

TERRAMAR COVE

NW of Happy Valley Rd & 68th Avenue ♦ Peoria, Arizona 85383



HIGHLIGHTS

| | |
|--------------------------|--|
| LOCATION ♦ | NW of Happy Valley Rd & 68 th Avenue Peoria, Arizona 85383 |
| PRICE ♦ | \$884,000 or \$55,250 per lot (\$850.00/front foot) |
| COST TO IMPROVE ♦ | \$52,530 per lot* (\$808.00/front foot) *Hard Bid as of 4/14/15. |
| TOTAL LOTS ♦ | 16 |
| MIN. LOT SIZE ♦ | 65' x 130' |
| SETBACKS ♦ | Front: 20' (front-facing)/ 10' (side-entry) Side: 5' & 10' Rear: 15' |
| IMPACT FEES ♦ | \$13,449 per lot |
| UTILITIES ♦ | <u>Water/Sewer:</u> City of Peoria <u>Electricity:</u> Arizona Public Service <u>Gas:</u> Southwest Gas <u>Phone:</u> CenturyLink |
| COMMENTS ♦ | - Seller is within 30 days of Final Plat approval. - Adjacent to Terramar Elementary School and Terramar Park |

PLEASE CONTACT:

Jeff Beach

(602) 553-4120 | Office

(602) 694-3941 | Mobile

jbeach@hogangroupaz.com

Kevin Hogan

(602) 553-4115 | Office

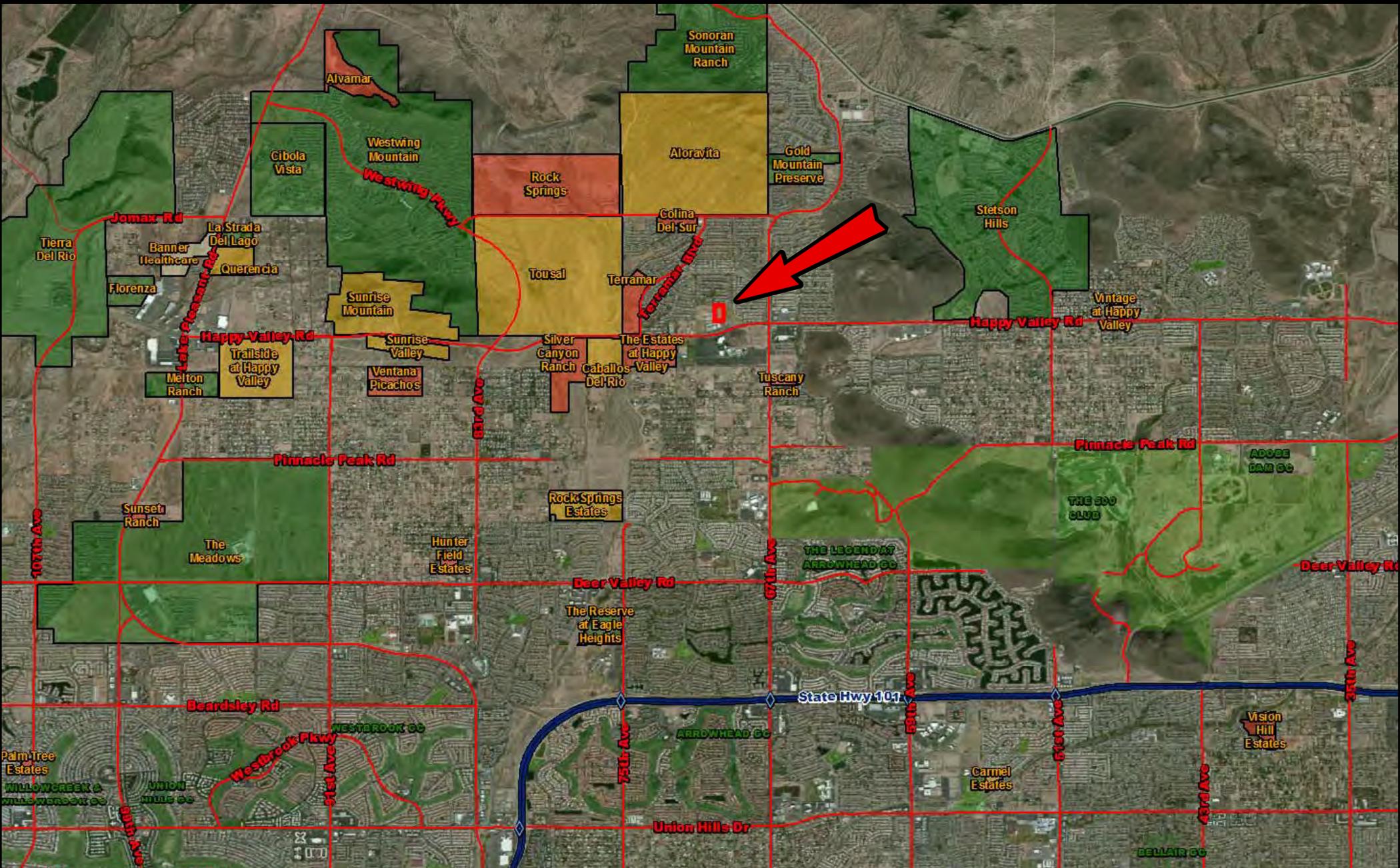
(480) 310-4999 | Mobile

khogan@hogangroupaz.com

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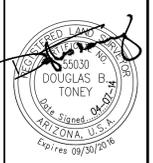


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COUNTY RECORDER

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
1295 W. Washington Street, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

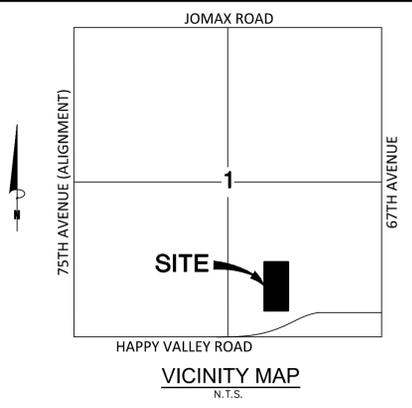


FINAL PLAT
TERRAMAR COVE
PEORIA, ARIZONA

| REVISION | |
|----------------------|--|
| DATE | |
| DATE: 03-03-14 | |
| PROJ NO: 9723-01-001 | |
| TASK NUM: | |
| DRAWN BY: | |
| CHECKED: | |
| QUALITY: | |
| CLIENT NO: | |
| SCALE | |
| 1 of 2 | |

A FINAL PLAT OF TERRAMAR COVE

