

TOWN OF PARADISE VALLEY

7525 N. Ironwood Drive

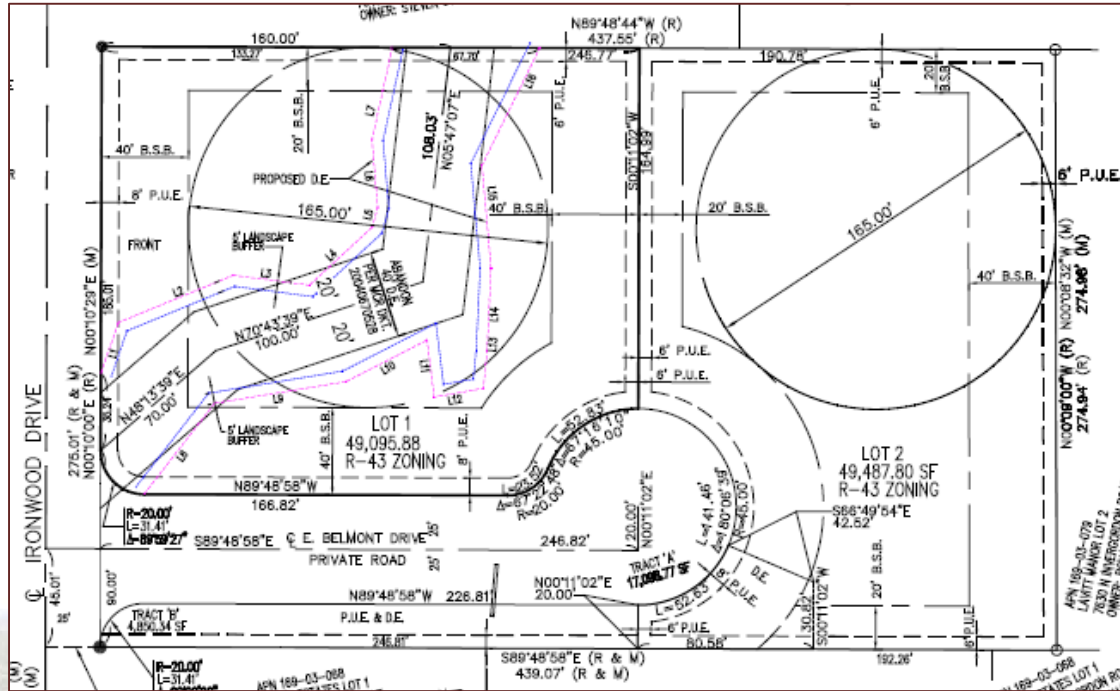
Final Plat
Work Session

September 12, 2019



TODAY'S GOAL

- Review Final Plat to ensure compliance with Preliminary Plat:
 - 2 Lot subdivision with private roadway





September 12, 2019

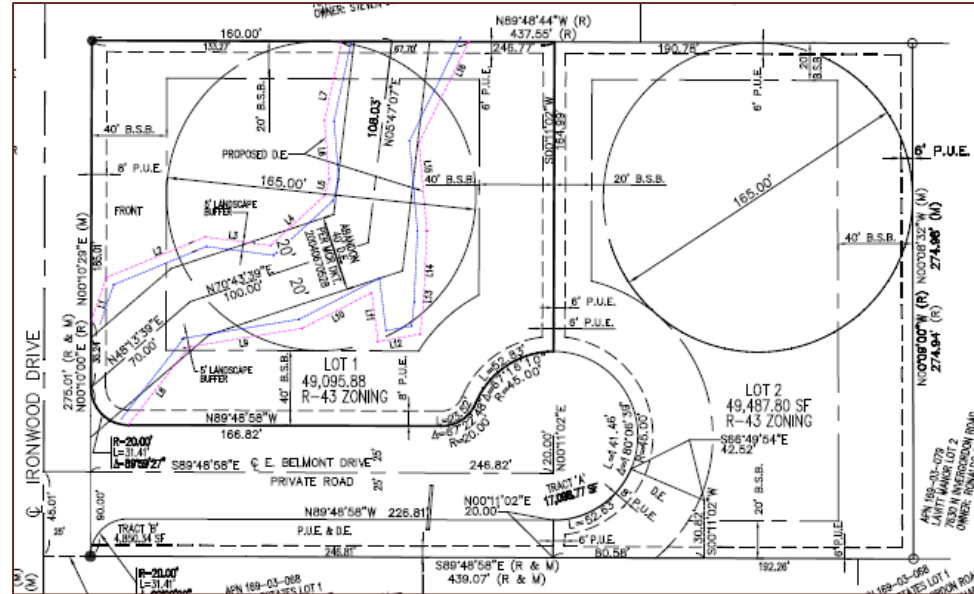
HISTORY

- Site zoned R-43
- Site was part of Lot 4 of Mummy Mountain Park platted 1953
- Lot 4 of Mummy Mountain Park was split in 1994
 - Created the Lavitt Manor plat
 - Lot 1 (2.8 acres) and Lot 2 (1.1 acres)
- Site has existing structures
 - House, guest house, and tennis court
 - Subdivision cannot create any non-conformities
 - Existing structures demolished prior to recordation of final plat



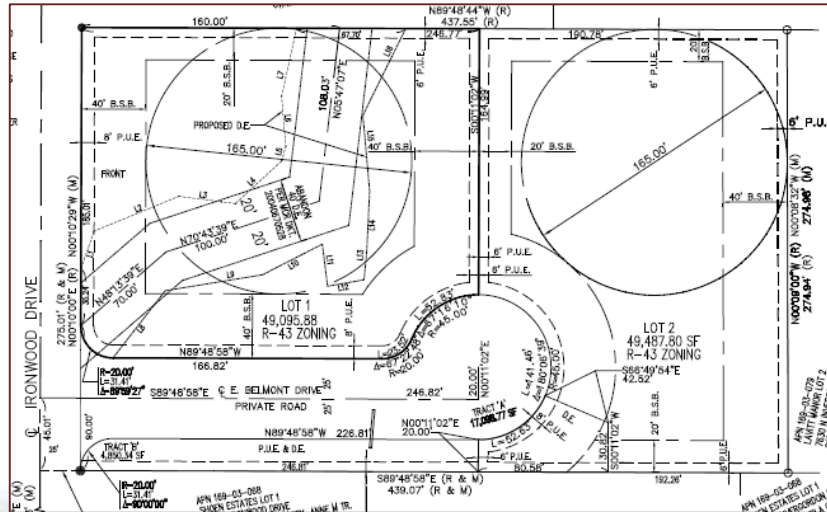
SUMMARY OF REQUEST

- 2.8 acre existing lot
- 2 lot subdivision
- Tract A - Private roadway to access new Lot 2
- Tract B - PUE & DE

