Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Meeting Notice and Agenda

Planning Commission

Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose

Tuesday, October 21, 2025 **6:00 PM** **Council Chambers**

1. CALL TO ORDER / ROLL CALL

Notice is hereby given that members of the Planning Commission will attend either in person or by electronic conference system, pursuant to A.R.S. §38-431(4).

2. EXECUTIVE SESSION

The Planning Commission may go into executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.

3. APPROVAL OR AMENDMENT OF MINUTES

A. **25-178** **Approval of September 23, 2025 Planning Commission Minutes.**

Staff Contact: Cherise Fullbright, 480-348-3539

Attachments: 2025-09-23 PC Draft Minutes

4. PRESENTATIONS

5. STUDY SESSION ITEMS

The Study Session is open to the public for viewing, and the following items are scheduled for discussion among the Planning Commission, Staff, and invited presenters. Votes will not be made on any of these items but may be made when the item is scheduled for final action later in the meeting or at a future meeting. Public comment will not be invited at this time.

6. PUBLIC HEARINGS - LEGISLATIVE ACTIONS

Items for Public Hearings are Legislative Actions scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, the public hearing will open for public comment, after receiving public comment the public hearing is closed, the Planning Commission may have further discussion, and lastly, the Planning Commission will take action on the item by making a motion.

7. ACTION ITEMS

Items for Action are scheduled for action by the Planning Commission. Staff will present the item, the Planning Commission will have an opportunity to discuss and ask questions of staff and/or the applicant, and lastly, the Planning Commission will make a motion on the item. Public comment is not required.

A. 25-232 Discussion and Possible Action on Lot 29, Stone Canyon Amended Lot Split (LS-25-03) 5338 E San Miguel Avenue (APN: 172-47-086)

Attachments:

A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative, Plans & Documents
E. Water Service Impact Study
F. Geotechnical Report
G. Drainage
H. Stone Canyon Plat Map History
I. Noticing
J. Staff Presentation

8. STAFF REPORTS

A. 25-235 Staff Update on Scottsdale Plaza

Staff Contact: Paul Michaud, 480-348-3574

Attachments:

A. Staff Report
B. ARTICLE XI
C. SUP-22-02 Excerpts
D. SUP-25-01 Excerpts

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

AGENDA IS SUBJECT TO CHANGE

**Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Planning Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the Town Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the Town will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.*

The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 480-483-1811 (TDD) to request accommodation to participate in the Planning Commission meeting.

Action Report

File #: 25-178

AGENDA TITLE:
Approval of September 23, 2025 Planning Commission Minutes.

STAFF CONTACT:

Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – Draft

Planning Commission

Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner James Rose

Tuesday, September 23, 2025 **6:00 PM** **Town Hall Boardroom**

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 PM.

Present – Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner Jim Rose

STAFF MEMBERS PRESENT
Town Attorney Deborah Robberson
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Hillside Planner II Jose Mendez
Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-168 Approval of June 17, 2025 Planning Commission Minutes.

A motion was made by Commissioner Nassikas, seconded by Commissioner Dickman, to approve the June 17, 2025 meeting minutes as presented. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 25-161 Discussion of Lot 29, Stone Canyon Amended Lot Split (LS-25-03) 5338 E San Miguel Avenue (APN: 172-47-086)

Mr. Mendez presented the request to split a single hillside designated lot to create two separate lots. He shared details related to processing, review, and requirements, noting that the four criteria have been met for this request. Mr. Mendez talked about the local roadways including Solano Drive and San Miguel Avenue, landscape improvement requirements which were pending submittal, and the traffic study which was not required. He addressed utilities, drainage, and public comments. He briefly summarized the stipulations.

Commissioner Rose wondered if the retaining wall on the property would remain for erosion during construction or be removed later.

Mr. Mendez stated that the wall would stay in place for retention purposes and the applicant was required to get an encroachment permit for the walls to remain.

Commissioner Dickman requested to see an image of the circle test used to verify lot width. He asked about setbacks.

Mr. Michaud explained that the circle test is when, on a R-43 lot, a 165-foot diameter circle must touch at one point but could encroach within other setbacks and easements so long as it is within the property lines of the lot.

Chair Georgelos requested more information and reasoning as to why the applicant was requesting to defer submission of the right-of-way improvement plan and cost estimate, landscape plan, and assurances documentation as the information seemed critical in making a knowledgeable determination. Chair Georgelos requested the information.

Commissioner Curtis questioned if they were talking about deferring the right-of-way landscape design. He believed deferring this item made sense because the Commission should not push for those improvements before construction is done.

Chair Georgelos stated that the issue was not the construction of the improvements but the Commission not seeing the proposed improvements, which is necessary at this time to make a determination.

Deferral was discussed amongst the Commission and staff.

Commissioner Brown asked if sewer was available.

Mr. Mendez advised that sewer was not available, so both properties would be on septic.

Nick Prodanov, project engineer, was acknowledged by Chair Georgelos. He introduced himself and Drew Bausom with Construction Zone. Mr. Prodanov talked about challenges of the site including erosion and flow diversions which have been accounted for in the design. He explained reasons for keeping the walls on site.

Chair Georgelos questioned how the flows would change for 2 homes versus 1.

Mr. Prodanov responded, stating that the site was not currently designed properly. He added that the historic wash was modified as well as the driveway entrance, and the magnitude of outfall would be smaller than what's seen currently.

Chair Georgelos asked for a plan to show what was described.

Mr. Bausom advised there was no design at this time, which is why the deferral was requested for the right-of-way improvements and landscaping plans.

Commissioner Nassikas asked for details related to scheduling. He determined it was open ended at this time.

Mr. Bausom stated that the owner had no intention of developing the lot but one of the lots would likely be sold and developed on its own.

Mr. Michaud explained that assurances for right-of-way improvements would usually be at the plating or building permit stage, but the typical process, which is not written in code, only requires that there be some way for the assurances to be met, often by stipulation.

Commissioner Dickman asked if each property could be isolated to look at water flows, one lot versus the other.

Mr. Prodanov spoke about the drainage report which details pre-development conditions covering both lots and post-development conditions showing proposed improvements. He explained that every engineer is required to provide proof that the magnitude of the flow and velocity have not been increased. Further, the entry and exit points must remain the same along with the magnitude.

Mr. Michaud stated that a preliminary drainage report was submitted showing an easement. He added that additional details would be presented when a building permit is submitted or the matter goes before the Hillside Building Committee.

Commissioner Dickman wanted to make sure there was a process when the properties come back to the Hillside Building Committee for review.

Mr. Mendez added that each lot would have to go through the safety improvement process as part of hillside review.

Chair Georgelos wanted to see materials. She requested that Mr. Prodanov discuss the drainage map.

Mr. Prodanov discussed grading and drainage including flows, improvements, and retention. He confirmed that Lot 1 would have more challenges.

Commissioner Dickman asked if the Town would require both lots to be developed simultaneously if most of the water runoff came from one lot.

Mr. Michaud was not aware of there ever having been a requirement on the sequencing of lot construction. He briefly spoke about drainage easements on Hillside lots.

Mr. Prodanov spoke about previous projects and designs where drainage ran across a property.

Commissioner Rose sought confirmation that the neighbors have been notified of the project.

Mr. Michaud shared that notice would go out for the public hearing.

Mr. Bausom shared reasons for requesting the lot split as well as details related to demolition, drainage, and improvements. He explained that temporary retention basins were currently being used to maintain the property.

Commissioner Brown wondered if the lot could be split to create two quality, buildable lots given the grade.

Mr. Prodanov confirmed that the lots would be buildable but explained that an architect would have to ensure the design met Town requirements.

Commissioner Rose estimated that it would be difficult to require drainage before structures have been placed on either of the lots. He pointed out it was the purview of the Commission to review the lot split, then additional reviews would be completed as part of the building permit and Hillside Building Committee review processes.

Commissioner Nassikas asked if the property had been platted.

Mr. Michaud noted that the property was part of a subdivision which has gone through a few modifications.

Chair Georgelos asked about the history of the subdivision and what happened to the lot over time. Buildability was also addressed.

Mr. Mendez spoke about the history of the lot including a demolition, restoration efforts, and slope percentages.

The subdivision was discussed amongst the Commission and staff.

Mr. Michaud agreed to find documentation related to the history of the subdivision at the request of Chair Georgelos. He stated that the conceptual site plans included in the packet demonstrate that a home could be built on the lots, so they are buildable.

Chair Georgelos would like to see other materials and would elect not to defer.

Commissioner Dickman noted that it would be helpful to hear neighbor concerns after notification goes out.

Ms. Robberson pointed out that on the last page of the packet, staff sought direction on veering from the typical process to defer the right-of-way plan and cost estimates or not.

Chair Georgelos believed that the requirements were part of the process, and they should not be deferred.

Commissioner Nassikas wondered why staff wouldn’t want the assurances in place.

Commissioner Curtis asked if it was written in Town Code that the applicant must have these things done now.

Mr. Michaud explained that it was not written in code, but there must be a procedure for assurances, which is typically done by stipulation.
The general procedure was discussed.

By majority consensus, the Commission expressed a desire to continue staff’s general practice of requiring the right-of-way improvement plan and cost estimate, landscape plan, and assurances documentation.

Presentation and Discussion only. No Reportable Action.

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

Chair Georgelos shared that she gave an update to Council on September 11th about Commission happenings.

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that the October 7th meeting was cancelled, so the next meeting would be October 21st where the Commission would act on the item heard this evening.

11. ADJOURNMENT

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to adjourn the meeting at 7:04 PM. The motion carried with the following vote:

Aye: Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Curtis Commissioner Dickman, Commissioner Nassikas, Commissioner Rose

Paradise Valley Planning Commission

By: _____
Cherise Fullbright, Secretary

Action Report

File #: 25-232

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Planning Commission Members**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager
George Burton, Senior Planner
Jose Mendez, Hillside Planner

DATE: **October 21, 2025**

DEPARTMENT: **Community Development – Planning Division**
Jose Mendez, 480-348-3519

AGENDA TITLE: **Discussion and Possible Action on Lot 29, Stone Canyon Amended II Lot Split (LS-25-03) 5338 E San Miguel Avenue (APN: 172-47-086)**

REQUEST

The applicant, Drew Bausom of The Construction Zone, on behalf of Kate & Joseph Hogan, is requesting approval of a lot split to divide a 2.34-acre parcel into two lots. Proposed Lot 1 is 44,282 square feet in size (±1.017 acres) and Lot 2 is 57,759 square feet in size (±1.33 acres). The subject property is located at 5338 E San Miguel Avenue.

PLANNING COMMISSION REVIEW

The Planning Commission reviewed the Lot Split at the September 23, 2025 work session. During the work session, the Planning Commission reviewed the project and asked questions regarding the history of lot splits within the subdivision (Attachment H). They examined the applicant's request to defer providing a right-of-way improvement plan, right-of-way landscape plan, and assurances. Direction was given to provide these documents for review following the typical process for Lot Split applications. The Planning Commission also had questions regarding the drainage (which was addressed by the applicant's engineer, refer to Attachment G), whether the proposed lots are buildable (which is demonstrated on Sheets A100 and A101 in Attachment D) and the existing property retaining walls which serve to stabilize the site.

RECOMMENDATION

Since the Lot Split is compliant with the Town's development standards, it is recommended that the Planning Commission approve the Stone Canyon Amended II Lot Split, located at 5338 E San Miguel Avenue, dividing an approximately 2.34-acre property into two residential R-43 Hillside-zoned properties, subject to the following stipulations:

1. The Lot Split and related improvements for “Stone Canyon Amended II” located at 5338 E. San Miguel Avenue (the “Property”) shall be in substantial compliance with the submitted plans and documents:
    a. Stone Canyon Amended II Lot Split Map, Sheet 1 of 1, prepared by Land Development Group and dated July 7, 2025.
    b. Stone Canyon Amended II Lot Split Map with Topography, Sheet 1 of 1, prepared by Land Development Group and dated July 7, 2025.
    c. Native Plant Inventory, Sheet L000, prepared by The Construction Zone and dated July 31, 2025.
    d. Revegetation Plan, prepared by The Construction Zone and dated February 02, 2025.
    e. Lot 1 Site Plan (Conceptual), Sheet A100, prepared by The Construction Zone and dated July 31, 2025.
    f. Lot 2 Site Plan (Conceptual), Sheet A101, prepared by The Construction Zone and dated July 31, 2025.
    g. Slope Analysis Plan, Sheet 1 of 1, prepared by Land Development Group and dated August 26, 2021.
    h. Water Impact Service Study prepared by Land Development Group and dated July 29, 2025.
    i. Drainage Report prepared by Land Development Group and dated April 29, 2022.
    j. Updated Geotechnical Investigation Report prepared by Vann Engineering, Inc. and dated December 5, 2024.
    k. Offsite Paving Plan, Sheet 1 of 2 and Sheet 2 of 2, prepared by Land Development Group and dated September 29, 2025.
    l. Construction Cost Estimate prepared by Land Development Group and dated September 29, 2025.
    m. R.O.W. Landscape Plan, Sheet L000, by The Construction Zone and dated July 31, 2025.

2. Prior to the recordation of the “Stone Canyon Amended II” plat, the owner(s) of the Property, or successors, shall complete the following items:
    a. Provide Town staff with a will-serve letter from Cox Communications (if not prior to the public meeting for approval of this lot split).
    b. Submit a right-of-way encroachment permit for Town review, approval, and inspection for the existing retaining walls within Solano Drive.
    c. Provide the Town with a Drainage Easement and Maintenance Agreement for Lot 1. This form shall be submitted and approved by the Town and recorded with the Maricopa County Recorder’s Office.
    d. Submit the final improvement plans (e.g., fire hydrant, curbs) and final cost estimate for Town Engineer review and approval.
    e. Provide the required forms of assurance necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the Stone Canyon Amended II Lot Split Map and Construction Cost Estimate.
    f. Submit within 60 days of approval of the Lot Split, both in mylar and electronic version (PDF format), the Lot Split Map for the Town’s permanent record.

3. Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of "Stone Canyon Amended II" lot split, the owner(s) of the Property, or successors, shall complete the following items:
    a. Install the water infrastructure, including the new fire hydrant and inspection by the Town.
    b. Install the right-of-way landscape improvements as outlined in the Stone Canyon Amended II R.O.W. Landscape Plan, prepared by The Construction Zone and dated July 31, 2025.
    c. Install the right-of-way half street improvement to include pavement and curbs along Solano Drive per the Town's Typical Local Cross-Section Option B and outlined in the Offsite Paving Plan prepared by Land Development Group, dated September 29, 2025.
    d. Install the right-of-way half street improvement to include asphalt along San Miguel Avenue per the Town's Typical Local Cross-Section Option C and outlined in the Offsite Paving Plan prepared by Land Development Group, dated September 29, 2025.

BACKGROUND

Existing Site

The property is zoned R-43 Hillside, Single-Family Residential, for minimum one-acre lots. The lot adjoins E Solano Drive to the north and E San Miguel Avenue to the south. The property is part of the Stone Canyon Amended subdivision (Lot 29). This lot, along with the other four lots of the Stone Canyon Amended subdivision, is bounded by Solano Drive, San Miguel Avenue, and 54th Street. The original Stone Canyon plat was recorded in 1955 (Attachment H). The Stone Canyon Amended subdivision was approved and replated in 1994 which resulted in making the subject lot larger than the original Stone Canyon plat recorded in 1955. There was a home on the lot built in 1958 and recently sat unoccupied for years. The home was demolished in early 2023. The only improvements that exist are stone retaining walls within the Solano Drive right-of-way that vary in height to a maximum of 4-foot tall and vary in length from approximately 25 lineal feet and 125 lineal feet. The Town Engineer determined that these retaining walls must remain in full (or part) to prevent erosion and require an encroachment permit (currently being processed by the Town's Engineering Division). The Stone Canyon subdivision has deed restrictions from 1955 (Attachment C). Condition 13 of these private restrictions limit subdividing but also allows for conveyances provided the lots or parts of lots in common ownership are not less than 40,000 square feet (which area is not allowable under the R-43 Hillside provisions as it is less than a net acre). The Town does not enforce private restrictions, only Town Code standards.

Process

Lot splits follow Section 6-9-7 of the Town Code requiring if the lot split is approved by a unanimous vote of the Planning Commission, then it shall be deemed approved. If the lot split application is not approved by a unanimous vote of the Planning Commission, then the lot split application shall be forwarded to the Council for review and final approval. The Town Code provides no specific timing provisions for lot splits.

FACTS/DISCUSSION

Hillside Requirements

The proposed lot split meets all area requirements for a lot split pursuant to Article 6-7 of the Town Code and Section 2209 of Article XXII of the Zoning Ordinance within the Hillside Development Area. This includes the submittal of a topographic map

(Attachment D), a proposed grading plan for each lot (Attachment D), a soils geotechnical report (Attachment F), location of existing and proposed conservation easements (which there are none), road profiles (which are not necessary as discussed under the Rights-of-Way/Access section in this report), and a slope analysis which demonstrates the minimum required lot size of 1.0 net acre (Attachment D).

Rights-of-Way/Access

The design standards in Article 6-7 of the Town Code for properties within the Hillside Development Area generally apply to new roads (such as street grade and cut/fill related to the street). However, the lot split process requires any lacking right-of-way and road improvements to be addressed and is described below:

- No additional right-of-way is required. Both roads adjoining the subject property meet Article 6-7 of the Town Code and the Town's Typical Local Cross Section right-of-way standard width of 50 feet.
- Solano Drive exceeds the typical local roadway pavement travel lane width of 22 feet (with Article 6-7 of the Town Code allowing a minimum 20-foot width on hillside and Typical Local Cross-Section Option C allowing the roadway pavement width between 18 feet to 22 feet). San Miguel Avenue has an existing total pavement width from 17.5 feet on the western edge of the site to 12.8 feet on the eastern edge of the site with most of the pavement along the half-width portion that adjoins the subject property. The half width of pavement along the subject property meets or exceeds the 11-foot half width for most of the lineal length except along the east end of proposed Lot 2. The half width on the other side of San Miguel Avenue will be improved when the lot across the street redevelops. The applicant is showing pavement improvement that will bring San Miguel Avenue adjoining the site to the minimum 18-foot width.
- Curbing will be required adjoining the subject property along Solano Drive and not along San Miguel Avenue based on the Town Engineer's review of the street improvements and preliminary drainage documentation.
- The existing retaining walls within the Solano Drive right-of-way (as noted earlier) will remain. Article 6-7 of the Town Code allows for retaining walls within hillside provided these walls are not over 8 foot tall or over 100 lineal feet in length when over 4 foot tall. The existing retaining walls comply with this provision.
- The location of the subject property along Solano Drive and San Miguel Avenue are such that no turnarounds are required.
- Section 5-10-1(G) of the Town Code requires a right-of-way landscape plan adjoining the subject site with a subdivision wall (which there is no wall). Section 5-10-7(D) of the Town Code requires a minimum number of native trees and shrubs along the right-of-way, unless otherwise specified and subject to rules and regulations of the Town. The minimum plant requirements for Solano Drive adjoining the site are 20 trees and 25 shrubs. The minimum plant requirements for San Miguel Avenue are 12 trees and 15 shrubs. The area within the right-of-way and adjacent already provides most of this plant material as shown on the provided right-of-way landscape plan (Attachment D).

Traffic

A traffic study is not required.

Lot Sizes
Both proposed lots meet the minimum one-net acre lot size for R-43 Hillside.

Setbacks
The lots show the required primary building area setbacks for the R-43 District as required in Article X, Height and Area Regulations, of the Zoning Ordinance. Setbacks, height, and other code-requirements are verified at time of the concept/formal Hillside Building Committee review and with the building permit.

Lot Configuration
Lot Configuration requires that the design of each R-43-zoned lot fully encloses a 165-foot diameter circle that fits within the lot area and touches the 40-foot front setback line at a single point. To comply, the circle can encroach into the setbacks and any easements (just not encroach outside the lot boundaries). Both lots fully comply with the Lot Configuration. The new lots are similar in character and size to the surrounding lots in the immediate neighborhood. The designated front yard for both proposed lots is along Solano Drive.

Utilities
Each of the proposed lots will have the required 6-or-8-foot public utility easement along the perimeter of each lot in accordance with Section 6-3-3 of the Town Code. The applicant provided the required utility will-serve letters except for the letter from Cox Communication (which has been requested).

1) *Electric*: The subject site is located within the APS service area.
2) *Water*: Water will be provided by EPCOR Water.
3) *Sewer*: The two new lots will be on septic.
4) *Telecommunication.* The subject site is located in the Century Link and the COX Communication service area.

Drainage
Each lot will require an individual engineering site/grading and drainage plan with each building permit application submittal. On-lot retention will be required with the development of each lot. One wash exists that will be within a drainage easement.

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

1) *Fire Department access*: Both lots will have direct access onto a public roadway.
2) *Fire hydrant spacing/location*: There is an existing fire hydrant, 250 feet west of the proposed Lot 1 on the northwest along Solano Drive. A new proposed fire hydrant will be installed adjacent to Lot 2, on San Miguel Avenue southeast approximately 12 feet.
3) *Fire sprinkler requirement*: The new homes and structures that will be constructed on the new lots will have fire sprinklers in accordance with the Town Fire Code.
4) *Fire Flow*: The fire flow rate is compliant with the Town's standards. The fire flow rate for this area is 4,099 gallons per minute at 20 PSI. The Town Code requires a minimum flow test rate of 1,500 gallons per minute.

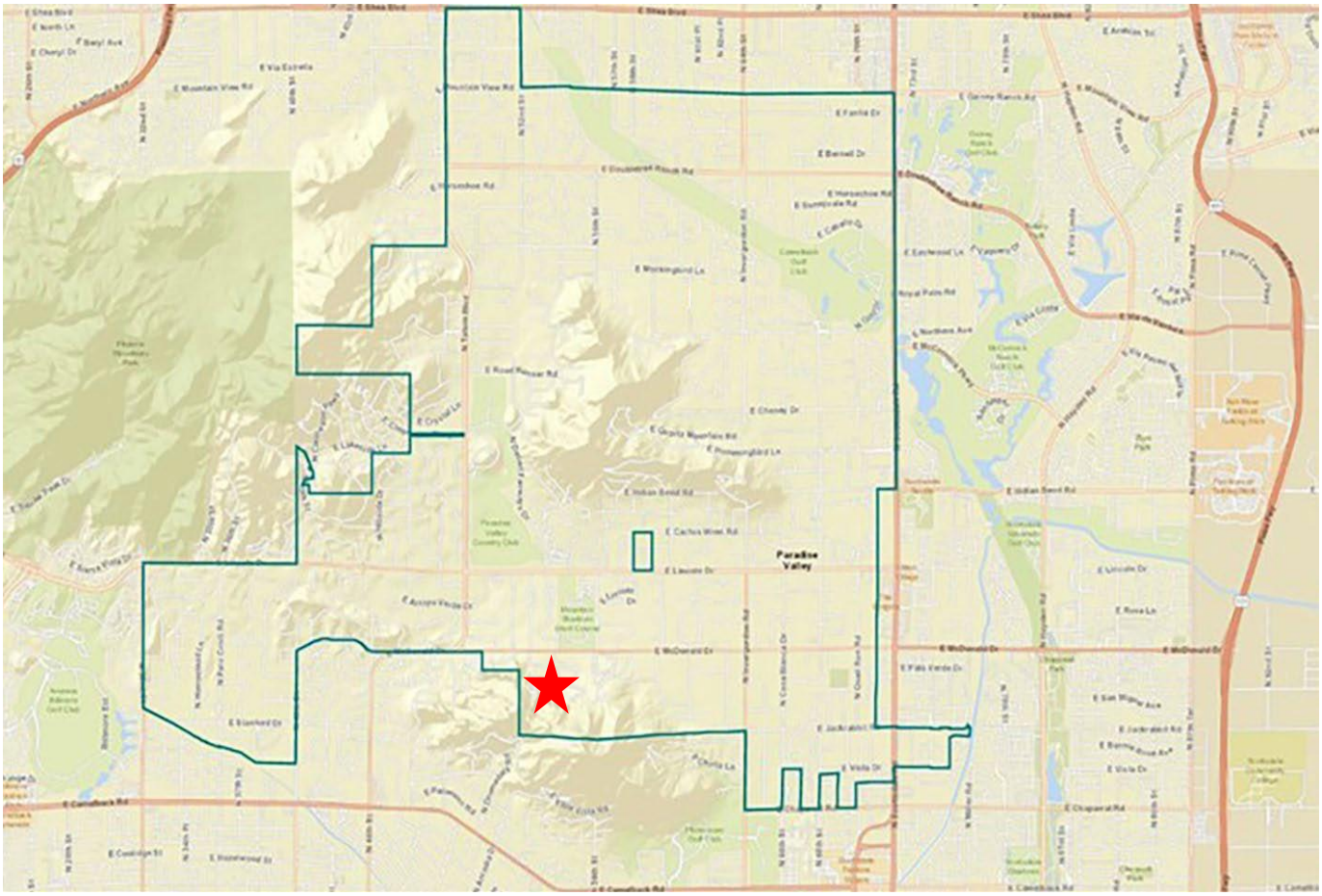
NOTICE/COMMENTS/NEXT STEPS

Pursuant to Town policy, neighborhood mailing notification of this public meeting was sent to the property owners located within 500 feet of this site. Staff did not receive any comments regarding this lot split.

ATTACHMENTS

A. Staff Report
B. Vicinity Map & Aerial Photo
C. Application
D. Narrative, Plans & Documents
E. Water Impact Service Study
F. Geotechnical Report
G. Drainage
H. Stone Canyon Plat Map History
I. Noticing
J. Staff Presentation

VICINITY MAP



Non-Administrative Lot Split

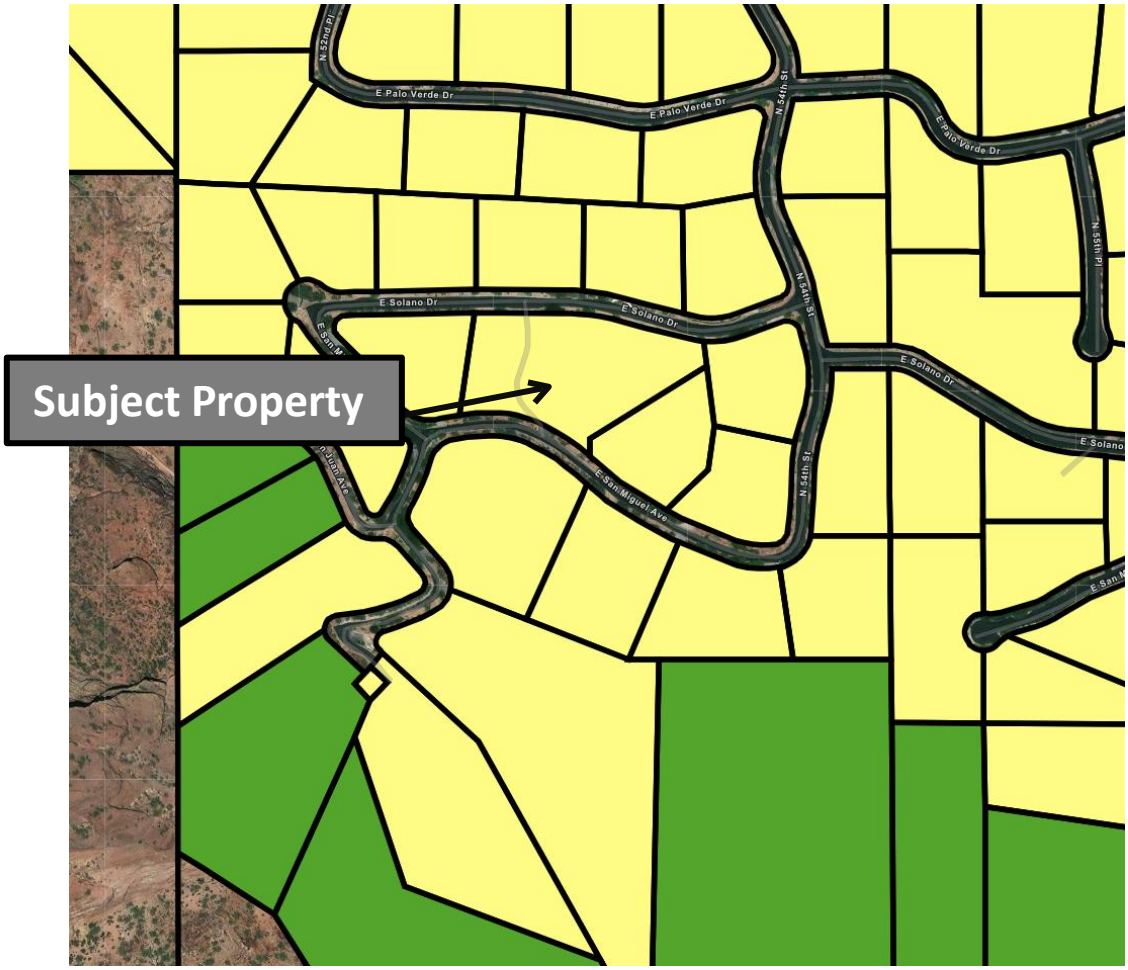
5338 E San Miguel Ave

AERIAL

Non-Administrative Lot Split

5338 E San Miguel Ave

GENERAL PLAN



Legend

- Planning Area
- Municipal Limits
- Roads
- Indian Bend Wash
- Arizona Canal
- Major Washes

Land Use Classifications

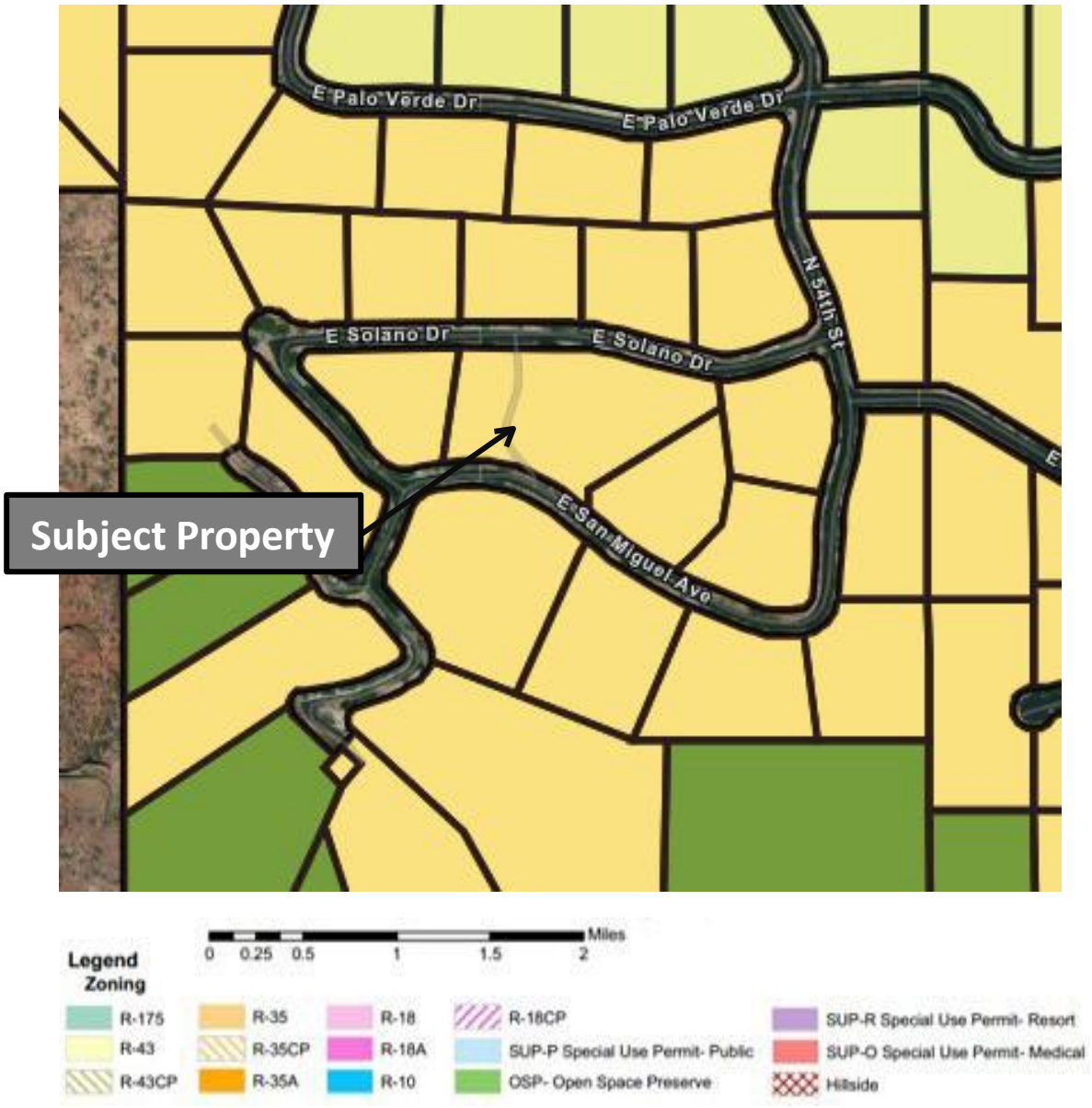
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Private Open Space
- Public Open Space
- Medical Office
- Public/Quasi Public
- Resort/Country Club

NOTE: All public right-of-ways shall be considered Public Open Space.

Non-Administrative Lot Split

5338 E San Miguel Ave

ZONING



Non-Administrative Lot Split

5338 E San Miguel Ave

COMMUNITY DEVELOPMENT DEPARTMENT
PLAT/LAND MODIFICATION APPLICATION GUIDE

Town of Paradise Valley ● 6401 East Lincoln Drive ● Paradise Valley, Arizona 85253 ● Phone: (480) 348-3693

APPLICANT & CONTACT INFORMATION

Please check the appropriate box for the Type(s) of Application(s) you are requesting		
Administrative Land Modification	**Non-Administrative Land Modification**	**Plat/Replat**
☐ Lot Line Adjustment/Combination (Non-SUP & No Deviations(s))	☐ Lot Line Adjustment/Combination (SUP)	☐ Preliminary Plat
	☐ Lot Split (Any acreage & SUP)	☐ Final Plat
☐ Lot Split (> 2.5 net acres, Non-SUP, No Deviations(s) & No New Street(s))	☐ Lot Split (≤ 2.5 net acres & Non-SUP)	☐ Replat
	☐ Release of Easement (Any zoning)	☐ Plat/ Replat/ Lot Line Adjustment/Combination/ Lot Split (Any zoning & w/ Deviation(s))
☐ Easement Modification (Non-SUP & No Deviations(s))	☐ Easement Modification (Any zoning & w/ Deviation(s)	

Project Name: 5338 EAST SAN MIGUEL AVENUE

Date: 04.29.25 Existing Zoning: R-43 HILLSIDE Proposed Zoning: SAME Net Acres: 2.342

Property Address: 5338 EAST SAN MIGUEL AVENUE, PARADISE VALLEY, AZ 85253

Assessor's Parcel Number: 172-47-086

Owner: KATE & JOSEPH HOGAN

Address: 5339 EAST SAN MIGUEL AVENUE, PARADISE VALLEY, AZ 85253

Phone number: _____

E-mail address: _____

Signature: _____
(Or provide a separate letter of authorization)

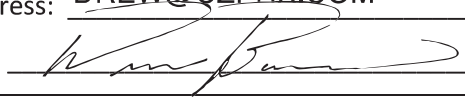
Applicant/Representative: DREW BAUSOM

Company Name (if Applicable): THE CONSTRUCTION ZONE

Address: 1729 EAST OSBORN ROAD, PHOENIX, AZ 85016

Phone number: 602-230-0383

E-mail address: DREW@CZPHX.COM

Signature: 

THE ABOVE APPLICANT HEREBY APPLIES FOR AN APPLICATION AS INDICATED IN THE SUBMITTED NARRATIVE, PLANS, AND DOCUMENTS IN ACCORDANCE WITH THE TOWN CODE AND TOWN POLICIES.

FOR DEPARTMENTAL USE ONLY

App.#: _____ Submittal Date: _____ Expiration Date: _____

DOC

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That Phoenix Title and Trust Company, an Arizona corporation, as Trustee, being the owner of the following described property situated in Maricopa County, Arizona:

> Lots One (1) to Forty-three (43), inclusive, STONE CANYON, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 62 of Maps, page 41 thereof;

and desiring to establish the nature of the use and enjoyment of said real property, does hereby declare that the following restrictions and stipulations shall apply to said real property and that all conveyances of said real property, or any part thereof, shall be made subject to the following restrictions and stipulations:

1. All of said lots shall be used for single family dwelling purposes only, and no buildings other than a single family dwelling house, and a private garage shall be built, erected, placed, maintained or permitted on any of said lots.

2. No dwelling house shall be erected on any of the above described lots which shall have a ground floor area of less than 1600 square feet, exclusive of open porches and attached garages or carports; nor shall more than one single family residence be built on any one lot.

3. No building shall hereafter be erected on any lot any wall of which is closer to any street line of said lot than fifty (50) feet, or closer to any side line thereof than twenty-five (25) feet; except as to those lots where it is not feasible to erect a dwelling fifty feet back from the street line, then as to those lots the plan showing the location of the dwelling to be erected must first be approved by the Committee referred to in paragraph 5 hereof; and provided, however, that the Committee described in paragraph 5 may, by affirmative action, permit a further variation from the requirements of this restriction in the case of any lot the topography of which prohibits reasonable construction of permitted buildings within the specified area.

4. No house trailer and no building or structure of any nature detached from the main building, whether temporary or permanent, shall be built, erected, placed, maintained or permitted on any lot, except a garage; any such garage to be limited to a three-car garage, with or without attached living quarters; provided, however, that

such quarters shall not be used except by servants who are employed on the premises where such quarters are located or any nonpaying guests. No garage shall be commenced or erected on any lot until construction of the main building on said lot complying with these restrictions shall have been started or contracted for with a responsible contractor, and all garages on each and every lot shall be of the same or similar style as that of the main building on the lot on which said garage is located.

5. No structure shall be commenced or erected on any lot until the design and location and types of building material to be used have been approved in writing by any two members of a committee of four persons, the first members of which shall be C. Tim Rodgers, Archie B. Campbell, Russ Lyon, and Thomas A. Jackson, which persons, or their successors, shall constitute the committee until 75% of said lots in said platted subdivision shall have been conveyed by the Trustee; and the members of which shall, after 75% of said lots have been conveyed by the Trustee, be elected by the then owners of the record title to a majority of said lots, each lot having one vote. Prior to the conveyance of 75% of said lots by the Trustee, in the event of the death, resignation, or incapacity or inability of any member or members of the committee to act, the remaining member or members of such committee shall have full power to appoint a new member or new members of the committee to fill such vacancy. In the event there is no committee in existence under either manner of appointment or election, or in the event said committee fails or refuses to approve or disapprove such design and location within thirty (30) days after written request so to do, such request to be filed with any member of the committee, then such approval of the committee will not be required; provided, however, that such design and location for the buildings to be built on said lot shall be governed by all of the restrictions herein set forth, and said buildings shall be in harmony with existing buildings and structures in the immediate vicinity in said subdivision.

6. Said lots shall be used only for the purposes provided in Paragraph 1 hereof; and specifically, without limiting the generality of the foregoing, no store, office, hospital, sanitarium, rest home, saloon, cafe, guest ranch, inn, hotel, auto court, trailer court, theater, lunch room, roadside stand, or other commercial enterprise shall be permitted on any of said lots.

7. No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any lot or on any building erected thereon, other than one sign indicating that the property is for sale or for rent, or a name plate of the occupant of any residence, upon which his professional title, if he is a physician or surgeon, may be also added, and provided no such sign or name plate shall exceed a size of two square feet; provided, however, that the subdividers and their agents may erect and maintain signs advertising for sale the lots in said subdivision.

8. All service yards and unsightly objects shall be enclosed by a wall, hedge or screen in a manner approved by the committee described in Paragraph 5 hereof for the approval of design and location of proposed buildings.

9. None of said lots shall be used for residential purposes prior to installation thereon of water flush toilets and all bathrooms, toilets or sanitary conveniences shall be inside the buildings permitted hereunder. Until such time as sewers may be available, all bathrooms, toilets or sanitary conveniences shall be connected to septic tanks, cesspools or leach lines constructed according to standard Federal Housing Administration specifications. The cesspool shall be deep enough to prevent water from coming to the surface. When and after sewers are available, then all such toilets, bathrooms and sanitary conveniences thereafter installed shall be connected

to such sewer system.

10. No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor the storage of any property or thing that will cause such a lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any lot that will emit foul or noxious oders or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.

11. The native growth on said property, including cactii, shall not be destroyed or removed from any of the lots in said subdivision except such native growth as it may be necessary to remove for the construction and maintenance of roads, driveways, dwelling houses, garages, or gardens relating to said residences and walled-in service yards and patios; provided, that such destruction or removal which has been approved by the committee specified in Paragraph 5 shall be permissible.

12. No elevated structures of any kind shall be erected, placed or permitted upon any of said lots; and any tanks for use in connection with any residence on any of said lots, including tanks for the storage of gas, fuel oil, gasoline, or oil, must

be buried, or screened by a wall or hedge to sufficiently conceal them from view from neighboring lots and roads and streets.

13. None of said lots in said subdivision shall be resubdivided into smaller lots nor conveyed in less than the full original dimension of such lot as shown by the plat of said subdivision except for the installation of public utilities, in which event the remaining portion of said lot shall, for the purpose of this provision, be treated as a whole lot; provided that this restriction shall not prevent the conveyance of a part of a lot to an adjacent owner in such manner that thereafter the lots or parts of lots in common ownership shall not be less in area than 40,000 square feet; and thereafter such lots or parts of lots in common ownership shall, for the purposes of these restrictions, be considered as one lot.

14. No livestock or poultry shall ever be kept, maintained or permitted on any of the lots in STONE CANYON.

15. No solid wall or no fence over $2\frac{1}{2}$ feet high shall be constructed or maintained nearer to the front street line of any of said lots than the front walls of the building erected on such lot, and in the case of a lot on which no residence has been constructed, no solid wall or no fence over $2\frac{1}{2}$ feet high shall be constructed or maintained closer than fifty (50) feet to the front lot line of any lot. No side or rear fence and no side or rear wall, not the wall of the building constructed on any of said lots, shall be more than six (6) feet in height. No hedge more than three (3) feet in height shall be permitted closer than thirty (30) feet to the front lot line of any lot.

16. No dwelling house or other building shall be erected on or permitted on lots 1 to 16 inclusive, and lots 21, 22, 23, and 28 of STONE CANYON more than one story in height.

The foregoing restrictions run with the land and shall be binding on all persons owning any of said lots until April 1, 1980, at which time said restrictions shall be automatically extended for successive periods of ten (10) years each; provided, however, that any of these restrictions may be repealed at the end of the original or any successive period by the written concurrence of the then record owners of legal title to 75% of the said lots.

If there shall be a violation or threatened or attempted violation of any of said restrictions, anyone owning any portion of the above described real property may

bring an appropriate action in the proper court to restrain or enjoin said violation or to recover damages for such violation.

Should any of the restrictions herein contained, or any provisions hereof, be invalid or void, such invalidity or voidance of any such restrictions shall in no way affect the validity of the rest of the restrictions or any other provision hereof.

IN WITNESS WHEREOF, the PHOENIX TITLE AND TRUST COMPANY, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signatures of its duly authorized officers, this 25th day of March, 1955.

PHOENIX TITLE AND TRUST COMPANY, AS TRUSTEE

By Charles S. Voigt
Vice President

Attest
Assistant Secretary

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this, the 25th day of March, 1955, before me, the undersigned officer, personally appeared Charles S. Voigt and Willard B. Fleming, who acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of PHOENIX TITLE AND TRUST COMPANY, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by themselves as such officers.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Helen Ware
Notary Public

My commission expires:

April 2, 1956

37009

State of Arizona } ss
County of Maricopa }
I hereby certify that the within instrument was filed and recorded at request of
PHOENIX TITLE AND TRUST CO.
MAR 28 1955 9:00 A.M.
In Docket 1581
on page 207 records
Witness my hand and official seal the day and year aforesaid.
ROGER G. LAVEEN
County Recorder
By Deputy Records

Project Address: 5338 East San Miguel Avenue
Paradise Valley, Arizona 85253

Subdivision / lot: Lot 29 of the Stone Canyon Amended subdivision

APN: 172-47-086

NARRATIVE:

This application is to split the lot 29 of the Stone Canyon Amended subdivision into two lots. The Stone Canyon subdivision was originally plated in 1955 and amended to the current state in 1992, prior to the current Town of Paradise Valley Ordinances. Like many of the unique hillside lots in Paradise Valley the current lot is an irregular shape and does not meet the current Ordinance section 6-3-5 B "*All side lines of lots shall be at right angles to straight street lines and radial to curved street lines for a distance equal to the horizontal distance between the property line and the front setback line.*" Due to the unique topography this is common and is a pre-existing condition.

Lot 29 is 102,029 sf (2.342 acres) and is zoned R-43 hillside. Since the lot is under 2.5 net acres this lot split is required to go through the non-administrative land modification process.

The proposed lot split will result in two lots.
Lot 1: proposed size: 44,282 (1.017 acres) zoned R-43 hillside
Lot 2: proposed size: 57,759 (1.326 acres) zoned R-43 hillside

Both proposed lots will meet all the requirements of Article 6-3 standards of design except for section 6-3-5 B "*All side lines of lots shall be at right angles to straight street lines and radial to curved street lines for a distance equal to the horizontal distance between the property line and the front setback line.*" The new proposed property line dividing the two lots was shifted during the review process to be perpendicular to the northern property line to adhere to the ordinance as much as possible.

The proposed lot split will also meet the requirements of Article XXII section 2209 of the Hillside ordinance for a lot split.

Currently there are no plans to develop either lot, however preliminary plans are provided that show how the lots could be developed under the current ordinance without any variances.

This application is requesting to defer some of the requirements for the lot split to occur at the time the lots are being developed. The Town of PV staff have reviewed the requests and have agreed that they can be reviewed and approved by the Town prior to the issuance of the building permit. These will be added as stipulations to the lot split.

The proposed deferred requirements:

1. Landscape plan per section 5-10-7.D
    - Please note that the current owner has served the neighborhood and the Town of PV by removing an abandoned house on the lot, that was a blight on the neighborhood and presented a safety risk. The Lot has been significantly improved with extensive revegetation that was approved by the Town of PV and Hillside.
    - The required R.O.W. landscape should be designed at the time of development to coincide with new driveway and civil improvements that will be required in the R.O.W. along Solano Drive
2. Road improvements along Solano Drive
    - The current road width along the frontage of the property is equal to or greater than the 18 feet width requirement.
    - The town engineer has agreed that any road improvements / ribbon curb can be reviewed at the time of the lots developments after a through Grading and Drainage Plan can be reviewed.

There are currently two existing site walls within the right of way along Solano Drive that were maintained during the previous demolition / revegetation phase. The civil engineer, during this phase, and the town engineer both agreed that the site wall should remain in place to prevent erosion. A right or way encroachment permit is currently being reviewed by the town of PV to allow the existing retaining walls to remain.

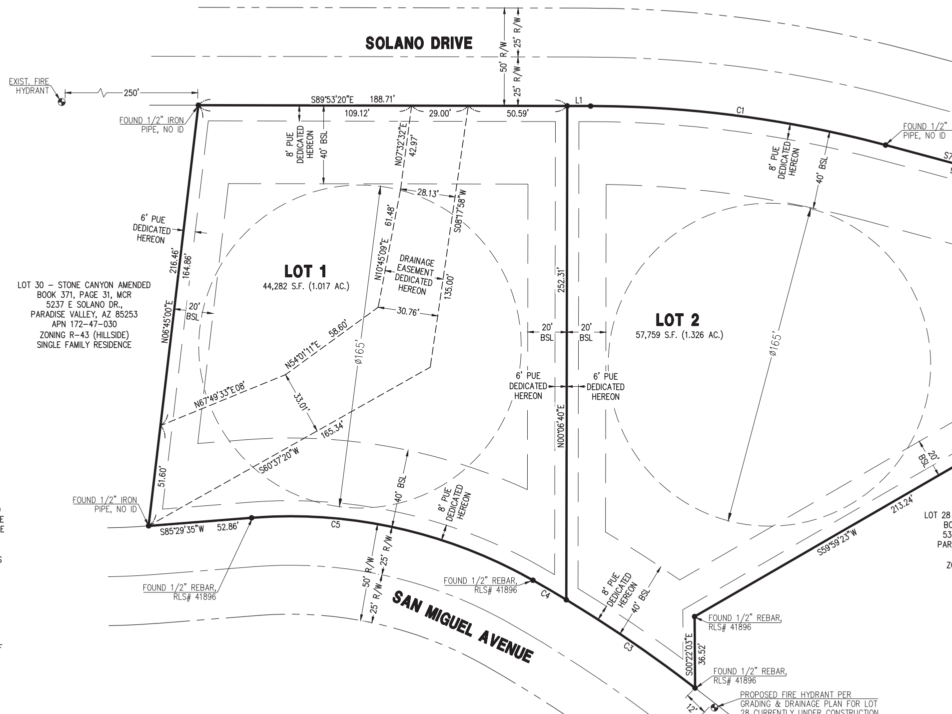
The current lot and the proposed lots currently do not have access to the city of Phoenix Sewer. Each proposed lot at the time of development will need to analyze the cost / feasibility to tie into the existing sewer on N. 54th Street. This is currently a requirement by the Town of Paradise Valley. If it is not feasible the lots will be on a septic system which is similar to the neighboring lots.

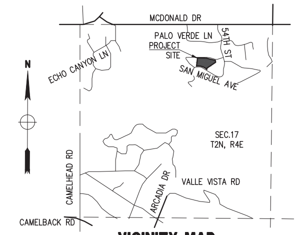
STONE CANYON AMENDED II

A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR., LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCALE 1" = 30'





VICINITY MAP
NTS

GENERAL NOTES

1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
2. NO CC&R'S ARE CREATED WITH THIS MAP.
3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO 2021-0499412, M.C.R. & PLAT REC. IN BK. 371, PG. 31, M.C.R.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
7. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
9. THE EXISTING STRUCTURES ON THE LOT WILL BE DEMOLISHED. THE TOWN WILL NOT RECORD A PLAT UNTIL A DEMO PERMIT IS APPLIED, ISSUED, AND FINALIZED.
10. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.

STIPULATIONS

1. EXISTING RETAINING WALLS ALONG SOLANO DRIVE WITHIN TOWN RIGHT OF WAY SHALL BE REMOVED ENTIRELY PRIOR TO ANY CERTIFICATES OF OCCUPANCY BEING ISSUED FOR EACH LOT RESPECTIVELY.

