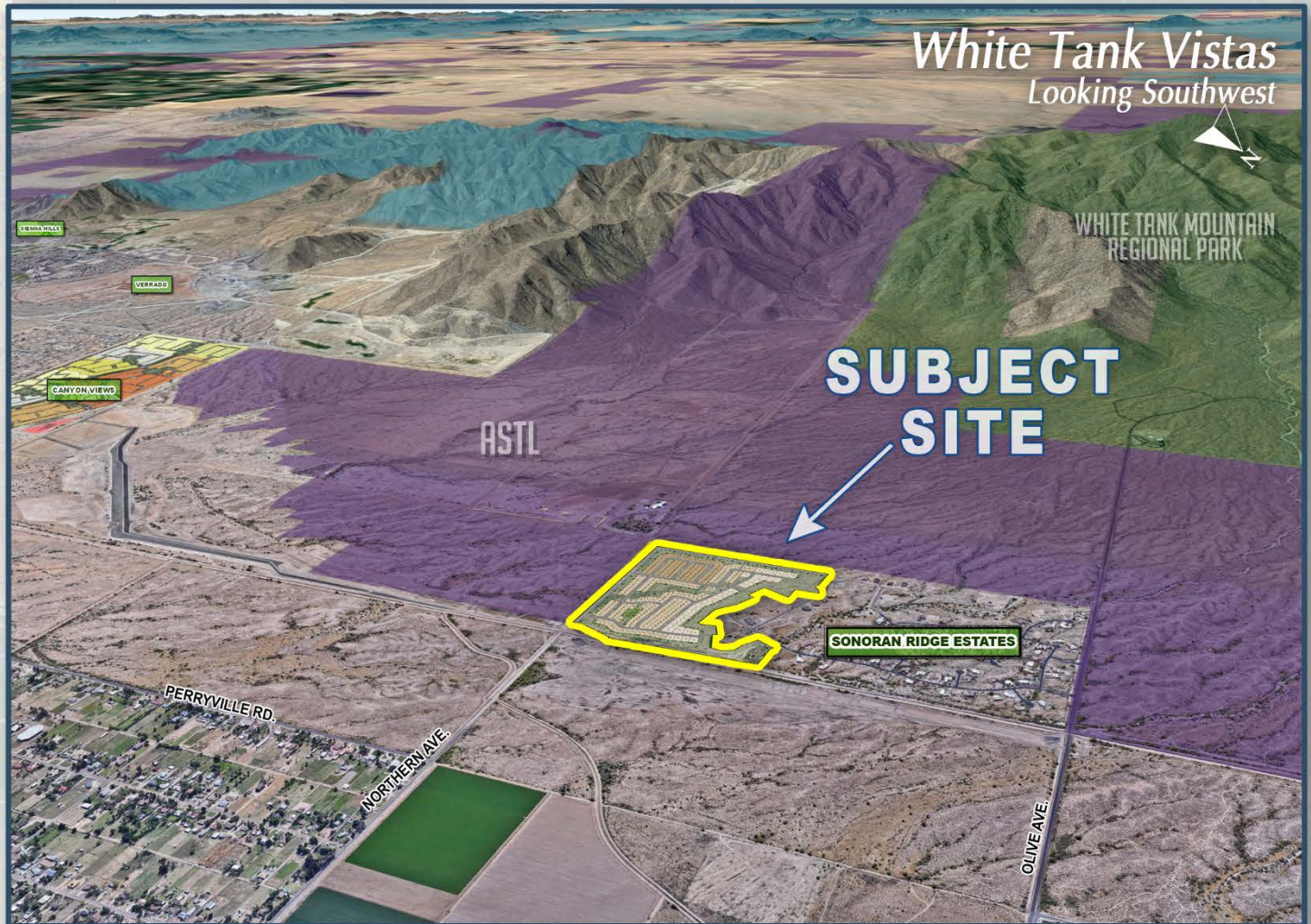


NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# WHITE TANK VISTAS W/NWC NORTHERN AND PERRYVILLE MARICOPA COUNTY, ARIZONA



**NATHAN & ASSOCIATES, INC.**  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
[WWW.NATHANANDASSOCIATESINC.COM](http://WWW.NATHANANDASSOCIATESINC.COM)



# WHITE TANK VISTAS

## W/NWC NORTHERN AND PERRYVILLE

### **LOCATION:**

Site is located west of the northwest corner of Northern Avenue and Perryville Road in Maricopa County, Arizona.

### **SIZE:**

±109 Acres

Approved Zoning for 246 Lots:

- 36 Lots – 90' x 140'
- 75 Lots – 50' x 120'
- 135 Lots – 60' x 120'

### **ASSESSOR PARCEL NUMBERS:**

502-09-011T and 502-09-011Q

### **ZONING:**

R1-6 RUPD (*Please see pages 7-10 for Zoning Approval Z2018051 conditions*)

### **PRICE:**

\$85,000 per Acre or \$9,265,000

### **TERMS:**

Cash

### **STATUS:**

Preliminary plat approval will be September 2019. Final plat is scheduled to be approved 1Q 2020.

### **UTILITIES:**

Electricity: APS

Telephone, Cable and Internet: Cox Communications

Water: Epcor

Sewer: Septic

### **SCHOOLS:**

Dysart Unified School District:

- Mountain View Elementary School (K-8)
- Shadow Ridge High School (9-12)

