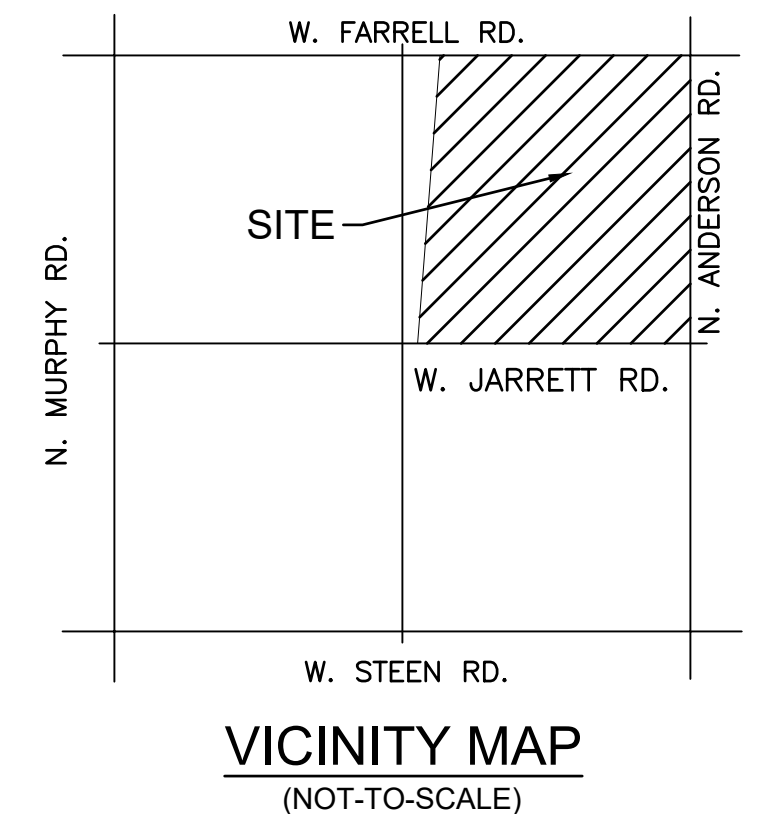


GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE  
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, PINAL COUNTY, ARIZONA

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



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

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

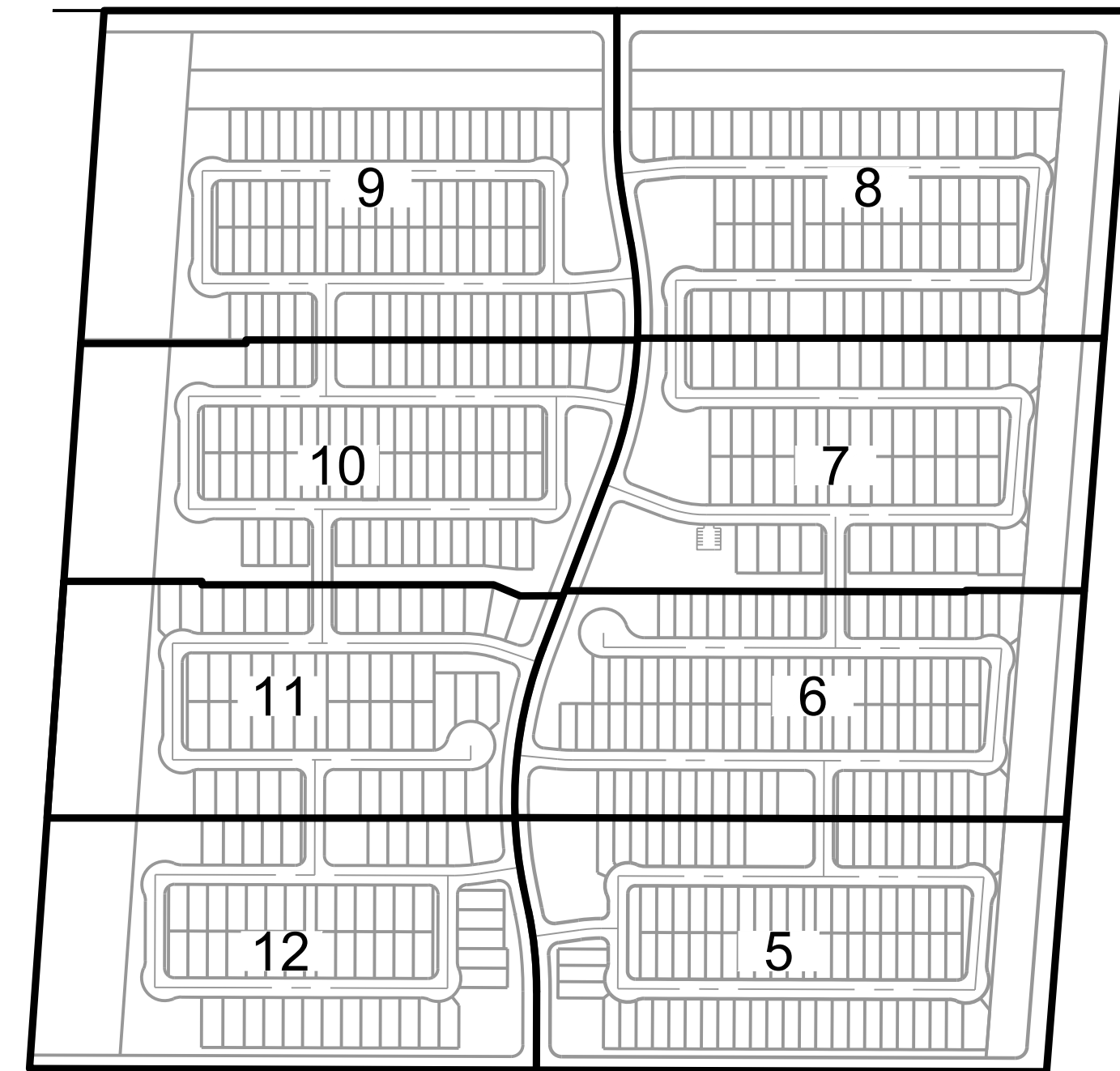
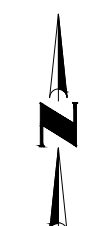
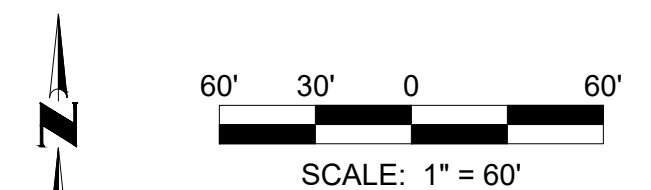


4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . [www.cvlci.com](http://www.cvlci.com)  
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RECORD ID #

DATE: 6/9/2021



**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. %         | 55.42 AC                  | 34%       |
| USEABLE O.S.* / USEABLE % OF GROSS O.S. | 44.28 AC                  | 80%       |
| 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    |           |
| *DRAINAGE CHANNEL AREA NOT INCLUDED     |                           |           |

| 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'        | 82 | 83             | 20.19           | 4.11             | 4.68            | 23%    |
|                                | 55' X 120'        |    |                |                 |                  |                 |        |
| 2                              | 42' X 120'        | 89 | 89             | 18.81           | 4.73             | 3.66            | 19%    |
| 3                              | 55' X 125'        | 52 | 52             | 18.66           | 2.79             | 6.23            | 33%    |
| 4                              | 50' X 120'        | 64 | 66             | 24.51           | 2.69             | 9.04            | 37%    |
|                                | 55' X 120'        | 2  |                |                 |                  |                 |        |
| 5                              | 42' X 120'        | 76 | 76             | 26.59           | 2.86             | 12.18           | 46%    |
| 6                              | 42' X 120'        | 73 | 73             | 19.99           | 3.65             | 7.52            | 38%    |
| 7                              | 55' X 125'        | 51 | 51             | 16.85           | 3.03             | 5.34            | 32%    |
| 8                              | 50' X 120'        | 51 | 54             | 18.75           | 2.88             | 6.78            | 36%    |
|                                | 55' X 120'        | 3  |                |                 |                  |                 |        |
| TOTAL                          |                   |    | 544            | 164.34          | 3.31             | 55.42           | 34%    |

| LOT MIX      |                |             |
|--------------|----------------|-------------|
| LOT WIDTH    | PROPOSED YIELD | MIX %       |
| 42'          | 320            | 59%         |
| 50'          | 115            | 21%         |
| 55'          | 109            | 20%         |
| <b>TOTAL</b> | <b>544</b>     | <b>100%</b> |

| 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                                                                                                   |               |



