



WARD REAL ESTATE
& DEVELOPMENT COMPANY

2152 South Vineyard, Suite 123
Mesa, AZ 85210
e-mail: warddevelopment@yahoo.com
Office 480.899.4330
Cell 602.377.6553

PESCARA Luxury Gated Community

- Location:** Riggs Road, East of Gilbert Road.
Between the Bela Flor Custom Home Community and the new Jacaranda Place subdivision by Ashton Woods. City of Chandler.
- Home sites:** 46 lots (80' x 135')
(10,800 square feet minimal)
- Price:** \$6,400,000
\$139,130 a pre platted home site
- Utilities:** City of Chandler water, sewer and effluent to the site.
Riggs Road has been approved with medium break.
- Comments:** Magnificent gated community in south Chandler. The pre plat and PAD will be approved in May 2014. The community features a strong, handsome gated entrance of stone basket walls and wrought iron gates. As you enter Pescara there is a large common area of turf with a tot lot for small children. In the back of the community is a basketball court for older kids. Pescara will be one of the finest luxury home communities in Chandler. Pescara is next to the Bela Flor custom home community with home sales over \$1,000,000. Pescara is across from the Lone Tree Golf Community.

Exclusively Marketed by:
Zack Pebler
and
Scott F. Ward
(Cell: 602.377.6553)

