



STAFF REPORT

CASE # SUB21-20

To: Planning and Zoning Commission

From: Corin Hooper, Planner II, Development Services

Through: Rodolfo Lopez, Director, Development Services

Meeting Date: November 8, 2021

REQUEST

Subdivision Preliminary Plat (SUB) 21-20: Coe & Van Loo Consultants, Inc. on behalf of and in conjunction with the property owner, Crescent Bay Land Fund 1, LLC, has submitted the preliminary plat for Red Valley Ranch, an approximately 164.3 acre master planned community located at the southwest corner of Farrell Road and Anderson Road. **DISCUSSION AND ACTION.**

APPLICANT

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 Tel: 602-285-4765

PROPERTY OWNER (DEVELOPER)

Gregg N. Wolin
 Crescent Bay
 Land Fund 1, LLC
 7377 E Doubletree Ranch Road, Suite 260,
 Scottsdale AZ 85282
 Tel: 602-921-6520

COUNCIL PRIORITIES CONSIDERED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

- Site Gross Acreage: 164.34 Acres
- Parcel #: 502-07-0010
- Site Address: N/A
- Existing Zoning: Planned Area Development (PAD)
- General Plan Land Use: Master Planned Community (MPC)
- Proposed Density: ±3.31 Dwelling Units per Acre (DU/AC)
- Allowed Density: 3.0 – 10.0 DU/AC
- Lot Size: 42' x 120', 50' x 120', 55' x 125'
- No. of Lots: 544

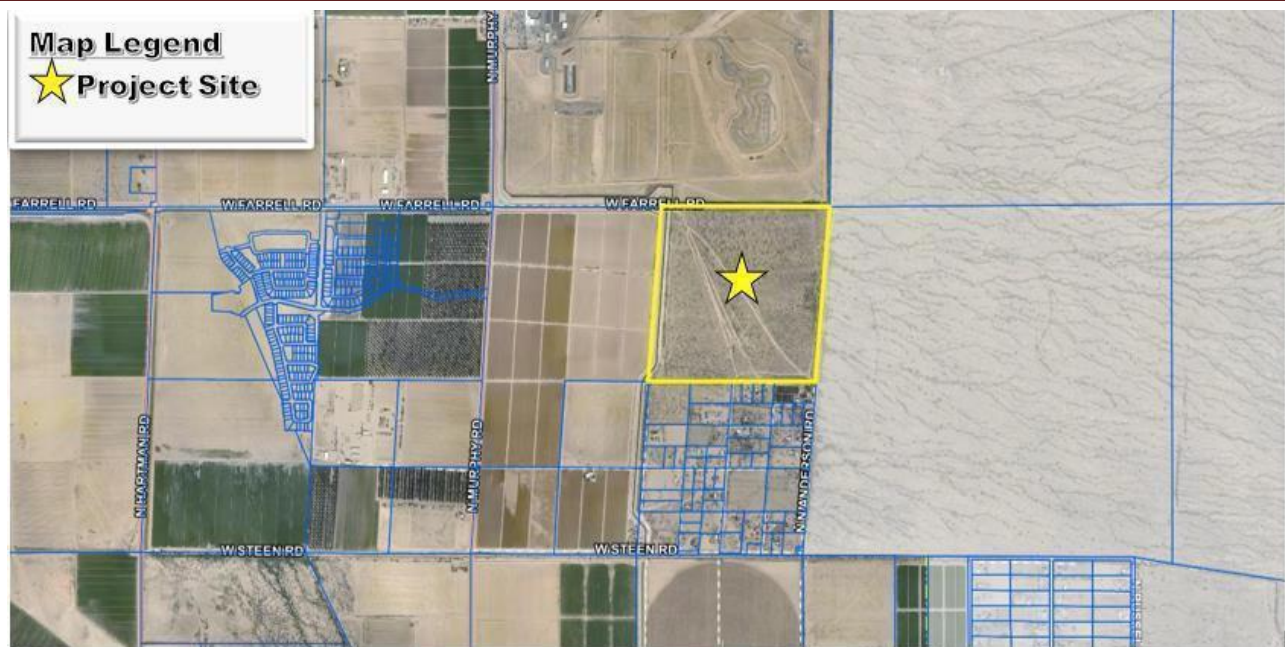
HISTORY

August 13 2004	Pinal County approves a rezoning request from General Rural (GR) to Single Family Residential (CR-3). Pinal County case #PZ-040-03.
August 13, 2004	Pinal County approves Planned Area Development (PAD), case # PZ-PD-040-03
November 18, 2008	City Council approves an extension of the PAD and also an amendment to the PAD, reducing the minimum lot sizes from 45 wide to 40 wide. The request was intended to assist future lot layout. City of Maricopa case #PAD07-05.
December 21, 2010	City Council approves an amendment to the PAD, decreasing the minimum open space requirement from 20% to 15% and increasing various lot sizes to minimum 55, 65 and 45 because of market conditions at the time. City of Maricopa case #PAD10-01
November 3, 2015	City Council approves preliminary plat SUB14-03 Red Valley Ranch, PAD

SURROUNDING USES

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Industrial (CI-2)	Volkswagen Test Tract
East	Undisclosed	Undisclosed	Gila River Indian Community
South	Master Planned Community (MPC)	Rural (R)	Single Family Residential
West	Master Planned Community (MPC)	General Rural (GR)	Agriculture

SUBJECT SITE



ANALYSIS

CVL Consultants on behalf of Crescent Bay Land Fund 1, LLC is requesting to subdivide the above portion of land into a 544 lot subdivision. The outlined portion of land comprises 164.34 acres with a density of 3.31 dwelling units per acre. This development is divided into parcels to be developed with an associated phasing. This is based off of a previously approved PAD, serving as the base zoning for the area. The Master Planned Community is the existing land use and is corollary with the surrounding uses. Thus meeting the General Plan Land Use goal of promoting similar uses.

As outlined in the General Plan, the purpose of a Master Planned Community designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. MPC developments are expected

to provide off-site development impacts including needed roadway, bridge and overpass capacity.

On September 13th, the city held a preview meeting to the Planning and Zoning Commission, which presented the subdivision for Red Valley Ranch. The primary concern expressed was that there was only one shared two-way access point at the northwest corner of the property along Farrell toward Murphy. While the original PAD that the city approved is being followed, it maintains this single access point with two directions and a median. Per 2018 international fire code, single family dwelling units require a second access point once the total number of units surpasses 200 units. The inclusion of a second access point is being included within the necessary stipulations of this development where the development will be responsible in providing and adhering to the applicable code requirements at the time of final plat submittal.

In reviewing the preliminary plat request, the following items were reviewed to assure adequacy with the city's development regulations for residential subdivisions:

1. Lot size, dimensions and setbacks:

The proposed lot size and dimensions meet minimum requirement as set forth in the Zoning Code, Section 18.35 Residential Districts, and the underlying CR-3 Zoning.

2. Wall Boundary Design:

Theme wall, view fence and standard wall designs are proposed. Wall design and features meet minimum design requirements set forth in the City's Subdivision Code.

3. Pedestrian Connectivity: The applicant/developer is proposing a well-connected pathway system through the subdivision that will tie into the urban trail system planned per the City's Planning Maricopa General Plan.

4. Residential Design Guidelines:

The applicant/developer is requesting that any product design review is deferred to the City's Single-Family Residential Design Guidelines process and approval procedures, prior to construction of residential homes.

5. Conceptual Landscaping:

Conceptual landscaping was addressed by the developer.

6. Preliminary Drainage Report:

The Engineering Division has reviewed the preliminary report and is satisfied with the initial methods of retaining and maintaining drainage. Final drainage report and plans will be reviewed and approved as part of the next development step, final plat application.

7. Road Design:

Surrounding roadway is in the process of being determined based on the city's requirements from the developer.

8. Preliminary Traffic Report:

A Traffic Impact Assessment was submitted and reviewed as a part of the submittal. The developer will also dedicate 35' right-of-way on Jarrett Rd. and build improvements including pavement, curb, gutter and sidewalk from Pala Rd to Saddleback Vista. A 35' access easement on Jarrett Rd. from Saddleback Vista to Anderson Rd. will be provided. The 33' easement west of Anderson Rd will be preserved. City staff is working with applicant to determine the route and location of the access. To remove the area from the floodplain, the developer will build a drainage easement on the existing north and west side of the property and have an approved CLOMR with arecorded IGA between Pinal County and City of Maricopa for maintenance.

CONCLUSION

Staff finds the submittal items of SUB21-20 Red Valley Ranch Preliminary Plat to be substantially compliant with the City of Maricopa Subdivision Code, Zoning Code, and other requirements set forth within the City Code.

Staff recommends the approval of SUB21-20 pending the following conditions.

1. Within 12 months (1 year) from the date of approval of the preliminary plat by the City of Maricopa, the Developer shall submit a final plat application. This development shall be subject to the Zoning Code Article 202 Residential Districts.
2. Extension of the Preliminary Plat shall be processed in accordance to set procedures as prescribed in the City's Subdivision Code, Section 14-4-5 (D)(1), "Approval of the preliminary plat is valid for a period of twelve (12) months from the date of Commission approval. An extension of the preliminary plat approval may be granted for an additional six (6) months upon reapplication and review by the Commission."
3. Final plat application improvement plans shall be subject to the City's Subdivision Code applicable standards and subsequent standards as approved by the City of Maricopa.
4. Any changes/amendment to the preliminary plat not approved with the case, and or, addressed during this review shall require separate review and approval from staff and if required, the City Council.
5. All off-site improvements shall be constructed concurrently with construction of any portion of the development, including open space. Phasing of off-site improvements shall not be permitted, unless approved by the City Engineer and Zoning Administrator.
6. Developer shall create an HOA for the maintenance of all landscaping, street lighting within the arterial, collector and local rights-of-ways and open spaces, parks and/or tracts as shown on the Preliminary Plat.
7. C, C, & R's shall be resubmitted at the time of final platting for final review and approval by staff.
8. Proposed street names shall be resubmitted at the time of final platting for final review and approval.
9. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 451-865 disturbing human remains or funerary objects; rules; violation; classification; definitions." A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues. Per applicant, Class II Archaeological inventory was completed by Pleo West in July 2014 and concluded no resources were found.
10. At the time of final submittal, the developer/applicant shall be responsible for adhering to Subdivision 17.30.060 as it relates to minimum access requirements from at least two separate and distinct access points.

Transportation Stipulations:

1. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by City Engineer and installed by the developer.

1. Prior to issuance of the final Certificate of Occupancy, the applicant/developer shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
2. The development and operation of the proposed facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.

Fire Stipulations:

1. The applicant/property owner shall have met and compiled with all applicable fire codes under the IFC 2012, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.
2. All residential local roads shall be restricted to parking on one side to allow for emergency vehicle flow. Location shall be determined during the final plat submittal stage.

ATTACHMENTS

Exhibit A – Narrative

Exhibit B – Preliminary Plat

Exhibit C – Landscape Plan

-- End of staff report --

June 9, 2021

Red Valley Ranch

Located at the southwest corner of
Farrell Road and Anderson Road
City of Maricopa, Arizona

Preliminary Plat Narrative



4550 N 12th Street
Phoenix, AZ 85014

CVL Job No: 1-01-02312-01

Preliminary Plat Narrative

for

Red Valley Ranch

June 9, 2021

Owner

Crescent Bay Land Fund 1, LLC

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1. Introduction

Coe & Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with the property owner, Crescent Bay Land Fund 1, LLC, is pleased to submit this Preliminary Plat for Red Valley Ranch (“the Project”). Red Valley Ranch is an approximately 164.3-acre master planned community located at the southwest corner of Farrell Road and Anderson Road in Maricopa, Arizona.

A Minor PAD Amendment is currently in progress for a minor modification to the lot widths and product mix of the community. The request remains consistent with the maximum lot count, density and open space as outlined in the Red Valley Ranch Major PAD Amendment, approved by the City of Maricopa as case PAD-10-01 in December 2010. This Preliminary Plat submittal is in conformance with the Minor PAD Amendment (PAD21-05) in progress to administratively approve these modifications.

2. Proposed Development Plan

The tables below detail the parcel data and overall lot mix for Red Valley Ranch:

Parcel Data							
Parcel	Lot Size		Yield	Gross Area	Density	Open Space	
1	42' x 120'	82	83 lots	20.19 ac	4.11 du/ac	4.68 ac	23%
	55' x 120'	1					
2	42' x 120'	89	89 lots	18.81 ac	4.73 du/ac	3.66 ac	19%
3	55' x 125'	52	52 lots	18.66 ac	2.79 du/ac	6.23 ac	33%
4	50' x 120'	64	66 lots	24.51 ac	2.69 du/ac	9.04 ac	37%
	55' x 120'	2					
5	42' x 120'	76	76 lots	26.59 ac	2.86 du/ac	12.18 ac	46%
6	42' x 120'	73	73 lots	19.99 ac	3.65 du/ac	7.52 ac	38%
7	55' x 125'	51	51 lots	16.85 ac	3.03 du/ac	5.34 ac	32%
8	50' x 120'	51	54 lots	18.75 ac	2.88 du/ac	6.78 ac	36%
	55' x 120'	3					
Total		164.34 ac	544 lots	164.34 ac	3.31 du/ac	55.42 ac	34%

Lot Mix		
Lot Width	Yield	Mix %
42'	320 lots	59%
50'	115 lots	21%
55'	109 lots	20%
Total	544 lots	100%

As established in the preceding tables, a lot mix of 42'x 120', 50'x 120' and 55' x 125' is proposed. As directed by City Staff, a minimum of 20% of the lots are 55' wide or greater. There have been minor adjustments to the prior lotting design based on the proposed modification to the lot sizes, as well as FEMA revised flood plain mapping; however, the design intent remains consistent with the original 2004 approval and the subsequent 2010 Amendment. The current PAD density and total unit count maximums remain unchanged. The signage, street pattern and landscape theme established by the Red Valley Ranch PAD remain as part of the new land plan, and detached sidewalks with neighborhood parks planned for recreation amenities including tot lots, and trail connectivity throughout.

3. Development Standards

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

Development Standards	
	PAD21-05
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

Notes: * 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 extent 5' into setback.

4. Landscape Theme

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. Please refer to the preliminary landscape plans provided for additional information.

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 is located north of Steen Road, south of Farrell Road, east of Murphy Road and west of Anderson Road within the incorporated limits of the City of Maricopa. The property consists of approximately 164.3 acres of vacant land identified as Parcel Number 502-07-0010 in Section 3, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The project is encumbered by both a 100' electrical easement running along the northern property boundary and an approximately 100' drainage channel running along the north, east and west boundaries of the site.

The project is bounded along the north by the east by the Volkswagen Test Track zoned Industrial Zone CI-2, the east by Ak-Chin, the west by rural farming zoned General Rural Zone GR and the south by rural housing zoned General Rural Zone GR.

6. Utilities and Services

Utility services are readily available for the community. A Utility Commitment Table is provided below listing each of the utility providers:

Utility	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District Number 3
Gas	Southwest Gas Corporation

7. Community Facilities and Services

The following outlines the community service providers:

Service	Provider
School	Casa Grande Elementary School and High School Districts
Police	City of Maricopa Police Department
Fire	City of Maricopa Fire Department

8. Drainage

The project is located within Flood Zone X which is defined as; “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 project has an approved CLOMR. The City of Maricopa and Pinal County have reviewed and approved of the CLOMR drainage solution which conveys offsite drainage flows. When the site work is completed and the LOMR is approved it will remove the Property from the existing flood zone. At the time of the CLOMR approval an intergovernmental agreement was executed between the City of Maricopa and Pinal County. The IGA specifies the City of Maricopa as the maintenance authority over the flood control channels associated with the CLOMR flood solution.

Please refer to the drainage report provided for additional information.

9. Water Facilities

The project site is within the Certificate of Convenience and Necessity (“CCN”) of Global Water Resources (GWR). As part of the formal final plat submittal CVL will prepare a water report in conformance with all applicable Global Water Design Standards. An Infrastructure Finance and Coordination Agreement is in place and is recorded on the Property for the provision of water service.

10. Wastewater Facilities

The project site is within the Certificate of Convenience and Necessity (“CCN”) of Global Water Resources (GWR). As part of the formal final plat submittal CVL will prepare a sewer report in conformance with all applicable Global Water Design Standards. An Infrastructure Finance and Coordination Agreement is in place and is recorded on the Property for the provision of wastewater service.

11. Circulation

Access to the surrounding road network is provided from Farrell Road to Murphy Road providing paved access to the property from Casa Grande Highway to the south and Honeycutt Road from the north. Access will also be available to the Maricopa Highway from Farrell Road to Hartman Road to Honeycutt Road. Internal circulation to the community will be provided from two entrances. An entrance will be constructed from Farrell Road to the north with an internal collector road connecting to a second entrance constructed from Jarrett Road to the south.

Bordering the east side of the Property, Anderson Road has been classified as a Principal Arterial as a result of study completed in 2015 with the Regional Connectivity Plan. Being this is the eastern border of the City of Maricopa, adjacent to the Gila River Indian Community, this wider roadway section is not warranted. We concur with the City of Maricopa recommendation from the pre-application PA 21-06, that the roadway classification should be modified to a minor arterial section which matches each of the other arterial roadways within the vicinity as identified on the Preliminary Plat.

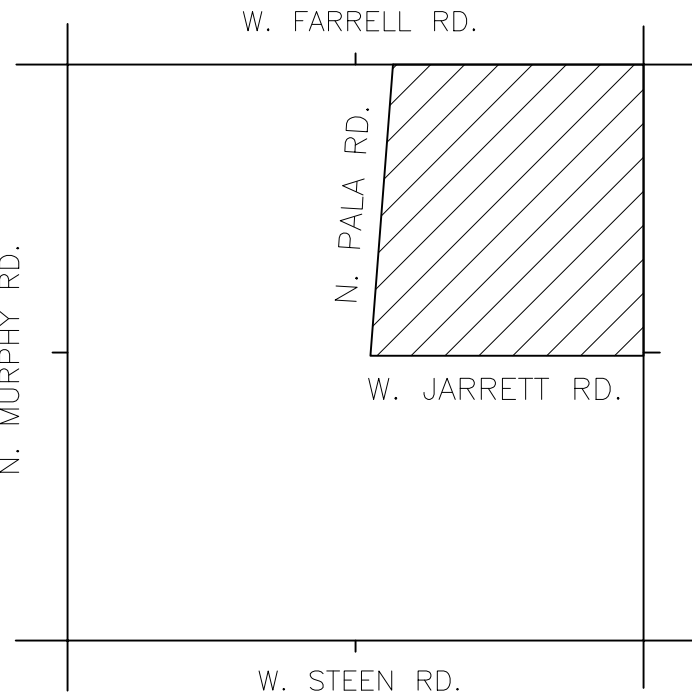
12. Conclusion

The Preliminary Plat for Red Valley Ranch upholds the intent of the zoning and land use designated for these parcels while activating this undeveloped property as a new and attractive residential community. This neighborhood provides compatibility with existing planned and proposed development in the area while supporting the economic goals and objectives of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the site that positively contributes to the area. We look forward to our continued coordination with staff in the processing of this new neighborhood in the City of Maricopa.

PRELIMINARY LANDSCAPE
PLAN FOR
RED VALLEY RANCH

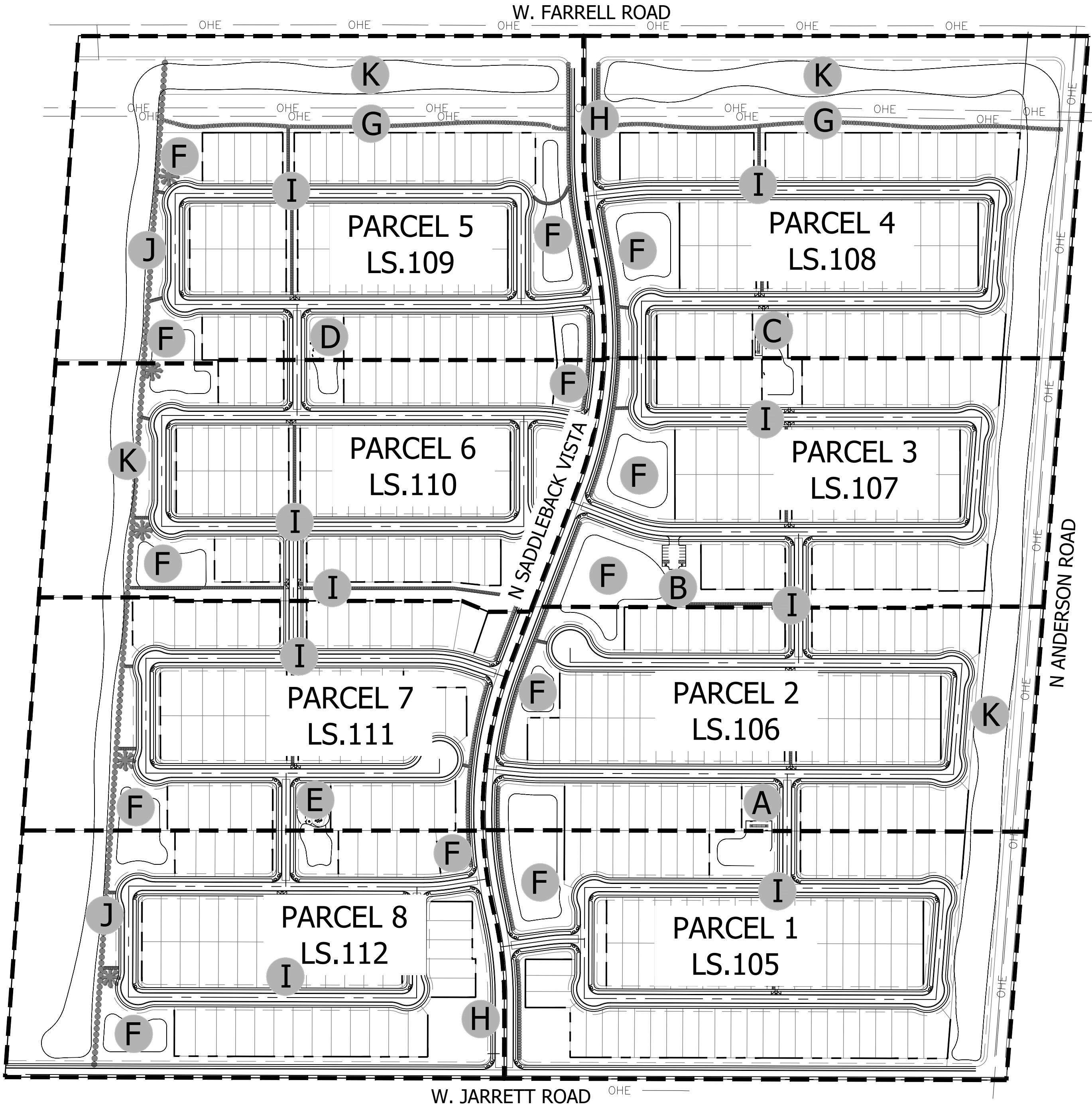
A PORTION OF LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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OWNER CRESCENT BAY LAND FUND 1, LLC 7377 E. DOUBLETREE RANCH ROAD, SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 N. 43RD PLACE, PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO LLC 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4786 CONTACT: EARL J. SWETLAND EMAIL: ESWETLAND@CVL.CI.COM
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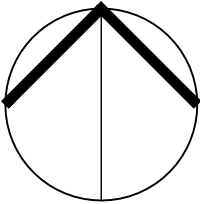
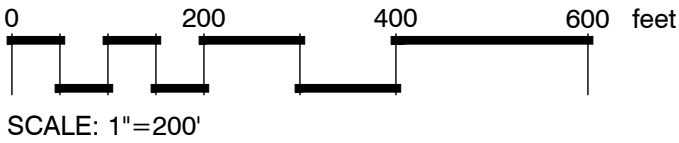
VICINITY MAP
(NOT-TO-SCALE)