SCALE: 1" = 200'

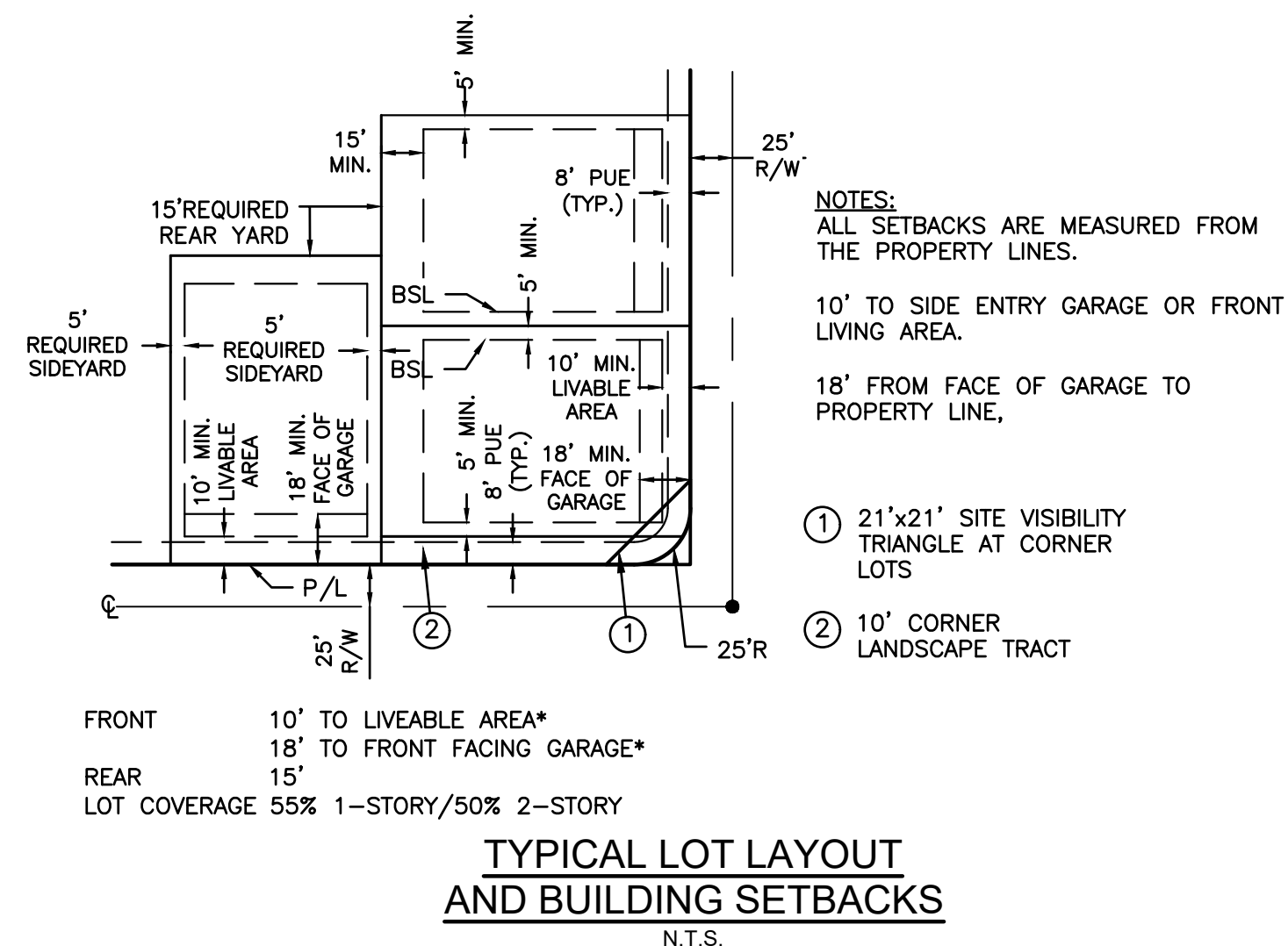
SCALE: 1" = 200'

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.

1. THE IMPROVEMENTS SHOWN ON THIS PLAN WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE OVERHEAD UTILITY LINE UNDER-GROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. 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.
3. ALL RETENTION BASINS SHALL BE DESIGNED TO DRAIN WITHIN 36 HOURS OF STORM EVENT.
4. ALL STREETS TO BE PUBLIC & MAINTAINED BY CITY OF MARICOPA.
5. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD-10-01).

|             |                                    |
|-------------|------------------------------------|
| 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 |



TYPICAL LOT LAYOUT  
AND BUILDING SETBACKS  
N.T.S.

| PARCEL 1<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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                    |

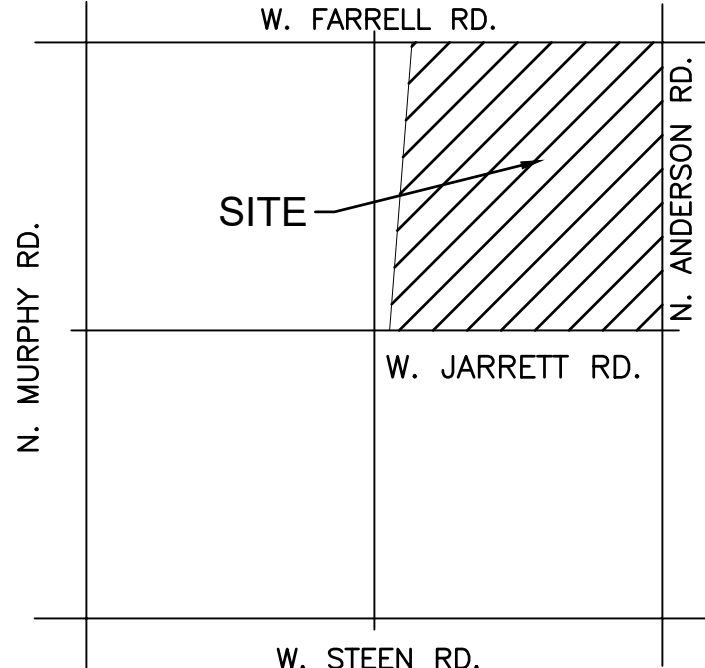
# PRELIMINARY PLAT FOR RED VALLEY RANCH

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.
- (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  
02 OF 12**  
RECORD ID #  
DATE: 6/9/2021

| PARCEL 6<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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                    |

| PARCEL 7<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>LOT AREA<br>TABLE |                          |
|-------------------------------|--------------------------|
| LOT #                         | AREA<br>(SQUARE<br>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<br>(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 4 TRACT AREA TABLE |                 |                                              |
|---------------------------|-----------------|----------------------------------------------|
| TRACT                     | AREA<br>(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 7 TRACT AREA TABLE |                 |                                      |
|---------------------------|-----------------|--------------------------------------|
| TRACT                     | AREA<br>(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 2 TRACT AREA TABLE |                 |                                              |
|---------------------------|-----------------|----------------------------------------------|
| TRACT                     | AREA<br>(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 5 TRACT AREA TABLE |                 |                                              |
|---------------------------|-----------------|----------------------------------------------|
| TRACT                     | AREA<br>(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                             |

| PARCEL 8 TRACT AREA TABLE |                 |                                      |
|---------------------------|-----------------|--------------------------------------|
| TRACT                     | AREA<br>(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                      |

