

TOWN OF PARADISE VALLEY

Ironwood Golf Villas Final Plat (Town Triangle, LLC)
Development of 8 Single-Family Homes
Northwest Corner Northern Ave Alignment & Scottsdale Rd

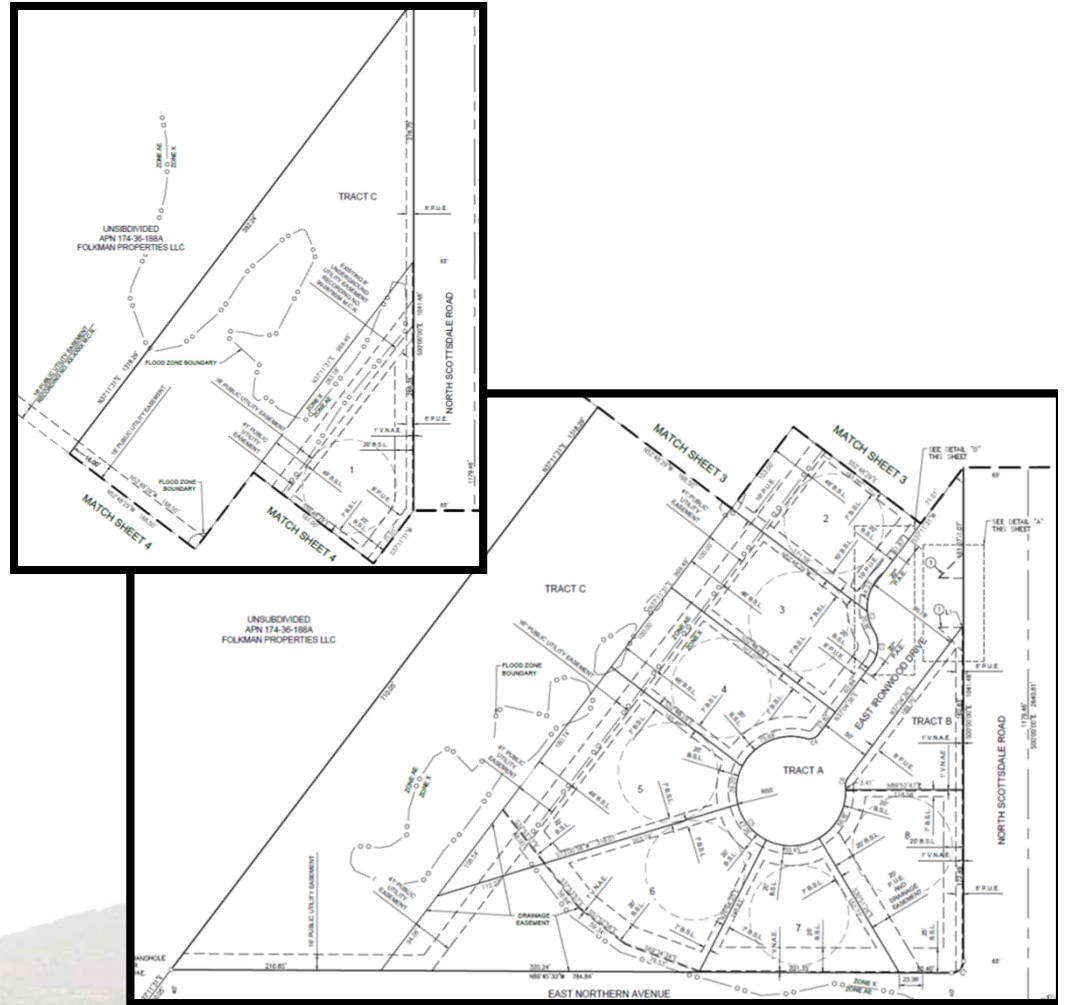


Town Council
September 13, 2018

Request

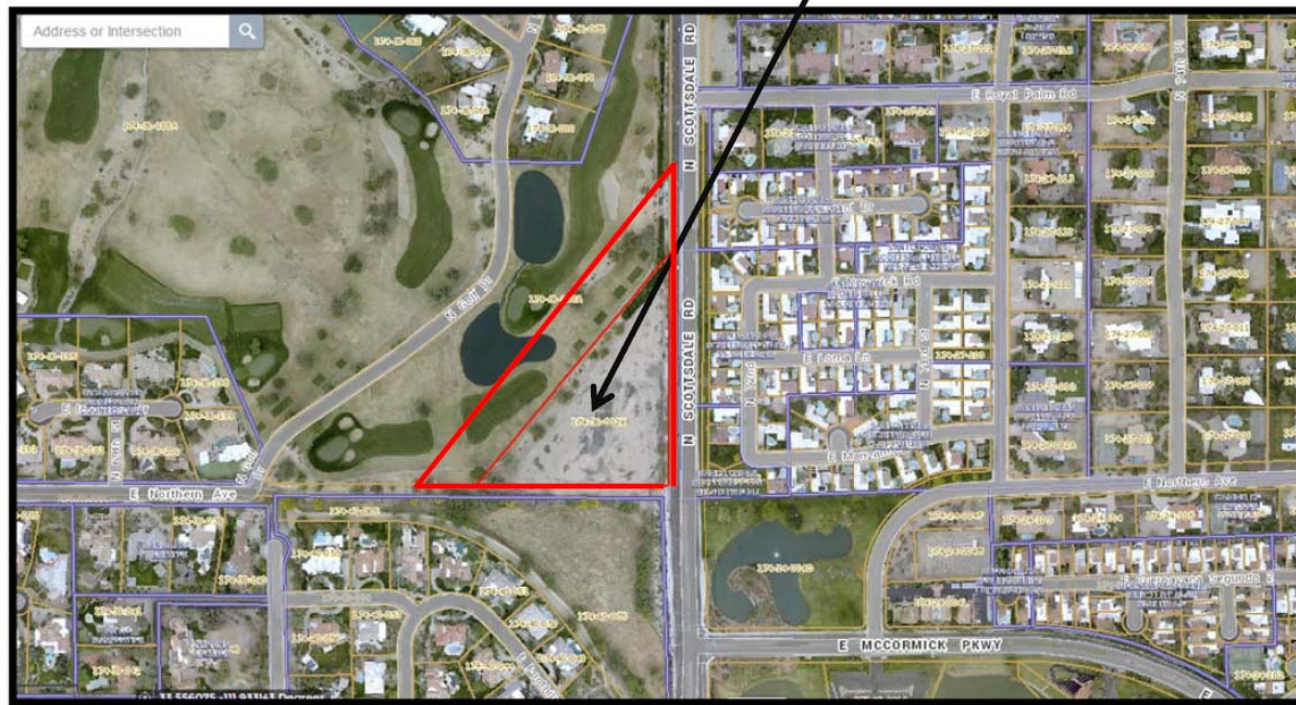
*Approval of the final plat to develop
8 residential lots on 9.6-acre site at
NWC Northern Ave & Scottsdale Rd*

*Lots vary in size between
16,813 sf to 38,665 sf*



Vicinity Map

Subject Property



Meeting Purpose

- Get comments from Council on Final Plat and final landscaping/perimeter wall
- Give update on the project



