



9

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: NOAH SCHUMERTH, PLANNER II *N.S.*
(480) 503-6729, NOAH.SCHUMERTH@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 13, 2023

SUBJECT: S23-02, EMERALD ACRES

STRATEGIC INITIATIVE: Exceptional Built Environment

Construct private neighborhood street improvements with 13 lots for residential development adjacent to schools and community facilities.

RECOMMENDED MOTION

Approve the Findings of Fact and Approve S23-02, Emerald Acres: Preliminary Plat for A.M. Properties and Investments, for 13 home lots (Lots 1-13) on approx. 12 acres located near the northeast corner of Lindsay Road and Galveston Street in the Single-Family Residential (SF-35) zoning district, subject to conditions.

APPLICANT

Company: Millett Engineering and Cons.
Name: Kyle Millett
Address: 1216 S Williams Circle
Mesa, Arizona, 85204
Phone: (480) 258-3566
Email: kyle@millettengineering.com

OWNER

Company: A.M. Properties and Invest.
Name: Robert Jarman
Phone: (480) 265-1455
Email: aaronliddle@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 20, 2006</i>	Town Council approved A06-32, an annexation for approximately 20 acres of agricultural land, bounded by Lindsay Road, Galveston Street, and the alignments of 142 nd Street and Del Rio Street.
<i>September 26, 2006</i>	Town Council approved Z06-32 (Ordinance No. 1837) to rezone approximately 20 acres of agricultural land from Maricopa County Rural-43 (R-43) to Town of Gilbert Single-Family Residential (SF-43).
<i>April 26, 2022</i>	Town Council approved Z21-13 (Ordinance No. 2823) to rezone approximately 13.3 acres of agricultural land from Residential (SF-43) to Residential (SF-35).

Overview

The applicant has proposed a preliminary plat for a new subdivision near the northwest corner of Lindsay Road and Galveston Street. The subdivision will include 13 lots ranging from approximately 35,031sf to 39,728sf, creating a gross site density of 1.06 dwelling units per acre. The site is zoned SF-35, and the proposed lots are appropriately sized for the SF-35 district. The SF-35 zoning on the site is pre-existing and appropriate for the General Plan designation of Residential > 0-1 DU/Acre. All lots maintain a minimum width of 140’ and a minimum depth of 150’ in accordance with the SF-35 standards.

The 13 proposed lots will be located along a new cul-de-sac (“E Loma Vista Court”) which will be maintained as a private drive within a private street tract. The proposed drive will be located on a small portion of the site extending to frontage with Lindsay Road which is the current location of an easement and driveway

servicing two existing homes at the intersection of Lindsay Road and the proposed private street. The two existing homes will be integrated into the design of the subdivision. The site is designed to maintain home privacy will providing complementary neighborhood design with surrounding residential areas.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/Acre (R > 0-1)	Single-Family Residential (SF-35), Single-Family Residential (SF-43)	Single-Family Residential
South	Residential > 0-1 DU/Acre (R > 0-1)	Single-Family Residential (SF-43)	Single-Family Residential
East	Residential > 2-3.5 DU/Acre (R > 2-3.5)	Single-Family Residential (SF-15)	Single-Family Residential, Agricultural
West	Residential > 0-1 DU/Acre (R > 0-1)	Single-Family Residential (SF-43)	Single-Family Residential
Site	Residential > 0-1 DU/Acre (R > 0-1)	Single-Family Residential (SF-35)	Agricultural

Pre-Plat Summary

The proposed preliminary plat is for a 13-lot subdivision, with lots ranging from 0.8 acres to 0.9 acres in area. The 13 lots are to be located along a 34’ wide private street (E Loma Vista Court) ending in a cul-de-sac and extending from Lindsay Road to near the 142nd Street alignment. This private drive will extend across an existing driveway located on the subject property, connecting two existing homes relying on this driveway and integrating the two existing homes into the design of the subdivision. All proposed lots in the subdivision are pursuant to the standards set forth in the SF-35 zoning district. All lots in the subdivision are required to maintain 40’ front setbacks, 30’ side setbacks and 40’ rear setbacks (see Project Data Table below).

The primary improvements within the proposed subdivision are located within the private street tract designed to provide access for all 13 lots and the two existing homes on the eastern boundary of the subdivision. This private street tract is 28’ wide abutting the two existing home sites, and expands to 34’ through the remainder of the length of the private drive. This drive will be developed to an agrarian street standard. Parking will be permitted on both sides of the private drive. The private drive will terminate at a cul-de-sac bulb with a landscape island. A minimum of 33.5’ of drive lane will be maintained around the circumference of the

landscape island, and the cul-de-sac bulb will have a total radius of 55', meeting all Public Works and Engineering Standards.

The proposed plat includes two additional 8' tract areas on either side of the private street tract buffering the new private street improvements from existing homes. These tract areas provide a landscaping theme to the neighborhood to increase neighborhood distinctiveness as required by Town of Gilbert Residential Design Standards (see Landscape). Theme walls will be provided on the site borders facing Lindsay Road adjacent to the two existing homes, and builder walls will be constructed on all borders of the site.

The project is planned to develop as a single phase, including all roadway, landscaping, and screening improvements.

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Minimum Lot Area (sq. ft. per DU)	35,000 s.f.	35,031 s.f.
Minimum Lot Dimensions (width x depth)	140' x 150'	141' x 155'
Maximum Height (ft.)/Stories	30'/2	30'/2
Minimum Building Setbacks (ft.)		
Front	40'	40'
Side	20'	20'
Rear	40'	40'
Maximum Lot Coverage (%)		
One Story	30%	30%
Two Story	30%	30%

Open Space Plan

The open space and landscaping planned for the subdivision is deemed appropriate for the scale of proposed development. There are two open space tracts parallel to the private street tract near the entrance of the proposed subdivision. These areas provide landscape relief separating the two existing lots from new improvements supporting the proposed subdivision. These tracts also provide theme landscaping at the entrance of the subdivision. A third landscape area is provided in the center of the bulb of the cul-de-sac through the subdivision, providing additional landscape accents and continuing the theme landscaping throughout the proposed subdivision.

To the west of the property boundaries of the subject site, the Town controls 30' ROW, including the boundaries of an abandoned canal. The site will require an additional 25' of ROW dedication to support the extension of access along the 142nd Street toward Galveston St. This additional dedication creates 55' of total ROW to allow for future long-term access, which will improve pedestrian and/or vehicle circulation in the surrounding area and follow transportation plans to improve connectivity in this area of the Town. This arrangement of access may mirror the access provided with neighboring streets in the same residential area (140th and 141st St.). The addition of 25' will also improve visibility and safety within the existing ROW dedicated through this area. The area dedicated by the developer will be graded during development and maintained by the homeowner's association (HOA), but will not be landscaped or improved beyond minimum Town standards for property maintenance.

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 Section 6.2.6.

To date, no comments have been received from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and Approve S23-02, Emerald Acres: Preliminary Plat for A.M. Properties and Investments, for 13 home lots (Lots 1-13) on approx. 12 acres located near the northeast corner of Lindsay Road and Galveston Street in the Single-Family Residential (SF-35) zoning district, subject to conditions.

- a. The Final Plat and Open Space Plans for S23-02: Emerald Acres and construction of the project shall be in substantial conformance with Exhibit

5, Preliminary Plat, and Exhibit 6, Landscape Plan, and Exhibit 7, Wall and Fence Plans approved by the Planning Commission/Design Review Board at the September 13, 2023 hearing.

- b. As identified in Exhibit 6, Landscape Plan Plan and Exhibit 7, Wall and Fence Plans, any walls which are to be replaced by new wall structures shall be reconstructed in a manner consistent with the Open Space Plan. Construction of double walls shall not be permitted. Reconstruction of walls shall be coordinated with the adjoining property owner to mitigate disturbance during construction. All costs associated with said reconstruction shall be the responsibility of the developer.
- c. Any future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.

Respectfully submitted,



Noah Schumerth
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Applicant Narrative
- 5) Preliminary Plat
- 6) Landscape Plan
- 7) Wall and Fence Plan
- 8) Colors and Materials Board
- 9) Grading and Drainage Plan

**FINDINGS OF FACT
S22-01, NWC LINDSAY AND ELLIOT**

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.