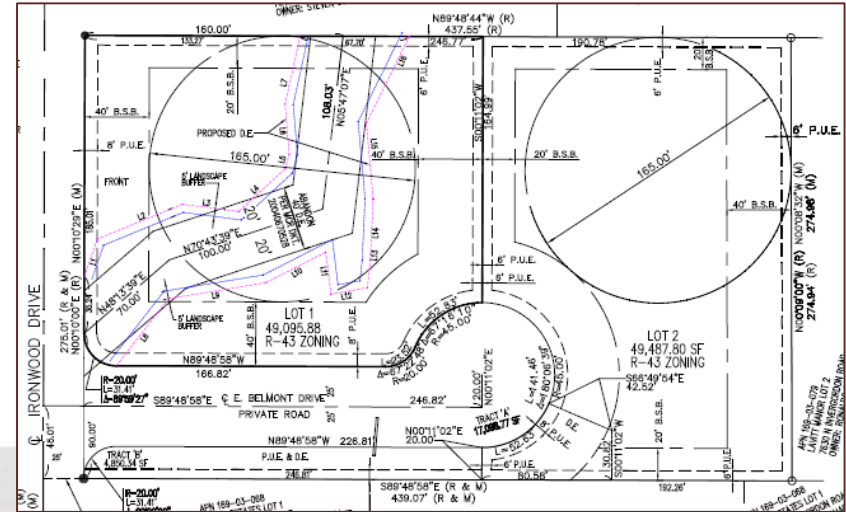


PLANNING COMMISSION REVIEW

- August 20th:
 - PC Approved Preliminary Plat and Private Road Conditional Use Permit by unanimous vote
- Final Plat in compliance with Preliminary Plat



Preliminary Plat

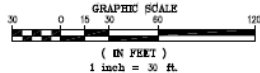


Final Plat

FINAL PLAT CRITERIA

- Lot Configuration & Lot Size:
 - Meets size, width, and setback requirements
 - Lot 1 – 49,096 sq ft (1.13 acres)
 - Lot 2 – 49,488 sq ft (1.14 acres)
 - 165' circle fits within each lot and touches 40' front BSL
- Access to roadways:
 - Lot 1 has direct access to Ironwood Drive
 - Lot 2 has access via private road of Tract A
 - Tract A – 50' private roadway with 45' radius cul-de-sac
- Orthodox-Shaped Lots:
 - Lots orthodox in shape for cul-de-sac lots





DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. § 8-4321 (A), AND SECTIONS 8-4 (A), 8-7 (J), 8-22, AND 8-7-8 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 HEREIN MAY BE USED TO RESTRICT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED OR GROWN ON OR IN SUCH EASEMENTS, THE MAINTENANCE AND CLEANING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE LAND ON WHICH SUCH EASEMENTS ARE PLACED. 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, AND ANYONE WHOSE PROPERTY OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

NOTES

1. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
2. THIS SUBDIVISION WILL BE DEVELOPED IN FULL COMPLIANCE WITH THE R-43 PARADISE VALLEY ZONING DISTRICT AND OTHER APPLICABLE CODES AND ORDINANCES.
3. THE ELEVATION OF ANY FLOOD FOR A BUILDING OR STRUCTURE WITHIN THE BASE FLOOD LIMITS OF AN AREA OF SPECIAL HAZARD MUST BE IN ACCORDANCE WITH CURRENT PARADISE VALLEY FLOOD REGULATIONS.
4. COAR'S AS RECORDED IN MCR BOOK 57 PAGE 1, BOOK 378 PAGE 28, DOCKET 1180 PAGE 129, DOCKET 1191 PAGE 13, DOCKET 1344 PAGE 383 AND RECORDING 88-528940. NO NEW COAR'S FOR THIS PLAT.
5. NO POWER POLES ON SITE.
6. NO TREES OR SHRUBS ARE PROVIDED WITH THIS PLAT.
7. THE OWNER OF LOT 2 SHALL INSTALL A FIRE HYDRANT IN EITHER TRACT A, TRACT B OR THE ADJOINING TOWN RIGHT-OF-WAY IN THE TOWN OF PARADISE VALLEY STANDARDS PRIOR TO FINAL BUILDING INSPECTION OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR LOT 2.
8. THE OWNER OF LOT 2 SHALL OWN AND MAINTAIN TRACT B.
9. TRACT A IS A PRIVATE SUBDIVISION AND CONTAINS AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES SUCH AS WATER AND SEWER LINE, NATURAL GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, REFUSE COLLECTION AND EMERGENCY, AND SIMILAR SERVICE TYPE VEHICLES.