Final Plat Process

- Ordinance 2018-11 and 2018-02
 - Council approved on May 31, 2018 and March 22, 2018
 - Modified plat/lot split process
 - Final plat only approved by Council, unless final plat does not comply with preliminary plat conditions or contains substantial differences from the preliminary plat



PRIOR APPROVALS



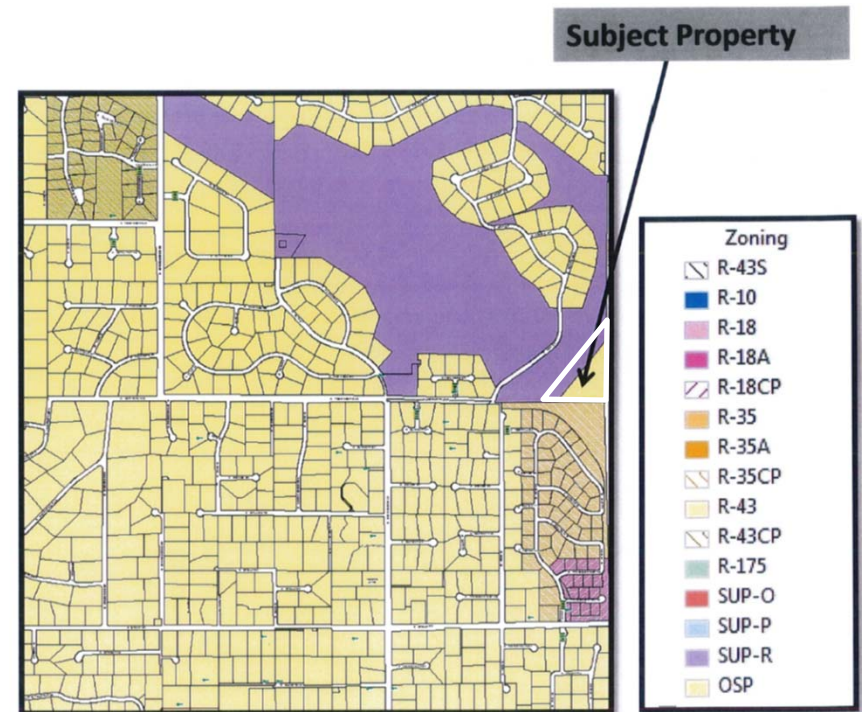
Text Amendment

- Ordinance 2016-13
 - Council approved on November 16, 2017
 - Planning Commission recommended approval on October 3, 2017
 - Effective when final plat approved/recorded and 207 waiver recorded
- Text amendment to Article II, Definitions, and to Article IX, Cluster Plan District
- Allows for alternative cluster plan provisions on reduced lot size and reduced setbacks if site is 8 or more acres, adjoins a major arterial, adjacent to Indian Bend Wash, and site not adjacent to R-43 zoning



Rezoning Request

- Ordinance 2016-14
 - Council approved on November 16, 2017
 - Planning Commission recommended approval on October 3, 2017
 - Effective when final plat approved/recorded and 207 waiver recorded
- Changes the existing SUP-Resort and R-43 zoning of the site to R-43 Cluster Plan
- 10 stipulations



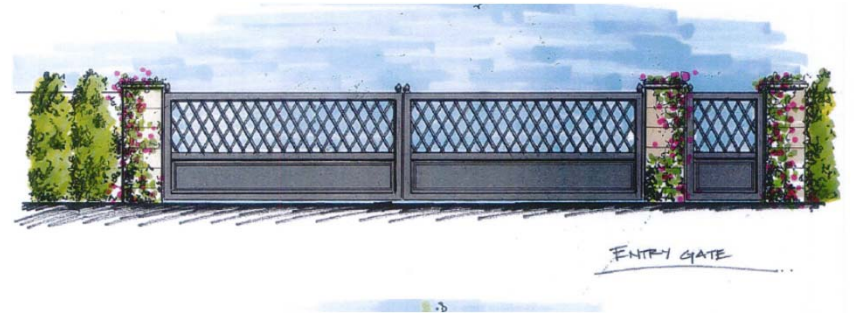
Rezoning Stipulations

1. Refers to legal description of the area of zone change
2. Provide Certificate of Assured Water Supply prior to Council approval of final plat
3. Requires the various applications (text amendment, plat, etc.) related to the development be approved
4. Requires owner(s) provide 207 waiver
5. Requires assurances prior to recordation for road improvements and drainage
6. Requires assurance prior to recordation for bike/ped path along Northern Ave with options to modify based on Walk & Bike Plan
7. Private road CUP, SUP for private gates, and subdivision signs become effective when text amendment and rezoning are effective
8. Record a trust indenture for common areas
9. Prior to Certificate of Occupancy
 - Complete drainage/floodplain improvements
 - Complete Ironwood Drive
 - Complete utility improvements
 - Finish subdivision wall and perimeter landscaping
 - Install entry roadway gates/lighting
10. Development must be in compliance with all federal, state, and local laws (includes cluster plan standards, LOMR, final plat)



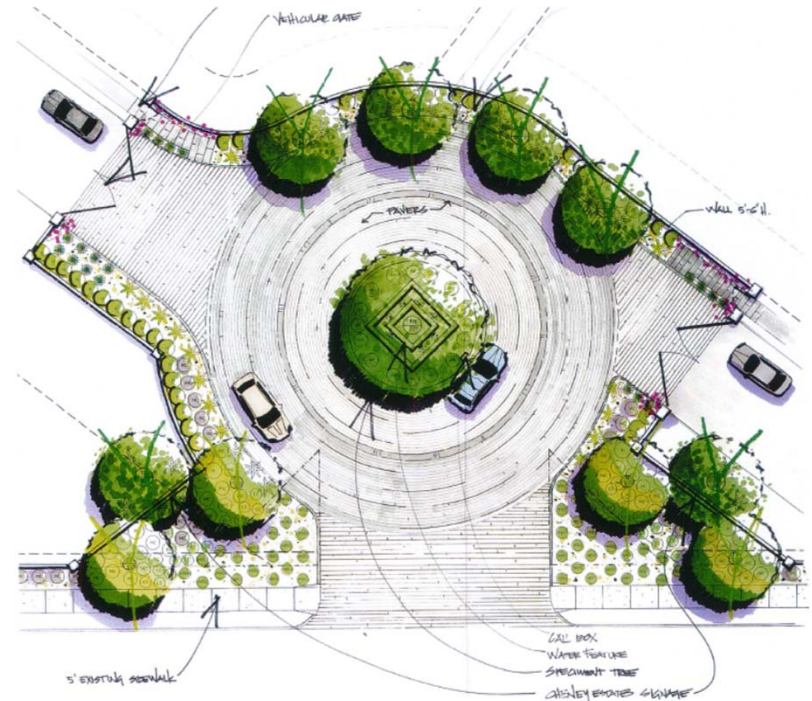
Private Roadway Gate Special Use Permit

- Ordinance 2016-15
 - Council approved on November 16, 2017
 - Planning Commission recommended approval on October 3, 2017
 - Effective when final plat approved/recorded and 207 waiver recorded
- Approved the two private road entry gates, lighting and landscaping at the entry
- 6 conditions