LOCATED IN THE SOUTHEAST OF SECTION 1, TOWNSHIP 4 NORTH,
RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA.



NOTES:

1. THE SUBDIVISION IS SUBJECT TO MAINTENANCE IMPROVEMENT DISTRICT (MID) # _____, STREET LIGHT IMPROVEMENT DISTRICT (SLID) # _____.
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO, REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
3. ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
4. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
5. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
6. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100 YEAR ASSURED WATER SUPPLY. IN CASES OF PRIVATE WATER COMPANIES, THE NOTE SHALL READ: THIS SUBDIVISION IS LOCATED WITHIN THE (INSERT PRIVATE COMPANY NAME) WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100 YEAR ASSURED WATER SUPPLY.
8. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
9. THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
10. THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
11. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
12. AN ASSOCIATION, TERRAMAR COVE ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
13. THIS SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 04013C1255L, PANEL 1255 OF 4425, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

SUBJECT TO: CURRENT TAXES AND OTHER ASSESSMENTS, RESERVATIONS IN PATENTS AND ALL EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND LIABILITIES AS MAY APPEAR OF RECORD.

AND THE GRANTOR HEREBY BINDS ITSELF AND ITS SUCCESSORS TO WARRANT AND DEFEND THE TITLE, AGAINST ALL ACTS OF THE GRANTOR HEREIN, AND NO OTHER, SUBJECT TO THE MATTERS ABOVE SET FORTH.