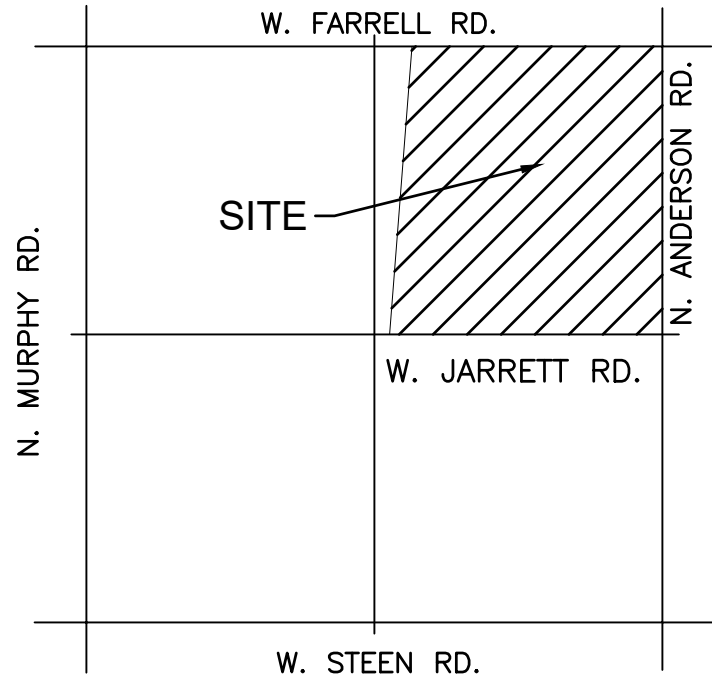
| PARCEL 3 TRACT AREA TABLE |                 |                                              |
|---------------------------|-----------------|----------------------------------------------|
| TRACT                     | AREA<br>(ACRES) | DESCRIPTION                                  |
| TRACT A-3                 | 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 6 TRACT AREA TABLE |                 |                                      |
|---------------------------|-----------------|--------------------------------------|
| TRACT                     | AREA<br>(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                      |

# 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

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



VICINITY MAP  
(NOT-TO-SCALE)

## LEGEND

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

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SHEET 05 - 12 - PRELIMINARY PLAT



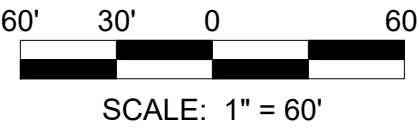
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SHEET  
03 OF 12

RECORD ID #

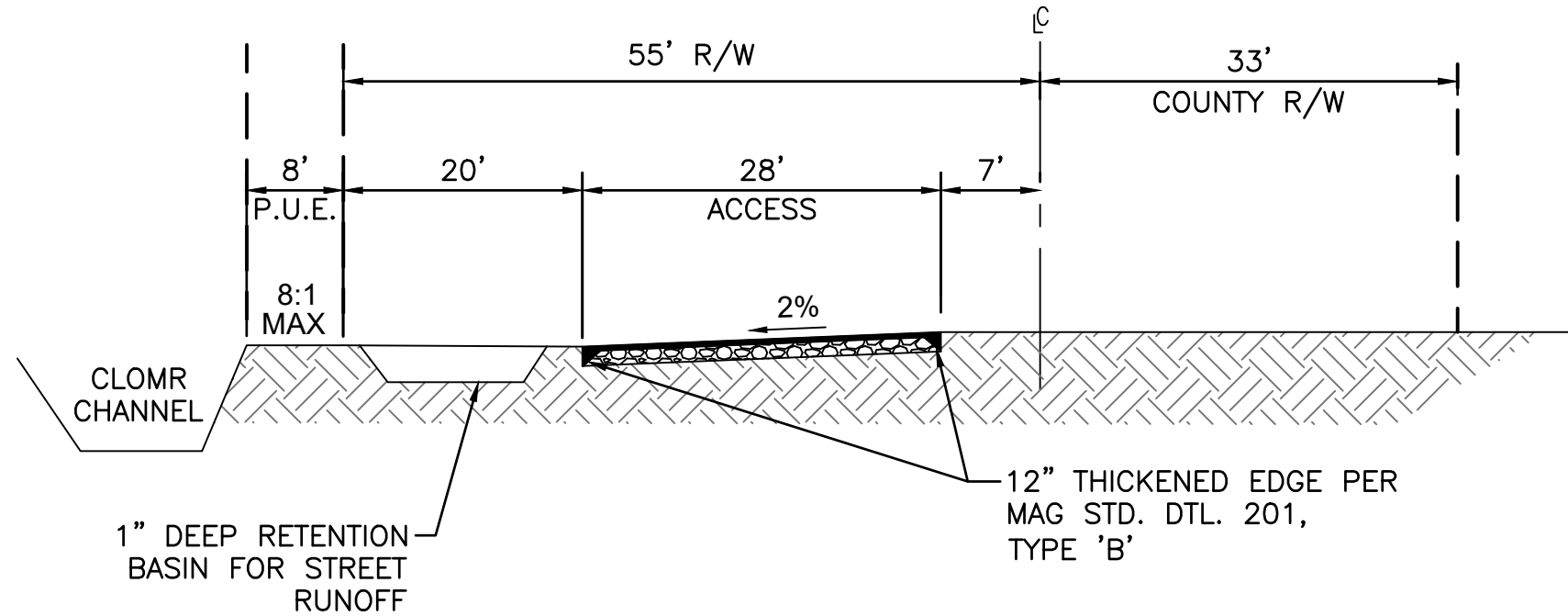
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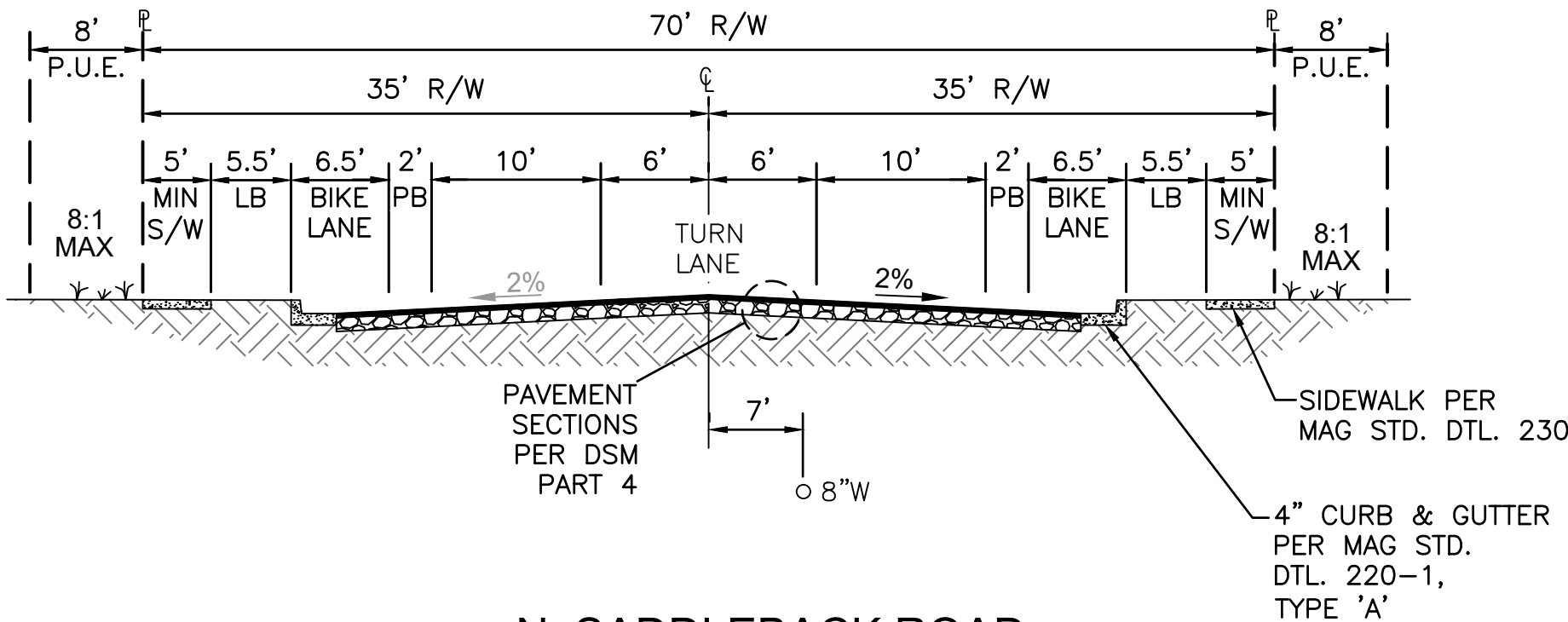
| LINE TABLE |          |             |
|------------|----------|-------------|
| NO.        | LENGTH   | BEARING     |
| L1         | 202.84'  | S00°10'26"W |
| L2         | 121.66'  | N82°04'03"E |
| L3         | 59.16'   | S11°47'25"E |
| L4         | 42.13'   | N89°49'34"W |
| L5         | 290.00'  | 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 |
| 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 |