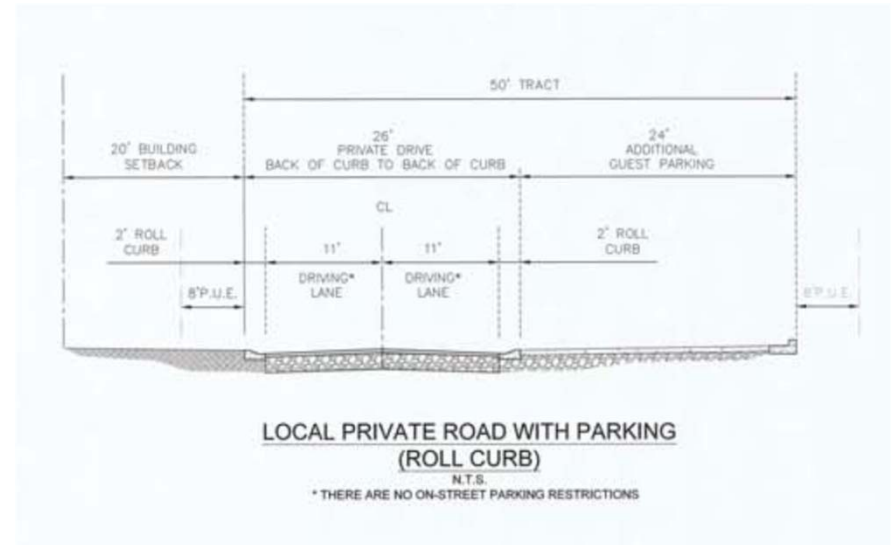
Special Use Permit Conditions

1. Refers to legal description of the area
2. Improvements to be in compliance with the plans submitted
3. Requires the various applications (text amendment, plat, etc.) related to the development be approved
4. Lighting to comply with Town Code/SUP Guidelines, if conflict approved plans control
5. All landscaping will meet Town Landscape Guidelines
6. Owner(s) to record a private road access/maintenance agreement
7. To minimize vehicle stacking use one landscape maintenance provider



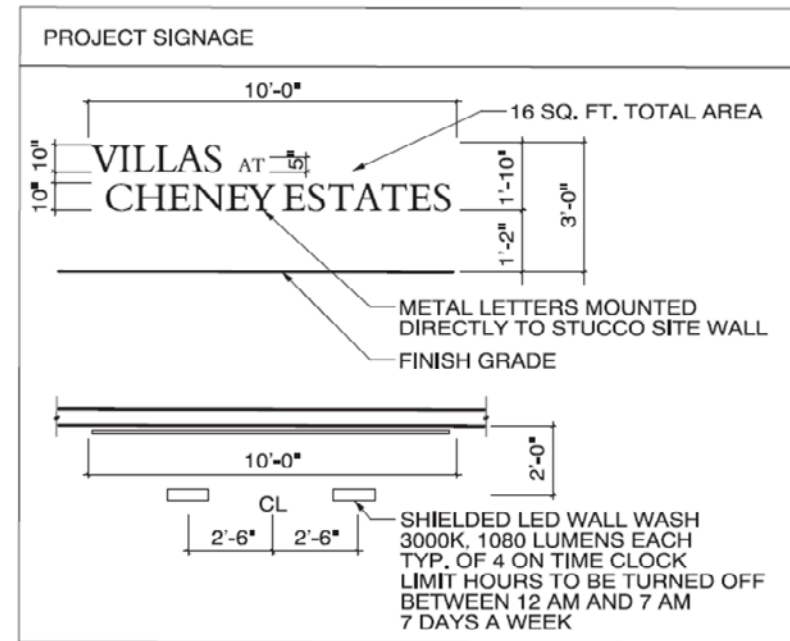
Private Road Conditional Use Permit

- Planning Commission approved October 3, 2017
- Stipulation 7 of the rezoning makes the effective date of the text amendment and rezoning as the effective date for CUP
- 3 conditions
 - Refers to a legal description of the road
 - Must be in substantial compliance with cross-sections provided
 - Provide a grant of access/maintenance agreement per Stipulation 5 of the private roadway gate SUP



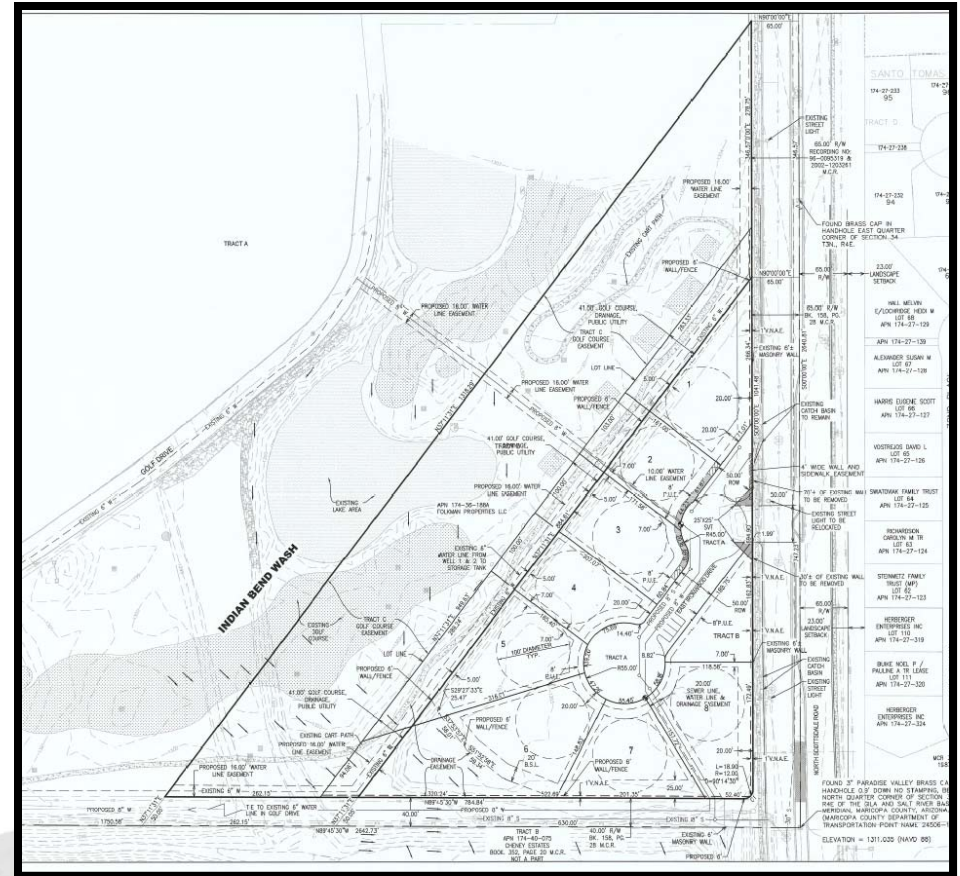
Subdivision Signs

- Council approved on November 16, 2017
- Planning Commission recommended approval on October 3, 2017
- 2 conditions
 - Be in substantial compliance with plans submitted
 - Sign lighting not exceed 2 fixtures per sign, 1,080 lumens each, and illumination not exceed 0.75 fc



Preliminary Plat

- Council approved on November 16, 2017
- Planning Commission recommended approval on October 3, 2017
- 5 conditions



FINAL PLAT COMPLIANCE



Compliance to Code & Guidelines

- Council reviewed various standards with the preliminary plat
 - Roadways
 - Lots -Tracts
 - Walls/Landscaping
 - Utilities
 - Fire Protection
 - Traffic
 - Drainage
- Refer to the Compliance attachment with the action report
- Presentation will cover
 - Compliance to the 5 preliminary plat conditions
 - Update on drainage FEMA Letter of Map Revision (LOMR)



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Preliminary Plat Condition 2

- Prior to Council approval need documentation on 100-year assured water supply
- *Filed with ADWR, applicant expects mid-September 2018*

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE BERNEIL WATER COMPANY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER _____ DATED _____.

