

PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

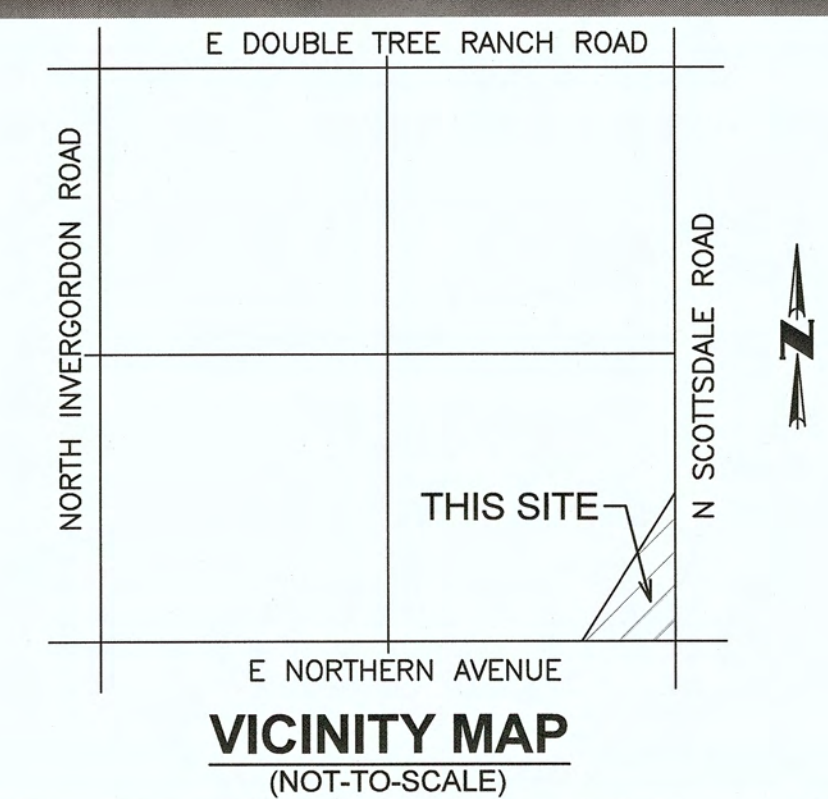
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

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



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



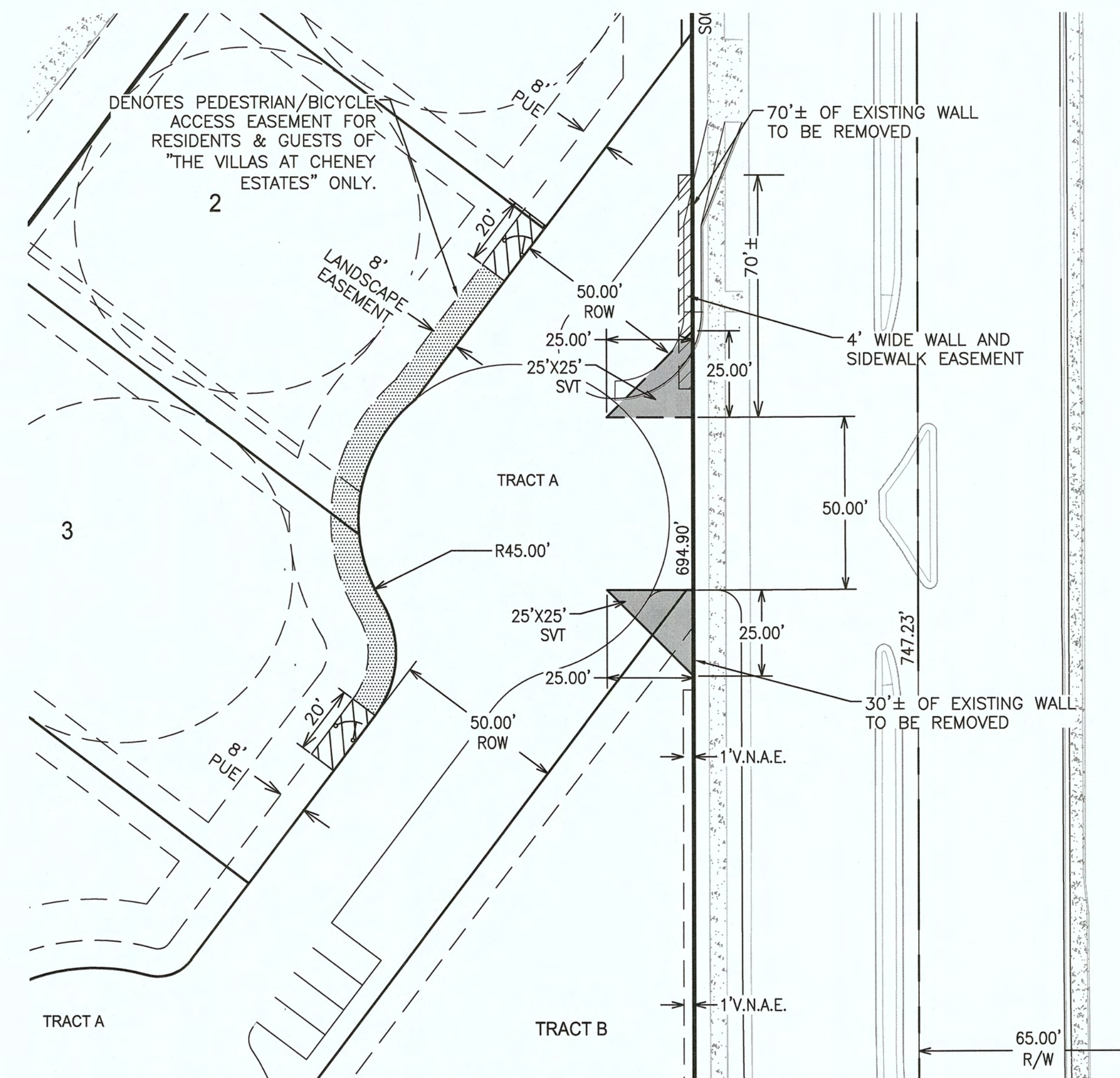
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET
02 OF 03

