

PRELIMINARY PLAT FOR THE VILLAS AT CHENEY ESTATES

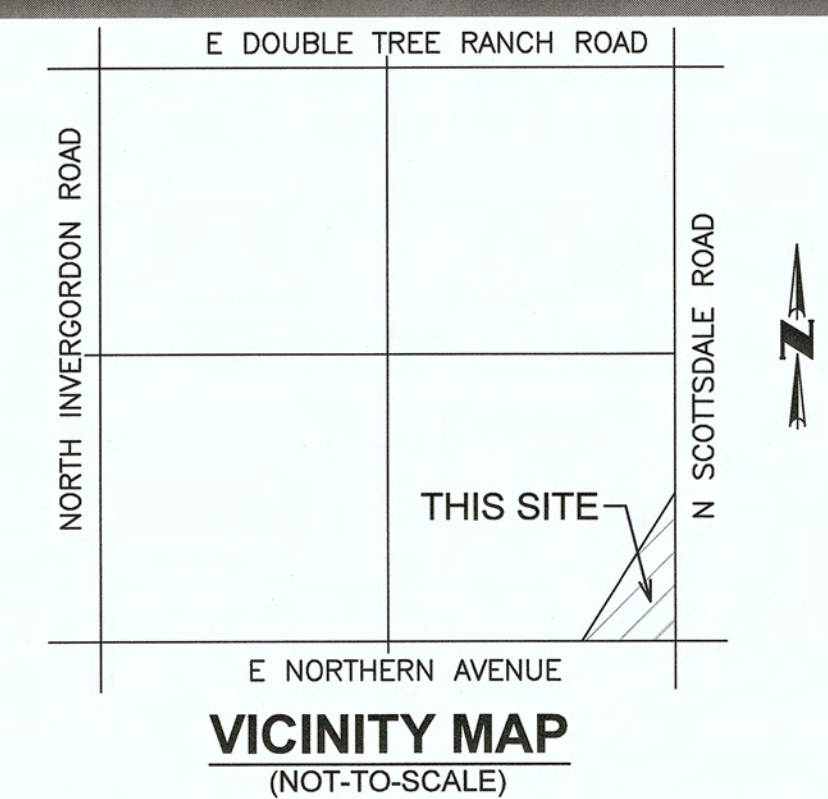
A PORTION OF LAND LOCATED IN SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

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



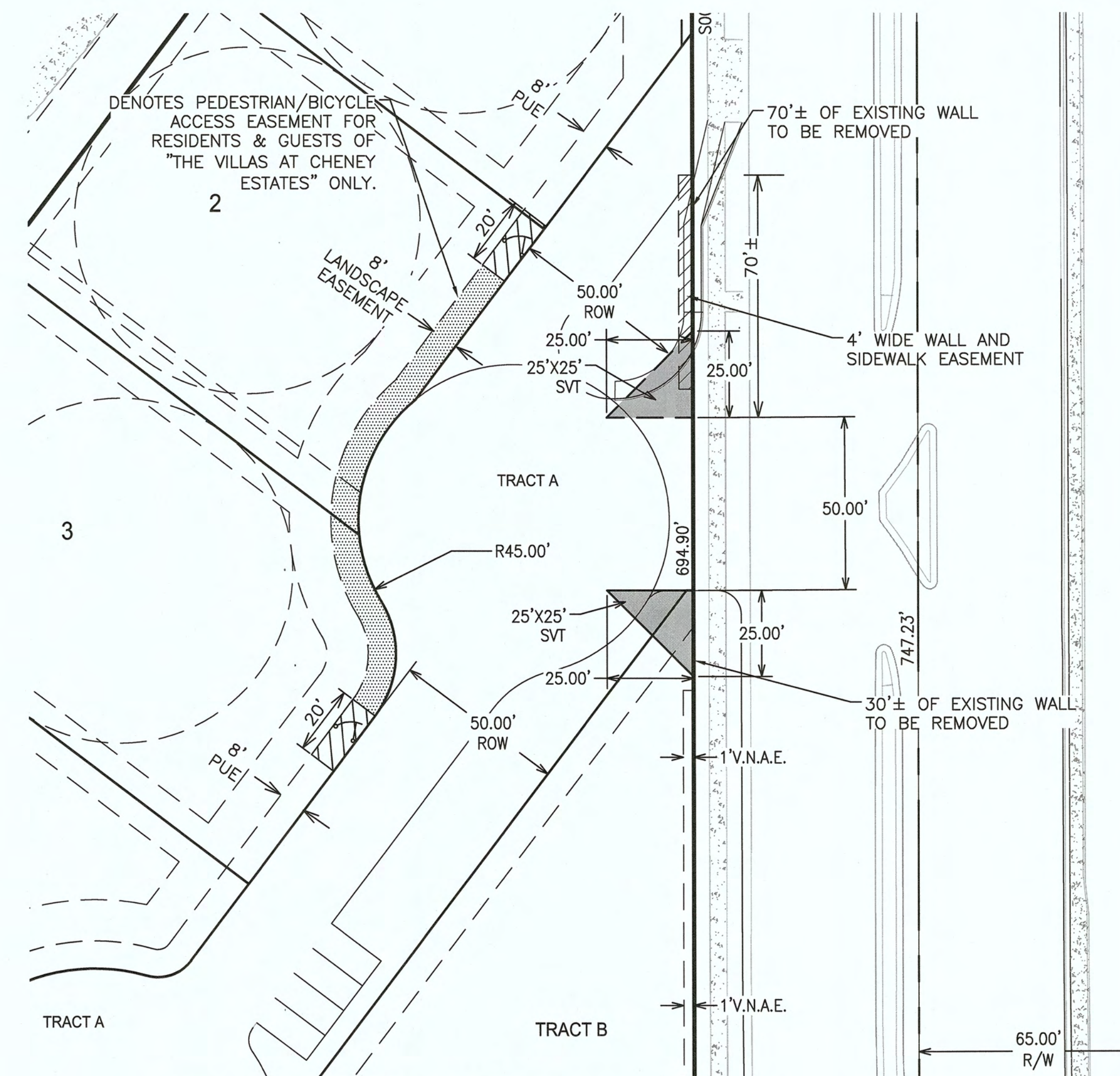
4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET
02 OF 03