SHEET INDEX	
LS.001	COVER SHEET
LS.101	WALL DETAILS
LS.102	ENLARGEMENT PLAN
LS.103	ENLARGEMENT PLAN
LS.104	ENLARGEMENT PLAN
LS.105	PARCEL 1
LS.106	PARCEL 2
LS.107	PARCEL 3
LS.108	PARCEL 4
LS.109	PARCEL 5
LS.110	PARCEL 6
LS.111	PARCEL 7
LS.112	PARCEL 8



OVERALL SITE PLAN AND SHEET KEY

- A ZAC'S PARK**
 - SHADE RAMADA WITH AMENITIES
 - BOCCE BALL COURTS (TEENS THROUGH ADULTS)
 - BENCHES
 - OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - 6' CONCRETE TRAIL
 - COVERED PLAY STRUCTURE (5-12 AGE GROUP)
- B GREGG'S PARK**
 - GROUP SHADE RAMADA WITH AMENITIES
 - CORN HOLE COURTS (TEENS THROUGH ADULTS)
 - BENCHES
 - OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - 6' CONCRETE TRAIL
 - PARKING AREA
- C SARAH'S PARK**
 - SHADE RAMADA WITH AMENITIES
 - BOCCE BALL COURTS (TEENS THROUGH ADULTS)
 - BENCHES
 - OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - 6' CONCRETE TRAIL
 - COVERED PLAY STRUCTURE (5-12 AGE GROUP)
 - SEAT WALL
- D HENRY'S PARK**
 - SHADE RAMADA WITH AMENITIES
 - CORN HOLE COURTS (TEENS THROUGH ADULTS)
 - BENCHES
 - OPEN PLAY TURF AREA (ALL AGE GROUPS)
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- E NATHAN'S PARK**
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 - BENCHES
 - OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - 6' CONCRETE TRAIL
 - COVERED PLAY STRUCTURE (5-12 AGE GROUP)
 - SEAT WALL
 - BIKE RACK
- F OPEN SPACE / PRACTICE TURF AREA**
 - LARGE TURF AREA (ALL AGE GROUPS)
 - BENCHES
 - NEIGHBORHOOD CONNECTION PATHWAY
- G PERIMETER TRAIL**
 - 8' WIDE DECOMPOSED GRANITE TRAIL
- H SADDLEBACK VISTA MULTI-USE TRAIL**
 - 8' DECOMPOSED GRANITE TRAIL
 - 6' CONCRETE PATH
 - BENCHES
- I TRAIL**
 - 6' CONCRETE PATH
 - BENCHES
 - LOW LEVEL LIGHTING
- J MULTI-USE TRAIL**
 - 8' PAVED/ UNPAVED PATH WITH WIDE SHOULDER
 - PARCOURSE STATIONS
 - BENCHES
 - LOW LEVEL LIGHTING
- K DRAINAGE CHANNEL**
 - TURF AND PLANTING
 - TRAIL CROSSINGS



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COVER SHEET



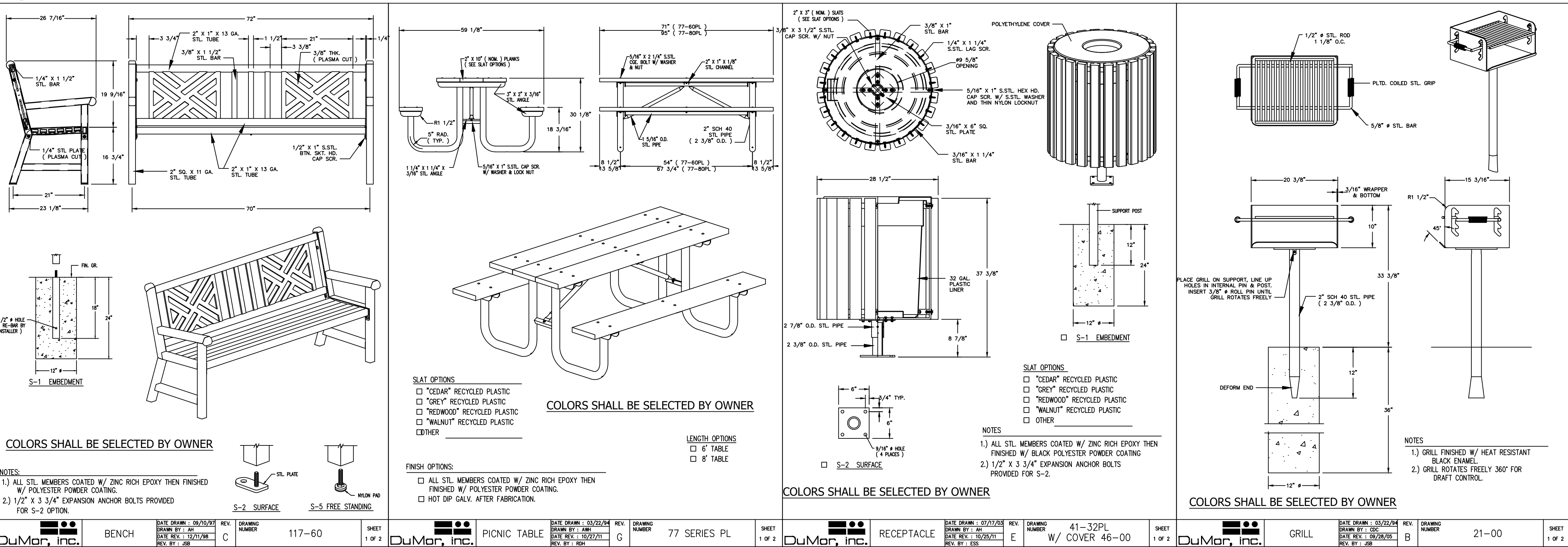
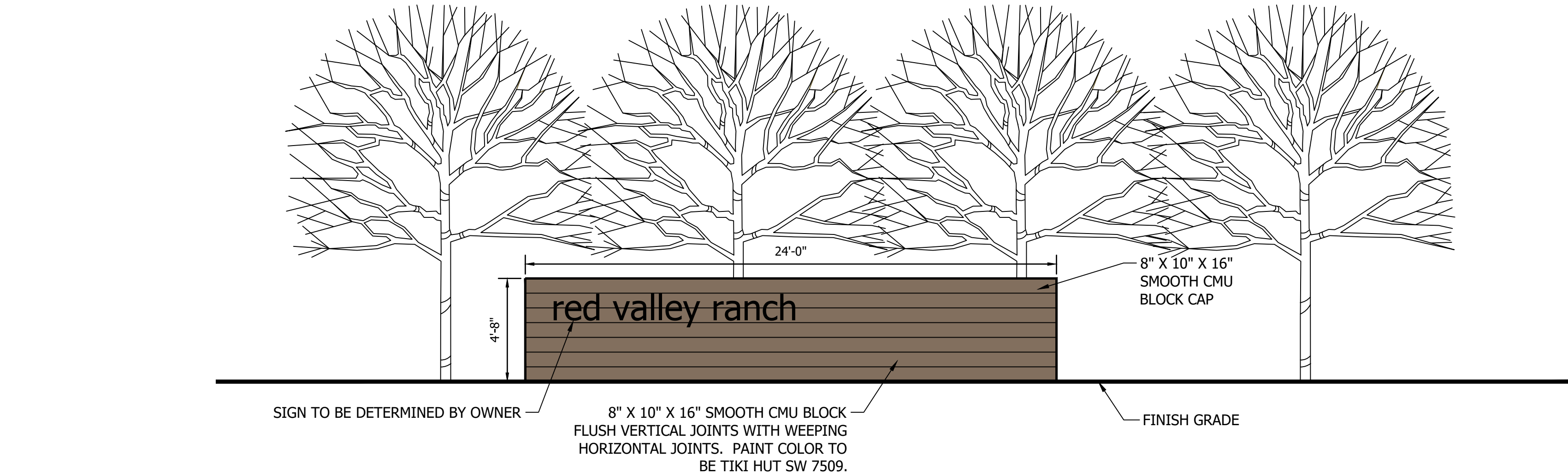
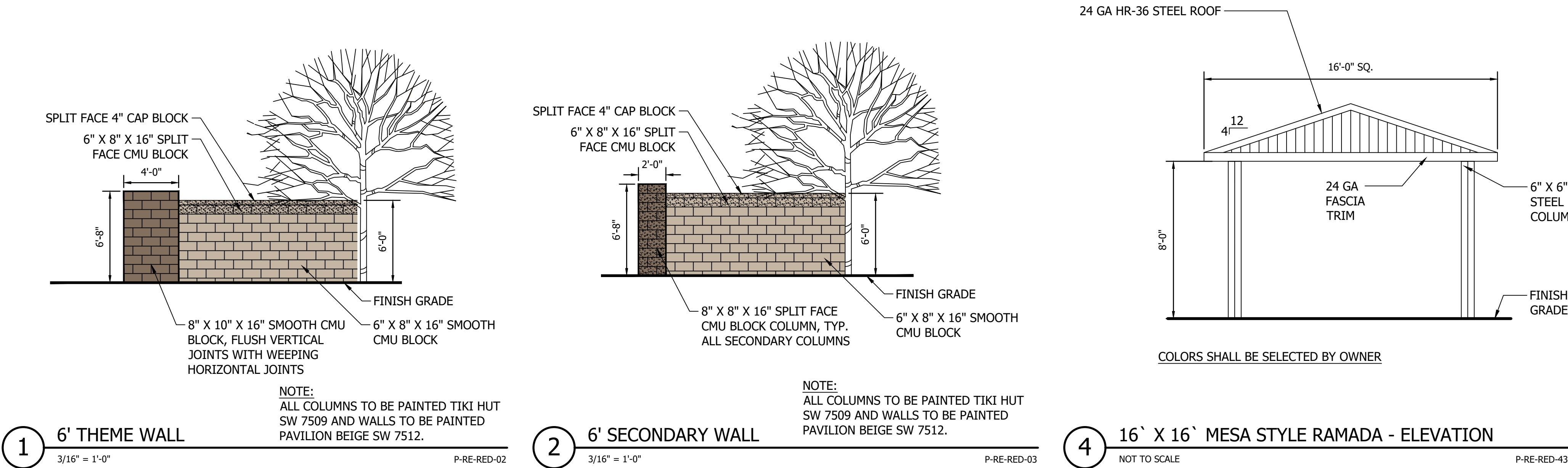
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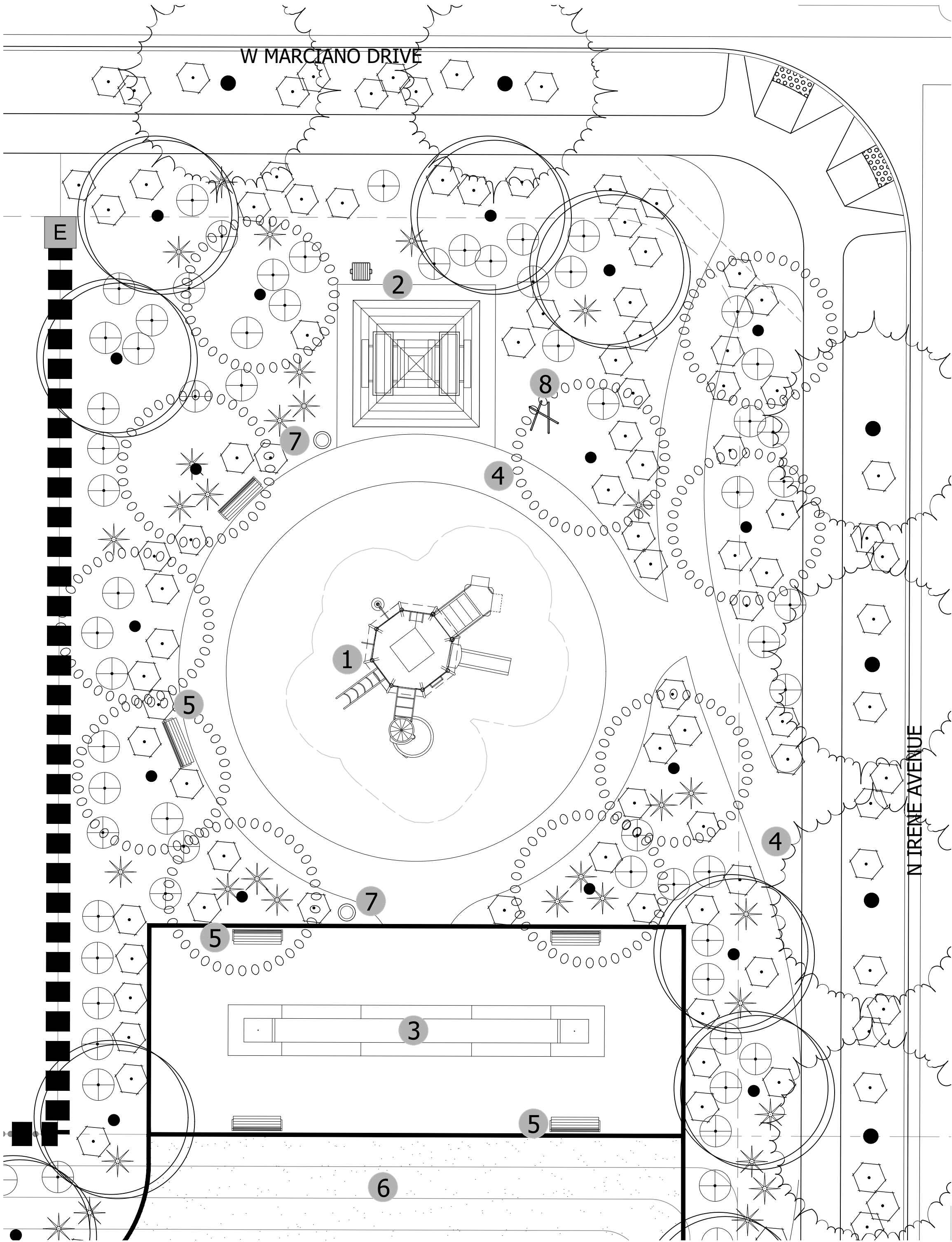
PRELIMINARY
WALL DETAILS AND
AMENITY ELEVATIONS



PRELIMINARY LANDSCAPE
PLAN FOR
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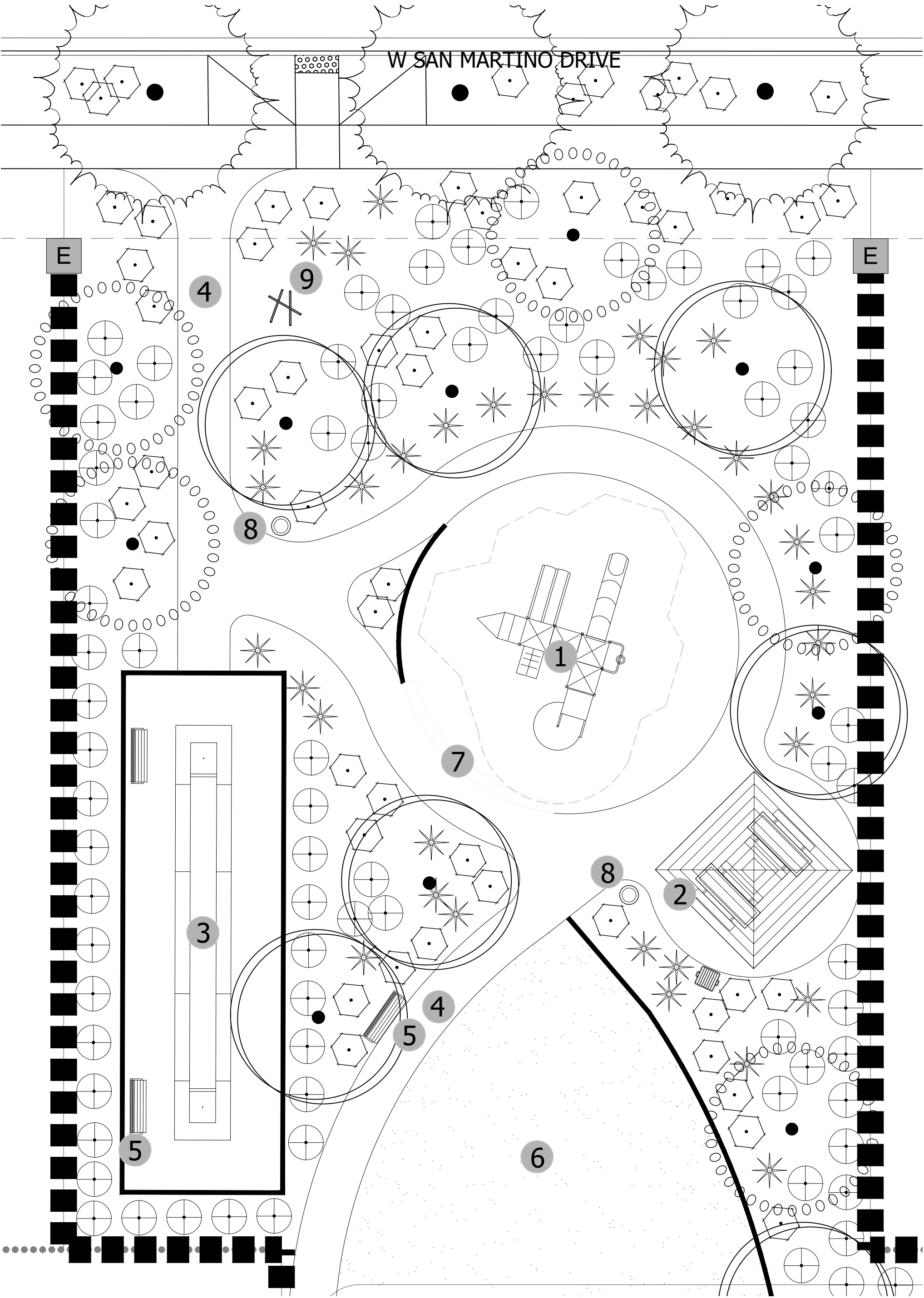
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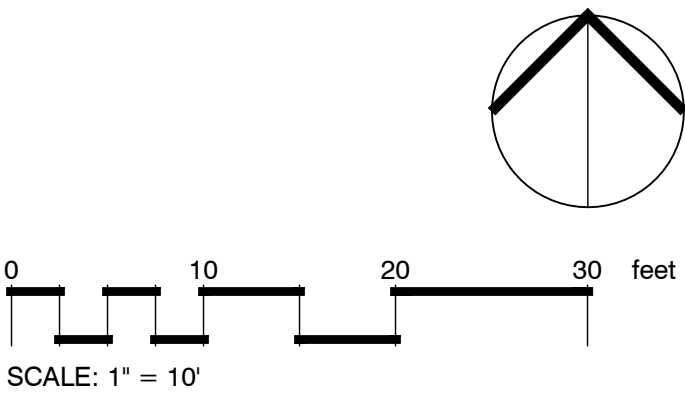
PARCEL 2 - TOT LOT ENLARGEMENT

- A ZAC'S PARK**
- 1 COVERED PLAY STRUCTURE (5 - 12 AGE GROUP)
 - 2 SHADE RAMADA WITH AMENITIES
 - (2) TABLES
 - (1) B.B.Q. GRILL
 - 3 BOCCIE BALL COURT (TEEN THROUGH ADULTS)
 - 4 6' CONCRETE TRAIL
 - 5 BENCHES
 - 6 OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - 7 (2) TRASH RECEPTACLES
 - 8 (1) BIKE RACK



PARCEL 4 - TOT LOT ENLARGEMENT

- C SARAH'S PARK**
- 1 COVERED PLAY STRUCTURE (5 - 12 AGE GROUP)
 - 2 SHADE RAMADA WITH AMENITIES
 - (2) TABLES
 - (1) B.B.Q. GRILL
 - 3 BOCCIE BALL COURT (TEEN THROUGH ADULTS)
 - 4 6' CONCRETE TRAIL
 - 5 BENCHES
 - 6 OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - 7 SEAT WALL
 - 8 (2) TRASH RECEPTACLES
 - 9 (1) BIKE RACK





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ENLARGEMENT PLAN



PRELIMINARY LANDSCAPE
PLAN FOR
RED VALLEY RANCH

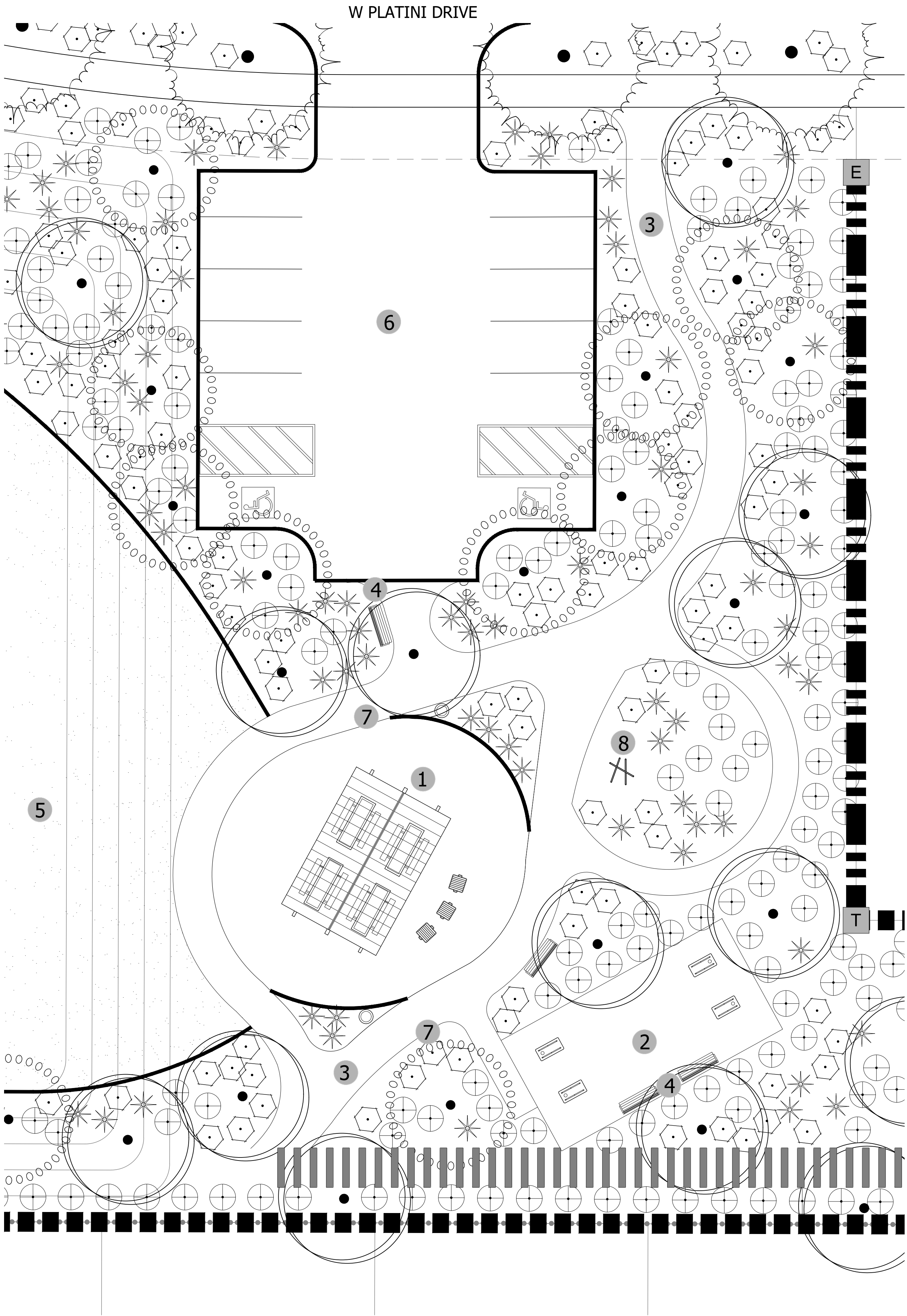
A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER CRESCENT BAY LAND FUND 1, LLC 7377 E. DOUBLETREE RANCH ROAD, SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 N. 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) 285-4786 CONTACT: EARL SWETLAND EMAIL: ESWETLAND@CVLCI.COM
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PARCEL 3 - TOT LOT ENLARGEMENT

B GREGG'S PARK

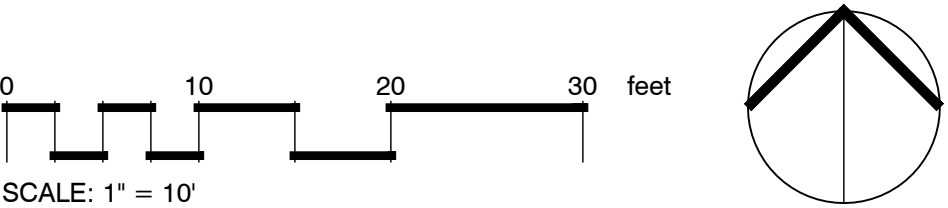
- 1 GROUP SHADE RAMADA WITH AMENITIES
 - (4) TABLES
 - (3) B.B.Q. GRILL
- 2 CORN HOLE COURTS (TEEN THROUGH ADULTS)
- 3 6' CONCRETE TRAIL
- 4 BENCHES
- 5 OPEN PLAY TURF AREA (ALL AGE GROUPS)
- 6 PARKING AREA
- 7 (2) TRASH RECEPTACLES
- 8 (1) BIKE RACK



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CONSULTANTS
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ENLARGEMENT PLAN

Earl J. Swetland
EARL J.
SWETLAND
Date Signed 8/31/21
ARIZONA U.S.A.