Area Map: Attached
Site Plan: Attached



Bowman

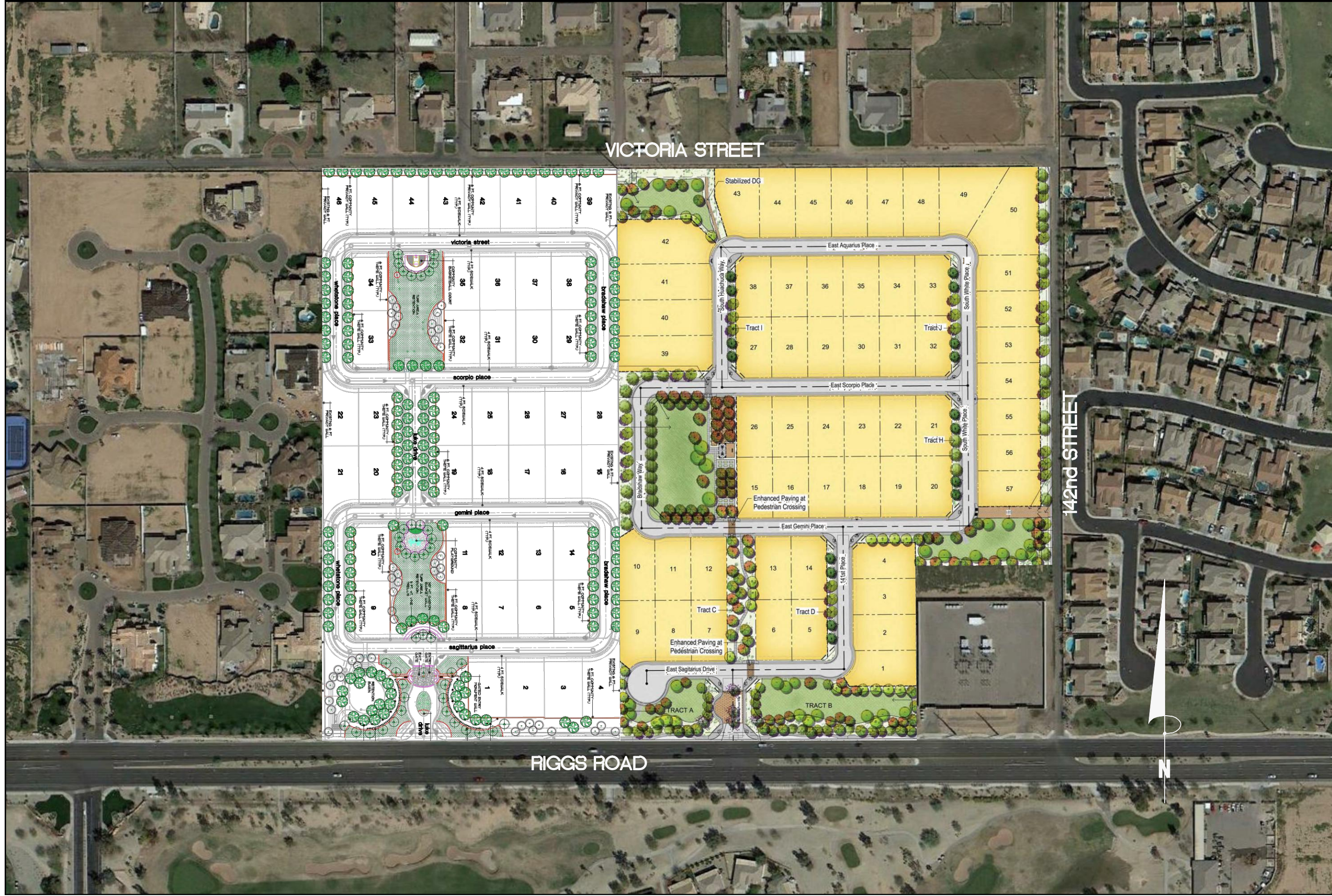
CONSULTING

1295 West Washington Ste 108
 Tempe, Arizona 85281
 Phone: (480) 629-8830
www.bowmanconsulting.com

PESCARA

CHANDLER, AZ.
 AERIAL VICINITY MAP

JOB #	#9849-01-001
DATE	11/22/2013