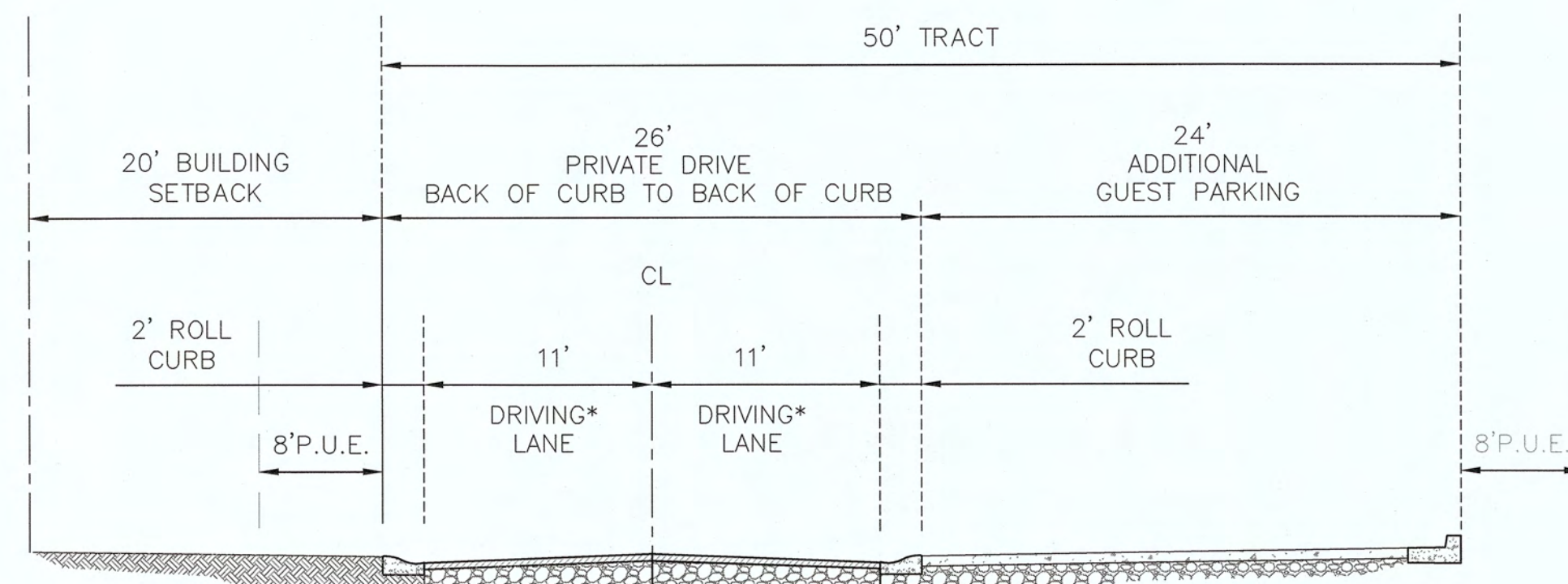
1-01-02881-01

DATE: 8/31/2017



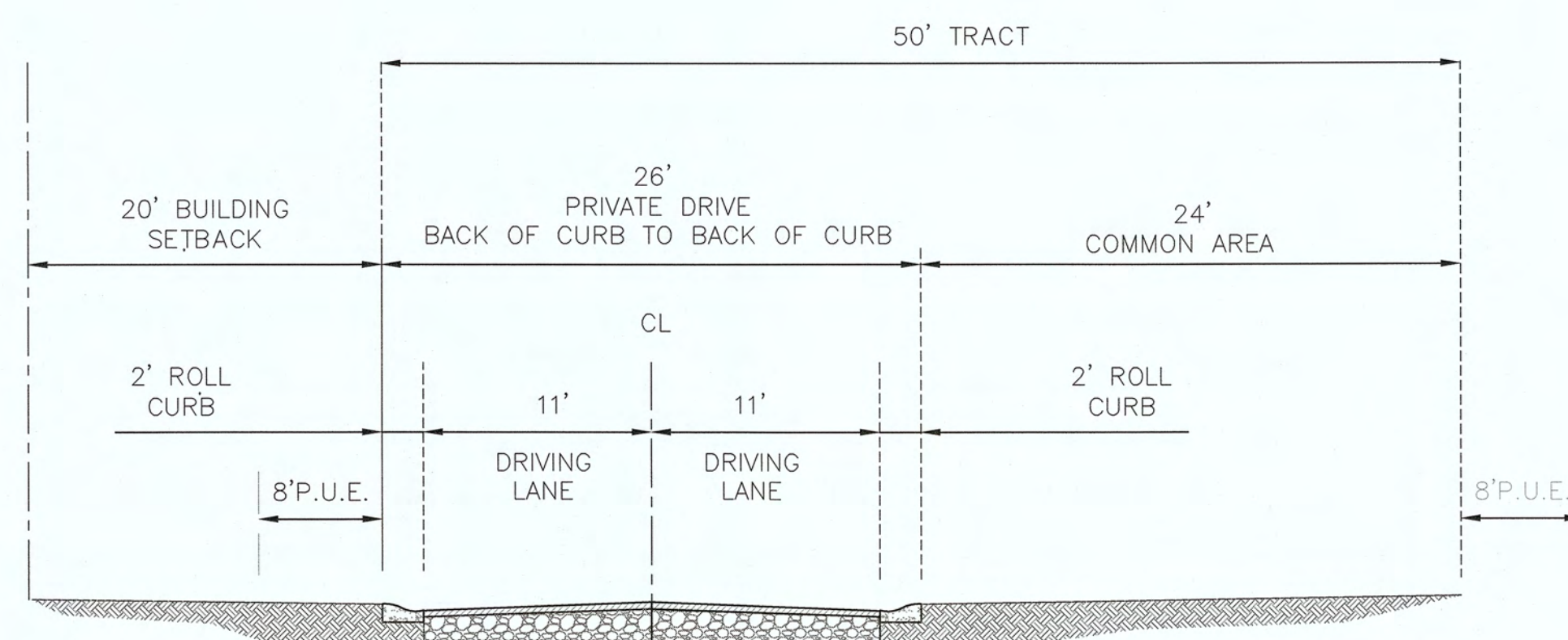
SITE VISIBILITY TRIANGLE DETAIL

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

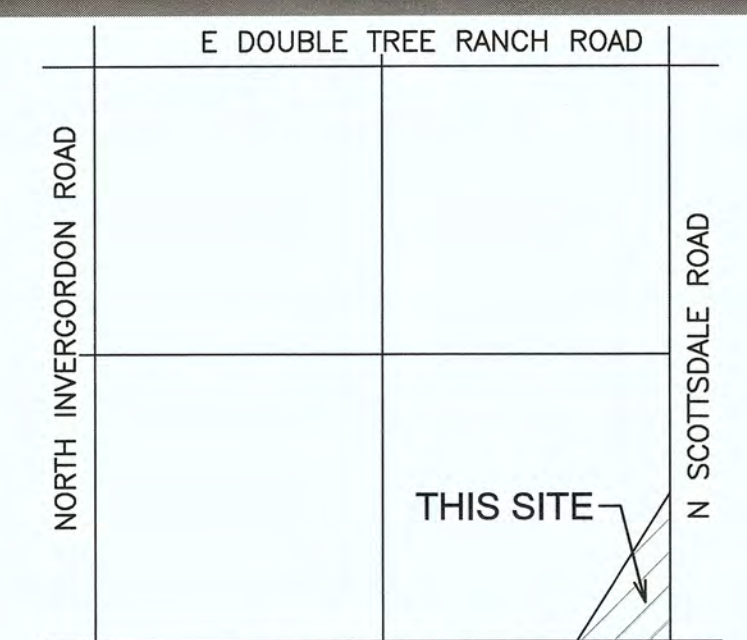
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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