ARIZONA DEPARTMENT OF WATER RESOURCES OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY 1110 W Washington St, Ste 310 PHOENIX, ARIZONA 85007-2864 (602) 771-8899 Fax: (602) 771-8889 assuredadequate@azwater.gov	DATE RECEIVED:
APPLICATION NO:	

CERTIFICATE OF ASSURED WATER SUPPLY APPLICATION

I DO HEREBY certify that the information contained in this application and all information accompanying it is true and correct to the best of my knowledge and belief. NOTE: All owners and buyers, if applicable, must sign (attach additional sheets, if necessary). NOTE: You may use the Department's Letter of Authorization for Signature form to give another person the authority to sign this application and related documents on your behalf, or you may submit a letter signed by you and dated within 90 days of the date this application is submitted, authorizing your representative to submit applications for permits regarding the land to be included in this Certificate.

See Attachment I

Please print the name and title of the owner or the owner's authorized agent (if signator is someone other than the owner)

See Attachment I

Signature of Owner or Owner's Authorized Agent _____ Date _____

See Attachment II

Please print the name and title of the buyer or the buyer's authorized agent (if signator is someone other than the buyer)

See Attachment II

Signature of Buyer or Buyer's Authorized Agent _____ Date _____

PART A - GENERAL INFORMATION

1. Has a Certificate of Assured Water Supply (Certificate) previously been issued for this property? ☐ Yes ☒ No.

If you answered "yes" to this question, this may not be the appropriate application form. Please contact the Office of Assured and Adequate Water Supply for assistance.

2. Subdivision information:

a. Name of subdivision as it will appear on submittals to the platting entity and the Department of Real Estate: _____ Number of Lots: 8

Ironwood Golf Villas

b. Location of the subdivision: Township 3 North Range 4 East Section(s) 34

If there is more than one township and range, please list them on a separate page and reference as an attachment.

See attachment _____

City Paradise Valley County Maricopa AMA Phoenix

3. Subdivision method of water distribution: ☒ Central distribution system (water provider) or ☐ Dry lot (individual wells)

If there will be a central distribution system, identify the water provider and the water provider's system name, if it operates more than one, that will be serving the subdivision. The water provider must be the same entity that signs the Notice of Intent to Serve. If there will be more than one water provider for the subdivision, please identify both water providers.

Primary Water Provider: Berneil Water Company System Name: _____

System No. 56-002004.0000 (Contact the Office of Assured and Adequate Water Supply)

Secondary Water Provider (if applicable): N/A System Name: _____

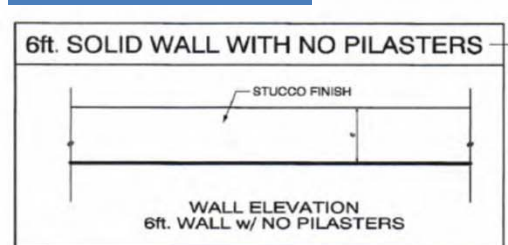
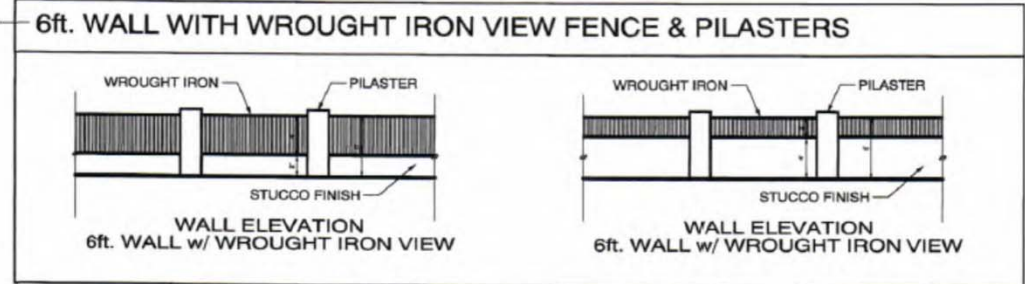
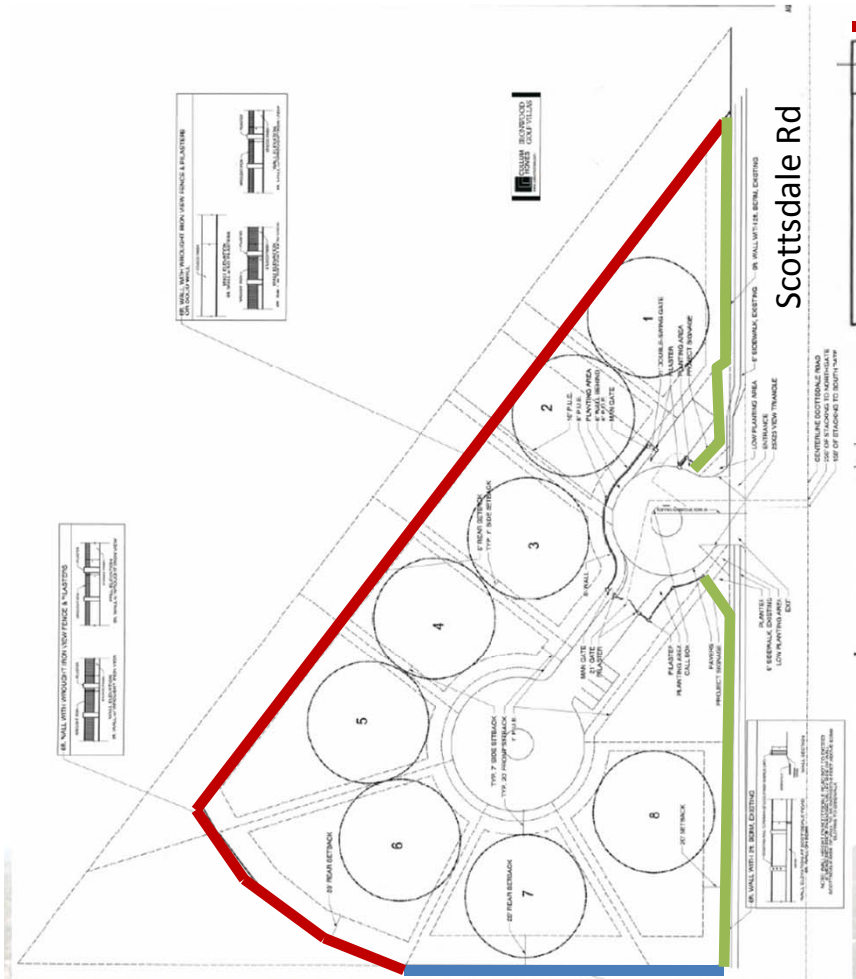