SCALE	N.T.S.
DRAWN	DMC
SHT	1 OF 1



PESCARA

CHANDLER ARIZONA
AREA EXHIBIT A

1295 West Washington Ste 108
Tempe, Arizona 85281
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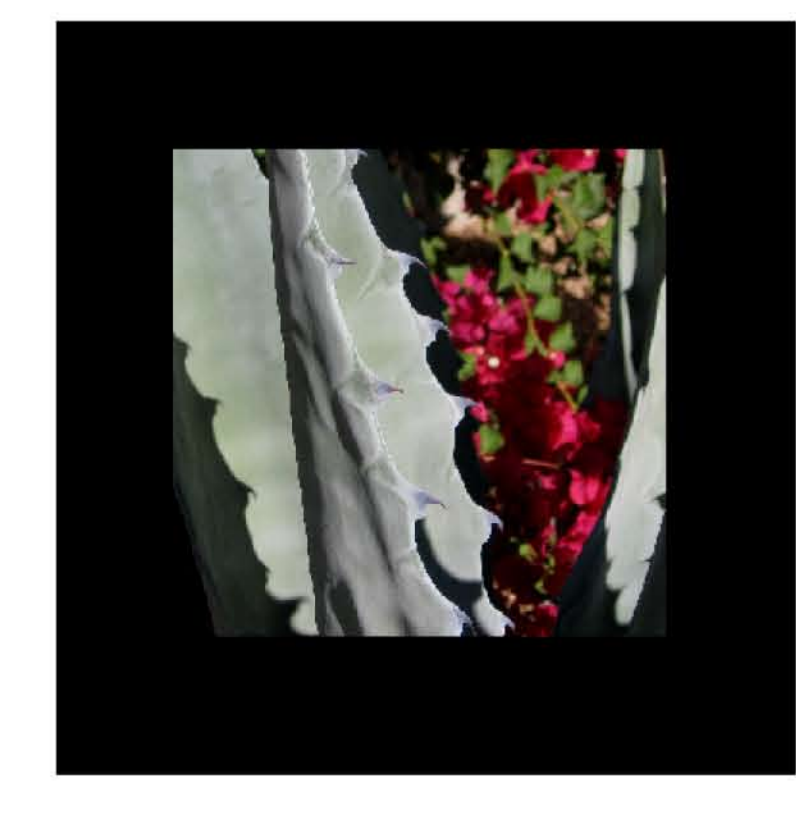
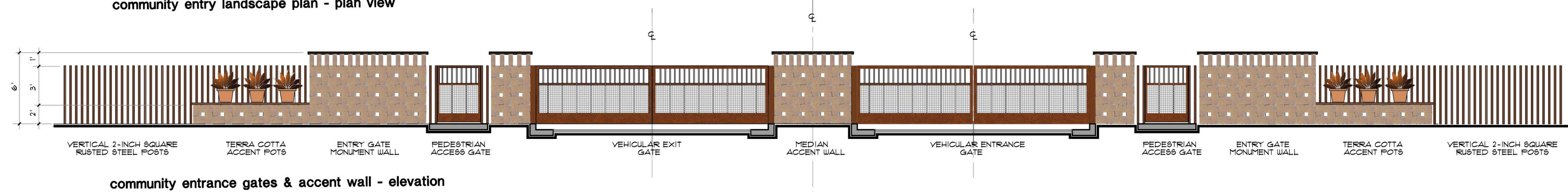
Bowman