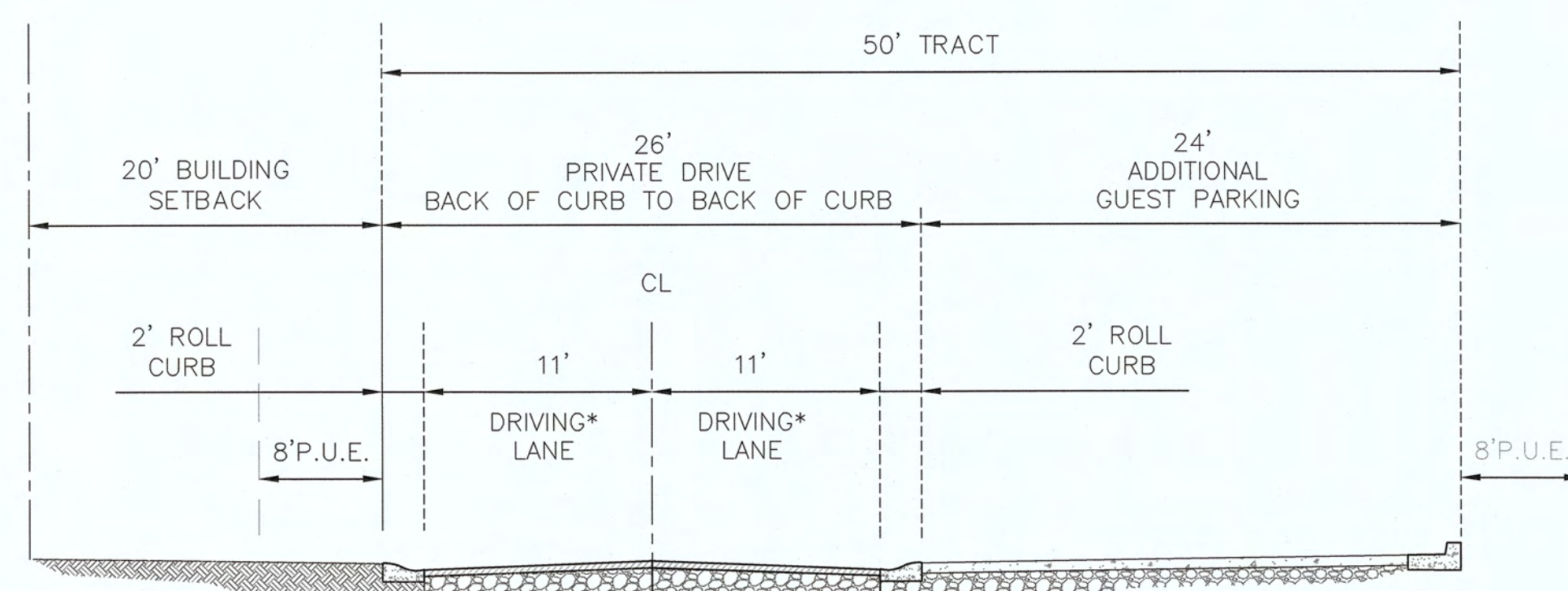
1-01-02881-01

DATE: 8/31/2017



SITE VISIBILITY TRIANGLE DETAIL

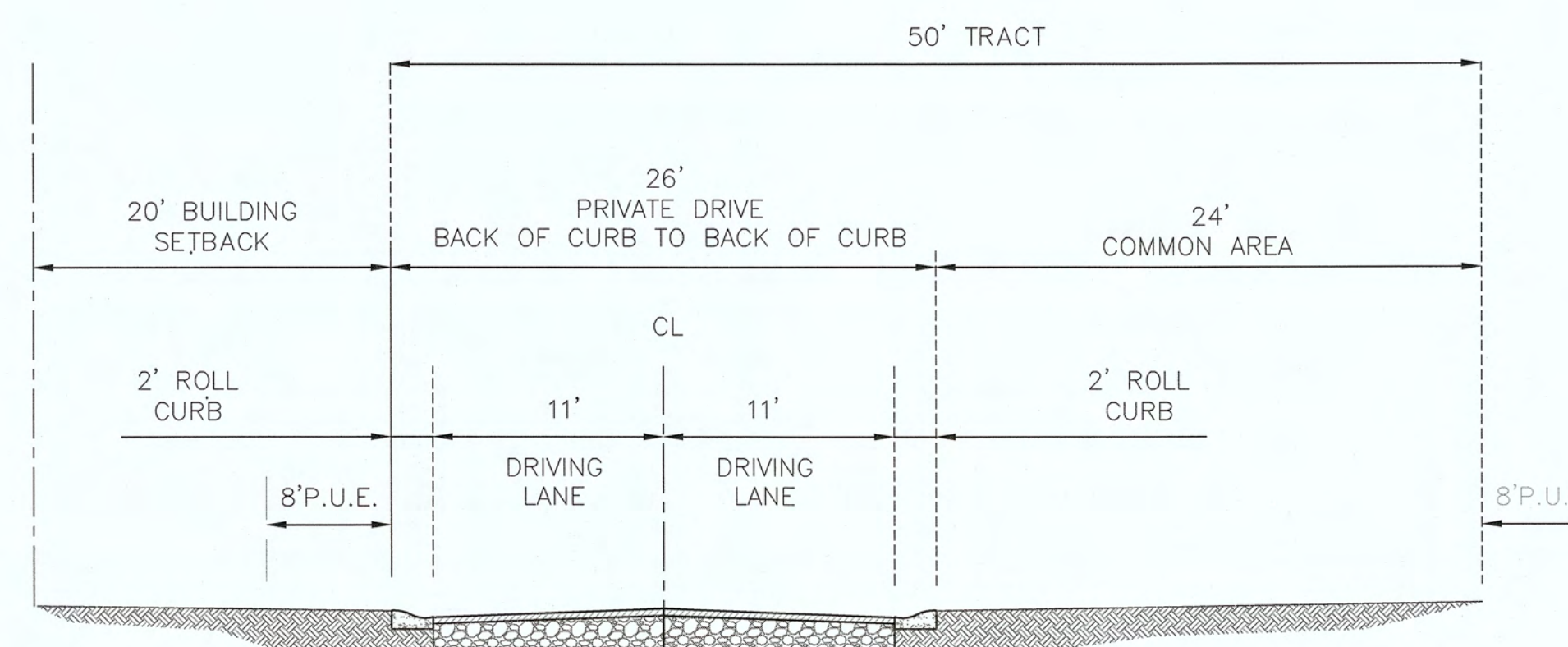
SCALE: 1"=30'



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

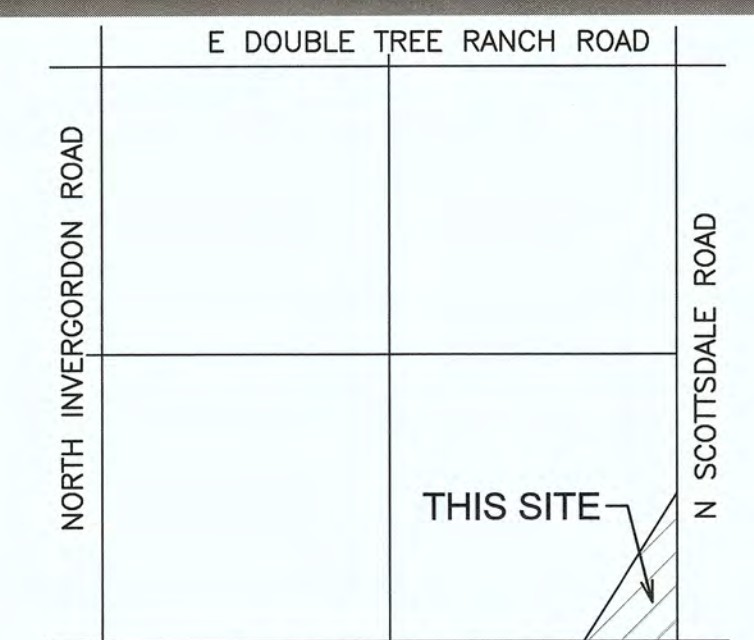
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VICINITY MAP
(NOT-TO-SCALE)

