

Bella Villagio

Exclusively Available

Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com
 Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com
 Jim Tipton | (602) 553-4110 | jtipton@hogangroupaz.com



➤ **Location:**

W/SWC of Skyline Dr & Hunt Hwy,
 Pinal County, AZ

➤ **Description:**

10.01 Acres
 35 Lots – 60'x120'
 APN 509-02-002J

➤ **Impact Fees:**

North – Central Pinal County (5/9/16)
 • 1,000 sf *or less: \$3,927 / unit
 • 1,001 to 1,500 sf: \$6,508 / unit
 • 1,501 to 2,100 sf: \$8,666 / unit
 • 2,101 sf or more: \$9,214 / unit
 * SF of unit based on livable space.

➤ **Comments:**

Final plat is ready for approval. All off-sites have been completed. Improvement plans have been bid out and hard cost are \$434/FF including contingency.

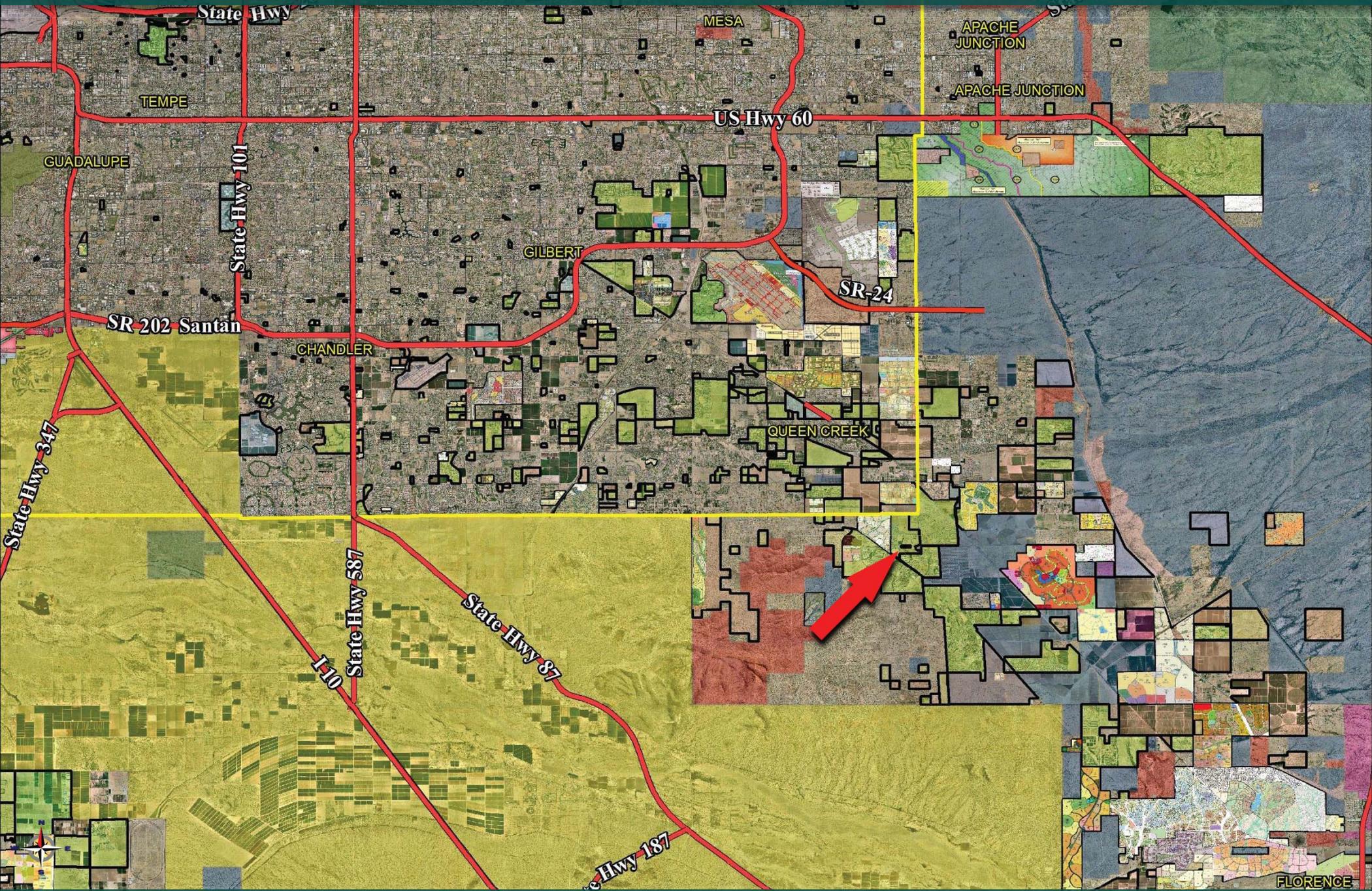
➤ **Purchase Price:**

\$1,250,000 or \$35,714/Lot or \$595/FF

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GENERAL NOTES

GENERAL LANDSCAPE NOTES

- DEVELOPER SHALL OBTAIN A PINAL COUNTY RIGHT-OF-WAY USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE COUNTY RIGHT OF WAY. CONTACT PINAL COUNTY PUBLIC WORKS INSPECTION SECTION AT LEAST 7 WORKING DAYS PRIOR TO WORK.
- ALL PLANT MATERIAL PLACED WITHIN PUBLIC RIGHTS OF WAY SHALL BE ON THE ACTIVE MANAGEMENT AREA LOW WATER USE PLANT LIST AND APPROVED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- ALL PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE ARIZONA NURSERMEN'S ASSOCIATION OF JURISDICTION.
- ALL TREES PLACED IN PUBLIC RIGHTS OF WAY SHALL BE PRUNED UP AND MAINTAINED AT A SEVEN (7) FOOT MINIMUM CANOPY HEIGHT. NO TREES PERMITTED TO BE WITHIN THE SIGHT VISIBILITY TRIANGLE CASEMENTS. THE MIN. DISTANCE FROM BACK OF CURBS TO THE CENTER OF A TREE IS 3' AND FROM THE EDGE OF SIDEWALK TO THE CENTER OF A TREE IS 2'. ALONG AN ARTERIAL, TREES ARE TO BE LOCATED AT THE BACK OF THE SIDEWALK.
- ALL PLANT MATERIAL PLACED WITHIN THE SIGHT VISIBILITY TRIANGLE CASEMENTS SHALL HAVE A MAXIMUM GROWTH HEIGHT OF 24 INCHES TO A MAXIMUM GROWTH WIDTH OF 24 INCHES TO THE CENTER OF A TREE IS 3' AND FROM THE EDGE OF SIDEWALK TO THE CENTER OF A TREE IS 2'. EXCEED 24 INCHES (MEASURED FROM TOP OF CURB) INCLUDING ALL BRIMS/BRANCHES.
