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LEGAL DESCRIPTION

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPTING THERE FROM AN UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL GAS, OIL AND MINERAL RIGHTS, AS RESERVED IN INSTRUMENT RECORDED DOCKET 34, PAGE 442.

NOTES:

- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
- ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
- PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD-10-01).
- MAINTENANCE OF THE DRAINAGE CHANNEL WILL BE THE RESPONSIBILITY OF THE HOA PURSUANT TO THE INTERGOVERNMENTAL AND MAINTENANCE AGREEMENTS EXECUTED FOR THE PROPERTY.
- THE COMMUNITY WILL ADHERE TO THE CITY'S POOL DRAINAGE POLICY. PLACING LANDSCAPE DEBRIS ON THE CHANNEL EASEMENT AND OTHER MATERIALS, USE OF NON-AUTHORIZED VEHICLES WITHIN THE EASEMENT, AND DISTURBANCE OF THE SLOPES AND CHANNEL WITHOUT PERMISSION OF THE CITY AND THE HOA IS NOT PERMITTED.

UTILITIES AND SERVICES:

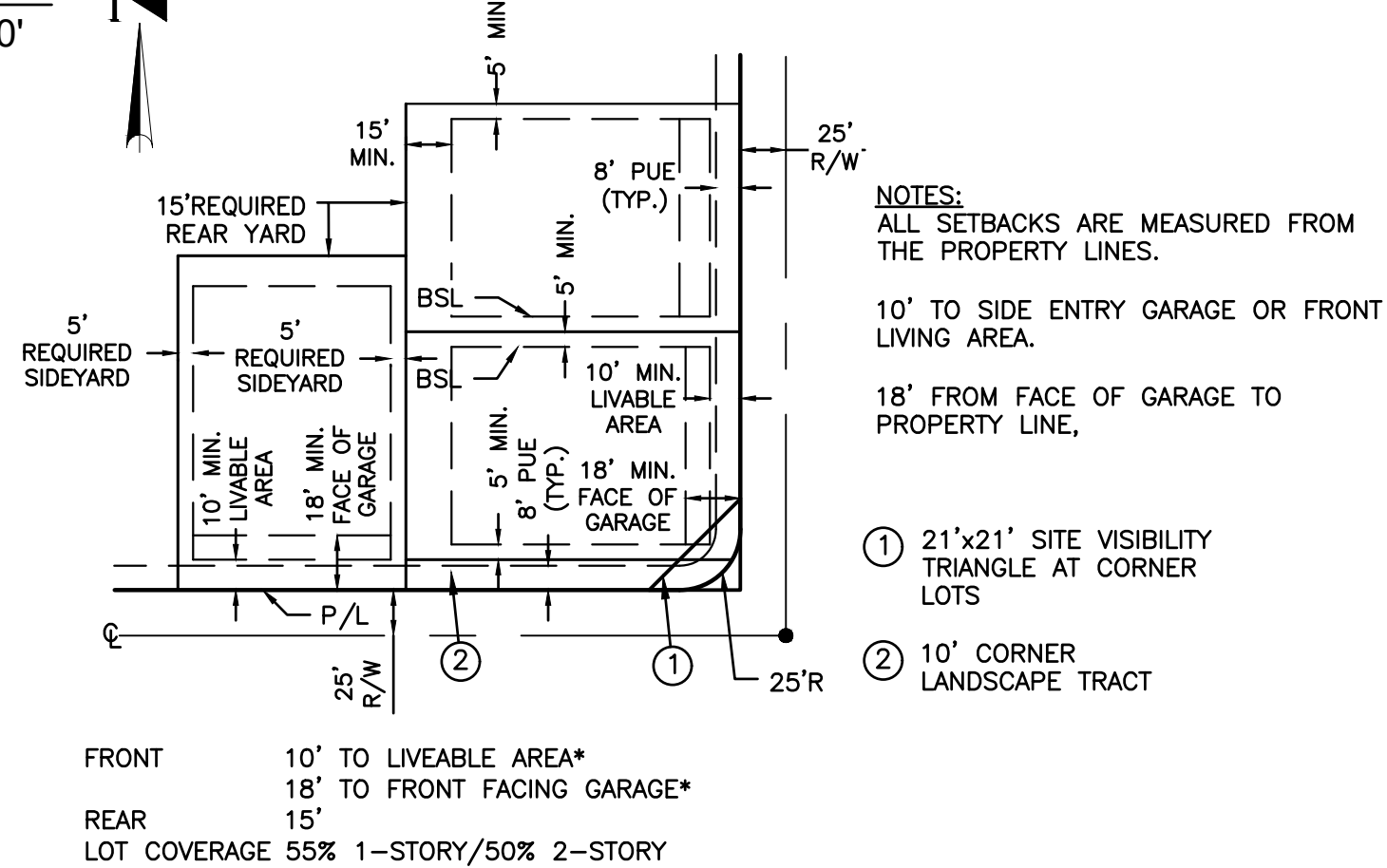
WATER: GLOBAL WATER RESOURCES
WASTEWATER: GLOBAL WATER RESOURCES
ELECTRIC: ELECTRICAL DISTRICT NUMBER 3
GAS: SOUTHWEST GAS CORPORATION
FIRE: CITY OF MARICOPA FIRE DEPARTMENT
POLICE: CITY OF MARICOPA POLICE DEPARTMENT

APN: 502-030-16A
VOLKSWAGEN OF AMERICA
DBA VORELCO INC



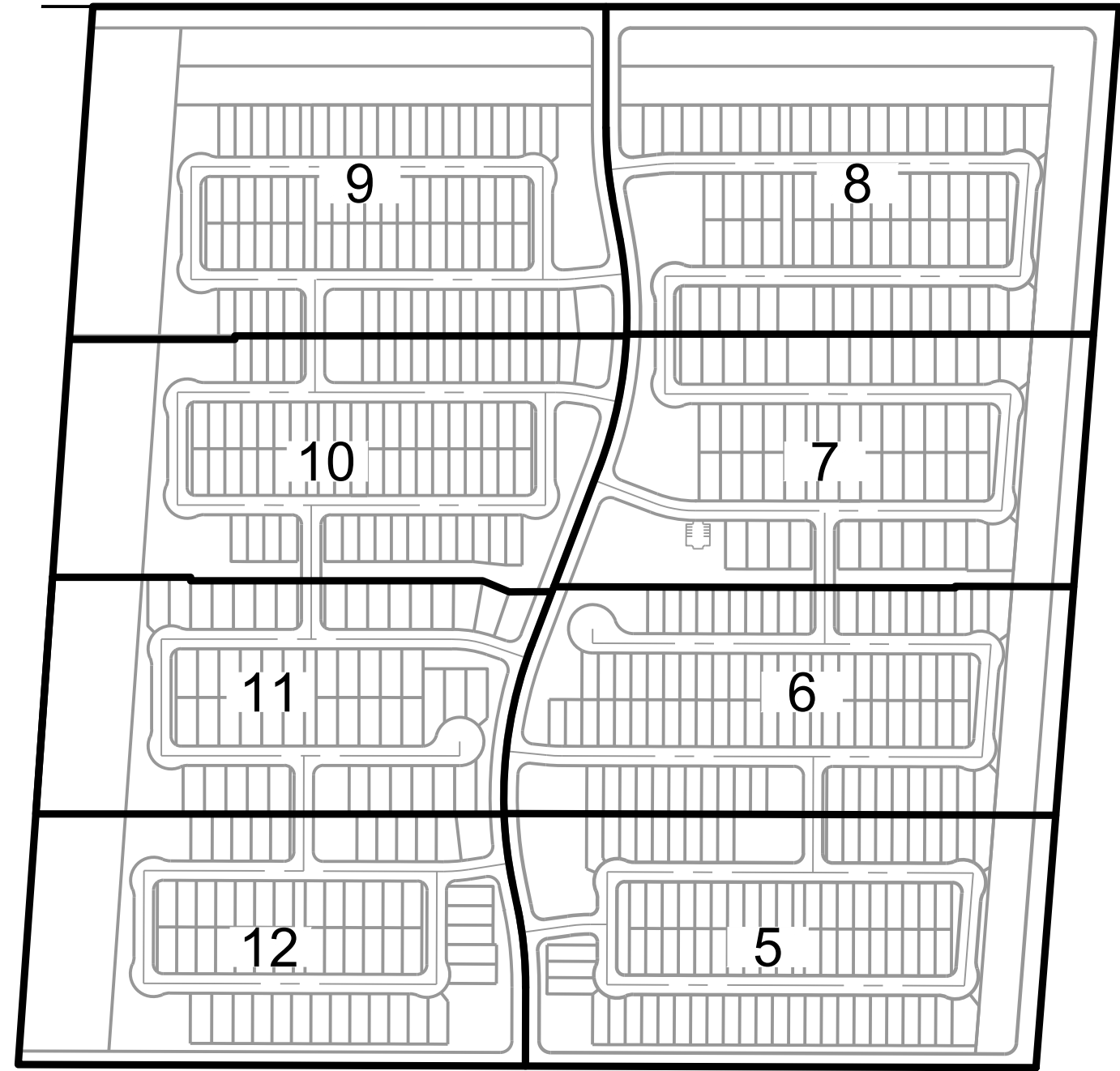
PARCEL MAP

SCALE: 1" = 200'



TYPICAL LOT LAYOUT AND BUILDING SETBACKS

N.T.S.



SHEET INDEX MAP

N.T.S.

RED VALLEY RANCH - SITE DATA		
GROSS AREA	7,158,709 SF	164.34 AC
NET AREA	6,771,130 SF	155.44 AC
230' CANAL ROW	606,587 SF	13.93 AC
DRAINAGE CHANNEL AREA	485,250 SF	11.14 AC
TOTAL TRACT AREA* / GROSS O.S. %	41.04 AC	25%
USEABLE O.S.** / USEABLE % OF GROSS O.S.	29.90 AC	73%
TOTAL LOTS	544 LOTS	
APPROX. SMALLEST LOT AREA	5,003 SF	
APPROX. LARGEST LOT AREA	10,138 SF	
GROSS RESIDENTIAL DENSITY	3.31 DU/AC	
MAX LOT COVERAGE	55% 1-STORY/50% 2-STORY	
EXISTING ZONING	CR-3/PAD (PER PAD-10-01)	
LAND USE	SINGLE FAMILY RESIDENTIAL	
UNIT TYPE	SINGLE FAMILY DETACHED	

*O.S. EXCLUDES CANAL ROW. **USEABLE O.S. EXCLUDES DRAINAGE CHANNEL

RED VALLEY RANCH - PARCEL DATA						
PARCEL	PROPOSED LOT SIZE	PROPOSED YIELD	GROSS AREA (AC)	PROPOSED DENSITY	OPEN SPACE (AC)	O.S. %
1	42' X 120' 55' X 120'	82 1	83	20.19	4.11	23%
2	42' X 120'	89	89	18.81	4.73	19%
3	55' X 125'	52	52	18.66	2.79	32%
4	50' X 120' 55' X 120'	64 2	66	24.51	2.69	37%
5	42' X 120'	76	76	26.59	2.86	30%
6	42' X 120'	73	73	19.99	3.65	21%
7	55' X 125'	51	51	16.85	3.03	21%
8	50' X 120' 55' X 120'	51 3	54	18.75	2.88	19%
TOTAL		544	164.34	3.31	41.04	25%

LOT MIX		
LOT WIDTH	PROPOSED YIELD	MIX %
42'	320	59%
50'	115	21%
55'	109	20%
TOTAL	544	100%

DEVELOPMENT STANDARDS***	
MIN. LOT AREA	5,000 SF
MIN. LOT WIDTH	42'
MIN. FRONT YARD SETBACK	18'/10**
MIN. SIDE YARD SETBACK	5' & 5'
MIN. REAR YARD SETBACK	15**
MIN. DISTANCE BETWEEN MAIN BUILDINGS	10'
MAX. BUILDING HEIGHT	30'
LOT COVERAGE	55% 1S/50% 2S
* 18' FROM FACE OF GARAGE TO PROPERTY LINE AND 10' TO SIDE ENTRY GARAGE/LIVING SPACE	
** FIREPLACE, CHIMNEYS, ARCHITECTURAL PROJECTIONS MAY EXTEND 2' INTO SETBACK AND PATIO COVER PROJECTIONS MAY EXTEND 5' INTO SETBACK.	
*** PER RED VALLEY RANCH PAD-10-01	

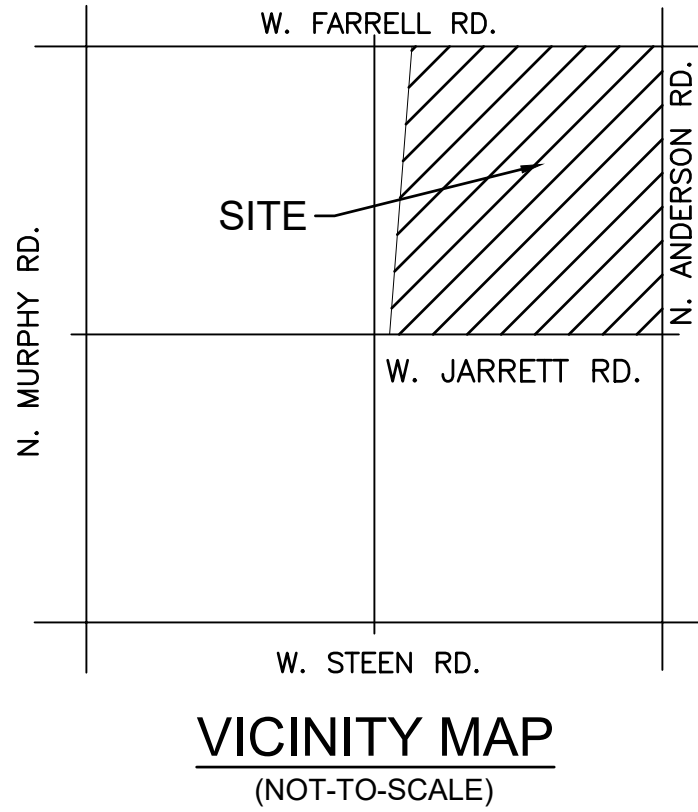
PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER
CRESCENT BAY LAND FUND 1, LLC
7377 EAST DOUBTREE RANCH ROAD
SUITE 260
SCOTTSDALE, AZ 85258
CONTACT: GREGG N. WOLIN

PROJECT MANAGER
ACME DEVCO, LLC
10422 NORTH 43RD PLACE
PHOENIX, AZ 85028
PHONE: (480) 220-7393
CONTACT: KELLY HALL, AICP

CVL DESIGN TEAM
COE AND VAN LOO L.L.C.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



VICINITY MAP

(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E.
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.F.E.
- (PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
- INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
- SEWER LINE
- WATER LINE
- FIRE HYDRANT

SHEET INDEX

SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE

SHEET 02 - LOT AREA TABLE

SHEET 03 - LOT AREA TABLE / TRACT TABLE

SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS SECTION DETAILS

SHEET 05 - 12 - PRELIMINARY PLAT



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SHEET 01 OF 12

RECORD ID #

DATE: 8/31/2021

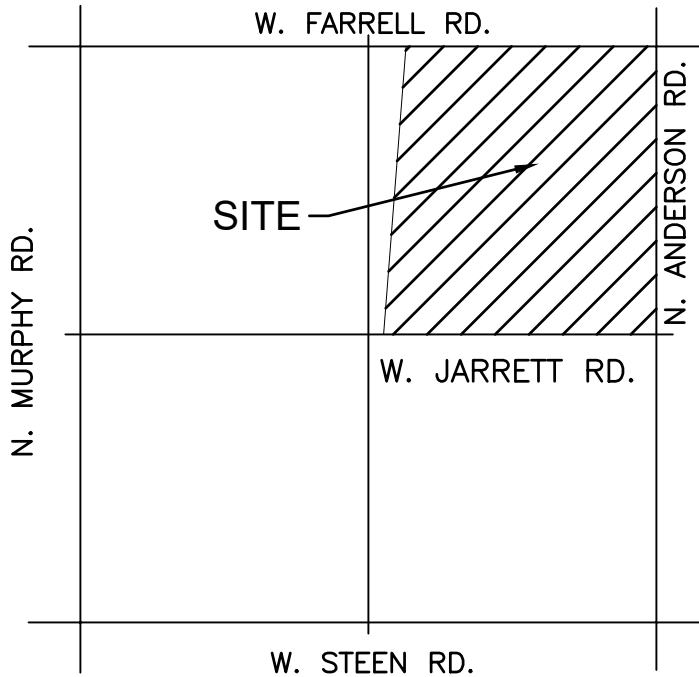
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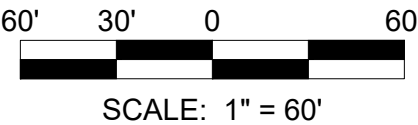
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SHEET
02 OF 12

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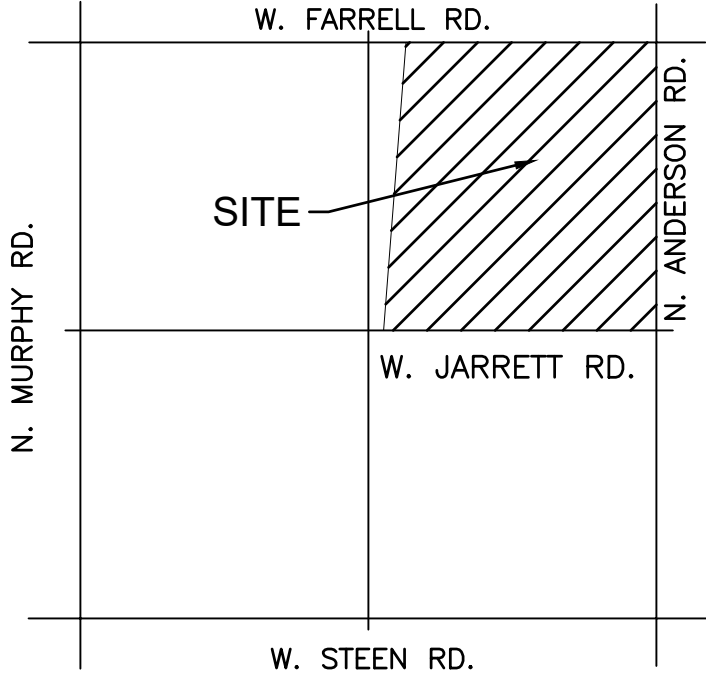
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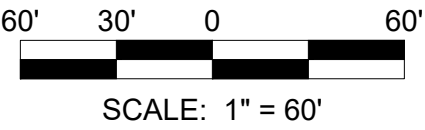
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SHEET
03 OF 12

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PARCEL 7 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	7,958
2	8,137
3	6,929
4	6,875
5	6,875
6	6,875
7	6,875
8	6,851
9	6,851
10	6,875
11	6,875
12	6,875
13	6,875
14	7,126
15	7,263
16	6,863
17	6,875
18	6,875
19	6,875
20	6,875
21	6,875
22	6,875
23	6,875
24	6,875
25	6,875
26	6,875
27	7,469
28	7,056
29	9,672
30	6,875
31	6,875
32	6,875
33	6,875
34	6,875
35	6,875
36	6,875
37	6,875
38	6,875
39	6,875
40	6,863
41	6,869
42	6,875
43	6,875
44	6,875
45	6,872
46	6,397
47	6,875
48	6,875
49	6,875
50	6,875
51	7,092

PARCEL 8 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,955
2	6,228
3	6,220
4	6,213
5	6,206
6	6,030
7	6,047
8	6,040
9	6,033
10	6,628
11	5,976
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,000
19	6,000
20	6,000
21	6,000
22	6,000
23	5,988
24	5,988
25	6,000
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	5,976
37	7,095
38	7,095
39	6,450
40	6,450
41	6,450
42	6,450
43	6,450
44	6,450
45	6,450
46	6,450
47	6,450
48	6,348
49	6,290
50	6,093
51	6,435
52	6,000
53	6,000
54	5,991

PARCEL 1 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-1	1.083	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-1	1.042	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-1	0.175	LANDSCAPE TRACT
TRACT D-1	0.165	LANDSCAPE TRACT
TRACT E-1	0.099	LANDSCAPE TRACT
TRACT F-1	0.118	LANDSCAPE TRACT
TRACT G-1	1.452	DRAINAGE CHANNEL
TRACT H-1	0.026	LANDSCAPE TRACT
TRACT I-1	0.504	LANDSCAPE TRACT

PARCEL 2 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-2	0.511	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-2	1.019	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-2	0.265	OPEN SPACE/LANDSCAPE TRACT/RETENTION/TOT LOT
TRACT D-2	0.026	LANDSCAPE TRACT
TRACT E-2	0.099	LANDSCAPE TRACT
TRACT F-2	0.122	LANDSCAPE TRACT
TRACT G-2	1.394	DRAINAGE CHANNEL
TRACT H-2	0.165	LANDSCAPE TRACT
TRACT I-2	0.026	LANDSCAPE TRACT
TRACT J-2	0.026	LANDSCAPE TRACT

PARCEL 3 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-3	1.893	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT B-3	1.228	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT C-3	0.172	LANDSCAPE TRACT
TRACT D-3	0.508	OPEN SPACE/LANDSCAPE TRACT/TRAILS
TRACT E-3	0.108	LANDSCAPE TRACT
TRACT F-3	0.117	LANDSCAPE TRACT
TRACT G-3	1.539	DRAINAGE CHANNEL
TRACT H-3	0.310	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT I-3	0.042	LANDSCAPE TRACT