Notice of Public Hearing

S23-02 Emerald Acres
Attachment 2: Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 13, 2023* TIME: 6:00 PM

LOCATION: Municipal Building I
Council Chambers
50 East Civic Center Drive

*Call Case Planner to verify date and time: (480) 503-6729

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

REQUESTED ACTION:

S23-02 EMERALD ACRES: Request to approve Preliminary Plat for A.M. Properties and Investments, for 13 home lots (Lots 1-13) on approx. 12 acres located near the northwest corner of Lindsay Road and Galveston Street in the Single-Family Residential (SF-35) zoning district.

SITE LOCATION:



APPLICANT: Millett Engineering & Consulting LLC
CONTACT: Kyle Millett
ADDRESS: 1216 S Williams Cir.
Mesa, AZ 85204

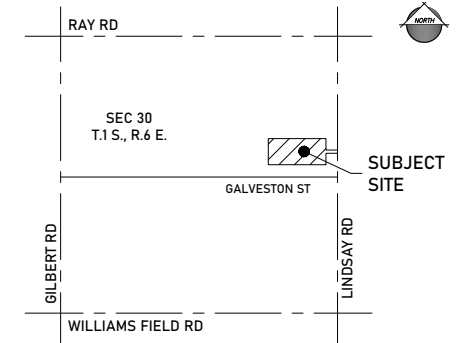
TELEPHONE: (480) 258-3566
E-MAIL: kyle@millettengineering.com

Parcel Map for Emerald Acres Subdivision

Gilbert, Arizona

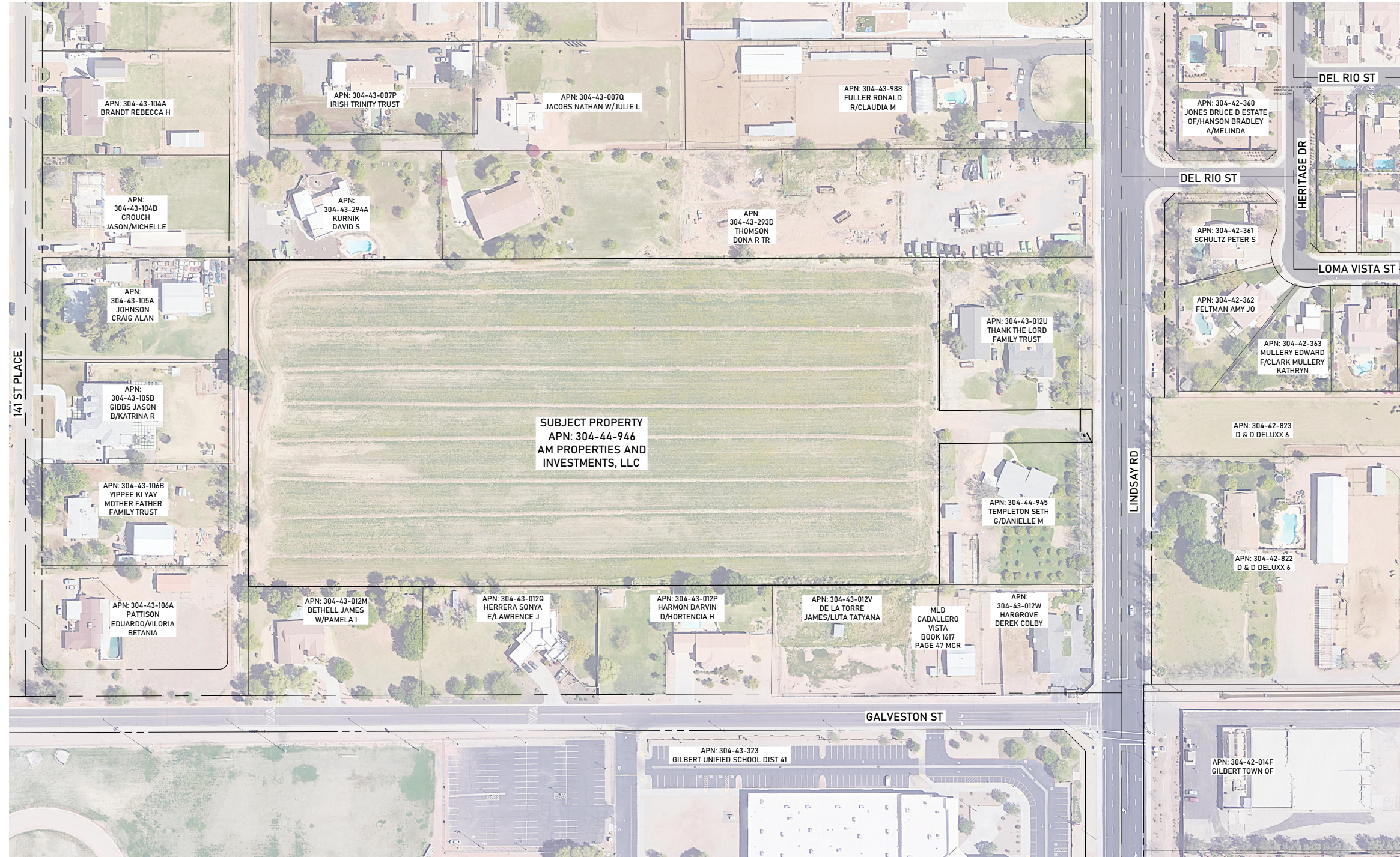
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP
N.T.S.



OWNER:
AM PROPERTIES AND INVESTMENTS, LLC
1817 S HORNE STE 7
MESA, ARIZONA 85204
PHONE: 480-217-2388
CONTACT: MIKE JARMAN
EMAIL: mikejarmant19@hotmail.com

CIVIL ENGINEER:
MILLETT ENGINEERING & CONSULTING, LLC
1216 S. WILLIAMS CIR.
MESA, AZ 85204
PHONE: 480-258-3566
CONTACT: KYLE MILLETT, PE
EMAIL: kyle@millettengineering.com

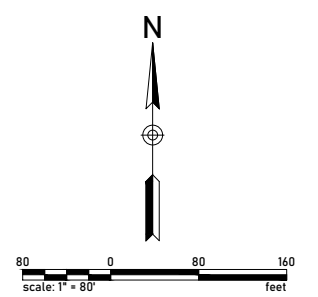


No.	Date	Revision Description

Millett Engineering & Consulting, LLC
1216 S. Williams Cir. Mesa, AZ 85204

Emerald Acres Subdivision
Gilbert, Arizona
Parcel Map Exhibit

Project: Emerald Acres Subdivision
Designed by: KDM
Drawn by: KDM
Checked by: KDM
Date: February 2023
Sheet Title: ME&C
Project No.: 22-008
Sheet No.: 1 of 1



Project Narrative: Emerald Acres

APN: 304-44-946

The proposed subdivision Emerald Acres is located northwest of the intersection of Lindsay Road and Galveston Street, APN 304-44-946. The site is approximately 12.1 acres and is currently undeveloped farmland.



Figure 1: Perspective Aerial Image
(sourced from Eagleview Technology Corporation)

The property was rezoned per Town of Gilbert Ordinance 2823 on April 26, 2022 to Town of Gilbert Single Family-35 (SF-35). The proposed development meets this zoning requirements. Also, this development as an SF-35 zoning fits the Town of Gilbert General plan for the area as a Residential > 0-1 DU/Acre (SF-43, SF-35) as this area in the General Plan defines SF-35 as a typical corresponding zoning district to this area.

The proposed subdivision comprises of 13 lots in a single cul-de-sac. Each lot will be a minimum of 35,000 square feet. The intent is to create custom home lots where a future buyer can purchase a lot and design their dream home on their property. The length of the cul-de-sac exceeds the maximum allowable length provided in the Town of Gilbert Public Works and Engineering Standards 2022. A Technical Variance was requested to allow for the increased length of the cul-de-sac and an email dated April 20, 2022 from Dan Songer approved the request. This email will be provided as a part of the Preliminary Plat submittal as supplemental information.