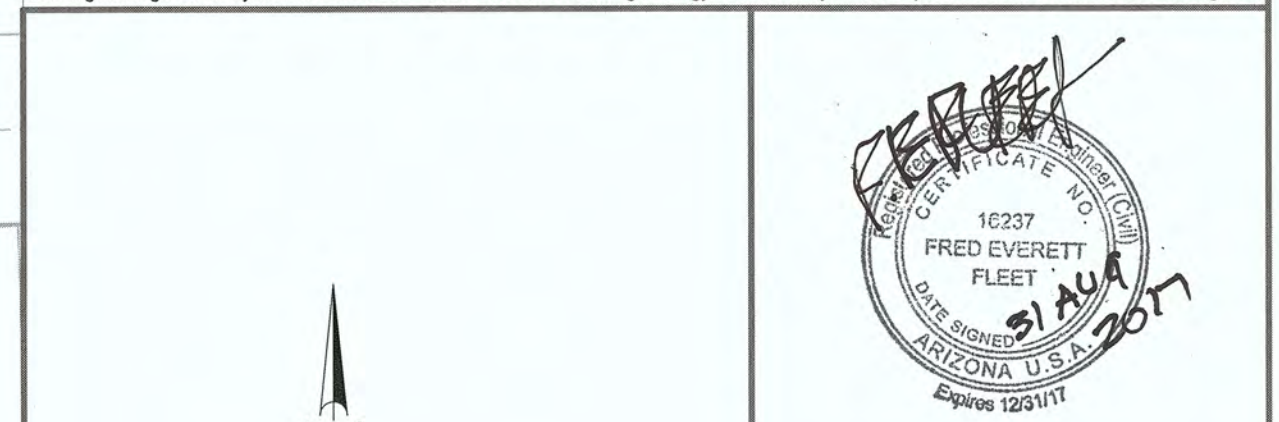
LEGEND

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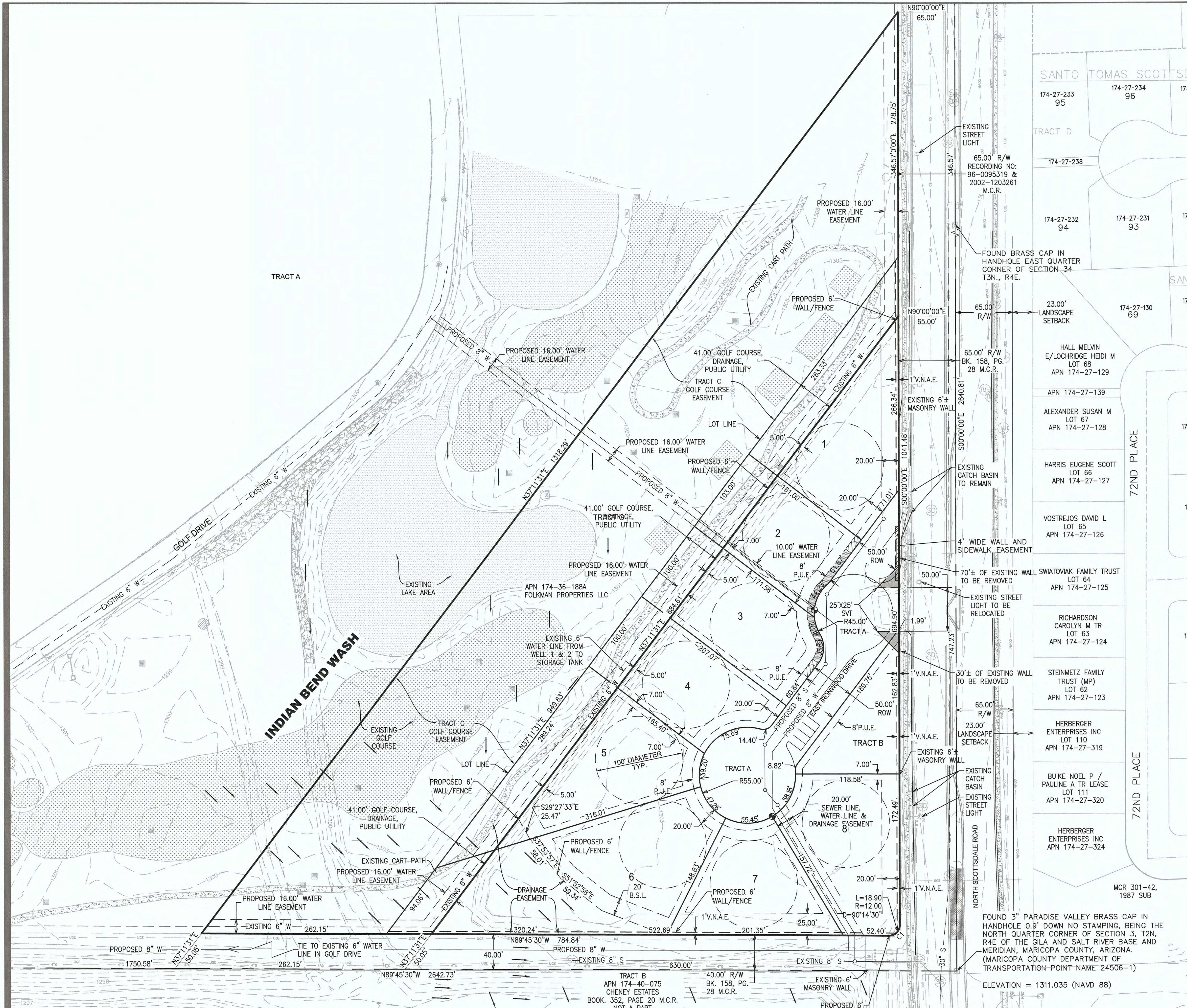
SHEET INDEX

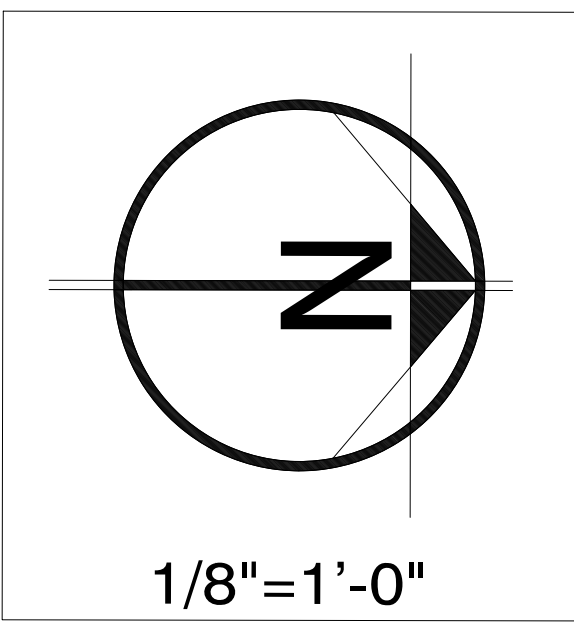
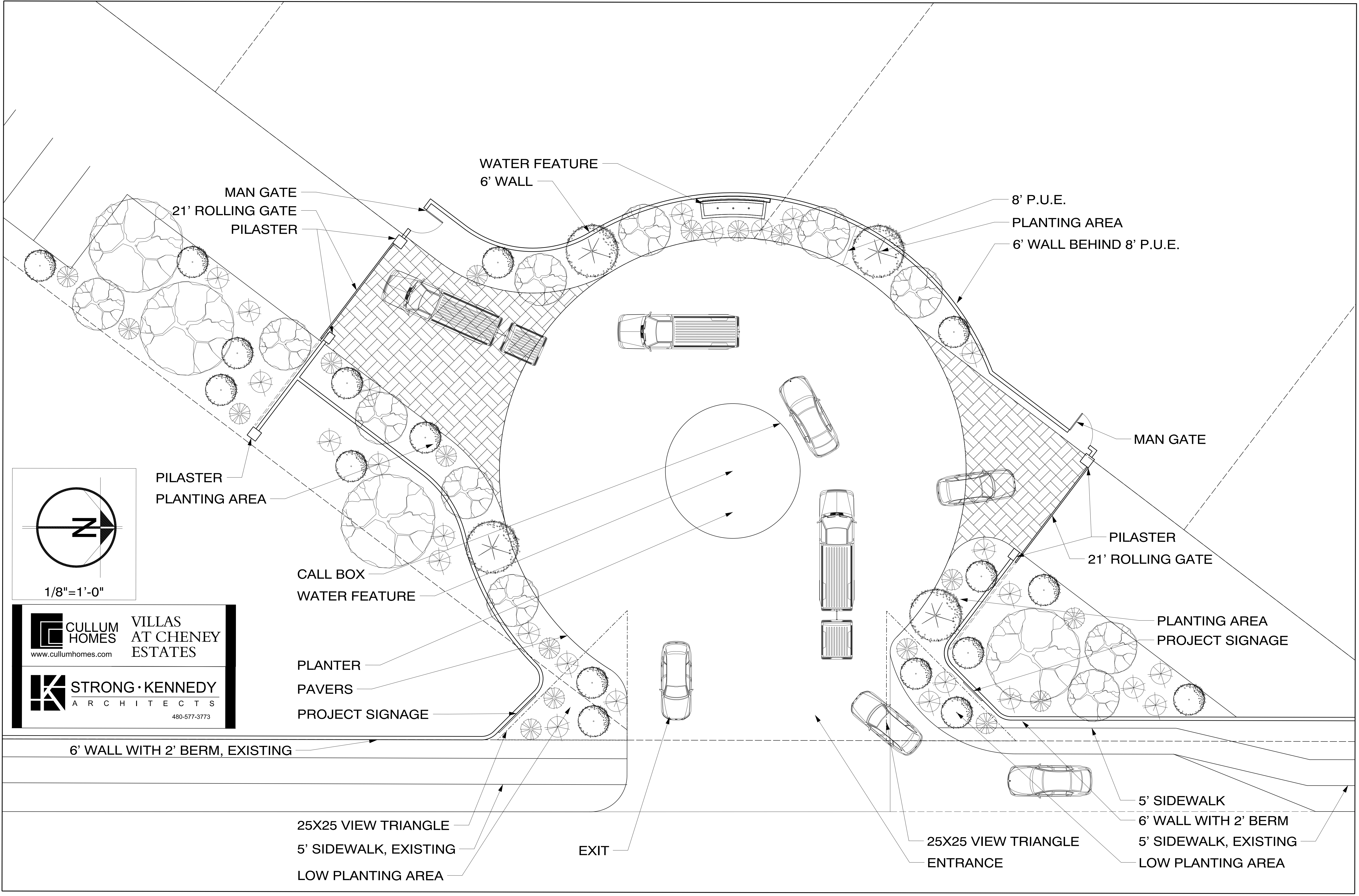
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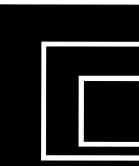
CVL
CONSULTANTS
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SHEET
03 OF 03
1-01-02881-01
DATE: 8/31/2017