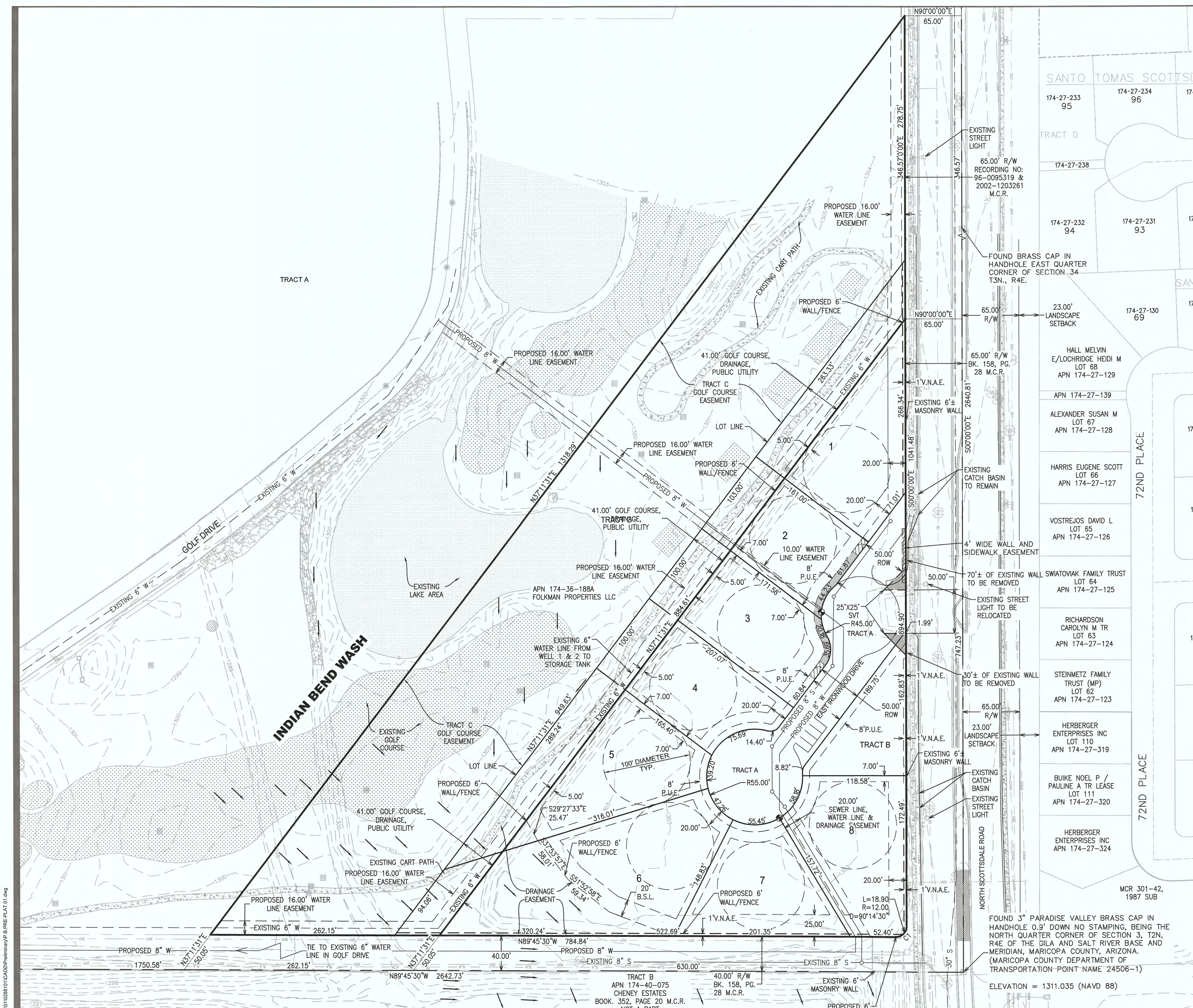
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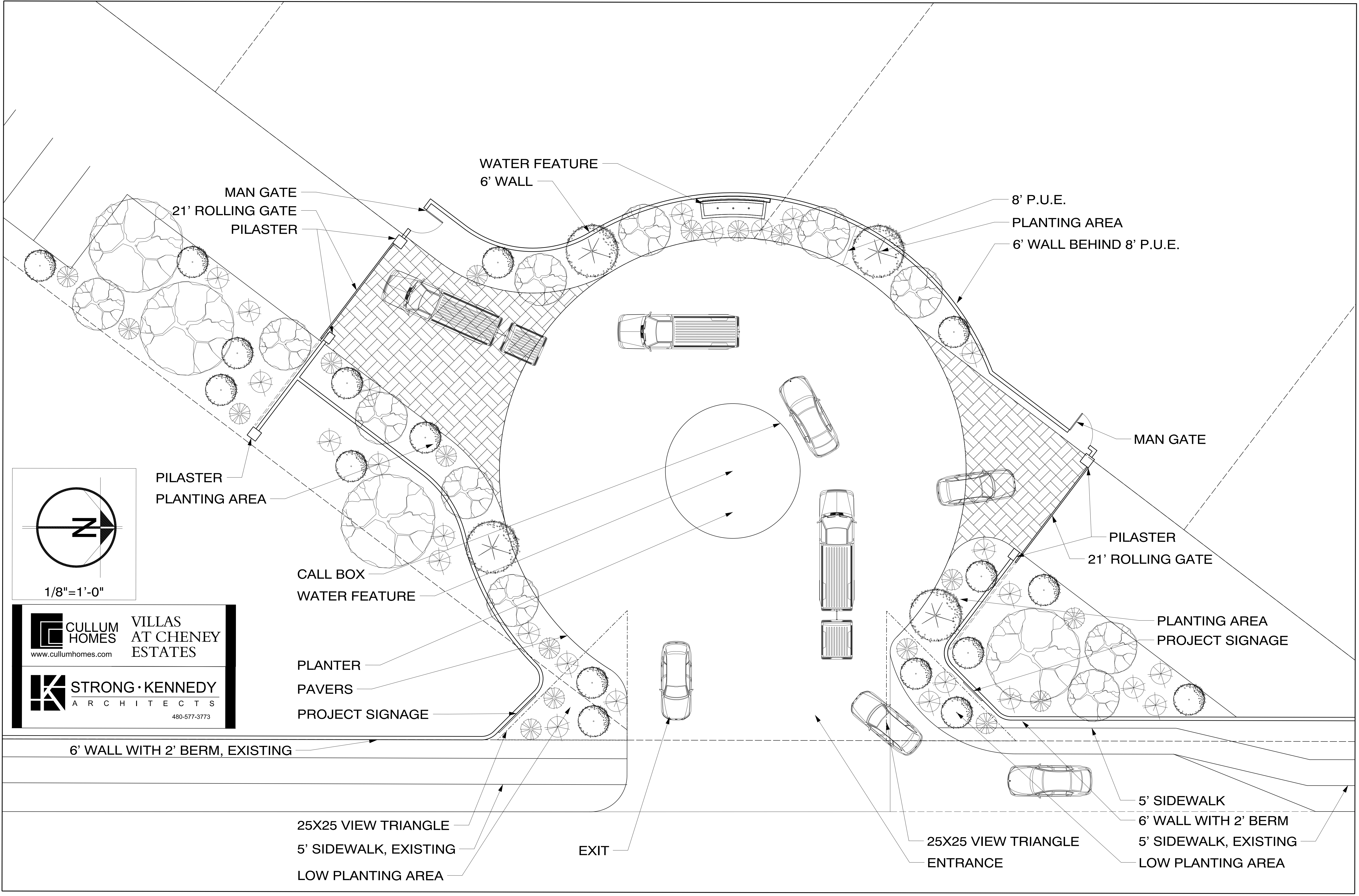
CVL
CONSULTANTS
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50' 25' 0 50'
SCALE: 1" = 50'

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



N:\0102881\01\CADD\Pre\main\9.8 PRE-PLAT 01.dwg
1297



MAN GATE
21' ROLLING GATE
PILASTER

WATER FEATURE
6' WALL

8' P.U.E.
PLANTING AREA
6' WALL BEHIND 8' P.U.E.

MAN GATE

PILASTER
21' ROLLING GATE

PLANTING AREA
PROJECT SIGNAGE

CALL BOX
WATER FEATURE

PLANTER
PAVERS
PROJECT SIGNAGE

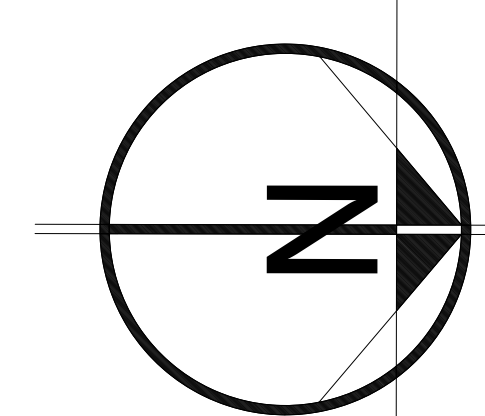
6' WALL WITH 2' BERM, EXISTING

25X25 VIEW TRIANGLE
5' SIDEWALK, EXISTING
LOW PLANTING AREA

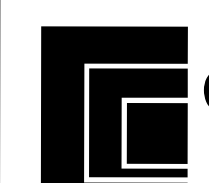
EXIT

25X25 VIEW TRIANGLE
ENTRANCE

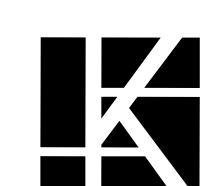
5' SIDEWALK
6' WALL WITH 2' BERM
5' SIDEWALK, EXISTING
LOW PLANTING AREA



1/8"=1'-0"

