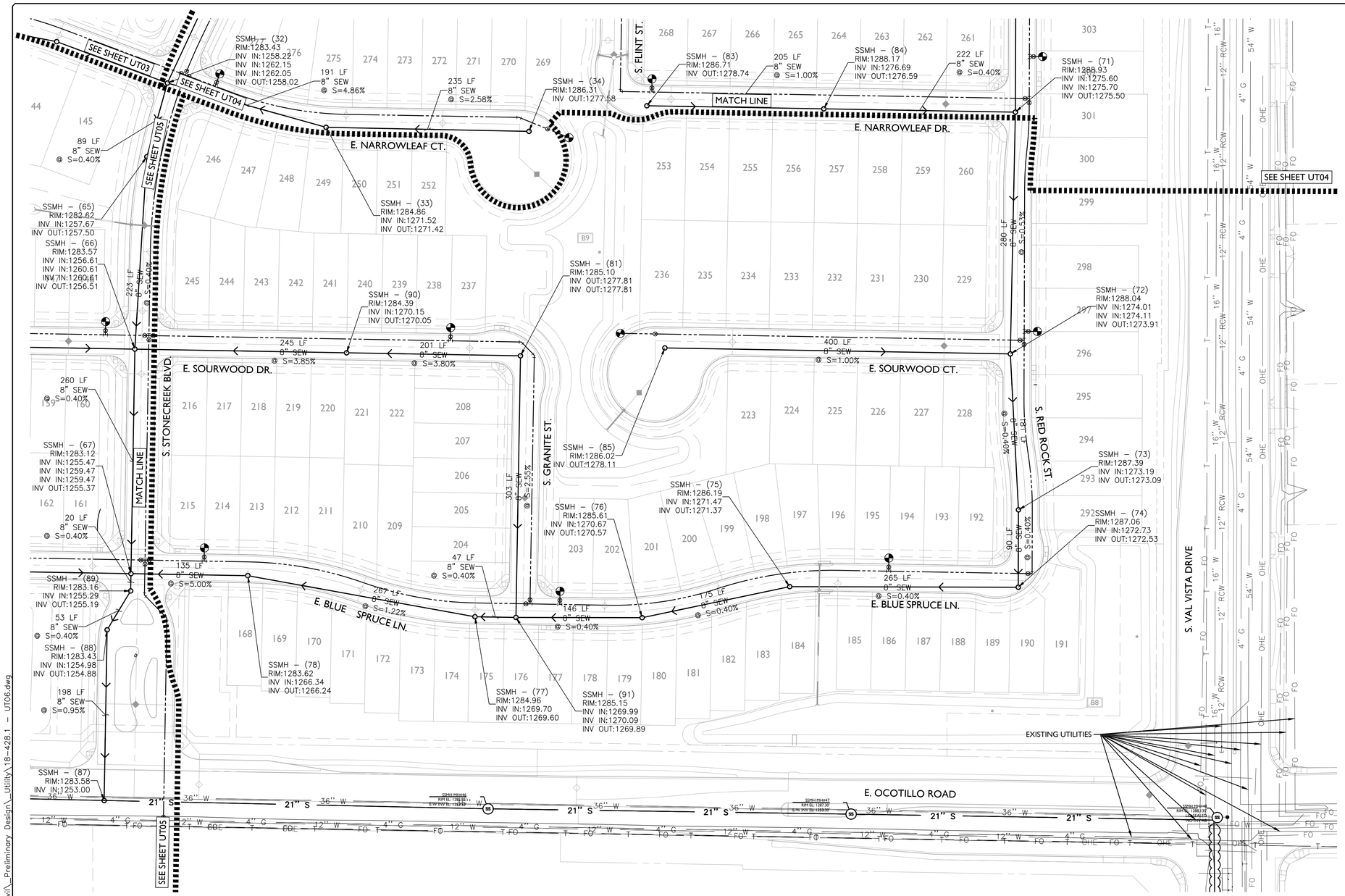

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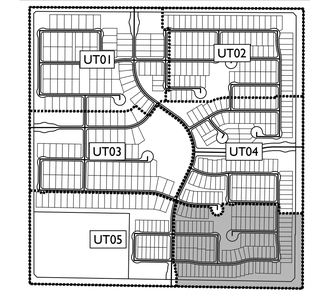

LEGEND

- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER FITTING - CROSS
- WATER FITTING - TEE
- WATER FITTING - 90°
- WATER FITTING - 45°

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ALL PROPOSED FIRE HYDRANTS TO BE LOCATED WITHIN A 12' WIDE WATERLINE EASEMENT THAT EXTENDS 5' BEYOND THE HYDRANT

NORTH

60 0 60 120
scale feet

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Date Signed 02-27-20
Arizona, U.S.A.

Job No.
18-428.1

UT06

Sheet No.
15
of 16

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BERGE VAL VISTA NORTH

GILBERT, ARIZONA

PRELIMINARY PLAT

DEVELOPER:

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CONTACT: Guy Stuckey

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CONTACT: Jamie van Ravensway

C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
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SHEET INDEX:

LANDSCAPE PLANS

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VICINITY MAP
NTS

Maracay Homes

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SHEET L0
02.27.2020

ILLUSTRATIVE LANDSCAPE PLAN

0' 300' 600' 900'
Scale: 1"=300'-0"

KEY NOTES

1. MAIN ENTRY OFF VAL VISTA
2. APPLEBY RD ENTRY
3. 148TH ST ENTRY
4. MAIN ENTRY OFF OCOTILLO
5. CLUBHOUSE & CENTRAL PARK
6. NORTH PARK
7. SOUTH PARK
8. POCKET PARK

PROJECT DATA

APN:	304-72-015; 016A; 017; 018B; 018C
GENERAL PLAN:	RESIDENTIAL>2-3.5 DU/AC
EXISTING ZONING:	SF-35
PROPOSED ZONING:	SF-8 WITH PAD OVERLAY PARCEL 1 (38.60 AC. -24%)
	SF-7 WITH PAD OVERLAY PARCEL 2 (34.49 AC. -21%)
	SF-7 WITH PAD OVERLAY PARCEL 3 (19.80 AC. -12%)
	SF-6 WITH PAD OVERLAY PARCEL 4 (25.69 AC. -16%)
	SF-6 WITH PAD OVERLAY PARCEL 5 (17.74 AC. -11%)
	SF-D WITH PAD OVERLAY PARCEL 6 (25.76 AC. -16%)
GROSS AREA:	± 162.08 AC
NET AREA:	± 149.13 AC
TOTAL DWELLING UNITS:	485 LOTS
GROSS DENSITY:	3.0 DU/AC
NO. OF LOT	
SF-8 W/PAD OVERLAY	75
SF-7 W/PAD OVERLAY	70
SF-7 W/PAD OVERLAY	68
SF-6 W/PAD OVERLAY	95
SF-6 W/PAD OVERLAY	70
SF-D W/PAD OVERLAY	107
TOTAL	485
TOTAL OPEN SPACE:	37.02 AC. (24.8% OF NET AREA)
TOTAL TURF:	5.4 AC (14.4% OF OPEN SPACE)
TOTAL PUBLIC R/W (OFF-SITE) AREA:	3.87 AC/168,763 S.F.
TOTAL COMMON OPEN SPACE AREA:	SEE TRACT TABLE, SHT. L4

STREET FRONTAGE :
IF 1 TREE / 25 FEET OF LINEAL STREET FRONTAGE - 316 TREES REQUIRED,
352 TREES PROVIDED.

IF 1 TREE / 25 FEET OF LINEAL STREET FRONTAGE - 158 THEME TREES REQUIRED (MIN. 50% SHALL BE THEME TREES),
169 THEME TREES PROVIDED.

PROJECT IS IN STREET THEME TREE DISTRICT 14 - THEME TREES ARE:
Evergreen Tree (Ulmus parvifolia), Sweet Acacia (Acacia farnesiana)

VICINITY MAP
NTS

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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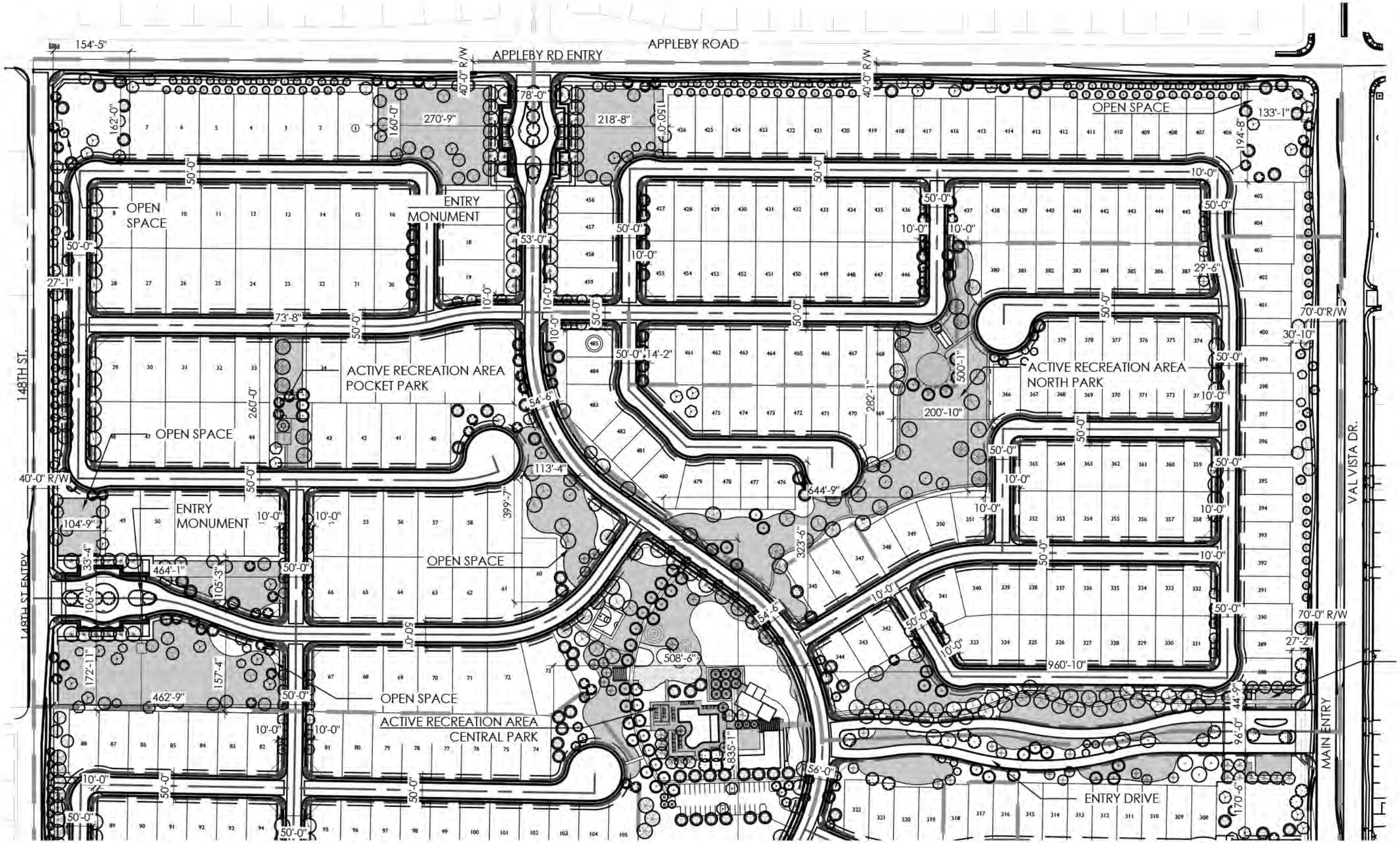

LANDSCAPE & OPEN SPACE PLAN - NORTH

VICINITY MAP
NTS

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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SHEET L2
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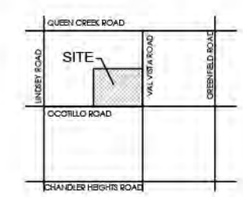
LANDSCAPE & OPEN SPACE PLAN - SOUTH

0' 200' 400' 600'
Scale: 1"=200'-0"



VICINITY MAP
NTS

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

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SHEET L3
02.27.2020

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Trees		
	Acacia farnesiana Sweet Acacia	24" Box Min.
	Chilopsis linearis Desert Willow	24" Box Min.
	Chitalpa tashkentensis Chitalpa	24" Box Min.
	Fraxinus velutina Arizona Ash	24" Box Min.
	Fraxinus oxycarpa 'Raywood' Raywood Ash	24" Box Min. *
	Olea europaea 'Swan Hill' Swan Hill Olive	24" Box Min.
	Olney tesota Ironwood	24" Box Min.
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box Min.
	Parkinsonia florida Blue Palo Verde	24" Box Min.
	Pistacia x 'Red Push' Red Push Pistache	24" Box Min.
	Prosopis hybrid 'Phoenix' Thornless Mesquite	24" Box Min.
	Quercus virginiana Southern Live Oak	24" Box Min.
	Schinus molle California Pepper Tree	24" Box Min.
	Schinus terebinthifolius Brazillian Pepper Tree	24" Box Min.
	Tipuana tipu Tipu Tree	24" Box Min.
	Ulmus parvifolia Evergreen Elm	24" Box Min.
	Vitex agnus-castus Chaste Tree	24" Box Min.
Shrubs		
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.
	Bougainvillea 'Torch Glow' Bougainvillea	5 gal.
	Caesalpinia pulcherrima Red Bird of Paradise	5 gal.
	Calliandra californica Red Fairy Duster	5 gal.
	Calliandra eriophylla Pink Fairy Duster	5 gal.
	Callistemon viminalis 'Little John' Dwarf 'Little John'	5 gal.
	Cordia parvifolia Little Leaf Cordia	5 gal.
	Dalea frutescens Black Dalea	5 gal.
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.
	Ericameria laricifolia Turpentine Bush	5 gal.
	Justicia californica Chuparosa	5 gal.
	Justicia spicigera Mexican Honeysuckle	5 gal.
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.
	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.
	Plumbago auriculata Cape Plumbago	5 gal.
	Plumbago scandens Summer Snow	5 gal.
	Ruellia peninsularis Desert Ruellia	5 gal.
	Rosmarinus officinalis 'Tuscan Blue' Upright Rosemary	5 gal.
	Rose Sp. Carpet Rose	5 gal. *
	Ruellia brittoniana Purple Ruellia	5 gal.
	Russelia equisetiformis Coral Fountain	5 gal.
	Salvia greggii Autumn Sage	5 gal.
	Senna artemisiodes 'Silver' Feathery Senna	5 gal.
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
	Tecoma 'Sparky' Sparky Tecoma	5 gal.
Ground Covers		
	Chrysactinia mexicana Damianita	1 gal.
	Eremophila glabra 'Minginew Gold' Outback Sunrise Emu	1 gal.
	Lantana camara 'Dallas Red' Dallas Red Lantana	1 gal.
	Lantana montevidensis Purple Trailing Lantana	1 gal.
	Lantana montevidensis 'White' White Lantana	1 gal.
	Lantana 'New Gold' New Gold Lantana	1 gal.
	Oenothera caespitosa Tufted Primrose	1 gal.
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.
	Viguiera deltoidea Goldeneye	1 gal.
	Wedelia trilobata Yellow Dot	1 gal.
Accents		
	Asclepias subulata Desert Milkweed	5 gal.
	Dasylirion wheeleri Desert Spoon	5 gal.
	Dietes bicolor Bicolor Iris	5 gal.
	Fouquieria splendens Ocotillo	bare root
	Hesperaloe funifera Giant Hesperaloe	5 gal.
	Hesperaloe parviflora-red Red Yucca	5 gal.
	Muhlenbergia capillaris 'Regal Mist' Regal Mist TM	5 gal.
	Muhlenbergia rigens Deer Grass	5 gal.
	Nolina microcarpa Bear Grass	5 gal.
	Penstemon parryi Perry's Penstemon	1 gal.
	Yucca rigida Blue Yucca	5 gal.

MASS PLANTING

TURF: SOD

INERTS

3/4" SCREENED DECOMPOSED GRANITE, 2" LAYER. COLOR: EXPRESS BROWN (OR SIMILAR).

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / WATER EASEMENT	184235	4.229
B	LANDSCAPE / OPEN SPACE / P.A.E.	4953	0.114
C	LANDSCAPE / OPEN SPACE / P.A.E.	4898	0.112
D	LANDSCAPE / OPEN SPACE / P.A.E.	4953	0.114
E	LANDSCAPE / OPEN SPACE / P.A.E. / AMENITY	22045	0.506
F	LANDSCAPE / OPEN SPACE / P.A.E.	4973	0.114
G	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E.	55338	1.270
H	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / AMENITY	169101	3.882
I	LANDSCAPE / OPEN SPACE / P.A.E.	11561	0.265
J	LANDSCAPE / OPEN SPACE / P.A.E.	4583	0.105
K	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E.	220265	5.057

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
L	LANDSCAPE / OPEN SPACE / P.A.E.	4583	0.105
M	LANDSCAPE / OPEN SPACE / P.A.E.	5598	0.129
N	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
O	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
P	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
Q	LANDSCAPE / OPEN SPACE / P.A.E.	3843	0.088
R	LANDSCAPE / OPEN SPACE / P.A.E.	3624	0.083
S	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / AMENITY	263972	6.060
T	LANDSCAPE / OPEN SPACE / P.A.E.	5322	0.122
U	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / WATER EASEMENT	269652	6.190
V	LANDSCAPE / OPEN SPACE / P.A.E.	4768	0.109

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
W	LANDSCAPE / OPEN SPACE / P.A.E.	4768	0.109
X	LANDSCAPE / OPEN SPACE / P.A.E.	4768	0.109
Y	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E.	191686	4.400
Z	LANDSCAPE / OPEN SPACE / P.A.E.	4808	0.110
AA	LANDSCAPE / OPEN SPACE / P.A.E.	4398	0.101
BB	LANDSCAPE / OPEN SPACE / RETENTION / P.A.E. / AMENITY	103843	2.384
CC	LANDSCAPE / OPEN SPACE / P.A.E.	4718	0.108
DD	LANDSCAPE / OPEN SPACE / P.A.E.	4703	0.108
EE	LANDSCAPE / OPEN SPACE / P.A.E.	4138	0.095
FF	LANDSCAPE / OPEN SPACE / P.A.E.	3461	0.079
GG	LANDSCAPE / OPEN SPACE / P.A.E.	6351	0.146

TRACT USE TABLE

TRACT	USE	AREA (SF)	AREA (AC)
HH	LANDSCAPE / OPEN SPACE / P.A.E.	4368	0.100
II	LANDSCAPE / OPEN SPACE / P.A.E.	6827	0.157
JJ	LANDSCAPE / OPEN SPACE / P.A.E.	4028	0.092
	TOTAL OPEN SPACE AREA	1612661	37.016
PARCEL A	FUTURE SCHOOL SITE	576339	13.231
PS	PRIVATE STREET TRACT	947477	21.752
	TOTAL TRACT AREA	3136477	71.999

P.A.E. - PEDESTRIAN ACCESS EASMENT

Note:

* Plants will not be used in the right of way.

