

**NOTES**

- 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
- 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.
- 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.
- 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.
- 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.
- 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.

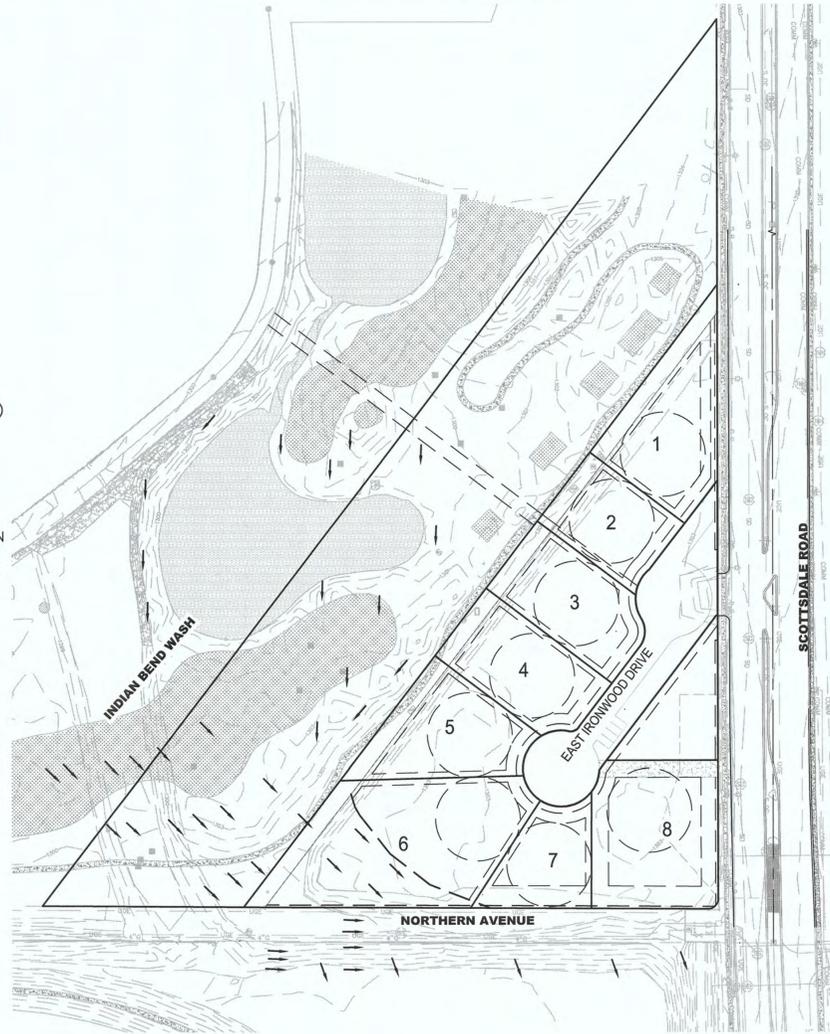
**SITE DATA**

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.

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	12,000 SQ. FT.
MIN. LOT WIDTH	100'

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

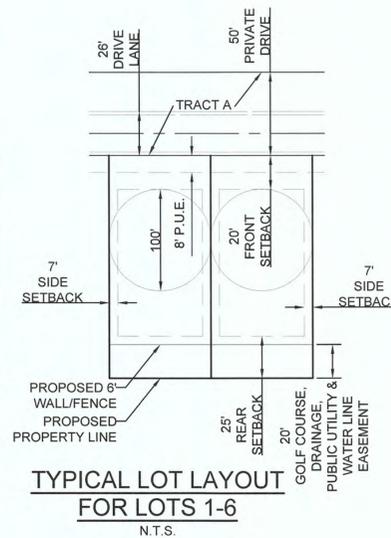


**KEY MAP**  
(NOT-TO-SCALE)

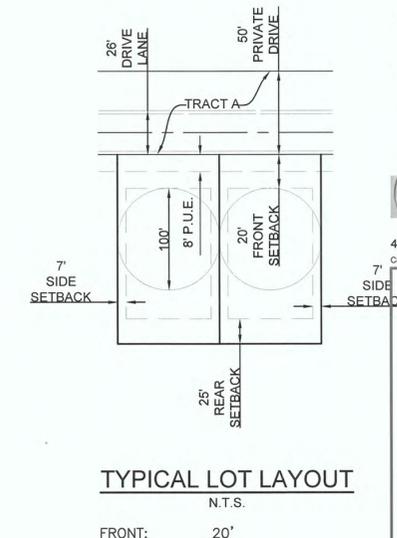
SITE SUMMARY TABLE	
PROPOSED ZONING	R-43-CP (CLUSTER PLAN)
GROSS AREA (SQ. FT.) ACRES	419,740 9.636
LOCAL ROADWAYS (SQ. FT.) ACRES	25,883 0.594
**NET AREA (SQ. FT.) ACRES	393,857 9.042
ASSESSORS PARCEL NUMBER (APN#)	174-36-002X / 174-36-188A
MIN LOT WIDTH / MIN LOT AREA	100'/10,000 SF
MINIMUM LOT AREA PROVIDED	12,581
TOTAL NUMBER OF LOTS	8
TOTAL NUMBER OF TRACTS	4
DENSITY PROVIDED PER GROSS AREA	0.830 DU/AC
** NET AREA IS GROSS AREA MINUS PRIVATE ROADWAYS	