Lots within the subdivision are proposed to have septic for wastewater. Per a letter dated January 12, 2023, the Town of Gilbert has approved the use of septic systems for the lots in lieu of connecting to the Town of Gilbert sewer system. The letter will be attached as a part of the Preliminary Plat submittal as supplemental information.

The proposed subdivision will utilize a private agrarian street section based on Fig No. 4-14 in the Town of Gilbert Public Works and Engineering Standards 2022. This street section will have ribbon curb on edge of the roadway and no sidewalks. This will amplify the agrarian feel of the subdivision and fit in with the surrounding neighborhood to the north and west that has similar street sections throughout. The cul-de-sac at the west end of subdivision will have a planter in the center to enhance the feel of the subdivision and break up the roadway visually while driving in the subdivision.

The subdivision will have HOA maintained landscaping at the entrance of the subdivision where the property is 50' wide and at the planter in the cul-de-sac. Other landscaping will be installed and maintained by the future homeowners as is typical in the area for custom home lots.

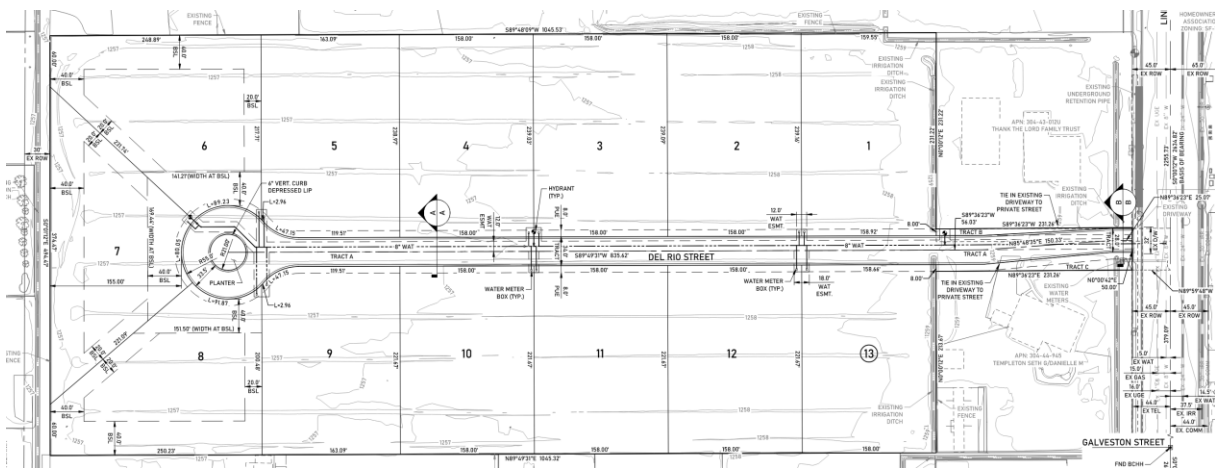


Figure 2: Pre Plat Layout

To maintain consistency with the agrarian theme of the area the landscape trees will be live oaks and theme walls will have split face harvest brown block. No gateway sign is proposed at the entrance. With the existing neighbors at the east end of the property that will share in frontage with the private road it is felt that adding a sign will awkwardly forcibly include them or exclude them from the subdivision depending on the placement of a sign. Therefore, we feel that it will be better to exclude a sign and make the subdivision more consistent with the surrounding neighborhoods.

The lot will provide on lot retention consistent with the Town of Gilbert requirements, see the Preliminary Hydrology Report for more details and information.

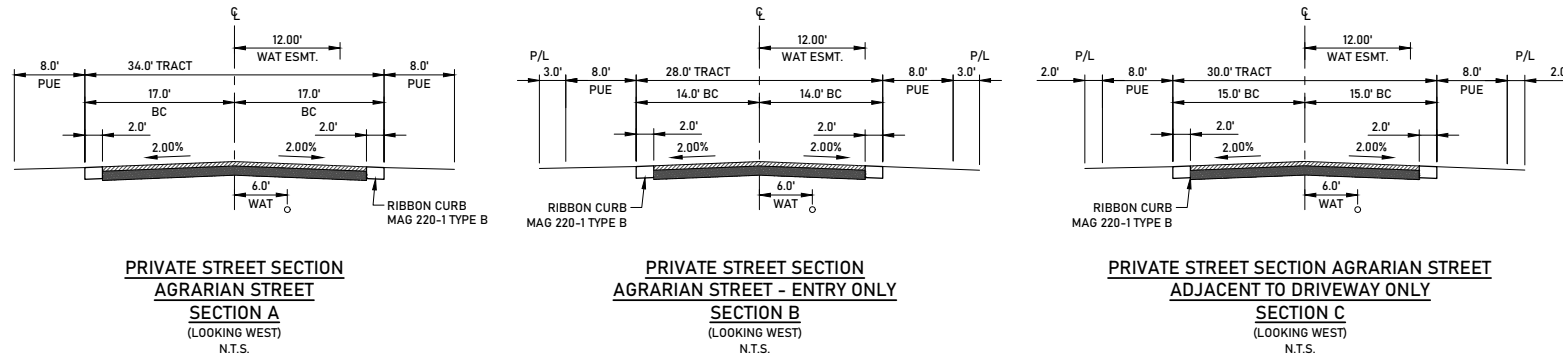
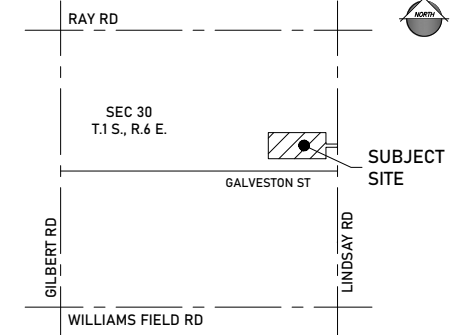
The subdivision is proposed to be developed in a single phase.

Preliminary Plat for Emerald Acres Subdivision

Gilbert, Arizona

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP
N.T.S.



BENCHMARK:

NGS CONTROL POINT 2CK1, DESCRIBED AS AN ALUMINUM CAP, COMPRESSED ON A 43 FT STAINLESS STEEL ROD DRIVEN TO REFUSAL, ENCASED IN A 1 INCH GREASED PVC SLEEVE, ENCLOSED IN A 5 INCH PVC PIPE WITH A COUNTY LOGO ACCESS COVER STAMPED 2CK1 1999, SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND.

HAVING AN ELEVATION OF 1246.4' (NAVD 88)

BASIS OF BEARING:

THE EAST LINE OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, HOLDING A BEARING OF NORTH 00°00'12" EAST, AS SHOWN ON THE GUTHRIE MINOR LAND DIVISION RECORDED AS BOOK 1606 OF MAPS, PAGE 22, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE DATA:

PARCEL APN: 304-44-946

**PRIVATE STREET SECTION
AGRARIAN STREET - ENTRY ONLY
SECTION B
(LOOKING WEST)
N.T.S.**

**PRIVATE STREET SECTION AGRARIAN STREET
ADJACENT TO DRIVEWAY ONLY
SECTION C
(LOOKING WEST)
N.T.S.**

TRACT USE TABLE		
TRACT	AREA (AC)	USE
A	0.9531	PRIVATE STREET, PUBLIC WATER EASEMENT, LANDSCAPING
B	0.0552	LANDSCAPING
C	0.0561	LANDSCAPING
TOTAL	1.0644	

LOT TABLE				
LOT NO.	AREA (SF)	AREA (AC)	ZONING	
1	35,746	0.8211	SF-35	
2	35,171	0.8074	SF-35	
3	35,161	0.8072	SF-35	
4	35,152	0.8070	SF-35	
5	36,606	0.8404	SF-35	
6	37,885	0.8697	SF-35	
7	37,115	0.8520	SF-35	
8	39,728	0.9120	SF-35	
9	36,542	0.8393	SF-35	
10	35,100	0.8058	SF-35	
11	35,100	0.8058	SF-35	
12	35,100	0.8058	SF-35	
13	35,031	0.8042	SF-35	
TOTAL	469,477	10.7777		

PROJECT DATA TABLE	
GROSS AREA	12,1891 AC
NET AREA	11,8422 AC
CURRENT ZONING	SF-35 (100% OF PROJECT)
GENERAL PLAN	RESIDENTIAL - 0-1 DU/ACRE
NUMBER OF LOTS	13
BUILDING SETBACKS (BSL)	40' FRONT 20' SIDE 40' REAR
MAX LOT COVERAGE	30% (ONE OR TWO STORY)
MIN LOT DIMENSIONS	140' (WIDTH) 150' (DEPTH)

PRE PLAT NOTES:

- A HOME OWNERS ASSOCIATION (HOA) WILL BE CREATED AND BE RESPONSIBLE FOR MAINTENANCE AS DESCRIBED IN SECTION 5.5 OF TOWN OF GILBERT LAND DEVELOPMENT CODE.