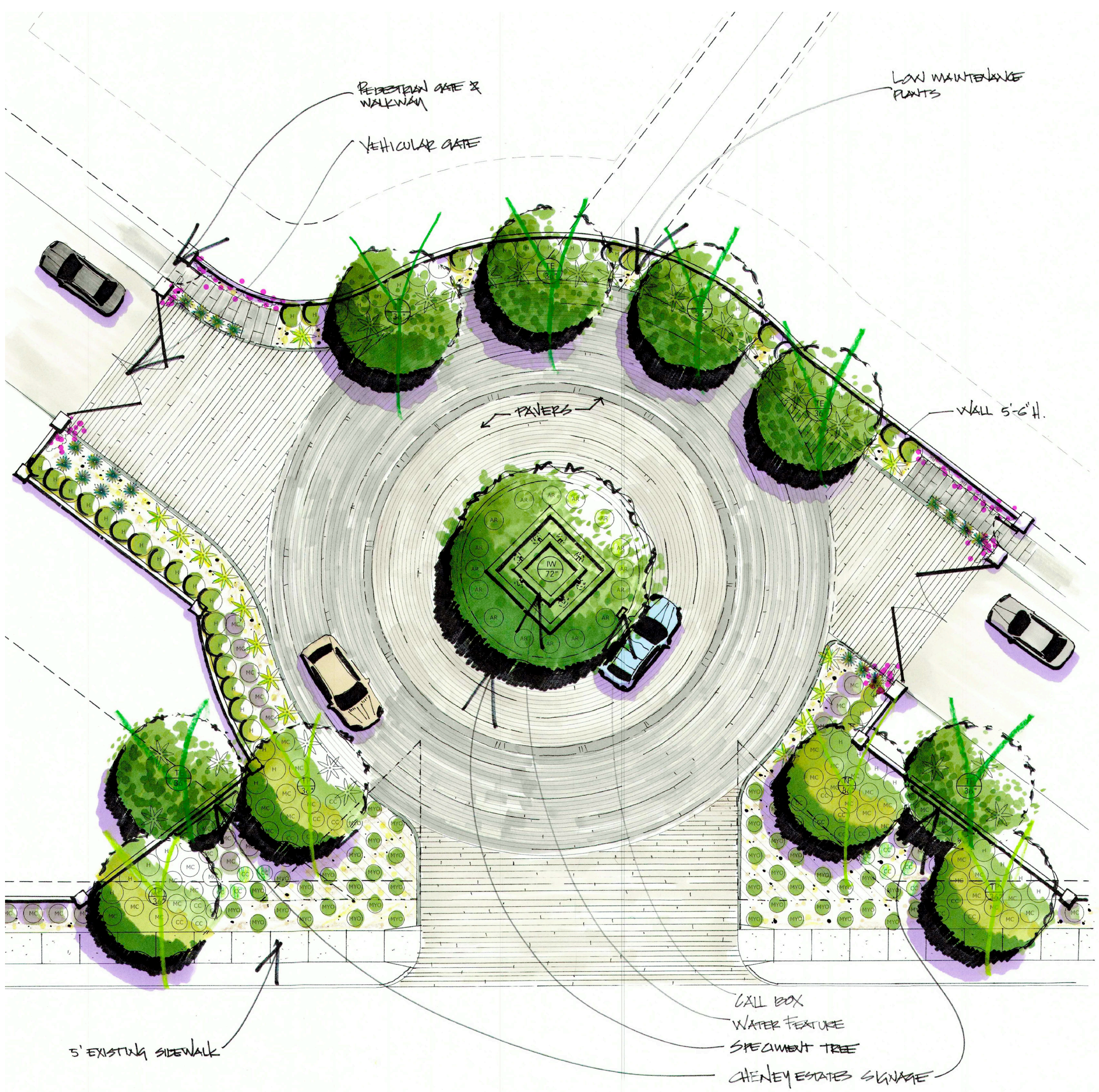


CULLUM HOMES
www.cullumhomes.com

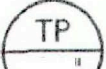
VILLAS AT CHENEY ESTATES



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	
 IW	Olneya tesota	Ironwood	BOX	
AGAVE				
 Agave weberii	Agave weberii	Weber's Agave	gallon	
 Agave victoriae-reginae	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	
GROUNDCOVER				
 MYO	Myoporum parvifolium	Myoporum	gallon	
 AR	Acacia redolens	Desert Carpet Acacia Trailing Acacia	gallon	
VINES				
 Bougainvillea 'Barbara Karst'	Bougainvillea 'Barbara Karst'	Bougainvillea	gallon	

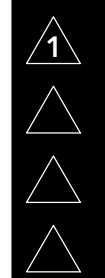
IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



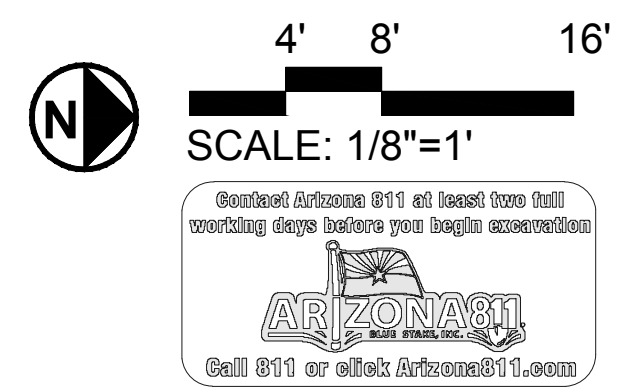
7147 EAST RANCHO VISTA DRIVE SUITE 121
SCOTTSDALE, AZ 85251
480.588.7166 REFINEDGARDENS.COM