### **PROPERTY TAXES:**

2019 Assessment: \$68.66

# WHITE TANK VISTAS

WEST OF THE NORTHWEST CORNER OF NORTHERN AVENUE AND PERRYVILLE ROAD

WHITE TANK MOUNTAIN  
REGIONAL PARK

**SUBJECT  
SITE** →

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

LUKE AFB  
AICUZ

LUKE AFB

GLENDALE  
MUNICIPAL  
AIRPORT

# WHITE TANK VISTAS

WEST OF THE NORTHWEST CORNER OF NORTHERN AVENUE AND PERRYVILLE ROAD

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

WHITE TANK MOUNTAIN REGIONAL PARK

**SUBJECT SITE** →



White Tank Branch Library

Mountain View School

GLENDALE PROMENADE

TWELVE OAKS ESTATES

SONORAN RIDGE ESTATES

WHITE TANK FOOTHILLS

NORTHERN LIGHTS

WOOLF CROSSING

ASTL

VERRADO

LUKE AFB  
AICUZ



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# WHITE TANK VISTAS

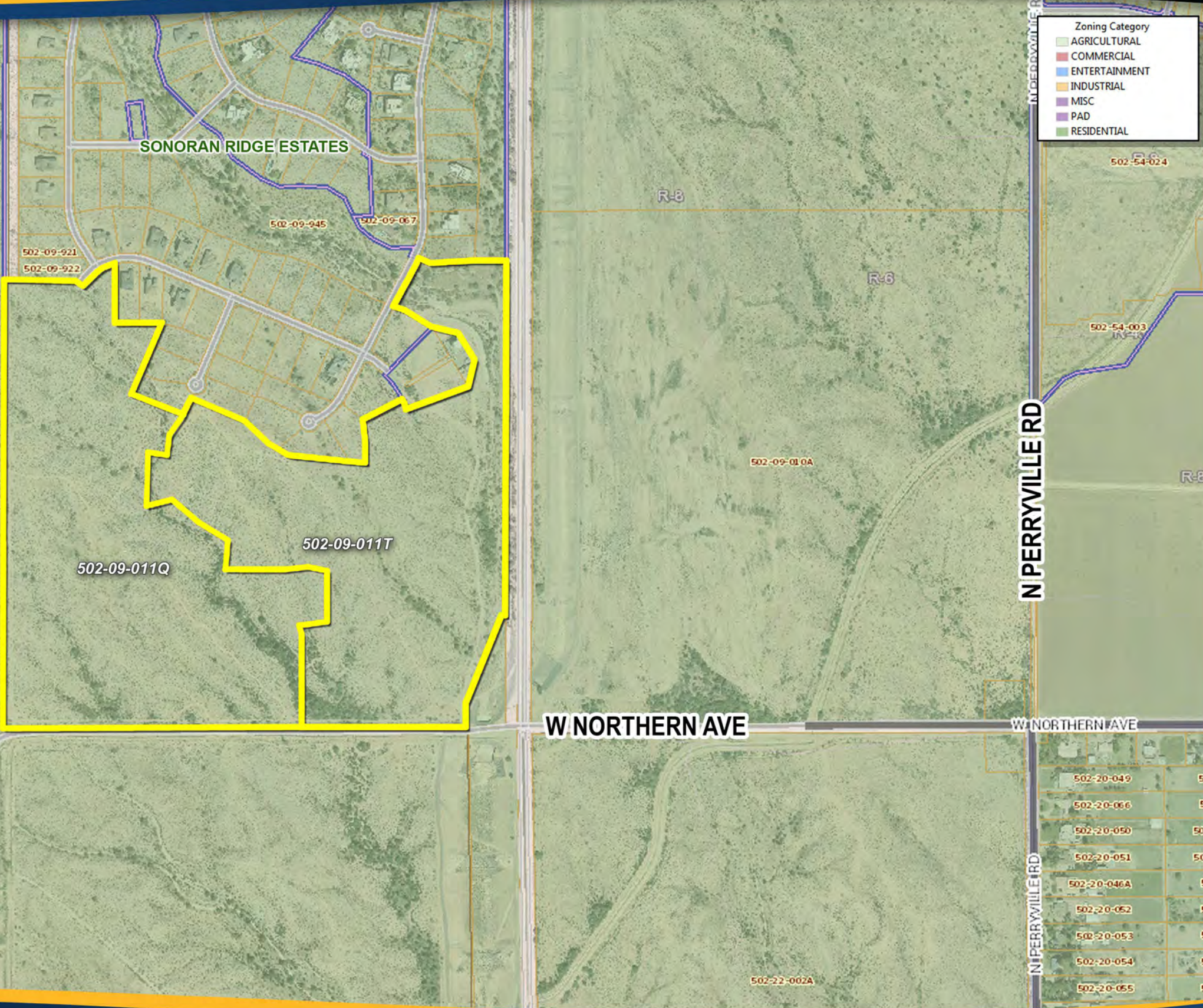
WEST OF THE NORTHWEST CORNER OF NORTHERN AVENUE AND PERRYVILLE ROAD



Maricopa County Assessor  
Paul D. Petersen

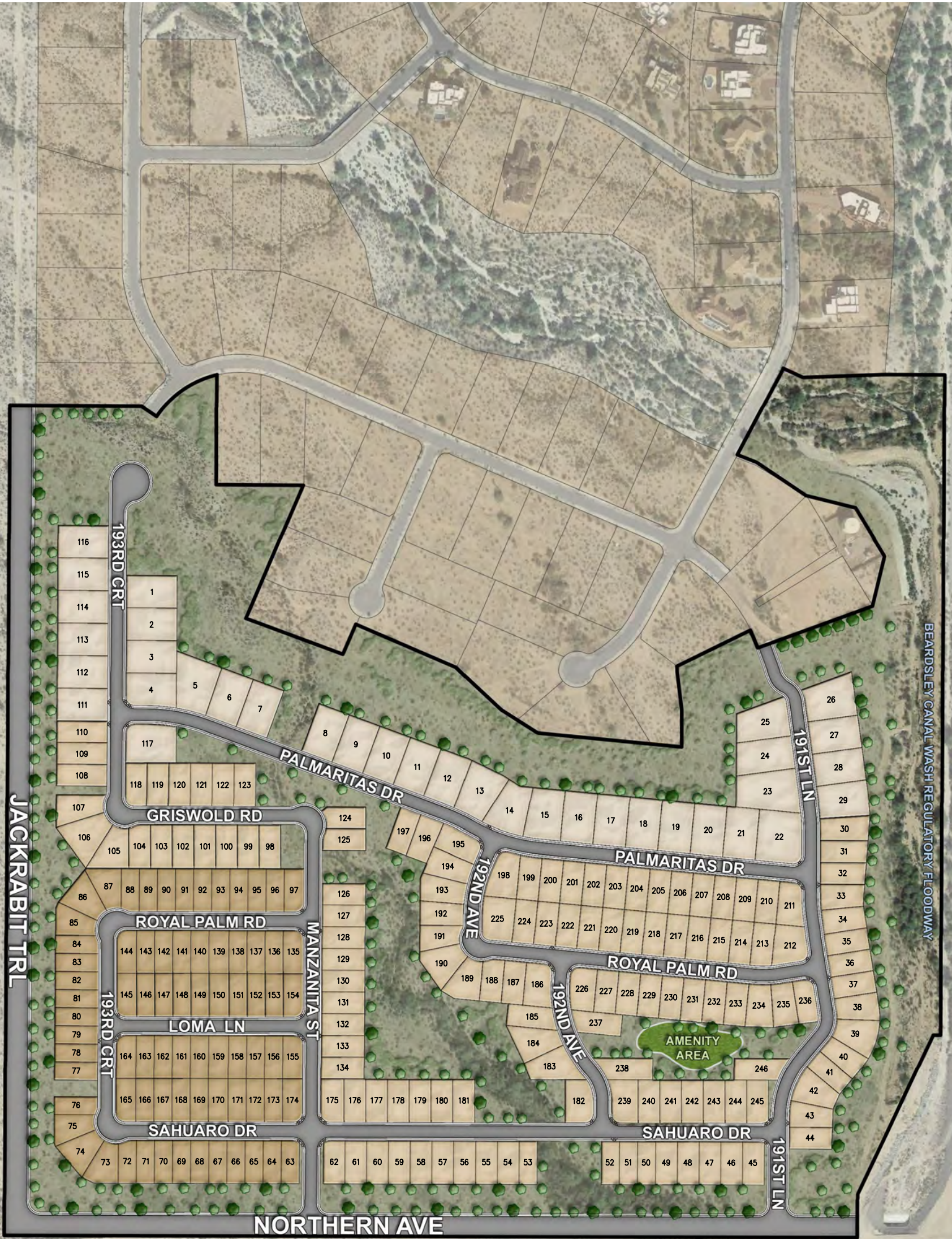
Zoning Category	
Green	AGRICULTURAL
Red	COMMERCIAL
Blue	ENTERTAINMENT
Orange	INDUSTRIAL
Purple	MISC
Light Purple	PAD
Light Green	RESIDENTIAL