PARCEL 4 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-4	1.166	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT B-4	0.040	LANDSCAPE TRACT
TRACT C-4	0.263	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT D-4	0.165	LANDSCAPE TRACT
TRACT E-4	0.101	LANDSCAPE TRACT
TRACT F-4	0.114	LANDSCAPE TRACT
TRACT G-4	4.372	DRAINAGE CHANNEL
TRACT H-4	0.086	LANDSCAPE TRACT
TRACT I-4	0.180	LANDSCAPE TRACT
TRACT J-4	2.549	ELECTRICAL EASEMENT

PARCEL 5 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-5	1.087	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-5	0.267	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-5	0.050	LANDSCAPE TRACT
TRACT D-5	0.092	LANDSCAPE TRACT
TRACT E-5	0.165	LANDSCAPE TRACT
TRACT F-5	0.264	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT G-5	0.025	LANDSCAPE TRACT
TRACT H-5	0.068	LANDSCAPE TRACT
TRACT J-5	1.017	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT K-5	4.192	EAST MAIN CANAL
TRACT L-5	2.451	ELECTRICAL EASEMENT
TRACT M-5	2.382	DRAINAGE CHANNEL

PARCEL 6 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-6	0.252	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-6	1.490	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-6	0.050	LANDSCAPE TRACT
TRACT D-6	0.264	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT E-6	0.025	LANDSCAPE TRACT
TRACT F-6	0.165	LANDSCAPE TRACT
TRACT G-6	0.068	LANDSCAPE TRACT
TRACT H-6	1.919	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT I-6	3.284	EAST MAIN CANAL

PARCEL 7 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-7	0.195	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-7	0.523	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-7	0.260	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT D-7	0.026	LANDSCAPE TRACT
TRACT E-7	0.172	LANDSCAPE TRACT
TRACT F-7	0.026	LANDSCAPE TRACT
TRACT G-7	0.026	LANDSCAPE TRACT
TRACT H-7	0.069	LANDSCAPE TRACT
TRACT I-7	0.819	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT J-7	3.224	EAST MAIN CANAL

PARCEL 8 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-8	0.221	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-8	2.718	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-8	0.066	LANDSCAPE TRACT
TRACT D-8	0.309	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT E-8	0.025	LANDSCAPE TRACT
TRACT F-8	0.165	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT G-8	0.050	LANDSCAPE TRACT
TRACT H-8	3.226	EAST MAIN CANAL

LINE TABLE		
NO.	LENGTH	BEARING
L1	202.84'	S00°10'26"W
L2	121.66'	N82°04'03"E
L3	59.16'	S11°47'25"E
L4	42.13'	N89°49'34"W
L5	290.00'	S00°10'26"W
L6	918.68'	N89°49'34"W
L7	290.83'	N04°29'46"E
L8	940.59'	N89°49'34"W
L9	298.00'	S00°10'26"W
L10	1080.52'	N89°49'34"W
L11	105.68'	S84°17'46"E
L12	290.83'	N04°29'46"E
L13	1024.04'	N89°49'34"W

LINE TABLE		
NO.	LENGTH	BEARING
L14	37.00'	N00°10'26"E
L15	337.46'	S00°00'54"W
L16	484.82'	S20°51'16"W
L17	164.14'	S69°08'44"E
L18	787.48'	S89°59'06"E
L19	300.92'	N04°29'46"E
L20	889.27'	S89°59'06"E
L21	303.00'	S00°00'54"W
L22	912.78'	S89°59'06"E
L23	290.89'	N04°29'46"E
L24	910.47'	S89°59'06"E
L25	128.07'	N83°44'17"E
L26	108.16'	S10°22'54"E

LINE TABLE		
NO.	LENGTH	BEARING
L27	310.07'	S00°00'54"W
L28	131.19'	S84°21'57"W
L29	945.02'	S89°59'06"E
L30	290.00'	N00°00'54"E
L31	904.00'	N89°59'06"W
L32	290.00'	N00°00'54"E
L33	290.00'	N00°00'54"E
L34	972.54'	N89°59'06"W
L35	290.00'	N00°00'54"E
L36	946.00'	S89°59'06"E
L37	290.00'	N00°00'54"E
L38	85.25'	N78°53'07"W
L39	344.51'	N00°00'54"E

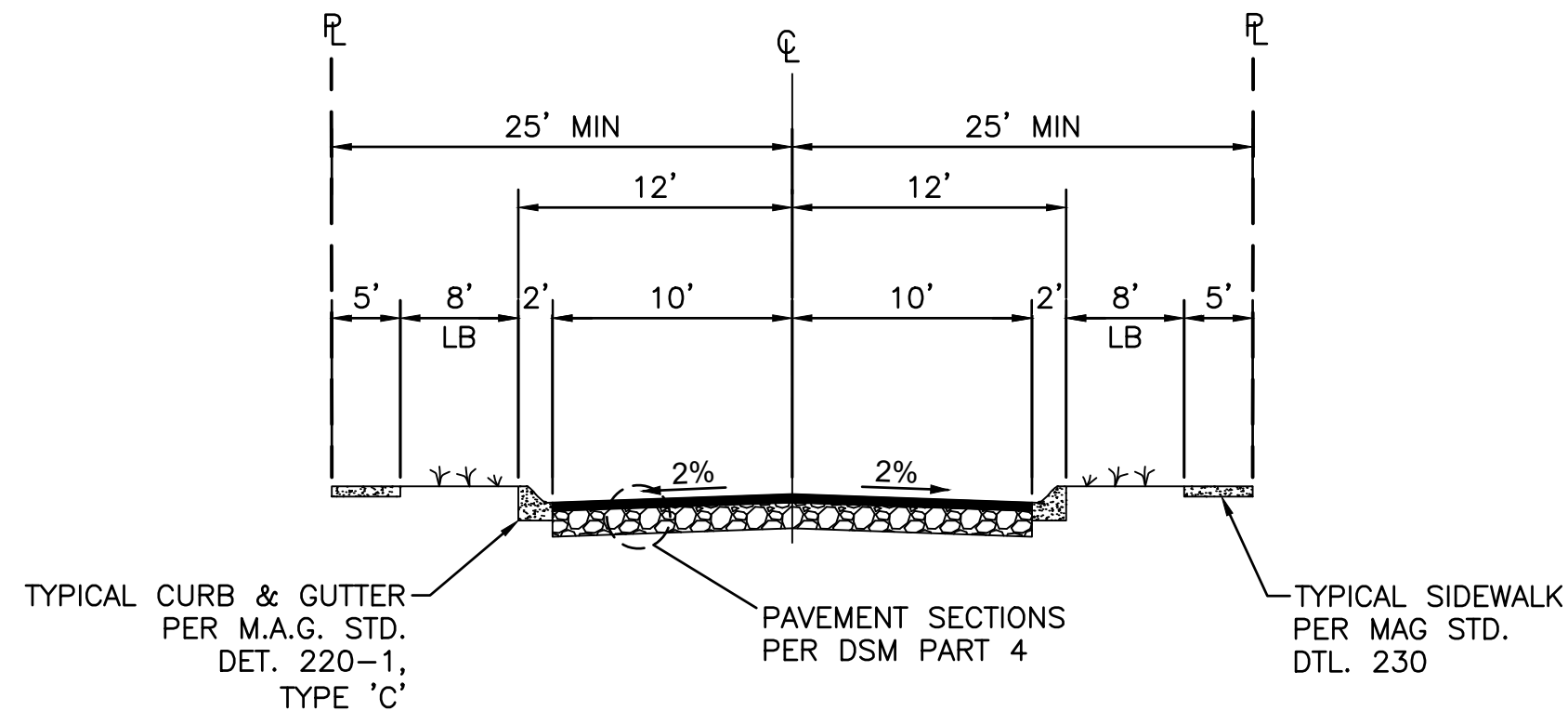
LINE TABLE		
NO.	LENGTH	BEARING
L40	747.41'	S89°59'06"E
L41	100.10'	N71°05'45"W
L42	300.00'	N00°00'54"E
L43	766.91'	N89°59'06"W
L44	37.00'	N00°00'54"E
L45	296.24'	N00°10'26"E
L46	771.28'	N89°49'34"W
L47	104.78'	S81°03'10"W
L48	290.00'	N00°10'26"E
L49	290.00'	N00°10'26"E
L50	753.00'	N89°49'34"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	208.81'	1000.00'	011°57'51"	104.79'	208.43'	N05°48'29"W
C2	56.59'	400.00'	008°06'23"	28.34'	56.55'	S86°07'15"W
C3	626.73'	1100.00'	032°38'40"	322.13'	618.29'	S04°31'56"W
C4	63.68'	400.00'	009°07'16"	31.91'	63.61'	N85°36'48"E
C5	38.61'	400.00'	005°31'48"	19.32'	38.59'	S87°03'40"E
C6	98.90'	300.00'	018°53'21"	49.90'	98.46'	N80°32'26"W
C7	109.11'	300.00'	020°50'22"	55.17'	108.51'	S79°33'55"E
C8	599.69'	1100.00'	031°14'10"	307.50'	592.29'	N05°14'11"E
C9	77.49'	400.00'	011°05'59"	38.87'	77.37'	N84°26'07"W
C10	39.44'	400.00'	005°38'57"	19.74'	39.42'	N87°11'25"E
C11	43.82'	400.00'	006°16'37"	21.93'	43.80'	S86°52'36"W
C12	181.46'	1000.00'	010°23'48"	90.98'	181.21'	S05°11'00"E

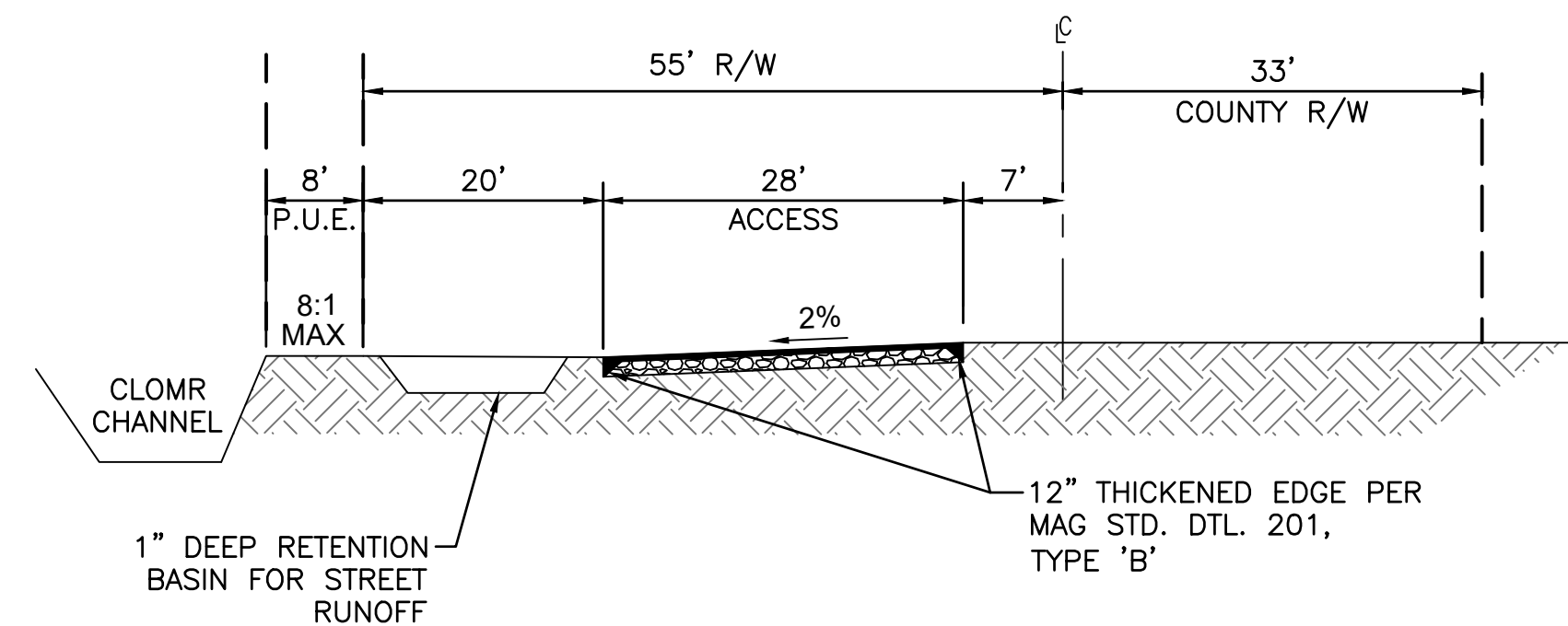
PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

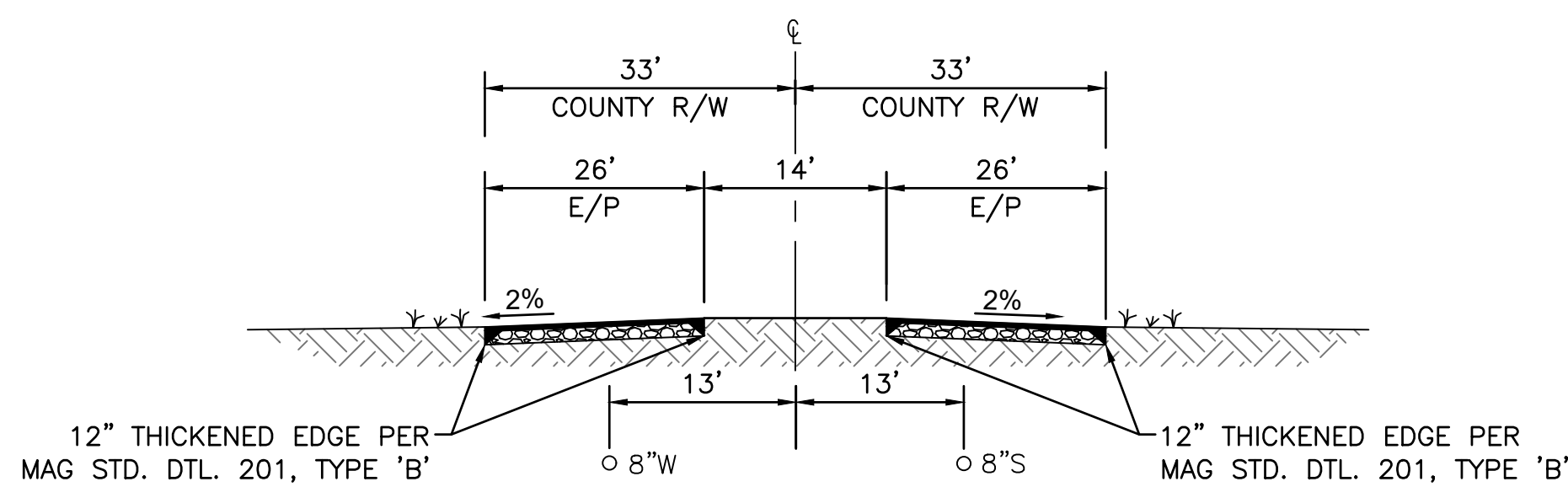
OWNER CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO
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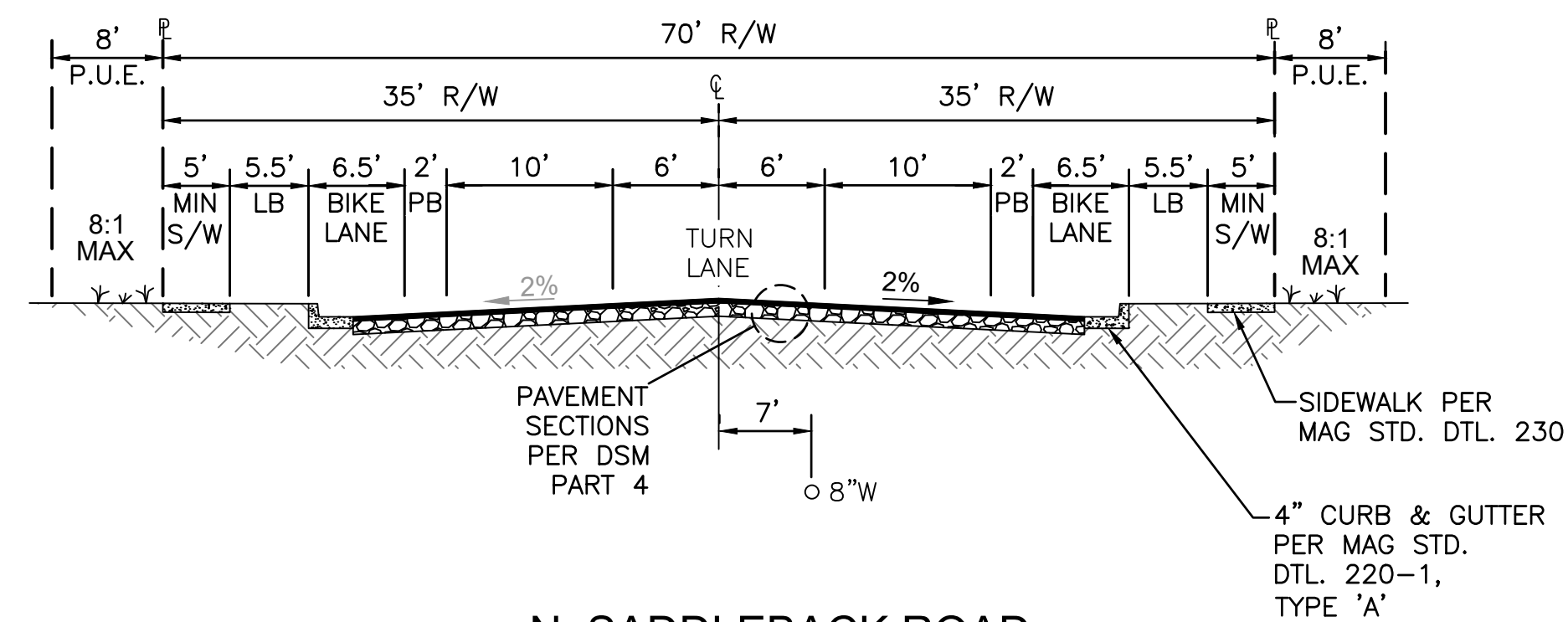
LOCAL STREET TYPICAL SECTION
N.T.S.



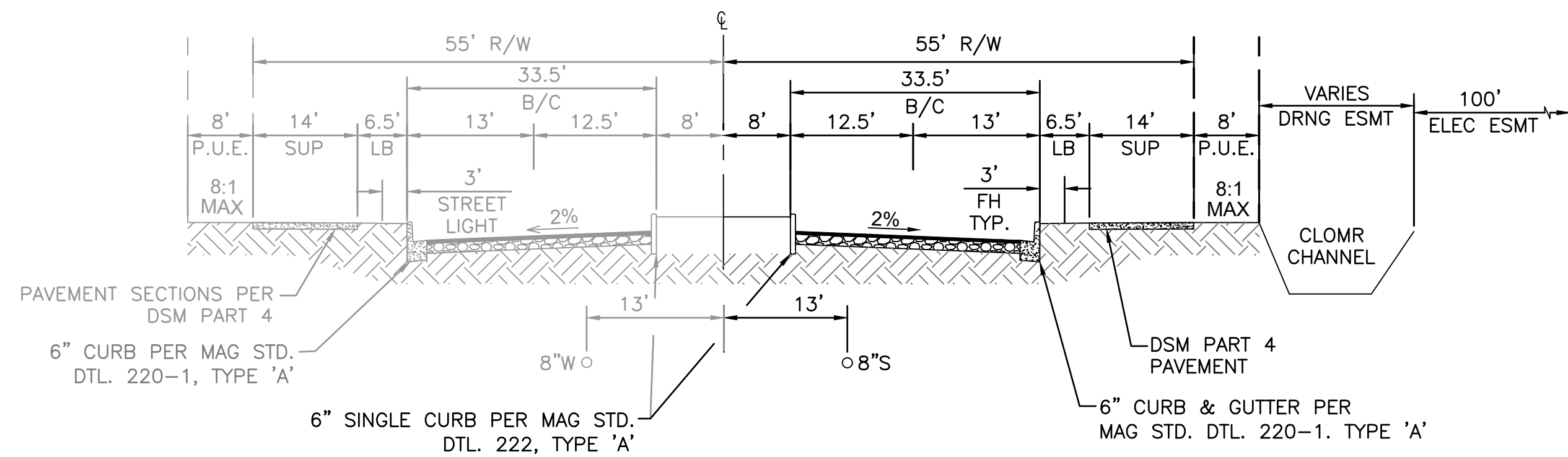
N. ANDERSON ROAD STREET SECTION
N.T.S.