DATE
MAY 2016
REVISIONS

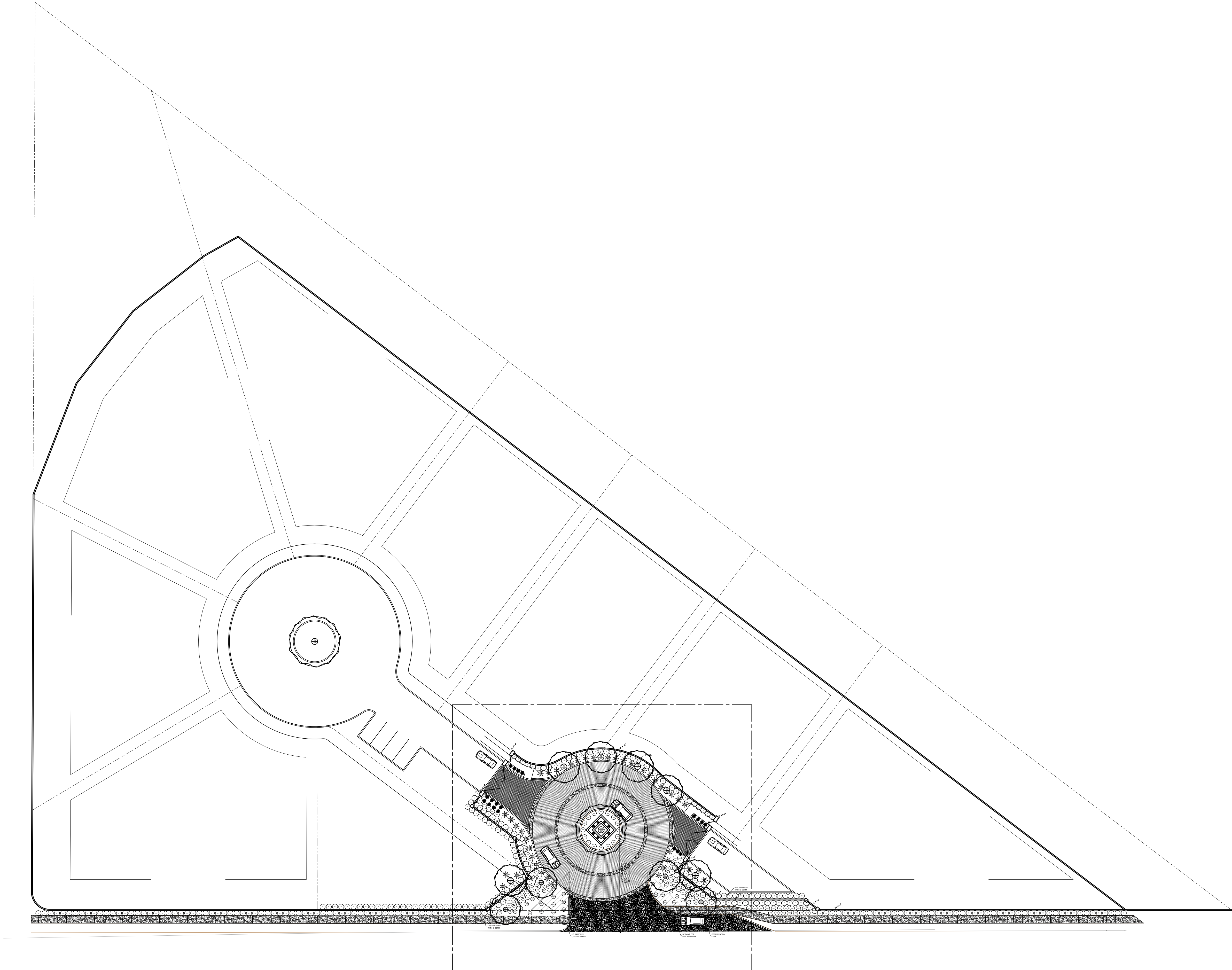


DRAWING:
CONCEPT PLAN
SHEET

L-0-0 of 1



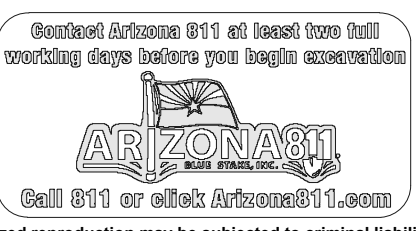
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16' 32' 64'

SCALE: 1/32"=1'



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REFINED GARDENS
DESIGN - BUILD - MAINTAIN

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SCOTTSDALE, AZ 85251
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DATE
MAY 2016

REVISIONS

1

2

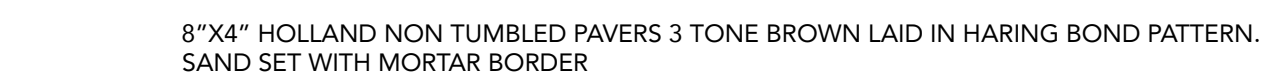
3

4

DRAWING:
OVER ALL PLAN
SHEET

L-0 of 5

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA



PAVING

H1	DRIVEWAY CONCRETE PAVERS, TBD., SET IN RUNNING BOND FOLLOWING ROUNDABOUT, LIGHT GRAY COLOR
H2	DRIVEWAY CONCRETE PAVERS, TBD., SET IN RUNNING BOND FOLLOWING ROUNDABOUT, GRAY COLOR
H3	2' W CONCRETE BAND COLOR TBD.
H4	PEDESTRIAN WALKWAY PAVERS TBD., RUNNING BOND SET
H5	DECOMPOSED GRANITE SIZE AND COLOR TBD.
H6	N/A
H7	CONCRETE HEADER PER CIVIL ENGINEER
H8	ASPHALT PER CIVIL ENGINEER
H9	SIDEWALK PER CIVIL ENGINEER

WALLS

W1	6'H CMU WALLS PER CIVIL ENGINEER - FINISH TBD
----	---

COLUMNS

C1	6'-6" H CMU COLUMNS PER CIVIL ENGINEER - W/6X8X16 CMU BLOCK, WITH 3'-8"X2' CAP, FINISH TBD
C2	6'-6" H CMU COLUMNS PER CIVIL ENGINEER - W/6X8X16 CMU BLOCK, WITH 2"X2' CAP, FINISH TBD

GATES

G1	4"W METAL PEDESTRIAN GATE
G2	21" W VEHICULAR METAL GATE

AMENITIES

A1	CALL BOX, SEE ARCHITECTURAL DRAWINGS
A2	WATER FEATURE MAIN ENTRY
A3	PROJECT SIGNAGE



ENTRY GATE



ENTRY WATER FEATURE

IRONWOOD GOLF VILLAS

PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



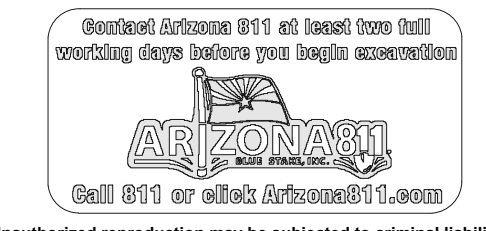
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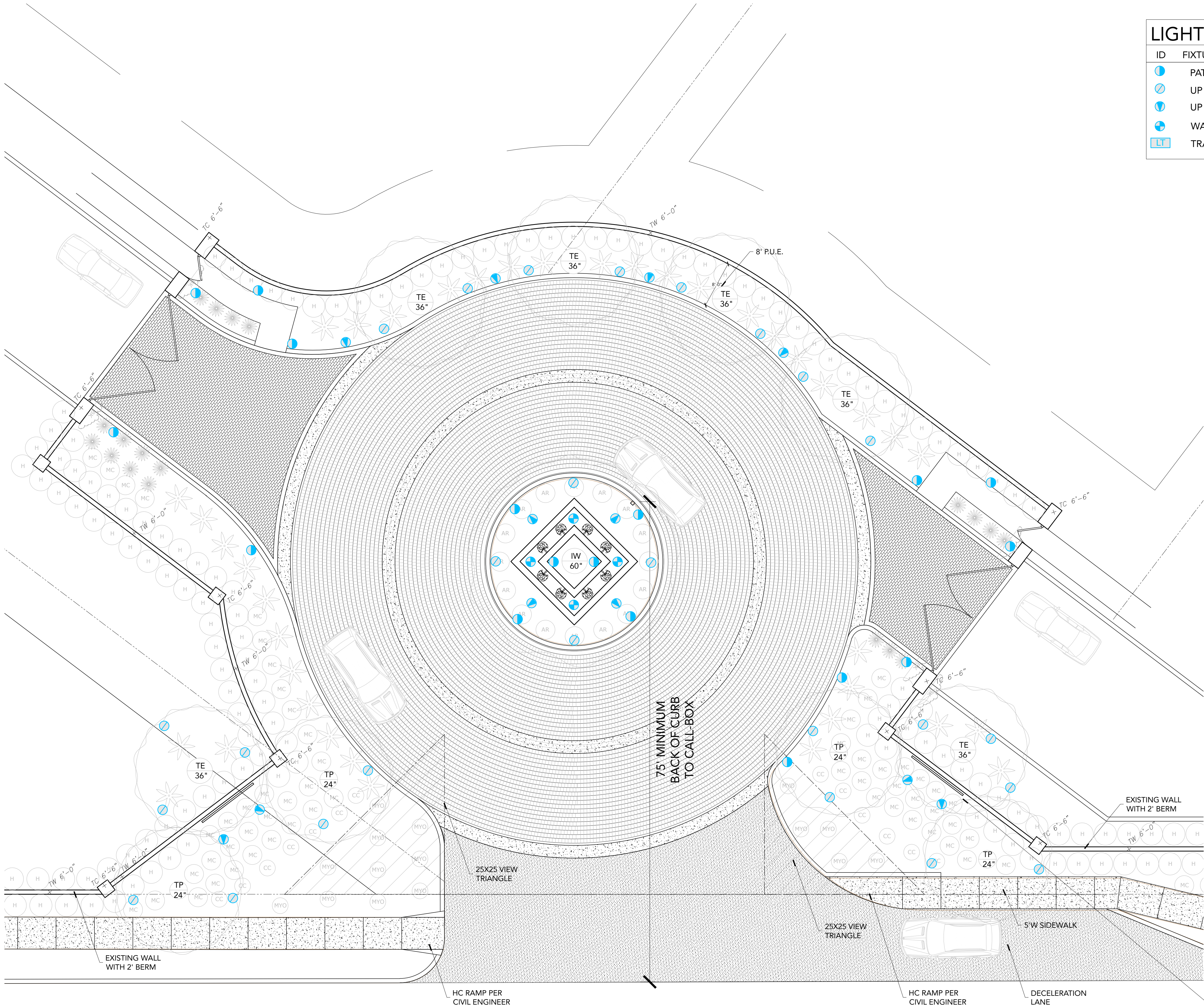
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DRAWING:
CONCEPT DETAILS
SHEET