**SUBJECT SITE** →



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BEARDSLEY CANAL WASH REGULATORY FLOODWAY

191ST AVE

MINIMUM LOT SIZE (WIDTH X DEPTH)	LOT COUNT
50' X 120'	75
60' X 120'	135
90' X 140'	36
	246

**WHITE TANKS VISTAS**  
 MARICOPA COUNTY, AZ  
**CONCEPTUAL SITE PLAN**





## Maricopa County Planning & Development Department

501 N. 44<sup>th</sup> Street, Suite 200  
Phoenix, Arizona 85008-6526  
Phone: (602) 506-2364  
RaymondBanker@mail.maricopa.gov

November 28, 2018

David Bohn  
Westwood Professional Services  
6909 E. Greenway Rd.  
Scottsdale, AZ 85254  
[David.bohn@westwoodps.com](mailto:David.bohn@westwoodps.com)

Re: **Z2018051 – White Tank Vistas**

Dear Mr. Bohn,

On November 28, 2018 the Maricopa Board of Supervisors (BOS) approved your request for a Zone Change from RU-43 RUPD to R1-6 RUPD with case Z2018051 for a future residential subdivision. The subject site (APN #502-09-011Q & 502-09-011T) is approximately 109 acres and located west of the corner of Perryville Rd. and Northern Ave. in the Waddell area.

Approval of **Z2018051** is subject to the following conditions:

- a. Development and use of the site shall comply with the Narrative Report entitled "White Tank Vistas", consisting of 10 pages, dated stamped received July 13, 2018, except as modified by the following conditions. Within 30 days of Board approval the narrative and exhibits shall be revised consistent with the one page exhibit entitled "Conceptual Site Plan White Tank Vistas" prepared stamped received November 20, 2018, except as modified by the following conditions.
- b. The following Engineering conditions shall apply:
  1. Without the submittal of a precise plan of development, no development approval is inferred by this review, including, but not limited to drainage design, access and roadway alignments. These items will be addressed as development plans progress and are submitted to the County for further review and/or entitlement.
  2. Right-of-Way dedications for perimeter streets will be required as follows with plat approval, unless otherwise waived by MCDOT:

Northern Avenue: 65 feet

Jackrabbit Trail: 70 feet  
191<sup>st</sup> Avenue: 40 feet

3. Development of the site will require offsite right-of-way acquisition and roadway improvements to provide a minimum two (2) paved points of access. Road improvements shall meet the minimum requirements of MCDOT for each respective road classification.
  4. A Traffic Impact Study to address traffic impacts and (additional) roadway improvements required to support the proposed development must be submitted with the Preliminary Plat application.
  5. If required, submission of a CLOMR application to the Flood Control District must be made prior to or concurrent with the application for Preliminary Plat.
- c. The following R1-6 RUPD standards shall apply:
1. Maximum number of lots: 260 (2.36 d.u./ac.).
  2. Minimum Lot Width: 50' (maximum of 33% of lots less than 60' width, minimum of 40 lots at 90' width).
  3. Minimum open space: 37.5 acres (this common open space to be landscaped only with indigenous plant species). This shall include a minimum 150' wide tract for natural open space along the boundary between White Tank Vista and Sonoran Ridge Estates. Major wash corridors (along the eastern boundary and bisecting from northwest to south-central) shall be set aside as natural open space with tract width determined by the 100-year flood water surface elevation plus one foot of free-board.
  4. No lots less than 90' width within 360' of the Sonoran Ridge Estates boundary.
  5. Maximum Building Height: 30' / 2 stories. Two-story homes are limited to a maximum of 50% of the lots within White Tank Vista.
  6. Minimum Dwelling Size: Single-family residences shall be at least 1,750 sf livable floor area for 33% of the units, but larger for other units.



- d. Zoning approval is conditional per Maricopa County Zoning Ordinance, Article 304.6, and ARS § 11-814 for five (5) years for the initial phase and an additional five (5) years for each subsequent phase, within which time the subdivision infrastructure permit or construction permit for each phase must be obtained.
- e. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.
- f. If White Tank Vistas has interior streets that connect with the existing Sonoran Ridge Estates street network at gates (wrought-iron or architectural treatment consistent with existing gates in Sonoran Ridge Estates) it shall be for secondary emergency access only between White Tank Vistas and Sonoran Ridge Estates.
- g. There shall be no street lighting within private street tracts, except at street intersections. Street lighting at intersections shall be shielded and directed downward below the horizontal plane.
- h. Walls along the subdivision perimeter or along open space tracts shall be masonry with painted or integral color block, accented with two-toned desert palette by split face banding and columns.

Maricopa County  
Planning & Development  
Department  
501 N.44<sup>th</sup> St., 2<sup>nd</sup> Floor  
Phoenix, Arizona 85008  
Phone: (602) 506-2364  
Fax: (602) 506-3711

Please contact me if you have any questions at (602) 506-2364 or  
[raymondbanker@mail.maricopa.gov](mailto:raymondbanker@mail.maricopa.gov)

Sincerely,



Ray Banker, Planner  
Maricopa County Planning & Development Department



# White Tanks Vistas

## PRELIMINARY COST ESTIMATE

Prepared for:  
**VERMALAND, LLC**

Prepared By:  
**HILGARTWILSON LLC**  
2141 East Highland Avenue, Suite 250  
Phoenix, AZ 85016

Dated: July 23, 2019  
HILGARTWILSON Project No. 1821



## **White Tanks Vistas**

### **Opinion of Probable Construction Costs**

#### **Cost Estimate Assumptions**

Following is a Preliminary Cost Estimate for construction costs for the civil and landscaping improvements associated with the proposed White Tanks Vistas subdivision located at the northeast corner of Northern Avenue and Jackrabbit Road in Maricopa County, AZ. Quantities are based on a Conceptual Site Plan by Westwood dated 12/4/18. Unit prices are based on recent projects of a similar nature. No inflation factor was considered. In providing opinions of probable construction costs, the client understands that HILGARTWILSON has no control over the availability of contractors, or the cost and availability of labor, equipment, materials, market conditions or the contractor's methods.