LOT 1 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BEGINNING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET;

THENCE LEAVING SAID LINE, SOUTH 00°06'40" WEST, A DISTANCE OF 252.31 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY CURVE OF SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 01°37'12", A TANGENT OF 9.88, A CHORD THAT BEARS NORTH 59°41'40" WEST, A DISTANCE OF 19.75 FEET, FOR AN ARC LENGTH OF 19.75 FEET;

THENCE CONTINUING ALONG SAID CURVE, BEING A COMPOUND CURVE TO LEFT, HAVING A RADIUS OF 252.27 FEET, A CENTRAL ANGLE OF 33°58'45", A TANGENT OF 77.08, A CHORD THAT BEARS NORTH 77°30'15" WEST, A DISTANCE OF 147.43 FEET, FOR AN ARC LENGTH OF 149.61 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 85°29'35" WEST, A DISTANCE OF 52.86 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 06°45'00" EAST, A DISTANCE OF 216.46 FEET, TO THE **THE POINT OF BEGINNING**;

LEGEND

- ● FOUND REBAR OR AS NOTED
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EX, EXIST.	EXISTING
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
W	WEST, WATERLINE

LOT 2 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

COMMENCING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET, TO **THE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 89°53'20" EAST, A DISTANCE OF 11.98 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 590.03 FEET, A CENTRAL ANGLE OF 14°49'23", A TANGENT LENGTH OF 76.75 FEET, A CHORD THAT BEARS SOUTH 82°27'42" EAST, A DISTANCE OF 152.22 FEET, FOR AN ARC LENGTH OF 152.65 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 75°00'41" EAST, A DISTANCE OF 99.50 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A TANGENT CURVE TO LEFT, HAVING A RADIUS OF 226.92 FEET, A CENTRAL ANGLE OF 13°06'48", A TANGENT LENGTH OF 26.08 FEET, A CHORD THAT BEARS SOUTH 81°33'44" EAST, A DISTANCE OF 51.82 FEET, FOR AN ARC LENGTH OF 51.93 FEET;

THENCE, LEAVING SAID RIGHT OF WAY LINE SOUTH 09°05'48" EAST, A DISTANCE OF 52.77 FEET;

THENCE SOUTH 54°36'51" WEST, A DISTANCE OF 84.37 FEET;

THENCE SOUTH 59°59'23" WEST, A DISTANCE OF 213.24 FEET;

THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 36.52 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 06°33'06", A TANGENT LENGTH OF 39.99 FEET, A CHORD THAT BEARS NORTH 55°36'31" WEST, A DISTANCE OF 79.85 FEET, FOR AN ARC LENGTH OF 79.89 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°06'40" EAST, A DISTANCE OF 252.31 FEET, TO A **THE POINT OF BEGINNING**;

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	11.98'	S89°53'20"E

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	590.03'	152.65'	14°49'23"	76.75'	S82°27'42"E	152.22'
C2	226.92'	51.93'	13°06'48"	26.08'	S81°33'44"E	51.82'
C3	698.64'	79.89'	6°33'06"	39.99'	N55°36'31"W	79.85'
C4	698.64'	19.75'	1°37'12"	9.88'	N59°41'40"W	19.75'
C5	252.27'	149.61'	33°58'45"	77.08'	N77°30'15"W	147.43'

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

KATE HOGAN AND JOSEPH HOGAN, AS LEGAL OWNERS OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 29 - STONE CANYON AMENDED, A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "STONE CANYON AMENDED II", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT.

IN WITNESS WHEREOF:

KATE HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS ______ DAY OF ____________, 2025.

____

JOSEPH HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS ______ DAY OF ____________, 2025.

____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ______ OF ____________, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ____________, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC DATE

____________________________, 20_____
MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS ______ DAY OF ____________, 2025.

BY: ______________________ MAYOR
ATTEST: ______________________ TOWN CLERK

BY: ______________________ TOWN ENGINEER
______________________ PLANNING DIRECTOR

OWNER

KATE & JOSEPH HOGAN
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

PARENT SITE DATA

APN:	172-47-086
ADDRESS:	5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
ZONING:	R-43 (HILLSIDE)
LOT AREA:	102,041 S.F. (2.342 AC.)
QS #:	20-40

AREAS

LOT 1: 44,282 S.F. (1.017 AC.)
LOT 2: 57,759 S.F. (1.326 AC.)

PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

BASIS OF BEARINGS

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SURVEY REFERENCES

1. WARRANTY DEED RECORDED IN DOC. NO. 2021-0499412, M.C.R.
2. RECORDED PLAT PER BOOK 371 OF MAPS, PAGE 31, M.C.R.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (c), AND ARTICLE 6-3, SECTION 6-3-8 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 THOUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, 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 PLATTED. 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2021, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35694 JAMES B. FLACK Date Signed 07/07/25 ARIZONA, U.S.A.

JAMES FLACK, RLS
07/07/25 DATE

DATE: 07/07/25 | JOB: 2106249 | VERSION: 1.1 | PLOT DATE: 07/07/25
SCALE: 1"=30' | DESIGNED BY: NP | DRAWN BY: ZA | CHECKED BY: JF
DATE: | REVISIONS:

LOT SPLIT MAP

LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE., PARADISE VALLEY AZ 85253

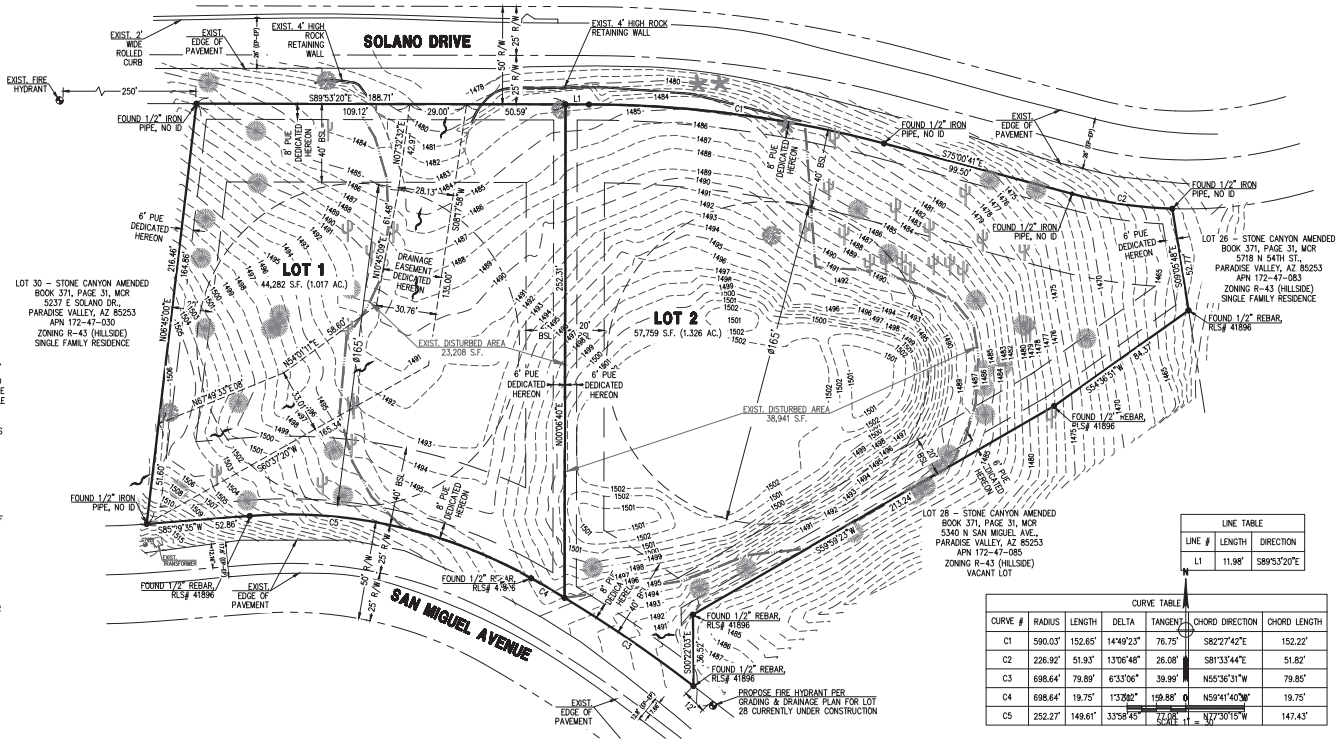
Land DEVELOPMENT GROUP
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIXBLDGENG.COM

1 OF 1

STONE CANYON AMENDED II

A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.98'	S89°53'20"E

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	590.03'	152.65'	14°49'23"	76.75'	S82°27'42"E	152.22'
C2	226.92'	51.93'	13°06'48"	26.08'	S81°33'44"E	51.82'
C3	698.64'	79.89'	6°33'06"	39.99'	N55°36'31"W	79.85'
C4	698.64'	19.75'	1°37'02"	9.88'	N59°41'40"W	19.75'
C5	252.27'	149.61'	33°58'45"	77.04'	N73°30'15"W	147.43'

GENERAL NOTES

1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
2. NO CC&R'S ARE CREATED WITH THIS MAP.
3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO 2021-0499412, M.C.R. & PLAT REC. IN BK. 371, PG. 31, M.C.R.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
7. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
9. THE EXISTING STRUCTURES ON THE LOT WILL BE DEMOLISHED. THE TOWN WILL NOT RECORD A PLAT UNTIL A DEMO PERMIT IS APPLIED, ISSUED, AND FINALIZED.
10. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.

STIPULATIONS

1. EXISTING RETAINING WALLS ALONG SOLANO DRIVE WITHIN TOWN RIGHT OF WAY SHALL BE REMOVED ENTIRELY PRIOR TO ANY CERTIFICATES OF OCCUPANCY BEING ISSUED FOR EACH LOT RESPECTIVELY.

LOT 1 - METES & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BEGINNING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE, LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 200.71 FEET;

THENCE LEAVING SAID LINE, SOUTH 06°56'54" WEST, A DISTANCE OF 244.07 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE;

THENCE, CONTINUING ALONG SAID LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 252.27 FEET, A CENTRAL ANGLE OF 33°58'45", A TANGENT OF 77.08, A CHORD THAT BEARS NORTH 77°30'15" WEST, A DISTANCE OF 147.43 FEET, FOR AN ARC LENGTH OF 149.61 FEET, TO THE SOUTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 85°29'35" WEST, A DISTANCE OF 52.86 FEET;

THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 06°45'00" EAST, A DISTANCE OF 216.46 FEET, TO THE THE **POINT OF BEGINNING;**

CONTAINING 43,582 S.F. (1.000 AC.); MORE OR LESS

LOT 2 - METES & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

COMMENCING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE, LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 200.71 FEET, TO THE **POINT OF BEGINNING;**

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 591.56 FEET, A CENTRAL ANGLE OF 14°47'02", A TANGENT LENGTH OF 76.75 FEET, A CHORD THAT BEARS SOUTH 82°28'36" EAST, A DISTANCE OF 152.22 FEET, FOR AN ARC LENGTH OF 152.64 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 75°00'59" EAST, A DISTANCE OF 99.51 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A TANGENT CURVE TO LEFT, HAVING A RADIUS OF 226.92 FEET, A CENTRAL ANGLE OF 13°06'48", A TANGENT LENGTH OF 26.08 FEET, A CHORD THAT BEARS SOUTH 81°33'44" EAST, A DISTANCE OF 51.82 FEET, FOR AN ARC LENGTH OF 51.82 FEET;

THENCE, LEAVING SAID RIGHT OF WAY LINE SOUTH 09°05'48" EAST, A DISTANCE OF 52.77 FEET;

THENCE SOUTH 54°36'51" WEST, A DISTANCE OF 84.37 FEET;

THENCE SOUTH 59°59'23" WEST, A DISTANCE OF 213.24 FEET;

THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 36.52 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 08°10'16", A TANGENT LENGTH OF 49.91 FEET, A CHORD THAT BEARS NORTH 56°25'07" WEST, A DISTANCE OF 99.56 FEET, FOR AN ARC LENGTH OF 99.64 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 06°56'54" WEST, A DISTANCE OF 244.07 FEET, TO A THE **POINT OF BEGINNING;**

CONTAINING 58,454 S.F. (1.342 AC.); MORE OR LESS

LEGEND

●	FOUND REBAR OR AS NOTED
———	PROPERTY LINE
— — —	ADJACENT LOT PROPERTY LINE
— — —	EASEMENT LINE
———	MONUMENT LINE

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EX, EXIST.	EXISTING
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
W	WEST, WATERLINE

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

KATE HOGAN AND JOSEPH HOGAN, AS LEGAL OWNERS OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 29 – STONE CANYON AMENDED, A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "STONE CANYON AMENDED II", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT.

IN WITNESS WHEREOF:

KATE HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS _____ DAY OF _____, 2024.

_____

JOSEPH HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS _____ DAY OF _____, 2024.

_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ OF _____, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

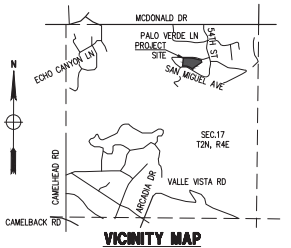
_____, 20_____
MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2024.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

BY: _____ _____
TOWN ENGINEER COMMUNITY DEVELOPMENT DIRECTOR



VICINITY MAP

NTS

OWNER

KATE & JOSEPH HOGAN
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

PARENT SITE DATA

APN: 172-47-086
ADDRESS: 5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 102,036 S.F (2.342 AC.)
QS #: 20-40

AREAS

LOT 1: 43,582 S.F. (1.000 AC.)
LOT 2: 58,454 S.F. (1.342 AC.)

PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

BASIS OF BEARINGS

NORTH 00 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARZIONA.

BENCHMARK

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.248 (NAVD 88) DATUM.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SURVEY REFERENCES

1. WARRANTY DEED RECORDED IN DOC. NO. 2021-0499412, M.C.R.
2. RECORDED PLAT PER BOOK 371 OF MAPS, PAGE 31, M.C.R.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (c), AND ARTICLE 6-3, SECTION 6-3-8 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 THOUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, 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 PLATTED. 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2021, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35694
JAMES B. FLACK
ARIZONA U.S.A.

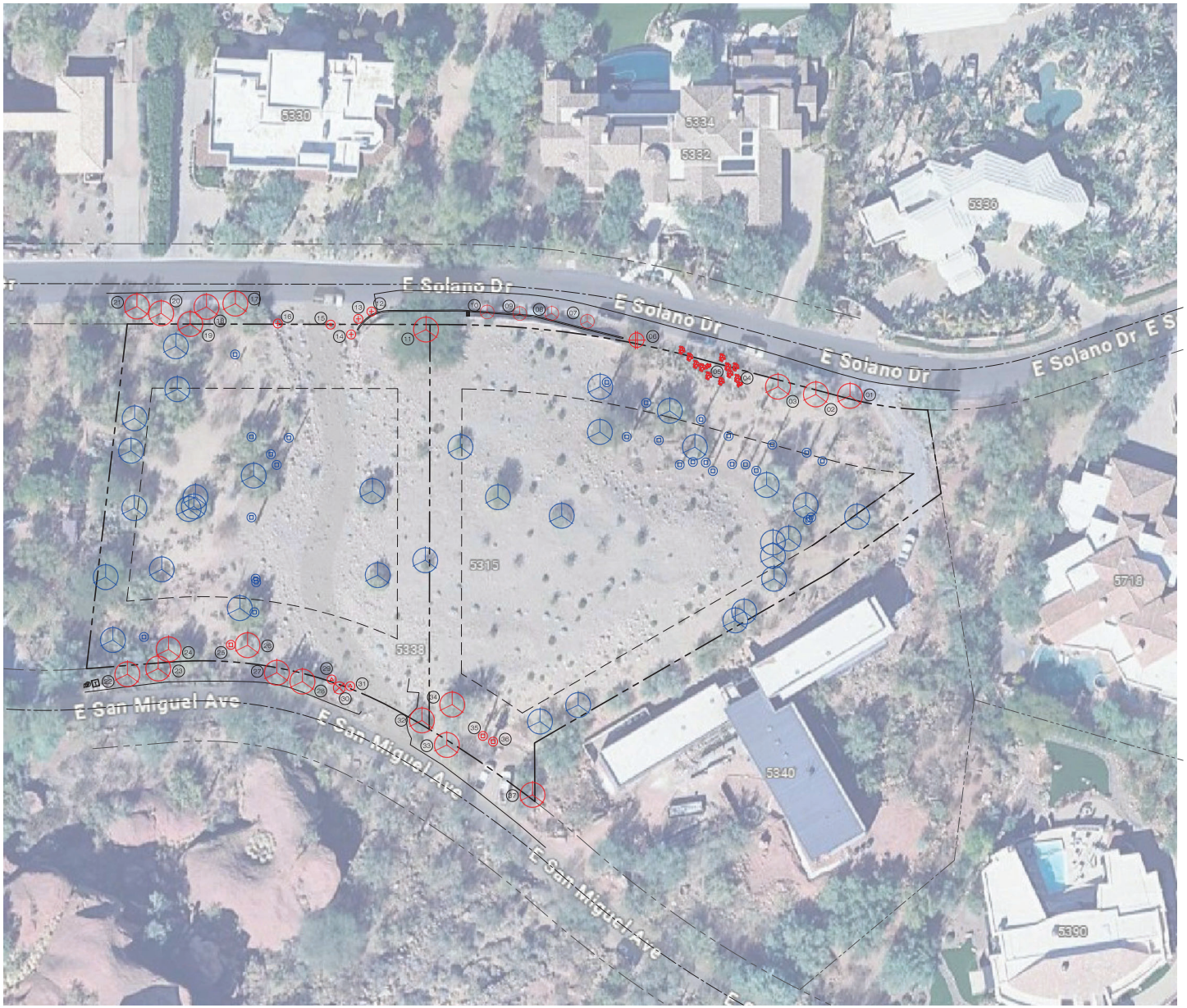
_____ 07/07/25
JAMES FLACK, RLS DATE

DATE: 07/07/25
SCALE: 1"=30'
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JF
JOB: 16
VERSION: 1.1
PLOT DATE: 07/07/25
REVISIONS: DATE:

LOT SPLIT MAP WITH TOPOGRAPHY

P: 602.889.1984 | F: 602.445.9482
4742 N. 24TH ST., SUITE 285
PHOENIX, AZ 85016
PHOENIXBUILDING.COM

1 OF 1



1 | NATIVE PLANT INVENTORY IN R.O.W.
SCALE: 1"=30'

0' 15' 30' 60'

NATIVE PLAN INVENTORY

PLANT #	SPECIES	CALIPER	NOTES
01	FOOTHILL PALO VERDE	6"	REMAIN IN PLACE
02	FOOTHILL PALO VERDE	8"	REMAIN IN PLACE
03	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
04	VIOLET PRICKLY PEAR	-	REMAIN IN PLACE
05	COW'S TONGUE PRICKLY PEAR	-	REMAIN IN PLACE
06	CREOSOTE	-	REMAIN IN PLACE
07	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
08	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
09	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
10	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
11	MESQUITE	100"	REMAIN IN PLACE
12	JUMPING CHOLLA	-	REMAIN IN PLACE
13	JUMPING CHOLLA	-	REMAIN IN PLACE
14	JUMPING CHOLLA	-	REMAIN IN PLACE
15	NATIVE BARREL	-	REMAIN IN PLACE
16	JUMPING CHOLLA	-	REMAIN IN PLACE
17	MESQUITE	30"	REMAIN IN PLACE
18	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
19	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
20	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
21	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
23	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
24	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
25	SAGUARO	-	REMAIN IN PLACE
26	FOOTHILL PALO VERDE	14"	REMAIN IN PLACE
27	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
28	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
29	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
30	OCOTILLO	-	REMAIN IN PLACE
31	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
32	MESQUITE	18"	REMAIN IN PLACE
33	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
34	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
35	SAGUARO	-	REMAIN IN PLACE
36	SAGUARO	-	REMAIN IN PLACE
37	IRONWOOD	16"	REMAIN IN PLACE

NOTE:

LANDSCAPE PLAN FOR THE RIGHTS-OF-WAY (IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE) SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT AND THE LANDSCAPING MUST BE INSTALLED PRIOR TO RELEASE OF THE FIRST COFO

the construction zone
1720 east osborn road
phoenix, arizona 85016
office 602.230.0383
fax 602.230.0535

san miguel lot split

5338 east san miguel avenue, paradise valley, arizona 85253

07.31.25

NATIVE PLANT INVENTORY

L000

NATIVE PLANT NOTES:

1. NO NATIVE PLANTS LOCATED WITHIN DEMOLITION LIMITS.
2. ALL NATIVE PLANTS TO REMAIN.
3. REMOVE ALL NON-NATIVE PALM TREES.
4. ALL FOUNTAIN OR BUFFEL GRASSES ON SITE MUST BE REMOVED AND ARE NOT ALLOWED PER ARTICLE XIII - SECTION 2207.IX.B/

REVEGETATION NOTES:

5. RESTORATION WORK WILL ONLY OCCUR WITHIN EXISTING DISTURBANCE. ALL NON-DISTURBED AREA TO REMAIN. (NO MODIFICATION.
6. SUPPLY 100% COVERAGE OF IRRIGATION TO REVEGETATION AREA.

SONORAN DESERT SEED MIX

COMMON NAME	BOTANICAL NAME	% OF MIX
TREES:		
BLUE PALO VERDE	CERCIDIUM FLORIDIUM	1.2
FOOTHILLS PALO VERDE	CERCIDIUM MICROPHYLLUM	0.9
OCOTILLO	FOUQUIERIA SPLENDENS	0.6
NATIVE MESQUITE	PROSOPIS VELUTINA	0.3
SHURBS/ COLOR PLANTS:		
MORMON TEA	EPHEDRA SPECIES	3.5
JOJOBA	SIMMONDSIA CHINENSIS	6.0
CREOSOTE	LARREA TRIDENTATA	6.0
HUMMINGBIRD BUSH	JUSTICA CALIFORNICA	1.5
DESERT LAVENDER	HYPTIS EMORYI	1.5
TURPENTINE BUSH	ERICAMERIA LARICIFOLIA	60.6
DESERT MARIGOLD	BAILEYA MULTIRADIATA	1.5
FAIRY DUSTER	CALLIANDRA ERIOPHYLLA	3.0
DESERT BUCKWHEAT	ERIGONUM FASCICULATUM	3.0
REVEGETATION CACTI / SPECIALTY MATERIAL:		
HEDGEHOG	ECHINOCEREUS ENGLEMANNII	0.4
BARREL CACTUS	FEROCACTUS ACANTHODES	3.0
PRICKLY PEAR	OPTUNTIA ENGLEMANII	6.0
TOTAL		100%

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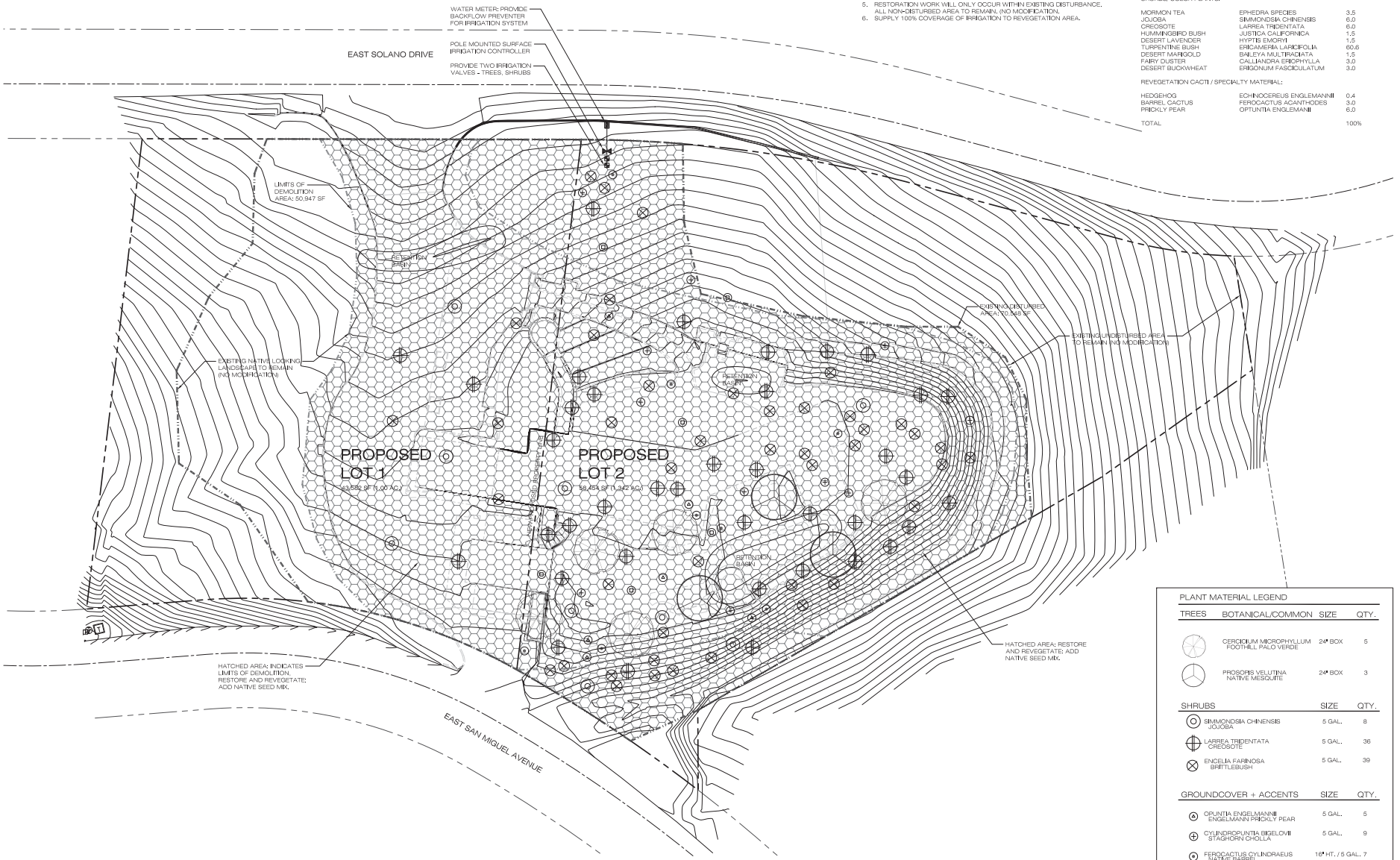


1 | REVEGETATION PLAN
SCALE: 1"=20'

0' 10' 20' 40'

PLANT MATERIAL LEGEND

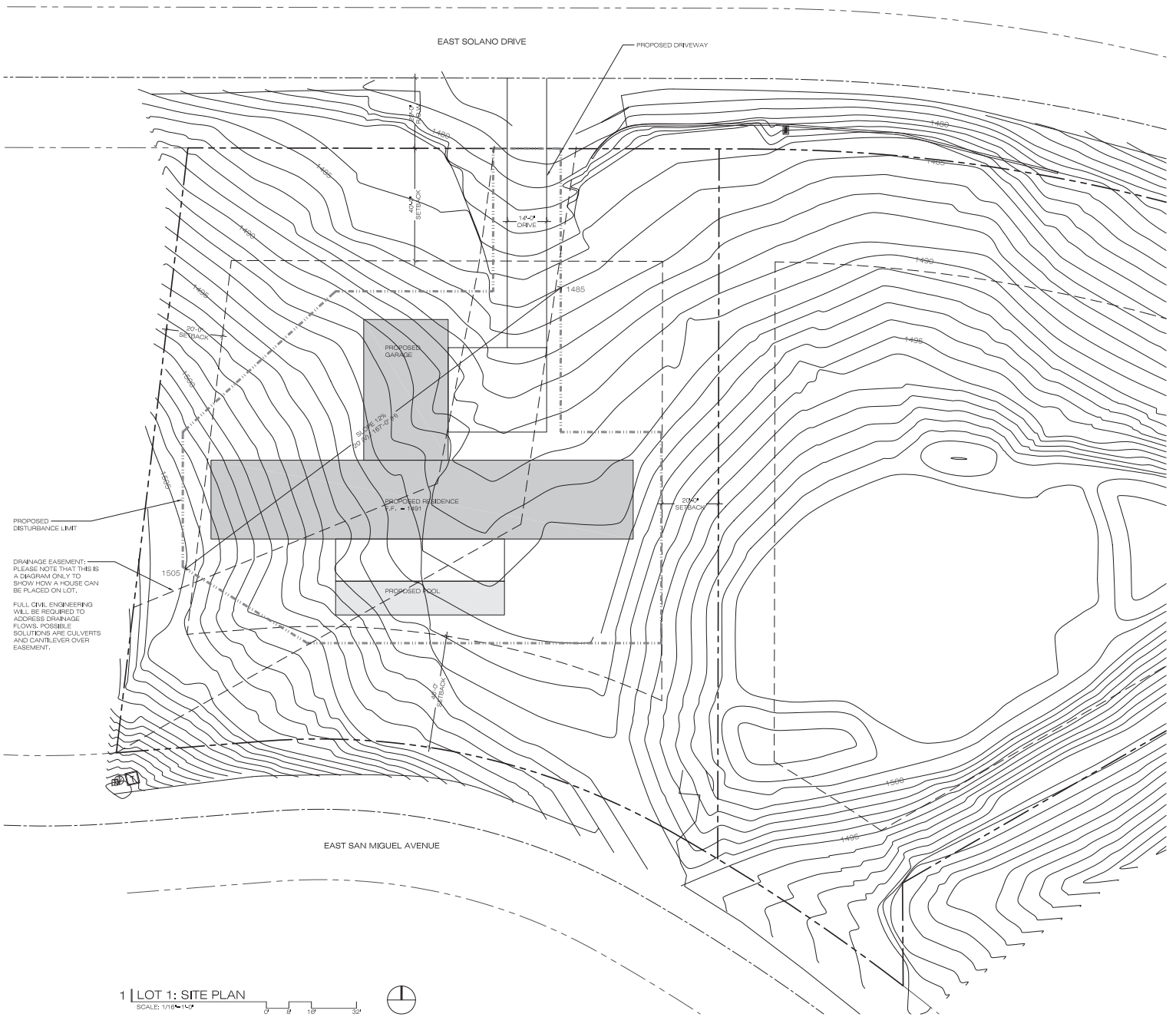
TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	24" BOX	5
	PROSOPIS VELUTINA NATIVE MESQUITE	24" BOX	3
SHRUBS		SIZE	QTY.
	SIMMONDSIA CHINENSIS JOJOBA	5 GAL.	8
	LARREA TRIDENTATA CREOSOTE	5 GAL.	36
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL.	39
GROUNDCOVER + ACCENTS		SIZE	QTY.
	OPUNTIA ENGELMANNII ENGELMANN PRICKLY PEAR	5 GAL.	5
	CYLINDROPUNTIA BIGELOVII STAGHORN CHOLLA	5 GAL.	9
	FEROCACTUS CYLINDRAEUS NATIVE BARREL	15" HT. / 5 GAL.	7
	CARNEGIA GIGANTEA SAGUARO (REVEG.)	2' HT. / 5 GAL.	5

hoganrestoration
5338 east san miguel avenue, paradise valley, arizona 85253

REVEGETATION PLAN

02.02.22

L000



1 | LOT 1: SITE PLAN
SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

SITE DATA

PROJECT DESCRIPTION	PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	LOT 1: 44,282 SF (1.017 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED: GROUND FLOOR (SECOND STORY OPTION)	±4,000 SF ±3,000 SF
	UNCONDITIONED:	±1,500 SF
	COVERED PATIO:	±1,000 SF
FLOOR AREA	AREA UNDER ROOF UPPER LEVEL	±6,500 SF ±3,000 SF
	TOTAL FLOOR AREA	±9,500 SF
FLOOR AREA RATIO	21.45% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

DISTURBANCE

BUILDING PAD SLOPE	12% (20' VERT. / 167' HORIZ.)	
ALLOWABLE DISTURBED AREA	21,228.7 SF (47.94%)	
DRIVEWAY & AUTO COURT REDUCTION	(TBD)	
BUILDING FOOTPRINT	±5,500 SF	
PROPOSED DISTURBED AREA	GROSS AREA BUILDING FOOTPRINT DRIVEWAY REDUCTION RESTORATION	±18,750 SF ±5,500 SF (TBD) (TBD)
	TOTAL NET DISTURBANCE % OF LOT DISTURBANCE	±13,250 SF 30.4%

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.

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san miguel lot split

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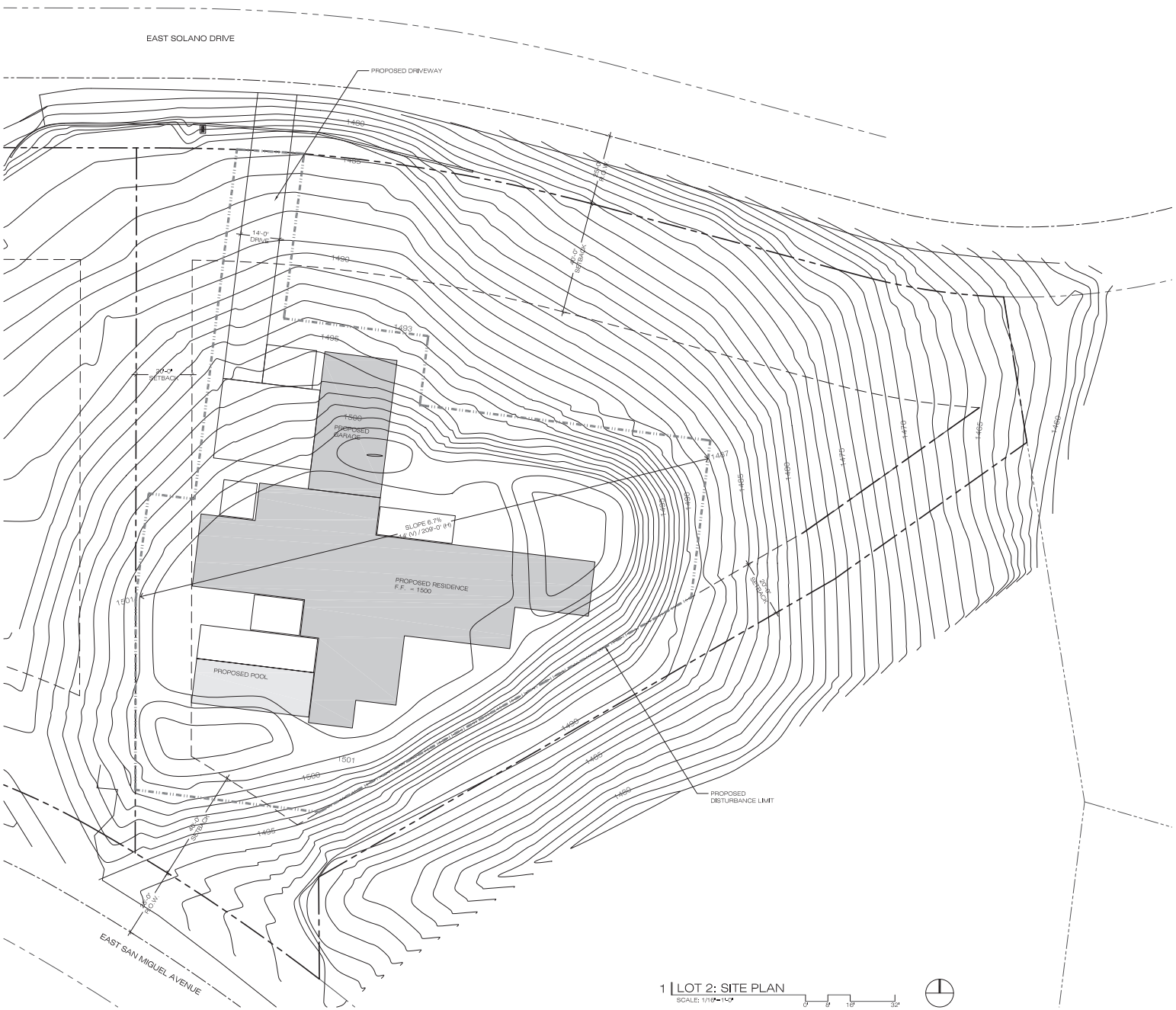
07.31.25

A100 | LOT 1: SITE PLAN



1 | LOT 2: SITE PLAN
SCALE: 1/16"=1'-0"

SITE DATA

PROJECT DESCRIPTION	PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	LOT 2: 57,759 SF (1.326 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED: GROUND FLOOR (SECOND STORY OPTION)	±5,500 SF ±1,500 SF
	UNCONDITIONED:	±1,500 SF
	COVERED PATIO:	±1,000 SF
FLOOR AREA	AREA UNDER ROOF UPPER LEVEL	±8,000 SF ±1,500 SF
	TOTAL FLOOR AREA	±9,500 SF
FLOOR AREA RATIO	16.45% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

DISTURBANCE

BUILDING PAD SLOPE	6.7% (14' VERT. / 209' HORIZ.)	
ALLOWABLE DISTURBED AREA	34,655.4 SF (60%)	
DRIVEWAY & AUTO COURT REDUCTION	(TBD)	
BUILDING FOOTPRINT	±7,000 SF	
PROPOSED DISTURBED AREA	GROSS AREA BUILDING FOOTPRINT DRIVEWAY REDUCTION RESTORATION	±26,015 SF ±7,000 SF (TBD) (TBD)
	TOTAL NET DISTURBANCE % OF LOT DISTURBANCE	±19,015 SF 32.9%

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.

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san miguel lot split

5338 east san miguel avenue, paradise valley, arizona 85253

07.31.25

LOT 2: SITE PLAN

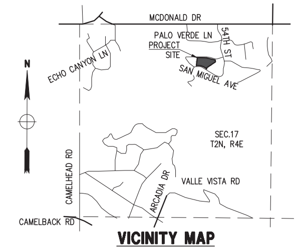
A101

SLOPE ANALYSIS PLAN

5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253

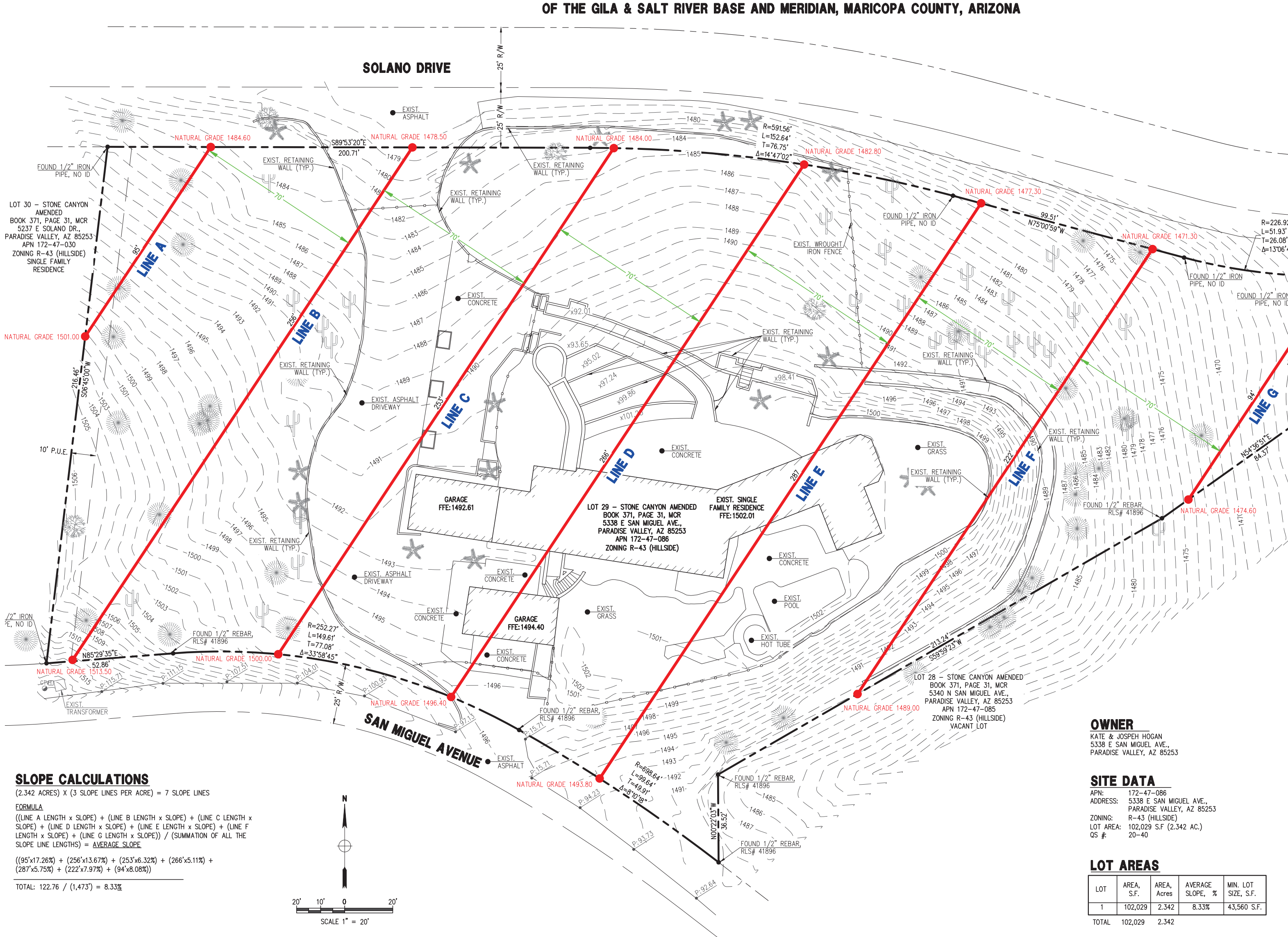
LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR., LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NTS



SLOPE CALCULATIONS

(2.342 ACRES) X (3 SLOPE LINES PER ACRE) = 7 SLOPE LINES

FORMULA

((LINE A LENGTH x SLOPE) + (LINE B LENGTH x SLOPE) + (LINE C LENGTH x SLOPE) + (LINE D LENGTH x SLOPE) + (LINE E LENGTH x SLOPE) + (LINE F LENGTH x SLOPE) + (LINE G LENGTH x SLOPE)) / (SUMMATION OF ALL THE SLOPE LINE LENGTHS) = AVERAGE SLOPE

((95'x17.26%) + (256'x13.67%) + (253'x6.32%) + (266'x5.11%) + (287'x5.75%) + (222'x7.97%) + (94'x8.08%))

TOTAL: 122.76 / (1,473') = 8.33%

SCALE 1" = 20'

OWNER

KATE & JOSPEH HOGAN
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 172-47-086
ADDRESS: 5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 102,029 S.F (2.342 AC.)
QS #: 20-40

LOT AREAS

LOT	AREA, S.F.	AREA, Acres	AVERAGE SLOPE, %	MIN. LOT SIZE, S.F.
1	102,029	2.342	8.33%	43,560 S.F.
TOTAL	102,029	2.342		

BENCHMARK

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.248 (NAVD 88) DATUM.

BASIS OF BEARINGS

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARCIOPA COUNTY, ARZIONA.

LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

REVISIONS: | DATE: | SCALE: 1"=20' | DATE: 08/26/21
DESIGNED BY: NP | JOB: 2106249
DRAWN BY: AT | VERSION: 1.1
CHECKED BY: JI | PLOT DATE: 08/26/21

SLOPE ANALYSIS PLAN

LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE., PARADISE VALLEY AZ 85253

Land DEVELOPMENT GROUP
P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 41005
NICKOLA J. PRODANOV
Date Signed 08/26/21
ARIZONA, U.S.A.

SA-1

1 OF 1

OFFSITE PAVING PLAN
STONE CANYON AMENDED II
A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED
A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TOWN OF PARADISE VALLEY NOTES

1. PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
2. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
3. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
7. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
8. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
9. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
10. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
11. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
12. ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
14. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
15. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8' ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
16. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
17. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
18. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
19. FOR BUILDING PADS THAT HAVE 1'OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
20. FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
21. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHTOF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
22. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
23. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
24. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
25. THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
26. A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
27. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
28. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
29. PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
30. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
31. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
32. ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
33. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
34. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
35. THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
36. A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
37. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
38. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
39. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

ENGINEERS NOTES

1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
3. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN. ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND CITY OF PHOENIX SUPPLEMENT TO MAG.
41. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
42. ABANDONMENT OR REMOVAL OF EXISTING SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
43. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
44. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
45. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
47. CONTRACTOR TO COORDINATE ALL ELEVATIONS OF RETAINING, FREE STANDING AND STEM WALLS WITH ARCHITECT, LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER. LDG ASSUMES NO LIABILITY FOR LACK OF COORDINATION BETWEEN THE PROJECT STAKEHOLDERS.

LEGEND

- FOUND REBAR OR AS NOTED
- NOTHING FOUND OR SET
- PROPERTY LINE
- MONUMENT LINE
- IRRIGATION CONTROL BOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- TELECOMMUNICATIONS PEDISTAL
- CABLE TV RISER
- CATV, PHONE
- COMMUNICATIONS LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- 1365 EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- PALM TREE
- TREE

ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX, EXIST.	EXISTING
G	GUTTER, GAS
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
P, PVMT	PAVEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
WM	WATER METER

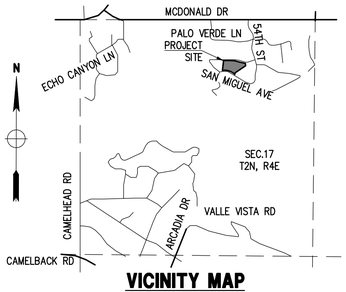
SHEET INDEX

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2018 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE APPROVED GEOTECHNICAL REPORT.
4. CUT AND FILL SLOPES SHALL BE PER THE APPROVED GEOTECHNICAL REPORT.
5. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF I.B.C. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
5. THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH FRIDAY WITH NO WORK ON SUNDAY.

TOWN OF PARADISE VALLEY PAVING NOTES

1. CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
2. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
3. OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
4. PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336. (1/2" COP LOW VOLUME MIX - 3" AC ON 6" AB MINIMUM REQUIRED OR MATCH EXISTING, WHICHEVER IS GREATER. CRACK SEAL JOINTS.
   CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER M.A.G. STANDARD DETAIL 230.
5. CONCRETE SIDEWALKS SHALL BE DAVIS SAN DIEGO BUFF COLOR OR APPROVED EQUAL. VERIFY WITH TOWN INSPECTOR FOR REQUIRED COLOR OF CONCRETE PRIOR TO COMMENCEMENT OF THE WORK.
6. WATER VALVES AND SEWER MANHOLES SHALL HAVE A BLACK CONCRETE COLLAR.
7. TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN.



VICINITY MAP
NTS

OWNER

KATE & JOSEPH HOGAN
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

PARENT SITE DATA

APN: 172-47-086
ADDRESS: 5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 102,036 S.F (2.342 AC.)
QS #: 20-40

PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

BASIS OF BEARINGS

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARCIOPA COUNTY, ARZIONA.

BENCHMARK

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.248 (NAVD 88) DATUM.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

NATIVE PLANTS

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY AND SALVAGE PLAN.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR

REGISTRATION NUMBER DATE

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER
TOWN OF PARADISE VALLEY

DATE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

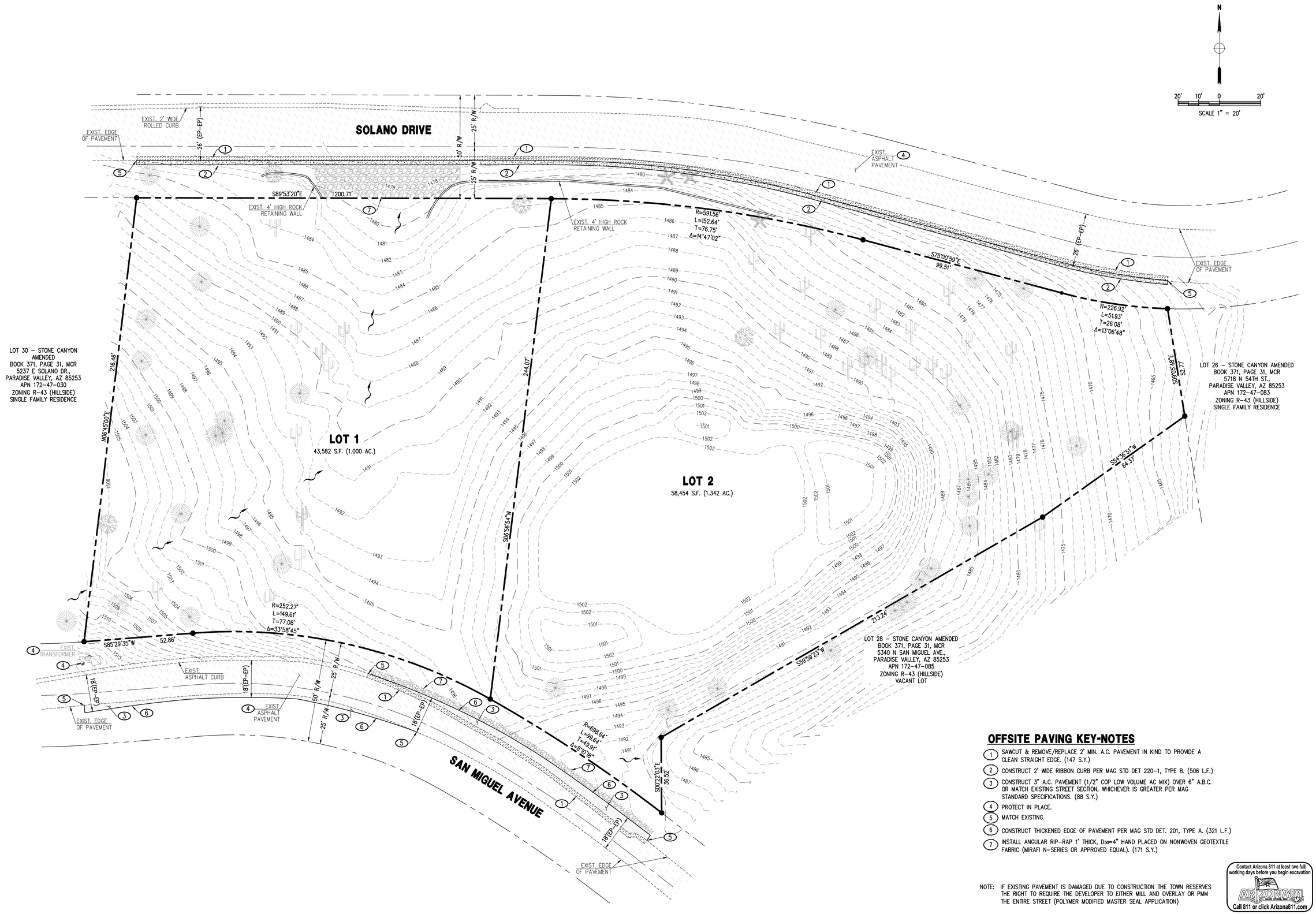
REVISIONS: | DATE: | SCALE: 1"=## | DATE: 09/29/25
DESIGNED BY: NP | JOB: 2106249
DRAWN BY: DW | VERSION: 1.1
CHECKED BY: JF | PLOT DATE: 09/29/25

OFFSITE PAVING PLAN
LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE., PARADISE VALLEY AZ 85253

P. 602 889 1984 | F. 602 445 9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
41005
NICKOLA J. PRODANOV
Date Signed 09/29/25
ARIZONA U.S.A.

PV-1
1 OF 2



OFFSITE PAVING KEY-NOTES

1. SAWCUT & REMOVE/REPLACE 2' MIN. A.C. PAVEMENT IN KIND TO PROVIDE A CLEAN STRAIGHT EDGE. (147 S.Y.)
2. CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B. (506 L.F.)
3. CONSTRUCT 3" A.C. PAVEMENT (1/2" COP LOW VOLUME AC MIX) OVER 6" A.B.C. OR MATCH EXISTING STREET SECTION, WHICHEVER IS GREATER PER MAG STANDARD SPECIFICATIONS. (88 S.Y.)
4. PROTECT IN PLACE.
5. MATCH EXISTING.
6. CONSTRUCT THICKENED EDGE OF PAVEMENT PER MAG STD DET. 201, TYPE A. (321 L.F.)
7. INSTALL ANGULAR RIP-RAP 1' THICK, D50=4" HAND PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). (171 S.Y.)