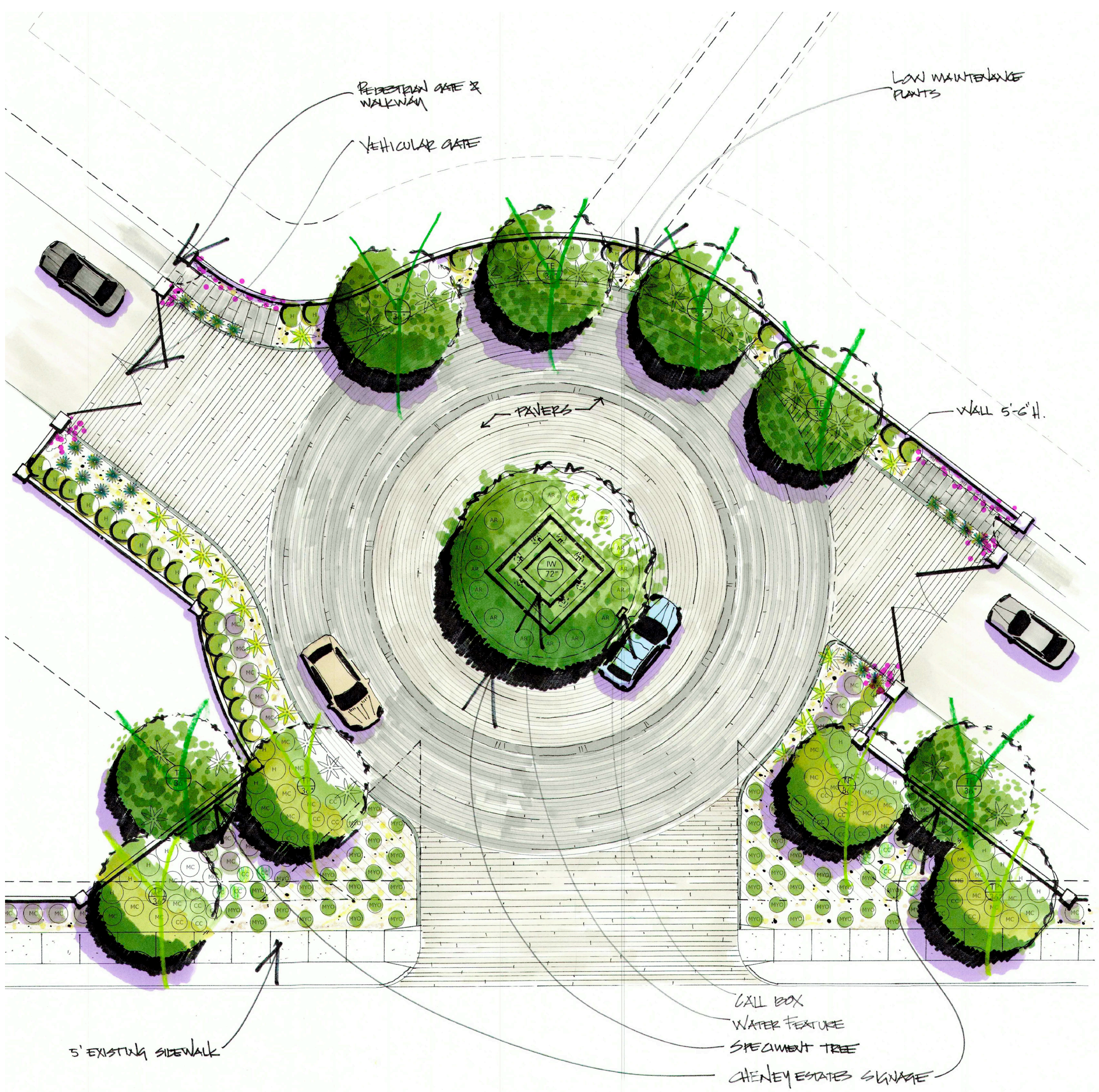


CULLUM
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ARCHITECTS
480-577-3773

VILLAS
AT CHENEY
ESTATES



PLANT LIST

ID	BOTANICAL	COMMON	SIZE	QTY.
TREES				
TP	Tipuana Tipu	Tipu	BOX	
TE	Ebanopsis ebano	Texas Ebony	BOX	
IW	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



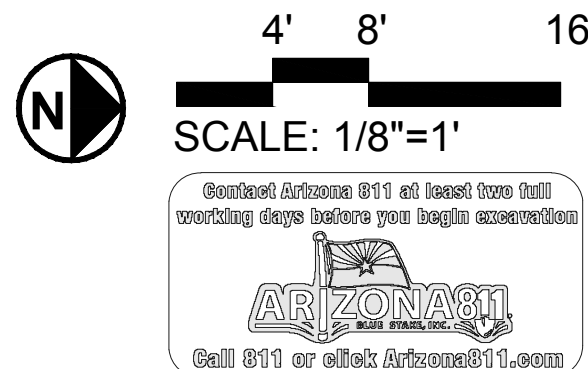
7147 EAST RANCHO VISTA DRIVE SUITE 121
SCOTTSDALE, AZ 85251
480 588 7166 REFINEDGARDENS.COM