- **Development Fees/Permits/Utility Fees:** Permit Fees are calculated using City of Buckeye published fee schedules or a percentage of construction costs as indicated in each line item. Watson Road Community Facilities District payments are excluded from this estimate. The Regional Traffic Signal Fee is based on the per acre cost for projects of a similar nature in the City of Buckeye.
- **Field Engineering:** Costs are based on recent projects of a similar nature.
- **Earthwork:** Geotechnical Report is not available. Preliminary Grading plans are available, but do not indicate quantities. Quantities are based on an average cut of 1' over the entire project, over-excavation is excluded. Plant Salvage is excluded. Due to the nature of the site, some areas may be required to remain in their natural state and may not require grading. Unit prices are based on recent projects of a similar nature.
- **Retaining Walls:** Cost is a per lot allowance.
- **Sewer:** The sewer service provider is undetermined. The cost estimate is broken into two spreadsheets, one showing offsite sewer provided by EPCOR and one showing offsite sewer provided by Liberty. Onsite quantities are based on the Conceptual Site Plan. Unit prices are based on recent projects of a similar nature.
- **Water:** Water service is currently provided by the City of Buckeye. Due to Buckeye's lack of supporting infrastructure in the vicinity, the cost estimate assumed water service will be provided by EPCOR. Offsite costs are based on a cost estimate from EPCOR. Onsite quantities are based on the Conceptual Site Plan. Unit prices are based on recent projects of a similar nature.



- **Storm Water Pipe:** Offsite costs are based on a per LF allowance, Onsite costs are based on a per lot allowance.
- **Irrigation:** Irrigation plans are not available. There may be conflicts between existing MWD facilities and proposed roadway improvements. It is assumed the roadway alignments can be adjusted to provide adequate clearance from existing open irrigation canals and ditches.
- **Drywells:** Quantities are not indicated on the Conceptual Site Plan. Cost Estimate quantities are based on adjacent projects, unit prices are based on recent projects of a similar nature.
- **Dry Utilities:** APS and Communication Company's plans are not available. APS and Communications trench and conduit quantities are based on the linear footage of roadway. Unit prices are based on recent projects of a similar nature. It is assumed utility companies have adequate facilities adjacent to the site to serve the project. It is unknown if SW Gas has existing facilities adjacent to the site.
- **Concrete:** Quantities are based on the Conceptual Site Plan. Street sections are based on the Traffic Impact Study by Westwood dated 4/4/19. Unit prices are based on recent projects of a similar nature.
- **Paving:** Quantities are based on the Conceptual Site Plan. Street sections are based on the Traffic Impact Study by Westwood dated 4/4/19. Unit prices are based on recent projects of a similar nature.
- **Landscaping:** Quantities are based on the tract areas indicated on the Conceptual site plan. Many tract areas may be left in their natural state, so a reduced unit price for the overall tract areas is used in the estimate.
- **Fencing:** Quantities are based on the Conceptual Landscape Plan. Theme all is assumed for side and rear lot lines adjacent to streets, view fence is assumed for side and rear lot lines adjacent to open space. Unit prices are based on recent projects of a similar nature.
- **Contingency:** A contingency of 10% is included.

**PRELIMINARY COST ESTIMATE**

**PROJECT: White Tanks Vistas**

**LOTS: 246**

**LOT FRONT FT: 15,090**

**LOT SIZES: 75 - 50' X 120'; 135 - 60' X 120'; 36 - 90' X 140'**

**Budget Dated: 7.23.19 Revised**



Description	Quantity	Unit	Unit Price	Total	Total Per Lot	Total Per Front Foot
<b>DEVELOPMENT COST TOTAL</b>				<b>14,733,962.76</b>	<b>59,894.16</b>	<b>976.41</b>
<b>10% CONTINGENCY</b>				<b>1,473,396.28</b>	<b>5,989.42</b>	<b>97.64</b>
<b>REVISED DEVELOPMENT COST TOTAL</b>				<b>16,207,359.03</b>	<b>65,883.57</b>	<b>1,074.05</b>

<b>Utility Fees / Misc</b>						
APS Design / CIAC Fees	246	LOTS	3,500.00	861,000.00		
APS Design / CIAC Fees - Reimbursement	246	LOTS	(3,500.00)	(861,000.00)		
SW Gas Design / CIAC Fees	246	LOTS	1,500.00	369,000.00		
SW Gas Design / CIAC Fees - Reimbursement	246	LOTS	(1,500.00)	(369,000.00)		
Reproduction & Reimbursables	1	LS	5,000.00	5,000.00		
<b>Subtotal Engineering/Land Planning</b>				<b>5,000.00</b>	<b>20.33</b>	<b>0.33</b>

<b>Development Fees/Permits</b>						
Sewer Buy-In	0	LS	0.00	0.00		
Water Buy-In	0	LS	0.00	0.00		
NPDES Permit	1	LS	750.00	750.00		
Dust Control Permit	1	LS	9,635.00	9,635.00		
Grading Permit PH 1 (3.5%)	1	LS	44,818.97	44,818.97		
Sewer Permit (3.5%)	1	LS	65,937.11	65,937.11		
Water Permit (3.5%)	1	LS	74,713.06	74,713.06		
Storm Drain Permit (3.5%)	1	LS	3,650.61	3,650.61		
Utility Trenching / Streetlight Permit (3.5%)	1	LS	62,013.62	62,013.62		
Concrete Permit (3.5%)	1	LS	46,079.15	46,079.15		
Paving Permit (3.5%)	1	LS	71,427.03	71,427.03		
Retaining Wall Permit (3.5%)	1	LS	4,305.00	4,305.00		
Landscape Water Meter Fees						
1.5"	1	EA	22,346.00	22,346.00		
1"	1	EA	11,278.00	11,278.00		
Landscaping Permit (1%)	1	LS	21,798.60	21,798.60		
Fencing Permit (1%)	1	LS	11,100.42	11,100.42		
Sign Permits	1	LS	500.00	500.00		
Miscellaneous Permits	1	LS	5,000.00	5,000.00		
Additional Municipal Costs						
<b>Subtotal Development Fees/Permits</b>				<b>455,352.57</b>	<b>1,851.03</b>	<b>30.18</b>

<b>Field Engineering</b>						
Material Testing-Offsite	1	LS	15,000.00	15,000.00		
Material Testing-Onsite	246	LS	275.00	67,650.00		
Construction Staking-Offsite	1	LS	25,000.00	25,000.00		
Construction Staking-Onsite	246	LS	450.00	110,700.00		
Construction Staking Extras (10%)	1	LS	13,570.00	13,570.00		
Miscellaneous Inspection Services	0	LS	0.00	0.00		
Construction Management	0	LOTS	0.00	0.00		
Engineer of Record Services	1	LS	7,500.00	7,500.00		
<b>Subtotal Field Engineering</b>				<b>239,420.00</b>	<b>973.25</b>	<b>15.87</b>

