

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 B 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:

NAME OF OWNER(S) _____ AS LEGAL
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

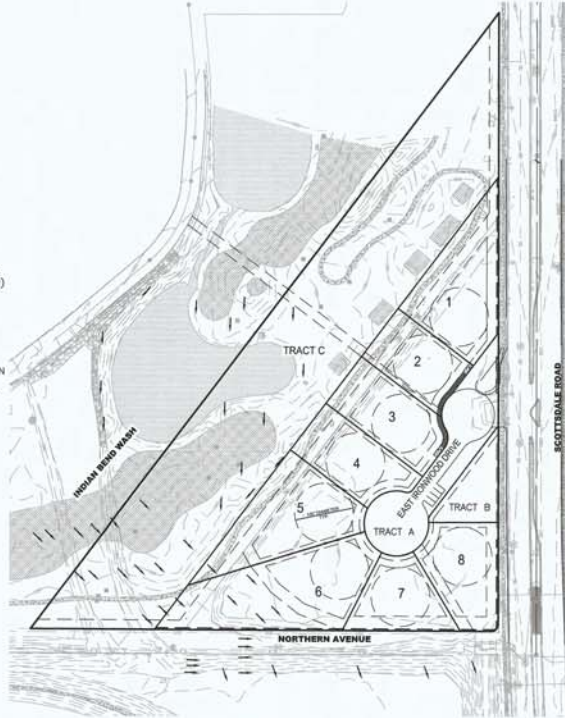
EXISTING ZONING R-43
PROPOSED ZONING R-43 CP (CLUSTER PLAN)
GROSS AREA 9.636 AC.
TOTAL UNITS 8

*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 (SQ. FT.)
1	28,513
2	16,948
3	20,200
4	18,586
5	29,300
6	38,865
7	18,813
8	22,330
TOTAL	188,175

REGULATION		R-43-CP (CLUSTER PLAN)
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.
A	0.63	27,492
B	0.24	10,329
C	4.42	192,745
TOTAL	5.29	230,566

SITE SUMMARY TABLE	
PROPOSED ZONING	R-43-CP (CLUSTER PLAN)
GROSS AREA (SQ. FT.) ACRES	419,740 9.636
LOCAL ROADWAYS (SQ. FT.) ACRES	28,883 0.664
"NET" AREA (SQ. FT.) ACRES	390,857 0.902
ASSESSORS PARCEL NUMBER (APN) AND PART OF	174-38-002X / 174-38-188A
MIN. LOT WIDTH / MIN. LOT AREA	100' / 16,500
MIN. LOT AREA PROVIDED	16,548
TOTAL NUMBER OF UNITS	8
TOTAL NUMBER OF TRACTS	3
DENSITY PROVIDED PER GROSS	0.833 (DU/AC)
*NET AREA IS GROSS AREA MINUS PRIVATE ROADWAYS	

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

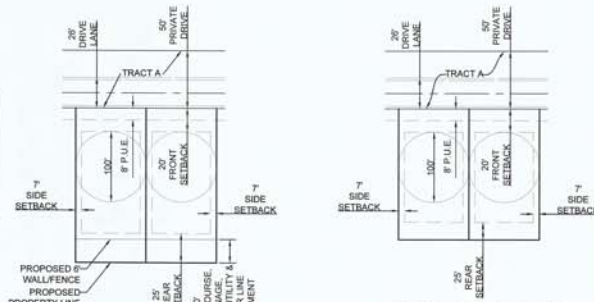
TOWN ENGINEER

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



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'

PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

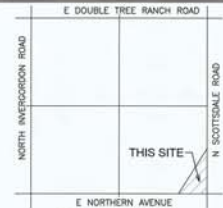
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER
TOWN TRIANGLE, LLC
7070 E 5436 EAST LAFAYETTE 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) 285-8788
CONTACT: FRED FLEET, P.E.

DEVELOPER
GEOFFREY H. EDMUNDS & ASSOCIATES, INC.
7070 E FOOTHILLS DRIVE
PARADISE VALLEY, AZ 85253
PHONE: (480) 315-8708
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 R-43-CP (CLUSTER PLAN).