- ALL LANDSCAPING AND IRRIGATION INCLUDING THOSE WITHIN DRAINAGE WAYS AND RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOV-3 OWNER'S ASSOCIATION OR OWNER.
- EUCALYPTUS TREES AND SAGUARO CACTI SHALL NOT BE PLACED IN COUNTY RIGHTS-OF-WAY.
- TURF GRASSES SHALL NOT BE PLACED IN COUNTY RIGHTS OF WAY EXCEPT AS FOLLOWS: 1. FOR EROSION CONTROL WITHIN DRAINAGE WAYS; AND 2. WHEN RECLAIMED WATER CAN BE USED FOR THE IRRIGATION SYSTEMS.
- TREES PLACED WITHIN SEVEN (7) FEET OF A CONCRETE STRUCTURE SHALL HAVE A ROOT BARRIER INSTALLED ADJACENT TO THE STRUCTURE.

GENERAL IRRIGATION NOTES

- ALL MAINLINE PIPE TO BE A MINIMUM OF SCHEDULE 40.
 - SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
 - ALL MAINLINES AND IRRIGATION EQUIPMENT SHALL BE PLACED IN LANDSCAPE AREAS OUTSIDE OF COUNTY RIGHTS OF WAY AND PUBLIC UTILITY easements (CULES).
 - CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE NO. 14 OR BETTER, BUNDLED AND TIED OR WRAPPED EVERY TWELVE (12) FEET. DURING INSTALLATION, WIRES SHALL HAVE A 24" LOOP TIED AT ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNDED PRIOR TO BENCH HILL IN.
 - FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
 - ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED BOX WITH A MINIMUM OF TWO (2) INCHES OF FEA GRAVEL. ANY AND ALL RECLAIMED WATER USED FOR IRRIGATION SHALL CONFORM TO ADEQ ARIZONA ADMINISTRATIVE CODE R18-11, ARTICLE 3, RECLAIMED WATER QUALITY STANDARDS. ALL RECLAIMED WATER LINES SHALL BE DISSIMILAR IN APPEARANCE FROM POTABLE WATER LINES.
- BACKFLOW PREVENTION DEVICES (BPD)
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE TEST RESULTS TO THE PINAL COUNTY INSPECTOR.
 - AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED AND PASSED ANNUALLY, IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
 - BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE WATER SERVICE LINE.
 - ALL BPD DEVICES SHALL HAVE A MINIMUM 24" X 36" X 4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, THE CONCRETE SHALL BE SIX (6") INCHES LARGER THAN THE SECURITY CAGE.
- WALLS AND FENCES
- FOOTINGS, WALLS, AND FENCES SHALL BE PLACED OUTSIDE RIGHTS-OF-WAYS AND PUBLIC UTILITY EASEMENTS.

