

Proposed Conditions for Estates on Invergordon Final Plat
Revisions to the Planning Commission Conditions of January 21, 2020
03-12-20

1. The final plat and related improvements for the “Estates on Invergordon” located at 6400 E Cactus Wren Road (the “Property”) shall be in substantial compliance with the following submitted plans and documents:
 - a. ~~Final Preliminary~~ Plat for the “Estates on Invergordon,” Sheets 1-3, prepared by Land Development Group, dated ~~December 3, 2019~~ February 26, 2020;
 - b. Preliminary Paving Plan for the “Estates on Invergordon,” Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - c. Preliminary Water & Sewer Plan for the “Estates on Invergordon,” Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - d. Storm Water Pollution Prevention Plan, Sheet 1 of 1, prepared by Land Development Group, dated December 3, 2019;
 - e. The Planting Plan for the right-of-way Sheet PP.1, prepared by Berghoff Design Group, dated December 6, 2019;
 - f. The narrative prepared by Land Development Group, dated December 5, 2019;
 - g. The Water Service Impact Study, prepared Land Development Group, dated July 26, 2019; and
 - h. The preliminary drainage report, prepared by Land Development Group, dated July 29, 2019.
2. Prior to recordation of the final plat for said subdivision, the following items shall be submitted by the owner(s) of the Property, or successors:
 - a. Submit the required final 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 submitted plans and documents in Condition 1 above;
 - b. If not already completed, installation and maintenance of the storm water pollution prevention plan noted in Condition 1 until the final lot improvements are completed on Lot 1 of said subdivision; and

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~~c. Provide documentation that the private water well has been abandoned in accordance with the Arizona Department of Water Resources. Abandonment shall include the removal of above-ground structures, including the two water tanks. The Town Community Development Director, or designee, shall inspect the property to verify the water tanks and related above-ground structures are removed.~~[Completed, refer to Attachment H]

3. Prior to the issuance of the first building permit for any home on Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall do the following:
 - a. Complete the roadway, utility, and related infrastructure improvements as referenced in the submitted plans and documents in Condition 1 above along Invergordon Road and Cactus Wren Road;
 - b. At the discretion of the Town Engineer, the final lift of asphalt for Jacaranda Road may be postponed until the first Certificate of Occupancy for any of the Lots 1 to 4 of the said subdivision;
 - c. Remove all existing retaining walls and related structures on the entire site, along with the owners of the affected Lots having submitted and obtained approval from the Town the applicable demolition permit(s), grading permit(s), storm water pollution prevention plan(s), and associated permit(s). However, compliance to this condition shall be no later than one year from the date of the Town Council approval of the final plat for said subdivision; and
 - d. At the time the existing retaining walls are removed, the affected Lots shall be regraded at a minimum of 4:1 slope and existing drainage patterns shall be maintained.
4. Prior to the issuance of each Certificate of Occupancy for Lots 1, 2, 3, or 4 of the said subdivision, the owner(s) of the Property, or successors, shall complete the landscaping improvements, as to each lot, as referenced in the submitted plans and documents in Condition 1 above.
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.

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6. The following conditions shall apply during ~~initial~~ construction of the building pads, streets, and homes at the Estates on Invergordon subdivision as a means to mitigate safety concerns along the adjoining rights-of-way:
 - a. Construction staging and storage of materials shall be done onsite and not within the Town rights-of-way;
 - b. Use of the Town rights-of-way intermittently, generally defined as up to 20 minutes, to load or unload construction material or equipment is allowable provided the loading and unloading adjoins the site and does not occur within 75 feet of the Invergordon Road/Cactus Wren Road intersection;
 - c. Construction vehicle turn-around shall not occur within 75 feet from the Invergordon Road/Cactus Wren Road intersection and either be done onsite or off the street pavement adjoining the subdivision within the Town's right-of-way to ~~discourage~~prevent turn-around traffic in the adjoining neighborhoods, specifically turn-around traffic on streets north and east of the Invergordon Road/Cactus Wren Road intersection as these streets dead end and do not connect back to Lincoln Drive or another major arterial;
 - d. Reserved
 - e. Construction parking shall not be allowed ~~along the west side on any paved surfaces~~ of Invergordon Road ~~and the south side of~~ Cactus Wren Road ~~on any paved surfaces~~. Any parking on non-paved surfaces along Invergordon Road shall be restricted to the east side, and any parking on non-paved surfaces along Cactus Wren Road shall be restricted to the north side. Any non-paved surface used for construction parking shall conform to storm water pollution prevention plan requirements;
 - f. The property owner(s) of the lot(s) of said plat shall be responsible to inform the contractor(s) of the construction and plat conditions;
 - g. The above conditions do not apply to Jacaranda Road that is part of the Estates on Invergordon subdivision up to and prior to the Town's acceptance of the final street improvements of Jacaranda Road; and
 - h. During construction of site improvements, a designated construction area on Lots 1, 2, 3, or 4 shall be provided to prevent parking on any paved public street surfaces ~~or non-paved surfaces as described in Condition 6(e) above.~~