

NOTES

1. ALL ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TV SERVICE LINES WILL BE INSTALLED UNDERGROUND EXCEPT AS REQUIRED BY THE UTILITY PROVIDERS. NO POWER POLES EXIST ON SITE
2. CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD AND WIRE OR REMOVABLE SECTION TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE DEED RESTRICTIONS, TOWN CODES, AND MAG SPECS AND STANDARD DETAILS.
3. THE ELEVATION OF ANY PAD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH ARTICLE 5-11 OF THE TOWN OF PARADISE VALLEY TOWN CODE, FLOODPLAIN ADMINISTRATION.
4. TRACT A IS A PRIVATE DRIVE AND CONTAINS AN EASEMENT FOR PUBLIC & PRIVATE WATER AND SEWER LINES, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SIMILAR SERVICE TYPE VEHICLES.
5. CC&R'S FOR THIS DEVELOPMENT ARE AS PER THE "THE VILLAS AT CHENEY ESTATES" DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. _____ M.C.R.
6. THOSE PORTIONS OF TRACT A & LOT 8 WHICH WILL BE DRIVABLE SURFACES TO BE UTILIZED ONLY BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE FIRE MARSHAL.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

_____, AS LEGAL
NAME OF OWNER(S) STATUS (I.E: HUSBAND, WIFE, CORPORATION, ETC.)

OWNERS OF SAID REAL PROPERTY, HAVE SUBDIVIDED UNDER THE NAME OF THE VILLAS AT CHENEY ESTATES,
(NAME OF SUBDIVISION)

A SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
(LEGAL DESCRIPTION)
AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AND HEREBY DECLARE THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING SAME AND EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, TRACT A IS HEREBY DEDICATED AS A PRIVATE ROADWAY AND SHALL BE OWNED BY THE HOMEOWNER ASSOCIATION OF THIS SUBDIVISION. NOTHING HEREIN SHALL BE CONSTRUED TO BE A DEDICATION OF TRACT A TO THE PUBLIC. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SET FORTH ON THIS PLAT.

IN WITNESS WHEREOF:

_____, AS OWNERS, HAVE HEREUNTO AFFIXED THEIR

SIGNATURE THIS _____ DAY OF _____, 20____.

(NAME OF OWNER) (NAME OF OWNER)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 34, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 00°00'00" EAST, A DISTANCE OF 2,640.81 FEET;

THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE NORTH 89°45'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 77.05 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°45'30" WEST, A DISTANCE OF 784.84 FEET;

THENCE NORTH 37°11'31" EAST, A DISTANCE OF 1,318.29 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°00'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,041.48 FEET TO THE BEGINNING OF A TANGENT CURVE OF 12.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°14'30", A DISTANCE OF 18.90 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 419,740 SQUARE FEET OR 9.636 ACRES, MORE OR LESS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 34 AS SHOWN IN BOOK 158, PAGE 28 MARICOPA COUNTY RECORD, SAID LINE BEARS NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST.

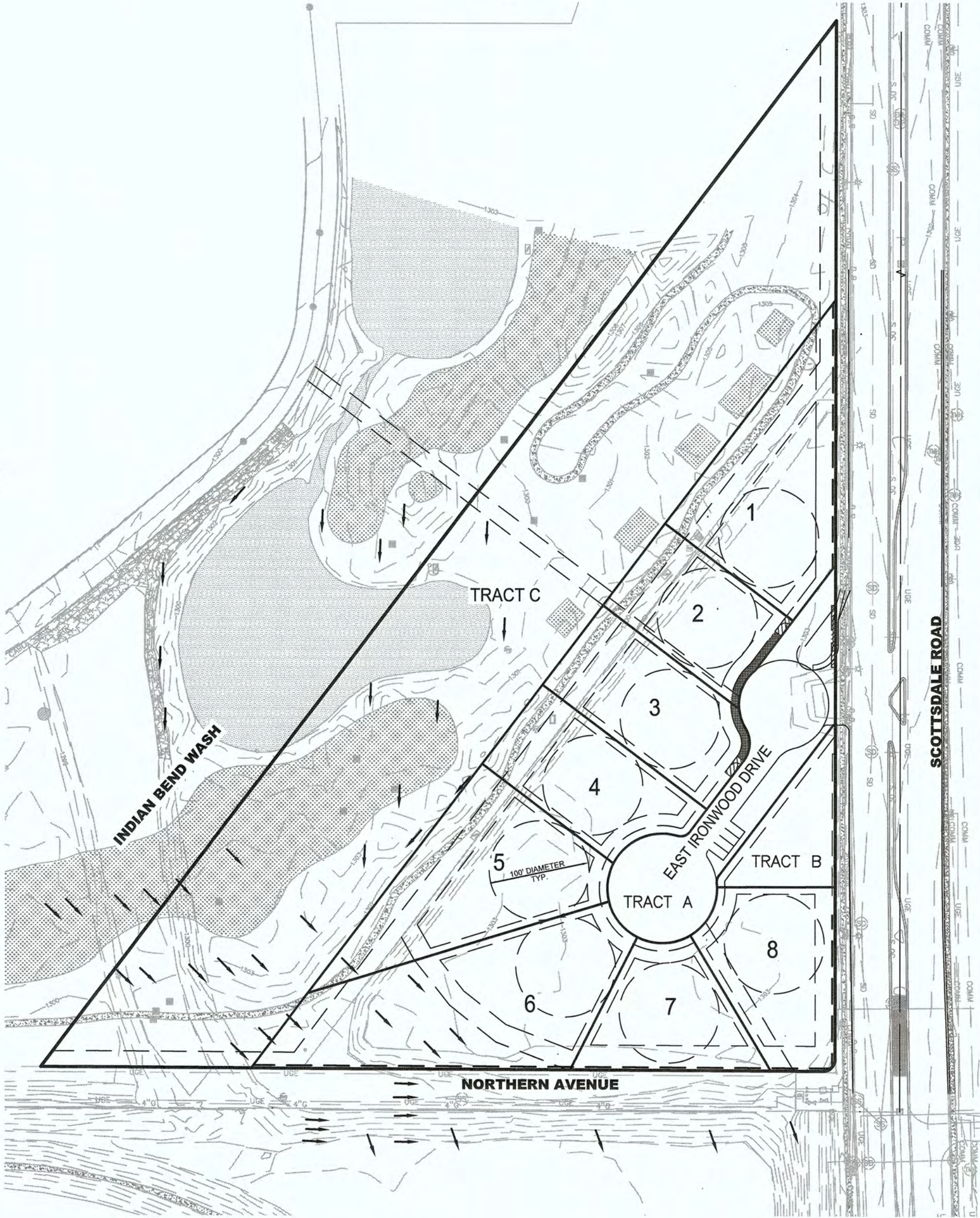
SITE DATA

EXISTING ZONING R-43
PROPOSED ZONING R-43 CP (CLUSTER PLAN)
GROSS AREA 9.636 AC
TOTAL UNITS 8

*NOTE:
FRONT YARD SETBACKS FOR GARAGE STRUCTURES THAT DO NOT HAVE A GARAGE DOOR FACING THE STREET SHALL BE 10 FEET, PROVIDED THAT FOR ALL SQUARE FOOTAGE OF ANY SUCH GARAGE BETWEEN THE 10 FOOT AND 20 FOOT FRONT YARD SETBACK THERE SHALL BE AT LEAST AN EQUAL AMOUNT OF SQUARE FOOTAGE BEHIND THE 20 FOOT SETBACK THAT SHALL NOT BE ENCLOSED.

PRELIMINARY PLAT FOR

THE VILLAS AT CHENEY ESTATES
A PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



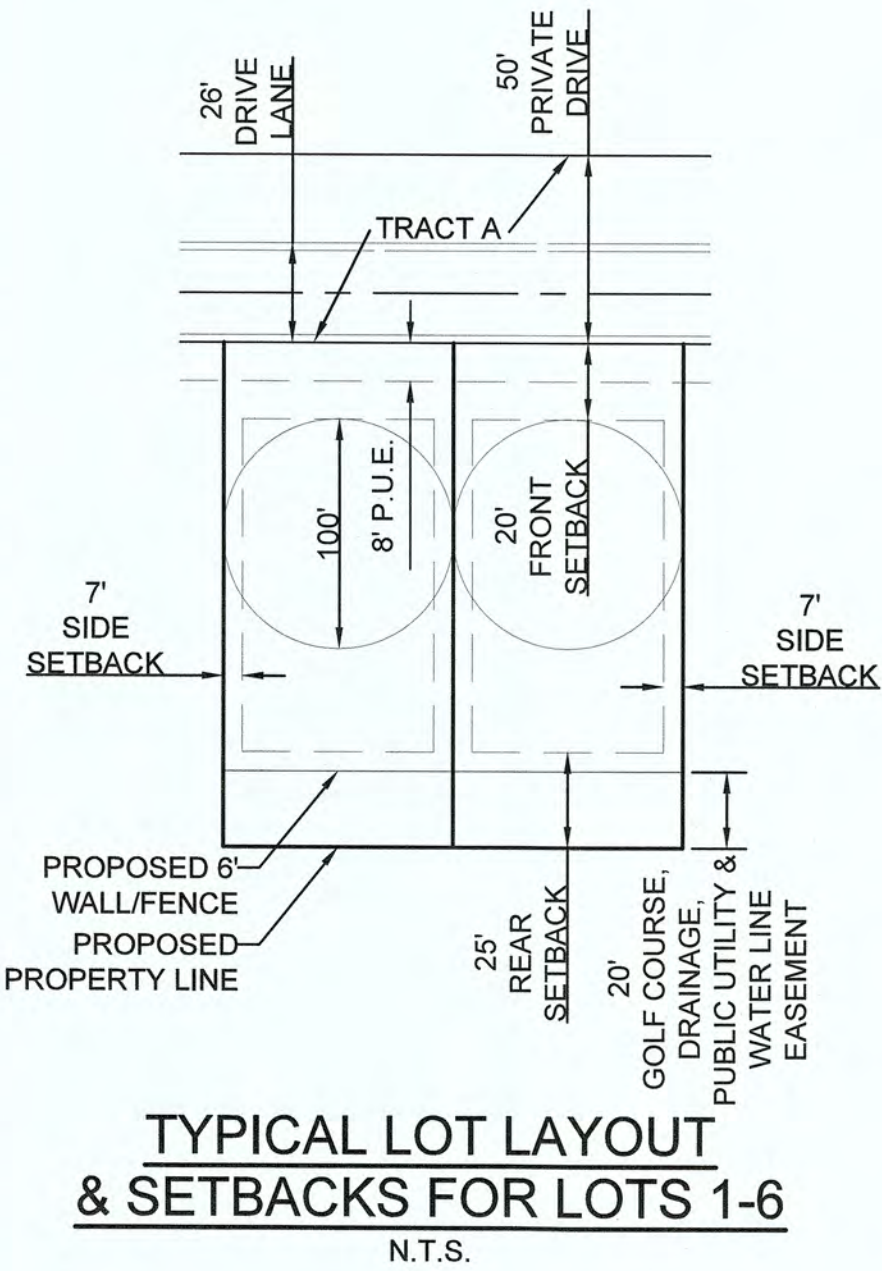
KEY MAP
(NOT-TO-SCALE)

LOT AREA TABLE	
LOT #	SQUARE FT
1	28,513
2	16,648
3	20,230
4	18,586
5	29,390
6	38,665
7	16,813
8	20,330
TOTAL	189,175

R-43-CP (CLUSTER PLAN)	
REGULATION	PROPOSED ZONING DISTRICT REGULATIONS
MAX. BUILDING HEIGHT	24' SINGLE STORY
MIN. FRONT YARD SETBACK*	20' OR 10' WITH FRONT YARD SIDE ENTRY GARAGES
MIN. SIDE YARD SETBACK	7'
MIN. STREET-SIDE YARD SETBACK	20'
MIN. REAR YARD SETBACK	25'
MIN. LOT AREA	16,500 SQ. FT.
MIN. LOT WIDTH	100'