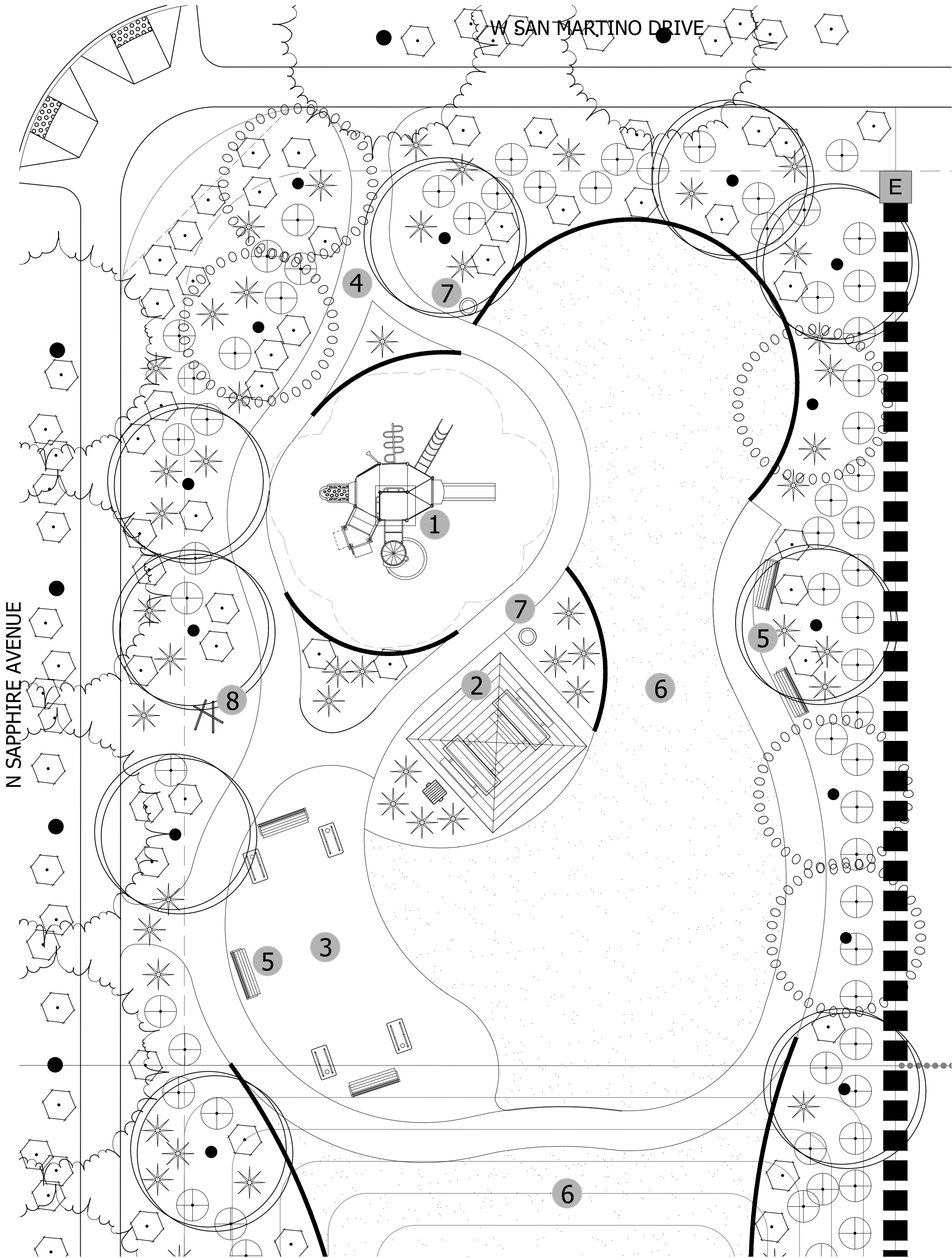


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PRELIMINARY LANDSCAPE
PLAN FOR
RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

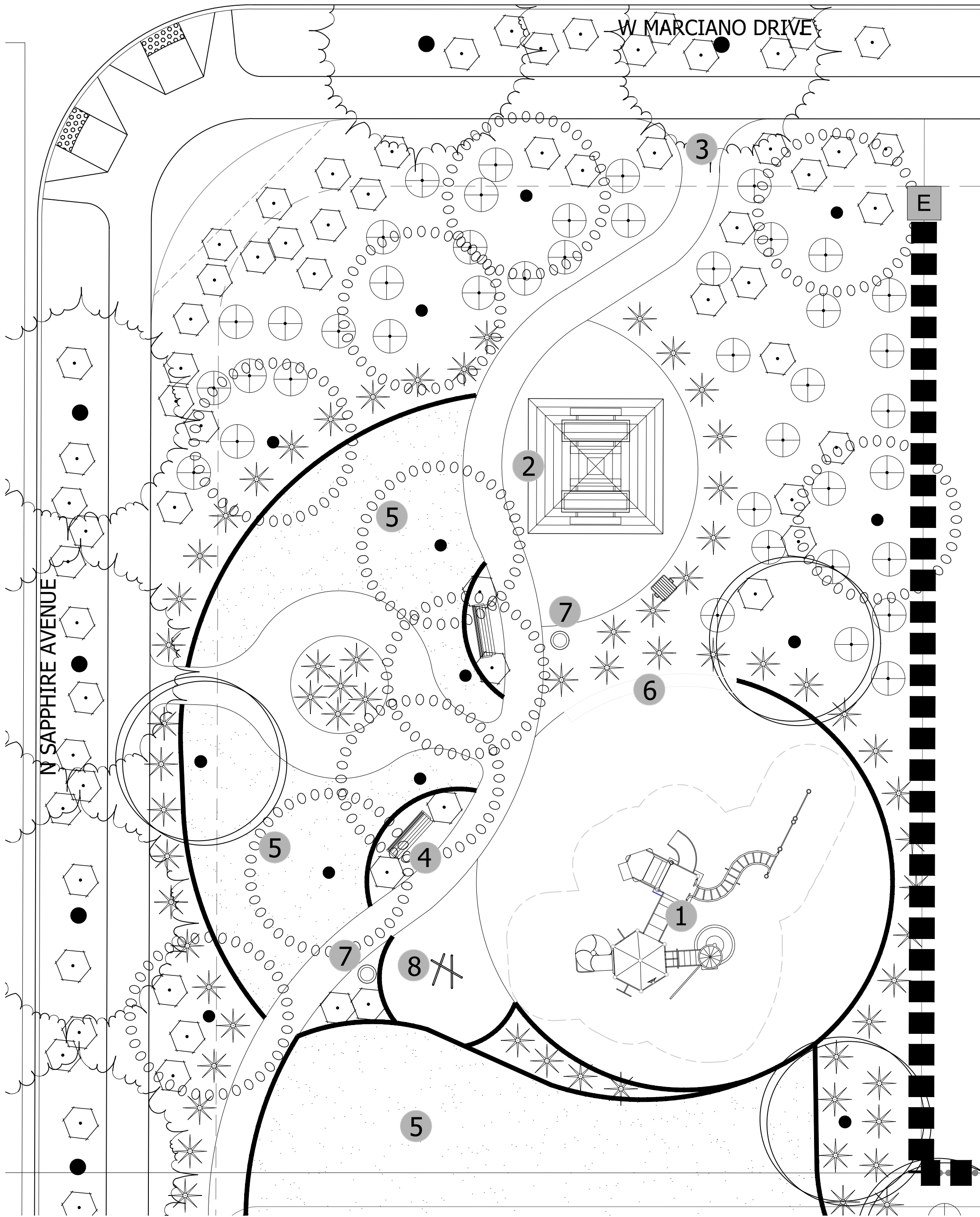
OWNER CRESCENT BAY LAND FUND 1, LLC 7377 E. DOUBLETREE RANCH ROAD, SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DEVCO, LLC 10422 N. 43RD PLACE, PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4786 CONTACT: EARL SWETLAND EMAIL: ESWETLAND@CVL.CI.COM
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PARCEL 5 - TOT LOT ENLARGEMENT

D HENRY'S PARK

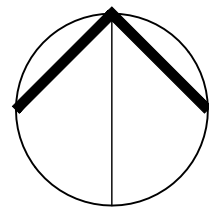
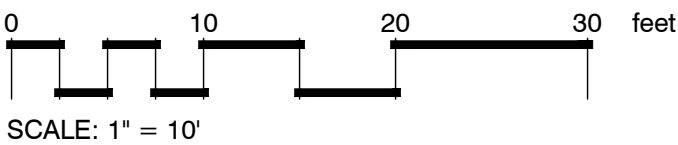
- 1 COVERED PLAY STRUCTURE (5 - 12 AGE GROUP)
- 2 SHADE RAMADA WITH AMENITIES
 - (2) TABLES
 - (1) B.B.Q. GRILL
- 3 CORN HOLE COURTS (TEEN THROUGH ADULTS)
- 4 6' CONCRETE TRAIL
- 5 BENCHES
- 6 OPEN PLAY TURF AREA (ALL AGE GROUPS)
- 7 (2) TRASH RECEPTACLES
- 8 (1) BIKE RACK



PARCEL 7 - TOT LOT ENLARGEMENT

E NATHAN'S PARK

- 1 COVERED PLAY STRUCTURE (5 - 12 AGE GROUP)
- 2 SHADE RAMADA WITH AMENITIES
 - (2) TABLES
 - (1) B.B.Q. GRILL
 - (2) TRASH RECEPTACLES
- 3 6' CONCRETE TRAIL
- 4 BENCHES
- 5 OPEN PLAY TURF AREA (ALL AGE GROUPS)
- 6 SEAT WALL
- 7 (2) TRASH RECEPTACLES
- 8 (1) BIKE RACK





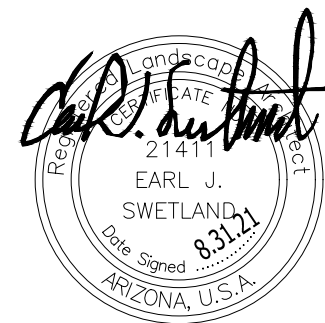
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ENLARGEMENT PLAN



PRELIMINARY LANDSCAPE
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RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER	PROJECT MANAGER	CVL DESIGN TEAM
CRESCENT BAY	ACME DESIGN LLC	COE AND VAN LOO L.L.C.
LAND FUND 1, LLC	10422 N. 43RD PLACE,	4550 N. 12TH STREET
7377 E. DOUBLETREE	PHOENIX, AZ 85028	PHOENIX, AZ 85014
RANCH ROAD, SUITE 260	PHONE: (480) 220-7393	PHONE: (602) 285-4786
SCOTTSDALE, AZ 85258	CONTACT: KELLY HALL, AICP	CONTACT: EARL SWETLAND
CONTACT: GREGG N. WOLIN		EMAIL: ESWETLAND@CVLCL.COM

CONCEPT PLANT SCHEDULE

	STREET TREE TREES OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK
	OPEN SPACE TREES OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK ULMUS PARVIFOLIA / LACEBARK ELM
	ACCENT TREE CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE CHILOPSIS LINEARIS / DESERT WILLOW
	SHRUBS ANISACANTHUS QUADRIFIDUS WRIGHTII 'MEXICAN FIRE' TM / MEXICAN FIRE WRIGHT CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE CALLIANDRA ERIOPHYLLA / FAIRY DUSTER CALLISTEMON VININALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH ERICAMERIA LARICIFOLIA 'AGUIRRE' TM / AGUIRRE TURPENTINE BUSH JUSTICIA CANDICANS / ARIZONA WATER WILLOW LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / THUNDER CLOUD TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY LANGMAN'S SAGE LEUCOPHYLLUM X 'HEAVENLY CLOUD' / BAROMETERBUSH MUHLBERGIA CAPILLARIS / PINK MUHLY GRASS ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY RUELLIA CALIFORNICA / WILD PETUNIA RUELLIA PENINSULARIS / WILD PETUNIA TECOMA STANS 'SUNRISE' / SUNRISE YELLOW BELLS TECOMA STANS STANS 'GOLD STAR' / GOLD STAR YELLOW BELLS
	GROUND COVERS ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW LANTANA MONTEVIDENSIS / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY
	ACCENTS AGAVE MURPHEYI / MURPHEY'S CENTURY PLANT AGAVE VILMORINIANA 'VARIEGATA' / VARIEGATED OCTOPUS AGAVE ASCLEPIAS SUBULATA / RUSH MILKWEED DASYLIRION WHEELERI / GREY DESERT SPOON HESPERALOE PARVIFLORA / RED YUCCA HESPERALOE PARVIFLORA 'PINK PARADE' / PINK PARADE YUCCA OPUNTIA VIOLACEA 'SANTA RITA' / PURPLE PRICKLEY PEAR
	OPEN PLAY TURF AREA CYNODON DACTYLON 'PRINCESS 77' / PRINCESS 77 BERMUDA GRASS
	INERT GROUNDCOVER DESERT VISTA BROWN / DECOMPOSED GRANITE

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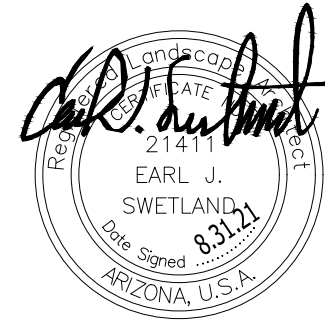
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PRELIMINARY
PLANTING PLAN

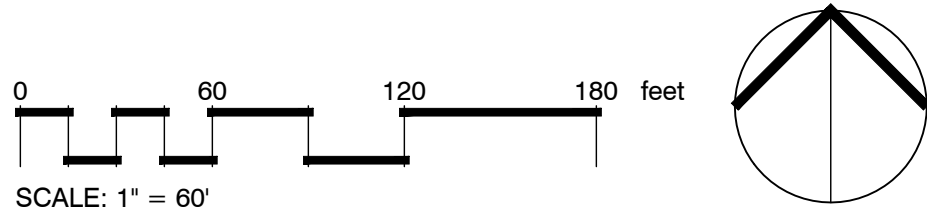
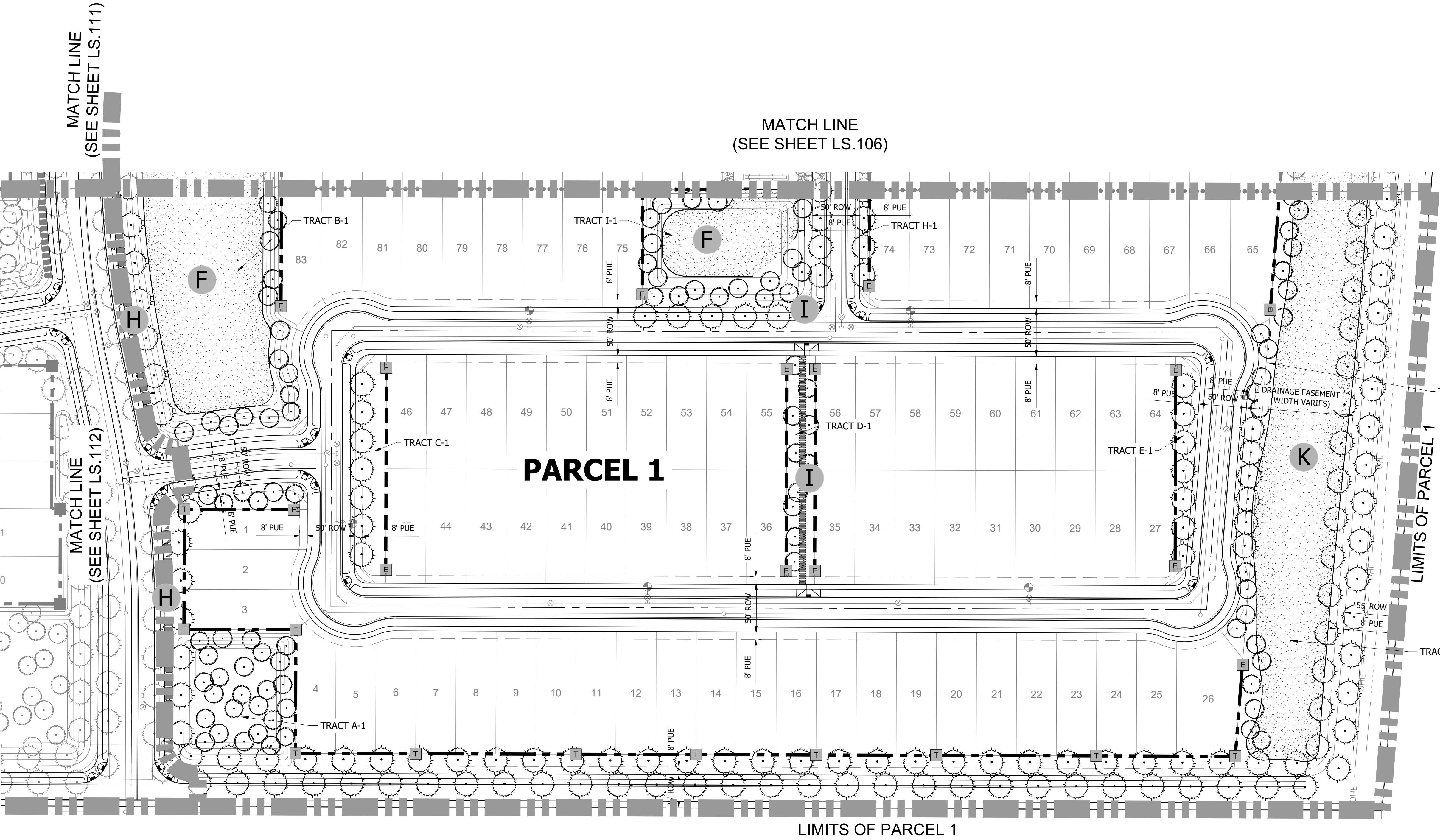
PARCEL 1



REFERENCE NOTES SCHEDULE

DESCRIPTION
6" THEME WALL
6" SECONDARY WALL
THEME WALL COLUMN
END WALL COLUMN
6" CONCRETE PATH
8" DECOMPOSED GRANITE TRAIL
14'-16" PAVED/UNPAVED PATH WITH WIDE SHOULDER
POCKET PARK
ENTRY MONUMENT
PARCOURSE STATION

- F** OPEN SPACE / PRACTICE TURF AREA
 - LARGE TURF AREA (ALL AGE GROUPS)
 - BENCHES
 - NEIGHBORHOOD CONNECTION PATHWAY
- H** SADDLEBACK VISTA MULTI-USE TRAIL
 - 8' DECOMPOSED GRANITE TRAIL
 - 6' CONCRETE PATH
- I** TRAIL
 - 6' CONCRETE PATH
- K** DRAINAGE CHANNEL
 - TURF AND PLANTING
 - TRAIL CROSSINGS



PRELIMINARY LANDSCAPE
PLAN FOR
RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

OWNER	PROJECT MANAGER	CVL DESIGN TEAM
CRESCENT BAY LAND FUND 1, LLC 7377 E. DOUBLETREE RANCH ROAD, SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	ACME DESIGN, LLC 10422 N. 43RD PLACE, PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4786 CONTACT: EARL SWETLAND EMAIL: ESWETLAND@CVL.CI.COM