LANDSCAPE & IRRIGATION PLANS FOR BELLA VILLAGIO

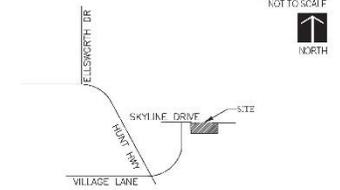
LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER: SKYBRIDGE LENDING CO. 700 N SCOTTSDALE RD, STE 100 SCOTTSDALE, AZ 85253 CON: ACT: BRYAN MORGANSTERN PHONE: 602.303.5987

CIVIL ENGINEER: UNITED ENGINEERING GROUP 3205 W RAY ROAD CHANDLER, AZ 85226 CON: ACT: CHRIS LENZ PHONE: 480.703.5372

LANDSCAPE ARCHITECT: PINNACLE DESIGN, INC. 1048 NORTH 44TH STREET, STE 200 PHOENIX, AZ 85008 CON: ACT: ED LOEWEN PHONE: 602.852.8686 edloewen@pd-ar.com

VICINITY MAP



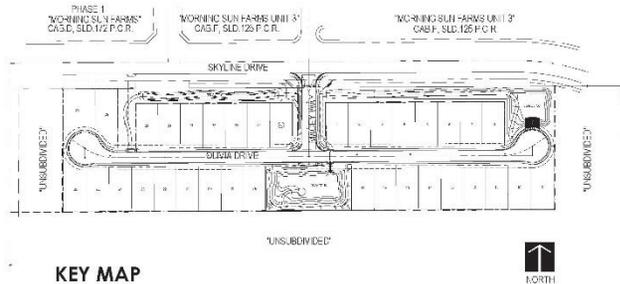
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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	BALANITA VARIEGATA	PURPLE ORCHID TREE	15 GAL	6	6" H, 3" W, 1" CAL STAKE IN PLACE
	CASCAROPINA CASCALOTE 'SMOOTHIE'	THORNLESS CASCALOTE	15 GAL	12	5" H, 3" W, STAKE IN PLACE
	DALSGRUBA SISSOO	SISSOO TREE	24" BOX	28	9" H, 4" W, 1.25" CAL STAKE IN PLACE
	PARSONSONIA LYRISID	DESERT MUSEUM	15 GAL	30	5" H, 4" W, MULTI TRUNK
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL	19	6" H, 3" W, 75" CAL STAKE IN PLACE
SHRUBS					
	BOUGAINVILLEA SP	BARBARA KARST BOUGAINVILLEA	5 GAL	18	PLANT AT 6' O.C.
	CASIPALMIA PALMIFERNA	RED SPIRE OF FIRECREEPER	5 GAL	18	PLANT AT 6' O.C.
	ERYTHRONIA ANGLICANA	YAL-YAL'S WINE 'SUSHI'	5 GAL	125	PLANT AT 6' O.C.
	NERIUM OLEANDER	YVETTE PINK O'LEANDER	5 GAL	125	PLANT AT 6' O.C.
	RUELLIA BRITTONIANA	GAR O' RUEBELLA	5 GAL	91	PLANT AT 4' O.C.
	TEODORA STANS 'GOLD STAR'	YELLOW BELLS	5 GAL	35	PLANT AT 7' O.C.
ACCENTS					
	AGAVE DESMETTIANA	AGAVE	5 GAL	27	PLANT AT 4' O.C.
	HECTERALOE UNIFLORA	GIANT ESPERALDOE	5 GAL	30	PLANT AT 6' O.C.
	HESPERALOE PARVIFLORA	YELLOW YUCCA	1 GAL	19	PLANT AT 4' O.C.
	MULLENBERGIA CAPILLARIS	REGAL MIST	1 GAL	200	PLANT AT 4' O.C.
GROUND COVER					
	ACACIA REDOLENS	DESERT CARPET	1 GAL	22	PLANT AT 6' O.C.
	CONVOLVULUS CHEIRILUM	BUSH MORNING GLORY	1 GAL	34	PLANT AT 4' O.C.
	LANTANA DALLAS RED	RED ANTENNA	1 GAL	75	PLANT AT 3' O.C.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	100	PLANT AT 3' O.C.
	TURF	HYDROSEED BERMUUDA		14,100 SF	
INERT GROUND COVER					
	DECOMPOSED GRANITE	WATCH SKYLINE ROCK D.G.		80,111.57 688 TONS	2" MIN. DEPTH IN ALL PLANTERS
	RIPPAP ANGLAR	SEE CIVIL PLANS		400 SF	
	CONCRETE I CADER	PLAIN CONCRETE		8' W X 4' LT	325 LT

NOTE: ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERMEN'S ASSOCIATION RECOMMENDED TREE SPECIFICATIONS: SEE SECTION 16000; (a) ZONING CODE.



KEY MAP

RECORD DRAWING CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR/ ENGINEER

REGISTRATION NUMBER

Date:

APPROVED BY:

PINAL COUNTY ENGINEER
 PINAL COUNTY, DEPARTMENT OF PUBLIC WORKS

Date:

RE-APPROVAL EXPIRES

Date:

PINAL COUNTY, PLANNING & DEVELOPMENT

Date:

RE-APPROVAL EXPIRES

Date:

RE-APPROVED BY:

PINAL COUNTY ENGINEER
 PINAL COUNTY, DEPARTMENT OF PUBLIC WORKS

Date:

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Date:

PINAL COUNTY, PLANNING & DEVELOPMENT

Date:

RE-APPROVAL EXPIRES

Date:

COVER SHEET

PINNACLE DESIGN, INC.
 1048 N 44TH STREET
 SUITE 200 • PHOENIX, AZ 85008
 602.852.8686 • WWW.PD-AR.COM

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13003

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