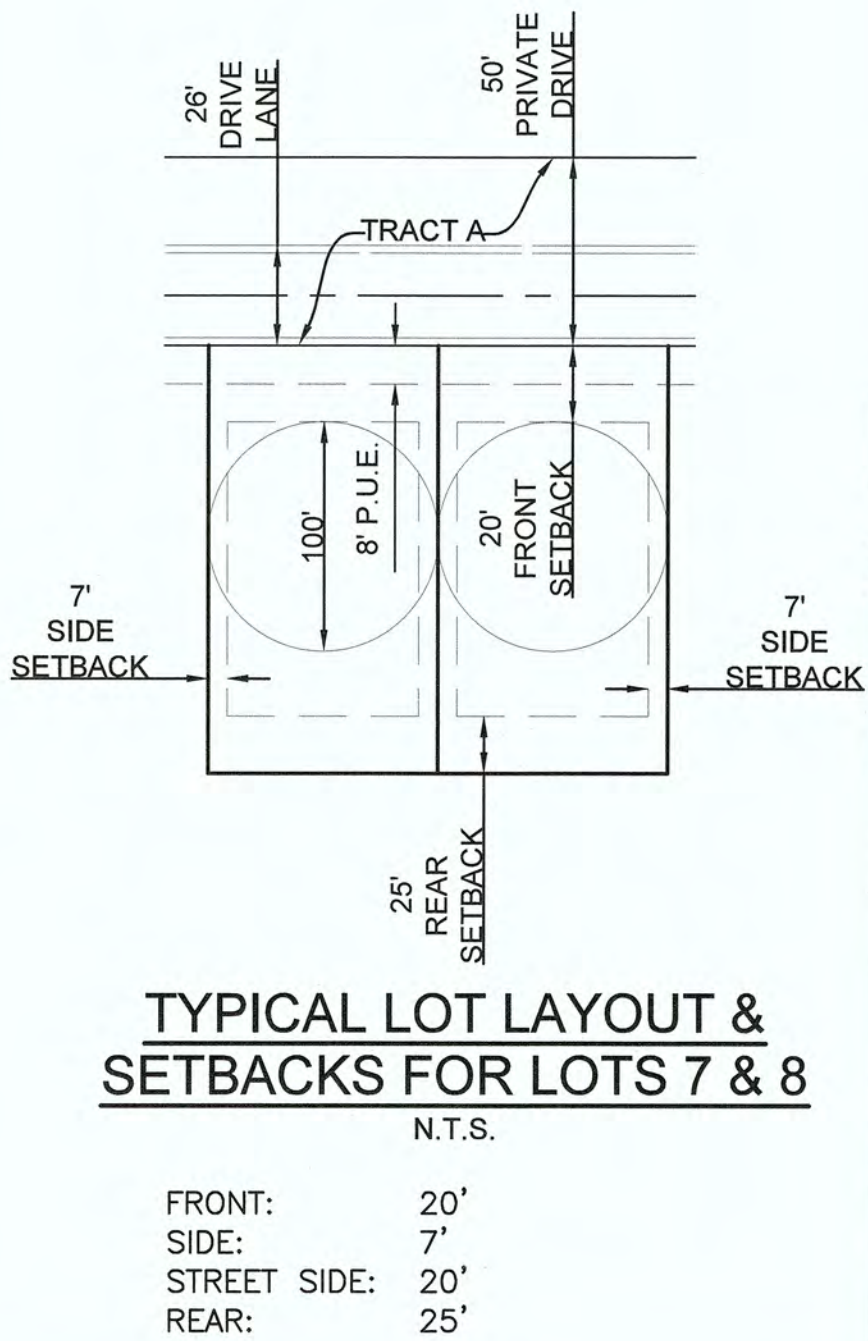
TRACT TABLE			
TRACTS	AREA ACRES	S.F.	DESCRIPTION
A	0.63	27,492	PRIVATE DRIVE/EASEMENT FOR PUBLIC & PRIVATE UTILITIES & EASEMENT FOR EMERGENCY & SERVICE TYPE VEHICLES
B	0.24	10,329	OPEN SPACE / LANDSCAPE TRACT / STORM WATER RETENTION
C	4.42	192,745	GOLF COURSE/DRAINAGE /WATER LINE AND PUBLIC UTILITY EASEMENT
TOTAL	5.29	230,565	

SITE SUMMARY TABLE	
PROPOSED ZONING	R-43-CP (CLUSTER PLAN)
GROSS AREA (SQ. FT.) ACRES	419,740 9.636
LOCAL ROADWAYS (SQ. FT.) ACRES	25,883 0.594
**NET AREA (SQ. FT.) ACRES	393,857 9.042
ASSESSORS PARCEL NUMBER (APN#)	174-36-002X / 174-36-188A
AND PART OF	
MIN LOT WIDTH / MIN LOT AREA	100'/16,500
MINIMUM LOT AREA PROVIDED	16,648
TOTAL NUMBER OF UNITS	8
TOTAL NUMBER OF TRACTS	3
DENSITY PROVIDED PER GROSS	0.830 DU/AC
** NET AREA IS GROSS AREA MINUS PRIVATE ROADWAYS	



TYPICAL LOT LAYOUT
& SETBACKS FOR LOTS 1-6

N.T.S.



TYPICAL LOT LAYOUT &
SETBACKS FOR LOTS 7 & 8

N.T.S.

FRONT: 20'
SIDE: 7'
STREET SIDE: 20'
REAR: 25'

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
BEFORE ME THIS _____ DAY OF _____, 20____,
THE FOLLOWING PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND _____, WHO
ACKNOWLEDGED (A) THEMSELVES TO BE _____ AND
_____, AND ACKNOWLEDGED (B) THEMSELVES TO BE THE
LEGAL OWNERS OF THE PROPERTY PLATTED HEREON; AND ACKNOWLEDGED
(C) THAT THEY, AS LEGAL OWNERS, EXECUTED THIS INSTRUMENT FOR THE
PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

SIGNATURE: _____
NOTARY PUBLIC

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. 9-463.01 (C), AND SECTION 6-4 (E)(J), 8-7-1 ET. SEQ. AND 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER, OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATER, SHALL BE CONSTRUCTED, PLACED, PLANTED OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, THE TOWN OF PARADISE VALLEY MAY CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE BERNEIL WATER COMPANY SERVICE AREA AND AN APPLICATION FOR THE ASSURED WATER SUPPLY CERTIFICATE IS IN PROGRESS.

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS
_____ DAY OF _____, 2017.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN ENGINEER

PLANNING DIRECTOR

CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF _____, 20____, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

REGISTERED LAND SURVEYOR

PRELIMINARY PLAT
FOR
THE VILLAS AT CHENEY
ESTATES

A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

TOWN TRIANGLE, LLC
7070 E 5436 EAST LAFAYETT BLVD
PHOENIX, AZ 85015
CONTACT: JARRETT JARVIS

OWNER

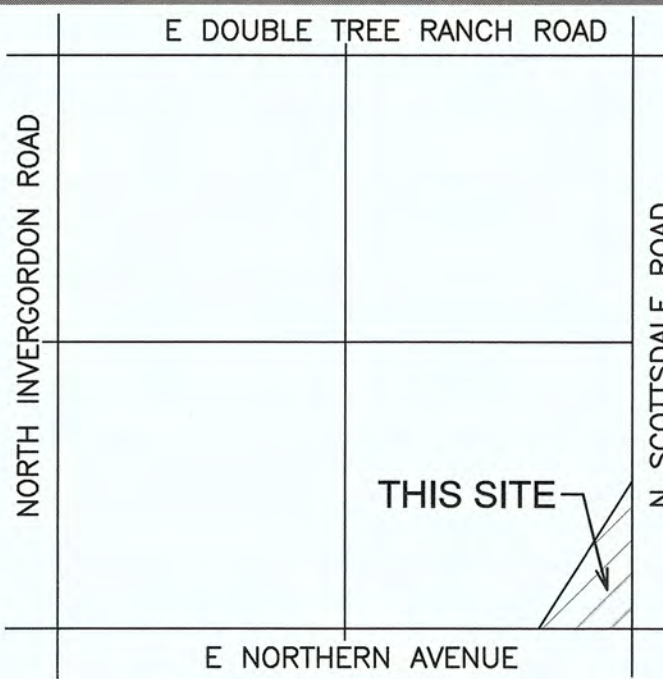
FOLKMAN PROPERTIES, LLC
2422 E PALO VERDE DR
PHOENIX, AZ 85016

CVL DESIGN TEAM

CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4768
CONTACT: FRED FLEET, P.E.

DEVELOPER

GEOFFREY H EDMUNDS &
ASSOCIATES, INC.
7070 E FOOTHILLS DRIVE
PARADISE VALLEY, AZ 85253
PHONE: (480) 315-6700
CONTACT: GEOFFREY EDMUNDS



VICINITY MAP
(NOT-TO-SCALE)

PROJECT NARRATIVE

THIS PROJECT IS PROPOSED AS A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT WITH PRIVATE STREETS AND PUBLIC AND PRIVATE UTILITIES. THE PROJECT PROPOSES A TOTAL OF 8 LOTS AND A GROSS DENSITY OF 0.830 DU/AC. THE PROPOSED ZONING IS R43-CP (CLUSTER PLAN)

UTILITIES

TELEPHONE - CENTURY LINK
ELECTRIC - ARIZONA PUBLIC SERVICE COMPANY
SEWER - TOWN OF PARADISE VALLEY
WATER - THE BERNEIL WATER CO.
FIRE - TOWN OF PARADISE VALLEY
POLICE - TOWN OF PARADISE VALLEY
GAS - SOUTHWEST GAS
CABLE TELEVISION - COX COMMUNICATIONS

BENCHMARK

FOUND 3" PARADISE VALLEY BRASS CAP IN HANDHOLE 0.9' DOWN NO STAMPING, BEING THE NORTH QUARTER CORNER OF SECTION 3, T2N, R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. (MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION POINT NAME 2456-1)
ELEVATION = 1311.035 (NAVD 88)

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / TRACT TABLE / TYPICAL LOT DETAIL

SHEET 02 - SITE DISTANCE TRIANGLE EASEMENT DETAIL / CROSS SECTION DETAILS / EMERGENCY ACCESS GATE DETAIL

SHEET 03 - SITE PLAN



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



SHEET
01 OF 03

1-01-02881-01

DATE: 8/31/2017

PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

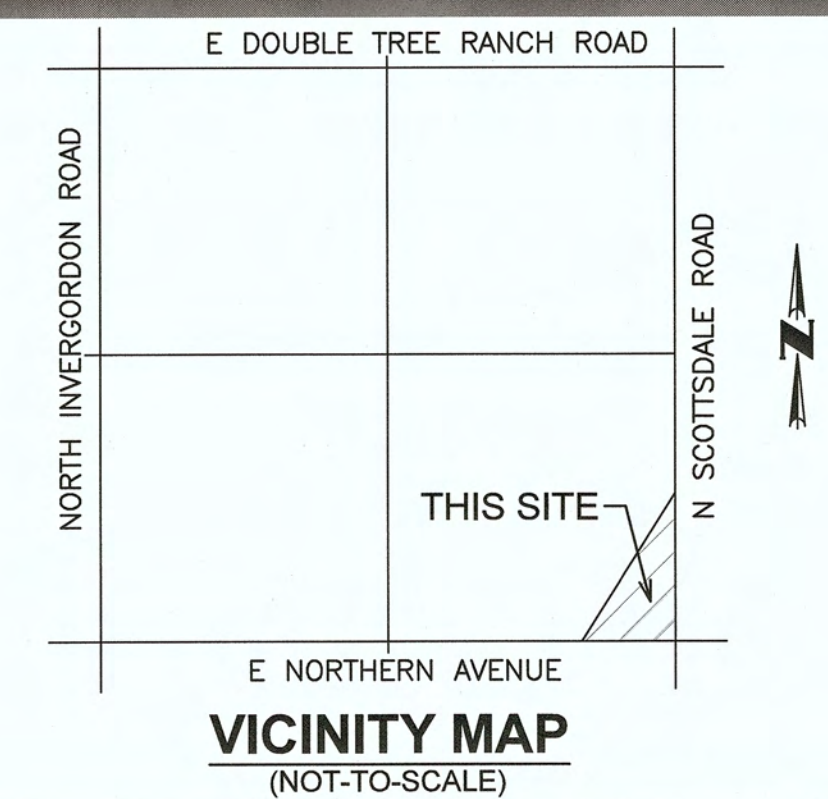
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER
TOWN TRIANGLE, LLC
7070 E 5436 EAST LAFAYETT BLVD
PHOENIX, AZ 85015
CONTACT: JARRETT JARVIS

OWNER
FOLKMAN PROPERTIES, LLC
2422 E PALO VERDE DR
PHOENIX, AZ 85016

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4768
CONTACT: FRED FLEET, P.E.