CONSULTING

JOB #	9849
DATE	1/3/2013
SCALE	N.T.S.
DRAWN	DMC
SHT 1 OF 1	



community entry landscape plan - plan view



Peccara

Chandler, Arizona
 Ward Development
 2152 S. Vineyard, Ste. 123, Mesa, Arizona 85210



Planning Landscape Architecture
 1881 E. Harrison Street
 Chandler, AZ. 85225
 480 782 1110
 480 782 1015 fax

Date : February 20, 2013

community entry landscape plan

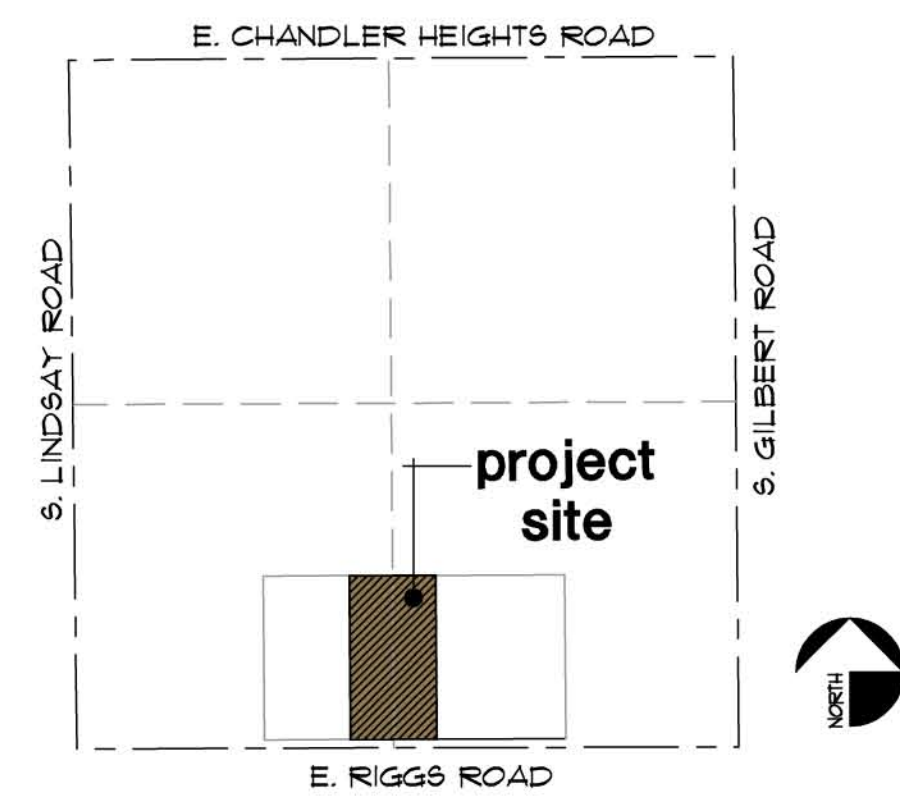


Peccara

Chandler, Arizona
 Ward Development
 2152 S. Vineyard, Ste. 123, Mesa, Arizona 85210