DATE
MAY 2016

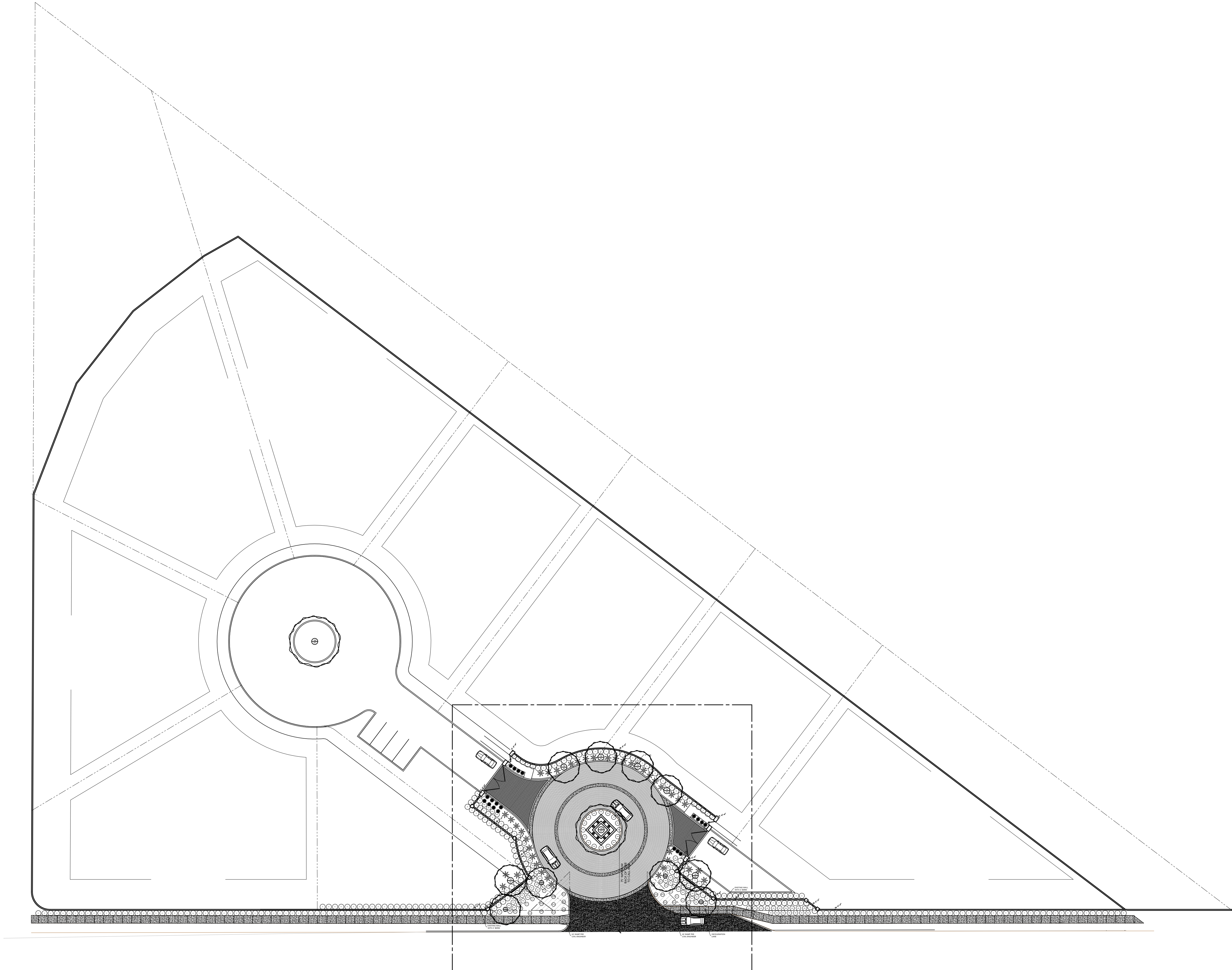
REVISIONS
1
2
3
4

DRAWING:
CONCEPT PLAN
SHEET

L-0-0 of 1



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16' 32' 64'

SCALE: 1/32"=1'

©2016 Arizona AGI all based from full working design before you begin construction

ARIZONA AGI

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REFINED GARDENS

DESIGN - BUILD - MAINTAIN



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REVISIONS

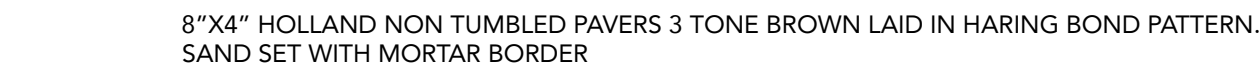
1
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DRAWING:
OVER ALL PLAN
SHEET

L-0 of 5

IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA



PAVING

WALLS

COLUMNS

GATES

AMENITIES

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

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L1.0 of 1





ENTRY GATE



ENTRY WATER FEATURE

IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



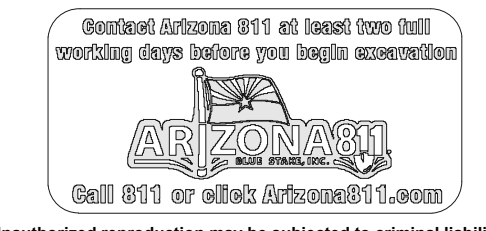
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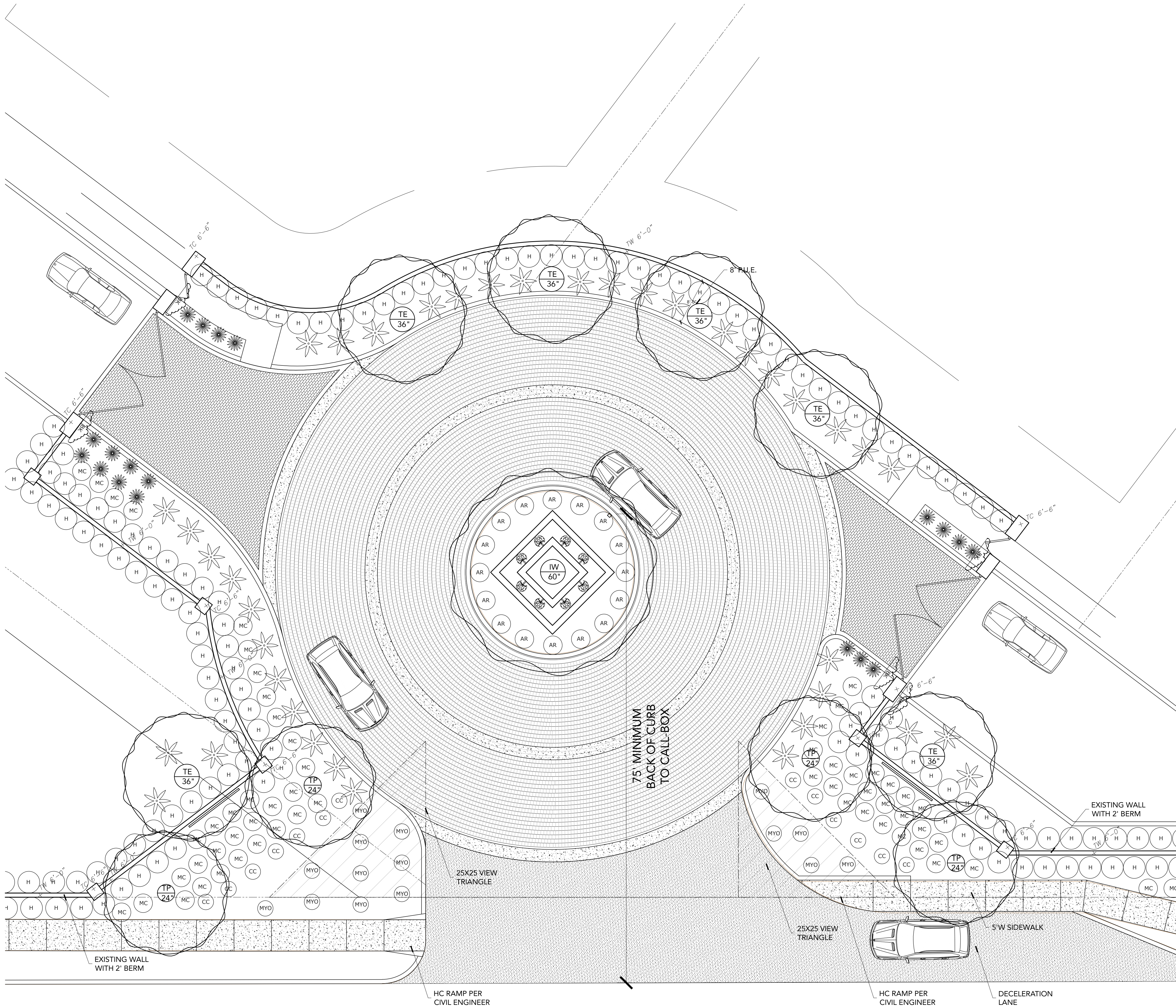
DATE
MAY 2016
REVISIONS

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- △
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DRAWING:
CONCEPT DETAILS
SHEET