| LINE TABLE |         |             |
|------------|---------|-------------|
| NO.        | LENGTH  | BEARING     |
| L26        | 108.16' | S10°22'54"E |
| 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 |
| 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 |

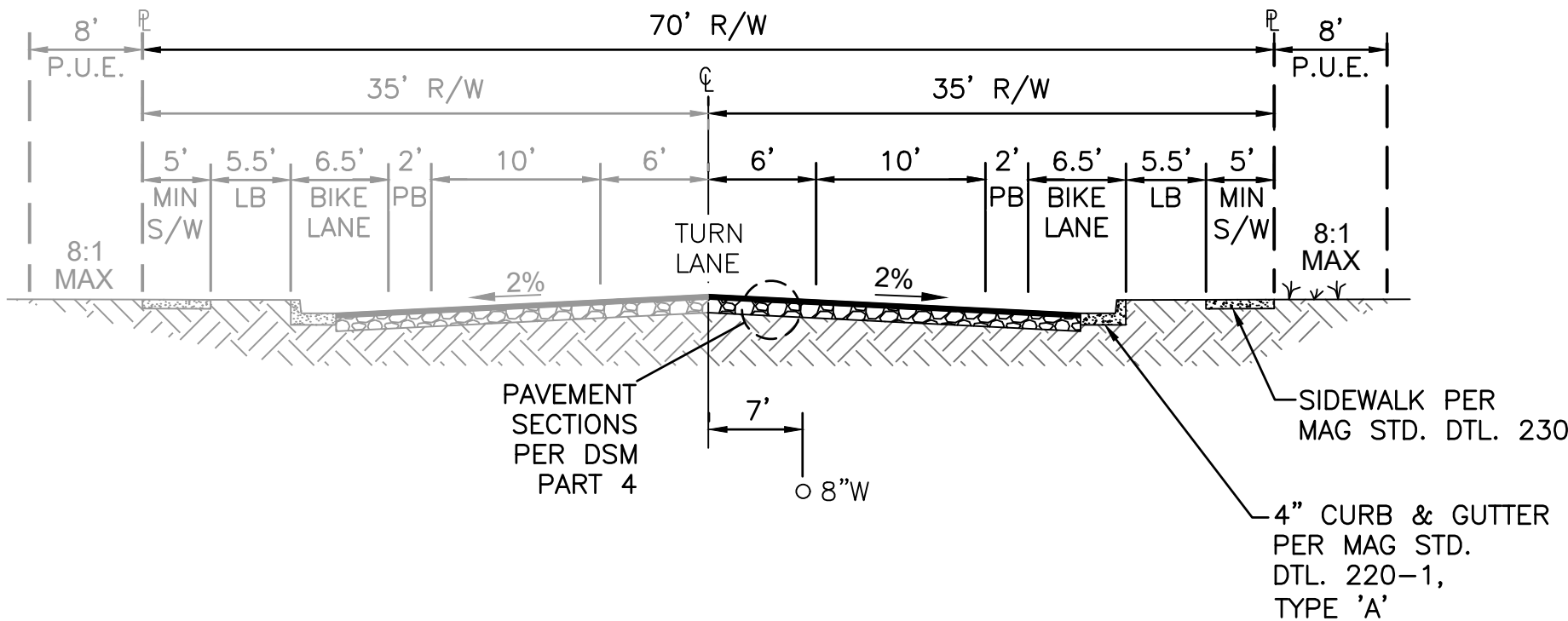
| CURVE TABLE |         |          |            |         |         |               |
|-------------|---------|----------|------------|---------|---------|---------------|
| NO.         | LENGTH  | RADIUS   | DELTA      | TANGENT | CHORD   | CHORD-BEARING |
| C1          | 208.81' | 1000.00' | 011°57'51" | 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   |



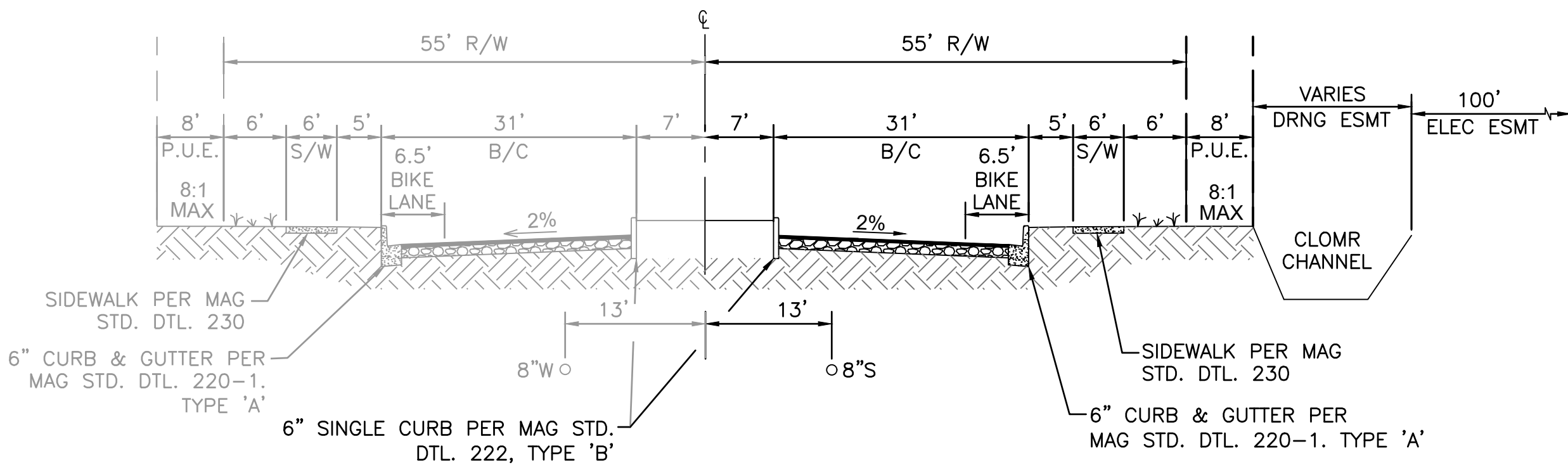
N. ANDERSON ROAD STREET SECTION  
N.T.S.