CONCEPT PLANT SCHEDULE

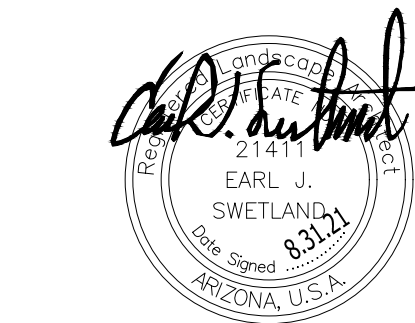
	STREET TREE TREES OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK
	OPEN SPACE TREES OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK ULMUS PARVIFOLIA / LACEBARK ELM
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	ACCENTS AGAVE MURPHEYI / MURPHEY'S CENTURY PLANT AGAVE VILMORINIANA 'VARIEGATA' / VARIEGATED OCTOPUS AGAVE ASCLEPIAS SUBULATA / RUSH MILKWEED DASYLIRION WHEELERI / GREY DESERT SPOON HESPERALOE PARVIFLORA / RED YUCCA HESPERALOE PARVIFLORA 'PINK PARADE' / PINK PARADE YUCCA OPUNTIA VIOLACEA 'SANTA RITA' / PURPLE PRICKLEY PEAR
	OPEN PLAY TURF AREA CYNODON DACTYLON 'PRINCESS 77' / PRINCESS 77 BERMUDA GRASS
	INERT GROUNDCOVER DESERT VISTA BROWN / DECOMPOSED GRANITE



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PRELIMINARY
PLANTING PLAN

PARCEL 2



REFERENCE NOTES SCHEDULE

	<u>DESCRIPTION</u>
	6' THEME WALL
	6' SECONDARY WALL
	THEME WALL COLUMN
	END WALL COLUMN
	6' CONCRETE PATH
	8' DECOMPOSED GRANITE TRAIL
	14'-16' PAVED/UNPAVED PATH WITH WIDE SHOULDER
	POCKET PARK
	ENTRY MONUMENT
	PARCOURSE STATION

- A** ZAC'S PARK
-SHADE RAMADA WITH AMENITIES
-BOCCE BALL COURTS (TEENS THROUGH ADULTS)
-BENCHES
-OPEN PLAY TURF AREA (ALL AGE GROUPS)
-6' CONCRETE TRAIL
-COVERED PLAY STRUCTURE (5-12 AGE GROUP)

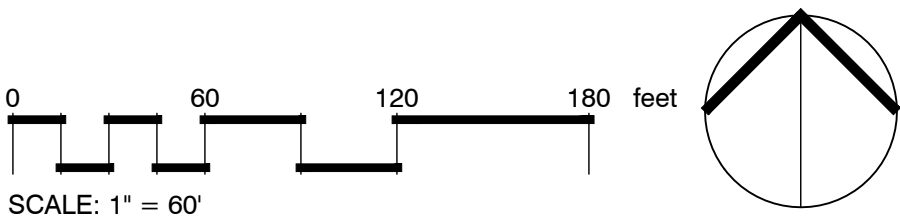
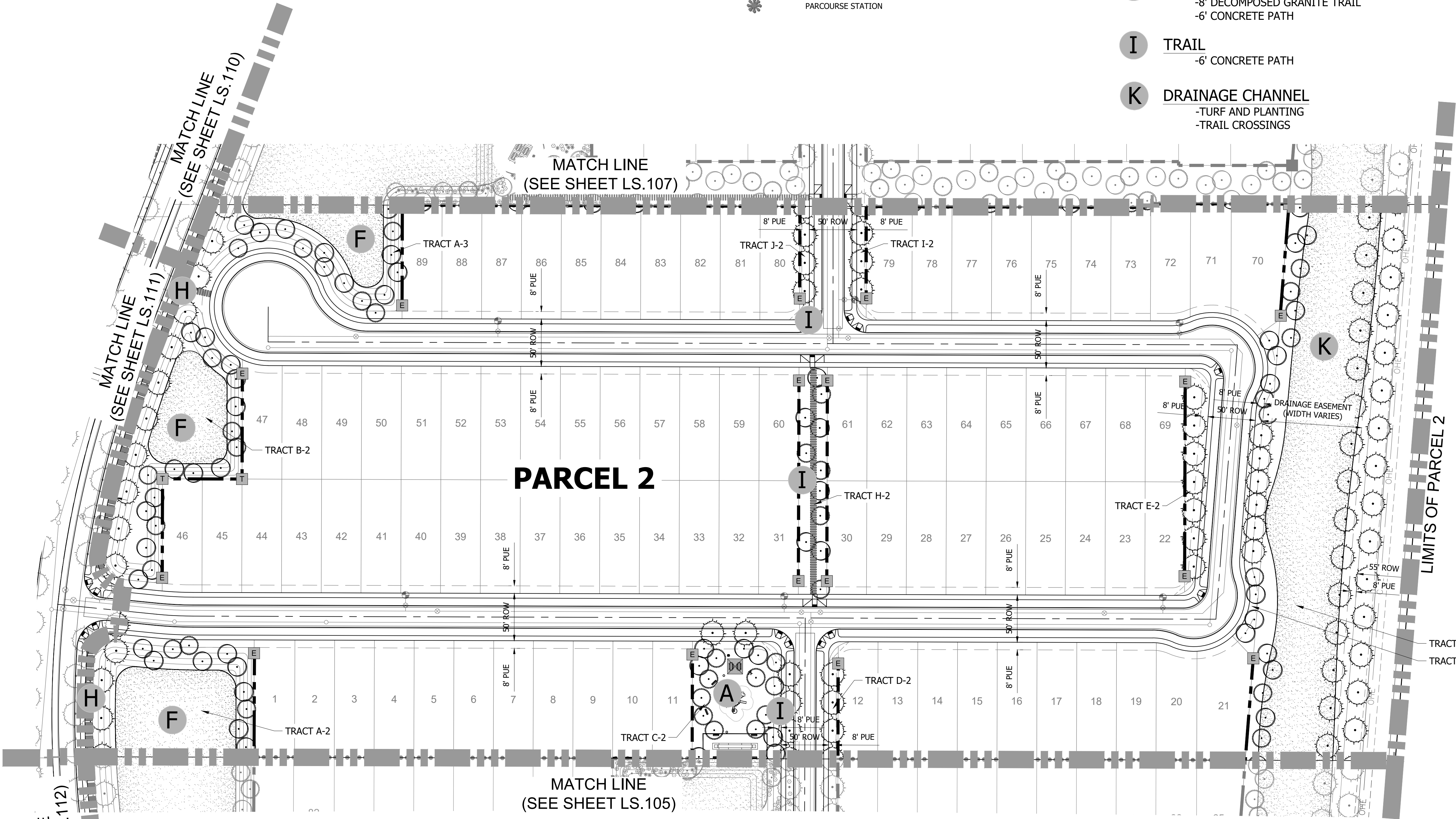
REFER TO SHEET LS.102 FOR ENLARGEMENT

- F** OPEN SPACE / PRACTICE TURF AREA
-LARGE TURF AREA (ALL AGE GROUPS)
-BENCHES
-NEIGHBORHOOD CONNECTION PATHWAY

- H** SADDLEBACK VISTA MULTI-USE TRAIL
-8' DECOMPOSED GRANITE TRAIL
-6' CONCRETE PATH

- I** TRAIL
-6' CONCRETE PATH

- K** DRAINAGE CHANNEL
-TURF AND PLANTING
-TRAIL CROSSINGS



PRELIMINARY LANDSCAPE
PLAN FOR
RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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OWNER	PROJECT MANAGER	CVL DESIGN TEAM
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CONCEPT PLANT SCHEDULE

	STREET TREE TREES OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK
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	OPEN PLAY TURF AREA CYNODON DACTYLON 'PRINCESS 77' / PRINCESS 77 BERMUDA GRASS
	INERT GROUND COVER DESERT VISTA BROWN / DECOMPOSED GRANITE



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PRELIMINARY
PLANTING PLAN

PARCEL 3

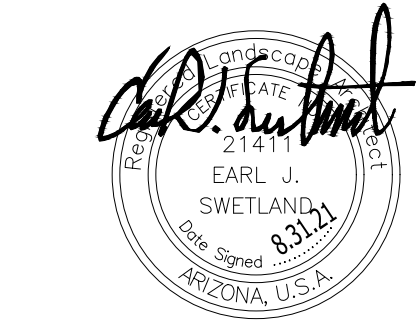


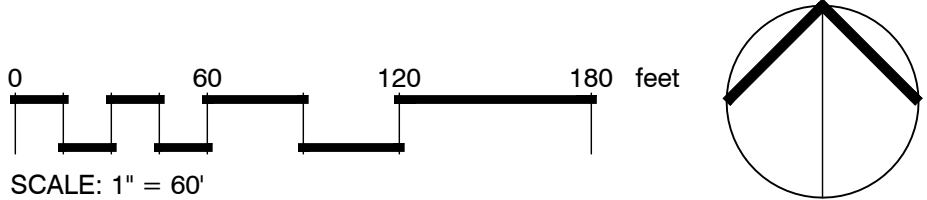
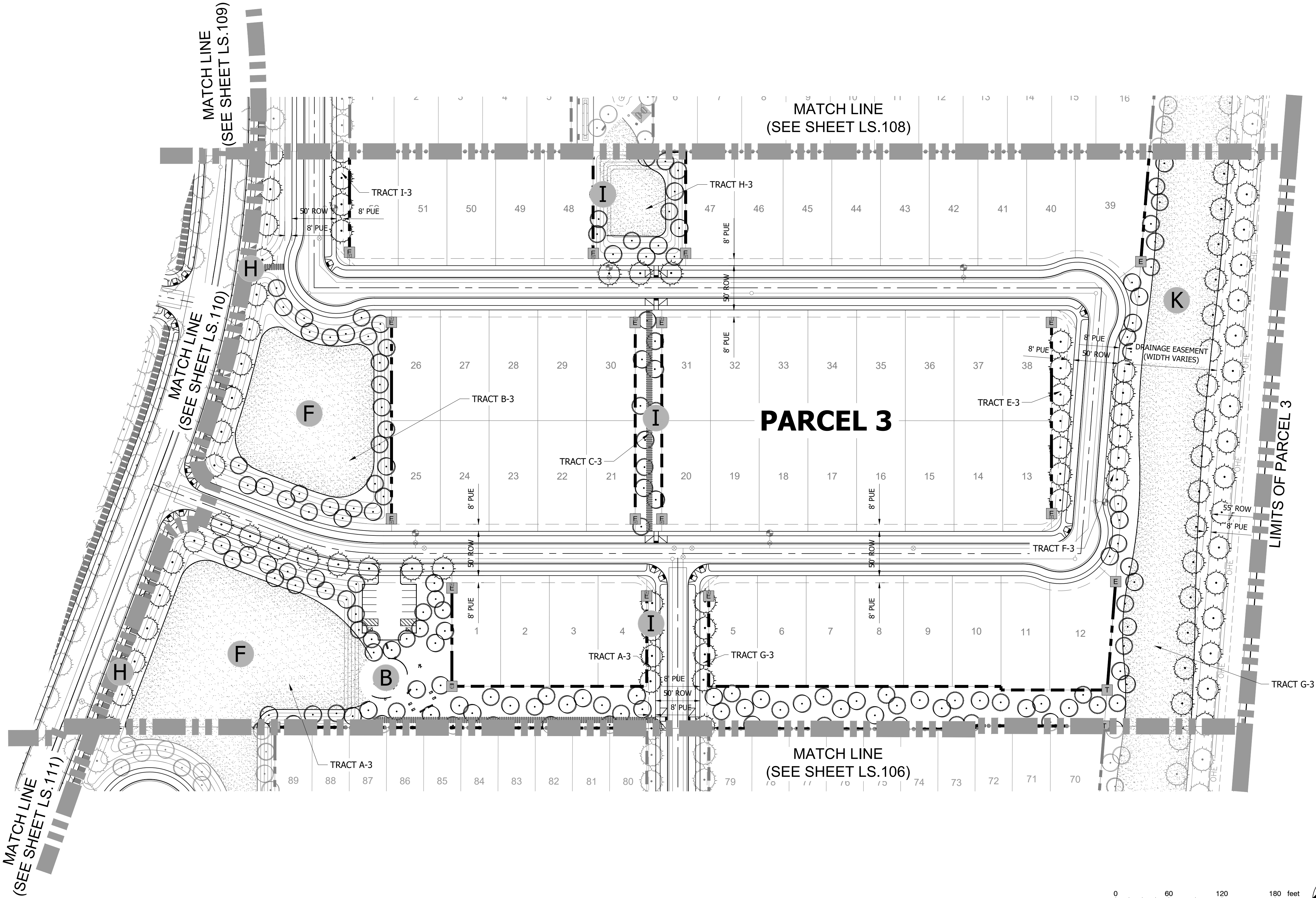
EXHIBIT
LS.107
8 of 13

REFERENCE NOTES SCHEDULE

DESCRIPTION	
6" THEME WALL	
6" SECONDARY WALL	
THEME WALL COLUMN	
END WALL COLUMN	
6" CONCRETE PATH	
8" DECOMPOSED GRANITE TRAIL	
14'-16" PAVED/UNPAVED PATH WITH WIDE SHOULDER	
POCKET PARK	
ENTRY MONUMENT	
PARCOURSE STATION	

- B** GREGG'S PARK
 - GROUP SHADE RAMADA WITH AMENITIES
 - CORN HOLE COURTS (TEENS THROUGH ADULTS)
 - BENCHES
 - OPEN PLAY TURF AREA (ALL AGE GROUPS)
 - 6' CONCRETE TRAIL
 - PARKING AREA
 - REFER TO SHEET LS.103 FOR ENLARGEMENT
- F** OPEN SPACE / PRACTICE TURF AREA
 - LARGE TURF AREA (ALL AGE GROUPS)
 - BENCHES
 - NEIGHBORHOOD CONNECTION PATHWAY

- G** PERIMETER TRAIL
 - 8' WIDE DECOMPOSED GRANITE TRAIL
- H** SADDLEBACK VISTA MULTI-USE TRAIL
 - 8' DECOMPOSED GRANITE TRAIL
 - 6' CONCRETE PATH
- I** TRAIL
 - 6' CONCRETE PATH
- K** DRAINAGE CHANNEL
 - TURF AND PLANTING
 - TRAIL CROSSINGS



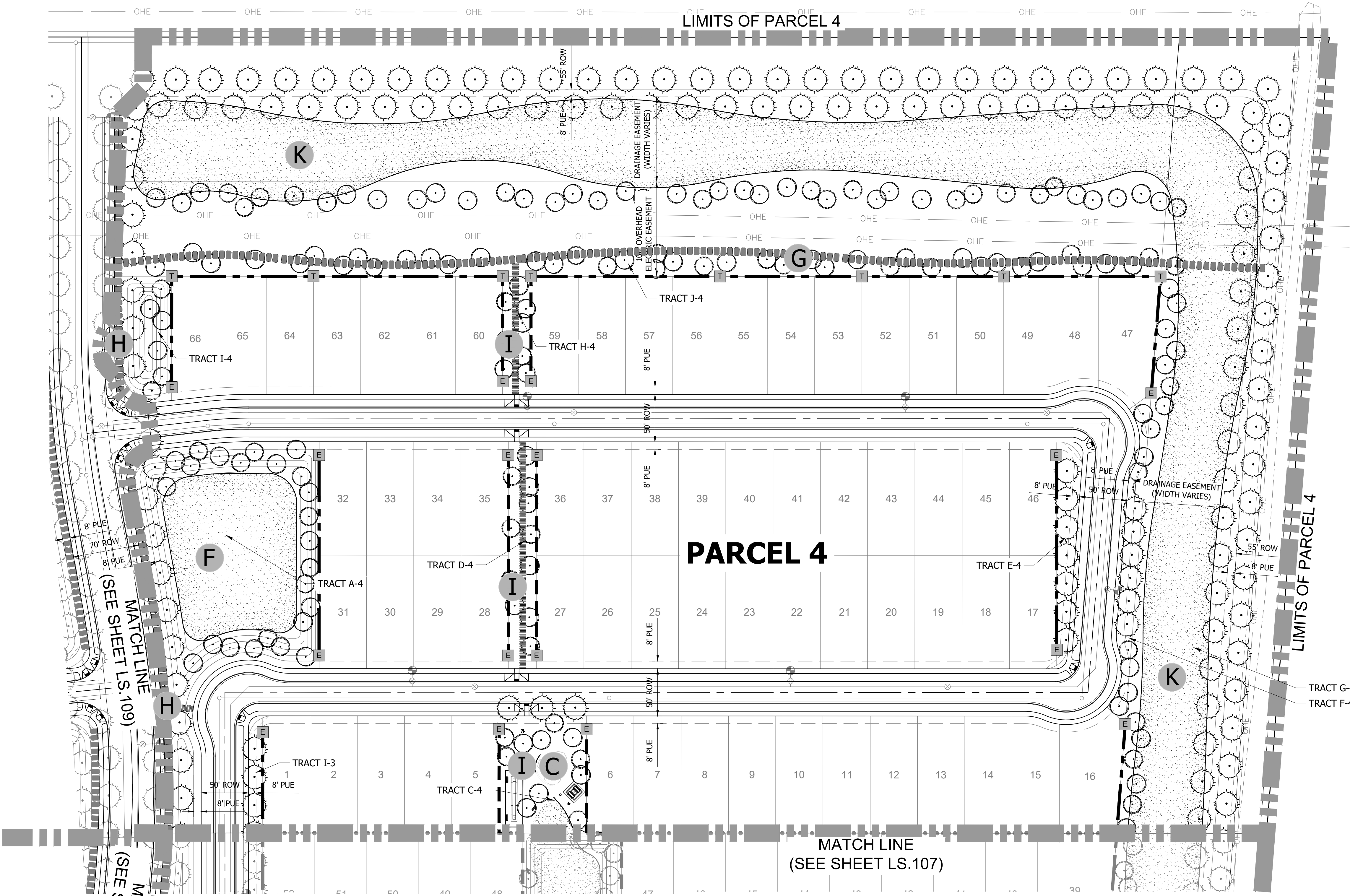
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OWNER CRESCENT BAY LAND FUND 1, LLC 7377 E. DOUBLETREE RANCH ROAD, SUITE 260 SCOTTSDALE, AZ 85258 CONTACT: GREGG N. WOLIN	PROJECT MANAGER ACME DESIGN, LLC 10422 N. 43RD PLACE, PHOENIX, AZ 85028 PHONE: (480) 220-7393 CONTACT: KELLY HALL, AICP	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4786 CONTACT: EARL SWETLAND EMAIL: ESWETLAND@CVL.CI.COM
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CONCEPT PLANT SCHEDULE

	STREET TREE TREES OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK
	OPEN SPACE TREES OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE SOUTHERN LIVE OAK ULMUS PARVIFOLIA / LACEBARK ELM
	ACCENT TREE CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE CHILOPSIS LINEARIS / DESERT WILLOW
	SHRUBS ANISACANTHUS QUADRIFIDUS WRIGHTII 'MEXICAN FIRE' TM / MEXICAN FIRE WRIGHT CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE CALLIANDRA ERIOPHYLLA / FAIRY DUSTER CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH ERICAMERIA LARICIFOLIA 'AGUIRRE' TM / AGUIRRE TURPENTINE BUSH JUSTICIA CANDICANS / ARIZONA WATER WILLOW LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / THUNDER CLOUD TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY LANGMAN'S SAGE LEUCOPHYLLUM X 'HEAVENLY CLOUD' / BAROMETERBUSH MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY RUELLIA CALIFORNICA / WILD PETUNIA RUELLIA PENNINSULARIS / WILD PETUNIA TECOMA STANS 'SUNRISE' / SUNRISE YELLOW BELLS TECOMA STANS 'GOLD STAR' / GOLD STAR YELLOW BELLS
	GROUND COVERS ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW LANTANA MONTEVIDENSIS / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY
	ACCENTS AGAVE MURPHEYI / MURPHEY'S CENTURY PLANT AGAVE VILMORINIANA 'VARIEGATA' / VARIEGATED OCTOPUS AGAVE ASCLEPIAS SUBULATA / RUSH MILKWEED DASYLIRION WHEELERI / GREY DESERT SPOON HESPERALOE PARVIFLORA / RED YUCCA HESPERALOE PARVIFLORA 'PINK PARADE' / PINK PARADE YUCCA OPUNTIA VIOLACEA 'SANTA RITA' / PURPLE PRICKLEY PEAR
	OPEN PLAY TURF AREA CYNODON DACTYLON 'PRINCESS 77' / PRINCESS 77 BERMUDA GRASS
	INERT GROUND COVER DESERT VISTA BROWN / DECOMPOSED GRANITE



REFERENCE NOTES SCHEDULE

DESCRIPTION	
6" THEME WALL	---
6" SECONDARY WALL	---
THEME WALL COLUMN	T
END WALL COLUMN	E
6" CONCRETE PATH	=====
8" DECOMPOSED GRANITE TRAIL	=====
14'-16' PAVED/UNPAVED PATH WITH WIDE SHOULDER	●●●●●
POCKET PARK	*
ENTRY MONUMENT	○
PARCOURSE STATION	*

- C SARAH'S PARK**
-SHADE RAMADA WITH AMENITIES
-BOCCE BALL COURTS (TEENS THROUGH ADULTS)
-BENCHES
-OPEN PLAY TURF AREA (ALL AGE GROUPS)
-6' CONCRETE TRAIL
-COVERED PLAY STRUCTURE (5-12 AGE GROUP)
-SEAT WALL

REFER TO SHEET LS.102 FOR ENLARGEMENT

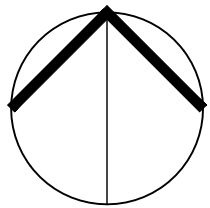
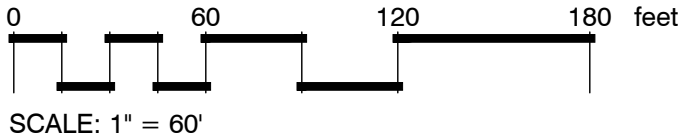
- F OPEN SPACE / PRACTICE TURF AREA**
-LARGE TURF AREA (ALL AGE GROUPS)
-BENCHES
-NEIGHBORHOOD CONNECTION PATHWAY

- G PERIMETER TRAIL**
-8' WIDE DECOMPOSED GRANITE TRAIL

- H SADDLEBACK VISTA MULTI-USE TRAIL**
-8' DECOMPOSED GRANITE TRAIL
-6' CONCRETE PATH

- I TRAIL**
-6' CONCRETE PATH

- K DRAINAGE CHANNEL**
-TURF AND PLANTING
-TRAIL CROSSINGS



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PRELIMINARY PLANTING PLAN
PARCEL 4
LS.108
9 of 13
EXHIBIT

PRELIMINARY LANDSCAPE
PLAN FOR
RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