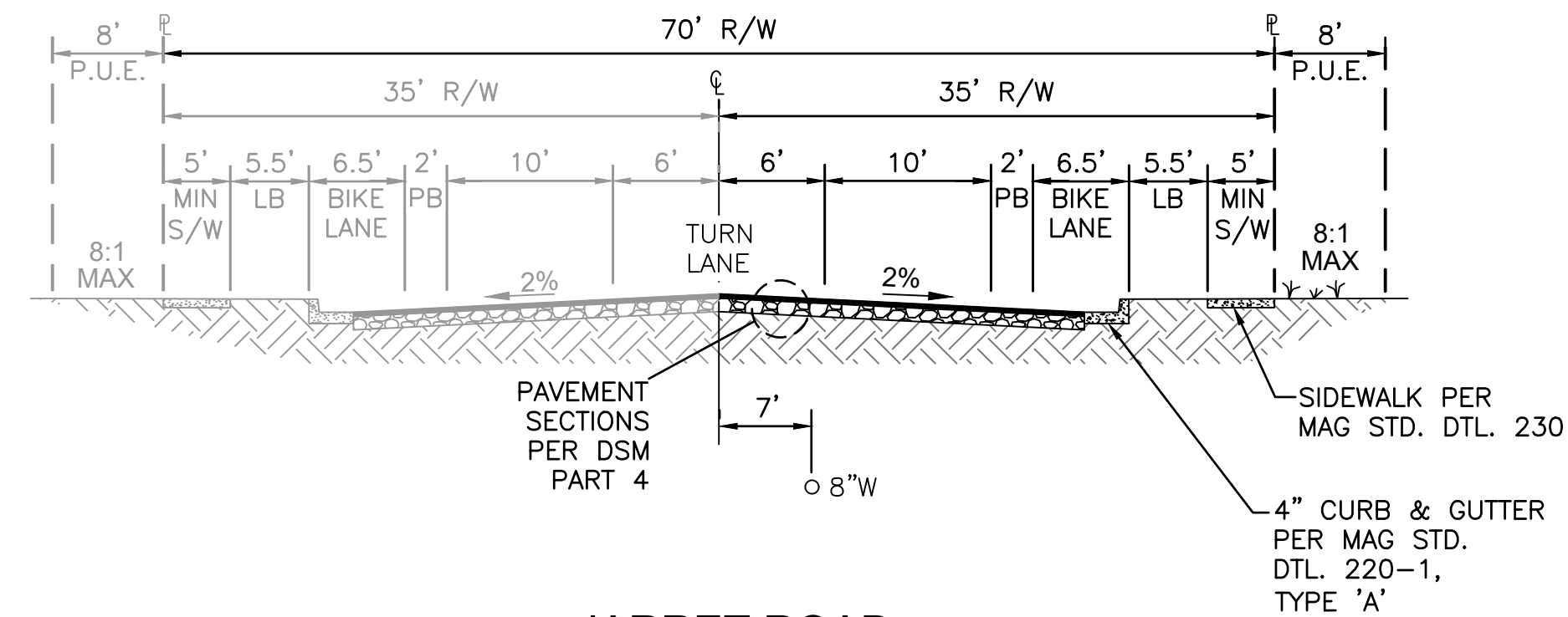
W. FARRELL ROAD STREET SECTION (MURPHY TO NWC OF RVR)
N.T.S.



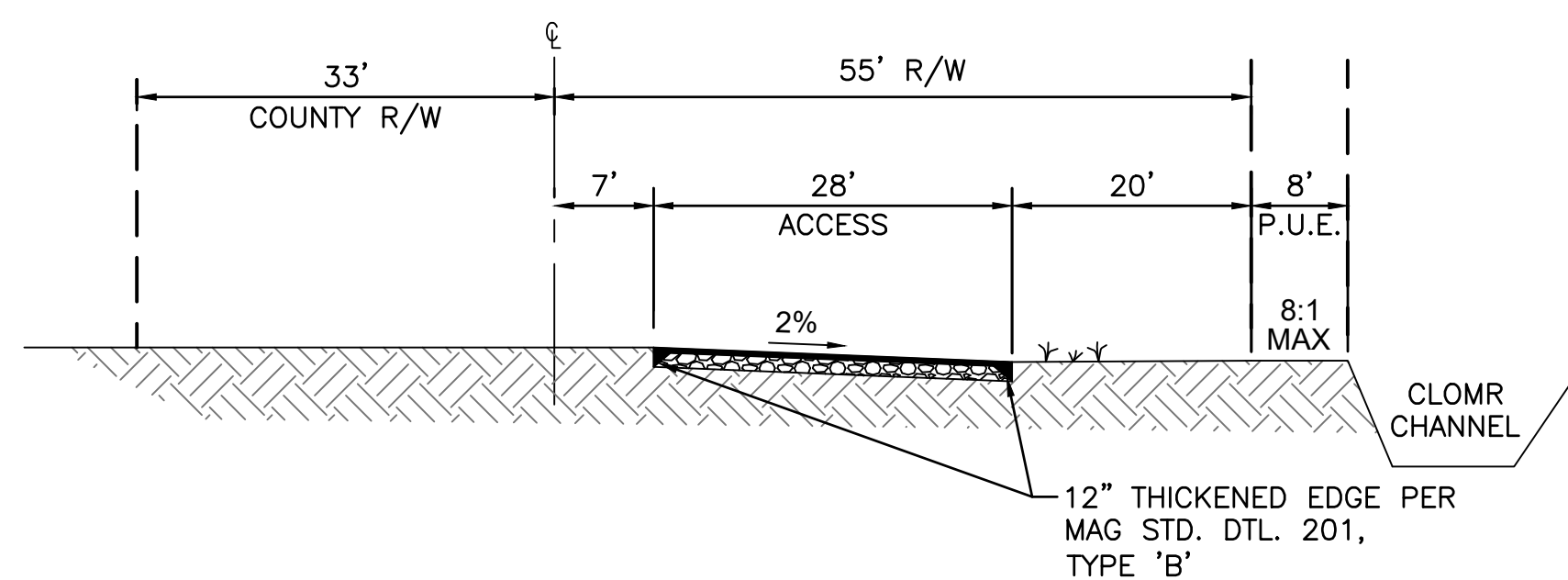
N. SADDLEBACK ROAD
N.T.S.



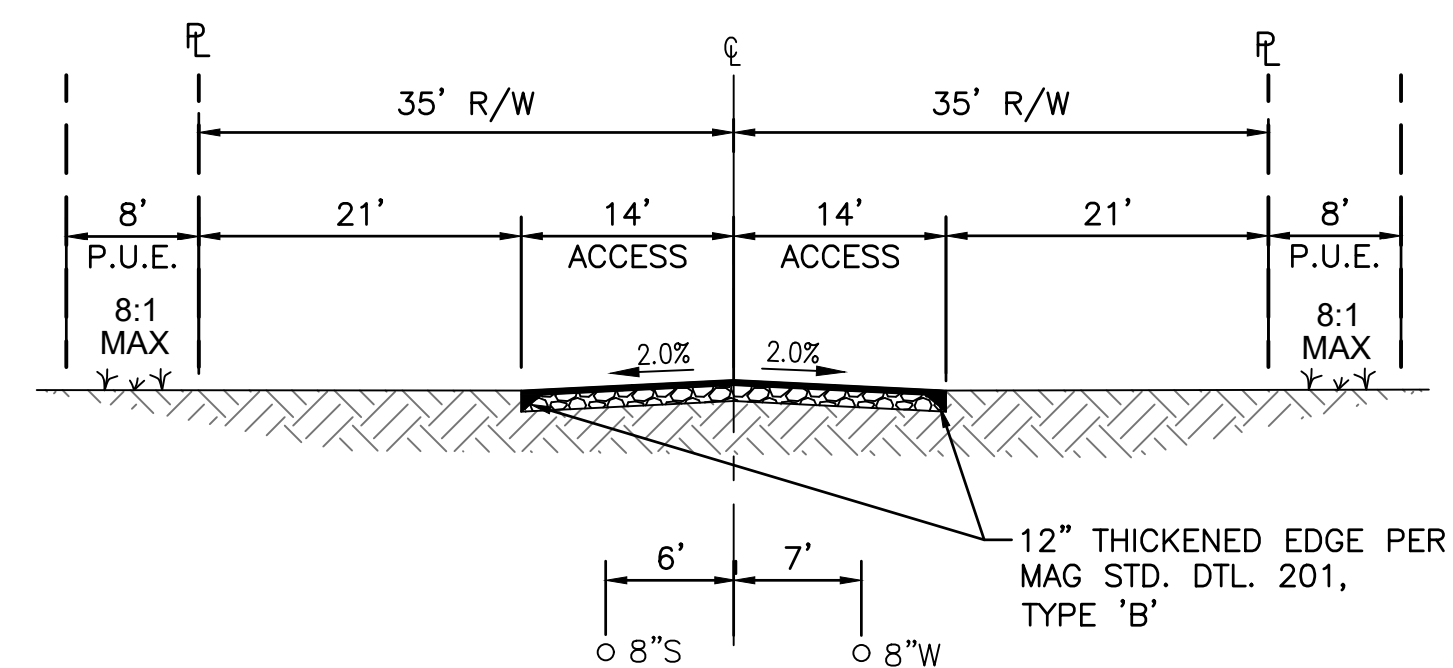
W. FARRELL ROAD STREET SECTION (NWC OF RVR TO N. SADDLEBACK VISTA)
N.T.S.



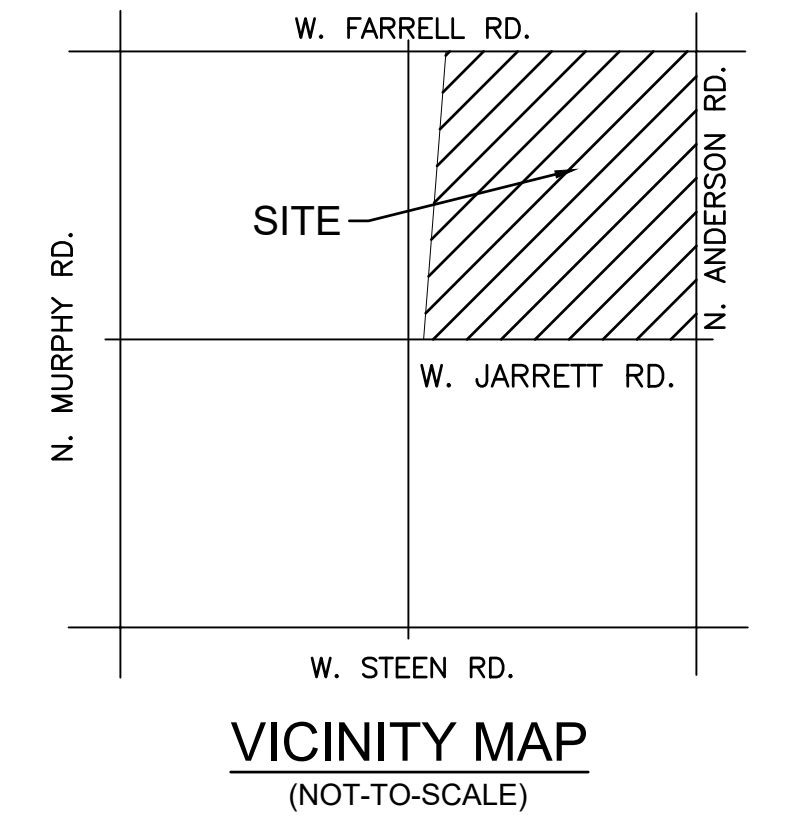
JARRET ROAD
N.T.S.



W. FARRELL ROAD STREET SECTION (N. SADDLEBACK VISTA TO N. ANDERSON ROAD)
N.T.S.



N. SADDLEBACK VISTA TYPICAL SECTION
N.T.S.



LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	1" V.N.A.E.
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	8" P.U.F.E.
	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

SHEET INDEX

SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE
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SHEET 03 - LOT AREA TABLE / TRACT TABLE
SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS SECTION DETAILS
SHEET 05 - 12 - PRELIMINARY PLAT

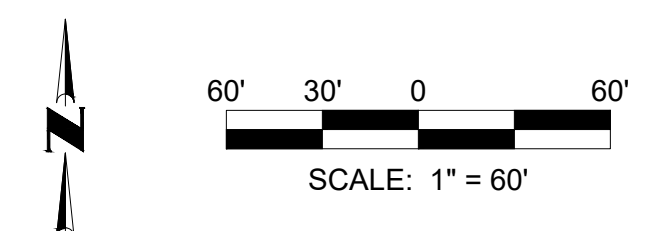
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**SHEET
04 OF 12**

RECORD ID #

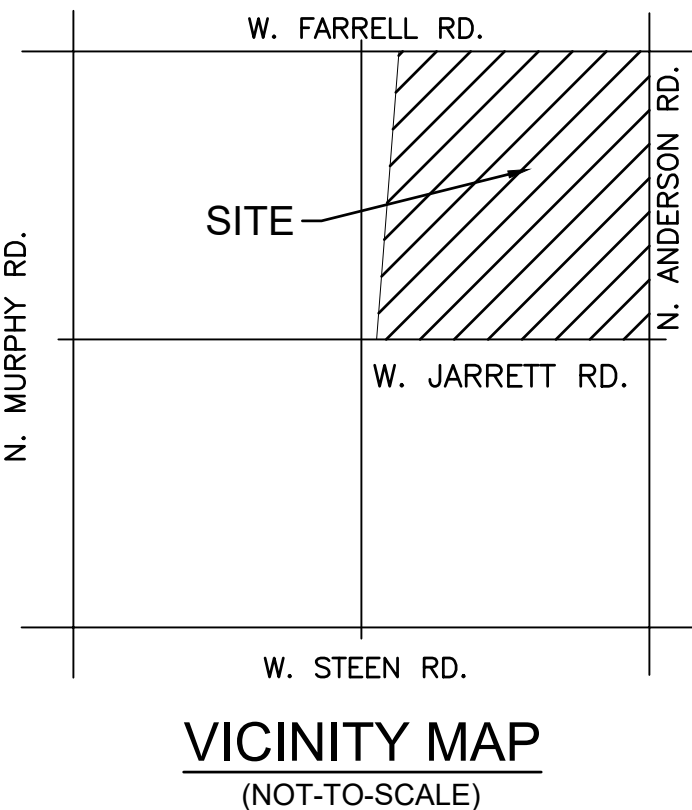
DATE: 8/31/2021



PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO
--	--	--



LEGEND

- | | |
|--|--|
| | PROPOSED LOTS |
| | PROPOSED ROW |
| | PROPOSED CENTER LINE
(S.V.T.) SIGHT VISIBILITY TRIANGLE |
| | (V.N.A.E.) INDICATES VEHICULAR
NON-ACCESS EASEMENT |
| | (P.U.E.) INDICATES PUBLIC UTILITY
AND FACILITIES EASEMENT |
| | INDICATES 21' X 21' VISIBILITY
TRIANGLE EASEMENT |
| | SEWER LINE |
| | WATER LINE |
| | FIRE HYDRANT |

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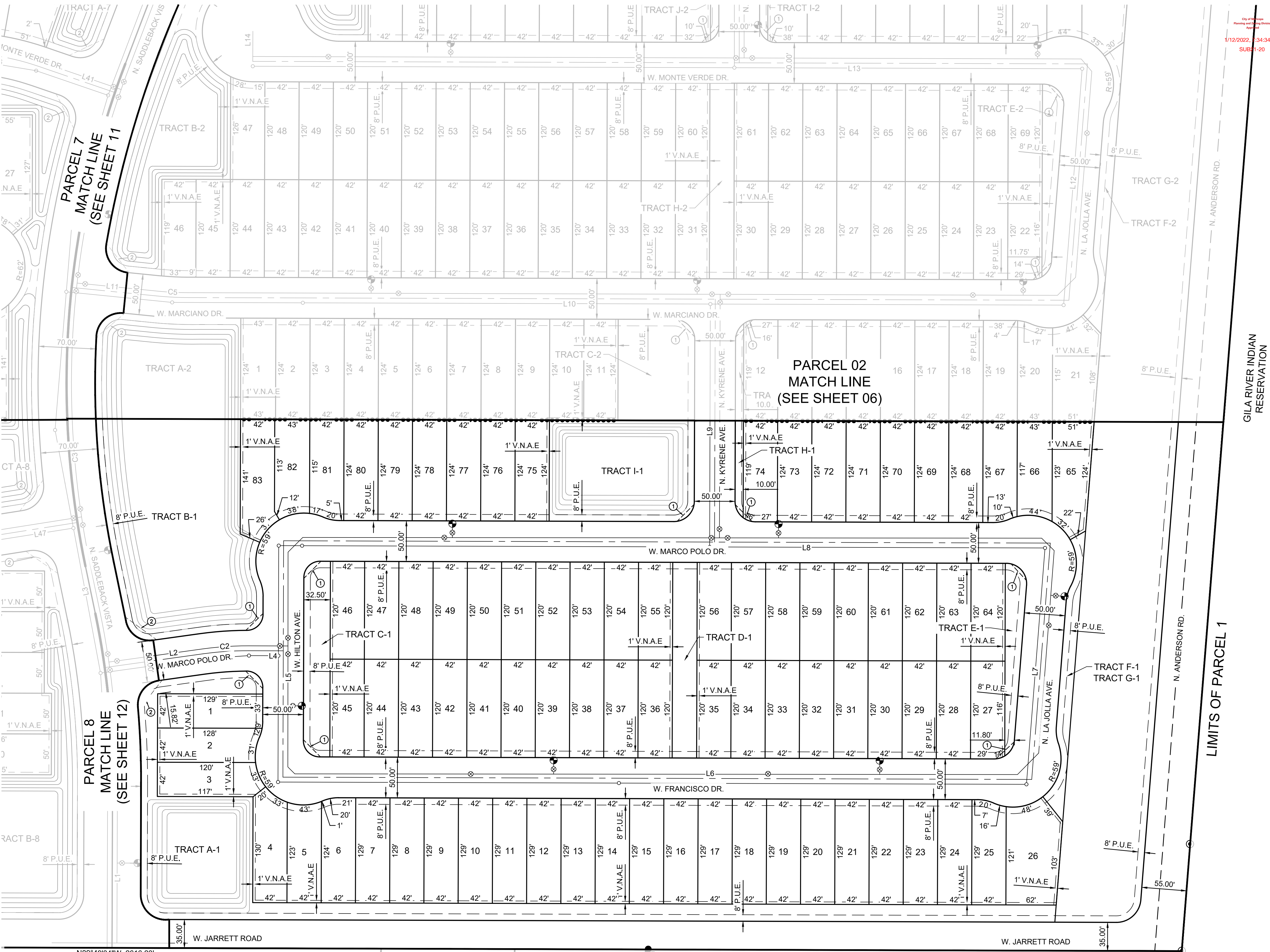
**SHEET
05 OF 12**

RECORD ID #

DATE: 8/31/2021



60' 30' 0' 60'
SCALE: 1" = 60'



APN: 502-070-20B
KHALAZONIE
INVESTMENT LLC
FEE NO. 2005-168137

APN: 502-070-20D
LAY, JOY
FEE NO.
2018-053945

APN: 502-070-020F
ROJAS, PABLO C & EDNA
(NO DOC LISTED)

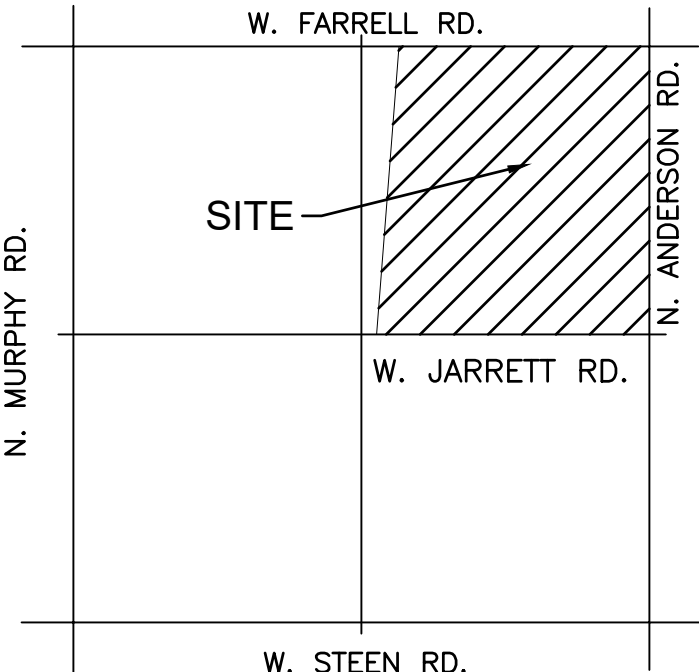
APN: 502-070-340
ALVARADO, JUAN ANGEL
(NO DOC LISTED)

APN: 502-070-18A
TORRES, LAURO
FEE NO. 2020-104517

PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
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--	--	--



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- | | |
|--|---|
| | PROPOSED LOTS |
| | PROPOSED ROW |
| | PROPOSED CENTER LINE |
| | (S.V.T.) SIGHT VISIBILITY TRIANGLE |
| | (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT |
| | (P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT |
| | INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT |
| | SEWER LINE |
| | WATER LINE |
| | FIRE HYDRANT |

