

**Estates on Invergordon Final Plat – Plat Compliance to Town Standards
6400 E Cactus Wren Place
March 2020**

Lot Configuration, Lot Size & Lot Shape

The proposed plat meets the R-43 area requirements, including size, lot width, and setbacks. Each lot is generally rectilinear in shape, although the shape of Lot 4 is not rectilinear due to the irregular perimeter boundary of the subject site. Each lot meets the 165' diameter circle test. All four lots are greater than one net acre in size. The required 40' front/rear/street side and 20' side yard setbacks for the main home are correctly shown on the plat.

Yard Designation

The designated front yards for Lots 1, 2, and 3 are along Invergordon Road as the lot configuration test in fitting the 165'-diameter circle only works with Invergordon Road as the front yard. The design, driveway, and addressing of the homes on Lots 2 and 3 will likely be along Jacaranda Road. Lot 2 and 3 will have their designated street yard along Jacaranda Road. Walls, pools, and other accessory structures have a lesser setback along street yard designation. Many corner lots in town have this condition.

Utilities

Each of the proposed lots show the required 6 or 8-foot public utility easement along the perimeter of the lot in accordance with Section 6-3-3 of the Town Code. Will serve letters from the applicable utility companies and a water service impact study are included in the packet. The following utilities will be available to each lot:

- *Electric.* The subject site is located within the APS service area. There are some underground residential electric lines that serviced the prior home on the site that will be removed, with the four proposed homes to be connected via new residential service lines. Underground electric lines exist along the adjoining roads. Some relocation of electric utilities will be required to construct Jacaranda Road.
- *Water.* Water for this subdivision will be provided by EPCOR as described in the attached will serve letter. There are existing 6" and 8" water lines adjoining the property. There was an existing private water well and two small above-ground 5' tall water tanks located in the southwest corner of Lot 4 that were removed in January 2020. No Certificate of Assured Water Supply is required. The Arizona Department of Water Resources relies on the Arizona Revised Statutes definition of subdivision of 6 or more lots to require this Certificate, not the Cities and Towns definition of subdivision. The assured water supply requirement can also be met with a written commitment of service from a water provider designated as having an assured supply.
- *Sewer.* Town of Paradise Valley sewer is available to service the new lots and exists along the adjoining roads. It is expected that the four new homes will be connected to the sewer system.
- *Southwest Gas.* Existing natural gas lines adjoin the subject property.

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- *Cable.* COX services this area. Underground cable lines exist along the adjoining roads.

Drainage

Storm water generally sheet flows off the site in a southeasterly direction. The site has an approximate 6.5-percent slope. The submitted drainage report provided with the application explains that there are no existing onsite washes or major storm water flows on this property. Instead, storm water flows around the site. This includes storm water that flows in a shallow swale and/or down the Invergordon Road right-of-way at up to 57.1 cubic feet per second (cfs) and storm water that flows down the private road of Cactus Wren Place at up to 31.2 cfs. As such, there are no proposed drainage easements required on the subject site. However, in accordance with Town Code, each lot will require an individual engineering site/grading and drainage plan as part of the single-family home building permit application submittal. This will include on-site lot retention with the development of each lot pursuant to the Town's Storm Drainage Design Manual.

Fire Protection

The proposed lots will meet all standards related to fire protection as follows:

- *Fire Department access.* The proposed lots comply with access requirements. The Zoning Ordinance requires either direct access onto a public road (Invergordon Road) or access to a public road via a private road that is approved by the Town. The applicant proposes Jacaranda Road be public. All lots will have direct access onto a public street.
- *Fire hydrant spacing/location.* Fire hydrant spacing/location requirements will be met. The Town Code requires all lots be within 400' of a fire hydrant. As shown on the preliminary water and sewer plan, the developer will be installing one new fire hydrant at the end of the cul-de-sac of Jacaranda Road adjoining Lot 4 and a second hydrant on the east side of Invergordon Road between Lots 1 and 2. If Lots 1 and 2 are combined, there is no requirement for the fire hydrant along Invergordon Road as an existing fire hydrant is near the Invergordon Road/Cactus Wren Road intersection.
- *Fire sprinkler requirement.* The new homes and structures that will be constructed will have fire sprinklers in accordance with the Town Fire Code.
- *Fire Flow.* The fire flow rate is in compliance. The flow rate exceeds the Town Code minimum requirement of 1,500 gallons per minute (gpm). The flow rate is 7,387 gpm at 20 psi.