OWNER

CULLUM HOMES, INC.
8400 E SHEA BLVD., #D-100
SCOTTSDALE, AZ 85260
(480) 948-2700

SITE DATA

APN 189-03-078
CULUM HOMES, INC.
NUMBER OF LOTS 2
GROSS AREA 120,520.79 SF (2.767 ACRES)
NET AREA 120,520.79 SF (2.767 ACRES)

LEGEND

- B.S.B. BUILDING SETBACK
- P.U.E. PUBLIC UTILITIES EASEMENT
- MCR MARICOPA COUNTY RECORDER
- D.E. DRAINAGE EASEMENT
- (C) CALCULATED VALUE
- (R) RECORDED VALUE MCR BOOK 378 PAGE 28
- (M) MEASURED VALUE
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- V. VISIBILITY EASEMENT
- DCKT. DOCKET
- REBAR WITH CAP
- REPL. 5/8" STEEL TO BE SET
- FOUND 5/8" STEEL PIN
- FOUND 1/2" REBAR
- FOUND COTTON PICKER SPROCKET
- FOUND IRON PIPE AND TAC 50008
- FOUND 3" BRASS CAP
- PARENT PARCEL BOUNDARY
- LOT BOUNDARY
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- LANDSCAPE BUFFER



LEGAL DESCRIPTION - PARENT LOT

LOT 1, LAVITT MANOR, ACCORDING TO THE BOOK 378 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTICE REGARDING WATER SERVICE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

UTILITIES

WATER
SEWAGE
ELECTRIC
TELEPHONE
NATURAL GAS
CABLE TV
CITY OF PHOENIX
TOWN OF PARADISE VALLEY/SEPTIC
ARIZONA PUBLIC SERVICE
CENTURYLINK, COX COMMUNICATIONS
SOUTHWEST GAS
CENTURYLINK, COX COMMUNICATIONS

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

CULLUM HOMES, INC., AN ARIZONA CORPORATION, AS LEGAL OWNER OF SAID REAL PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF "LAVITT MANOR II", A SUBDIVISION OF LOT 1, LAVITT MANOR ACCORDING TO BOOK 378 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, ARIZONA SITUATED IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND LINES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT, AND HEREBY DEDICATES AND GRANTS TO THE TOWN OF PARADISE VALLEY THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-RECORDED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

CULLUM HOMES, INC., AS OWNERS, HAVE HERETO AFFIXED THEIR SIGNATURE THIS ____ DAY OF _____, 2019.

CULLUM HOMES, INC.

ACKNOWLEDGMENTS

STATE OF ARIZONA } SS
COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2019, THE FOLLOWING PERSONS (WHO) APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND ACKNOWLEDGED (A) THEMSELVES TO BE AN OFFICER OF CULLUM HOMES, INC., AND ACKNOWLEDGED (B) THEMSELVES TO BE THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON, AND ACKNOWLEDGED (C) THAT THEY, AS LEGAL OWNERS, EXECUTED THE INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC:

REFERENCES

TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 27559585-001-KA-JAG

APPROVAL

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS ____ DAY OF _____, 2019.

BY: _____ DATE: _____ ATTEST: _____ TOWN CLERK _____ DATE: _____

TOWN ENGINEER _____ DATE: _____ PLANNING DIRECTOR _____ DATE: _____

BASIS OF BEARING

THE CENTER LINE OF CHENEY DRIVE AS RECORDED IN MCR BOOK 378 OF MAPS, PAGE 28, BEARING A BEARING OF NORTH 89 DEGREES 45 MINUTES 45 SECONDS WEST.

CERTIFICATION

I, LAVITT J. CHENEY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF ONE (1) SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2019, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MEASUREMENTS SHOWN ACTUALLY EXIST ON THE GROUND, THAT THE DIMENSIONS ARE CORRECTLY SHOWN AND THAT THE MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

BY
LAVITT J. CHENEY
REGISTERED LAND
SURVEYOR
CITY OF PHOENIX
4800 244-0038
SALEM, OREGON

September 12, 2019

PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDING

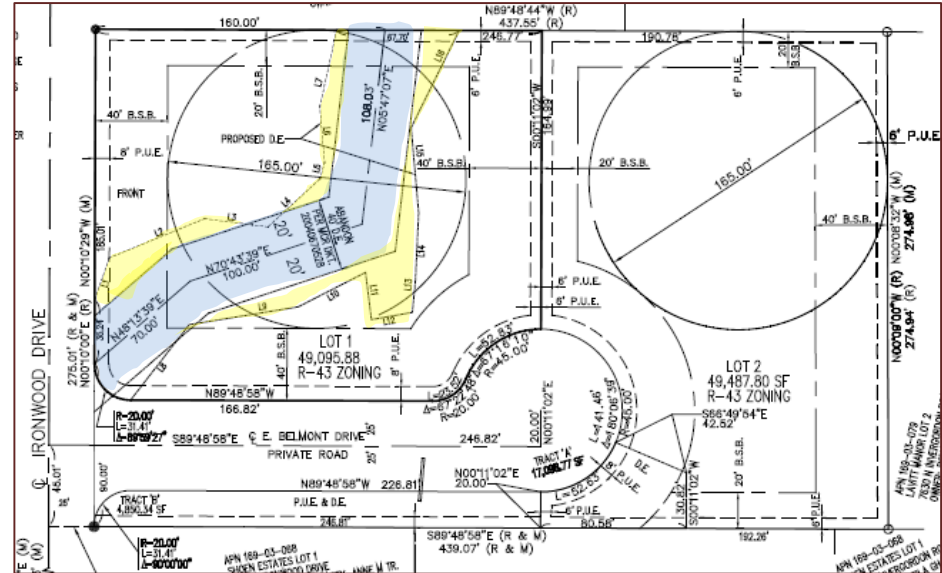


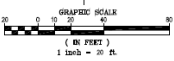
UTILITIES & ROAD IMPROVEMENTS

- Utilities:
 - Electric: APS
 - Water: City of Phoenix
 - Sewer: Town of Paradise Valley
- Roadway Improvements (Existing Public Road – N. Ironwood Dr.):
 - 20' of pavement and no curb on existing road
 - Half street improvements required:
 - Add 2' of new ribbon curb adjoining Lot 1
 - Stipulation - prior to recordation of final plat, applicant shall submit improvement plans and provide assurance to complete improvements on N. Ironwood Drive

