

Final Plat Narrative
For
Red Valley Ranch - Phase 1

March 18th, 2024

Owner:

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1. Introduction:

On behalf of Crescent Bay Land Fund 1, LLC, Westwood Professional Services, Inc. is happy to submit the Final Plat for Red Valley Ranch – Phase 1. The Overall Red Valley Ranch Site is located at the Southwest Corner of the Farrell Road Alignment and Anderson Road Alignment. The overall site is approximately 164 Acres. Phase 1 which encompasses the eastern half of the overall Red Valley Ranch Site including all of Saddleback Vista and Farrell Road is approximately 87 Acres.

2. Proposed Development Plan:

In accordance with the approved Minor PAD Amendment the following table summarizes Parcels 1, 2, 3, and 4 for Red Valley Ranch Phase 1.

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	27.00	3.07	13.86	51%
	55' X 120'	1					
2	42' X 120'	87	87	15.10	5.76	1.46	10%
3	55' X 125'	51	51	16.29	3.13	2.12	13%
4	50' X 120'	64	66	13.96	4.73	4.62	33%
	55' X 120'	2					
TOTAL			287	72.35	3.97	22.06	30.5%

3. Development Standards

The table below details the development standards set for Red Valley Ranch by the Minor PAD Amendment (PAD21-05).

Development Standards

	PAD21-05
Min. Lot Area	5,000 sf
Min. Lot Width	42 ft
Minimum Front Yard Setback	18 ft/10 ft*
Min. Side yard Setback	5 ft & 5 ft
Min. Rear Yard Setback	15 ft**
Min. Distance Between Main Buildings	10 ft
Max. Building Height	30 ft
Lot Coverage	55% 1S/50% 2S

Notes:

* 18 ft from face of garage to property line and 10 ft to side entry garage/living space

** Fireplaces, Chimneys, Architectural projections may extend 2 into setback and patio cover projections may extends 5 ft into setback

4. **Landscape Theme**

In conformance with the existing Red Valley Ranch PAD, the preliminary landscape plan and landscape theme has been prepared in conjunction with the final plat. A combination of desert, xeriscape treatments along the storm water collection areas and additional areas of highly vegetated treatments and grass are envisioned to provide varied open spaces and recreational opportunities. The Desert Palette will be used in portions of the open spaces along the western and northern boundaries of the property. The Mediterranean/Palm Palette and Desert Palette will be utilized in the remainder of the property. All landscaping improvements will be in accordance with the current City of Maricopa standards and/or subsequent standards that will be developed by the City of Maricopa.

The ownership, control and maintenance of landscaping, open space and recreation facilities will be conveyed to and held in common by a homeowner's association (HOA).

5. **Existing Conditions:**

Red Valley Ranch Site is approximately 87 acres within the incorporated limits of the City of Maricopa. The parcel ID for the overall Red Valley ranch site is 502-07-0010 located, in section 3, township 4 south, range 4 east of Gila and Salt River Base and Meridian, Pinal County, Arizona. The project site is encumbered by a 100' electrical easement along the northern property boundary and future drainage channels that will be approximately 100' in width running along the north, east, and west boundaries of the overall Red Valley Ranch Site.

6. **Utilities and Services**

Utility services for this community will be available. A list of utility providers is found below:

- Water – Global Water Resources
- Wastewater - Global Water Resources
- Electricity – Electrical District Number 3 (ED-3)
- Gas – Southwest Gas Corporation

7. **Community Facilities and Services**

The following is a list of the community service providers for this area.

- School – Casa Grande Elementary School and High School Districts
- Police Department – City of Maricopa Police Department
- Fire department – City of Maricopa Fire Department

8. Drainage:

A large portion of the overall Red Valley Ranch Site is located within a zone X flood zone. The definition of a zone X area is: “Zone X: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 ft or drainage areas less than 1 square mile; and areas protected by levees 1% annual chance flood.”

The overall Red Valley Ranch has an approved CLOMR. The City of Maricopa and Pinal County have reviewed and approved the CLOMR drainage solution for the site. In this solution offsite flows are routed in large drainage channels around the east, north and west boundaries. For Phase 1. The eastern, northern and a portion of the western channels will be constructed. This will remove the effected property from the existing flood zone.

Please refer to the drainage report for a detailed explanation of the site drainage.

9. Water and Wastewater Facilities:

The Red Valley Ranch Site falls within the Certificate of Convenience and Necessity of Global Water for both Water and Wastewater services. As part of the Final Plat Submittal for Phase 1, a water and sewer report have been prepared and uploaded for City of Maricopa review. Agreements between the property owner and Global Water Resources are in place for both water and wastewater.

10. Conclusion:

The Final Plat for Red Valley Ranch Phase 1 follows the intents of the land use designated for these parcels as well as the zoning for these parcels. Currently as this parcel is undeveloped raw land the proposed development will bring a new, and attractive residential community to this area of the city of Maricopa.

As a development team we look forward to working with the City of Maricopa in processing and establishing the Red Valley Ranch Phase 1 Community.