Preliminary Plat Condition 3

- Council to approve the final subdivision wall and landscape plan with the final plat (excludes the entry area already approved)
- *Plans are in compliance with those shown at preliminary plat stage and meets code/landscape guidelines*



Perimeter Subdivision Wall



Landscaping

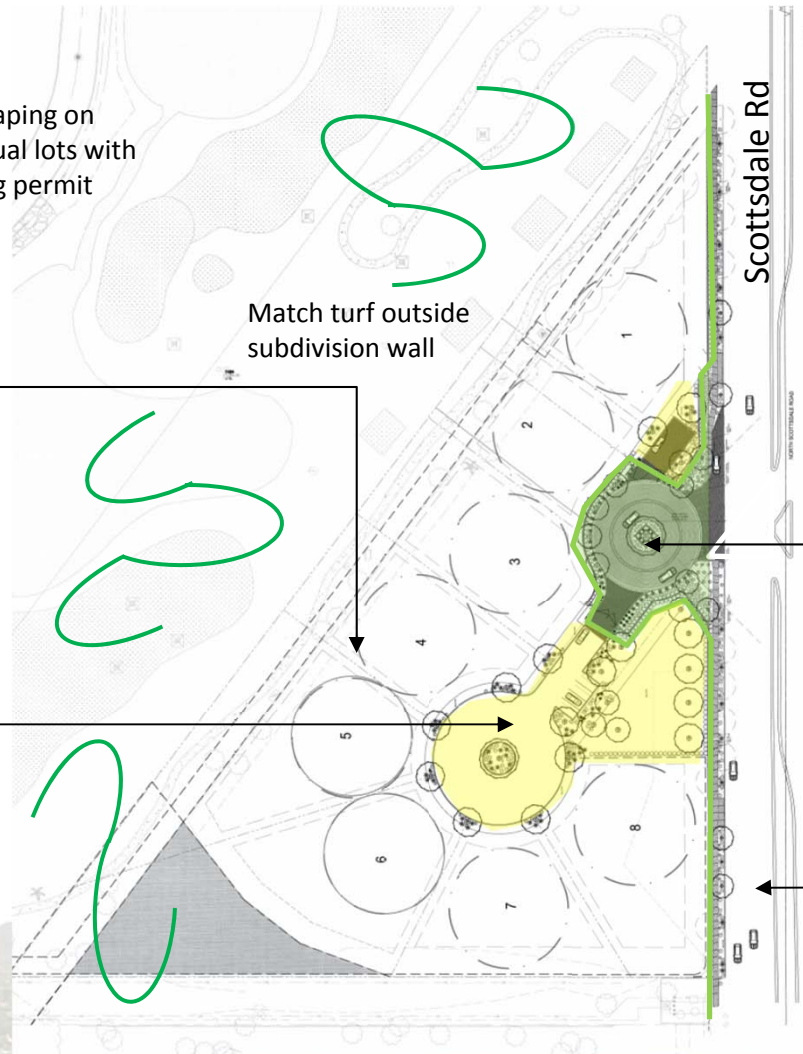
Landscaping under review
with final plat is turf outside
subdivision wall , Tract A of Ironwood Drive
minus entry area, and retention Tract B

Landscaping on
Individual lots with
building permit

Match turf outside
subdivision wall

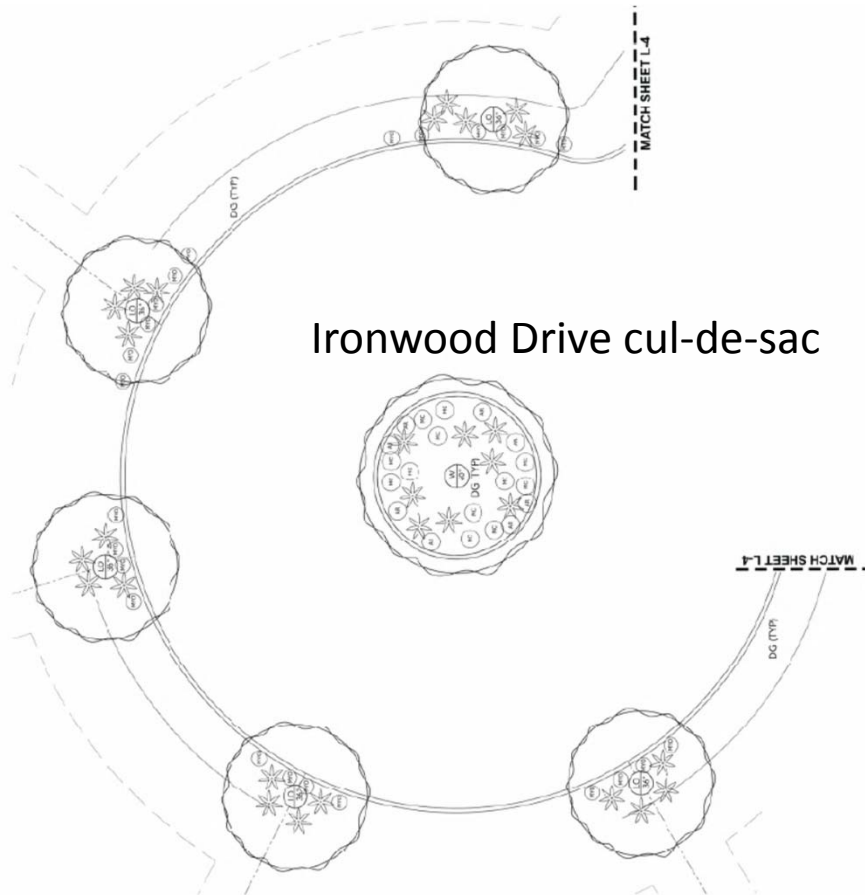
Council approved
entry landscaping
in Nov 2017