OWNER:

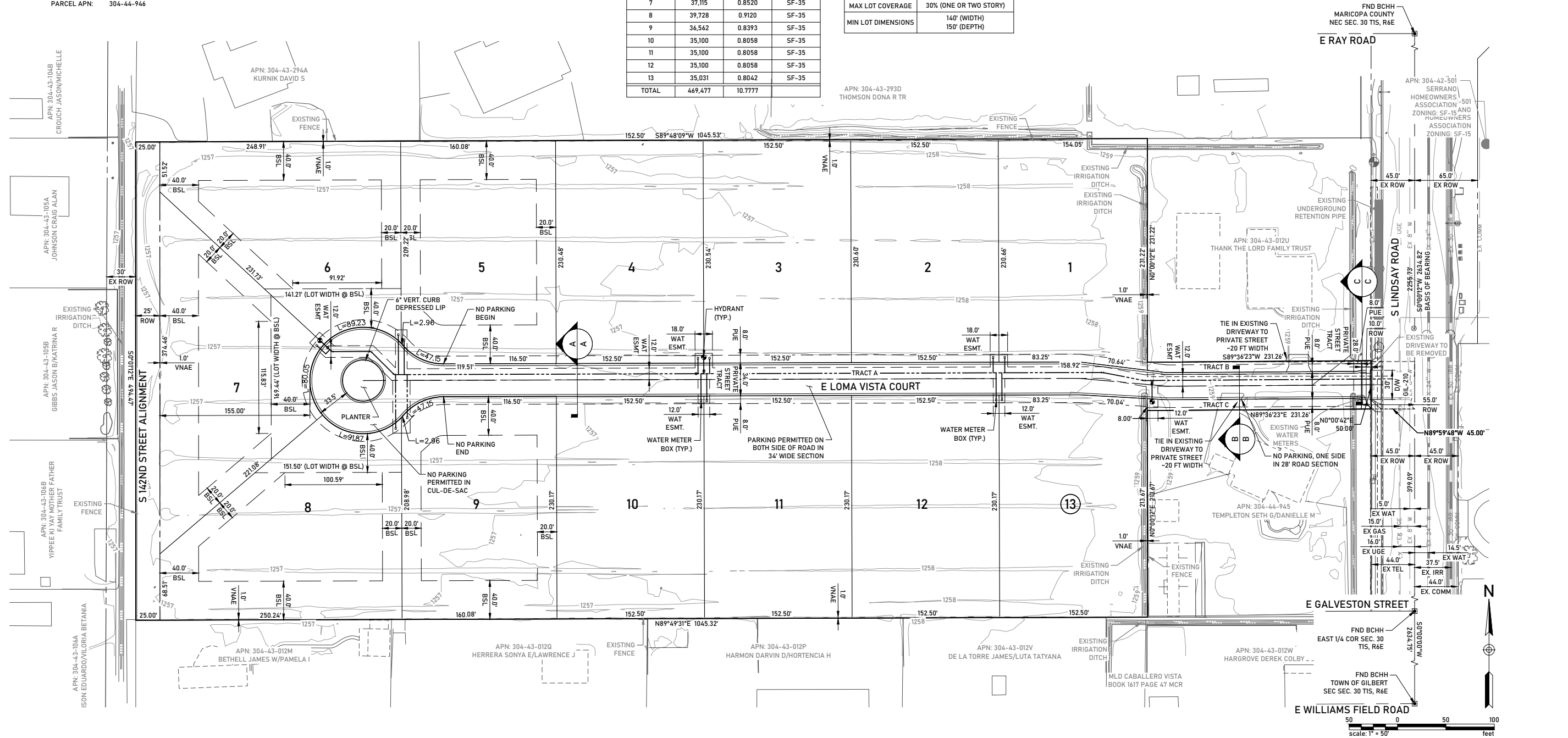
AM PROPERTIES AND INVESTMENTS, LLC
1817 S HORNE STE 7
MESA, ARIZONA 85204
PHONE: 480-217-2388
CONTACT: MIKE JARMAN
EMAIL: mikejarmant19@hotmail.com

CIVIL ENGINEER:

MILLET ENGINEERING & CONSULTING, LLC
1216 S. WILLIAMS CIR.
MESA, AZ 85204
PHONE: 480-258-3566
CONTACT: KYLE MILLETT, PE
EMAIL: kyle@millettengineering.com

LANDSCAPE ARCHITECT:

THOMAS + CROWLEY, LLC
1150 N. COUNTRY CLUB DR., STE 11
MESA, AZ 85201
PHONE: 480-878-4708
CONTACT: CRAIG CROWLEY, RLA
EMAIL: craig@thomas-crowley.com



Revision Description

No.	Date	Description

Millett Engineering & Consulting, LLC
1216 S. Williams Cir. Mesa, AZ 85204

Professional Engineer (PE) Seal: 66549 KYLE MILLETT, State of Arizona, License No. 07-19823

Project: Emerald Acres Subdivision, Gilbert, Arizona

Designed by: KDM
Drawn by: KDM
Checked by: KDM
Date: January 2023
Sheet Title: PFD1

Project No.: 22-008
Sheet No.: 1 of 1



THOMAS + CROWLEY

LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
MANAGEMENT

1150 N. COUNTRY CLUB DRIVE
SUITE 11
MESA, AZ 85201
PH: 480-878-4708
WWW.THOMAS-CROWLEY.COM

T+C P-NO.

223016

SEAL



EXPIRES 12/31/25

PROJECT

PRELIMINARY LANDSCAPE PLANS FOR
EMERALD ACRES
SUBDIVISION
GILBERT, ARIZONA

DISCLAIMER
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THOMAS+CROWLEY LLC. IT SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE USE FOR WHICH IT WAS PREPARED. A REPRODUCTION OR PUBLICATION OF ANY METHOD IN WHOLE OR IN PART IS PROHIBITED WITHOUT WRITTEN CONSENT FROM THOMAS+CROWLEY LLC.
IT IS THE CONTRACTOR'S RESPONSIBILITY PRIOR TO AND DURING CONSTRUCTION TO NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY KNOWLEDGE OF BUILDING CODES AND METHODS OF CONSTRUCTION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING ADDRESSING SUCH PERCEIVED ERRORS AND OMISSIONS. INSTRUCTIONS SHALL BE RECEIVED FROM THE LANDSCAPE ARCHITECT PRIOR TO THE CONTRACTOR, OR SUBCONTRACTOR, PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ARIZONA 602-263-1100
BLUE STAKE 1-800-STAKE IT
OUTSIDE MARICOPA COUNTY

