



SMOKE TREE RESORT

SPECIAL USE PERMIT - MAJOR AMENDMENT APPLICATION

7101 E LINCOLN DRIVE
PARADISE VALLEY, AZ 85253

RE-SUBMITTAL JANUARY 09, 2019





- GENEVA HOLDINGS LLC TAYLOR ROBINSON
SAM ROBINSON

- VENTANA HOTELS JASON WALTON

- STARK BUILDERS INC:..... PAUL STARK

- BEUS GILBERT..... PAUL E. GILBERT

- PHX ARCHITECTURE ERIK PETERSON, AIA

- CVL CONSULTANTS FRED FLEET, P.E.

- GREEY PICKETT RUSSELL GREEY, RLA

- CIVTECH..... DAWN CARTIER,P.E.,
PTOE



PROJECT NARRATIVE PAGE 4-10

SITE PLANS PAGE 12-33

RENDERINGS & CONCEPTS PAGE 35-45

CONSULTANT REPORTS PAGE 47-61





The Smoke Tree Resort, located at 7101 East Lincoln Drive in the Town of Paradise Valley, is designated for Resort Use (SUP-R zoning) under the General Plan and within the designated East Lincoln Drive Development Areas (the "Resort"). Gentree LLC recently purchased the Resort and is proposing a Major Amendment to the existing Special Use Permit that is harmonious with Town Plan Goal 2.2.

"Development Areas are meant to encourage new resort development and redevelopment that reflects the Town's needs for fiscal health, economic diversification, and quality of life."

Gentree LLC is comprised of Arizona-local member principles with development project experience of this scale and within the Hotel/Resort sector.

Originally opened in 1966 and operating in perpetuity since, the 5.3-acre Resort resides at the commercial interface of Lincoln Drive and Scottsdale Road. The resort has historical presence at the entrance to the Town of Paradise Valley and serves as the gateway to the Town. Since inception, the Resort has yet to undergo any significant renovations or expansions beyond general maintenance and upkeep. Restaurant operations ceased over a decade ago, the Resort is notably dated in comparison to other resorts in the Town of Paradise Valley and has become a clear candidate for revitalization. The viability of the Resort today is dependent upon expansion of the guest room inventory coupled with a refurbishment of amenities.

The intent of this submittal is to set forth standards for Gentree LLC's revitalization of the Resort subject to the following key considerations:

- a) Alignment with pre-existing resort and accessory uses and building setbacks
- b) Given its size of less than 20 acres, guidelines and stipulations need to be modified.
- c) Acknowledgment of its proximity to the adjacent commercial corridor via an appropriate level of programmatic interaction
- d) Special consideration that this unique as the intimate site requires to make a revitalization viable



The vision for the transformation of the Smoke Tree Resort is to welcome guests to a four-star “local-centric” hospitality experience in both form and substance. This is to be achieved through active forward-facing components and lifestyle programmatic aspects. The existing resort often goes unnoticed in its unassuming character along Lincoln Drive, with only 23 of its 32 guest rooms currently in use. The revitalization of the Resort will retain its charming essence while providing the scale and quality of amenities sought by today’s traveler; the specifics of which include 150 guest rooms, 30 resort dwelling units, special event venues, and a neighborhood local-centric fresh market & eatery concept. The relaxed, pedestrian friendly environment will not include the typical resort perimeter walls or gates; instead, setbacks that align with existing buildings are desired, including a bicycle/pedestrian path that shall weave the resort into the local tapestry.

Gentree LLC understands that thoughtful design, unified independent management, and attentive local stewardship are key ingredients for the success of this project at such a pivotal location and has already engaged adjacent property owners in fruitful collaborative dialog, exploring synergistic opportunities along common property lines.



The Resort property occupies a tidy 5.363 acres of land at 7101 East Lincoln Drive in the Town of Paradise Valley. The existing Resort is comprised of 11 buildings, a closed restaurant, a pool and surrounding pool area, 2 bocce courts and 130 surface parking spaces. Attached exhibits reveal the current conditions with visuals of sight lines, existing oleander perimeters, and setbacks.

Setbacks: The attached setback exhibit outlines existing setbacks, which are proposed to be maintained in the revitalization of the property. The objective is to retain the existing building relationships along East Lincoln Drive and the 65-foot set back from the County roadway easement which is at the center line of East Lincoln Drive, by either keeping a portion of the existing building face intact or construction of a new building(s) along the existing northern foundation footer.

The East and South setbacks are proposed at 20' in conformance with the existing site conditions and in consideration of the abutting SUP property uses as a commercial office complex and resort, respectively.



The West setback is proposed at 50' from the property line (25' from the western access easement) which exceeds the Town of Paradise Valley's Open Space Criteria ("OSC") in relation to the neighboring residential lots.

East Lincoln Drive ("Lincoln"): As illustrated in the setback diagram, plans accurately reflect the existing 33' roadway easement along Lincoln and the two existing vehicular access points which allow right and left turns and are designated as primary access for the Resort in order to minimize any related increase in traffic through the existing residential neighborhood to the Southwest.

Western Boundary: It is proposed to limit improvement of the western boundary access easement ("WBA") to only a section from Lincoln to a secondary access point for the Resort on the WBA to maintain the neighborhood-centric feel and functions of the revitalized interface.



Heights: Per the setback diagram, the proposed buildings are to be no more than 3 stories and within two height tiers of 36' and 44' as illustrated by shading in the exhibit. The 44' tier area is requested to accommodate the primary hotel facility, events pavilion and related roof structure design and screened equipment. The height is proposed to be measured from finished grade to the top of the finished structure. This request is complimentary to the characteristics of other nearby developments to the North and East along Lincoln and derived in a methodology that yields consideration of adjacent property uses in context of the Town of Paradise Valley's Open Space Criteria ("OSC"). Specific to the OSC, the Resort is abutted on two sides (East and South) by Special Uses, for which the OSC is not intended to apply, and on the West boundary, as previously indicated, the Resort exceeds the OSC in relation to the residential lots.



Coverage: Calculation of the proposed lot coverage is 34% with a floor area ratio of 62%. These calculations are based on the existing parcel boundaries per the legal description.

The SUP guideline of 25% maximum is for resorts greater than 20-acres and is not applicable here. At 5.3 acres, the Resort falls into a void of objective guidelines, therefore, the proposed plans have been thoughtfully derived in consideration of Goal 2.2 and Implementation Policy 2.2.3.3 which state:

“Encourage moderate intensity, mixed-use, and context appropriate resort development within the East Lincoln Drive Development Areas that includes reasonable separation between incompatible uses and adjacent residential areas and effective buffering of unwanted noise, light, traffic and other adverse impacts.”

Ingress/Egress: The ingress and egress diagram illustrates the proposed access points for the Resort. The two primary access points will remain at the existing Lincoln locations. Two secondary access points are proposed along the western boundary. Civtech, Inc. has begun work on the related traffic study to provide more information on the points of access.

Sidewalk: The ingress and egress diagram illustrates a proposed pedestrian path integrating the Resort within the existing network of sidewalks and providing pedestrian connectivity to nearby commercial areas. Within the site, the pedestrian path transverses the forward-facing Resort area, connects the lobby/entrance, and is within the proposed landscaping easement along Lincoln.

Parking: The proposed revitalization plan will have a mix of surface and underground parking. The existing parking along Lincoln Drive is to be kept in place to allow for convenient local patron access to the forward-facing Resort features. Dedicated hotel guest, dwelling owner and valet parking will be available in a subterranean parking garage. Civtech, Inc. has begun work on the related parking study to provide more information on the following items: shared parking, parking for all proposed uses, overflow parking during special events, dedicated parking for the Resort Dwelling units and drop off/pick up circulation/parking since many persons may use ride share vehicles or means other than their private vehicle.

Emergency Vehicle Access: The ingress and egress diagram depicts the proposed Emergency Vehicle Access route, including an alternate entrance on the western boundary to the property south of the site. We would propose to share access North and East through the site for emergencies.

View Corridors: The revitalization of the Resort will allow for several view corridors into the site providing scenic features for the public, as well as adjacent residential and SUP properties.





Landscape Design: As evaluated by Greey Pickett, the existing landscape on site consists of mature Eucalyptus and Pines with exposed root systems that have begun losing their form due to mature branches splitting off. There are also Mexican Fan Palms, all of which are different ages and heights, and Oleander and Sage bush that have become woody due to age and over pruning. There is no native planting or cacti on site that would need to be salvaged. The salvageability of the existing trees is not recommended due to age, size, and diseased quality.

The proposed forward-facing landscaping palette is anticipated to be comprised of regionally appropriate selections, low water-use trees, shrubs, ground cover and accent plants to enhance the entry and provide shade for pedestrians. Landscape and related lighting along Lincoln Drive will be conforming with the Town guidelines.





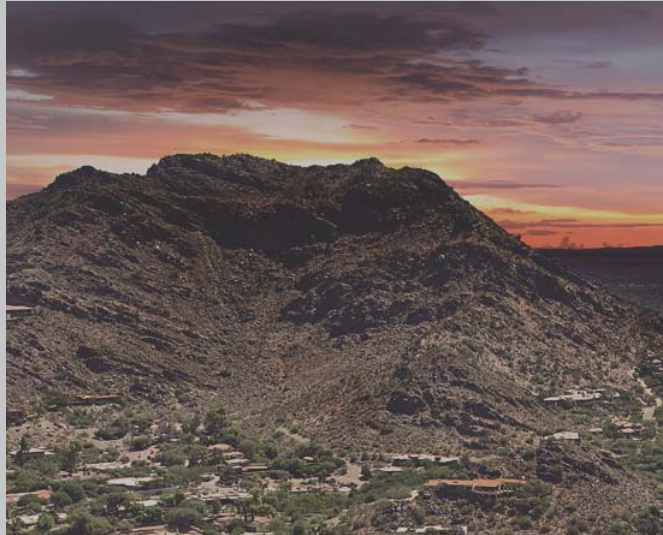
Resort: The independent four-star Resort will be owned by Gentree LLC and operated by an affiliated resort operator:

- 150 Guest Room units with various categories of sizes and configurations
- 30 Dwelling Units and related rental pool
- Forward facing resort facility to include a combination of 3-5 of the following potential components: Fresh Market, Café/Eatery, Restaurant, Bar/Lounge, Micro-Brewery, Speakeasy, Private dining vignettes, Pop-up Retail, Coffee Shop, Florist, Sandwicheria, Bakery, Epicurean Retail and Sundries
- Resort Pavilion: appropriately sized for banquets, meetings, ceremonies, and special events
- Open space gardens and grounds
- Resort pool areas
- 180 parking stalls comprised of 90 surface and 90 subterranean garage

Resort Dwelling Units: In the tradition of other Town of Paradise Valley Resorts, a small number of resort dwelling units (30) will be marketed and sold to individual owners in compliance with Section 1102.2 of the Zoning Ordinance:

- Average size of approximately 1,250 sf, two bedrooms, with lock off feature.
- Access to Resort rental program
- Multiple FF&E packages available (mandatory for rental program)
- Owner use only restrictions – unless in Resort rental program
- CC&R's in alignment with the Town of Paradise Valley's Zoning & Ordinance
- Rental program will abide by the Town's Bed and Non-Residential Rental Business Activity Tax code

Architectural Design: Within the property, each component will speak its own dialect, but all within a common design language. This is desired as a means to guide patrons through the variety of areas and purposes via the use of visual cues achieved via the architecture. The predominate architectural design pallet will be strongly rooted in Spanish Revival but accentuated with notably transitional components.



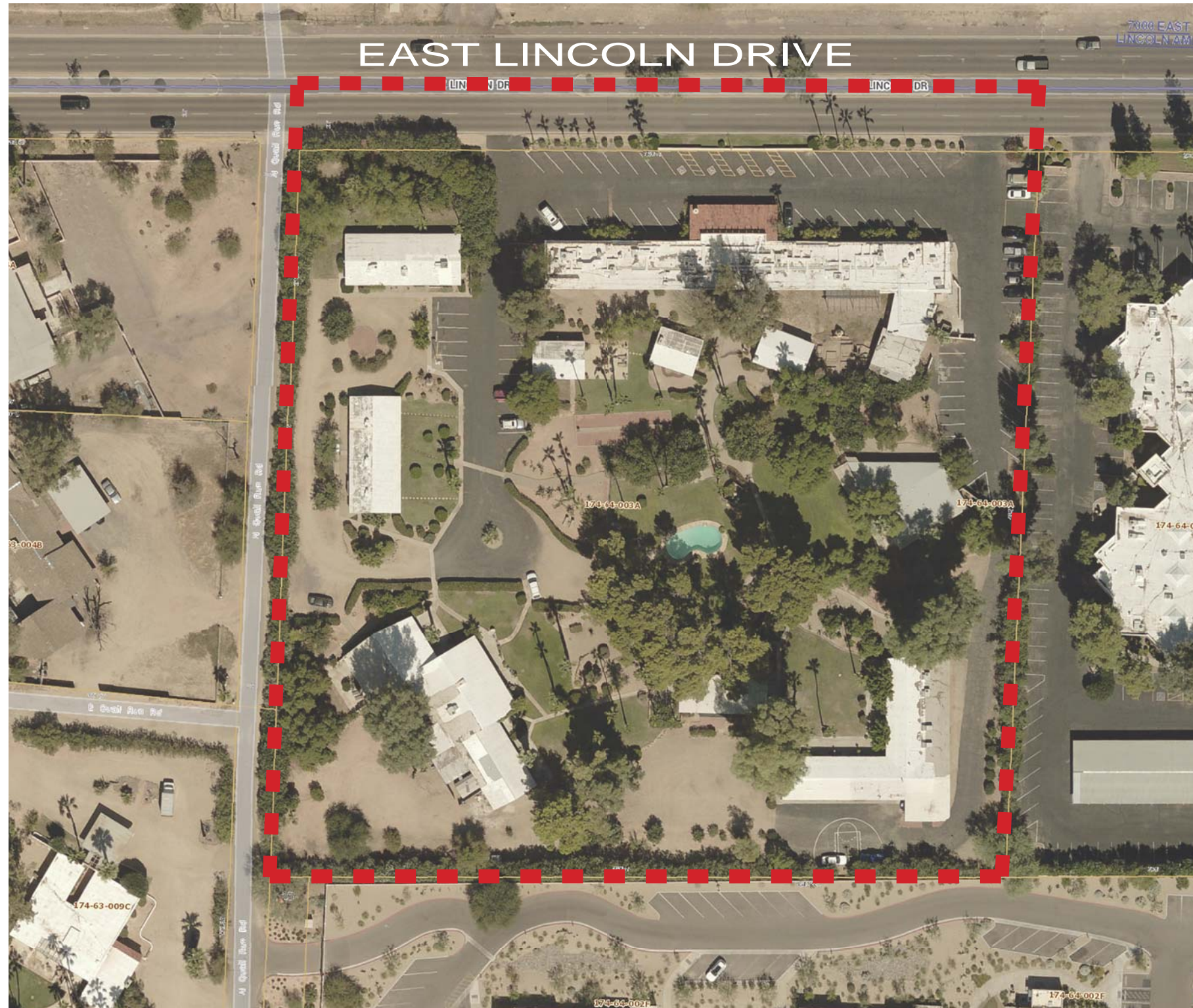
The historic Smoketree Resort has been operated and maintained continuously by the Williams family for over 50 years as a charming, small-scale retreat where the Town of Paradise Valley meets the City of Scottsdale. Development at this interface has well outpaced the venerable cluster of private rooms still maintained behind Dale Anderson's long-closed "Other Place". The time has come to revitalize this important contributor to The Town with the following updates:

- Additional hotel rooms with resort residence quality
- Neighborhood amenities: local-centric Café/Market/Restaurant/Bar
- On-site entertainment venues for small events and family gatherings
- Integrated landscaping and pedestrian corridors for neighborhood access
- Modern guest amenities and building design to compliment the pivotal site
- Tax Revenue increase estimated at twelve times current level

The local team of new owners and operator, together with PHX Architects, has crafted an exciting plan of moderate-intensity which synergies with the Town's need for fiscal health, economic diversification, and quality of life. Balancing the critical mass of modern day resort programming within the small scale of this 5-acre Lincoln Drive frontage site can be achieved within the flexibility of the current resort zoning and the East Lincoln Drive Development overlay to the best interests of the Town of Paradise Valley.