<b>Earthwork (Assuming Post Tension Slabs)</b>						
Native Plant Salvage	107.5	ACRES	0.00	0.00		
Clearing/Grubbing	107.5	ACRES	500.00	53,739.22		
Const Fencing	0	LF	1.00	0.00		
Pre-Wet	107	ACRES	900.00	96,730.60		
Mass Grading (Excavation - 1' Average Cut)	172,627	CY	2.30	397,041.33		
Finish Grading	517,880	SY	0.35	181,258.00		
Soil Import/Export	0	CY	0.00	0.00		
Const Water	17,263	MGALS	5.00	86,313.33		
SWPP Compliance	246	LOTS	100.00	24,600.00		
Erosion/Bank Protection - Beardsley Wash Floodway						
Rip Rap (D50 = 9"-12") 24" Thickness	33,000	SF	7.50	247,500.00		
Concrete Cutoff Wall (8' -10' deep)	808	LF	125.00	101,000.00		
Earthwork Misc	1	LS	41,984.12	41,984.12		
Earthwork Sales Tax	1	LS	50,375.32	50,375.32		
<b>Subtotal Earthwork</b>				<b>1,280,541.93</b>	<b>5,205.46</b>	<b>84.86</b>

<b>Retaining Walls</b>						
Allowance	246	LOTS	500.00	123,000.00		

Description	Quantity	Unit	Unit Price	Total	Total Per Lot	Total Per Front Foot
Retaining Wall Sales Tax	1	LS	5,036.85	5,036.85		
<b>Subtotal Retaining Walls</b>				128,036.85	520.48	8.48
<b>Sewer</b>						
Offsite Sewer (per EPCOR Cost Estimate)						
EPCOR - Net Costs Including Fees	1	LS	1,030,306.00	1,030,306.00		
Onsite Sewer						
8" PVC	11,900	LF	30.00	357,000.00		
5' Diameter Manholes	0	EA	5,200.00	0.00		
4' Diameter Manholes	60	EA	3,500.00	208,250.00		
4" Sewer Service	246	EA	750.00	184,500.00		
8" Plug	0	EA		0.00		
Hydro-Vac	11,900	LF	1.25	14,875.00		
Video	11,900	LF	1.25	14,875.00		
Sewer Sales Tax	1	LS	74,111.56	74,111.56		
<b>Subtotal Sewer</b>				1,883,917.56	7,658.20	124.85
<b>Water</b>						
Offsite Water- (per EPCOR Cost Estimate)						
EPCOR - Net Costs Including Fees	1	LS	1,273,050.00	1,273,050.00		
Onsite Water						
8" PVC (per EPCOR Specifications)	11,900	LF	35.00	416,500.00		
8" VBC Type "A"	40	EA	1,250.00	49,583.33		
Fire Hydrant-Complete	30	EA	4,100.00	123,000.00		
1" Water Service	246	EA	750.00	184,500.00		
Landscape Services						
1.5"	1	EA	2,000.00	2,000.00		
1"	1	EA	850.00	850.00		
8" X 2" Tapped Cap with B/O	1	EA	1,200.00	1,200.00		
Connect to Existing	0	EA	2,500.00	0.00		
Water Sales Tax	1	LS	83,975.48	83,975.48		
<b>Subtotal Water</b>				2,134,658.82	8,677.47	141.46
<b>Storm Water-Pipe</b>						
Offsite Storm Water-						
Allowance- Northern Adjacent to Site	2,640	LF	5.00	13,200.00		
Offsite Storm Water-						
Allowance- Site to Perryville	2,640	LF	5.00	13,200.00		
Onsite Storm Water-						
Allowance	246	LOTS	300.00	73,800.00		
Storm Water Sales Tax	1	LS	4,103.19	4,103.19		
<b>Subtotal Storm Water</b>				104,303.19	424.00	6.91
<b>Drywells</b>						
Onsite	6	EA	12,500.00	75,000.00		
Percolation Tests	6	EA	900.00	5,400.00		
Drywell Sales Tax	1	LS	3,292.38	3,292.38		
<b>Subtotal Drywells</b>				83,692.38	340.21	5.55
<b>Dry Utilities</b>						
Offsite Trenching-Offsite - Northern Adjacent to Site						
Trench	2,640	LF	10.00	26,400.00		
Conduit	2,640	LF	50.00	132,000.00		
Street Lights	13	EA	2,750.00	36,300.00		
Dry Utility Misc (12% of Trenching/Conduit)	1	EA	23,364.00	23,364.00		
OH Conversion	2,640	LF	145.00	382,800.00		
Offsite Trenching-Offsite - Site to Perryville						
Trench	2,640	LF	10.00	26,400.00		
Conduit	2,640	LF	50.00	132,000.00		
Street Lights	13	EA	2,750.00	36,300.00		
Dry Utility Misc (12% of Trenching/Conduit)	1	EA	23,364.00	23,364.00		
OH Conversion	2,640	LF	145.00	382,800.00		
Utility Trenching-Onsite	23,800	LF	8.00	190,400.00		
Conduit-(Trenching*2.5)	59,500	LF	2.50	148,750.00		
Streetlights-	62	EA	1,750.00	107,625.00		
Dry Utility Misc (12% of Trenching/Conduit)	1	EA	53,613.00	53,613.00		
Dry Utility Sales Tax	1	LS	69,701.65	69,701.65		
<b>Subtotal Dry Utilities</b>				1,771,817.65	7,202.51	117.42
<b>Concrete</b>						
Offsite Concrete- Northern Adjacent to Site						
Single Curb	2,640	LF	18.00	47,520.00		
6" Vertical C&G	2,640	LF	14.00	36,960.00		

Description	Quantity	Unit	Unit Price	Total	Total Per Lot	Total Per Front Foot
5' Sidewalk	13,200	SF	3.00	39,600.00		
Curb Transition	4	EA	50.00	200.00		
Ramps	4	EA	2,100.00	8,400.00		
Apron/Valley Gutter	1,152	SF	12.00	13,824.00		
Traffic Control	2,640	LF	2.00	5,280.00		
Single - 8' X 6' Box Culvert - MWD Canal	65	LF	1,000.00	65,000.00		
Wiing Walls	2	EA	8,500.00	17,000.00		
Box Culvert Excavation/Structural Backfill	65	LF	100.00	6,500.00		
MWD Removals	1	LS	10,000.00	10,000.00		
MWD Structures	1	LS	25,000.00	25,000.00		
MWD Plans/Inspections	1	LS	26,625.00	26,625.00		
Offsite Storm Drain Concrete Allowance	2,640	LF	8.00	21,120.00		
Offsite Concrete- Northern Site to Perrville						
6" Vertical C&G	0	LF	14.00	0.00		
6' Sidewalk	0	SF	3.00	0.00		
Curb Transition	0	EA	50.00	0.00		
Ramps	0	EA	2,100.00	0.00		
Apron/Valley Gutter	0	SF	12.00	0.00		
Traffic Control	0	LF	2.00	0.00		
Offsite Storm Drain Concrete Allowance	0	LF	8.00	0.00		
Onsite Concrete-						
6" Vertical C&G (50%)	11,990	LF	14.00	167,860.00		
6" Vertical C&G Emergency Access Cul-de-sac	283	LF	14.00	3,956.40		
4" Roll C&G (50%)	11,990	LF	13.00	155,870.00		
5' Sidewalk	119,900	SF	3.00	359,700.00		
Curb Transition	12	EA	50.00	600.00		
Ramps	54	EA	2,000.00	108,000.00		
Apron/Valley Gutter	5,995	SF	12.00	71,940.00		
Onsite Storm Drain Concrete Allowance	246	LOTS	300.00	73,800.00		
Concrete Sales Tax	1	LS	51,791.73	51,791.73		