Landscaping along
Scottsdale Rd
remains mostly
same – Scottsdale
jurisdiction



Landscaping – Tract A

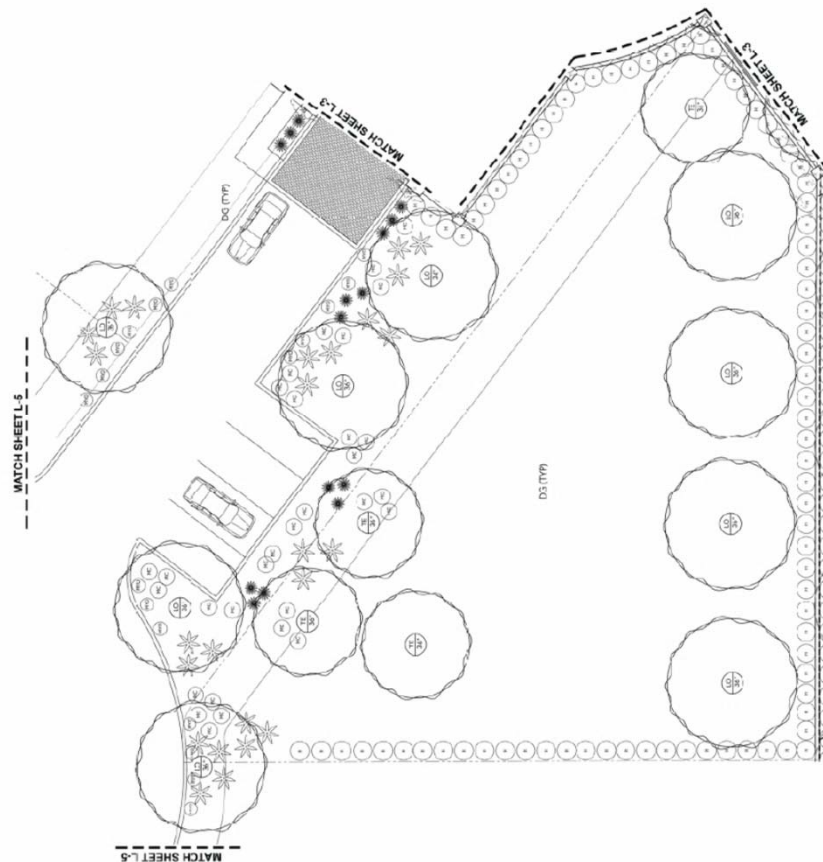
South of gate



PLANT LIST IRONWOOD GOLF VILLAS

ID	BOTANICAL	COMMON	SIZE	QTY.
TREES				
LO 36"	Quercus virginiana 'Heritage'	Southern Live Oak	36" BOX	16
TP 24"	Tipuana Tipu	Tipu	24" BOX	4
TE 36"	Ebanopsis ebano	Texas Ebony	36" BOX	6
RV 60"	Olneya tesota	Ironwood	60" BOX	2
AGAVE				
	Agave weberii	Weber's Agave	5 gallon	33
	Agave victoriae-reginae	Queen Victoria Agave	5 gallon	19
SHRUBS				
H	Dodonea viscosa	Hopseed bush	5 gallon	100
HC	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	5 gallon	75
CT	Convolvulus cneorum	Bush Morning Glory	1 gallon	14
GROUND COVER				
MYO	Myoporum parvifolium	Myoporum	1 gallon	23
AR	Acacia redolens	Desert Carpet Acacia Trailing Acacia	5 gallon	24
VINES				
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	5 gallon	5

Landscaping – Tract B



PLANT LIST IRONWOOD GOLF VILLAS				
ID	BOTANICAL	COMMON	SIZE	QTY.
TREES				
LO 36"	Quercus virginiana 'Heritage'	Southern Live Oak	36" BOX	16
TP 24"	Tipuana Tipu	Tipu	24" BOX	4
TE 36"	Ebanopsis ebano	Texas Ebony	36" BOX	6
RV 60"	Olneya tesota	Ironwood	60" BOX	2
AGAVE				
	Agave weberii	Weber's Agave	5 gallon	33
	Agave victoriae-reginae	Queen Victoria Agave	5 gallon	19
SHRUBS				
H	Dodonea viscosa	Hopseed bush	5 gallon	100
HC	Muhlenbergia capillaris 'Regal Mist'	Regal Mist	5 gallon	75
CT	Convolvulus cneorum	Bush Morning Glory	1 gallon	14
GROUNDCOVER				
MYO	Myoporum parvifolium	Myoporum	1 gallon	23
AR	Acacia redolens	Desert Carpet Acacia Trailing Acacia	5 gallon	24
VINES				
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	5 gallon	5



North of gate

24

Preliminary Plat Condition 4

- Prior to recordation of the final plat, the applicant shall provide to the Town Attorney a copy of the CC&R's or other documents for review
- *This condition will be added to the final plat conditions, with a voluntary inclusion from the applicant that the CC&R's will include a provision for no overnight parking on Ironwood Drive, there will be a single trash hauler provider, and that there will be a minimum of a 30-day rental limit for the residential units*



Preliminary Plat Condition 5

- Within 60 days of approval of the final plat, the applicant shall submit to the Town mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record
- *This condition will be added to the final plat conditions*



Drainage

– Hydrology study submitted with preliminary plat

- FEMA letter of flood map revision will be required
 - 2 Phases (CLOMR/LOMR)
 - CLOMR issued July 19, 2017
- Existing FEMA map does not reflect the raised pad on the site, grading on golf course, or the Scottsdale bridge improvements
- Grading work done
- Expect LOMR mid-September 2018



Page 1 of 6 Issue Date: July 19, 2017 Case No.: 17-09-0673R CLOMR/APP

Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT**

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION
Town of Paradise Valley Maricopa County Arizona		BRIDGE FLL CHURCH
COMMUNITY NO.: 04054		
IDENTIFIER		

Federal Emergency Management Agency
Washington, D.C. 20472

IN REPLY REFER TO:
Case No.: 17-09-0673R
Community Name: Town of Paradise Valley, AZ
Community No.: 04054

Good Conditional Letter of Map Revision (CLOMR) is a proposed action that, if approved, would revise the effective Flood Insurance Study (FIS) and Flood Hazard Boundary Map (FHBM) for your community.

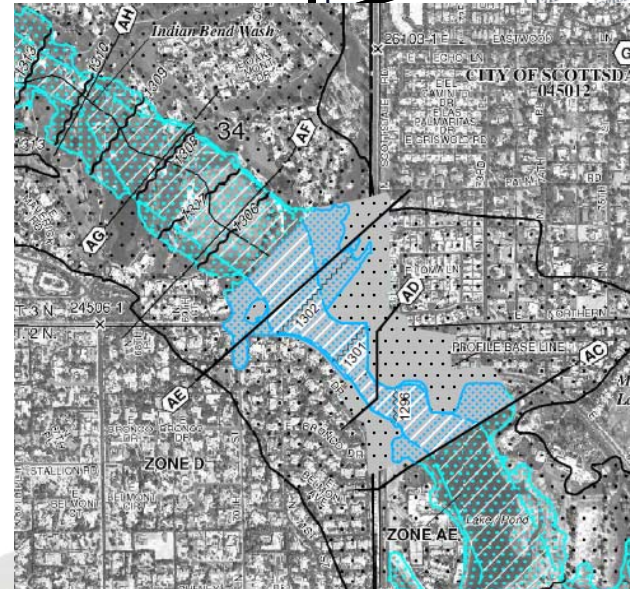
For technical questions regarding this CLOMR, please contact the Director, Federal Emergency Management Agency (FEMA) Regional Office in Oakland, California. FEMA Map Information eXchange (EMIX) toll free at 1-877-236-2827 or visit <http://www.fema.gov/emix>.

Branch Chief
Flood Insurance Administration
Map Revision Comment Document

Mr. Paul Wood, P.E.
Town Engineer
Town of Paradise Valley

Mr. Ashley Couch
Stormwater Manager
City of Scottsdale

Mr. Len Eric, P.E.
President
Eco-Logic, Inc.