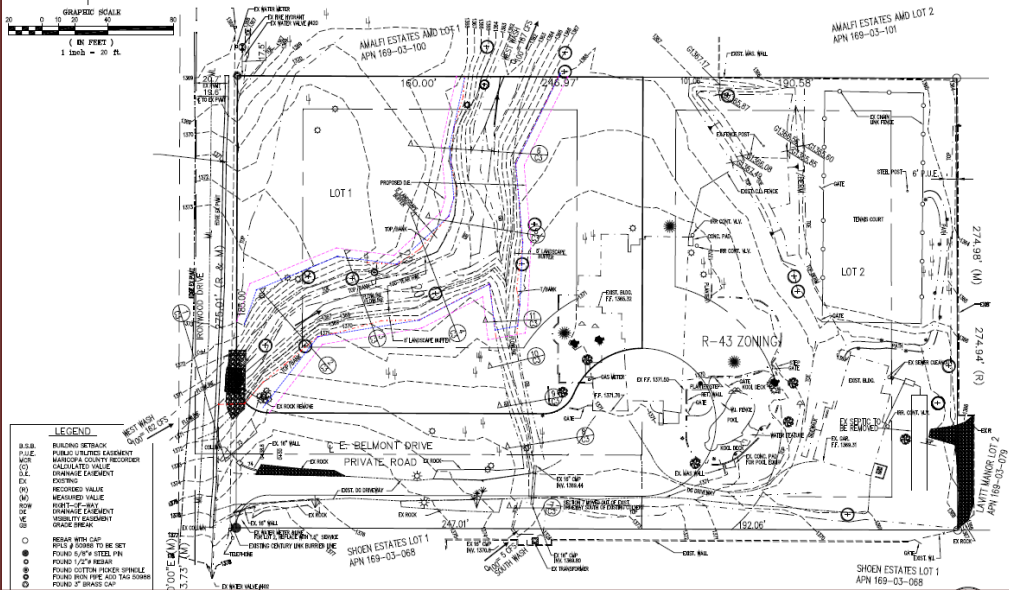
DRAINAGE

- Drainage:
 - Existing Drainage Easement on current property
 - West wash drainage easement modified in accordance with cross sections
 - On-site retention and drainage plan with each building permit



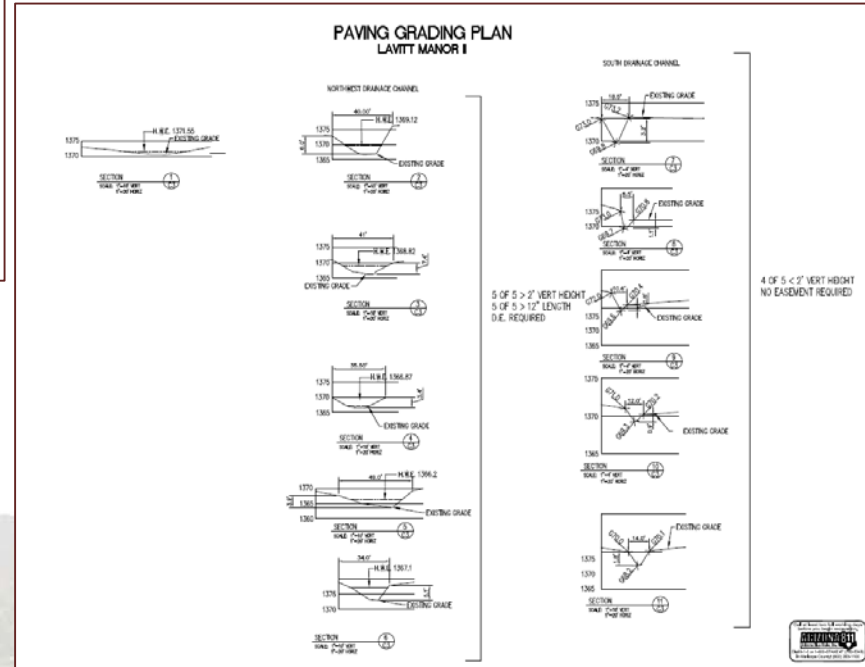


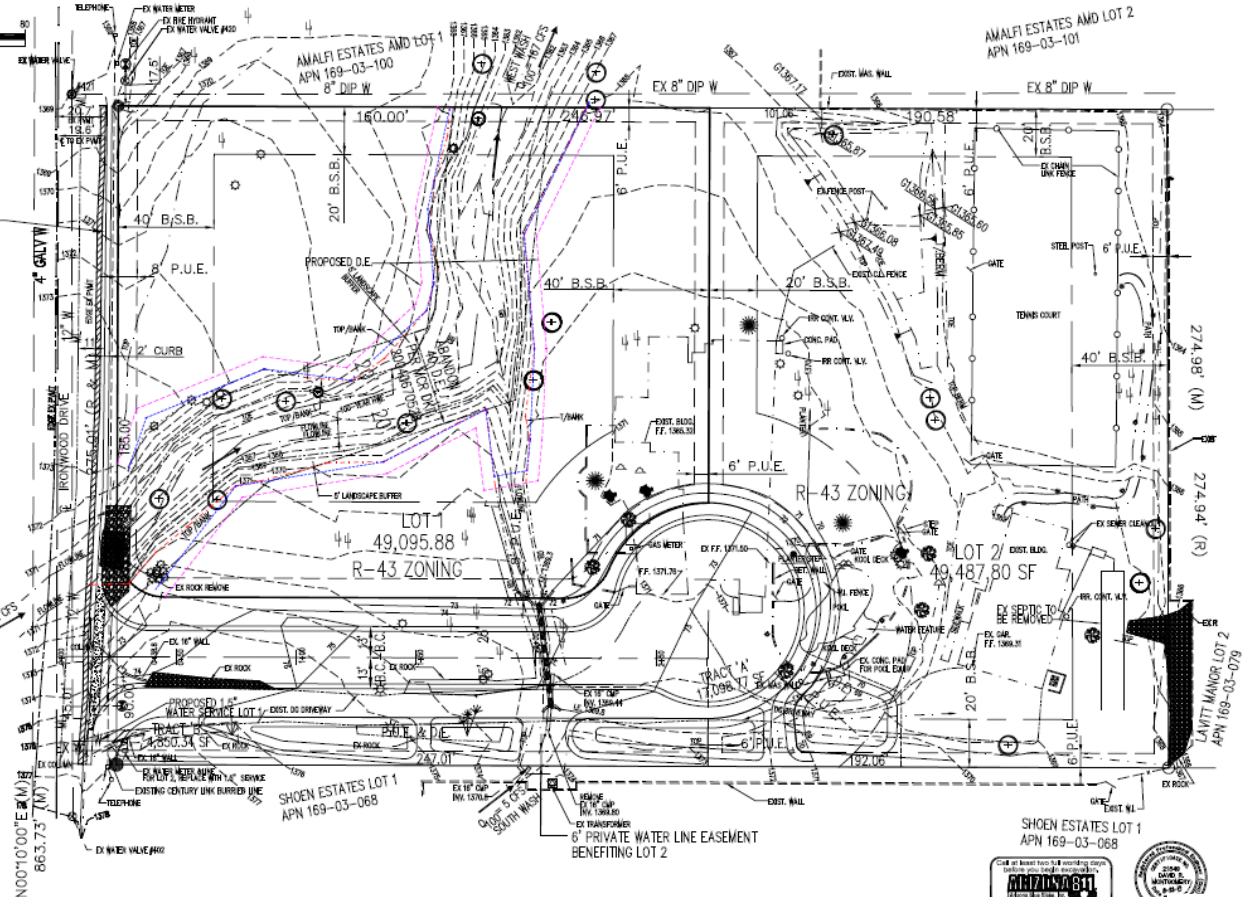
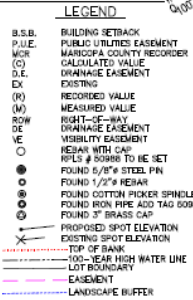
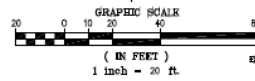
WASH EXHIBIT
LAVITT MANOR II



