

TOWN OF PARADISE VALLEY  
APPLICATION FOR FINAL PLAT

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

174 - 53 - 010 C  
174 - 53 - 008 K  
174 - 53 - 009 A

PARCEL NO.: \_\_\_\_\_  
(County Tax Assessor Number)

DATE: 2.12.20

NAME OF SUBDIVISION: 2-12-20

ADDRESS OR LOCATION OF PROPERTY: 6400 Cactus Wren Rd  
PV, AZ 85253

OWNER: Mr. Bluebird's Shoulder L.L.C. (ATTN Jason K. Singer)

6061 Escaballo Drive PV, AZ 85253 (602) 689-1234  
NAME ADDRESS PHONE #

AUTHORIZED AGENT: Nick Prodanov - Land Development Group LLC

8808 N Central Ave Ste 288 Phoenix, AZ 85020  
NAME ADDRESS  
(602) 889-1984 PHONE # NICK@LDGENG.COM FAX #

SIGNATURE OF REPRESENTATIVE \_\_\_\_\_ E-Mail \_\_\_\_\_

**APPLICATION FOR FINAL PLAT**

**(REQUIRED)** PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 1/2" BY 11" SHEET IF NECESSARY:

Subdivide existing Parcels into four lots  
Construction of a new Cul de Sac Road in accordance  
with TPR Standards. Construction of extensions to  
public water and sewer mains.

**(REQUIRED) PLAT STATISTICS**

TOTAL AREA

246,864 S.F. (5.667 Ac)

NUMBER OF LOTS

4

**CONCURRENT APPLICATIONS, IF ANY:**

GUARD GATES

YES

NO

PRIVATE ROADS

YES

NO

ROADWAY VACATION

YES

NO

**FINAL PLAT APPLICATION INFORMATION**

**NOTE: IT IS SUGGESTED THAT ALL OWNERS/DEVELOPERS MEET WITH PROPERTY OWNERS WITHIN A 1,500 FOOT RADIUS OF THE SUBJECT PROPERTY BEFORE SUBMITTING AN APPLICATION. AN APPLICATION IS NOT COMPLETE UNTIL ALL REQUIRED INFORMATION IS SUBMITTED IN AN APPROVED FORM. NO APPLICATION WILL BE REVIEWED UNTIL COMPLETE. NO AGENDA DATE WILL BE SET UNTIL THE COMPLETED APPLICATION HAS BEEN REVIEWED AND ACCEPTED BY STAFF.**

---

**APPLICATION FEE: SEE FEE SCHEDULE**

---

INITIAL BELOW

JSN (REQUIRED) PRE APPLICATION CONFERENCE WITH STAFF DATE: N/A

QWR APPLICATION SUBMITTED ON: 2/12/20

JSN APPLICATION FEE IN THE AMOUNT OF \$ 2835 DATE: 2/12/20

RECEIPT NUMBER 74552598 RECEIVED BY: JSN



December 5, 2019

Mr. Paul Michaud  
Senior Planner  
**Town of Paradise Valley**  
6401 E. Lincoln Drive  
Paradise Valley, Arizona 85253

**Re: 6400 E Cactus Wren Road  
Estates on Invergordon**

Dear Mr. Michaud:

We are pleased to submit this application for preliminary plat subdividing of an existing parcel, located at 6400 E Cactus Wren Rd.

The subject property is currently not a part of a subdivision and it consists of three separate parcels: APN 174-53-008L, 174-53-010C, 174-53-009A. The parcels are being a part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 10, T2N, R4E. The property is bounded by Invergordon Road (west), Cactus Wren (south), Cactus Wren Place (east), and residential properties from north and southeast. The 5.667-acre lot is zoned R-43, which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. There are no existing buildings or walls on the property except an existing driveway, which is a remanence of the old home construction.

As a part of the project development process, a plat map subject to the Town of Paradise Valley review and approval is prepared and enclosed herein. The owner is proposing to split the property into four lots. The proposed plat map defines the new property divider lines, new tract for private roadway, location and distances of new building setback lines and public utility easements. All lots will exceed the minimum required area of 1 acre per Chapter 6 of Town of Paradise Valley Code.

A new cul-de-sac – Jacaranda Road is proposed with this project to provide ingress/egress to and from Lot 4 as well as Lot 3 and Lot 2. Considering the existing grades on site, it is preferred the construction of the road and utilities to be concurrent with the design and construction of homes on Lots 2, 3, and 4 in order to provide for smooth access from the private road onto the private lots. New water and sewer mains are proposed for in the cul-de-sac to provide services to Lots 2, 3, and 4. Lot 1 could be serviced directly from the streets.

There are no plans for construction of subdivision signage, perimeter fencing or landscape construction. There is an ongoing negotiation with a potential buyer of Lots 1 and 2 who

wishes these lots to be combined. We will notify the Town if this change to the plat indeed materializes.

EPCOR Water supplies domestic water in the vicinity. There is a 6" water main in Invergordon Road and 8" water main in Cactus Wren Road and Cactus Wren Place. There is an existing 2" water meter in the right-of-way near the south property line of Lot 1, which could be utilized for future service.