<b>Subtotal Concrete</b>				1,316,547.13	5,351.82	87.25
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<b>Paving</b>						
Offsite Paving-Northern Adjacent to Site						
Roadway Grading	12,467	SY	3.00	37,400.00		
5" AC on 9" ABC - 42.5' AC Width	12,467	SY	36.80	458,773.33		
Sawcut AC	0	LF	2.50	0.00		
Survey Monuments-"A"	0	EA	265.00	0.00		
Survey Monuments-"B"	4	EA	150.00	600.00		
Valve Adjustments	0	EA	375.00	0.00		
Manhole Ajustments	0	EA	450.00	0.00		
Removals						
Curb & Gutter	0	LF	5.00	0.00		
Sidewalk	0	SF	2.00	0.00		
AC	0	SY	6.00	0.00		
Striping/Signing	2,640	LF	12.00	31,680.00		
Traffic Control	2,640	LF	3.00	7,920.00		
Offsite Paving-Site to Perryville -						
Roadway Grading	14,227	SY	3.00	42,680.00		
5" AC on 9" ABC- 28.5' AC Width	8,360	SY	36.80	307,648.00		
Sawcut AC	1	LS	400.00	400.00		
Thickened Edge	5,280	EA	3.50	18,480.00		
Survey Monuments-"B"	4	EA	150.00	600.00		
Valve Adjustments	5	EA	375.00	1,875.00		
Manhole Ajustments	5	EA	450.00	2,250.00		
Removals						
Curb & Gutter	0	LF	5.00	0.00		
Sidewalk	0	SF	2.00	0.00		
AC	2,000	SY	6.00	12,000.00		
Striping/Signing	2,640	LF	12.00	31,680.00		
Traffic Control	2,640	LF	8.00	21,120.00		
Onsite Paving						
Subgrade Repair After Utilities	37,022	SY	1.00	37,022.22		
3" AC on 6" ABC	37,022	SY	22.05	816,340.00		
3" AC on 6" ABC - Emergency Access Cul-de-sac	707	SY	22.05	15,578.33		
Survey Monuments-"B"	35	EA	150.00	5,250.00		
Street Name Signs	36	EA	200.00	7,200.00		
Street Sign Base	18	EA	200.00	3,600.00		
Barricade	0	LF	65.00	0.00		
Fire Hydrant Marker	30	EA	32.00	960.00		
Manhole Adjustments	60	EA	450.00	26,775.00		
Valve Adjustments	70	EA	425.00	29,608.33		
Final Lot Clean Up	246	LOTS	175.00	43,050.00		
Paving Sales Tax	1	LS	80,282.07	80,282.07		

<b>Subtotal Paving</b>				2,040,772.29	8,295.82	135.24
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<b>Landscaping/Fencing/Amenities</b>						
Landscaping Installation - Offsite ROW						
Northern - Adjacent to Site	138,000	SF	1.75	241,500.00		



Description	Quantity	Unit	Unit Price	Total	Total Per Lot	Total Per Front Foot
Northern - Site to Perryville	0	SF	1.75	0.00		
Landscaping Installation - Onsite						
Landscape Tracts	1,852,607	SF	1.00	1,852,606.80		
Landscape Sales Tax	1	LS	85,753.67	85,753.67		

<b>Subtotal Landscape/Amenities</b>				<b>2,179,860.47</b>	<b>8,861.22</b>	<b>144.46</b>
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<b>Fencing</b>						
Description	Quantity	Unit	Unit Price	Total	Total Per Lot	Total Per Front Foot
Fencing						
Theme Wall	8,760	LF	55.00	481,800.00		
Columns (150' Intervals)	58	EA	900.00	52,560.00		
View Wall	7,000	LF	70.00	490,000.00		
Builder Wall	0	LF	28.00	0.00		
Entry Monument	1	EA	15,000.00	15,000.00		
Mailboxes	246	EA	110.00	27,060.00		
Fencing Sales Tax	1	LS	43,621.91	43,621.91		

<b>Subtotal Fencing</b>				<b>1,110,041.91</b>	<b>4,512.37</b>	<b>73.56</b>
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**PRELIMINARY COST ESTIMATE**

**PROJECT: White Tanks Vistas**

**LOTS: 246**

**DT FRONT FT: 15,090**

**LOT SIZES: 75 - 50' X 120'; 135 - 60' X 120'; 36 - 90' X 140'**



Description	Quantity	Unit	Unit Price	Total	Total Per Lot	Total Per Front Foot
<b>DEVELOPMENT COST TOTAL</b>				<b>14,815,323.29</b>	<b>60,224.89</b>	<b>981.80</b>
<b>10% CONTINGENCY</b>				<b>1,481,532.33</b>	<b>6,022.49</b>	<b>98.18</b>
<b>REVISED DEVELOPMENT COST TOTAL</b>				<b>16,296,855.62</b>	<b>66,247.38</b>	<b>1,079.98</b>

<b>Utility Fees / Misc</b>						
APS Design / CIAC Fees	246	LOTS	3,500.00	861,000.00		
APS Design / CIAC Fees - Reimbursement	246	LOTS	(3,500.00)	(861,000.00)		
SW Gas Design / CIAC Fees	246	LOTS	1,500.00	369,000.00		
SW Gas Design / CIAC Fees - Reimbursement	246	LOTS	(1,500.00)	(369,000.00)		
Reproduction & Reimbursables	1	LS	5,000.00	5,000.00		