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**SHEET
06 OF 12**

RECORD ID #

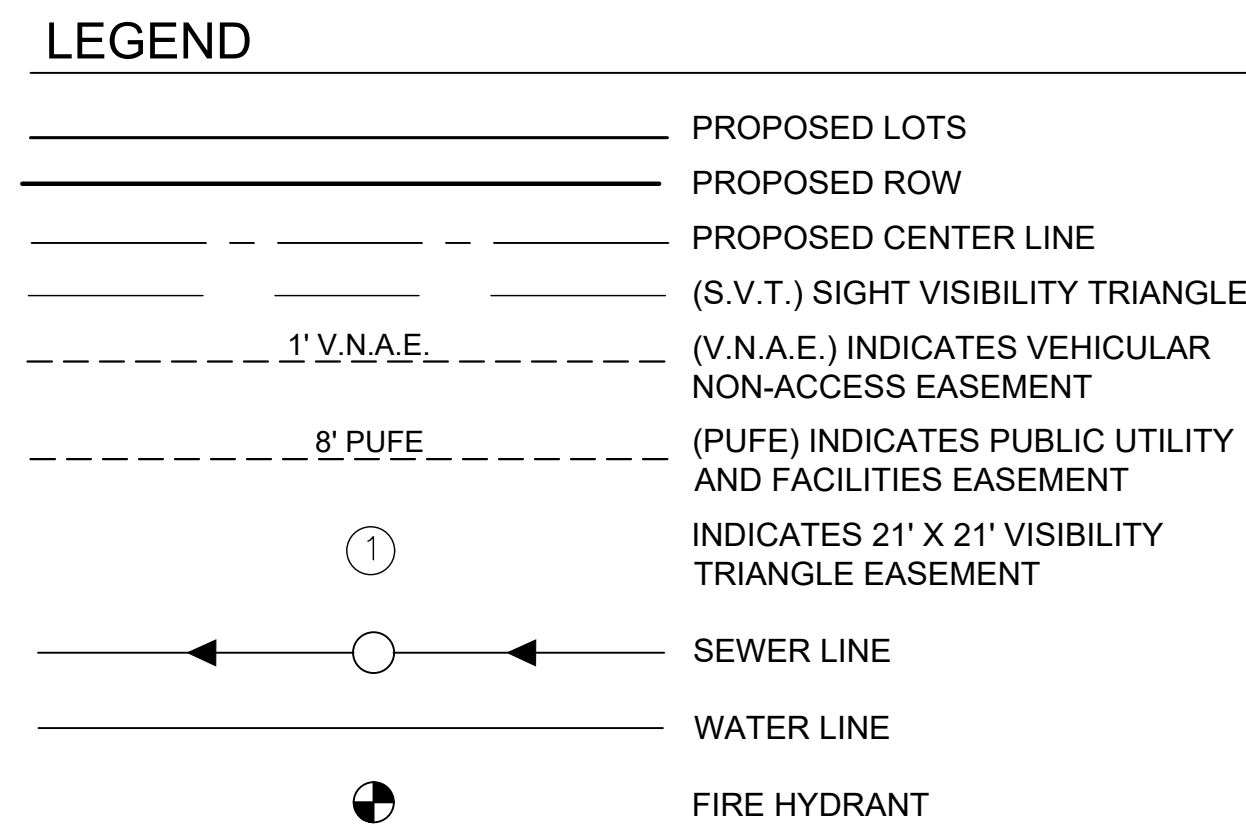
DATE: 8/31/2021



60' 30' 0' 60'
SCALE: 1" = 60'

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
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RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

<u>OWNER</u>	<u>PROJECT MANAGER</u>	<u>CVL DESIGN TEAM</u>
CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO



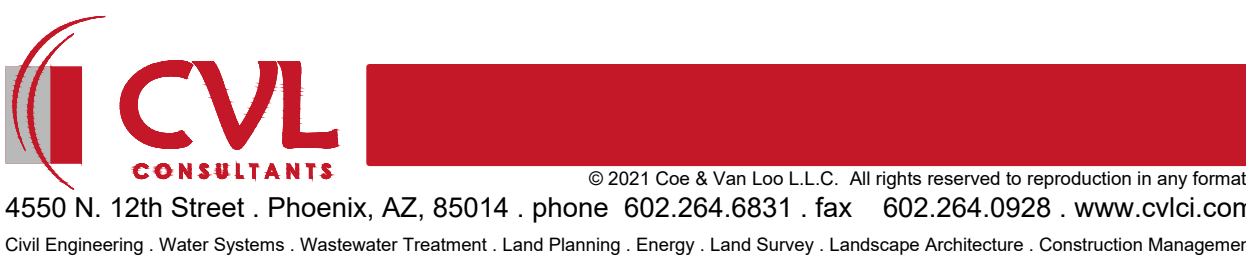
SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE /
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SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS
SECTION DETAILS

SHEET 05 - 12 - PRELIMINARY PLAT



DATE: 8/31/2021

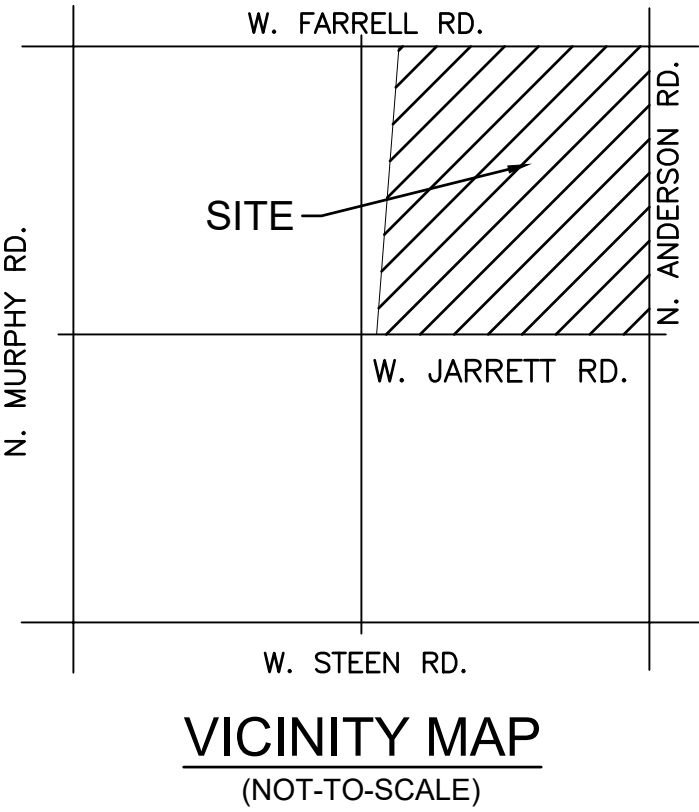
APN: 502-030-16A
VOLKSWAGEN OF AMERICA
DBA VORELCO INC

City of Maricopa
Planning and Zoning Division
Approved
1/12/2022, 7:34:34 AM
SUB21-20

PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
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--	--	--



LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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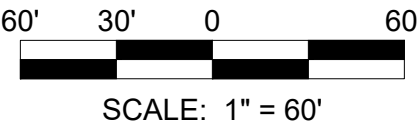
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**SHEET
08 OF 12**

RECORD ID #

DATE: 8/31/2021



LIMITS OF PARCEL 4

W. FARRELL RD.

TRACT G-4

TRACT G-4

TRACT J-4

TRACT I-4

TRACT H-4

W. ANGELO DR.

TRACT A-4

TRACT D-4

TRACT E-4

TRACT F-4

W. SAN MARTINO DR.

TRACT B-4

TRACT C-4

PARCEL 3
MATCH LINE
(SEE SHEET 07)

TRACT I-3

TRACT H-3

TRACT C-3

TRACT E-3

TRACT F-3

PARCEL 5
MATCH LINE
(SEE SHEET 09)

PARCEL 6
MATCH LINE
(SEE SHEET 10)

N:\010231201\CADD\Preliminary\PS PRE PLAT.dwg

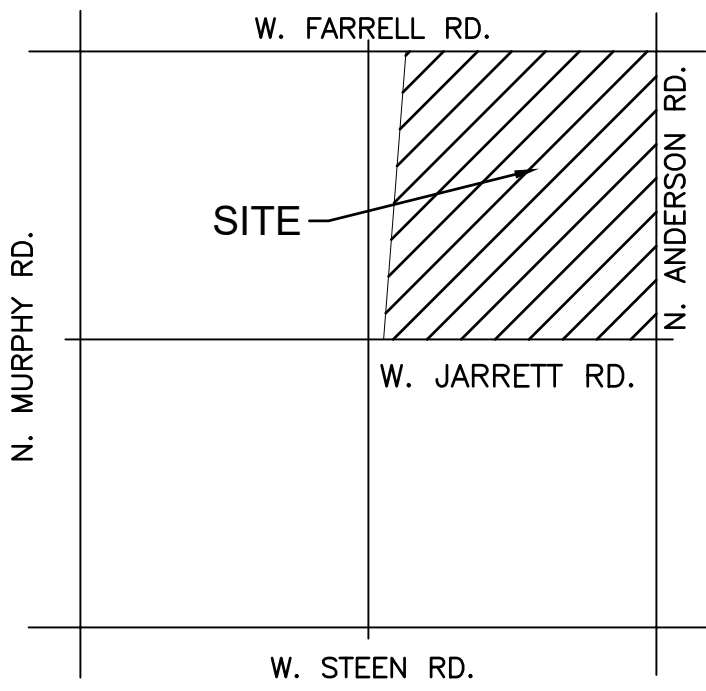
APN: 502-030-16A
VOLKSWAGEN OF AMERICA
DBA VORELCO INC

City of Maricopa
Planning and Zoning Division
Approved
1/12/2022, 7:34:34 AM
SUB21-20

PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
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--	--	--



VICINITY MAP
(NOT-TO-SCALE)

LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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**SHEET
09 OF 12**

RECORD ID #

DATE: 8/31/2021

LIMITS OF PARCEL 5

APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

LIMITS OF PARCEL 5

APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

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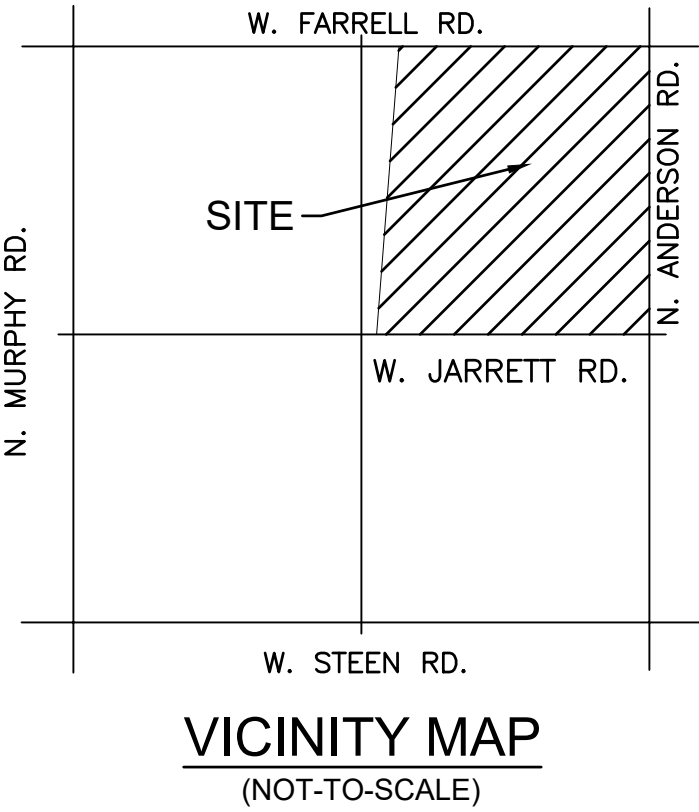
PRELIMINARY PLAT
FOR
RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
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RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER
CRESCENT BAY LAND FUND 1, LLC
7377 EAST DOUBTREE RANCH ROAD
SUITE 260
SCOTTSDALE, AZ 85258
CONTACT: GREGG N. WOLIN

PROJECT MANAGER
ACME DEVCO, LLC
10422 NORTH 43RD PLACE
PHOENIX, AZ 85028
PHONE: (480) 220-7393
CONTACT: KELLY HALL, AICP

CVL DESIGN TEAM
COE AND VAN LOO L.L.C.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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**SHEET
10 OF 12**

RECORD ID #

DATE: 8/31/2021

APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

LIMITS OF PARCEL 6

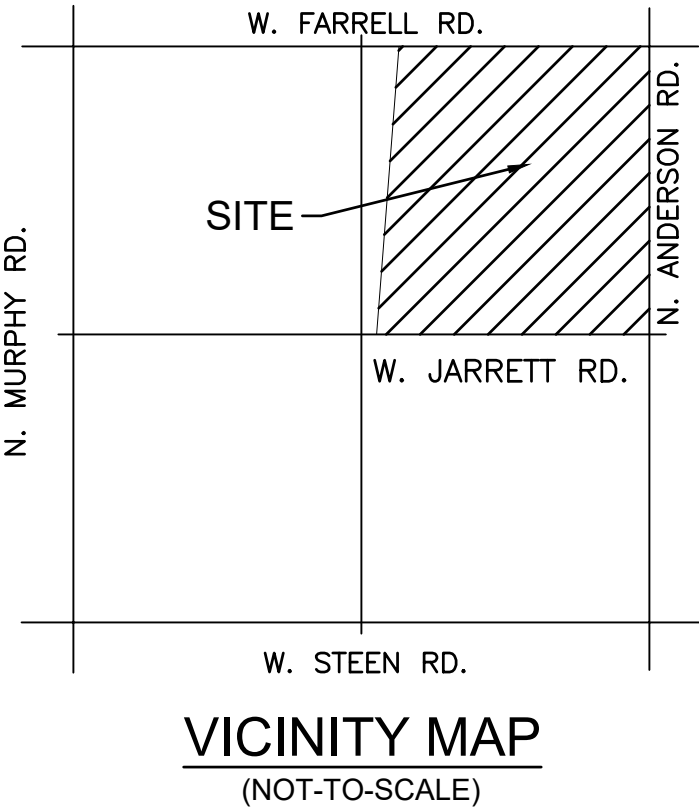
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PRELIMINARY PLAT
FOR
RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
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--	--	--



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
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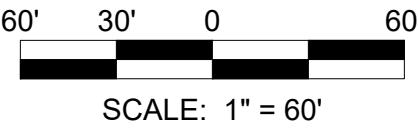
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SHEET
11 OF 12

RECORD ID #

DATE: 8/31/2021



N04°02'22"E 2727' 43"

LIMITS OF PARCEL 7

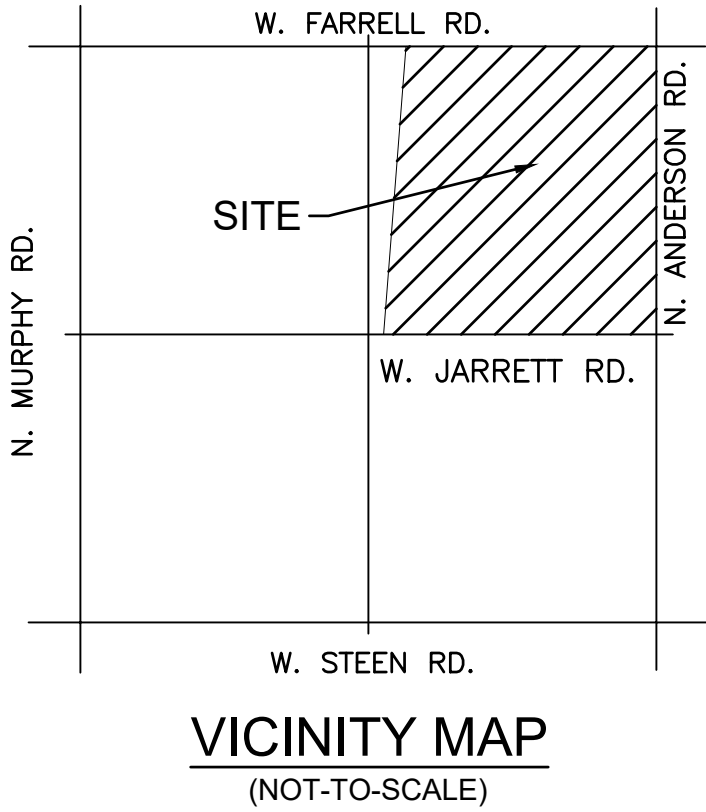
APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

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PRELIMINARY PLAT
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MERIDIAN, PINAL COUNTY, ARIZONA

OWNER CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO
--	--	--



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

SHEET INDEX	
SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE	
SHEET 02 - LOT AREA TABLE	
SHEET 03 - LOT AREA TABLE / TRACT TABLE	
SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS SECTION DETAILS	
SHEET 05 - 12 - PRELIMINARY PLAT	

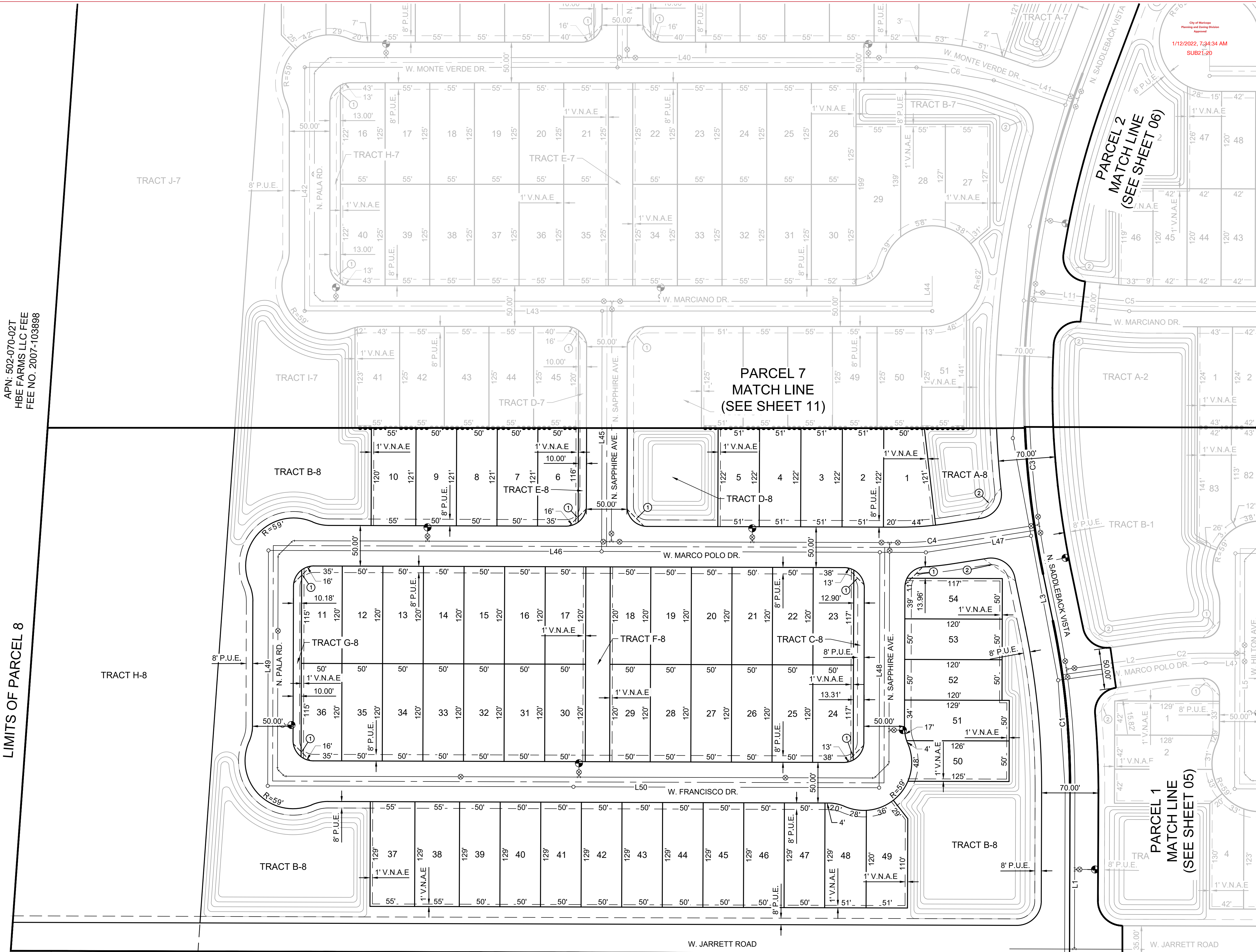
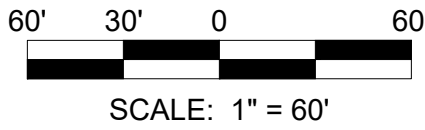
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4550 N. 12th Street, Phoenix, AZ, 85014, phone 602.264.6831, fax 602.264.0928, www.cvlci.com
Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



SHEET
12 OF 12

RECORD ID #

DATE: 8/31/2021



APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

LIMITS OF PARCEL 8

APN: 502-070-23A
PARK IT ENTERPRISES LLC
FEE NO. 2010-046834

LIMITS OF PARCEL 8

APN: 502-070-26E
SIMMONS, JACQUALINE DEE
FEE NO. 2018-032587

APN: 502-070-20B
KHALAZONIE
INVESTMENT LLC
FEE NO. 2005-168137

LEGAL DESCRIPTION

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPTING THERE FROM AN UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL GAS, OIL AND MINERAL RIGHTS, AS RESERVED IN INSTRUMENT RECORDED DOCKET 34, PAGE 442.