New water service taps and meters will be required for Lots 2, 3 and 4. There is an existing fire hydrant at the southeasterly corner of Lot 4. There is also an existing fire hydrant in Invergordon Road, which is approximately 300' south of the southwest property corner.

Per the performed Hydrant Fire Flow Test, the fire hydrant could supply 1,711 gpm at @ 68 psi, and 7,387 gpm at 20 psi which meets and exceeds the Town of Paradise Valley Code 13.1.6 (1,500 gpm at 20 psi) and Building Code requirements. There is an existing water well tank on the property, which may be utilized for on-site irrigation if preferred and if all required permits are obtained.

The Town of Paradise Valley is the sanitary sewer provider for this project. There are 8" sewer mains in Invergordon Road and Cactus Wren Road. New sanitary sewer taps will be constructed to service Lots 1 & 2. Lots 3 and 4 will be serviced by the new sewer main to be installed in Joshua Tree Court.

There are no active washes or major flows running through the property. Most of the offsite flows come from the Mummy Mountain Watershed and run south along Invergordon Road and southeasterly along Cactus Wren Place. The future home development will provide for 100-year, 2-hour on-site storm water retention in accordance with the current Storm Water Design Manual, which would prevent runoff to leave the property.

Should you have any questions regarding our application, please feel free to contact me.

Sincerely,



Nick Prodanov, PE, PMP  
Principal  
**Land Development Group, LLC**  
8808 N Central Ave., Suite 288  
Phoenix, AZ 85020  
P: 602 889 1984  
nick@ldgeng.com

**PRELIMINARY CONSTRUCTION COST ESTIMATE**

**OFF-SITE HALF STREET IMPROVEMENTS, CUL-DE-SAC CONSTRUCTION, WATER AND SANITARY SEWER EXTENSION**

PROJECT: **ESTATES ON INVERGORDON**  
 PROJECT #: **1706069**  
 LOCATION: **6400 E CACTUS WREN, PARADISE VALLEY, ARIZONA**  
 CLIENT: **MR BLUEBIRDS SHOULDER, LLC**  
 DATE: **12/05/19**

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1	ENGINEERING DESIGN. CONSTRUCTION STAKING. CONSTRUCTION ADMINISTRATION.	LS	\$9,000	1	\$9,000
2	CONSTRUCTION PHASING, MAINTANANCE, TEMPORARY TRAFFIC CONTROL	LS	\$2,000	1	\$2,000
3	MOBILIZATION/DEMOBILIZATION	EA	\$2,000	1	\$2,000
4	PERMITS & FEES	EA	\$2,000	1	\$2,000
5	SAWCUT & REMOVE 2' MIN. A.C. PAVEMENT IN KIND TO PROVIDE A CLEAN STRAIGHT EDGE.	SY	\$8	167	\$1,336
6	CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B.	LF	\$15	1,278	\$19,170
7	INSTALL 3" A.C. PAVEMENT OVER 6" ABC OR MATCH EXISTING STREET SECTION IN KIND WHICHEVER IS GREATER.	SY	\$27	1,396	\$37,692
8	EXCAVATE TO GRADE, COMPACT SUBGRADE BASE FOR NEW CONCRETE RIBBON CURB AND ASPHALT PAVEMENT	SY	\$15	1,680	\$25,200
9	NEW RIP-RAP D50=12"	SF	\$6	1,024	\$6,144
10	EARTHWORK	QY	\$25	886	\$22,150
11	REINSTALLATION OF TRAFFIC SIGN	EA	\$250	1	\$250
12	ADJUST MANHOLE FRAME AND COVER	EA	\$500	3	\$1,500
13	INSTALL NEW SEWER TAP	EA	\$1,500	4	\$6,000
14	INSTALL NEW 8" SEWER MAIN (PVC)	LF	\$150	321	\$48,150
15	SEWER INCASEMENT PER MAG STANDARDS	LF	\$30	509	\$15,270
16	INSTALL SEWER MANHOLE	EA	\$5,119	1	\$5,119
17	EXCAVATE, CUT AND PLUG INTO EXISTING SEWER MANHOLE	EA	\$1,500	1	\$1,500
18	8" DIP WATERLINE	LF	\$61	385	\$23,485
19	8" TAPPING SLEVES AND VALVES	EA	\$4,326	1	\$4,326
20	FIRE HYDRANT COMPLETE	EA	\$5,912	1	\$5,912
21	CONSTRUCTION STAKING, ENGINEER'S SITE INSPECTION AND OBSERVATION FOR FINAL CERTIFICATION AND APPROVAL OF CONSTRUCTION	LS	\$2,000	1	\$2,000
22	UTILITY RELOCATION	LS	\$2,500	1	\$2,500
23	INCIDENTAL PAVEMENT REPAIRS	LS	\$5,000	1	\$5,000
24					
25					
<b>COST CIVIL IMPROVEMENTS</b>					<b>\$247,704</b>
<b>CONTINGENCY @ 10%</b>					<b>\$12,385</b>
<b>TOTAL COST CIVIL IMPROVEMENTS</b>					<b>\$260,089</b>