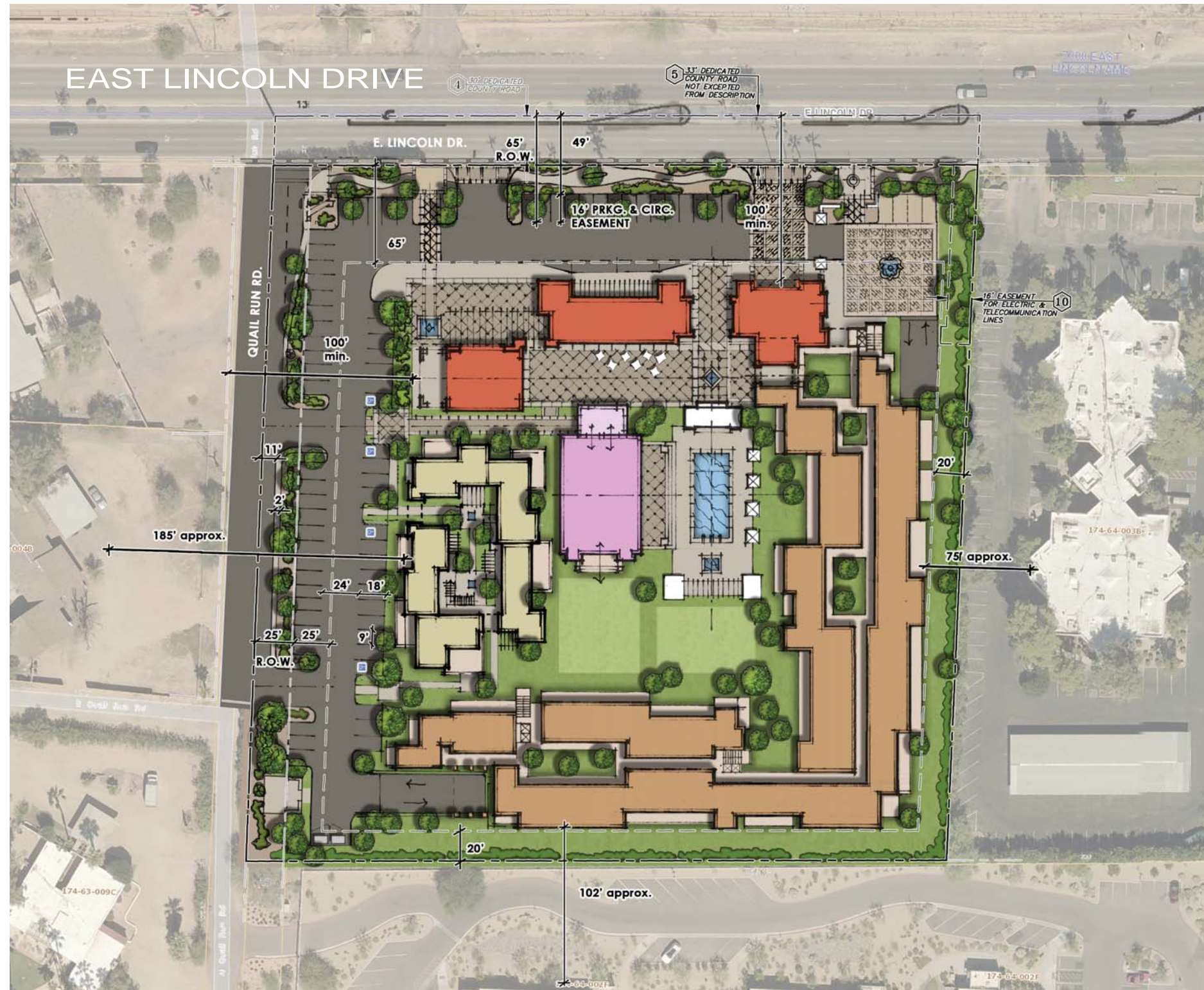
SITE PLANS



0' 40' 80' 160'



PROPOSED SITE PLAN - GROUND LEVEL



PROGRAM

- A. Pedestrian Entry
- B. Resort Reception Entry Plaza and Valet
- C. Resort Reception (1,000 sf.)
- D. Resort Market (2,500 sf.)
- E. Resort Restaurant (3,500 sf.)
- F. Resort Clubhouse (5,000 sf.)
- G. Resort Villas
- H. Surface Parking
- I. Resort Pool
- J. Resort Bedrooms (first 2 floors)
- K. Resort Residences (3rd floor)
- L. Underground parking access
- M. Resort Retail (5,000 sf.)
- N. Resort Public Area (3,500 sf.)
- O. Signage
- P. Garbage Bins w/Landscape buffer, walls & gates
- Q. Delivery Location
- R. Employee Break Area

HOTEL UNITS - 150 Units

- Connected building
- Rooms on first and second levels

RESORT RESIDENCES (30 Units)

- VILLAS**
- 10 units
- RESORT PENTHOUSE RESIDENCES**
- 20 Units
 - 3rd Level of Resort buildings
 - Exterior uncover parking

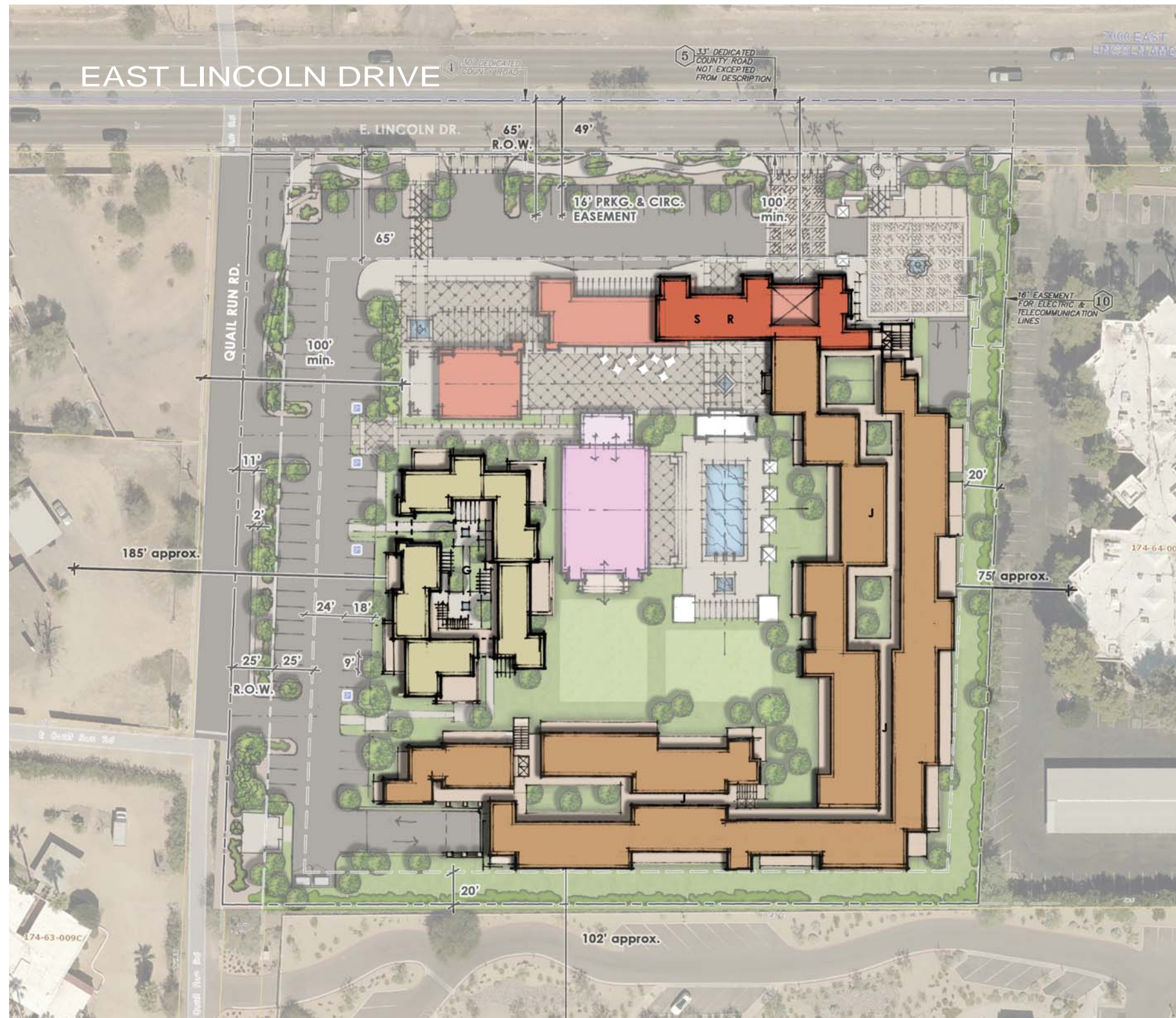
SURFACE PARKING

- 75 Spaces





PROPOSED SITE PLAN - SECOND LEVEL

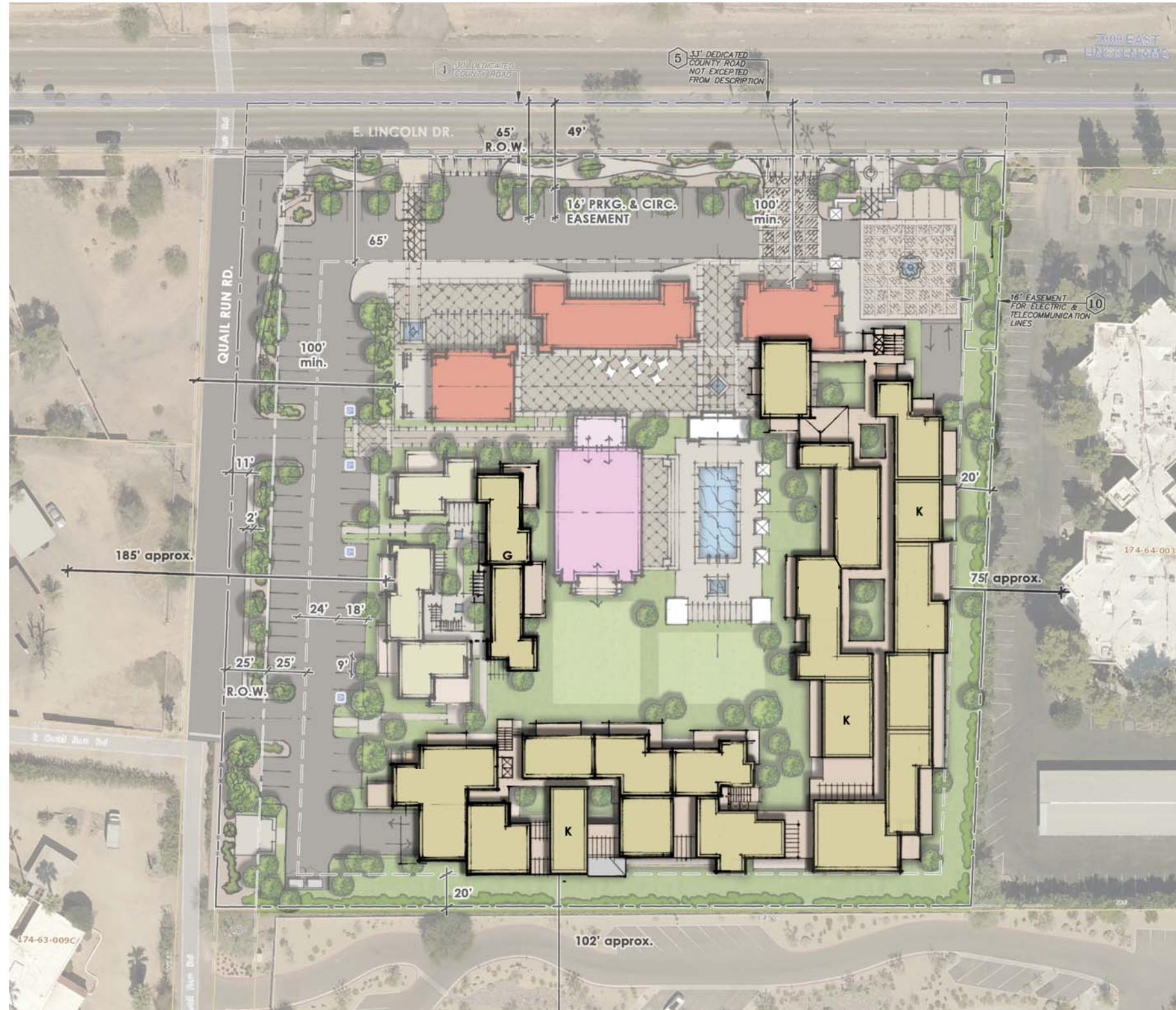


PROGRAM

- G. Resort Villas
- J. Resort Bedrooms (first 2 floors)
- R. Resort Administration
- S. Resort Spa (2,500 sf.)



PROPOSED SITE PLAN - THIRD LEVEL



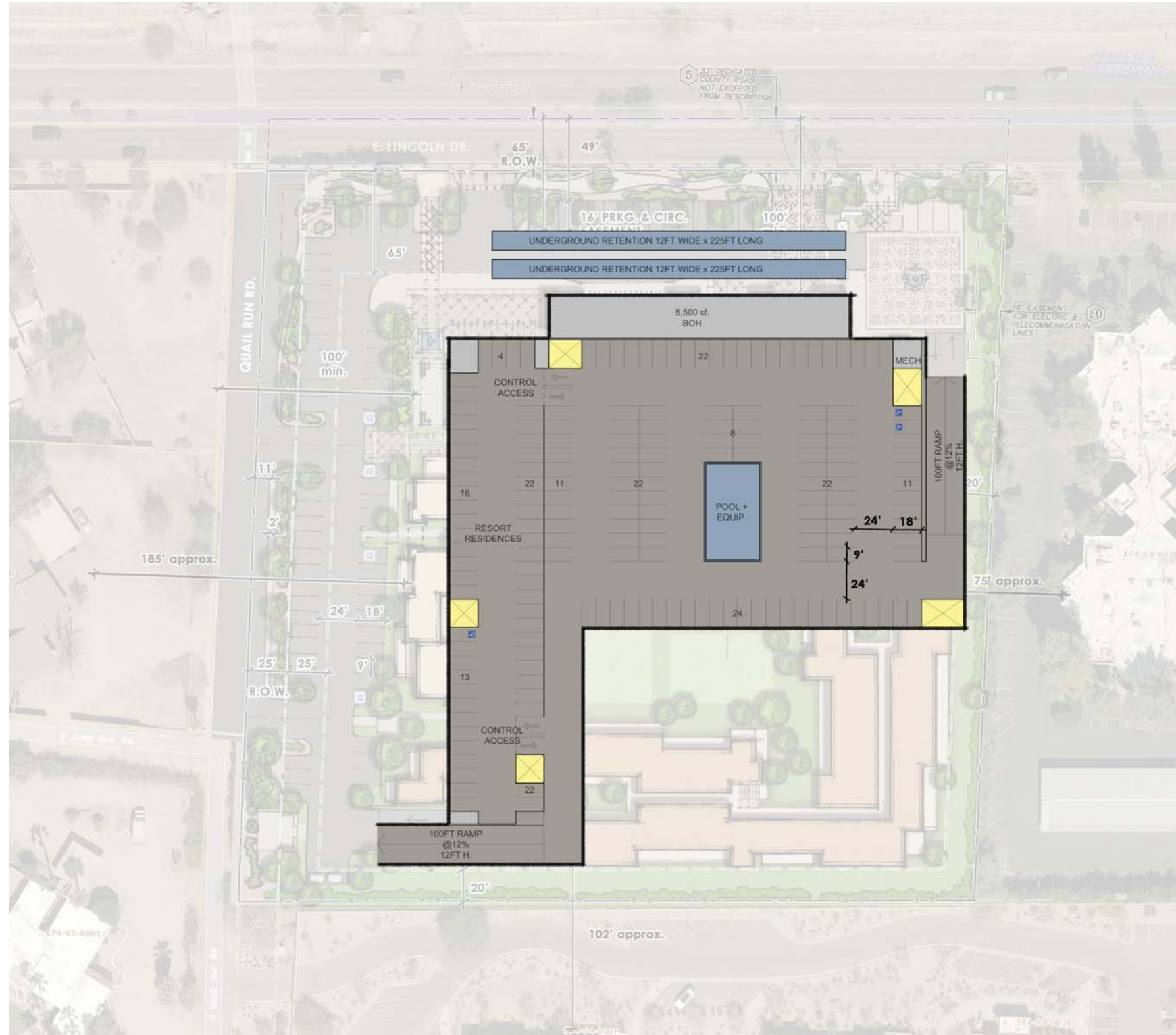
PROGRAM

- G. Resort Villas
- K. Resort Residences (3rd floor)





PROPOSED SITE PLAN - UNDERGROUND PLAN



PARKING COUNT

SURFACE PARKING= 75 SPACES

UNDERGROUND PARKING

PUBLIC= 120 SPACES

RESORT RESIDENCES= 57 SPACES

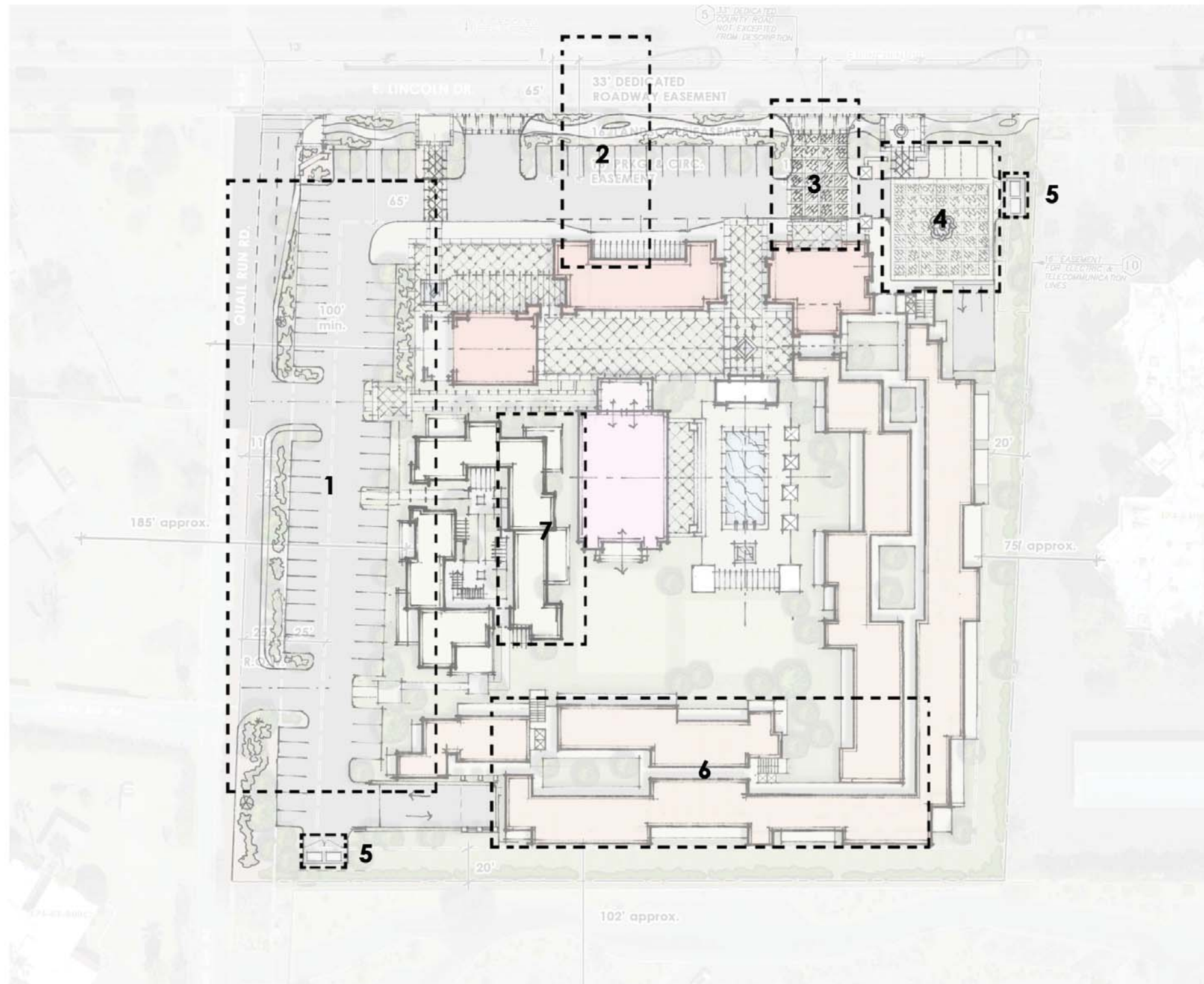
TOTAL= 252 SPACES



0' 40' 80' 160'