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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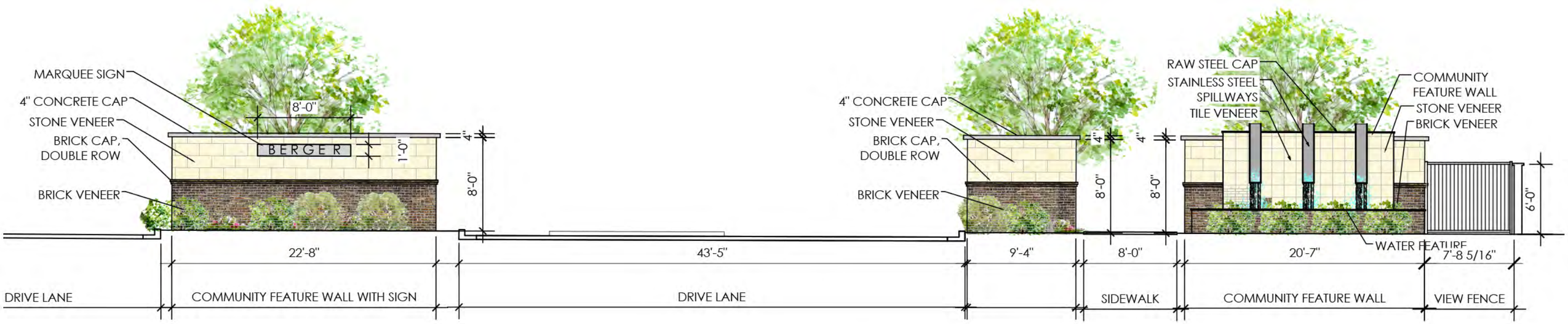
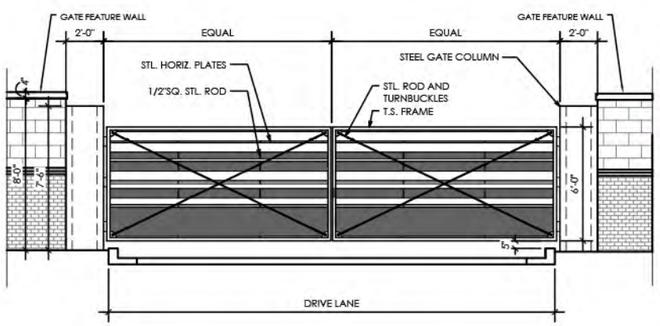
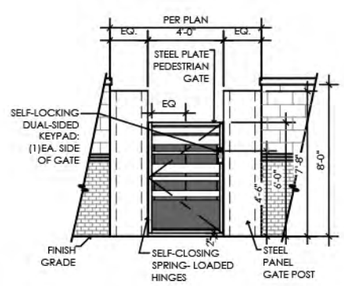


MAIN ENTRY OFF VAL VISTA ELEVATION



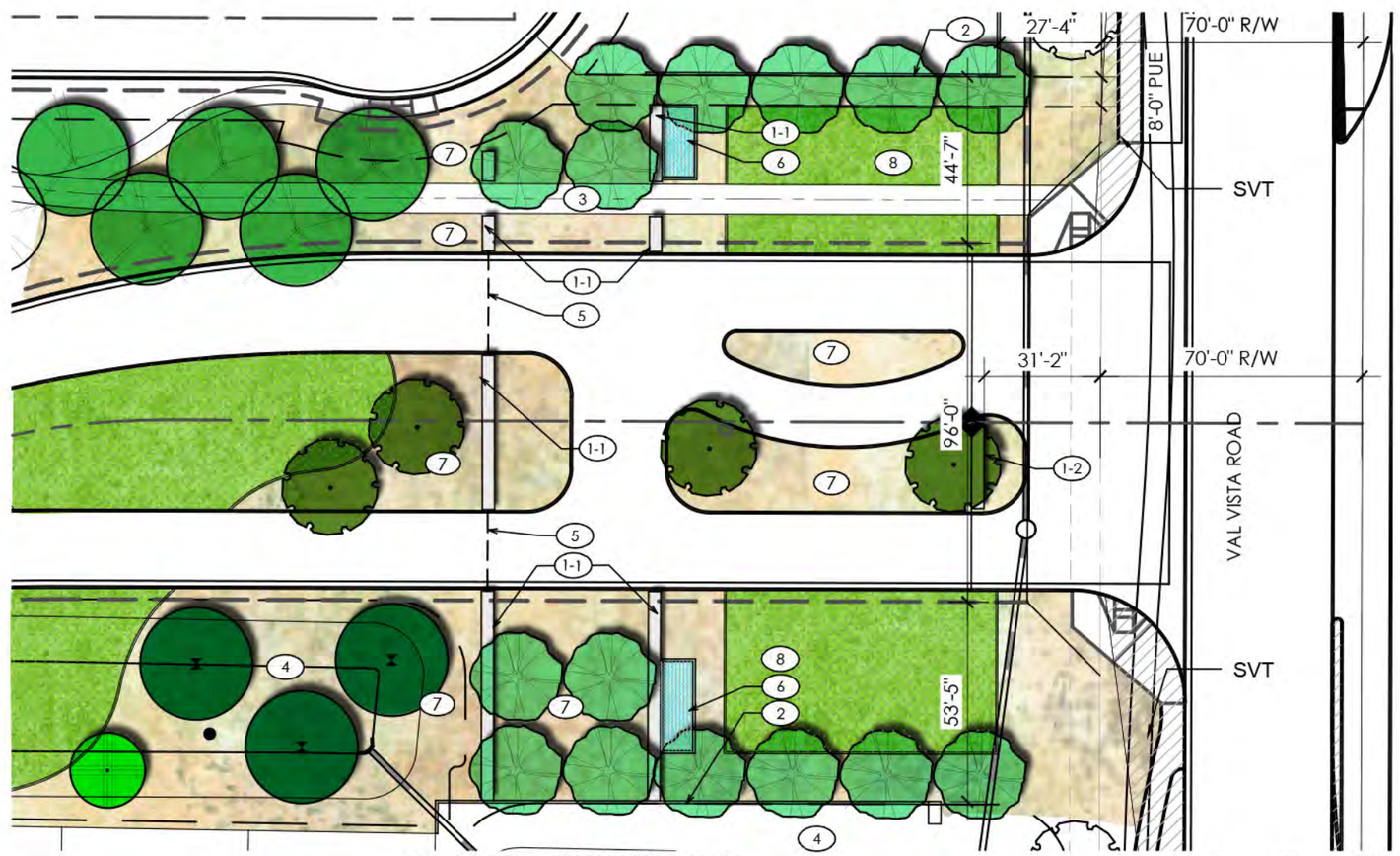
VEHICLE GATE ELEVATION

SCALE: 1/8"=1'-0"



PEDESTRIAN GATE ELEVATION

SCALE: 1/8"=1'-0"



MAIN ENTRY OFF VAL VISTA PLAN

KEY NOTES

1-1 COMMUNITY FEATURE WALL. *

1-2 COMMUNITY FEATURE WALL. * (WITH SIGN)

2 COMMUNITY THEME WALL. *

3 8' SIDEWALK.

4 RETENTION BASIN.

5 VEHICULAR GATE.

6 WATER FEATURE.

7 LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.

8 TURF.

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.

2. SIZES OF TREES AT THE MAIN ENTRY WILL BE 36" BOX MIN.

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

C2 Collaborative LANDSCAPE ARCHITECTURE

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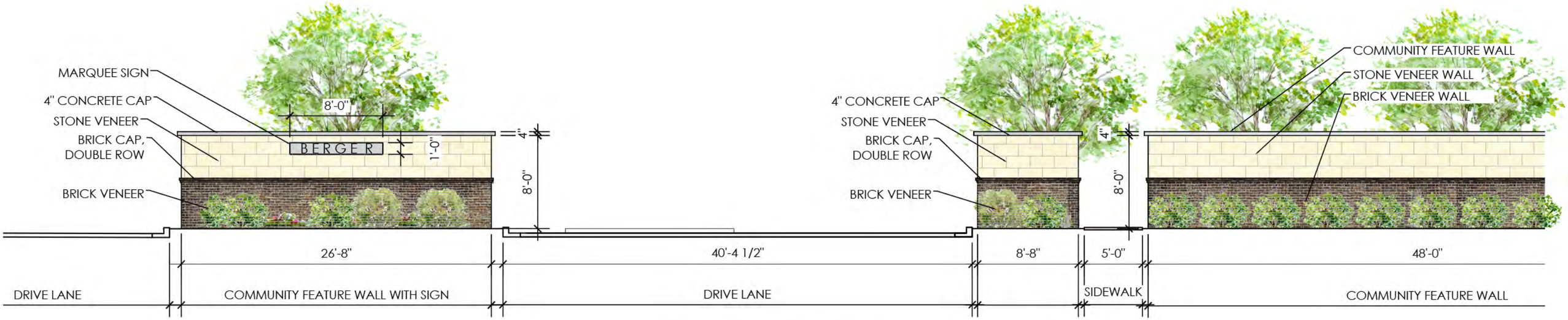
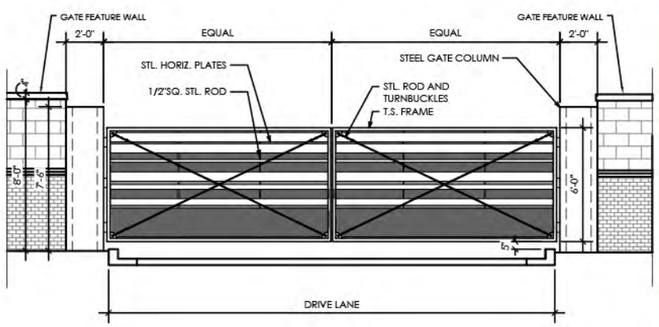
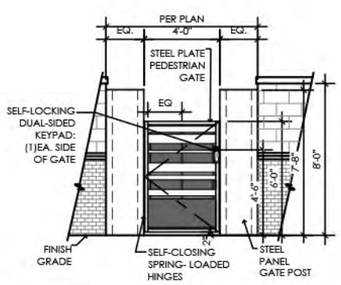


MAIN ENTRY OFF OCOTILLO ELEVATION



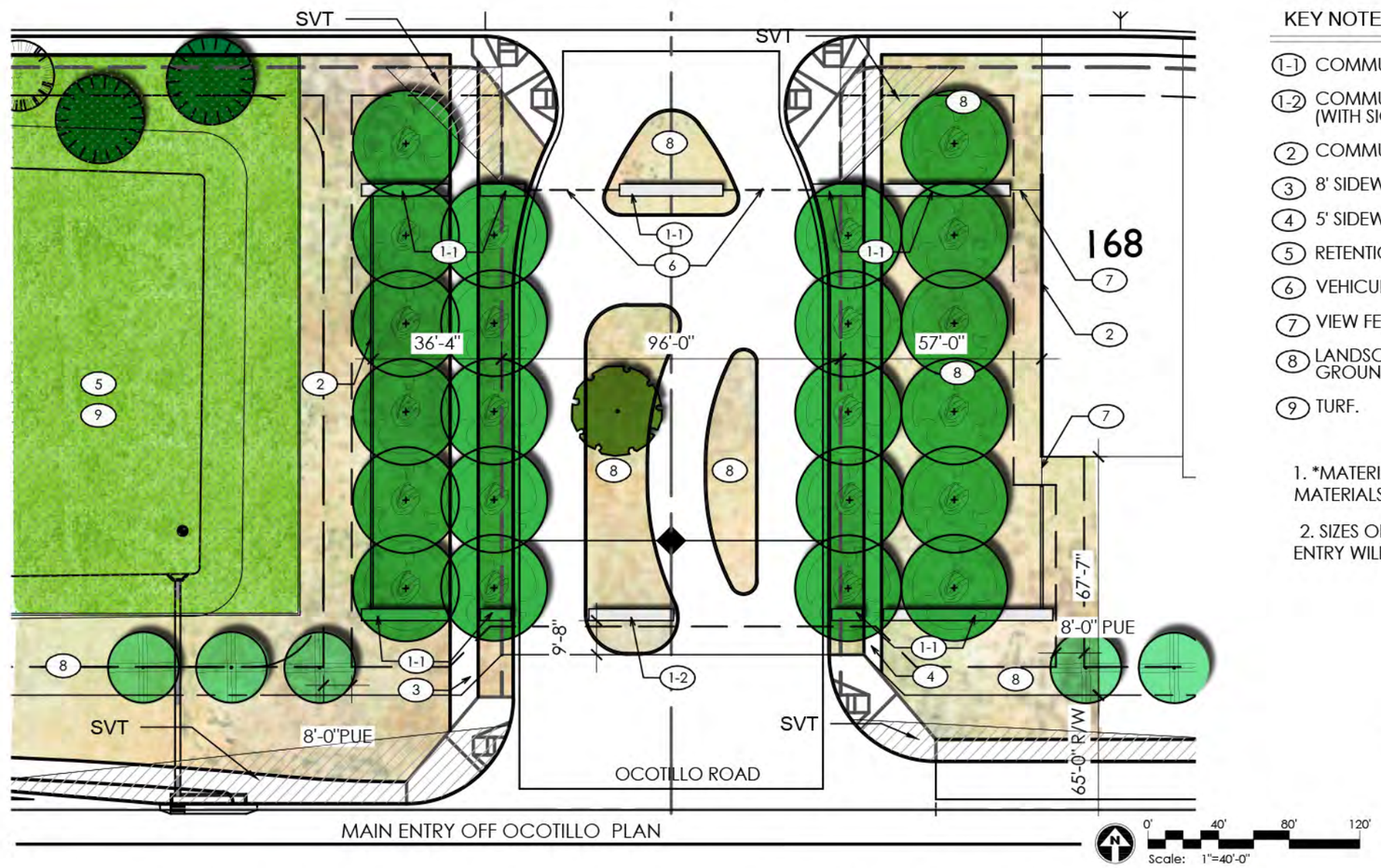
VEHICLE GATE ELEVATION

SCALE: 1/8"=1'-0"



PEDESTRIAN GATE ELEVATION

SCALE: 1/8"=1'-0"



MAIN ENTRY OFF OCOTILLO PLAN

KEY NOTES

1-1 COMMUNITY FEATURE WALL. *

1-2 COMMUNITY FEATURE WALL. * (WITH SIGN)

2 COMMUNITY THEME WALL. *

3 8' SIDEWALK.

4 5' SIDEWALK.

5 RETENTION BASIN.

6 VEHICULAR GATE.

7 VIEW FENCE.

8 LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.

9 TURF.

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.