NOTE: IF EXISTING PAVEMENT IS DAMAGED DUE TO CONSTRUCTION THE TOWN RESERVES THE RIGHT TO REQUIRE THE DEVELOPER TO EITHER MILL AND OVERLAY OR PMM THE ENTIRE STREET (POLYMER MODIFIED MASTER SEAL APPLICATION)

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Blue Stake, Inc.
Call 811 or click Arizona811.com

DATE: 09/29/25
SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JF
JOB: 2106249
VERSION: 1.1
PLOT DATE: 09/29/25
REVISIONS: DATE:

OFFSITE PAVING PLAN

LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY
AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDDENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
41005
NICKOLA J. PRODANOV
Date Signed 09/29/25
ARIZONA U.S.A.

PV-2
2 OF 2

CONSTRUCTION COST ESTIMATE

OFF-SITE STREET IMPROVEMENTS CONSTRUCTION

PROJECT: **STONE CANYON AMENDED II**
PROJECT #: **22106249**
LOCATION: **5338 E San Miguel Ave, Paradise Valley, AZ**
CLIENT: **KATE & JOSEPH HOGAN**
DATE: **09/25/25**

ITEM NO.	MAG PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1		ENGINEERING DESIGN. CONSTRUCTION STAKING. CONSTRUCTION ADMINISTRATION, POST DESIGN SERVICES (RFI ADDRESSING & AS-BUILTS).	LS	$8,000	1	$8,000
2	401.01000	CONSTRUCTION PHASING, MAINTANANCE, TEMPORARY TRAFFIC CONTROL	LS	$5,000	1	$5,000
3	109.09000	MOBILIZATION/DEMOBILIZATION	EA	$3,000	1	$3,000
4	107.02210	PERMITS & FEES	EA	$3,500	1	$3,500
5	350.07501	SAWCUT & REMOVE & REPLACE A.C. PAVEMENT (2' MIN)	SY	$75	147	$11,025
6	340.01120	CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B.	LF	$32	506	$16,192
7	321.00300	INSTALL 3" A.C. PAVEMENT OVER 6" ABC OR MATCH EXISTING STREET SECTION IN KIND WHICHEVER IS GREATER.	SY	$55	88	$4,840
8	301.01000	EXCAVATE TO GRADE, COMPACT SUBGRADE BASE FOR NEW CONCRETE CURBING, AND ASPHALT PAVEMENT	SY	$15	168	$2,520
9	109.50000	INCIDENTAL PAVEMENT REPAIRS, ADJACENT LANDSCAPE REPAIRS (ENGINEER AUTHORIZED)	LS	$5,000	1	$5,000
					COST CIVIL IMPROVEMENTS	**$59,077**
					CONTINGENCY @ 10%	**$2,954**
					TOTAL COST CIVIL IMPROVEMENTS	**$62,031**

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
41005
NICKOLA
J.
PRODANOV
Date Signed 09/29/25
ARIZONA U.S.A.

Land Development Group, LLC
8808 N Central Ave., Suite 288 • Phoenix, AZ 85020
P: 602 889 1984 • F: 602 445 9482

1 | R.O.W. LANDSCAPE PLAN
SCALE: 1"=30'

0' 15' 30' 60'

NATIVE PLAN INVENTORY

PLANT #	SPECIES	CALIPER	NOTES
01	FOOTHILL PALO VERDE	6"	REMAIN IN PLACE
02	FOOTHILL PALO VERDE	8'	REMAIN IN PLACE
03	FOOTHILL PALO VERDE	17"	REMAIN IN PLACE
04	VIOLET PRICKLY PEAR	-	REMAIN IN PLACE
05	COW'S TONGUE PRICKLY PEAR	-	REMAIN IN PLACE
06	CREOSOTE	-	REMAIN IN PLACE
07	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
08	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
09	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
10	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
11	MESQUITE	100"	REMAIN IN PLACE
12	JUMPING CHOLLA	-	REMAIN IN PLACE
13	JUMPING CHOLLA	-	REMAIN IN PLACE
14	JUMPING CHOLLA	-	REMAIN IN PLACE
15	NATIVE BARREL	-	REMAIN IN PLACE
16	JUMPING CHOLLA	-	REMAIN IN PLACE
17	MESQUITE	30"	REMAIN IN PLACE
18	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
19	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
20	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
21	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
23	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
24	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
25	SAGUARO	-	REMAIN IN PLACE
26	FOOTHILL PALO VERDE	14"	REMAIN IN PLACE
27	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
28	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
29	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
30	OCOTILLO	-	REMAIN IN PLACE
31	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
32	MESQUITE	18"	REMAIN IN PLACE
33	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
34	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
35	SAGUARO	-	REMAIN IN PLACE
36	SAGUARO	-	REMAIN IN PLACE
37	IRONWOOD	16"	REMAIN IN PLACE
38	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE

NEW PLANT MATERIAL LEGEND

TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIOIUM MICROPHYLLUM FOOTHILL PALO VERDE	15 GALLON	8

SHRUBS		SIZE	QTY.
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL	20
	LARREA TRIDENTATA CREOSOTE	1 GAL	6

REQUIRED PLANTING:

SOLANO DRIVE:

TREES:
REQUIRED: 20 TREES
PROVIDED: 14 EXISTING + 6 NEW (20 TOTAL)

SHRUBS / CATUS:
REQUIRED: 25 SHRUBS
PROVIDED: 8 EXISTING + 17 NEW (25 TOTAL)

SAN MIGUEL AVE:

TREES:
REQUIRED: 12 TREES
PROVIDED: 10 EXISTING + 2 NEW (12 TOTAL)

SHRUBS / CATUS:
REQUIRED: 15 SHRUBS
PROVIDED: 6 EXISTING + 9 NEW (15 TOTAL)

the construction zone
1720 east osborn road
phoenix, arizona 85016
office 602.230.0383
fax 602.230.0535

san miguel lot split
5338 east san miguel avenue, paradise valley, arizona 85253
R.O.W. LANDSCAPE PLAN
07.31.25

L000

TOWN OF PARADISE VALLEY

Planning and Building Department Policy/Procedure

SUBJECT: Street Cross Sections	**Policy/Procedure #:** 77

BACKGROUND:
The 2012 General Plan identifies the right-of-way design standards and the following sections of the Town Code refer to right-of-way conformance:

- Article 5-10: Section 5-10-7 B.& D; Section 5-10-8 F
- Article 6-3: Section 6-3-2 A
- Article 6-4: Section 6-4-3
- Article 15: Section 15-5-10

The Town is in the process of replacing the existing 2012 General Plan with the "Paradise Valley, Together 2022 General Plan" (which was adopted by Town Council on March 17, 2022 and is expected to be ratified by the voters on August 2, 2022). The 2012 General Plan included street cross sections and details that were intentionally left out of the 2022 general plan. As a result, this policy identifies the right-of-way design characteristics and cross-section information which are referenced in the Town Code.

POLICY:
This policy outlines the design characteristics and cross sections for the different classifications of streets, as identified in the Mobility Element and Figure 10: Circulation Plan of the Paradise Valley, Together 2022 General Pan, until the Town adopts an Engineering Design Standards Manual that can more fully detail these and other design related standards.

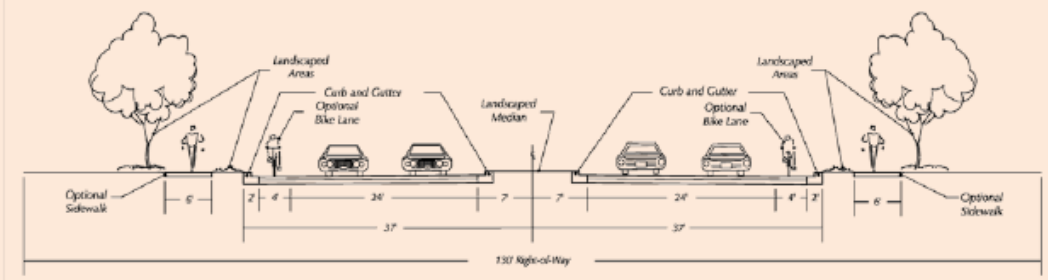
CLASSIFICATION, FUNCTION AND DESIGN CHARACTERISTICS:

Classification	Function	Design Character (also see Cross-Sections)
Major Arterial	To provide regional unity and continuity.	▪ Channelized intersections, limited access, crossings, and stops ▪ Parking on rights-of-way prohibited ▪ Landscaped medians and rights of way ▪ Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes ▪ Bike lanes only where necessary to interconnect bikeway system ▪ 4 through lanes ▪ Full curbs and gutters ▪ 130-foot right-of-way

Classification	Function	Design Character (also see Cross-Sections)
Minor Arterial	To serve as main feeder streets and provide linkages between major arterials.	▪ Roundabouts encouraged for traffic control ▪ Stop signs, if necessary, posted on intersecting side streets ▪ Parking discouraged ▪ Optional 4' bicycle lanes on both sides ▪ Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes ▪ Optional medians/center turn lanes ▪ 2 through lanes ▪ Full curbs and gutters ▪ 66- to 80-foot right-of-way (depending on median)
Collector	To serve as main interior streets with limited through traffic, and they provide linkages into and out of local streets.	▪ Stop signs, if necessary, posted on intersecting side streets ▪ Optional 4' bicycle lanes on both sides ▪ Limited on-street parking ▪ Lighted signals not desirable ▪ Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes ▪ 2 through lanes ▪ Curbs (vertical, rolled and ribbon) ▪ 60-foot right-of-way
Local	To serve as interior streets intended to limit through traffic and provide access to immediate residences and other properties	▪ Without bicycle lanes ▪ Residential streets on the slopes of Mummy Mountain, Phoenix Mountain Preserve, and Camelback Mountain may be designed with variations to minimize cuts and fills. ▪ 2 through lanes ▪ 50-foot right-of-way ***Local A*** ▪ Curbs ▪ Optional sidewalks on one side of street ***Local B*** ▪ Curbs ▪ No sidewalks ***Local C*** ▪ No improved curbs and gutters ▪ No sidewalks

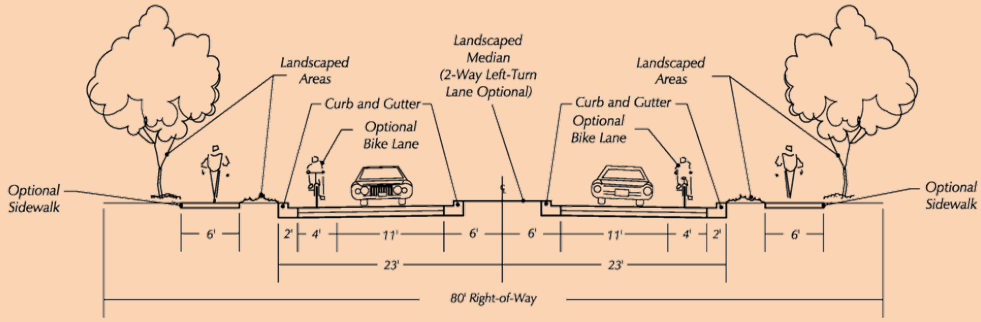
CROSS-SECTION DESIGNS:

Typical Major Arterial Cross-Section

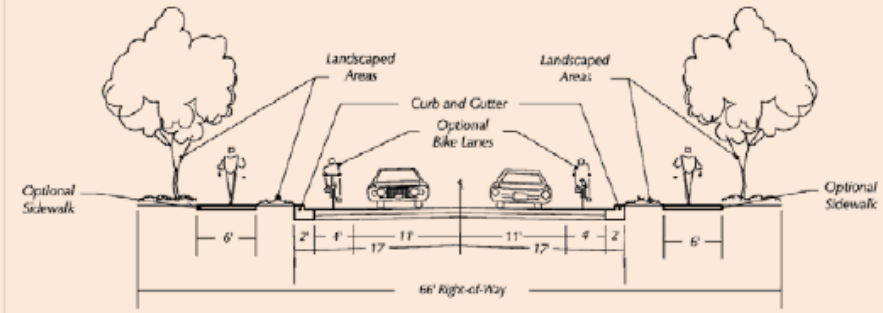


X:\TH_Docs\PLANDEPT\MISC\Forms\PC\POLICIES\Policy #77 Street Cross Sections Revised & Signed.doc

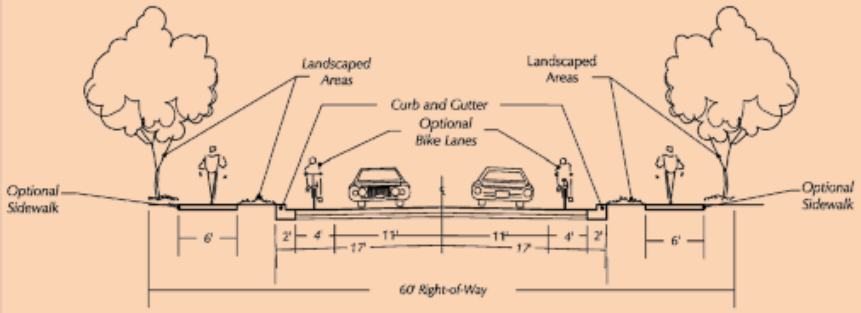
Typical Minor Arterial Cross-Section (With Median)



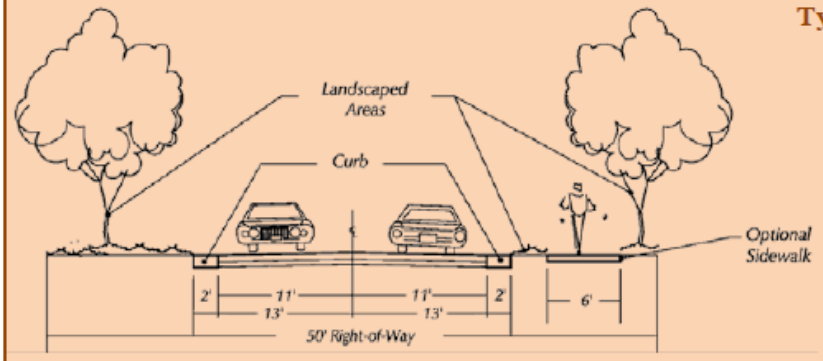
Typical Minor Arterial Cross-Section (Without Median)



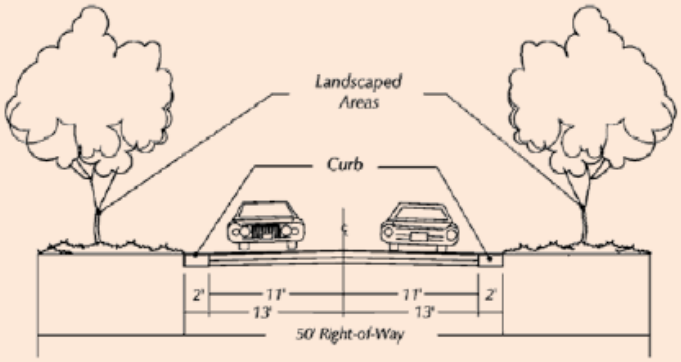
Typical Collector Cross-Section



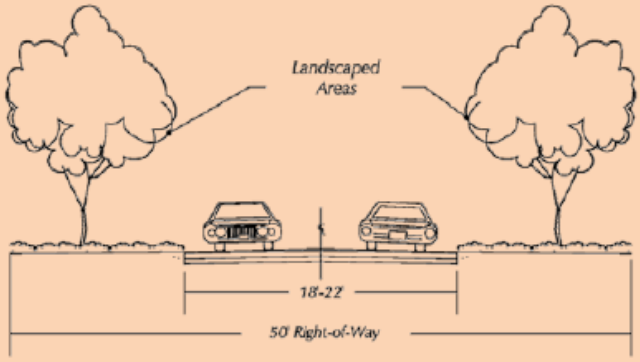
Typical Local Cross-Section
Option A



Typical Local Cross-Section
Option B



Typical Local Cross-Section
Option C



APPROVED BY: *Lisa Collins*	**DATE APPROVED/REVISED**: 5/3/2022

WATER SERVICE IMPACT STUDY

5338 E San Miguel Avenue
Paradise Valley, Arizona

LDG PROJECT #2106249

Prepared for:
Kate & Joseph Hogan
5338 E San Miguel Avenue,
Paradise Valley, Arizona 85253

Submitted to:
Town of Paradise Valley
Engineering Department
6401 E Lincoln Dr.
Paradise Valley, Arizona 85253

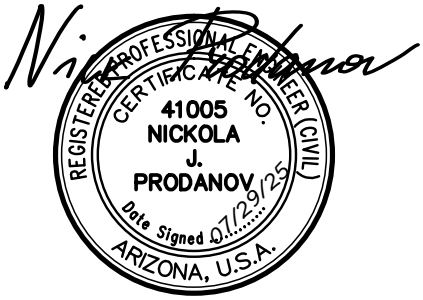
Prepared by:
Land Development Group, LLC
8808 N Central Ave., Ste 288
Phoenix, Arizona 85020
Contact: Nick Prodanov, PE, PMP
P: 602 889 1984

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
41005
NICKOLA
J.
PRODANOV
Date Signed 07/29/25
ARIZONA, U.S.A.

July 29th, 2025

TABLE OF CONTENTS

APPENDICES



July 29th, 2025

1. INTRODUCTION

This Water Service Impact Study and related design have been developed in accordance with the current Town of Paradise Valley Design Standards, Codes and adopted Ordinances. It provides engineering analysis and assessment of the required water services and fire flow demand for the proposed subdivision development - parcel 172-47-086, located at 5338 E San Miguel Avenue, Paradise Valley, AZ 85253, and also being Lot 29 of Stone Canyon Amended, a subdivision recorded in Book 371 of Maps, Page 31, MCR, which is a portion of the NE ¼ of Section 17, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Refer to Appendix A-1 – Vicinity Map.

The property is bounded by Solano Drive (north), San Miguel Avenue (south) and residential properties from the west and east. The 2.342-acre lot is zoned R-43 (Hillside), which in accordance with the Town of Paradise Valley Zoning Ordinance allows for one dwelling unit per acre density. Currently are no existing buildings or walls on the property except an existing driveway, which is a remanence of the old home construction. The driveway is leading to both Solano Drive and San Miguel Avenue. The project will consist of splitting the property into two separate lots and construction of hillside single family residences. Future properties will be accessed from north (Solano Drive).

As a part of the project development process, a plat map subject to the Town of Paradise Valley review and approval is prepared and enclosed herein. The owner is proposing to split the property into two lots. The proposed plat map defines the new property divider line, location and distances of the new building setback lines, public utility easements and drainage easements for both lots. All proposed lots will exceed the minimum required area of 1 acre per Chapter 6 of Town of Paradise Valley Code.

2. DOMESTIC WATER AND FIRE SUPPRESSION SYSTEM

EPCOR Water supplies domestic water in the vicinity. There is a 4” CIU main in both Solano Drive and San Miguel Avenue. There is an existing water meter located in the property near the middle of the north property line, which could be utilized for future service.

New water service taps and meters will be required for Lots 1 and 2. There is an existing fire hydrant in Solano Drive, which is approximately 250’ west of the northwest property corner. New fire hydrant installation will be required in order to provide proper coverage for the eastern lot.

Fire flow test was conducted on July 24th, 2025 by Arizona Flow Testing, LLC and witnessed by EPCOR representative. Based on the results of the fire flow test, the existing water infrastructure is capable of suppling the required fire flow protection per the Town Code 13.1.6 (1,500 gpm at 20 psi). Fire sprinklers for the new residences will be fed off the domestic water services. New services and water meter will be required for the second parcel created. Per the performed Hydrant Fire Flow Test, the fire hydrant could supply 1,504 gpm at 35 psi, and 2,467 gpm at 20 psi, which meets

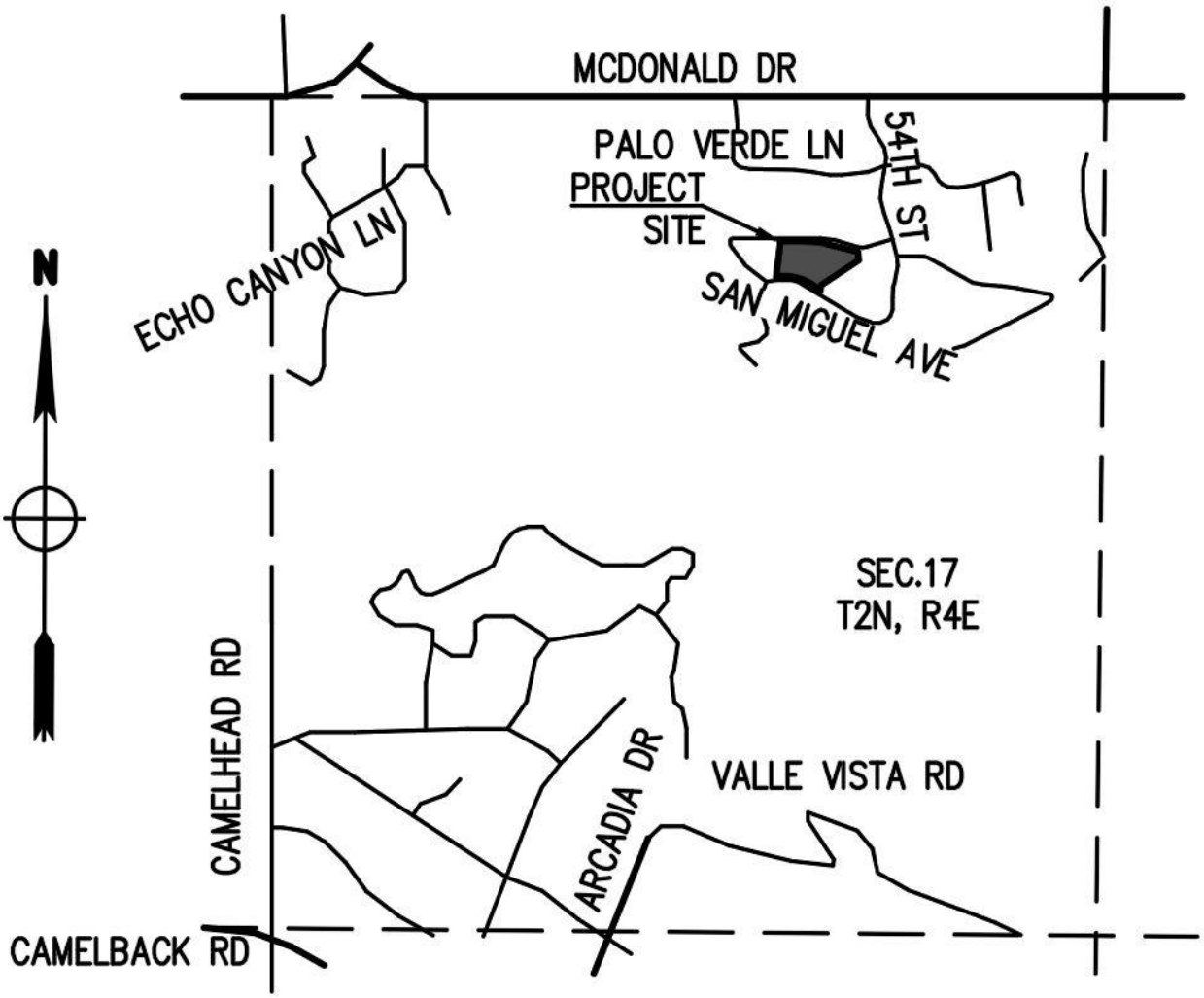
and exceeds the Town of Paradise Valley Code 13.1.6 (1,500 gpm at 20 psi) and the Building Code requirements.

The Town of Paradise Valley is the sanitary sewer provider for this project. There are 8" sewer mains in 54th Street. New sanitary sewer taps will be constructed to service Lots 1 & 2. The lots will be serviced by the new sewer main to be installed in Solano Drive.

3. REFERENCES

- Town of Paradise Valley Design Standards & Policies.
- 2015 International Fire Code, Appendix B, Fire Flow Requirements for Buildings.

APPENDIX A-1
Vicinity Map



APPENDIX A-2
Water Flow Test

Arizona Flow Testing LLC

HYDRANT FLOW TEST REPORT

Project Name:	5338 Lot Split
Project Address:	5338 East San Miguel Avenue, Paradise Valley, Arizona 85253
Client Project No.:	Not Provided
Arizona Flow Testing Project No.:	25609
Date and Time flow test conducted:	July 24, 2025 at 7:30 AM
Data is current and reliable until:	January 24, 2026
Conducted by:	Floyd Vaughan – Arizona Flow Testing, LLC (480-250-8154)
Witnessed by:	Garren Willey – EPCOR Water (480-450-4670)

Raw Test Data

Static Pressure: **50.0 PSI**
(Measured in pounds per square inch)

Residual Pressure: **40.0 PSI**
(Measured in pounds per square inch)

Pitot Pressure: **16.0 PSI**
(Measured in pounds per square inch)

Diffuser Orifice Diameter: One 4-inch Hose Monster
(Measured in inches)

Coefficient of Diffuser: 0.7875

Flowing GPM: **1,504 GPM**
(Measured in gallons per minute)

GPM @ 20 PSI: **2,722 GPM**

Data with 10 % Safety Factor

Static Pressure: **45.0 PSI**
(Measured in pounds per square inch)

Residual Pressure: **35.0 PSI**
(Measured in pounds per square inch)

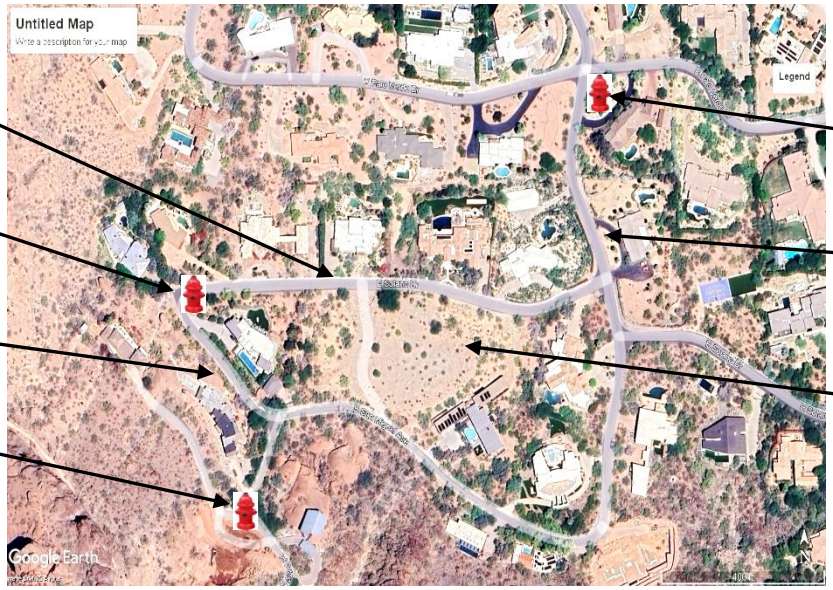
Approx. distance between hydrants: 2,070 Feet

Main size: Not Provided

Flowing GPM: **1,504 GPM**

GPM @ 20 PSI**:** **2,467 GPM**

Flow Test Location **North**



East Solano Drive

Fire Hydrant (Removed)

East San Miguel Avenue

Pressure Fire Hydrant (Approx. Elevation 1,580 ASL)

Flow Fire Hydrant (Approx. Elevation 1,428 ASL)

North 54th Place

Project Site 5338 East San Miguel Avenue

APPENDIX A-3
Will Serve Letter

A subsidiary of Pinnacle West Capital Corporation

Station 4031
P.O. Box 53933
Phoenix, AZ 85072-3933
www.aps.com

May 18, 2022

Kate & Joseph Hogan
5338 E San Miguel Ave,
Paradise Valley, Az 85253

Re: **5338 E San Miguel Ave**

Dear Kate & Joseph Hogan,

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed Schedule 3 policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Sincerely,

Hailey Parks

Hailey Parks | Administrative Coordinator – T&D Customer Construction East
Physical: 4612 E Bell Rd.
Mailing: PO Box 53999, M.S. 4031 Phoenix, AZ 85004
CCEControlDesk@apsc.com
Hailey.Parks@APS.com
(602) 493-4401 Cell

Lumen/CenturyLink Engineering
5025 N Black Canyon Hwy
Phoenix, AZ 85015
bics@centurylink.com

July 10, 2025

Joe and Kate Hogan
5338 E San Miguel Ave
Paradise Valley, AZ 85253

RE: Residential Project: 5338 lot split - 5338 East San Miguel Avenue, Paradise Valley, Maricopa County, AZ.

Dear Joe and Kate,

The above-mentioned project is located in a parcel of land, 472-47-086, located in Section 17, Township 02N and Range 04E in Maricopa County Arizona.

In response to your "Service Availability" request for the above-mentioned development located at the 5338 East San Miguel Avenue, Paradise Valley, Maricopa County, AZ, this letter is to acknowledge that this subject property is within the Lumen/CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission.

Sincerely,

Kathy Hadrich

Kathy Hadrich
Sr. Manager Local Network Implementation
Phoenix, AZ 85015
602/325-0687
Kathrine.hadrich@lumen.com

2355 West Pinnacle Peak Road, Suite 300
Phoenix, AZ 85027 USA
epcor.com

May 17, 2022

Darius Tabatabay
The Construction Zone

Sent via e-mail to: darius@czphx.com

Re: Will-Serve Letter for Water Service
5338 E. San Miguel Ave, Paradise Valley
APN 172-47-086

Dear Mr. Tabatabay;

This letter is in response to your request to EPCOR Water Arizona Inc. ("EPCOR") regarding EPCOR's willingness to provide water service to the residential parcel referenced above (the "Development"), which it is our understanding will be subdivided as part of this project. EPCOR provides the following information for your consideration:

1. EPCOR has confirmed that the Development is located within the area encompassed by EPCOR's Certificate of Convenience & Necessity ("CC&N") for water service as issued by the Arizona Corporation Commission.
2. Water service to the Development by EPCOR may be conditioned upon developer entering into a Main Extension Agreement (an "MXA") with EPCOR in a form acceptable to EPCOR, and upon EPCOR and developer fully performing its respective obligations under the MXA. The MXA, if needed, will provide, among other things, that developer will be responsible for constructing at its cost all water main extensions necessary to distribute water from EPCOR's water system to the individual service line connections in the Development. The design and construction of all such main extensions will be subject to EPCOR's approval, and ownership of the main extensions, together with related real property easement rights, must be transferred to EPCOR prior to the initiation of water service in the Development.
3. EPCOR understands that a water flow study has previously been conducted for this project. Please provide a copy of any report that was prepared as part of that study, and please also provide a copy of an engineering report prepared showing projected future water demands for the Development, specifically showing water demands of the future subdivided parcel. Future water demand projections are needed to determine if any infrastructure improvements will be needed in order to provide adequate service once the lot has been sub-divided for normal use in the Development upon EPCOR's and developer's fulfillment of its respective obligations under the MXA. Please note that EPCOR does not guarantee the adequacy of its water capacity for fire protection.
4. Developer will also be required, as a condition to EPCOR providing water service to the Development, to pay all required fees pursuant to EPCOR's tariffs and as may be provided in the MXA.

This letter assumes that construction of the main extensions within the Development will begin within one (1) year after the date of this letter.

If developer begins construction of any water mains in the Development or any other water service infrastructure intended to serve the Development without, in each instance, the prior written approval of such construction by EPCOR, developer will be proceeding with such construction at its own risk.

This letter does not independently create any rights or obligations in either developer or EPCOR, and is provided for information only. Any agreement between developer and EPCOR for water service in the Development must be memorialized in a written agreement executed and delivered by their respective authorized representatives.

For additional information, please contact me at (623) 445-2459 or at alovisetto@epcor.com.

Sincerely,

Alex Lovisetto, P.E.
Developer Services Manager - Eastern

SOUTHWEST GAS CORPORATION

Date: 1.8.2025

Name: DREW BAUSOM

Service Address: 5338 E SAN MIGUEL AVE

City AZ Zip: PARADISE VALLEY 85253

RE: Natural Gas Service: 5338 LOT SPLIT

In response to your recent inquiry concerning the availability of natural gas to the above location, Southwest Gas Corporation is the natural gas supplier for this area.

Please be advised that natural gas is available to the above referenced project from Southwest Gas Corporation in accordance with our existing rules and regulations as filed with the Arizona Public Utilities Commission. We extend our facilities based on economic justification. Without reviewing a preliminary engineering plan for this project, we cannot, at this time, determine what fees would be required from the developer. We are interested in serving this project with the preferred fuel, natural gas, and look forward to hearing from you as plans progress.

Thank you for your inquiry. We look forward to providing safe, reliable, and clean burning natural gas to you and your project. For further information please call (877) 860-6020.

Sincerely,

Southwest Gas Energy Solutions Department

VANN ENGINEERING INC

UPDATED GEOTECHNICAL INVESTIGATION REPORT

Proposed Custom Residence
APN 172-47-086, Stone Canyon, Lot 29
5338 East San Miguel
Paradise Valley, Arizona 85253

Prepared for:

Drew Bausom
The Construction Zone, LTD.
1729 East Osborn Road
Phoenix, Arizona 85016

December 5, 2024

Project 25355

VANN ENGINEERING, INC. 44TH ANNIVERSARY 1980 - 2024

GEOTECHNICAL ENGINEERING ▪ ENVIRONMENTAL CONSULTING
CONSTRUCTION TESTING & OBSERVATION

December 5, 2024 Project 25355

Drew Bausom
The Construction Zone, LTD.
1729 East Osborn Road
Phoenix, Arizona 85016

RE: Updated Geotechnical Investigation Report
Proposed Custom Residence
APN 172-47-086, Stone Canyon, Lot 29
5338 East San Miguel
Paradise Valley, Arizona 85253

Drew,

Transmitted herewith is a copy of the final report of the updated geotechnical investigation on the above-mentioned project. The services performed provide an evaluation at selected locations of the subsurface soil conditions throughout the zone of significant foundation influence. The materials encountered on the site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual material or conditions be encountered during construction, the soil engineer must be notified so that they may make any required supplemental recommendations. As an additional service, this firm would be pleased to review the project plans and structural notes for conformance to the intent of this report. We trust that this report will assist you with the proposed project. Vann Engineering, Inc. appreciates the opportunity to provide our services on this project and looks forward to working with you during construction and on future projects. This firm possesses the capability of performing testing and inspection services during construction. Such services include, but are not limited to, compaction testing as related to fill control, foundation inspections and concrete sampling. Please notify this firm if a proposal for these services is desired. Should any questions arise concerning the content of this report, please feel free to contact this office directly.

Respectfully submitted,

VANN ENGINEERING, INC.

Jeffry D. Vann, PhD PE D.GE F.ASCE
Principal Engineer

Distribution: Addressee via email, drew@czphx.com

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SECTION I

1.0 INTRODUCTION

Vann Engineering, Inc. understands that a new custom residence is proposed for construction at the above-mentioned site, with no planned basement levels. The former residence has been razed. This document presents the results of a geotechnical investigation conducted by Vann Engineering, Inc. for the:

Proposed Custom Residence
APN 172-47-086, Stone Canyon, Lot 29
5338 East San Miguel
Paradise Valley, Arizona 85253

The following aerial photograph shows the site (outlined in red) and the immediate vicinity.

Figure 1: Aerial photograph of the site (outlined in red) and the immediate vicinity

The services performed provide an evaluation at selected locations of the subsurface soil conditions throughout the zone of significant foundation influence.

1.1 Purpose

The purpose of the investigation was two-fold: 1) to determine the physical characteristics of the soil underlying the site, and 2) to provide final geotechnical recommendations. The maximum column and wall loads have been assumed to be as summarized below.

Table 1: Anticipated Loads

Foundation Type	Maximum Column Load (KIPS)	Maximum Wall Load (KLF)
Conventional surface-level spread foundations bearing on native undisturbed soil or engineered fill with total and differential settlements limited to ½ inch and ¼ inch, respectively.	100	5.0

Anticipated structural loads more than those stated above will need to be addressed in an addendum, since they are not covered by the scope of services of this effort.

1.2 Scope of Services

The scope of services for this project includes the following:

- Description of the subject site
- Description of the major soil layers
- Site Plan indicating the locations of all points of exploration
- Recommendations for conventional surface-level spread foundations; allowable bearing capacity based on settlement analysis of ½ inch total settlement and ¼ inch differential settlement (allowable bearing pressure and depth for shallow spread foundations)
- General excavation conditions
- Lateral stability analyses including active pressure, passive pressure, and base friction
- Recommendations for fixed-end and free-end retaining walls
- Recommendations for site grading - necessary earthwork for conventional systems
- Recommendations for drainage and slab support
- Anticipated shrinkage of the surface soil
- Recommendations for swimming pool backfill
- Limited soil-related corrosion discussion
- IBC Seismic Site Classification

Note: This report does not include, either specifically or by implication, any environmental assessment of the site or identification of contaminated or hazardous materials or conditions. If the owner is concerned about the potential for such contamination, other studies should be undertaken. We are available to discuss the scope of work of such studies with you. Recommendations for basement level facilities have not been included in our scope of services.

Vann Engineering is not a corrosion engineering firm. A corrosion engineer must be consulted if the potential corrosion of construction materials, underground utilities, and structures is a concern. Additionally, any corrosion related laboratory testing must be provided to the on-site contractors and material specifiers to obtain recommendations on corrosion from the suppliers of the materials that will be used.

1.3 Authorization

The obtaining of data from the site and the preparation of this geotechnical investigation report have been carried out according to this firm's proposal **(Project 25355 dated September 30, 2024)** authorized by **Drew Bausom on November 11, 2024** to proceed with the work. Our efforts and report are limited to the scope and limitations set forth in the proposal.

1.4 Standard of Care

Since our investigation is based upon review of background data, observation of site materials, and engineering analysis, the conclusions and recommendations are professional opinions. Our professional services have been performed using that degree of skill ordinarily exercised, under similar circumstances, by reputable geotechnical engineers practicing in this or similar localities. These opinions have been derived in accordance with current standards of practice and no other warranty, express or implied, is made. The limitations of this report and geotechnical issues which further explain the limitations of the information contained in this report are listed at 7.0.

2.0 PROJECT DESCRIPTION

2.1 Proposed Development

Vann Engineering, Inc. understands that a new custom residence is proposed for construction at the above-mentioned site, with no planned basement levels. The former residence has been razed.

2.2 Site Description

A review of historical aerial photographs shows that the site was occupied by a single-family residence, detached garage, block walls, pavement, swimming pool, spa, landscaping, and hardscape areas in 2022 (Figure 2). The site was razed and rough graded in 2023, leaving only a portion of the rock wall and 3.5 feet road cut on the western parcel boundary (Figure 3).

Figure 2: 2022 historical aerial photograph

Figure 3: 2023 historical aerial photograph

Currently the disturbed portions of the site consist of generally flat topography that slopes gently down to the north. The site is sparsely vegetated with desert brush, cacti, and trees. The native undisturbed portions of the site slope down to the north-northeast. Roughly 2.0 to 3.0 inches of pea gravel were observed scattered across the former driveway location. Also, fragments of concrete and asphalt (associated with past demolition efforts) were observed scattered across the disturbed portion of the site. It should be noted that the maximum depth of the spread fill ranged in thickness from approximately 10.0 to 12.0 feet (based on visual observations made during the 2017 field investigation). In addition, approximately 8.0 to 19.0 inches of spread fill were encountered at the locations of the test borings and hand samples during the 2017 field investigation.

During the demolition of the previously existing residence, a significant portion of the existing spread fill believed to be 10.0 to 12.0 feet thick has been removed from some areas and spread out across other areas of the site. The previously existing swimming pool has been backfilled as well. At the locations of the most recent seismic survey lines (E-F, G-H, and I-J) roughly 2.0 to 6.0 feet of spread fill were detected. Note: Greater thicknesses of spread fill may be encountered at locations not specifically investigated by this firm.

It should be noted that the results for the most recent seismic survey lines indicate a lower overall density of Layer 1 as compared to the original site investigation. This is a result of the disturbance to the site during the demolition phase as well as the rough grading operation. The spread fill currently ranging in thickness from 2.0 to 6.0 feet has been rough graded and not properly moisture processed and compacted. As such, this firm considers the existing spread fill that is spread across the disturbed portions of the site (including the swimming pool/spa backfill), to be uncontrolled and uncompacted (undocumented), and must be removed in its entirety.

Over-sized aggregate (cobbles and small-sized boulders - particles that are greater than 3.0 inches) were observed scattered across the surface of the site and should be anticipated throughout Layer 1 (native undisturbed and existing spread fill soils). These oversized particles must not be used as structural fill.

The following images depict the site conditions at the time of our field effort:

Figure 4: General site conditions

Figure 5: General site conditions

Figure 6: General site conditions

Figure 7: General site conditions

3.0 SUBSURFACE INVESTIGATION AND LABORATORY TESTING

3.1 Subsurface Investigation

In 2017, the site's subsurface was explored through the utilization of two (2) exploratory test borings for examination of the subsurface profile to depths ranging from 10.0 to 15.0 feet below the existing site grade. A test boring depth shallower than 15.0 feet corresponds to the depth of auger refusal in highly to moderately weathered and fractured arkosic sandstone. In addition, the site's subsurface was explored through the utilization of two (2) hand-advanced test borings for examination of the subsurface profile to depths ranging from 1.0 to 2.0 feet below the existing site grade. A hand-advanced test boring depth shallower than 10.0 feet corresponds to the depth of auger refusal on highly to moderately weathered and fractured arkosic sandstone. The locations of the test borings are shown on the Site Plan in Section II of this report, and presented as TB-1, TB-2, HS-1, and HS-2.

The soils encountered were examined, visually classified and wherever applicable, sampled. Field logs were prepared for each test boring. The field logs contain visual classifications of the materials encountered during drilling as well as interpolation of the subsurface conditions between samples. Final logs, included in Section II, and tests of the field samples. The final logs describe the materials encountered, their thicknesses represent our interpretation of the field logs and may include modifications based on laboratory observation, and the locations where samples were obtained. The sample locations are noted graphically on the final logs. The Unified Soil Classification System was used to classify soils. The soil classification symbols are presented on the final logs and are briefly described in Section II.

Also in 2017, the site's subsurface was explored through the utilization of two (2) 24-channel refraction seismic survey lines, denoted on the Site Plan in Section II of this report. Each seismic survey line involved the retrieval of data in two separate directions (*forward and reverse*). As such, four (4) refraction seismic surveys were conducted at the site. The seismic survey lengths were 72.0 feet, thereby allowing an examination of the subsurface to a depth of 28.0 feet below the existing site grade.

In 2024, the site's subsurface was explored through the utilization of three (3) refraction seismic survey lines, denoted on the Site Plan in Section II of this report. The seismic survey lines involved the retrieval of data in two separate directions (*forward and reverse*). As such, six (6) refraction seismic surveys were conducted at the site. The seismic survey lengths were 60.0 feet, thereby allowing an examination of the subsurface to a depth of 20.0 feet below the existing site grade. Information pertaining to the subsurface profile was obtained through analysis of seismic refraction data and geological observations of the site.

Note: Changes in the calculated velocity indicate strata breaks or distinct changes within the same stratum. The important concept to remember with this method is that it is predominantly effective where velocities increase from layer to layer, moving downward from the surface. Analytical methods are used by this firm for determining the depth to the various layers, even in the most complex multi-layer situations. However, when a denser, and hard soil or rock layer overlies a weaker or less dense soil or rock layer, the weaker or less dense layer is masked and not detected by the seismograph. If a weaker layer is encountered during the excavation efforts, this office should be contacted immediately for further recommendations.

Generally, the depth of a seismic survey investigation is approximately equal to one-third to one-fifth the length of the survey. Seismic survey exploration depths, as mentioned above and depicted on the Cross Sections presented herein, are calculated by using a computer program (SeisImager 2D) that generates cross sections of the subsurface geology at each seismic survey location. Further, total exploration depths, as stated above, of the seismic survey study may vary from one survey line to the next.

Furthermore, the calculated depths are dependent on the program's ability to interpret the subsurface layering and are based primarily on the penetration and refraction of the seismic wave into and through the subsurface stratum. The materials encountered on the site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual materials or conditions be encountered during construction, the soil engineer must be notified so that they may make supplemental recommendations if required.

The materials encountered on the site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual materials or conditions be encountered during construction, the soil engineer must be notified so that they may make supplemental recommendations if required.

3.2 Laboratory Testing

Laboratory analyses were performed on representative soil samples to aid in material classification and to estimate pertinent engineering properties of the on-site soils in preparation of this report. Testing was performed in general accordance with applicable test methods.

A representative sample obtained during the field investigation was subjected to the following laboratory analyses:

Table 2: Laboratory Testing

Test	Sample(s)	Purpose
Response to Wetting	Undisturbed native soils (1)	Settlement analysis and soil bearing capacity
Sieve Analysis, Atterberg Limits, and Moisture Content	Native Subgrade Soils (2)	Soil Classification
Soluble Sulfates and Chlorides	Native Subgrade Soils (1)	Limited Soil Corrosion Potential

Refer to Section III of this report for the complete results of the laboratory testing. The 2024 samples will be stored for 30 days from the date of issue of this report, and then disposed of unless otherwise instructed in writing by the client.

4.0 SUBSURFACE CONDITIONS

4.1 Site Stratigraphy

The following is a general summary of the on-site soil and rock characteristics based on information obtained during this firm's subsurface investigation. The soil sample, test boring data, and seismic refraction data obtained from the site were analyzed and subjected to laboratory testing and computer aided analyses relative to engineering applications.

The laboratory test results, and seismic refraction data indicate the following physical and mechanical properties of the subsurface soil and rock:

Table 3: Site Stratigraphy

Layer	Depth of Occurrence[1]	Velocity Range (FPS)	Classification
1	Layer 1 currently occurs to depths ranging from 1.0 to 6.0 feet below the existing site surface at the locations of the test borings and seismic survey lines. Prior to the demolition effort, Layer 1 was encountered at depths ranging from 1.3 to 4.8 feet.	1019 to 1224 (Based on the post demolition site conditions)	Moderately dense coarse-grained alluvium and spread fill comprised of gravelly silty sand and gravelly sand, with fines (SC-SM)[2]
2	Layer 2 occurs below depths ranging from 1.0 to 6.0 feet from the existing site grade at the locations of the test borings and seismic survey lines	4124 to 5294	Highly to moderately weathered and fractured, poor, weak arkosic sandstone

[1]Average calculated depth below the existing site surface at the locations of the test borings and seismic surveys. Variations on the order of 1.5 feet may be encountered in the layer depth calculations due to the variability of the materials, degrees of weathering, and orientation of the structures.

[2]Over-sized aggregate (particle size that is greater than 3.0 inches) is scattered across the site surface and should be anticipated throughout Layer 1 during the earthwork process. Over-sized particles must not be used as structural fill.

Refer to the following tomographic cross sections and the general layered cross sections and test boring logs located in Section II of this report for the subsurface layering determined by analysis of the seismic refraction survey and test boring data.

The locations of the seismic surveys and test borings are depicted on the Site Plan in Section II.