LOT AREA TABLE	
LOT #	SQUARE FT
1	21,941
2	14,443
3	17,866
4	18,116
5	19,360
6	39,362
7	12,794
8	25,921
TOTAL	169,803

TRACTS	AREA ACRES	S.F.	DESCRIPTION
A	0.59	25,883	PRIVATE DRIVE/EASEMENT FOR PUBLIC & PRIVATE UTILITIES & EASEMENT FOR EMERGENCY & SERVICE TYPE VEHICLES
B	0.26	11,417	OPEN SPACE / LANDSCAPE TRACT / STORM WATER RETENTION
C	4.88	212,648	GOLF COURSE/DRAINAGE /WATER LINE AND PUBLIC UTILITY EASEMENT
TOTAL	5.74	249,948	



**TYPICAL LOT LAYOUT FOR LOTS 1-6**  
N.T.S.



**TYPICAL LOT LAYOUT**  
N.T.S.

FRONT: 20'  
SIDE: 7'  
CORNER 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.

SANTO TOMAS SCI 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**

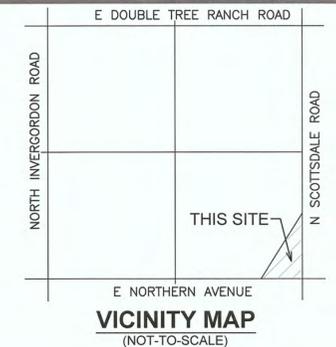
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**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 0.831 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

- 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: 6/22/2017

# PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

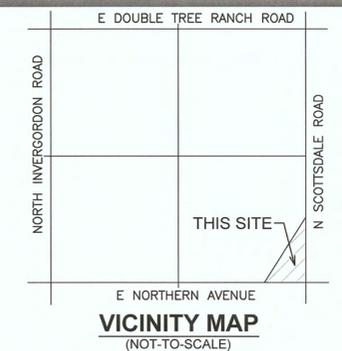
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## LEGEND

- 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

## 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



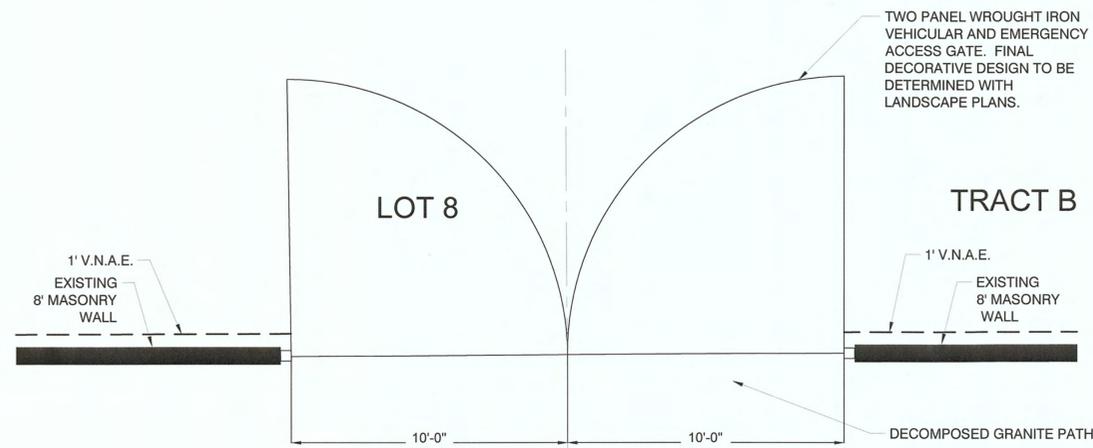
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**SHEET**  
02 OF 03