UTILITIES

- TELEPHONE - CENTURY LINK
- ELECTRIC SEWER - ARIZONA PUBLIC SERVICE COMPANY
- WATER - TOWN OF PARADISE VALLEY
- FIRE - THE BERNEIL WATER CO.
- POLICE - TOWN OF PARADISE VALLEY
- GAS - TOWN OF PARADISE VALLEY
- CABLE TELEVISION - SOUTHWEST GAS
- 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 2426-1) 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 602.264.8831 - fax 602.264.0628 - www.cvl.com

City Engineering - Water Systems - Irrigation Planning - Land Planning - Design - Land Survey - Environmental - Construction Management



SHEET
01 OF 03

1-01-02881-01

DATE: 8/31/2017

PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

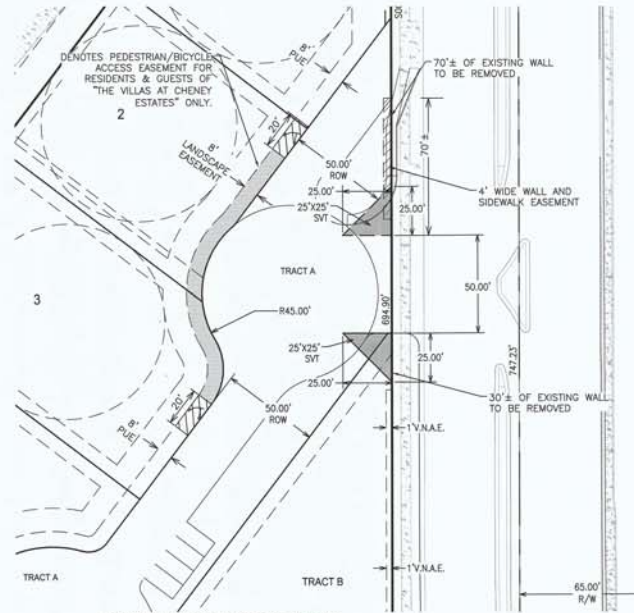
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

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

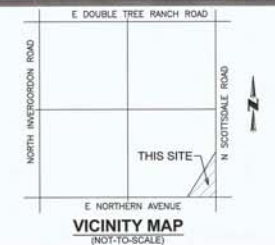
OWNER
FOLKMAN PROPERTIES, LLC
2422 E PALO VERDE DR
PHOENIX, AZ 85016

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4788
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



SITE VISIBILITY TRIANGLE DETAIL
SCALE: 1"=30'

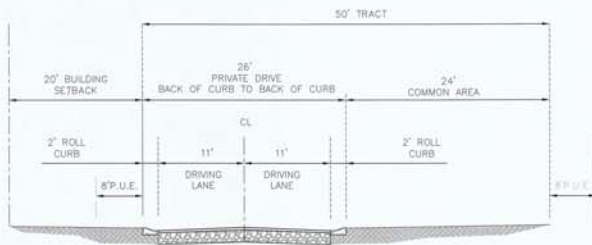
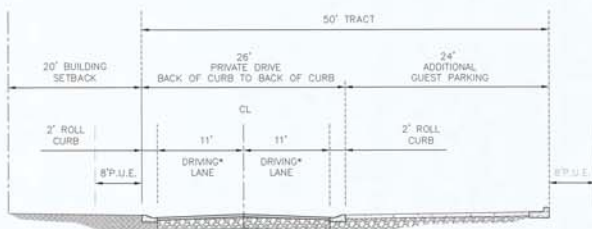