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CONCEPT PLANT SCHEDULE

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	INERT GROUND COVER DESERT VISTA BROWN / DECOMPOSED GRANITE

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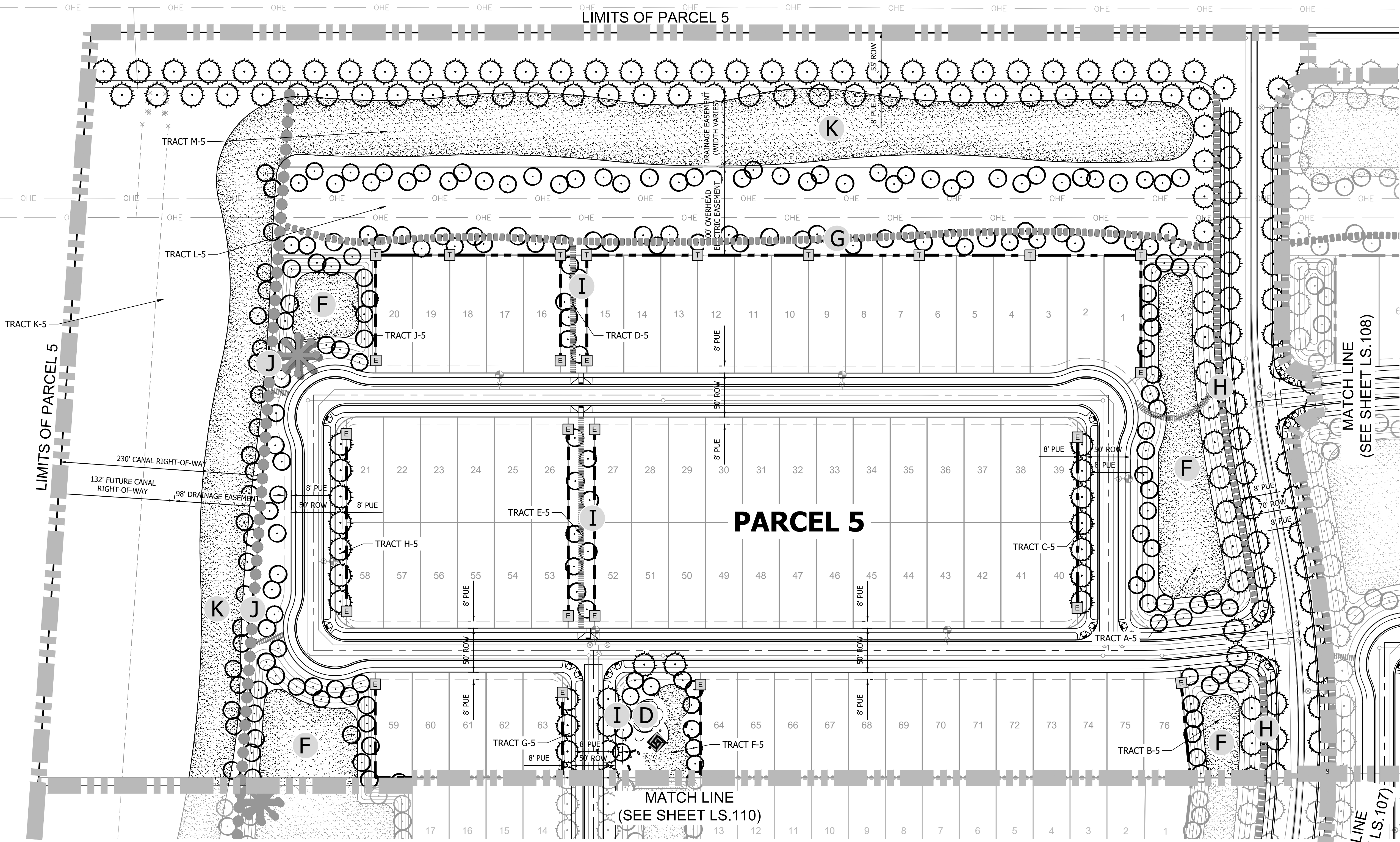
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PRELIMINARY
PLANTING PLAN

PARCEL 5



REFERENCE NOTES SCHEDULE

	<u>DESCRIPTION</u>
	6' THEME WALL
	6' SECONDARY WALL
	THEME WALL COLUMN
	END WALL COLUMN
	6' CONCRETE PATH
	8' DECOMPOSED GRANITE TRAIL
	14'-16' PAVED/UNPAVED PATH WITH WIDE SHOULDER
	POCKET PARK
	ENTRY MONUMENT
	PARCOURSE STATION

- D HENRY'S PARK**
-SHADE RAMADA WITH AMENITIES
-CORN HOLE COURTS (TEENS THROUGH ADULTS)
-BENCHES
-OPEN PLAY TURF AREA (ALL AGE GROUPS)
-6' CONCRETE TRAIL
-COVERED PLAY STRUCTURE (5-12 AGE GROUP)

REFER TO SHEET LS.104 FOR ENLARGEMENT

- F OPEN SPACE / PRACTICE TURF AREA**
-LARGE TURF AREA (ALL AGE GROUPS)
-BENCHES
-NEIGHBORHOOD CONNECTION PATHWAY

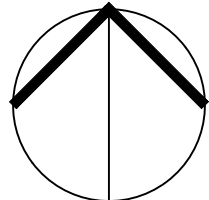
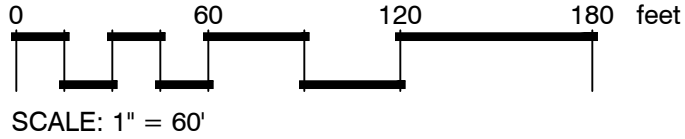
- G PERIMETER TRAIL**
-8' WIDE DECOMPOSED GRANITE TRAIL

- H SADDLEBACK VISTA MULTI-USE TRAIL**
-8' DECOMPOSED GRANITE TRAIL
-6' CONCRETE PATH

- I TRAIL**
-6' CONCRETE PATH

- J MULTI-USE TRAIL**
-14'-16' PAVED/ UNPAVED PATH WITH WIDE SHOULDER
- PARCOURSE STATIONS

- K DRAINAGE CHANNEL**
-TURF AND PLANTING
-TRAIL CROSSINGS





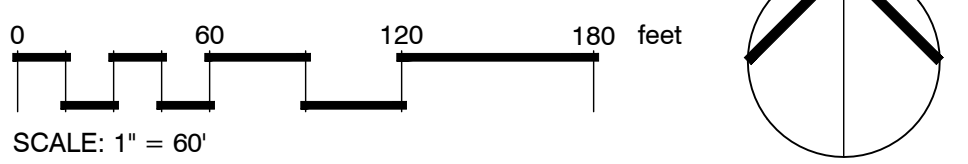
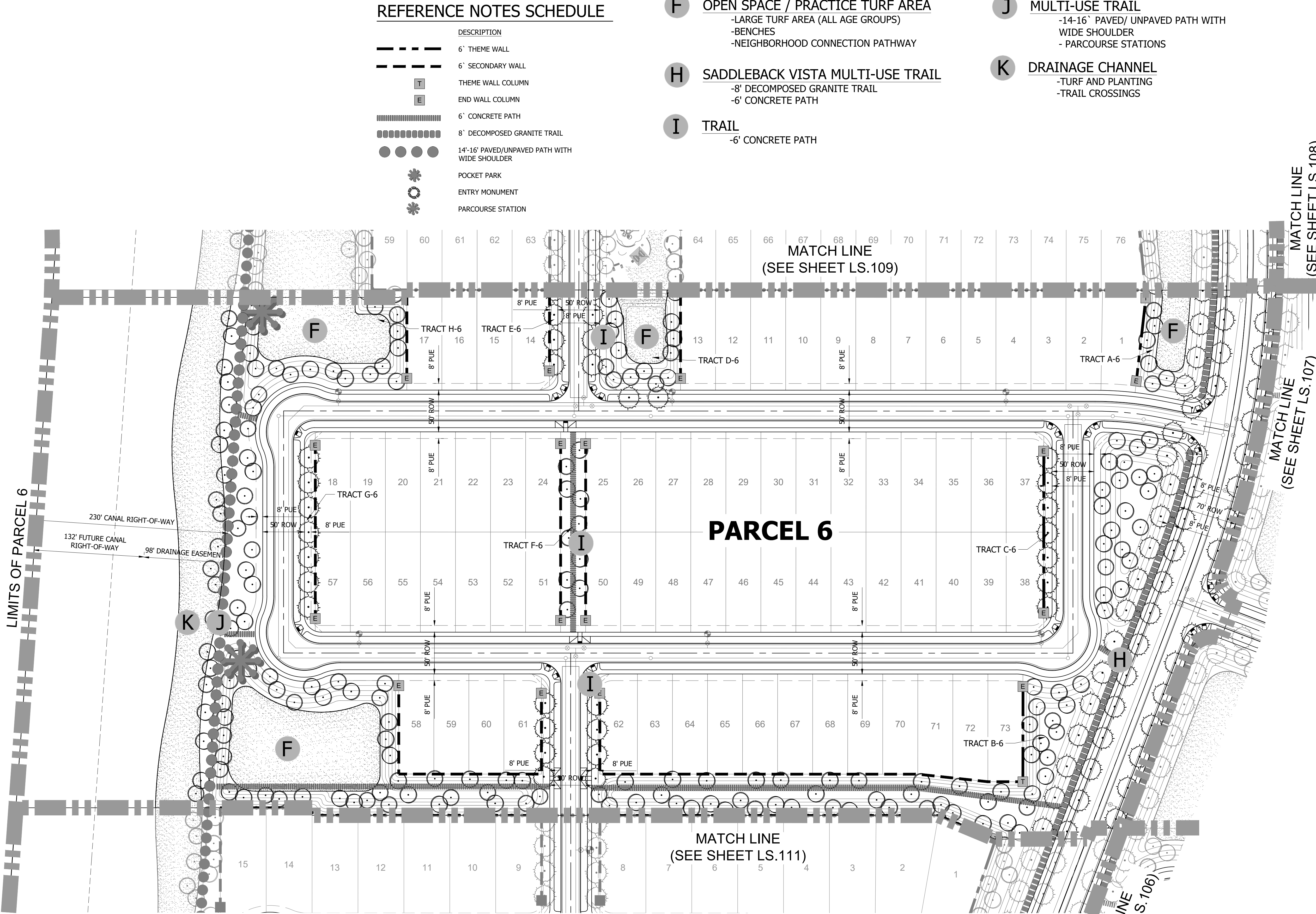
PRELIMINARY LANDSCAPE PLAN FOR RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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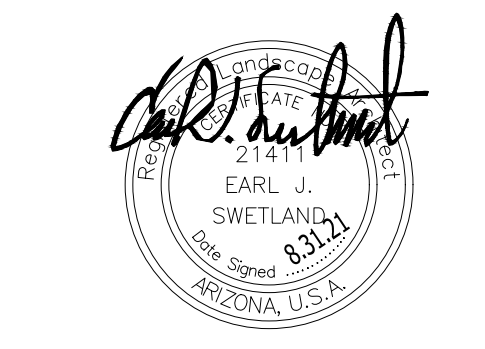
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	INERT GROUNDCOVER DESERT VISTA BROWN / DECOMPOSED GRANITE



PRELIMINARY PLANTING PLAN

PARCEL 6



N:\01\0231201\CADD\Preliminary\LS.PRE.LSCAPE.dwg

EXHIBIT
LS.110
11 of 13

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PRELIMINARY LANDSCAPE
PLAN FOR
RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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PRELIMINARY
PLANTING PLAN

PARCEL 7



REFERENCE NOTES SCHEDULE

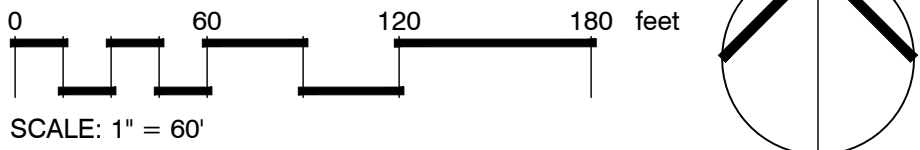
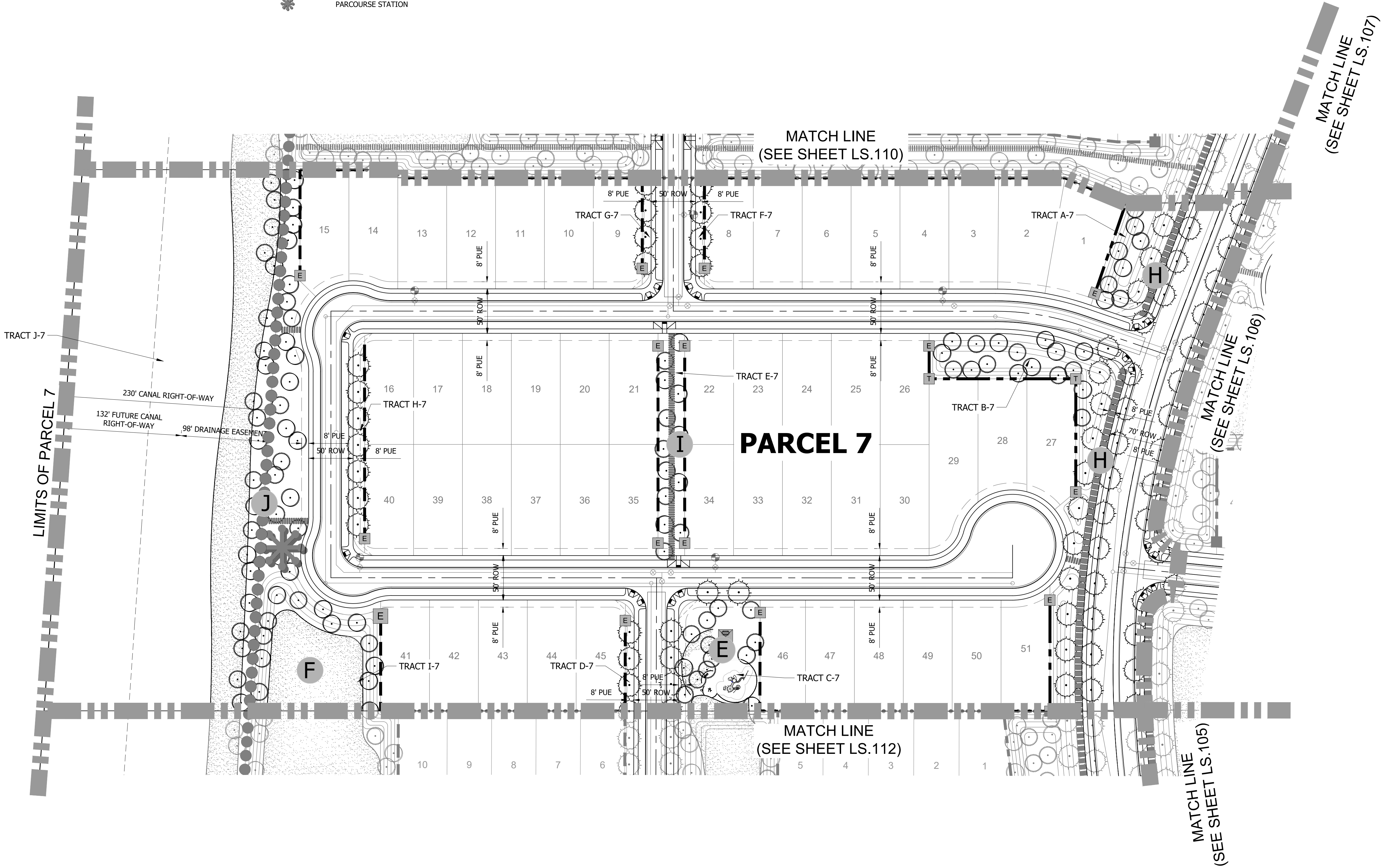
DESCRIPTION	
6' THEME WALL	---
6' SECONDARY WALL	---
THEME WALL COLUMN	T
END WALL COLUMN	E
6' CONCRETE PATH	=====
8' DECOMPOSED GRANITE TRAIL	=====
14'-16' PAVED/UNPAVED PATH WITH WIDE SHOULDER	●●●●●●●●
POCKET PARK	✱
ENTRY MONUMENT	✱
PARCOURSE STATION	✱

- E** NATHAN'S PARK
-SHADE RAMADA WITH AMENITIES
-BENCHES
-OPEN PLAY TURF AREA (ALL AGE GROUPS)
-6' CONCRETE TRAIL
-COVERED PLAY STRUCTURE (5-12 AGE GROUP)
-SEAT WALL
-BIKE RACK

REFER TO SHEET LS.104 FOR ENLARGEMENT

- F** OPEN SPACE / PRACTICE TURF AREA
-LARGE TURF AREA (ALL AGE GROUPS)
-BENCHES
-NEIGHBORHOOD CONNECTION PATHWAY

- H** SADDLEBACK VISTA MULTI-USE TRAIL
-8' DECOMPOSED GRANITE TRAIL
-6' CONCRETE PATH
- I** TRAIL
-6' CONCRETE PATH
- J** MULTI-USE TRAIL
-14'-16' PAVED/ UNPAVED PATH WITH WIDE SHOULDER
- PARCOURSE STATIONS
- K** DRAINAGE CHANNEL
-TURF AND PLANTING
-TRAIL CROSSINGS





PRELIMINARY LANDSCAPE PLAN FOR RED VALLEY RANCH

A PORTION O LAND LOCATED IN THE NORTHEAST
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EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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REFERENCE NOTES SCHEDULE

DESCRIPTION	
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6" SECONDARY WALL	- - -
THEME WALL COLUMN	T
END WALL COLUMN	E
6" CONCRETE PATH	
8" DECOMPOSED GRANITE TRAIL	●●●●●●●●
14'-16' PAVED/UNPAVED PATH WITH WIDE SHOULDER	●●●●●●●●
POCKET PARK	*
ENTRY MONUMENT	⊗
PARCOURSE STATION	*

F OPEN SPACE / PRACTICE TURF AREA
-LARGE TURF AREA (ALL AGE GROUPS)
-BENCHES
-NEIGHBORHOOD CONNECTION PATHWAY

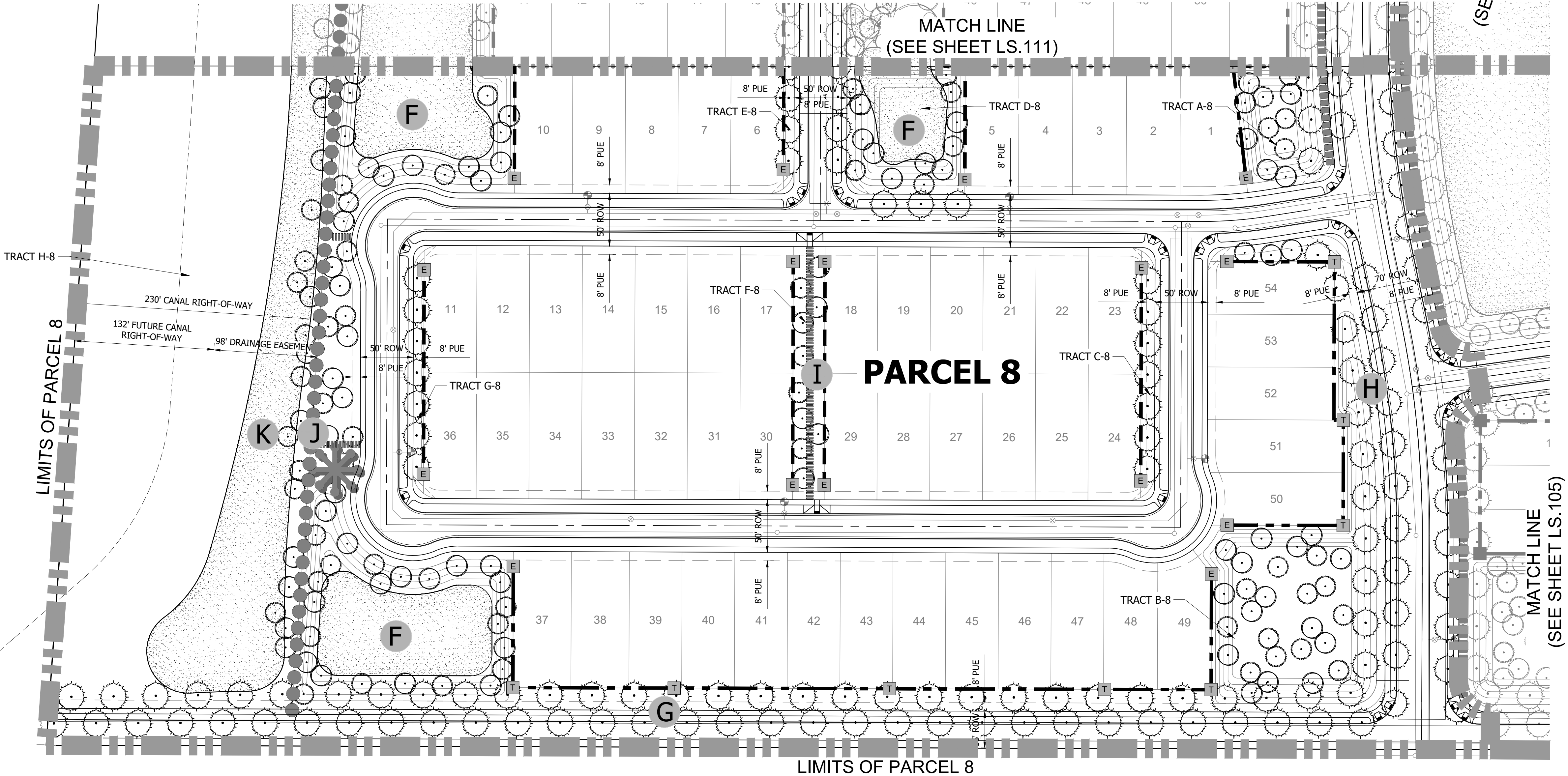
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-8' WIDE DECOMPOSED GRANITE TRAIL

H SADDLEBACK VISTA MULTI-USE TRAIL
-8' DECOMPOSED GRANITE TRAIL
-6' CONCRETE PATH

I TRAIL
-6' CONCRETE PATH

J MULTI-USE TRAIL
-14'-16' PAVED/ UNPAVED PATH WITH WIDE SHOULDER
- PARCOURSE STATIONS

K DRAINAGE CHANNEL
-TURF AND PLANTING
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PRELIMINARY PLANTING PLAN

PARCEL 8

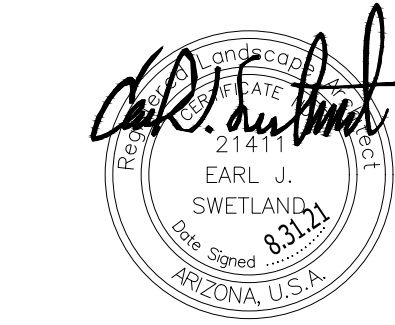


EXHIBIT **LS.112**
13 of 13

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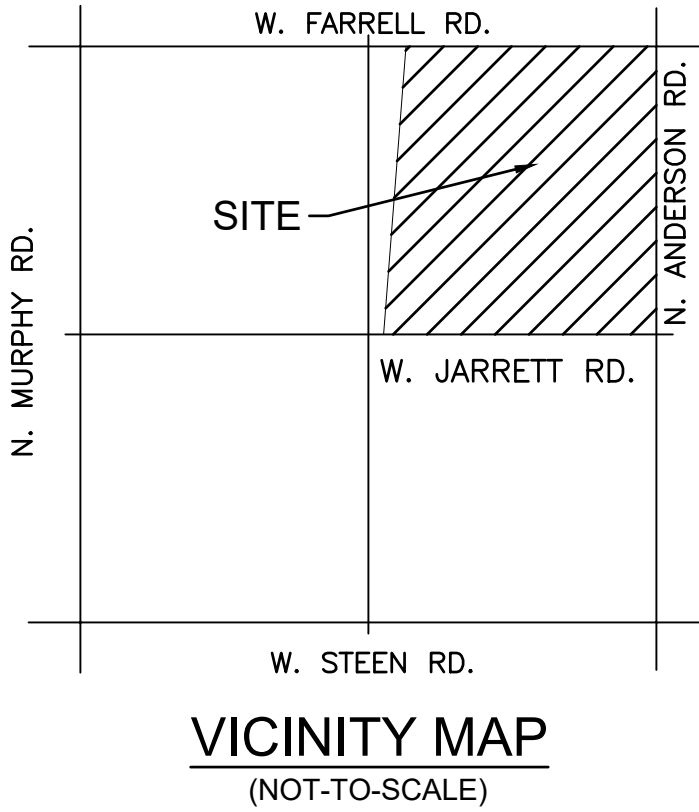
PRELIMINARY PLAT
FOR
RED VALLEY RANCH