SAID PARCEL CONTAINS 217,481 SQUARE FEET, OR 4.9927 ACRES, MORE OR LESS.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

BY: _____
ITS: _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 03/03/2014

DOUGLAS TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. _____, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED THEIR NAMES THIS _____ DAY OF _____, 2014.

BY: _____
ITS: _____

DEVELOPER/ OWNER

CASON TYLER COMPANIES
5108 NORTH 40TH STREET
SUITE 3
PHOENIX, AZ 85018
PHONE: (602) 957-1799
CONTACT: PERRY MATHIS

ENGINEER

BOWMAN CONSULTING
13111 NORTH 94TH DRIVE
SUITE A
PEORIA, AZ 85381
PHONE: (602) 679-4438
CONTACT: SHELBY DUPLESSIS

SHEET INDEX

- | | |
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| 1 | COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS |
| 2 | FINAL PLAT PLAN |

SITE DATA

ZONING: R1-8
NUMBER OF LOTS: 16
TOTAL AREA: 4.99 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARING, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID BEARING BEING:

NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST

APPROVALS:

APPROVED BY THE COUNCIL OF THE CITY OF PEORIA, ARIZONA THIS

DAY _____ OF _____ 20_____

BY: _____ MAYOR _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

KNOW ALL MEN BY THESE PRESENTS: CASON TYLER COMPANIES AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF TERRAMAR COVE, A PORTION OF SECTION 1 TOWNSHIP 4 NORTH SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "TERRAMAR COVE" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH PARCEL, LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. CASON TYLER COMPANIES, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. TRACTS "A" THROUGH "E" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE TERRAMAR COVE COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

CASON TYLER COMPANIES, AS OWNER, HEREBY DEDICATE TO THE CITY THE 69TH AVENUE AND BUCKSKIN TRAIL RIGHTS-OF-WAY AS SHOWN HEREON, FOR USE AS (A) PUBLIC STREETS AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN THE 69TH AVENUE AND BUCKSKIN TRAIL RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. CASON TYLER COMPANIES, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHT OF WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITH THE RIGHT OF WAY SHALL BE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

THE CITY OF PEORIA IS HEREBY GIVEN AN EASEMENT FOR MAINTENANCE OF TRACT A: LANDSCAPE, OPEN SPACE, RETENTION & PUBLIC UTILITY EASEMENT; TRACT B: LANDSCAPE, OPEN SPACE, RETENTION & PUBLIC UTILITY EASEMENT; TRACT C & D: LANDSCAPE, OPEN SPACE & PUBLIC UTILITY EASEMENT; TRACT E: LANDSCAPE & OPEN SPACE. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA AT SUCH TIME THAT THE HOMEOWNERS ASSOCIATION FAILS TO EXIST AND PROVIDE THE REQUIRED MAINTENANCE AND OPERATION OF THE LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. AS LONG AS THE HOMEOWNERS ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES, REGARDLESS OF THE DEDICATION OF THE EASEMENT.

THE OWNER DOES HEREBY GRANT TO THE CITY OF PEORIA, AS EASEMENT FOR MAINTENANCE OF ON SITE RETENTION BASINS OR ANY DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES REGARDLESS OF THE DEDICATION OF THE EASEMENT.

WATER EASEMENT: CASON TYLER COMPANIES, AS OWNER, DO HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER LINE OVER, UNDER, AND ACROSS TRACT B SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA. TO HAVE AND TO HOLD THE SAID EASEMENT UNTO CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER LINE. SUBJECT TO NOTES 1, 2, 3 AND 4. AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS AFOREMENTIONED TRACT OR PARCEL OF LAND; THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT; AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:

1. THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID WATER LINES.
2. THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS, EXCEPT AS NOTED HEREIN.
3. THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
4. GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENTS PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS. IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

A 40' WIDE EMERGENCY, FIRE ACCESS AND WATER EASEMENT WITHIN TRACTS "B" IS HEREBY DEDICATED TO THE PUBLIC, FOR THEIR USE OVER ONLY THE ESTABLISHED EASEMENT LOCATED WITHIN THIS TRACT. THE EASEMENT WILL BE OWNED AND MAINTAINED BY THE TERRAMAR COVE COMMUNITY ASSOCIATION.