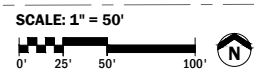
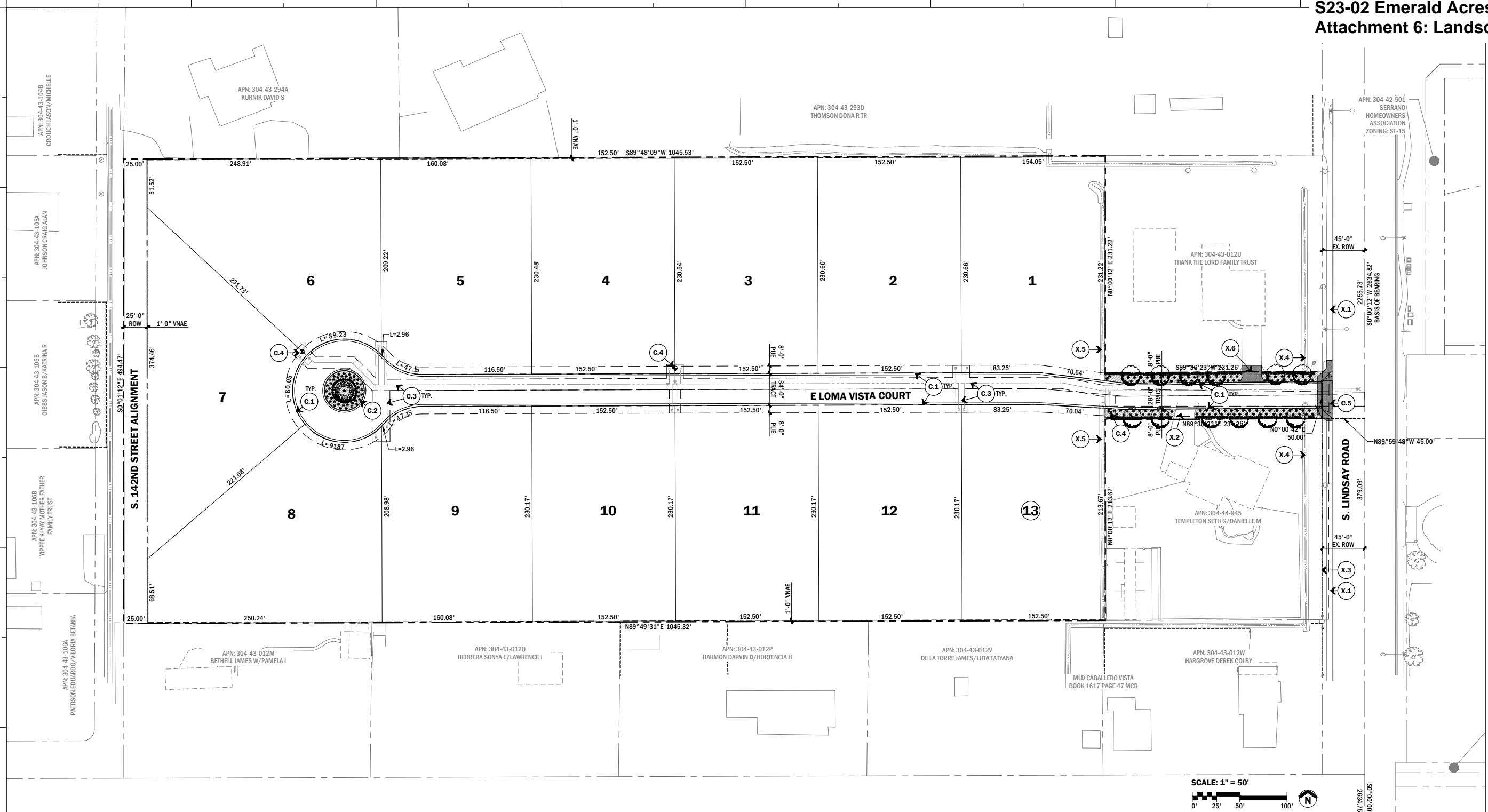
ISSUE/REVISION	DATE
PRELIM SUBMITTAL	03.08.2023
1ST DR COMMENTS	05.30.2023

SCALE
AS NOTED

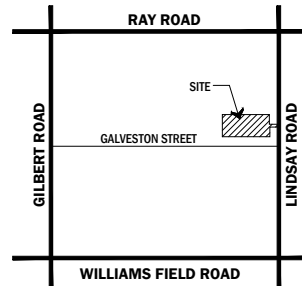
SHEET NAME

PRELIMINARY LANDSCAPE PLAN

SHEET # SHEET REFERENCE



NOT USED



VICINITY MAP
PLAN



PROJECT TEAM

OWNER
AM PROPERTIES AND INVESTMENTS, LLC
1817 S. HORNE, STE 7
MESA, AZ 85204
PH: 480.217.2388
CONTACT: MIKE JARMAN
EMAIL: MIKEJARMAN119@HOTMAIL.COM

CIVIL ENGINEER
MILLETT ENGINEERING & CONSULTING, LLC
1216 S. WILLIAMS CIR.
MESA, AZ 85204
PH: (480) 258.3566
CONTACT: KYLE MILLETT, P.E.
EMAIL: KYLE@MILLETTENGINEERING.COM

LANDSCAPE ARCHITECT
THOMAS + CROWLEY LLC
1150 N. COUNTRY CLUB DRIVE, SUITE 11
MESA, AZ 85201
P: (480) 878.4708
CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

SITE DATA

GROSS SITE AREA: 12.1891 AC
NET SITE AREA: 12.1375 AC
CURRENT ZONING: SF-35
TOTAL LOTS: 13
LANDSCAPE AREA: 5,901 S.F. (14 AC)

LEGEND

--- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE

KEYED NOTES

- X.X EXISTING
- X.1 EXISTING CURB / SIDEWALK, DO NOT DISTURB
- X.2 EXISTING DRIVEWAY, DO NOT DISTURB
- X.3 EXISTING WALL, DO NOT DISTURB
- X.4 EXISTING IRRIGATION DITCH, DO NOT DISTURB
- X.5 EXISTING IRRIGATION DITCH, TO BE REMOVED, SEE CIVIL PLANS FOR MORE INFO
- X.6 EXISTING DRIVEWAY, TO BE EXTENDED OR REMOVED TO MEET NEW CURB, SEE CIVIL PLANS FOR MORE INFO CONCRETE TO MATCH EXISTING
- C.X CIVIL
- C.1 RIBBON CURB, SEE CIVIL ENG. PLANS
- C.2 VERTICAL CURB, SEE CIVIL ENG. PLANS
- C.3 UTILITY LINE, SEE CIVIL ENG. PLANS
- C.4 FIRE HYDRANT, SEE CIVIL ENG. PLANS
- C.5 NEW DRIVEWAY, SEE CIVIL ENG. PLANS

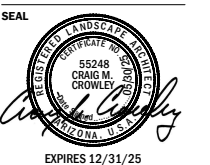
LANDSCAPE LEGEND

TREES	SIZE	QTY
QUERCUS VIRGINIANA LIVE OAK	36" BOX	13
SHRUBS	SIZE	QTY
DODONEA VISCOSA GREEN HOPSPEED BUSH	5 GAL.	9
MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL.	173
GROUNDCOVER	SIZE	QTY
LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	148
TOP DRESSING	QTY	
DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: TABLE MESA BROWN	5,901 S.F.	



THOMAS + CROWLEY
LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
MANAGEMENT
1150 N. COUNTRY CLUB DRIVE
SUITE 11
MESA, AZ 85201
PH: 480-878-4708
WWW.THOMAS-CROWLEY.COM

T+C P-NO. 223016



PROJECT

PRELIMINARY LANDSCAPE PLANS FOR
EMERALD ACRES
SUBDIVISION
GILBERT, ARIZONA

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STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ARIZONA BLUE STAKE 902-263-1100
1-800-STAKE IT OUTSIDE MARICOPA COUNTY

