

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 ·······
VENTANA HOTELS ······
STARK BUILDERS INC:
BEUS GILBERT
PHX ARCHITECTURE ······
CVL CONSULTANTS ······
GREEY PICKETT ······
CIVTECH





PROJECT TEAM

• • • • • • • • • • • • • • • • • • • •	TAYLOR ROBINSON SAM ROBINSON
	JASON WALTON
• • • • • • • • • • • • • • • • • • • •	PAUL STARK
	PAUL E. GILBERT
	ERIK PETERSON, AIA
	FRED FLEET, P.E.
	RUSSELL GREEY, RLA
	DAWN CARTIER, P.E., PTOE





PROJECT NARRATIVE ······

SITE PLANS ······

RENDERINGS & CONCEPTS

CONSULTANT REPORTS





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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





PROJECT NARRATIVE - OVERVIEW







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.





PROJECT NARRATIVE - OVERVIEW









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.





CVL GREEY PICKETT

PROJECT NARRATIVE - SITE





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.





PROJECT NARRATIVE - SITE







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.



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PROJECT NARRATIVE - LANDSCAPE





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 dinning 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.



PROJECT NARRATIVE - CONCLUSION





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 moderateintensity 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.

















SMOKE TREE RESORT

EXISTING SITE AERIAL

80' 160' 40'

12

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



0' 40' 80' 160'

PROPOSED SITE PLAN - SECOND LEVEL







PROGRAM

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



REVISED JANUARY 09TH, 2019









PROPOSED SITE PLAN - THIRD LEVEL

PROGRAM

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



REVISED JANUARY 09TH, 2019









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PROPOSED SITE PLAN - UNDERGROUND PLAN

PARKING COUNT

SURFACE PARKING= 75 SPACES

UNDERGROUND PARKING PUBLIC= 120 SPACES RESORT RESIDENCES= 57 SPACES

TOTAL= 252 SPACES



REVISED JANUARY 09TH, 2019







SITE PLAN REVISIONS

SITE PLAN REVISIONS 09-11-2018

- 1. Revised setback distances.
- 2. Revised setback and easment 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.
- Reconfiguration of Penthouse Residences to eliminate patios or balconies overlooking south parcel.
- 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



REVISED NOVEMBER 20TH, 2018 SMOKE TREE RESORT 17







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 addtional 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











SMOKE TREE RESORT 20

REVISED JANUARY 09TH, 2019



n Max/Min Avg/Min	
lo N/A N/A	
lo N/A N/A	
lo N/A N/A	

Symbol Label

S2

S3 I S4

	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	14	EATON - INVUE	ECM-E01-LED-E1-T3- SO BL BK 7030 LCF VA6159	POLE MOUNTED AREA LIGHT AT 15' AFG	3000K LED	21	EMM-E01-LED-E1- T3-7030.ies	128	0.9	24.7
	1	EATON - INVUE	ECM-E01-LED-E1-5XQ SO BL BK 7030 LCF VA6159	POLE MOUNTED AREA LIGHT AT 15' AFG	3000K LED	21	EMM-E01-LED-E1- 5XQ-7030.ies	130	0.9	24.7
	35	EATON - LUMIERE	203-FL-8LED3036-12-BK- DIFF (MOUNT)	ADJUSTABLE FLOODLIGHT WITH DIFFUSE LENS	3000K LED	1	203-FL-8LED3036- 12-BK-DIFF.les	298	0.9	7.71
1	1	EATON - INVUE	EMM-E01-LED-E1-T4-SO BL BK 7030 LCF VA6159	POLE MOUNTED AREA LIGHT AT 15' AFG	3000K LED	21	EMM-E01-LED-E1- T4-7030.ies	125	0.9	24.7











RESORT RESIDENCE Unit A - 1,200 sf. Unit B - 1,200 sf. esc. 1/8" = 1'-0"





CONCEPT SITE PLAN - CONCEPT FLOOR PLANS



HOTEL BEDROOMS Room #1 - 450 sf. Room #2 - 450 sf. esc. 1/8" = 1'-0"

REVISED JANUARY 09TH, 2019





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











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





PROPOSED SIGNAGE PLAN



REVISED JANUARY 09TH, 2019







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









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



PROPOSED SIGNAGE PLAN



REVISED JANUARY 09TH, 2019



















4 PROPOSED EXTERIOR VIEW - QUAIL RUN LOOKING NORTH





REVISED JANUARY 09TH, 2019











5 PROPOSED EXTERIOR VIEW - ANDAZ VIEW NORTH











100' 25' 50' O'