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Landscaping

Section 5-10-7.D of the Town Code requires new plats provide landscaping along the rights-of-way at 4 fifteen-gallon native trees and 5 one-gallon native shrubs every 100 lineal feet, unless otherwise approved by the Town where there is existing right-of-way landscaping or where other special circumstances occur. Whereas, the Town's 1996 landscape guidelines have a lessor calculation of 1 canopy tree at 30' intervals and shrubs at 20' intervals. The guidelines also suggest 20% of the trees be Ironwood.

Based on the right-of-way frontage with the subject plat, unless special circumstances exist, Invergordon Road requires between 17 to 21 native trees and 26 shrubs. The new Jacaranda Road requires between 25 to 30 native trees and 38 shrubs. Cactus Wren Road requires between 11 to 13 trees and 16 shrubs. The proposed landscape plan meets the Town standards.

No lighting is associated with the right-of-way landscape improvements. Also, there are no subdivision signs, nor subdivisions walls proposed with this improvement.

Access

As required by the Zoning Ordinance and described under Fire Protection, the proposed lots will have adequate frontage upon a public street. Applicable condition(s) approved as part of the preliminary plat and carried forward with the final plat approval process identifies that prior to the recordation of the final plat, the applicant shall submit final improvement plans for Town Engineer approval and provide an assurance for the Town to be in a guaranteed position to complete any necessary street improvements. The preliminary construction estimate for these improvements is approximately \$260,000 to be paid by the developer.

Invergordon Road. Development of the subdivision includes no additional right-of-way dedication. Invergordon Road is designated a local road at a suggested width of 50' per the General Plan. The right-of-way is 58' wide, with a 33' half-width adjoining the subject site. In 1992, the Town abandoned 15' of right-of-way along Invergordon Road back to the property owners along the west side of this street.

Development of the subdivision includes some minor street improvements to Invergordon Road adjoining the subject site. Improvement includes a street cut for the new public road per the proposed plat, curb along the east side of the street and some additional pavement up to the new curb. The existing pavement width along Invergordon Road in this area is approximately 16' wide. The additional curb/pavement with this plat will increase the total width between 16' and 18'. This street width is less than the typical suggested 22' total width pursuant to the General Plan Local Cross-Section, Option B. Although, it is similar to General Plan Local Cross-Section, Option C, that has a pavement width of 18' to 22'. Additional full pavement width is not requested, as the existing pavement improvements already exist along the east half-width of right-of-way

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along the subject site. Widening this street to the Option B standards will occur along the west street edge as the lots on the west side of the street redevelop. For example, the active building permit at 6744 N Invergordon Road includes pavement widening along the west side of Invergordon Road up to 11' wide and new ribbon curb west of the street centerline.

Cactus Wren Road/Place. An additional 25' of right-of-way north of the Cactus Wren Road centerline will be dedicated upon recordation of the final plat in accordance with the 50' minimum width per the General Plan. Also, a portion of Lot 1 will include a roadway easement to accommodate existing curbing. The existing right-of-way half width is 40' nearest Invergordon Road and 25' further eastward south of the street centerline. There is no existing right-of-way dedication along the subject site.

Except for repairing damaged curbs, no roadway improvements are proposed along Cactus Wren Road. The existing road exceeds the typical 11' wide drive aisles and 2' wide ribbon curb of the General Plan for a local road, with the drive aisles at 13' in width closer to Invergordon Road. The existing landscape median at the intersection with Invergordon Road is not typical, but not prohibited and was constructed as part of the La Place subdivision south of this site.

A 1' non-vehicular access easement (NVAE) is shown on Lot 4 along Cactus Wren Place to limit driveway access onto this private road along the east part of the site.

- *Jacaranda Road.* Jacaranda Road is a new road that is compliant with the Town Code and General Plan standards. The right-of-way will be 50' wide, have a paved surface of 22' wide with 2' wide curbs on each side, and the cul-de-sac meets the required 45' right-of-way radius and 40' pavement radius. The owner requests this road be public, not a private road.