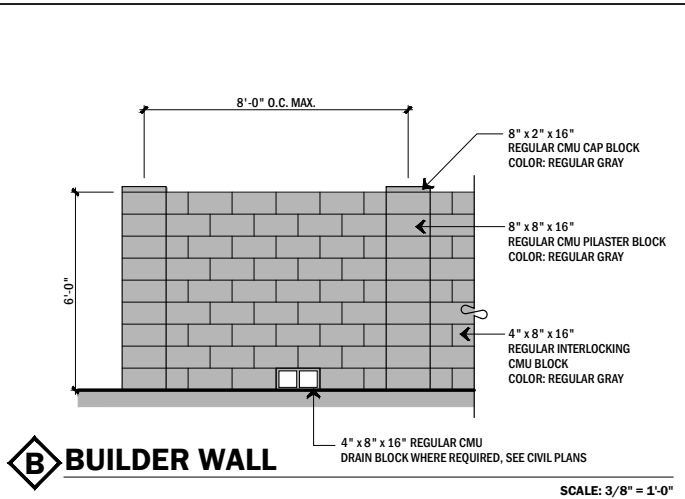
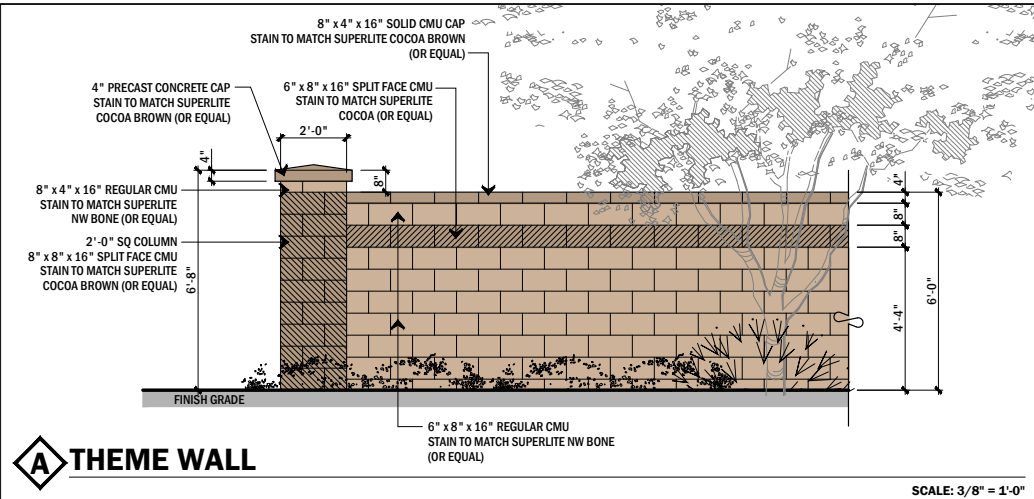
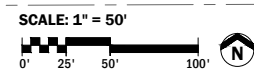
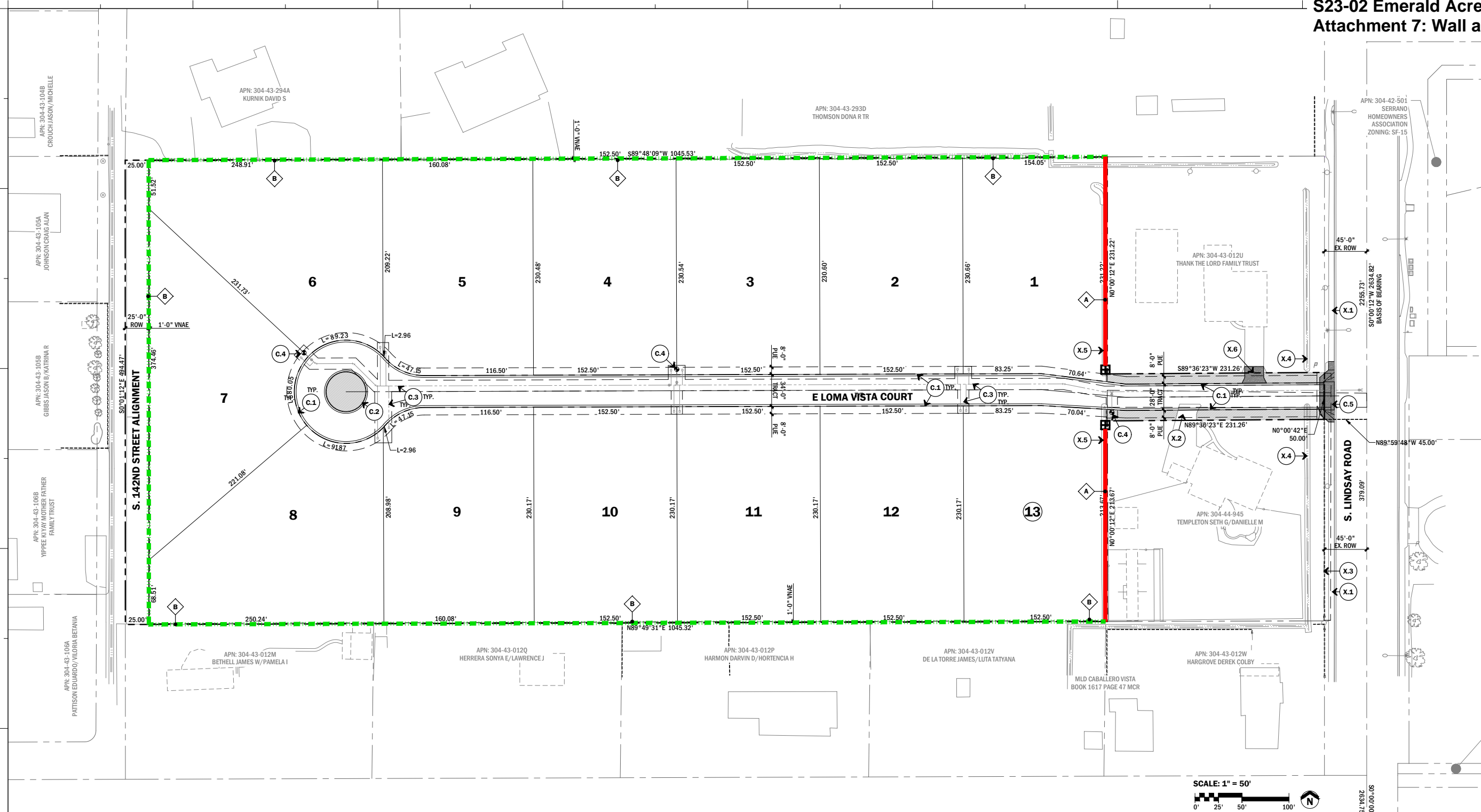
ISSUE/REVISION	DATE
PRELIM SUBMITTAL	03.08.2023
1ST DR COMMENTS	05.30.2023

SCALE AS NOTED

SHEET NAME

PRELIMINARY WALL PLAN AND DETAILS

SHEET # SHEET REFERENCE



- KEYED NOTES**
- X.X** EXISTING
 - X.1** EXISTING CURB / SIDEWALK, DO NOT DISTURB
 - X.2** EXISTING DRIVEWAY, DO NOT DISTURB
 - X.3** EXISTING WALL, DO NOT DISTURB
 - X.4** EXISTING IRRIGATION DITCH, DO NOT DISTURB
 - X.5** EXISTING IRRIGATION DITCH, TO BE REMOVED, SEE CIVIL PLANS FOR MORE INFO
 - X.6** EXISTING DRIVEWAY, TO BE EXTENDED OR REMOVED TO MEET NEW CURB, SEE CIVIL PLANS FOR MORE INFO CONCRETE TO MATCH EXISTING
- C.X** CIVIL
- C.1** RIBBON CURB, SEE CIVIL ENG. PLANS
 - C.2** VERTICAL CURB, SEE CIVIL ENG. PLANS
 - C.3** UTILITY LINE, SEE CIVIL ENG. PLANS
 - C.4** FIRE HYDRANT, SEE CIVIL ENG. PLANS
 - C.5** NEW DRIVEWAY, SEE CIVIL ENG. PLANS

- WALL LEGEND**
- A** **THEME WALL**
 - B** **INDICATES COLUMN LOCATION**
 - D** **BUILDER WALL PER TOWN OF GILBERT STANDARDS**



THOMAS + CROWLEY

LANDSCAPE ARCHITECTURE
 + PLANNING
 + SITE DESIGN
 + CONSTRUCTION
 MANAGEMENT

1150 N. COUNTRY CLUB DRIVE
 SUITE 11
 MESA, AZ 85201
 PH: 480-878-4708
 WWW.THOMAS-CROWLEY.COM

T+C P.NO. **223016**



PROJECT

PRELIMINARY LANDSCAPE PLANS FOR
EMERALD ACRES
 SUBDIVISION
 GILBERT, ARIZONA



DECOMPOSED GRANITE
 SIZE: 1/2" SCREENED
 COLOR: TABLE MESA BROWN
 FROM PIONEER ROCK & SAND (OR EQUAL)
 2" MIN DEPTH IN ALL LANDSCAPE AREAS



SPLIT FACE CMU
 COLOR: STAIN TO MATCH SUPERLITE
 COCOA BROWN (OR EQUAL)



SPLIT FACE CMU
 COLOR: STAIN TO MATCH SUPERLITE
 NW BONE (OR EQUAL)