L2.0 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

FINISH	1	2
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year

FXLuminaire

LED Up Lights

PB: Up Light

FINISH	1	2
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
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FXLuminaire

LED Path Lights

HC: Path Light

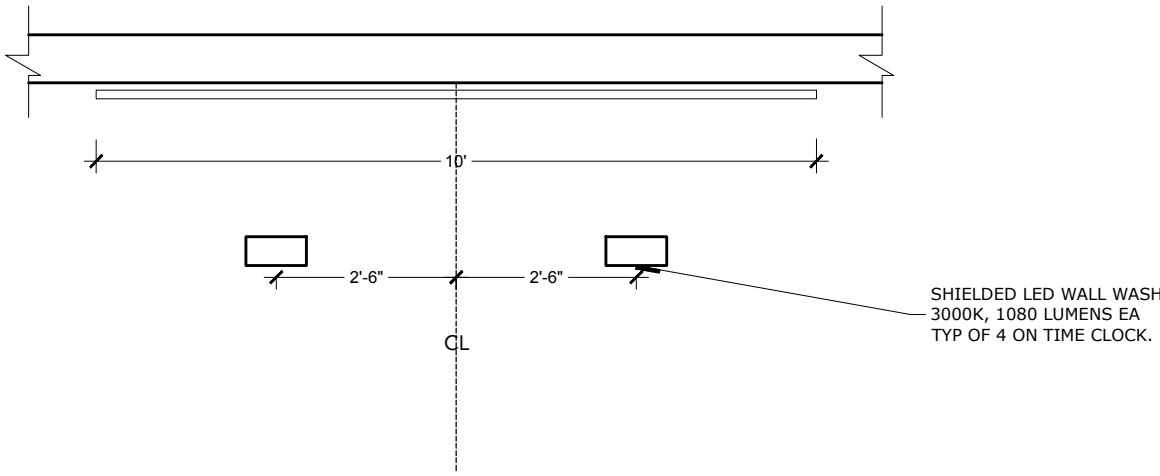
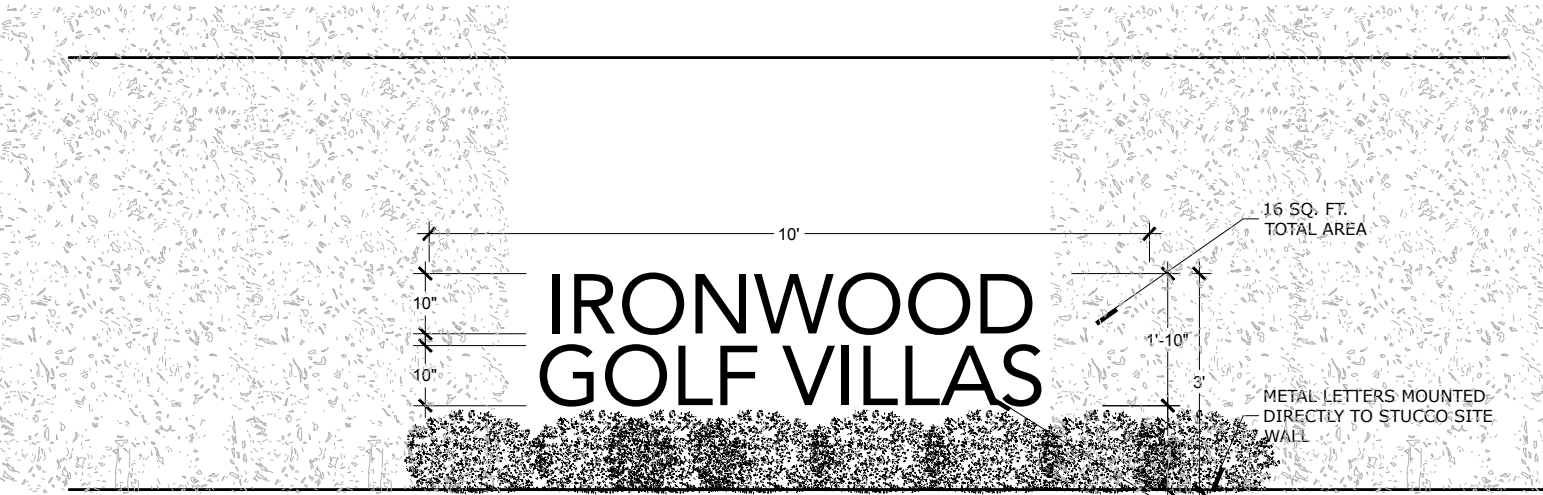
FINISH	1	2
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year
WARRANTY	5 Year	5 Year

FXLuminaire

LED Underwater Lights

LL: Underwater Light

FINISH	1	2	3	4
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year
WARRANTY	5 Year	5 Year	5 Year	5 Year



PROJECT SIGNAGE

SCALE: NTS



4' 8' 16'
SCALE: 1/8"=1'



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IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

REFINED GARDENS
DESIGN - BUILD - MAINTAIN



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DATE
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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

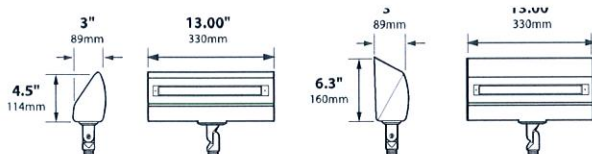


ORDERING INFORMATION

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.