2. SIZES OF TREES AT THE MAIN ENTRY WILL BE 36" BOX MIN.

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

C2 Collaborative LANDSCAPE ARCHITECTURE

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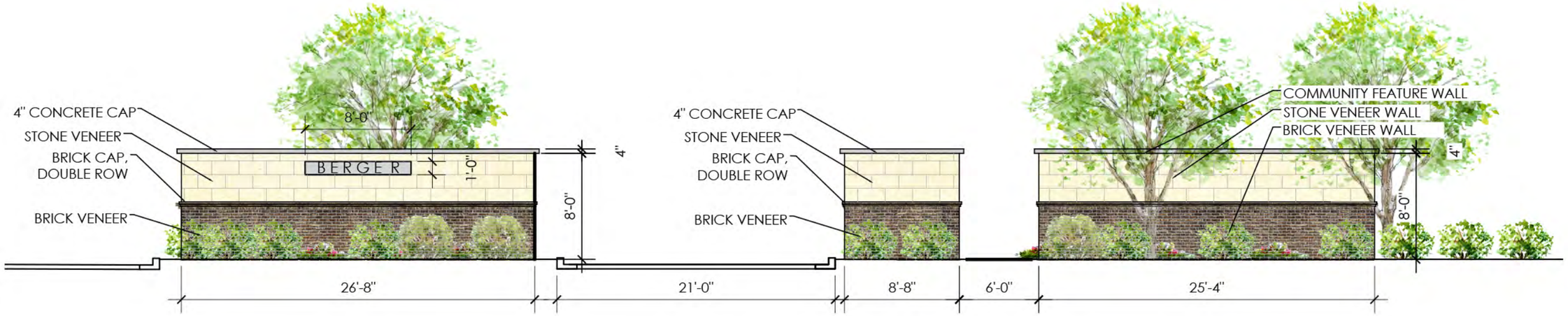
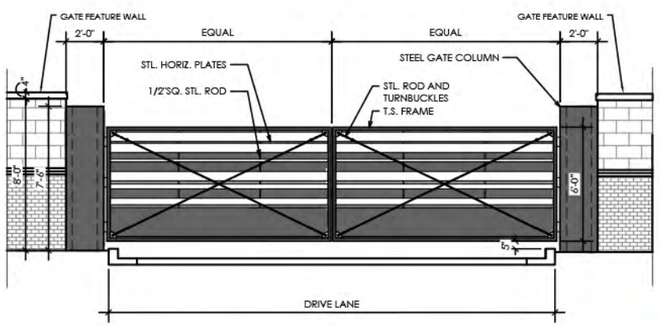
SHEET L6

02.27.2020



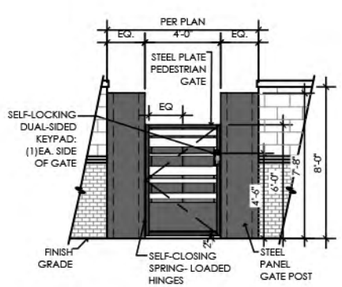
148TH ST. ENTRY ELEVATION

SCALE: 1/8"=1'-0"



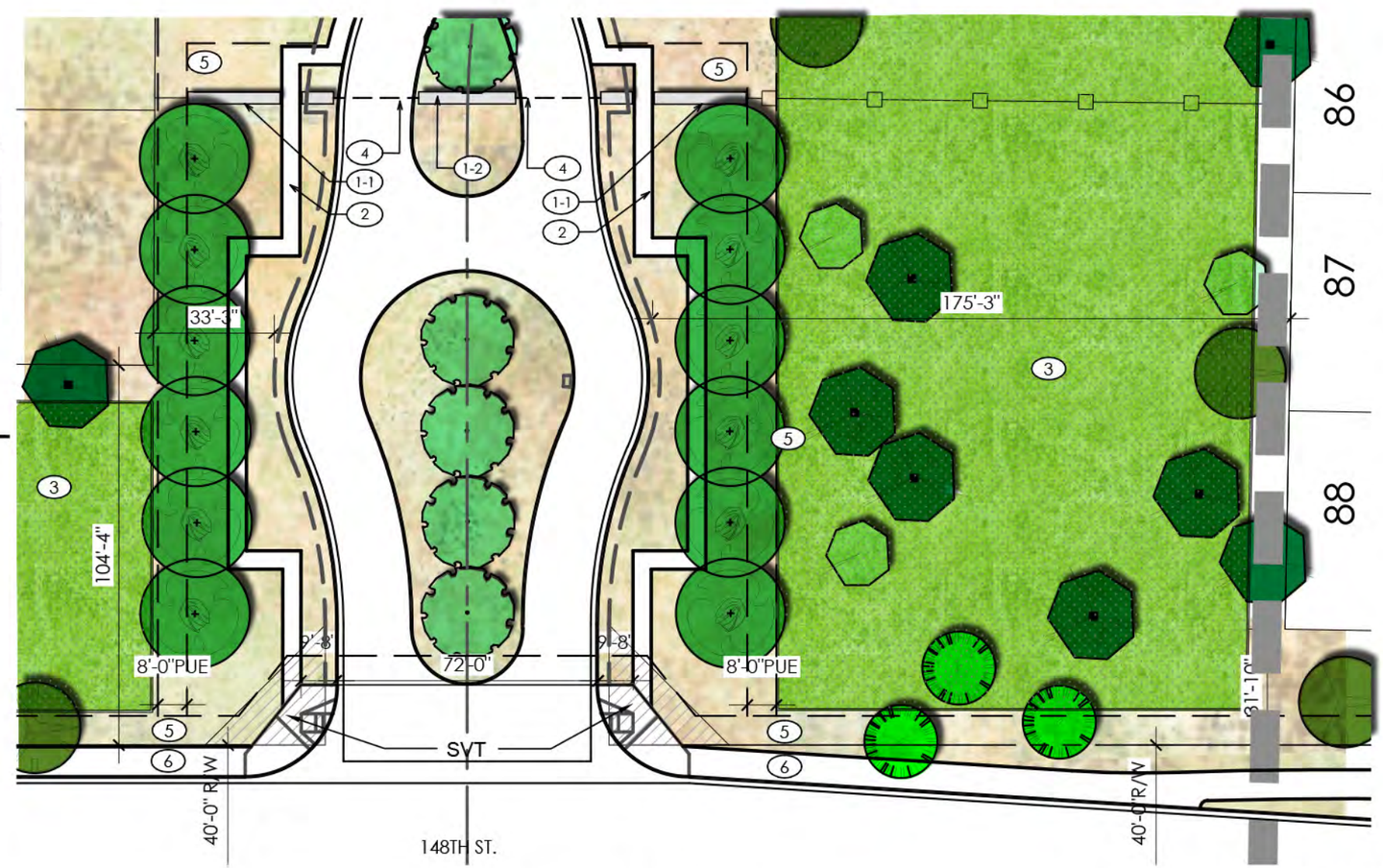
VEHICLE GATE ELEVATION

SCALE: 1/8"=1'-0"



PEDESTRIAN GATE ELEVATION

SCALE: 1/8"=1'-0"



148TH ST. ENTRY PLAN

KEY NOTES

1-1 COMMUNITY FEATURE WALL. *

1-2 COMMUNITY FEATURE WALL. * (WITH SIGN)

2 5' SIDEWALK.

3 RETENTION BASIN.

4 VEHICULAR GATE.

5 LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.

6 8' SIDEWALK.

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.

2. SIZES OF TREES AT THE MAIN ENTRY WILL BE 36" BOX MIN.

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

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SHEET L7

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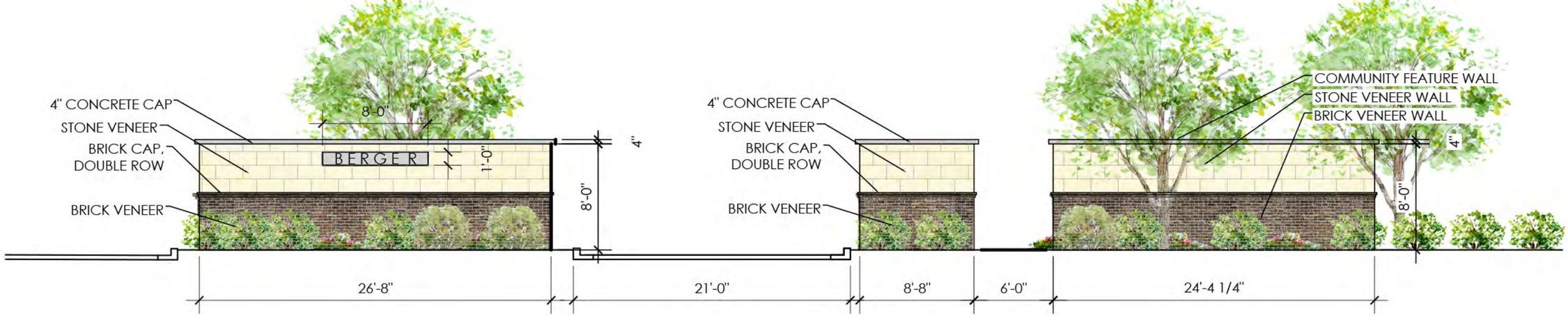
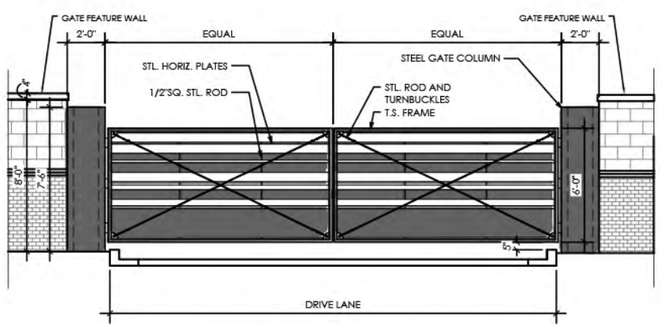


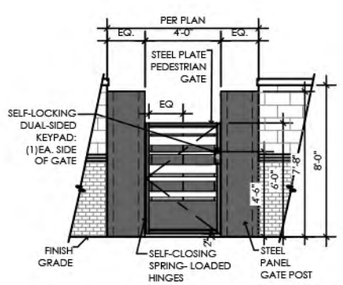
APPLEBY ENTRY ELEVATION

SCALE: 1/8"=1'-0"



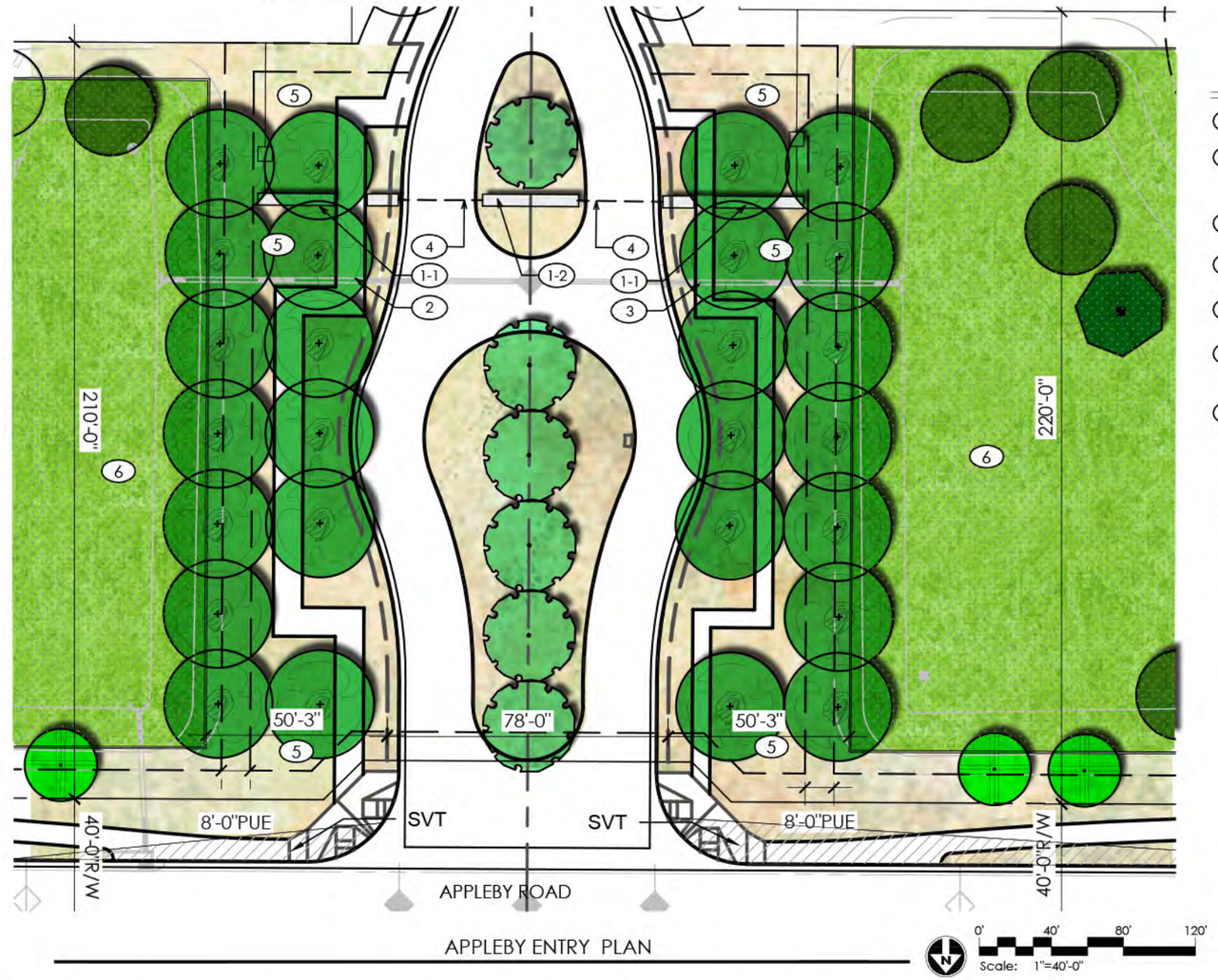
VEHICLE GATE ELEVATION

SCALE: 1/8"=1'-0"



PEDESTRIAN GATE ELEVATION

SCALE: 1/8"=1'-0"



APPLEBY ENTRY PLAN

KEY NOTES

- (1-1) COMMUNITY FEATURE WALL. *
- (1-2) COMMUNITY FEATURE WALL. * (WITH SIGN)
- (2) 8' SIDEWALK.
- (3) 5' SIDEWALK.
- (4) VEHICULAR GATE.
- (5) LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.
- (6) RETENTION BASIN.

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.

2. SIZES OF TREES AT THE MAIN ENTRY WILL BE 36" BOX MIN.

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

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SHEET L8
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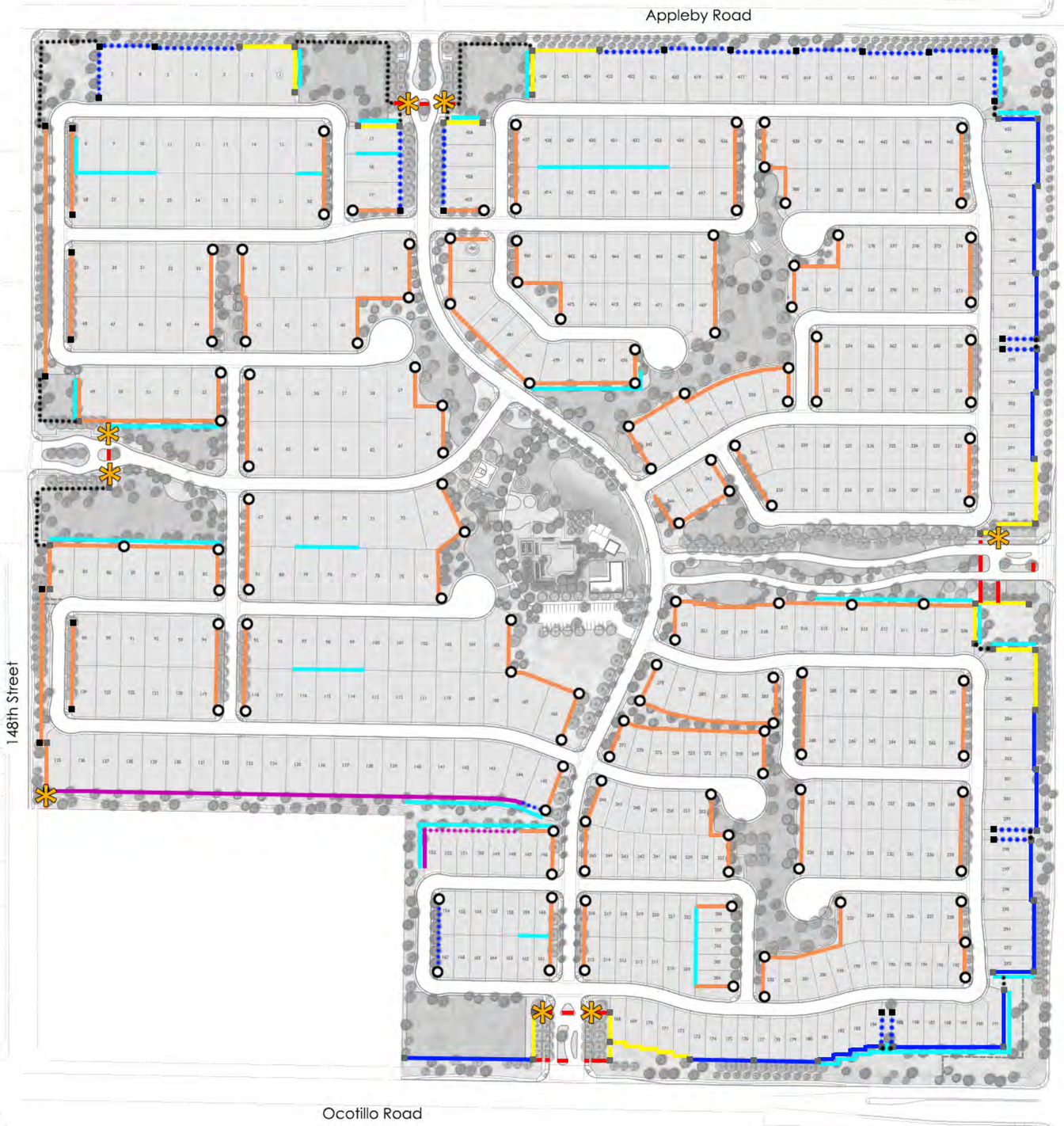


12" x 24" Mirage Na.Me. / Marquee24

Color: Bourgogne/Sanderling (or similar)

Brick Type: McNear
Color: Embarcadero (or similar)

1. Community Feature Wall (8')

6" x 6" x 16" Slump Block or Slurry Slump

Color: Old Pueblo Brown (or similar)

2. Community Theme Wall A (8')

6" x 6" x 16" Slump Block or Slurry Slump

Color: Old Pueblo Brown (or similar)

3. Community Theme Wall B (6', 7' & 8')

(8')

(7')

(6')

6" x 8" x 16" Standard CMU

Color: Sand (or similar)

4. Standard CMU Wall (6' & 7')

(7')

(6')

6" x 8" x 16" Standard CMU

Color: Sand (or similar)

5. Standard Retaining Wall

6" x 8" x 16" Standard CMU

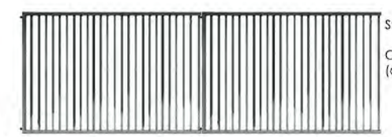
Color: Sand (or similar)

Max Retaining Height shall not exceed two feet.

Existing Grade

6. Combination Lot Wall & Retaining Wall

(Note: No wall shall exceed 8' in height from lowest finished grade.)