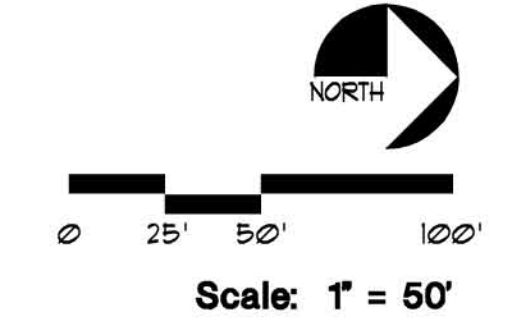


vicinity map:



plant schedule:

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES:			PERENNIALS / GROUND COVER:			ACCENTS:		
	ACACIA ANEURA	15 GAL.		CAREX TUMULICOLA	1 GAL.		AGAVE AMERICANA VAR. MARGINATA	5 GAL.
	CHILOPSIS LINEARIS 'ART'S SEEDLESS'	15 GAL.		HYMEOXYS ACAULIS	1 GAL.		AGAVE DESMETTIANA	5 GAL.
	FRAXINUS VELUTINA 'FAN WEST'	24" BOX		IPOMOEA BATATAS 'BLACKIE' (ANNUAL)	1 GAL.		ALOE X 'BLUE ELF'	3 GAL.
	PISTACIA X 'RED FLUSH'	24" BOX		LANTANA SSP. 'DALLAS RED'	1 GAL.		ALOE X 'BLUE ELF'	3 GAL.
	PHOENIX DACTYLIFERA	20 FT. TRUNK		LANTANA SSP. 'NEW GOLD'	1 GAL.		EUPHORBIA RIGIDA	5 GAL.
	OLEA EUROPEA 'SWAN HILL'	24" BOX		ACACIA REDOLENS 'DESERT CARPET' TM	1 GAL.		CHAMAEROPS HUMILIS (MULTI-HEAD)	24" BOX
	CAESALPINIA PULCHERRIMA	5 GAL.		DESERT CARPET	60D		HESPERALOE PARVIFOLIA	5 GAL.
	RUELLIA PENINSULARIS	5 GAL.		CYNODON DACTYLON 'MID-IRON'	60D		RED YUCCA	15 GAL.
	RUELLIA EQUISETIFORMIS	5 GAL.		'MID-IRON' BERMUDA GRASS	60D		LADY'S SLIPPER	15 GAL.
	TECOMA STANS V. S. 'GOLD STAR'	5 GAL.	GRASSES:				BIGNONIA RADICANS 'TANGERINE BEAUTY'	5 GAL.
	TECOMA X 'GLORIA DE LA NOCHE'	5 GAL.		BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL.		COMMON TRUMPET CREEPER	5 GAL.
	TECOMA X 'GLORIA DE LA NOCHE'	5 GAL.		MUHLENBERGIA L. 'AUTUMN GLOW'	5 GAL.		BOUGAINVILLEA S. 'BARBARA KARST'	5 GAL.
	TECOMA X 'GLORIA DE LA NOCHE'	5 GAL.		PENNISETUM SETACEUM 'CUPREUM'	5 GAL.		BOUGAINVILLEA S. 'BARBARA KARST'	5 GAL.
	TECOMA X 'GLORIA DE LA NOCHE'	5 GAL.		PURPLE FOUNTAIN GRASS	5 GAL.			