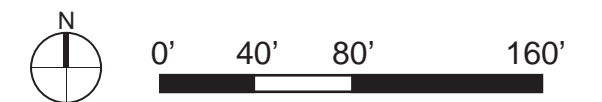


SITE PLAN REVISIONS



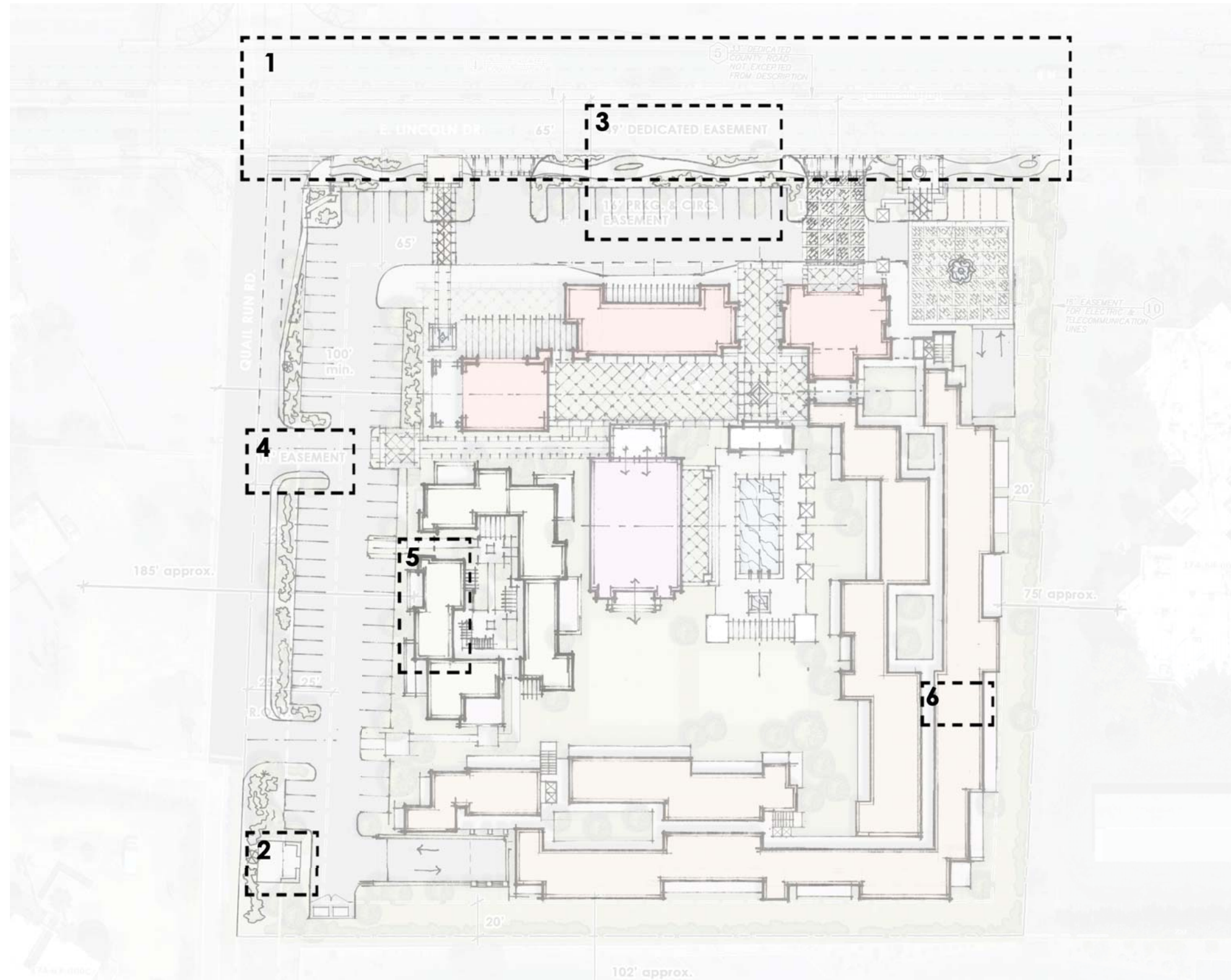
SITE PLAN REVISIONS 09-11-2018

1. Revised setback distances.
2. Revised setback and easement distances.
3. Relocation of vehicle entry point.
4. Creation of Hotel Autocourt and Revised Valet sequence.
5. Garbage containers locations added. Site walls, gates, and landscape buffer added.
6. Reconfiguration of Penthouse Residences to eliminate patios or balconies overlooking south parcel.
7. Added third level of residential units to balance lose of units in south edge third level (#6 in this list).
8. Massing model views from neighboring lots.
9. Supplemental Lighting plan.
10. Updated Landscape Plan
11. Updated Traffic Report





SITE PLAN REVISIONS

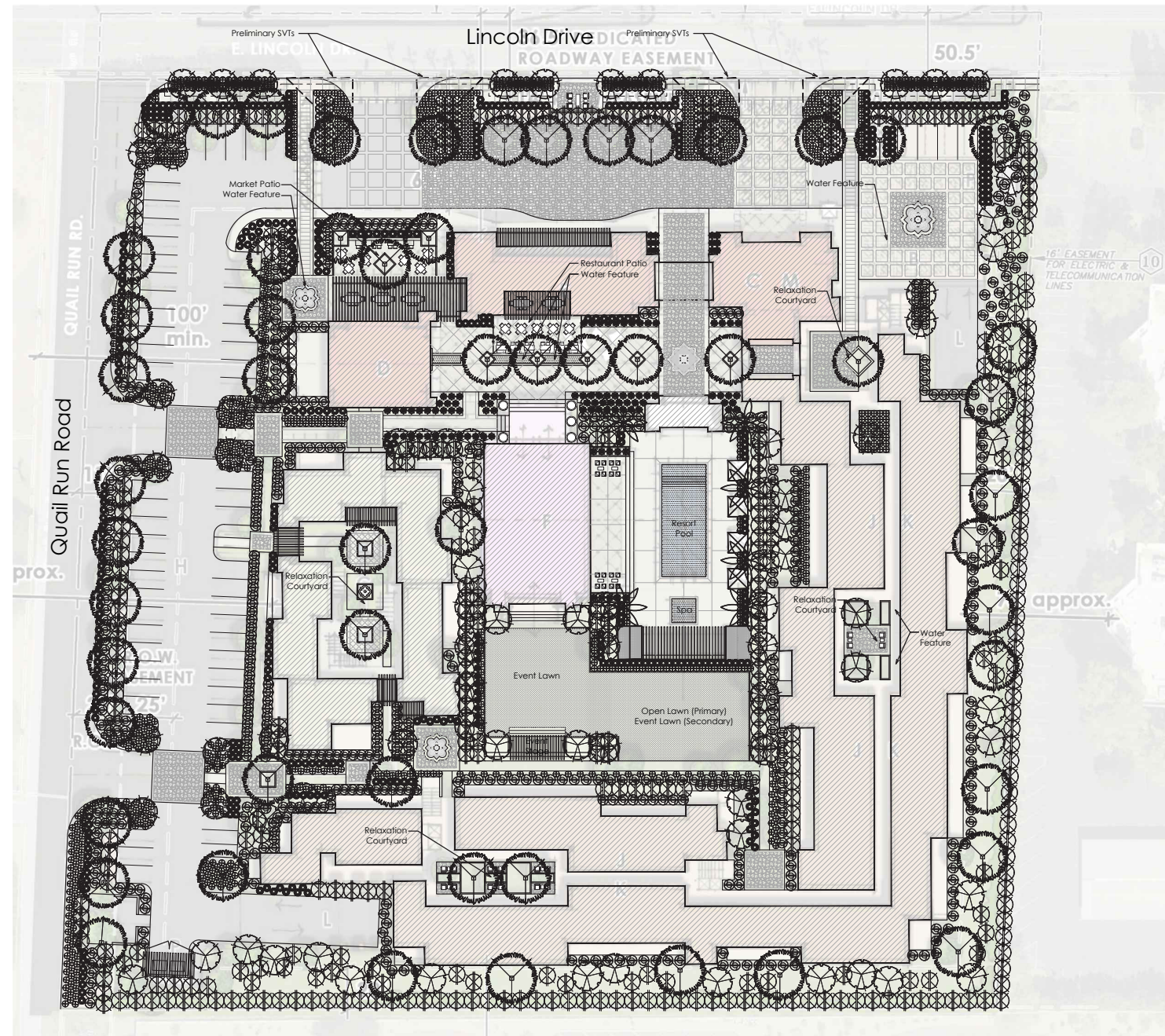


REVISIONS 01-09-2019

1. Added Lincoln Dr. civil survey.
2. Added Employee Break area.
3. Revised Lincoln Dr. dedicated easement wording.
4. Revised Quail Run easement wording.
5. Created concept Resort Residences floor plan.
6. Created concept room floor plan.
7. Added additional signage concept elevation.
8. Added blow up site plan with signage location.
9. Revised setback and heights plan.
10. New underground parking concept plan with proposed parking counts.
11. Revised concept sections. Added step down massing closer to setbacks.



PROPOSED LANDSCAPE PLAN



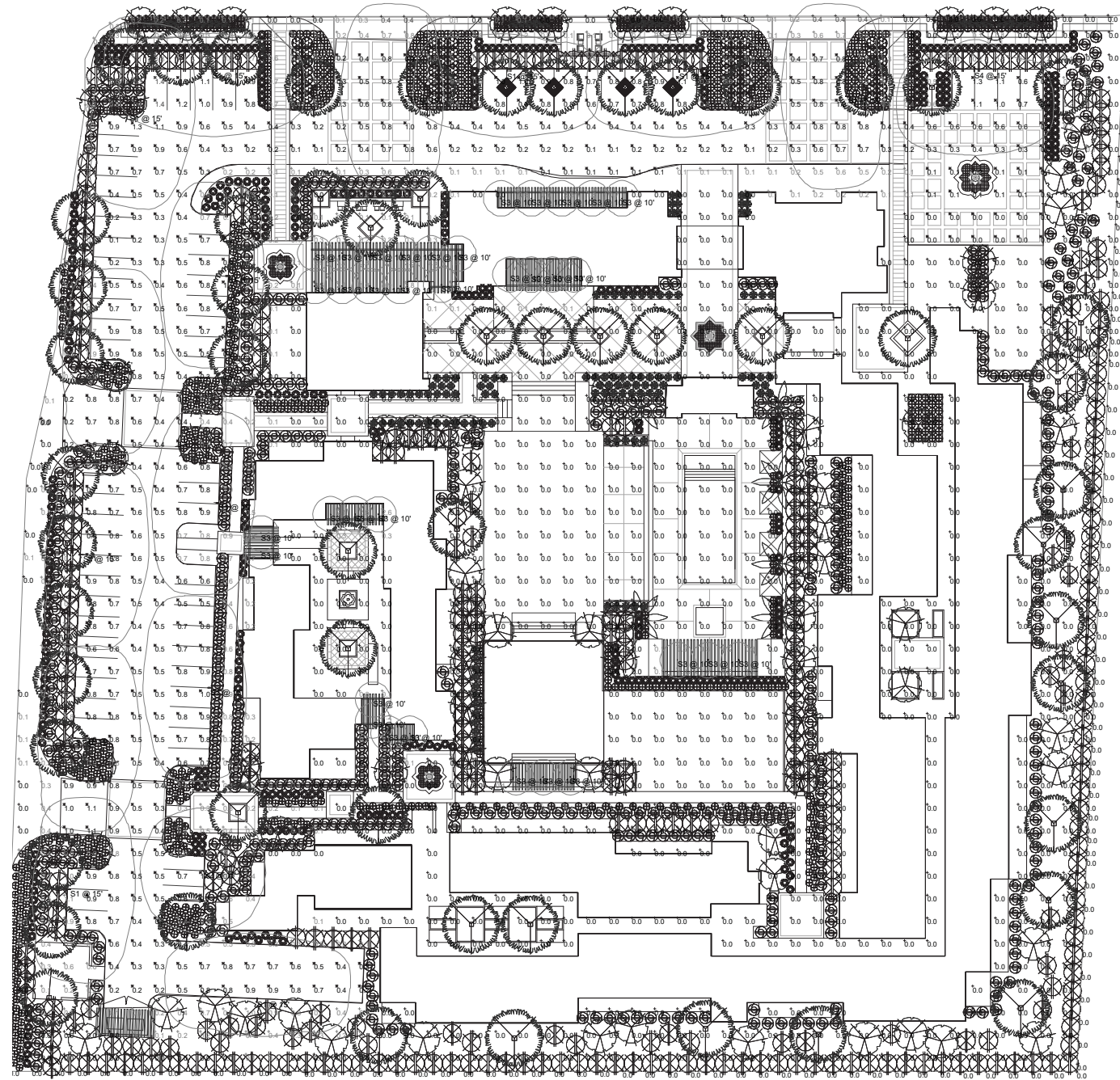
PLANT MATERIALS LEGEND

Sym.	Plant Type
Trees	
	Large / Medium Shade Tree 36" min. Box
	Accent Tree 36" min. Box
	Phoenix dactylifera (Date Palm) 16' min.
Shrubs / Ground Cover / Accent	
	Large Shrub 5 gal / 15 gal / 24" Box
	Medium Shrub 5 gal / 15 gal
	Small Shrub 5 gal / 15 gal
	Rose / Rose Garden 15 gal
	Ground Cover 1 gal / 5gal
	Accent Plants / Cacti 5 gal / 15 gal / 24" Box





PROPOSED SITE LIGHTING



Plan View
Scale: 1" = 20'

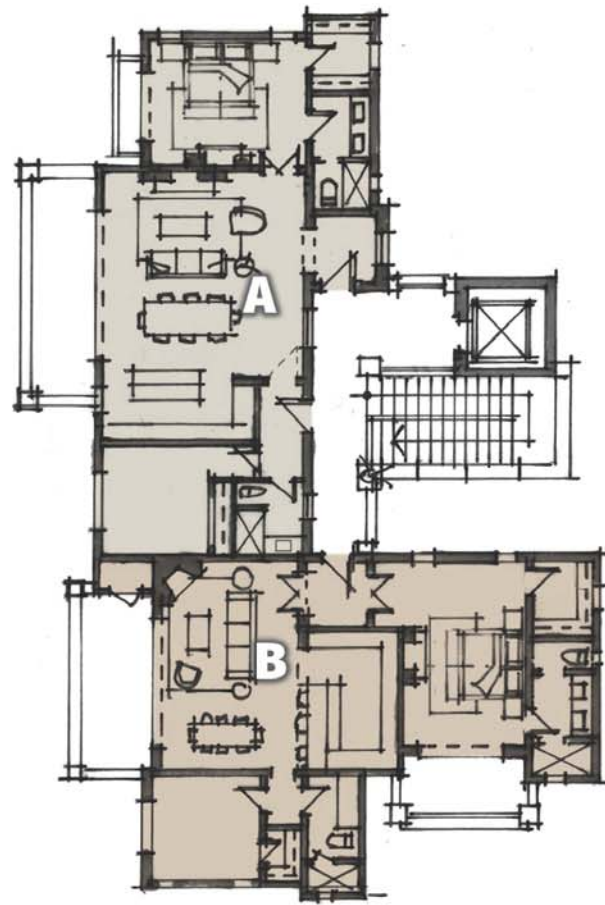
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Fixture	Lumens Per Lamp	Light Loss Factor	Wattage
⬮	S1	14	BATON - INVUE	ECM401-LED-E1-13-SO BL BK 7000 LCF VM159	POLE MOUNTED AREA LIGHT AT 15' AFG	3000K LED	21	BMA-E01-LED-E1-13-7000-iss	128	0.9	24.7
⬮	S2	1	BATON - INVUE	ECM401-LED-E1-5XQ SO BL BK 7000 LCF VM159	POLE MOUNTED AREA LIGHT AT 15' AFG	3000K LED	21	BMA-E01-LED-E1-5XQ-7000-iss	130	0.9	24.7
⊙	S3	35	BATON - LUMIERE	203-FL-LED3006-12-BK-10FF (BLACK)	ADJUSTABLE FLOODLIGHT WITH DIFFUSE LENS	3000K LED	1	203-FL-LED3006-12-BK-10FF-iss	298	0.9	7.71
⬮	S4	1	BATON - INVUE	BMA-E01-LED-E1-14-SO BL BK 7000 LCF VM159	POLE MOUNTED AREA LIGHT AT 15' AFG	3000K LED	21	BMA-E01-LED-E1-14-7000-iss	125	0.9	24.7

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVE	⊗	0.6 fc	1.4 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
SITE OVERALL	+	0.3 fc	2.5 fc	0.0 fc	N/A	N/A





CONCEPT SITE PLAN - CONCEPT FLOOR PLANS

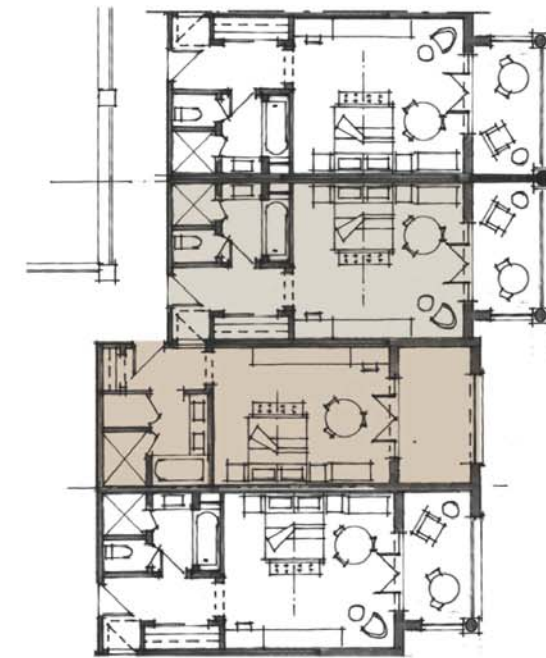
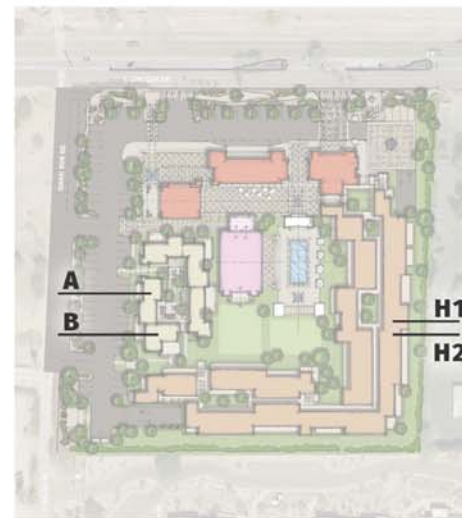


RESORT RESIDENCE

Unit A - 1,200 sf.