Standard Wrought Iron

Color: Dark Gray (or similar)

7. Standard Wrought Iron View Fence

Brick Type: McNear
Color: Embarcadero (or similar)

8. Primary Brick Pilaster (Height Varies)

(8'-6")

(7'-6")

Stucco Color: Light Beige or Light Sand (or similar)

Brick Type: McNear
Color: Embarcadero (or similar)

9. Standard Brick/Stucco Pilaster Options (6'-6")

Pedestrian Access Locations (Pedestrian Gate)

WALL MASTER PLAN

0' 300' 600' 900'

Scale: 1"=300'-0"

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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SHEET L9
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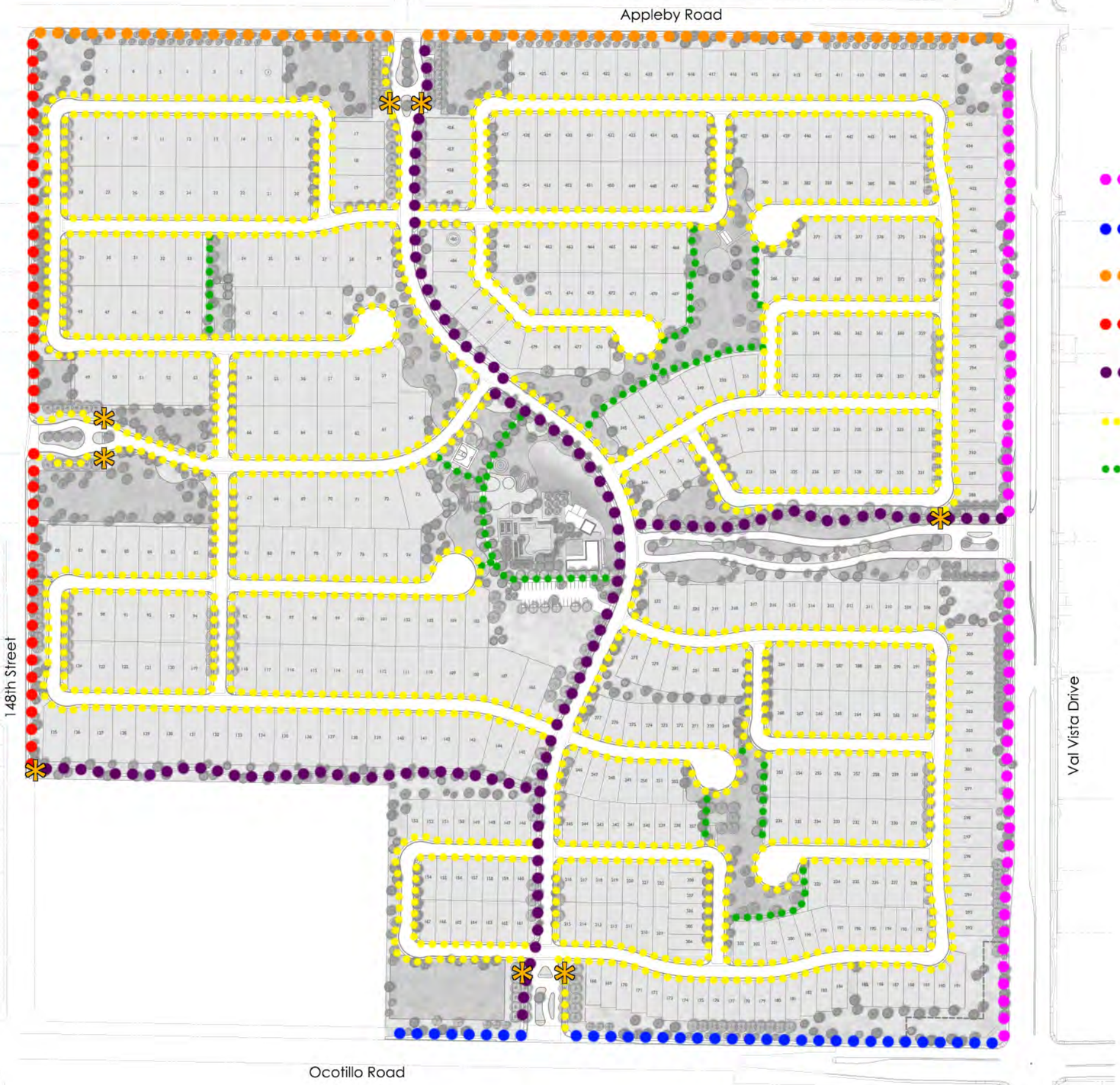

CIRCULATION PLAN

0' 300' 600' 900'
Scale: 1"=300'-0"

MAP LEGEND

1. Val Vista Drive Sidewalk (6')
2. Ocotillo Road Sidewalk (6')
3. Appleby Road Sidewalk (6')
4. 148th Street Sidewalk (8')
5. Internal Roadway Sidewalks (8')
6. Internal Roadway Sidewalks (5')
6. Internal Open Space Sidewalks (5')
7. Controlled Pedestrian Access Points

Note: All pedestrian gates within the Berge Val Vista North PAD will remain unlocked from dawn to dusk for the life of the community. This requirement shall be codified in the HOA documents and prohibit the removal or modification of this provision by declarant or HOA board.

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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SHEET L10
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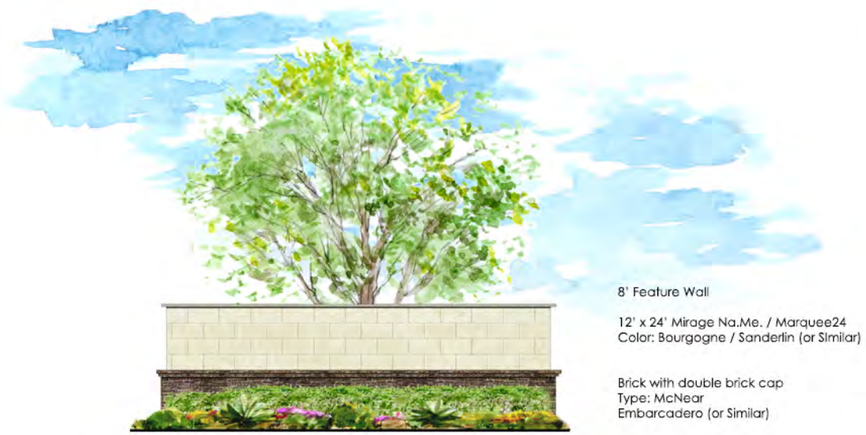
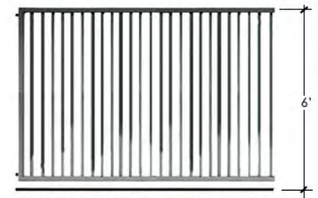


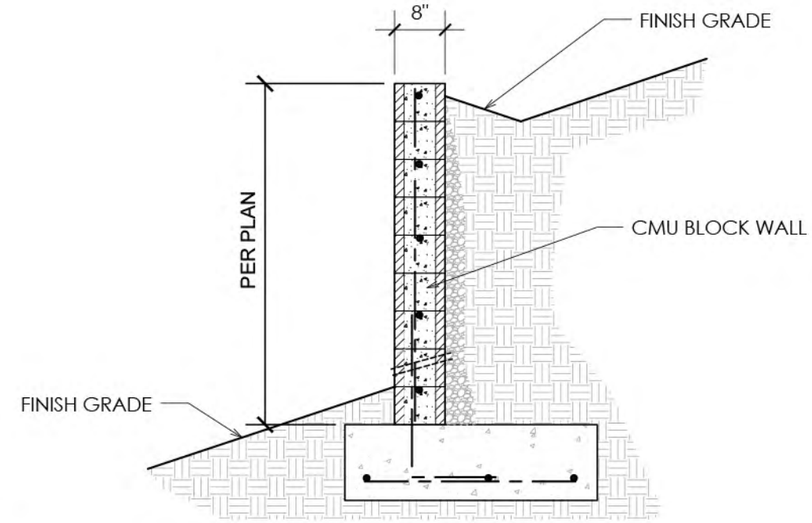
Community Theme Wall

View Fence and Retaining Wall



6' Standard Wrought Iron Fence

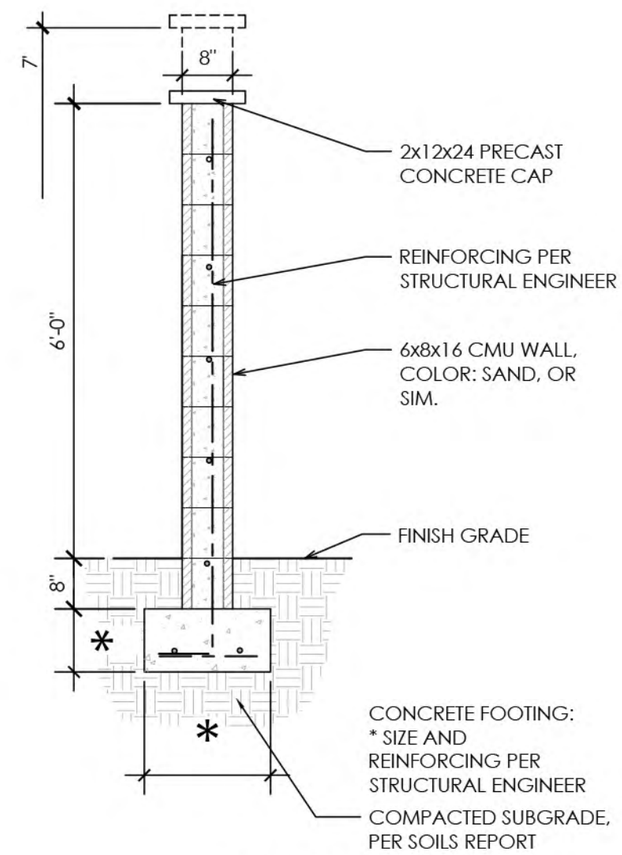
Standard Retaining Wall (Max 3')
(Standard CMU - Color: Sand or Similar)



STANDARD RETAINING WALL

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

Perimeter Theme Wall and Internal End Cap Walls



STANDARD CMU WALL (6')

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

WALL DETAILS

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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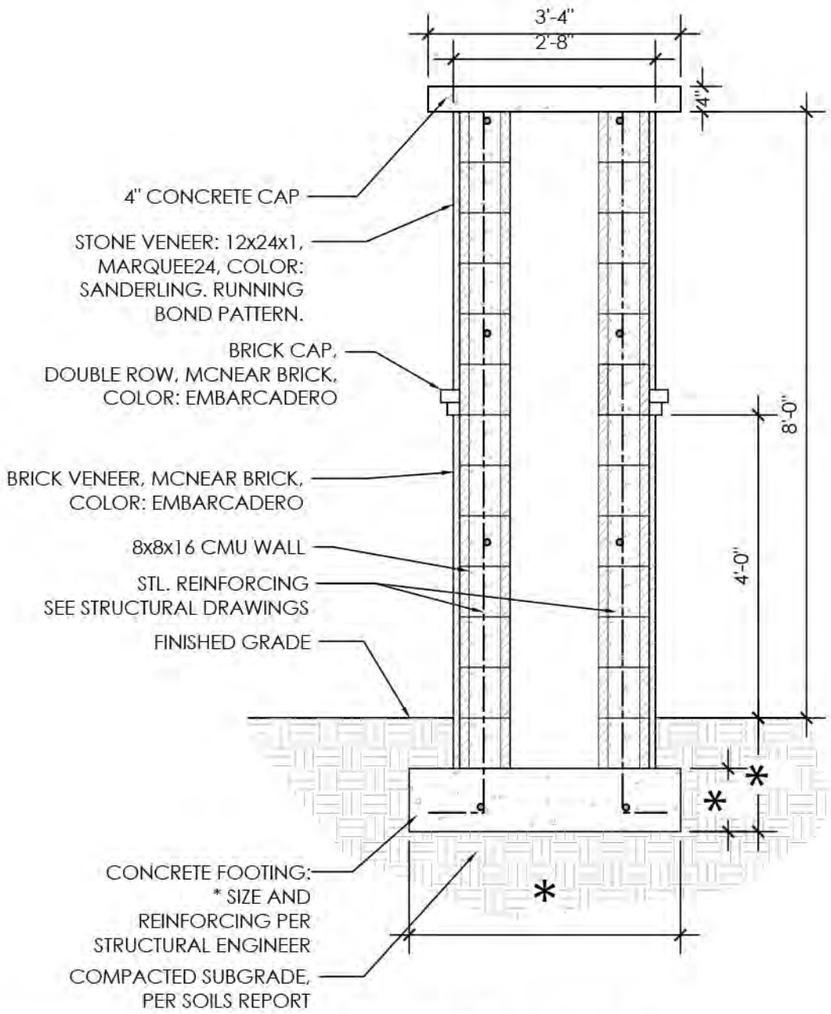
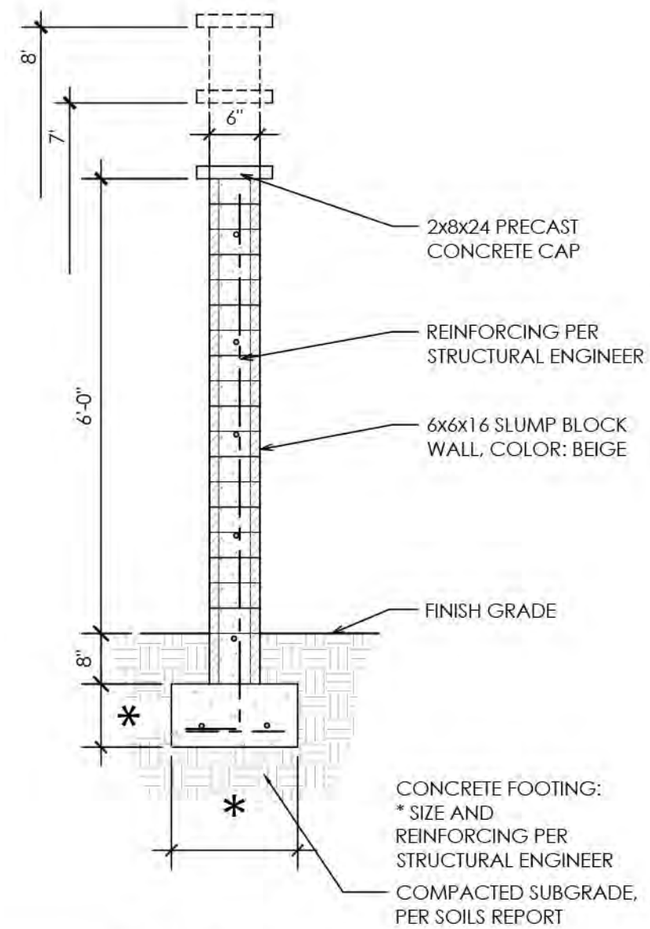


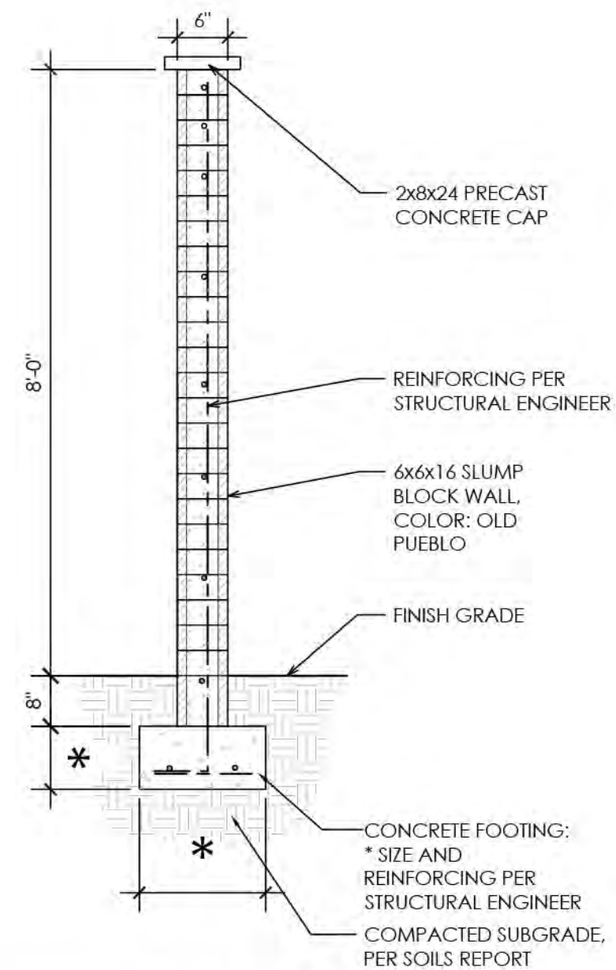
COMMUNITY FEATURE WALL DETAIL (8')

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



COMMUNITY THEME WALL "B" (6', 7', 8')

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



COMMUNITY THEME WALL "A" (8')