Wash Exhibit

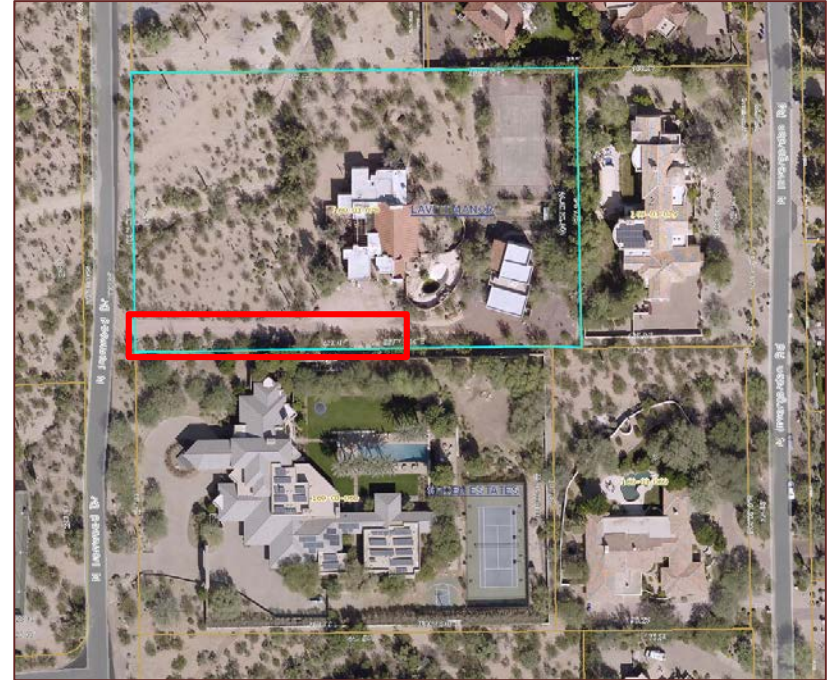
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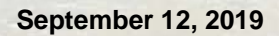
DRAINAGE (CONT.)

- Tract B:
 - 20' wide drainage/utility easement track between private roadway and existing property to south
 - Tract B added to:
 - Retain water from private roadway & run utilities to lots
 - Prevent new private roadway from converting existing property to south into a corner lot - which would change setback requirements for existing property



LANDSCAPING

- Belmont Dr (Private Rd):
 - 8 trees and 10 shrubs required on each side
 - 16 trees and 35 shrubs provided
- Ironwood Dr (Exist Public Rd):
 - 8 trees and 10 shrubs required adjoining Lot 1
 - 8 trees and 14 shrubs provided
- Pallet:
 - Palo Verde Trees
 - Globe Mallow, Creosote, Mexican Bird of Paradise
- No landscape lighting in ROWs
- No subdivision signs
- No subdivision walls