Graythorn
 Design Studio
 Planning
 Landscape Architecture
 1881 E. Harrison Street
 Chandler, AZ 85225
 480 782 1110
 480 782 1016 fax

Date : February 20, 2013

conceptual
 landscape plan

LEGAL DESCRIPTION

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

PARCEL NO. 1:

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409 PAGE 315, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774065 OF OFFICIAL RECORDING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTIONS 30;

THENCE NORTH 00° 05' 15" WEST, ALONG THE NORTH-SOUTH MID-SECTIONS LINE OF SAID SECTIONS 30, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 05' 15" WEST ALONG SAID LINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89° 56' 18" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 330.28 FEET;

THENCE SOUTH 00° 06' 31" EAST, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTIONS, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 89° 56' 18" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 330.29 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE-HALF OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 8409 PAGE 312, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, BY GENERAL WARRANTY DEED RECORDED SEPTEMBER 05, 2008 AS 2008-774053 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 32.00 FEET OF THE SOUTH 65.00 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTIONS 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;

THENCE NORTH 00° 05' 15" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 30, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89° 56' 19" WEST, BEING PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 330.26 FEET;

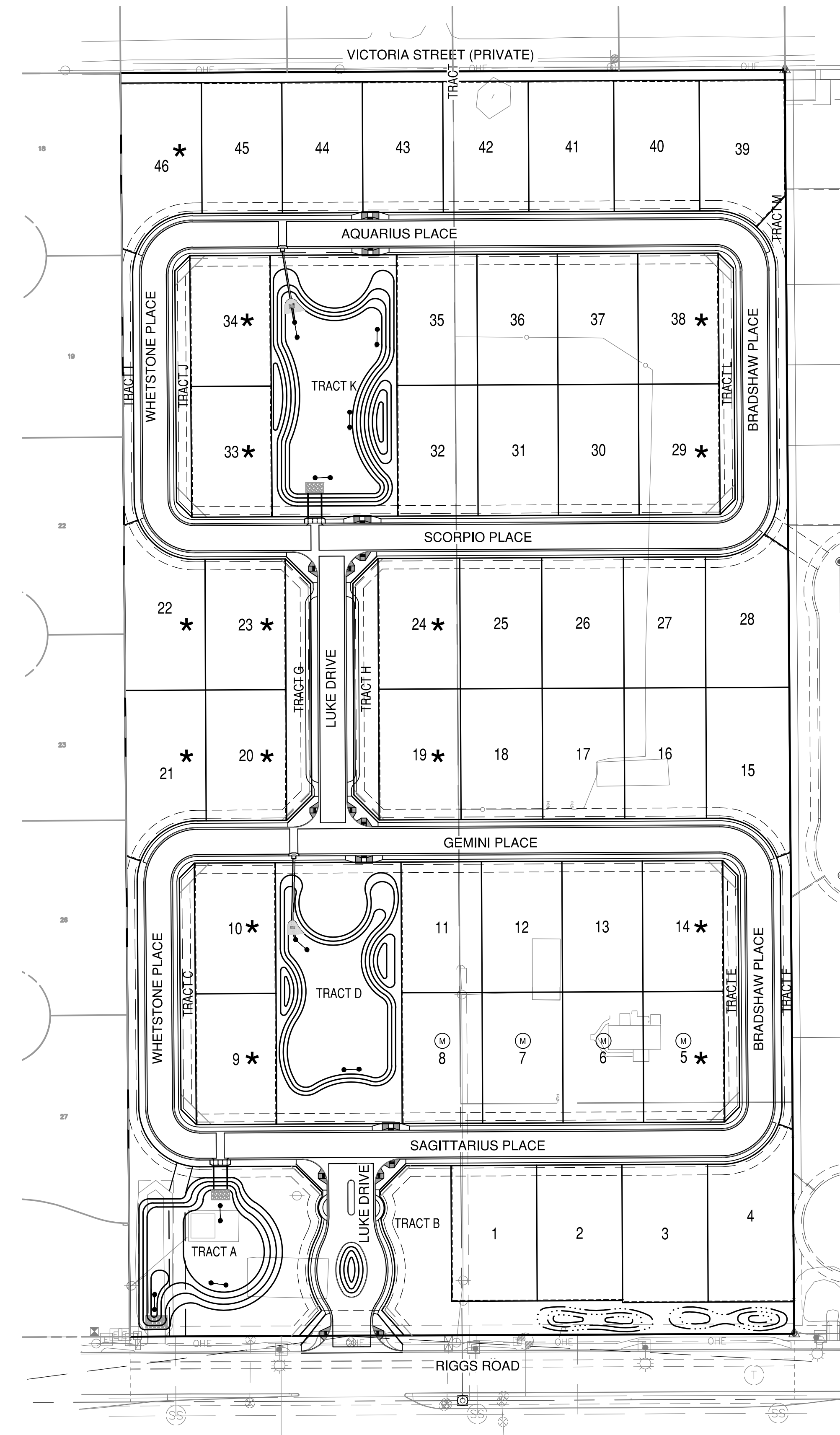
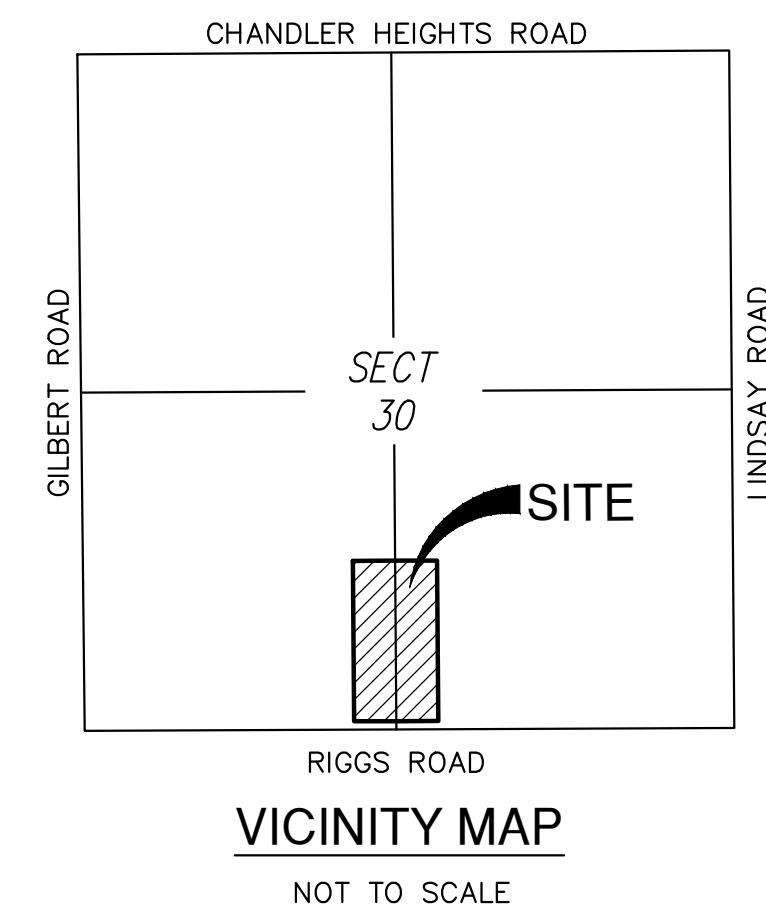
THENCE NORTH 00° 05' 50" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 32.00 FEET;