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

WALL DETAILS

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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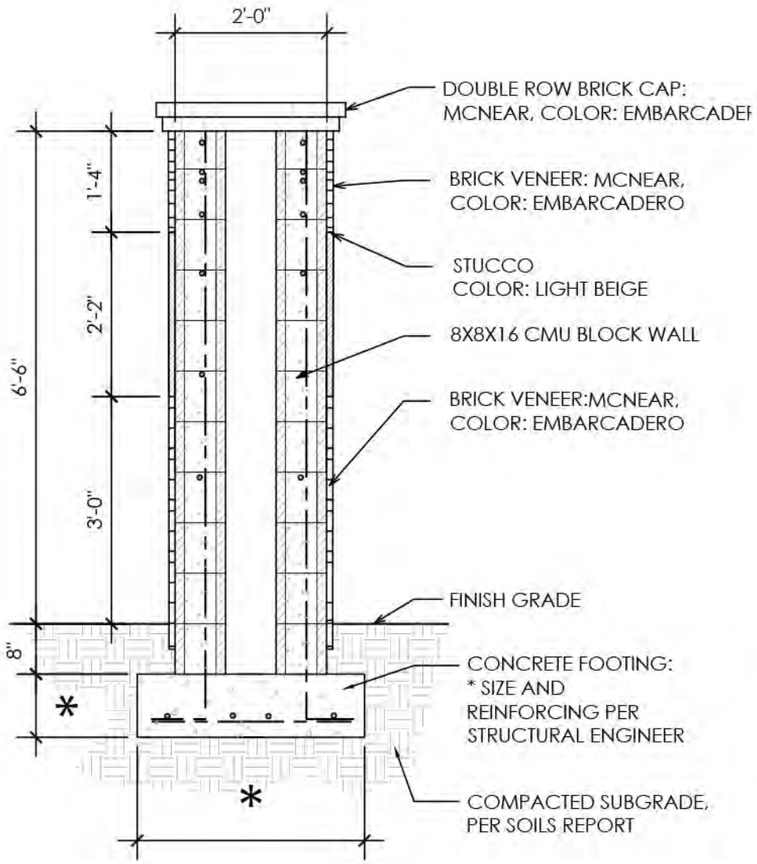
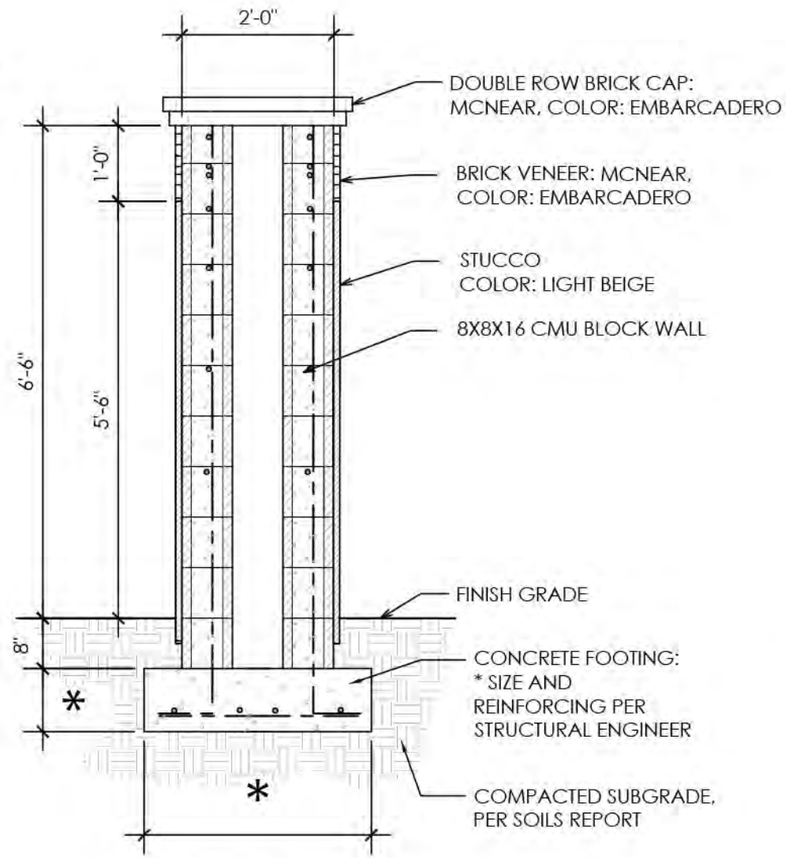
SHEET L12
02.27.2020



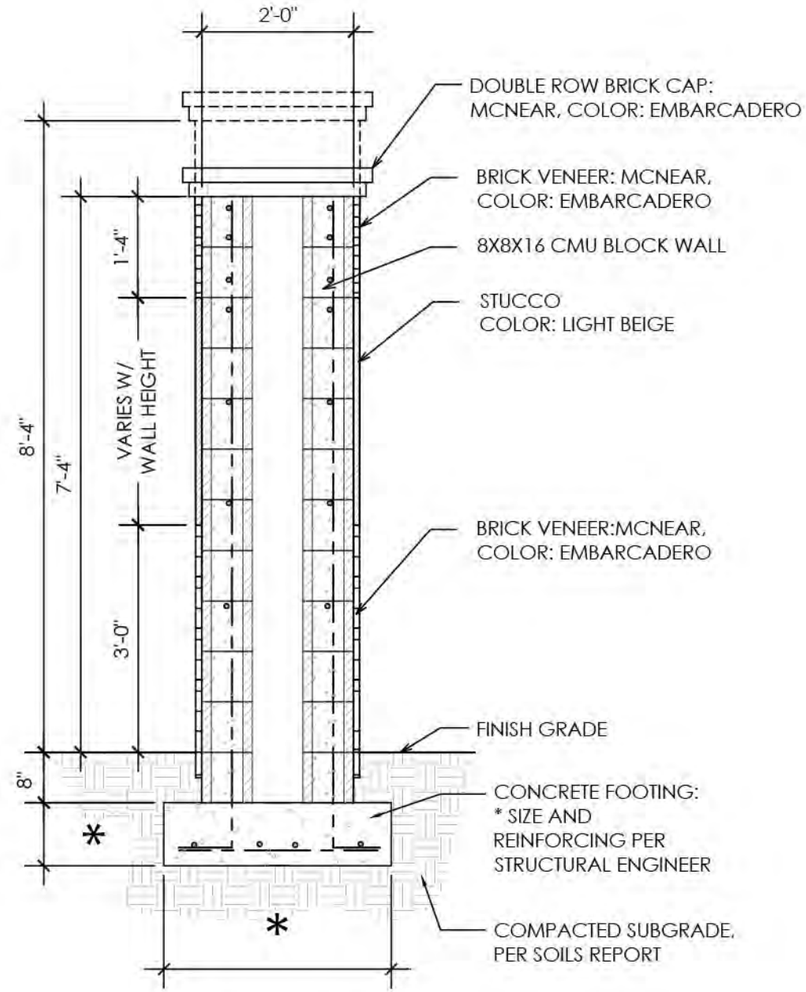
STANDARD PILASTER OPTION A (PARTIAL BRICK)

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



STANDARD PILASTER OPTION B (STUCCO)

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



PRIMARY PILASTER (7' & 8' VERSIONS)

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

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SHEET L13
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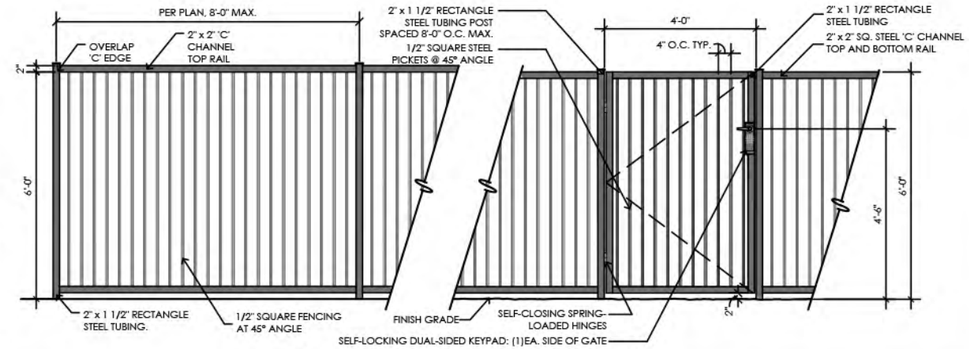
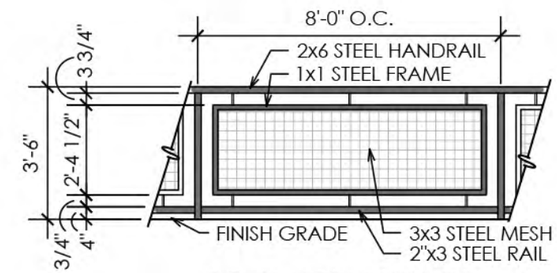
CLUBHOUSE AREA PLAN

Scale: 1"=60'-0"



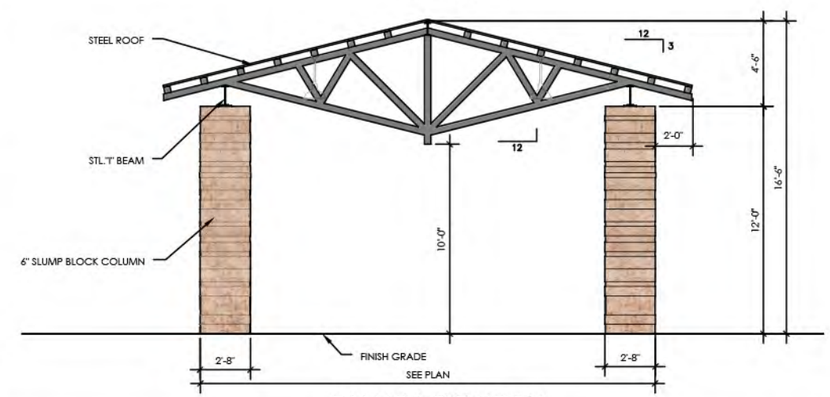
POOL FENCE AND GATE ELEVATION

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



TYP. GUARDRAIL ELEVATION

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



RAMADA ELEVATION

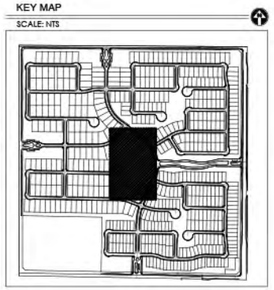
Scale: 1/8"=1'-0"

KEY NOTES

1. RAMADA.
2. TERRACED GROVE
3. ENTRY BRIDGE
4. TURF.
5. SWIMMING POOL
6. LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.
7. CLUBHOUSE
8. BASKETBALL COURT
9. LAKE
10. PARKING AREA
11. COVERED PATIO

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.
2. SIZES OF TREES AT THE CLUBHOUSE AREA WILL BE 36" BOX MIN.

KEY MAP
SCALE: NTS



Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

C2|Collaborative LANDSCAPE ARCHITECTURE

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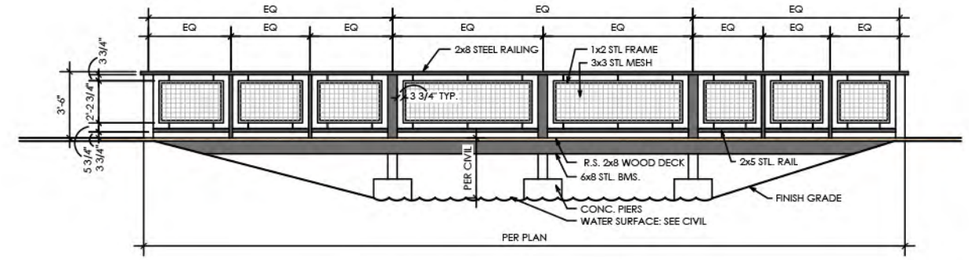
SHEET L14
02.27.2020

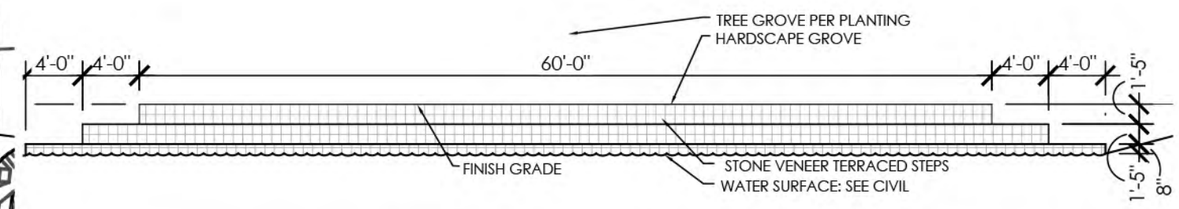
CLUBHOUSE AREA PLAN

Scale: 1"=60'-0"



ENTRY BRIDGE ELEVATION

Scale: 1/8"=1'-0"



TERRACED GROVE ELEVATION

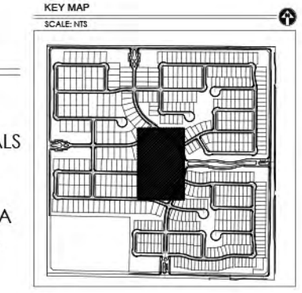
Scale: 3/32"=1'-0"

KEY NOTES

1. RAMADA.
2. TERRACED GROVE
3. ENTRY BRIDGE
4. TURF.
5. SWIMMING POOL
6. LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.
7. CLUBHOUSE
8. BASKETBALL COURT
9. LAKE
10. PARKING AREA
11. COVERED PATIO

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.
2. SIZES OF TREES AT THE CLUBHOUSE AREA WILL BE 36" BOX MIN.

KEY MAP
SCALE: NTS



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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

C2 Collaborative LANDSCAPE ARCHITECTURE

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SHEET L15
02.27.2020

KEY NOTES

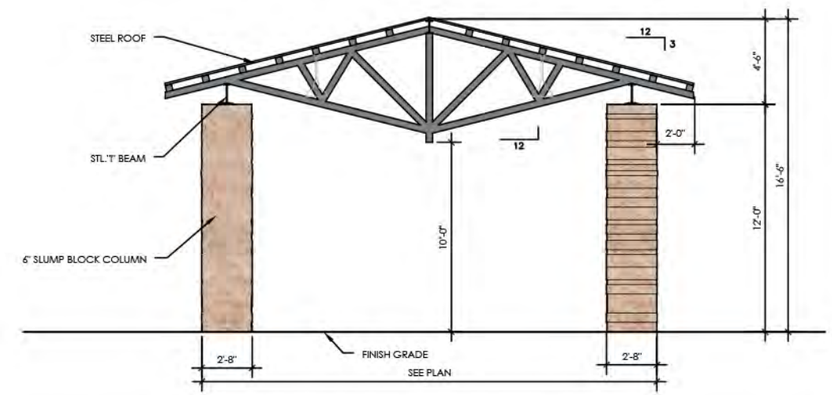
1. RAMADA.
2. TOT LOT.
3. 5' SIDEWALK.
4. TURF.
5. BENCH SEATING. *
6. LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.
7. MAILBOX.

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.

2. SIZES OF TREES AT THE MAIN ENTRY WILL BE 36" BOX MIN.

NORTH PARK PLAN

Scale: 1"=100'-0"



RAMADA ELEVATION

Scale: 1/8"=1'-0"

TOT EQUIPMENT

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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SOUTH PARK PLAN

PLAY EQUIPMENT

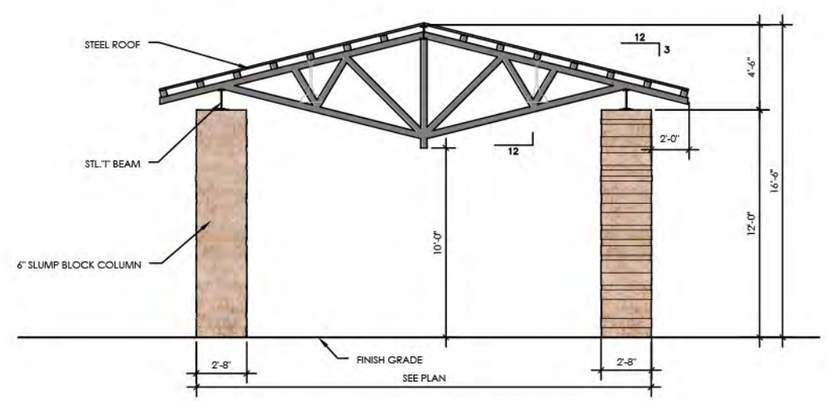
TOT EQUIPMENT

KEY NOTES

1. RAMADA.
2. TOT LOT.
3. 5' SIDEWALK.
4. TURF.
5. BENCH SEATING. *
6. LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.
7. MAILBOX.

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.

2. SIZES OF TREES AT THE MAIN ENTRY WILL BE 36" BOX MIN.



RAMADA ELEVATION

Scale: 1/8"=1'-0"

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BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

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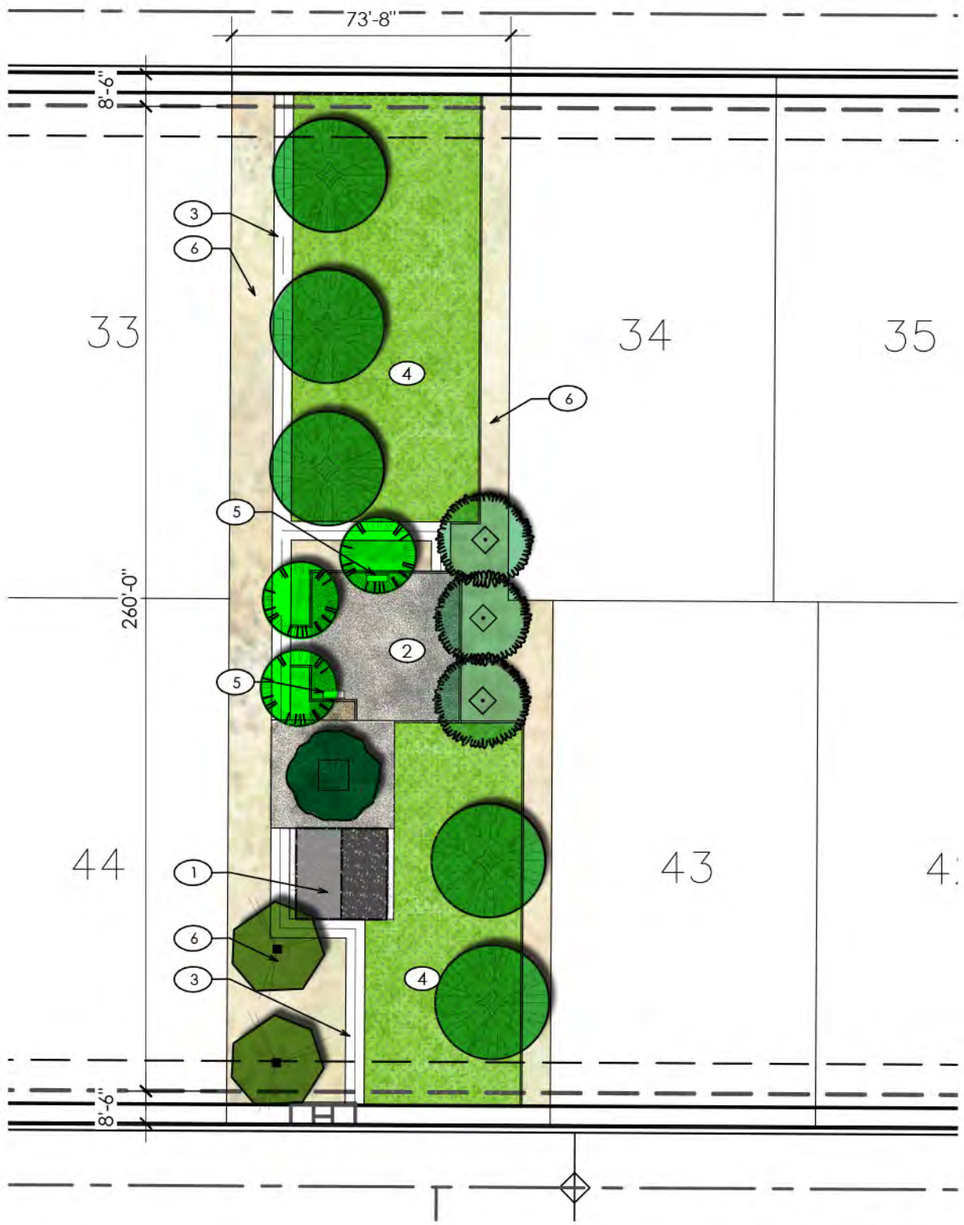
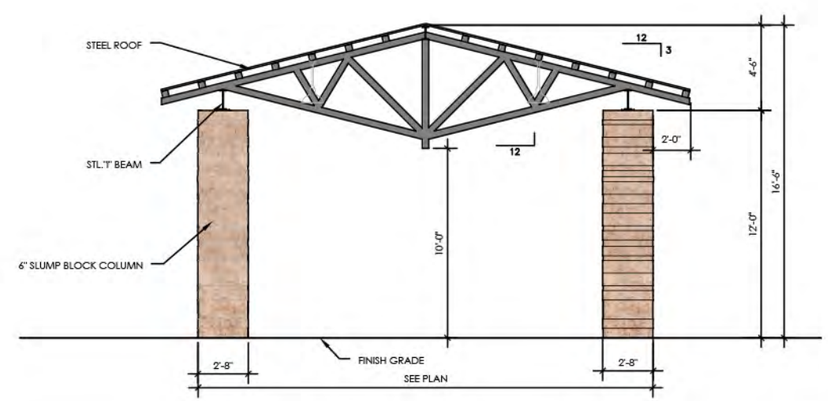


POCKET PARK PLAN

0' 40' 80' 120'
Scale: 1"=40'-0"

PLAY EQUIPMENT

TOT EQUIPMENT



RAMADA ELEVATION
Scale: 1/8"=1'-0"

KEY NOTES

1. RAMADA.
2. TOT LOT.
3. 5' SIDEWALK.
4. TURF.
5. BENCH SEATING. *
6. LANDSCAPE AREA WITH SHRUBS, GROUND COVERS & DG.

1. *MATERIALS ARE SHOWN ON MATERIALS EXHIBIT.