LEGEND

	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

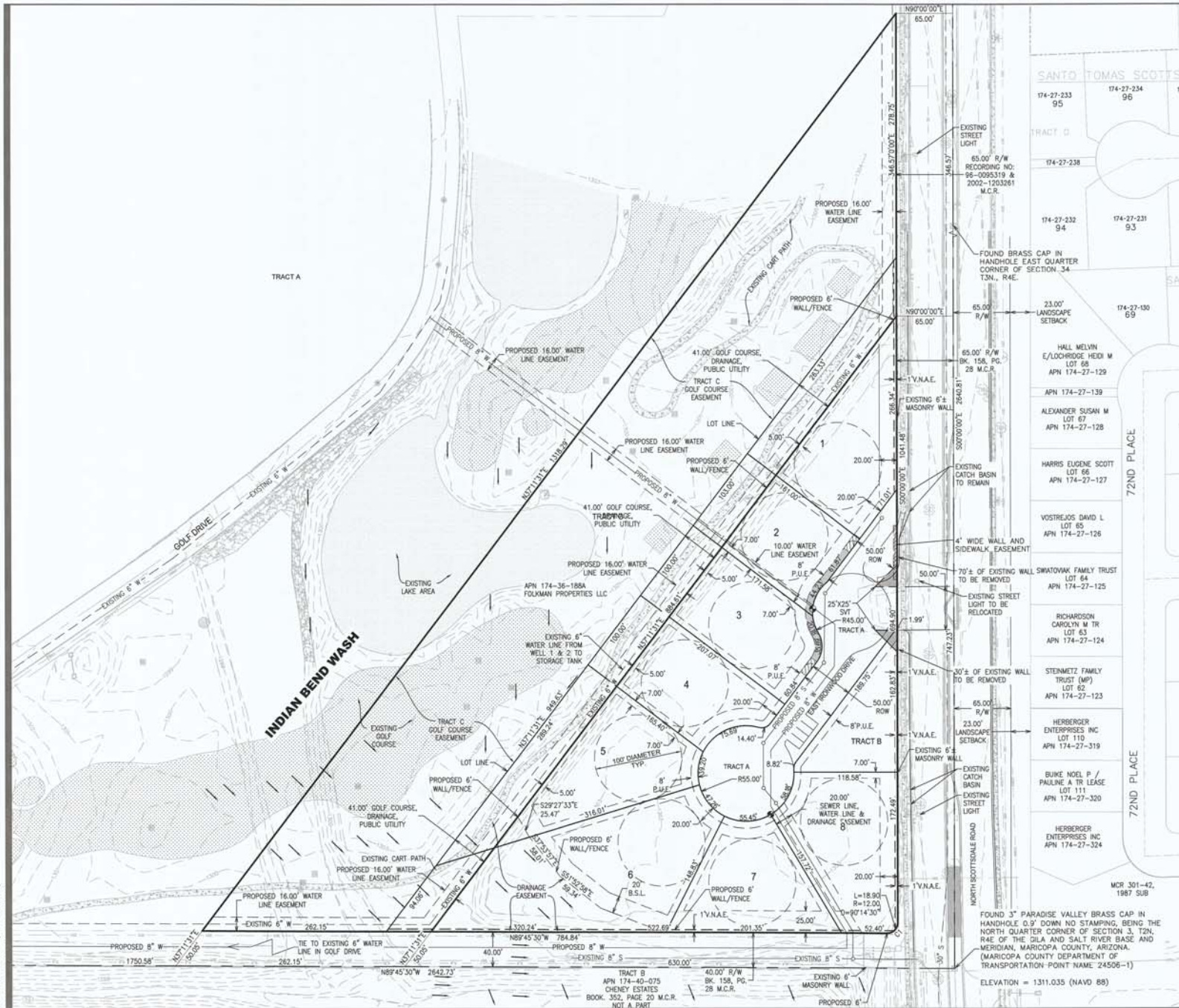
SHEET 01 - COVER SHEET / NOTES / KEY MAP / SITE DATA TABLE / TRACT TABLE / TYPICAL LOT DETAIL
SHEET 02 - SITE DISTANCE TRIANGLE EASEMENT DETAIL / CROSS SECTION DETAILS / EMERGENCY ACCESS GATE DETAIL
SHEET 03 - SITE PLAN



CVL CONSULTANTS, INC.
4550 N. 12th Street, Phoenix, AZ 85014, phone 602.284.6831 fax 602.284.0928 www.cvl.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



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 LAFAYETTE BLVD PHOENIX, AZ 85015 CONTACT: JARRETT JARVIS	OWNER FOLKMAN PROPERTIES, LLC 2422 E PALO VERDE DR PHOENIX, AZ 85015
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) 315-0700 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

CVL CONSULTANTS, INC.
4550 N. 12th Street, Phoenix, AZ 85014 • phone: 602.254.8631, fax: 602.254.0928, www.cvl.com
Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Survey, Land Survey, Landmark Arbitration, Construction Management



SHEET 03 OF 03

1-01-02881-01
DATE: 8/31/2017

W:\0102881\CAD\DWG\174-27-233\174-27-233.PLT PLAT 03.dwg