IN WITNESS WHEREOF: _____; HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

CASON TYLER COMPANIES

BY: _____ CASON TYLER COMPANIES
ITS: _____
BY: _____
ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

TERRAMAR COVE

LANDSCAPE PLANS

**PINNACLE
DESIGN, INC**

1048 N. 44th Street
Suite 200 Phoenix, AZ 85008
Ofc: (602)952-8585 Fax: 952-8686



PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | CLPR./SIZE | QTY | COMMENTS |
|--------------------------|--|-------------------------------|---------------|---------------------------|---|
| TREES | | | | | |
| | PARKINSONIA PRAECOX | PALO BREA | 1.5"/24" BOX | 21 | 7' H., 4' W., 1.5" CAL. |
| | PARKINSONIA FLORIDUM | BLUE PALO VERDE | 2"/24" BOX | 4 | 6' H., 3' W., 1.0" CAL. STAKE IN PLACE |
| | PROSOPIS CHILENSIS 'THORNLESS' | THORNLESS CHILEAN MESQUITE | .75"/15 GAL. | 12 | 6' H., 2' W., .75" CAL. MULTI-TRUNK |
| SHRUBS | | | | | |
| | CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5 GAL. | 26 | PLANT AT 6' O.C. |
| | CALLIANDRA CALIFORNICA | BAJA FAIRY DUSTER | 5 GAL. | 20 | PLANT AT 4' O.C. |
| | CASSIA NEMOPHILLA | DESERT CASSIA | 5 GAL. | 33 | PLANT AT 4' O.C. |
| | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' | 'RIO BRAVO' SAGE | 5 GAL. | 55 | PLANT AT 4' O.C. |
| ACCENTS | | | | | |
| | DASYLIRION WHEELERI | DESERT SPOON | 5 GAL. | 30 | PLANT AT 5' O.C. |
| | * HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL. | 17 | PLANT AT 4' O.C. |
| GROUNDCOVER | | | | | |
| | ACACIA REDOLENS 'LOW BOY' | PROSTRATE ACACIA | 1 GAL. | 29 | PLANT AT 2' O.C. |
| | LANTANA 'NEW GOLD' | NEW GOLD LANTANA | 1 GAL. | 67 | PLANT AT 3' O.C. |
| | TURF - CYNDODEN DACTYLON 'MIDRON' | MIDRON HYBRID BERMUDA | | 5,055 S.F. | |
| INERT GROUNDCOVER | | | | | |
| | 2 DECOMPOSED GRANITE | 'EXPRESS BROWN' | 3/4" SCREENED | 29,095 S.F. (243 TONS) | 2" MIN. DEPTH IN ALL PLANTERS |
| | WEATHERED GRANITE BOULDERS SURFACE SELECT | 1/2 - 2 TON 1 TON AVERAGE | | 6 | |