OPEN SPACE DIAGRAM - SITE SECTIONS



BG

PHX



SCHEMATIC WALL SECTION

REVISED JANUARY 09TH, 2019







PROPOSED SITE SET BACKS





REVISED JANUARY 09TH, 2019





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.					
Site Coverage	(Footprint Area / Site Gross Area * 100)	34.24 %					
F.A.R.	Total Interior Area / Site Gross Area * 100)	62.06 %					





PROPOSED PROJECT DATA











CONCEPT IMAGE







SMOKE TREE RESORT 36

CONCEPT IMAGE







CONCEPT IMAGE







CONCEPT IMAGE























DESIGN CONCEPT - RESORT PAVILION















DESIGN CONCEPT - GUEST ROOMS









DESIGN CONCEPT - RETAIL BUILDING SIGNAGE

REVISED JANUARY 09TH, 2019

DESIGN CONCEPT - HOTEL BUILDING SIGNAGE















Smoke Tree Resort

Traffic Impact Analysis

7101 E. Lincoln Drive Town of Paradise Valley, Arizona

November 2018 Project No. 18-0550

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





CVL GREEY|PICKETT

Prepared For: Beus Gilbert, PLC

701 N. 44th Street Phoenix, Arizona 85008

For Submittal to:

Prepared By:

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

Town of Paradise Valley

CivTech

IMPACT ANALYSIS



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







DECEL LANE EXHIBIT



REVISED JANUARY 09TH, 2019



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 Nu 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 mouments 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 are 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 warrant to 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 picese cail an underground utility locator or "BLUE STAKE" at (602)282-1100 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 auarantee (A.R.S. 32-151).

SCHEDULE "B" ITEMS



- (PLOTTABLE MATTERS SHOWN HEREON) Easement(s) for the purpose(s) shows hit Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: electric lines and appurtenant facilities Fearing Dice October 29, 1968 6
- (PLOTTABLE MATTERS SHOWN HEREON) A resolution in favor of the Town of Paradise Valley For: Relating to personal wireless service facilities, identifying possible site \bigcirc
- locations Recording Date: March 19, 1998 Recording No: 98-0213661 (AFFECT SUBAECT PROPERTY NOT PLOTTABLE) Eosement(s) for the purpose(s) shown below and rights incidental thereto as set 8 asement(s) for the purp with in a document:
- (PLOTTABLE MATTERS SHOWN HEREON) Moters shown on record of survey;
 Moss, Page 15
 Recording No:: Book ME2 of Maps, Page 5
 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE
 EASEMENTS OVER THE SUBJECT PROPERTY)
- 10 asement(s) for the purpose(s) shown below and rights incidental thereto as set orth in a document: rding Date: September 09, 2008





۲ Schedule "B" Item

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Schedule 'B' Item 'C' Cutter 'C' Concrete Curb 'C' Concrete Curb 'Concrete Curb 'Concrete Curb 'Concrete Surface 'Concrete Surface 'C' Concrete Curb 'C' Cur







POOL

LANDSCAPED

ARFA

-

2' BLOCK

PARCEL NO. 2

- BUILDING OVERHANG (TYP.)

<u>S. LINE, NW. 1/4,</u> NE. 1/4, SE. 1/4, SEC. 10

A.P.N. 174-64-002-F PVC SCOTTSDALE HOTEL OWNER SPE LLC 15-0763490, M.C.R.

S 88'35'18" W

AREA

- 4' BLOCK

POND

EDGE OF PAVEMENT (TYP.)

468.12'

5' BLOCK WALL

2626.49' DRIVE

5' WROUGHT 3' BLOCK IRON FENCE

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ANTER

8

MCDONALD S 88'39'29" W

B' UTILITY 6

3' CONCRETE .

10' UTILITY 8

ත

LANDSCAPED

AREA

N. FACE WALL 5.59'-S. PROPERTY LINE

6' CHAIN LINE

-45.93

W. LINE, NW. NE. 1/4, SE.

OUAL

LANDSCAPED AREA

PARCEL LINE

- To

10

25

N. FACE WALL 1.83'

12'



Q

ROAD

W. LINE, E. 200.0 NW. 1/4, NE. 1/ SE. 1/4, SEC. 10

- OLEANDERS ALONG

1	CEN. OF SE
2	E. 1/4 COR.
3	SE. COR. SE
4	S. 1/4 COR.
5	FND PK NAI
6	FND 1/2" R
Ø	FND 1" IRON 1/2" REBAR
Ø	END 1/2" R



SITE INFORMATION

<u>A.P.N.:</u> 174-64-003-A

STRIPED PARKING SPACE TABULATION: Regular: 70 Handicapped: 4 Total: 74

(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

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

REV. 12-1-17 Added Tree Toble



CVL GREEY PICKETT

Pool Equipment Guard Post or Gate Post

Handicapped Space Light Pole



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 Sait River Base and Meridian, Maricopa County, Arizona. EXCEPT the East 200 feet, thereof.