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

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

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

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



LEGEND

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

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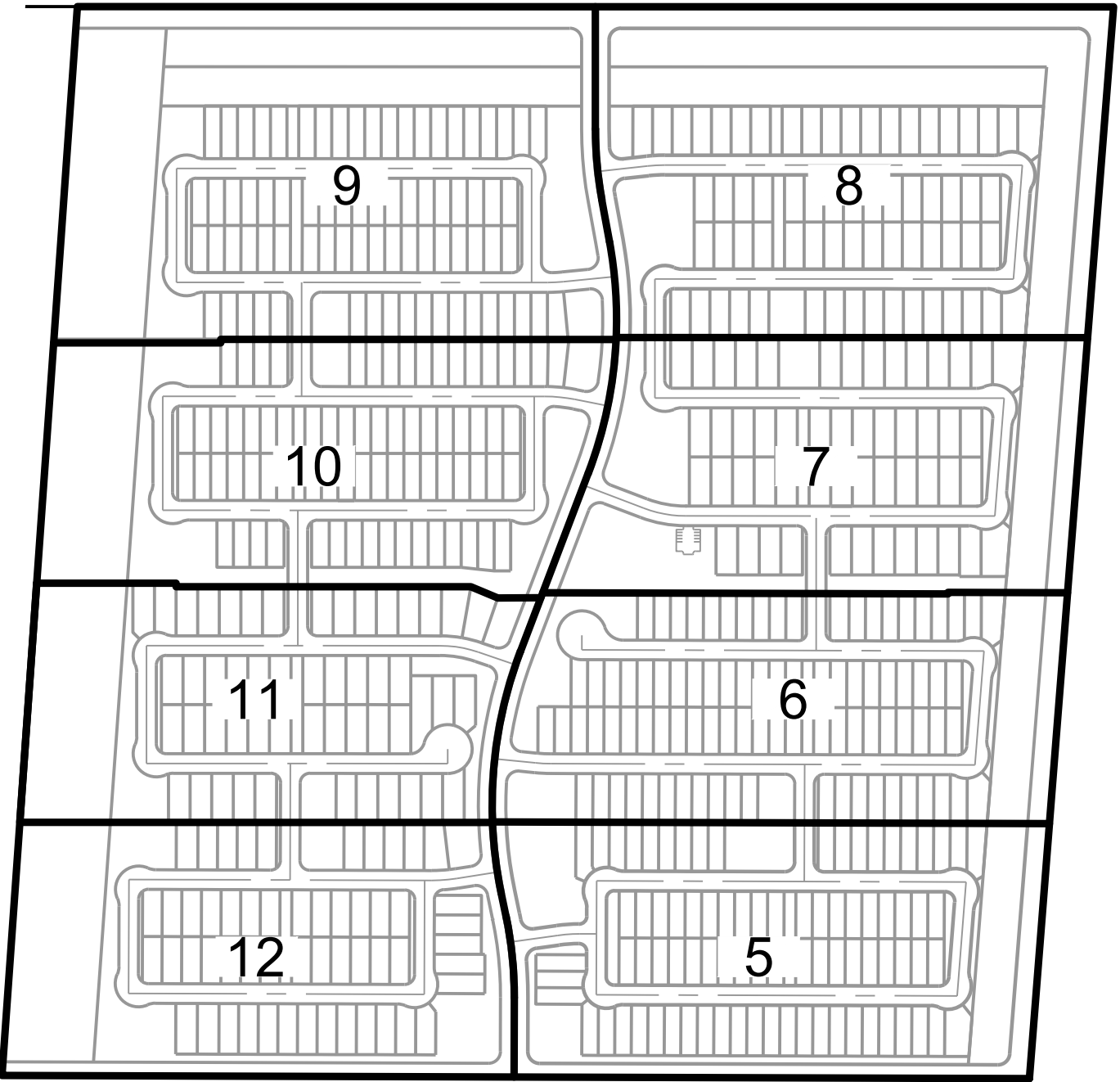
CVL CONSULTANTS
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4550 N. 12th Street, Phoenix, AZ, 85014, phone 602.264.6831, fax 602.264.0928, www.cvlci.com
Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



**SHEET
01 OF 12**

RECORD ID #

DATE: 8/31/2021



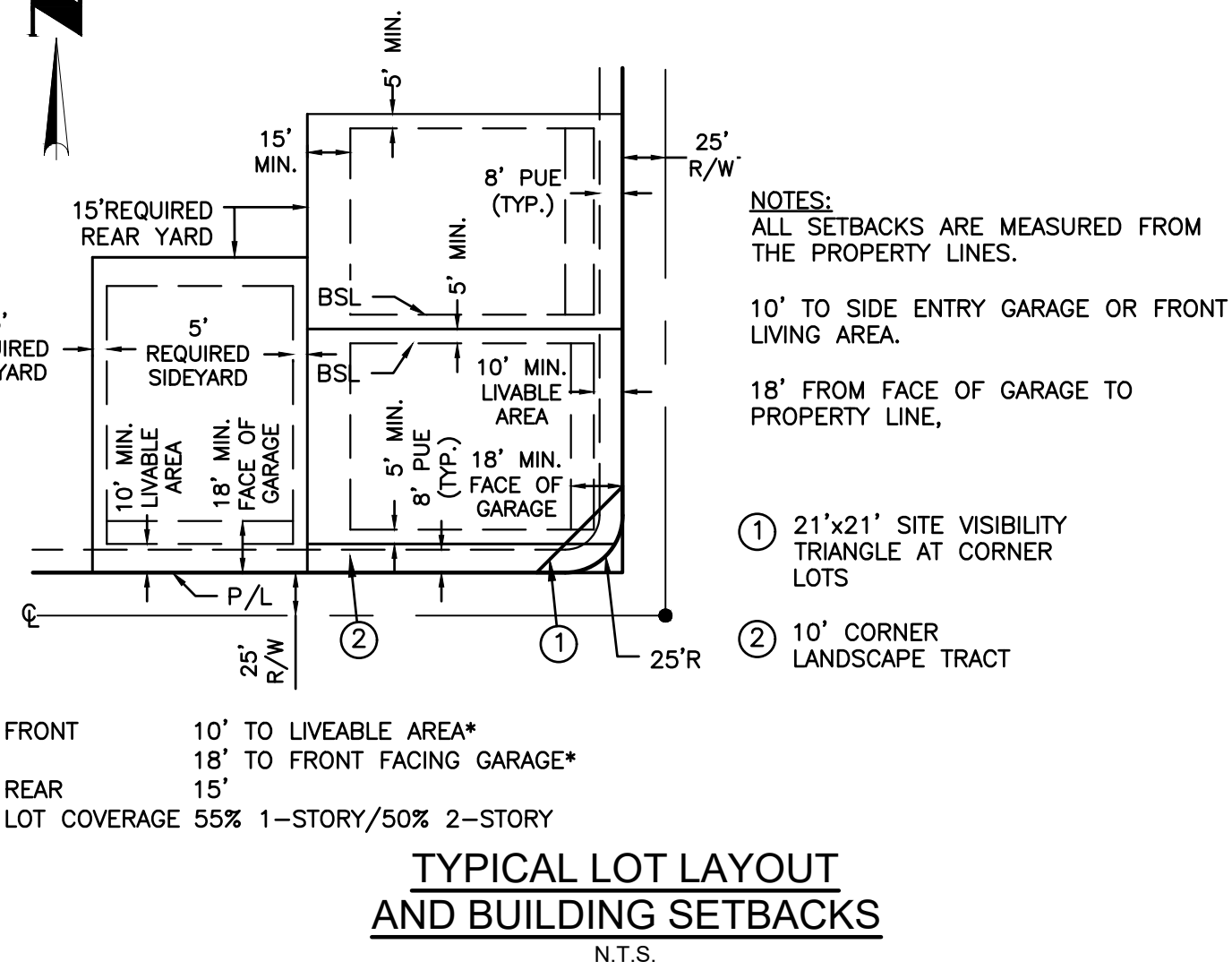
SHEET INDEX MAP
N.T.S.

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

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

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

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



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



PARCEL MAP
SCALE: 1" = 200'

LEGAL DESCRIPTION

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

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

NOTES:

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

UTILITIES AND SERVICES:

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

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

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

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

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

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

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

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

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

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

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

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

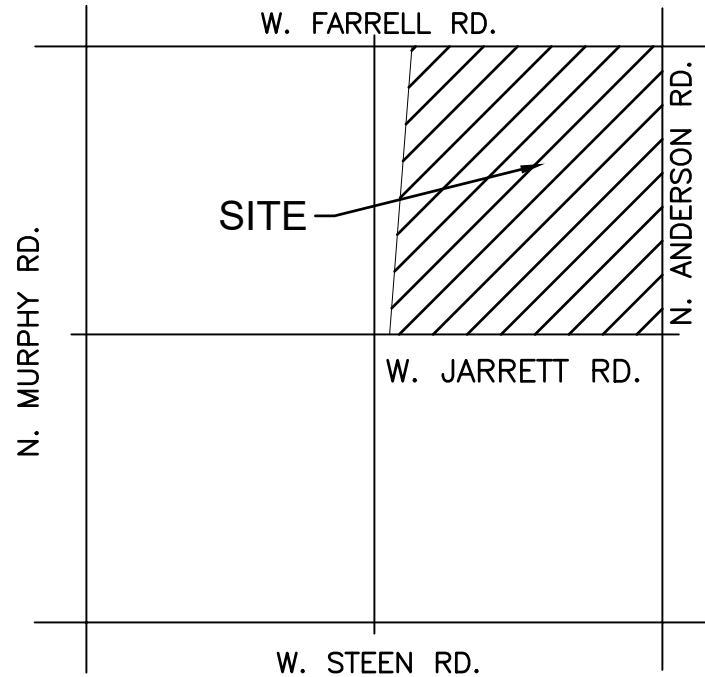
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4550 N. 12TH STREET
PHOENIX, AZ 85014
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CONTACT: ALEX CARAVEO



VICINITY MAP
(NOT-TO-SCALE)



LEGEND

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

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



SHEET
02 OF 12

RECORD ID #

DATE: 8/31/2021



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

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



	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
①	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
◀ ○ ▶	SEWER LINE
_____	WATER LINE
⊗	FIRE HYDRANT

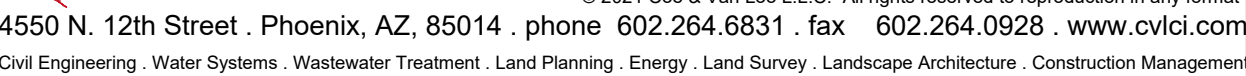
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DEVELOPMENT STANDARDS TABLE

SHEET 02 - LOT AREA TABLE

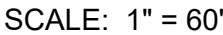
SHEET 03 - LOT AREA TABLE / TRACT TABLE

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

SHEET 05 - 12 - PRELIMINARY PLAT



RECORD ID #



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

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

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

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

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

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

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

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

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

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

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

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

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

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

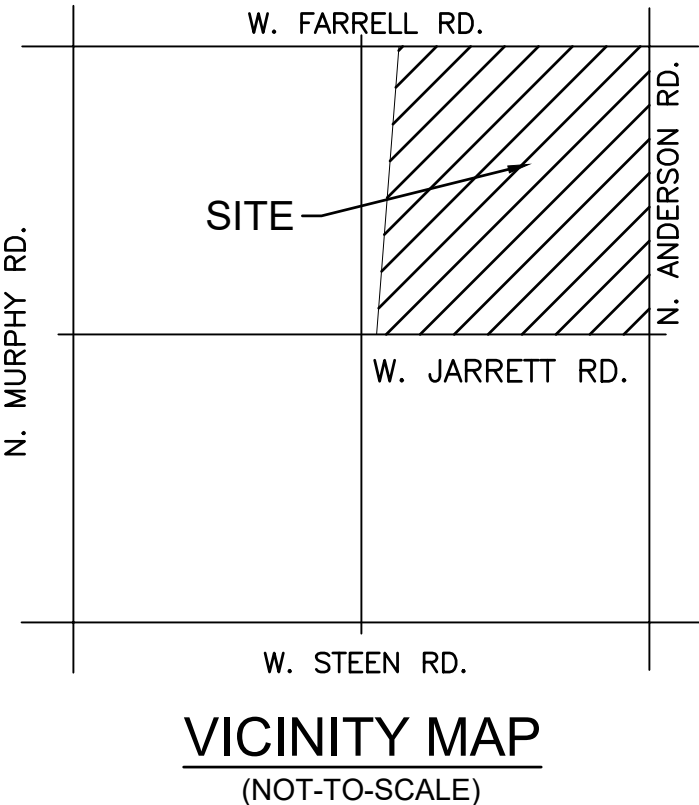
PARCEL 8 TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A-8	0.221	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B-8	2.718	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT C-8	0.066	LANDSCAPE TRACT
TRACT D-8	0.309	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT E-8	0.025	LANDSCAPE TRACT
TRACT F-8	0.165	OPEN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

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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

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



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

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SHEET 03 - LOT AREA TABLE / TRACT TABLE	
SHEET 04 - CENTERLINE TABLE/CENTERLINE CURVE TABLE /CROSS SECTION DETAILS	
SHEET 05 - 12 - PRELIMINARY PLAT	