DEVELOPER
GEOFFREY H EDMUNDS &
ASSOCIATES, INC.
7070 E FOOTHILLS DRIVE
PARADISE VALLEY, AZ 85253
PHONE: (480) 315-6700
CONTACT: GEOFFREY EDMUNDS



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	PROPOSED 6" WATER
	PROPOSED SEWER
	PROPOSED PEDESTRIAN/BICYCLE ACCESS EASEMENT
	PROPOSED LANDSCAPE EASEMENT

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / TRACT TABLE / TYPICAL LOT DETAIL
SHEET 02 - SITE DISTANCE TRIANGLE EASEMENT DETAIL / CROSS SECTION DETAILS / EMERGENCY ACCESS GATE DETAIL
SHEET 03 - SITE PLAN



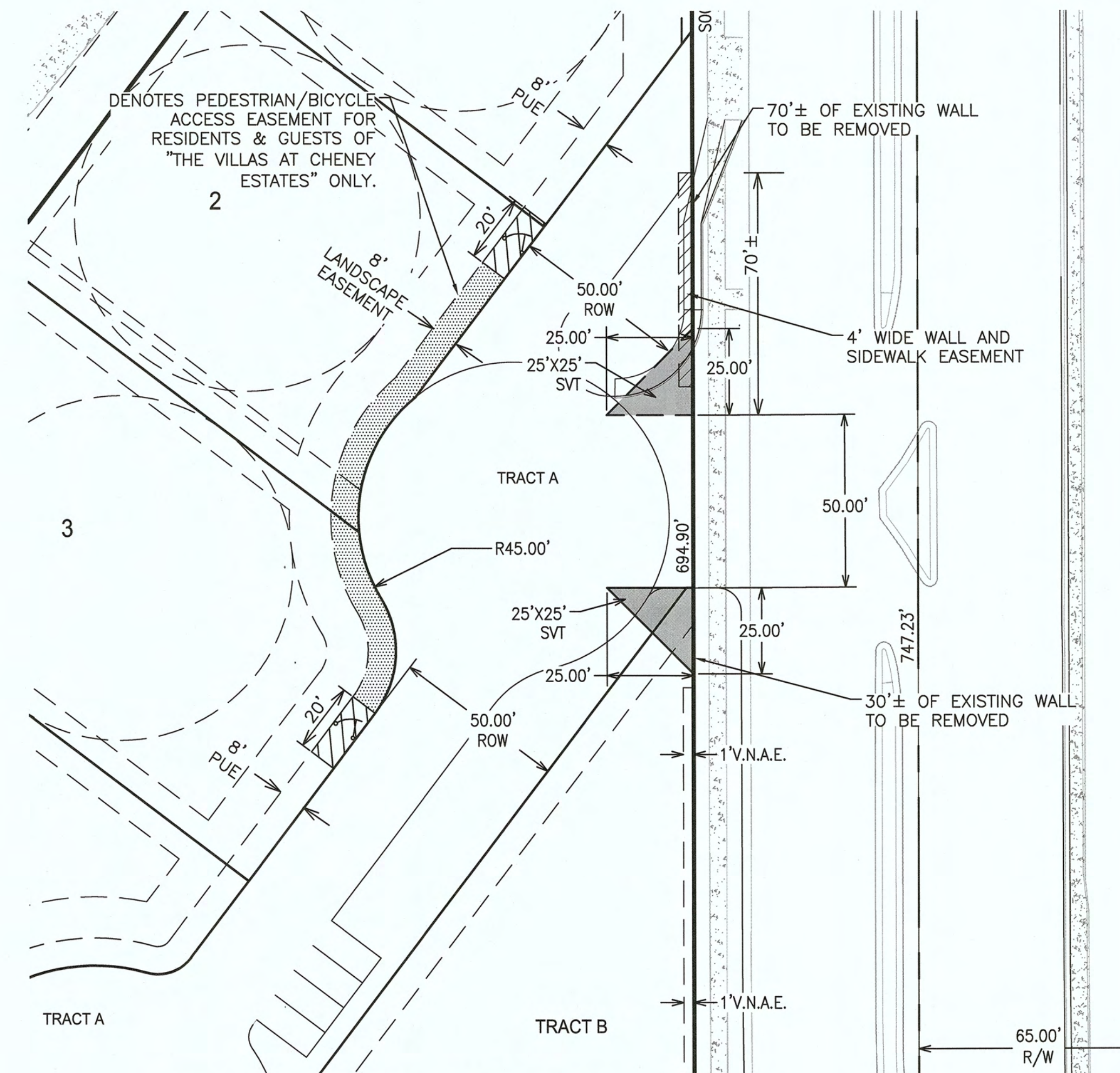
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET
02 OF 03

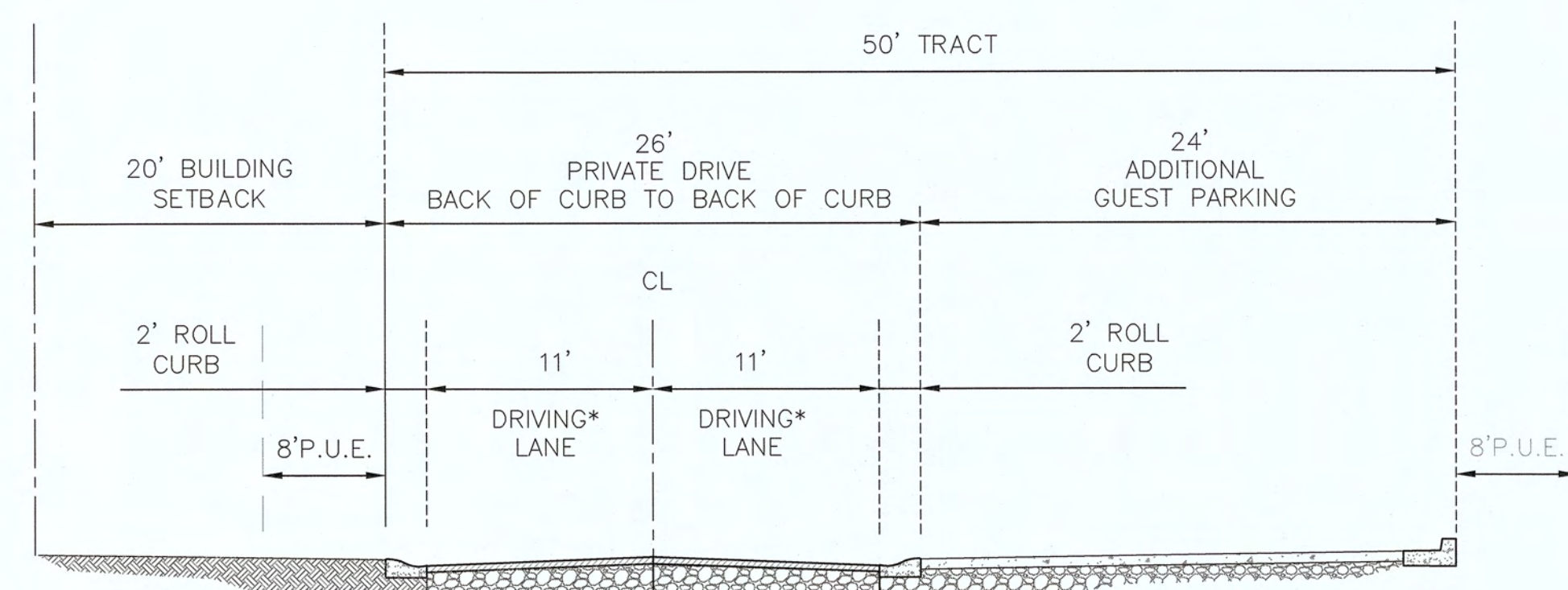
1-01-02881-01

DATE: 8/31/2017



SITE VISIBILITY TRIANGLE DETAIL

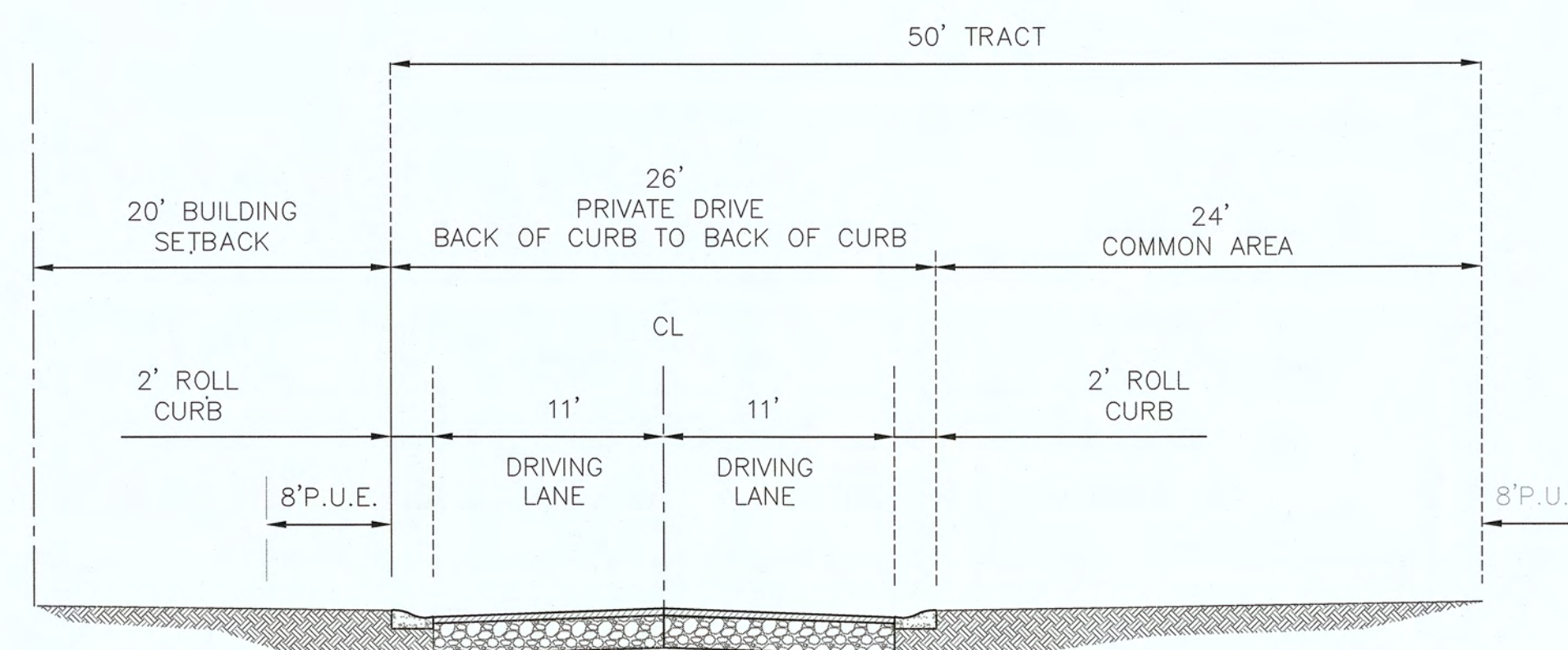
SCALE: 1"=30'



**LOCAL PRIVATE ROAD WITH PARKING
(ROLL CURB)**

N.T.S.

* THERE ARE NO ON-STREET PARKING RESTRICTIONS



**LOCAL PRIVATE ROAD
(ROLL CURB)**

N.T.S.

PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

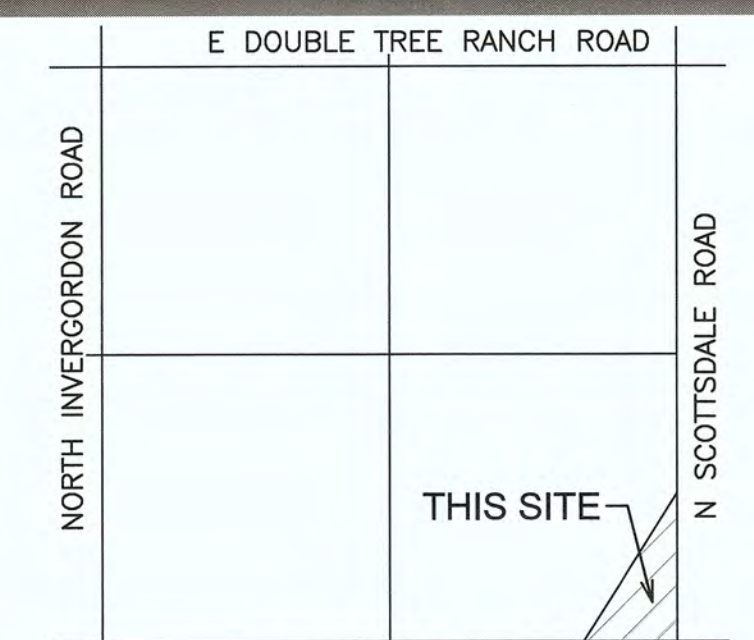
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER
TOWN TRIANGLE, LLC
7070 E 5436 EAST LAFAYETT BLVD
PHOENIX, AZ 85015
CONTACT: JARRETT JARVIS

OWNER
FOLKMAN PROPERTIES, LLC
2422 E PALO VERDE DR
PHOENIX, AZ 85016

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4768
CONTACT: FRED FLEET, P.E.

DEVELOPER
GEOFFREY H EDMUNDS &
ASSOCIATES, INC.
7070 E FOOTHILLS DRIVE
PARADISE VALLEY, AZ 85253
PHONE: (480) 315-6700
CONTACT: GEOFFREY EDMUNDS



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	PROPOSED 6" WATER
	PROPOSED SEWER
	PROPOSED PEDESTRIAN/BICYCLE ACCESS EASEMENT
	PROPOSED LANDSCAPE EASEMENT

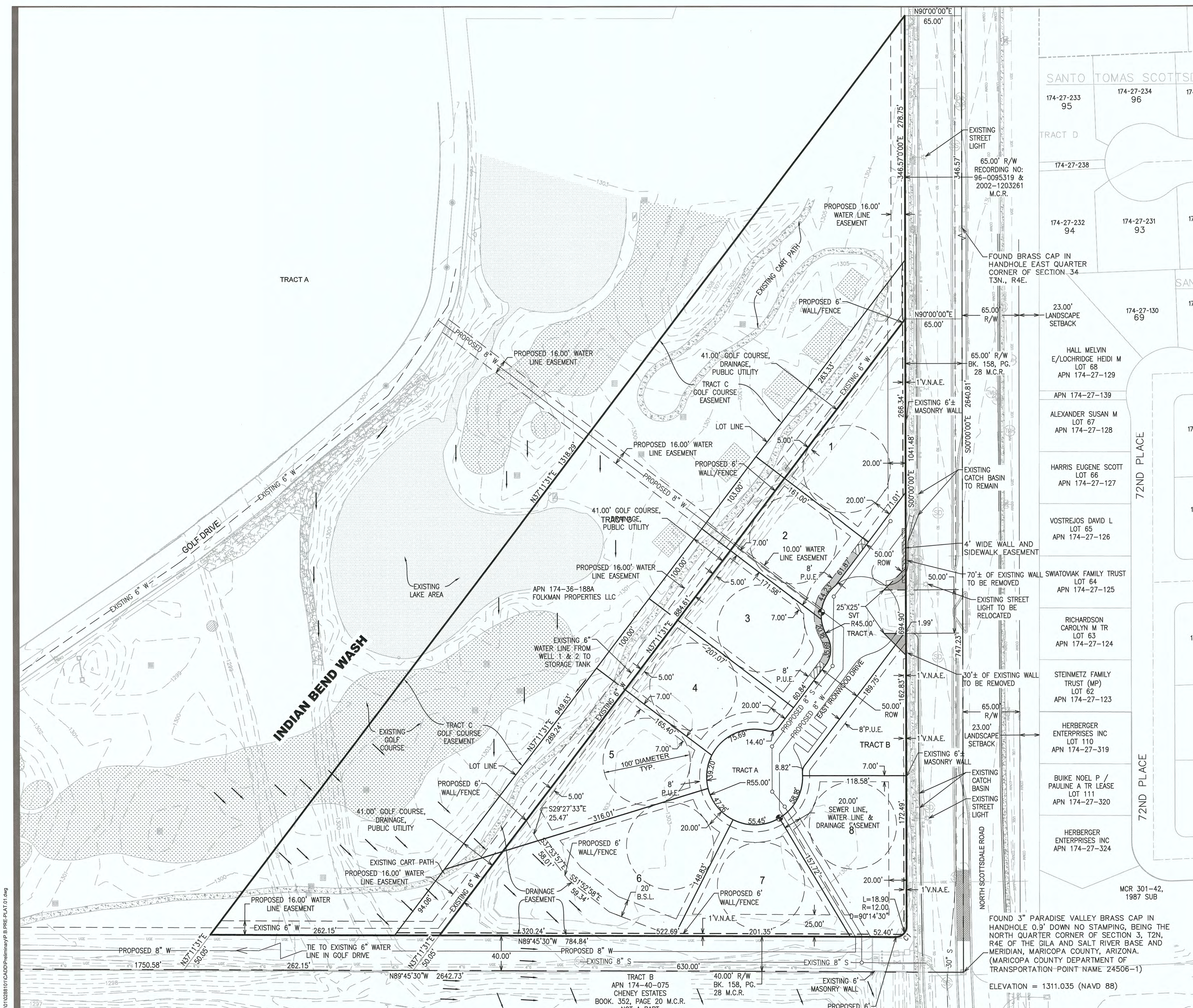
SHEET INDEX

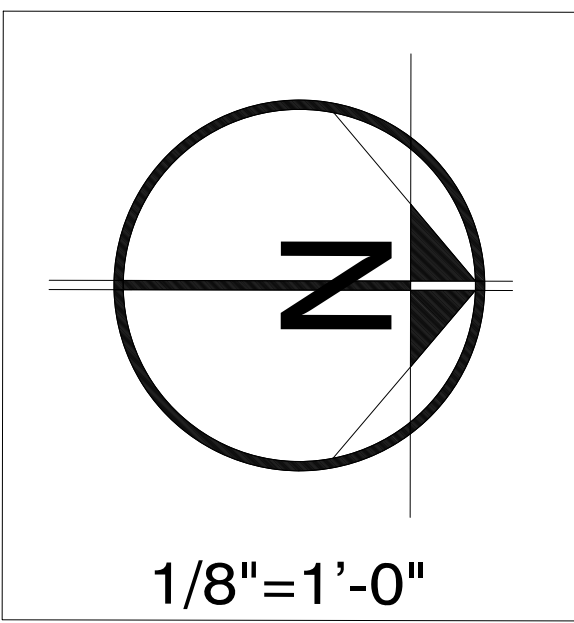
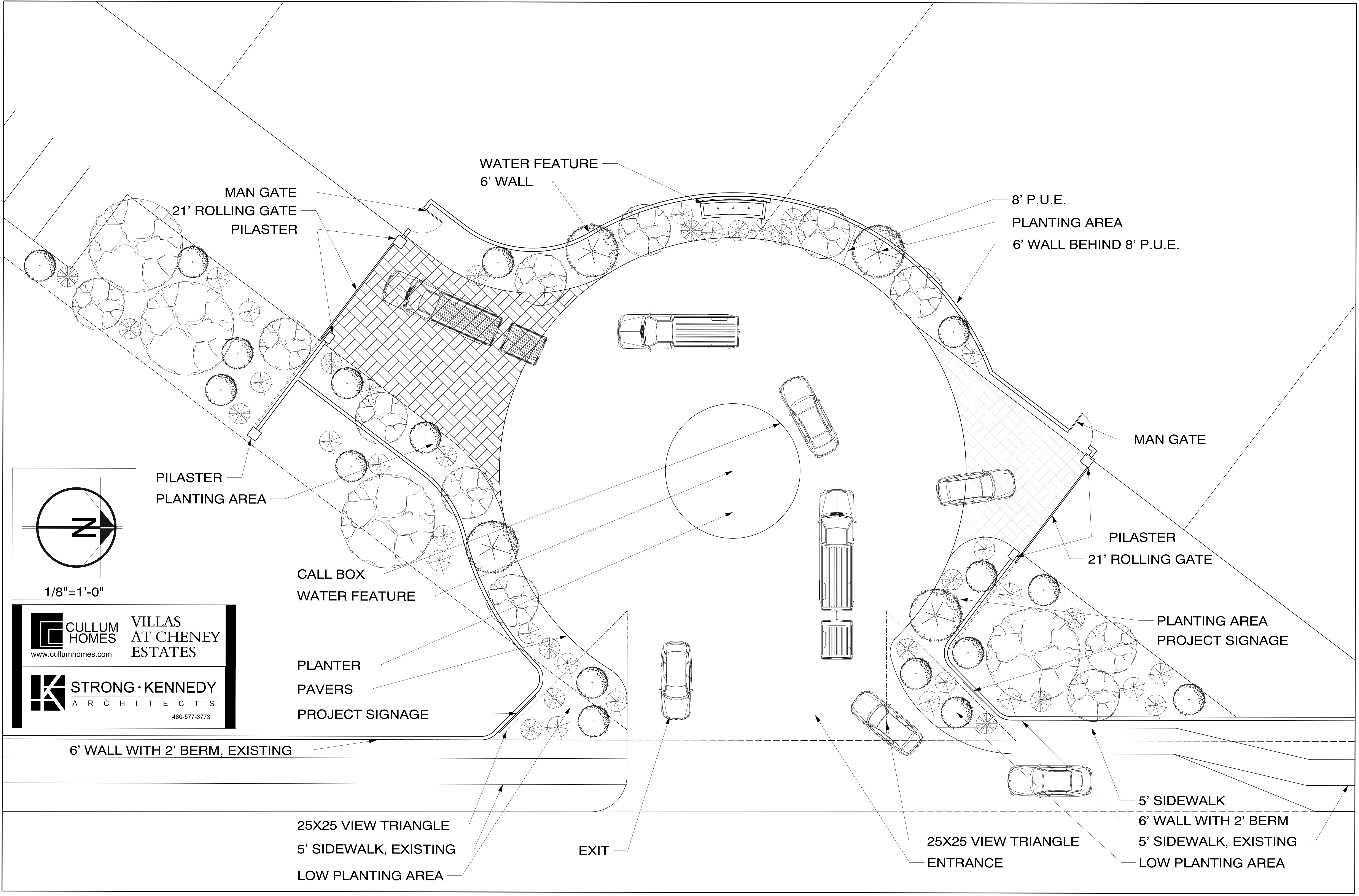
SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / TRACT TABLE / TYPICAL LOT DETAIL
SHEET 02 - SITE DISTANCE TRIANGLE EASEMENT DETAIL / CROSS SECTION DETAILS / EMERGENCY ACCESS GATE DETAIL
SHEET 03 - SITE PLAN

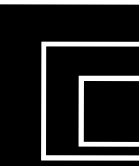
CVL
CONSULTANTS
4550 N. 12th Street, Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

50' 25' 0 50'
SCALE: 1" = 50'