Unit B - 1,200 sf.

esc. 1/8" = 1'-0"



HOTEL BEDROOMS

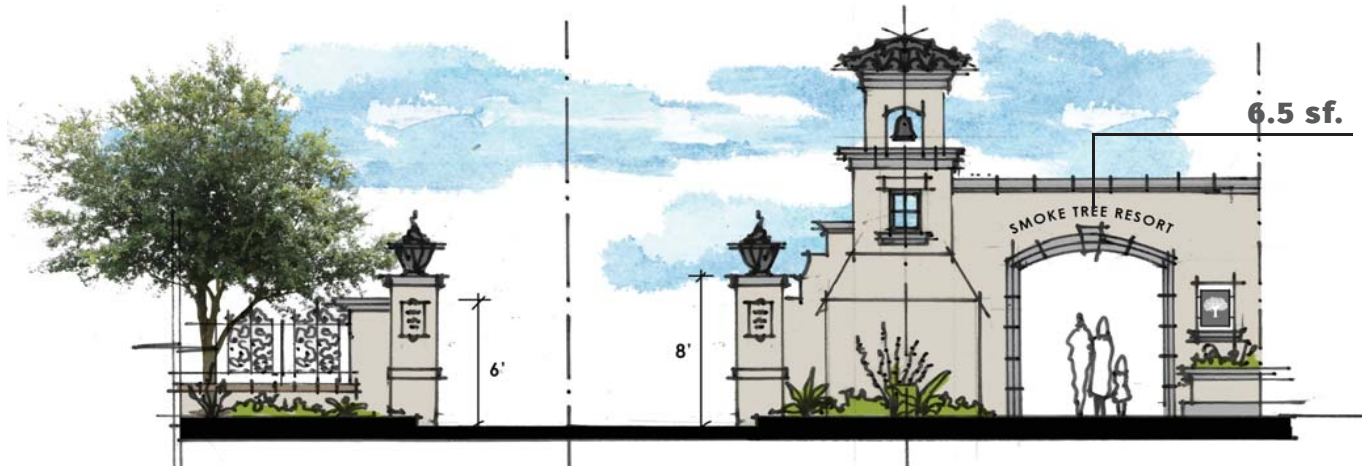
Room #1 - 450 sf.

Room #2 - 450 sf.

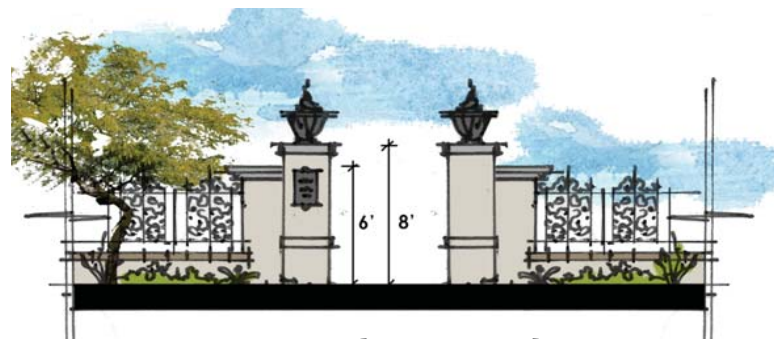
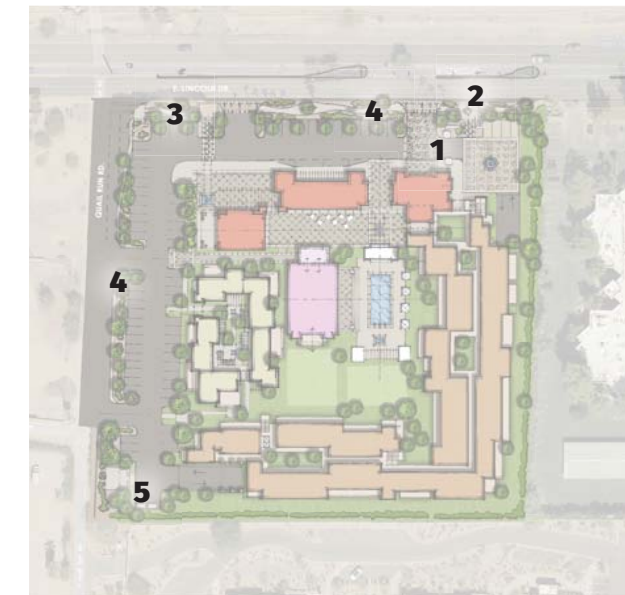
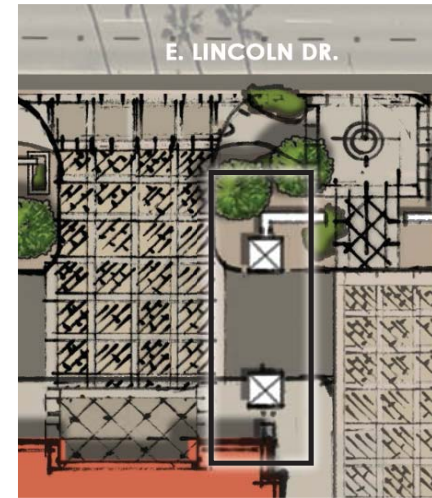
esc. 1/8" = 1'-0"



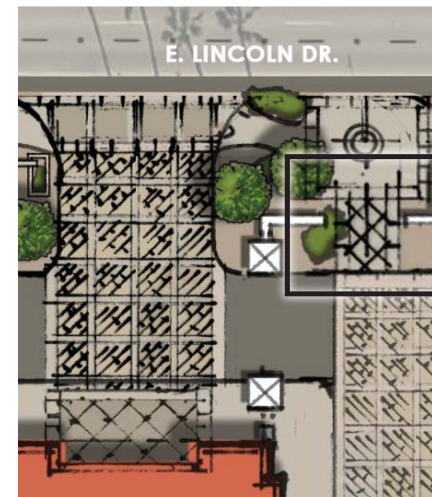
PROPOSED SIGNAGE PLAN



1. Hotel Auto Courtyard Access
esc. 3/16" = 1'-0"



2. Hotel Courtyard Pedestrian Access
esc. 3/16" = 1'-0"

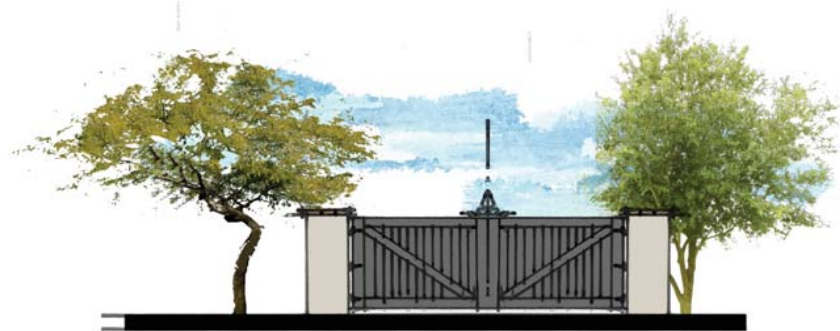
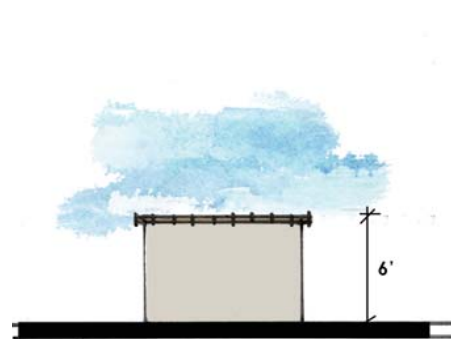
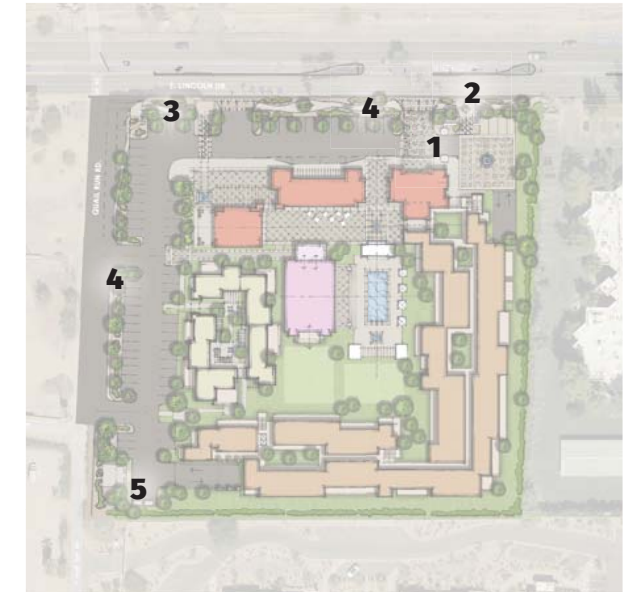
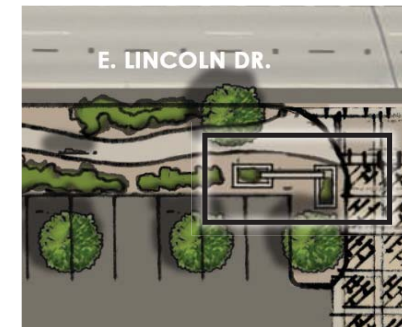
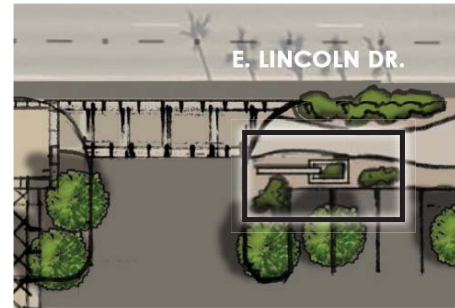


3. Street Corner Signage
esc. 3/16" = 1'-0"





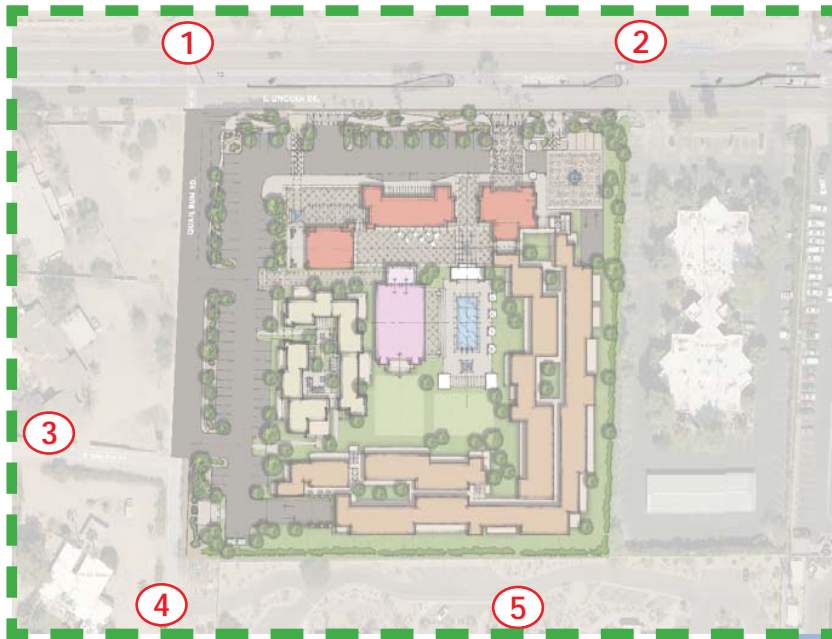
4. Street Signage
esc. 3/16" = 1'-0"