2. SIZES OF TREES AT THE MAIN ENTRY WILL BE 36" BOX MIN.

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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landscape architecture | community design

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SHEET L18
02.27.2020

LIGHTING MASTER PLAN

0' 300' 600' 900'
Scale: 1"=300'-0"

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.

Note: 14' max height for all active amenity area lighting. (No active amenity lighting is planned in this area)

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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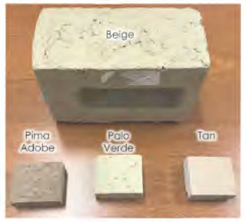
SHEET L19
02.27.2020

WALLS

Marquee24 - Porcelain Limestone (Or Similar)
Color: Sanderling

Mirage Na.Me. - Porcelain Tile (Or Similar)
Color: Bourgogne

Brick Veneer - McNear Brick (Or Similar)
Color: Embarcadero



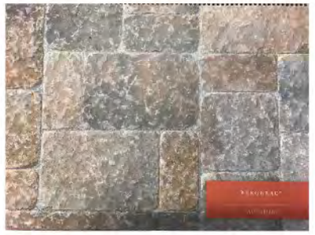
6' Perimeter Wall Slump Block (Or Similar)

7' Transitional Wall Slump Block (Or Similar)
Color: Old Pueblo Brown

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

PAVING

Belgard - Mega- Bergerac
Color: Victorian Blend



Belgard - Bergerac
Color: Victorian

TOT SURFACING

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

SPLASH PAD

Concrete
Color: Light Gray

STEEL TRELLIS & STEEL ROOFING

Berridge
Color: Dark Bronze

FENCE

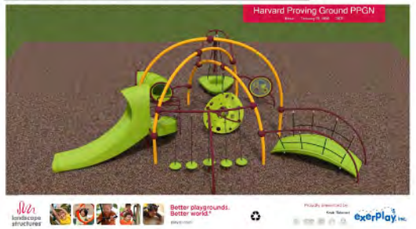
Wrought Iron
Color: Dark Gray (or Similar)

PLAYGROUND EQUIPMENT

TOT EQUIPMENT

TOT EQUIPMENT

TOT EQUIPMENT



PLAY EQUIPMENT

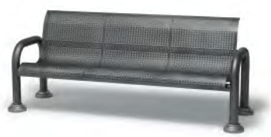
PLAY EQUIPMENT

PLAY EQUIPMENT

FURNITURE

DINING TABLE SET

BENCH



PICNIC TABLE

COUCH

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.

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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SHEET L20
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WALLS

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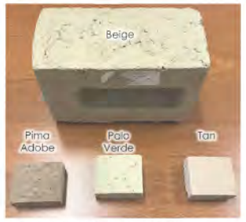
Mirage Na.Me. - Porcelain Tile (Or Similar)
Color: Bourgogne

Brick Veneer - McNear Brick (Or Similar)
Color: Embarcadero



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Color: Old Pueblo Brown

8"x8"x16" - Standard CMU
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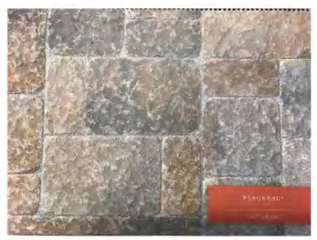
Belgard - Mega- Bergerac
Color: Victorian Blend



Belgard - Bergerac
Color: Victorian

TOT SURFACING

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

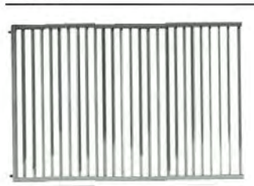
STEEL TRELLIS & STEEL ROOFING

Berridge
Color: Dark Bronze

SPLASH PAD

Concrete
Color: Light Gray

FENCE



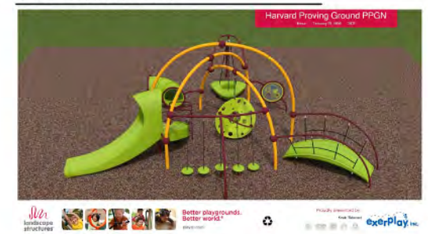
Wrought Iron
Color: Dark Gray (or Similar)

PLAYGROUND EQUIPMENT

TOT EQUIPMENT

TOT EQUIPMENT

TOT EQUIPMENT



PLAY EQUIPMENT

PLAY EQUIPMENT

PLAY EQUIPMENT

FURNITURE

DINING TABLE SET

BENCH

PICNIC TABLE

COUCH

TRASH CAN

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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.

Maracay Homes

BERGE VAL VISTA NORTH - LANDSCAPE & OPEN SPACE PLAN

GILBERT, AZ

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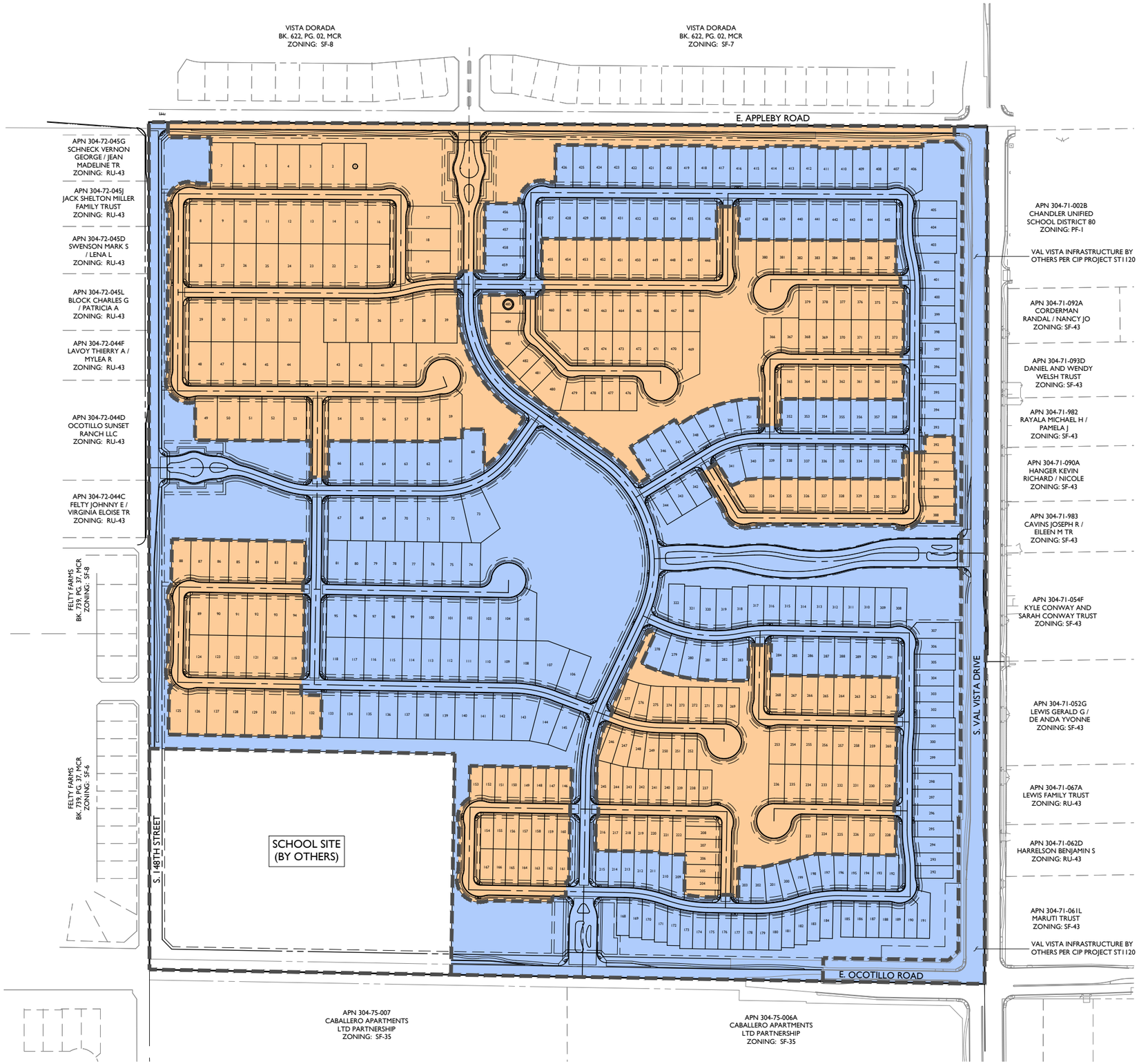
SHEET L20
02.27.2020

S19-11: Berge Val Vista North
Attachment 8 - Phasing Plan



PHASING LEGEND

PHASE 1 (80.88 ACRES)

NO. OF LOTS	
SF-8 W/ PAD OVERLAY PARCEL 1	16
SF-7 W/ PAD OVERLAY PARCEL 2	43
SF-7 W/ PAD OVERLAY PARCEL 3	49
SF-6 W/ PAD OVERLAY PARCEL 4	35
SF-6 W/ PAD OVERLAY PARCEL 5	40
SF-D W/ PAD OVERLAY PARCEL 6	48
TOTAL	231

PHASE 2 (65.97 ACRES)

NO. OF LOTS	
SF-8 W/ PAD OVERLAY PARCEL 1	59
SF-7 W/ PAD OVERLAY PARCEL 2	27
SF-7 W/ PAD OVERLAY PARCEL 3	19
SF-6 W/ PAD OVERLAY PARCEL 4	60
SF-6 W/ PAD OVERLAY PARCEL 5	30
SF-D W/ PAD OVERLAY PARCEL 6	59
TOTAL	254

NORTH

150 0 150 300
scale feet

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T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
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Gilbert, AZ

Phasing Plan (Master)

Revisions:
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Blue Stake, Inc.
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in Maricopa County: (602)263-1100

Designer: -
Drawn by: DCH

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44744
ERIC D. WINTERS
Date Signed 02-27-20
Arizona, U.S.A.

Job No.
18-428.1

PH01

Sheet No.
16
of 16

18-428.1

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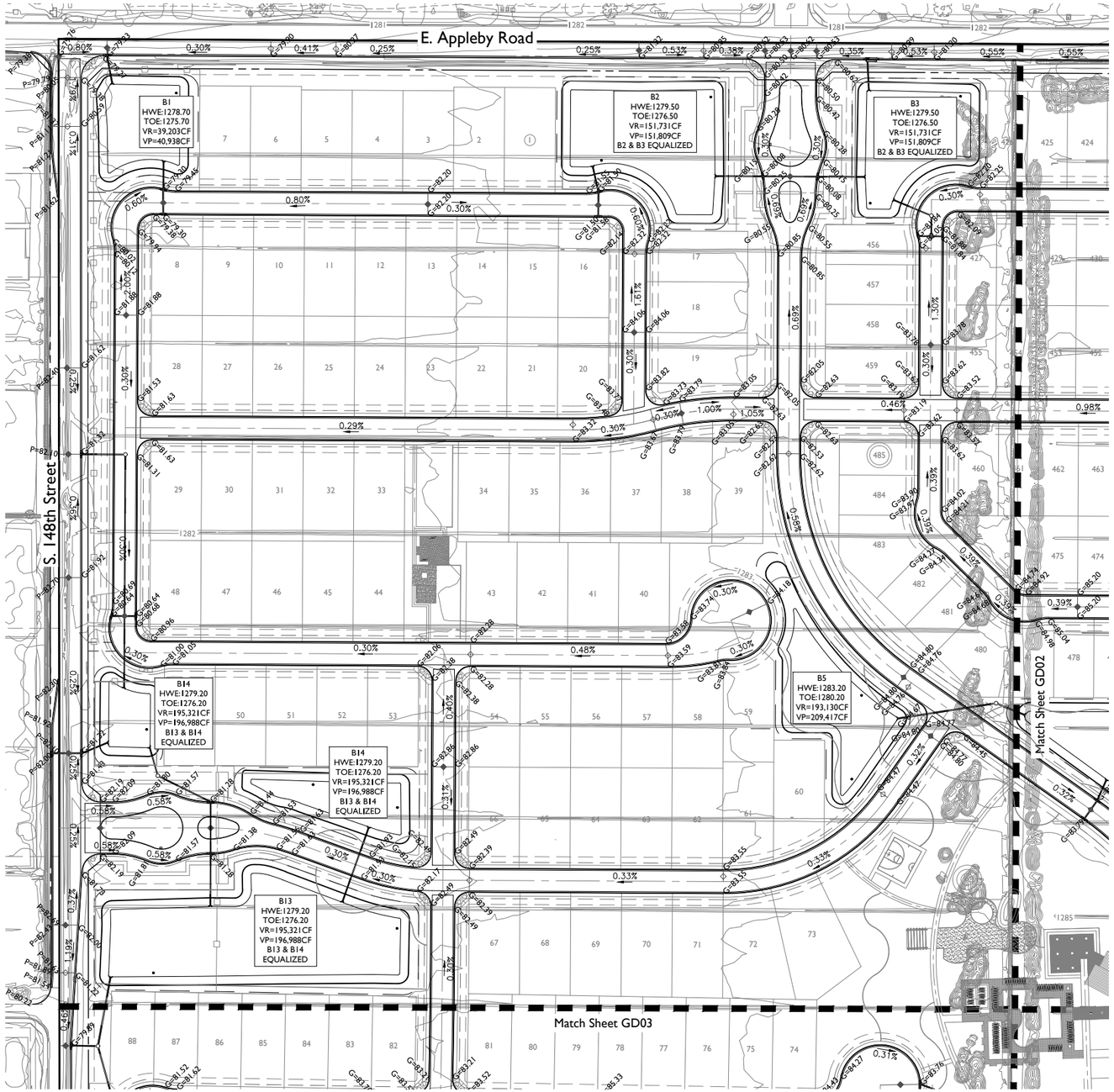
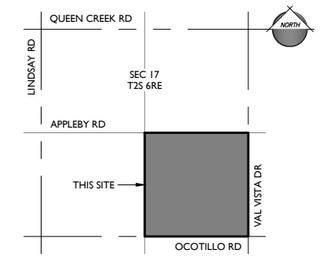


VICINITY MAP

N.T.S.



BENCHMARKS

3" TOG BRASS CAP IN HAND HOLE AT THE INTERSECTION OF VAL VISTA DR AND OCOTILLO RD NW COR SEC 21 T2S, R6E
ELEV = 1287.54 (TOG DATUM)

3" TOG BRASS CAP IN HAND HOLE AT THE INTERSECTION OF VAL VISTA DR AND APPLEBY RD W½ COR SEC 16 T2S, R63
ELEV = 1289.38 (TOG DATUM)

BASIS OF BEARINGS

SOUTH LINE OF THE SE 1/4 OF SEC. 17, T.2 S., R.6 E.
THE BEARING OF WHICH IS:

SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST

COORDINATE SYSTEM

ARIZONA STATE PLANE CENTRAL ZONE

80 0 80 160
scale feet

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

Project:
Berge Val Vista North
Gilbert, Arizona

Preliminary Grading Plan

Revisions:
SEPTEMBER 30, 2019 - 1ST PRELIMINARY PLAT SUB.
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In Maricopa County: (602)263-1100

Designer: SRB
Drawn by: APD

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44744
ERIC D. WINTERS
Date Signed 02-27-20
ARIZONA U.S.A.