<b>Subtotal Engineering/Land Planning</b>				5,000.00	20.33	0.33
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<b>Development Fees/Permits</b>						
Sewer Buy-In	0	LS	0.00	0.00		
Water Buy-In	0	LS	0.00	0.00		
NPDES Permit	1	LS	1,500.00	1,500.00		
Dust Control Permit	1	LS	9,635.00	9,635.00		
Grading Permit PH 1 (3.5%)	1	LS	44,818.97	44,818.97		
Sewer Permit (3.5%)	1	LS	68,663.07	68,663.07		
Water Permit (3.5%)	1	LS	74,713.06	74,713.06		
Storm Drain Permit (3.5%)	1	LS	3,650.61	3,650.61		
Utility Trenching / Streetlight Permit (3.5%)	1	LS	62,013.62	62,013.62		
Concrete Permit (3.5%)	1	LS	46,079.15	46,079.15		
Paving Permit (3.5%)	1	LS	71,427.03	71,427.03		
Retaining Wall Permit (3.5%)	1	LS	4,305.00	4,305.00		
Landscape Water Meter Fees						
1.5"	1	EA	22,346.00	22,346.00		
1"	1	EA	11,278.00	11,278.00		
Landscaping Permit (1%)	1	LS	21,798.60	21,798.60		
Fencing Permit (1%)	1	LS	11,100.42	11,100.42		
Sign Permits	1	LS	500.00	500.00		
Miscellaneous Permits	1	LS	5,000.00	5,000.00		
Additional Municipal Costs						

<b>Subtotal Development Fees/Permits</b>				458,828.53	1,865.16	30.41
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<b>Field Engineering</b>						
Material Testing-Offsite	1	LS	15,000.00	15,000.00		
Material Testing-Onsite	246	LS	275.00	67,650.00		
Construction Staking-Offsite	1	LS	25,000.00	25,000.00		
Construction Staking-Onsite	246	LS	450.00	110,700.00		
Construction Staking Extras (10%)	1	LS	13,570.00	13,570.00		
Miscellaneous Inspection Services	0	LS	0.00	0.00		
Construction Management	0	LOTS	0.00	0.00		
Engineer of Record Services	1	LS	7,500.00	7,500.00		

<b>Subtotal Field Engineering</b>				239,420.00	973.25	15.87
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<b>Earthwork (Assuming Post Tension Slabs)</b>						
Native Plant Salvage	107.5	ACRES	0.00	0.00		
Clearing/Grubbing	107.5	ACRES	500.00	53,739.22		
Const Fencing	0	LF	1.00	0.00		
Pre-Wet	107	ACRES	900.00	96,730.60		
Mass Grading (Excavation - 1' Average Cut)	172,627	CY	2.30	397,041.33		
Finish Grading	517,880	SY	0.35	181,258.00		
Soil Import/Export	0	CY	0.00	0.00		
Const Water	17,263	MGALS	5.00	86,313.33		
SWPP Compliance	246	LOTS	100.00	24,600.00		
Erosion/Bank Protection - Beardsley Wash Floodway						

Rip Rap (D50 = 9'-12") 24" Thickness	33,000	SF	7.50	247,500.00		
Concrete Cutoff Wall (8' -10' deep)	808	LF	125.00	101,000.00		
Earthwork Misc	1	LS	41,984.12	41,984.12		
Earthwork Sales Tax	1	LS	50,375.32	50,375.32		

<b>Subtotal Earthwork</b>				1,280,541.93	5,205.46	84.86
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<b>Retaining Walls</b>						
Allowance	246	LOTS	500.00	123,000.00		
Retaining Wall Sales Tax	1	LS	5,036.85	5,036.85		

<b>Subtotal Retaining Walls</b>				128,036.85	520.48	8.48
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<b>Sewer</b>						
Offsite Sewer - Liberty						
8" PVC - Northern Ave - Site to Perryville	3,400	LF	40.00	136,000.00		
4' Diameter Manholes	10	EA	3,500.00	35,000.00		
8" PVC - Perryville - Northern Ave - Glendale Ave	5,280	LF	50.00	264,000.00		
4' Diameter Manholes	14	EA	3,500.00	49,000.00		
Clear Sewer Easement	5,280	LF	12.50	66,000.00		
Traffic Control	5,280	LF	7.00	36,960.00		
Pavement Replacement	17	SY	100.00	1,666.67		
Bore Under MWD Canal	40	LF	850.00	34,000.00		
10" PVC - Perryville - Glendale to Bethany	5,280	LF	65.00	343,200.00		
4' Diameter Manholes	15	EA	3,500.00	52,500.00		
Clear Sewer Easement	5,280	LF	10.00	52,800.00		
Traffic Control	5,280	LF	0.00	0.00		
Bore Under MWD Canal	40	LF	850.00	34,000.00		
Onsite Sewer						
8" PVC	11,900	LF	30.00	357,000.00		
5' Diameter Manholes	0	EA	5,200.00	0.00		
4' Diameter Manholes	60	EA	3,500.00	208,250.00		
4" Sewer Service	246	EA	750.00	184,500.00		
8" Plug	0	EA		0.00		
Hydro-Vac	11,900	LF	1.25	14,875.00		
Video	11,900	LF	1.25	14,875.00		
Sewer Sales Tax	1	LS	77,175.46	77,175.46		

<b>Subtotal Sewer</b>				1,961,802.13	7,974.81	130.01
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<b>Water</b>						
Offsite Water- Liberty						
EPCOR - Net Costs Including Fees	1	LS	1,273,050.00	1,273,050.00		
Onsite Water						
8" DIP	11,900	LF	35.00	416,500.00		
8" VBC Type "A"	40	EA	1,250.00	49,583.33		
Fire Hydrant-Complete	30	EA	4,100.00	123,000.00		
1" Water Service	246	EA	750.00	184,500.00		
Landscape Services						
1.5"	1	EA	2,000.00	2,000.00		
1"	1	EA	850.00	850.00		
8" X 2" Tapped Cap with B/O	1	EA	1,200.00	1,200.00		
Connect to Existing	0	EA	2,500.00	0.00		
Water Sales Tax	1	LS	83,975.48	83,975.48		

<b>Subtotal Water</b>				2,134,658.82	8,677.47	141.46
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<b>Storm Water-Pipe</b>						
Offsite Storm Water-						
Allowance- Northern Adjacent to Site	2,640	LF	5.00	13,200.00		
Offsite Storm Water-						
Allowance- Site to Peryville	2,640	LF	5.00	13,200.00		
Onsite Storm Water-						
Allowance	246	LOTS	300.00	73,800.00		
Storm Water Sales Tax	1	LS	4,103.19	4,103.19		

<b>Subtotal Storm Water</b>				104,303.19	424.00	6.91
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<b>Drywells</b>						
Onsite	6	EA	12,500.00	75,000.00		
Percolation Tests	6	EA	900.00	5,400.00		
Drywell Sales Tax	1	LS	3,292.38	3,292.38		