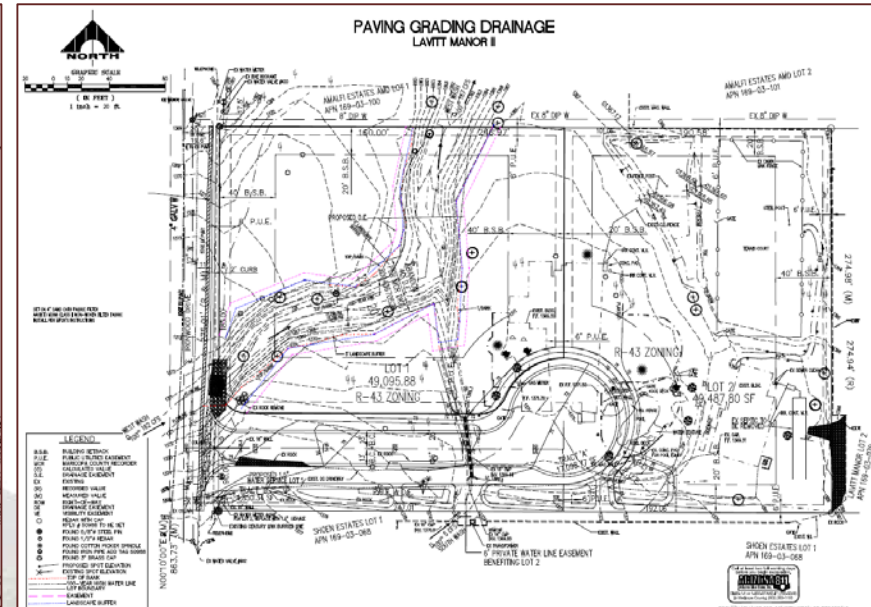
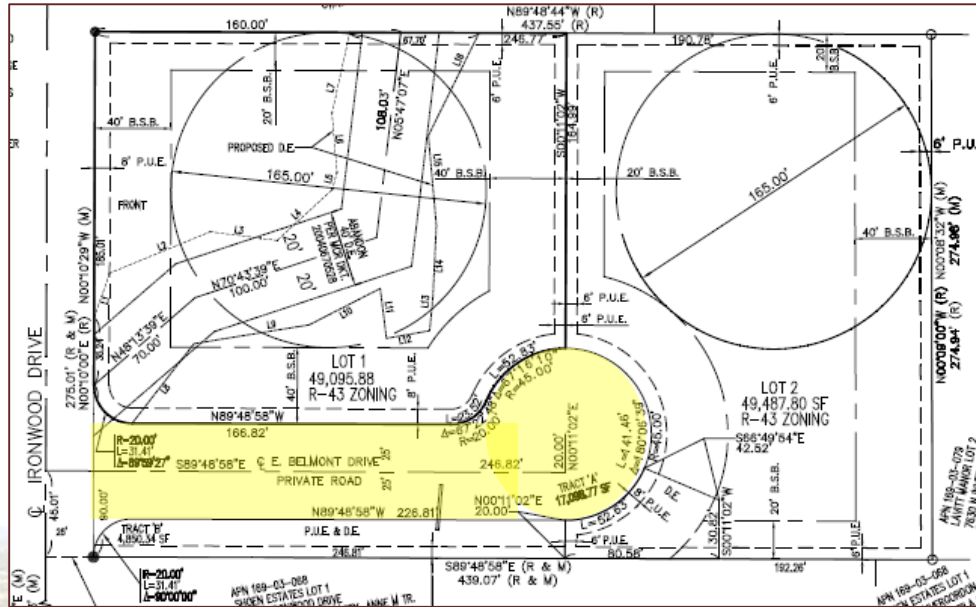


FIRE PROTECTION

- Fire Protection:
 - Fire Department access - Both lots have access via roadways
 - Installation of new fire hydrant required with development Lot 2 (via building permit process)
 - New homes and structures will have fire sprinklers
 - Fire Flow:
 - Water impact study flow rate – 1,062 gpm
 - Town Code - minimum rate of 1,500 gpm
 - Stipulation added to require fire sprinklers to demonstrate compliance with NFPA Standard 13D

PC APPROVED PRIVATE ROAD CUP

- Construct private road to access Lot 2
- Private roadway is labeled as Tract A
- CUP approved by Commission on August 20th



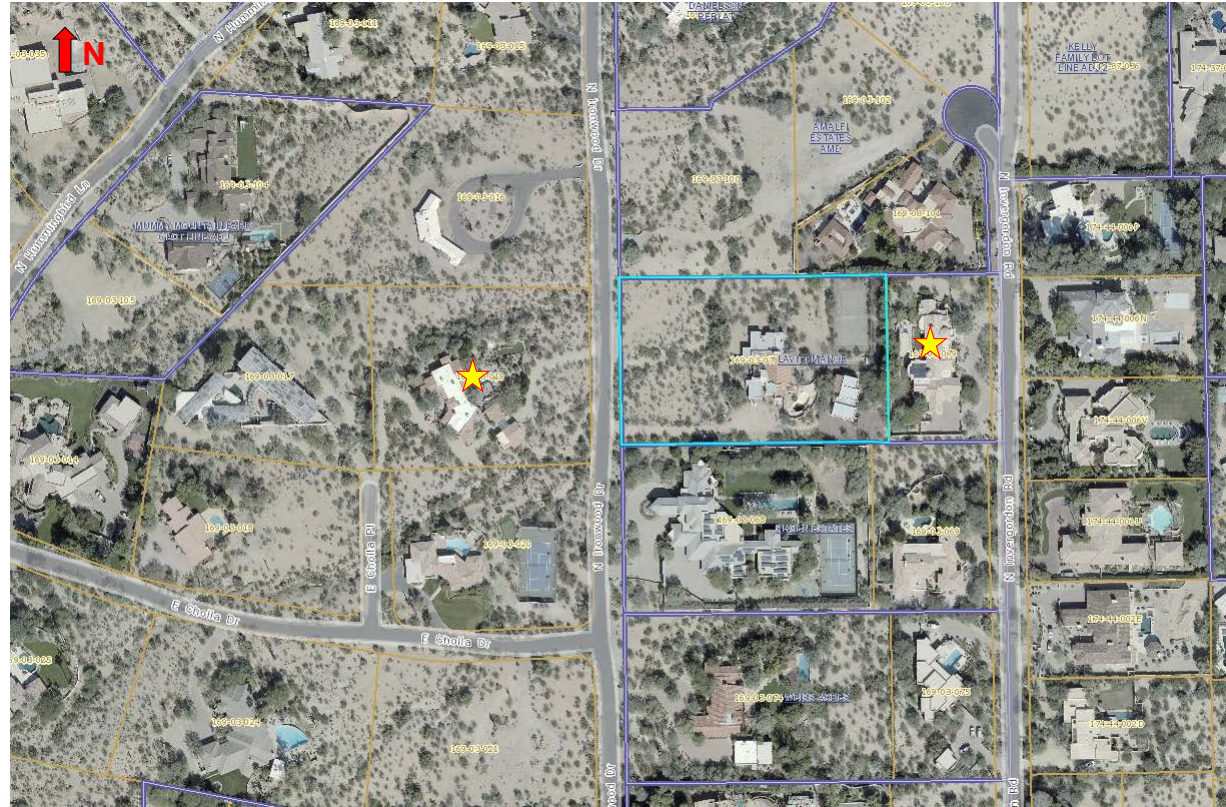
TRACT A – APPROVED PRIVATE ROAD CUP

18

- Town Code limits private roadways to:
 - 50' wide tract
 - 18' to 22' paved surface width
 - Cul-de-sac design with 45' radius to enable vehicles to turn around
- ✓ Stipulation added to Final Plat that CUP does not go into effect until final plat is approved and recorded
- Private roadway Tract A:
 - 50' wide tract
 - 18' paved roadway surface with 2' ribbon curb
 - Cul-de-sac design with 45' radius at end of road