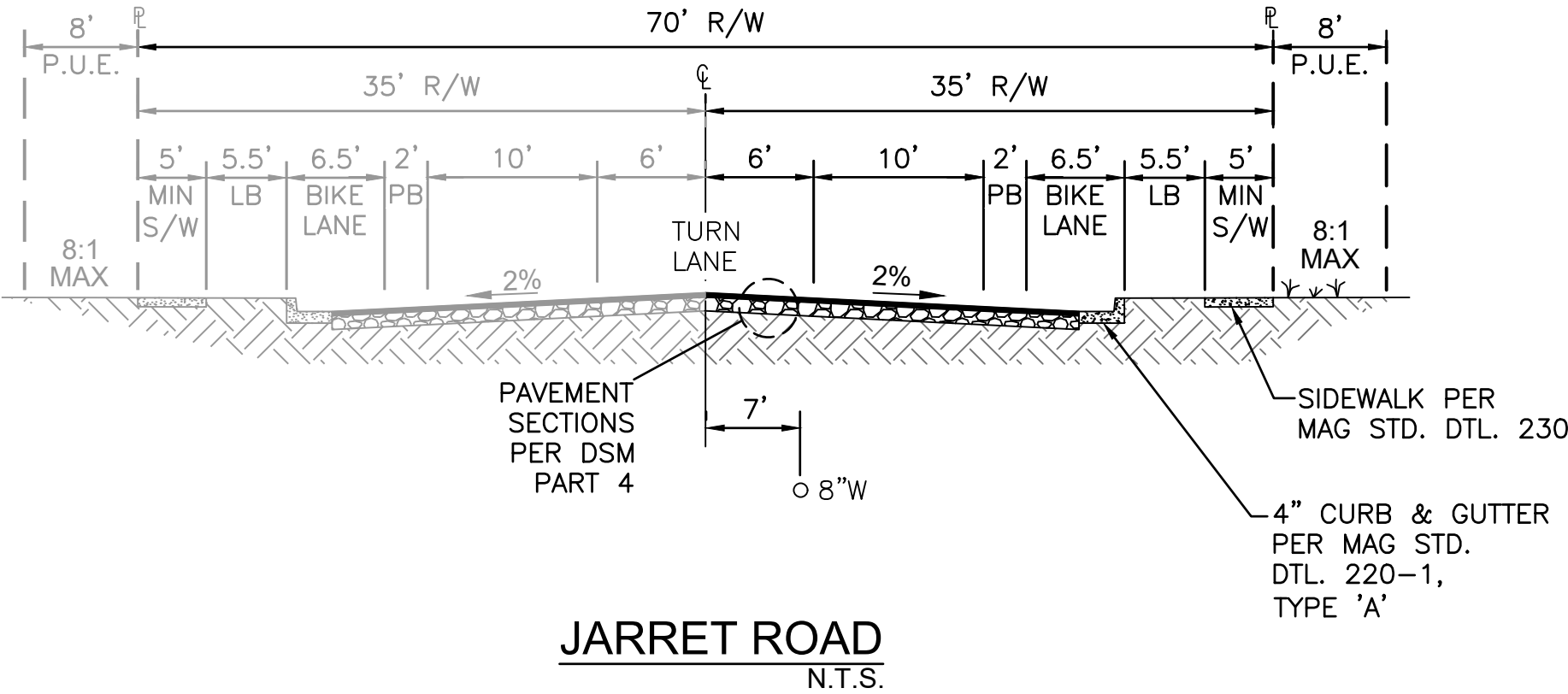
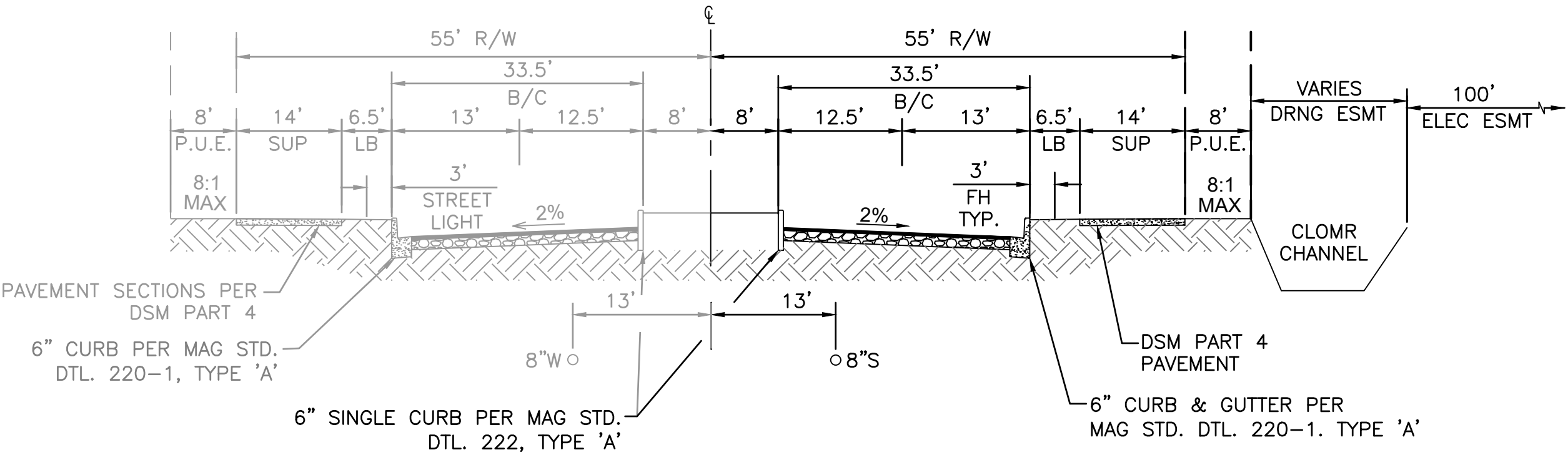
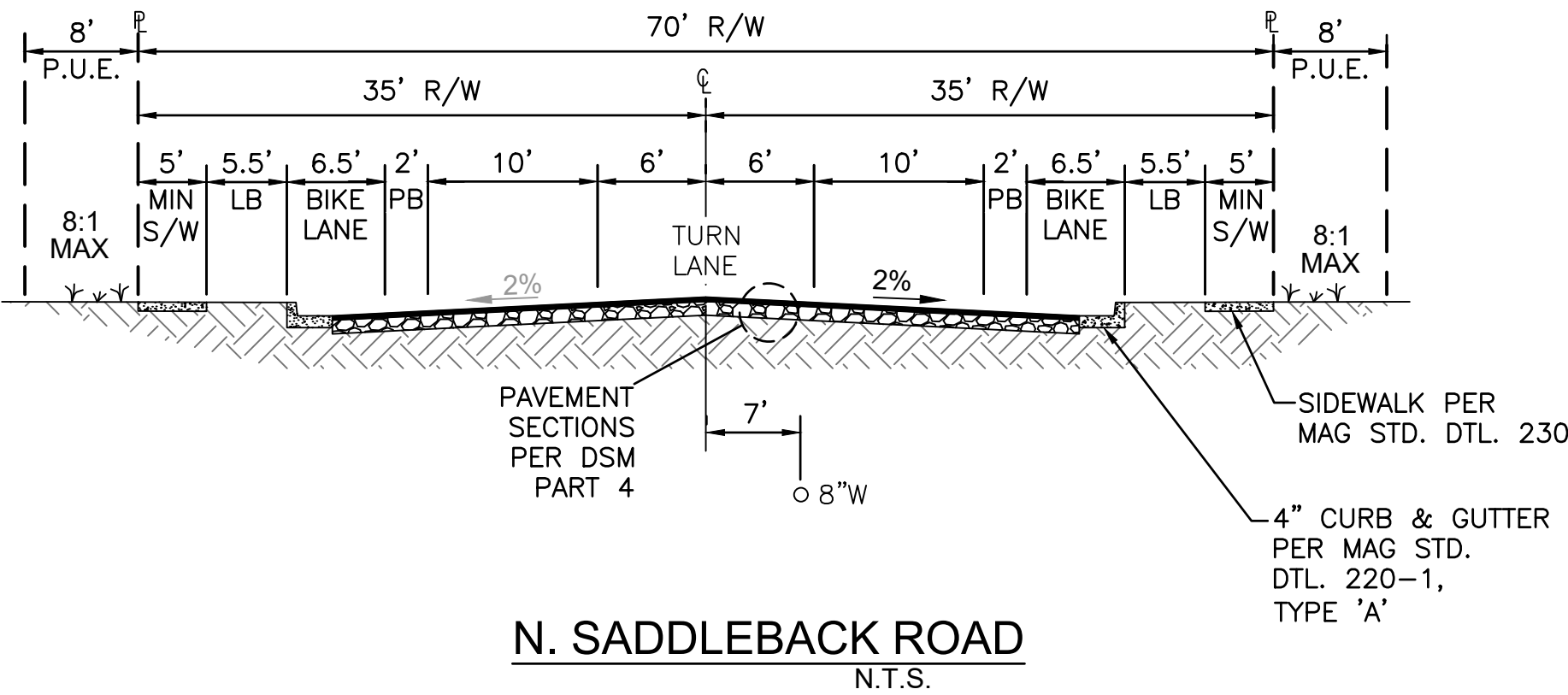
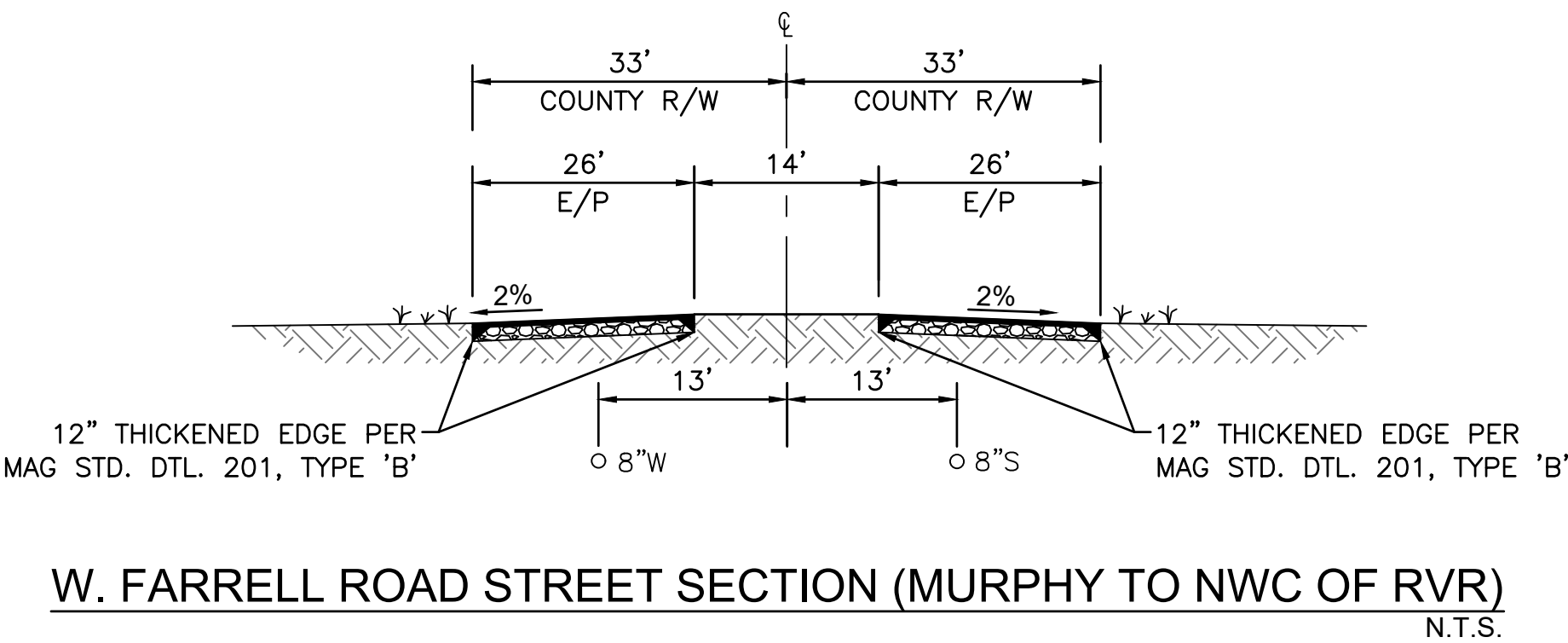
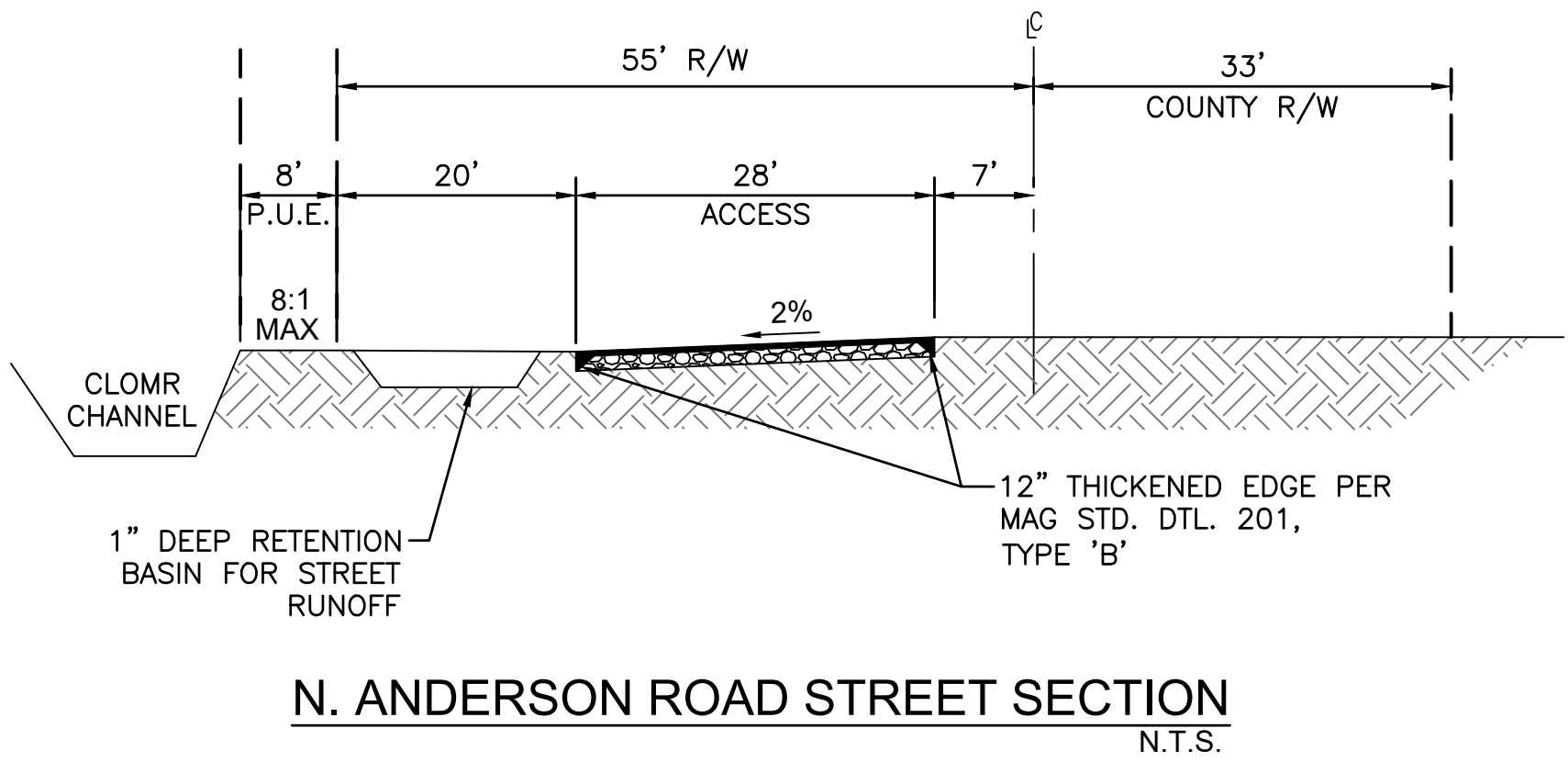
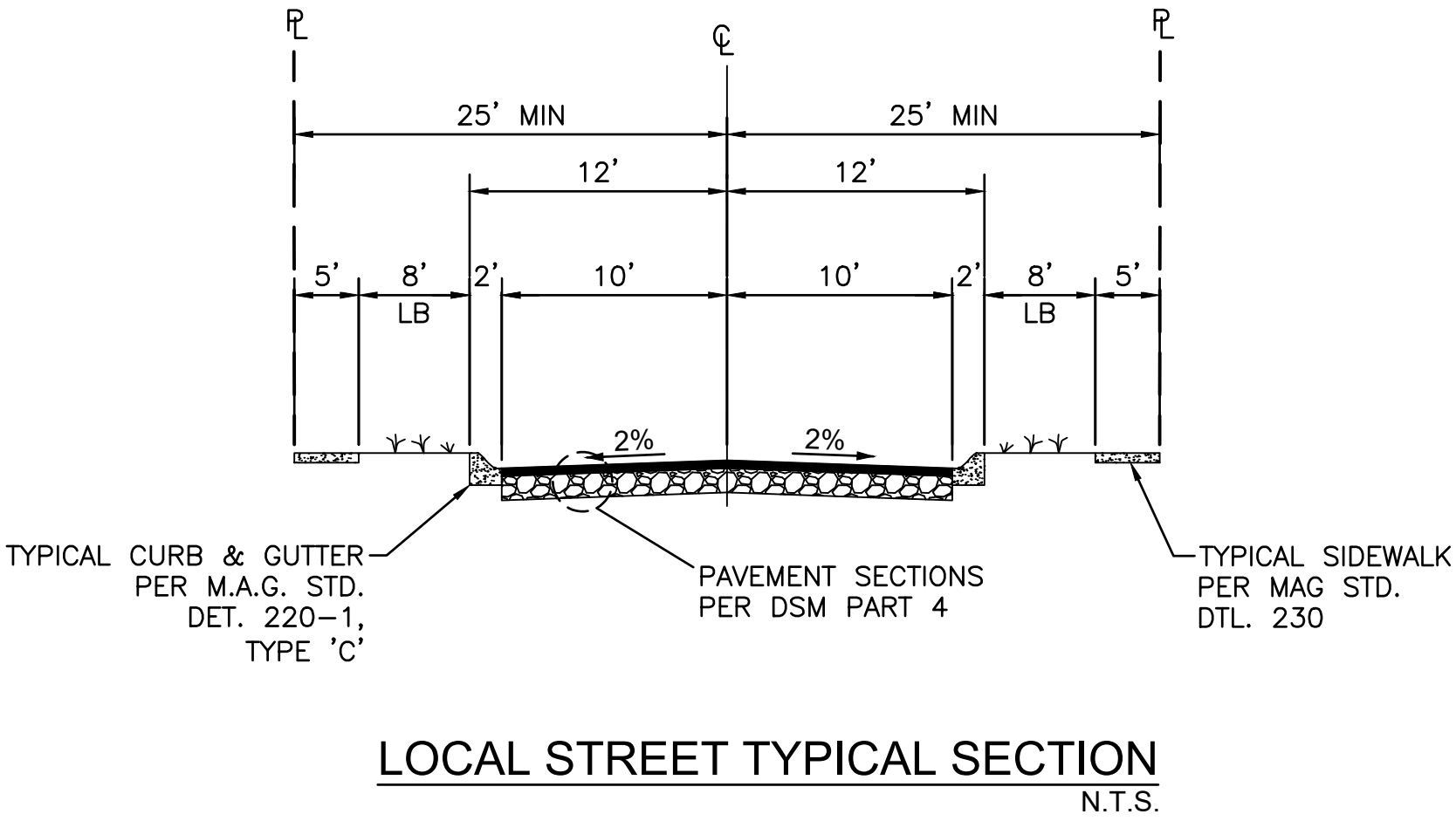
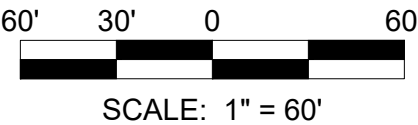
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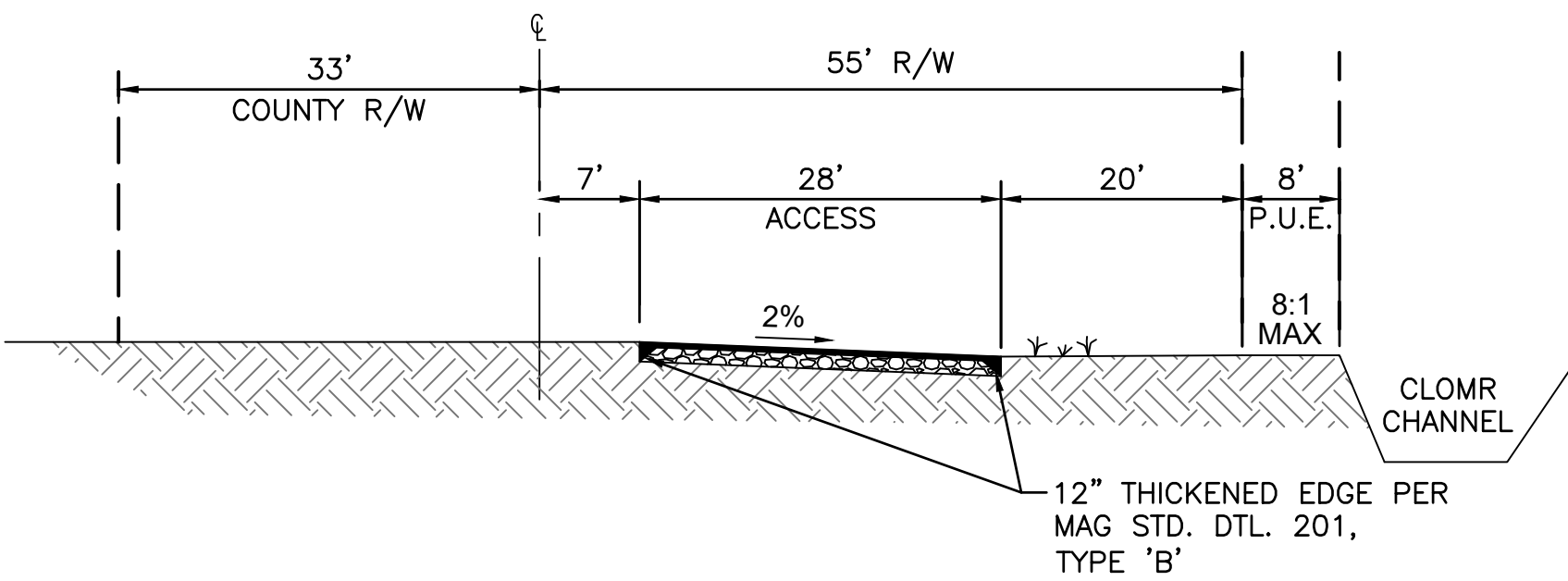
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04 OF 12

RECORD ID #

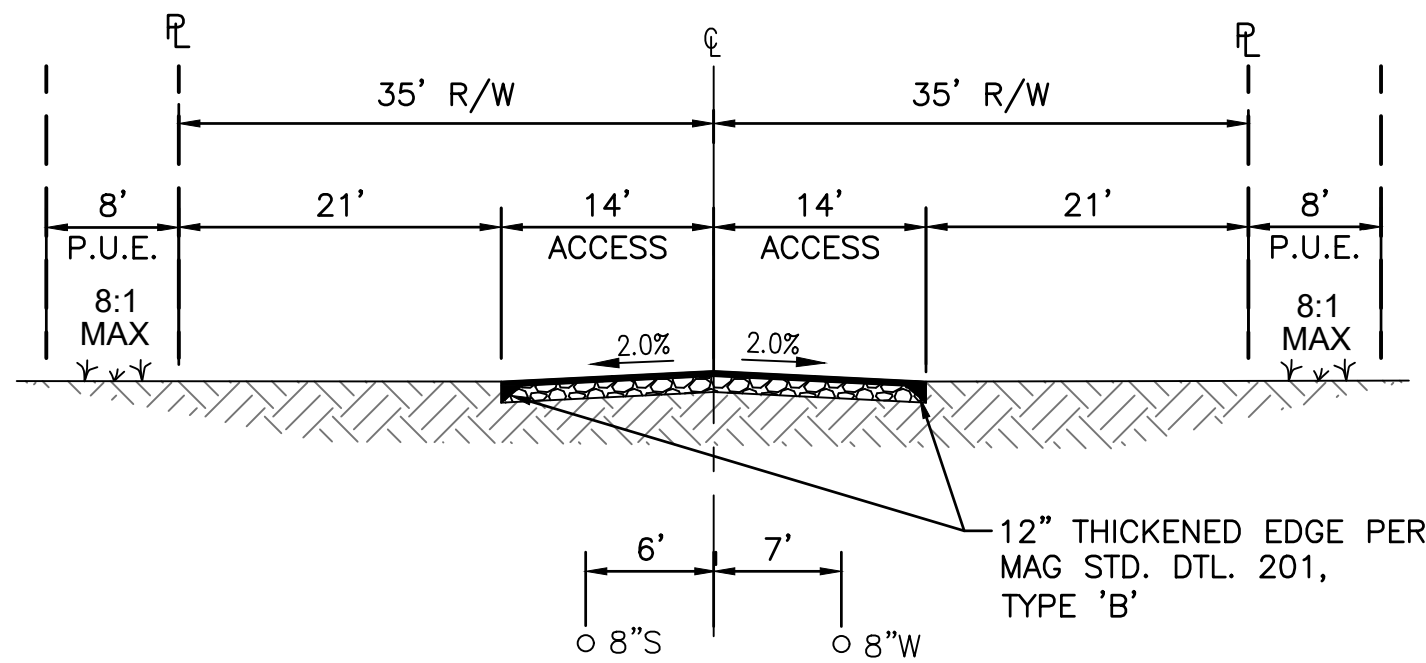
DATE: 8/31/2021



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



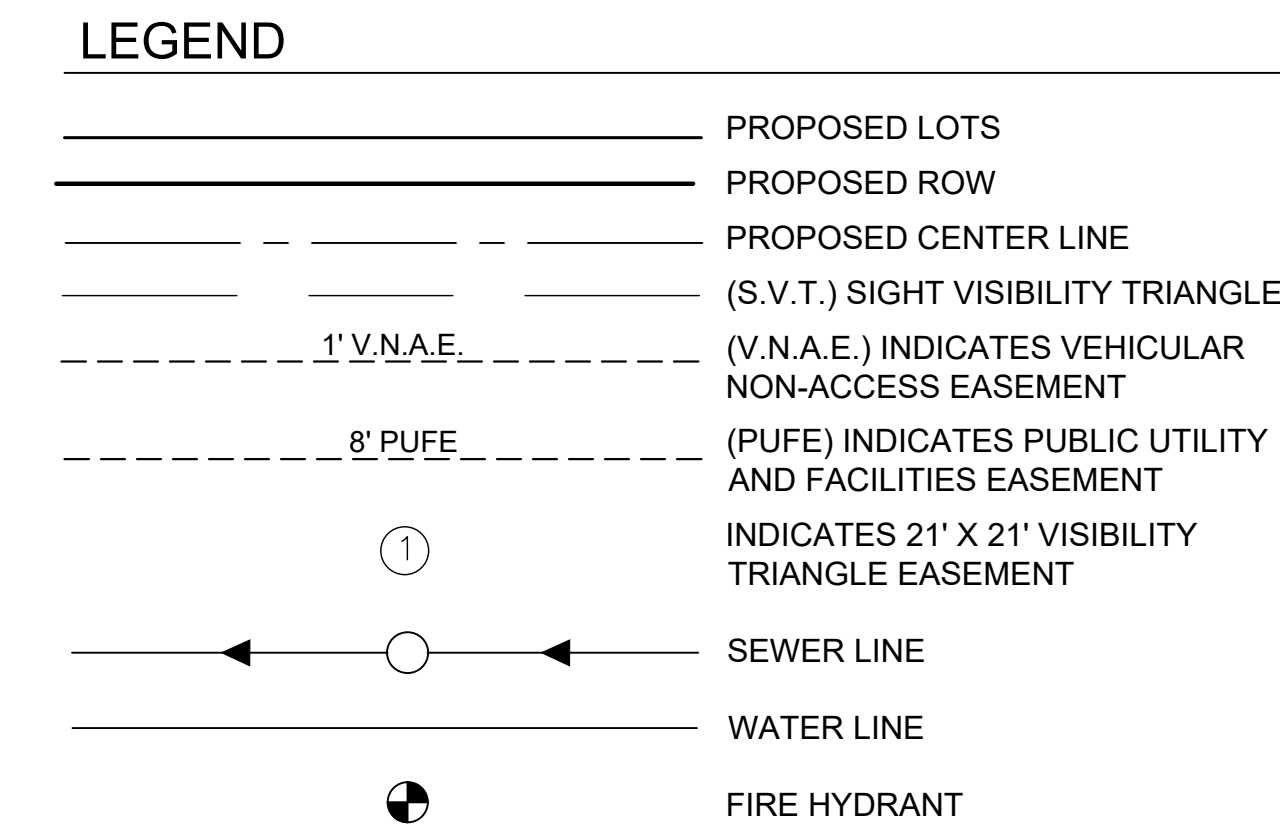
W. FARRELL ROAD STREET SECTION (N. SADDLEBACK VISTA TO N. ANDERSON ROAD)
N.T.S.