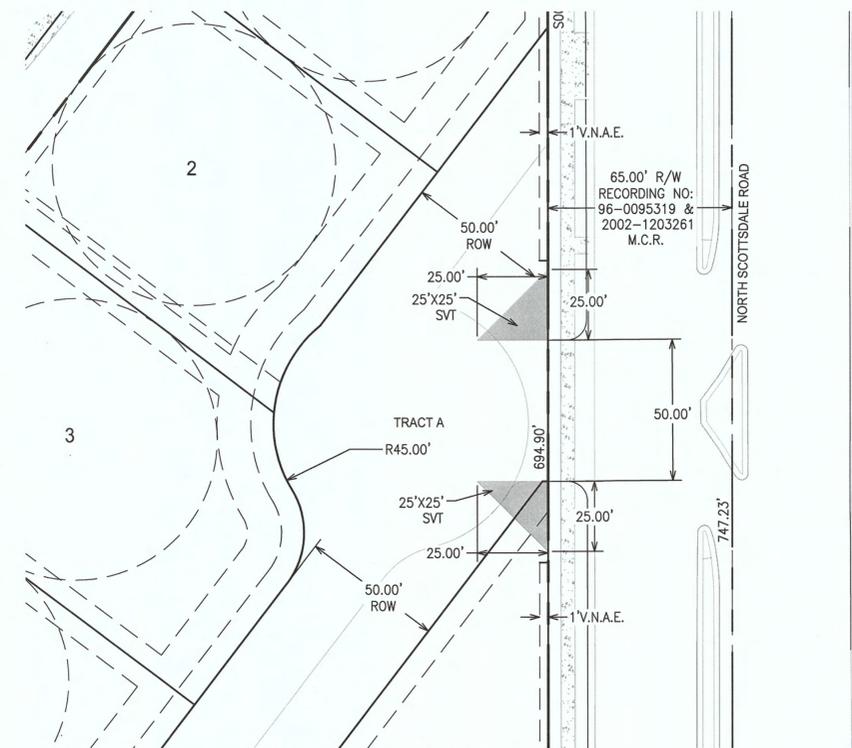
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DATE: 6/22/2017



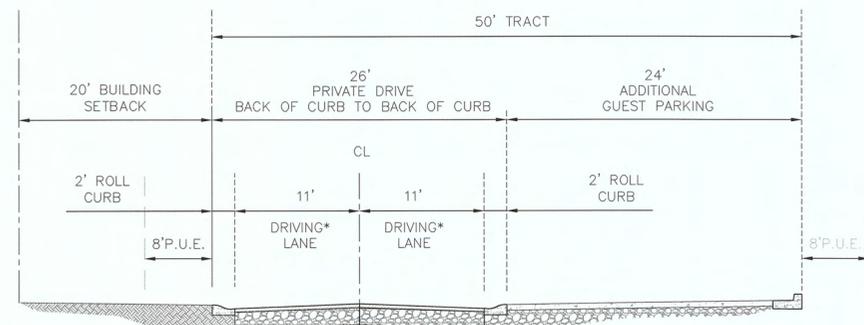
**1** FIRE LANE GATE PLAN - ACCESS FROM SCOTTSDALE ROAD

1/4" = 1'-0"



**SITE VISIBILITY TRIANGLE DETAIL**

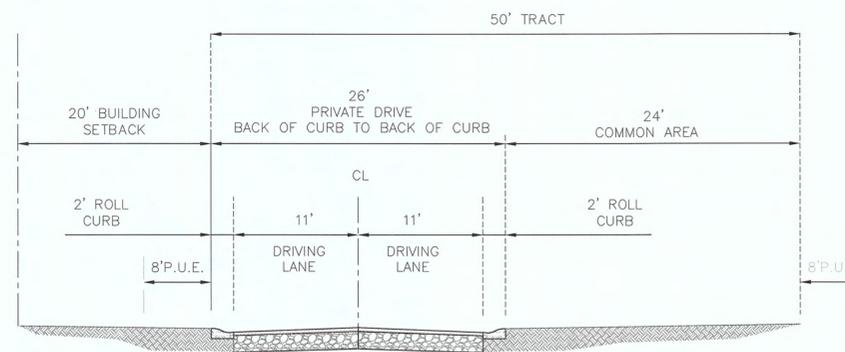
SCALE: 1"=30'



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

N.T.S.