PUBLIC COMMENT

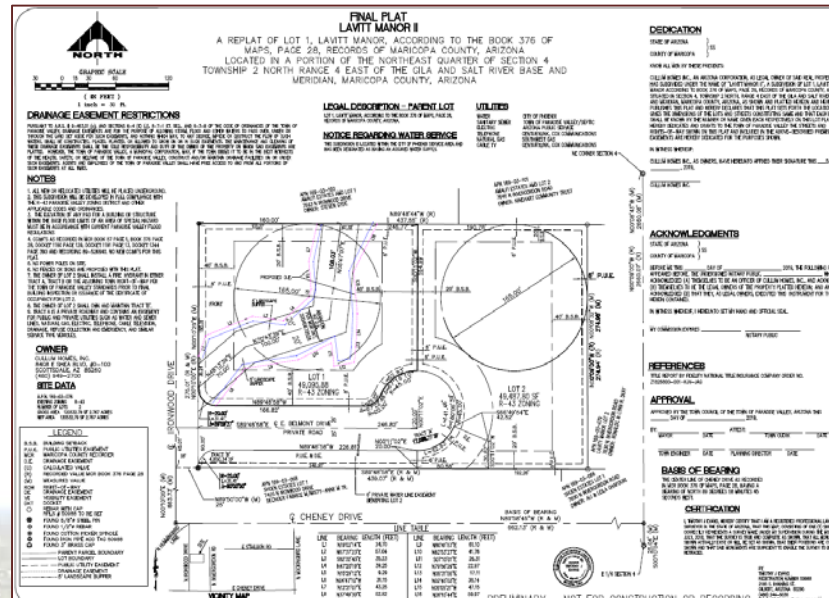
- 2 Neighbors opposed
- Neighbor due east
 - Headlights from new road
 - Obstruction of views
 - Wash not compliant with storm drain design manual
- Neighbor due west
 - Flag lot
 - Obstruction of views



NEXT STEPS

- Final Plat compliant with Preliminary Plat and Town's development standards
- Public Meeting:
 - September 26th

- Review Final Plat to ensure compliance with Preliminary Plat
- Based upon Council Input & Direction at tonight's meeting:
 - Applicant will update or provide additional info for public meeting (if applicable)



FOR REFERENCE

- For reference, the following slides contain:
 - Preliminary Plat and Private Road CUP Stipulations
 - Photos of subject property

STIPULATIONS PRELIM PLAT

1. The Final Plat and related improvements of “Lavitt Manor II” located at 7525 N. Ironwood Drive (the “Property”) shall be in substantial compliance with the submitted plans and documents:
 - a. The Narrative prepared by Brad Cullum;
 - b. The “Lavitt Manor II” preliminary plat, Sheet 1, prepared by Montgomery Engineering & Management, LLC and dated July 23, 2019;
 - c. The “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;
 - d. The Water Service Impact Study, prepared by Montgomery Engineering & Management, LLC, and dated October 2018; and
 - e. The Preliminary Drainage Report, prepared by Montgomery Engineering & Management, LLC, with revised date December 2018;

STIPULATIONS PRELIM PLAT

2. The landscaping along N. Ironwood Drive and E. Belmont Drive, shall be in substantial compliance with Landscape Plan, prepared by Cullum Homes;
3. The landscaping located at the corner of private roadway Tract A and Ironwood Drive shall comply and must be maintained to ensure compliance with Section 8-1-13, Corner Vision, of the Town Code;
4. Improvements in Tract A for the “Lavitt Manor II” subdivision shall be in substantial compliance with the private road Conditional Use Permit CUP-19-02 and the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;



STIPULATIONS PRELIM PLAT

5. Prior to the final plat of “Lavitt Manor II” being approved by the Town Council, the applicant shall provide the will-serve correspondence from the City of Phoenix acknowledging their ability to provide water service for this two-lot subdivision as the Arizona Department of Water Resources has designated the City of Phoenix water provider as having an assured water supply;

STIPULATIONS PRELIM PLAT

6. Prior to the recordation of the final plat of “Lavitt Manor II,” the following items must be completed:
- a. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Grant of Access Easement and Private Roadway Maintenance Agreement for the private roadway Tract A. This form shall be reviewed by the Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;
 - b. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Drainage Easement and Maintenance Agreement. This form shall be reviewed by the Town Engineer and Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;

STIPULATIONS PRELIM PLAT

6. Prior to the recordation of the final plat of “Lavitt Manor II,” the following items must be completed:
- c. The owner(s) of the Property, or successors, shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019 and in CUP-19-02; and
 - d. Prior to recordation of the “Lavitt Manor II” final plat, all nonconforming structures on this property (e.g. house, guest house, tennis court, fence walls, etc.) shall be removed, with the applicable demolition permit submitted to the Town and inspections done by the Town’s Community Development Department;

STIPULATIONS PRELIM PLAT

7. Prior to the issuance of a Certificate of Occupancy in “Lavitt Manor II” subdivision, the following items must be completed:
 - a. The installation of a new fire hydrant is required with the development of Lot 2 and shall be installed and inspected by the Town prior to issuance of the Certificate of Occupancy or a final inspection for the primary residence of Lot 2;
 - b. The property owner(s) or designee(s) shall complete the roadway improvements referenced in CUP-19-02; and
 - c. The property owner(s) or designee(s) shall demonstrate that the fire sprinkler system is in compliance with the National Fire Protection Association standard 13D or the current equivalent code requirement; and
8. 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.