SINGLE - FAMILY PLANTING DATA SHEET

| | REQUIRED | PROVIDED |
|---|-----------------|-----------------|
| A. ON-SITE LANDSCAPE AREAS [14-35-4.A.1] | | |
| 1. ADJACENT TO ARTERIAL STREETS (10 FEET) (200 L.F.) | N/A | N/A |
| 2. ADJACENT TO COLLECTOR STREETS (8 FEET)** (239 L.F.) | N/A | N/A |
| 3. ADJACENT TO LOCAL STREETS (8 FEET)** (460 L.F.) | 2,000 S.F. | 2,400 S.F. |
| **REQUIREMENT APPLIED ALONG LOT SIDE AND REAR FRONTAGE AREAS | | |
| B. REQUIRED DRAINAGE RETENTION / DETENTION AREAS [14-35-4.A.6] | 0 S.F. | 12,614 S.F. |
| C. USEABLE OPEN SPACE AREAS [DESIGN REVIEW MANUAL 20-70-12.C: > 20 LOTS] | | |
| 1. LOTS LESS THAN 10,000 SQUARE FEET (9% OF GROSS PROJECT AREA) | 19,562 S.F. | 23,629 S.F. |
| 2. LOTS 10,000 - 18,000 SQUARE FEET (7% OF GROSS PROJECT AREA) | N/A | N/A |
| 2. LOTS GREATER THAN 18,000 SQUARE FEET (5% OF GROSS PROJECT AREA) | N/A | N/A |
| PLANT QUANTITIES | REQUIRED | PROVIDED |
| STREET FRONTAGE LANDSCAPE AREAS [14-35-4.A.2] | | |
| D. TREES: 1 PER 25 LIN. FT. OF STREET FRONTAGE (8' OR 10' BUFFER + ROW) | 10 TREES | 10 TREES |
| E. SHRUBS: 5 PER 25 LIN. FT. OF STREET FRONTAGE (8' OR 10' BUFFER + ROW) | 52 SHRUBS | 54 SHRUBS |
| DRAINAGE RETENTION / DETENTION + USEABLE OPEN SPACE AREAS [14-35-4.A.1] | | |
| F. TREES: 1 PER 1000 SQ. FT. | 24 TREES | 27 TREES |
| G. SHRUBS: 5 PER 1000 SQ. FT. | 118 SHRUBS | 183 SHRUBS |
| NOTE: USEABLE OPEN SPACE AREAS MAY OCCUPY THE SAME AREAS AS DRAINAGE (I.E. IMPROVED RETENTION BASINS) | | |
| SPECIAL PLANTING REQUIREMENTS (PAD, ZONING, ETC) | N/A | N/A |
| TOTALS | REQUIRED | PROVIDED |
| TOTAL LANDSCAPE AREAS (A + B + C + D + E) | 21,562 S.F. | 23,629 S.F. |
| TOTAL USEABLE OPEN SPACE PERCENT | 9% | 9.2% |
| TOTAL TREES (A + B + C + D + E) | 34 TREES | 38 TREES |
| TOTAL 24" BOX TREES (50% OF TOTAL REQUIRED TREES) | 19 TREES | 26 TREES |
| TOTAL SHRUBS (A + B + C + D + E) | 170 SHRUBS | 237 SHRUBS |

GENERAL NOTES

- TURF (LAWN) IS LIMITED TO A MAXIMUM OF 20% OF THE SITE AREA.
- A DEVELOPMENT MAY SUBSTITUTE A 36" BOX OR LARGER TREE IN PLACE OF A 15 GALLON TREE AT A SUBSTITUTION RATE OF 1.5 TREES FOR EVERY REQUIRED (15) GALLON TREE.
- ALL LANDSCAPED AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH MAY BE SPRAY, FLOOD OR DRIP SYSTEM.
- PLANT MATERIALS UTILIZED IN LANDSCAPED AREAS IN THE ROW MUST BE INCLUDED ON THE MOST RECENT EDITION OF THE PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE/DROUGHT TOLERANT PLANT LIST.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY (LANDSCAPING WITHIN ROW WILL COUNT TOWARDS STREET FRONTAGE BUFFER PLANTING REQUIREMENTS).
- A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT.
NO PLANTS SHALL BE INSTALLED THAT WILL ENCRIOACH WHEN MATURE.

PROJECT CONSULTANTS

| DISCIPLINE | CONTACT INFORMATION |
|-----------------------------|---|
| OWNER/DEVELOPER: | CASON TYLER COMPANIES 5108 N. 40TH STREET, SUITE 3 PHOENIX, AZ, 85018 PHONE: 602.957.1799 CONTACT: PERRY MATHIS |
| CIVIL ENGINEER: | BOWMAN CONSULTING GROUP, LTD. 13111 N.94TH DRIVE, SUITE A PEORIA, AZ, 85381 PHONE: 602.679.4438 CONTACT: SHELBY DUPLESSIS |
| LANDSCAPE ARCHITECT: | PINNACLE DESIGN, INC. 1048 NORTH 44TH STREET, STE. 200 PHOENIX, AZ 85008 CONTACT: BILL FRANCIS PHONE: 602.952.8585 |