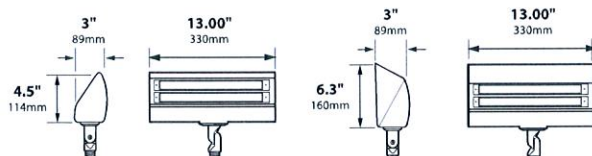
BEAM/GLARE CONTROL ACCESSORIES

-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

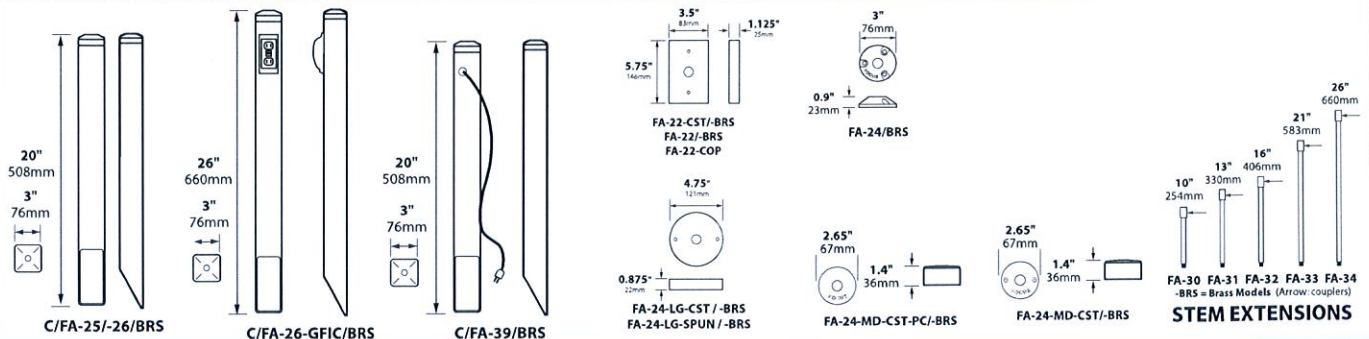
BRASS & COPPER ONLY



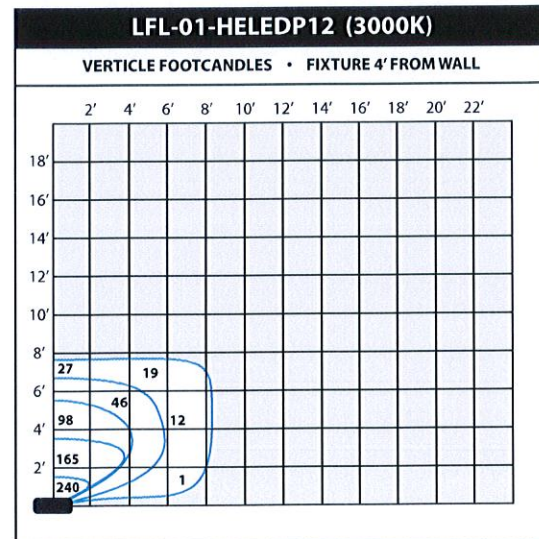
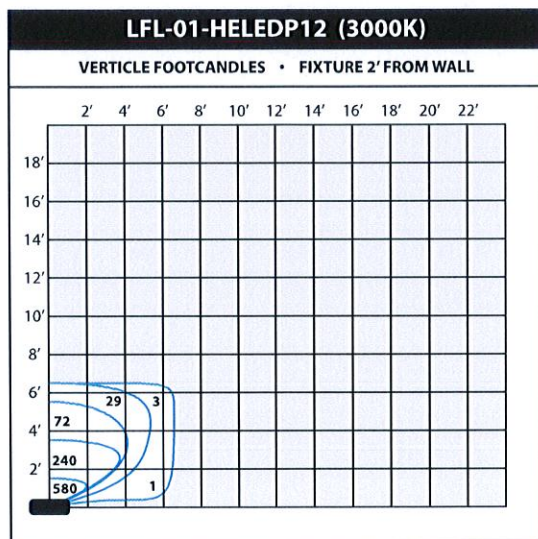
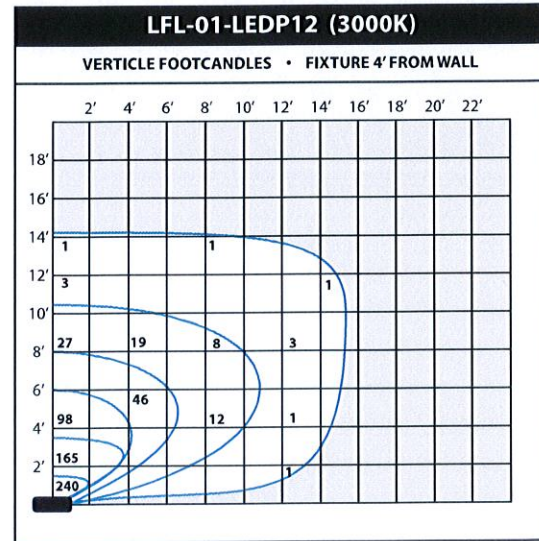
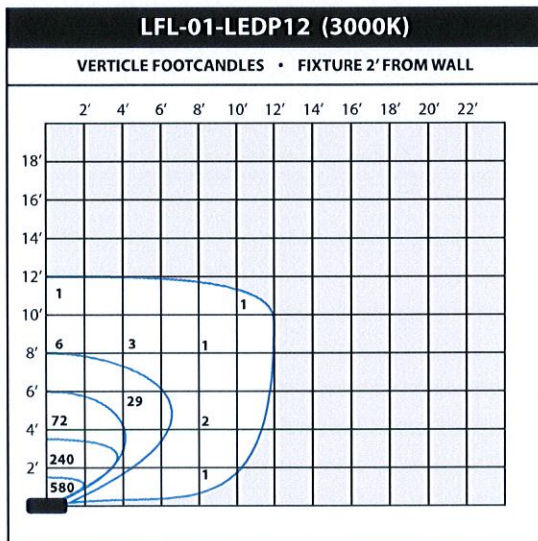
LED FLOOD LIGHTS LFL-01-LEDP12 / LFL-01-LEDP24 SERIES

TYPE

MOUNTING ACCESSORIES



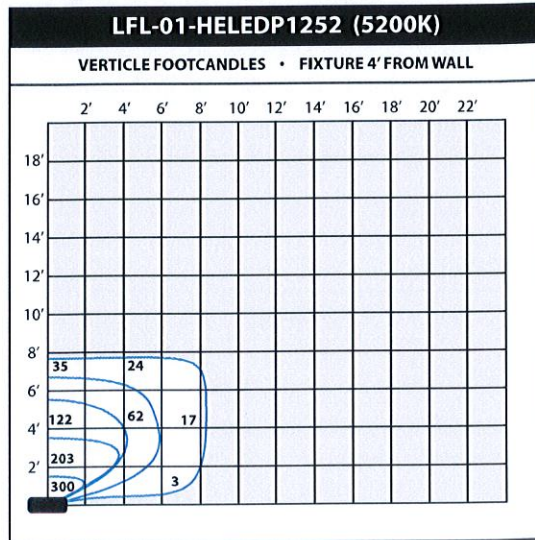
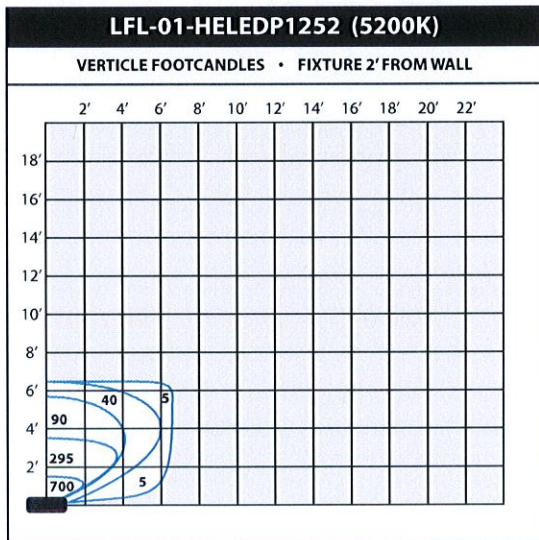
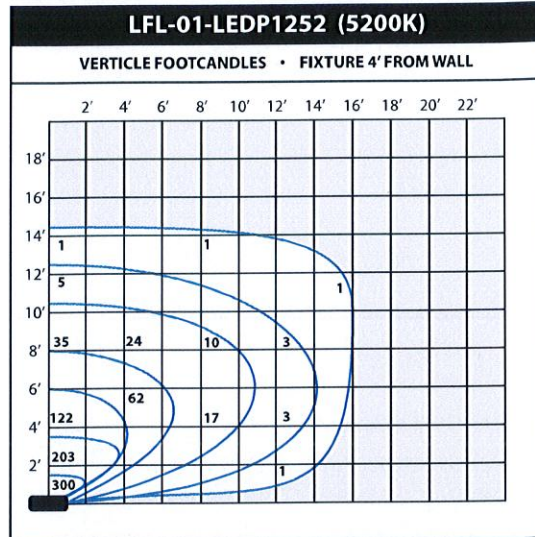
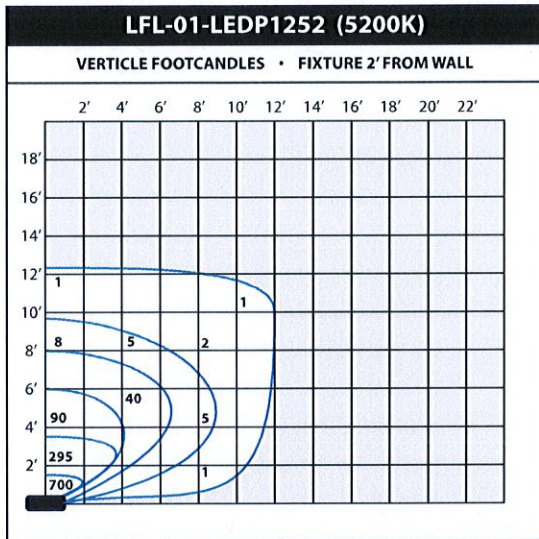
LIGHT DISTRIBUTIONS AND PHOTOMETRICS