<u>PARCEL NO. 2:</u> 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 Heridian, Maricopa County, Arizona. EXCEPT the East 200 feet. Unterol.

ADDRESS: 7101 E. LINCOLN DRIVE, PARADISE VALLEY, ARIZONA

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 (5) FOR COUNTY ROAD

REFERENCE DOCUMENTS

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.





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.



N:\01\0315301\Admin\Legal Descriptions\LG OVERALL.docx

Page 1 of 1



4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928





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.



WATER, DRAINAGE & SEWER NARRATIVES



EPC⊜R

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

CVL GREEY PICKETT

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:

- 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 Fint

Brad Finke, P.E. Engineering Manager

Enclosure: Exhibit A – Location Description of Development

EXHIBIT A Location of Development





PHX





E•J Flow Test Summary

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

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

Data	With	Α	40	PSI	Safety	Factor
------	------	---	----	-----	--------	--------

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

E•J Flow Test Summary

Static-Residual Hydrant





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

Page 2



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

Page 1



WATER



Flow Hydrant (only hydrant F1 shown for clarity)







PROPOSED SITE LIGHTING

REVISED JANUARY 09TH, 2019



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PROPOSED LANDSCAPE LIGHTING

Plant Palette Along Lincoln Drive RESORT LIVING CHARACTER ZONE

Resort Living Plant List

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Bauhma lumanoides Anacadho Orchid Tree	8	e	in the	Burrerse Minister	No No	Gaura Indheimen Gaura	161	3	Fall	Surrane Vitetar	No
Chilopsis Investis Desert Millow	25	25	fur the	Norther Distance	Yes	Hardenbergia violacea Purple Coral Pea Vine	Ε.	15	14	Successive, Name	No
Olneyatesota Ironwoed	30	25	Name 7 at	Summer	Yes	Lentana Nybrid Hybrid Lantana	2	3	Spring	Summer Witter	Ves
Parkintonia x Desert Museum Palo Verde Desert Museum Palo Verde	25	25	Tat.	Yulther	No	Muhlenbergia capilians Pink Mist Grass	3.	3	Spring Fail	Summe Weter	No
Pistacia chinensis Chinesa Pistache	40	35	Survey Tell	Surface of	No	Abution palmeri Palmer's Indian Mallow	5	5	Series Fail	Summer Valentar	. No
Prosopia app. Mesquile	40	35	Ramona 7 at	Summe	Yes	Anisacanthus thurbevi Desert Honeysuckle	з	4	Test.	Same Vietne	No
Sophora securidificira Texas Mountain Laurel	26'	25	Ramming Fast	Suteries (Master	No	Caesalpinis gillesi Desert Bird of Paradise	6	8	Series Fait	No. No.	Yes
Vachelia famesiana Bweet Acacia	35	35	Saring	Surerie Veltree	Yes	Caesalpinia pulcherrima Red Bird-of-Paradise	10	10	1	Thereine a	Yes
Vitex agros-castus Chaste Tree	25	25	Saring USIN	Marries Votes	No	Durante erecta Skyfiower	15	15	Spring	Denne	No No
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Agave dosmettiana Smooth Agave	3	3	Ranna	Runes Webs	No	Hesperaloe parvillora Red-Yucca	6	6	Spring Fail	Witter	No
Agave / Bitre Glow' Blue Gow Agave	z	3	85.2 De	-	No	Justicia apicigera Firecracker Plant	3/	6	10	Vana	Yes
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Camepla gigantea Saguan	25	5	T _{al}	Samera Weiter	Yes	Plumbago auriculata Cape Plumbago	8	12	Name of	-	No
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CenturyLink™

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) <u>angela.kiesgen@cox.com</u> 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



## INTERNET SERVICE



3010 W. Agua Fria Freeway Phoenix, AZ 85027



### **D**aps

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







CVL GREEY PICKETT

### **ELECTRIC & GAS**







EXISTING SITE IMAGE

NOT TO SCALE









40'

SMOKE TREE RESORT

80'

160'

59

### EXISTING SITE AERIAL - KEY MAP





















## EXISTING SITE PHOTOS





















GREEY PICKETT

## EXISTING SITE PHOTOS