5. Garbage Enclosure Walls
esc. 3/16" = 1'-0"



1 PROPOSED EXTERIOR VIEW - LINCOLN EASTBOUND

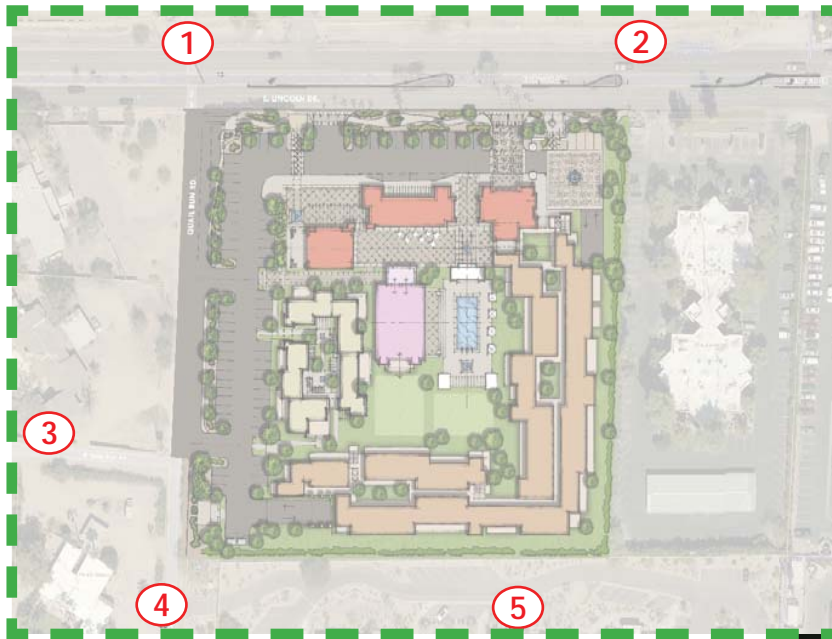


KEY MAP- NOT TO SCALE





2 PROPOSED EXTERIOR VIEW - LINCOLN WESTBOUND

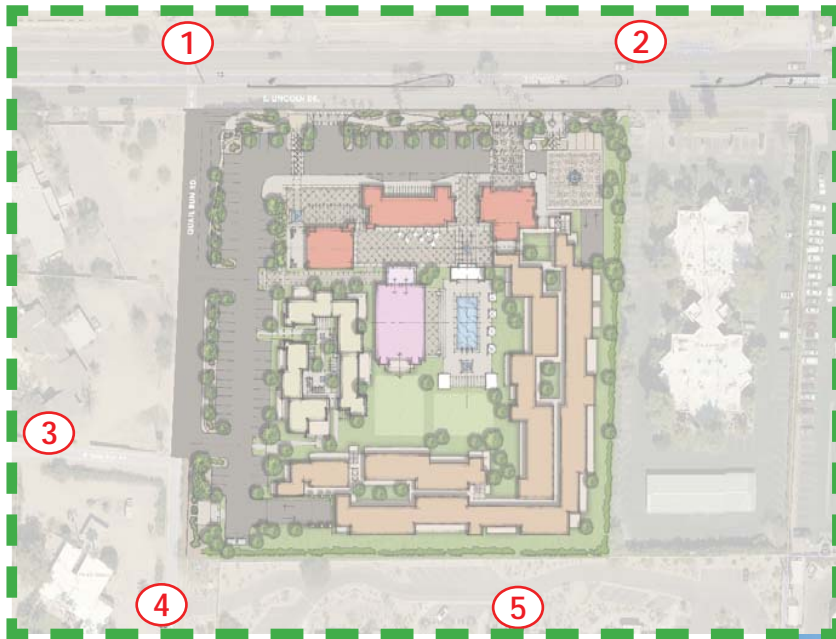


KEY MAP- NOT TO SCALE





3 PROPOSED EXTERIOR VIEW - QUAIL RUN LOOKING EAST

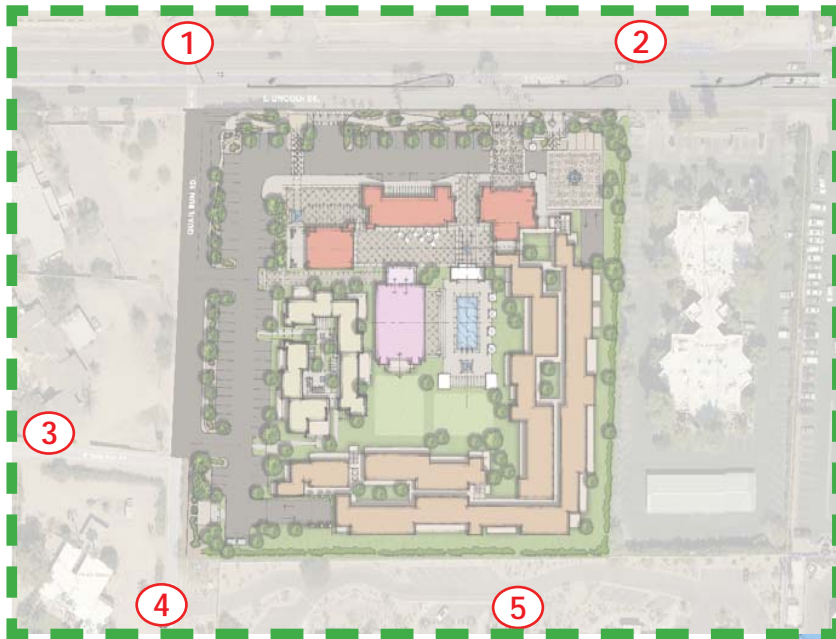


KEY MAP- NOT TO SCALE





4 PROPOSED EXTERIOR VIEW - QUAIL RUN LOOKING NORTH

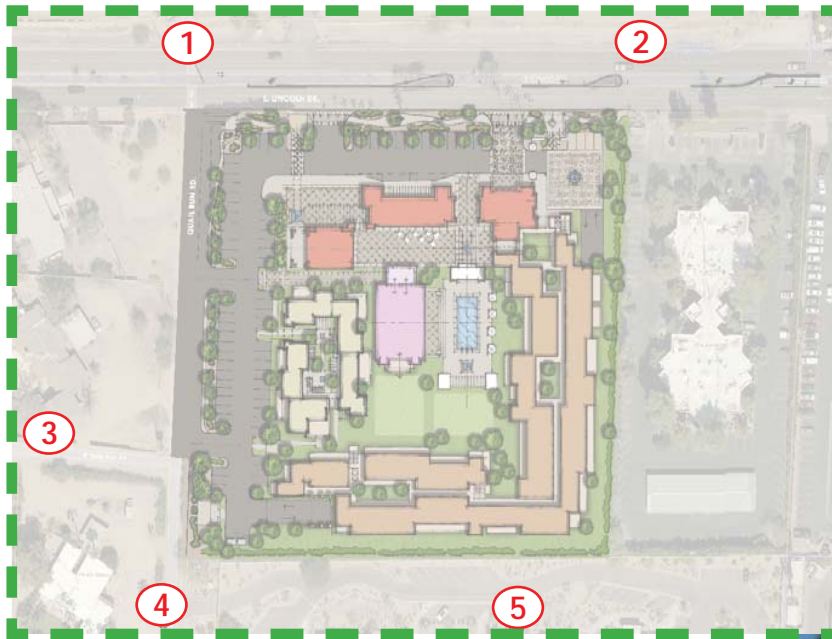


KEY MAP- NOT TO SCALE





5 PROPOSED EXTERIOR VIEW - ANDAZ VIEW NORTH

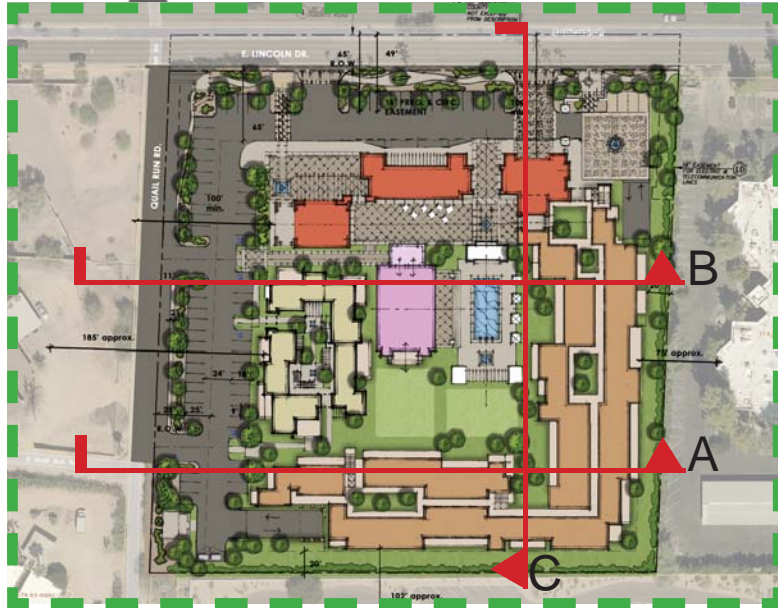


KEY MAP- NOT TO SCALE





OPEN SPACE DIAGRAM - SITE SECTIONS



SITE SECTION KEY MAP - NOT TO SCALE



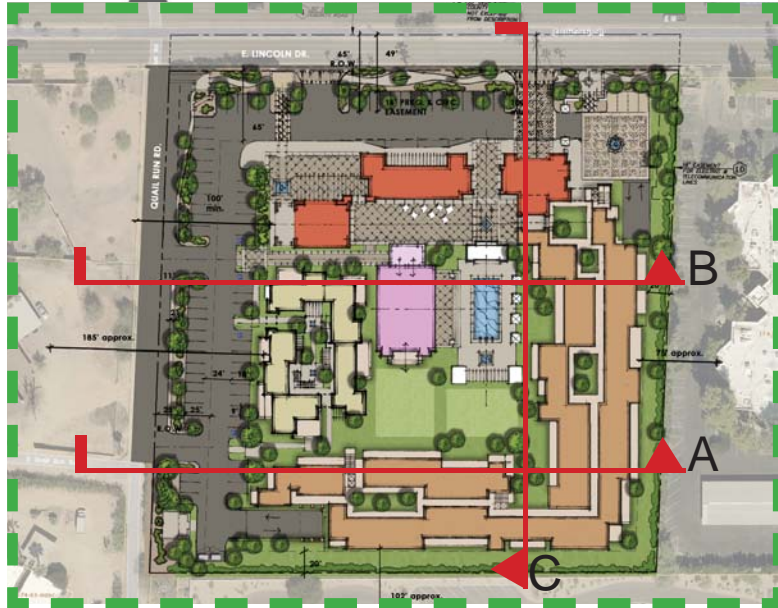
SECTION A



SECTION B



OPEN SPACE DIAGRAM - SITE SECTIONS



SITE SECTION KEY MAP - NOT TO SCALE



Special Use Permit Resort
(Andaz)

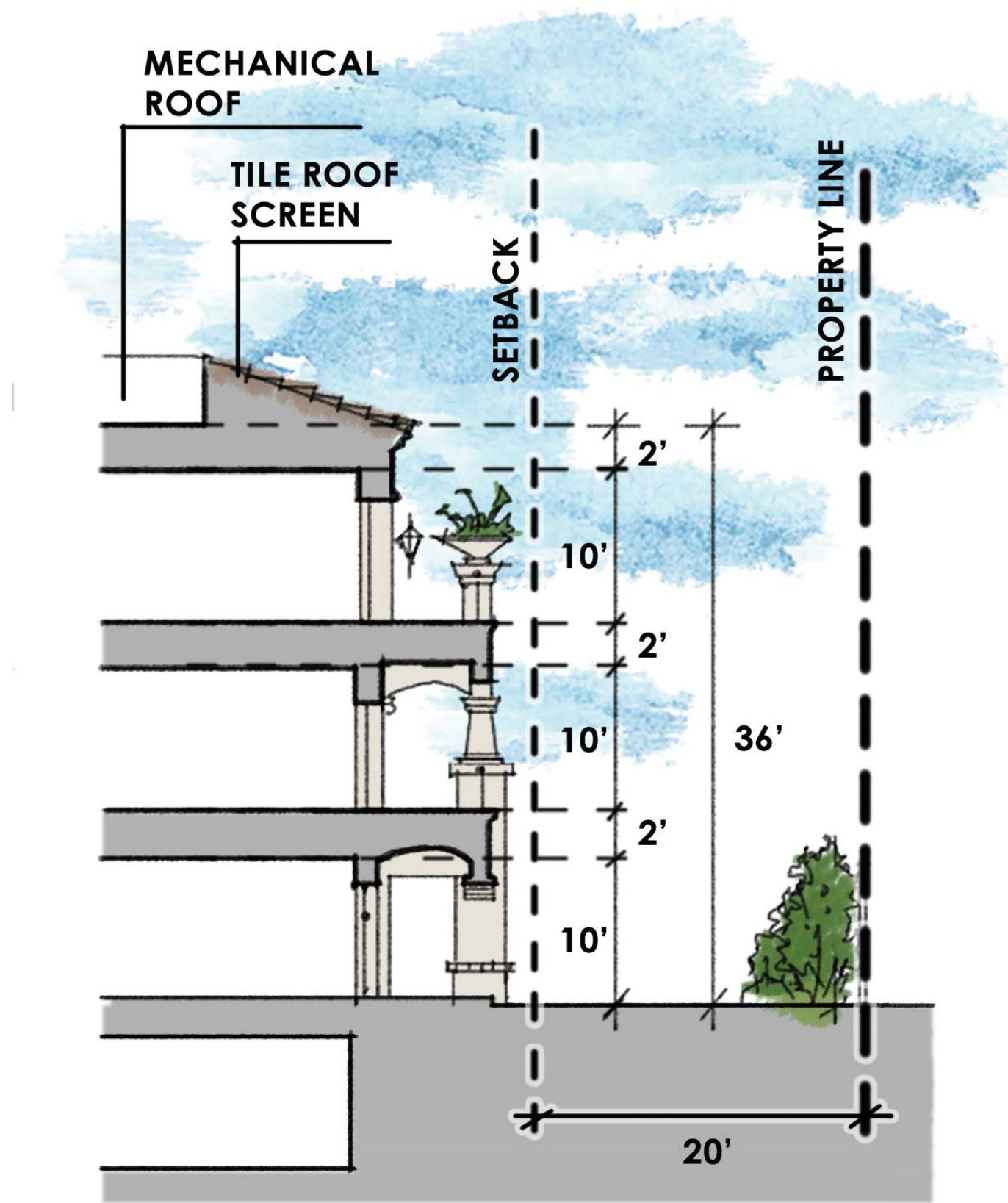
Special Use Permit Resort
(Ritz)

SECTION C



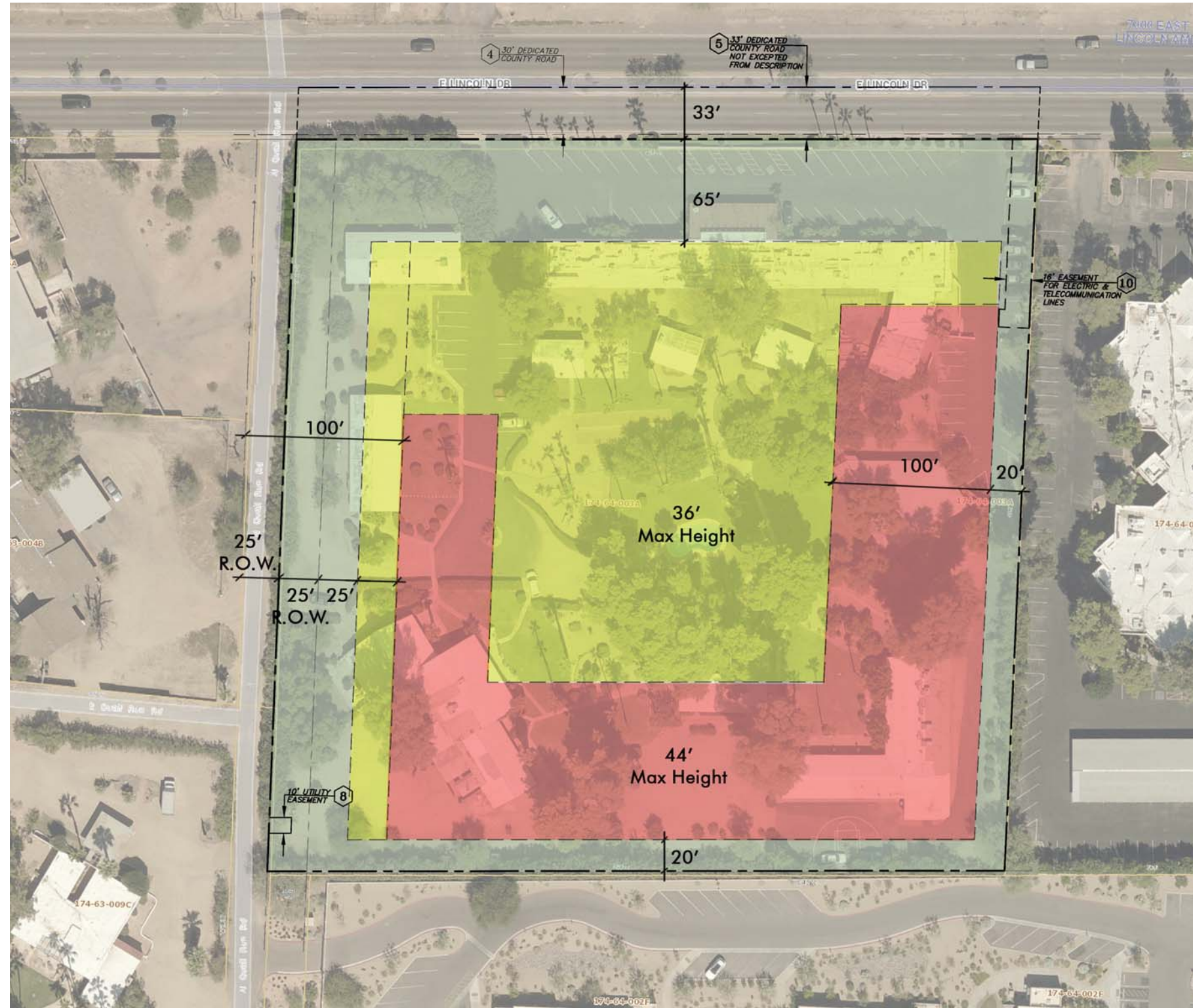


SCHEMATIC WALL SECTION





PROPOSED SITE SET BACKS





Smoke Tree Resort - Area Calculations			
		Total interior Area (sf)	Total Footprint Area(sf)
Total Areas		145,000 sf.	80,000 sf.

Site Gross Area	233,630 sf.
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Site Coverage	(Footprint Area / Site Gross Area * 100)	34.24 %
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F.A.R.	Total Interior Area / Site Gross Area * 100)	62.06 %
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RENDERINGS & CONCEPTS









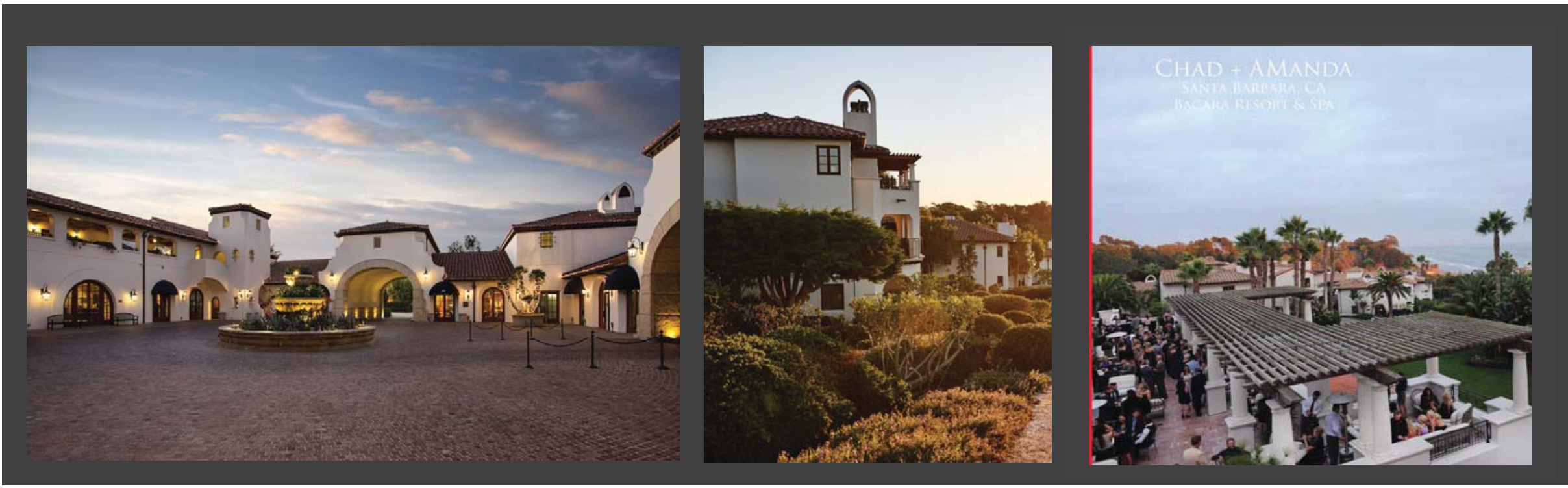
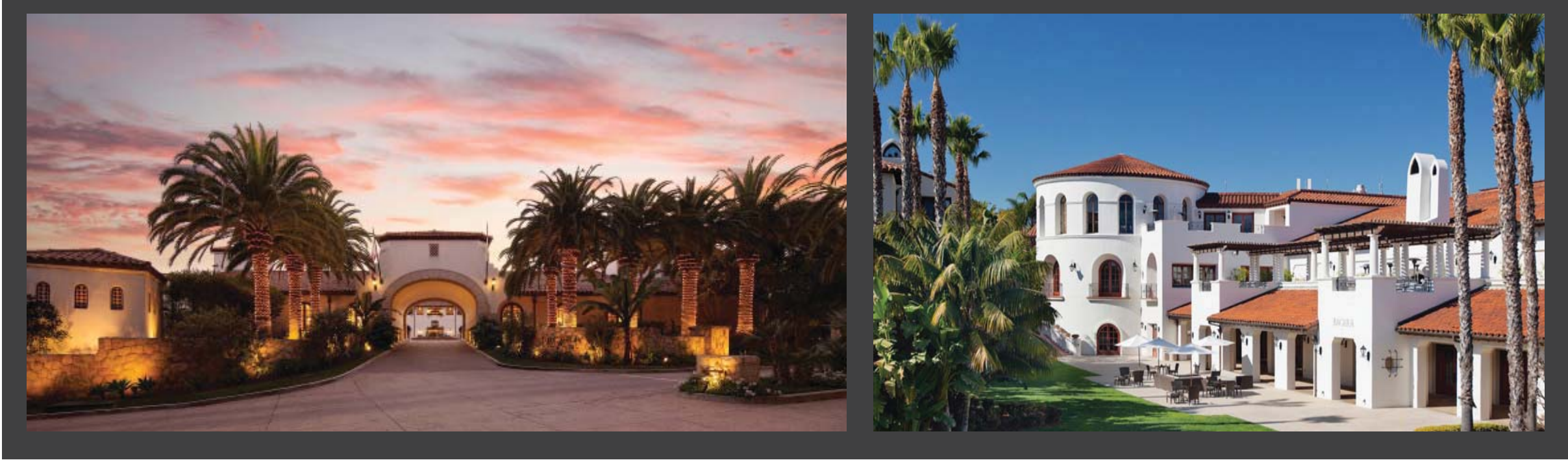


DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES





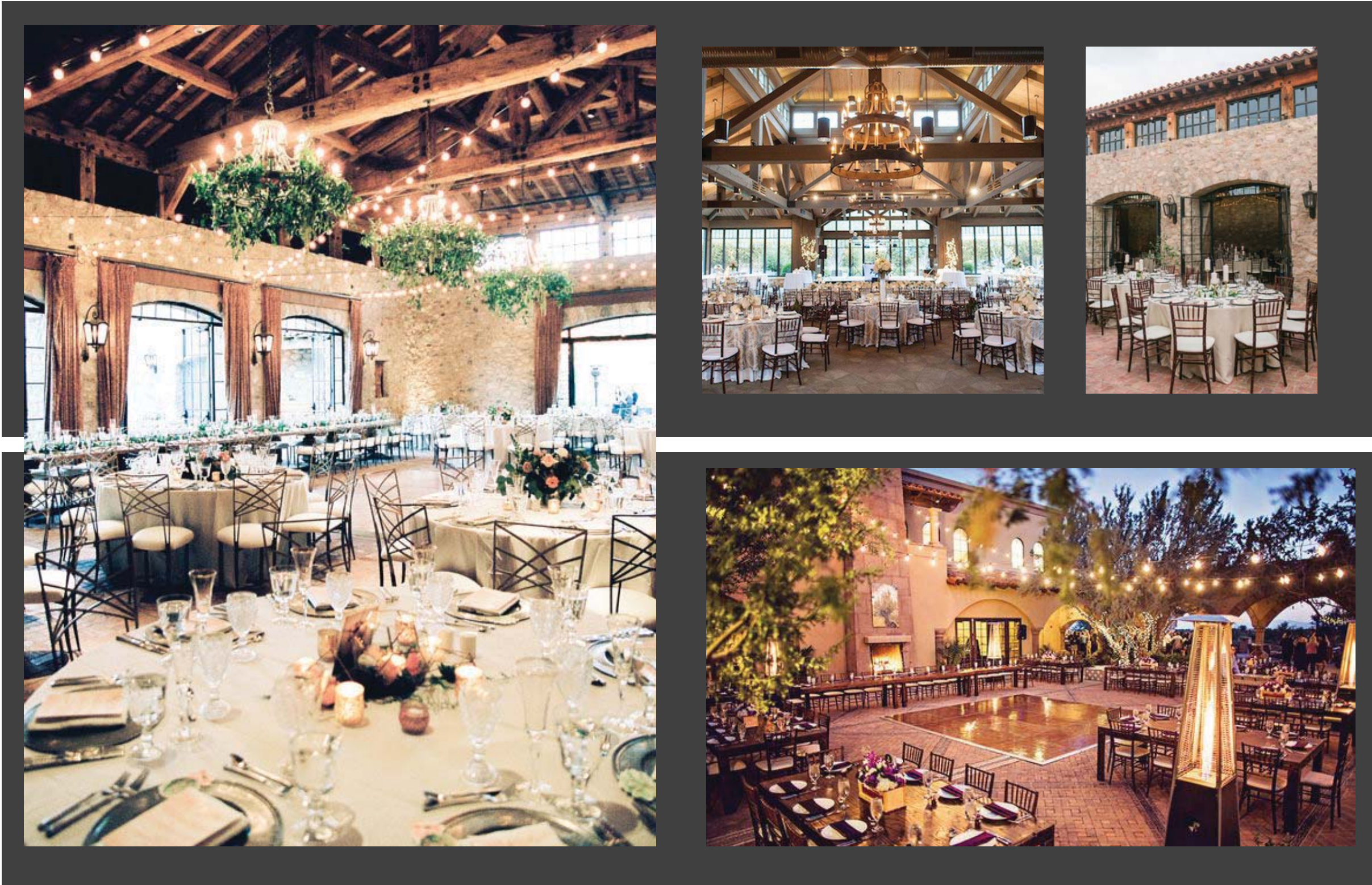
DESIGN CONCEPT - RESORT ARCHITECTURAL FEATURES





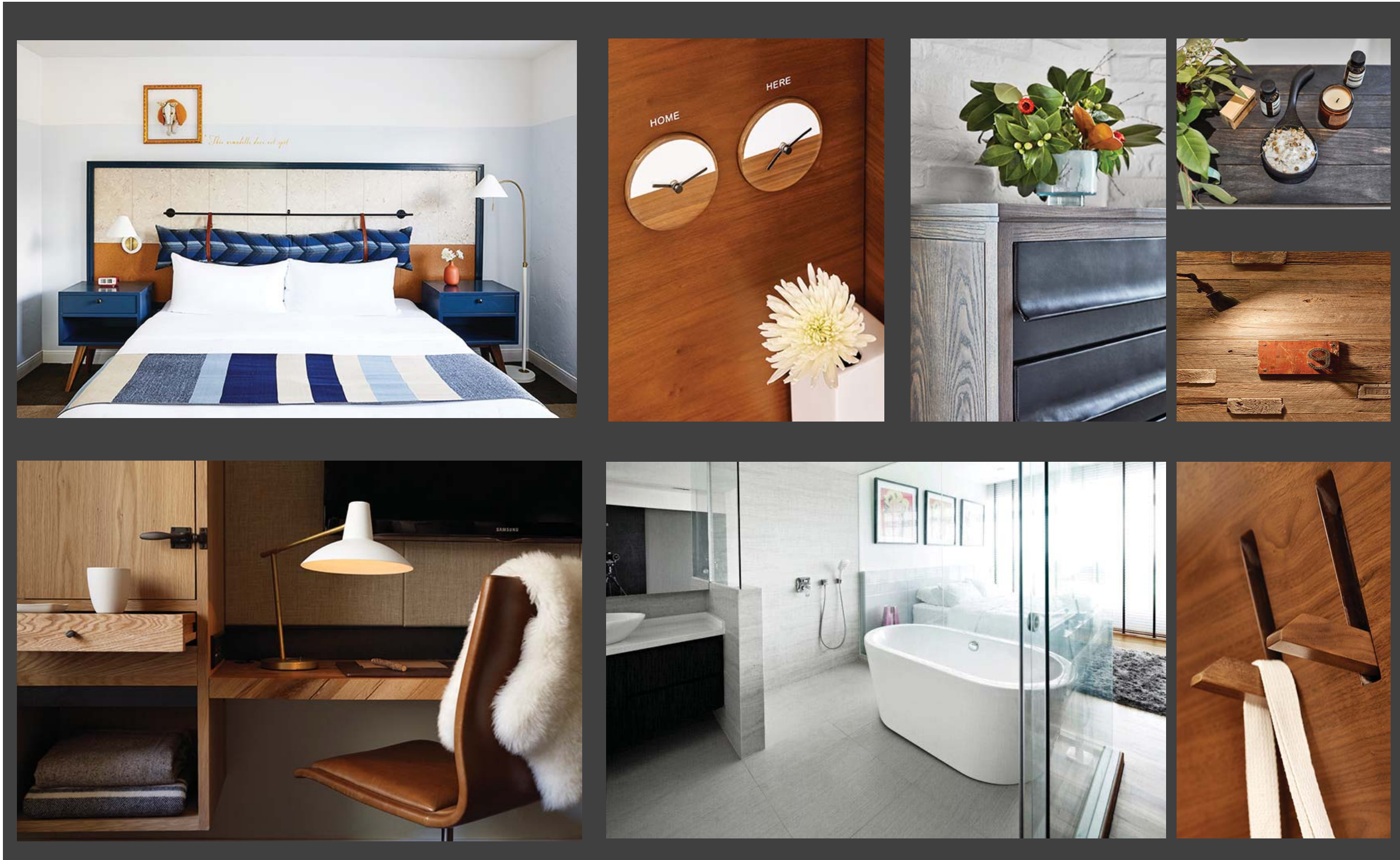
DESIGN CONCEPT - POOL, LOBBY AND GUEST ROOMS







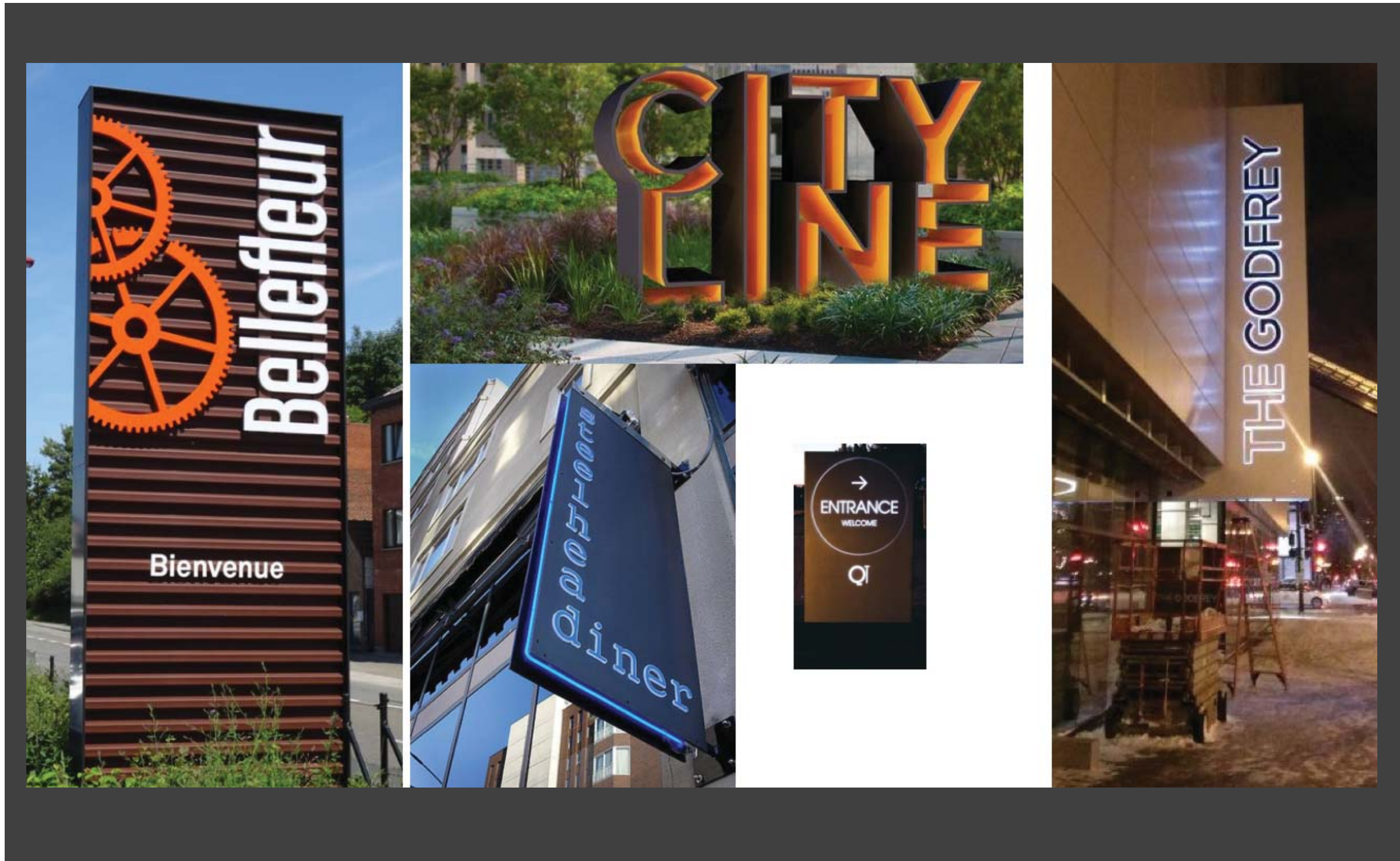
DESIGN CONCEPT - GUEST ROOMS





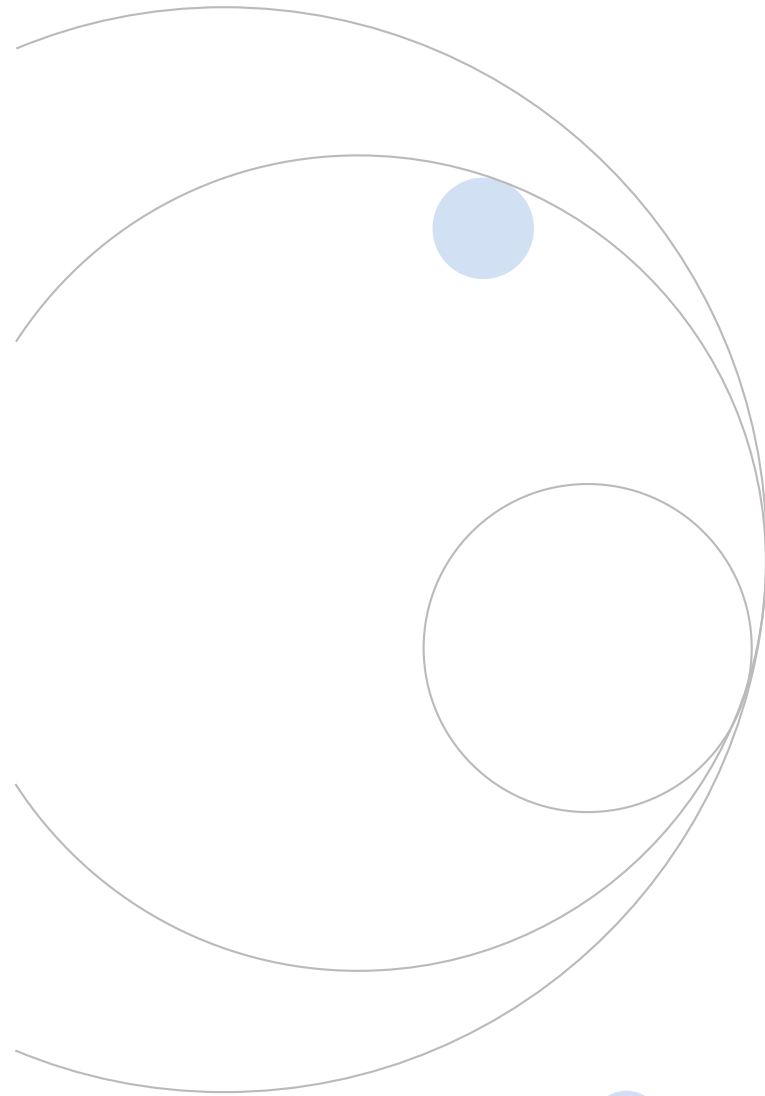
DESIGN CONCEPT - RETAIL BUILDING SIGNAGE







CONSULTANT REPORTS



Smoke Tree Resort

Traffic Impact Analysis
7101 E. Lincoln Drive
Town of Paradise Valley, Arizona
November 2018
Project No. 18-0550

Prepared For:
Beus Gilbert, PLC
701 N. 44th Street
Phoenix, Arizona 85008

For Submittal to:
Town of Paradise Valley

Prepared By:

10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
480-659-4250

SMOKE TREE RESORT TRAFFIC IMPACT ANALYSIS

**7101 E Lincoln Drive
Town of Paradise Valley, Arizona**

Prepared for:
Beus Gilbert PLLC
701 N 44th Street
Phoenix, Arizona 85008

For Submittal to:
Town of Paradise Valley

Prepared By:

CivTech, Inc.
10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
(480) 659-4250



November 2018
CivTech Project No. 18-0550

Full 144 page report has been submitted to the Town of Paradise Valley.





SURVEY NOTES

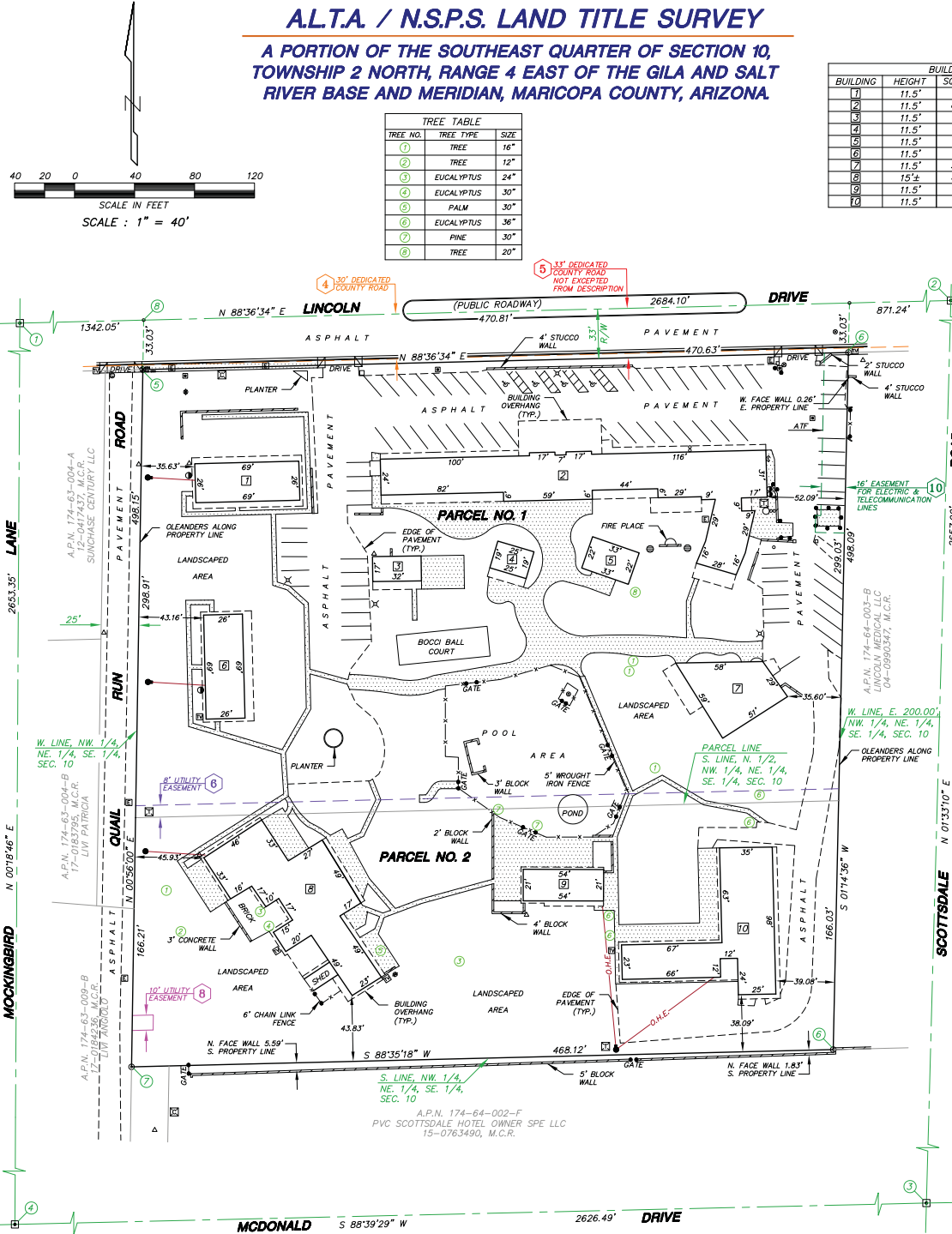
- This survey and the description used are based on a Commitment for Title Insurance issued by Fidelity National Title Agency, Inc., issuing agent for Fidelity National Title Insurance Company, Order Number 88012753-088-BS, dated October 12, 2017.
- BASIS OF BEARING:** The monument line of Lincoln Drive, also being the North line of the Southeast quarter of Section 10, using a bearing of North 88 degrees 36 minutes 34 seconds East.
- The Boundary information shown on this survey is based on a prior survey prepared by Alliance Land Surveying, LLC, dated October 6, 2012, recorded in Book 1127, Page, 5, M.C.R. The centerline and section monuments were not re-measured and are shown based on the prior survey. The Property corners for the subject property have been verified and exist in the ground as shown on this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty for the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