DRAFT FINAL PLAT CONDITIONS



Draft Final Plat Conditions

1. This subdivision shall be in substantial compliance with the following final plat and accompanying plans:
 - a. “The Final Plat For Ironwood Golf Villas”, Sheets 1-3, prepared by Coe & Van Loo Consultants, Inc. dated August 29, 2018;
 - b. Provisions of the R-43 Cluster Plan zoning of Ordinance 2016-13 and 2016-14 as approved by Town Council on November 16, 2017;
 - c. Conditional Use Permit for the private road approved by the Planning Commission on October 3, 2017;
 - d. Special Use Permit of Ordinance 2016-15 approved by Town Council on November 16, 2018 related to the private roadway gates and entry landscaping;
 - e. Subdivision signage and sign lighting as approved by Town Council on November 16, 2018 referencing the two entry wall signs on the Wall and Gate Plan prepared by Cullum Homes, with the reference that sign lighting shall not exceed two fixtures per sign, each fixture shall not exceed a lumen count of 1,080 lumens, and the illumination shall not exceed 0.75 foot-candles at the property line;
 - f. The Letter of Map Revision (LOMR) approved by the Federal Emergency Management Agency (FEMA);
 - g. The S.U.P. Wall and Gate Plan prepared by Cullum Homes, date stamped August 27, 2018;
 - h. The landscape and hardscape plans prepared by Refined Gardens, Sheets L-7 of 8, L-1, L-0 of 7, and L-1 through L-6 of 8, dated October 2017, revised August 28, 2018.



Draft Final Plat Conditions

2. Prior to recordation of the final plat, the applicant shall provide to the Town Attorney a copy of the CC&R's, declaration, bylaws, or other documents for review to ensure that all terms required by the Town Code, Town Zoning Ordinance, and other applicable recorded agreements are part of these documents. The property owners have agreed to a voluntary inclusion that the CC&R's will include a provision for no overnight parking on Ironwood Drive, there will be a single trash hauler provider, and that there will be a minimum of a 30-day rental limit for the residential units.
3. Within 60 days of approval of the final plat map, the applicant shall submit to the Town Mylars of the approved plans and an electronic version of these plans in a pdf format for the Town's permanent record.
4. Prior to recordation of this final plat, all assurances as described in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14 shall be completed. This includes a copy of any assurances related to improvements in the Scottsdale Road right-way given to the City of Scottsdale, grading within drainage easements on the plat, and improvement of a bicycle and/or pedestrian route within Northern Avenue as specified per the rezoning.



Draft Final Plat Conditions

5. As defined in Condition 6 of Special Use Permit of Ordinance 2016-15, and modified herein to address drainage maintenance, the owner of the property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a grant of access easement and a private right-of-way easement and maintenance agreement for the private roadway, private roadway gates, and any related roadway/gate improvements on this property; along with a drainage easement and drainage easement maintenance agreement for the storm drainage improvement areas. These easement agreements shall be reviewed by the Town Attorney, and comply with applicable local and state laws, and be recorded with the Maricopa County Recorder's Office. Said agreements shall be recorded on or about the date of the recordation of this final plat.
6. As stipulated in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14, a trust indenture establishing title to the common areas must be executed in accordance with Section 905, Conveyance of Common Lands, of the Zoning Ordinance. Said indenture shall be recorded on or about the date of the recordation of this final plat.



Draft Final Plat Conditions

7. As stipulated in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14, the property owner(s) must sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the form provided by the Town Attorney. Said 207 Waiver and recordation of this final plat are necessary to make effective the amendment to the Cluster Plan zoning text of Ordinance 2016-13, rezoning of the subject site to R-43 Cluster Plan of Ordinance 2016-14, Conditional Use Permit for the private road of this subdivision, its subdivision signs, the Special Use Permit of Ordinance 2016-15 for the private roadway gates and entry landscaping, and the perimeter walls/landscaping.
8. The final improvements that address items such as drainage, street, utility, subdivision wall, landscaping, and related improvements shall be completed as set forth in the rezoning of the site to R-43 Cluster Plan of Ordinance 2016-14.
9. The Letter of Map Revision (LOMR) through the Federal Emergency Management Agency (FEMA) shall be completed and approved prior to recordation of said final plat. *[Include condition If LOMR not approved before Town Council approval of this plat]*



NEXT STEPS



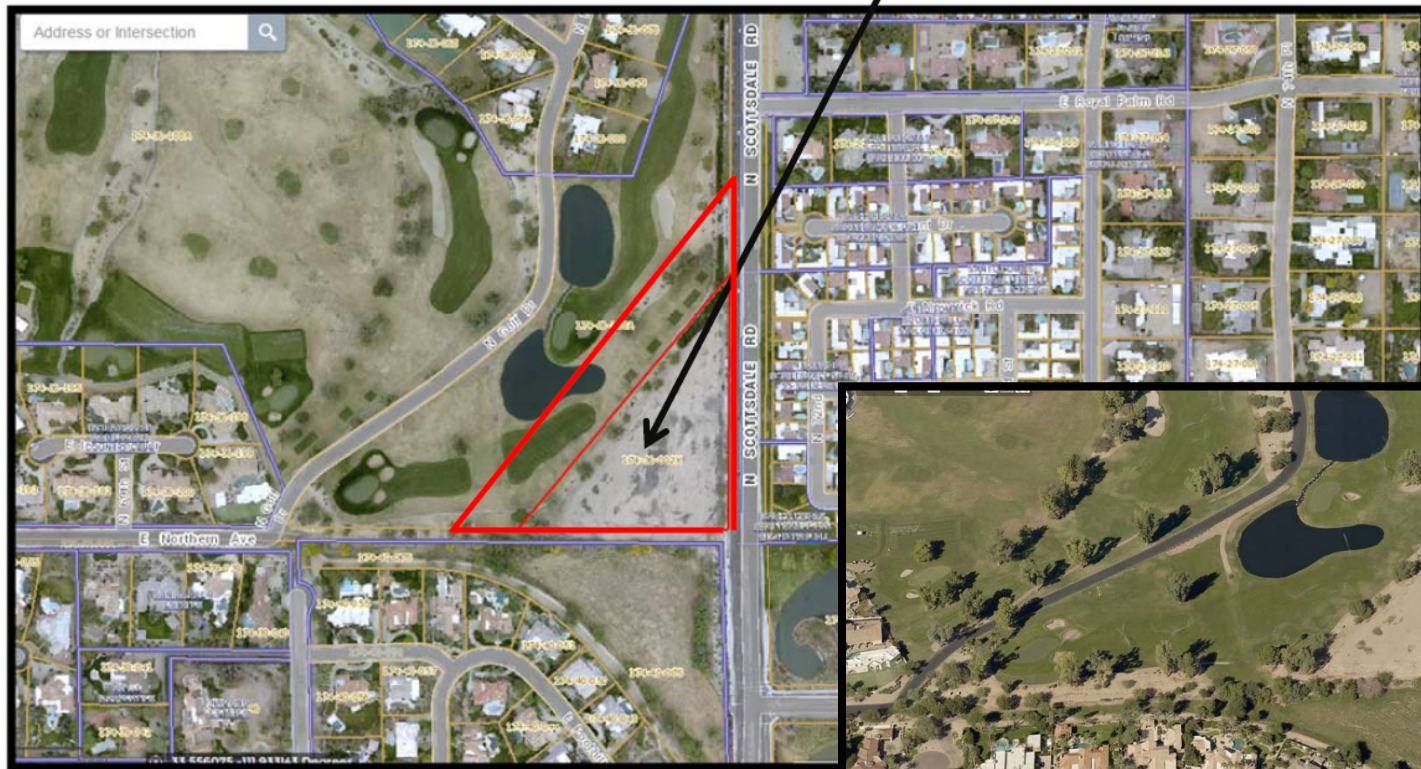
Next Steps

- Get the Certificate of Assured Water Supply from applicant
 - Expected mid-September 2018
- Schedule Council action tentatively October 11th or 25th
- Mail notices of public meeting 15 days prior to meeting
- Include LOMR documentation with action meeting
 - Applicant expects mid-September 2018
 - Late point required is prior to plat recordation



Questions?