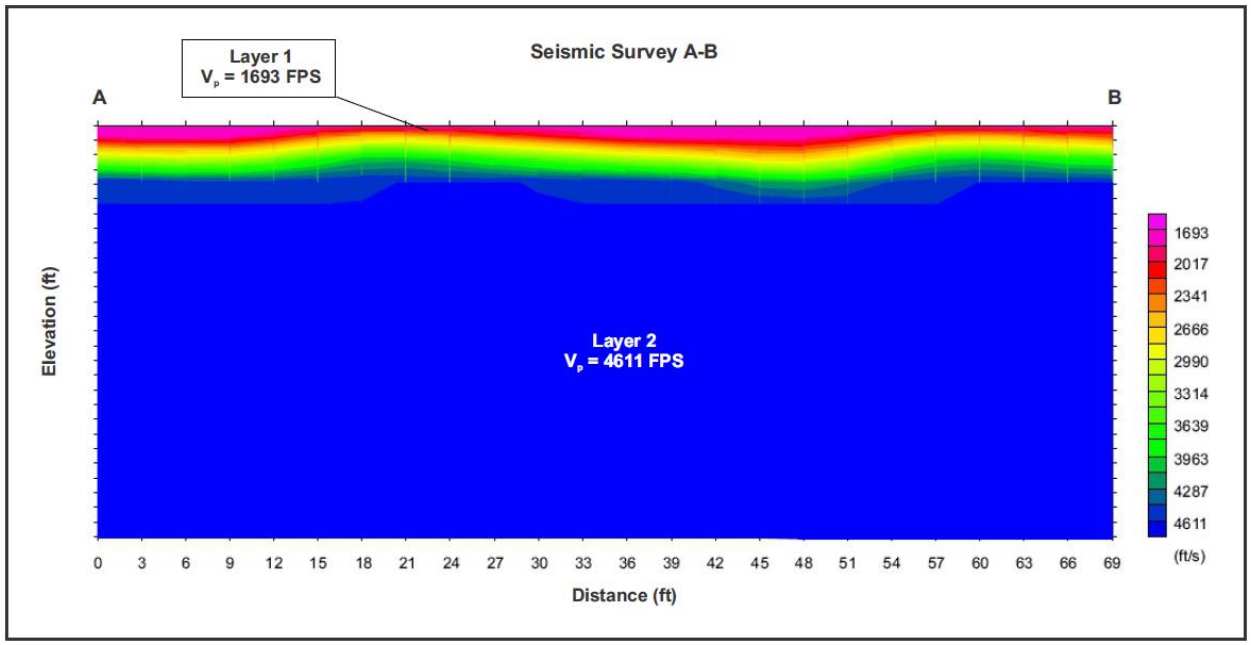


Figure 8: Tomographic cross section of Seismic Survey Line A-B

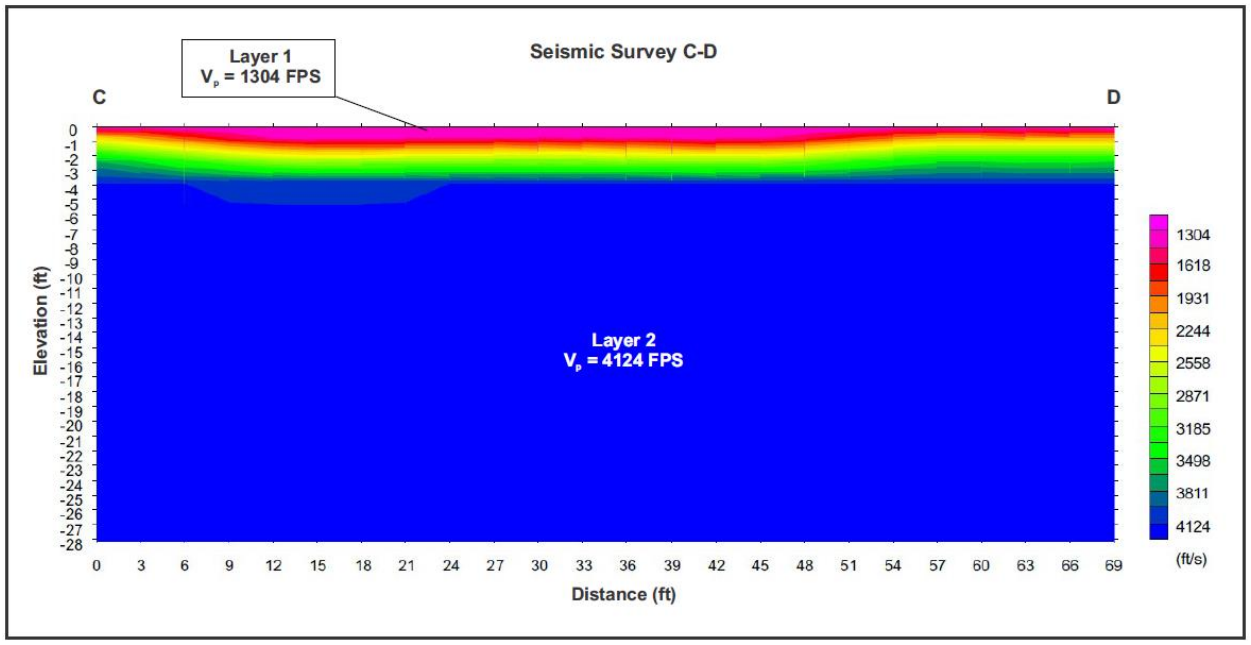


Figure 9: Tomographic cross section of Seismic Survey Line C-D

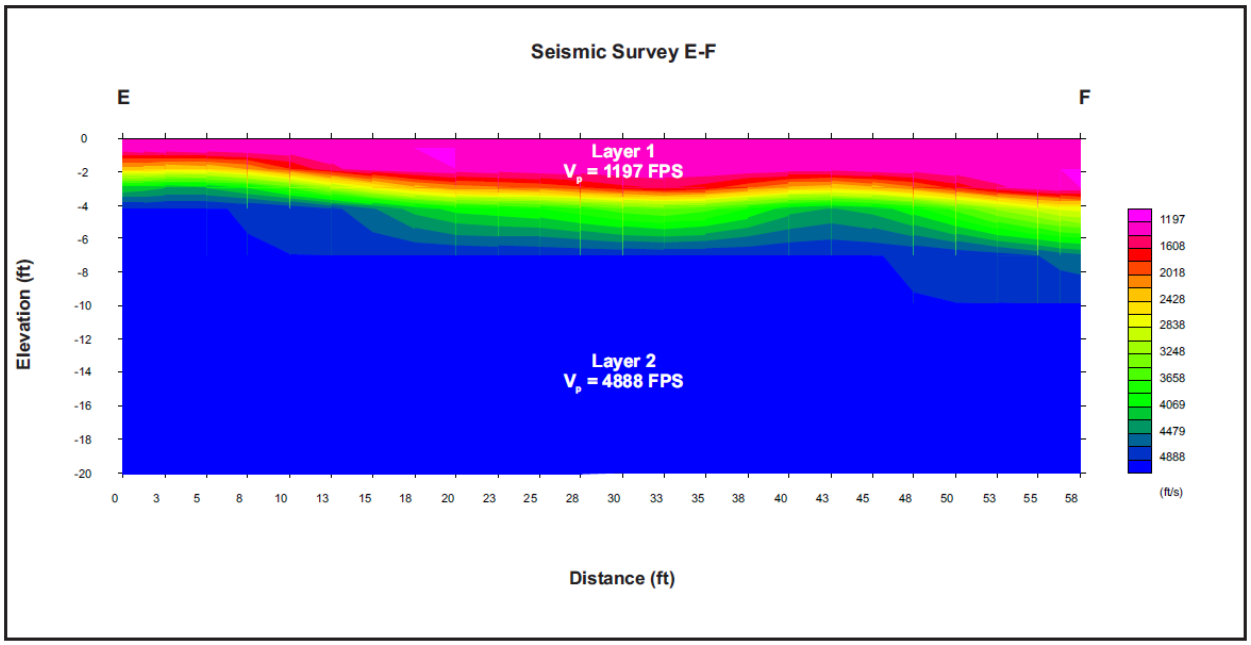


Figure 10: Tomographic cross section of Seismic Survey Line E-F

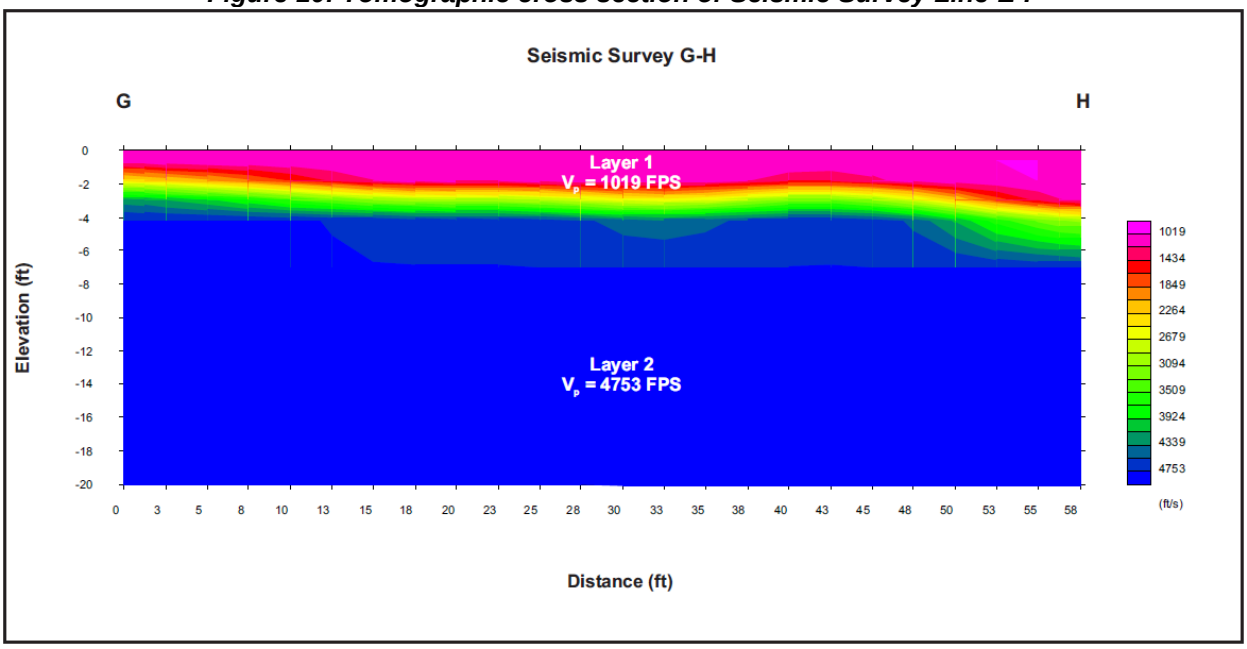


Figure 11: Tomographic cross section of Seismic Survey Line G-H

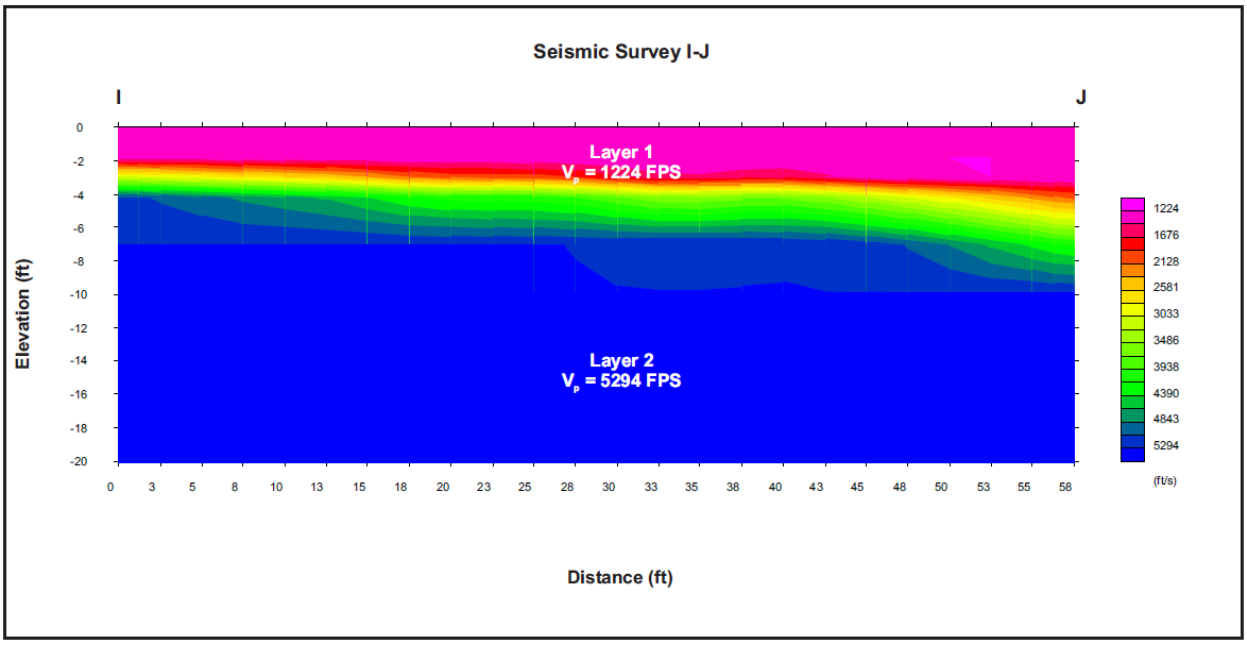


Figure 12: Tomographic cross section of Seismic Survey Line I-J

4.2 Local Geology

The local geology and our field investigation indicate that a thin layer of overburden soil (alluvium and spread fill - defined herein as Layer 1) overlies a rock mass comprised of highly to moderately weathered and fractured arkosic sandstone rock (defined herein as Layer 2).

4.3 Engineering Properties of the Site Soils

Expansive soils are soils that expand or swell and are typically known to have a shrink/swell potential. Cohesive soils, or clay soils, tend to shrink as they are dried, and swell as they become wetted. The clay content of the soil determines the extent of the shrink/swell potential. The native site soils encountered at the site are considered cohesionless based on the laboratory testing (i.e., plasticity index values of 5 and 7). Based on the laboratory data and measured soil properties, this firm has determined that the potential for soil expansion in conjunction with conventional applications is low.

Collapsible soils are typically comprised of silt and sand size grains with lesser amounts of clay. The collapse potential of a soil depends on the in-situ density, depth of the deposit and the extent of a porous structure. When loading is applied to collapsible soils, originating from the weight of the structure, along with wetting, settlement occurs. Wetting sources are most commonly associated with landscape irrigation, inadequate surface drainage, utility line leakage, proximity of retention basins and water features to a structure, and long-term ponding next to the structure. Based on seismic refraction data the native and existing fill soils encountered at the site are considered to have a high potential for collapse and excessive differential soil movement (mitigated by the foundation recommendations contained herein). The collapsible soils (denoted herein as Layer 1) extend to depths ranging from 1.0 to 6.0 feet at the locations of the seismic surveys and test borings.

Special note: This firm considers the existing spread fill that is spread across the disturbed portions of the site (including the swimming pool/spa backfill), to be uncontrolled and uncompacted (undocumented), and must be removed in its entirety.

It should be noted that the site soils (Layer 1), whether they are utilized for foundation support alone, or as engineered fill, will need to be recompacted through hand-tamping efforts, following the completion of the foundation excavation. This is necessary because of the inability of the site soils to maintain stability while withstanding the adverse effects of backhoe teeth. Hence the need for hand-tamping to regain soil bearing. Therefore, the bottom of the footing excavations must be hand-tamped to eliminate the probable adverse effects of the disturbance due to the backhoe. Prior to the placement of reinforcing steel, the base of all foundation excavations must be compacted with a "jumping jack" or plate tamper, resulting in compaction of the foundation bearing soils to a depth of 6.0 inches. The final compaction must be to at least 95% of the ASTM D698 maximum density. Some degree of moisture processing may be required to facilitate proper compaction, although no moisture specification will apply. This condition does not apply to foundations bearing on Layer 2 rock.

4.4 Groundwater

No groundwater was encountered during the course of this firm's site investigation. Groundwater is expected to be at a depth of approximately 216.3 feet according to nearest relevant well data in the area (GWSI Registry ID: 55-638750).

Also, refer also to the following Arizona Groundwater Site Inventory (GWSI) map for an approximate location of the site in relation to the nearby well.

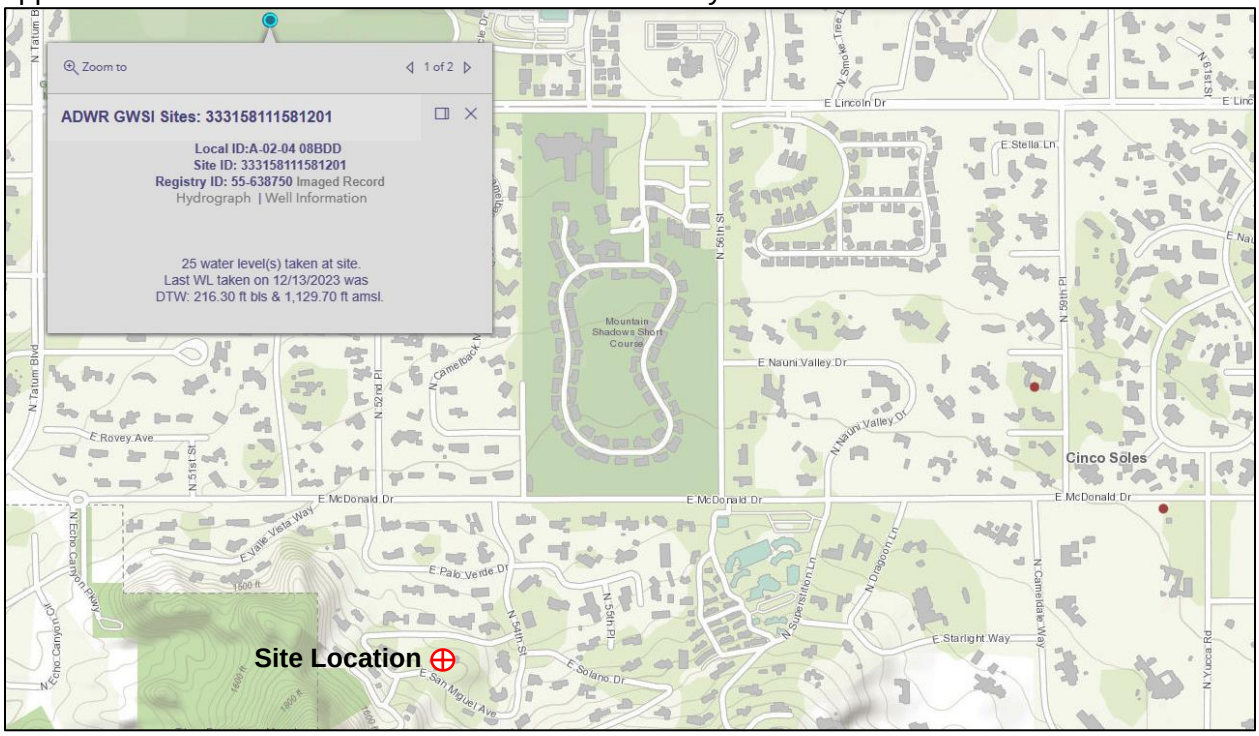


Figure 13: Groundwater Map

4.5 Limited Soil-Related Corrosion Discussion

The values presented for corrosion related laboratory testing should be used to determine potentially corrosive characteristics of the on-site soils tested with respect to their contact with the various construction materials that will be used at the subject property.

The corrosion related laboratory testing results are specific to the locations and elevations sampled and no other inference is implied. If the actual on-site soils that will be in contact with structures and construction materials are from different locations and elevations than those presented herein, additional corrosion testing must be performed.

Table 4: Soil Corrosion Test Results Summary

Sample Location	Depth Interval (feet)	Sulfate (%)	Chloride (ppm)
SG-B	0.5 – 1.5	0.089	10

The project structural engineer should cross reference the soluble sulfate and chloride testing results from the locations and depth intervals presented with Table 19.3.1.1 of Section 318 of the American Concrete Institute (ACI) Building Code Requirements for Structural Concrete to determine the appropriate exposure class to utilize for the project.

All corrosion related laboratory testing presented herein must be provided to the on-site contractors and material specifiers to obtain recommendations on corrosion from the suppliers of the materials that will be used. Corrosion can result from many combinations of environmental conditions, materials, construction design, landscaping, and other factors, and no single guideline addresses all corrosion possibilities. Nevertheless, important corrosion information can be obtained from the American Wood Protection Association (AWPA), the International Building Code (IBC), International Residential Code (IRC), and local building codes. Landscape material, including but not limited to decorative gravel, sand, and fill soils, may contain substantially higher concentrations of corrosive elements than the native site soils. The landscaping contractor must have all materials to be utilized in the landscape design tested for corrosion properties and submit the test results to the project general contractor for review prior to their use at the site.

Vann Engineering is not a corrosion engineering firm, and the scope of our work was limited to performing corrosion related laboratory testing on selected samples at specific locations and elevations, presenting the results herein, and providing a brief comparison of the corrosion related laboratory testing results to selected criteria. A registered corrosion engineer must be consulted if the potential corrosion of construction materials, underground utilities, and structures is a concern.

5.0 RECOMMENDATIONS

The recommendations contained herein are based upon the properties of the surface and subsurface soils and rocks as described by the field evaluation, the results of which are presented and discussed in this report. Alternate recommendations may be possible and will be considered upon request. The following recommendations are presented as a guide in the compilation of construction specifications. The recommendations are not comprehensive contract documents and should not be utilized as such.

5.1 Excavating Conditions

Excavations greater than 4.0 feet should be sloped or braced as required to provide personnel safety and satisfy local safety code regulations. The following table summarizes the seismic wave velocity and possible rippability conditions for the various layers. The rippability conditions are based on the seismic P-wave velocities and data utilized by Caterpillar Inc. and included in their "Handbook of Ripping."

Table 5: Excavating Conditions

Layer	Depth of Occurrence[1]	Seismic Wave Velocity (feet per second)	Remarks Relative to Rippability
1	Layer 1 currently occurs to depths ranging from 1.0 to 6.0 feet below the existing site surface at the locations of the test borings and seismic survey lines. Prior to the demolition effort, Layer 1 was encountered at depths ranging from 1.3 to 4.8 feet.	1019 to 1224 (Based on the post demolition site conditions)	Hard dig is not anticipated[2]
2	Layer 2 occurs below depths ranging from 1.0 to 6.0 feet from the existing site grade at the locations of the test borings and seismic survey lines	4124 to 5294	Hard dig (Refer to the Rippability Charts)

[1]Average calculated depth below the existing site surface at the locations of the test borings and seismic surveys. Variations on the order of 1.5 feet may be encountered in the layer depth calculations due to the variability of the materials, degrees of weathering, and orientation of the structures.
[2]Over-sized aggregate (particle size that is greater than 3.0 inches) is scattered across the site surface and should be anticipated throughout Layer 1 during the earthwork process. Over-sized particles must not be used as structural fill.

The subsurface soils (Layer 1) will be highly susceptible to sloughing. As such, we recommend that appropriate measures be incorporated into the final design and construction to avoid mishaps associated with caving.

Temporary construction slopes should be designed and excavated in strict compliance with the rules and regulations of the Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA), 29 CFR, Part 1926. This document was prepared to better ensure the safety of workers entering trenches or excavations and requires that all excavations conform to new OSHA guidelines. The contractor is solely responsible for protecting excavations by shoring, sloping, benching or other means as required to maintain stability of both the excavation sides and bottom. Vann Engineering, Inc. does not assume any responsibility for construction site safety or the activities of the contractor.

The subsurface soils (Layer 1) are considered to be OSHA Type C soil. Temporary excavations into Type C (Layer 1) soils are to be configured no steeper than a 1.5H:1V incline. Temporary excavations into Layer 2 rock are to be configured no steeper than a 1H:2V incline. The maximum temporary trench depth, without the use of shoring, is 20.0 feet (OSHA maximum). Deviation from these recommendations will necessitate a trench support system or shield.

The rippability charts from the Caterpillar Performance Handbook and excavating conditions encountered at the site, are presented below.

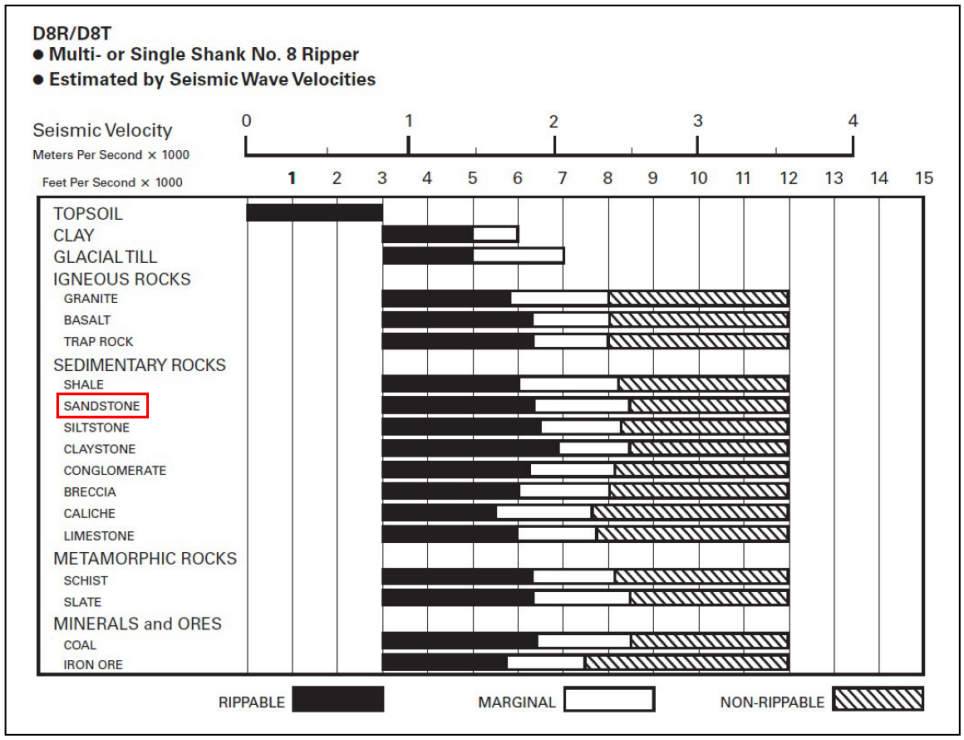


Figure 14: D8R/D8T Rippability Chart

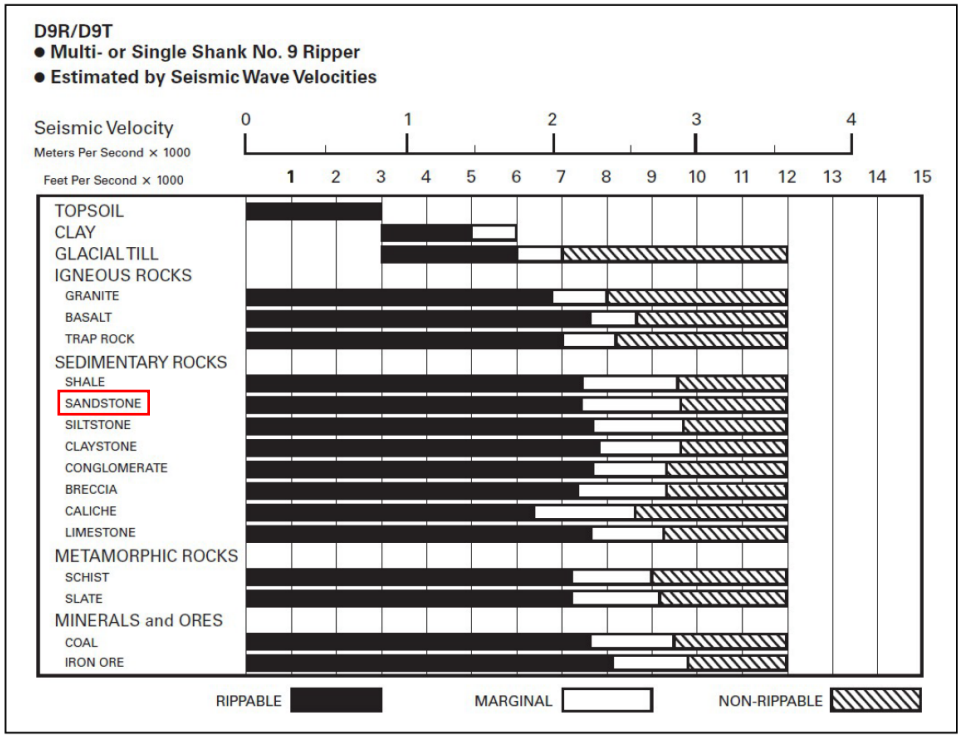


Figure 15: D9R/D9T Rippability Chart

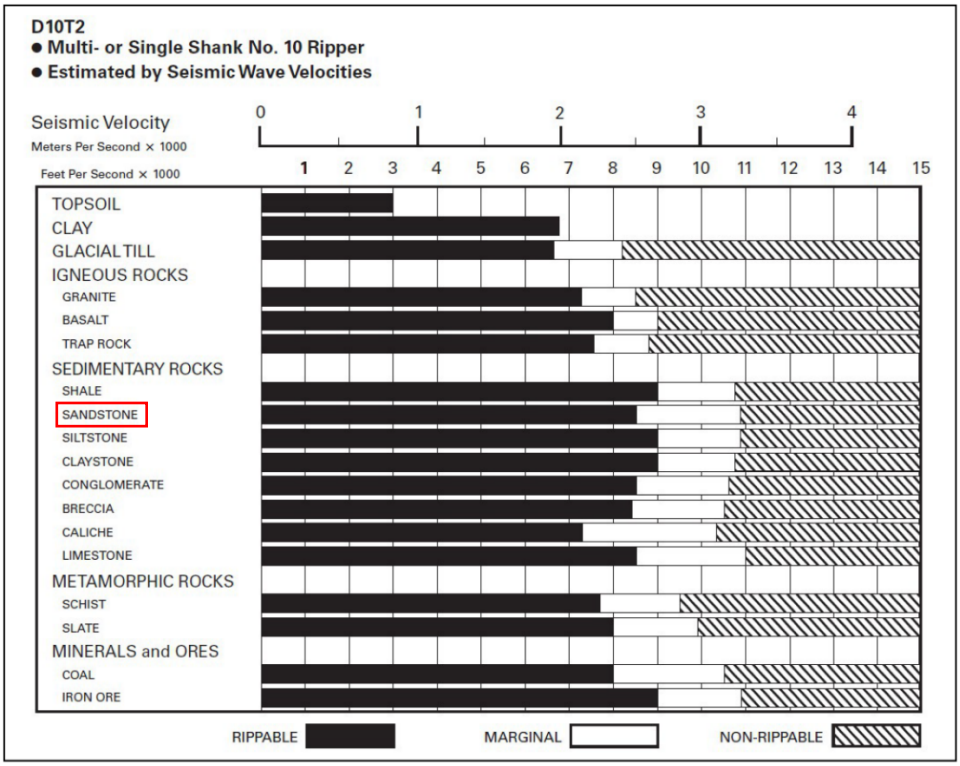


Figure 16: D10T2 Rippability Chart

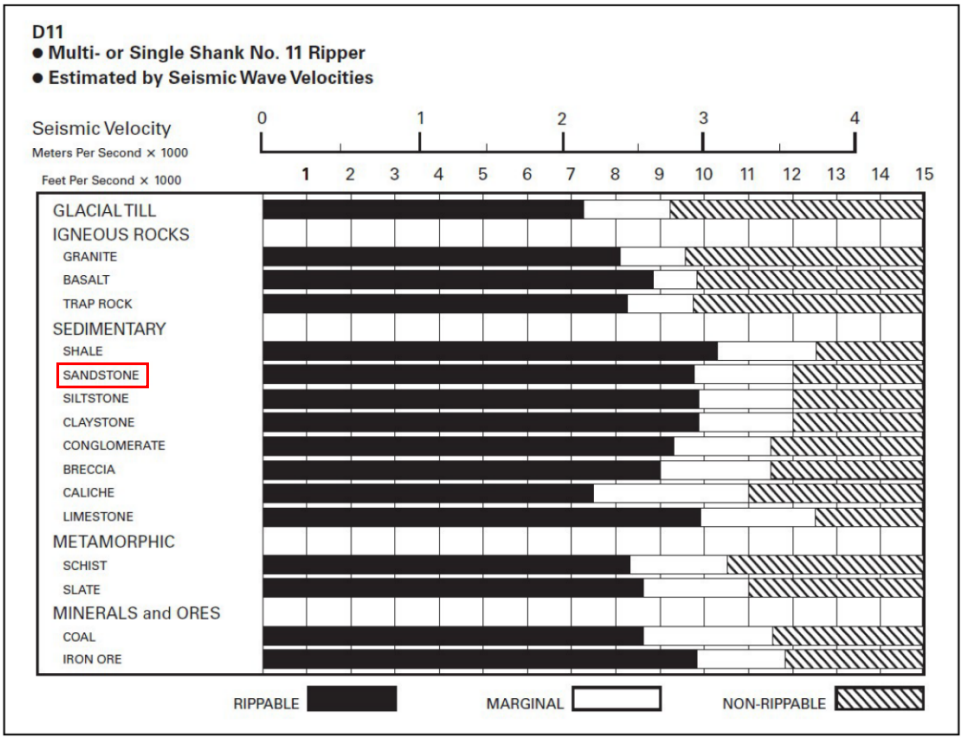


Figure 17: D11 Rippability Chart

5.2 Site Preparation

It is recommended that all vegetation, rock wall, asphalt fragments, concrete fragments, pea gravel, any remnants associated with the demolition of the former structures (inclusive of slabs, foundations, buried utilities, etc.), and all other deleterious materials be removed at the commencement of site grading activities.

Although underground facilities such as septic tanks, cesspools, basements, and dry wells were not encountered, such features might be encountered during construction. These features should be demolished or abandoned in accordance with the recommendations of the Vann Engineering, Inc. project geotechnical engineer. Such measures may include backfill with 2-sack ABC/cement slurry.

Following the removal of the above-listed items, all spread fill soils must be stripped from the proposed structure, pavement and hardscape areas as they are considered by this firm to be uncontrolled and uncompacted (undocumented). According to the results of the field effort, this will result in the removal of up to 1.0 to 6.0 feet of spread fill. Greater thicknesses of spread fill may exist at other locations on the site not explored by this firm, most notably at the location of the footprint of former structures. Native undisturbed soils must be exposed at the bottom and sides of the spread fill removal excavations. The presence of native undisturbed soils at the base of the spread fill removal excavations must be verified by a representative of this firm prior to backfilling.

Following the removal of the above listed items, at a minimum, the uppermost 8.0 inches of the surface soils must be reworked to establish a stable condition. The scarification and compaction requirements apply to cut situations as well as fill situations.

Any site cut soils may be reused as structural supporting fill provided that it is free of any and all vegetation and debris, the maximum particle size is 3.0 inches, and a suitable percentage of fines will be generated to ensure a stable mixture. All final compaction shall be as specified herein. **Over-sized aggregate (cobbles and small-sized boulders - particles that are greater than 3.0 inches) were observed scattered across the surface of the site and should be anticipated throughout Layer 1 (native undisturbed and existing spread fill soils). These oversized particles must not be used as structural fill.**

Special note for surface-level foundations:

It is necessary that a minimum of 1.5 feet of engineered fill lie beneath all conventional foundations for the structures in order to utilize the bearing capacity for engineered fill. The engineered fill should have a lateral extent of at least 3.0 feet beyond the edges of wall or column footing pads. If there is less than 1.5 feet of engineered fill beneath the footings, consider the bearing condition to be unacceptable. The base of the zone of subexcavation (cut surface below foundations) must be moisture processed and compacted to a depth of 8.0 inches.

It should be noted that the site soils (Layer 1), whether they are utilized for foundation support alone, or as engineered fill, will need to be recompacted through hand-tamping efforts, following the completion of the foundation excavation. This is necessary because of the inability of the site soils to maintain stability while

withstanding the adverse effects of backhoe teeth. Hence the need for hand-tamping to regain soil bearing. Therefore, the bottom of the footing excavations must be hand-tamped to eliminate the probable adverse effects of the disturbance due to the backhoe. Prior to the placement of reinforcing steel, the base of all foundation excavations must be compacted with a "jumping jack" or plate tamper, resulting in compaction of the foundation bearing soils to a depth of 6.0 inches. The final compaction must be to at least 95% of the ASTM D698 maximum density. Some degree of moisture processing may be required to facilitate proper compaction, although no moisture specification will apply. This condition does not apply to foundations bearing on Layer 2 rock.

Special note for pool abandonment:

If new surface level structures are to be constructed within the footprint of the currently existing swimming pool, removal of the existing swimming pool and backfill (if applicable) must be completed prior to and during the earthwork process. The following recommendations should be implemented:

If the pool shell is to be removed:

- Remove the pool backfill soils and pool shell
- Below 5.0 feet, backfill the pool in 6-inch lifts to 98% compaction and ± 2% of optimum moisture (D698A).
- Upper 5.0 feet, backfill the pool in 6-inch lifts to 95% compaction and ± 2% of optimum moisture (D698A). The upper 5.0 feet of backfill must be benched into the native soils.

If the pool shell is to be left in-place:

- Remove the pool backfill soils
- Remove the upper 3.0 feet of the pool shell.
- Perforate the bottom of the pool with 6-inch core holes to allow for drainage. The locations of the cores should be placed on 5.0 feet on-center, each way.
- Below 5.0 feet, backfill the pool in 6-inch lifts to 98% compaction and ± 2% of optimum moisture (D698A).
- Upper 5.0 feet, backfill the pool in 6-inch lifts to 95% compaction and ± 2% of optimum moisture (D698A).

Any foundations traversing the pool backfilled area should be double-reinforced (top and bottom) and tied to the slab, wherever possible. The double reinforcement should extend 10.0 feet past the limits of the pool and basement backfill area. Refer to Section IV for the Swimming Pool Removal and Backfill Detail.

Complete removal and cleaning of any undesirable materials and proper backfilling of depressions will be necessary to develop support for the proposed facilities. Widen all depressions as necessary to accommodate compaction equipment and provide a level base for placing any fill. All fills shall be properly moistened and compacted as specified in the section on compaction and moisture recommendations. All subbase fill required to bring the structure areas

up to subgrade elevation should be placed in horizontal lifts not exceeding 6.0 inches compacted thickness or in horizontal lifts with thicknesses compatible with the compaction equipment utilized.

Fill placement in wash areas, trench areas, or sloped topography should involve horizontal layers placed in 6-inch lifts; such that each successive lift is benched into the native site soils a minimum lateral distance of 5.0 feet.

Any tree removal efforts made to accommodate the new structure must include removal of the root systems, followed by backfilling of the volume occupied by the root ball. Typically, to remove all significant roots such that the maximum diameter of any root is no greater than ½ inch, it is required to excavate to a depth of 4.0 feet to capture all applicable roots. Further, the lateral extent of each tree root excavation is generally 8.0 feet (twice the depth). An inspection of the site should be performed during the grubbing process to ensure that all applicable materials have been removed.

To avoid distress due to differential settlement, we recommend that all foundations bear on a like stratum, or strata that will produce similar settlements, and that all foundations use the same bearing capacity throughout the project.

It is the understanding of this firm that various utility trenches may traverse the completed pad(s). The backfill of all utility trenches, if not in conformance with this report, may adversely impact the integrity of the completed pad(s). This firm recommends that all utility trench backfill crossing the pad(s) be inspected and tested to ensure full conformance with this report. Untested utility trench backfill will nullify any as-built grading report regarding the existence of engineered fill beneath the proposed building foundations and place the owner at greater risk in terms of potential unwanted foundation and floor slab movement.

Compaction of backfill, subgrade soil, subbase fill, and base course materials should be accomplished to the following density and moisture criteria prior to concrete placement:

Table 6: Compaction Requirements

Material	Building Area	Percent Compaction (ASTM D698)	Compaction Moisture Content Range (%)
On-site soils and import fill material with 12 ≤ PI < 15	Below Foundation Level	95 min	optimum -1 to optimum +3
	Above Foundation Level[1]	92 - 97	optimum -2 to optimum +2
On-site soils and import fill material with PI < 12	Below Foundation Level	95 min	optimum -2 to optimum +2
	Above Foundation Level[1]	95 min	optimum -2 to optimum +2
Base course	Below Interior Concrete Slabs	95 min	-

[1]Also applies to the subgrade in exterior slab, sidewalk, curb, gutter, and pool deck areas

Any soil disturbed during construction shall be compacted to the applicable percent compaction as specified herein. **Increase the required degree of compaction to a minimum of 98 percent for fill materials greater than 5.0 feet below final grade.** Natural undisturbed soils or compacted soils subsequently disturbed or removed by construction operations should be replaced with materials compacted as specified above.

All imported (engineered) fill material to be used as structural supporting fill should be free of vegetation, debris and other deleterious material and meet the following requirements:

Table 7: Imported Fill Soil Parameters

Soil Parameter	Requirement (Maximum Allowable)
Plasticity Index:	14
Particle Size:	3 inches
Passing #200 Sieve:	60 %
Expansion Potential*:	1.5 %
Sulfates:	0.19 %

*Performed on a sample remolded to 95 percent of the maximum ASTM D698 density at 2 percent below the optimum moisture content, under a 100 PSF Surcharge.

Please note that all imported fill material is to be tested for soluble sulfate and chloride content (corrosion testing). Results of the corrosion testing must be presented to the project structural engineer in order to utilize the appropriate exposure class per Table 19.3.1.1 of Section 318 of the American Concrete Institute (ACI) Building Code Requirements for Structural Concrete. All concrete for the project should be designed (by others) in accordance with the provisions presented in Section 318, Chapter 19 of the ACI Building Code Requirements for Structural Concrete.

Water settling and/or slurry shall not, in any case, be used to compact or settle surface soils, fill material, or trench backfill within 10.0 feet of a structure area or within an area, which is to be paved. When trench backfill consists of permeable materials that would allow percolation of water into a structure or pavement area, water settling shall not be used to settle such materials in any part of the trench.

5.3 Fill Slope Stability

Maximum fill slopes may conform to a 2.5:1 (horizontal: vertical) ratio if fill is placed in accordance with the recommendations contained herein.

5.4 Shrinkage

For balancing grading plans, the estimated shrink of on-site soils has been provided below. The calculated shrink assumes oversized material will be processed and used on the project (i.e., oversized material is crushed and used in engineered fill). Assuming the average degree of compaction will approximate 97 percent of the standard maximum density, the approximate shrinkage of the reworked on-site soil (Layer 1) are as follows:

Table 8: Shrinkage

Material	Estimated Shrinkage (Based on ASTM D698A)
On-Site Soil (Layer 1)	18% ± 3

The above value does not consider losses due to erosion, waste, variance of on-site soils, over-excavation, re-compaction of zones disturbed by demolition, previous site usage or the screening of oversized particles and/or debris. In other words, additional factors can and will create situations where seemingly balanced grading and drainage plans do not balance during construction.

5.5 Site Classification

This project is not located over any known active faults or fault associated disturbed zones. Please refer to the following table contained in ASCE 7:

Table 9: ASCE 7 Section 20.3 Table 20.3-1 Site Classification

Site Class		$\bar{V}_s$	$\bar{N}$ or $\bar{N}_{ch}$	$\bar{S}_u$
A	Hard Rock	>5,000 ft/s	NA	NA
B	**Rock**	**2,500 to 5,000 ft/s**	**NA**	**NA**
C	Very Dense Soil and Soft Rock	1,200 to 2,500 ft/s	>50 blows/ft	>2,000 lb/ft^2
D	Stiff Soil	600 to 1,200 ft/s	15 to 50 blows/ft	1,000 to 2,000 lb/ft^2
E	Soft Clay Soil	<600 ft/s	<15 blows/ft	<1,000 lb/ft^2
		Any profile with more than 10 feet of soil that has the following characteristics: • Plasticity Index PI>20 • Moisture Content w≥40% • Undrained Shear Strength $\bar{S}_u$ <500 lb/ft^2		

The formula to determine the representative seismic shear wave velocity is defined below:

$$\bar{V}_s = \frac{d_s}{\sum_{i=1}^{n} \frac{d_i}{V_{si}}}$$

Where d_s is the total thickness (uppermost 100 feet), V_{si} is the shear wave velocity measured in the field, and d_i is the thickness of any layer between 0 and 100 feet.

It is assumed that the shear wave value will only increase with depth, as stated above based on the known geologic conditions at the site. Therefore, based on the shear wave velocity results and the known local geologic conditions at the site the calculation for the representative is shown below.

$$\bar{V}_s = \frac{100\ ft}{\frac{6\ ft}{710\ fps} + \frac{94\ ft}{3071\ fps}}$$

$$\bar{V}_s = 2560\ fps$$

By calculation of the shear wave, the representative shear wave velocity equals 2560 feet per second for the uppermost 100 feet. The IBC Site Class **B** may be utilized.

5.6 Conventional Surface-Level Spread Foundations

To avoid distress due to differential settlement, we recommend that all foundations bear on a like stratum, or strata that will produce similar settlements, and that all foundations use the same bearing capacity throughout the project.

It is recommended that all perimeter foundations and isolated exterior foundations bearing on 1.5 feet of engineered fill that have been hand-tamped post footing excavation be embedded a minimum of 1.5 feet below the lowest adjacent finish pad grade within 5.0 feet of proposed exterior walls. Interior footings bearing on 1.5 feet of engineered fill that have been hand-tamped post footing excavation should be founded a minimum of 1.5 feet below finish floor level.

Foundations bearing on native undisturbed soil that have been hand-tamped post footing excavation must be embedded a minimum depth of 3.0 feet.

Foundation excavations may be terminated upon contact with Layer 2 rock provided an adequate foundation depth has been achieved (to be field verified by a representative of this firm). Where footings will bear on Layer 2, foundations must have a minimum footing embedment of 1.5 feet.

For all construction, 2.0 feet and 1.33 feet are recommended as the minimum width of spread and continuous footings, respectively. The following table may be used for shallow spread (column) and continuous (wall) foundations for the proposed structures.

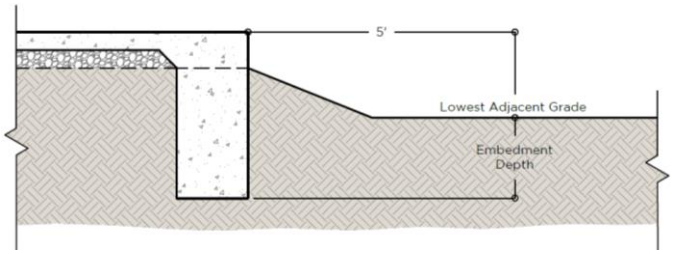
Table 10: Conventional Surface Level Foundations

Foundation Embedment Depth[1]	Bearing Stratum[2,7]	Allowable Soil Bearing Capacity[3]
3.0 Feet	Native undisturbed soil that has been hand-tamped post footing excavation[4, 6, 8]	1500 PSF
1.5 Feet	1.5 feet of engineered Fill that has been hand-tamped post footing excavation[5, 6, 8]	1500 PSF
Bearing at the surface of Layer 2, with a minimum footing embedment of 1.5 feet	Layer 2 occurs below depths ranging from 1.0 to 6.0 feet from the existing site grade at the locations of the seismic surveys and test borings	4000 PSF

[1]Conditions for foundation embedment depth:

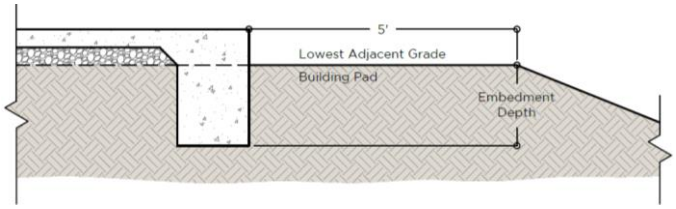
a) The depth below the lowest adjacent exterior pad grade within 5.0 feet of proposed exterior walls.

Condition A



b) The depth below finished compacted pad grade provided that a sufficient pad blow-up (the lateral extent to which the building pad is constructed beyond the limits of the exterior walls or other structural elements, inclusive of exterior column foundations) has been incorporated into the grading and drainage scheme (5.0 feet or greater);

Condition B



c) The depth below finish floor level for interior foundations.

[2]Refers to the soil layer that the footing pad rests on and does not mean to imply that the foundation be fully embedded into that stratum.

[3]The maximum estimated footing settlements (in situ) should be within tolerable limits if constructed in accordance with the recommendations contained in this report and a reasonable effort is made to balance loads on the footings.

[4]A mixture of 2-sack ABC/cement slurry may be utilized in the lower portions of the foundation excavations for footings bearing on native undisturbed soil.

[5]It is necessary that a minimum of 1.5 feet of engineered fill lies beneath all foundations for the structures in order to utilize the bearing capacity for engineered fill. The engineered fill should have a lateral extent of at least 3.0 feet beyond the edges of all footings. If there is less than 1.5 feet of engineered fill beneath the footings, consider the bearing condition to be unacceptable. The base of the zone of subexcavation (cut surface below foundations) must be moisture processed and compacted to a depth of 8.0 inches.

[6]It should be noted that the site soils (Layer 1), whether they are utilized for foundation support alone, or as engineered fill, will need to be recompacted through hand-tamping efforts, following the completion of the foundation excavation. This is necessary because of the inability of the site soils to maintain stability while withstanding the adverse effects of backhoe teeth. Hence the need for hand-tamping to regain soil bearing. Therefore, the bottom of the footing excavations must be hand-tamped to eliminate the probable adverse effects of the disturbance due to the backhoe. Prior to the placement of reinforcing steel, the base of all foundation excavations must be compacted with a "jumping jack" or plate

tamper, resulting in compaction of the foundation bearing soils to a depth of 6.0 inches. The final compaction must be to at least 95% of the ASTM D698 maximum density. Some degree of moisture processing may be required to facilitate proper compaction, although no moisture specification will apply. This condition does not apply to foundations bearing on Layer 2 rock.

[7]To avoid distress due to differential settlement, we recommend that all foundations bear on a like stratum, or strata that will produce similar settlements, and that all foundations use the same bearing capacity throughout the project.

[8]Any foundations traversing the pool backfilled area should be double-reinforced (top and bottom) and tied to the slab, wherever possible. The double reinforcement should extend 10.0 feet past the limits of the pool and basement backfill area. Refer to Section IV for the Swimming Pool Removal and Backfill Detail.

Special note: Foundations for free-end retaining walls may utilize allowable soil / rock bearing capacities that are double the above listed values, corresponding to 1" of allowable total settlement and 1/2" of allowable differential settlement.

The weight of the foundation below grade may be neglected in dead load computations. The above recommended bearing capacities should be considered allowable maximums for dead plus live loads. The maximum allowable foundation bearing pressure for foundation toe pressures may be increased by ⅓ for resistance to short-term/temporary wind loads and or eccentric or lateral loading.

Retaining wall or building foundations to be constructed in close proximity to retention basins (within 5.0 feet) should be embedded 1.0 feet deeper than the stated depths in the preceding bearing capacity tables.
We recommend that continuous footings and stem walls are reinforced and bearing walls be constructed with frequent joints to better distribute stresses in the event of localized settlements. Similarly, all masonry walls should be provided with both vertical and horizontal reinforcement. It is recommended that the footing excavations be inspected by the Vann Engineering Inc. project geotechnical engineer or their representative to ensure that they are free of loose soil which may have blown or sloughed into the excavations. It will also be necessary for the geotechnical engineer to verify that the footing embedment depths and bearing stratum adhere to the recommendations presented herein.

Foundation stepping will be required to prevent any transitional foundation from bearing on fill or retaining wall backfill soil. Specifically, this refers to a footing that will transition from the retaining wall level to the house level. At all times, footings installed throughout the step must bear on native undisturbed soil, as outlined in Surface to Retaining Wall Footing Transitions, Option A (Included in Section IV). If footings must bear on or in retaining wall backfill, the recommendations included in Surface to Retaining Wall Footing Transitions, Options B and C, must be followed. Note: retaining wall backfill is not considered engineered fill. Furthermore, the recommendations in Section IV are preliminary and must be reviewed and finalized by the project structural engineer.

All concrete must conform with the requirements established by the governing building code or agency.

5.7 Lateral Stability Analyses

All on-site retaining walls must be designed by the project structural engineer to resist the anticipated lateral earth pressures. Unrestrained (free-end) retaining walls should be designed by the project structural engineer for active earth pressures (K_a) and are assumed to allow small movement of the wall. Restrained (fixed-end) retaining walls should be designed by the project structural engineer for at-rest earth pressures (K_o) with no assumed wall movement. Soil or rock present in front of the toe of the retaining wall will provide resistance to movement and should be modeled as passive earth pressure (K_p).

The following table presents recommendations for lateral stability analyses:

Table 11: Lateral Stability

Parameter	Wall Type	Native Undisturbed Soil (Layer 1)	Layer 2[3]
Active (K_a) Pressure[1]	Free-end retaining conditions	34 psf/ft	
At-Rest (K_o) Pressure[2]	Fixed-end retaining conditions	52 psf/ft	
Passive (K_p) Resistance	Free-end conditions, and Fixed-end conditions that are entirely independent of base friction	358 psf/ft	593 psf/ft
	Free-end conditions, and Fixed-end conditions in conjunction with base friction	240 psf/ft	398 psf/ft
Coefficient of Base Friction (μ)	Free-end conditions, and Fixed-end conditions that are entirely independent of passive resistance	0.62	0.81
	Free-end conditions, and Fixed-end conditions in conjunction with passive resistance	0.42	0.54

[1]Equivalent fluid pressures for vertical walls and horizontal backfill surfaces (*maximum 12.0 feet in height*). Pressures do not include temporary forces during compaction of the backfill, expansion pressures developed by over-compacted clayey backfill, hydrostatic pressures from inundation of backfill, or surcharge loads. Walls should be suitably braced during backfilling to prevent damage and excessive deflection.

[2]The backfill pressure can be reduced to the unrestrained lateral pressure if the backfill zone between the wall and cut slope is a narrow wedge (*width less than ½ the height*)

[3]The values listed are predicated on conformance to the recommended cut slope ratios provided herein. Non-conformance to the recommended cut slope ratios will result in significantly higher active stresses.

The equivalent fluid pressures presented herein do not include the lateral pressures arising from the presence of:

- Hydrostatic conditions, submergence, or partial submergence
- Sloping backfill, positively or negatively
- Surcharge loading, permanent or temporary
- Seismic or dynamic conditions

Fill against footings, stem walls, and any retaining walls should be compacted to the densities specified in Site Preparation. **High plasticity clay soils should not be used as backfill against basement and retaining walls.** Compaction of each lift adjacent to walls should be accomplished with hand-operated tampers or other lightweight compactors. Overcompaction may cause excessive lateral earth pressures that could result in wall movements.

We recommend a free-draining soil layer or manufactured geosynthetic material, be constructed adjacent to the back of any retaining walls serving as basement walls. A filter fabric may be required between the soil backfill and drainage layer. The drainage zone should help prevent development of hydrostatic pressure on the wall. This vertical drainage zone should be tied into a gravity drainage system at the base of the wall.

5.8 Conventional Slab Support

Site grading within the building areas should be accomplished as recommended herein. Four inches of aggregate base course (ABC) floor fill should immediately underlie interior grade floor slabs. The aggregate base material should conform to the requirements of local practice.

The use of vapor retarders may be considered for any slab-on-grade where the floor will be covered by products using water-based adhesives, wood, vinyl backed carpet, impermeable floor coatings (urethane, epoxy, or acrylic terrazzo). When used, the design (by others) and installation should be in accordance with the recommendation given in ACI 302.1R. Building pads for conventional systems may be constructed with sufficient lateral pad “blow-up” to accommodate the entire perimeter slab width. To further reduce the potential for slab related damage in conjunction with conventional systems, we recommend the following:

1. Placement of effective control joints on relatively close centers.
2. Proper moisture and density control during placement of subgrade fills.
3. Provision for adequate drainage in areas adjoining the slabs.
4. Use of systems that allow for the differential vertical movement described herein between the slabs and adjoining structural elements, i.e., ¼ inch.
5. 2-sack ABC/cement slurry should be utilized as backfill at the intersection of utility trenches with the building perimeter.