SCHEDULE 'B' ITEMS

- Reservations contained in the Patent From: The United States of America Recording Date: June 17, 1915 Recording No: Book 115 of Deeds, Page 138 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: roadway Recording Date: July 21, 1945 Recording No: Book 5 of Road Maps, Page 28 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: roadway Recording Date: July 15, 1946 Recording No: Book 6 of Road Maps, Page 12 (PLOTTABLE MATTERS SHOWN HEREON)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: electric lines and appurtenant facilities Recording Date: October 23, 1968 Recording No: Docket 7328, Page 755 (PLOTTABLE MATTERS SHOWN HEREON)
- A resolution in favor of the Town of Paradise Valley For: Relating to personal wireless service facilities, identifying possible site locations Recording Date: March 19, 1998 Recording No: 98-0213661 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: utility Recording Date: June 07, 2005 Recording No: 2005-0760319 (PLOTTABLE MATTERS SHOWN HEREON)
- Matters shown on record of survey: Recording No.: Book 865 of Maps, Page 15 Recording No.: Book 1127 of Maps, Page 5 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: utility Recording Date: September 09, 2008 Recording No: 2008-0793398 (PLOTTABLE MATTERS SHOWN HEREON)

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Overhead Electric Line
- Electric Box
- Electric Cabinet
- Electric Transformer
- Gas Meter
- Pool Equipment
- Guard Post or Gate Post
- Handicapped Space
- Light Pole
- Manhole
- Power Pole
- Power Pole W/ Underground Electric
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- TV Junction Box
- Water Meter
- Water Valve
- Physical Access To & From Adjoining Property
- See Reference Documents



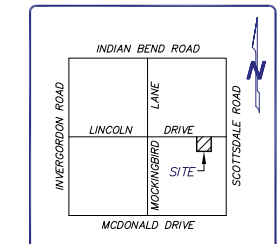
ALTA / N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TREE TABLE

TREE NO.	TREE TYPE	SIZE
1	TREE	16"
2	TREE	12"
3	EUCALYPTUS	24"
4	EUCALYPTUS	30"
5	PALM	30"
6	EUCALYPTUS	36"
7	PINE	30"
8	TREE	20"

BUILDING TABLE

BUILDING	HEIGHT	SQ. FEET	TYPE
1	11.5'	1,805	ONE STORY BLOCK
2	11.5'	8,372	ONE STORY BLOCK
3	11.5'	542	ONE STORY BLOCK
4	11.5'	469	ONE STORY BLOCK
5	11.5'	727	ONE STORY BLOCK
6	11.5'	1,801	ONE STORY BLOCK
7	11.5'	2,208	ONE STORY BLOCK
8	15.4'	5,276	ONE STORY BLOCK
9	11.5'	1,127	ONE STORY BLOCK
10	11.5'	4,721	ONE STORY BLOCK



VICINITY MAP
NOT TO SCALE

MONUMENT TABLE

1	CEN. OF SEC. 10 - FND BRASS CAP IN HANDHOLE
2	E. 1/4 COR. SEC. 10 - FND BRASS CAP IN HANDHOLE
3	SE. COR. SEC. 10 - FND BRASS CAP IN HANDHOLE
4	S. 1/4 COR. SEC. 10 - FND BRASS CAP FLUSH
5	FND PK NAIL & WASHER L.S. 34399 AS SHOWN ON (R1)
6	FND 1/2" REBAR W/CAP L.S. 21780 AS SHOWN ON (R1)
7	FND 1" IRON PIPE W/TAG L.S. 31020 PER (R1) - ALSO FND 1/2" REBAR NO I.D. - N. 06' W., 0.41' AS SHOWN ON (R1)
8	FND 1/2" REBAR NO I.D. 0.20" BELOW SURFACE AS SHOWN ON (R1)

PARCEL DESCRIPTION

PARCEL NO. 1:
The North half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:
The North half of the South half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. EXCEPT the East 200 feet, thereof.

SITE INFORMATION

ADDRESS: 7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA
 A.P.N.: 174-64-003-A
 LAND AREA:
 GROSS AREA = 5.363 ACRES - 233,630 SQ. FT.
 NET AREA = 5.007 ACRES - 218,096 SQ. FT.
 NET AREA IS THE GROSS AREA LESS EASEMENT (S) FOR COUNTY ROAD
 STRIPED PARKING SPACE TABULATION:
 Regular: 70
 Handicapped: 74
 Total: 144

REFERENCE DOCUMENTS

- (R) R.O.S. PER BOOK 865, PAGE 15, M.C.R.
- (R1) R.O.S. PER BOOK 1127, PAGE 5, M.C.R.

CERTIFICATION

TO: Geneva Holdings, L.L.C., an Arizona limited liability company, Smoke Tree Resort, a limited partnership; Fidelity National Title Agency, Inc.; and Fidelity National Title Insurance Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on October 23, 2017.

November 1, 2017
 G. Bryan Goetzemberger
 R.L.S. 31020



SMOKE TREE RESORT
 7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

ALLIANCE LAND SURVEYING LLC
 7800 N. 70th AVENUE, SUITE 804
 GLENDALE, AZ 85305
 Phone: (602) 878-8800
 contact@allianceland.com
 www.allianceland.com



April 12, 2018

LEGAL DESCRIPTION FOR
SMOKE TREE RESORT

PARCEL NO. 1:

The North Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.

PARCEL NO. 2:

The North Half of the South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the East 200 feet, thereof.





Smoke Tree Resort

Water Supply Narrative

The subject parcel is within the designated water service area of EPCOR Water and a copy of their “Will Serve” Letter is attached.

A Water Impact Service Study and a Certificate of Assured Water Supply will be prepared and made part of our formal application as we proceed thru the formal approval process.

Smoke Tree Resort

Drainage Narrative

The existing 5 acre resort parcel falls approximately four feet from west to east with no significant or defined drainage ways, such that the entire parcel experiences sheet flow from west to east with no defined inlet or outlet.

The proposed resort will honor the existing flow patterns in the area while providing stormwater retention in accordance with the proposed Town of Paradise Valley Storm Drain Design Manual based on a 100 year 2 hour storm with 2.2” of rainfall.

Smoke Tree Resort

Sewer Narrative

Sanitary sewer service to the proposed resort will be provided by the existing 8” gravity sewer line in Lincoln Drive.

A “Will Serve Letter” relative to this matter is presently being prepared by the Town Engineering Department.



2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

April 5, 2018

Coe & Van Loo Consultants, Inc.
Attn: Fred Fleet, P.E.
4550 N. 12th Street
Phoenix, AZ 85014

Sent via e-mail to: fef_@cvlci.com

Re: Will-Serve Letter for Water Service
7101 E. Lincoln Drive, Paradise Valley
APN 174-64-003A

Dear Mr. Fleet;

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to a proposed resort hotel to be located at 7101 E. Lincoln Drive in Paradise Valley (the "Development") as shown in **Exhibit A**. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") for water service as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR may be conditioned upon developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon EPCOR and developer fully performing its respective obligations under the MXA. The MXA, if needed, will provide, among other things, that developer will be responsible for constructing at its cost all water main extensions necessary to distribute water from EPCOR's water system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. Based on the water service currently provided by EPCOR in the CC&N, EPCOR will have adequate water capacity for normal use in the Development upon EPCOR's and developer's fulfillment of its respective obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will also be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2402 or at bfinke@epcor.com.

Sincerely,

Brad Finke, P.E.
Engineering Manager

Enclosure: Exhibit A – Location Description of Development

EXHIBIT A
Location of Development





E·J | Flow Test Summary

Project Name: EJFT 16154
 Project Address: 6720 N Scottsdale Rd, Scottsdale, AZ 85253
 Date of Flow Test: 2016-09-30
 Time of Flow Test: 7:25 AM
 Data Reliable Until: 2017-03-30
 Conducted By: Austin Gourley & Eder Cueva (EJ Flow Tests) 602.999.7637
 Witnessed By: Lee Huddleston (EPCOR Water) 602.882.4846
 City Forces Contacted: EPCOR Water (602.882.4846)

City of Scottsdale requires a maximum static pressure of 72 psi for use as a safety factor

Raw Flow Test Data

Static Pressure: 112.0 PSI
 Residual Pressure: 100.0 PSI
 Flowing GPM: 2,374
 GPM @ 20 PSI: 7,131

Data With A 40 PSI Safety Factor

Static Pressure: 72.0 PSI
 Residual Pressure: 60.0 PSI
 Flowing GPM: 2,374
 GPM @ 20 PSI: 5,240

Hydrant F₁

Pitot Pressure (1): 50 PSI
 Coefficient of Discharge (1): 0.9
 Hydrant Orifice Diameter (1): 2.5 inches
 Pitot Pressure (2): 50 PSI
 Coefficient of Discharge (2): 0.9
 Hydrant Orifice Diameter (2): 2.5 inches



Static-Residual Hydrant
 Flow Hydrant
 Main Size: 8 inches
 Distance Between F₁ and R: 382 ft (measured linearly)
 Static-Residual Elevation: 1306 ft (above sea level)
 Flow Hydrant (F₁) Elevation: 1306 ft (above sea level)
 Elevation & distance values are approximate

EJ Flow Tests, LLC
 21505 North 78th Ave. | Suite 125 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com
 John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915

E·J | Flow Test Summary

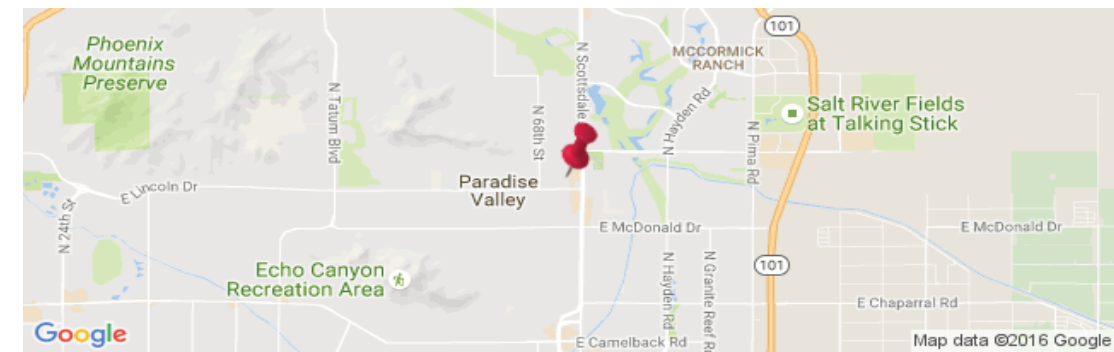
Static-Residual Hydrant



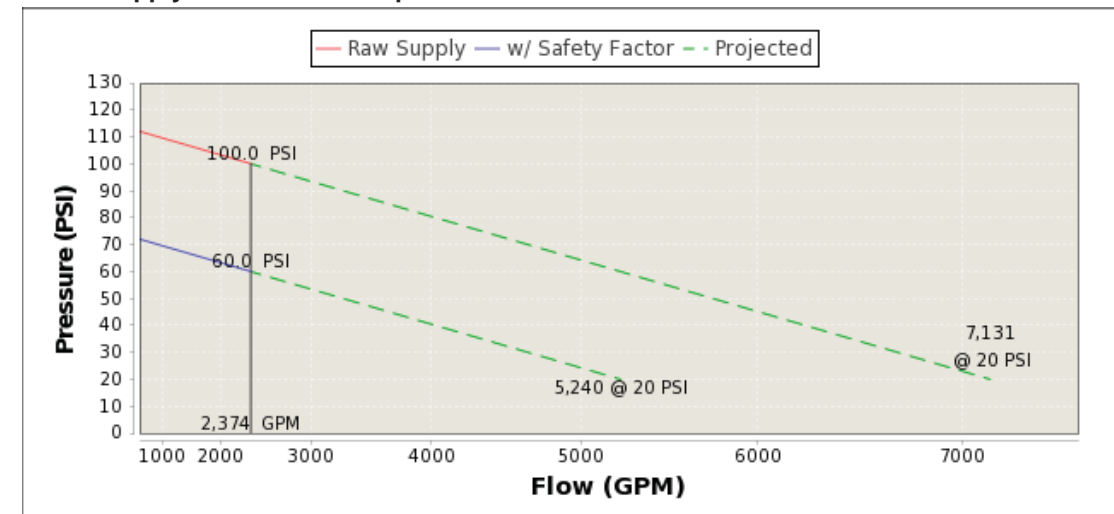
Flow Hydrant (only hydrant F1 shown for clarity)



Approximate Project Site



Water Supply Curve - N^{1.85} Graph



EJ Flow Tests, LLC
 21505 North 78th Ave. | Suite 125 | Peoria, Arizona 85382 | (602) 999-7637 | www.ejengineering.com
 John L. Echeverri | NICET Level IV 078493 SME | C-16 FP Contractor ROC 271705 AZ | NFPA CFPS 1915



PROPOSED SITE LIGHTING

DESCRIPTION	Conting #	Type
The EPIC Collection delivers custom luminaire flexibility with high quality, yet available expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.	S1	Decorative Area Luminaire
Project:		Date:
Comments:		
Prepared by:		

CONSTRUCTION FEATURES

Construction
 TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only those arms are compatible with the Epic luminaire.)
 MIDDLE: Continuous silicone gasket seals lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. COORFRAME: Die-cast aluminum 1" thick door and doorframe seal to underside of shade with a thick continuous silicone gasket. Mounting hub slips attached to mounting arm.

Optics
 Choice of twelve patented, high efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K, 4774K CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of light control, an optional house-side shield accessory can be field or factory installed. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. COORFRAME: Die-cast aluminum 1" thick door and doorframe seal to underside of shade with a thick continuous silicone gasket. Mounting hub slips attached to mounting arm.

Finish
 Housing is finished in five-stage super TPOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard with design of luminaires housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
 Five-year warranty.

DESCRIPTION	Conting #	Type
The EPIC Collection delivers custom luminaire flexibility with high quality, yet available expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.	S2	Decorative Area Luminaire
Project:		Date:
Comments:		
Prepared by:		

CONSTRUCTION FEATURES

Construction
 TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only those arms are compatible with the Epic luminaire.)
 MIDDLE: Continuous silicone gasket seals lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. COORFRAME: Die-cast aluminum 1" thick door and doorframe seal to underside of shade with a thick continuous silicone gasket. Mounting hub slips attached to mounting arm.

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Warranty
 Five-year warranty.

1 - 4 LightBARs Solid State LED

DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
 AULC Listed
 IESNA E-1600 Compliant
 100% Voltage Tolerant
 100% Dimmable

ENERGY DATA
 100% Year Harmonic Distortion
 100% Year Flicker
 100% Year Temperature
 100% Year Ambient Temperature Rating

SHIPPING DATA
 Approximate Net Weight: 26.10 lbs (11.8 kg)

EPA
 Photopic Projected Area: 161.13 sq ft

FATON
 10/18/2018
 January 8, 2019 03:58 AM

1 - 4 LightBARs Solid State LED

DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
 AULC Listed
 IESNA E-1600 Compliant
 100% Voltage Tolerant
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ENERGY DATA
 100% Year Harmonic Distortion
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 100% Year Ambient Temperature Rating

SHIPPING DATA
 Approximate Net Weight: 26.10 lbs (11.8 kg)

EPA
 Photopic Projected Area: 161.13 sq ft

FATON
 10/18/2018
 January 8, 2019 03:58 AM

CONFIGURATIONS

HOUSING
 5.5" H x 8.5" W
 3.1" H x 5.1" W
 3.1" H x 1" W

MID SECTION
 3.1" H x 5.1" W

SHADE
 Straight Narrow: 5.5" H x 15" W
 Ball: 6" H x 24" W
 Flat: 5" H x 22" W

MOUNTING OPTION
 Height from mounting arm to top of luminaire: 10.5" (267mm)

POWER AND LUMENS BY BAR COUNT (1 LED LIGHTBARS)

Number of LightBARS	E11	E21	E31	E41
Drive Current	2000	5200	7800	10200
Power (Watts)	0.22	0.41	0.58	0.80
Current @ 120V (A)	0.19	0.35	0.50	0.68
Current @ 277V (A)	0.10	0.20	0.29	0.39
Power (Watts)	0.16	0.29	0.41	0.56
Current @ 240V (A)	0.11	0.19	0.28	0.39
Current @ 480V (A)	0.06	0.10	0.14	0.21

POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS	F01	F02	F03	F04
Drive Current	2000	5200	7800	10200
Power (Watts)	0.22	0.41	0.58	0.80
Current @ 120V (A)	0.19	0.35	0.50	0.68
Current @ 277V (A)	0.10	0.20	0.29	0.39
Power (Watts)	0.16	0.29	0.41	0.56
Current @ 240V (A)	0.11	0.19	0.28	0.39
Current @ 480V (A)	0.06	0.10	0.14	0.21

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours	50,000 Hours	100,000 Hours	Theoretical L70
20°C	> 95%	> 97%	> 98%	> 99%
25°C	> 94%	> 96%	> 97%	> 98%
30°C	> 92%	> 94%	> 95%	> 96%
35°C	> 88%	> 90%	> 91%	> 92%

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
20°C	1.00
25°C	1.02
30°C	1.04
35°C	1.08

FATON
 10/18/2018
 10/18/2018 10:18 AM

CONFIGURATIONS

HOUSING
 5.5" H x 8.5" W
 3.1" H x 5.1" W
 3.1" H x 1" W

MID SECTION
 3.1" H x 5.1" W

SHADE
 Straight Narrow: 5.5" H x 15" W
 Ball: 6" H x 24" W
 Flat: 5" H x 22" W

MOUNTING OPTION
 Height from mounting arm to top of luminaire: 10.5" (267mm)

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Current @ 240V (A)	0.11	0.19	0.28	0.39
Current @ 480V (A)	0.06	0.10	0.14	0.21

POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS	F01	F02	F03	F04
Drive Current	2000	5200	7800	10200
Power (Watts)	0.22	0.41	0.58	0.80
Current @ 120V (A)	0.19	0.35	0.50	0.68
Current @ 277V (A)	0.10	0.20	0.29	0.39
Power (Watts)	0.16	0.29	0.41	0.56
Current @ 240V (A)	0.11	0.19	0.28	0.39
Current @ 480V (A)	0.06	0.10	0.14	0.21

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours	50,000 Hours	100,000 Hours	Theoretical L70
20°C	> 95%	> 97%	> 98%	> 99%
25°C	> 94%	> 96%	> 97%	> 98%
30°C	> 92%	> 94%	> 95%	> 96%
35°C	> 88%	> 90%	> 91%	> 92%

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
20°C	1.00
25°C	1.02
30°C	1.04
35°C	1.08

FATON
 10/18/2018
 10/18/2018 10:18 AM

DESCRIPTION	Conting #	Type
The EPIC Collection delivers custom luminaire flexibility with high quality, yet available expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.	S3	Decorative Area Luminaire
Project:		Date:
Comments:		
Prepared by:		

CONSTRUCTION FEATURES

Construction
 TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only those arms are compatible with the Epic luminaire.)
 MIDDLE: Continuous silicone gasket seals lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. COORFRAME: Die-cast aluminum 1" thick door and doorframe seal to underside of shade with a thick continuous silicone gasket. Mounting hub slips attached to mounting arm.