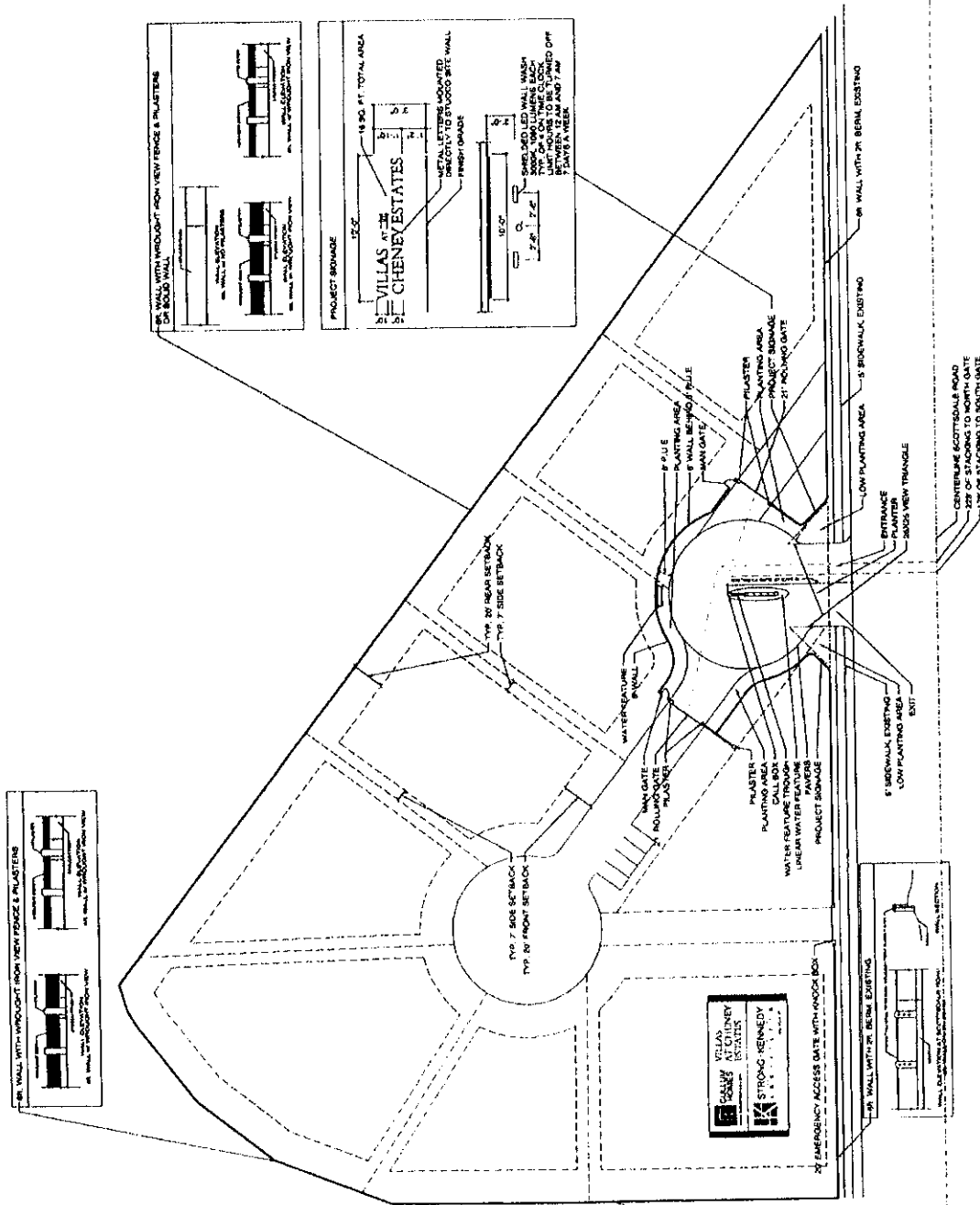


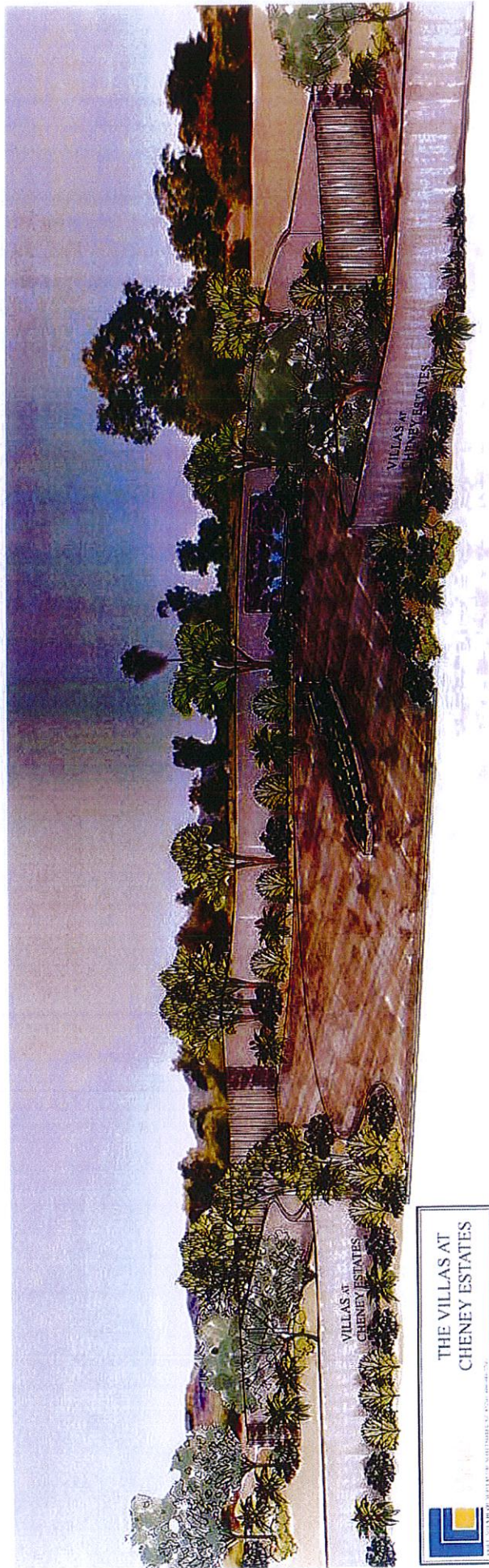


LED FLOOD LIGHTS LFL-01-LEDP12 / LFL-01-LEDP24 SERIES

TYPE







VILLAS AT
CHENEY ESTATES

THE VILLAS AT
CHENEY ESTATES



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	