All concrete must conform with the requirements established by the governing building code or agency.

5.9 Drainage

The major cause of soil problems in this locality is moisture increase in soils below structures. Therefore, it is extremely important that positive drainage be provided during construction and maintained throughout the life of any proposed development. In no case should long-term ponding be allowed near structures. Infiltration of water into utility or foundation excavations must be prevented during construction. Planters or other surface features that could retain water adjacent to buildings should not be constructed. **In areas where sidewalks or paving do not immediately adjoin structures, protective slopes should be provided with an outfall of at least 5 percent for at least 10 feet from perimeter walls.**

Backfill against footings, exterior walls, retaining walls, and in utility or sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration through loose soil. Roof drainage systems, such as gutters or rain dispenser devices, are recommended all around the roofline. Rain runoff from roofs should be discharged at least 10.0 feet from any perimeter wall or column footing. If a roof drainage system is not installed, rainwater will drip over the eaves and fall next to the foundations resulting in sub-grade soil erosion, creating depressions in the soil mass, which may allow water to seep directly under the foundations and slabs.

5.10 Landscaping Considerations

The potential for unwanted foundation and slab movements can often be reduced or minimized by following certain landscape practices. The main goal for proper landscape design (by others) should be to minimize fluctuations in the moisture content of the soils surrounding the structure. In addition to maintaining positive drainage away from the structure, appropriate plant/tree selections and sprinkler/irrigation practices are extremely important to the long-term performance of the foundations and slabs. The conventional practice of planting near foundations is not recommended.

Flower, shrub, and tree distances should be maintained according to the following table. Note that for planting distances less than 5.0 and 10.0 feet for flowers/shrubs and trees respectively, the adjoining foundation embedment depths will need to increase as indicated in the following table:

Table 12: Foundation Alterations Due to Landscaping

Flowers and Shrub Planting Distance	Tree Planting Distance	Foundation Alterations Due to Landscaping
5 feet	10 feet	-
4 feet	9 feet	Increase footing embedment depth by 6.0 inches[1]
3 feet	8 feet	Increase footing embedment depth by 12.0 inches[1]
2 feet	7 feet	Increase footing embedment depth by 18.0 inches[1]

[1]The use of 2-sack ABC cement slurry may be implemented to provide the requisite embedment depth increase below a more conventional foundation detail.

In addition to the above recommendations, for flowers and shrubs installed within 5.0 feet of perimeter foundations, it is recommended that the landscape architect select plants with very low to low relative water use from the Arizona Department of Water Resources (ADWR) Low-Water-Use / Drought-Tolerant Plant List available at https://www.azwater.gov/conservation/landscaping. Limit the watering to the minimum needed to maintain the vegetation. For greater moisture control, water these areas by hand. For planters and general landscaping, we recommend the following:

- Planters should be sealed.
- Grades should slope away from the structures.
- Only shallow rooted landscaping material should be used.
- Watering should be kept to a minimum.

Some trees may have extensive shallow root system that may grow under and displace shallow foundations. In addition, tree roots draw moisture from the surrounding soils, which may exacerbate shrink/swell cycles of the surface soils. The amount of moisture drawn out of the soil will depend on the tree species, size, and location. If trees are planted well away from foundations in irrigated areas, the chances of foundation damage are greatly reduced. The sprinkler system should be checked for leakages once per month. Significant foundation movements can occur if the soils under the foundations are exposed to a source of free water.

In lieu of deepened footings, a root barrier system can be implemented on individual trees. In order to reduce the minimum distance of tree installation to 7.0 feet from the foundation of adjacent structures, UB 24-2 root barriers from DeepRoot Green Infrastructure, LLC (or equivalent) may be implemented in box formations, surrounding the protection sides of installed trees. A minimum depth of embedment of 23.5 inches of the DeepRoot UB 24-2 (or equivalent) root barriers, is required by this firm in order to redirect root growth downward and prevent moisture by landscape irrigation from entering the foundation zone of the adjacent structures. A minimum 0.5 inch of the root barrier must extend above the soil surface to prevent tree roots from growing over the top of the barrier. A minimum protection barrier around 3 sides of all installed trees must be utilized as a root barrier.

5.11 Foundations and Risks

The factors that aid in the design (by others) and construction of foundations include economics, risk, soil type, foundation shape and structural loading. It should be noted that some levels of risk are associated with all foundation systems and there is no such thing as a “zero-risk” foundation. It also should be noted that the previous foundation recommendations are not permitted to resist soil movements as a result of sewer/plumbing leaks, excessive irrigation, poor drainage, and water ponding near the foundation system.

It is recommended that the owner implement a foundation maintenance program to help reduce potential future unwanted foundation/slab movements throughout the useful life of the structure. The owner should conduct yearly observation of foundations and slabs and perform any maintenance necessary to improve drainage and minimize infiltrations of water from precipitation and/or irrigation. Irrigation/sprinkler systems should be periodically monitored for leaks and malfunctioning sprinkler heads, which should be repaired immediately. Post-construction landscaping must preserve initial site grading.

6.0 ADDITIONAL SERVICES

As an additional service, this firm would be pleased to review the project plans and structural notes for conformance to the intent of this report. Vann Engineering, Inc. should be retained to provide documentation that the recommendations set forth are met. These include but are not limited to documentation of site clearing activities, verification of fill suitability and compaction, and inspection of footing excavations.

Relative to field density testing, a minimum of 1 field density test should be taken for every 2500 square feet of building area, per 6.0-inch layer of compacted fill. This firm possesses the capability of performing testing and inspection services during the course of construction. Such services include, but are not limited to, compaction testing as related to fill control, foundation inspections and concrete sampling.

Please notify this firm if a proposal for these services is desired. The recommendations contained in this report are contingent on Vann Engineering, Inc. observing and/or monitoring:

A. Proof rolling and fill subgrade conditions
B. Suitability of borrow materials
C. Fill control for building pads (verification of subexcavation depths and overexcavation lateral extents, compaction testing, and the general monitoring of fill placement)
D. Foundation observations (compliance with the General Structural Notes, depths, bearing strata, etc.)
E. Backfilling and compaction of excavations (e.g., Utility trench backfill)
F. Special inspections as dictated by the local municipality
G. Concrete sampling and testing for footings, stem walls and floor slabs
H. Subgrade testing for proposed pavement areas
I. ABC testing for proposed pavement areas
J. Asphaltic concrete testing for proposed pavement areas
K. Subgrade preparation for on-site sidewalk areas
L. Grout sampling and testing, where applicable
M. Mortar sampling and testing, where applicable
N. Compliance with the geotechnical recommendations

7.0 LIMITATIONS

This report is not intended as a bidding document, and any contractor reviewing this report must draw their own conclusions regarding specific construction techniques to be used on this project. The scope of services carried out by this firm does not include an evaluation pertaining to environmental issues. If these services are required by the lender, we would be most pleased to discuss the varying degrees of environmental site assessments.

This report is issued with the understanding that it is the responsibility of the owner to see that its provisions are carried out or brought to the attention of those concerned. In the event that any changes of the proposed project are planned, the conclusions and recommendations contained in this report shall be reviewed and the report shall be modified or supplemented, as necessary.

The materials encountered on the site are believed to be representative of the total area; however, soil and rock materials do vary in character between points of investigation. The recommendations contained in this report assume that the soil conditions do not deviate appreciably from those disclosed by the investigation. Should unusual material or conditions be encountered during construction, the soil engineer must be notified so that supplemental recommendations may be considered if they are required.

Prior to construction, we recommend the following:

1. Consultation with the design team in all areas that concern soils and rocks to ensure a clear understanding of all key elements contained within this report.
2. Review of the General Structural Notes to confirm compliance to this report and determination of which allowable soil bearing capacity has been selected by the project

structural engineer (this directly affects the extent of earthwork and foundation preparation at the site).
3. This firm be notified of all specific areas to be treated as special inspection items (designated by the architect, structural engineer, or governmental agency).

Relative to this firm's involvement with the project during the course of construction, we offer the following recommendations:

1. The site or development owner should be solely responsible for the selection of the geotechnical consultant to provide testing and observation services during the course of construction.
2. This firm should be contracted by the owner to provide the course of construction testing and observation services for this project, as we are most familiar with the interpretation of the methodology followed herein.
3. All parties concerned should understand that there exists a priority surrounding the testing and observation services completed at the site.

DEFINITION OF TERMINOLOGY

Allowable Soil Bearing Capacity Allowable Foundation Pressure	The recommended maximum contact stress developed at the interface of the foundation element and the supporting material.
Aggregate Base Course (ABC)	A sand and gravel mixture of specified gradation, used for slab and pavement support.
Backfill	A specified material placed and compacted in a confined area.
Base Course	A layer of specified material placed on a subgrade or subbase.
Base Course Grade	Top of base course.
Bench	A horizontal surface in a sloped deposit.
Caisson	A concrete foundation element cased in a circular excavation, which may have an enlarged base. Sometimes referred to as a cast-in-place pier.
Concrete Slabs-on-Grade	A concrete surface layer cast directly upon a base, subbase, or subgrade.
Controlled Compacted Fill	Engineered Fill. Specific material placed and compacted to specified density and/or moisture conditions under observation of a representative of a soil engineer.
Differential Settlement	Unequal settlement between or within foundation elements of a structure.
Existing Fill	Materials deposited through the action of man prior to exploration of the site.
Expansive Potential	The potential of a soil to increase in volume due to the absorption of moisture.
Fill	Materials deposited by the action of man.
Finish Grade	The final grade created as a part of the project.
Heave	Upward movement due to expansion or frost action.
Native Grade	The naturally occurring ground surface.
Native Soil	Naturally occurring on-site soil.
Over excavate	Lateral extent of subexcavation.
Rock	A natural aggregate of mineral grains connected by strong and permanent cohesive forces. Usually requires drilling, wedging, blasting, or other methods of extraordinary force for excavation.
Scarify	To mechanically loosen soil or break down the existing soil structure.
Settlement	Downward movement of the soil mass and structure due to vertical loading.
Soil	Any unconsolidated material composed of disintegrated vegetable or mineral matter which can be separated by gentle mechanical means, such as agitation in water.
Strip	To remove from present location.
Subbase	A layer of specified material between the subgrade and base course.
Subexcavate	Vertical zone of soil removal and recompaction required for adequate foundation or slab support
Subgrade	Prepared native soil surface.

SECTION II

SITE PLAN | PROJECT 25355

PROPOSED CUSTOM RESIDENCE
APN 172-47-086, STONE CANYON, LOT 29
5338 EAST SAN MIGUEL
PARADISE VALLEY, ARIZONA 85253

TEST BORING LOCATION (CONDUCTED IN 2017)

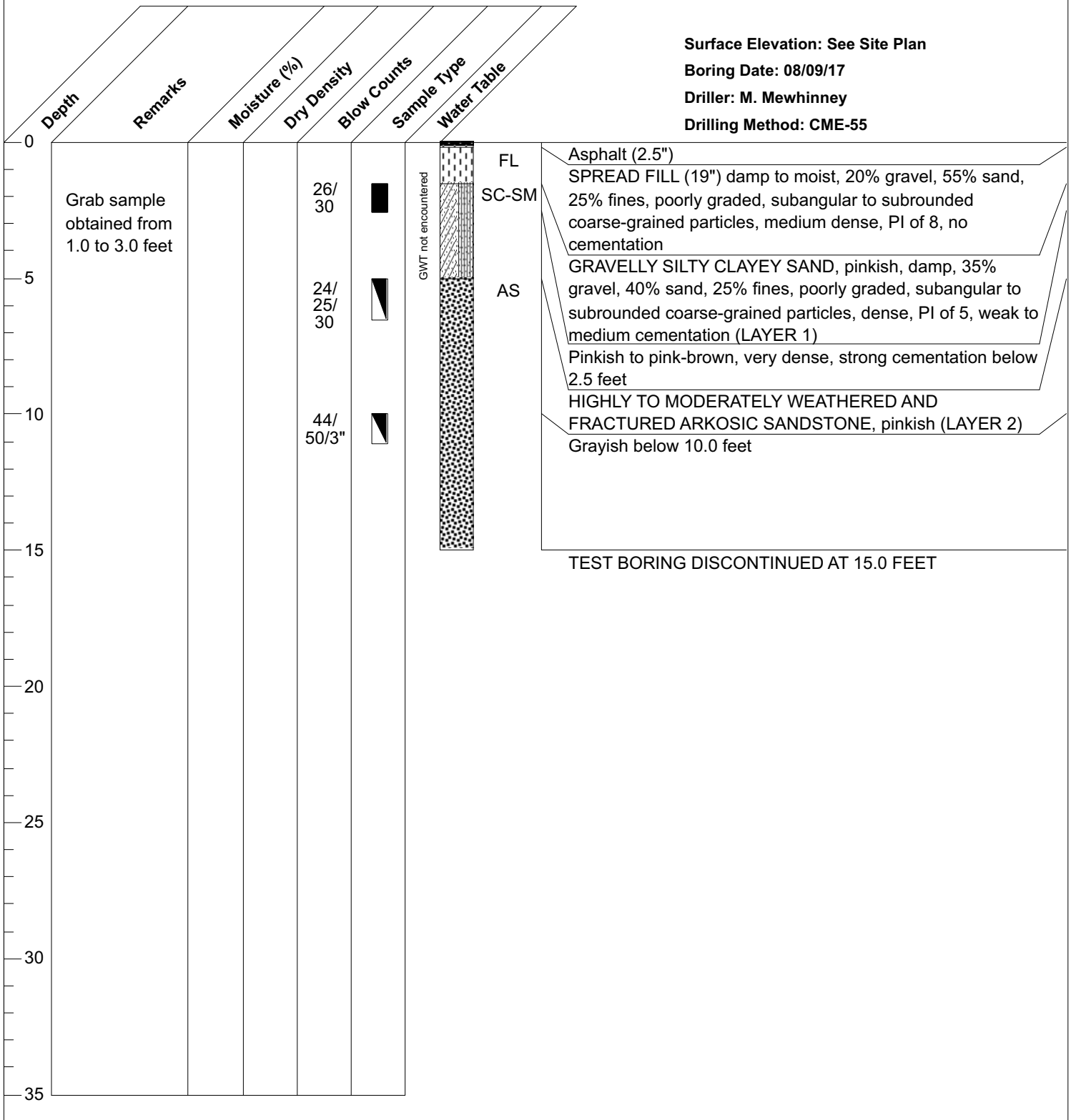
HAND-SAMPLE LOCATION (CONDUCTED IN 2017)

SEISMIC SURVEY LOCATION (CONDUCTED 2017)

SEISMIC SURVEY LOCATION (CONDUCTED IN 2024)

TB-1

Surface Elevation: See Site Plan
Boring Date: 08/09/17
Driller: M. Mewhinney
Drilling Method: CME-55



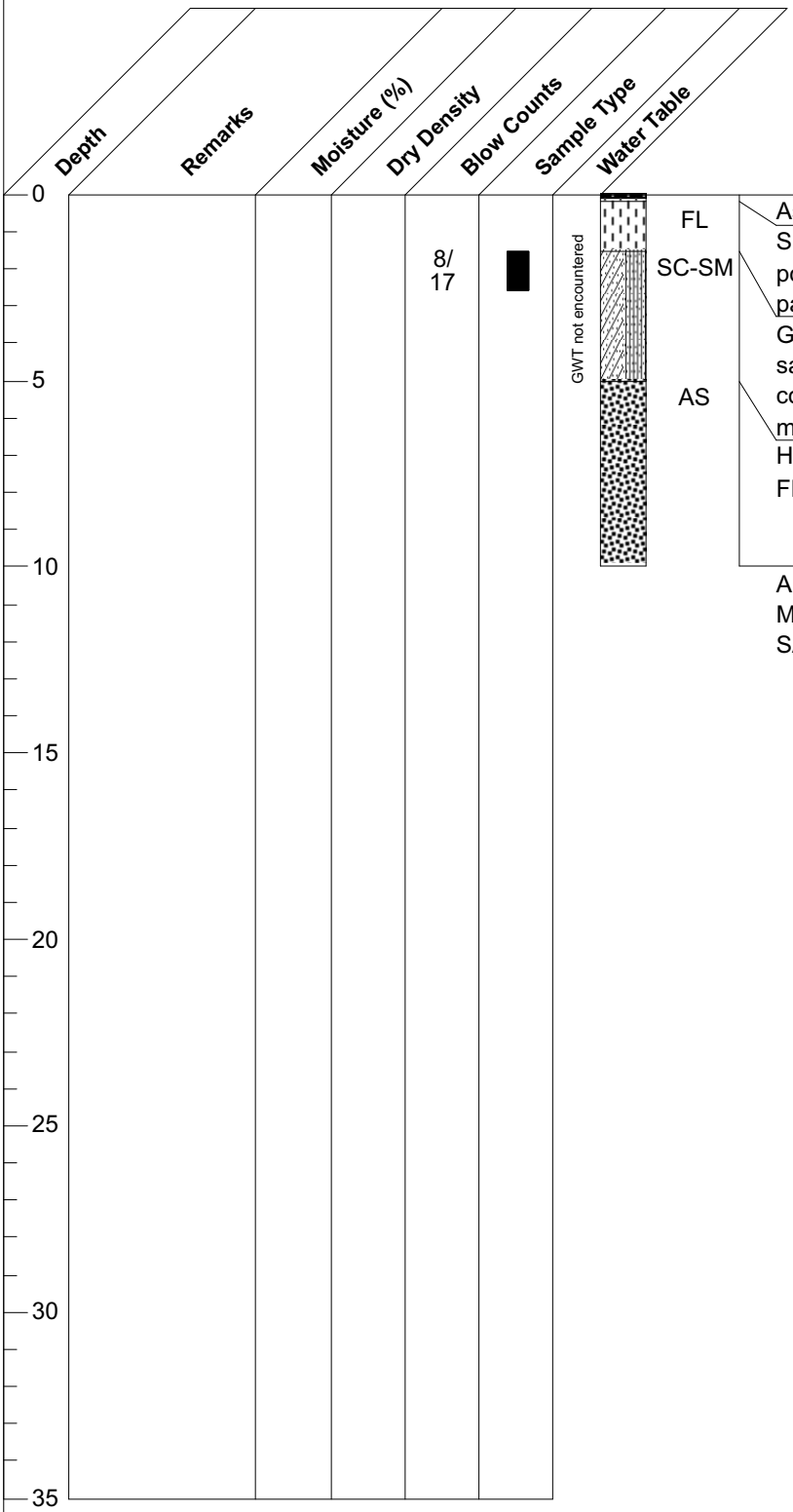
SuperLog CivilTech Software, USA www.civiltech.com File: \\vannsrv\Users\mark\Desktop\25355.log Date: 8/17/2017

LOG OF BORING

VANN ENGINEERING, INC.	Proposed Custom Residence Project No. 25355	

TB-2

Surface Elevation: See Site Plan
Boring Date: 08/09/17
Driller: M. Mewhinney
Drilling Method: CME-55



Asphalt (2.5")

SPREAD FILL (18") damp, 20% gravel, 55% sand, 25% fines, poorly graded, subangular to subrounded coarse-grained particles, medium dense, PI of 8, no cementation

GRAVELLY SILTY CLAYEY SAND, damp, 35% gravel, 40% sand, 25% fines, poorly graded, subangular to subrounded coarse-grained particles, medium dense, PI of 5, weak to medium cementation (LAYER 1)

HIGHLY TO MODERATELY WEATHERED AND FRACTURED ARKOSIC SANDSTONE, pinkish

AUGER REFUSAL AT 10.0 FEET IN HIGHLY TO MODERATELY WEATHERED AND FRACTURED ARKOSIC SANDSTONE (LAYER 2)

SuperLog CivilTech Software, USA www.civiltech.com File: \\vannsrv\Users\mark\Desktop\25355.log Date: 8/17/2017

LOG OF BORING

VANN ENGINEERING, INC.	**Proposed Custom Residence** **Project No. 25355**	

HS-1

Surface Elevation: See Site Plan
Boring Date: 08/09/17
Driller: M. Mewhinney
Drilling Method: CME-55

Depth	Remarks	Moisture (%)	Dry Density	Blow Counts	Sample Type	Water Table
0					FL	GWT not encountered
					AS	
5						
10						
15						
20						
25						
30						
35						

SPREAD FILL (16") damp, 15% gravel, 60% sand, 25% fines, poorly graded, subangular to subrounded coarse-grained particles, medium dense, PI of 8, no cementation

GRAVELLY SILTY CLAYEY SAND, pinkish-brown, damp, 35% gravel, 40% sand, 25% fines, poorly graded, subangular to subrounded coarse-grained particles, dense, PI of 5, weak cementation (LAYER 1)

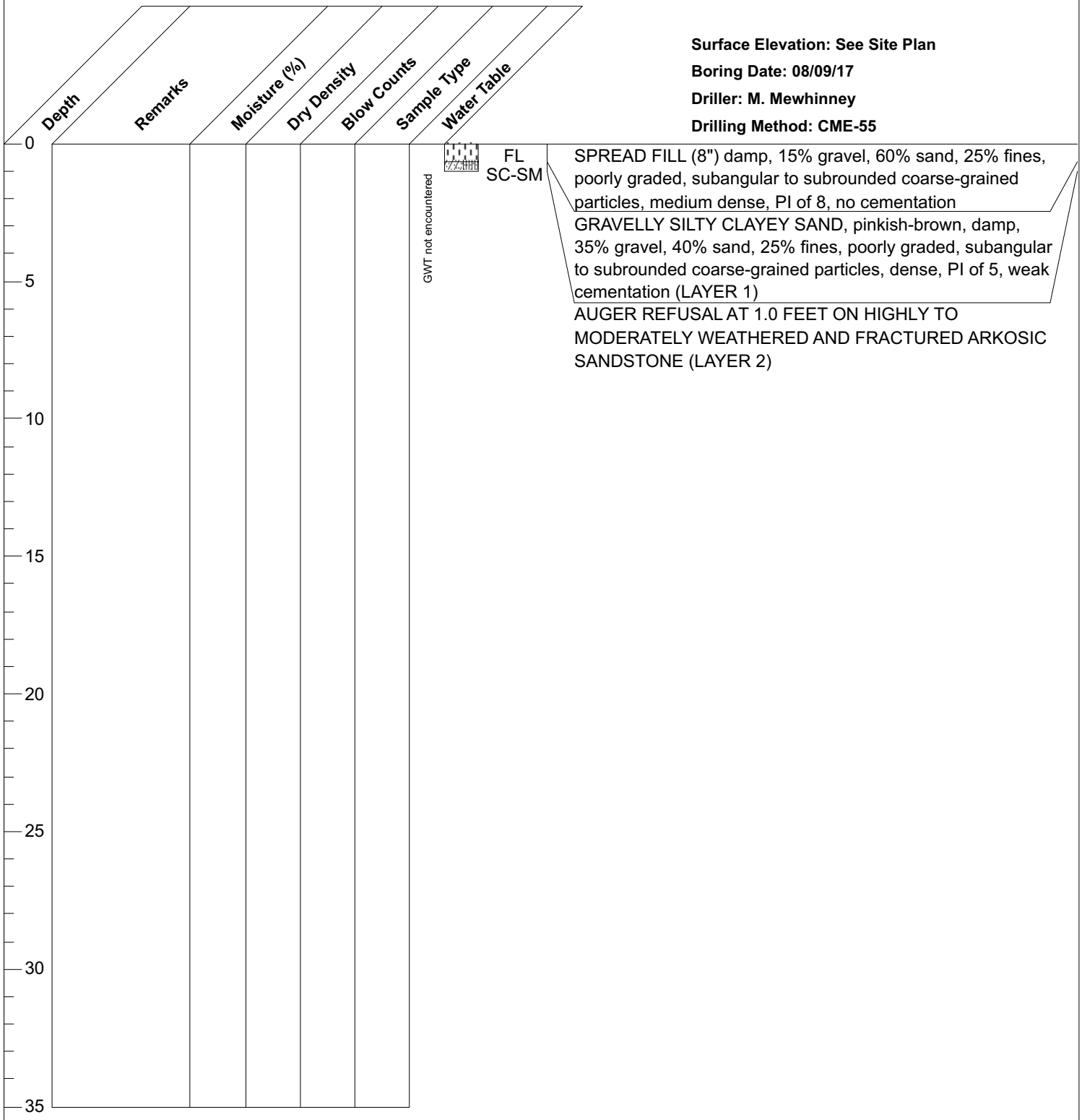
AUGER REFUSAL AT 2.0 FEET ON HIGHLY TO MODERATELY WEATHERED AND FRACTURED ARKOSIC SANDSTONE (LAYER 2)

SuperLog CivilTech Software, USA www.civiltech.com File: \\vannsrv\Users\mark\Desktop\25355.log Date: 8/17/2017

LOG OF BORING

VANN ENGINEERING, INC.	Proposed Custom Residence Project No. 25355	

HS-2



Surface Elevation: See Site Plan
Boring Date: 08/09/17
Driller: M. Mewhinney
Drilling Method: CME-55

SuperLog CivilTech Software, USA www.civiltech.com File: \\vannsrv\Users\mark\Desktop\25355.log Date: 8/17/2017

LOG OF BORING

VANN ENGINEERING, INC.	Proposed Custom Residence Project No. 25355	

VELOCITY CLASSIFICATION DATA

Proposed Custom Residence
APN 172-47-086, Stone Canyon, Lot 29
5338 East San Miguel
Paradise Valley, Arizona 85253

Average Velocity of Layer 1: 1287 fps (1019 to 1693)

Average Velocity of Layer 2: 4734 fps (4124 to 5294)

Average Depth to Layer 2: 3.1 feet

Range: 1.0 to 6.0 feet

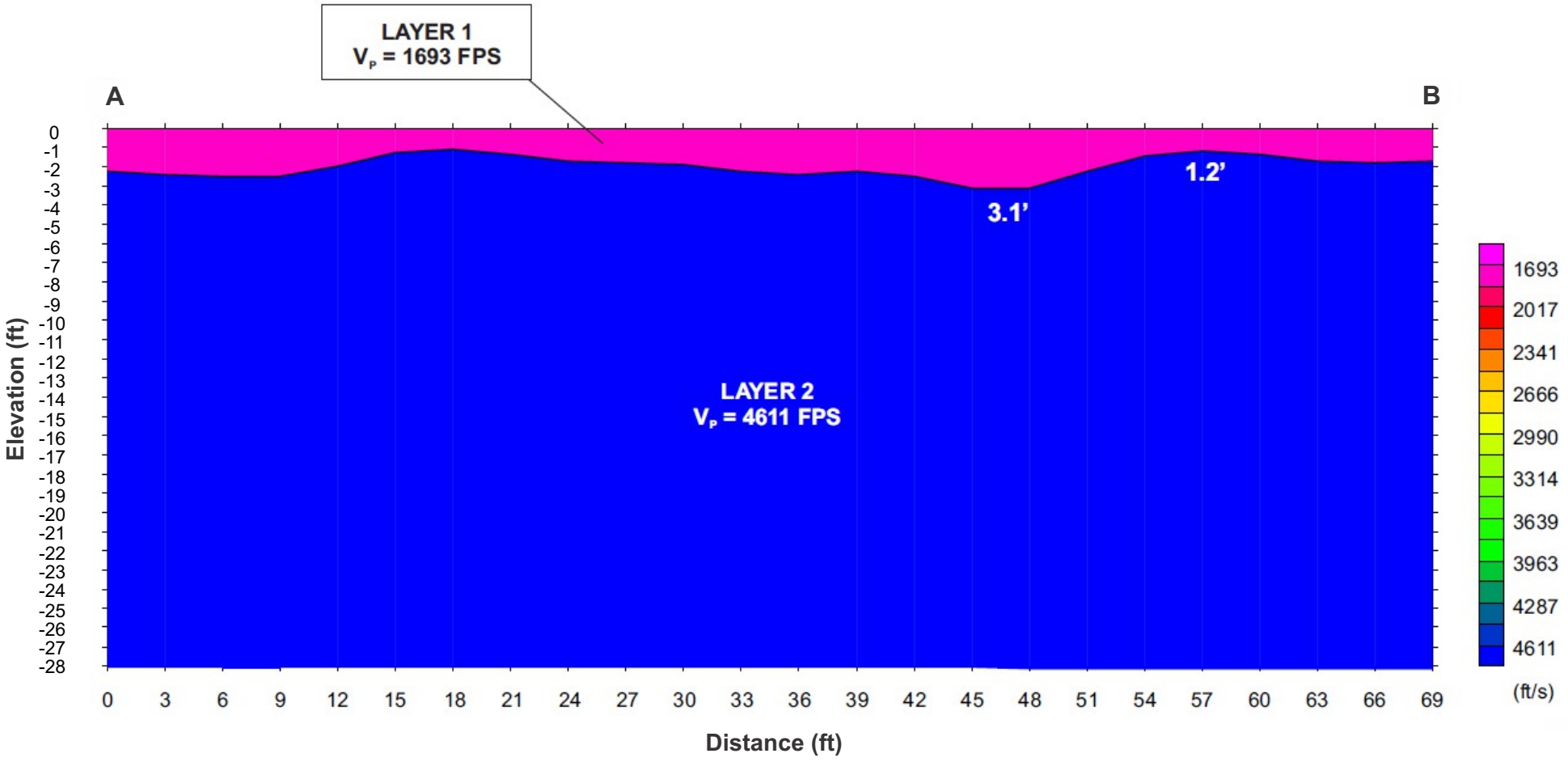
Layer 1: Moderately dense alluvium and spread fill comprised of gravelly silty sand and gravelly sand, with fines (SC-SM)

Layer 2: Highly to moderately weathered and fractured, poor, weak arkosic sandstone

Line	Layer 1			Layer 2		
	Velocity	Depth (ft)		Velocity	Depth (ft)	
A - B	1693	-	-	4611	3.1	1.2
C - D	1304	-	-	4124	1.3	2.3
E - F	1197	-	-	4888	2.0	4.8
G - H	1019	-	-	4753	2.3	4.2
I - J	1224	-	-	5294	3.1	6.0
TB-1	-	-	-	-	-	5.0
TB-2	-	-	-	-	-	5.0
HS-1	-	-	-	-	-	2.0
HS-2	-	-	-	-	-	1.0
Averages	1287	-		4734	3.1	

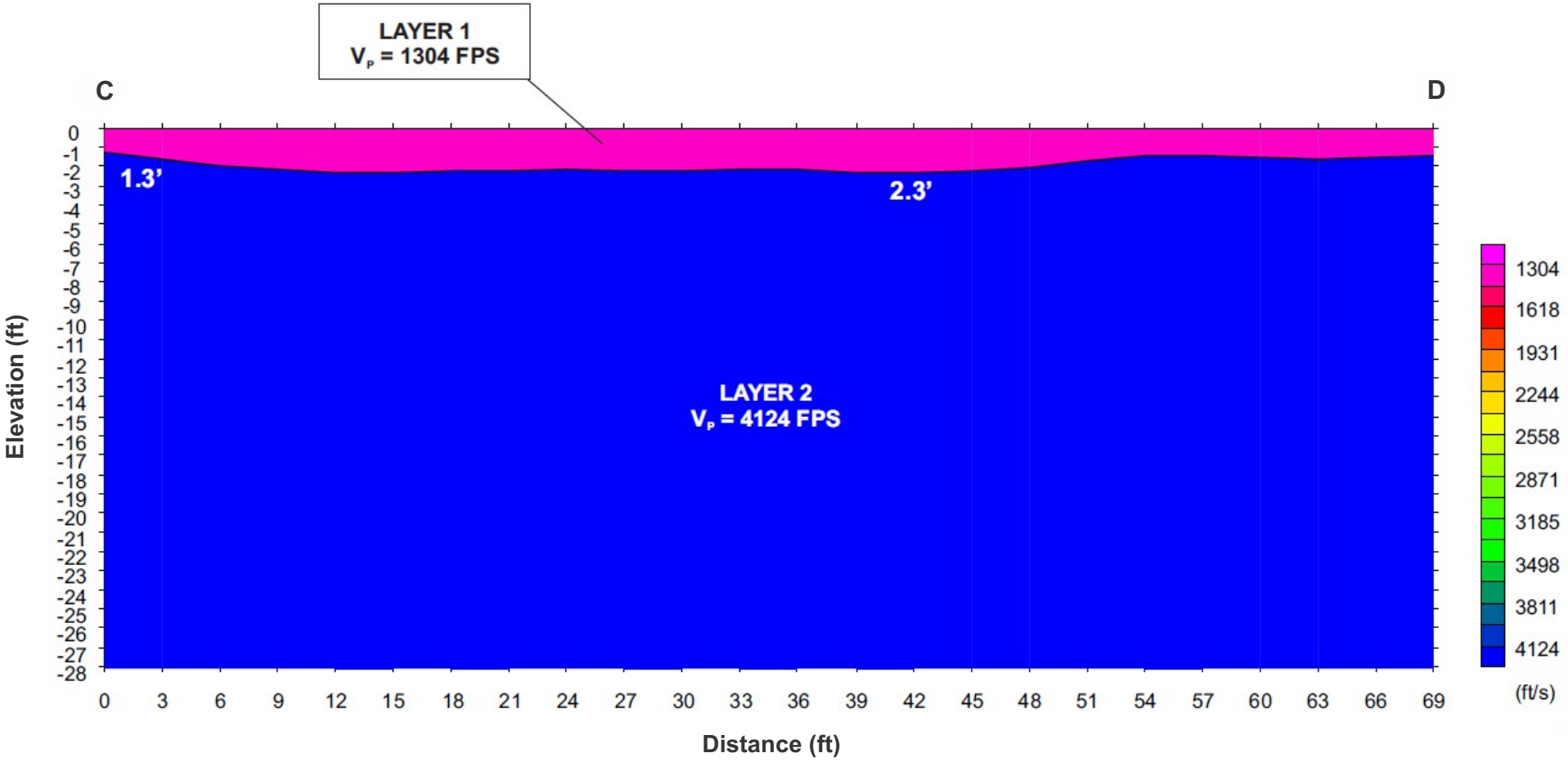
Cross Section

Seismic Survey A-B



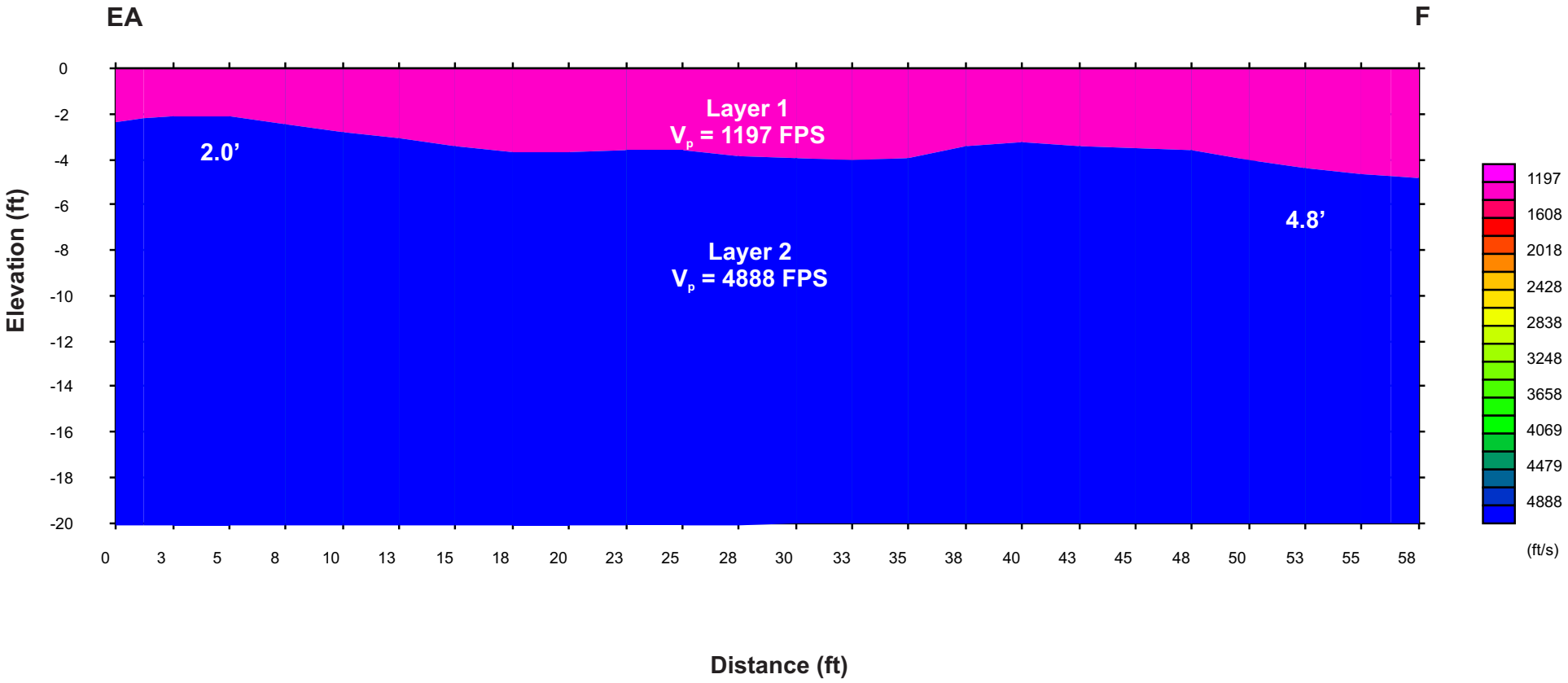
Cross Section

Seismic Survey C-D



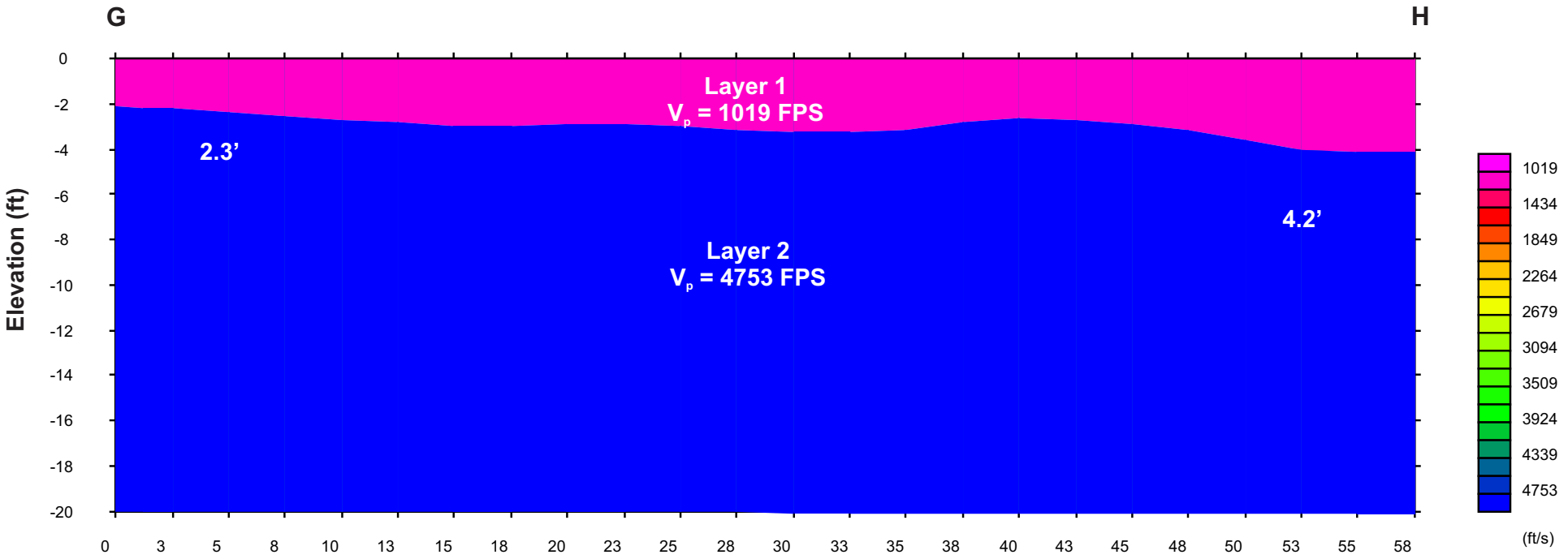
Cross Section

Seismic Survey E-F



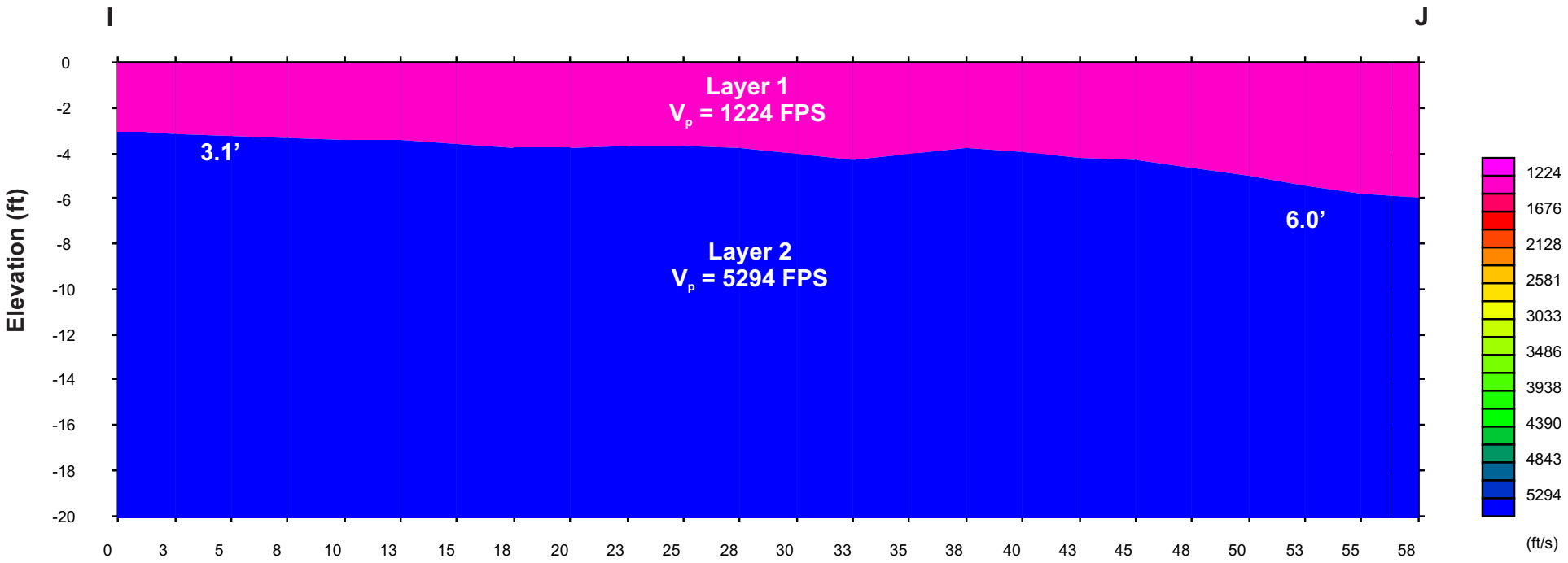
Cross Section

Seismic Survey G-H



Cross Section

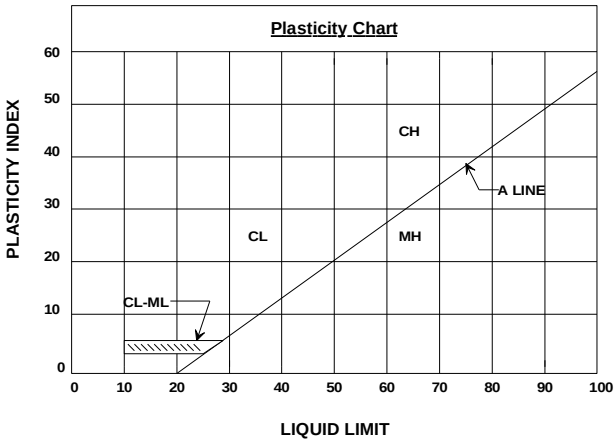
Seismic Survey I-J



LEGEND

Major Divisions				Group Symbol	Typical Names
Coarse-Grained Soils (Less than 50% passes No. 200 sieve)	Gravels (50% or less or coarse fraction passes No. 4 sieve)	Clean Gravels (Less than 5% passes No. 200 sieve)		GW	Well graded gravels, gravel-sand mixtures, or sand-gravel-cobble mixtures.
				GP	Poorly graded gravels, gravel-sand mixtures, or sand-gravel-cobble mixtures.
		Gravels with Fines (More than 12% passes No. 200 sieve)	Limits plot below "A" line & hatched zone on Plasticity Chart.	GM	Silty gravels, gravel-sand-silt mixtures.
			Limits plots above "A" line & hatched zone on Plasticity Chart.	GC	Clayey gravels, gravel-sand-clay mixtures.
	Sands (More than 50% of coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% passes No. 200 sieve)		SW	Well graded sands, gravelly sands.
				SP	Poorly graded sands, gravelly sands.
		Sands with Fines (More than 12% passes No. 200 sieve)	Limits plots below "A" line & hatched zone on Plasticity Chart.	SM	Silty sands, sand-silt mixtures.
			Limits plots above "A" line & hatched zone on Plasticity Chart.	SC	Clayey sands, sand-clay mixtures.
Fine-Grained Soils (50% or more passes No. 200 sieve)	Silts-Plot below "A" line & hatched zone on Plasticity Chart	Silts of Low Plasticity (Liquid Limit Less Than 50)		ML	Inorganic silts, clayey silts with slight plasticity.
		Silts of High Plasticity (Liquid Limit More Than 50)		MH	Inorganic silts, micaceous or diatomaceous silty soils, elastic silts.
	Clays-Plot above "A" line & hatched zone on Plasticity Chart	Clays of Low Plasticity (Liquid Limit Less Than 50)		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
		Clays of High Plasticity (Liquid Limit More Than 50)		CH	Inorganic clays of high plasticity, fat clays, sandy clays of high plasticity.

Note: Coarse grained soils with between 5% & 12% passing the No. 200 sieve and fine grained soils with limits plotting in the hatched zone on the Plasticity Chart to have double symbol.



DEFINITIONS OF SOIL FRACTIONS

SOIL COMPONENT	PARTICLE SIZE RANGE
Cobbles	Above 3 in.
Gravel	3 in. to No. 4 sieve
Coarse gravel	3 in. to 3/4 in.
Fine gravel	3/4 in. to No. 4 sieve
Sand	No. 4 to No. 200
Coarse	No. 4 to No. 10
Medium	No. 10 to No. 40
Fine	No. 40 to No. 200
Fines (silt or clay)	Below No. 200 sieve

TEST DRILLING EQUIPMENT & PROCEDURES

Drilling Equipment

VANN ENGINEERING INC uses a CME-55 drill-rig capable of auger drilling to depths of 150 feet in southwestern soils. The drill is truck-mounted for rapid, low cost mobilization to the jobsite and on the jobsite. The CME-55 owned by this firm is powered by a 300 cubic inch, 6-cylinder Ford industrial engine that produces 124 horsepower. This energy is transmitted through a rugged mechanical drive that provides 7,000 foot-lbs of torque on the drillstring. Two 72-inch hydraulic cylinders develop 16,000 lbs of downward thrust and 24,000 lbs of retractive force. Two hydraulic cable hoists and a mechanical cathead allow downhole sampling and testing at any depth to be accomplished with great speed and accuracy. For drilling operations, the truck is stabilized with platform mounted vertical hydraulic jacks with a 48-inch stroke. Drilling through soil or softer rock is performed with 6¾ inch O.D. hollow-stem, or 4½-inch continuous flight auger. Carbide insert teeth are normally used on the auger bits so they can often penetrate rock or very strongly cemented soils that require blasting or very heavy equipment for excavation. The operation of well-maintained equipment by an experienced crew allows VANN ENGINEERING INC to complete any type of drilling job with minimum downtime and maximum efficiency.

Sampling Procedures

Dynamically driven tube samples are usually obtained at selected intervals in the borings by the ASTM D1586 procedure. In many cases, 2 inch O.D., $1^{3}/_{8}$-inch I.D. samplers are used to obtain the standard penetration resistance. "Undisturbed" samples of firmer soils are often obtained with 3-inch O.D. samplers lined with 2.42 inch I.D. brass rings. The driving energy is generally recorded as a number of blows of a 140-pound hammer, utilizing a 30-inch free fall drop, per foot of penetration. However, in stratified soils, driving resistance is sometimes recorded in 2 or 3-inch increments so that soil changes and the presence of scattered gravel or cemented layers can be readily detected and the realistic penetration values obtained for consideration in design. These values are expressed in blows per foot on the logs. Undisturbed sampling of softer soils is sometimes performed with thin-walled Shelby tubes (ASTM D1587). Tube samples are labeled and placed in watertight containers to maintain field moisture contents for testing from auger cuttings.

Continuous Penetration Tests

Continuous penetration tests are performed by driving a 2-inch O.D. blunt nosed penetrometer adjacent to or in the bottom of test borings. The penetrometer is attached to $1^{5}/_{8}$-inch O.D. drill rods to provide clearance and thus minimize side friction so that penetration values are as nearly as possible a measure of end resistance. Penetration values are recorded as the number of blows of a 140 pound hammer, utilizing a 30-inch drop required to advance the penetrometer in one foot increments or less.

As an alternate, Cone Penetration Testing may be utilized in an effort to determine the point capacity of the cone tip, and skin friction measured on the cone sleeve.

Boring Records

Drilling operations are directed by our field engineer or geologist who examines soil recovery and prepares boring logs. Soils are visually classified in accordance with the Unified Soil Classification System (ASTM D2487) with appropriate group symbols being shown on the logs.

INTRODUCTION TO SEISMIC REFRACTION PRINCIPLES

Any disturbance to a soil or rock mass creates seismic waves which are merely the propagation of energy into that mass, manifested by distinct waveforms. There are two basic types of seismic waves; body waves and surface waves.

Body waves are either compressional or shear in nature, they penetrate deep into the substrata, and reflect from or refract through the various geologic layers. Any emission of an energy source into a medium exhibits both a compression wave (P Wave) and a shear wave (S Wave). P-Waves propagate in the form of oscillating pulses, traveling forward and backward, parallel to the direction of the wave front. S-Waves propagate in the form of distortional pulses, oscillating perpendicular to the wave front.

P-Waves travel at the highest velocities. Recording instruments that detect an energy transmission will generally observe the arrival of the P-Wave, followed by the S-Wave and surface waves.