Optics
 Choice of twelve patented, high efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K, 4774K CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of light control, an optional house-side shield accessory can be field or factory installed. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. COORFRAME: Die-cast aluminum 1" thick door and doorframe seal to underside of shade with a thick continuous silicone gasket. Mounting hub slips attached to mounting arm.

Finish
 Housing is finished in five-stage super TPOC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard with design of luminaires housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
 Five-year warranty.

1 - 4 LightBARs Solid State LED

DECORATIVE AREA LUMINAIRE

CERTIFICATION DATA
 AULC Listed
 IESNA E-1600 Compliant
 100% Voltage Tolerant
 100% Dimmable

ENERGY DATA
 100% Year Harmonic Distortion
 100% Year Flicker
 100% Year Temperature
 100% Year Ambient Temperature Rating

SHIPPING DATA
 Approximate Net Weight: 26.10 lbs (11.8 kg)

EPA
 Photopic Projected Area: 161.13 sq ft

FATON
 10/18/2018
 January 8, 2019 03:58 AM

CONFIGURATIONS

HOUSING
 5.5" H x 8.5" W
 3.1" H x 5.1" W
 3.1" H x 1" W

MID SECTION
 3.1" H x 5.1" W

SHADE
 Straight Narrow: 5.5" H x 15" W
 Ball: 6" H x 24" W
 Flat: 5" H x 22" W

MOUNTING OPTION
 Height from mounting arm to top of luminaire: 10.5" (267mm)

POWER AND LUMENS BY BAR COUNT (1 LED LIGHTBARS)

Number of LightBARS	E11	E21	E31	E41
Drive Current	2000	5200	7800	10200
Power (Watts)	0.22	0.41	0.58	0.80
Current @ 120V (A)	0.19	0.35	0.50	0.68
Current @ 277V (A)	0.10	0.20	0.29	0.39
Power (Watts)	0.16	0.29	0.41	0.56
Current @ 240V (A)	0.11	0.19	0.28	0.39
Current @ 480V (A)	0.06	0.10	0.14	0.21

POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS	F01	F02	F03	F04
Drive Current	2000	5200	7800	10200
Power (Watts)	0.22	0.41	0.58	0.80
Current @ 120V (A)	0.19	0.35	0.50	0.68
Current @ 277V (A)	0.10	0.20	0.29	0.39
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LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours	50,000 Hours	100,000 Hours	Theoretical L70
20°C	> 95%	> 97%	> 98%	> 99%
25°C	> 94%	> 96%	> 97%	> 98%
30°C	> 92%	> 94%	> 95%	> 96%
35°C	> 88%	> 90%	> 91%	> 92%

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
20°C	1.00
25°C	1.02
30°C	1.04
35°C	1.08

FATON
 10/18/2018
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Comments:		
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POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS	F01	F02	F03	F04
Drive Current	2000	5200	7800	10200
Power (Watts)	0.22	0.41	0.58	0.80
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Ambient Temperature	Lumen Multiplier
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30°C	1.04
35°C	1.08

FATON
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PROPOSED LANDSCAPE LIGHTING

Landscape Up Lights

FXLuminaire.

Accent Lights

Optional Long Shroud

PROJECT: _____
DATE/REV: _____
TIME: _____
NOES: _____

Landscape Down Lights

FXLuminaire.

LED Down Lights

The PS represents the next generation of sleek, modern LED downlights. It is designed for top-mounting and is available with an optional copper cover. The PS works with 1, 3, 6 or 36 LED boards and is available in all four material and powder coat finishes. A mounting bracket is included for installation.

Landscape Wall Wash Lights

FXLuminaire.

LED Up Lights

The LC is a wall wash light. The LC projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 36 LED boards and is available in all four material and powder coat finishes. A mounting bracket is included for installation.

Landscape Pathway Lights

FXLuminaire.

Path and Area Lights

The JS is a wall wash light. The JS projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 36 LED boards and is available in all four material and powder coat finishes. A mounting bracket is included for installation.

Plant Palette Along Lincoln Drive

RESORT LIVING CHARACTER ZONE
Design Guidelines

Resort Living Plant List

Botanical Name	Common Name	H	W	Seasonal Color	On TOPI?	Plant List?	Botanical Name	Common Name	H	W	Seasonal Color	On TOPI?	Plant List?
Boutanica leucosticta	Anacacho Orchid Tree	8'	6"	Fall	Yes	No	...	...	...	...	...	...	...
Chrysothamnus	Desert Yellow	30'	25'	Summer	Yes	Yes	...	...	...	...	...	...	...
...

FR Up Light

The FR brings the elegance and performance of precious metals to FX Luminaire. As a close extension of the existing FR fixture, the FR's smaller size ensures up to a 36 LED output, with all the color filters, beam angles, and other features associated with FX's integrated LEDs.

Quick Facts

- Machined brass and etched copper
- 10-foot lead
- 1/2 NPT thread
- 2" x 1/2" (height) x 1/2" (width)
- Temperature resistant
- Color temperature filters
- Compatible with Luxor technology
- Input voltage: 10-120V
- 500 mA (1.8 A)
- Accessories (heat sink, spreader, etc.)

LANDSCAPE LIGHTING | A Hunter Industries Company

PS: Down Light

NUMBER OF LEDS	1	3	6	9	36
MAXIMUM LUMEN OUTPUT EQUIVALENT	10,000	30,000	60,000	90,000	360,000
INPUT VOLTAGE	10-120V	10-120V	10-120V	10-120V	10-120V
WATTAGE	1.4	4.2	8.4	12.6	50.4
WATER RESISTANT	IP68	IP68	IP68	IP68	IP68
MAX LUMENS	10,000	30,000	60,000	90,000	360,000
CRP	2%	5%	10%	15%	20%

Learn more about FX Luminaire down lights. Visit: [fx.com](#)

LC: Up Light

NUMBER OF LEDS	1	3	6	9
MAXIMUM LUMEN OUTPUT EQUIVALENT	10,000	30,000	60,000	90,000
INPUT VOLTAGE	10-120V	10-120V	10-120V	10-120V
WATTAGE	1.4	4.2	8.4	12.6
WATER RESISTANT	IP68	IP68	IP68	IP68
MAX LUMENS	10,000	30,000	60,000	90,000
CRP	2%	5%	10%	15%

Learn more about FX Luminaire up lights. Visit: [fx.com](#)

JS: Path Light

NUMBER OF LEDS	1	3	6	9
MAXIMUM LUMEN OUTPUT EQUIVALENT	10,000	30,000	60,000	90,000
INPUT VOLTAGE	10-120V	10-120V	10-120V	10-120V
WATTAGE	1.4	4.2	8.4	12.6
WATER RESISTANT	IP68	IP68	IP68	IP68
MAX LUMENS	10,000	30,000	60,000	90,000
CRP	2%	5%	10%	15%

LANDSCAPE LIGHTING | A Hunter Industries Company

FR Up Light SPECIFICATIONS

Output	1LED	3LED	36LED
Total Lumens	10,000	30,000	360,000
Input Voltage	10-120V	10-120V	10-120V
Input Power (W)	1.4	4.2	50.4
Efficiency (Lumens/Watt)	7143	7143	7143
Color Rendering Index (CRI)	90	90	90
Beam Spread (Beam Diameter)	2.0"	2.0"	2.0"
Beam Spread (Beam Angle)	10°	10°	10°
Beam Spread (Beam Diameter)	2.0"	2.0"	2.0"
Beam Spread (Beam Angle)	10°	10°	10°
Beam Spread (Beam Diameter)	2.0"	2.0"	2.0"
Beam Spread (Beam Angle)	10°	10°	10°

Options

- Color temperature filters
- Compatible with Luxor technology
- Input voltage: 10-120V
- 500 mA (1.8 A)
- Accessories (heat sink, spreader, etc.)

Materials

- Machined brass and etched copper
- 10-foot lead
- 1/2 NPT thread
- 2" x 1/2" (height) x 1/2" (width)
- Temperature resistant

LED

PHOTOMETRICS

Learn more. Visit: [fx.com](#) | 760.744.5240

ORDERING INFORMATION

PS: Down Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4 (optional) + 5

1. FINISH: PS
2. LAMP: 1LED, 3LED, 6LED, 9LED, 36LED
3. LAMP: 1LED, 3LED, 6LED, 9LED, 36LED
4. FINISH: PS

FIELD INSTALLED OPTIONS: Order Individually

LENS OPTIONS: CLEAR, BEZEL, ANGLE, 6/16/24

PHOTOMETRICS:

Learn more. Visit: [fx.com](#) | 760.744.5240

ORDERING INFORMATION

LC: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

1. FINISH: LC
2. LAMP: 1LED, 3LED, 6LED, 9LED, 36LED
3. LAMP: 1LED, 3LED, 6LED, 9LED, 36LED
4. FINISH: LC

FIELD INSTALLED OPTIONS: Order Individually

PHOTOMETRICS:

Learn more. Visit: [fx.com](#) | 760.744.5240

ORDERING INFORMATION

JS: Path Light

FACTORY INSTALLED OPTIONS (TOP + RISER ASSEMBLY): Order 1 + 2 + 3 + 4 (optional) + 5 + 6 + 7

1. FINISH: JS
2. LAMP: 1LED, 3LED, 6LED, 9LED, 36LED
3. LAMP: 1LED, 3LED, 6LED, 9LED, 36LED
4. FINISH: JS

FIELD INSTALLED OPTIONS: Order Individually

PHOTOMETRICS:

Learn more. Visit: [fx.com](#) | 760.744.5240

General Plant Palette (Per P.V. Guidelines)

PLANT	HEIGHT	WIDTH	SEASONAL COLOR	ON TOPI?	PLANT LIST?
...
...
...
...
...



CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

April 16, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014

RE: CVL #1-01-03153-01

Mr. Fleet,

The above mentioned project is located in a parcel of land located in Section 10, Township 2N and Range 4E in Maricopa County.

In response to your "Service Availability" request for the above mentioned development located at 7101 East Lincoln Drive, Paradise Valley, AZ, this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

Stacey Alfier
CenturyLink Engineer II/Supervisor of Engineering Support
135 W Orion Street, 1st Floor
Tempe, AZ 85283
480/768-4294 (Office)
Stacey.Alfier@centurylink.com



April 17, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Project: Commercial Project
7101 East Lincoln Drive
Scottsdale, AZ 85253
Parcel 174-64-003A
Map 127 2N 4E S:10 SE

Dear Mr. Fleet:

This letter is to confirm that Cox Communications is a licensed telecommunications operator for the City of Scottsdale in which this project resides. Cox Communications may be able to provide cable services or other required telecommunication services for this project, however, the final requirement of a service agreement will be necessary.

As you move forward with this project, please contact Angela Kiesgen, Cox Business Account Executive at (office) 623-322-7159 or (email) angela.kiesgen@cox.com who will be able to assist you with your telecommunications needs.

If you have any questions, please feel free to contact me.

Sincerely,

Annie Sandoval
Cox Business 623-328-2431



P.O. Box 53933
Phoenix, AZ 85072

4/18/2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Re: 7101 East Lincoln Drive

Dear Fred,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed Schedule 3 policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 602-493-4468 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

Heather Legg
Customer Project Manager
Customer Construction East

Enclosure



SOUTHWEST GAS CORPORATION

April 19, 2018

Mr. Fred Fleet
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

RE: Natural Gas Service to: 7101 East Lincoln Drive in Paradise Valley, AZ 85253

Dear Mr. Fred Fleet:

Thank you for your inquiry regarding gas availability for the above referenced project. Southwest Gas has natural gas facilities available to serve this project and can be extended to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission. Southwest Gas currently has a 2.5" Distribution Pressure Gas main running east and west on Lincoln Dr.

Without reviewing the preliminary engineering plans on the project we cannot determine what fees would be required.

Southwest Gas is very interested in serving this project with the preferred fuel *natural gas*, and I look forward to working with you as the project progresses.

If you should have any questions or require additional information, please contact me at 602/768-8146, or email me at Laurie.Cleland@swgas.com.

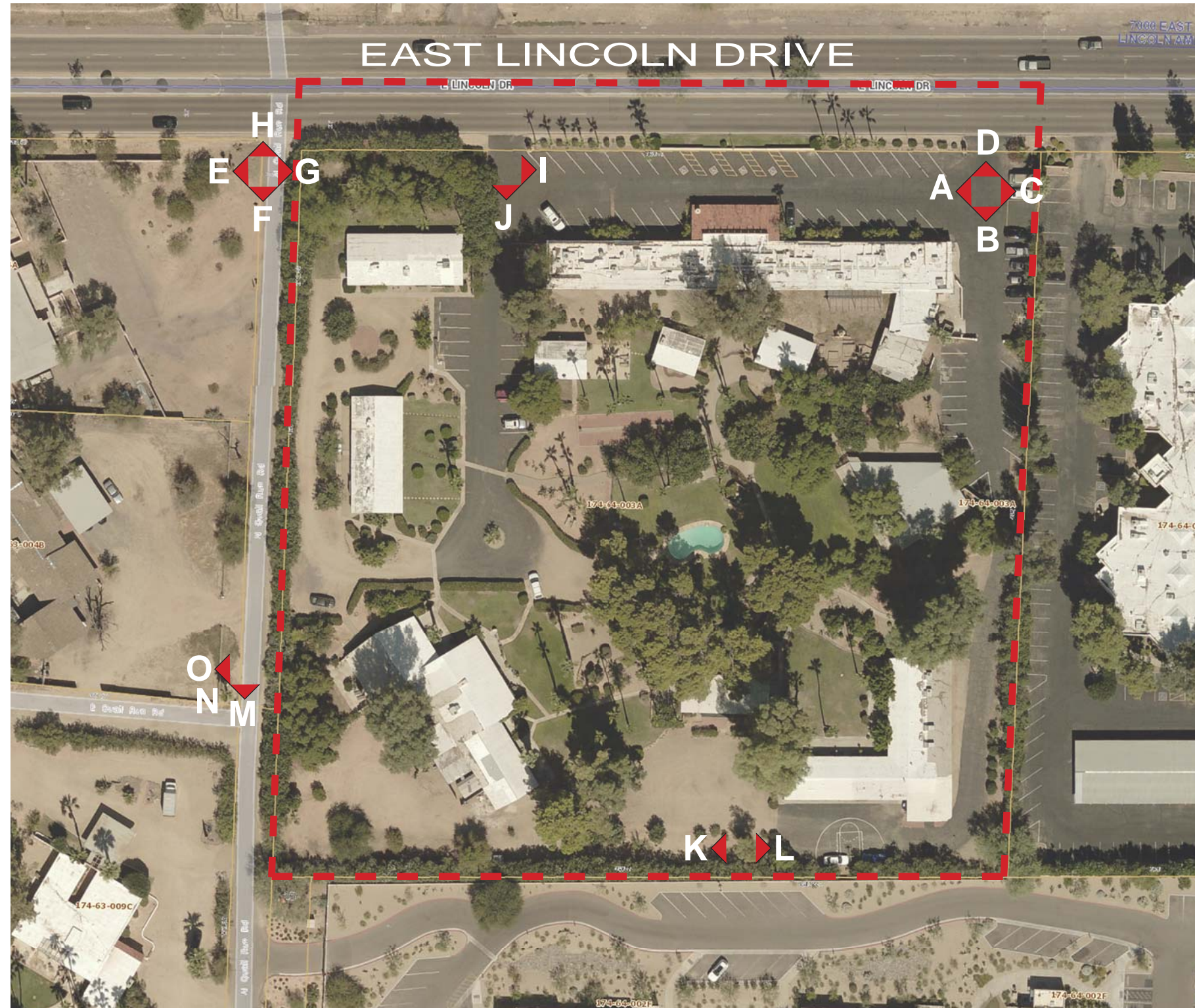
Sincerely,

Laurie Cleland
Energy Analyst
Energy Solutions Department
Central Arizona Division

1600 E. Northern Avenue / Phoenix, Arizona 85020-3982
P.O. Box 52075 / Phoenix, Arizona 85072-2075 / (877) 860-6020
www.swgas.com



NOT TO SCALE









GREEY|PICKETT