NOTES:

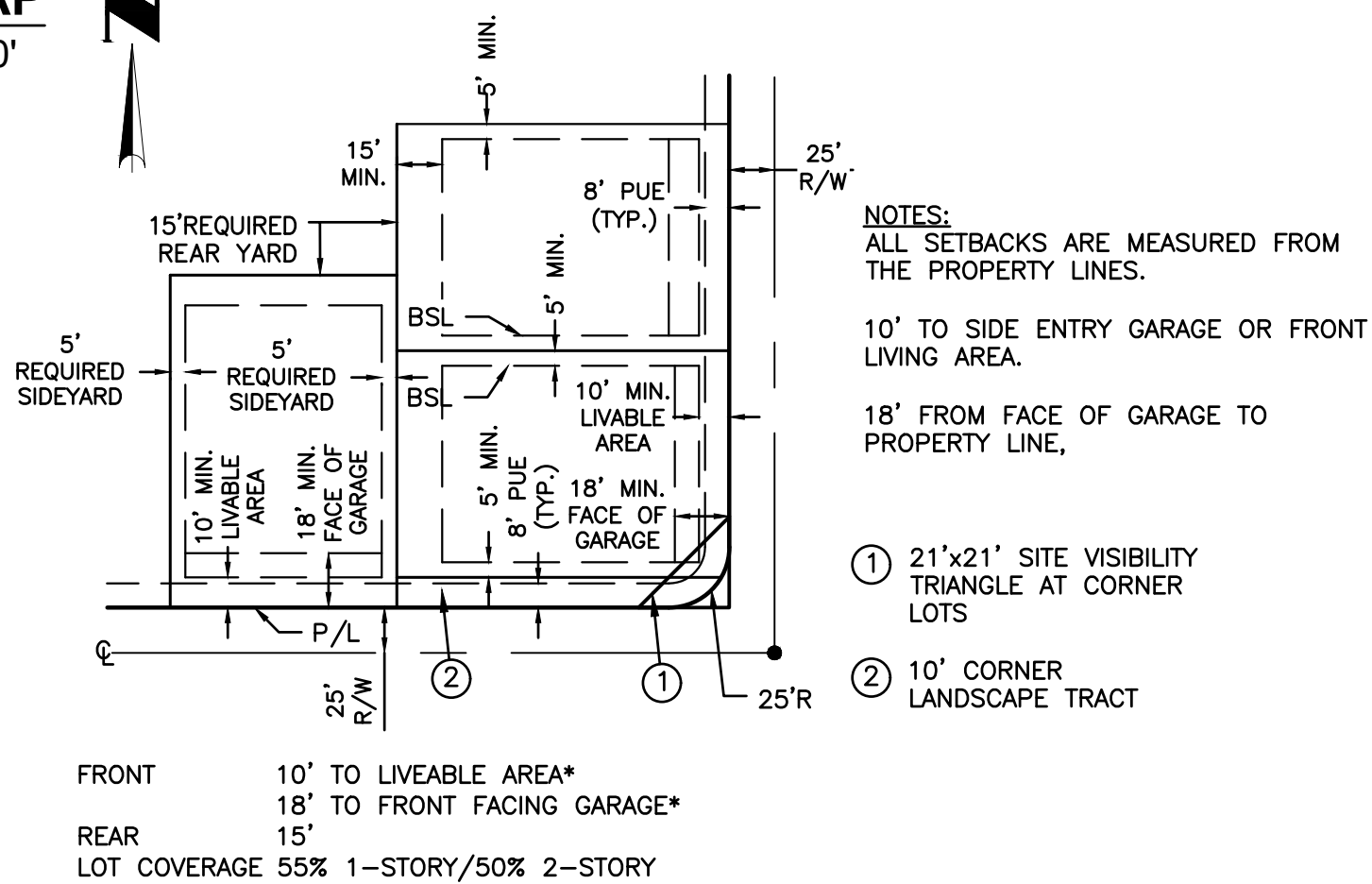
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE IRRIGATION FACILITY UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
- ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
- ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
- PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD-10-01).
- MAINTENANCE OF THE DRAINAGE CHANNEL WILL BE THE RESPONSIBILITY OF THE HOA PURSUANT TO THE INTERGOVERNMENTAL AND MAINTENANCE AGREEMENTS EXECUTED FOR THE PROPERTY.
- THE COMMUNITY WILL ADHERE TO THE CITY'S POOL DRAINAGE POLICY. PLACING LANDSCAPE DEBRIS ON THE CHANNEL EASEMENT AND OTHER MATERIALS, USE OF NON-AUTHORIZED VEHICLES WITHIN THE EASEMENT, AND DISTURBANCE OF THE SLOPES AND CHANNEL WITHOUT PERMISSION OF THE CITY AND THE HOA IS NOT PERMITTED.
- AREAS LISTED SUBJECT TO FINAL DETERMINATION DEPENDENT ON ROADWAY DESIGN WITH FINAL PLAT.

UTILITIES AND SERVICES:

WATER: GLOBAL WATER RESOURCES
WASTEWATER: GLOBAL WATER RESOURCES
ELECTRIC: ELECTRICAL DISTRICT NUMBER 3
GAS: SOUTHWEST GAS CORPORATION
FIRE: CITY OF MARICOPA FIRE DEPARTMENT
POLICE: CITY OF MARICOPA POLICE DEPARTMENT

PARCEL MAP

SCALE: 1" = 200'



TYPICAL LOT LAYOUT AND BUILDING SETBACKS

N.T.S.

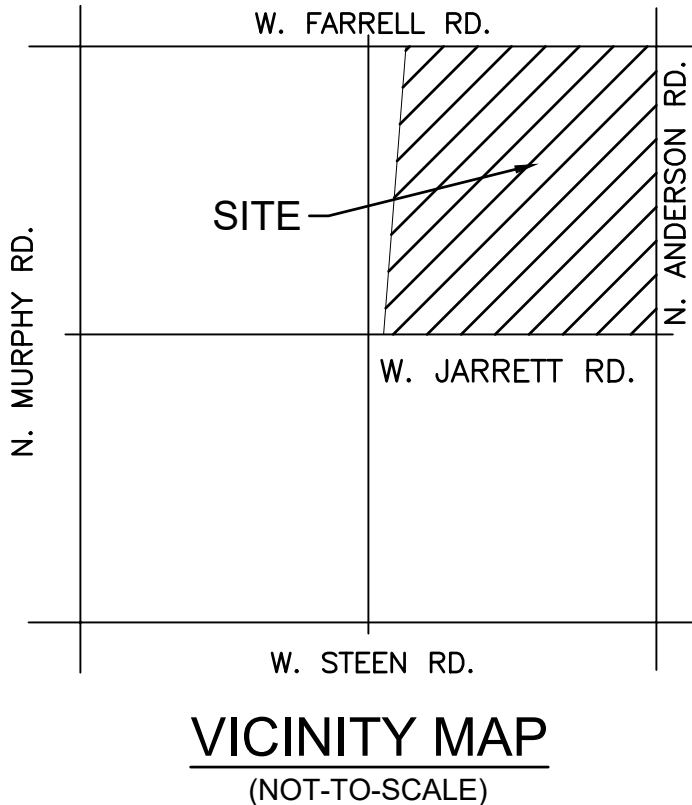
PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

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CRESCENT BAY LAND FUND 1, LLC
7377 EAST DOUBTREE RANCH ROAD
SUITE 260
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PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1" V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.F.E. (P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
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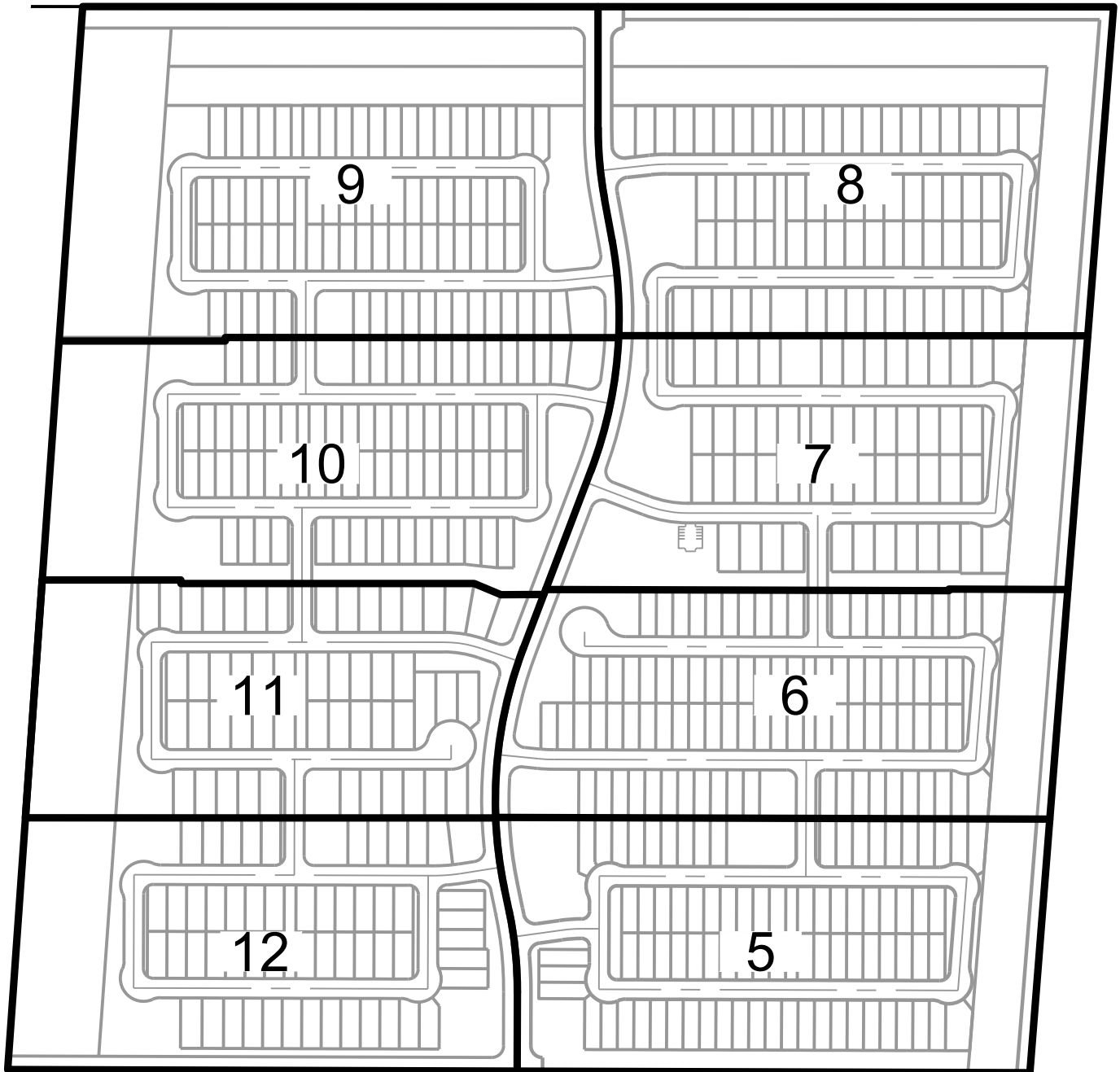
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SHEET
01 OF 12

RECORD ID #

DATE: 11/3/2021



SHEET INDEX MAP
N.T.S.

RED VALLEY RANCH - SITE DATA			
GROSS AREA	7,158,709 SF	164.34 AC	
NET AREA	6,771,130 SF	155.44 AC	
230' CANAL ROW	606,587 SF	13.93 AC	
DRAINAGE CHANNEL AREA	485,250 SF	11.14 AC	
TOTAL TRACT AREA* / GROSS O.S. %	41.04 AC	25%	
USEABLE O.S.** / USEABLE % OF GROSS O.S.	29.90 AC	73%	
TOTAL LOTS	544 LOTS		
APPROX. SMALLEST LOT AREA	5,003 SF		
APPROX. LARGEST LOT AREA	10,138 SF		
GROSS RESIDENTIAL DENSITY	3.31 DU/AC		
MAX LOT COVERAGE	55% 1-STORY/50% 2-STORY		
EXISTING ZONING	CR-3/PAD (PER PAD-10-01)		
LAND USE	SINGLE FAMILY RESIDENTIAL		
UNIT TYPE	SINGLE FAMILY DETACHED		
*O.S. EXCLUDES CANAL ROW. **USEABLE O.S. EXCLUDES DRAINAGE CHANNEL			
AREAS LISTED SUBJECT TO FINAL DETERMINATION DEPENDENT ON ROADWAY DESIGN WITH FINAL PLAT.			

RED VALLEY RANCH - PARCEL DATA							
PARCEL	PROPOSED LOT SIZE	PROPOSED YIELD	GROSS AREA (AC)	PROPOSED DENSITY	OPEN SPACE (AC)	O.S. %	
1	42' X 120' 55' X 120'	82 1	83	20.19	4.11	4.66	23%
2	42' X 120'	89	89	18.81	4.73	3.65	19%
3	55' X 125'	52	52	18.66	2.79	5.92	32%
4	50' X 120' 55' X 120'	64 2	66	24.51	2.69	9.04	37%
5	42' X 120'	76	76	26.59	2.86	7.87	30%
6	42' X 120'	73	73	19.99	3.65	4.23	21%
7	55' X 125'	51	51	16.85	3.03	2.12	13%
8	50' X 120' 55' X 120'	51 3	54	18.75	2.88	3.55	19%
TOTAL		544	544	164.34	3.31	41.04	25%

LOT MIX		
LOT WIDTH	PROPOSED YIELD	MIX %
42'	320	59%
50'	115	21%
55'	109	20%
TOTAL	544	100%

DEVELOPMENT STANDARDS***	
MIN. LOT AREA	5,000 SF
MIN. LOT WIDTH	42'
MIN. FRONT YARD SETBACK	18'/10**
MIN. SIDE YARD SETBACK	5' & 5'
MIN. REAR YARD SETBACK	15**
MIN. DISTANCE BETWEEN MAIN BUILDINGS	10'
MAX. BUILDING HEIGHT	30'
LOT COVERAGE	55% 1S/50% 2S
* 18' FROM FACE OF GARAGE TO PROPERTY LINE AND 10' TO SIDE ENTRY GARAGE/LIVING SPACE	
** FIREPLACE, CHIMNEYS, ARCHITECTURAL PROJECTIONS MAY EXTEND 2' INTO SETBACK AND PATIO COVER PROJECTIONS MAY EXTEND 5' INTO SETBACK.	
*** PER RED VALLEY RANCH PAD-10-01	

PARCEL 1 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,416
2	5,156
3	5,253
4	5,576
5	5,094
6	5,387
7	5,418
8	5,418
9	5,418
10	5,418
11	5,418
12	5,418
13	5,418
14	5,418
15	5,418
16	5,418
17	5,418
18	5,418
19	5,418
20	5,418
21	5,418
22	5,418
23	5,418
24	5,418
25	5,288
26	8,029
27	5,024
28	5,040
29	5,040
30	5,040
31	5,040
32	5,040
33	5,040
34	5,040
35	5,040
36	5,040
37	5,040
38	5,040
39	5,040
40	5,040
41	5,040
42	5,040
43	5,040
44	5,040
45	5,040
46	5,040
47	5,040
48	5,040
49	5,040
50	5,040
51	5,040
52	5,040

PARCEL 1 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
53	5,040
54	5,040
55	5,040
56	5,040
57	5,040
58	5,040
59	5,040
60	5,040
61	5,040
62	5,040
63	5,040
64	5,040
65	6,247
66	5,025
67	5,125
68	5,208
69	5,208
70	5,208
71	5,208
72	5,208
73	5,208
74	5,184
75	5,208
76	5,208
77	5,208
78	5,208
79	5,208
80	5,208
81	5,066
82	5,047
83	6,015

PARCEL 2 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,332
2	5,208
3	5,208
4	5,208
5	5,208
6	5,208
7	5,208
8	5,208
9	5,208
10	5,208
11	5,208
12	5,184
13	5,208
14	5,208
15	5,208
16	5,208
17	5,208
18	5,208
19	5,208
20	5,102
21	6,705
22	5,024
23	5,040
24	5,040
25	5,040
26	5,040
27	5,040
28	5,040
29	5,040
30	5,040
31	5,040
32	5,040
33	5,040
34	5,040
35	5,040
36	5,040
37	5,040
38	5,040
39	5,040
40	5,040
41	5,040
42	5,040
43	5,040
44	5,040
45	5,040
46	5,024
47	5,095
48	5,040
49	5,040
50	5,040
51	5,040
52	5,040

PARCEL 2 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
53	5,040
54	5,040
55	5,040
56	5,040
57	5,040
58	5,040
59	5,040
60	5,040
61	5,040
62	5,040
63	5,040
64	5,040
65	5,040
66	5,040
67	5,040
68	5,040
69	5,040
70	7,216
71	5,003
72	5,179
73	5,040
74	5,040
75	5,040
76	5,040
77	5,040
78	5,040
79	5,808
80	5,032
81	5,040
82	5,040
83	5,040
84	5,040
85	5,040
86	5,040
87	5,040
88	5,040
89	5,040

PARCEL 3 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,875
2	6,875
3	6,875
4	6,851
5	6,851
6	6,875
7	6,875
8	6,875
9	6,875
10	6,875
11	6,997
12	8,818
13	6,859
14	6,875
15	6,875
16	6,875
17	6,875
18	6,875
19	6,875
20	6,875
21	6,875
22	6,875
23	6,875
24	6,875
25	6,875
26	6,875
27	6,875
28	6,875
29	6,875
30	6,875
31	6,875
32	6,875
33	6,875
34	6,875
35	6,875
36	6,875
37	6,875
38	6,875
39	10,138
40	6,918
41	7,095
42	7,095
43	7,095
44	7,095
45	7,095
46	7,095
47	7,095
48	7,095
49	7,095
50	7,095
51	7,095
52	7,094

PARCEL 4 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,193
2	6,200
3	6,200
4	6,200
5	6,200
6	6,200
7	6,200
8	6,200
9	6,200
10	6,200
11	6,200
12	6,200
13	6,200
14	6,200
15	6,062
16	7,936
17	5,984
18	6,000
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	6,000
25	6,000
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	6,000
37	6,000
38	6,000
39	6,000
40	6,000
41	6,000
42	6,000
43	6,000
44	6,000
45	6,000
46	6,000
47	7,821
48	5,925
49	6,248
50	6,250
51	6,250
52	6,250

PARCEL 4 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
53	6,250
54	6,250
55	6,250
56	6,250
57	6,250
58	6,250
59	6,250
60	6,250
61	6,250
62	6,250
63	6,250
64	6,250
65	6,262
66	6,434

PARCEL 5 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,775
2	5,304
3	5,594
4	5,628
5	5,628
6	5,628
7	5,628
8	5,628
9	5,628
10	5,628
11	5,628
12	5,628
13	5,628
14	5,628
15	5,628
16	5,628
17	5,628
18	5,628
19	5,628
20	5,628
21	5,028
22	5,040
23	5,040
24	5,040
25	5,040
26	5,040
27	5,040
28	5,040
29	5,040
30	5,040
31	5,040
32	5,040
33	5,040
34	5,040
35	5,040
36	5,040
37	5,040
38	5,400
39	5,016
40	5,016
41	5,400
42	5,040
43	5,040
44	5,040
45	5,040
46	5,040
47	5,040
48	5,040
49	5,040
50	5,040
51	5,040
52	5,040

PARCEL 5 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
53	5,040
54	5,040
55	5,040
56	5,040
57	5,040
58	5,028
59	5,040
60	5,040
61	5,040
62	5,040
63	5,376
64	5,040
65	5,040
66	5,040
67	5,040
68	5,040
69	5,040
70	5,040
71	5,040
72	5,040
73	5,040
74	5,040
75	5,040
76	5,660

PARCEL 6 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,683
2	5,138
3	5,040
4	5,040
5	5,040
6	5,040
7	5,040
8	5,040
9	5,040
10	5,040
11	5,040
12	5,040
13	5,040
14	5,376
15	5,040
16	5,040
17	5,040
18	5,037
19	5,040
20	5,040
21	5,040
22	5,040
23	5,040
24	5,040
25	5,040
26	5,040
27	5,040
28	5,040
29	5,040
30	5,040
31	5,040
32	5,040
33	5,040
34	5,040
35	5,040
36	5,040
37	5,376
38	5,376
39	5,040
40	5,040
41	5,040
42	5,040
43	5,040
44	5,040
45	5,040
46	5,040
47	5,040
48	5,040
49	5,040
50	5,040
51	5,040
52	5,040

PARCEL 6 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
53	5,040
54	5,040
55	5,040
56	5,040
57	5,037
58	5,040
59	5,040
60	5,040
61	5,376
62	5,376
63	5,040
64	5,040
65	5,040
66	5,040
67	5,040
68	5,040
69	5,040
70	5,040
71	5,135
72	5,323
73	5,416

City of Phoenix
Planning and Building Division
Approved
11/12/2022, 7:34:34 AM
SUBP1-20