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

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



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DEVELOPMENT STANDARDS TABLE

SHEET 02 - LOT AREA TABLE

SHEET 03 - LOT AREA TABLE / TRACT TABLE

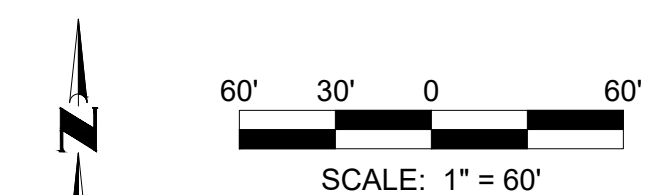
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SECTION DETAILS

SHEET 05 - 12 - PRELIMINARY PLAT



RECORD ID #

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KHALAZONIE
INVESTMENT LLC
FEE NO. 2005-168137

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

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

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

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

LIMITS OF PARCEL 1

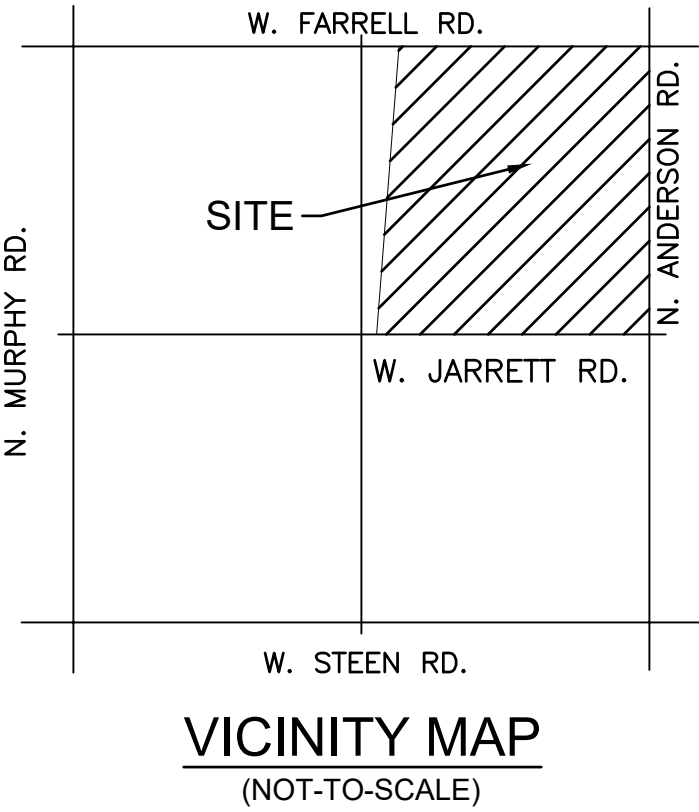
PRELIMINARY PLAT
FOR
RED VALLEY RANCH

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



LEGEND

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

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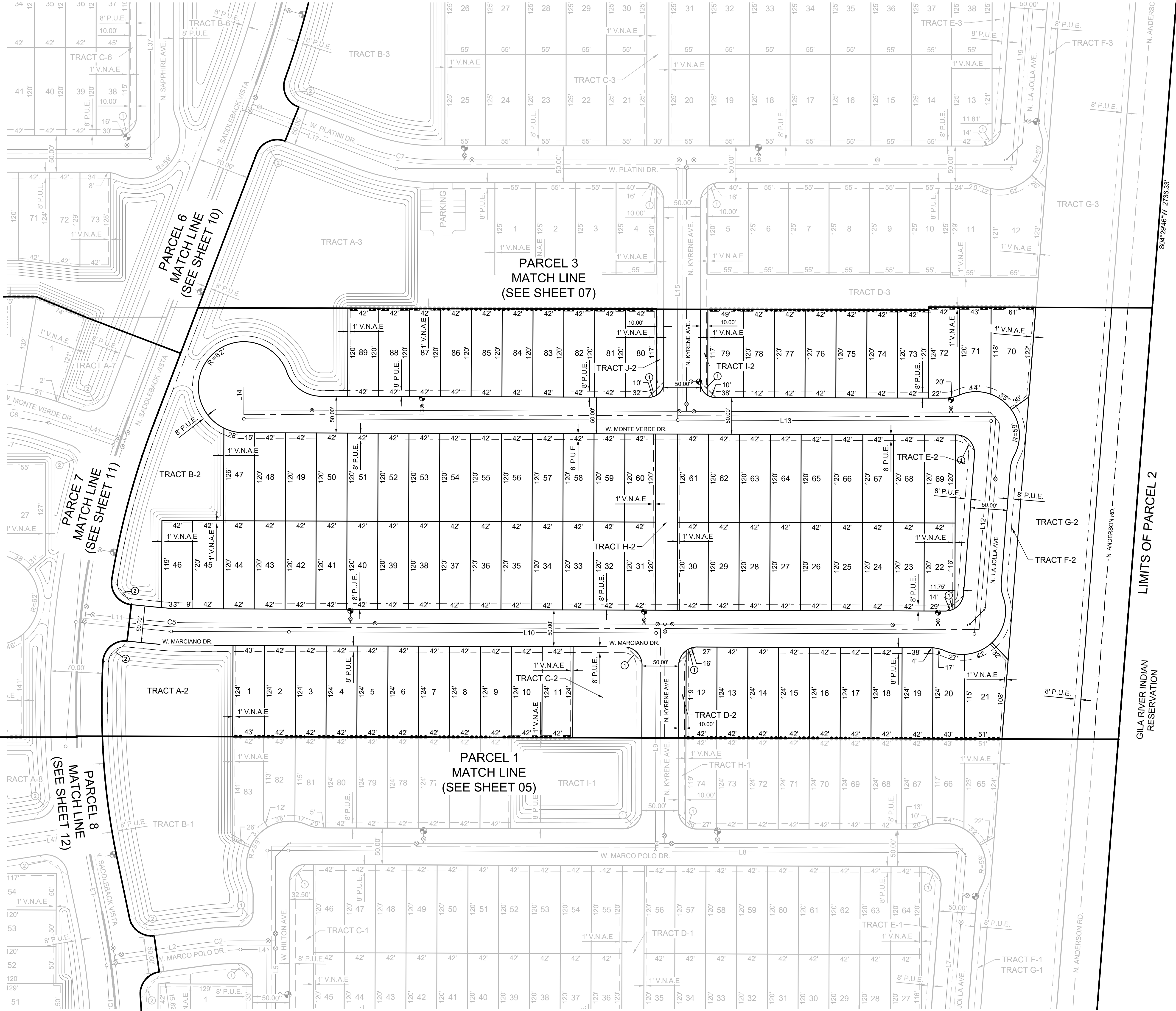
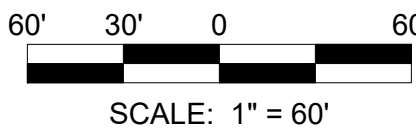
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**SHEET
06 OF 12**

RECORD ID #

DATE: 8/31/2021



PRELIMINARY PLAT
FOR
RED VALLEY RANCH

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

OWNER

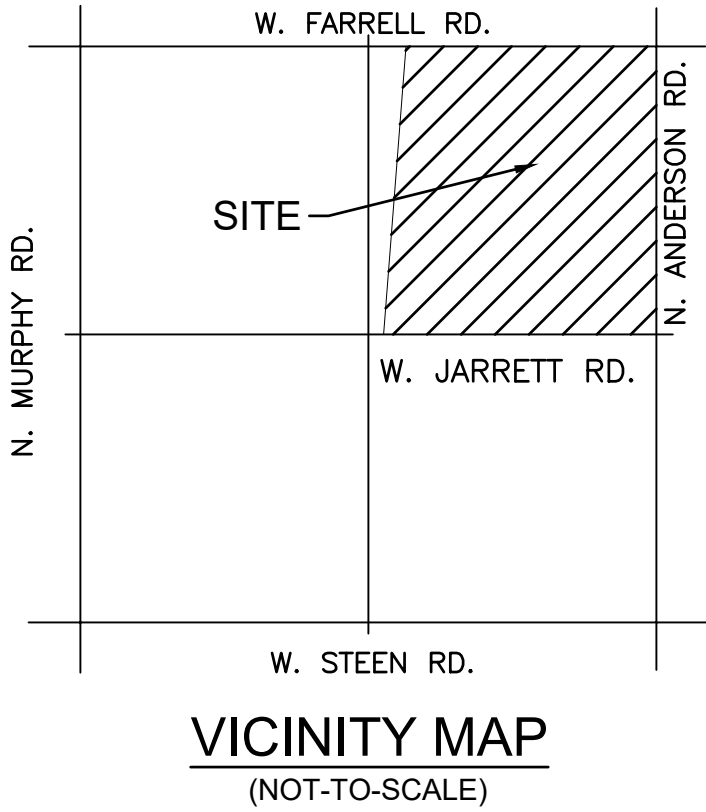
CRESCENT BAY LAND FUND 1, LLC
7377 EAST DOUBTREE RANCH ROAD
SUITE 260
SCOTTSDALE, AZ 85258
CONTACT: GREGG N. WOLIN

PROJECT MANAGER

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

CVL DESIGN TEAM

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



LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
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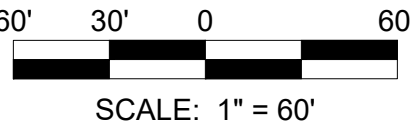
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SHEET
07 OF 12

RECORD ID #

DATE: 8/31/2021



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PARCEL 7
MATCH LINE
(SEE SHEET 11)

PARCEL 6
MATCH LINE
(SEE SHEET 10)

PARCEL 5
MATCH LINE
(SEE SHEET 9)

PARCEL 4
MATCH LINE
(SEE SHEET 08)

PARCEL 2
MATCH LINE
(SEE SHEET 06)

LIMITS OF PARCEL 3

GILA RIVER INDIAN
RESERVATION

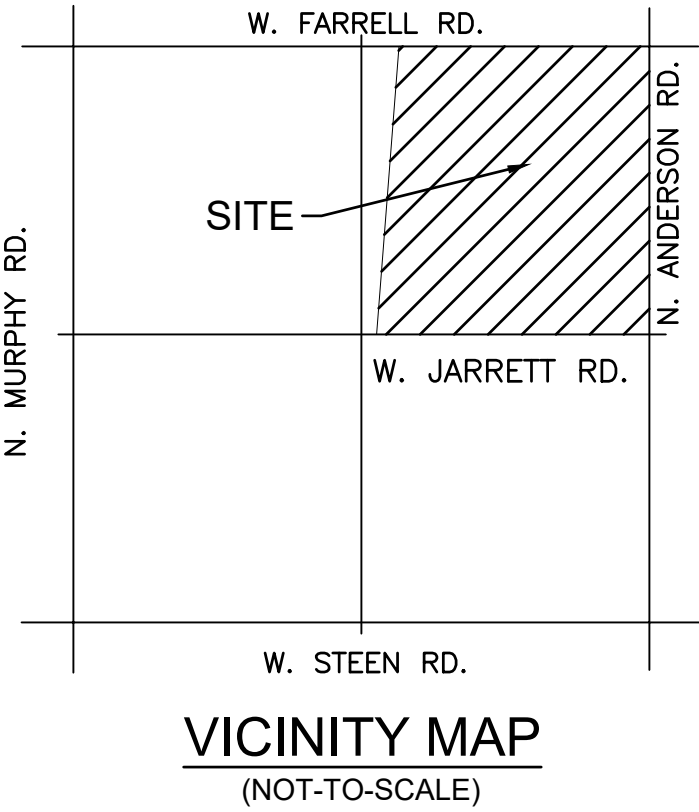
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APN: 502-030-16A
VOLKSWAGEN OF AMERICA
DBA VORELCO INC

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



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

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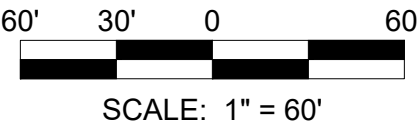
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**SHEET
08 OF 12**

RECORD ID #

DATE: 8/31/2021



LIMITS OF PARCEL 4

W. FARRELL RD.

TRACT G-4

TRACT G-4

TRACT J-4

TRACT I-4

TRACT H-4

W. ANGELO DR.

TRACT A-4

TRACT D-4

TRACT E-4

TRACT F-4

W. SAN MARTINO DR.

TRACT B-4

TRACT C-4

PARCEL 3
MATCH LINE
(SEE SHEET 07)

TRACT I-3

TRACT H-3

TRACT C-3

TRACT E-3

TRACT F-3

PARCEL 5
MATCH LINE
(SEE SHEET 09)

PARCEL 6
MATCH LINE
(SEE SHEET 10)

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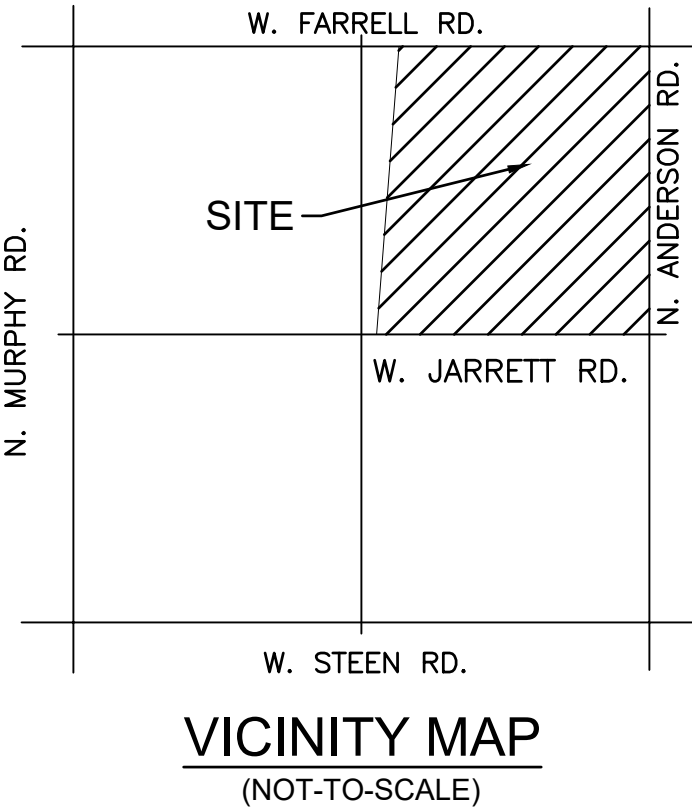
APN: 502-030-16A
VOLKSWAGEN OF AMERICA
DBA VORELCO INC

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

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



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

SHEET INDEX	
SHEET 01 - COVER SHEET / GENERAL NOTES / KEY MAP / SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE	
SHEET 02 - LOT AREA TABLE	
SHEET 03 - LOT AREA TABLE / CENTER 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: 8/31/2021

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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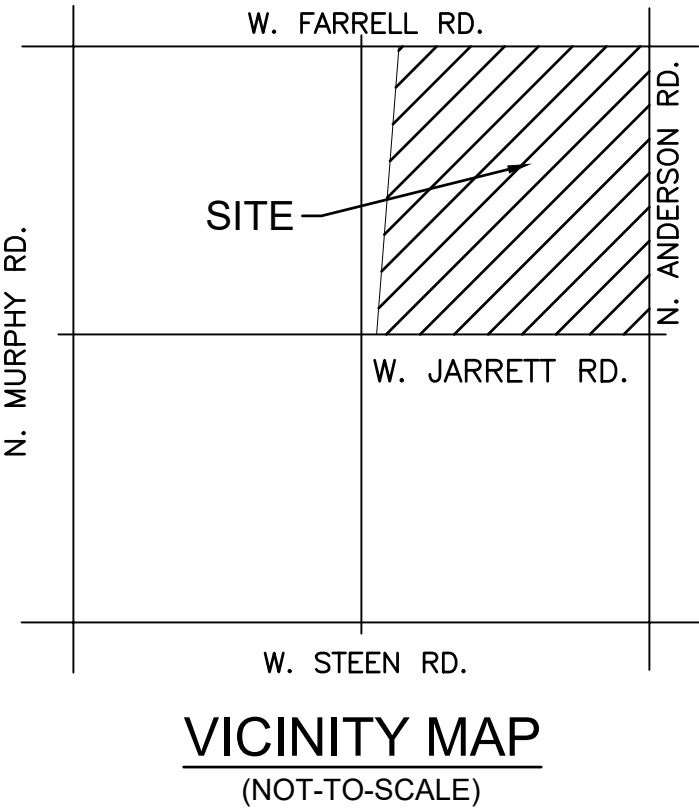
PRELIMINARY PLAT
FOR
RED VALLEY RANCH

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
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER
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7377 EAST DOUBTREE RANCH ROAD
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SCOTTSDALE, AZ 85258
CONTACT: GREGG N. WOLIN

PROJECT MANAGER
ACME DEVCO, LLC
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PHOENIX, AZ 85028
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CVL DESIGN TEAM
COE AND VAN LOO L.L.C.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4972
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LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(PUFE) INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT
	INDICATES 21' X 21' VISIBILITY TRIANGLE EASEMENT
	SEWER LINE
	WATER LINE
	FIRE HYDRANT

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**SHEET
10 OF 12**

RECORD ID #

DATE: 8/31/2021

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



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

LIMITS OF PARCEL 6

N04°02'21"E 2727.43'

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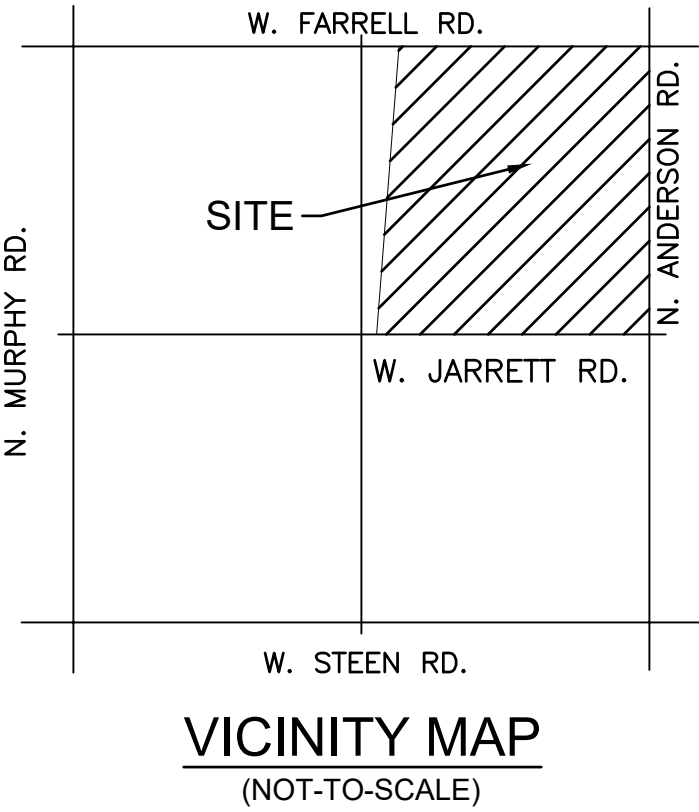
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LEGEND	
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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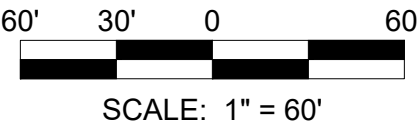
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**SHEET
11 OF 12**

RECORD ID #

DATE: 8/31/2021



N04°02'22"1"E 2727' 43"

LIMITS OF PARCEL 7

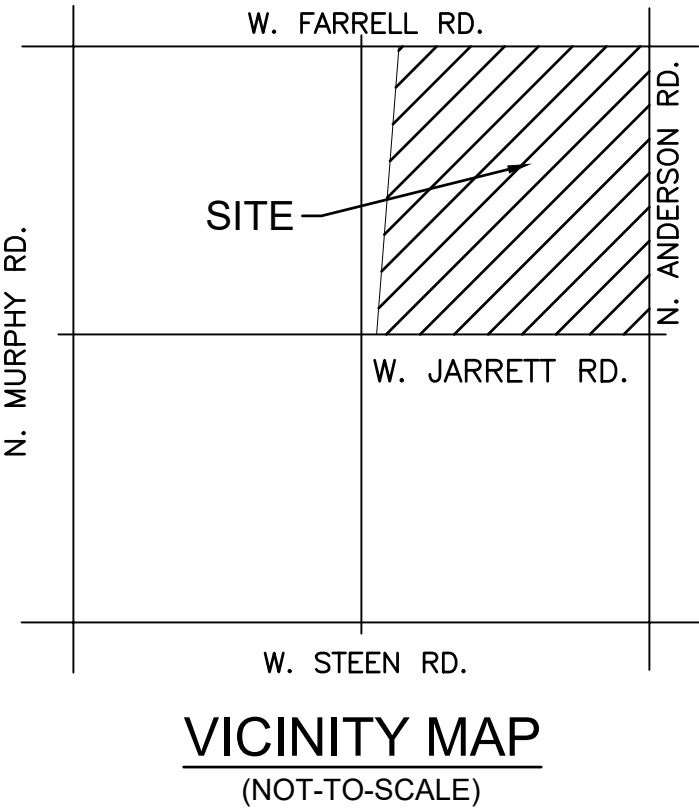
APN: 502-070-02T
HBE FARMS LLC FEE
FEE NO. 2007-103898

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PRELIMINARY PLAT
FOR
RED VALLEY RANCH

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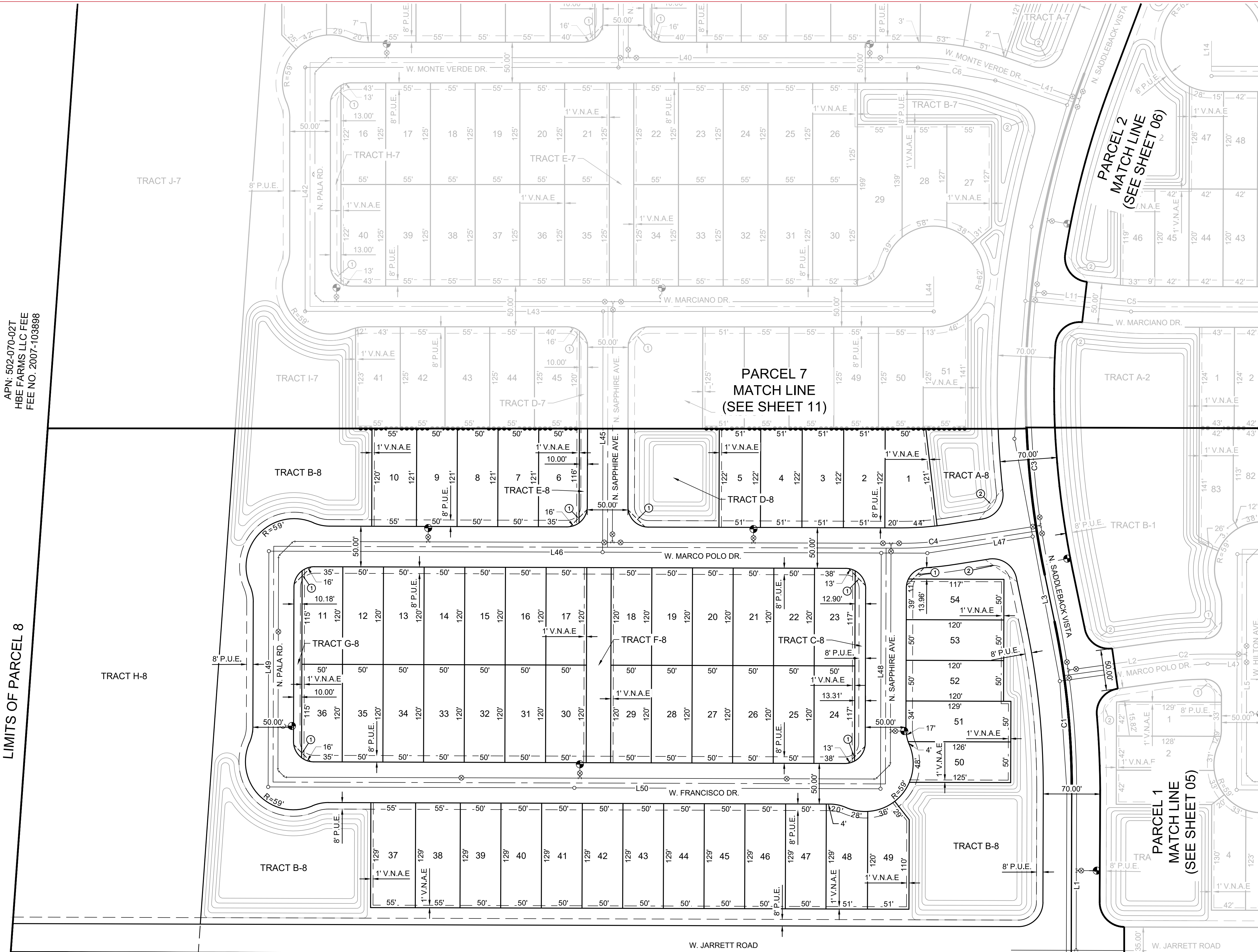


**SHEET
12 OF 12**

RECORD ID #

DATE: 8/31/2021

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



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

LIMITS OF PARCEL 8

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

LIMITS OF PARCEL 8

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

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

Red Valley Ranch

Open Space Exhibit



LEGEND & OPEN SPACE TOTALS		
	Useable Open Space	29.903 acres
	Drainage Channel (Unusable Open Space)	11.140 acres
	Total Useable Open Space	29.903 acres
	Total Open Space	41.042 acres
	Total % Useable Open Space	73%