THENCE NORTH 89° 56' 19" EAST, BEING PARALLEL WITH AND 65.00 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 330.27 FEET;

THENCE SOUTH 00° 05' 15" EAST, ALONG SAID NORTH-SOUTH MID-SECTION LINE OF SECTION 30, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

**PRELIMINARY PLAT
FOR
PESCARA**

A PORTION OF THE SOUTH HALF OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



DEVELOPER:

LCP PROPERTIES C/O WARD REAL ESTATE & DEVELOPMENT
2152 SOUTH VINEYARD ROAD #123
MESA, ARIZONA 85210
PHONE: (480) 899-4330
CONTACT: SCOTT WARD

ENGINEER:

BOWMAN CONSULTING
1295 WEST WASHINGTON ST.
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:
NORTH 89 DEGREES 45 MINUTES 13 SECONDS EAST

BENCHMARK

CoC BENCHMARK 54A:
SECTION 36, T2S, R5E, 3" BRASS CAP IN CONCRETE 79' SOUTH, 65' WEST OF INTERSECTION OF RIGGS RD. AND GILBERT RD; 2' WEST OF BACK OF CURB.
NORTHING: 807539.419
EASTING: 739000.867
ELEVATION: 1251.92 (NGVD 29)
1253.53 (NAVD 88)
EQUATION: NGVD 29 + 1.61 = NAVD 88

SITE DATA

ZONING: RESIDENTIAL-COMMERCIAL
EXISTING: PAD (SINGLE-FAMILY RESIDENTIAL)
PROPOSED: ZONE "X"
F.E.M.A. ZONE: ZONE "X"
TOTAL SINGLE FAMILY LOTS: 46
GROSS AREA: 20.04 ac
NET AREA: 19.06 ac
OPEN SPACE: 3.84 ac (20.15%)
DENSITY (net): 2.41 du/ac

MIN LOT SIZE	80' X 130'
MIN LOT AREA	10,400 SF
MAX LOT AREA	12803.44
AVERAGE LOT AREA	10709.35 SF

LATITUDE: 33°13'16" N
LONGITUDE: 111°46'53" W

UTILITIES SERVICES

WATER: CITY OF CHANDLER
SEWER: CITY OF CHANDLER
ELECTRIC: SALT RIVER PROJECT
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS
GAS: SOUTHWEST GAS
RECLAIMED WATER: CITY OF CHANDLER
IRRIGATION: SALT RIVER PROJECT

FLOOD ZONE CERTIFICATION:

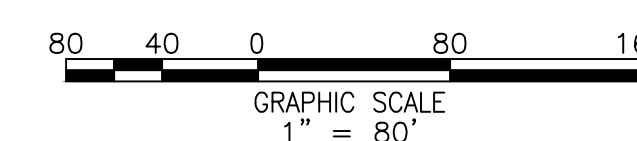
ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C3035H, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES:

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

LEGEND

●	BRASS CAP FLUSH	—	BOUNDARY LINE
○	MONUMENT AS NOTED	—	SECTION LINE
⊗	BRASS CAP IN HAND HOLE	—	LOT LINE
●	FOUND 1/2" REBAR	- - - -	EASEMENT LINE
○	SEWER MANHOLE	R/W	RIGHT OF WAY
●	FIRE HYDRANT	- - - -	EXISTING CONTOUR & ELEVATION
⊗	WATER VALVE	- - - -	EXISTING FENCE
←	DRAINAGE FLOW DIRECTION	- - - -	EXISTING WATER
⊗	EXISTING GAS MANHOLE	- - - -	EXISTING SEWER
⊗	EXISTING SANITARY SEWER MANHOLE	- - - -	EXISTING GAS
⊗	EXISTING SIGN	- - - -	EXISTING OVERHEAD UTILITY LINES
⊗	EXISTING ELECTRICAL PULL BOX	- - - -	PROPOSED SEWER
⊗	EXISTING TELEPHONE PEDISTAL	- - - -	PROPOSED WATER
⊗	EXISTING GUY WIRE	M	MODEL HOME COMPLEX
⊗	EXISTING POWER POLE	PUE	PUBLIC UTILITY EASEMENT
⊗	EXISTING TRAFFIC LIGHT	VNAE	VEHICULAR NON-ACCESS EASEMENT
⊗	EXISTING STREET LIGHT	VTE	VISIBILITY TRIANGLE EASEMENT
*	LOTS LIMITED TO SINGLE STORY HOMES	WSLE	WATER & STREET LIGHT EASEMENT



Bowman
CONSULTING

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PRELIMINARY PLAT COVER SHEET
PESCARA
MARICOPA COUNTY
CHANDLER, AZ

PROJECT NUMBER
132334
D. TROY PETERSON
Arizona State Seal
Expire 3/31/2018

PLAN STATUS		
DATE	DESCRIPTION	
DESIGN	DMC	TP
DRAWN	CHKD	
SCALE:	H: 1"=80'	
	V: NONE	
JOB No. 9849-01-001		
DATE : 23 DEC 2013		
PP01		
SHEET 01 OF 03		