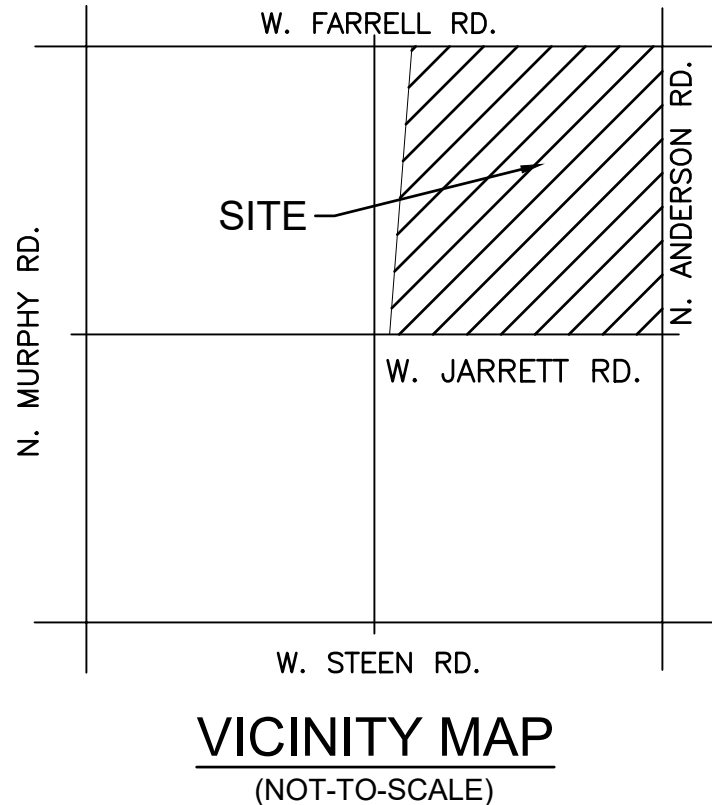
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Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

**SHEET
02 OF 12**

RECORD ID #

DATE: 11/3/2021

PARCEL 7 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	7,958
2	8,137
3	6,929
4	6,875
5	6,875
6	6,875
7	6,875
8	6,851
9	6,851
10	6,875
11	6,875
12	6,875
13	6,875
14	7,126
15	7,263
16	6,863
17	6,875
18	6,875
19	6,875
20	6,875
21	6,875
22	6,875
23	6,875
24	6,875
25	6,875
26	6,875
27	7,469
28	7,056
29	9,672
30	6,875
31	6,875
32	6,875
33	6,875
34	6,875
35	6,875
36	6,875
37	6,875
38	6,875
39	6,875
40	6,863
41	6,869
42	6,875
43	6,875
44	6,875
45	6,872
46	6,397
47	6,875
48	6,875
49	6,875
50	6,875
51	7,092

PARCEL 8 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,955
2	6,228
3	6,220
4	6,213
5	6,206
6	6,030
7	6,047
8	6,040
9	6,033
10	6,628
11	5,976
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,000
19	6,000
20	6,000
21	6,000
22	6,000
23	5,988
24	5,988
25	6,000
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	5,976
37	7,095
38	7,095
39	6,450
40	6,450
41	6,450
42	6,450
43	6,450
44	6,450
45	6,450
46	6,450
47	6,450
48	6,348
49	6,290
50	6,093
51	6,435
52	6,000
53	6,000
54	5,991

PARCEL 1 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-1	1.083	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-1	1.042	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-1	0.175	LANDSCAPE TRACT
TRACT D-1	0.165	LANDSCAPE TRACT
TRACT E-1	0.099	LANDSCAPE TRACT
TRACT F-1	0.118	LANDSCAPE TRACT
TRACT G-1	1.452	DRAINAGE CHANNEL
TRACT H-1	0.026	LANDSCAPE TRACT
TRACT I-1	0.504	LANDSCAPE TRACT

PARCEL 5 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-5	1.087	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-5	0.267	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-5	0.050	LANDSCAPE TRACT
TRACT D-5	0.092	LANDSCAPE TRACT
TRACT E-5	0.165	LANDSCAPE TRACT
TRACT F-5	0.264	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT G-5	0.025	LANDSCAPE TRACT
TRACT H-5	0.066	LANDSCAPE TRACT
TRACT J-5	1.017	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT K-5	4.192	EAST MAIN CANAL
TRACT L-5	2.451	ELECTRICAL EASEMENT
TRACT M-5	2.382	DRAINAGE CHANNEL

LINE TABLE		
NO.	LENGTH	BEARING
L1	202.84'	S00°10'26"W
L2	121.66'	N82°04'03"E
L3	59.16'	S11°47'25"E
L4	42.13'	N89°49'34"W
L5	290.00'	S00°10'26"W
L6	918.68'	N89°49'34"W
L7	290.83'	N04°29'46"E
L8	940.59'	N89°49'34"W
L9	298.00'	S00°10'26"W
L10	1080.52'	N89°49'34"W
L11	105.68'	S84°17'46"E
L12	290.83'	N04°29'46"E
L13	1024.04'	N89°49'34"W

LINE TABLE		
NO.	LENGTH	BEARING
L14	37.00'	N00°10'26"E
L15	337.46'	S00°00'54"W
L16	484.82'	S20°51'16"W
L17	164.14'	S69°08'44"E
L18	787.48'	S89°59'06"E
L19	300.92'	N04°29'46"E
L20	889.27'	S89°59'06"E
L21	303.00'	S00°00'54"W
L22	912.78'	S89°59'06"E
L23	290.89'	N04°29'46"E
L24	910.47'	S89°59'06"E
L25	128.07'	N83°44'17"E
L26	108.16'	S10°22'54"E

LINE TABLE		
NO.	LENGTH	BEARING
L27	310.07'	S00°00'54"W
L28	131.19'	S84°21'57"W
L29	945.02'	S89°59'06"E
L30	290.00'	N00°00'54"E
L31	904.00'	N89°59'06"W
L32	290.00'	N00°00'54"E
L33	290.00'	N00°00'54"E
L34	972.54'	N89°59'06"W
L35	290.00'	N00°00'54"E
L36	946.00'	S89°59'06"E
L37	290.00'	N00°00'54"E
L38	85.25'	N78°53'07"W
L39	344.51'	N00°00'54"E

LINE TABLE		
NO.	LENGTH	BEARING
L40	747.41'	S89°59'06"E
L41	100.10'	N71°05'45"W
L42	300.00'	N00°00'54"E
L43	766.91'	N89°59'06"W
L44	37.00'	N00°00'54"E
L45	296.24'	N00°10'26"E
L46	771.28'	N89°49'34"W
L47	104.78'	S81°03'10"W
L48	290.00'	N00°10'26"E
L49	290.00'	N00°10'26"E
L50	753.00'	N89°49'34"W

PARCEL 2 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-2	0.511	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-2	1.019	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-2	0.265	OPEN SPACE/LANDSCAPE TRACT/RETENTION/TOT LOT
TRACT D-2	0.026	LANDSCAPE TRACT
TRACT E-2	0.099	LANDSCAPE TRACT
TRACT F-2	0.122	LANDSCAPE TRACT
TRACT G-2	1.394	DRAINAGE CHANNEL
TRACT H-2	0.165	LANDSCAPE TRACT
TRACT I-2	0.026	LANDSCAPE TRACT
TRACT J-2	0.026	LANDSCAPE TRACT

PARCEL 6 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-6	0.252	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-6	1.490	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-6	0.050	LANDSCAPE TRACT
TRACT D-6	0.264	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT E-6	0.025	LANDSCAPE TRACT
TRACT F-6	0.165	LANDSCAPE TRACT
TRACT G-6	0.068	LANDSCAPE TRACT
TRACT H-6	1.919	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT I-6	3.284	EAST MAIN CANAL

PARCEL 3 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-3	1.893	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT B-3	1.228	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT C-3	0.172	LANDSCAPE TRACT
TRACT D-3	0.508	OPEN SPACE/LANDSCAPE TRACT/TRAILS
TRACT E-3	0.108	LANDSCAPE TRACT
TRACT F-3	0.117	LANDSCAPE TRACT
TRACT G-3	1.539	DRAINAGE CHANNEL
TRACT H-3	0.310	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT I-3	0.042	LANDSCAPE TRACT

PARCEL 7 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-7	0.195	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-7	0.523	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-7	0.260	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT D-7	0.026	LANDSCAPE TRACT
TRACT E-7	0.172	LANDSCAPE TRACT
TRACT F-7	0.026	LANDSCAPE TRACT
TRACT G-7	0.026	LANDSCAPE TRACT
TRACT H-7	0.069	LANDSCAPE TRACT
TRACT I-7	0.819	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT J-7	3.224	EAST MAIN CANAL

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	208.81'	1000.00'	011°57'51"	104.79'	208.43'	N05°48'29"W
C2	56.59'	400.00'	008°06'23"	28.34'	56.55'	S86°07'15"W
C3	626.73'	1100.00'	032°38'40"	322.13'	618.29'	S04°31'56"W
C4	63.68'	400.00'	009°07'16"	31.91'	63.61'	N85°36'48"E
C5	38.61'	400.00'	005°31'48"	19.32'	38.59'	S87°03'40"E
C6	98.90'	300.00'	018°53'21"	49.90'	98.46'	N80°32'26"W
C7	109.11'	300.00'	020°50'22"	55.17'	108.51'	S79°33'55"E
C8	599.69'	1100.00'	031°14'10"	307.50'	592.29'	N05°14'11"E
C9	77.49'	400.00'	011°05'59"	38.87'	77.37'	N84°26'07"W
C10	39.44'	400.00'	005°38'57"	19.74'	39.42'	N87°11'25"E
C11	43.82'	400.00'	006°16'37"	21.93'	43.80'	S86°52'36"W
C12	181.46'	1000.00'	010°23'48"	90.98'	181.21'	S05°11'00"E

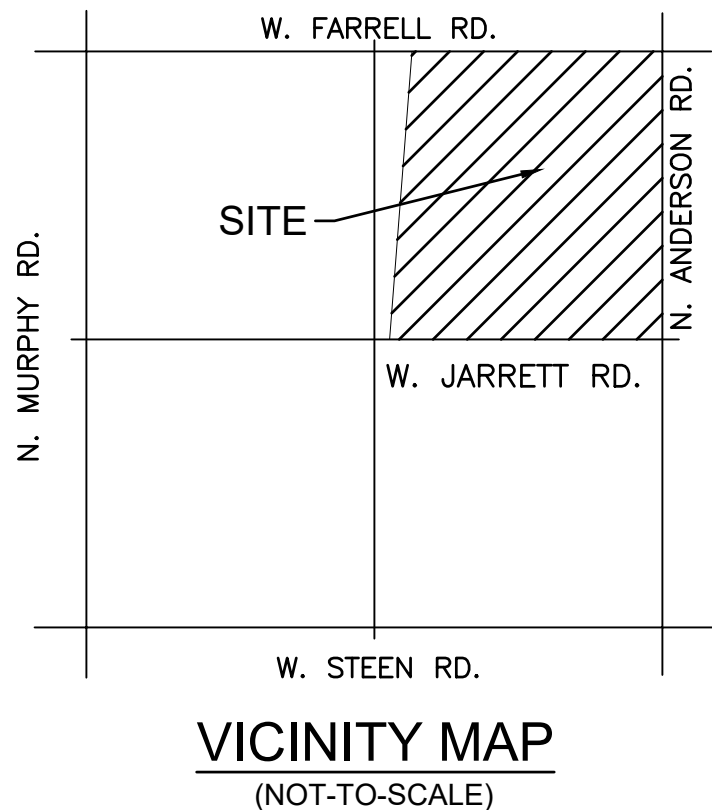
PARCEL 4 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-4	1.166	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT B-4	0.040	LANDSCAPE TRACT
TRACT C-4	0.263	OPEN SPACE/LANDSCAPE TRACT/RETENTION/AMENITY
TRACT D-4	0.165	LANDSCAPE TRACT
TRACT E-4	0.101	LANDSCAPE TRACT
TRACT F-4	0.114	LANDSCAPE TRACT
TRACT G-4	4.372	DRAINAGE CHANNEL
TRACT H-4	0.086	LANDSCAPE TRACT
TRACT I-4	0.180	LANDSCAPE TRACT
TRACT J-4	2.549	ELECTRICAL EASEMENT

PARCEL 8 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-8	0.221	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-8	2.718	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-8	0.066	LANDSCAPE TRACT
TRACT D-8	0.309	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT E-8	0.025	LANDSCAPE TRACT
TRACT F-8	0.165	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT G-8	0.050	LANDSCAPE TRACT
TRACT H-8	3.226	EAST MAIN CANAL

PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER	PROJECT MANAGER	CVL DESIGN TEAM
CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO



LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

AREAS LISTED SUBJECT TO FINAL DETERMINATION DEPENDENT ON ROADWAY
DESIGN WITH FINAL PLAT.

SHEET INDEX

SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE
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SHEET 03 - LOT AREA TABLE / TRACT TABLE
SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS SECTION DETAILS
SHEET 05 - 12 - PRELIMINARY PLAT



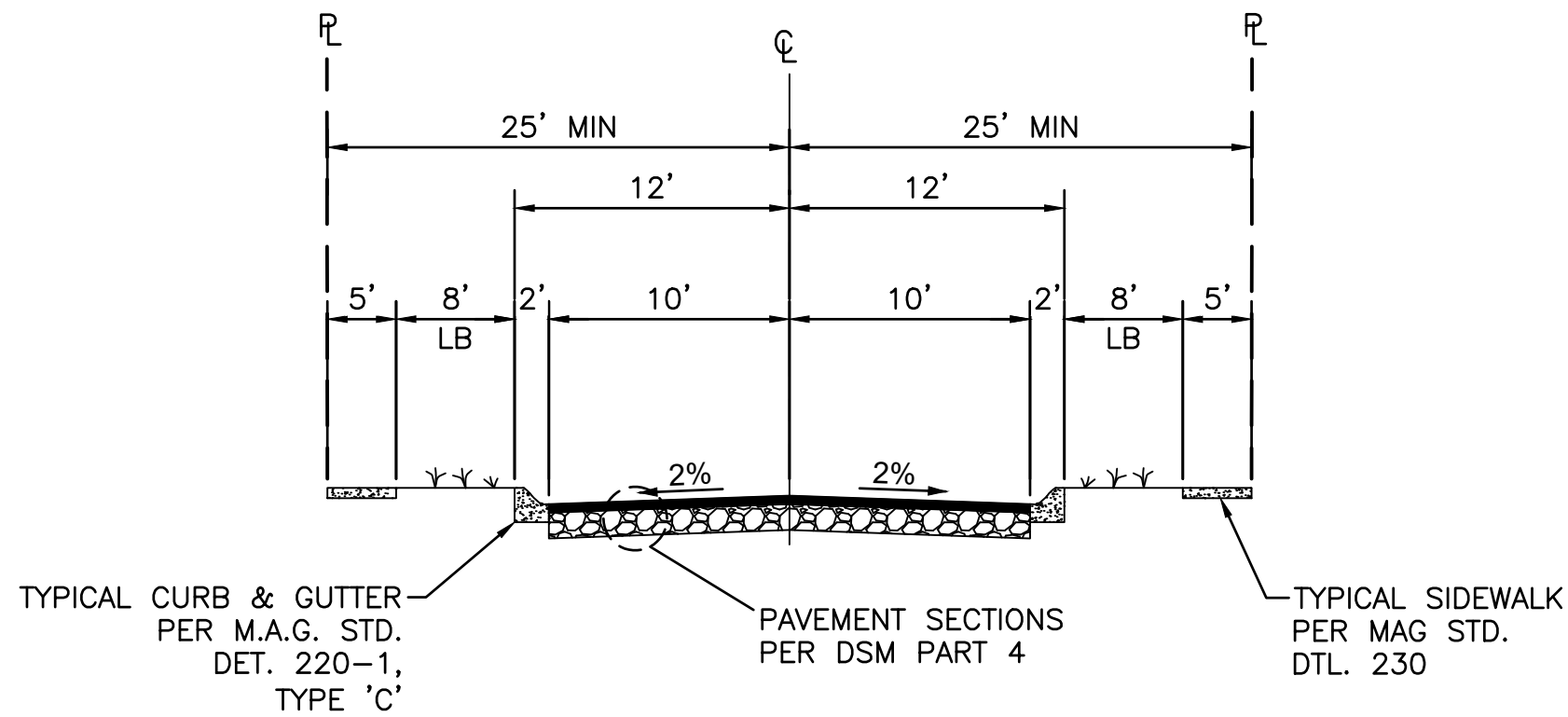
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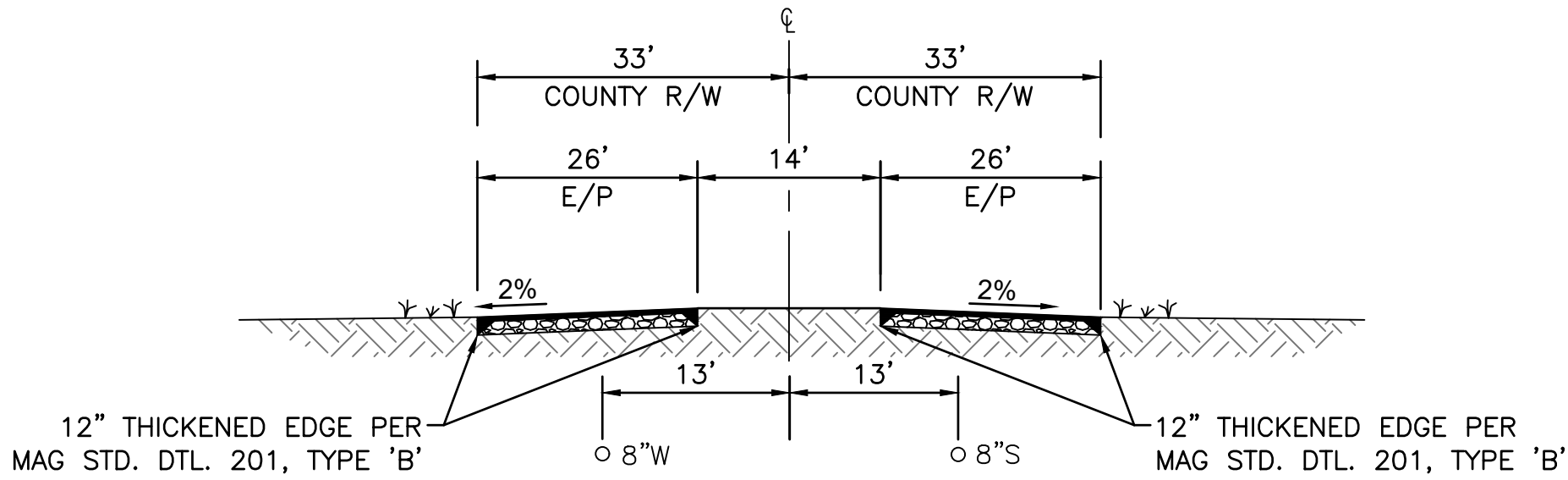
**SHEET
03 OF 12**

RECORD ID #

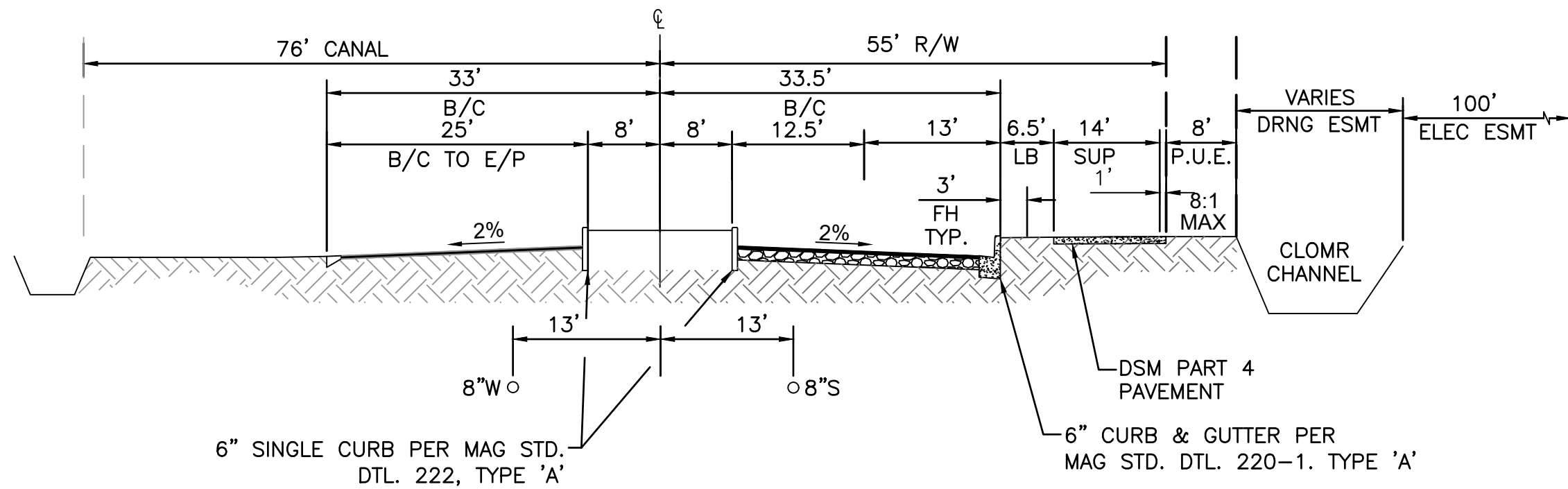
DATE: 11/3/2021



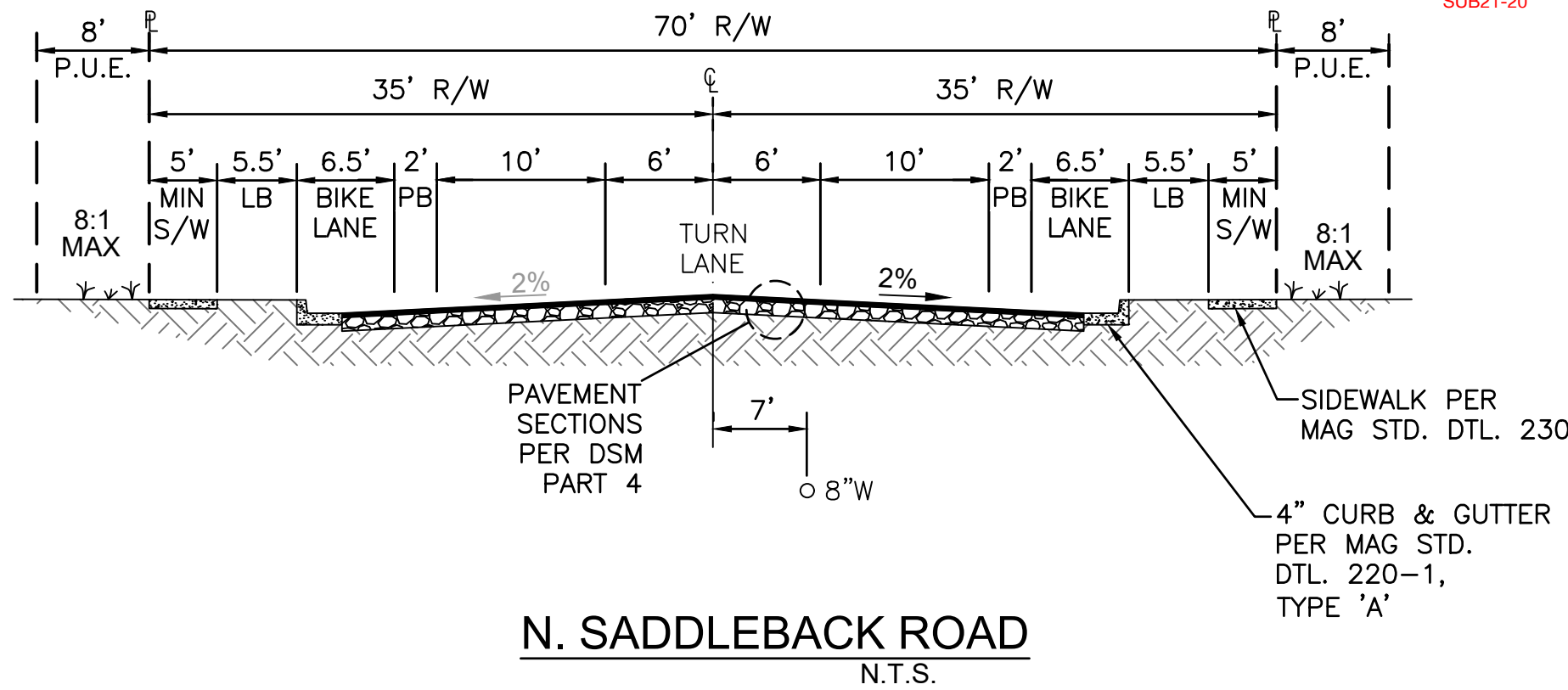
LOCAL STREET TYPICAL SECTION
N.T.S.