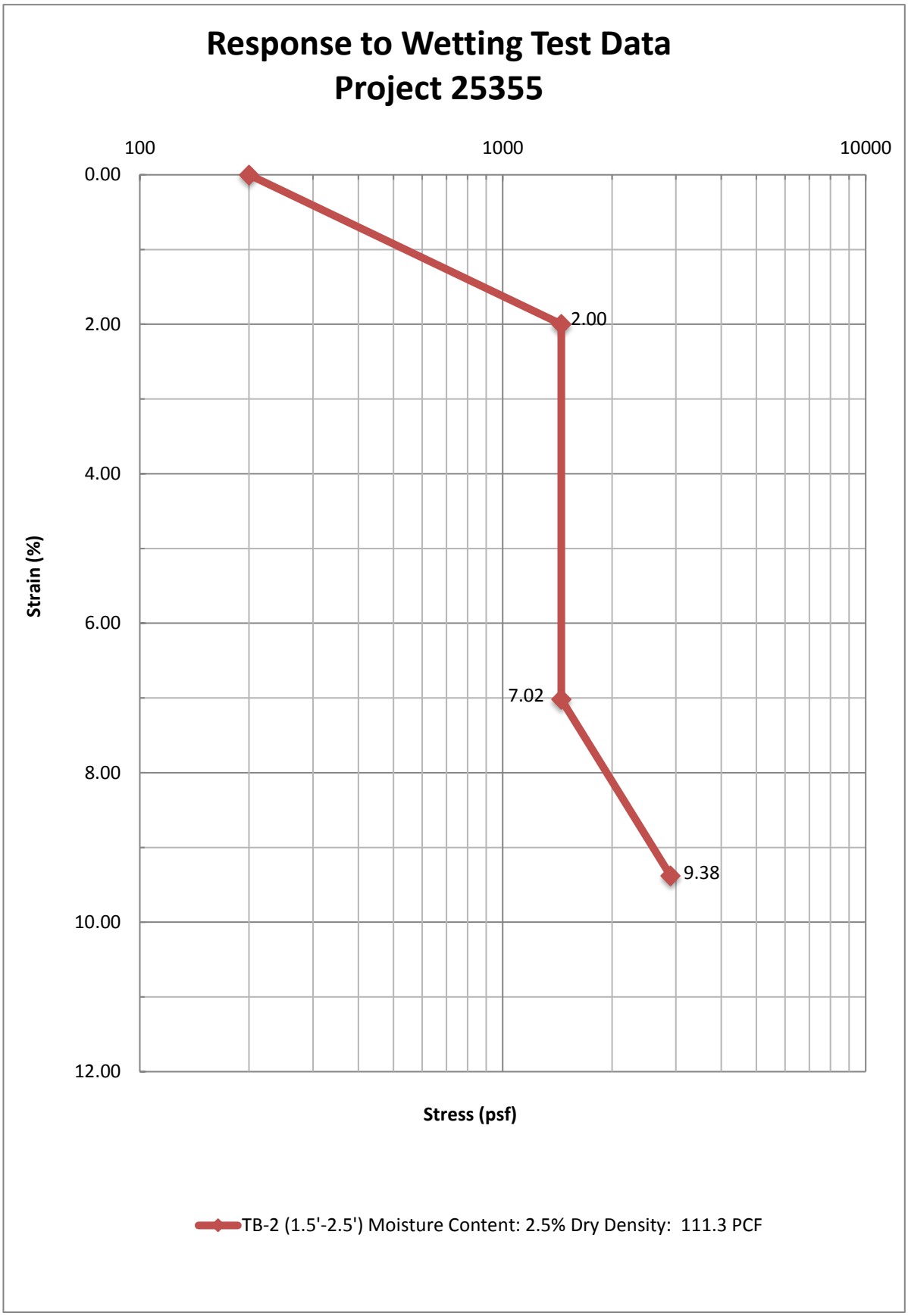
All geologic materials exhibit P-Wave velocities in certain ranges, which relate to the density, specific gravity, elastic modulus, and moisture content of the specific material. As a material density and specific gravity increase so does its P-Wave velocity. Similarly, an increase in moisture content will cause an increase in P-Wave velocity. Generally, materials exhibiting higher P-Wave velocities will display higher elastic moduli.

In keeping with this relationship, determining the P-Wave velocities for the various subsurface layers, may yield very important and useful data relative to the engineering properties of the individual layers. In order to accomplish this task, methods of investigation, or surveys, were developed to establish the P-Wave velocity for subsurface layers. The method adopted by the VANN ENGINEERING INC Geophysical team examines the layer velocities, through refraction theory. Assuming that a P-Wave will refract through the various layers, according to the angle of incidence of the propagating wave form and the medium it is traveling through, it is then possible to detect a contrasting subsurface stratum by changes in the velocity of an induced seismic wave.

The procedure is outlined as follows:

A geophone is inserted into the ground or on a rock surface. Attached to it is a recording device. At predetermined intervals away from the geophone, in a linear array, a heavy sledgehammer strikes a stable plate or rock surface. Typically, the intervals of successive hammer impacts range from five to twenty feet. A timing device attached to the hammer, trips a measured recording sweep time, at the moment of impact. The arrival time of the induced P-Wave is measured and recorded at each interval. The length of a survey is closely related to the depth of investigation. Generally, the depth of investigation is approximately equal to one-third the length of the survey. For example, if it is desired to examine the substrata to a depth of twenty feet, the survey should extend a distance of at least sixty feet. Changes in the calculated velocity indicate strata breaks or distinct changes within the same stratum. The important concept to remember with this method is that it is predominantly effective where velocities increase from layer to layer, moving downward from the surface. Analytical methods are also available for determining the depth to the various layers, even in the most complex multi-layer situations

SECTION III


Response to Wetting Test Data
Project 25355
100
1000
10000
0.00
2.00
4.00
6.00
8.00
10.00
12.00
Strain (%)
2.00
7.02
9.38
Stress (psf)
TB-2 (1.5'-2.5') Moisture Content: 2.5% Dry Density: 111.3 PCF

CLASSIFICATION TEST DATA

PROPOSED CUSTOM RESIDENCE
APN 172-47-086, STONE CANYON, LOT 29
5338 EAST SAN MIGUEL
PARADISE VALLEY, ARIZONA 85253

Sample Location	*Sieve Analysis (% Passing Sieve Size)*								*Atterberg Limits*		*USCS*	*Moisture Content %*
	3”	*2”*	*1”*	*#4*	*#10*	*#40*	*#100*	*#200*	*LL*	*PI*		
SG-A (0.0’-2.0’)	-	100	94	65	53	39	-	26	22	5	SC-SM	2.4
SG-B (0.5’-1.5’)	-	100	98	62	49	28	19	15	25	7	SC-SM	1.8

SULFATES AND CHLORIDES TEST RESULTS

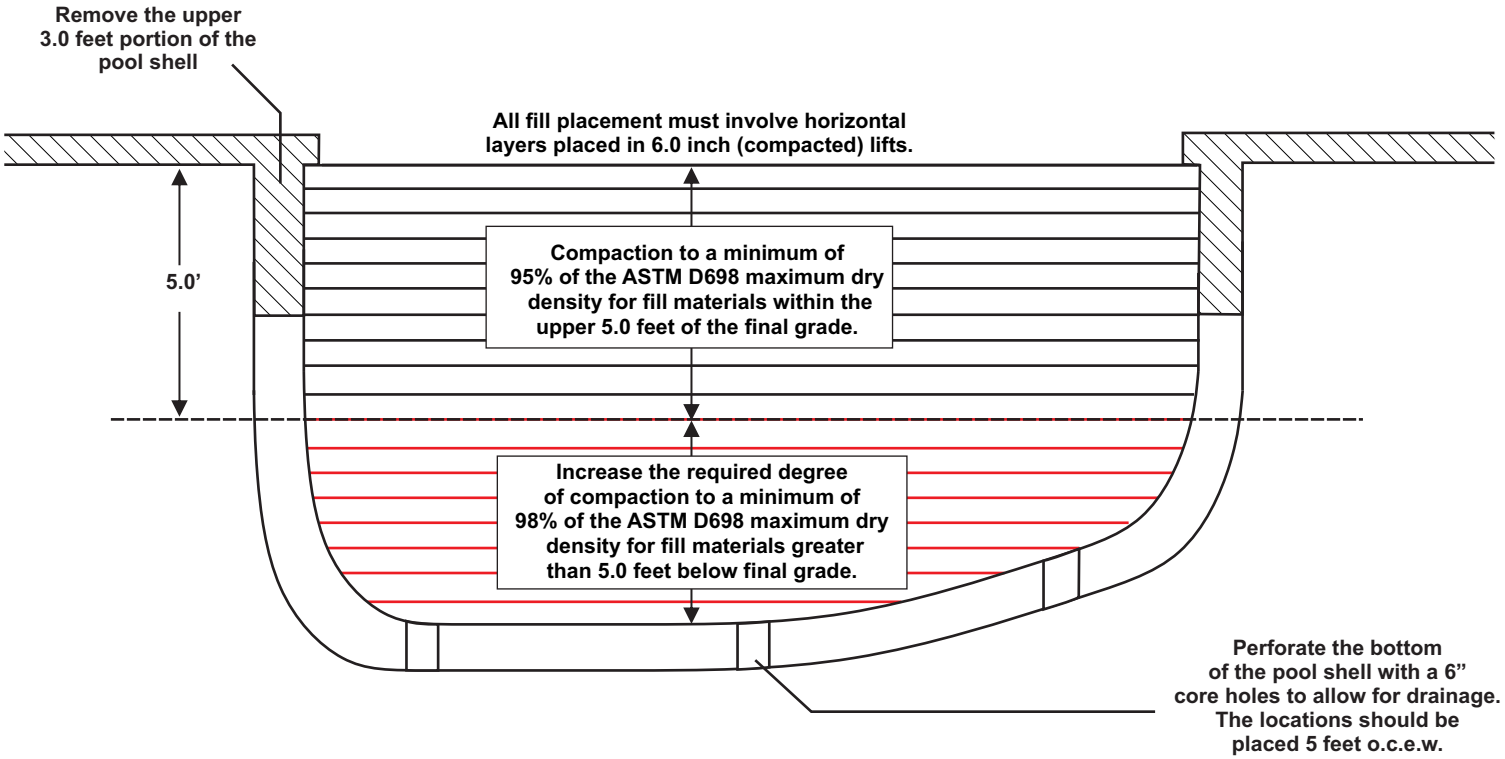
PROPOSED CUSTOM RESIDENCE
APN 172-47-086
5338 EAST SAN MIGUEL AVENUE
PARADISE VALLEY, ARIZONA 85253

Sample Location	*Test Interval (feet)*	*Sulfate (%)*	*Chloride (ppm)*
SG-B	0.5-1.5	0.089	10

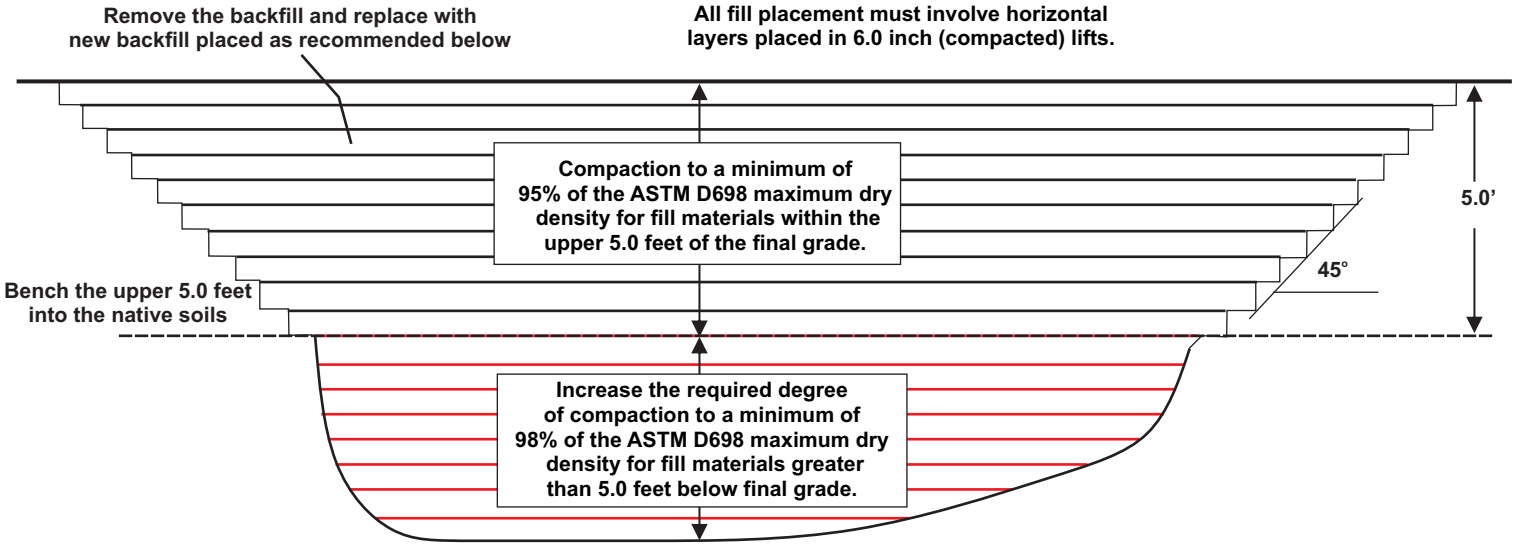
SECTION IV

SWIMMING POOL REMOVAL AND BACKFILL DETAILS

POOL SHELL STILL IN-PLACE



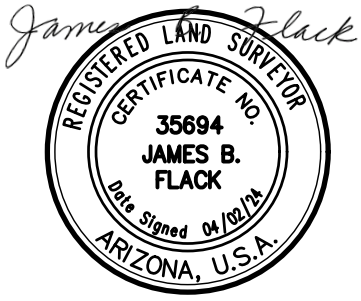
POOL SHELL HAS BEEN REMOVED



VANN ENGINEERING INC

EXHIBIT 'A'
LEGAL DESCRIPTION OF THE PROPERTY FOR WHICH EXISTING DRAINAGE EASEMENT IS DEDICATED HEREIN

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.



Land
DEVELOPMENT GROUP
P 602 889 1984 | F 602 889 0501
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020 PHOENIX@LDGENG.COM

EXHIBIT "B"
LEGAL DESCRIPTION
DEDICATION OF DRAINAGE & FLOOD CONTROL EASEMENT

THAT PART OF LOT 29, STONE CANYON AMENDED ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 371 OF MAPS, PAGE 31.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE ALONG THE WESTERLY PROPERTY LINE OF SAID LOT, NORTH 06°45'00" EAST, A DISTANCE OF 51.60 FEET;

THENCE LEAVING SAID PROPERTY LINE, NORTH 67°49'33" EAST, A DISTANCE OF 69.08 FEET;

THENCE NORTH 54°01'11" EAST, A DISTANCE OF 58.60 FEET;

THENCE NORTH 10°45'09" EAST, A DISTANCE OF 61.48 FEET;

THENCE NORTH 07°32'32" EAST, A DISTANCE OF 42.98 FEET, TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE;

THENCE ALONG SAID LINE, SOUTH 89°53'20" EAST, A DISTANCE OF 29.00 FEET;

THENCE LEAVING SAID PROPERTY LINE, SOUTH 08°17'58" WEST, A DISTANCE OF 135.00 FEET;

THENCE SOUTH 60°37'20" WEST, A DISTANCE OF 165.34 FEET, TO THE **POINT OF BEGINNING.**

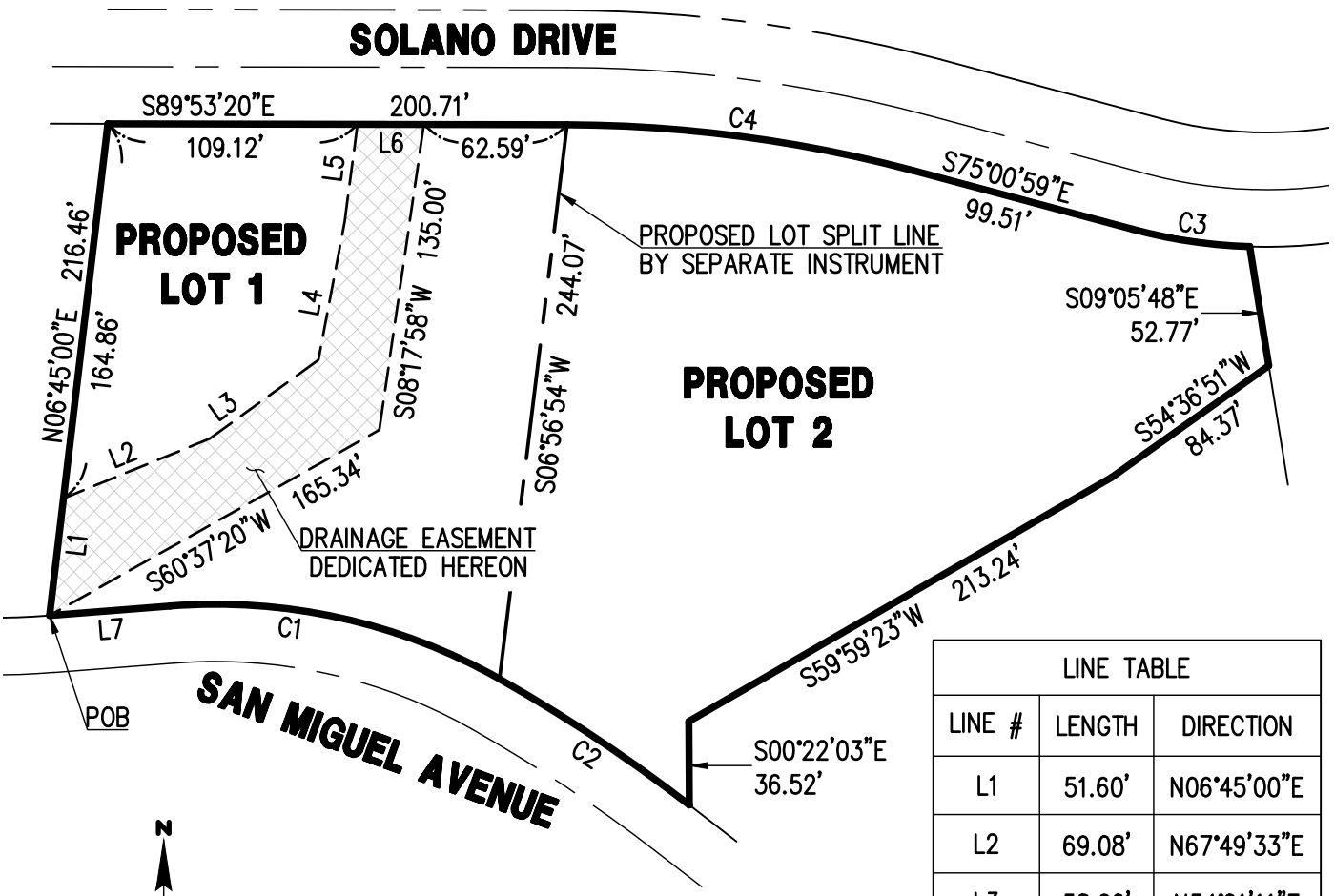
CONTAINING 8,970 S.F. (0.206 AC.); MORE OR LESS.

James B. Flack

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35694
JAMES B.
FLACK
Date Signed 04/02/24
ARIZONA, U.S.A.

Land DEVELOPMENT GROUP
P 602 889 1984 | F 602 889 0501
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020 PHOENIX@LDGENG.COM

EXHIBIT 'B'
GRAPHIC DEPICTION
DEDICATION OF DRAINAGE & FLOOD CONTROL EASEMENT



ALL EASEMENT VALUES ARE CALCULATED, ALL OTHER VALUES ARE MEASURED AND RECORDED, UNLESS OTHERWISE NOTED.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	51.60'	N06°45'00"E
L2	69.08'	N67°49'33"E
L3	58.60'	N54°01'11"E
L4	61.48'	N10°45'09"E
L5	42.98'	N07°32'32"E
L6	29.00'	S89°53'20"E
L7	52.86'	N85°29'35"E

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CH. DIRECTION	CH. LENGTH
C1	252.27'	149.61'	33°58'45"	77.08'	N77°30'15"W	147.43'
C2	698.64'	99.64'	8°10'18"	49.91'	N56°25'07"W	99.56'
C3	226.92'	51.93'	13°06'48"	26.08'	S81°33'44"E	51.82'
C4	591.56'	152.64'	14°47'02"	76.75'	N82°28'36"W	152.22'

James B. Flack
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PHOENIX, AZ 85020 PHOENIX@LDGENG.COM

DRAINAGE REPORT

5338 E San Miguel Avenue, Paradise Valley, Arizona 85253

LDG PROJECT #2106249

Prepared for:
Kate & Joseph Hogan
5339 E San Tan Miguel Ave,
Paradise Valley, Arizona 85253

Submitted to:
Town of Paradise Valley
Engineering Department
6401 E Lincoln Dr.
Paradise Valley, Arizona 85253

Prepared by:
Land Development Group, LLC
8808 N Central Ave., Ste 288
Phoenix, Arizona 85020
Contact: Nick Prodanov, PE, PMP
P: 602 889 1984

April 29th, 2022

TABLE OF CONTENTS

APPENDICES

April 29th, 2022

1. INTRODUCTION

This drainage report and related design have been developed in accordance with the current Maricopa County and Town of Paradise Valley drainage ordinances, standards and policies. It provides engineering analysis and assessment of the current drainage conditions that affect parcel 172-47-086, located at 5338 E San Miguel Avenue, Paradise Valley, AZ 85253 and also being Lot 29, Stone Canyon Amended, a subdivision recorded in Book 371 of Maps, Page 31 MCR, being a portion of the NE ¼ of Section 17, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Refer to Appendix A-1 – Vicinity Map.

The project site is located within a residential subdivision Stone Canyon Amended and it is zoned R-43 (Hillside). The property was previously disturbed by the construction of a single famlyy residence. Currently the 2.342 acres lot is cleared from all buildings and hardscape. Property access will be provided from Solano Drive at the north property line. The site is surrounded by large residential lots on the west and east. It is proposed to split the property in two separate lots.

A field survey and inspection were conducted in June, 2021 to collect important information regarding the existing topographic characteristics, drainage conditions, and to verify and confirm the extent of the tributary areas, local disturbances to the historic flows, and location and condition of existing storm drainage structures. A topographic map was developed with a one-foot contour interval for the site and adjacent streets. The elevation contours and survey spot elevations are tied to the GDACS monuments and are based on the Town of Paradise Valley vertical datum (NAVD 88).

Aerial and topographic maps were collected from the Maricopa County GIS and USGS web sites to facilitate further and clearly delineate the limits of each drainage tributary area and conveyance corridors for historic and current conditions. Maricopa County, FCDMC and USGS maps, aerial photography and surveyed topographic map for the site were reviewed and used to establish the tributary areas.

The analysis presented herein focuses on evaluating existing and proposed drainage conditions, as well as stormwater runoff resulting from a statistical evaluation of storm events of particular frequency, up to and including 100-year event as required by the Governing Agency. A storm event exceeding the 100-year will probably cause or create the risk of a greater storm impact than is presented and addressed herein.

2. DESCRIPTION OF EXISTING DRAINAGE CONDITIONS AND CHARACTERISTICS

The site is currently disturbed for the limits of the existing development and covered with native desert vegetation. The overall terrain is sloping northeasterly at an average slope of 8.33 %. Four flow lines were observed on site. One major flow line enters the site near the southwesterly property corner and flows in a northerly direction. The flow exits the site at the north property line. The flow was observed to be formed at the beginning of 52nd Place and runs downstream along the street until it reaches the site. The remaining three flows are relatively small and run in an

northeasterly direction. Two of the flows are being formed on-site along the north and east sides of the lot. The third flow is formed upstream of the project and reached the project through and was observed to cross San Miguel Avenue enters the site new the southwest property corner.

Property access from San Miguel Avenue and Solano Drive are through an existing concrete driveway with concrete retaining wall and a gate. Both streets have a super elevated pavement section with approximately 0.5% cross slope. San Miguel Avenue longitudinal slope was estimated at 1.85%, sloping easterly. Solano Drive longitudinal slope was estimated at 5.70%, sloping easterly.

Soils in the watershed are indicated in the NRCS report as:
85.0% *of Rock land;* 15.0% *of Rough broken land.* Soils in the watershed fall under Hydrologic Group C (for the project site), which is classified as: "*Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission*.", however soils of the upstream tributary area are considered to have negligible infiltration rate, thus having higher runoff contribution. The above data was used to adjust the runoff coefficient values of the hydrologic model.

Computations have been performed to estimate the 100-year design peak discharges for the overall tributary area of Major Basin that contribute to the offsite flows. Since the total drainage area is less than 160 acres, the Rational Method has been used in accordance with the Flood Control District of Maricopa County (FCDMC) Drainage Design Manual Volume I – Hydrology. FCDMC Drainage Design Management System software was utilized for calculating the Rational Method parameters and the peak discharge of the contributing drainage areas. Precipitation data was derived from the NOAA Atlas 14, Volume 1, Version 5.

Detailed hydrologic analysis and modeling were performed in accordance with procedures presented in the Drainage Design Manual of Maricopa County, Volumes 1 & 2 to estimate the 100-year storm design peak discharges for the overall contributing areas and determine the swale sections that will safely convey the design flows.

Comparing the extent of the tributary areas of the historic and current conditions and the produced results of the peak discharges at each concentration point, there are minor changes from the historic conditions.

The Major Basin of the watershed is 5.17 acres and consists of four Sub Basins. Sub Basin 10 is 3.69 acres and generates 22.4 cfs from 100-year storm. Sub Basin 11 is 0.59 acres and generates 4.0 cfs. Sub Basin 12 being 0.63 acres and generates 4.3 cfs. Sub Basin 13 is 0.26 acres and generates 1.7 cfs.

Please refer to the project Drainage Map in Appendix A-2.

3. FEMA FLOOD ZONE CLASSIFICATION

Site is located in FEMA Flood Zone "X" according to Flood Insurance Rate Map (FIRM) #: 04013C, Panel 1765 of 4425, Suffix L, dated October 16th, 2013, as published by FEMA. The FIRM Panel defines Zone "X" as follows: "*Areas determined to be outside the 0.2% annual chance floodplain"*.

See Appendix A-3 for FEMA Flood Insurance Rate Map exhibit.

4. PROPOSED DRAINAGE PLAN

The project will consist of the demolition of the existing single-family residence, garage, pool and the existing driveway and proposed lot split plat map to create two new parcels. Separate grading and drainage plans will be prepared for each lot. The plans will be based on the individual architectural designs approved by the Town of Paradise Valley Hillside Committee and Building Department. Ultimate outfall of the subject property is located near the northeasterly property corner at elevation of 1462.78.

On-lot stormwater retention will be required for both lots. Required retention will be calculated for the Pre vs Pos development condition or first flush, which ever derives greater volume for the limits of disturbance. On-lot retention will be provided via surface retention basins or underground storage.

Summary printouts of the drainage calculations are enclosed in Appendix A-7.

5. CONCLUSIONS AND RECOMMENDATIONS

Grading and Drainage plan for Demolition has been designed in conformance with the recommendations and results presented in this report as well as the Town of Paradise Valley, Maricopa County, Arizona State and Federal requirements and standards.

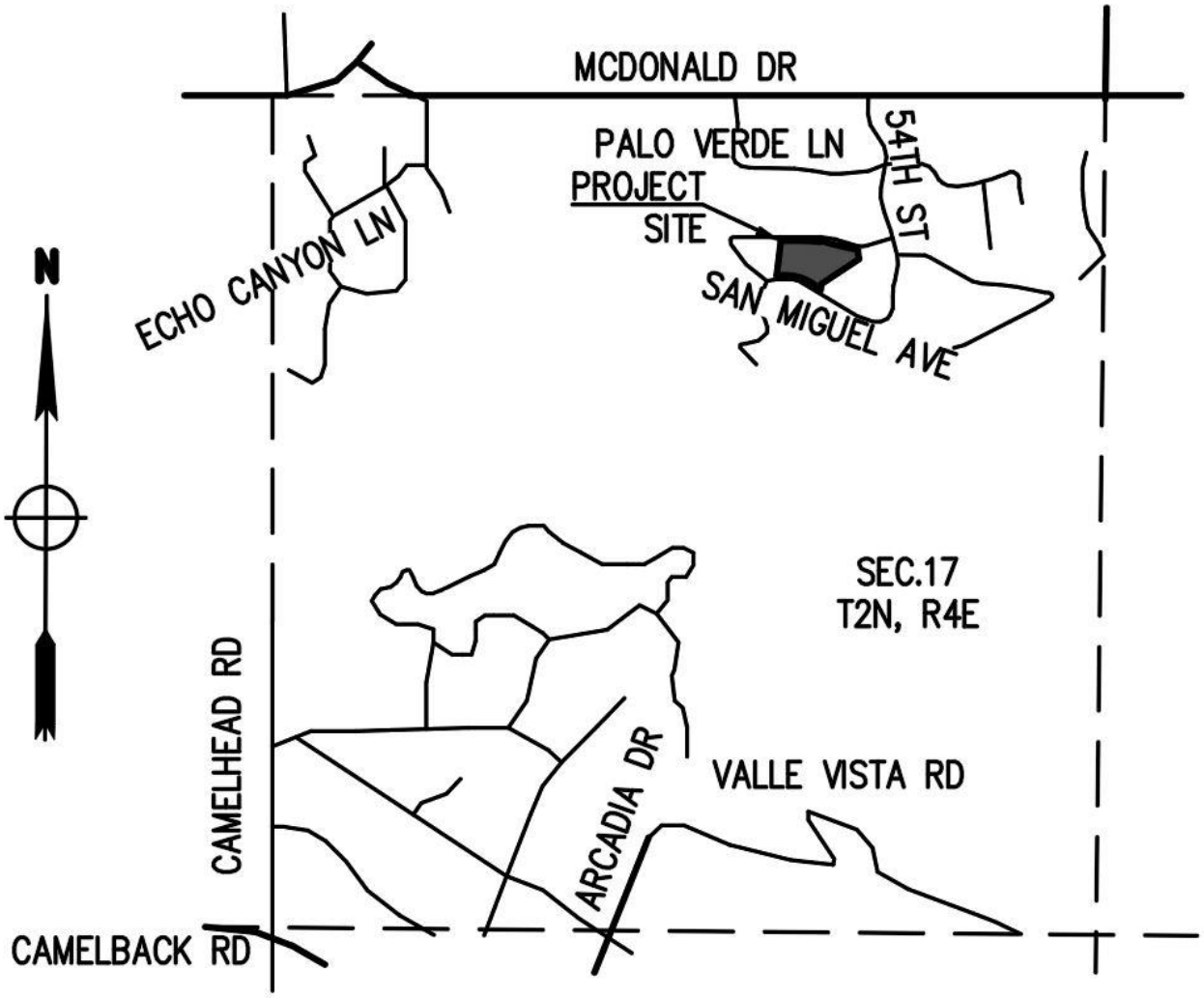
Off-site flows shall be allowed to pass through the site and to exit the property in a manner similar to the existing conditions. Grading around the residence shall provide for positive drainage away from the structures as shown on the Grading and Drainage plan for Demolition.

In conclusion the project site has the potential to collect, convey and discharge runoff safely and effectively. The proposed improvements do not impact drainage conditions of neighboring lots and will not result in significant changes to the existing drainage patterns or magnitudes.

6. REFERENCES

- Drainage Design Manual for Maricopa County, Arizona – Volume I Hydrology, Flood Control District of Maricopa County
- Drainage Design Manual for Maricopa County, Arizona – Volume II Hydraulics, Flood Control District of Maricopa County
- Drainage Policies and Standards Manual for Maricopa County, Arizona, Flood Control District of Maricopa County
- Capacity Charts for the Hydraulic Design of Highway Culverts, HEC 10, FHWA
- Hydraulic Design of Highway Culverts, HDS 5, FHWA
- Hydraulic Design of Energy Dissipaters for Culverts and Channels, HEC 14, FHWA

APPENDIX A-1
Vicinity Map



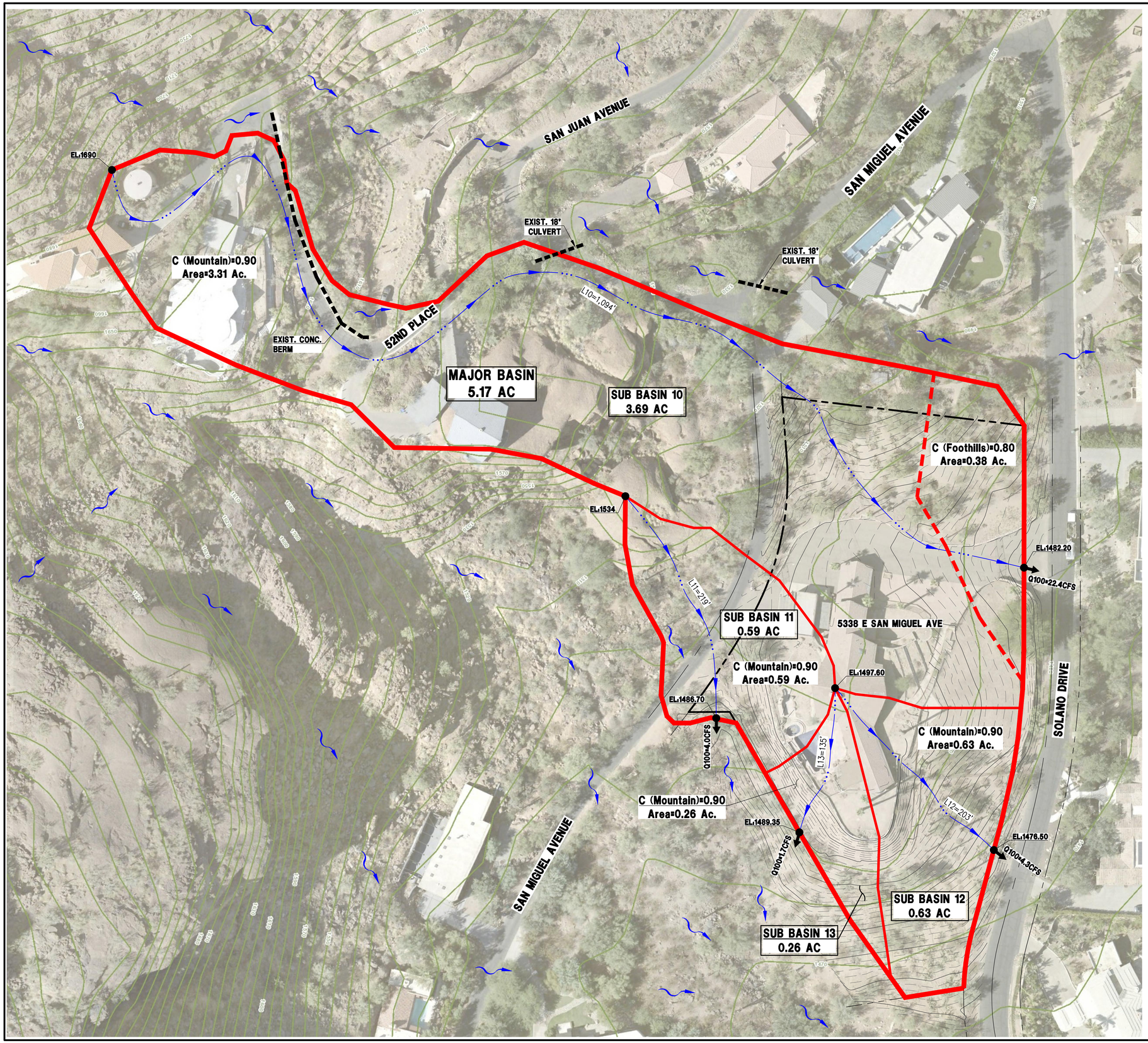
APPENDIX A-2
Drainage Map

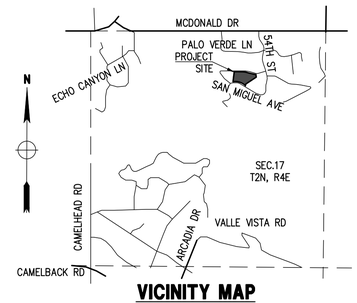
DRAINAGE MAP

5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253

LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR., LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP
NTS

OWNER

KATE & JOSEPH HOGAN
5339 E SAN TAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

SITE DATA

APN: 172-47-086
ADDRESS: 5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 102,029 S.F (2.342 AC.)
QS #: 20-40

BENCHMARK

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.248 (NAVD 88) DATUM.

BASIS OF BEARINGS

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARCIOPA COUNTY, ARZIONA.

LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #		SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425		L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE	
04013C	10/16/2013	11/04/2015	X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- DRAINAGE FLOW
- EL.2990 — SPOT ELEVATION
- TRIBUTARY AREA BOUNDARY
- FLOW LINE
- PIPE/CULVERT

N

40' 20' 0 40'

SCALE 1" = 40'

REVISIONS:	DATE:	SCALE: 1"=40'	DATE: 04/29/22
		DESIGNED BY: NP	JOB: 2106249
		DRAWN BY: AT	VERSION: 1.1
		CHECKED BY: NP	PLOT DATE: 04/29/22

DRAINAGE MAP

LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
41005
NICKOLA J. PRODANOV
Date Signed 04/29/22
ARIZONA U.S.A.

DM
1 OF 1

APPENDIX A-3
FEMA FIRM Exhibit

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1765L

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 1765 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1765	L
PARADISE VALLEY, TOWN OF	040049	1765	L
PHOENIX, CITY OF	040051	1765	L
SCOTTSDALE, CITY OF	045012	1765	L

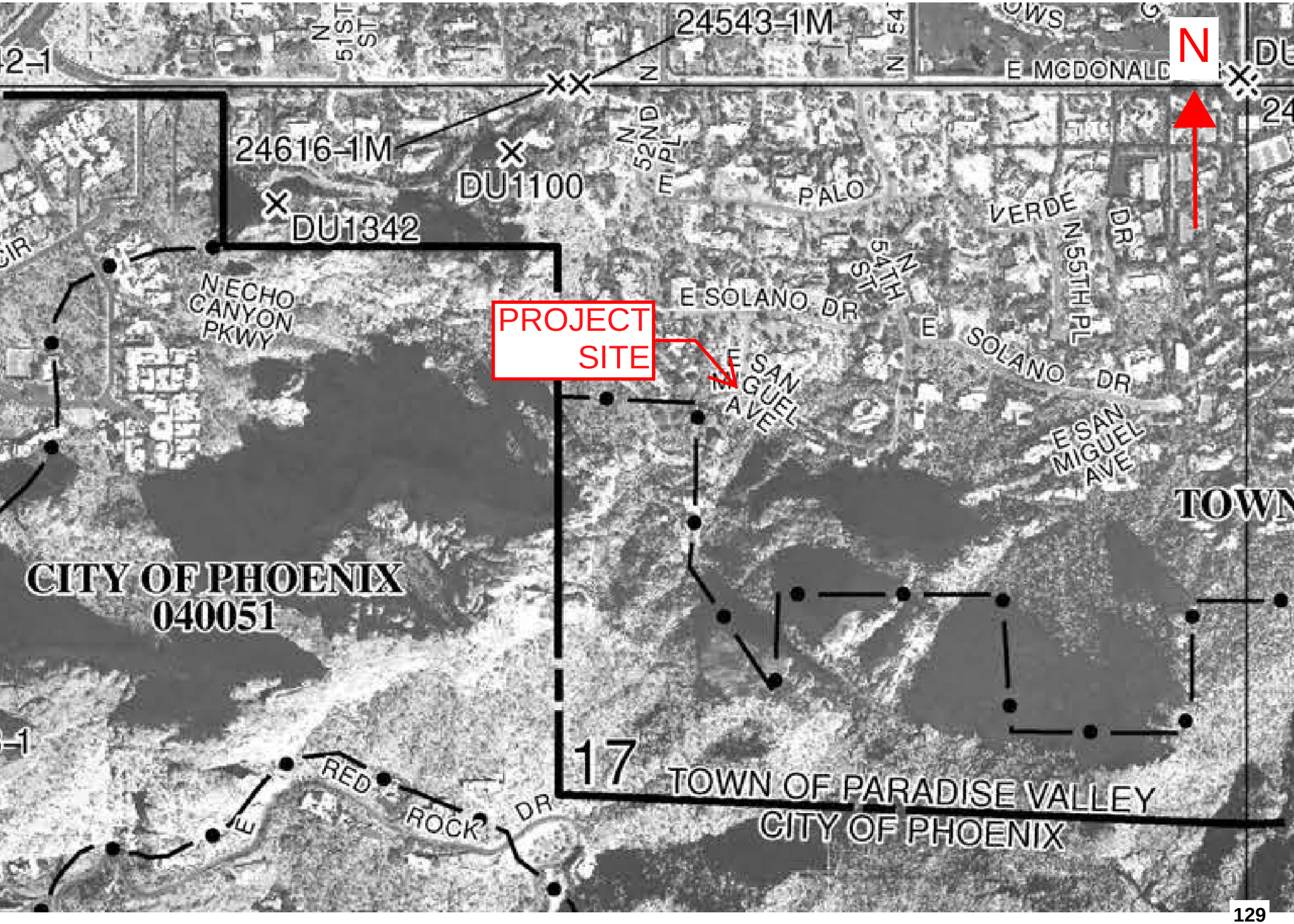
Notice: This map was reissued on July 31, 2015 to make a correction. This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

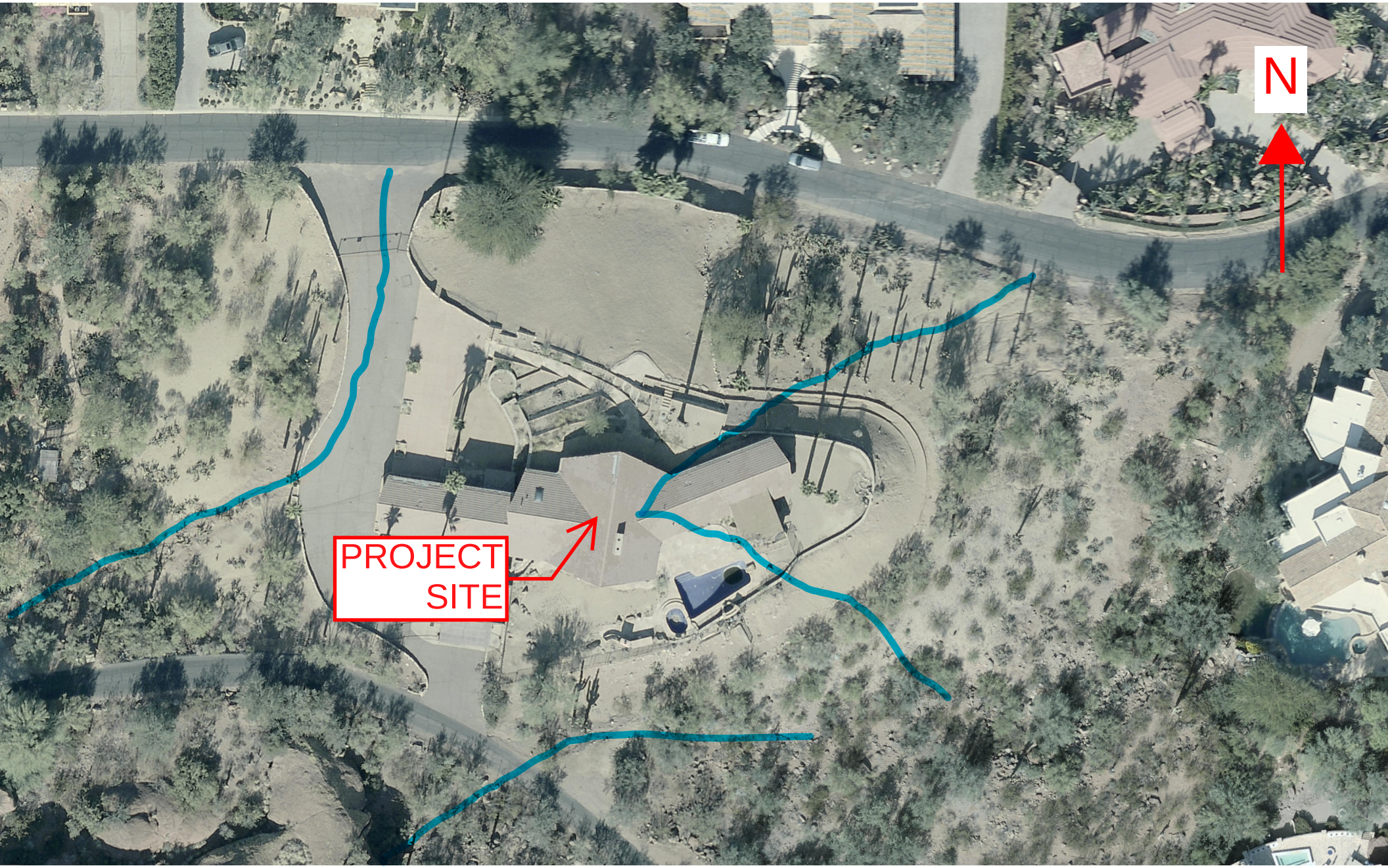
MAP NUMBER
04013C1765L

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency


24543-1M
N
E MCDONALD
24616-1M
DU1100
DU1342
N 52ND PL
E PALO VERDE DR
N 55TH PL
N 54TH ST
E SOLANO DR
E SOLANO DR
N ECHO CANYON PKWY
PROJECT SITE
E SAN MIGUEL AVE
E SAN MIGUEL AVE
CITY OF PHOENIX
040051
RED ROCK DR
17
TOWN OF PARADISE VALLEY
CITY OF PHOENIX

APPENDIX A-4
Aerial Map Exhibit


N
PROJECT
SITE


PROJECT
SITE

APPENDIX A-5
FCDMC Floodplain Viewer

Floodplain and Elevation Certificate Map

Elevation Certificate

Highway

- Interstate Highway
- State\US\Other Highway
- Interchange\Ramp
- Arterial
- Local
- Parcel

Floodplain (Pending FEMA Approval)

- Floodway
- 100-Year Flood Zone

Floodplain (FEMA Effective)

- Floodway
- 100-Year Flood Zone

Flood Control District of Maricopa County
2801 W Durango St
Phoenix, AZ 85009
(602) 506-2419
http://www.fcd.maricopa.gov

N

1:2,257 — 1 inch = 188 feet

0 0.0175 0.035 0.07 mi

APPENDIX A-6
Soils Map and Data

Map Scale: 1:3,750 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eastern Maricopa and Northern Pinal Counties Area, Arizona
Survey Area Data: Version 15, Sep 16, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 15, 2020—May 22, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PvC	Pinamt very gravelly loam, 3 to 5 percent slopes	C	2.1	4.8%
Ro	Rock land		23.6	54.4%
Ru	Rough broken land		17.7	40.8%
Totals for Area of Interest			**43.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX A-7
Drainage Calculations

Project

Reference	2106249
Title	5338 E San Miguel Ave.
Location	5338 E San Miguel Ave., Paradise Valley, AZ 85253
Agency	Town of Paradise Valley

Project Defaults

Model	Rational
Land Use Agency	FCDMC
Rainfall	NOAA14
Roads Agency	MCDOT
Inlets Agency	MCDOT

Comments

ID	Method	Duration	2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
DEFAULT	NOAA14	5 MIN	0.245	0.334	0.401	0.491	0.562	0.632
	NOAA14	10 MIN	0.374	0.508	0.610	0.747	0.854	0.962
	NOAA14	15 MIN	0.463	0.629	0.756	0.927	1.059	1.192
	NOAA14	30 MIN	0.624	0.847	1.018	1.248	1.426	1.605
	NOAA14	1 HOUR	0.772	1.048	1.260	1.544	1.765	1.987
	NOAA14	2 HOUR	0.883	1.182	1.410	1.720	1.957	2.203
	NOAA14	3 HOUR	0.955	1.255	1.491	1.823	2.086	2.362
	NOAA14	6 HOUR	1.137	1.457	1.710	2.058	2.331	2.615
	NOAA14	12 HOUR	1.276	1.617	1.885	2.246	2.522	2.808
	NOAA14	24 HOUR	1.540	1.997	2.358	2.861	3.256	3.671

Major Basin	Area (acres)	Description
01	5.17	Major Basin 01

Town of Paradise Valley
Drainage Design Management System
LAND USE
Project Reference: 2106249

Sub Basin	Land Use Code	Area (acres)	Area (%)	Kb	Runoff Coefficient C						Description
					2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	
Major Basin ID: 01											
10	130	0.38	10.3	0.036	0.48	0.48	0.48	0.53	0.58	0.80*	Large Lot Residential - Single Family (1 du per acre to 2 du
	730	3.31	89.7	0.183	0.55	0.55	0.55	0.61	0.66	0.90*	Passive Open Space (Includes mountain preserves and washes)
		3.690	**100.0**								
11	730	0.59	100.0	0.207	0.55	0.55	0.55	0.61	0.66	0.90*	Passive Open Space (Includes mountain preserves and washes)
		0.590	**100.0**								
12	730	0.63	100.0	0.206	0.55	0.55	0.55	0.61	0.66	0.90*	Passive Open Space (Includes mountain preserves and washes)
		0.630	**100.0**								
13	730	0.26	100.0	0.218	0.55	0.55	0.55	0.61	0.66	0.90*	Passive Open Space (Includes mountain preserves and washes)
		0.260	**100.0**								

* Non default value

(stLuDatRat.rpt)

Town of Paradise Valley
Drainage Design Management System
SUB BASINS
Project Reference: 2106249

ID	Sub Basin Data							Sub Basin Hydrology Summary					
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
10	3.7	1,094	1,690.00	1,482.20	1,002.9	0.168	Q (cfs)	4.4	6.3	7.9	11.2	14.4	22.4
							C	0.54	0.54	0.54	0.60	0.65	0.89
							CA (ac)	1.99	1.99	1.99	2.21	2.40	3.28
							Volume (ac-ft)	0.0858	0.1066	0.1235	0.1586	0.1907	0.2842
							Tc (min)	11	9	9	8	7	7
							i (in/hr)	2.19	3.18	3.97	5.08	5.98	6.84
11	0.6	219	1,534.00	1,486.70	1,140.4	0.207	Q (cfs)	0.9	1.3	1.5	2.1	2.6	4.0
							C	0.55	0.55	0.55	0.61	0.66	0.90
							CA (ac)	0.32	0.32	0.32	0.36	0.39	0.53
							Volume (ac-ft)	0.0083	0.0120	0.0138	0.0193	0.0239	0.0368
							Tc (min)	5	5	5	5	5	5
							i (in/hr)	2.94	4.01	4.81	5.89	6.74	7.58
12	0.6	203	1,497.60	1,476.50	548.8	0.206	Q (cfs)	1.0	1.4	1.7	2.2	2.8	4.3
							C	0.55	0.55	0.55	0.61	0.66	0.90
							CA (ac)	0.35	0.35	0.35	0.38	0.42	0.57
							Volume (ac-ft)	0.0101	0.0129	0.0156	0.0202	0.0257	0.0395
							Tc (min)	6	5	5	5	5	5
							i (in/hr)	2.86	4.01	4.81	5.89	6.74	7.58
13	0.3	135	1,497.60	1,489.30	324.6	0.218	Q (cfs)	0.4	0.6	0.7	0.9	1.1	1.7
							C	0.55	0.55	0.55	0.61	0.66	0.90
							CA (ac)	0.14	0.14	0.14	0.16	0.17	0.23
							Volume (ac-ft)	0.0040	0.0055	0.0064	0.0083	0.0101	0.0156
							Tc (min)	5	5	5	5	5	5
							i (in/hr)	2.88	4.01	4.81	5.89	6.74	7.58

* Non default value

(stSubBasRat.rpt)

NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, USA*
Latitude: 33.5208°, Longitude: -111.9666°
Elevation: 1500.35 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.187** (0.156-0.227)	**0.244** (0.205-0.297)	**0.332** (0.277-0.402)	**0.399** (0.331-0.481)	**0.489** (0.399-0.588)	**0.559** (0.451-0.668)	**0.629** (0.498-0.750)	**0.702** (0.546-0.836)	**0.798** (0.605-0.952)	**0.872** (0.648-1.04)
10-min	**0.284** (0.238-0.346)	**0.371** (0.313-0.452)	**0.505** (0.421-0.612)	**0.607** (0.503-0.733)	**0.744** (0.608-0.895)	**0.850** (0.686-1.02)	**0.958** (0.758-1.14)	**1.07** (0.831-1.27)	**1.22** (0.921-1.45)	**1.33** (0.986-1.59)
15-min	**0.352** (0.295-0.429)	**0.460** (0.387-0.561)	**0.626** (0.522-0.759)	**0.753** (0.625-0.909)	**0.923** (0.754-1.11)	**1.05** (0.850-1.26)	**1.19** (0.940-1.42)	**1.32** (1.03-1.58)	**1.51** (1.14-1.80)	**1.65** (1.22-1.97)
30-min	**0.474** (0.397-0.577)	**0.620** (0.522-0.755)	**0.843** (0.703-1.02)	**1.01** (0.841-1.22)	**1.24** (1.01-1.49)	**1.42** (1.15-1.70)	**1.60** (1.27-1.91)	**1.78** (1.39-2.12)	**2.03** (1.54-2.42)	**2.22** (1.65-2.65)
60-min	**0.587** (0.491-0.715)	**0.767** (0.646-0.935)	**1.04** (0.870-1.26)	**1.25** (1.04-1.51)	**1.54** (1.26-1.85)	**1.76** (1.42-2.10)	**1.98** (1.57-2.36)	**2.21** (1.72-2.63)	**2.51** (1.90-2.99)	**2.74** (2.04-3.28)
2-hr	**0.680** (0.578-0.810)	**0.879** (0.749-1.05)	**1.18** (1.00-1.40)	**1.40** (1.18-1.67)	**1.71** (1.42-2.03)	**1.95** (1.60-2.30)	**2.19** (1.77-2.58)	**2.44** (1.94-2.87)	**2.77** (2.15-3.27)	**3.03** (2.30-3.59)
3-hr	**0.741** (0.627-0.892)	**0.949** (0.808-1.15)	**1.25** (1.06-1.50)	**1.48** (1.24-1.78)	**1.81** (1.50-2.16)	**2.08** (1.69-2.46)	**2.35** (1.88-2.79)	**2.64** (2.07-3.12)	**3.03** (2.31-3.59)	**3.35** (2.49-3.97)
6-hr	**0.893** (0.772-1.06)	**1.13** (0.982-1.34)	**1.45** (1.25-1.71)	**1.70** (1.46-2.00)	**2.05** (1.73-2.39)	**2.32** (1.93-2.69)	**2.60** (2.13-3.02)	**2.89** (2.32-3.36)	**3.29** (2.57-3.82)	**3.59** (2.75-4.19)
12-hr	**1.00** (0.878-1.17)	**1.27** (1.11-1.48)	**1.61** (1.40-1.87)	**1.88** (1.62-2.17)	**2.24** (1.91-2.58)	**2.51** (2.12-2.89)	**2.80** (2.32-3.22)	**3.08** (2.53-3.56)	**3.47** (2.77-4.02)	**3.77** (2.96-4.40)
24-hr	**1.21** (1.07-1.38)	**1.53** (1.35-1.75)	**1.99** (1.75-2.27)	**2.35** (2.06-2.68)	**2.85** (2.48-3.24)	**3.24** (2.81-3.68)	**3.65** (3.14-4.15)	**4.08** (3.48-4.64)	**4.67** (3.94-5.31)	**5.14** (4.30-5.86)
2-day	**1.31** (1.15-1.49)	**1.67** (1.48-1.90)	**2.20** (1.94-2.49)	**2.62** (2.30-2.97)	**3.21** (2.81-3.64)	**3.68** (3.20-4.16)	**4.17** (3.61-4.73)	**4.69** (4.03-5.32)	**5.42** (4.60-6.16)	**6.00** (5.04-6.84)
3-day	**1.39** (1.22-1.58)	**1.78** (1.57-2.02)	**2.34** (2.06-2.66)	**2.80** (2.45-3.17)	**3.44** (3.00-3.90)	**3.96** (3.43-4.48)	**4.51** (3.88-5.11)	**5.09** (4.35-5.77)	**5.91** (4.98-6.70)	**6.57** (5.48-7.46)
4-day	**1.47** (1.29-1.67)	**1.88** (1.65-2.14)	**2.49** (2.18-2.82)	**2.98** (2.60-3.38)	**3.68** (3.20-4.17)	**4.24** (3.66-4.80)	**4.85** (4.16-5.48)	**5.49** (4.67-6.21)	**6.39** (5.37-7.24)	**7.13** (5.93-8.09)
7-day	**1.65** (1.45-1.88)	**2.11** (1.85-2.40)	**2.79** (2.45-3.18)	**3.35** (2.92-3.80)	**4.13** (3.59-4.69)	**4.77** (4.11-5.40)	**5.44** (4.66-6.17)	**6.16** (5.24-7.00)	**7.18** (6.03-8.16)	**8.01** (6.65-9.11)
10-day	**1.78** (1.57-2.03)	**2.28** (2.01-2.60)	**3.02** (2.65-3.43)	**3.62** (3.16-4.10)	**4.45** (3.87-5.04)	**5.12** (4.42-5.78)	**5.83** (5.01-6.59)	**6.58** (5.61-7.45)	**7.64** (6.43-8.65)	**8.49** (7.08-9.62)
20-day	**2.20** (1.94-2.48)	**2.83** (2.50-3.19)	**3.75** (3.31-4.22)	**4.44** (3.90-4.99)	**5.37** (4.70-6.04)	**6.09** (5.32-6.84)	**6.82** (5.93-7.68)	**7.57** (6.54-8.53)	**8.58** (7.35-9.69)	**9.36** (7.95-10.6)
30-day	**2.57** (2.26-2.91)	**3.31** (2.92-3.75)	**4.37** (3.84-4.94)	**5.18** (4.54-5.85)	**6.27** (5.47-7.07)	**7.11** (6.18-8.01)	**7.97** (6.89-8.97)	**8.84** (7.61-9.95)	**10.0** (8.57-11.3)	**10.9** (9.28-12.4)
45-day	**2.97** (2.63-3.36)	**3.83** (3.39-4.32)	**5.06** (4.47-5.71)	**5.97** (5.26-6.73)	**7.17** (6.29-8.09)	**8.08** (7.07-9.11)	**9.00** (7.84-10.2)	**9.93** (8.61-11.2)	**11.2** (9.60-12.7)	**12.1** (10.3-13.7)
60-day	**3.28** (2.92-3.70)	**4.25** (3.77-4.78)	**5.60** (4.96-6.29)	**6.58** (5.81-7.40)	**7.86** (6.92-8.83)	**8.82** (7.74-9.90)	**9.78** (8.54-11.0)	**10.7** (9.33-12.1)	**12.0** (10.3-13.5)	**12.9** (11.1-14.6)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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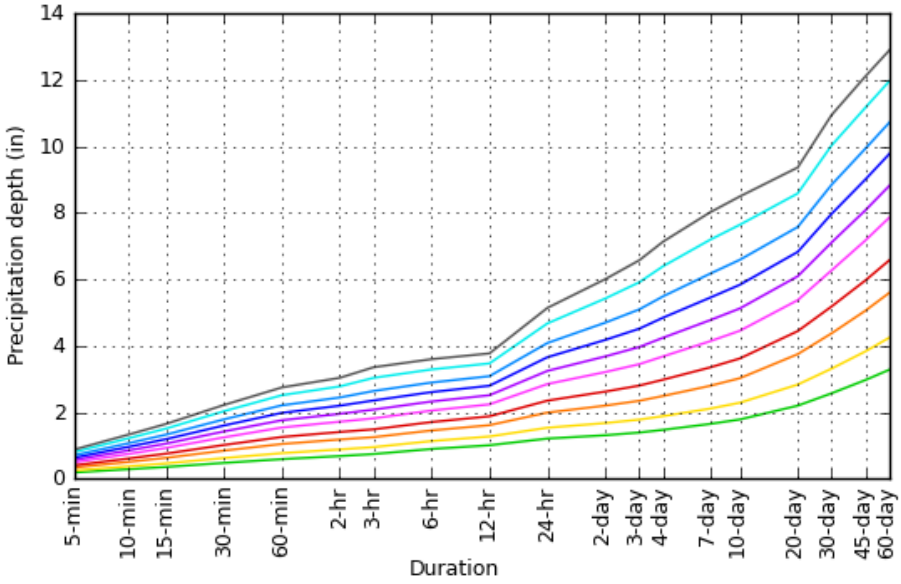
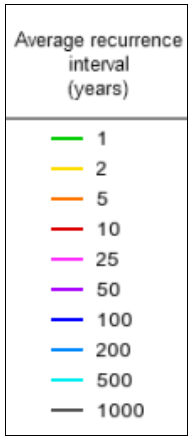
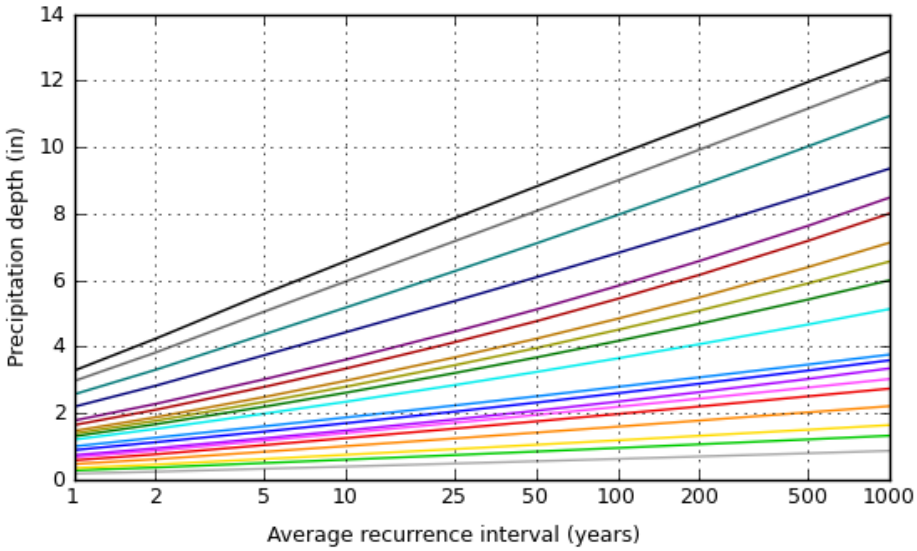
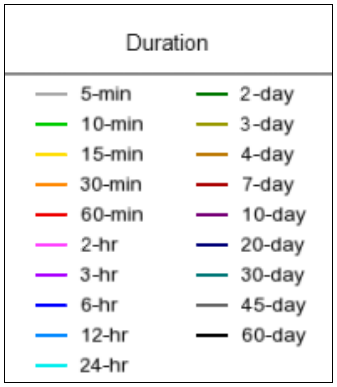
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 33.5208°, Longitude: -111.9666°









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Maps & aerials

Small scale terrain

NOAA Atlas 14, Volume 1, Version 5
Location name: Paradise Valley, Arizona, USA*
Latitude: 33.5208°, Longitude: -111.9666°
Elevation: 1500.35 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**2.24** (1.87-2.72)	**2.93** (2.46-3.56)	**3.98** (3.32-4.82)	**4.79** (3.97-5.77)	**5.87** (4.79-7.06)	**6.71** (5.41-8.02)	**7.55** (5.98-9.00)	**8.42** (6.55-10.0)	**9.58** (7.26-11.4)	**10.5** (7.78-12.5)
10-min	**1.70** (1.43-2.08)	**2.23** (1.88-2.71)	**3.03** (2.53-3.67)	**3.64** (3.02-4.40)	**4.46** (3.65-5.37)	**5.10** (4.12-6.10)	**5.75** (4.55-6.85)	**6.41** (4.99-7.63)	**7.29** (5.53-8.69)	**7.96** (5.92-9.52)
15-min	**1.41** (1.18-1.72)	**1.84** (1.55-2.24)	**2.50** (2.09-3.04)	**3.01** (2.50-3.64)	**3.69** (3.02-4.44)	**4.22** (3.40-5.04)	**4.75** (3.76-5.66)	**5.30** (4.12-6.31)	**6.02** (4.57-7.18)	**6.58** (4.89-7.87)
30-min	**0.948** (0.794-1.15)	**1.24** (1.04-1.51)	**1.69** (1.41-2.04)	**2.03** (1.68-2.45)	**2.49** (2.03-2.99)	**2.84** (2.29-3.39)	**3.20** (2.53-3.81)	**3.57** (2.78-4.25)	**4.06** (3.08-4.84)	**4.43** (3.29-5.30)
60-min	**0.587** (0.491-0.715)	**0.767** (0.646-0.935)	**1.04** (0.870-1.26)	**1.25** (1.04-1.51)	**1.54** (1.26-1.85)	**1.76** (1.42-2.10)	**1.98** (1.57-2.36)	**2.21** (1.72-2.63)	**2.51** (1.90-2.99)	**2.74** (2.04-3.28)
2-hr	**0.340** (0.289-0.405)	**0.440** (0.374-0.526)	**0.589** (0.500-0.701)	**0.702** (0.590-0.834)	**0.856** (0.712-1.01)	**0.975** (0.800-1.15)	**1.10** (0.886-1.29)	**1.22** (0.968-1.44)	**1.39** (1.07-1.63)	**1.52** (1.15-1.80)
3-hr	**0.247** (0.209-0.297)	**0.316** (0.269-0.383)	**0.416** (0.351-0.500)	**0.494** (0.414-0.591)	**0.604** (0.499-0.718)	**0.692** (0.563-0.820)	**0.783** (0.626-0.928)	**0.878** (0.691-1.04)	**1.01** (0.770-1.20)	**1.12** (0.830-1.32)
6-hr	**0.149** (0.129-0.176)	**0.189** (0.164-0.223)	**0.242** (0.209-0.285)	**0.284** (0.243-0.333)	**0.342** (0.289-0.399)	**0.388** (0.322-0.450)	**0.435** (0.356-0.505)	**0.483** (0.388-0.561)	**0.549** (0.430-0.638)	**0.600** (0.459-0.700)
12-hr	**0.083** (0.073-0.097)	**0.105** (0.092-0.123)	**0.134** (0.116-0.155)	**0.156** (0.134-0.180)	**0.186** (0.158-0.214)	**0.208** (0.176-0.240)	**0.232** (0.193-0.268)	**0.256** (0.210-0.295)	**0.288** (0.230-0.334)	**0.313** (0.245-0.365)
24-hr	**0.050** (0.044-0.057)	**0.064** (0.056-0.073)	**0.083** (0.073-0.095)	**0.098** (0.086-0.112)	**0.119** (0.103-0.135)	**0.135** (0.117-0.153)	**0.152** (0.131-0.173)	**0.170** (0.145-0.193)	**0.195** (0.164-0.221)	**0.214** (0.179-0.244)
2-day	**0.027** (0.024-0.031)	**0.035** (0.031-0.040)	**0.046** (0.040-0.052)	**0.055** (0.048-0.062)	**0.067** (0.058-0.076)	**0.077** (0.067-0.087)	**0.087** (0.075-0.099)	**0.098** (0.084-0.111)	**0.113** (0.096-0.128)	**0.125** (0.105-0.142)
3-day	**0.019** (0.017-0.022)	**0.025** (0.022-0.028)	**0.033** (0.029-0.037)	**0.039** (0.034-0.044)	**0.048** (0.042-0.054)	**0.055** (0.048-0.062)	**0.063** (0.054-0.071)	**0.071** (0.060-0.080)	**0.082** (0.069-0.093)	**0.091** (0.076-0.104)
4-day	**0.015** (0.013-0.017)	**0.020** (0.017-0.022)	**0.026** (0.023-0.029)	**0.031** (0.027-0.035)	**0.038** (0.033-0.043)	**0.044** (0.038-0.050)	**0.050** (0.043-0.057)	**0.057** (0.049-0.065)	**0.067** (0.056-0.075)	**0.074** (0.062-0.084)
7-day	**0.010** (0.009-0.011)	**0.013** (0.011-0.014)	**0.017** (0.015-0.019)	**0.020** (0.017-0.023)	**0.025** (0.021-0.028)	**0.028** (0.024-0.032)	**0.032** (0.028-0.037)	**0.037** (0.031-0.042)	**0.043** (0.036-0.049)	**0.048** (0.040-0.054)
10-day	**0.007** (0.007-0.008)	**0.010** (0.008-0.011)	**0.013** (0.011-0.014)	**0.015** (0.013-0.017)	**0.019** (0.016-0.021)	**0.021** (0.018-0.024)	**0.024** (0.021-0.027)	**0.027** (0.023-0.031)	**0.032** (0.027-0.036)	**0.035** (0.029-0.040)
20-day	**0.005** (0.004-0.005)	**0.006** (0.005-0.007)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.011** (0.010-0.013)	**0.013** (0.011-0.014)	**0.014** (0.012-0.016)	**0.016** (0.014-0.018)	**0.018** (0.015-0.020)	**0.019** (0.017-0.022)
30-day	**0.004** (0.003-0.004)	**0.005** (0.004-0.005)	**0.006** (0.005-0.007)	**0.007** (0.006-0.008)	**0.009** (0.008-0.010)	**0.010** (0.009-0.011)	**0.011** (0.010-0.012)	**0.012** (0.011-0.014)	**0.014** (0.012-0.016)	**0.015** (0.013-0.017)
45-day	**0.003** (0.002-0.003)	**0.004** (0.003-0.004)	**0.005** (0.004-0.005)	**0.006** (0.005-0.006)	**0.007** (0.006-0.007)	**0.007** (0.007-0.008)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.012)	**0.011** (0.010-0.013)
60-day	**0.002** (0.002-0.003)	**0.003** (0.003-0.003)	**0.004** (0.003-0.004)	**0.005** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.007)	**0.007** (0.006-0.008)	**0.007** (0.006-0.008)	**0.008** (0.007-0.009)	**0.009** (0.008-0.010)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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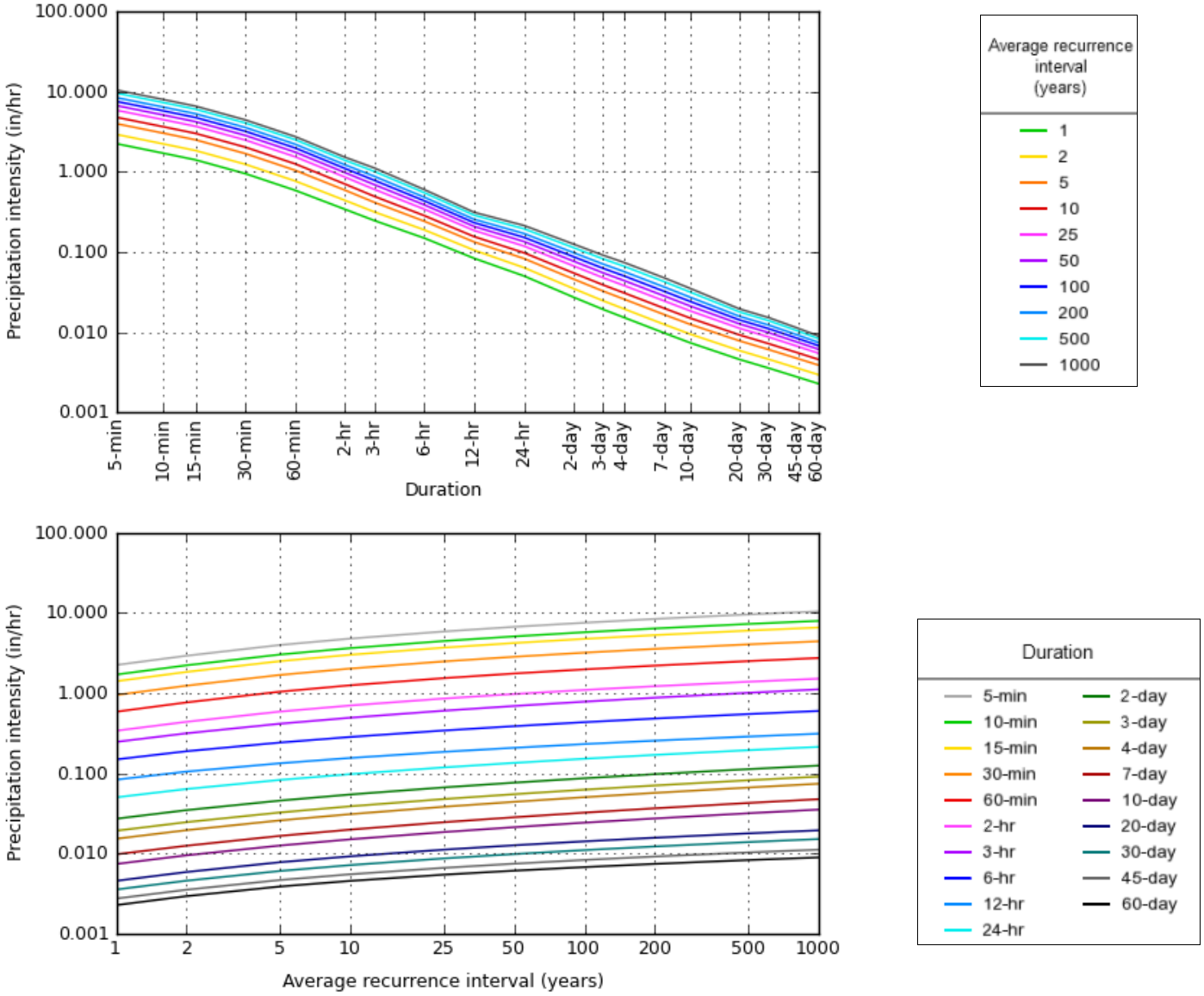
PF graphical

PDS-based intensity-duration-frequency (IDF) curves
Latitude: 33.5208°, Longitude: -111.9666°



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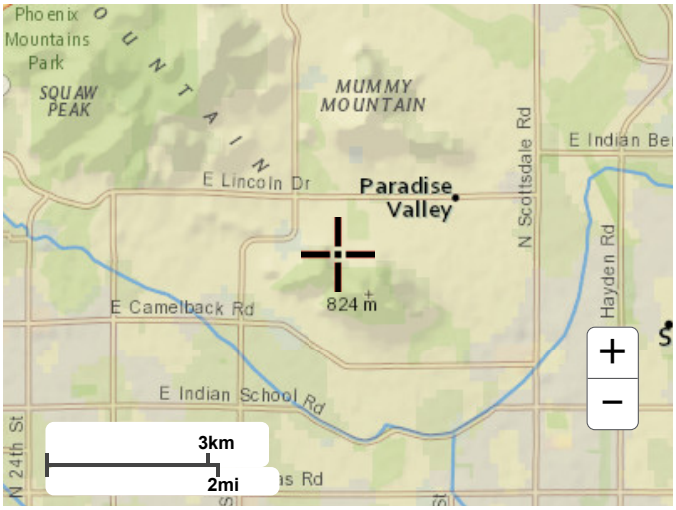
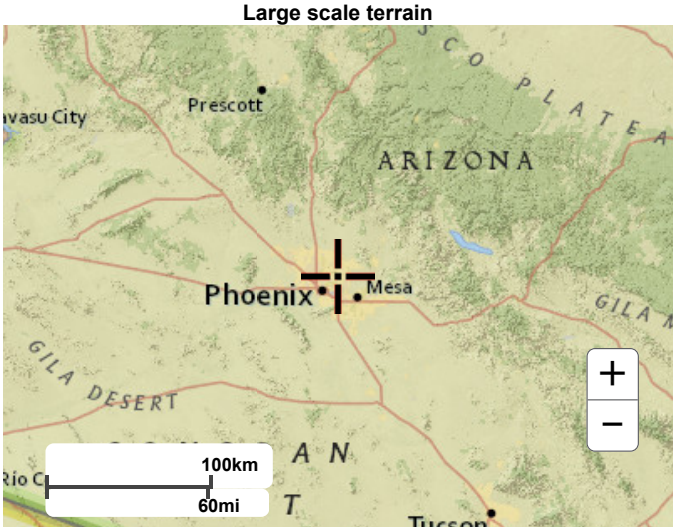
Maps & aerials

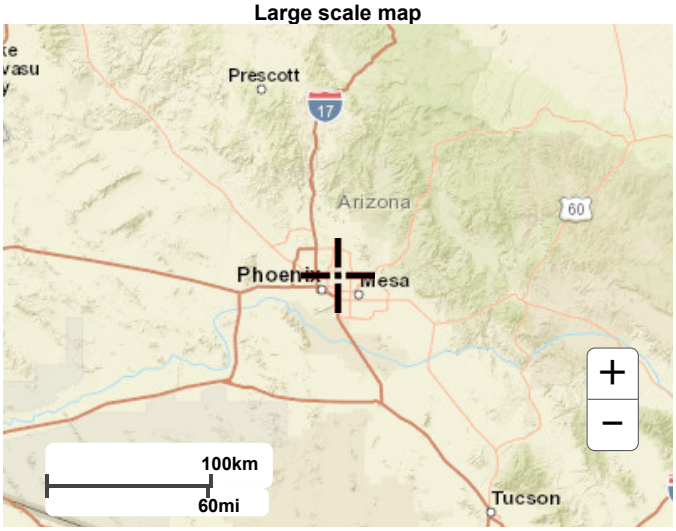
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

GRADING & DRAINAGE PLAN FOR DEMOLITION
5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TOWN OF PARADISE VALLEY NOTES

1. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC.
2. PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
3. WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
5. ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
12. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
13. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
14. A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
15. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
16. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
17. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
18. SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
19. TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
20. REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
21. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
22. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
24. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
25. THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
26. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
27. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480- 312-5750.
28. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
29. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
30. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
31. EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
32. ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE tIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
33. ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER. TYPE OF WORK, AND ADDRESS OF PROJECT.
34. WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
35. CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
36. EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARC PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
37. BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #561 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
38. THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
39. THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THC PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
40. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
41. A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
42. ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
43. PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
44. AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
45. FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
3. GRADING SHALL BE IN CONFORMANCE WITH 2015 IBC SEC. 1803 AND APPENDIX J.
4. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
6. A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
8. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
9. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
10. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
11. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
12. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
13. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
19. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
20. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
21. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
22. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
23. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
24. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
25. ALL ON-SITE UTILITIES PER OTHERS.
26. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
27. IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN. ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
28. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
29. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
30. AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
31. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
32. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
33. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
34. THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
35. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
36. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
37. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
38. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
39. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
40. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE – 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
41. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
42. WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE® 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
43. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
44. ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
45. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
46. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
47. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
48. DISTURBED AREA: TOTAL ACRES = 1.170 ACRES > 1 ACRE; NPDES PERMIT IS REQUIRED.
49. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
50. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES. STABILITY OF EXISTING ROCK PINNING AND NET SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER.

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

LEGEND

●	FOUND REBAR OR AS NOTED
━ ━ ━	PROPERTY LINE
— — —	EASEMENT LINE
—— – ——	MONUMENT LINE
CTV ◔	CABLE TV RISER
T	TRANSFORMER
- - - 1501 - - -	EXISTING CONTOUR
x76.06	EXIST. SPOT ELEVATION
↝	EXIST. DRAINAGE FLOW
✳	PALM TREE
❀	TREE
· · ·H1560· · ·	HISTORIC NATURAL GRADES PER FCDMC & COP AERIAL TOPOGRAPHY
— ·· — ·· —	EXISTING DISTURBED AREA

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EG	EXISTING GRADE
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX, EXIST.	EXISTING
FG	FINISH GRADE
G	GUTTER, GAS
INV	INVERT
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
P, PVMT	PAVEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
WM	WATER METER

SHEET INDEX

GRADING SPECIFICATIONS

1. EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
2. THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
4. BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
MAXIMUM PARTICLE SIZE . . . . 6 INCHES
PERCENT PASSING NO. 4 SIEVE . . . . 35% TO 70%
PERCENT PASSING NO. 200 SIEVE . . . . 25% MAX.
PLASTICITY INDEX . . . . 10% MAX.
5. CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
6. FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
7. COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
8. ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
9. ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.

TOWN OF PARADISE VALLEY HILLSIDE NOTES

A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INLCUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.

B. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.

C. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.

D. THE USE OF HYDROLOGIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.

E. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACES AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.

F. ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).

EARTHWORK CALCULATIONS

VOLUME OF CUT:	862 C.Y.
VOLUME OF FILL:	4,023 C.Y.
TOTAL CUT&FILL:	4,885 C.Y.

HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE. = $172,970

GRADING PERMIT FEE: $4,942 ($142 FIRST 100 CY / $95 EA. ADDITIONAL 100 CY).

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

*NO NEW DISTURBANCE IS PROPOSED WITH THE CURRENT PLAN, BEYOND THE EXISTING DISTURBED AREA.
** EARTHWORK AMOUNTS ARE BASED ON COMPARISON OF THE HISTORIC NATURAL GRADES AND EXISTING TERRAIN ELEVATIONS.

NATIVE PLANTS

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY AND SALVAGE PLAN.

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE NORTHEASTERLY PROPERTY CORNER AT ELEVATION OF 1462.78
2. DEMOLITION OF EXIST. SINGLE FAMILY RESIDENCE IS PROPOSED WITH THIS PROJECT.
3. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
4. EXISTING DRAINAGE PATTERNS ARE PRESERVED.
5. NO OFFSITE FLOWS ARE IMPACTING THE SITE.

UTILITIES

WATER: CITY OF PHOENIX
SANITARY SEWER: CITY OF PHOENIX
ELECTRIC: SRP
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

PROJECT DESCRIPTION

DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE WITH TEMPORARY ON SITE RETENTION.

VICINITY MAP

NTS

OWNER

KATE & JOSPEH HOGAN
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

SITE DATA

APN:	172-47-086
ADDRESS:	5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
ZONING:	R-43 (HILLSIDE)
LOT AREA:	102,029 S.F (2.342 AC.)
QS #:	20-40

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

LAND SURVEYING

INFINITY ENGINEERING SERVICES, LTD
P.O. BOX 88034
PHOENIX, AZ 85080
P: 602-670-8635

NOTE: CIVIL ENGINEERING DESIGN PRESENTED HEREIN IS BASED ON THE TOPOGRAPHIC SURVEY MAP, PROVIDED IN AN ELECTRONIC FORMAT BY SURVEYOR LISTED ABOVE.
LAND DEVELOPMENT GROUP, LLC ASSUMES NO LIABILITY FOR ERRORS AND OMMISSIONS SHOWN ON THE SURVEY AND INFORMATION PROVIDED BY OTHERS.

BENCHMARK

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND MCDONALD DRIVE, HAVING AN ELEVATION OF 1417.248 (NAVD 88) DATUM.

BASIS OF BEARINGS

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARCIOPA COUNTY, ARZIONA.

LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

FLOOD INSURANCE RATE MAP (FIRM) DATA

<table>
<tr><td>COMMUNITY #
040049</td><td colspan="2">PANEL #
1765 OF 4425</td><td>SUFFIX
L</td><td rowspan="2">BASE FLOOD
ELEVATION
N/A</td></tr>
<tr><td>MAP #
04013C</td><td>PANEL DATE
10/16/2013</td><td>FIRM INDEX DATE
11/04/2015</td><td>ZONE
X*</td></tr>
</table>

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/ LAND SURVEYOR _______________ DATE _______________

REGISTRATION NUMBER _______________

APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

TOWN ENGINEER _______________ DATE _______________
TOWN OF PARADISE VALLEY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

DATE: 03/31/22
JOB: 2106249
VERSION: 2.2
PLOT DATE: 03/31/22
SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: CM
CHECKED BY: JI
DATE:
REVISIONS:

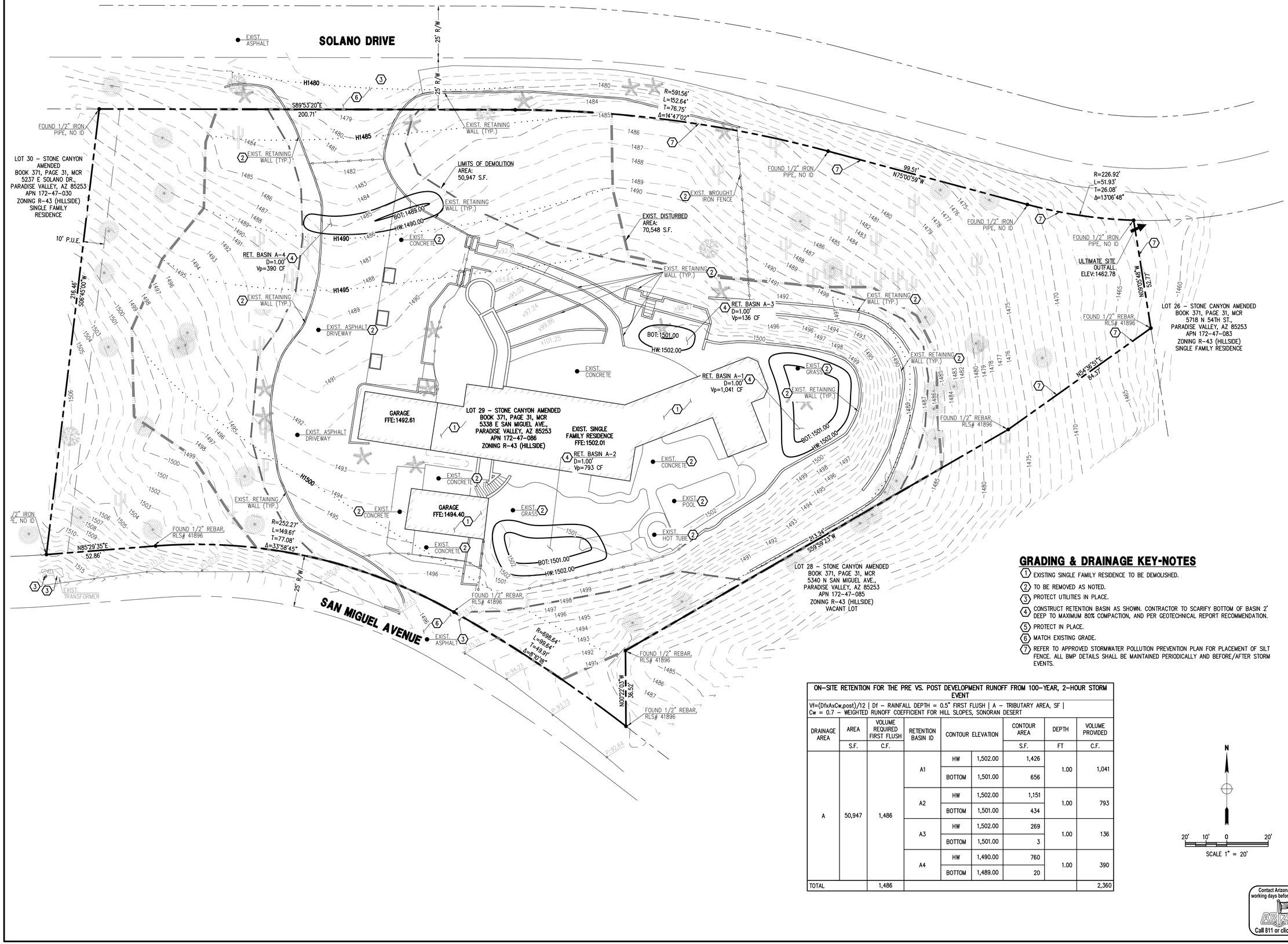
GRADING & DRAINAGE PLAN FOR DEMOLITION COVER SHEET

LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE., PARADISE VALLEY AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
land DEVELOPMENT GROUP

41005
NICKOLA J. PRODANOV

C-1
1 OF 2



GRADING & DRAINAGE KEY-NOTES

1. EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISHED.
2. TO BE REMOVED AS NOTED.
3. PROTECT UTILITIES IN PLACE.
4. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN 2' DEEP TO MAXIMUM 80% COMPACTION, AND PER GEOTECHNICAL REPORT RECOMMENDATION.
5. PROTECT IN PLACE.
6. MATCH EXISTING GRADE.
7. REFER TO APPROVED STORMWATER POLLUTION PREVENTION PLAN FOR PLACEMENT OF SILT FENCE. ALL BMP DETAILS SHALL BE MAINTAINED PERIODICALLY AND BEFORE/AFTER STORM EVENTS.

ON–SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100–YEAR, 2–HOUR STORM EVENT

Vf=(DfxAxCw,post)/12 | Df – RAINFALL DEPTH = 0.5" FIRST FLUSH | A – TRIBUTARY AREA, SF | Cw = 0.7 – WEIGHTED RUNOFF COEFFICIENT FOR HILL SLOPES, SONORAN DESERT

DRAINAGE AREA	AREA	VOLUME REQUIRED FIRST FLUSH	RETENTION BASIN ID	CONTOUR ELEVATION		CONTOUR AREA	DEPTH	VOLUME PROVIDED
	S.F.	C.F.				S.F.	FT	C.F.
A	50,947	1,486	A1	HW	1,502.00	1,426	1.00	1,041
				BOTTOM	1,501.00	656		
			A2	HW	1,502.00	1,151	1.00	793
				BOTTOM	1,501.00	434		
			A3	HW	1,502.00	269	1.00	136
				BOTTOM	1,501.00	3		
			A4	HW	1,490.00	760	1.00	390
				BOTTOM	1,489.00	20		
TOTAL		1,486						2,360

N

20' 10' 0 20'

SCALE 1" = 20'

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811 Arizona Blue Stake, Inc.

Call 811 or click Arizona811.com

REVISIONS:	DATE:

DATE: 03/31/22
SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: CM
CHECKED BY: JB
JOB: 2106249
VERSION: 2.2
PLOT DATE: 03/31/22

GRADING & DRAINAGE PLAN FOR DEMOLITION

LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY
AZ 85253

P. 602 889 1984 | F. 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ. 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
41005
NICKOLA J. PRODANOV
Date Signed 03/31/22
ARIZONA, U.S.A.

Nicola Prodanov

C-2
2 OF 2

Lot 26-30 Stone Canyon History (LS-25-03)

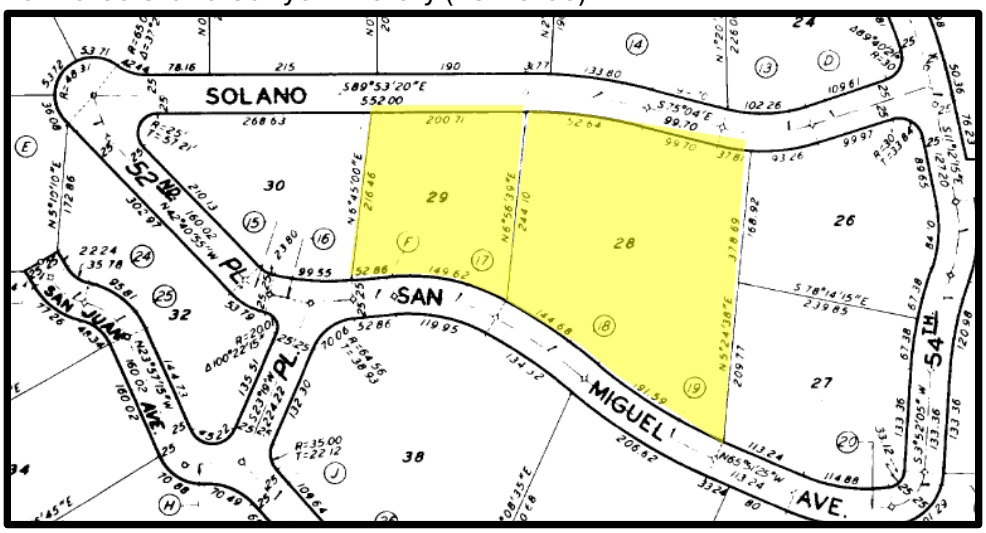


Figure 1 (1955 Plat)

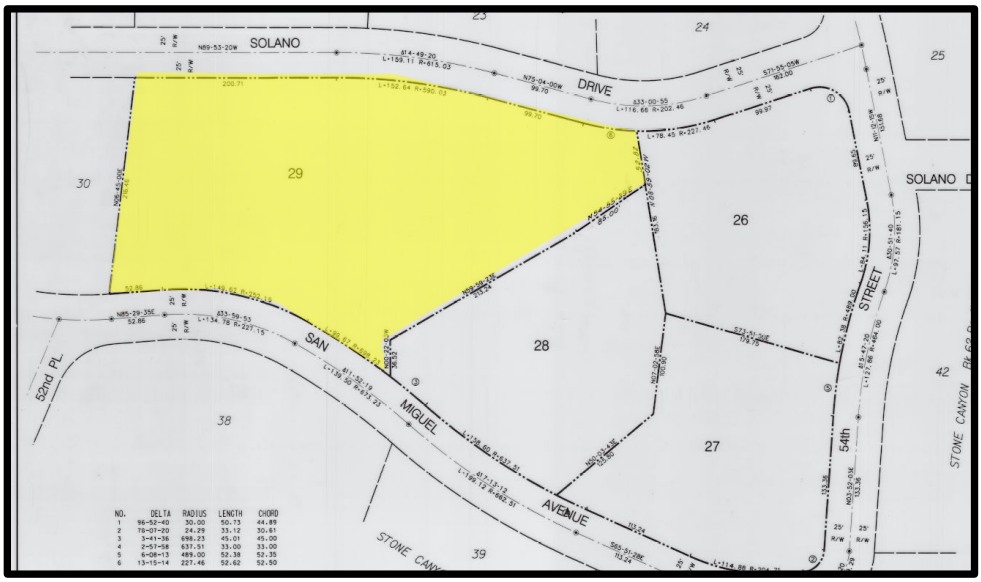


Figure 2 (1994 Replat)

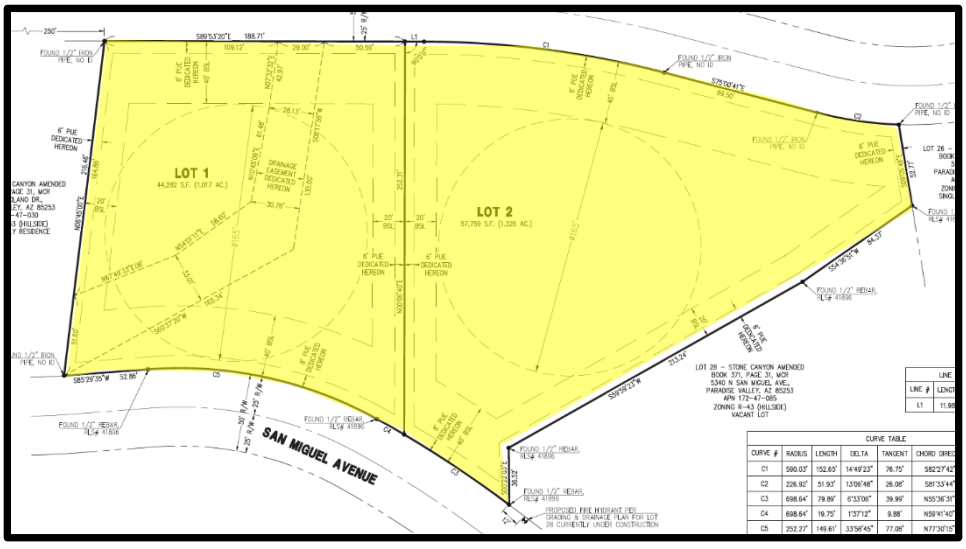


Figure 3 (2025 Lot Split)

Figure 4 (1959 Aerial

Figure 5 (1996 Aerial))

Figure 6 (2024 Aerial)

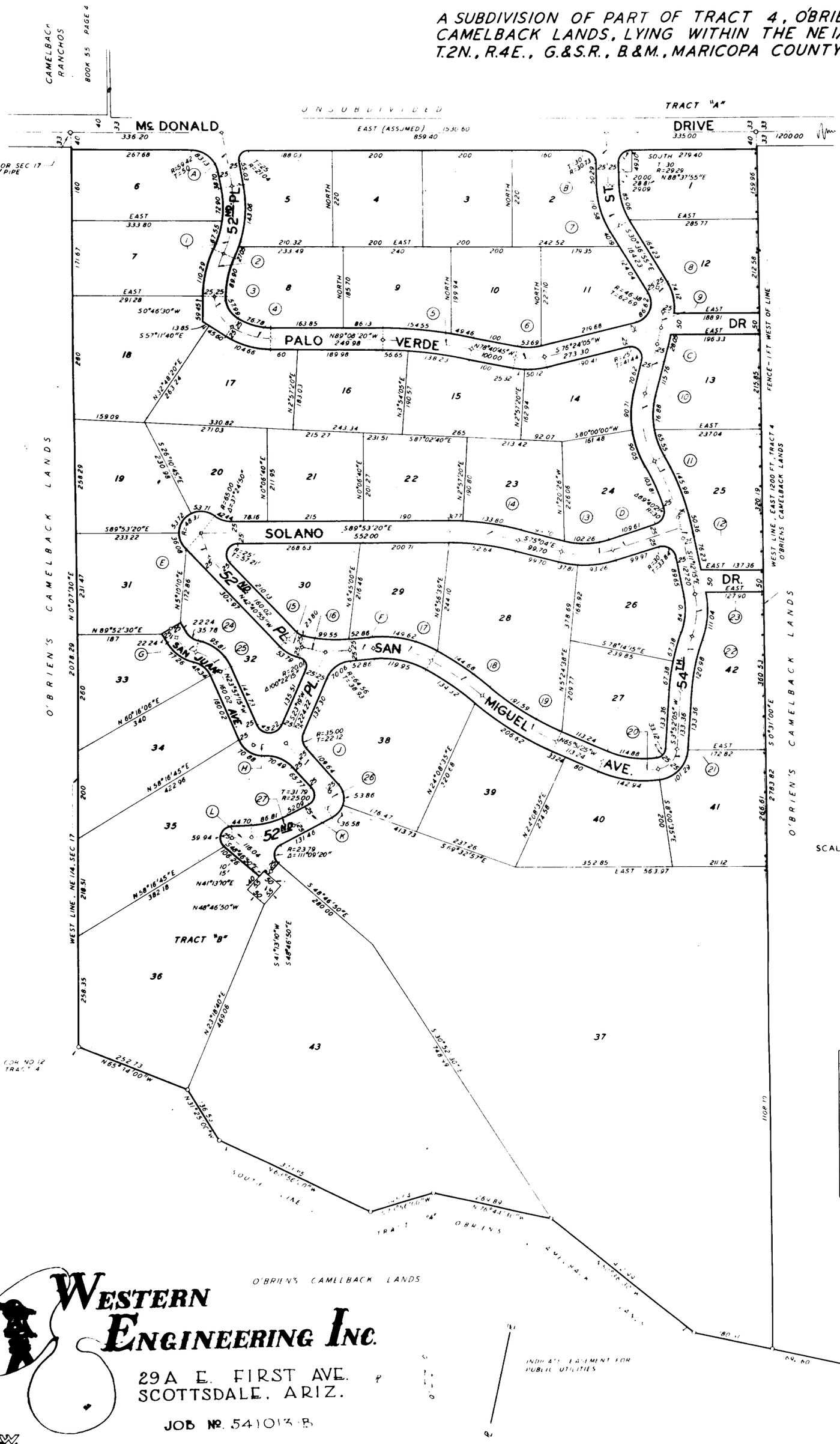
STONE CANYON

A SUBDIVISION OF PART OF TRACT 4, O'BRIEN'S CAMELBACK LANDS, LYING WITHIN THE NE 1/4, SEC. 17, T.2N., R.4E., G.&S.R., B.&M., MARICOPA COUNTY, ARIZONA.

95472

STATE OF ARIZONA } ss
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of PHOENIX TITLE AND TRUST CO.
MAR 2 - 1955 9:00 A.M.
in Book 62 Maps
on page 41
Witness my hand and official seal the day and year aforesaid
ROGER G. LAVEEN County Recorder
By Edward N. Cole Deputy Recorder



SCALE — 1" = 100'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Phoenix Title and Trust Company, an Arizona Corporation, Trustee, has subdivided under the name of, STONE CANYON, all of Tract 4, O'brien's Camelback Lands, a subdivision recorded in Book 18 of Maps at Page 36 thereof, Maricopa County records, lying within the NE 1/4, Sec 17, T 2N., R 4E, G&SR, B&M, Maricopa County, Arizona, except the East 1200 feet thereof, and hereby publishes this plat as and for the plat of said STONE CANYON, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts and streets constituting same, and that each lot, tract and street shall be known by the number letter or name given each respectively on said plat, and hereby dedicates to the public for use as such, the streets as shown on said plat and included in the above described premises. Easements are dedicated for the purposes shown.

IN WITNESS WHEREOF the Phoenix Title and Trust Company, as Trustee, has hereunto caused it's corporate name to be signed and it's corporate seal to be affixed and the same to be attested by the signatures of L J Taylor, it's Vice President, and J S Hull, it's Assistant Secretary, thereunto duly authorized.

PHOENIX TITLE AND TRUST COMPANY, TRUSTEE

By L. J. Taylor VICE PRESIDENT ATTEST: J S Hull ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

On this, the 21ST day of MARCH, 1955, before me, the undersigned officer, personally appeared L J Taylor and J S Hull, who acknowledged themselves to be Vice President and Assistant Secretary, respectively, of the Phoenix Title and Trust Company, a corporation, and acknowledged that they, as such officers, respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, as Trustee, by themselves, as such officers, respectively.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My commission expires APRIL 2, 1956 (DATE) Helen Warn NOTARY PUBLIC

APPROVAL

Approved by the Planning and Zoning Commission of Maricopa County, Arizona, this 23rd day of March, 1955.

By Geo R Laine VICE CHAIRMAN

CERTIFICATE

This is to certify that the survey and subdivision of the premises described and platted hereon were made under direction during the month of February, 1955.