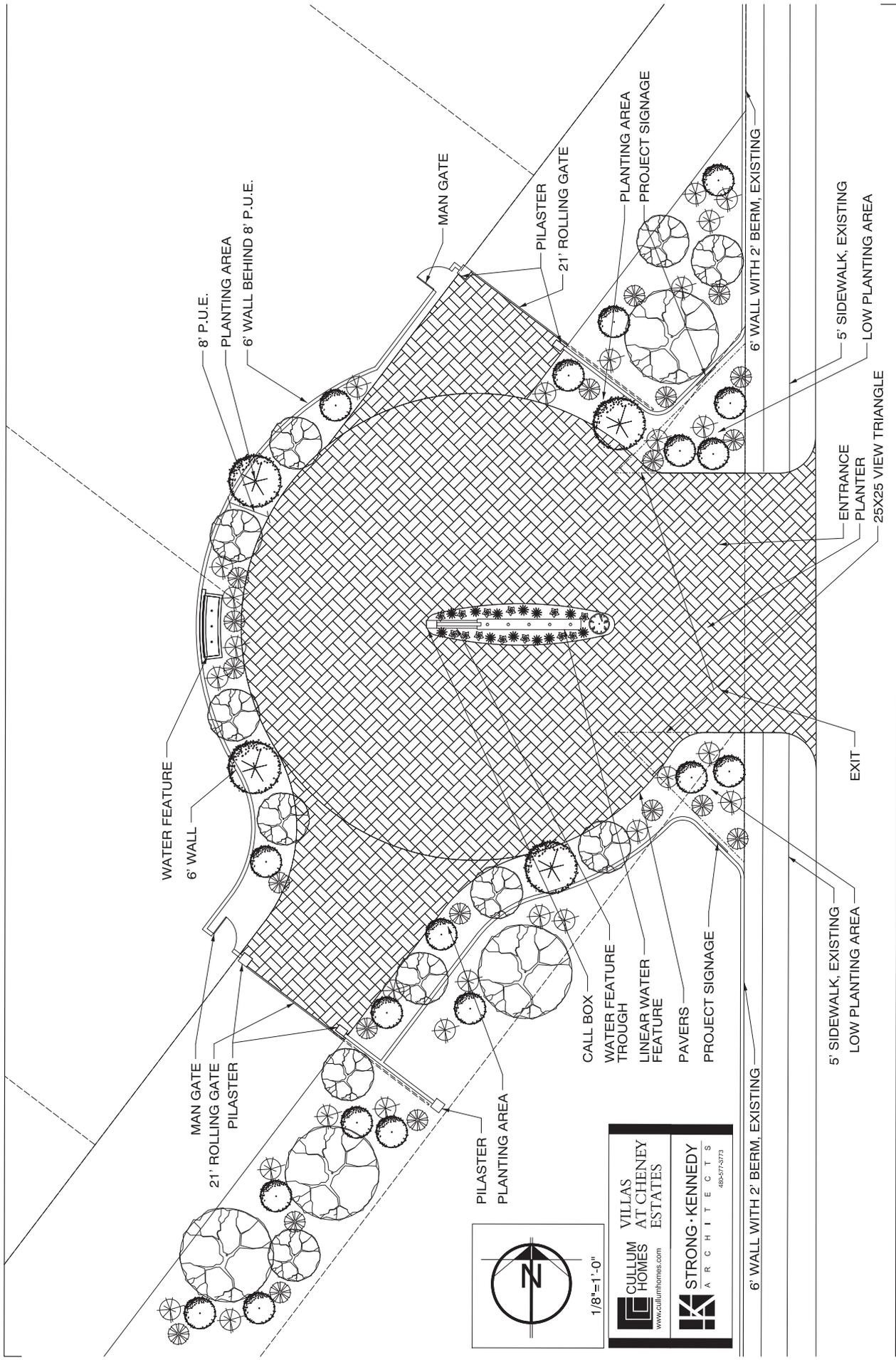
\* THERE ARE NO ON-STREET PARKING RESTRICTIONS



**LOCAL PRIVATE ROAD  
(ROLL CURB)**

N.T.S.





**VILLAS AT CHENEY ESTATES**  
 CULLUM HOMES  
 www.cullumhomes.com

**STRONG · KENNEDY ARCHITECTS**  
 485-577-3773

6' WALL WITH 2' BERM, EXISTING  
 5' SIDEWALK, EXISTING  
 LOW PLANTING AREA  
 EXIT  
 ENTRANCE PLANTER  
 25X25 VIEW TRIANGLE  
 5' SIDEWALK, EXISTING  
 LOW PLANTING AREA  
 6' WALL WITH 2' BERM, EXISTING  
 PLANTING AREA  
 PROJECT SIGNAGE  
 21' ROLLING GATE  
 PILASTER  
 MAN GATE  
 6' WALL  
 WATER FEATURE  
 8' P.U.E.  
 PLANTING AREA  
 6' WALL BEHIND 8' P.U.E.  
 MAN GATE  
 PILASTER  
 21' ROLLING GATE  
 PLANTING AREA  
 CALL BOX  
 WATER FEATURE THROUGH LINEAR WATER FEATURE  
 PAVERS  
 PROJECT SIGNAGE  
 EXIT  
 25X25 VIEW TRIANGLE  
 ENTRANCE PLANTER  
 5' SIDEWALK, EXISTING  
 LOW PLANTING AREA  
 5' SIDEWALK, EXISTING  
 LOW PLANTING AREA





VILLAS AT  
CHENEY ESTATES

THE VILLAS AT  
CHENEY ESTATES



1400 E. WILSON AVENUE, SUITE 1000, SCOTTSDALE, AZ 85261-4802-2700