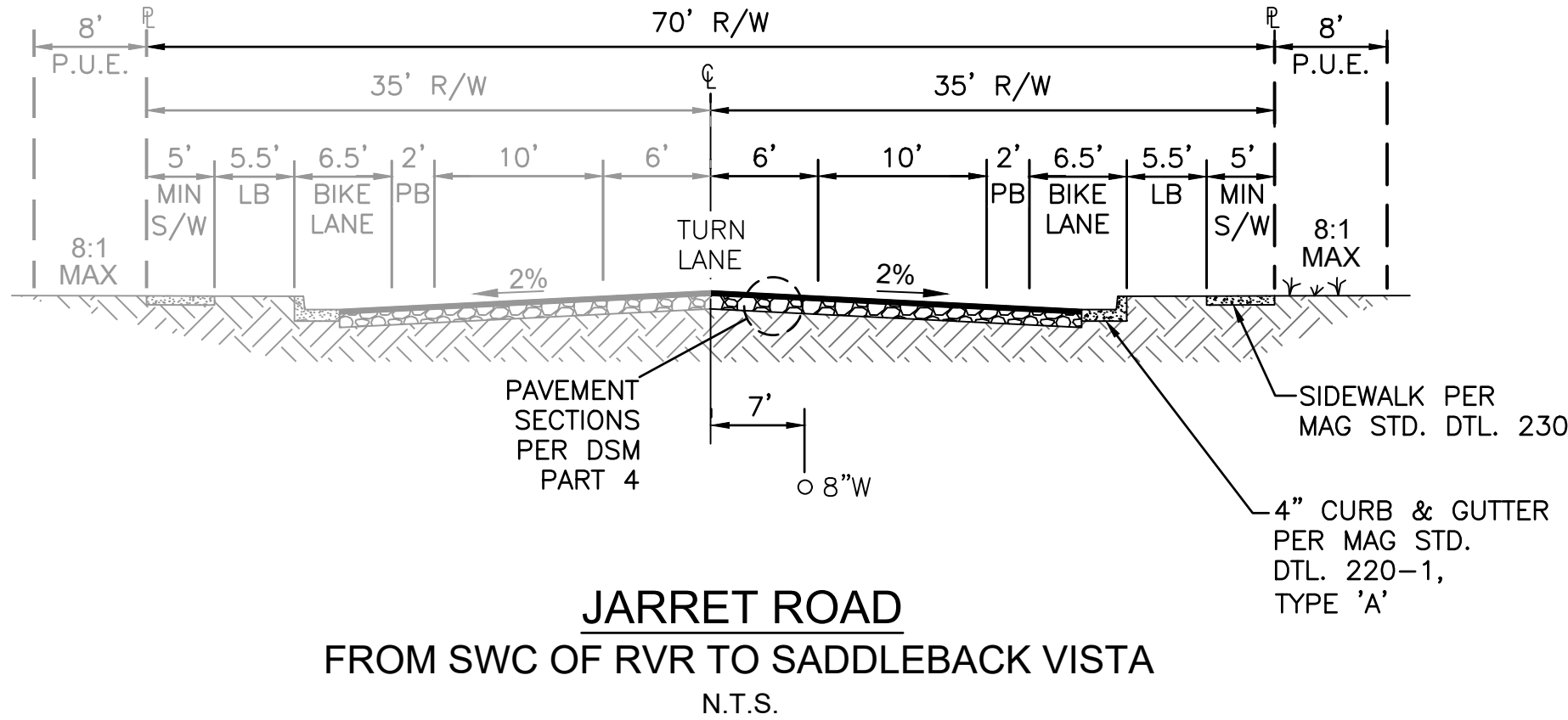
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N.T.S.



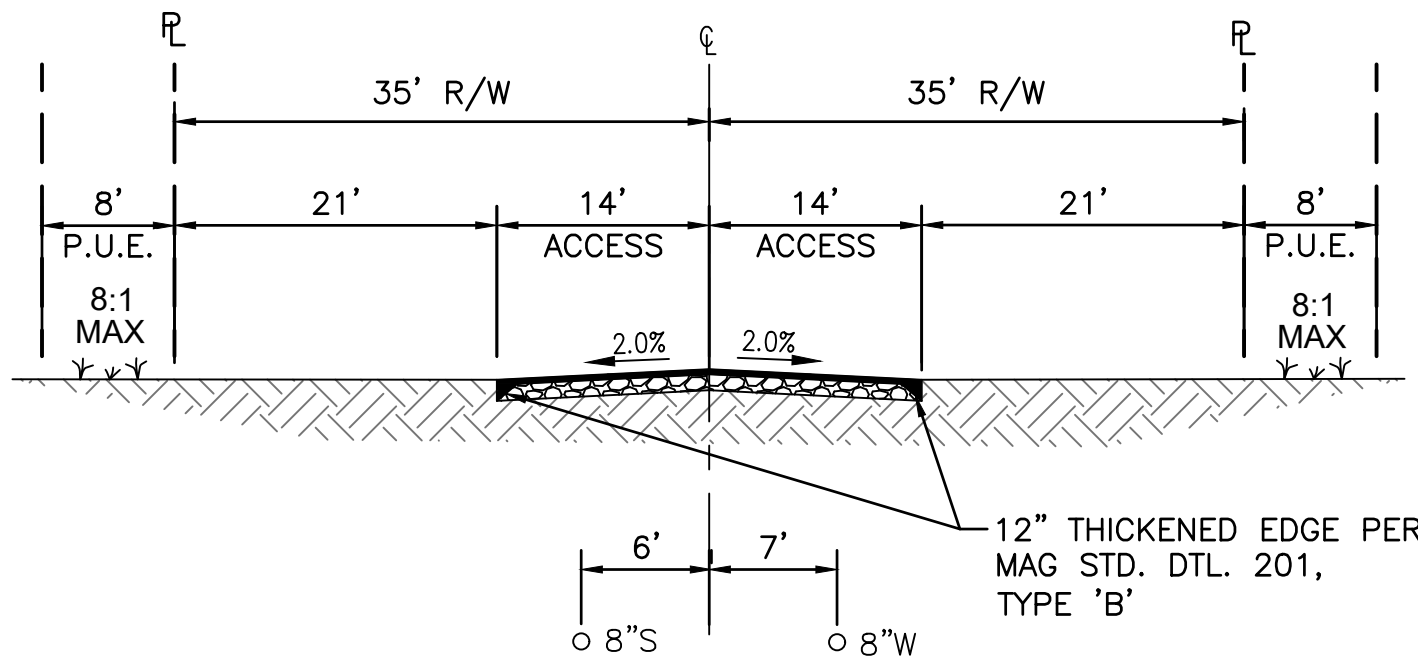
W. FARRELL ROAD STREET SECTION (NWC OF RVR TO N. SADDLEBACK VISTA)
N.T.S.



N. SADDLEBACK ROAD
N.T.S.



JARRET ROAD
FROM SWC OF RVR TO SADDLEBACK VISTA
N.T.S.

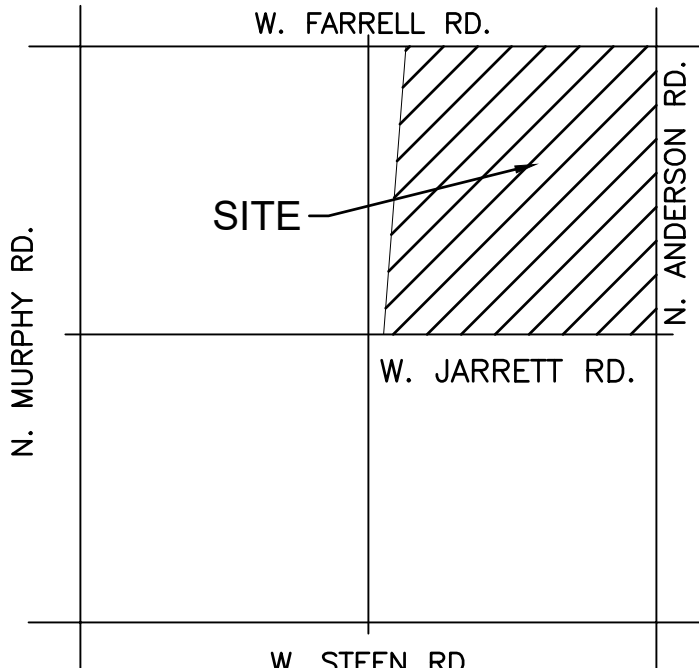


N. SADDLEBACK VISTA TYPICAL SECTION
N.T.S.

PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER	PROJECT MANAGER	CVL DESIGN TEAM
CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

PROPOSED LOTS	PROPOSED ROW	PROPOSED CENTER LINE	(S.V.T.) SIGHT VISIBILITY TRIANGLE	1' V.N.A.E.	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT	8' P.U.F.E.	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT	SEWER LINE	WATER LINE	FIRE HYDRANT
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SHEET INDEX

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SHEET 05 - 12 - PRELIMINARY PLAT



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SHEET
04 OF 12

RECORD ID #

DATE: 11/3/2021

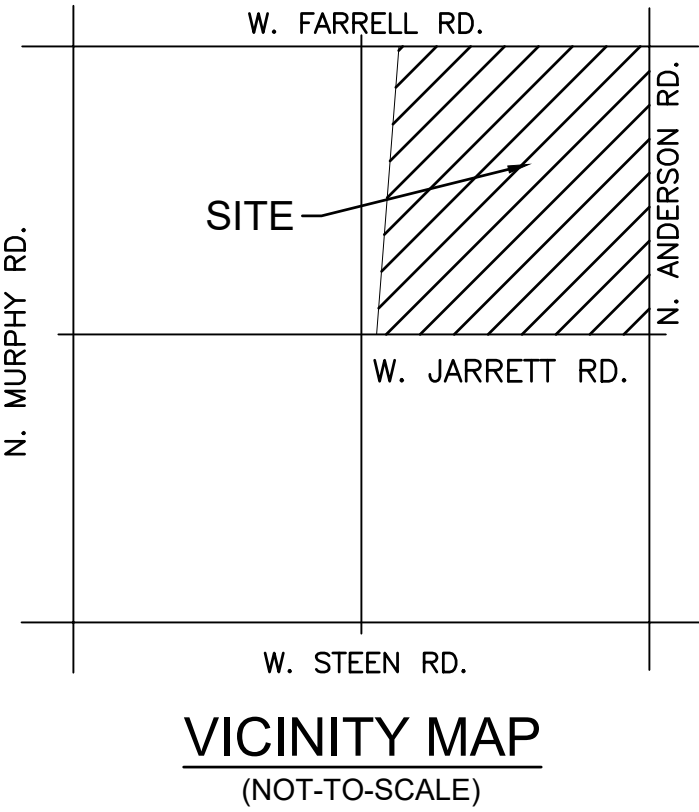
PRELIMINARY PLAT
FOR
RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER
CRESCENT BAY LAND FUND 1, LLC
7377 EAST DOUBTREE RANCH ROAD
SUITE 260
SCOTTSDALE, AZ 85258
CONTACT: GREGG N. WOLIN

PROJECT MANAGER
ACME DEVCO, LLC
10422 NORTH 43RD PLACE
PHOENIX, AZ 85028
PHONE: (480) 220-7393
CONTACT: KELLY HALL, AICP

CVL DESIGN TEAM
COE AND VAN LOO L.L.C.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - 1" V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - 8' P.U.F.E. (P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
 - INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
 - SEWER LINE
 - WATER LINE
 - FIRE HYDRANT

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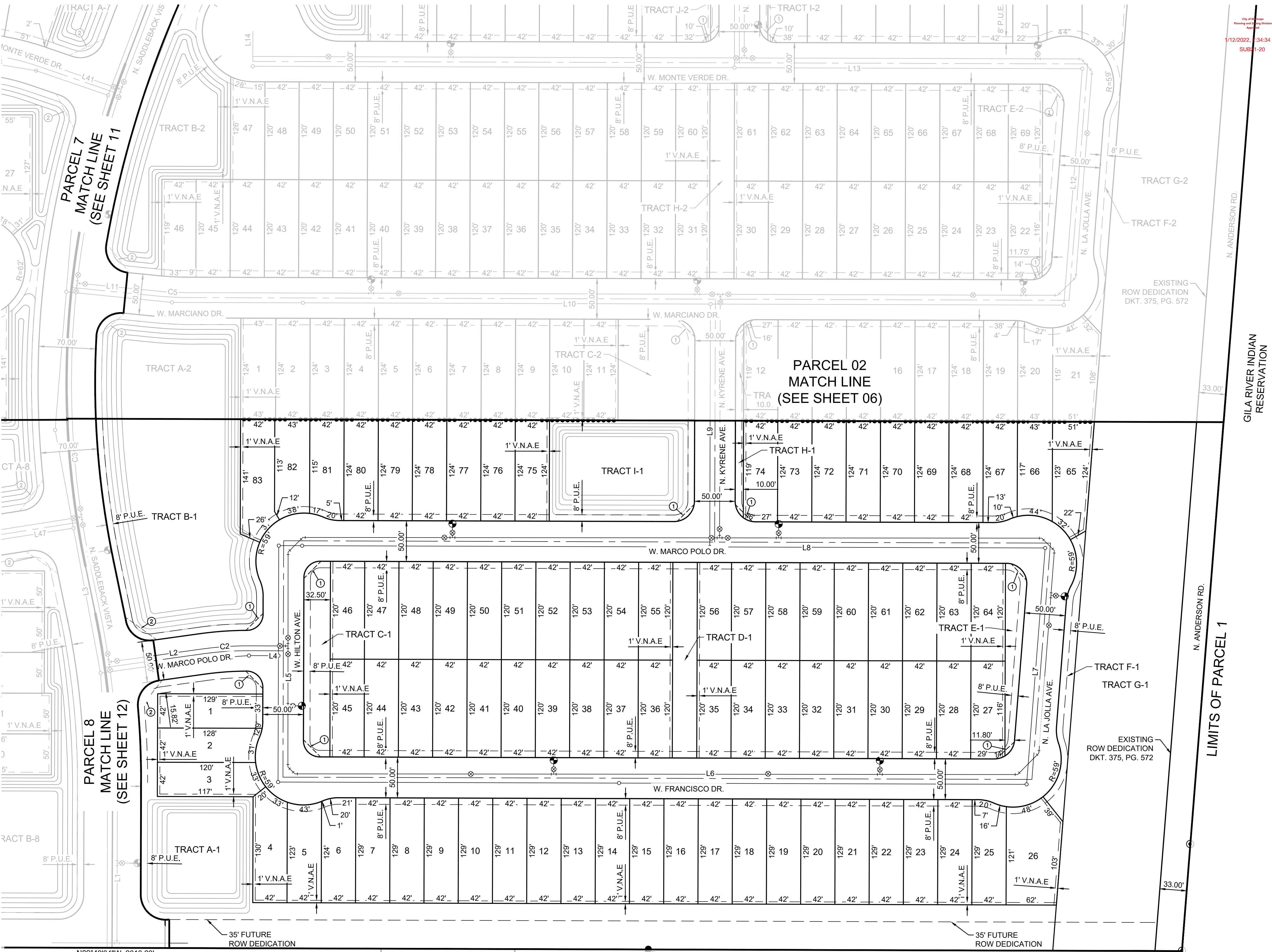


**SHEET
05 OF 12**

RECORD ID #

DATE: 11/3/2021

60' 30' 0 60'
SCALE: 1" = 60'



APN: 502-070-20B
KHALAZONIE
INVESTMENT LLC
FEE NO. 2005-168137

APN: 502-070-20D
LAY, JOY
FEE NO.
2018-053945

APN: 502-070-020F
ROJAS, PABLO C & EDNA
(NO DOC LISTED)

APN: 502-070-340
ALVARADO, JUAN ANGEL
(NO DOC LISTED)

APN: 502-070-18A
TORRES, LAURO
FEE NO. 2020-104517

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

W. FARRELL RD.

N. MURPHY RD.

W. JARRETT RD.

N. ANDERSON RD.

SITE

VICINITY MAP
(NOT-TO-SCALE)

N

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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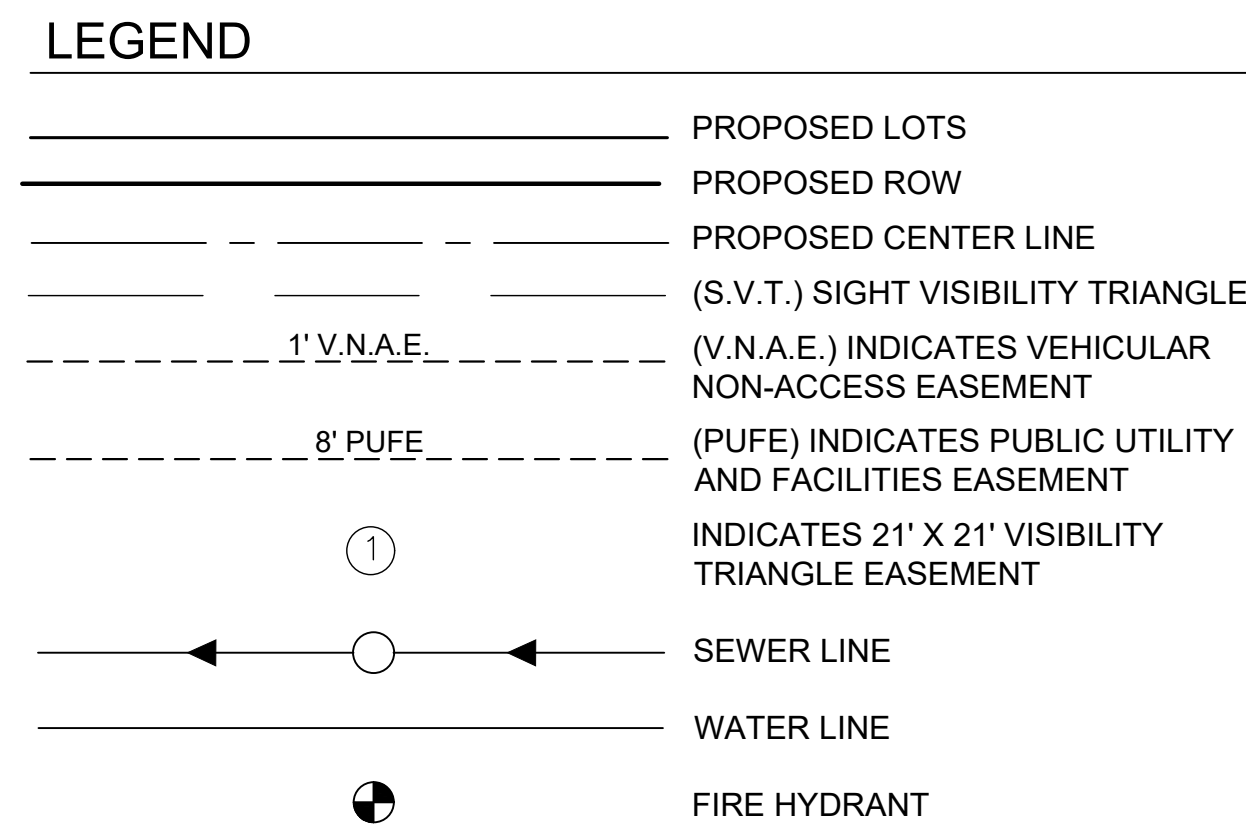
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DATE: 11/3/2021