SHEET
03 OF 03
1-01-02881-01
DATE: 8/31/2017





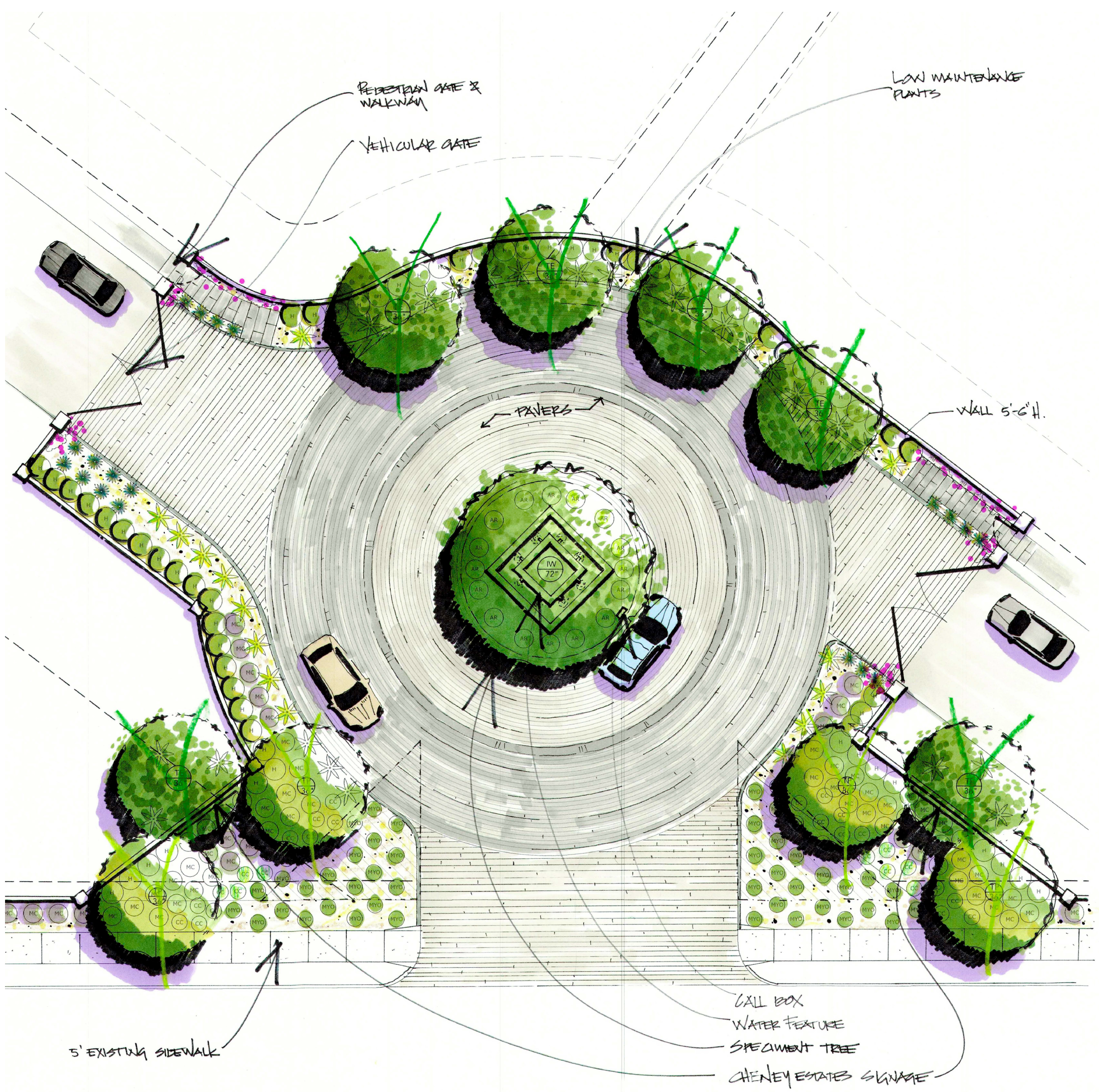


CULLUM HOMES
www.cullumhomes.com

VILLAS AT CHENEY ESTATES



STRONG • KENNEDY
ARCHITECTS
480-577-3773



PLANT LIST				
ID	BOTANICAL	COMMON	SIZE	QTY.
TREES				
TP	Tipuana Tipu	Tipu	BOX	
TE	Ebanopsis ebano	Texas Ebony	BOX	
IV	Olneya tesota	Ironwood	BOX	
AGAVE				
	Agave weberii	Weber's Agave	gallon	
	Agave victoriae-reginae	Queen Victoria Agave	gallon	
SHRUBS				
D	Dodonea viscosa	Hopseed bush	gallon	
MC	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	gallon	
CC	Convolvulus cneorum	Bush Morning Glory	gallon	
GROUND COVER				
MYO	Myoporum parvifolium	Myoporum	gallon	
AR	Acacia redolens	Desert Carpet Acacia Trailing Acacia	gallon	
VINES				
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	gallon	

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



7147 EAST RANCHO VISTA DRIVE SUITE 121
SCOTTSDALE, AZ 85251
480.588.7166 REFINEDGARDENS.COM

DATE
MAY 2016
REVISIONS

- 1
- 2
- 3
- 4
- 5

DRAWING:
CONCEPT PLAN
SHEET

L-0-0 of 1

N

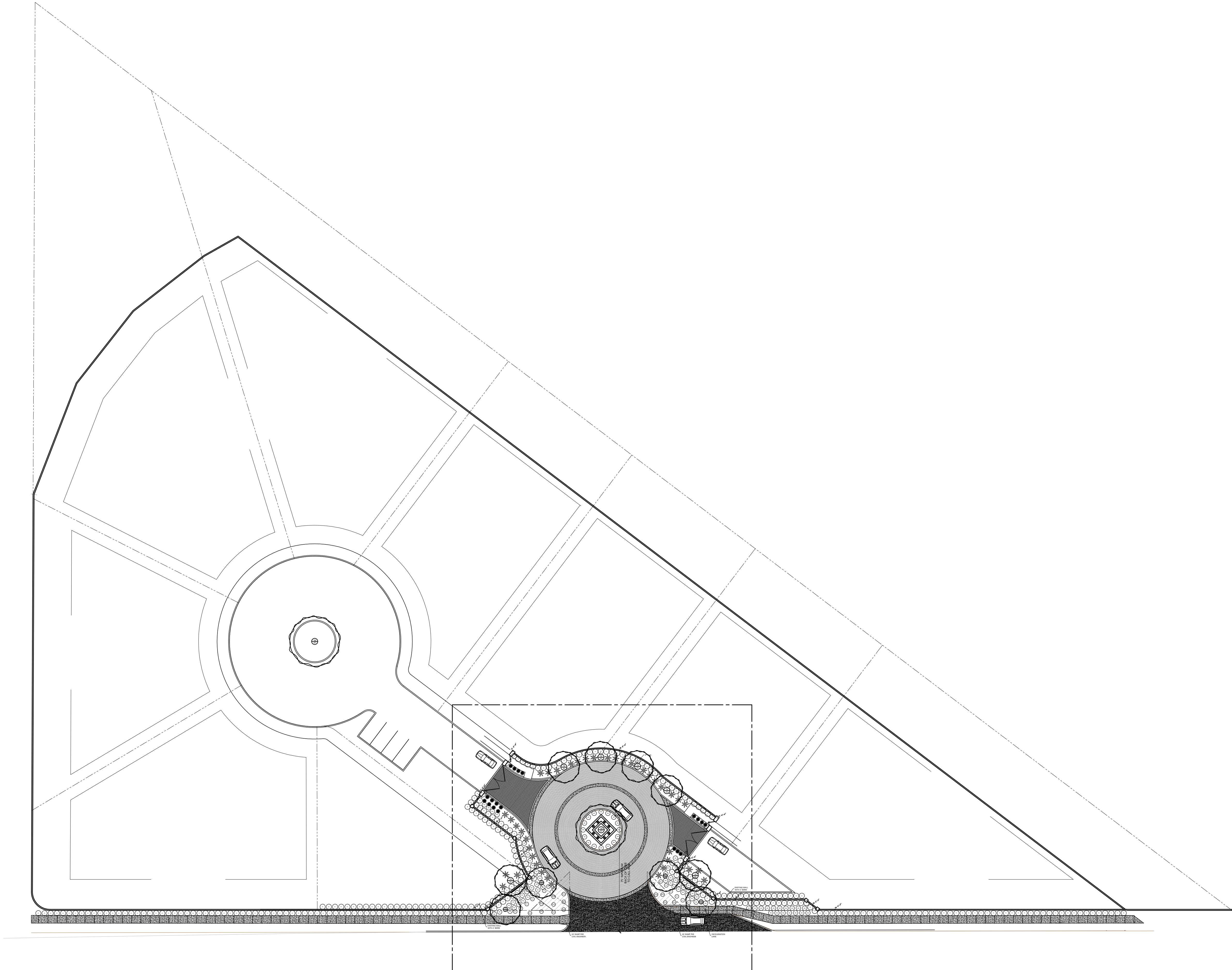
4'8'16'

SCALE: 1/8"=1'

ARIZONA

Call 602 or visit www.refinedgardens.com

Any unauthorized reproduction, reuse or publication of these plans by any method is prohibited without written consent from Refined Gardens or the owner. Unauthorized reproduction may be subjected to criminal liability.





16' 32' 64'
SCALE: 1/32"=1'

Revised Arizona 011 all based from full working design before you begin construction

Call 811 or visit Arizona011.com

Any unauthorized reproduction, reuse or publication of these plans by any method is prohibited without written consent from Refined Gardens or the owner. Unauthorized reproduction may be subjected to criminal liability.



REFINED GARDENS
DESIGN - BUILD - MAINTAIN

7147 EAST RANCHO VISTA DRIVE SUITE 121
SCOTTSDALE, AZ 85251
480 588 7166 REFINEDGARDENS.COM

DATE
MAY 2016

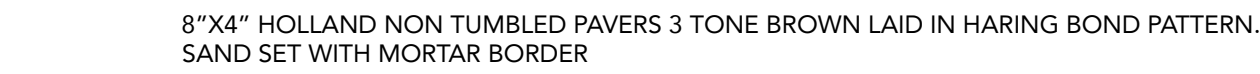
REVISIONS

1
2
3
4

DRAWING:
OVER ALL PLAN
SHEET

L-0 of 5

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA



PAVING

WALLS

COLUMNS

GATES

AMENITIES

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA



REFINED GARDENS
DESIGN - BUILD - MAINTAIN

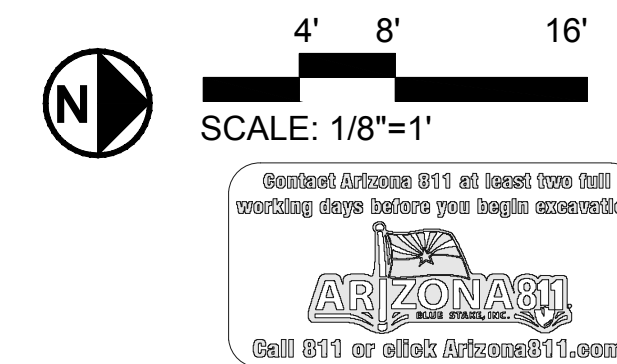
7147 EAST RANCHO VISTA DRIVE SUITE 121
SCOTTSDALE, AZ 85251
480 588 7166 REFINEDGARDENS.COM

DATE
MAY 2016
REVISIONS



**DRAWING:
HARDSCAPE PLAN
SHEET**

L1.0 of 1





ENTRY GATE



ENTRY WATER FEATURE.

IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



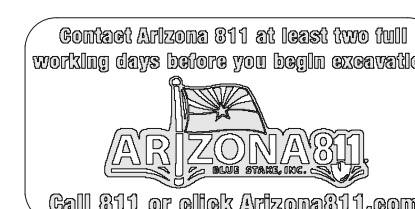
7147 EAST RANCHO VISTA DRIVE SUITE 121
SCOTTSDALE, AZ 85251
480 588 7166 REFINEDGARDENS.COM

DATE
MAY 2016
REVISIONS

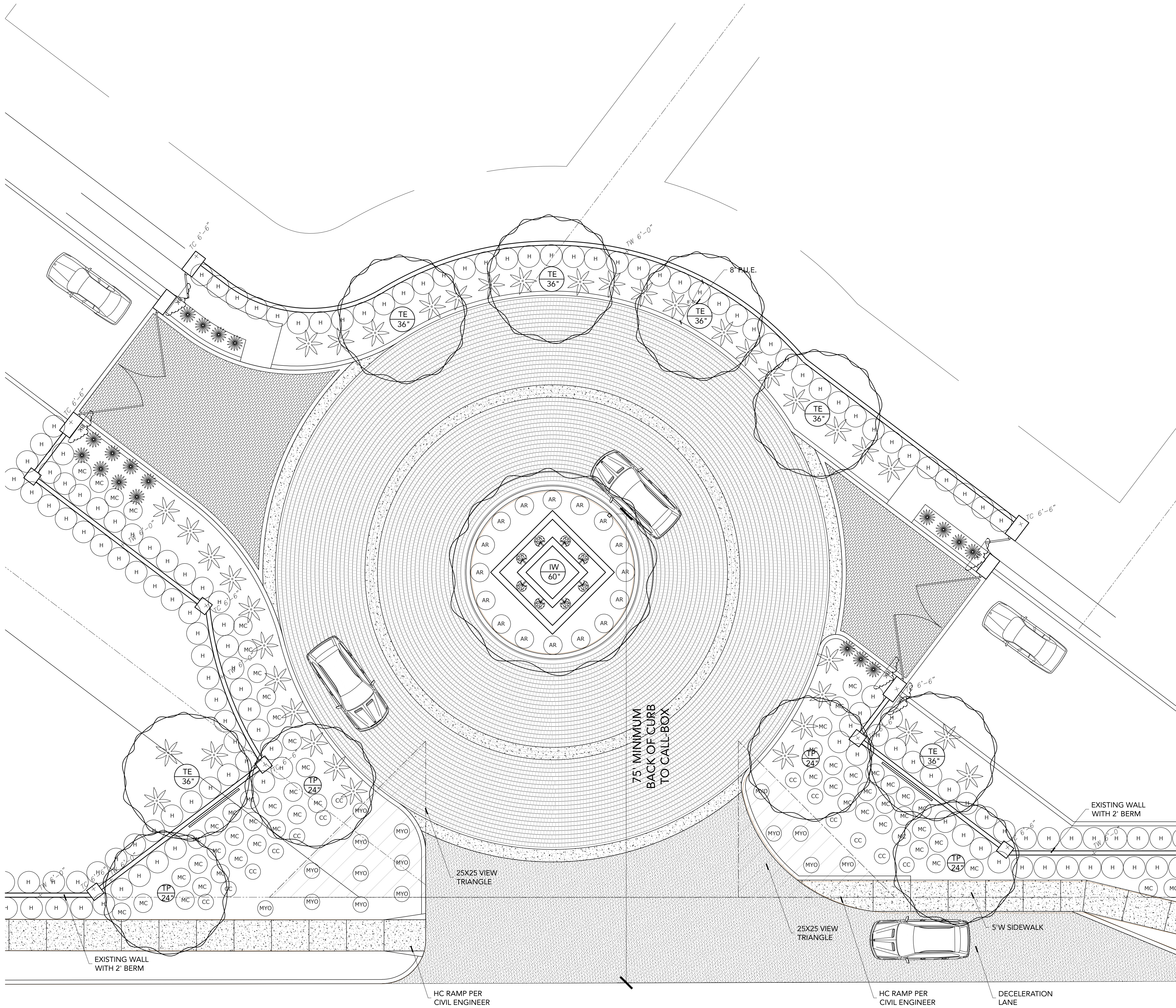


DRAWING:
CONCEPT DETAILS
SHEET

L2.0 of 5



Any unauthorized reproduction, reuse or publication of these plans by any method is prohibited without written consent from Refined Gardens or the owner. Unauthorized reproduction may be subjected to criminal liability.



PLANT LIST PHASE 02				
ID	BOTANICAL	COMMON	SIZE	QTY.
TREES				
TP 24"	Tipuana Tipu	Tipu	24" BOX	4
TE 36"	Ebanopsis ebano	Texas Ebony	36" BOX	6
IW 60"	Olneya tesota	Ironwood	60"BOX	2
AGAVE				
	Agave weberii	Weber's Agave	1 gallon	40
	Agave victoriae-reginae	Queen Victoria Agave	1 gallon	20
SHRUBS				
H	Dodonea viscosa	Hopseed bush	1 gallon	302
MC	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	1 gallon	80
CC	Convolvulus cneorum	Bush Morning Glory	1 gallon	18
GROUNDCOVER				
MYO	Myoporum parvifolium	Myoporum	1 gallon	30
AR	Acacia redolens	Desert Carpet Acacia Trailing Acacia	1 gallon	16
VINES				
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	1 gallon	6

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



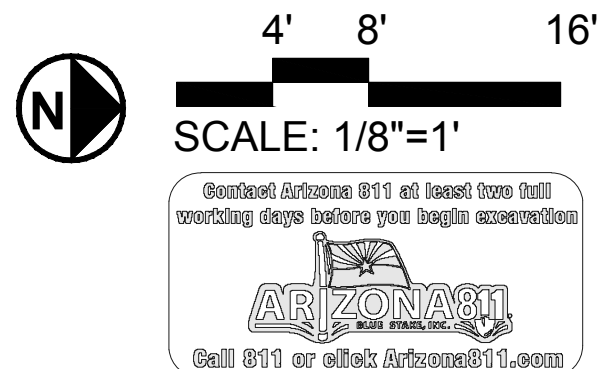
7147 EAST RANCHO VISTA DRIVE SUITE 121
SCOTTSDALE, AZ 85251
480 588 7166 REFINEDGARDENS.COM

DATE
MAY 2016
REVISIONS

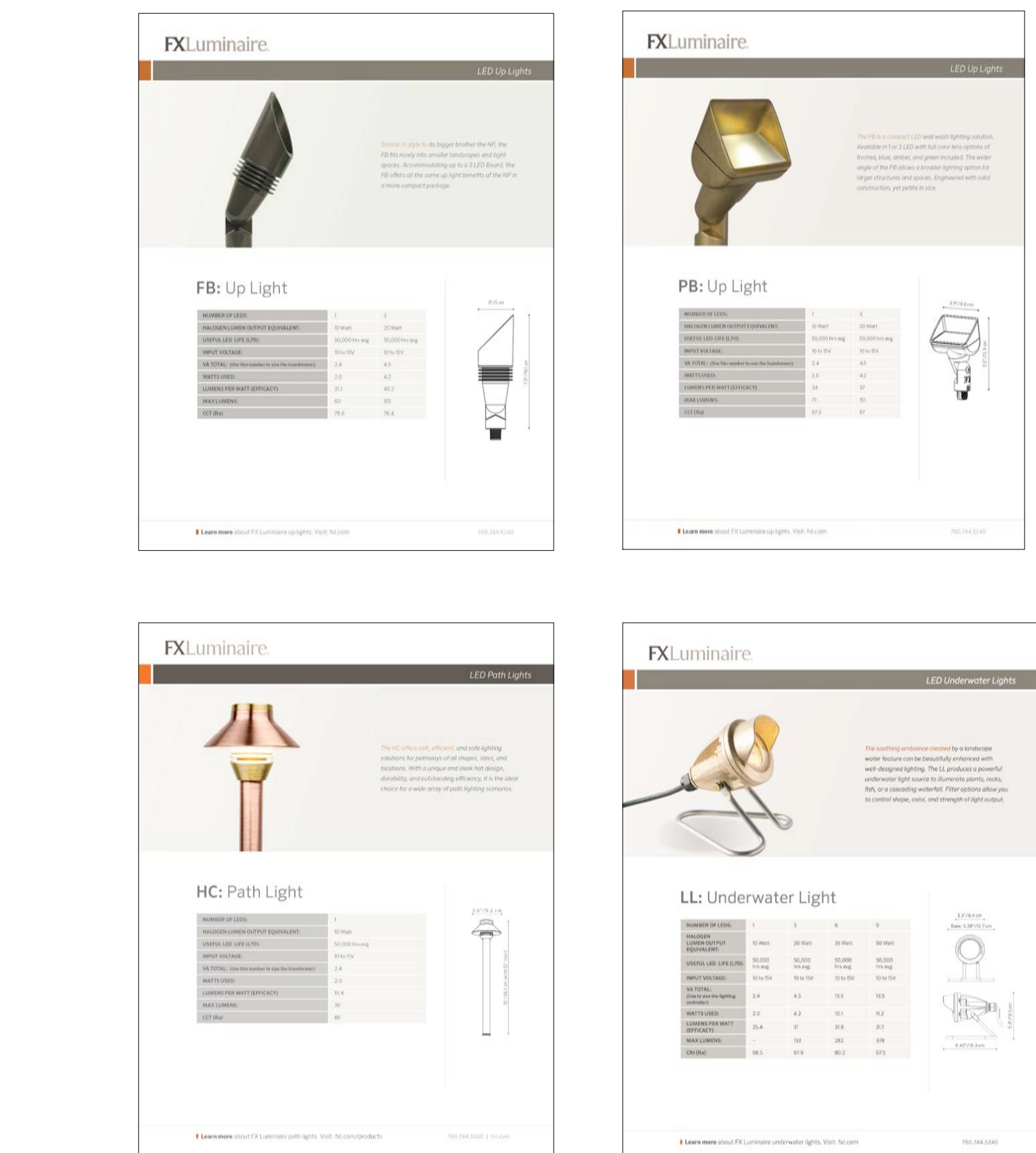
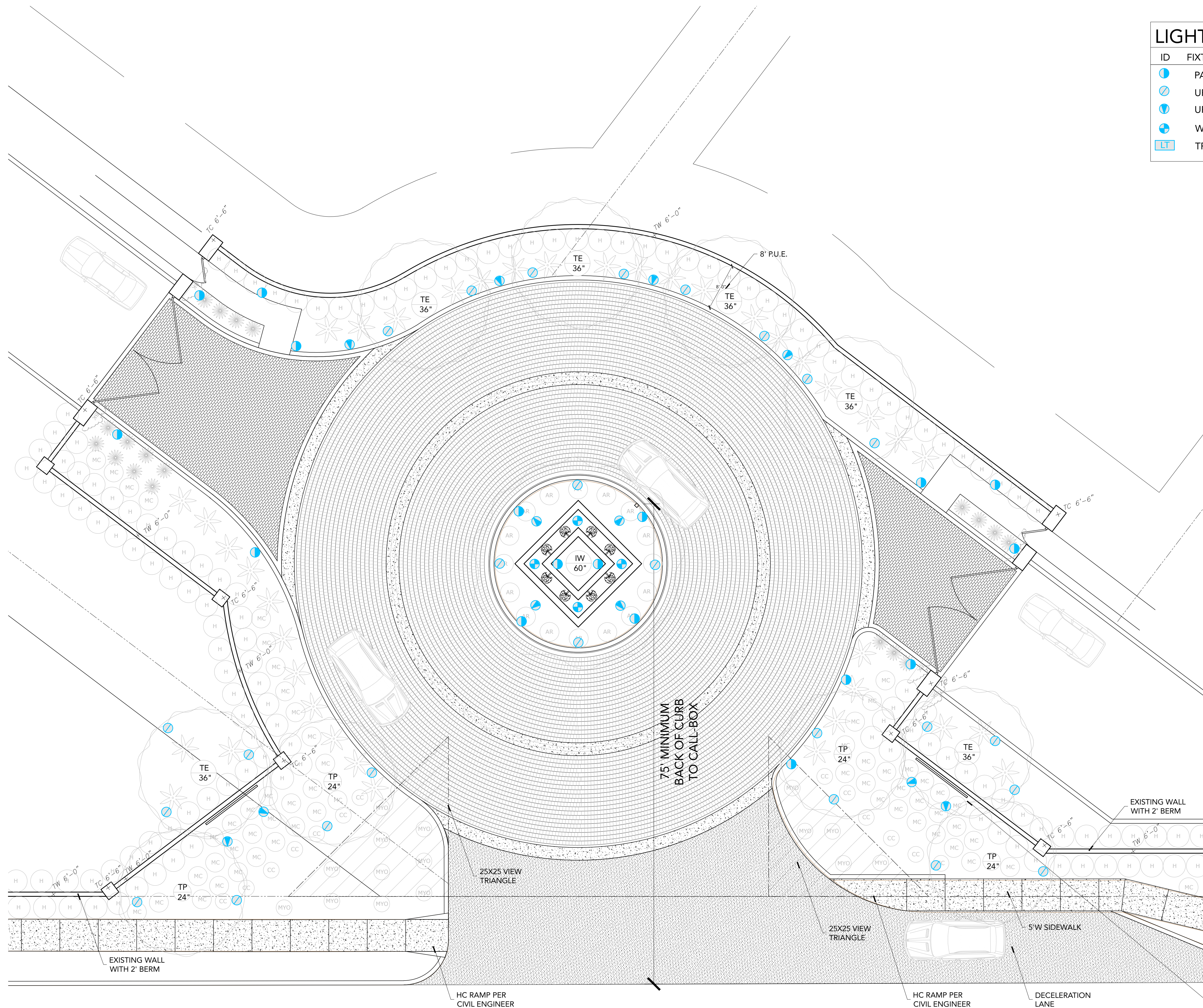