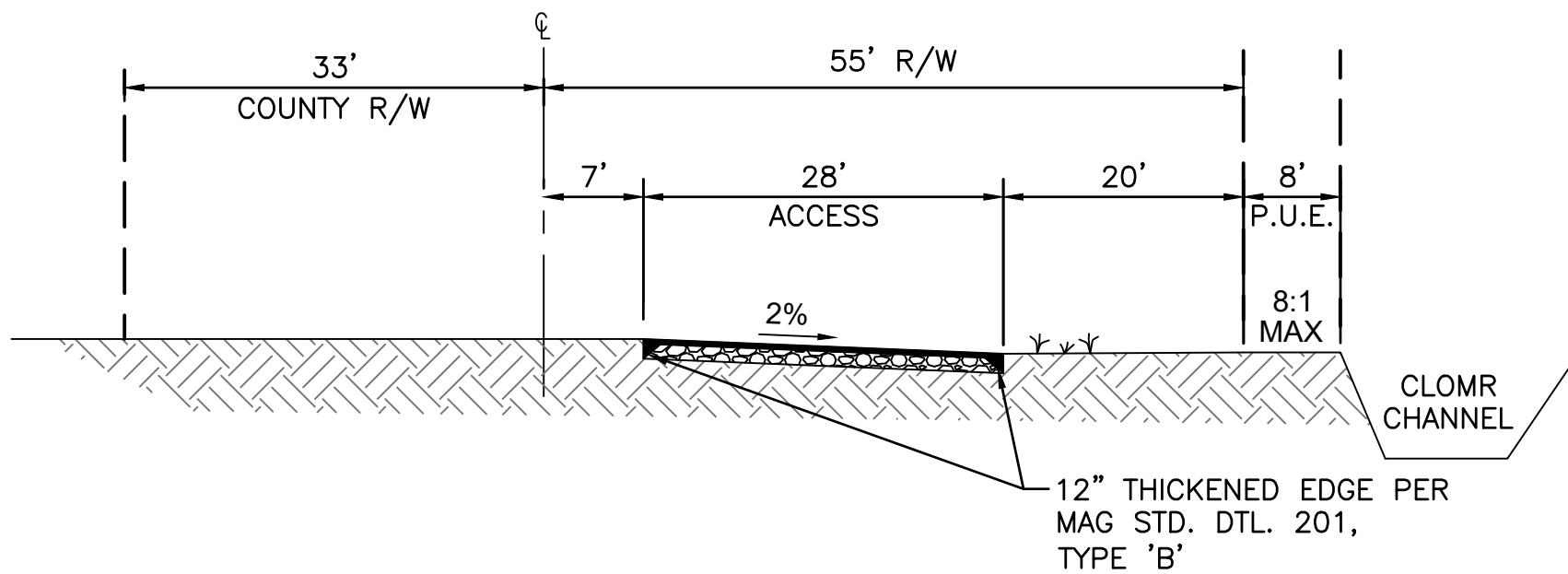
N. SADDLEBACK ROAD  
N.T.S.



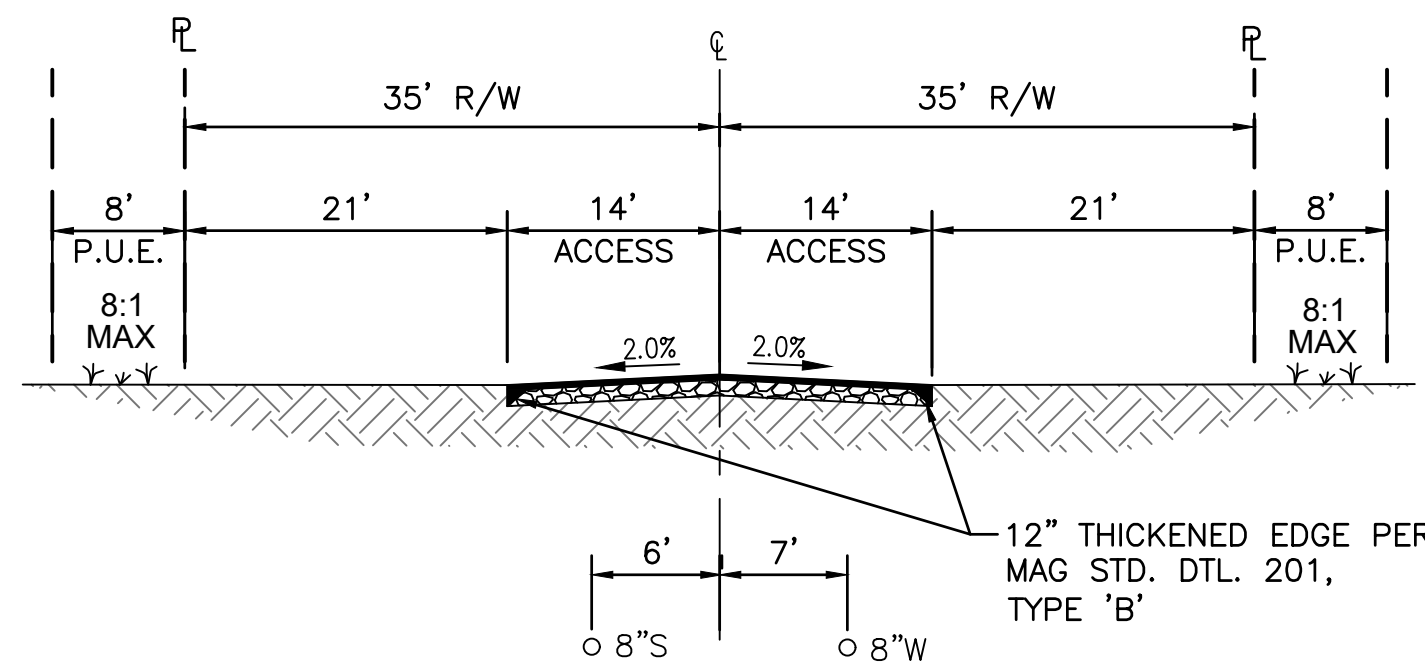
JARRET ROAD  
N.T.S.