L2.0 of 5





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



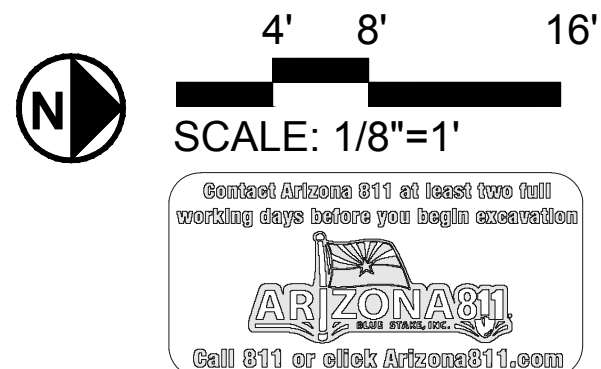
7147 EAST RANCHO VISTA DRIVE SUITE 121
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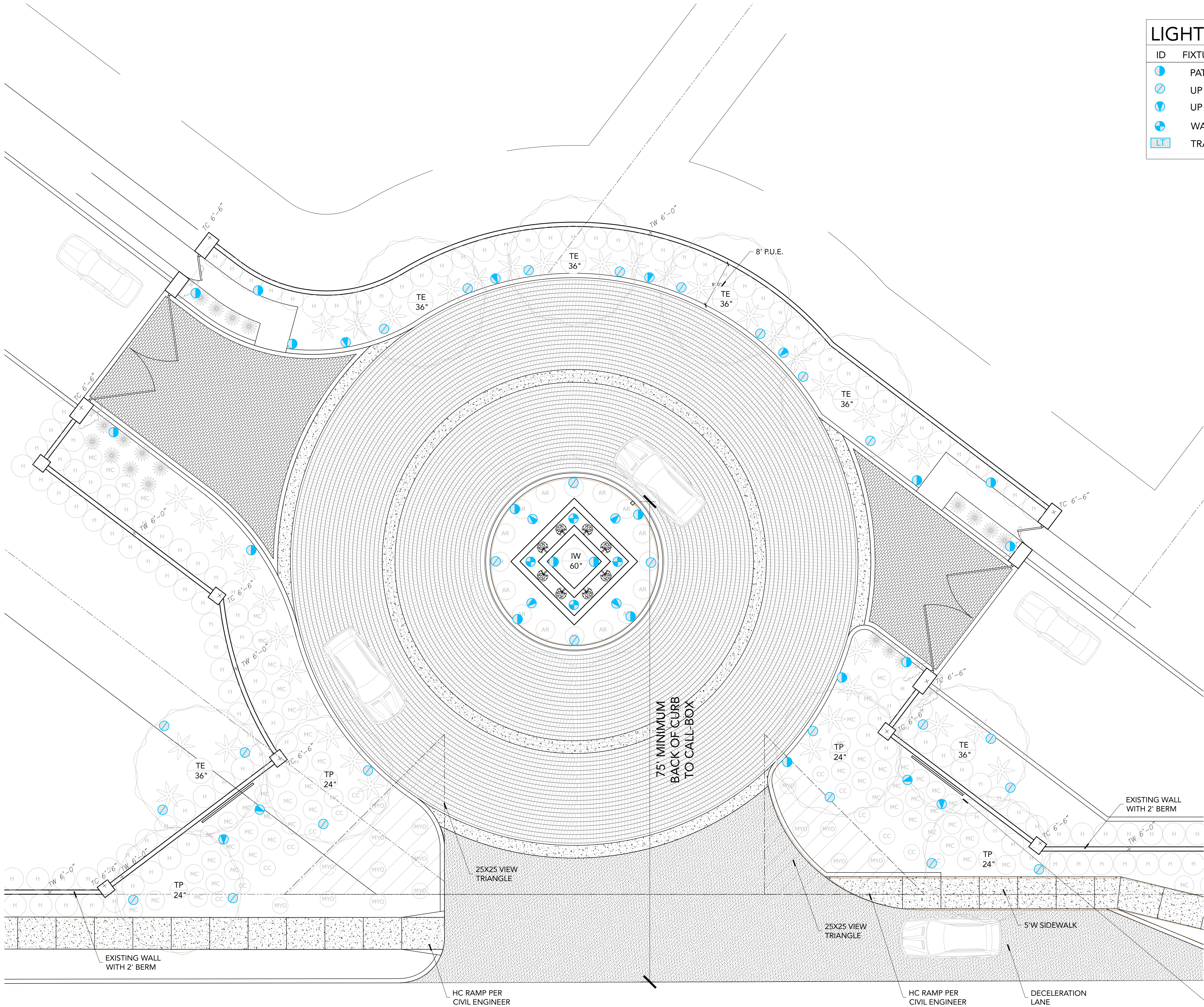
DATE
MAY 2016
REVISIONS



DRAWING:
PLANTING PLAN
SHEET

L-3 of 5





LIGHTING SCHEDULE						
ID	FIXTURE NAME	MANUFACTURE	MODEL	FINISH	TYPE	
●	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
LT	TRANSFORMER	FX LUMINAIRE	PX- 600W			

FXLuminaire

LED Up Lights

FB: Up Light

WARRANTY PERIOD	5	5
WARRANTY PERIOD (HOURS)	50,000	50,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
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WARRANTY PERIOD (LUMENS)	100,000	100,000
WARRANTY PERIOD (LUMENS)	100,000	100,000

FXLuminaire

LED Up Lights

PB: Up Light

WARRANTY PERIOD	5	5
WARRANTY PERIOD (HOURS)	50,000	50,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
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WARRANTY PERIOD (LUMENS)	100,000	100,000

FXLuminaire

LED Path Lights

HC: Path Light

WARRANTY PERIOD	5	5
WARRANTY PERIOD (HOURS)	50,000	50,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
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FXLuminaire

LED Underwater Lights

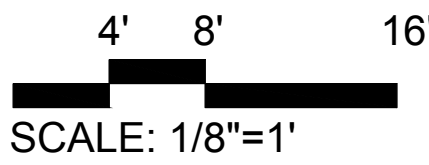
LL: Underwater Light

WARRANTY PERIOD	5	5
WARRANTY PERIOD (HOURS)	50,000	50,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
WARRANTY PERIOD (LUMENS)	100,000	100,000
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PROJECT SIGNAGE

SCALE: NTS



SCALE: 1/8"=1'



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IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA

REFINED GARDENS

DESIGN - BUILD - MAINTAIN

7147 EAST RANCHO VISTA DRIVE SUITE 121
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480 588 7166 REFINEDGARDENS.COM

DATE

MAY 2016

REVISIONS

DRAWING:

LIGHTING PLAN

SHEET

L4.0 of 5



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

GO GREEN

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

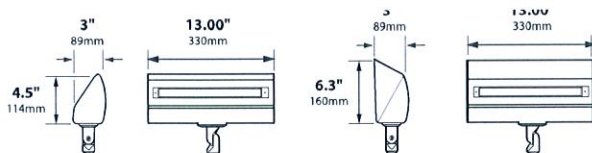


ORDERING INFORMATION

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.