DRAWING:
PLANTING PLAN
SHEET

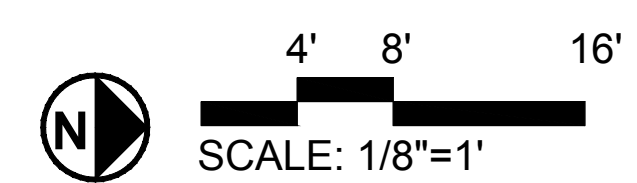
L-3 of 5



LIGHTING SCHEDULE						
ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	TYPE	QTY
	PATH LIGHT- 18" riser	FX LUMINAIRE	* HC- 18" petite top & riser	BRONZE METALIC	3 LED	17
	UP LIGHT	FX LUMINAIRE	* FB	BRONZE METALIC	3 LED	26
	UP LIGHT- WASH	FX LUMINAIRE	* PB	BRONZE METALIC	3 LED	12
	WATER LIGHT	FX LUMINAIRE	* LL	NATURAL BRASS	1 LED	4
	TRANSFORMER	FX LUMINAIRE	PX- 600W			



PROJECT SIGNAGE



IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

REFINED GARDENS

DESIGN - BUILD - MAINTAIN



DATE
MAY 2016

REVISIONS



**DRAWING:
LIGHTING PLAN
SHEET**

4.0 of 5

Any unauthorized reproduction, reuse or publication of these plans by any method is prohibited without written consent from Refined Gardens or the owner. Unauthorized reproduction may be subjected to criminal liability.



landscape • entertainment • architectural • hospitality • illumination

LFL-01-LEDP12/24 FLOOD LIGHT



25301 COMMERCENTRE DRIVE • LAKE FOREST, CA 92630 • 949.830.1350 • 888.882.1350 • FAX 949.830.3390



LED FLOOD LIGHTS LFL-01-LEDP12 / LFL-01-LEDP24 SERIES

TYPE

SPECIFICATIONS

CONSTRUCTION: Extruded aluminum floodlight with cast aluminum adjustable swivel. Heavy-duty stamped aluminum Hood Extension available (add -HE to part number)

LENS: High impact clear acrylic

REFLECTOR: Highly polished specular aluminum

LIGHT SOURCE: Each LED Panel is: 12v, 12w, 1080 lumens integrated LED flat panel, warm white 3000K or 12v, 12w, 1160 lumens integrated LED flat panel, coolwhite 5200K (add -52 to part number)

LIFETIME RATING: 50,000 hours

SOCKET: None

12V INTERNAL DRIVER: 12w output, 12v AC input. Voltage range of 9 to 18 volts with optimum operating range of 10 to 15 volts for consistent performance and brightness. For use with magnetic transformers only.

120V INTERNAL DRIVER: 12w output, 120v 20/60Hz input. 240v/277v internal drivers also available

WIRING 12v: Black 3 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.

WIRING 120v: Standard 120v Black, White and Ground 9" lead wires

MOUNTING 12v: FA-03LG black 9" ABS stake, tapped 1/2" NPS

MOUNTING 120v: None supplied. See Mounting Accessories below for options

FINISH: Black texture polyester powder coat. Optional finishes available

GO GREEN

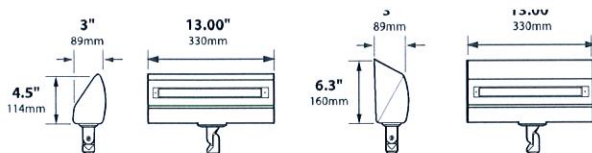


ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
LFL-01-LEDP12-12VBLT	Aluminum Floodlight	12w, 3000K 12v LED Panel	2.0 lbs.
LFL-01-HELEDP12-12VBLT	Aluminum Floodlight, hood extension	12w, 3000K 12v LED Panel	2.0 lbs.
LFL-01-LEDP12-120VBLT	Aluminum Floodlight	12w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-HELEDP12-120VBLT	Aluminum Floodlight, hood extension	12w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-LEDP12-277VBLT	Aluminum Floodlight	12w, 3000K 277v LED Panel	2.0 lbs.
LFL-01-HELEDP12-277VBLT	Aluminum Floodlight, hood extension	12w, 3000K 277v LED Panel	2.0 lbs.
LFL-01-LEDP24-12VBLT	Aluminum Floodlight	2x 12w, 3000K 12v LED Panel	2.0 lbs.
LFL-01-HELEDP24-12VBLT	Aluminum Floodlight, hood extension	2x 12w, 3000K 12v LED Panel	2.0 lbs.
LFL-01-LEDP24-120VBLT	Aluminum Floodlight	2x 12w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-HELEDP24-120VBLT	Aluminum Floodlight, hood extension	2x 12w, 3000K 120v LED Panel	2.0 lbs.
LFL-01-LEDP24-277VBLT	Aluminum Floodlight	2x 12w, 3000K 277v LED Panel	2.0 lbs.
LFL-01-HELEDP24-277VBLT	Aluminum Floodlight, hood extension	2x 12w, 3000K 277v LED Panel	2.0 lbs.

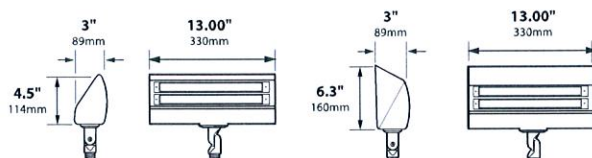
BEAM/GLARE CONTROL ACCESSORIES

-HE  Add to catalog number for Hood Extension



LFL-01-LEDP12

LFL-01-HELEDP12



LFL-01-LEDP24

LFL-01-HELEDP24



IP44

CE



JOB INFORMATION

Type:	Date:
Job Name:	
Cat. No.:	
Lamp(s):	
Specifier:	
Contractor:	
Notes:	

FOCUS INDUSTRIES INC.
25301 COMMERCE DRIVE
LAKE FOREST, CA 92630

www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-BAR/CAR	-BAV/CAV	-BAT

LFL-01-LEDP12/LEDP24 Cut Sheet 033016

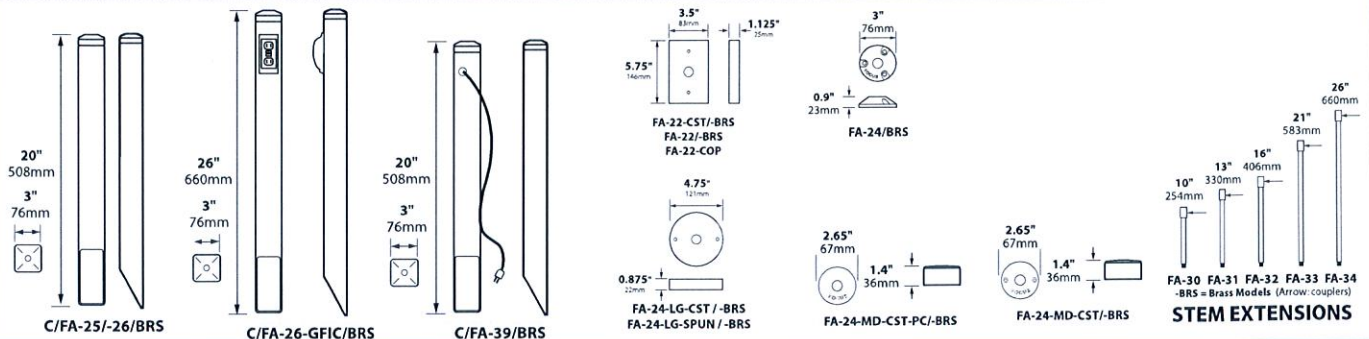
BRASS & COPPER ONLY



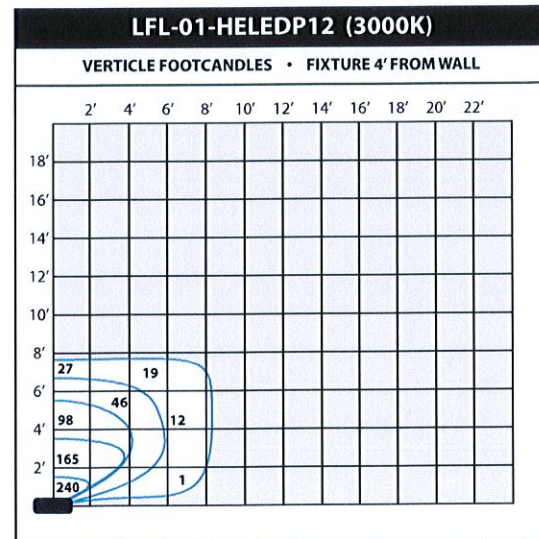
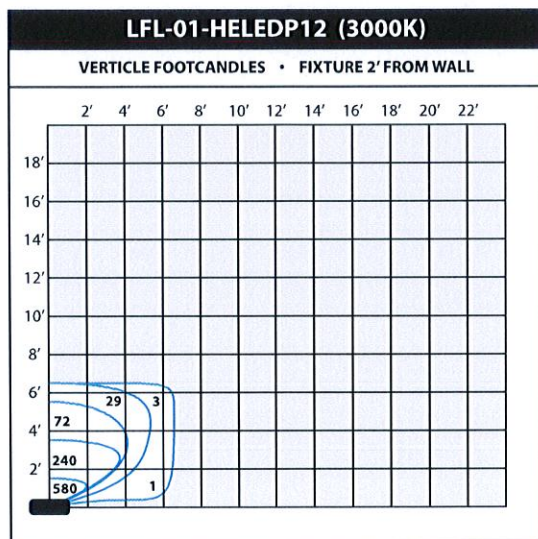
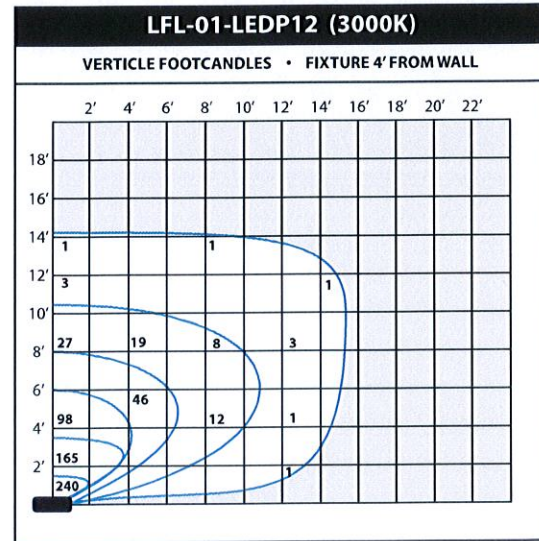
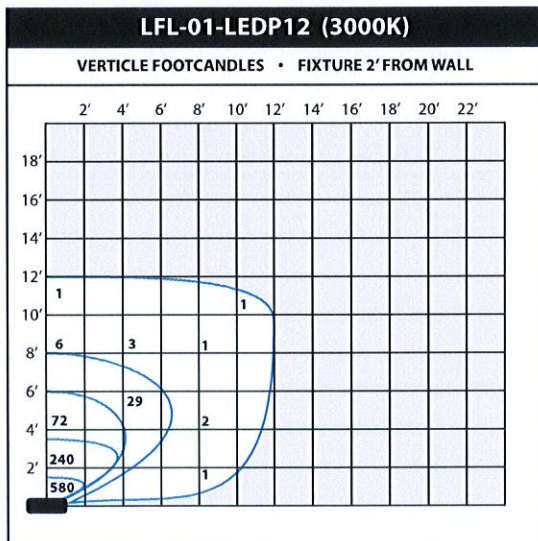
LED FLOOD LIGHTS LFL-01-LEDP12 / LFL-01-LEDP24 SERIES