Subject Property



DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "IRONWOOD GOLF VILLAS" A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS FOR THE PLAT OF SAID "IRONWOOD GOLF VILLAS" WHICH SHOWS THE DIMENSION AND LOCATION OF THE LOTS AND TRACTS OF SAID "IRONWOOD GOLF VILLAS" AND HEREBY DECLARED THAT SAID PLAT BETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET, TRACT, AND EASEMENT SHOWN ON SAID PLAT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME AS SHOWN ON SAID PLAT AND THAT THE IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS THE OWNER, HEREBY DEDICATED TO THE PUBLIC FOR USE AS SUCH THE EASEMENTS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS "A", "B" AND "C" ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON AND ARE TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

TRACT "A" IS HEREBY DEDICATED AS A PRIVATE ROADWAY TO BE OWNED AND MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION, AN EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A".

TRACT "B" IS HEREBY DECLARED AS AN OPEN SPACE, LANDSCAPE, AND STORM WATER RETENTION TRACT FOR THE USE AND ENJOYMENT OF THE LOT OWNERS OF THE IRONWOOD GOLF VILLAS AND IS TO BE MAINTAINED BY THE IRONWOOD GOLF VILLAS HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED UPON, OVER, UNDER, AND ACROSS THE AREAS DESIGNATED AS SUCH FOR HERON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION. MAINTENANCE OF THE AREAS SUBJECT TO SUCH UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER. NO DOWLING UNITS SHALL BE CONSTRUCTED ON SAID EASEMENTS.

A PERPETUAL PUBLIC WATER LINE EASEMENT ("EASEMENT") AS SHOWN ON THIS PLAT WITH WATER LINE EASEMENTS SHOWN ON THIS PLAT OVER TRACT "C" IS HEREBY GRANTED TO THE PUBLIC AND ITS SUCCESSORS AND ASSIGNS COO CULLUM, INC., "GRANTEE", TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTAINMENT FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, AND ACCESSORIES OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE THE GRANTEE WITH REASONABLE ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENTS WILL NOT BE REQUIRED. GRANTEE SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE, FENCE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTEE SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTEE AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTEE SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, WALLS, AND GATES TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

A PERPETUAL DRAINAGE AND PUBLIC UTILITY EASEMENT AS SHOWN ON THIS PLAT OVER TRACT "C" AND PORTIONS OF LOT 1 THRU 6 AND LOT 8 WILL BE DEDICATED TO THE PUBLIC BY SEPARATE INSTRUMENT.

A PERPETUAL DRAINAGE EASEMENT AS SHOWN ON THIS PLAT OVER A PORTION OF LOTS 5 AND 6 IS HEREBY GRANTED TO THE PUBLIC AND ITS SUCCESSORS AND ASSIGNS.

IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER IN WITNESS WHEREOF:

IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED OFFICER:

IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____ 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ COO CULLUM AND ACKNOWLEDGED HERSELF TO BE THE MANAGING MEMBER OF IRONWOOD GOLF VILLAS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SAID OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF

I HEREBY SUBMIT BY MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

FINAL PLAT FOR IRONWOOD GOLF VILLAS

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



OWNER

IRONWOOD GOLF VILLAS, L.L.C.
COO CULLUM HOMES INC.
804 EAST BREA BLVD, SUITE D-100
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CONTACT: COO CULLUM

ENGINEER

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CONTACT: FRED FLEET, P.E.

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 ROADWAY 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.
- COURTS FOR THIS DEVELOPMENT ARE AS PER THE "IRONWOOD GOLF VILLAS" DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN DOCUMENT NO. _____ M.C.R.
- TRACT "A" WHICH WILL BE A DRIVEABLE SURFACE TO BE UTILIZED BY EMERGENCY VEHICLES SHALL BE CONSTRUCTED WITH MATERIALS TO BE APPROVED BY THE TOWN FIRE MARSHAL.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §483-01 (C) AND SECTION 6-4 (E)(2), 6-4-1 ET. SEQ. AND 6-4-4 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 HEREIN MAY, TO ANY DEGREE, IMPROVE 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 PLATED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, 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.

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.

BENCHMARK

FOUND IF PARADISE VALLEY BRASS CAP IN HANDHOLE 6' 8" DOWN IN 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 285-1) ELEVATION = 1311.05 (NAVD 83)

UTILITY PROVIDERS

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

FLOOD ZONE INFORMATION

THE LIMITS OF FLOOD ZONE AS AND FLOOD ZONE X AS SHOWN ON THIS FINAL PLAT ARE AS PER THE LOMR CASE # _____ (LETTER OF MAP REVISION ISSUED BY FEMA (THE FEDERAL EMERGENCY MANAGEMENT AGENCY)) APPROVAL # _____ DATED _____ AND SUPERSEDES THE LIMITS OF FLOOD ZONE AS AND FLOOD ZONE X AS SHOWN ON THE FEMA FLOOD ZONE INSURANCE RATE MAP NUMBER 4813C1770, DATED OCTOBER 18, 2013 FOR THE AREA CONTAINED WITHIN THE BOUNDARY OF THIS PLAT.

ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE": THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE BERNEL WATER COMPANY WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-676 ARIZONA REVISED STATUTES AS PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NUMBER _____ DATED _____

COUNTY RECORDER



DATE: _____
REVISION: _____
NO.: _____

FINAL PLAT

IRONWOOD GOLF VILLAS
PARADISE VALLEY, ARIZONA

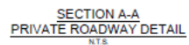


1 SHEET
OF 4
SEE SHEET 2 FOR LEGEND,
LINE TABLE, CURVE TABLE
AND LOT AREA TABLE

GROSS AREA = 9.637 ACRES

PRELIMINARY:
NOT FOR CONSTRUCTION OR
RECORDATION

SEE SHEET 2 FOR LEGEND,
LINE TABLE, CURVE TABLE
AND LOT AREA TABLE



TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT 'A'	0.631 ACRES	PRIVATE ROADWAY / EASEMENT FOR PUBLIC UTILITIES, WATER LINES, SEWER LINES, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE TYPE VEHICLES
TRACT 'B'	0.237 ACRES	OPEN SPACE / LANDSCAPE / STORM WATER RETENTION
TRACT 'C'	4.425 ACRES	GOLF COURSE / DRAINAGE / AND PUBLIC UTILITY EASEMENT
TOTAL	5.293 ACRES	