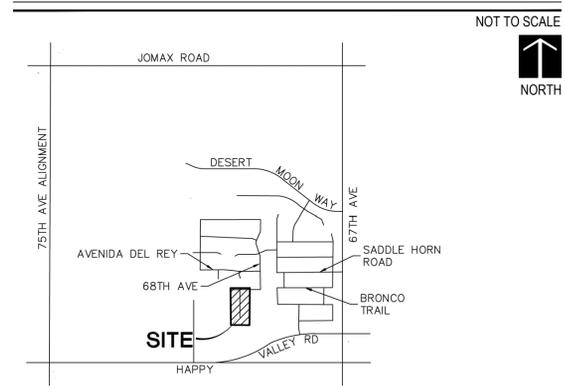
SITE DATA

| | |
|---------------------------|--------------------|
| ZONING: | R1-8 |
| SITE AREA: | 4.99 ac. |
| TOTAL NO. OF LOTS: | 16 |
| RIGHT-OF-WAY LANDSCAPING: | 1,408 S.F. |
| ON-SITE LANDSCAPE AREA: | 28,146 S.F. |
| TURF AREA: | 5,055 S.F. (17.6%) |
| TOTAL LANDSCAPING: | 29,554 S.F. |

TRACT AREAS

| LOT | LAND USES | AREA (S.F.) | ACRES |
|---------------|---------------------------------------|---------------|--------------|
| TRACT A | LANDSCAPE, OPEN SPACE, RETENTION, PUE | 12,614 | .2896 |
| TRACT B | LANDSCAPE, OPEN SPACE, PUE | 11,015 | .2529 |
| TRACT C | LANDSCAPE, OPEN SPACE, PUE | 1,200 | .0276 |
| TRACT D | LANDSCAPE, OPEN SPACE, PUE | 1,200 | .0276 |
| TRACT E | LANDSCAPE, OPEN SPACE, PUE | 288 | .0066 |
| TOTALS | | 26,317 | .0642 |

VICINITY MAP



SHEET INDEX

| SHEET | TITLE |
|-------|---------------------------|
| L-1 | COVER SHEET |
| L-2 | GENERAL NOTES |
| L-3 | PLANTING PLAN |
| L-4 | IRRIGATION NOTES |
| L-5 | IRRIGATION PLAN |
| L-6 | PLANTING DETAILS |
| L-7 | IRRIGATION DETAILS |
| L-8 | IRRIGATION DETAILS |
| L-9 | PLANTING SPECIFICATIONS |
| L-10 | IRRIGATION SPECIFICATIONS |

TERRAMAR COVE
68th AVENUE & HAPPY VALLEY ROAD, PEORIA, ARIZONA

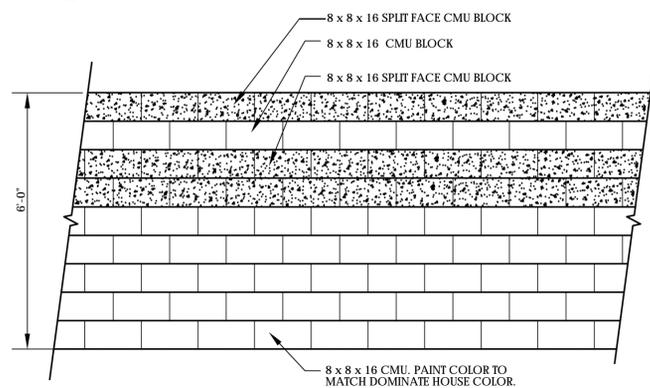
Drawn By: NR
Job No: 14012
Date: 3.14.14
BASE CHANGES: 4.7.14