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



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

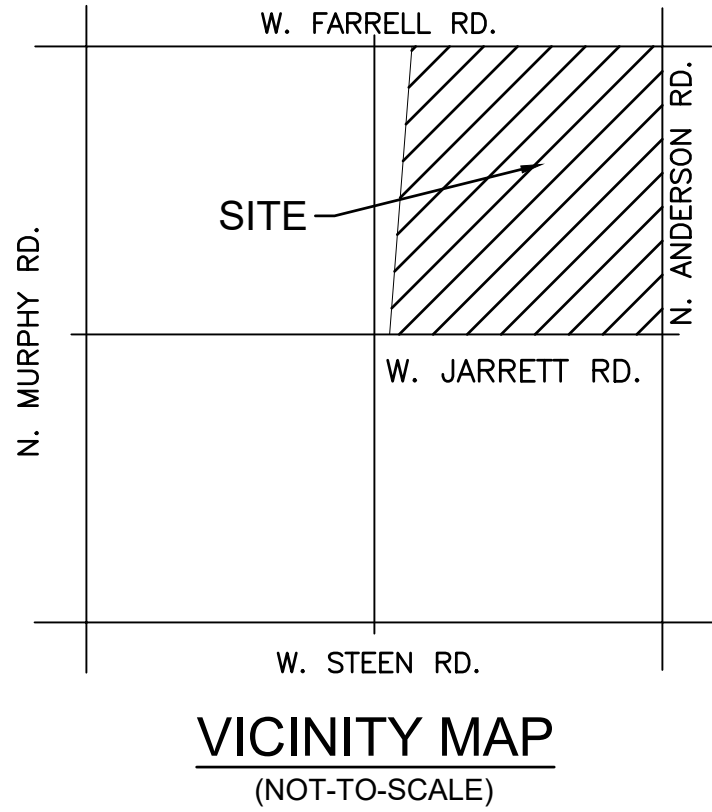


N. SADDLEBACK VISTA TYPICAL SECTION  
N.T.S.

# 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

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

RECORD ID #

DATE: 6/9/2021

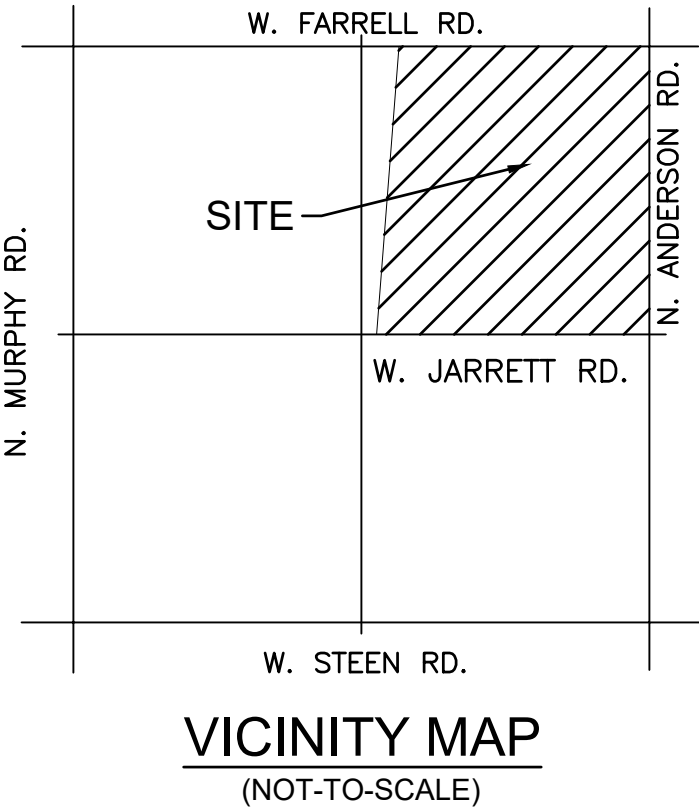
PRELIMINARY PLAT  
FOR  
RED VALLEY RANCH

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

SHEET INDEX

SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE  
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SHEET 05 - 12 - PRELIMINARY PLAT



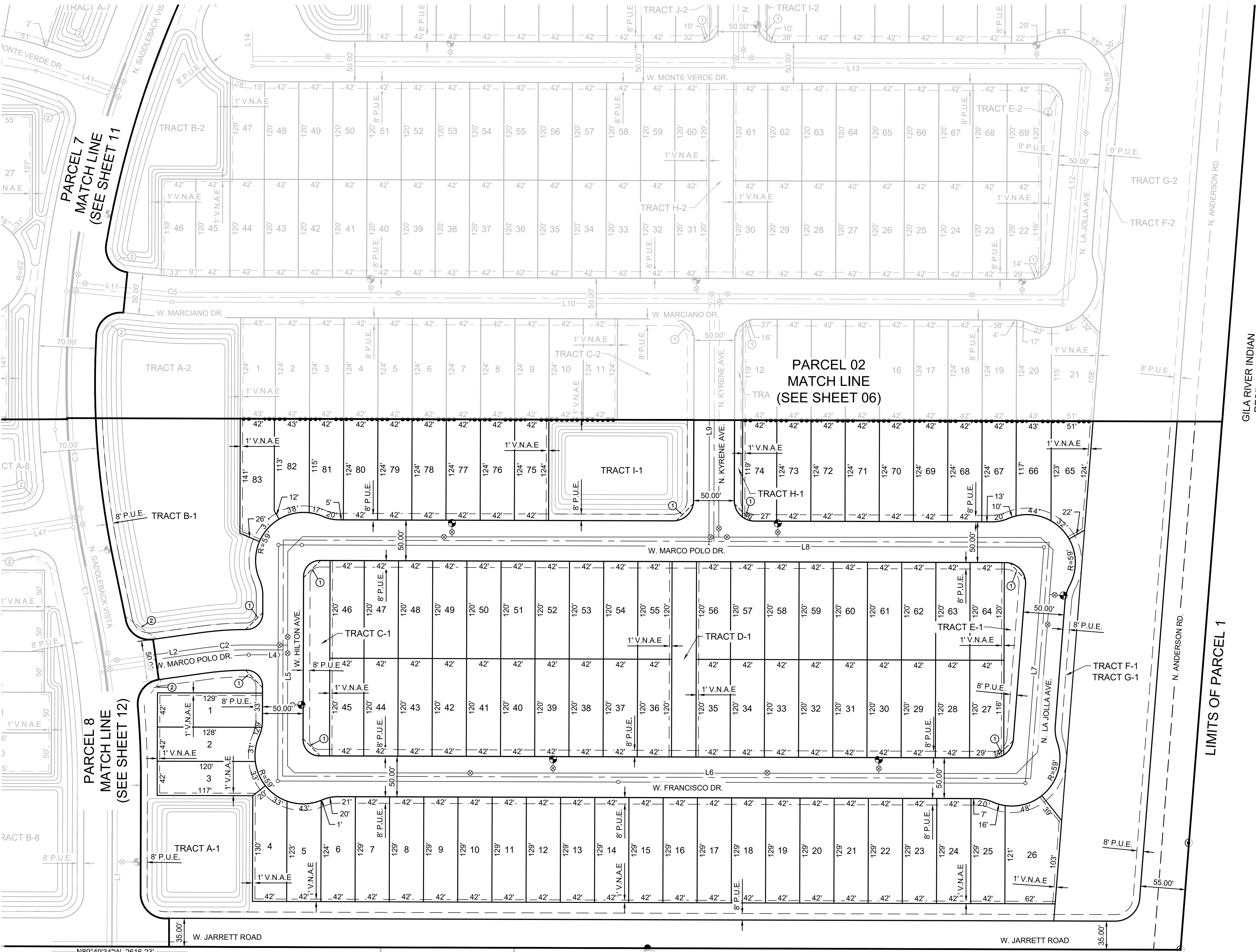
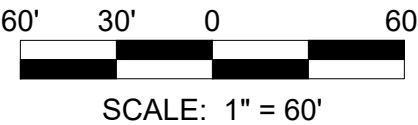
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**SHEET**  
**05 OF 12**

RECORD ID #

DATE: 6/9/2021



LIMITS OF PARCEL 1

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

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

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

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

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

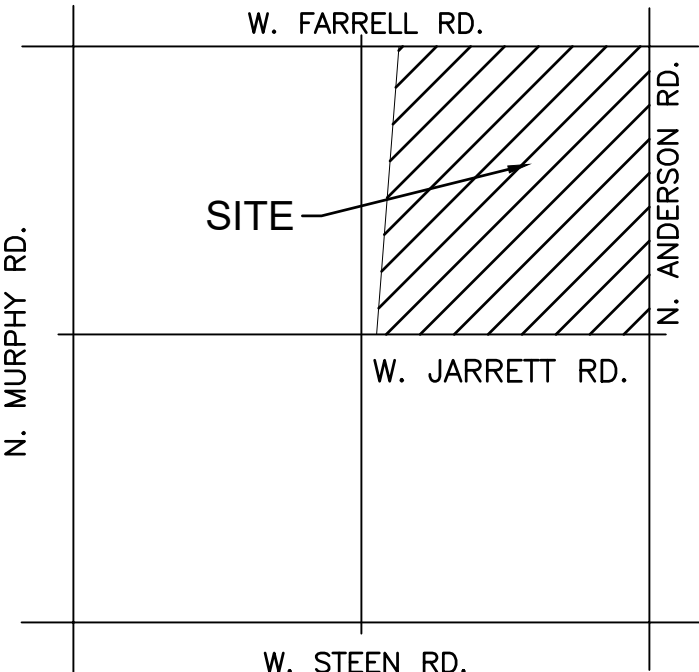
PRELIMINARY PLAT  
FOR  
RED VALLEY RANCH

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**  
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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**  
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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
- (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

SHEET INDEX

- SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE
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- SHEET 05 - 12 - PRELIMINARY PLAT