PRECAST CONCRETE CAP
 COLOR: STAIN TO MATCH SUPERLITE
 COCOA BROWN (OR EQUAL)

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SCALE
AS NOTED

SHEET NAME

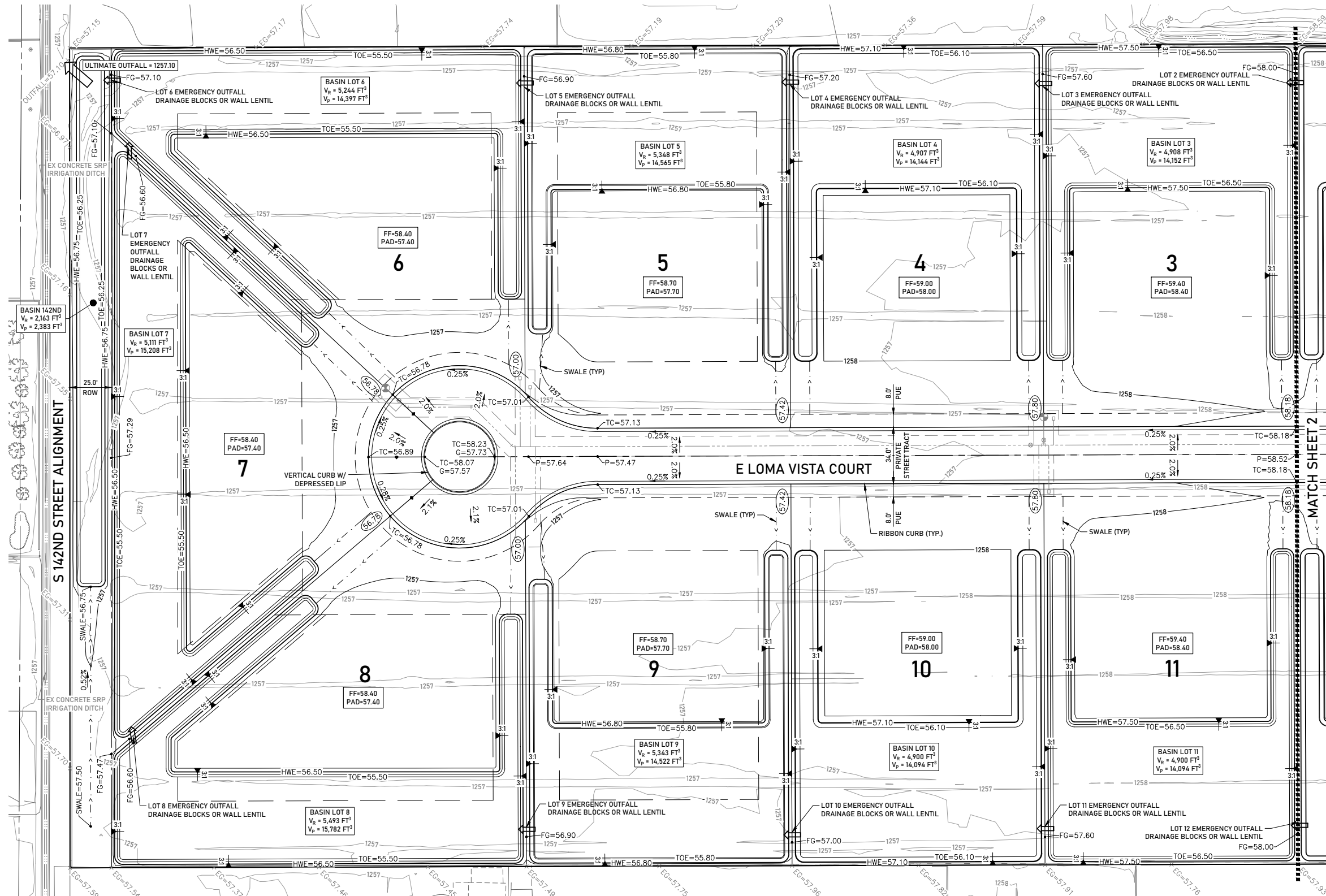
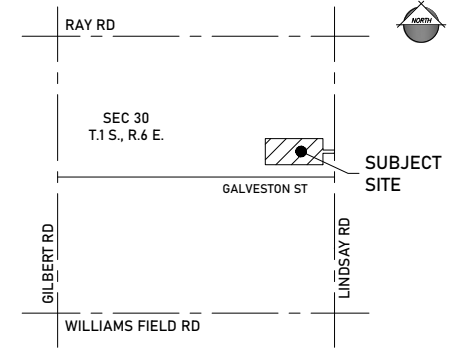
COLOR AND MATERIAL BOARD

SHEET # SHEET REFERENCE

Preliminary Grading and Drainage Plan for Emerald Acres Subdivision

Gilbert, Arizona

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER:
AM PROPERTIES AND INVESTMENTS, LLC
1817 S HORNE STE 7
MESA, ARIZONA 85204
PHONE: 480-277-2388
CONTACT: MIKE JARMAN
EMAIL: mikejarman119@hotmail.com

CIVIL ENGINEER:
MILLET ENGINEERING & CONSULTING, LLC
1216 S. WILLIAMS CIR.
MESA, AZ 85204
PHONE: 480-258-3566
CONTACT: KYLE MILLETT, PE
EMAIL: kyle@millettengineering.com

LANDSCAPE ARCHITECT:
THOMAS + CROWLEY, LLC
1150 N. COUNTRY CLUB DR., STE 11
MESA, AZ 85201
PHONE: 480-878-4708
CONTACT: CRAIG CROWLEY, RLA
EMAIL: craig@thomas-crowley.com

BENCHMARK:
NGS CONTROL POINT 2CK1, DESCRIBED AS AN ALUMINUM CAP, COMPRESSED ON A 43 FT STAINLESS STEEL ROD DRIVEN TO REFUSAL, ENCASED IN A 1 INCH GREASED PVC SLEEVE, ENCLOSED IN A 5 INCH PVC PIPE WITH A COUNTY LOGO ACCESS COVER STAMPED 2CK1 1999, SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND.

HAVING AN ELEVATION OF 1246.4' (NAVD 88)

BASIS OF BEARING:
THE EAST LINE OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, HOLDING A BEARING OF NORTH 00°00'12" EAST, AS SHOWN ON THE GUTHRIE MINOR LAND DIVISION RECORDED AS BOOK 1606 OF MAPS, PAGE 22, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE DATA:
PARCEL APN: 304-44-946

PROJECT DATA TABLE	
GROSS AREA	12.1891 AC
NET AREA	11.8537 AC
CURRENT ZONING	SF-35 (100% OF PROJECT)
GENERAL PLAN	RESIDENTIAL - 0-1 DU/ACRE
NUMBER OF LOTS	13
BUILDING SETBACKS (BSL)	40' FRONT 20' SIDE 40' REAR
MAX LOT COVERAGE	30% (ONE OR TWO STORY)
MIN LOT DIMENSIONS	140' (WIDTH) 150' (DEPTH)

No.	Date	Revision Description

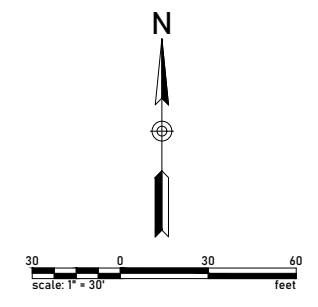
Millett Engineering & Consulting, LLC
1216 S. WILLIAMS CIR. MESA, AZ 85204