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
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MERIDIAN, PINAL COUNTY, ARIZONA

<u>OWNER</u>	<u>PROJECT MANAGER</u>	<u>CVL DESIGN TEAM</u>
CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO



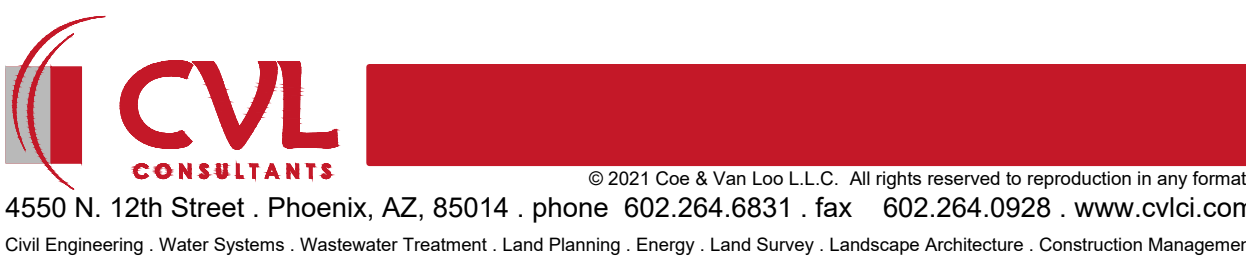
SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE /
DEVELOPMENT STANDARDS TABLE

SHEET 02 - LOT AREA TABLE

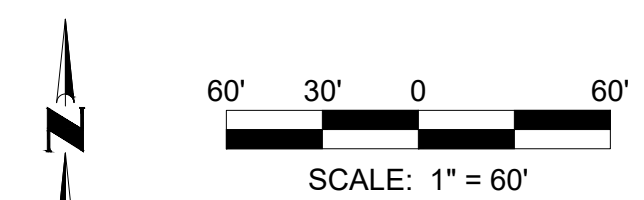
SHEET 03 - LOT AREA TABLE / TRACT TABLE

SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS
SECTION DETAILS

SHEET 05 - 12 - PRELIMINARY PLAT



DATE: 11/3/2021



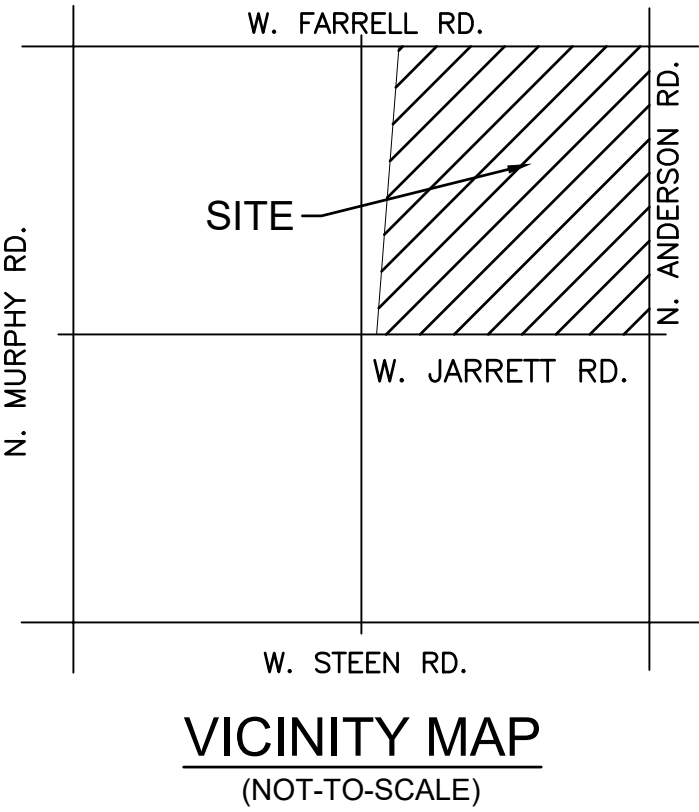
APN: 502-030-16A
VOLKSWAGEN OF AMERICA
DBA VORELCO INC

City of Maricopa
Planning and Zoning Division
Approved
1/12/2022, 7:34:34 AM
SUB21-20

PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO
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LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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**SHEET
08 OF 12**

RECORD ID #

DATE: 11/3/2021



60' 30' 0 60'
SCALE: 1" = 60'

LIMITS OF PARCEL 4

GILA RIVER INDIAN RESERVATION

LIMITS OF PARCEL 4

GILA RIVER INDIAN RESERVATION

PARCEL 3
MATCH LINE
(SEE SHEET 07)

PARCEL 5
MATCH LINE
(SEE SHEET 09)

PARCEL 6
MATCH LINE
(SEE SHEET 10)

N:\010231201\CADD\Preliminary\PS PRE PLAT.dwg

City of Meritago
Planning and Zoning Division
Approved
1/12/2022, 7:34:34 AM
SUB21-20

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

W. FARRELL RD.

N. MURPHY RD.

SITE

W. JARRETT RD.

W. STEEN RD.

N. ANDERSON RD.

VICINITY MAP
(NOT-TO-SCALE)

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	8' P.U.F.E. (P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

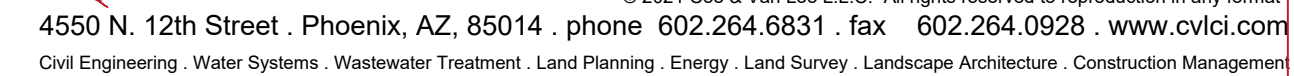
SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE /
DEVELOPMENT STANDARDS TABLE

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SHEET 03 - LOT AREA TABLE / TRACT TABLE

SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS
SECTION DETAILS

SHEET 05 - 12 - PRELIMINARY PLAT



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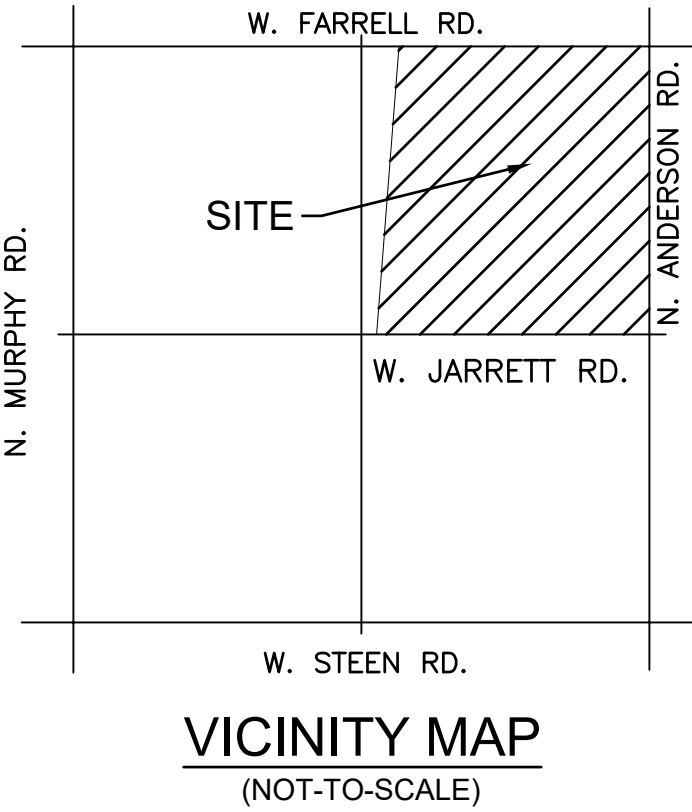
TE: 11/3/2021



PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO
--	--	--



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21" X 21" VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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**SHEET
10 OF 12**

RECORD ID #

DATE: 11/3/2021

60' 30' 0' 60'
SCALE: 1" = 60'



APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

LIMITS OF PARCEL 6

N04°02'21"E 2727.43'

N:\01023101\CADD\Preliminary\PS PRE PLAT.dwg

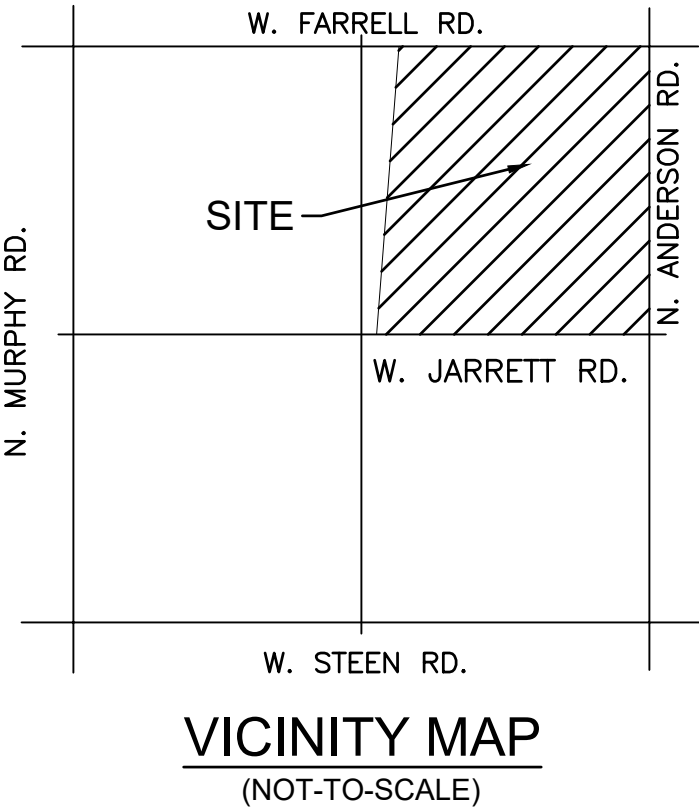
PRELIMINARY PLAT
FOR
RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER
CRESCENT BAY LAND FUND 1, LLC
7377 EAST DOUBTREE RANCH ROAD
SUITE 260
SCOTTSDALE, AZ 85258
CONTACT: GREGG N. WOLIN

PROJECT MANAGER
ACME DEVCO, LLC
10422 NORTH 43RD PLACE
PHOENIX, AZ 85028
PHONE: (480) 220-7393
CONTACT: KELLY HALL, AICP

CVL DESIGN TEAM
COE AND VAN LOO L.L.C.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
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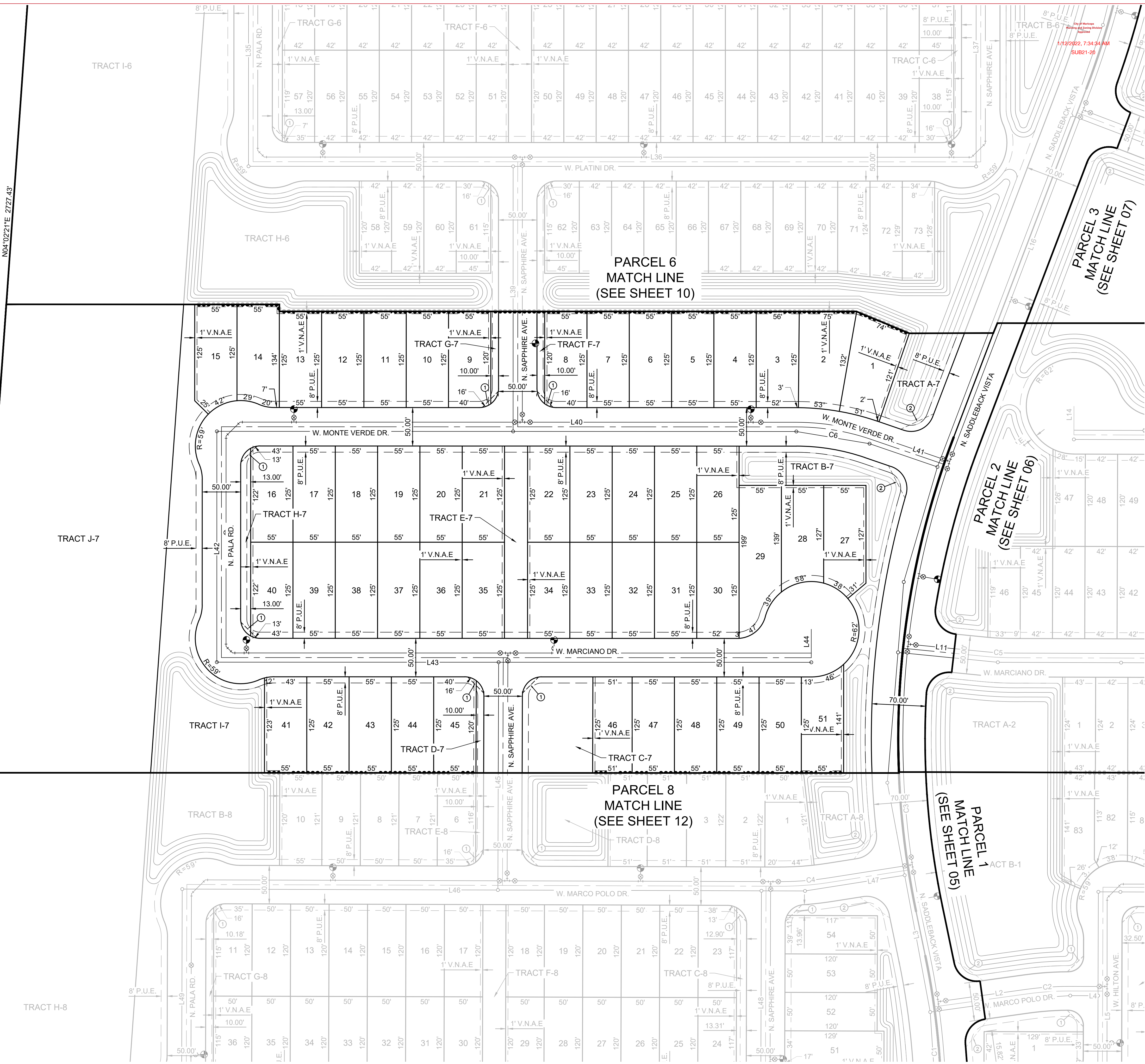
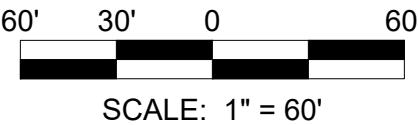
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**SHEET
11 OF 12**

RECORD ID #

DATE: 11/3/2021



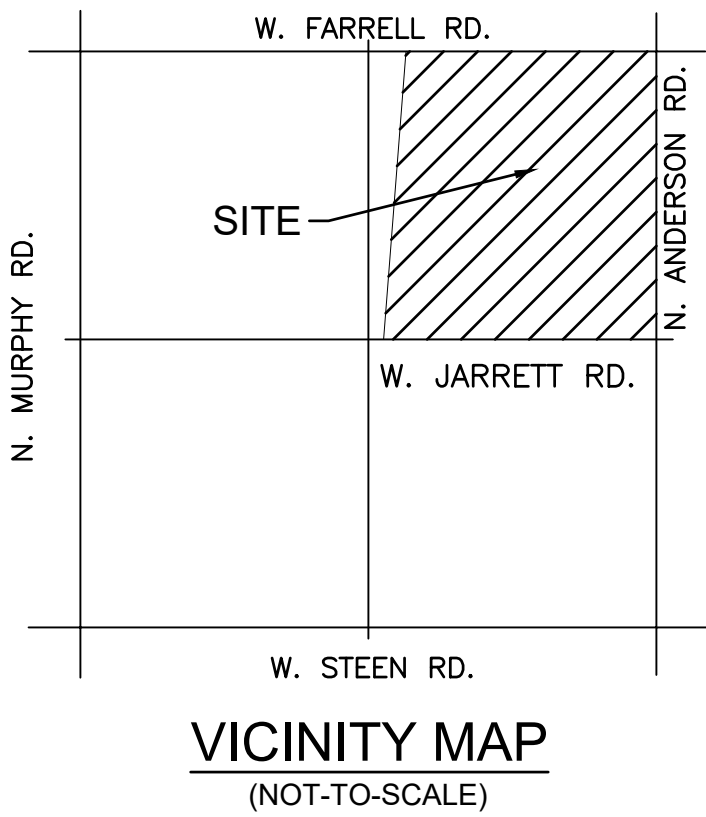
APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

LIMITS OF PARCEL 7

PRELIMINARY PLAT FOR RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER CRESCENT BAY LAND FUND 1, LLC 7377 EAST DOUBTREE RANCH ROAD SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 NORTH 43RD PLACE PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4972 CONTACT: ALEX CARAVEO
--	--	--



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE (S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.F.E.) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
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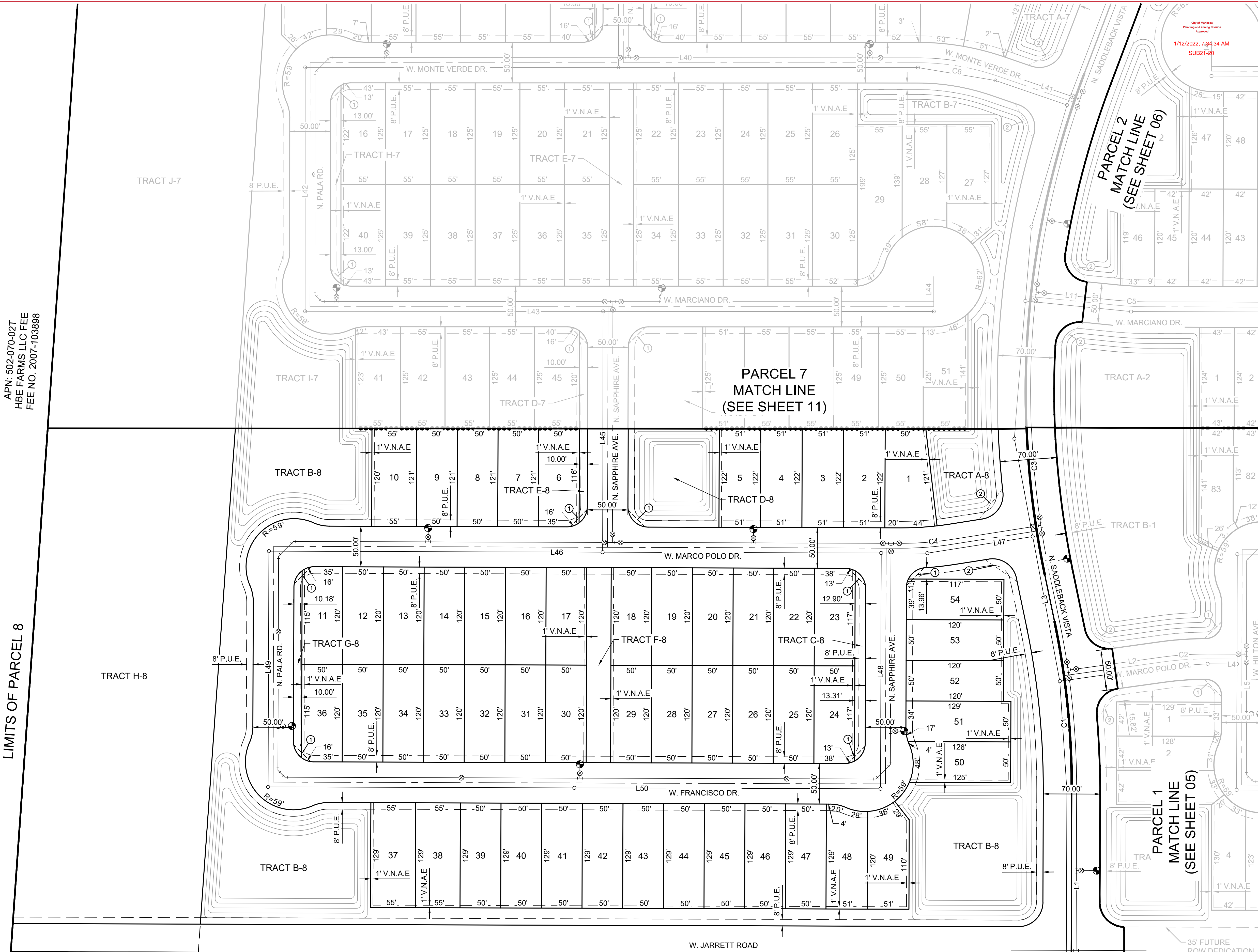


**SHEET
12 OF 12**

RECORD ID #

DATE: 11/3/2021

60' 30' 0 60'
SCALE: 1" = 60'



APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

LIMITS OF PARCEL 8

APN: 502-070-23A
PARK IT ENTERPRISES LLC
FEE NO. 2010-046834

LIMITS OF PARCEL 8

APN: 502-070-26E
SIMMONS, JACQUALINE DEE
FEE NO. 2018-032587

APN: 502-070-20B
KHALAZONIE
INVESTMENT LLC
FEE NO. 2005-168137