STIPULATIONS - CUP

1. The private roadway Conditional Use Permit (the “CUP”) shall apply to the property described in the legal descriptions of the “Lavitt Manor II” preliminary plat, Sheet 1, prepared by Montgomery Engineering & Management, LLC and dated July 23, 2019 (the “Property”);
2. The CUP shall be in substantial compliance with the submitted plans and documents:
 - a. The Narrative prepared by Brad Cullum;
 - b. The “Lavitt Manor II” preliminary plat, Sheet 1, prepared by Montgomery Engineering & Management, LLC and dated July 23, 2019; and
 - c. The “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;



STIPULATIONS - CUP

3. Approval of CUP-19-02 is subject to and contingent upon approval and recordation of the “Lavitt Manor II” final plat/subdivision. Thus, CUP-19-02 will not go into effect until the “Lavitt Manor II” final plat/subdivision receives Town Council approval and the approved final plat is recorded with the Maricopa County Recorder’s Office;
4. The owner(s) of the Property, or successors, shall provide the Town, in a form acceptable to the Town Attorney, a Grant of Access Easement and Private Roadway Maintenance Agreement for the private roadway Tract A. This form shall be reviewed by the Town Attorney, must be in-compliance with applicable local and state laws, and must be recorded with the Maricopa County Recorder’s Office. Said form shall be submitted and approved by the Town prior to recordation of the “Lavitt Manor II” final plat;

STIPULATIONS - CUP

5. Prior to the recordation of the “Lavitt Manor II” final plat, the owner(s) of the Property, or successors, shall submit the required improvement plans for Town Engineer approval and provide a procedure and other forms of assurances necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the “Lavitt Manor II Paving, Grading & Drainage Plan” for 7525 N. Ironwood Drive, Paradise Valley, AZ 85253, Sheets C1 – C4, prepared by Montgomery Engineering & Management, LLC with revised date of July 23, 2019;
6. Prior to issuance of the Certificate of Occupancy or a final inspection for the home(s) located in the “Lavitt Manor II” final plat/subdivision, the property owner(s) or designee(s) shall complete the roadway improvements referenced in CUP-19-02; and
7. The landscaping located at the corner of private roadway Tract A and Ironwood Drive shall comply and must be maintained to ensure compliance with Section 8-1-13, Corner Vision, of the Town Code.

DRAINAGE SWALE



From Exist Driveway (Looking South)



From South Property Line (Looking North Towards Driveway)

DRAINAGE SWALE (CONT.)

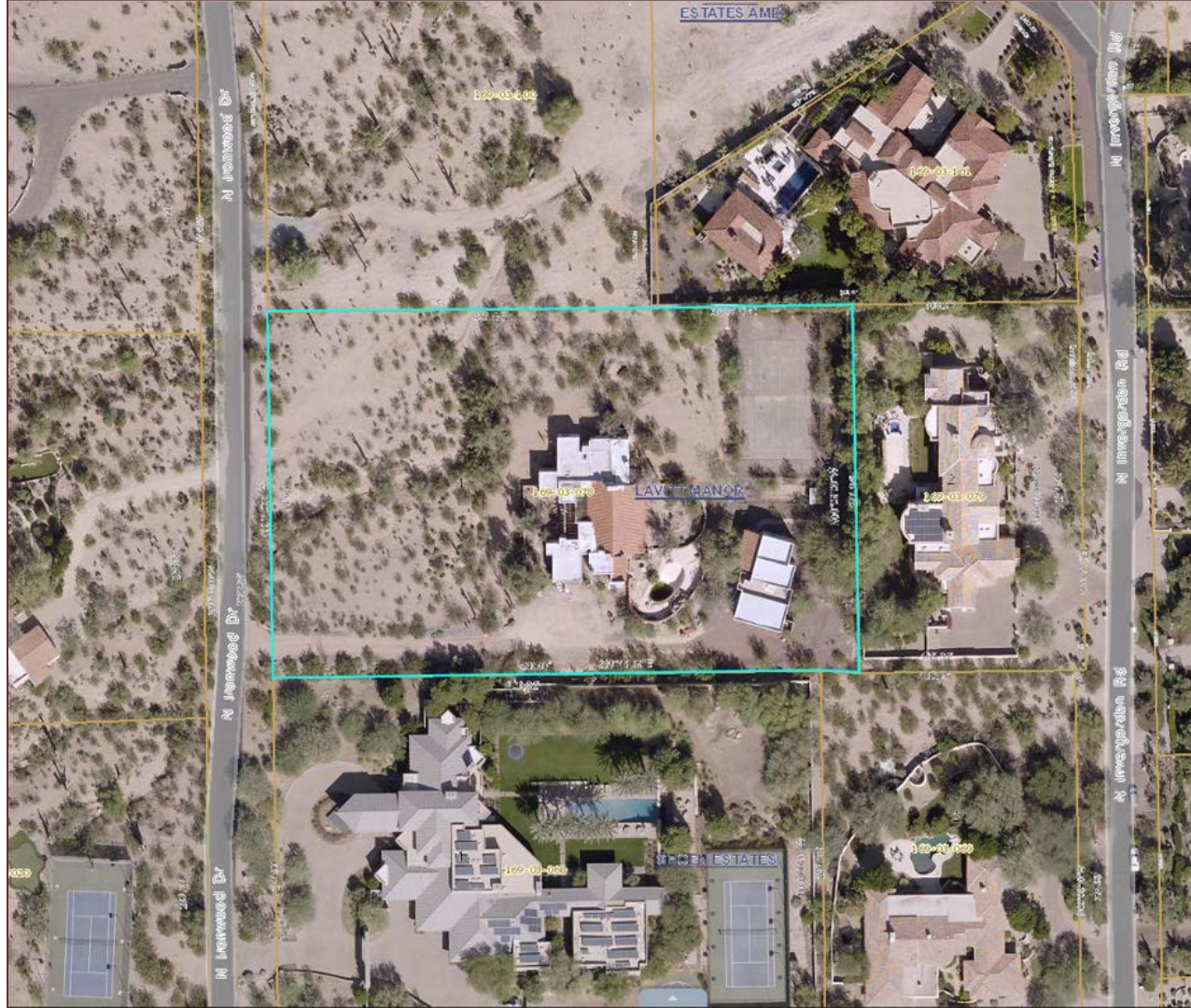


From Exist Driveway (Looking North)

West Bank has added rip-rap and East Bank has been previously graded for the existing residence



From Exist Drainage Swale (Looking North Towards West Wash)







09/06/2016 1 of 18 Select Date



7525 N Ironwood Dr, Paradise Valley, AZ 85253-3161

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