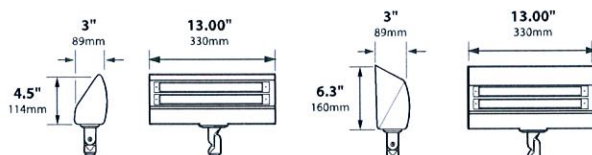
BEAM/GLARE CONTROL ACCESSORIES

-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

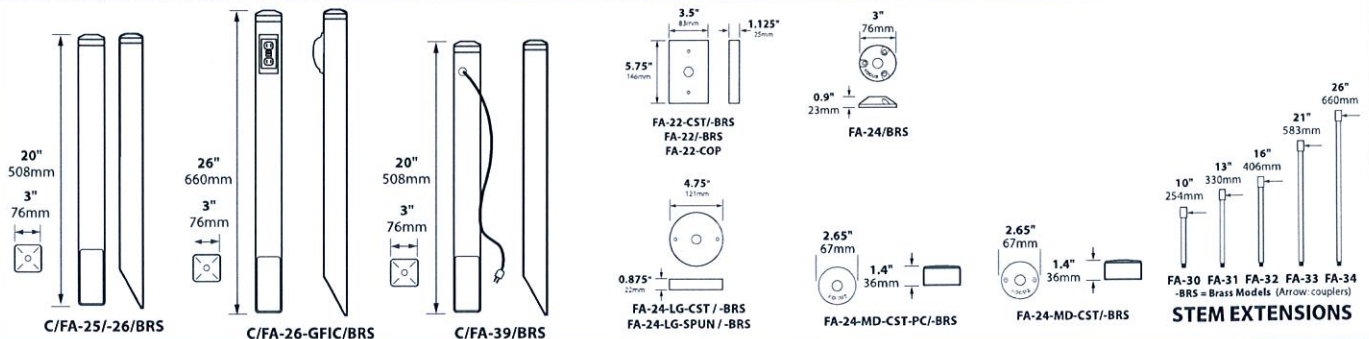
BRASS & COPPER ONLY



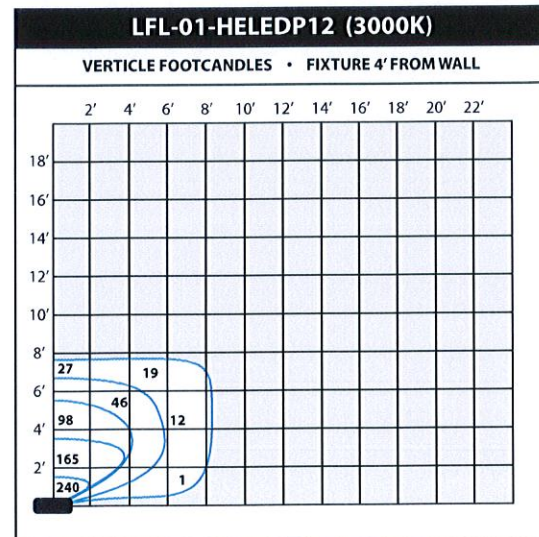
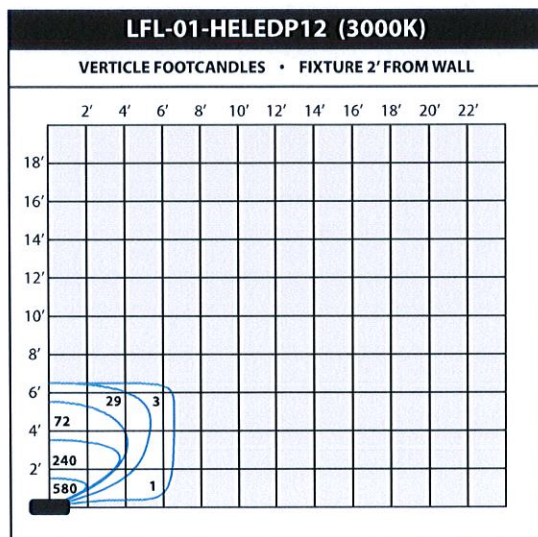
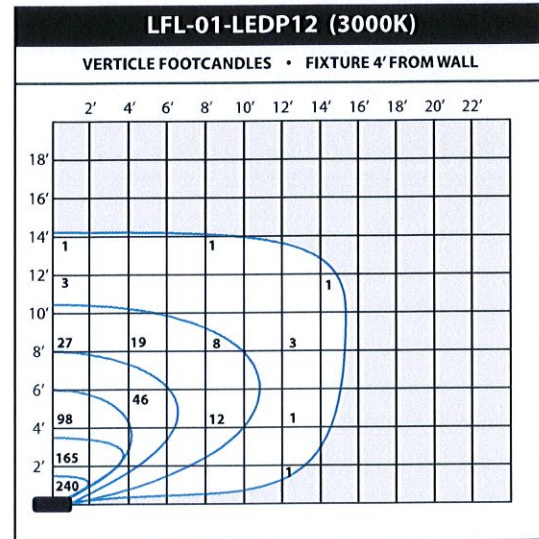
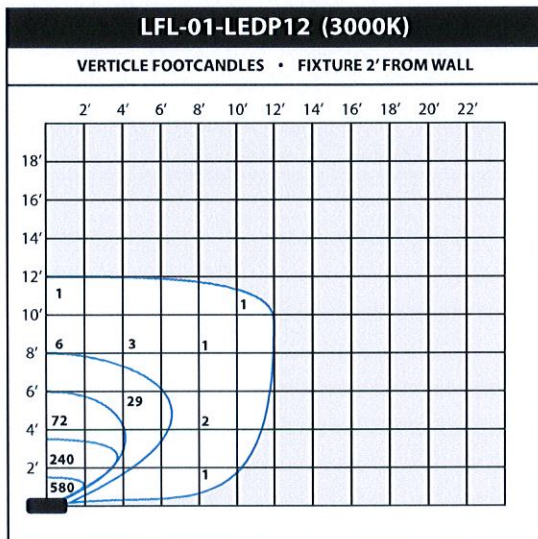
LED FLOOD LIGHTS LFL-01-LEDP12 / LFL-01-LEDP24 SERIES

TYPE

MOUNTING ACCESSORIES



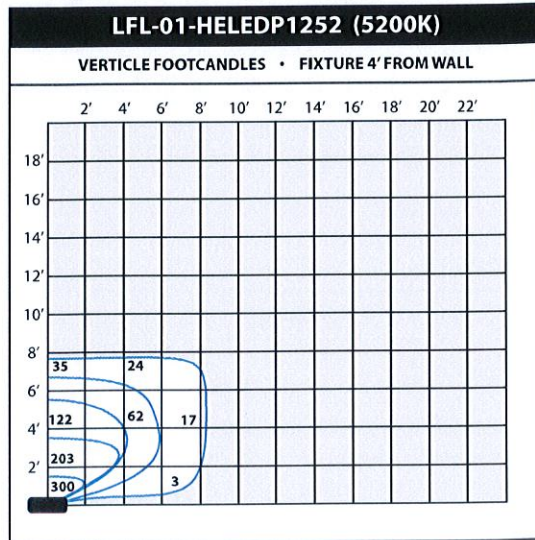
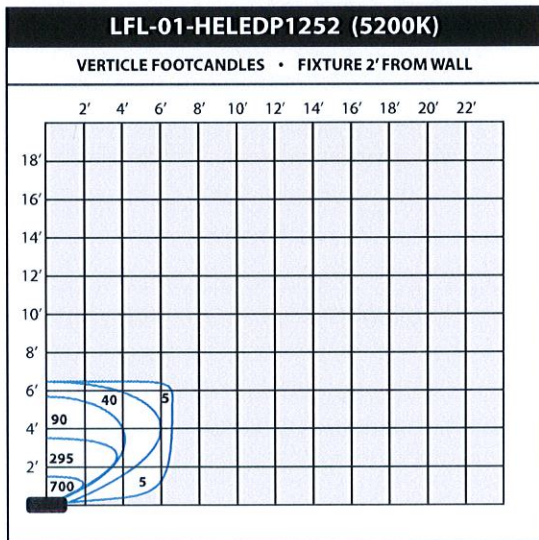
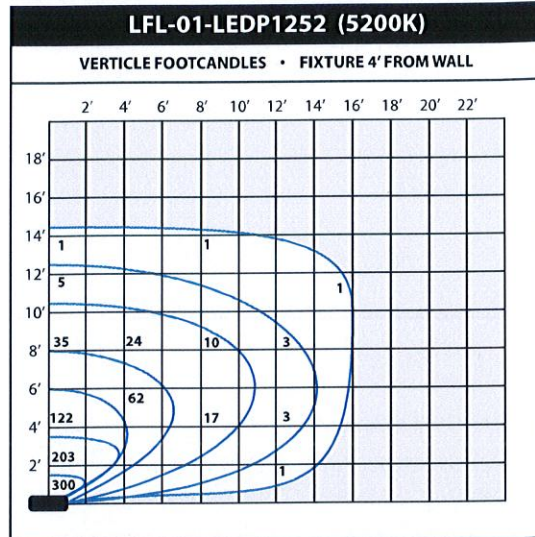
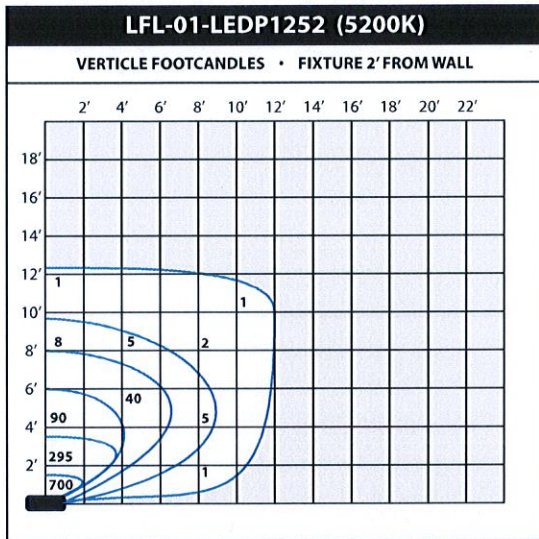
LIGHT DISTRIBUTIONS AND PHOTOMETRICS