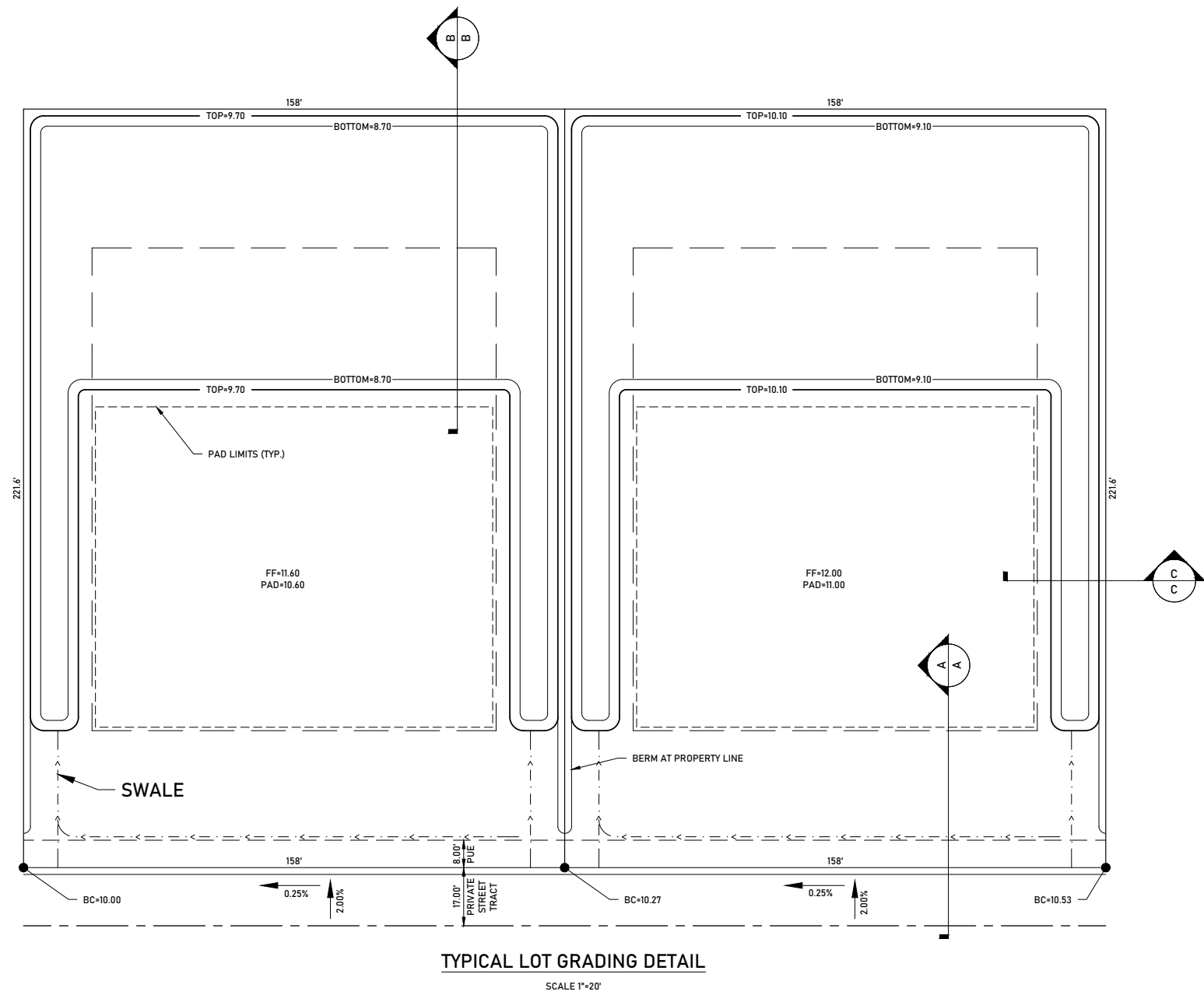


Emerald Acres Subdivision
Gilbert, Arizona
Grading and Drainage Plan

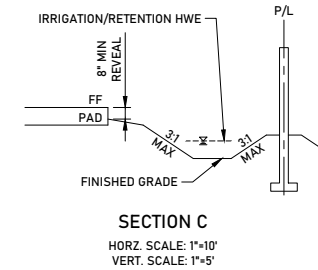
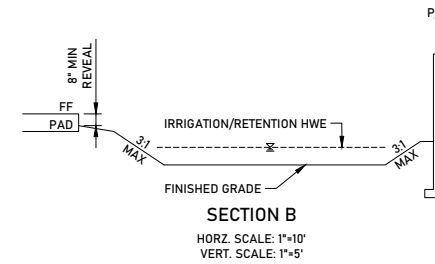
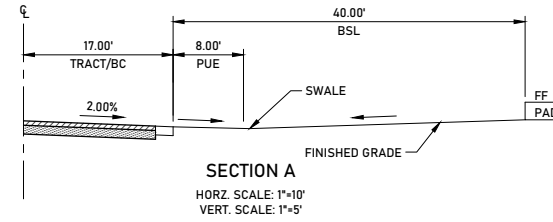
Designed by: KDM
Drawn by: KDM
Checked by: KDM
Date: January 2023
Sheet Title: G001

Project No.: 22-008
Sheet No.: 1 of 3





TYPICAL LOT GRADING DETAIL
SCALE 1"=20'



LEGEND	
XX	BUILDING NUMBER
FF = XXX PAD = XXX	PROPOSED FINISHED FLOOR ELEVATION PROPOSED PAD ELEVATION
XX.X	PROPOSED PROPERTY CORNER ELEVATION
TC=XX.XX G=XX.XX	PROPOSED TOP OF CURB & GUTTER GRADE
SW=X.XX	PROPOSED SIDEWALK ELEVATION
FG=X.XX	PROPOSED FINISHED GRADE ELEVATION
P=X.XX	PROPOSED PAVEMENT ELEVATION
---	PROPOSED STORM DRAIN LINE
(XX.XX)	PROPOSED TOP OF CURB ELEV. AT P/L
—●—	GRADE BREAK
—○—	GRADE CHANGE
—●—	DRYWELL
—	PROPOSED STRUCTURAL RETAINING WALL
—	PROPOSED VERTICAL CURB
—	PROPOSED RIBBON CURB
—	PROPOSED CENTERLINE
—	PROPOSED MULTI USE EASEMENT
—	PROPOSED SWALE
— T —	EXISTING TELEPHONE
— OHE —	EXISTING OVERHEAD ELECTRIC
— G —	EXISTING GAS
— FO —	EXISTING FIBER OPTIC
— UGE —	EXISTING UNDERGROUND ELECTRIC
— 8" W —	EXISTING WATER
— 8" S —	EXISTING SEWER
— SL —	EXISTING STREET LIGHT
— JB —	EXISTING JUNCTION BOX
— GW —	EXISTING GUY WIRE
— SM —	EXISTING SEWER MANHOLE
— WM —	EXISTING WATER METER
— WV —	EXISTING WATER VALVE
—	PROPOSED SIDEWALK RAMP
— WS —	PROPOSED SURVEY MONUMENT
—	PROPOSED WATER SERVICE
—	PROPOSED WATERLINE
—	PROPOSED WATER CAP W/FLUSHING PIPE
—	PROPOSED DRIVEWAY
—	PROPOSED STREET SIGN
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	ULTIMATE OUTFALL
—	PROPOSED WATER VALVE
—	PROPOSED FIRE HYDRANT
—	PROPOSED SEWERLINE
—	PROPOSED SEWER SERVICE
—	PROPOSED SEWER MANHOLE
—	PROPOSED SCUPPER
—	PROPOSED CATCH BASIN
—	PROPOSED RIPRAP
—	PROPOSED HEADWALL
—	DRAINAGE FLOW ARROW
—	EXISTING FINISHED FLOOR ELEVATION
—	EXISTING PAD ELEVATION
—	EXISTING FIRE HYDRANT
—	EXISTING VERTICAL CURB
—	EXISTING ROLL CURB
—	EXISTING STREET SIGN
—	EXISTING TOP OF CURB
—	EXISTING GROUND
—	TOP OF CMU WALL
—	TOP OF RETAINING WALL
—	TOP OF FOOTING

Revision Description	
No.	Date
<p>Millett Engineering & Consulting, LLC 1216 S. Williams Cir. Mesa, AZ 85204</p> <p>Professional Engineer (PE) KYLE MILLETT 66549 Arizona State License No. 07-18-23</p>	
<p>Emerald Acres Subdivision Gilbert, Arizona</p> <p>Detail Sheet</p>	
<p>Project: 22-008</p> <p>Designed by: KDM Drawn by: KDM Checked by: KDM Date: January 2023 Sheet Title: GD03</p>	
<p>Project No.: 22-008</p> <p>Sheet No. 3 of 3</p>	