Job No.
18-428.1

GD01

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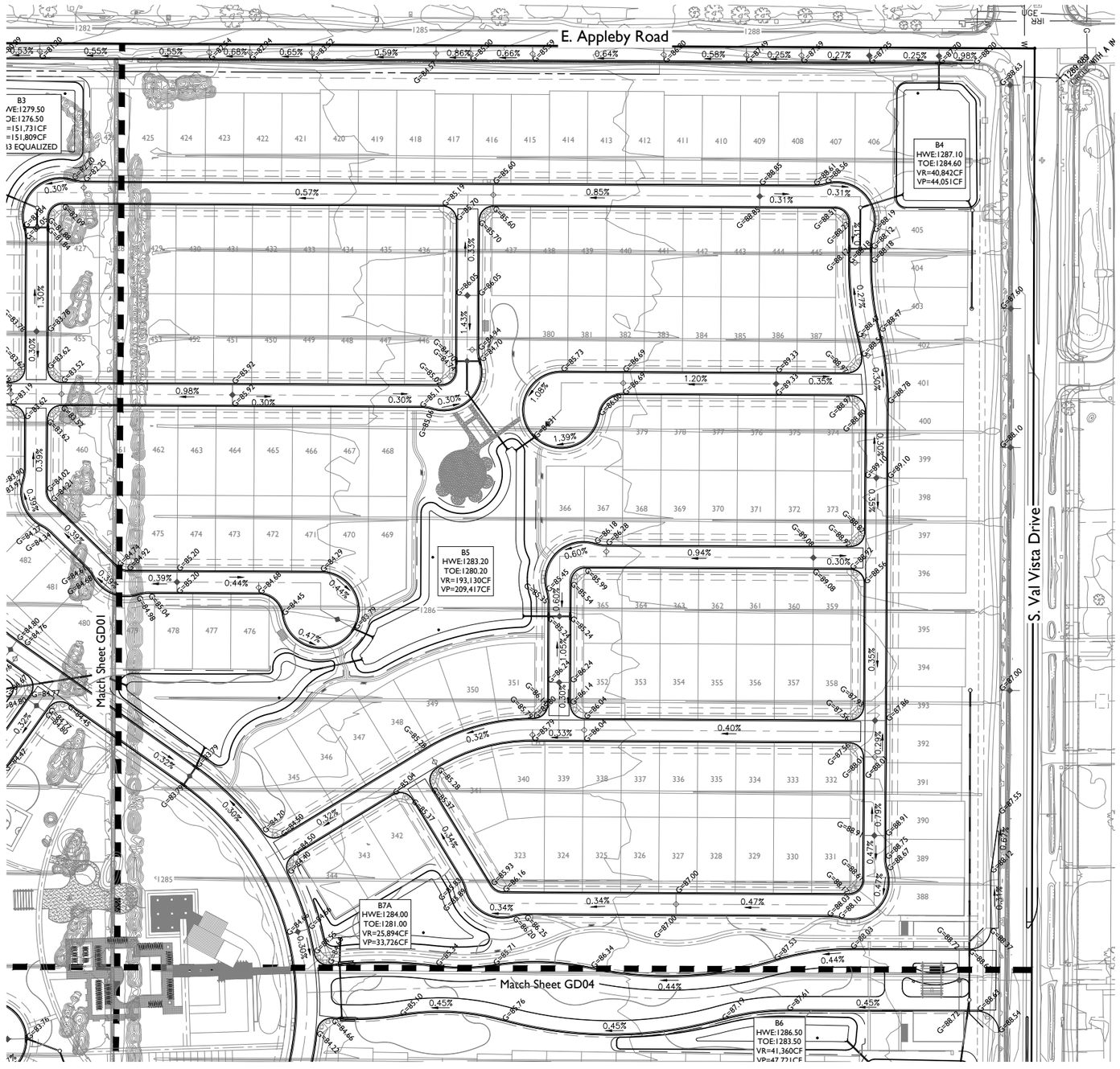

VICINITY MAP

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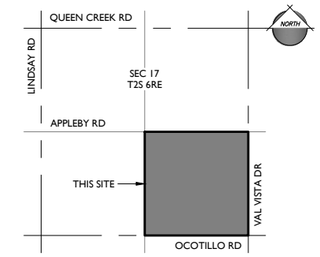

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COORDINATE SYSTEM

ARIZONA STATE PLANE CENTRAL ZONE

80 0 80 160
scale feet

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Project:

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Preliminary Grading Plan

Revisions:

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Drawn by: APD

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Job No.
18-428.1

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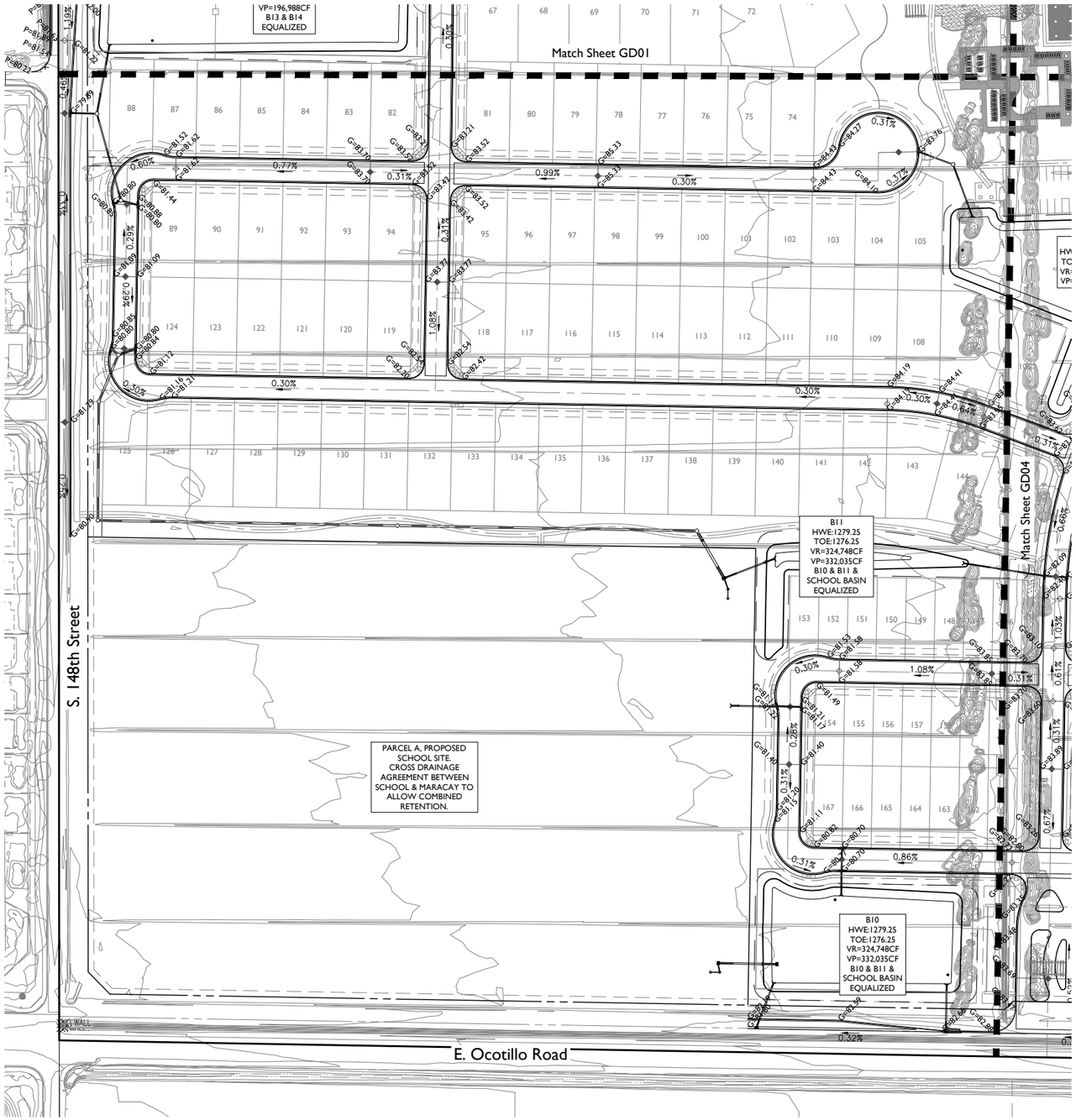

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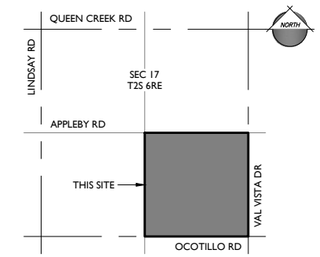

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COORDINATE SYSTEM

ARIZONA STATE PLANE CENTRAL ZONE

80 0 80 160
scale feet

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GD03

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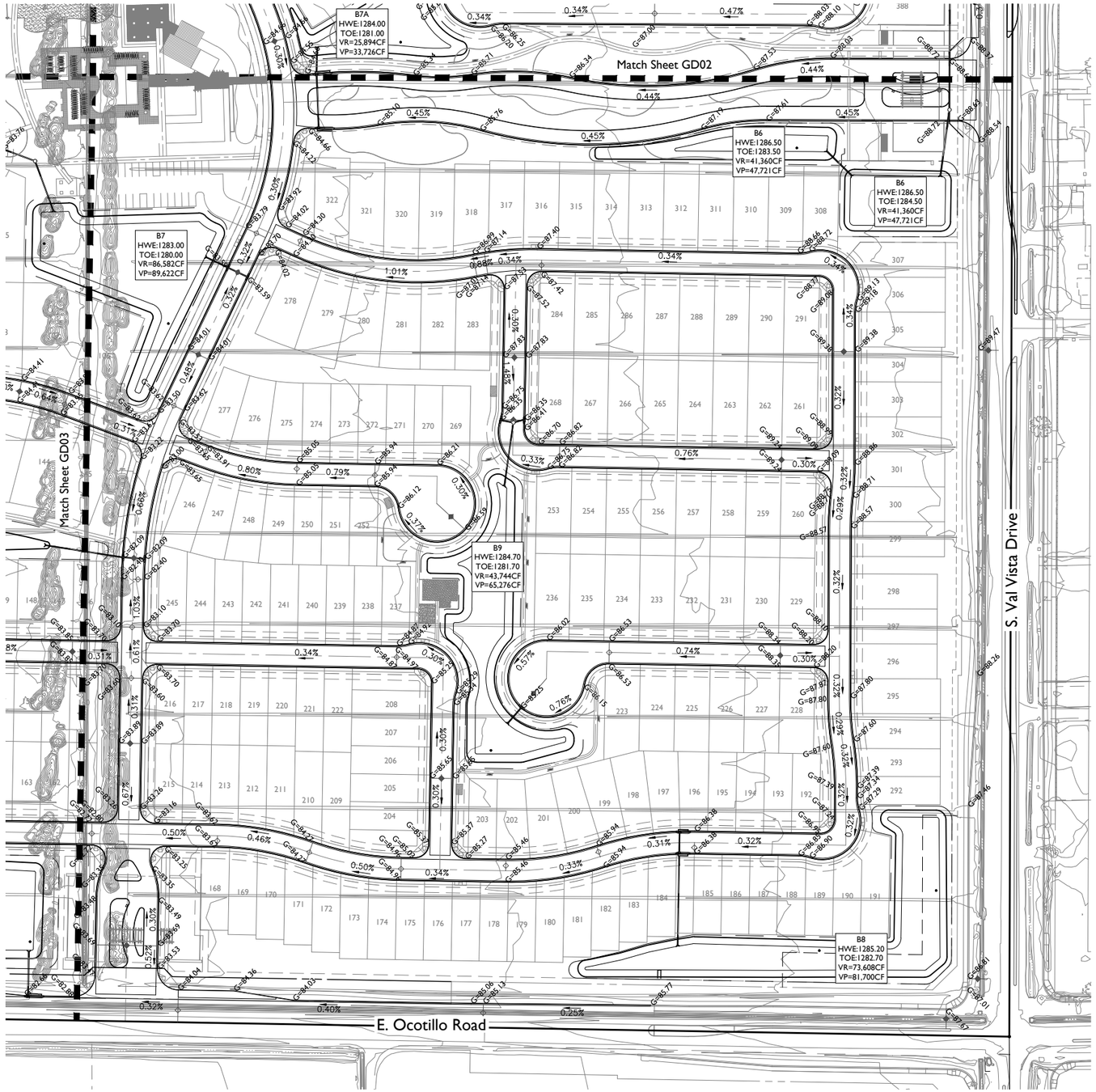

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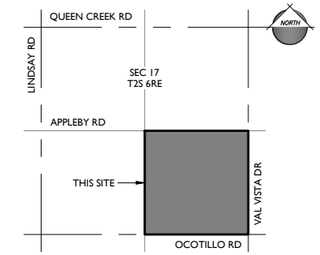

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80 0 80 160
scale feet

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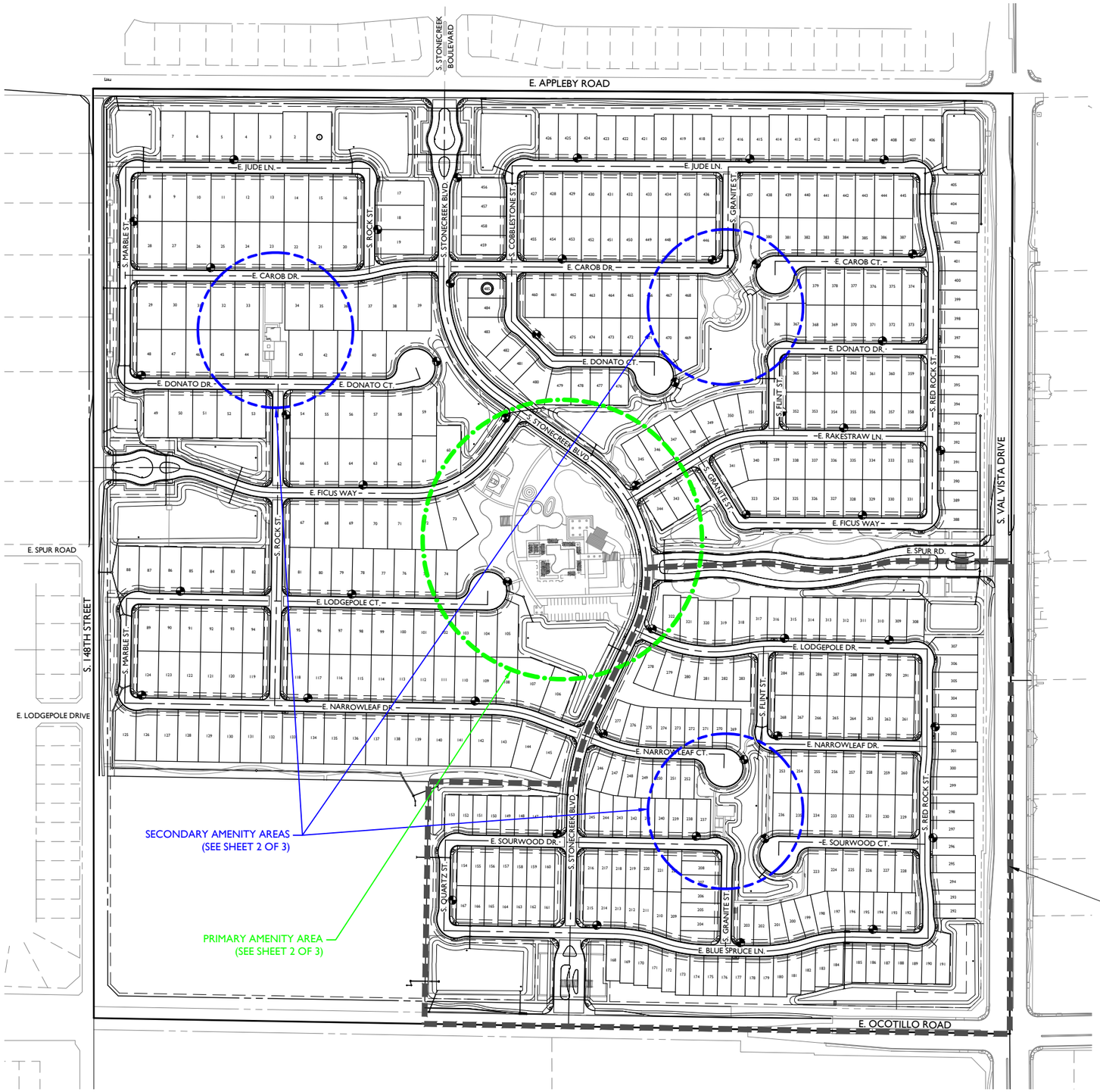

PARKING PLAN FOR BERGE VAL VISTA NORTH

THE SOUTHEAST QUARTER OF SECTION 17, T.2 S., R.6 E., OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GUEST PARKING SUMMARY

REQUIRED AMENITY PARKING	
PRIMARY AMENITY (6 SPACES PER)	6 SPACES
SECONDARY AMENITY (3 SPACES PER)	9 SPACES
TOTAL REQUIRED AMENITY PARKING PARKING	15 SPACES
PROVIDED AMENITY PARKING	
PRIMARY AMENITY (6 SPACES PER)	32 SPACES
SECONDARY AMENITY (3 SPACES PER)	11 SPACES
TOTAL AMENITY PARKING	43 SPACES
REQUIRED GUEST PARKING	
50' WIDE LOTS (70 UNITS x 1)	70 SPACES
40' WIDE LOTS (107 UNITS x 1)	107 SPACES
TOTAL REQUIRED GUEST PARKING	177 SPACES
PROVIDED GUEST PARKING	
PARALLEL ON-STREET	178 SPACES
GUEST PARKING RATIO	1.0 PER UNIT

- UNRESTRICTED GUEST PARKING
- AMENITY GUEST PARKING

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Project:
Berge Val Vista North
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Parking Plan