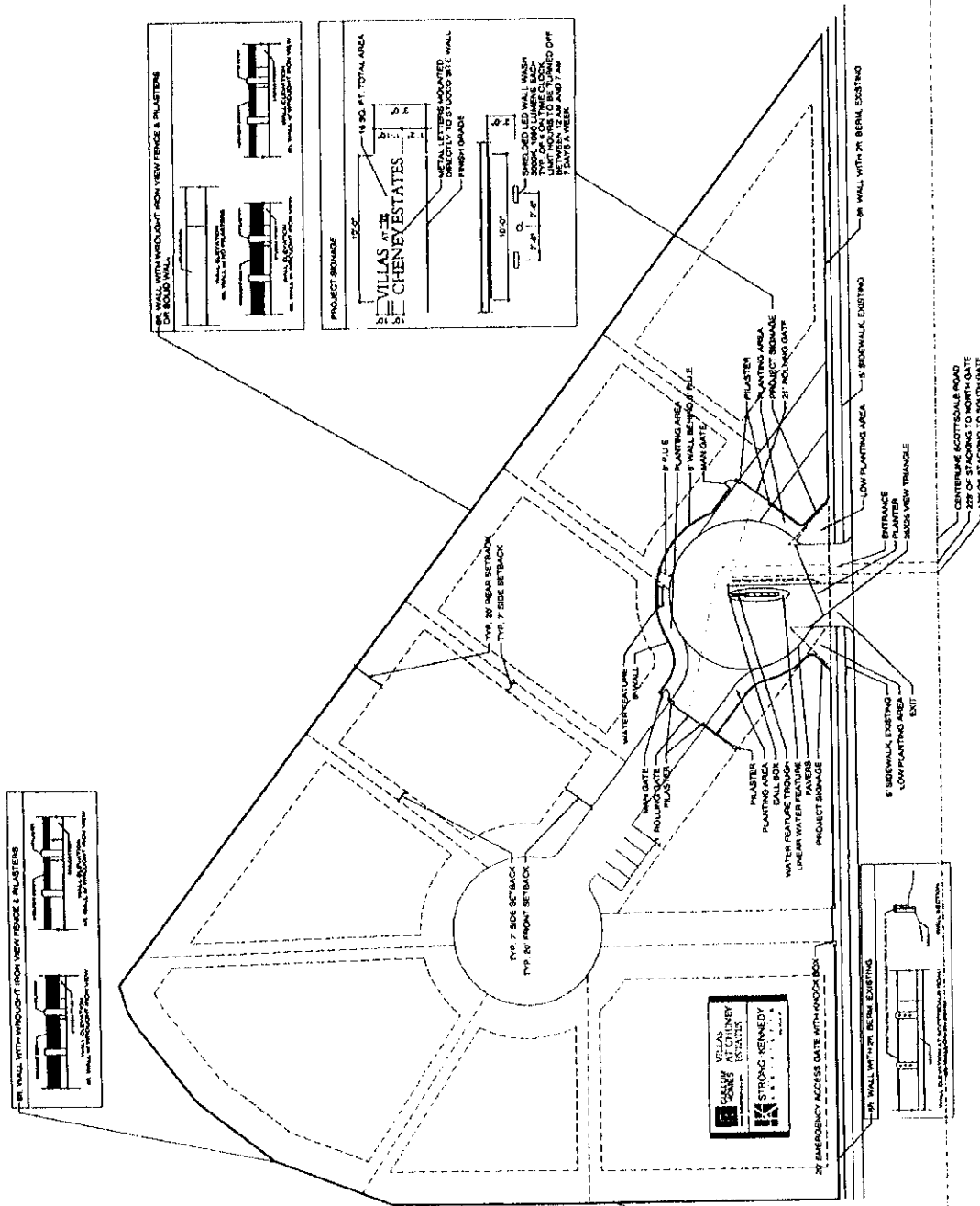




LED FLOOD LIGHTS LFL-01-LEDP12 / LFL-01-LEDP24 SERIES

TYPE



[illegible]

(U) (FOUO) (S)
10-07-ALB-97-06-01 (CPY 44813)

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 07-10-2001 BY 60322 UCBAW

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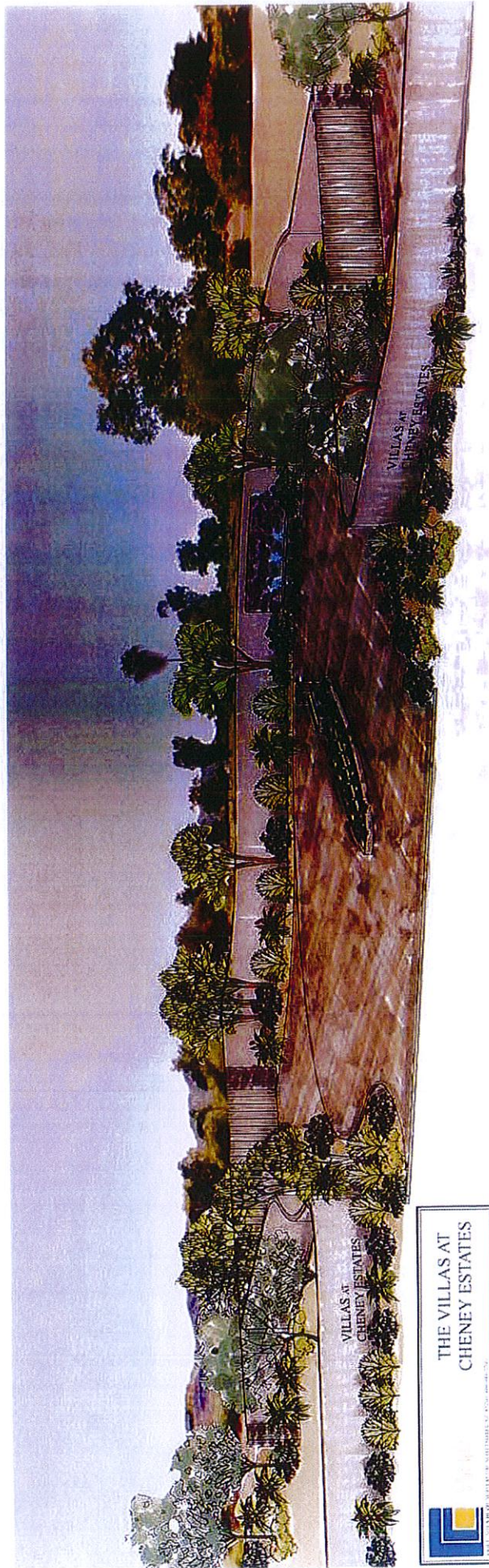
2

3

4

OR SOLID WALL WITH NO MASTER

SMALLER MASTER
AND SMALLER MASTER



VILLAS AT
CHENEY ESTATES

THE VILLAS AT
CHENEY ESTATES



THE VILLAS AT CHENEY ESTATES, LLC, 10000 10TH AVENUE, SUITE 100, DENVER, CO 80231

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	