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SHEET  
06 OF 12

RECORD ID #

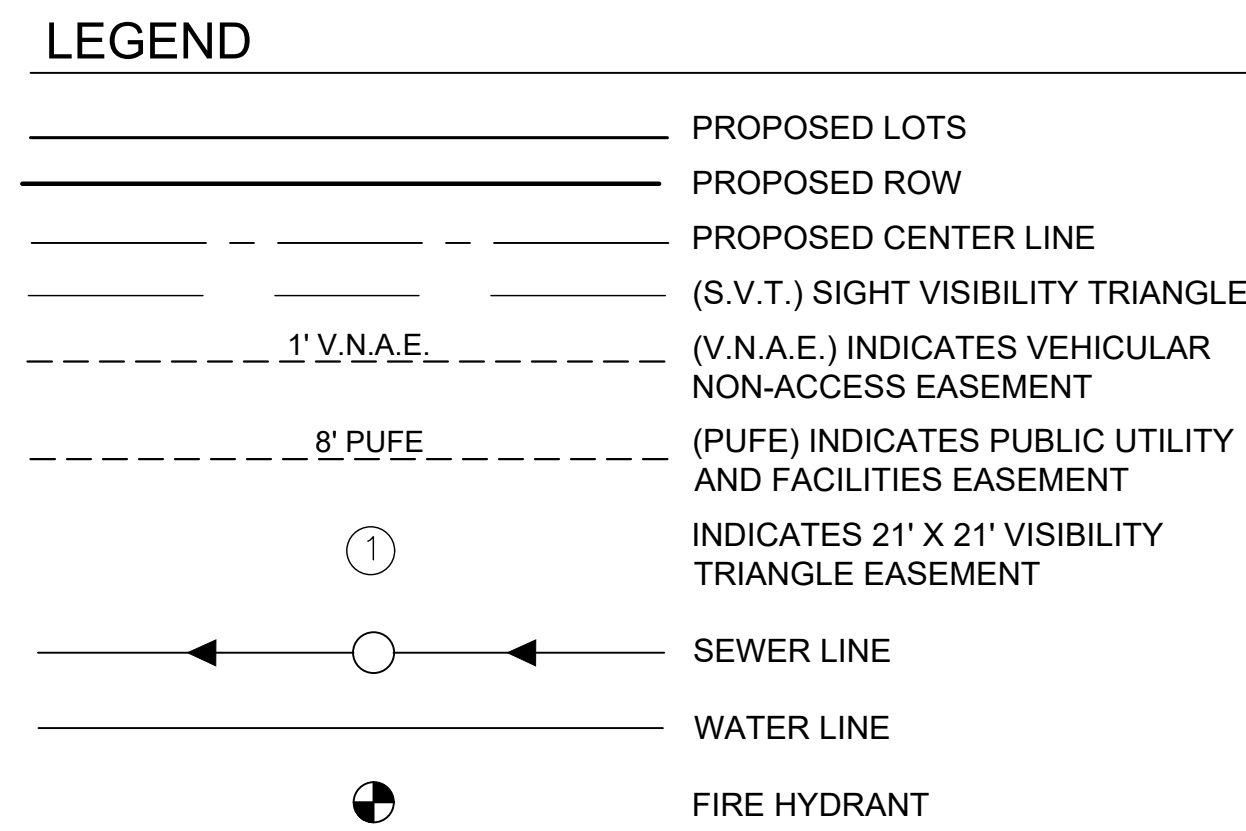
DATE: 6/9/2021



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

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

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

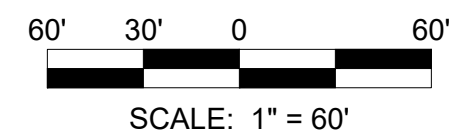
SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS  
SECTION DETAILS

SHEET 05 - 12 - PRELIMINARY PLAT



RECORD ID #

DATE: 6/9/2021

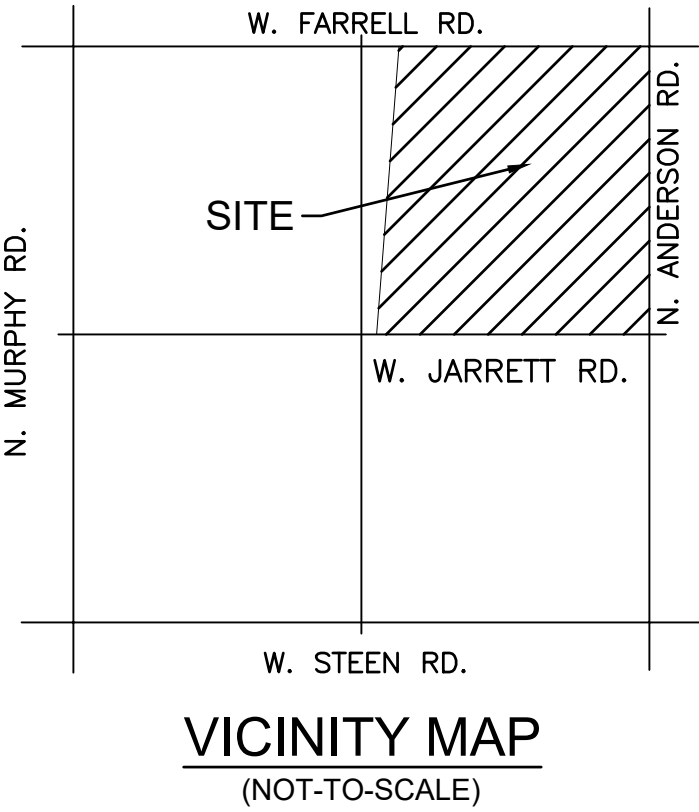


APN: 502-030-16A  
VOLKSWAGEN OF AMERICA  
DBA VORELCO INC

# 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

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

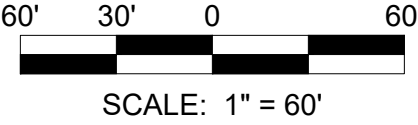
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**SHEET  
08 OF 12**

RECORD ID #

DATE: 6/9/2021



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)

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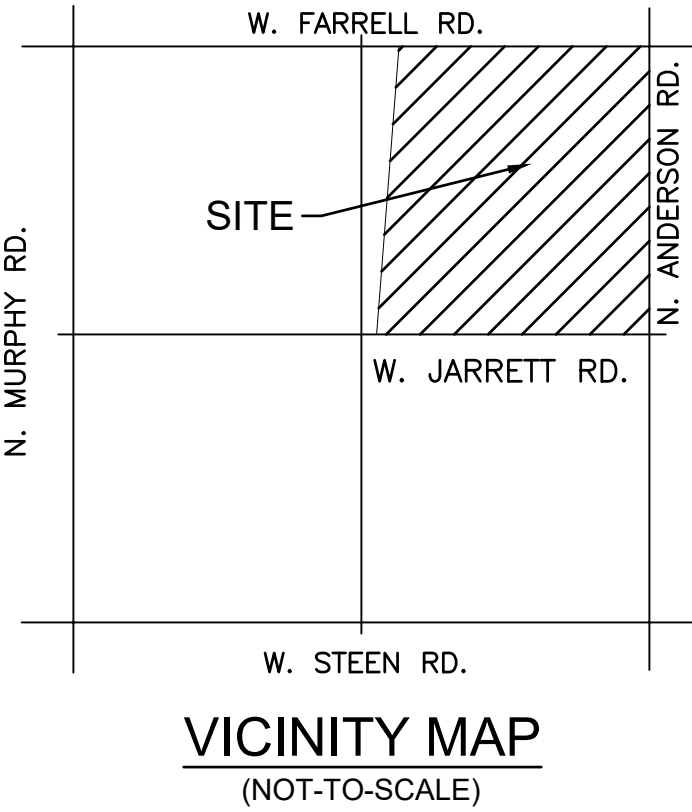
APN: 502-030-16A  
VOLKSWAGEN OF AMERICA  
DBA VORELCO INC

LIMITS OF PARCEL 5

# 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

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



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

| SHEET INDEX                                                                                      |  |
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| 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  
09 OF 12**