<b>Subtotal Drywells</b>				83,692.38	340.21	5.55
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<b>Dry Utilities</b>						
Offsite Trenching--Offsite - Northern Adjacent to Site						
Trench	2,640	LF	10.00	26,400.00		
Conduit	2,640	LF	50.00	132,000.00		
Street Lights	13	EA	2,750.00	36,300.00		
Dry Utility Misc (12% of Trenching/Conduit)	1	EA	23,364.00	23,364.00		
OH Conversion	2,640	LF	145.00	382,800.00		
Offsite Trenching--Offsite - Site to Perryville						
Trench	2,640	LF	10.00	26,400.00		
Conduit	2,640	LF	50.00	132,000.00		
Street Lights	13	EA	2,750.00	36,300.00		
Dry Utility Misc (12% of Trenching/Conduit)	1	EA	23,364.00	23,364.00		
OH Conversion	2,640	LF	145.00	382,800.00		
Utility Trenching--Onsite						
Conduit--(Trenching*2.5)	59,500	LF	2.50	148,750.00		
Streetlights-	62	EA	1,750.00	107,625.00		
Dry Utility Misc (12% of Trenching/Conduit)	1	EA	53,613.00	53,613.00		
Dry Utility Sales Tax	1	LS	69,701.65	69,701.65		

<b>Subtotal Dry Utilities</b>				1,771,817.65	7,202.51	117.42
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<b>Concrete</b>						
Offsite Concrete-- Northern Adjacent to Site						
Single Curb	2,640	LF	18.00	47,520.00		
6" Vertical C&G	2,640	LF	14.00	36,960.00		
5' Sidewalk	13,200	SF	3.00	39,600.00		
Curb Transition	4	EA	50.00	200.00		
Ramps	4	EA	2,100.00	8,400.00		
Apron/Valley Gutter	1,152	SF	12.00	13,824.00		
Traffic Control	2,640	LF	2.00	5,280.00		
8' X 6' Box Culvert - MWD Canal	65	LF	1,000.00	65,000.00		
Wiing Walls	2	EA	8,500.00	17,000.00		
Box Culvert Excavation/Structural Backfill	65	LF	100.00	6,500.00		
MWD Removals	1	LS	10,000.00	10,000.00		
MWD Structures	1	LS	25,000.00	25,000.00		
MWD Plans/Inspections (25% of Const Cost)	1	LS	26,625.00	26,625.00		
Offsite Storm Drain Concrete Allowance	2,640	LF	8.00	21,120.00		
Offsite Concrete-- Northern Site to Perrville						
6" Vertical C&G	0	LF	14.00	0.00		
6' Sidewalk	0	SF	3.00	0.00		
Curb Transition	0	EA	50.00	0.00		
Ramps	0	EA	2,100.00	0.00		
Apron/Valley Gutter	0	SF	12.00	0.00		
Traffic Control	0	LF	2.00	0.00		
Offsite Storm Drain Concrete Allowance	0	LF	8.00	0.00		
Onsite Concrete-						
6" Vertical C&G (50%)	11,990	LF	14.00	167,860.00		
6" Vertical C&G Emergency Access Cul-de-sac	283	LF	14.00	3,956.40		
4" Roll C&G (50%)	11,990	LF	13.00	155,870.00		
5' Sidewalk	119,900	SF	3.00	359,700.00		
Curb Transition	12	EA	50.00	600.00		
Ramps	54	EA	2,000.00	108,000.00		
Apron/Valley Gutter	5,995	SF	12.00	71,940.00		
Onsite Storm Drain Concrete Allowance	246	LOTS	300.00	73,800.00		
Concrete Sales Tax	1	LS	51,791.73	51,791.73		

<b>Subtotal Concrete</b>				1,316,547.13	5,351.82	87.25
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<b>Paving</b>						
Offsite Paving--Northern Adjacent to Site						
Roadway Grading	12,467	SY	3.00	37,400.00		
5" AC on 9" ABC	12,467	SY	36.80	458,773.33		
Sawcut AC	0	LF	2.50	0.00		
Survey Monuments-"A"	0	EA	265.00	0.00		
Survey Monuments-"B"	4	EA	150.00	600.00		
Valve Adjustments	0	EA	375.00	0.00		
Manhole Ajustments		EA	450.00	0.00		
Removals						
Curb & Gutter	0	LF	5.00	0.00		
Sidewalk	0	SF	2.00	0.00		
AC	0	SY	6.00	0.00		
Striping/Signing	2,640	LF	12.00	31,680.00		

Traffic Control	2,640	LF	3.00	7,920.00		
Offsite Paving-Site to Perryville						
Roadway Grading	14,227	SY	3.00	42,680.00		
5" AC on 9" ABC	8,360	SY	36.80	307,648.00		
Sawcut AC	1	LS	400.00	400.00		
Thickened Edge	5,280	EA	3.50	18,480.00		
Survey Monuments-"B"	4	EA	150.00	600.00		
Valve Adjustments	5	EA	375.00	1,875.00		
Manhole Adjustments	5	EA	450.00	2,250.00		
Removals						
Curb & Gutter	0	LF	5.00	0.00		
Sidewalk	0	SF	2.00	0.00		
AC	2,000	SY	6.00	12,000.00		
Striping/Signing	2,640	LF	12.00	31,680.00		
Traffic Control	2,640	LF	8.00	21,120.00		
Onsite Paving						
Subgrade Repair After Utilities	37,022	SY	1.00	37,022.22		
3" AC on 6" ABC	37,022	SY	22.05	816,340.00		
3" AC on 6" ABC - Emergency Access Cul-de-sac	707	SY	22.05	15,578.33		
Survey Monuments-"B"	35	EA	150.00	5,250.00		
Street Name Signs	36	EA	200.00	7,200.00		
Street Sign Base	18	EA	200.00	3,600.00		
Barricade	0	LF	65.00	0.00		
Fire Hydrant Marker	30	EA	32.00	960.00		
Manhole Adjustments	60	EA	450.00	26,775.00		
Valve Adjustments	70	EA	425.00	29,608.33		
Final Lot Clean Up	246	LOTS	175.00	43,050.00		
Paving Sales Tax	1	LS	80,282.07	80,282.07		

<b>Subtotal Paving</b>				2,040,772.29	8,295.82	135.24
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<b>Landscaping/Fencing/Amenities</b>						
Landscaping Installation - Offsite ROW						
Northern - Adjacent to Site	138,000	SF	1.75	241,500.00		
Northern - Site to Perryville	0	SF	1.75	0.00		
Landscaping Installation - Onsite						
Landscape Tracts	1,852,607	SF	1.00	1,852,606.80		
Landscape Sales Tax	1	LS	85,753.67	85,753.67		

<b>Subtotal Landscape/Amenities</b>				2,179,860.47	8,861.22	144.46
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<b>Fencing</b>						
Fencing						
Theme Wall	8,760	LF	55.00	481,800.00		
Columns (150' Intervals)	58	EA	900.00	52,560.00		
View Wall	7,000	LF	70.00	490,000.00		
Builder Wall	0	LF	28.00	0.00		
Entry Monument	1	EA	15,000.00	15,000.00		
Mailboxes	246	EA	110.00	27,060.00		
Fencing Sales Tax	1	LS	43,621.91	43,621.91		

<b>Subtotal Fencing</b>				1,110,041.91	4,512.37	73.56
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