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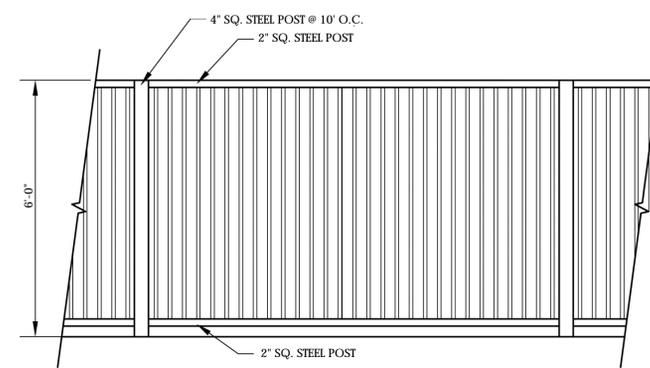
PLANTING KEY NOTES

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 4 SIDEWALK.
- 5 P.U.E. SEE CIVIL ENG. PLANS.
- 6 NEW 6' HT. PERIMETER THEME WALL
- 7 NEW 6' HT. DOOLEY WALL
- 8 NEW 6' HT. VIEW WALL
- 9 CONCRETE HEADER
- 10 WATER LINE - SEE CIVIL PLANS
- 11 SEWER LINE - SEE CIVIL PLANS
- 12 6' BENCH (BY OWNER)
- 13 SIGHT VISIBILITY TRIANGLE (C.O.P. STD. DETAIL PE-091)
- 14 CONCRETE SCUPPER - SEE CIVIL PLANS
- 15 DRAINAGE PIPE - SEE CIVIL PLANS



6' HT. PERIMETER THEME WALL

N.T.S.