TYPE

MOUNTING ACCESSORIES



LIGHT DISTRIBUTIONS AND PHOTOMETRICS



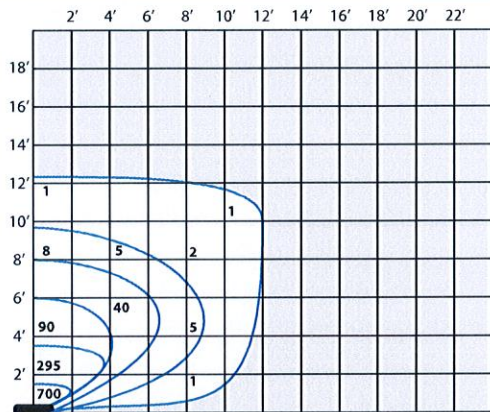


LED FLOOD LIGHTS LFL-01-LEDP12 / LFL-01-LEDP24 SERIES

TYPE

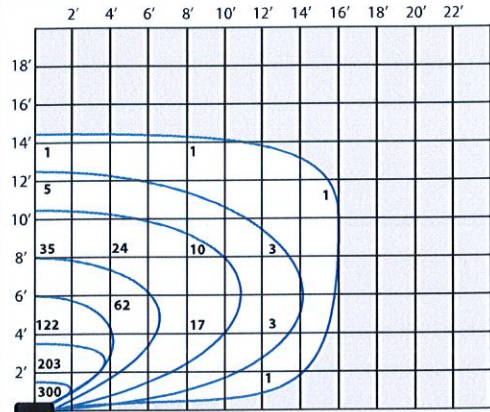
LFL-01-LEDP1252 (5200K)

VERTICLE FOOTCANDLES • FIXTURE 2' FROM WALL



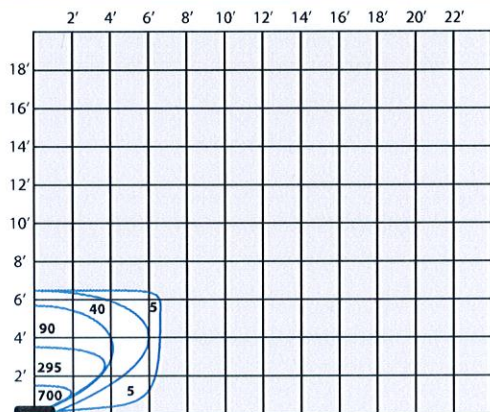
LFL-01-LEDP1252 (5200K)

VERTICLE FOOTCANDLES • FIXTURE 4' FROM WALL



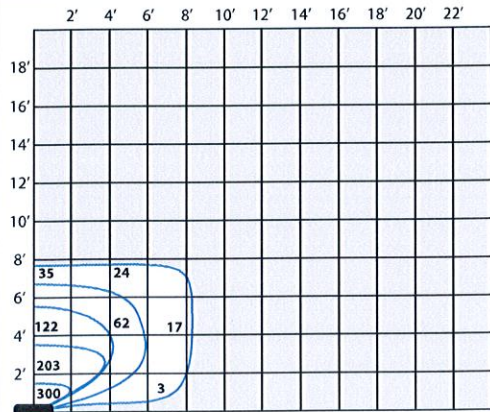
LFL-01-HELEDP1252 (5200K)

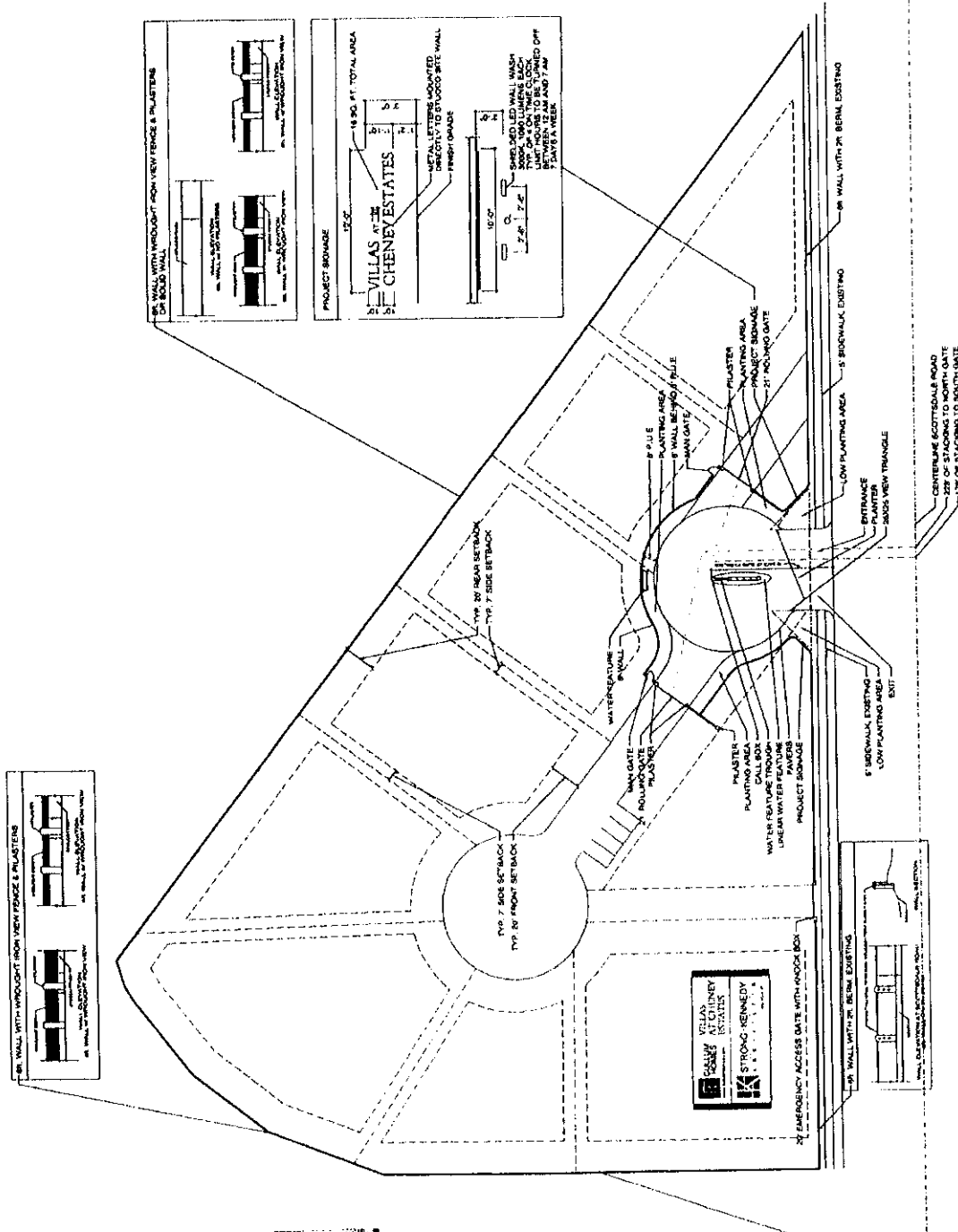
VERTICLE FOOTCANDLES • FIXTURE 2' FROM WALL



LFL-01-HELEDP1252 (5200K)

VERTICLE FOOTCANDLES • FIXTURE 4' FROM WALL



[illegible]

LEO 14082104015
194-05-14082-2-015 (109745015)

1

2

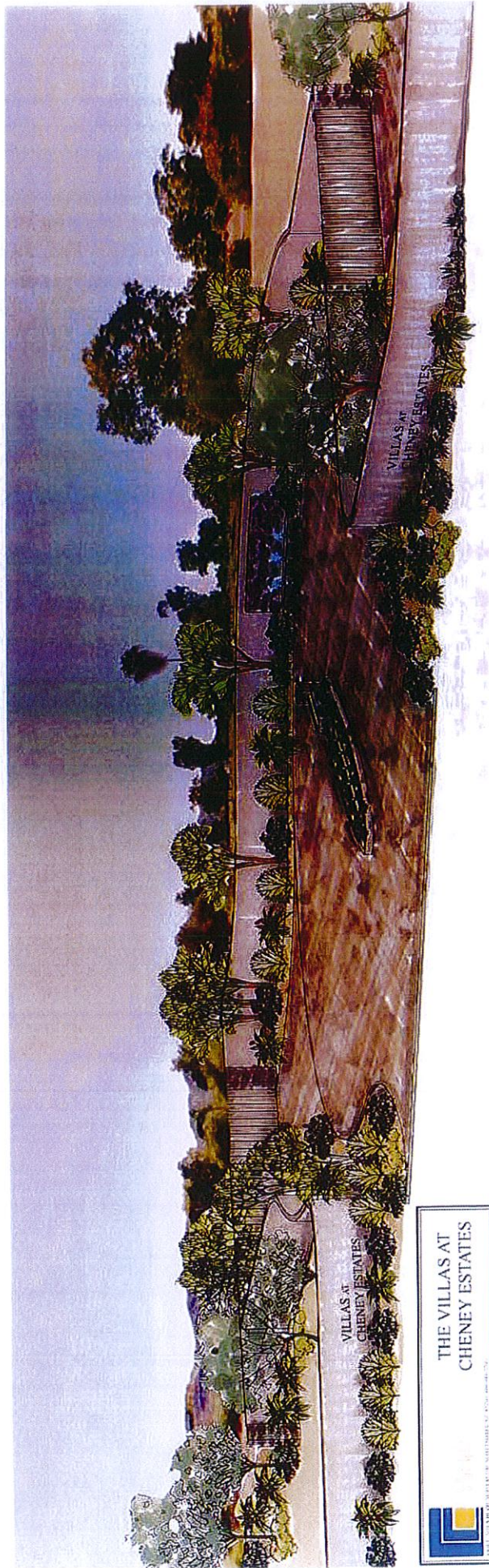
3

4

ON SOLID WALL WITH NO PLASTER

WALL THICKNESS

FLOOR LEVEL




THE VILLAS AT
CHENEY ESTATES
DESIGNED BY THE VILLAS AT CHENEY ESTATES, LLC. PHOTOGRAPHY BY JEFFREY M. HARRIS

Cheney Estates R-18 vs Jarvis (The Villas at Cheney Estates)
Comparison of Lot Sizes
Revised 9-8-17

Property Address	Lot Number	Land Size	Zoning
7133 E PARADISE CANYON RD	1	16,384	R-18
7155 E PARADISE CANYON RD	2	16,722	R-18
7171 E PARADISE CANYON RD	3	16,415	R-18
7170 E PARADISE CANYON RD	4	16,311	R-18
7150 E PARADISE CANYON RD	5	16,181	R-18
7130 E PARADISE CANYON RD	6	16,361	R-18
7111 E PARADISE RANCH RD	7	18,576	R-18
7141 E PARADISE RANCH RD	8	16,488	R-18
7161 E PARADISE RANCH RD	9	16,279	R-18
7177 E PARADISE RANCH RD	10	16,404	R-18
7172 E PARADISE LN	11	18,971	R-18
7144 E PARADISE RANCH RD	12	18,214	R-18
7120 E PARADISE RANCH RD	13	18,085	R-18
7100 E PARADISE RANCH RD	14	24,498	R-18
		245,889	
Lots		14	
Average Lot Size		17,564	
Median Lot Size		16,452	
Jarvis	1	28,513	
Jarvis	2	16,648	
Jarvis	3	20,230	
Jarvis	4	18,586	
Jarvis	5	29,390	
Jarvis	6	38,665	
Jarvis	7	16,813	
Jarvis	8	20,330	
		189,175	
Average Lot Size		23,647	
Median Lot Size		20,280	