Revisions:
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Drawn by: DCH

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18-428.1

PARKING

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1
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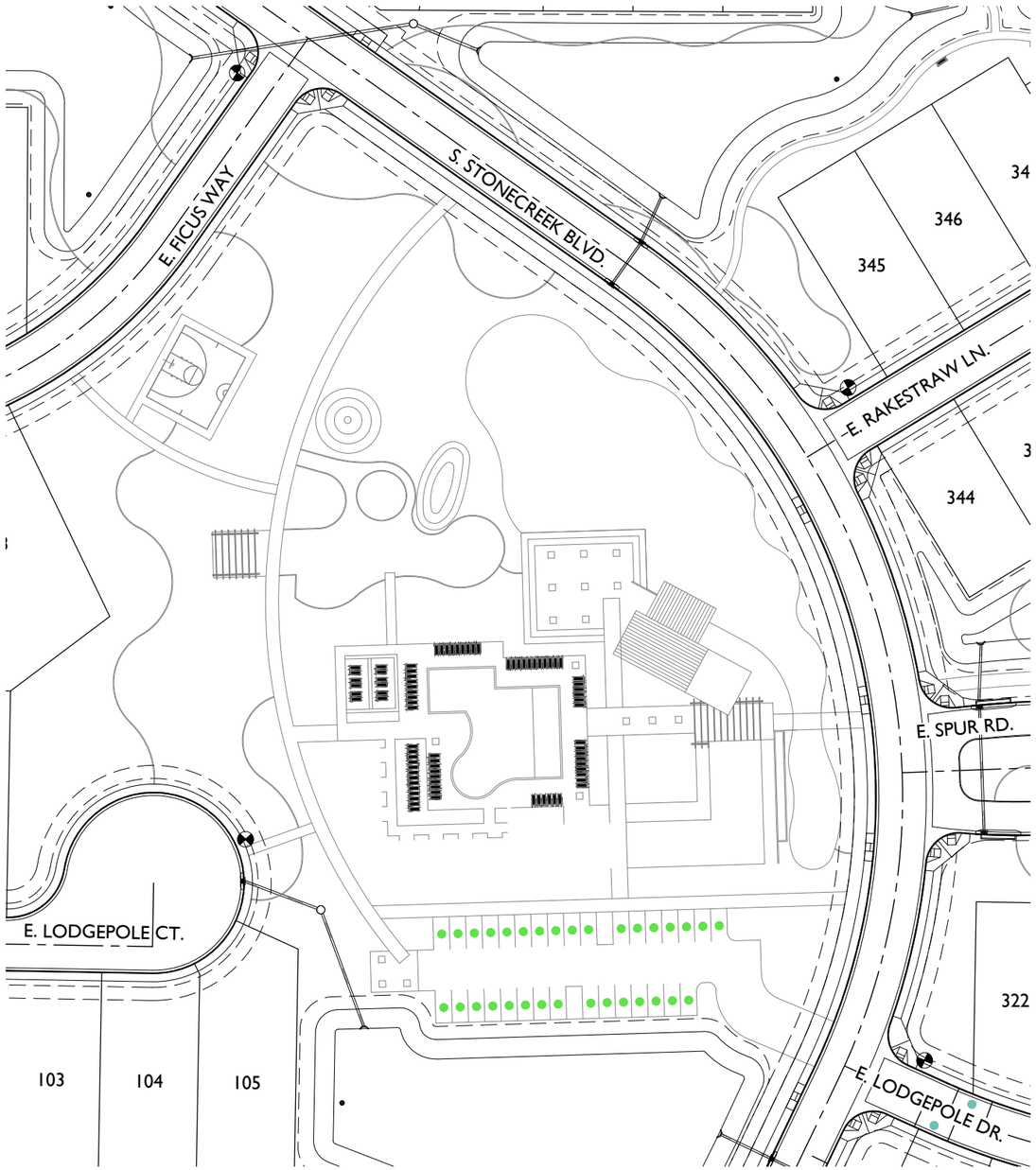
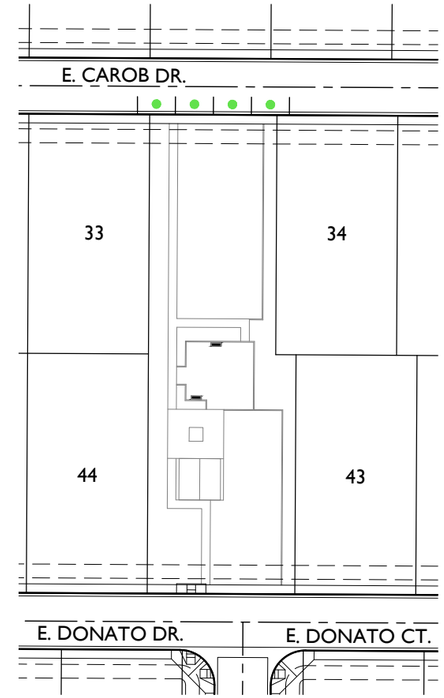
dhughes

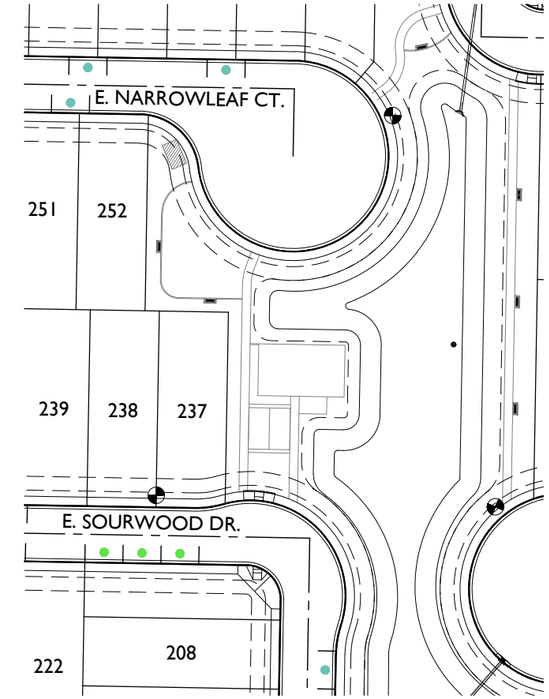
18-428.1



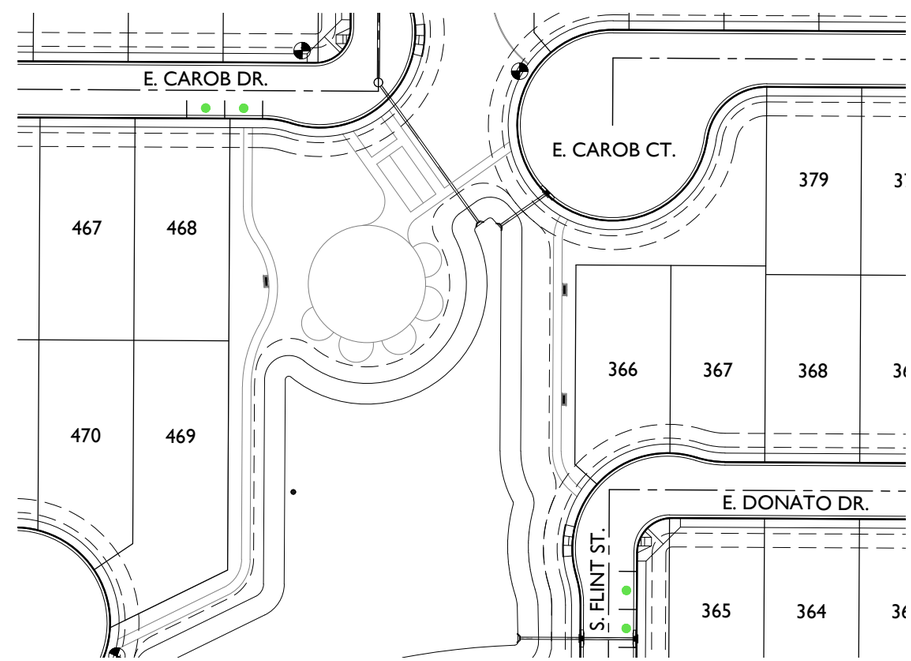
PRIMARY AMENITY AREA
SCALE: 1" = 40'



SECONDARY AMENITY AREA A
SCALE: 1" = 40'



SECONDARY AMENITY AREA B
SCALE: 1" = 40'



SECONDARY AMENITY AREA C
SCALE: 1" = 40'

LEGEND

- UNRESTRICTED GUEST PARKING
- AMENITY GUEST PARKING

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
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Project:
Berge Val Vista North
Gilbert, AZ

Amenity Areas

Revisions:
SEPTEMBER 30, 2019 - 1ST PRELIMINARY PLAT SUB.
DECEMBER 19, 2019 - 2ND PRELIMINARY PLAT SUB.
JANUARY 30, 2020 - 3RD PRELIMINARY PLAT SUB.
MARCH 3, 2020 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days before you dig in Arizona
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County (602)263-1100

Designer: -
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
18-428.1

PARKING

Sheet No.
2
of 3

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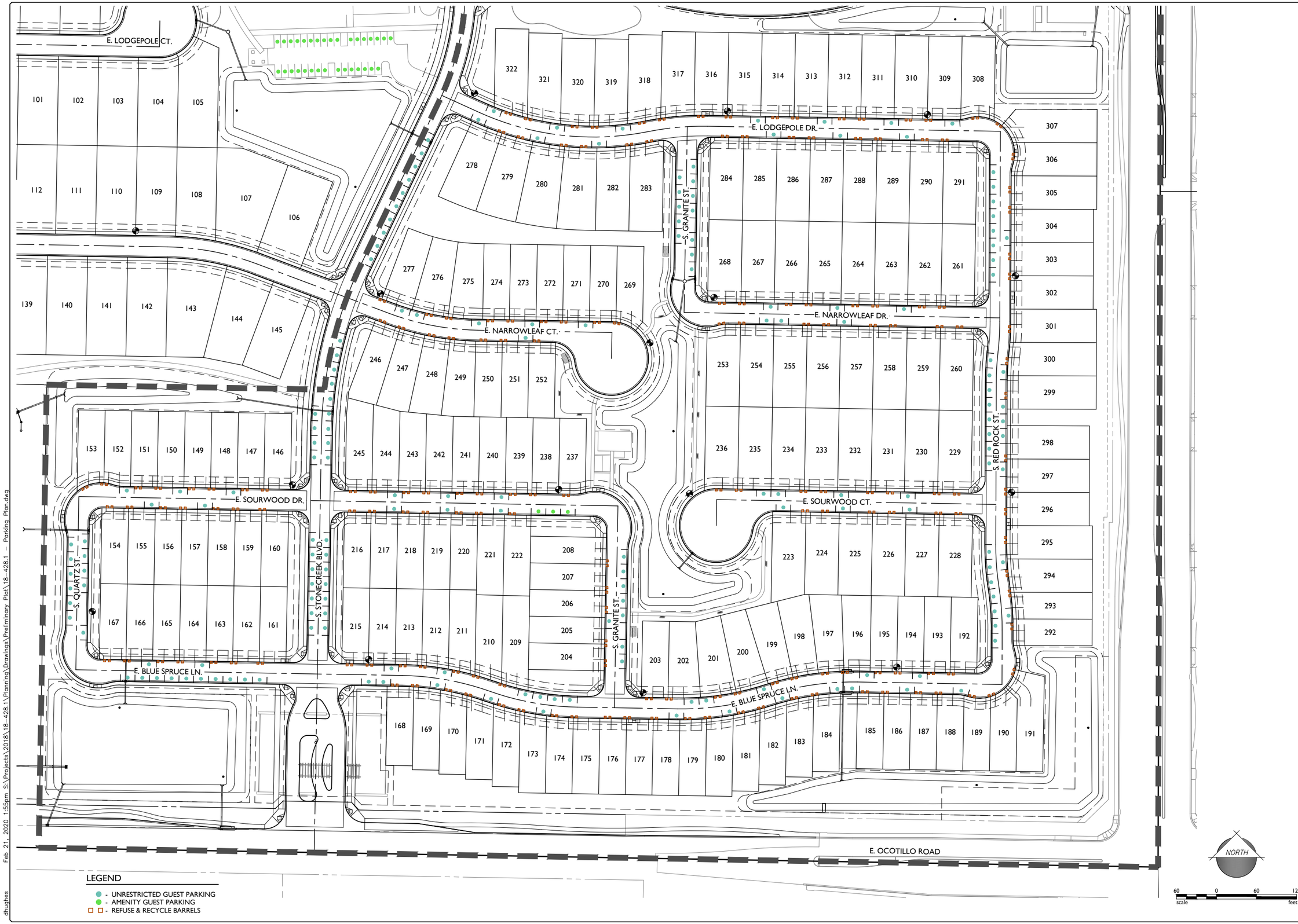
dhughes

18-428.1



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Project:

Berge Val Vista North

Gilbert, AZ

Parking & Refuse Plan

Revisions:

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JANUARY 30, 2020 - 3RD PRELIMINARY PLAT SUB.
MARCH 3, 2020 - 4TH PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811
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In Maricopa County: (602)263-1100

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

Berge Val Vista North

Preliminary Plat Narrative

NWC of Val Vista Drive and Ocotillo Road

1st Submittal: October 1, 2019

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Greey Pickett
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Tel: 480.609.0009
Contact: Jamie Van Ravensway

Introduction

Berge Val Vista North is a proposed subdivision by the developer, Maracay Homes. The proposed subdivision is located on the northwest corner of Val Vista Drive and Ocotillo Road on approximately 162.08 gross acres in the Town of Gilbert. Maracay Homes requests the approval of the Preliminary Plat. This request is being submitted concurrent with Maracay Home's separate application to rezone the site to SF-8, SF-7, SF-6, and SF-d with PAD Overlay. The proposed preliminary plat has a total of 508 lots with six different lot sizes at a proposed density of 3.13 dwelling units per gross acre.

Project Data	
A.P.N.	304-72-015; 16A; 017; 018B; 018C
Current Land Use	Agricultural
Existing General Plan Land Use Designation	Residential > 2-3.5 DU/AC.
Current Zoning District	SF-35
Proposed Zoning District	SF-8, SF-7, SF-6, & SF-D with PAD Overlay
Gross Area	+/- 162.08 Acres
Net Area	+/- 149.13 Acres
No. of Lots	
70' x 140.5'	65
65' x 135.5'	72

55' x 130.5' **50' x 110.5'** **45' x 125.5'** **40' x 115.5'** **Total**	78 106 83 104 508
Gross Density	3.13 DU/Acre
Net Density	3.41 DU/Acres
Open Space Area	37.45 Acres (25% of net area)

Site & Surrounding Area

The subject site is currently undeveloped and currently being used for agricultural purposes. The property is designated on the Town of Gilbert's General Plan as Residential (2-3.5 DU/acre), and is currently zoned SF-35 in the Town. As mentioned previously, Maracay Homes has recently submitted a separate application to rezone the site to SF-8, SF-7, SF-6, and SF-D with PAD Overlay. The surrounding land use general plan and zoning designations are:

Surrounding Existing Land Use and Zoning Designations			
	Existing Land Use Designation	**Existing Zoning**	**Existing Use**
North	Residential 2-3.5 DU/Ac.	SF-7, SF-8	Vista Dorada Single-Family Residential Development
South	Residential 2-3.5 DU/Ac.	SF-35	Agricultural
East	Residential 0-1 DU/Ac.	SF-43, PF/I, RU-43 (Maricopa Co.)	Weinberg Elementary School / Low Density Residential
West	Residential 2-3.5 DU/Ac.	SF-8, SF-6, RU-43 (Maricopa Co.)	Felty Farms Singly-Family Residential Development / Low Density Residential

Preliminary Plat

The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The proposed residential community consists of 508 total lots which are divided into six varying lots sizes: 70' x 140.5' (65 lots), 65' x 135.5' (72 lots), 55' x 120.5' (78 lots), 50' x 110.5' (106 lots), 45' x 125.5' (83 lots), and 40' x 115.5' (104 lots). The proposed community will also include a 13-acre site for a

future school at the northeast corner of Ocotillo Road and 148th Street, shown as "Parcel A" on the attached preliminary plat.

Circulation

Primary access into the community is provided from Val Vista Drive and Ocotillo Road from the east and south, respectively. Val Vista Drive improvements from Appleby Road to Ocotillo Road and a portion of Ocotillo Road at the Val Vista Drive intersection shall be constructed by others as a part of the capital improvement project ST1120. Berge Val Vista North shall complete the construction of the remainder of the Ococtillo Road improvements. Secondary access points are provided off of Appleby Road and 148th Street from the north and west, respectively, and Berge Val Vista North shall complete half-street improvements for Appleby Road and 148th Street, as well. Each of the four entries into the development are gated entries and the internal circulation system consists of private streets. The internal streets are defined as a 29-foot back of curb to back of curb private street tract with a 5-foot sidewalk, an 8.5-foot private roadway easement, and an 8-foot public utility easement on both sides, which shall conform with the Town of Gilbert standards. The north-south spine road shall have an 8-foot sidewalk on one side of the roadway. Street cross sections for the internal and perimeter streets are detailed on the enclosed preliminary plat.

Open Space/Landscape Plan

The proposed open space plan for Berge Val Vista North shall provide approximately 34.45 acres of open space, or approximately 25% of the net area, which is significantly more than the Santan Character Area Plan requirement of 10%. The community shall contain substantial amounts of HOA maintained open space and amenities, providing the areas needed for future residents to interact and socialize with their family and each other. A lushly landscaped boulevard travels from the western gated entry off Val Vista Drive and terminates at the large, central amenity area. The central amenity area shall contain a significant water feature and several other amenities to meets the needs of the residents. There are several other secondary amenity areas scattered throughout the proposed subdivision. See the enclosed landscape and open space plan.

Conclusion

Approval of the proposed preliminary plat will allow Maracay to develop another high-quality, highly amenitized, single-family development, consistent with other Maracay developments within the Town. The community proposes a mix of housing choices with six different lot sizes and a substantial, centralized amenity area with a water feature. The overall community design regarding varying lot sizes and housing products, open space amenities, interconnecting pedestrian trails, and theming color and material are consistent with the Santan Character Area. The proposed development provides the Town of Gilbert the opportunity to build another diverse, high-quality community.