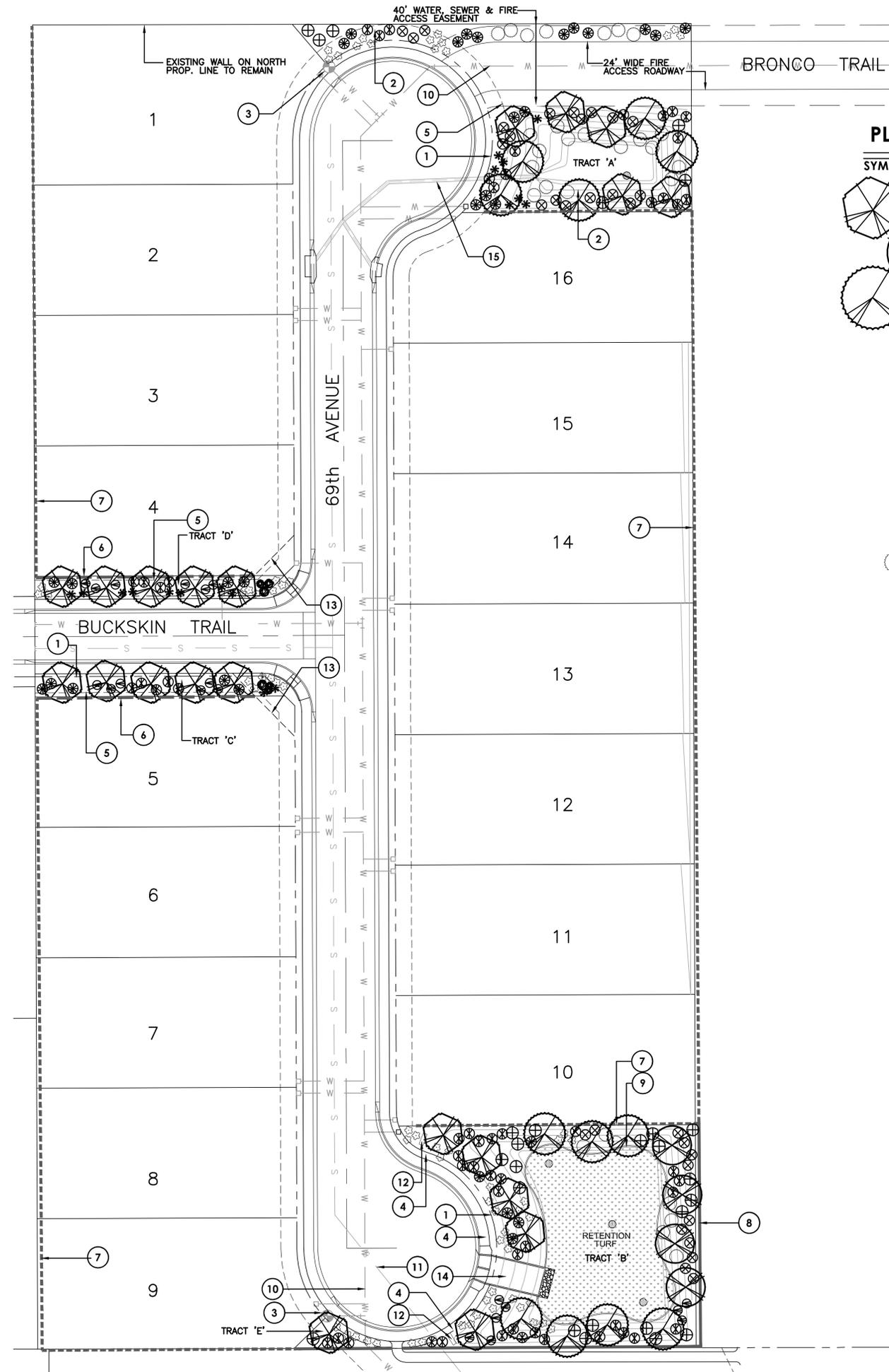


6' HT. VIEW WALL

N.T.S.

WALL LEGEND

| SYMBOL | DESCRIPTION |
|--------|-----------------------------|
| | 6' HT. PERIMETER THEME WALL |
| | 6' HT. DOOLEY WALL |
| | 6' HT. VIEW WALL |



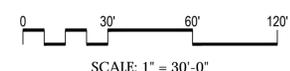
PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | CLPR./SIZE |
|--------------------------|---|----------------------------|---------------|
| TREES | | | |
| | PARKINSONIA PRAECOX | PALO BREA | 1.5'24" BOX |
| | PARKINSONIA FLORIDUM | BLUE PALO VERDE | 2'24" BOX |
| | PROSOPIS CHILENSIS 'THORNLESS' | THORNLESS CHILEAN MESQUITE | .75'15 GAL. |
| SHRUBS | | | |
| | CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5 GAL. |
| | CALLIANDRA CALIFORNICA | BAJA FAIRY DUSTER | 5 GAL. |
| | CASSIA NEMOPHILLA | DESERT CASSIA | 5 GAL. |
| | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' | 'RIO BRAVO' SAGE | 5 GAL. |
| ACCENTS | | | |
| | DASYLIRION WHEELERI | DESERT SPOON | 5 GAL. |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL. |
| GROUNDCOVER | | | |
| | ACACIA REDOLENS 'LOW BOY' | PROSTRATE ACACIA | 1 GAL. |
| | LANTANA 'NEW GOLD' | NEW GOLD LANTANA | 1 GAL. |
| | TURF - CYNDODEN DACTYLON 'MIDRON' | MIDRON HYBRID BERMUDA | |
| INERT GROUNDCOVER | | | |
| | DECOMPOSED GRANITE | 'EXPRESS BROWN' | 3/4" SCREENED |
| | WEATHERED GRANITE BOULDERS SURFACE SELECT | 1/2 - 2 TON 1 TON AVERAGE | |

NOTE: ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS". SEE SECTION 1903(b) (a) ZONING CODE.

NOTES:

- CONTRACTOR TO VERIFY ALL QUANTITIES.
- CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTAIN 3' TO 5' TREE AND SHRUB CLEARANCE FROM WALLS. UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.
- MAINTAIN 1' TO 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
- ALL TREES LOCATED IN TURF AREAS SHALL HAVE A TREE GUARD.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8".
- ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.



CALL TWO WORKING DAYS BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PINNACLE DESIGN, INC

1048 N. 44th Street
 Suite 200 Phoenix, AZ 85008
 Ofc: (602)952-8505 Fax: 952-8686



PLANTING PLAN
TERRAMAR COVE
 68th AVENUE & HAPPY VALLEY ROAD, PEORIA, ARIZONA

Drawn By: _____ NR
 Job No: 14012
 Date: 3.14.14
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