RECORD ID #

DATE: 6/9/2021

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



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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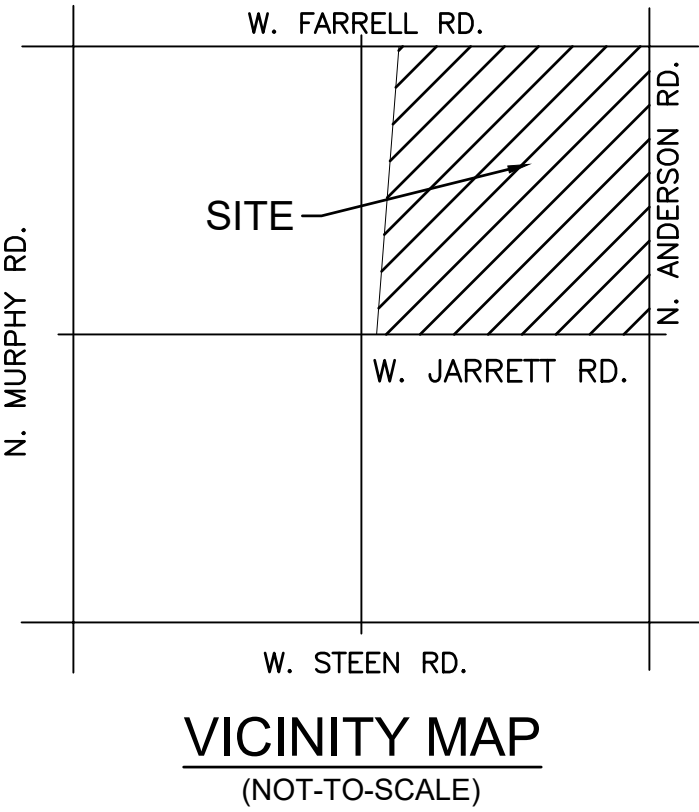
PRELIMINARY PLAT  
FOR  
RED VALLEY RANCH

GLO LOTS 1 AND 2 AND THE SOUTH HALF OF THE  
NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND  
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**OWNER**  
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CONTACT: GREGG N. WOLIN

**PROJECT MANAGER**  
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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 |
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|        | SEWER LINE                                                |
|        | WATER LINE                                                |
|        | FIRE HYDRANT                                              |

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| SHEET 05 - 12 - PRELIMINARY PLAT                                                                 |  |

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**SHEET  
10 OF 12**

RECORD ID #

DATE: 6/9/2021

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



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

LIMITS OF PARCEL 6

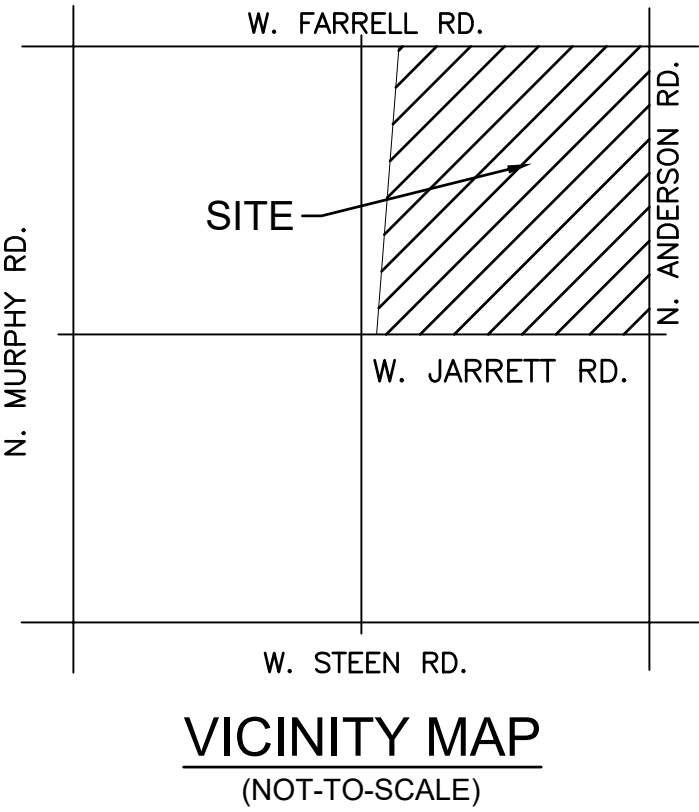
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PRELIMINARY PLAT  
FOR  
RED VALLEY RANCH

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

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



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

| SHEET INDEX                                                                                      |  |
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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                                                                 |  |

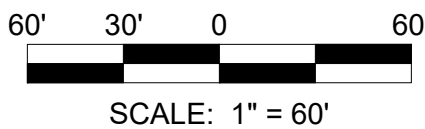
**CVL CONSULTANTS**  
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4550 N. 12th Street, Phoenix, AZ, 85014, phone 602.264.6831, fax 602.264.0928, www.cvlci.com  
Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



**SHEET  
11 OF 12**

RECORD ID #

DATE: 6/9/2021



N04°02'21"E 2727.43'

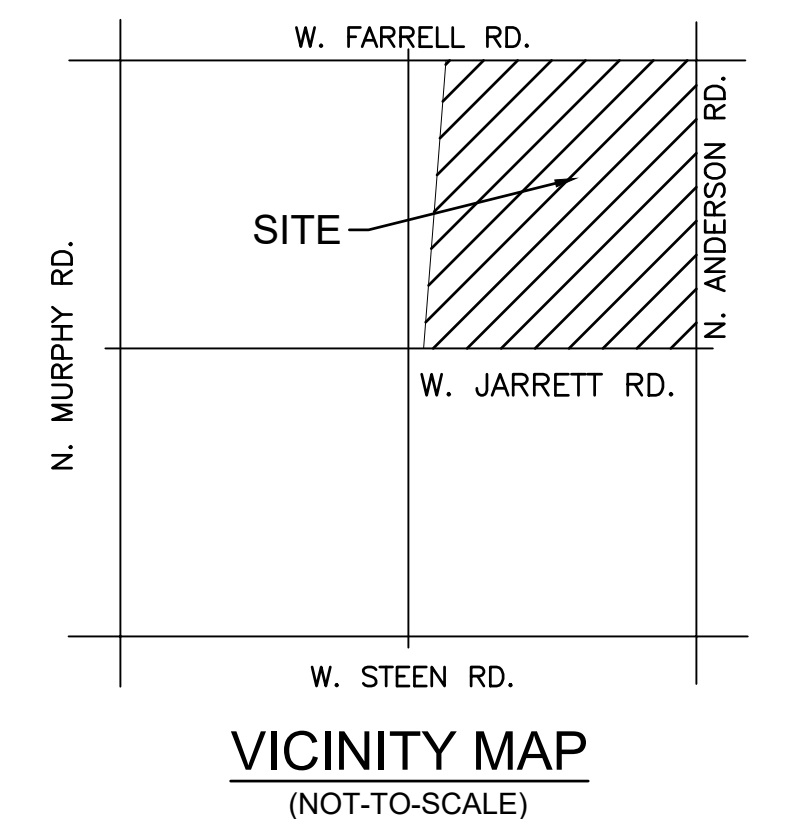
LIMITS OF PARCEL 7

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

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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

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



|                                                                                       |                                                             |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------|
|    | 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                                                |

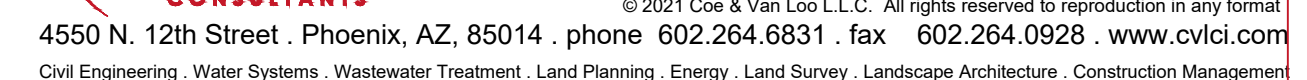
SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE /  
DEVELOPMENT STANDARDS TABLE

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: 6/9/2021

60' 30' 0 60'



SCALE: 1" = 60'

LIMITS OF PARCEL 8

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

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