Preston L. Mason REGISTERED LAND SURVEYOR

CENTER LINES OF ROADWAYS

CURVES

KEY	RADIUS	TANGENT	Δ
1	261.79	80.00	13°39'55"
2	245.44	50.75	13°21'55"
3	82.32	45.60	77°58'10"
4	16.27	46.57	91°50'40"
5	109.251	100.00	90°27'35"
6	148.45	32.80	24°55'10"
7	191.63	50.00	29°14'50"
8	89.07	30.00	17°01'40"
9	569.19	37.75	0°35'20"
10	210.60	85.00	23°55'15"
11	522.11	70.67	15°17'15"
12	868.85	24.48	3°13'40"
13	202.46	60.00	33°00'55"
14	815.03	80.00	14°49'20"
15	64.67	20.00	34°22'20"
16	35.18	54.00	17°27'10"
17	227.15	69.44	33°59'50"
18	673.23	70.00	11°52'20"
19	662.51	100.31	17°13'10"
20	229.71	66.20	32°08'10"
21	49.29	40.00	78°07'20"
22	464.00	64.34	15°47'20"
23	181.15	50.00	30°51'40"
24	68.12	30.00	47°32'15"
25	75.91	39.01	54°24'00"
26	25.00	31.79	103°38'30"
27	214.72	50.00	26°12'30"

TANGENTS

KEY	BEARING	DISTANCE
A	N 9°50'40" W	124.96
B	S 1°22'05" E	119.70
C	S 14°12'05" W	115.76
D	N 71°55'05" E	162.00
E	N 16°43'45" W	53.30
F	S 89°02'15" W	52.86
G	N 30°40'00" W	22.24
H	S 86°55'45" W	73.05
J	S 41°16'00" E	147.56
K	S 62°22'30" W	83.88
L	S 88°15'00" W	44.70

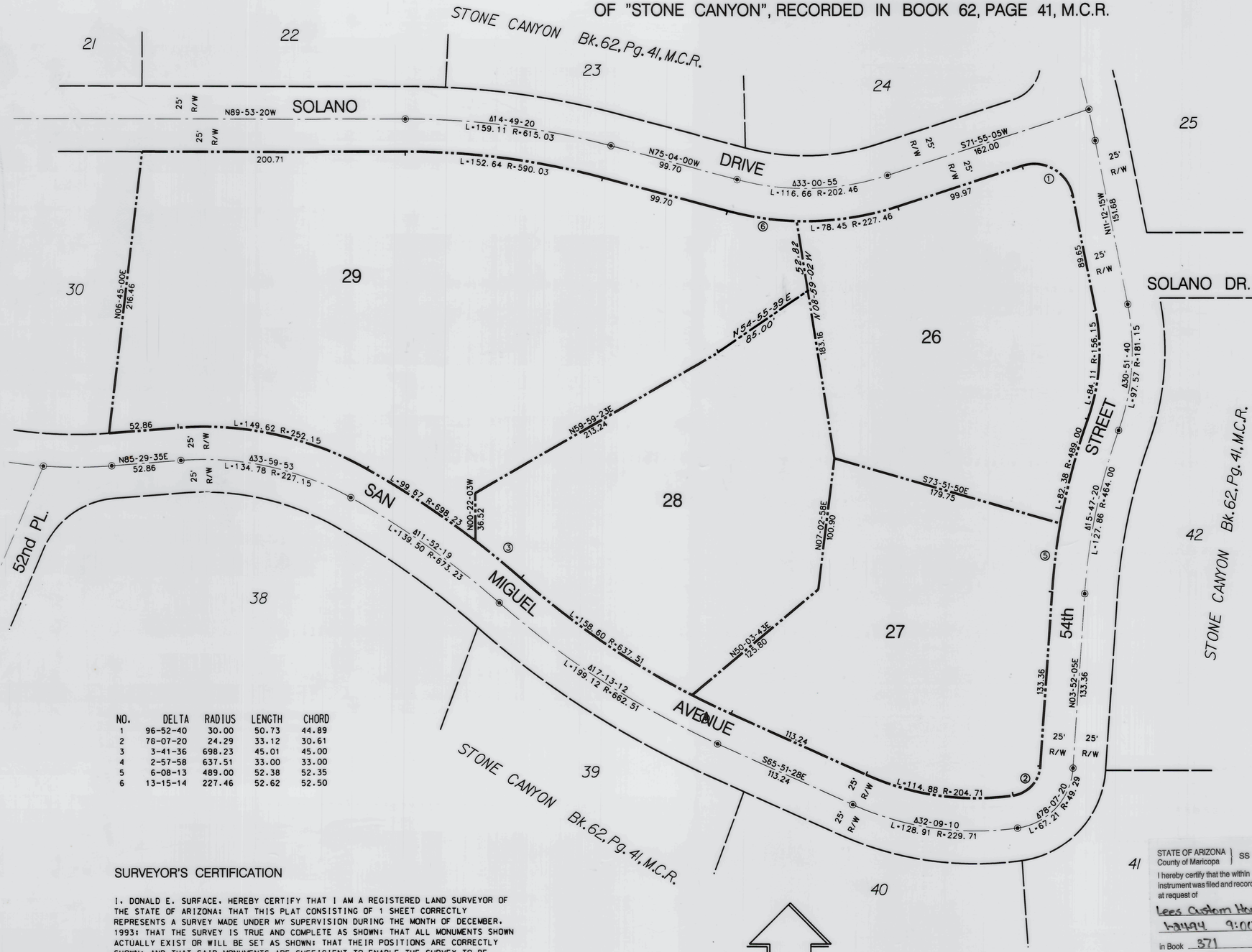
WESTERN ENGINEERING INC.
29A E. FIRST AVE.
SCOTTSDALE, ARIZ.
JOB № 541013-B

62-41

2 - 42

FINAL PLAT
FOR
STONE CANYON AMENDED

A RESUBDIVISION OF LOTS 26 THROUGH 29
OF "STONE CANYON", RECORDED IN BOOK 62, PAGE 41, M.C.R.



NO.	DELTA	RADIUS	LENGTH	CHORD
1	96-52-40	30.00	50.73	44.89
2	78-07-20	24.29	33.12	30.61
3	3-41-36	698.23	45.01	45.00
4	2-57-58	637.51	33.00	33.00
5	6-08-13	489.00	52.38	52.35
6	13-15-14	227.46	52.62	52.50

SURVEYOR'S CERTIFICATION

I, DONALD E. SURFACE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 1993; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Donald E. Surface
DONALD E. SURFACE, R.L.S. REG. #16003 DATE 1/7/94

DEDICATION

STATE OF ARIZONA
S.S.
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS M. JORISHIE, AS OWNER, HEREBY RESUBDIVIDES UNDER THE NAME OF "STONE CANYON AMENDED", LOTS 26,27,28 AND 29 OF "STONE CANYON", A SUBDIVISION RECORDED IN BOOK 62, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "STONE CANYON AMENDED" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS, AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:

THOMAS M. JORISHIE, AS OWNER, HAS HEREUNTO CAUSED HIS NAME TO BE HEREUNTO DULY SIGNED AND ATTESTED THIS 11 DAY OF [illegible], 1994.

THOMAS M. JORISHIE
Thomas M. Jorishie
OWNER

ACKNOWLEDGMENTS

STATE OF ARIZONA
S.S.
COUNTY OF MARICOPA

ON THIS, THE 11 DAY OF [illegible], 1994, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED [illegible], WHO ACKNOWLEDGED HIMSELF TO BE OWNER, AND AS SUCH, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Mary B. Ludwig
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-26-94

APPROVALS

APPROVED BY THE TOWN [illegible] OF THE TOWN OF PARADISE VALLEY, ARIZONA. THIS 11 DAY OF JANUARY, 1994.

Joan Thome (Vice Mayor)
MAYOR

Lenore Lancaster
CLERK

CERTIFICATE OF ASSURED WATER SUPPLY

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF PHOENIX, WHICH IS DESIGNATED AS HAVING AND ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

William C. Mead Kirkwood & Anderson January 18, 1994
CITY ENGINEER DATE

NOTE

1. ALL NEW UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND UNLESS A WAIVER OR DEFERMENT OF UTILITY UNDERGROUNDING IS APPROVED BY THE CITY ENGINEER. WAIVER OR DEFERMENT OF UNDERGROUNDING MUST BE ACTED UPON BY THE CITY ENGINEER PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS OR IMPROVEMENT PLANS.

STATE OF ARIZONA | SS
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
Lees Custom Home
1-31-94 9:00
in Book 371
on page 31
Witness my hand and official seal the day and year aforesaid.
Helen Purcell
County Recorder
By Lawrence Lacayo
Deputy Recorder
94-058057
RECORDING NUMBER

Revisions: 1 2 3 4 5 6

STONE CANYON AMENDED

SURFACE ENGINEERING COMPANY
2501 WEST DUNLAP SUITE 210 PHOENIX, AZ. 85021
(602) 870 - 0988
PLANNING CIVIL - SURVEY
SEC

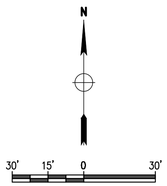
S.E.C. Job Number: 10393
Drawn By: AJH
Checked By: DES
Date: JANUARY 6,1994

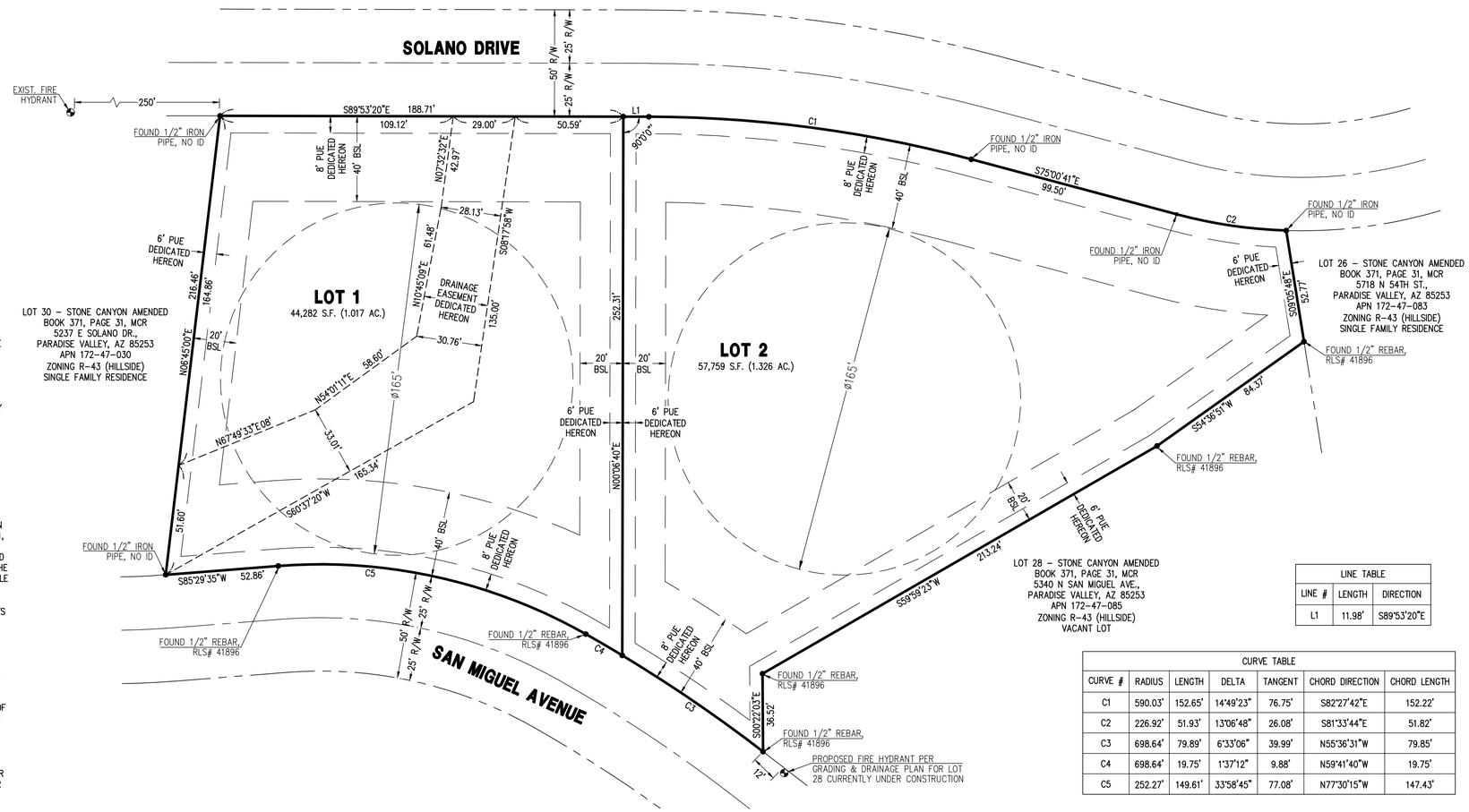
FINAL PLAT
Sheet 1 of 1

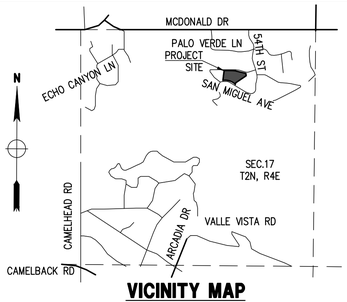
STONE CANYON AMENDED II

A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA







VICINITY MAP
NTS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.98'	S89°53'20"E

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	590.03'	152.65'	14°49'23"	76.75'	S82°27'42"E	152.22'
C2	226.92'	51.93'	13°06'48"	26.08'	S81°33'44"E	51.82'
C3	698.64'	79.89'	6°33'06"	39.99'	N55°36'31"W	79.85'
C4	698.64'	19.75'	1°37'12"	9.88'	N59°41'40"W	19.75'
C5	252.27'	149.61'	33°58'45"	77.08'	N77°30'15"W	147.43'

GENERAL NOTES

1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
2. NO CC&R'S ARE CREATED WITH THIS MAP.
3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO 2021-0499412, M.C.R. & PLAT REC. IN BK. 371, PG. 31, M.C.R.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
7. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
9. THE EXISTING STRUCTURES ON THE LOT WILL BE DEMOLISHED. THE TOWN WILL NOT RECORD A PLAT UNTIL A DEMO PERMIT IS APPLIED, ISSUED, AND FINALIZED.
10. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY WILL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.D OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.

STIPULATIONS

1. EXISTING RETAINING WALLS ALONG SOLANO DRIVE WITHIN TOWN RIGHT OF WAY SHALL BE REMOVED ENTIRELY PRIOR TO ANY CERTIFICATES OF OCCUPANCY BEING ISSUED FOR EACH LOT RESPECTIVELY.

LOT 1 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BEGINNING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET;

THENCE LEAVING SAID LINE, SOUTH 00°06'40" WEST, A DISTANCE OF 252.31 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY CURVE OF SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 01°37'12", A TANGENT OF 9.88, A CHORD THAT BEARS NORTH 59°41'40" WEST, A DISTANCE OF 19.75 FEET, FOR AN ARC LENGTH OF 19.75 FEET;

THENCE CONTINUING ALONG SAID CURVE, BEING A COMPOUND CURVE TO LEFT, HAVING A RADIUS OF 252.27 FEET, A CENTRAL ANGLE OF 33°58'45", A TANGENT OF 77.08, A CHORD THAT BEARS NORTH 77°30'15" WEST, A DISTANCE OF 147.43 FEET, FOR AN ARC LENGTH OF 149.61 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 85°29'35" WEST, A DISTANCE OF 52.86 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 06°45'00" EAST, A DISTANCE OF 216.46 FEET, TO THE **THE POINT OF BEGINNING;**

LOT 2 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

COMMENCING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET, TO **THE POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 89°53'20" EAST, A DISTANCE OF 11.98 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 590.03 FEET, A CENTRAL ANGLE OF 14°49'23", A TANGENT LENGTH OF 76.75 FEET, A CHORD THAT BEARS SOUTH 82°27'42" EAST, A DISTANCE OF 152.22 FEET, FOR AN ARC LENGTH OF 152.65 FEET;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 75°00'41" EAST, A DISTANCE OF 99.50 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A TANGENT CURVE TO LEFT, HAVING A RADIUS OF 226.92 FEET, A CENTRAL ANGLE OF 13°06'48", A TANGENT LENGTH OF 26.08 FEET, A CHORD THAT BEARS SOUTH 81°33'44" EAST, A DISTANCE OF 51.82 FEET, FOR AN ARC LENGTH OF 51.93 FEET;

THENCE, LEAVING SAID RIGHT OF WAY LINE SOUTH 09°05'48" EAST, A DISTANCE OF 52.77 FEET;

THENCE SOUTH 54°36'51" WEST, A DISTANCE OF 84.37 FEET;

THENCE SOUTH 59°59'23" WEST, A DISTANCE OF 213.24 FEET;

THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 36.52 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 06°33'06", A TANGENT LENGTH OF 39.99 FEET, A CHORD THAT BEARS NORTH 55°36'31" WEST, A DISTANCE OF 79.85 FEET, FOR AN ARC LENGTH OF 79.89 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°06'40" EAST, A DISTANCE OF 252.31 FEET, TO A **THE POINT OF BEGINNING;**

LEGEND

●	FOUND REBAR OR AS NOTED
———	PROPERTY LINE
—— – – ——	ADJACENT LOT PROPERTY LINE
—— —— ——	EASEMENT LINE
——— – ———	MONUMENT LINE

ABBREVIATIONS

BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EX, EXIST.	EXISTING
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
W	WEST, WATERLINE

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

KATE HOGAN AND JOSEPH HOGAN, AS LEGAL OWNERS OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 29 – STONE CANYON AMENDED, A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "STONE CANYON AMENDED II", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT.

IN WITNESS WHEREOF:

KATE HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS _____ DAY OF _____, 2025.

_____

JOSEPH HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS _____ DAY OF _____, 2025.

_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ OF _____, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

_____, 20_____
MY COMMISSION EXPIRES

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS _____ DAY OF _____, 2025.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

BY: _____ _____
TOWN ENGINEER PLANNING DIRECTOR

OWNER

KATE & JOSEPH HOGAN
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

PARENT SITE DATA

APN: 172-47-086
ADDRESS: 5338 E SAN MIGUEL AVE., PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 102,041 S.F. (2.342 AC.)
QS #: 20-40

AREAS

LOT 1: 44,282 S.F. (1.017 AC.)
LOT 2: 57,759 S.F. (1.326 AC.)

PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

BASIS OF BEARINGS

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

UTILITIES

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SURVEY REFERENCES

1. WARRANTY DEED RECORDED IN DOC. NO. 2021-0499412, M.C.R.
2. RECORDED PLAT PER BOOK 371 OF MAPS, PAGE 31, M.C.R.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §9-463.01 (c), AND ARTICLE 6-3, SECTION 6-3-8 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 THOUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, 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 PLATTED. 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2021, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35694
JAMES B. FLACK
Date Signed 07/07/25
ARIZONA, U.S.A.

_____ 07/07/25
JAMES FLACK, RLS DATE

DATE: 07/07/25
SCALE: 1"=30'
DESIGNED BY: NP
DRAWN BY: ZA
CHECKED BY: JF
JOB: 2106249
VERSION: 1.1
PLOT DATE: 07/07/25
DATE:
REVISIONS:

LOT SPLIT MAP

LOT 29 - STONE CANYONE AMENDED
5338 E SAN MIGUEL AVE., PARADISE VALLEY AZ 85253

P. 602.889.1984 | F. 602.445.9482
8808 N. CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM
Land DEVELOPMENT GROUP

1 OF 1

COMMUNITY DEVELOPMENT DEPARTMENT
AFFIDAVIT OF MAILING NOTIFICATION

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

STATE OF ARIZONA)
) ss:
County of Maricopa)

In accordance with the requirements of the Town of Paradise Valley, the undersigned hereby certifies that all the property owners within 500 feet of the property, as obtained from the Maricopa County Assessor's Office on 09.30.25, for the proposed application LS-25-03 has been mailed on the following date 10.03, 20 25.

(Case Number)

(This property list shall not be older than thirty (30) days at the time of filing of the application).

The foregoing instrument was acknowledged by me this 3rd day of October, 20 25, by Drew Bauscom.

Name

Meredith Walcott

NOTARY PUBLIC

My commission expires:

Mar. 1, 2029

MEREDITH WALCOTT
Notary Public - Arizona
Maricopa County
Commission # 680597
My Comm. Expires Mar 1, 2029

Parcel Number	Owner	Mailing Address
172-47-008	PALOMBI FRANCO TR	PO BOX 7761 ARLINGTON VA USA 22207
172-47-009	5302 PALO VERDE LLC	6611 N HILLSIDE DR PARADISE VALLEY AZ USA 85253
172-47-010	DAVID AND DAWN LENHARDT FAMILY TRUST	5320 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-011	CHERYL A LONDEN SURVIVORS TRUST	5434 E LINCOLN DR UNIT 67 PARADISE VALLEY AZ USA 85253
172-47-013	STEPHENS KEITH O/ELIZABETH TR	5401 E PALO VERDE SCOTTSDALE AZ USA 85253
172-47-014	RANDALL M BURY LIVING TRUST	5333 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-015	IRVIN AND SYLVIA COHEN TRUST	5317 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-016	SYLLAR ENTERPRISES LLC	3510 N SHADOW TRL MESA AZ USA 85207
172-47-017	OUR MOUNTAIN LLC	5241 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-019A	JOZOFF MALCOLM TR/JOZOFF ELLEN JANE TR	5200 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-020A	SELBY JACK R TR	5226 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-021	TAKHAR FAMILY TRUST	5228 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-022	GOUND STEPHEN E/PATRICIA J	2909 TOMAHAWK RD PRAIRIE VILLAGE KS USA 66208
172-47-023	SOLANO 5332 LLC	5332 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-024	CLANCY CHARLES GEORGE/JOAN KANE TR	5336 E SOLANO DR PARADISE VALLEY AZ USA 85253
172-47-025	M-G TRUST	3929 E CLARENDON AVE PHOENIX AZ USA 85018
172-47-030	KM INVESTMENT SERVICES LLC	7373 N SCOTTSDALE RD STE C200 SCOTTSDALE AZ USA 85253
172-47-031	BOHNETT MARSHA ANN	5200 E SAN JUAN AVE PARADISE VALLEY AZ USA 85253
172-47-032	MARK P SIEGEL REVOCABLE TRUST	1530 W GLENDALE AVE UNIT 103 PHOENIX AZ USA 85021
172-47-033	PHOENIX CITY OF	251 W WASHINGTON ST 8TH PHOENIX AZ USA 85003
172-47-034	PHOENIX CITY OF	251 W WASHINGTON ST 8TH PHOENIX AZ USA 85003
172-47-035	PAINTER SCOTT/PITTS ANDREW	3111 N MANOR DR E PHOENIX AZ USA 85014
172-47-037A	PHOENIX CITY OF	251 W WASHINGTON ST 8TH PHOENIX AZ USA 85003
172-47-037B	CARDENAS ELNA F/ENGELKING MICHAEL N	5631 N 52ND PL PARADISE VALLEY AZ USA 85253
172-47-038	NICHOLS ROSCOE DWAYNE	5303 E SAN MIGUEL PARADISE VALLEY AZ USA 85253
172-47-039	JOSEPH HOGAN REVOCABLE TRUST	5339 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 85253
172-47-040	GOODPASTURE ROBERT E JR	5345 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 852535135
172-47-041	JACK MCDADE LIVING TRUST	PO BOX 2656 SCOTTSDALE AZ USA 85252
172-47-042	GEORGIAN BAY HOLDING COMPANY LLC	5701 N 54TH ST PARADISE VALLEY AZ USA 85253
172-47-054	WILSON FAMILY REVOCABLE TRUST	5417 E PALO VERDE DR PARADISE VALLEY AZ USA 85253
172-47-083	N 54TH TRUST	3225 MCLEOD DR STE 777 LAS VEGAS NV USA 89121
172-47-084	GATESTONE & CO INTERNATIONAL INC	415 YONGE ST - 2000 TORONTO ON CAN M5B2E7
172-47-085	RICHARD JAMES AND SUZANNE M VANDERHOFF REVOCABLE LIVING TRUST	5340 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 85253
172-47-086	JOE AND KATE HOGAN REVOCABLE TRUST	5339 E SAN MIGUEL AVE PARADISE VALLEY AZ USA 85253
172-47-933	SYDDAN LLC	4044 N 55TH PL PARADISE VALLEY AZ USA 85253
172-47-934	TONN FAMILY TRUST	5635 N SCOTTSDALE RD STE 170 SCOTTSDALE AZ USA 85250

October 3, 2025

Jose Mendez
Hillside Development Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3574

Dear Resident:

Notice is hereby given that the Town of Paradise Valley Planning Commission will hold a **public meeting at 6:00 p.m., on Tuesday, October 21, 2025,** at Town Hall, 6401 East Lincoln Drive, Paradise Valley, Arizona, 85253 for:

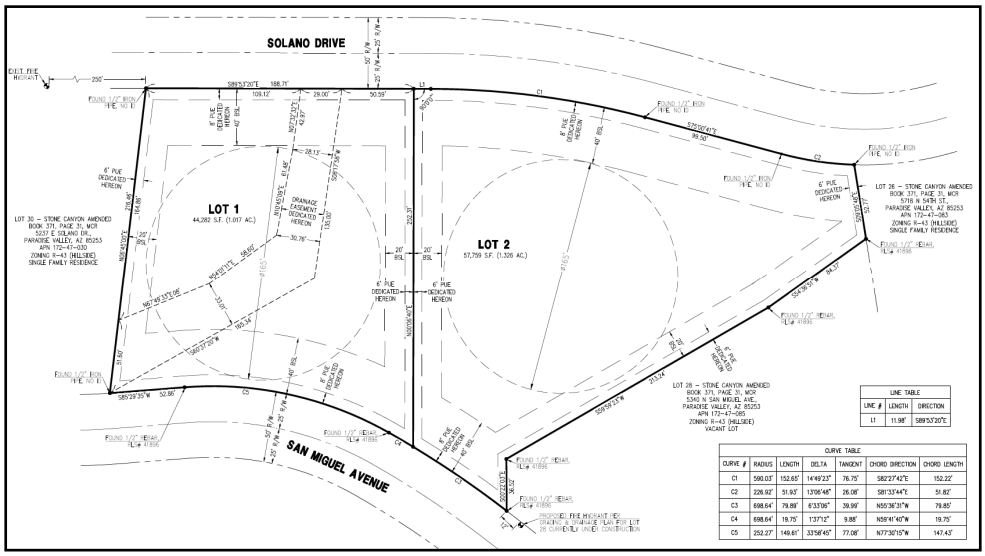
PUBLIC MEETING: Consideration of a Lot Split Application
The applicant, Drew Bausom (The Construction Zone), is requesting approval of a lot split to divide a 2.34-acre parcel into two lots. Lot 1 is 44,282 square feet in size (±1.017 acres) and Lot 2 is 57,759 square feet in size (±1.33 acres). The subject property is located at 5338 E San Miguel Avenue. The subject property is zoned R-43 Hillside.

If you have questions about this application please call the Community Development Department, 6401 E. Lincoln Drive, Paradise Valley, Arizona, at (480) 348-3519.

Sincerely,

Jose Mendez

Jose Mendez
Hillside Development Planner



The Town of Paradise Valley endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can be provided for disabled persons at public meetings. Please call 480-948-7411 (voice) or 483-1811 (TDD) to request accommodation.

All agendas are subject to change. You can view the agenda, find application material, and provide your input via eComment approximately 4-6 days prior to the meeting date at https://paradisevalleyaz.legistar.com/Calendar.aspx You may also contact the staff liaison, Brandon McMahon, on this application at bmcmahon@paradisevalleyaz.gov or 480-348-3531 at any time before the scheduled meeting date.

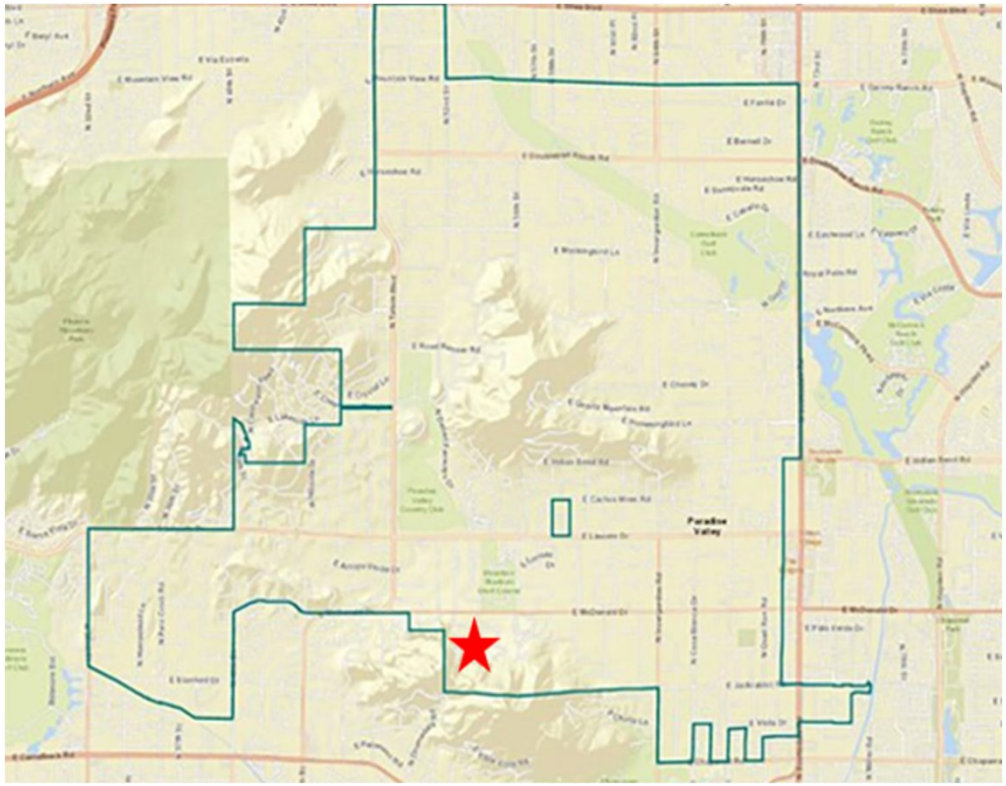
TOWN OF PARADISE VALLEY

Lot 29, Stone Canyon Amended II
Lot Split (LS-25-03)
5338 E San Miguel Ave

Planning Commission
Public Meeting
October 21, 2025

TODAY'S GOAL

- Review request & take action on proposed Lot Split



AERIAL PHOTO

PLANNING COMMISSION REVIEW

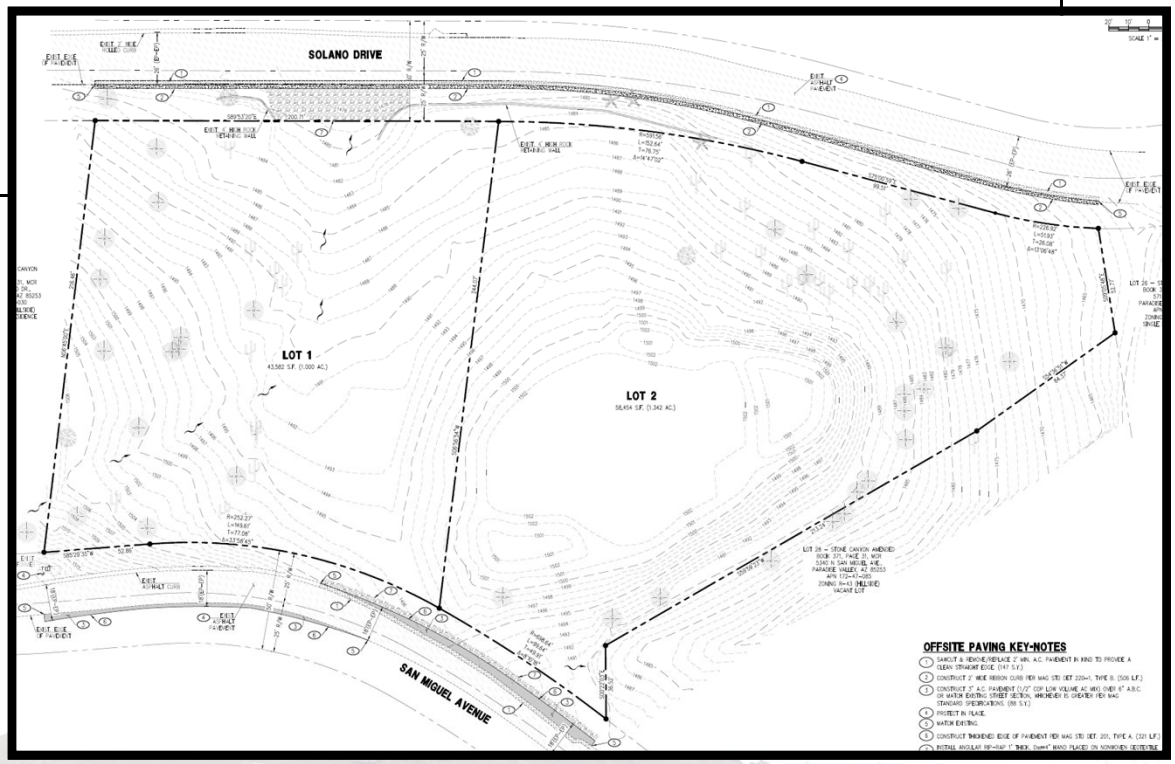
Sept 23rd Discussion Points	Response
Submit right-of-way improvement and landscape plan and preliminary cost estimate	Submitted and meets Town requirements

CONSTRUCTION COST ESTIMATE

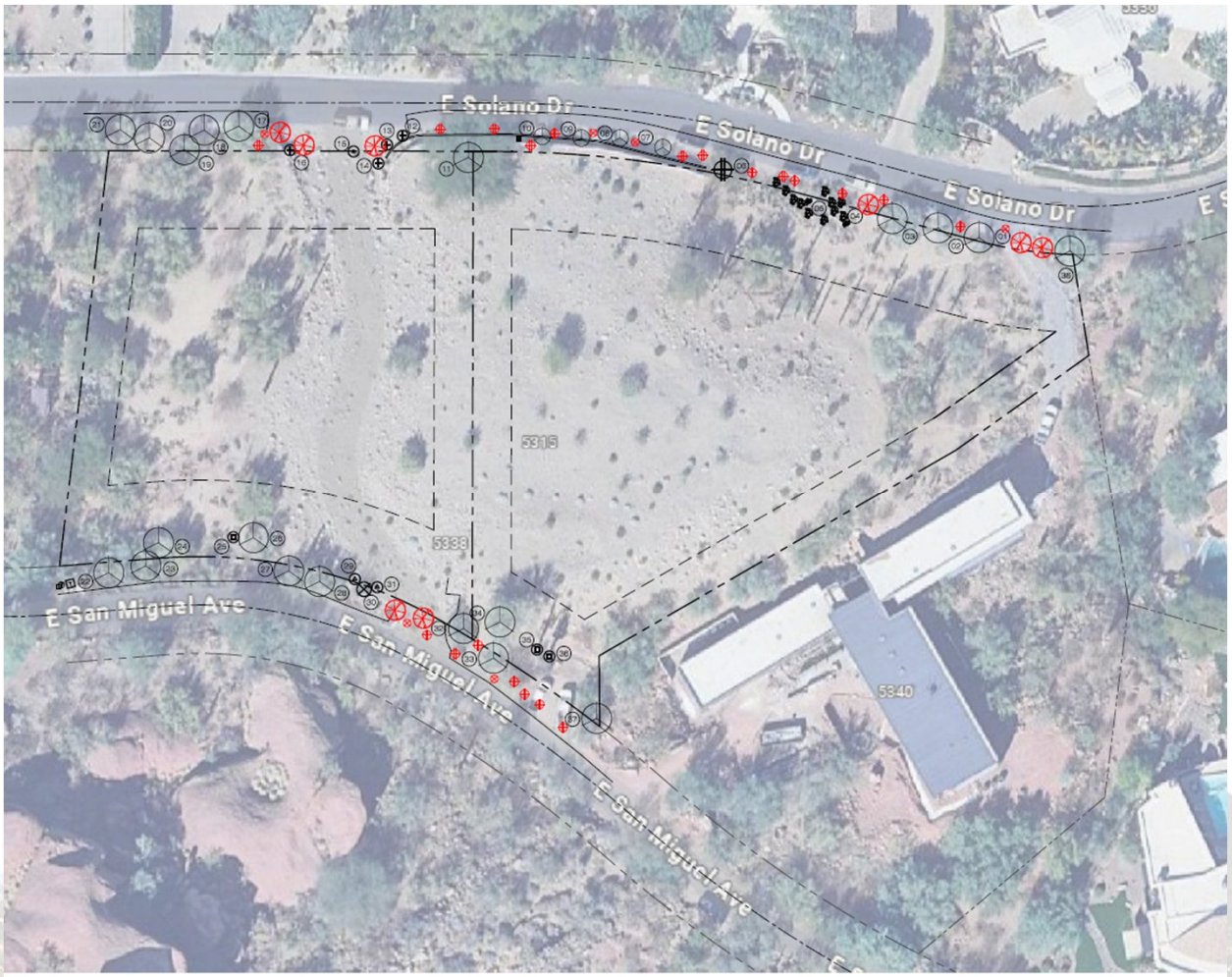
OFF-SITE STREET IMPROVEMENTS CONSTRUCTION

PROJECT: **STONE CANYON AMENDED II**
PROJECT #: **22106249**
LOCATION: **5338 E San Miguel Ave, Paradise Valley, AZ**
CLIENT: **KATE & JOSEPH HOGAN**
DATE: **09/25/25**

ITEM NO.	MAG PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1		ENGINEERING DESIGN. CONSTRUCTION STAKING. CONSTRUCTION ADMINISTRATION, POST DESIGN SERVICES (RFI ADDRESSING & AS-BUILTS).	LS	$8,000	1	$8,000
2	401.01000	CONSTRUCTION PHASING, MAINTANANCE, TEMPORARY TRAFFIC CONTROL	LS	$5,000	1	$5,000
3	109.09000	MOBILIZATION/DEMOBILIZATION	EA	$3,000	1	$3,000
4	107.02210	PERMITS & FEES	EA	$3,500	1	$3,500
5	350.07501	SAWCUT & REMOVE & REPLACE A.C. PAVEMENT (2' MIN)	SY	$75	147	$11,025
6	340.01120	CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B.	LF	$32	506	$16,192
7	321.00300	INSTALL 3" A.C. PAVEMENT OVER 6" ABC OR MATCH EXISTING STREET SECTION IN KIND WHICHEVER IS GREATER.	SY	$55	88	$4,840
8	301.01000	EXCAVATE TO GRADE, COMPACT SUBGRADE BASE FOR NEW CONCRETE CURBING, AND ASPHALT PAVEMENT	SY	$15	168	$2,520
9	109.50000	INCIDENTAL PAVEMENT REPAIRS, ADJACENT LANDSCAPE REPAIRS (ENGINEER AUTHORIZED)	LS	$5,000	1	$5,000
					COST CIVIL IMPROVEMENTS	**$59,077**
					CONTINGENCY @ 10%	**$2,954**
					TOTAL COST CIVIL IMPROVEMENTS	**$62,031**



PLANNING COMMISSION REVIEW



NEW PLANT MATERIAL LEGEND

TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	15 GALLON	8
SHRUBS		**SIZE**	**QTY.**
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL	20
	LARREA TRIDENTATA CREOSOTE	1 GAL	6

REQUIRED PLANTING:

SOLANO DRIVE:

TREES:
REQUIRED: 20 TREES
PROVIDED: 14 EXISTING + 6 NEW (20 TOTAL)

SHRUBS / CATUS:
REQUIRED: 25 SHRUBS
PROVIDED: 8 EXISTING + 17 NEW (25 TOTAL)

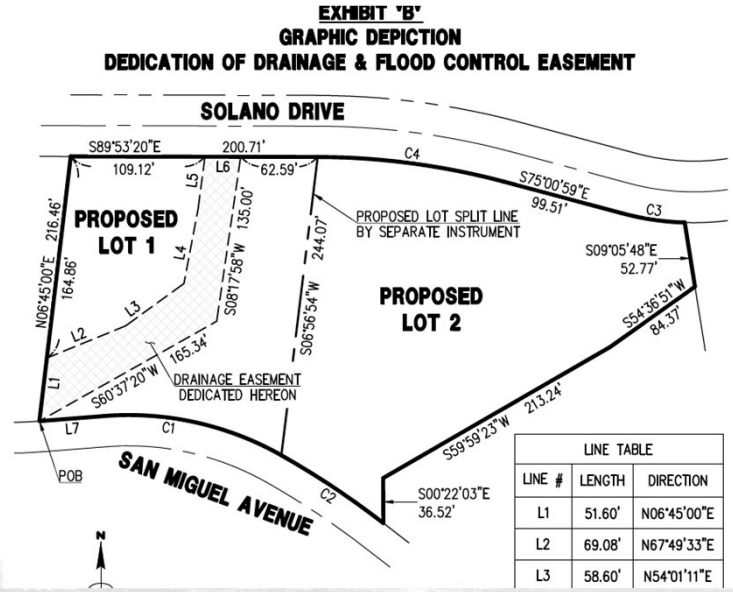
SAN MIGUEL AVE:

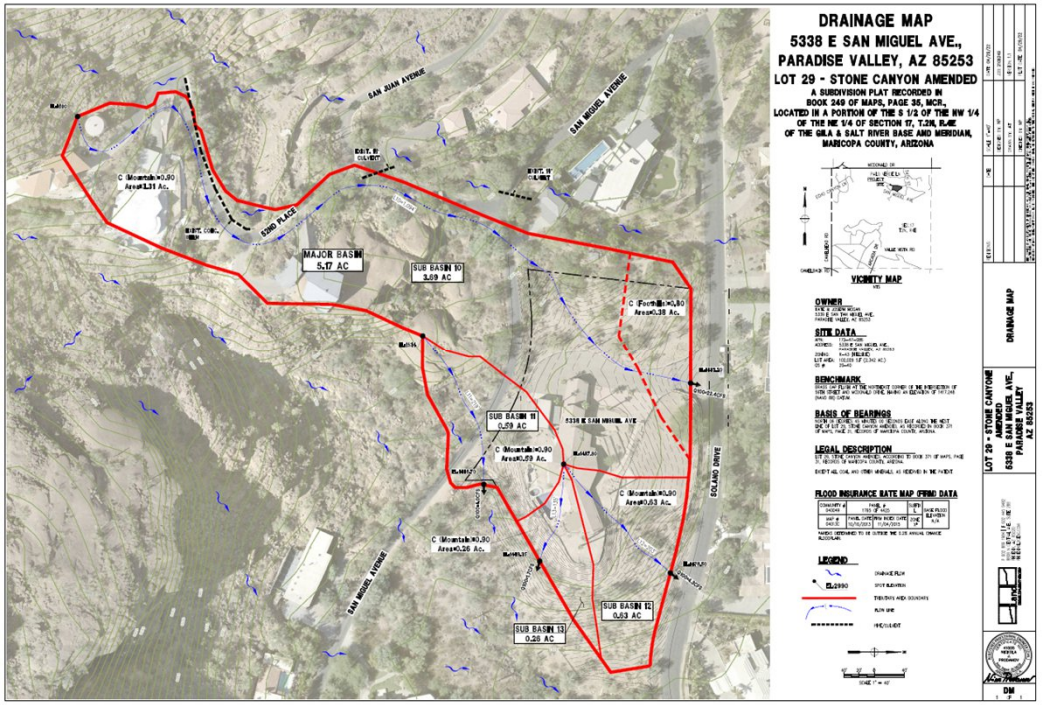
TREES:
REQUIRED: 12 TREES
PROVIDED: 10 EXISTING + 2 NEW (12 TOTAL)

SHRUBS / CATUS:
REQUIRED: 15 SHRUBS
PROVIDED: 6 EXISTING + 9 NEW (15 TOTAL)

PLANNING COMMISSION REVIEW

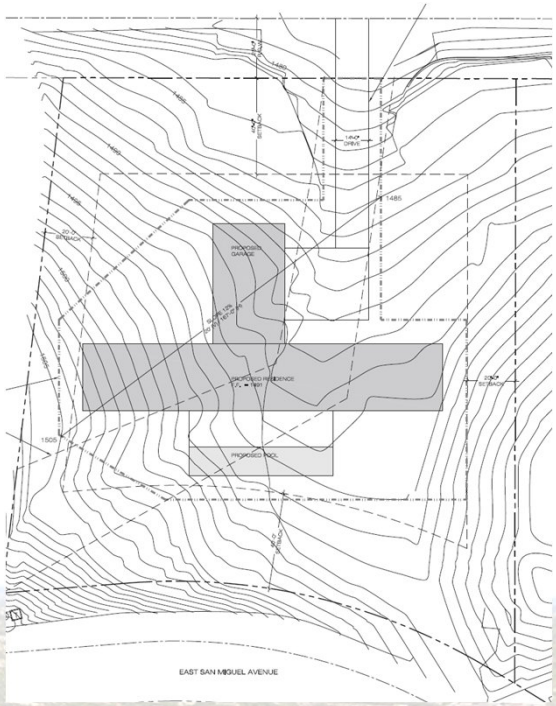
Sept 23rd Discussion Points	Response
Discussed drainage	Preliminary drainage documents provided as typical for a lot split; detailed drainage documents part of hillside/permit review process





PLANNING COMMISSION REVIEW

Sept 23rd Discussion Points	Response
Inquired on buildable aspect of the lots	Sheets A100 and A101 demonstrate compliance; lot slope is 6.7% and 12% (8.33% full site, slope is below average compared to most hillside lots)



Find tools, topics, or help

SITE DATA

PROJECT DESCRIPTION	PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	LOT 1: 44,282 SF (1.017 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

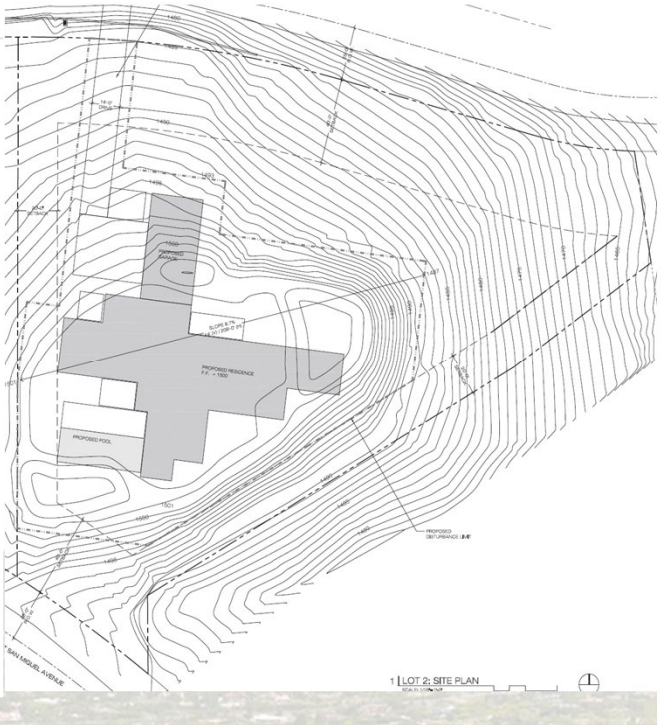
BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED: GROUND FLOOR (SECOND STORY OPTION)	±4,000 SF ±3,000 SF
	UNCONDITIONED:	±1,500 SF
	COVERED PATIO:	±1,000 SF
FLOOR AREA	AREA UNDER ROOF UPPER LEVEL	±6,500 SF ±3,000 SF
	TOTAL FLOOR AREA	±9,500 SF
FLOOR AREA RATIO	21.45% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

DISTURBANCE

BUILDING PAD SLOPE	12% (20' VERT. / 167' HORIZ.)	
ALLOWABLE DISTURBED AREA	21,228.7 SF (47.94%)	
DRIVEWAY & AUTO COURT REDUCTION	(TBD)	
BUILDING FOOTPRINT	±5,500 SF	
PROPOSED DISTURBED AREA	GROSS AREA BUILDING FOOTPRINT DRIVEWAY REDUCTION RESTORATION	±18,750 SF ±5,500 SF (TBD) (TBD)
	TOTAL NET DISTURBANCE % OF LOT DISTURBANCE	±13,250 SF 30.4%

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.



SITE DATA

PROJECT DESCRIPTION	PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	LOT 2: 57,759 SF (1.326 ACRES±)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED: GROUND FLOOR (SECOND STORY OPTION)	±5,500 SF ±1,500 SF
	UNCONDITIONED:	±1,500 SF
	COVERED PATIO:	±1,000 SF
FLOOR AREA	AREA UNDER ROOF UPPER LEVEL	±8,000 SF ±1,500 SF
	TOTAL FLOOR AREA	±9,500 SF
FLOOR AREA RATIO	16.45% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

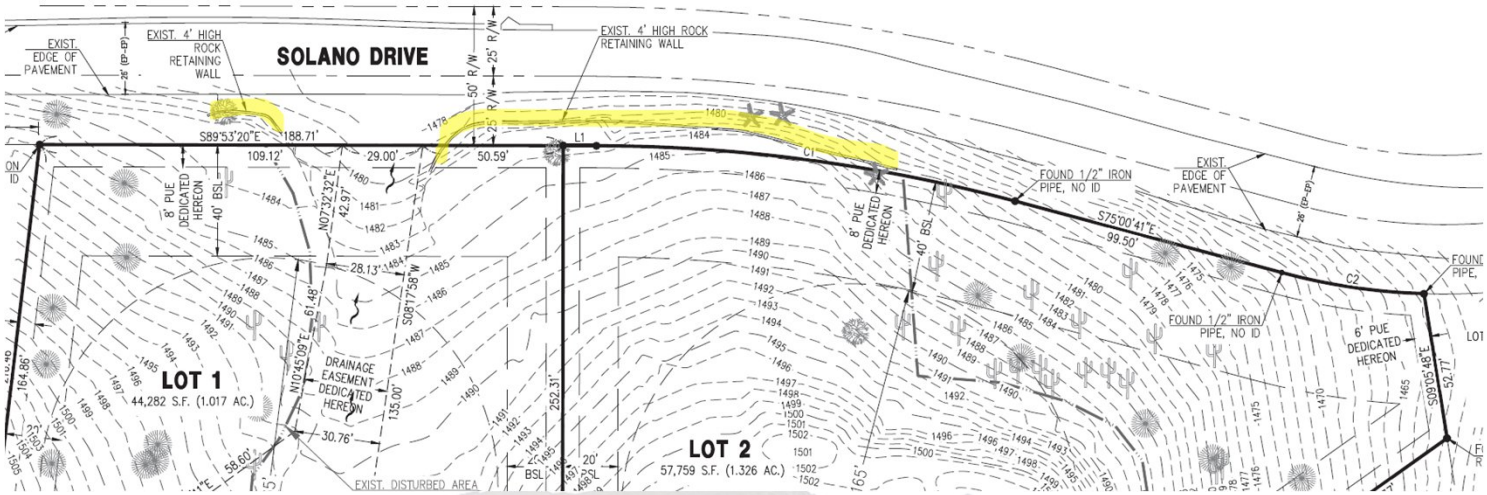
DISTURBANCE

BUILDING PAD SLOPE	6.7% (14' VERT. / 209' HORIZ.)	
ALLOWABLE DISTURBED AREA	34,655.4 SF (60%)	
DRIVEWAY & AUTO COURT REDUCTION	(TBD)	
BUILDING FOOTPRINT	±7,000 SF	
PROPOSED DISTURBED AREA	GROSS AREA BUILDING FOOTPRINT DRIVEWAY REDUCTION RESTORATION	±26,015 SF ±7,000 SF (TBD) (TBD)
	TOTAL NET DISTURBANCE % OF LOT DISTURBANCE	±19,015 SF 32.9%

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.

PLANNING COMMISSION REVIEW

Sept 23rd Discussion Points	Response
Reviewed existing retaining walls	Need to remain with an encroachment permit in process through the Town Engineering Division



PLANNING COMMISSION REVIEW

Sept 23rd Discussion Points	Response
Provide plat history	Attached

Lot 26-30 Stone Canyon History (LS-25-03)

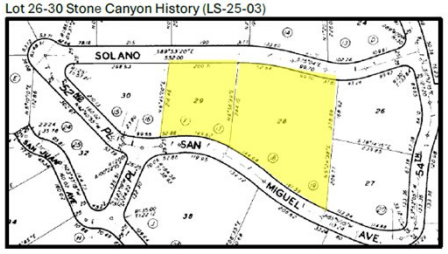


Figure 1 (1955 Plat)

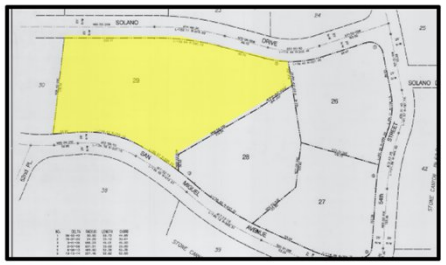


Figure 2 (1994 Replat)

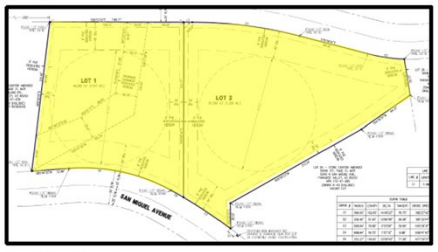


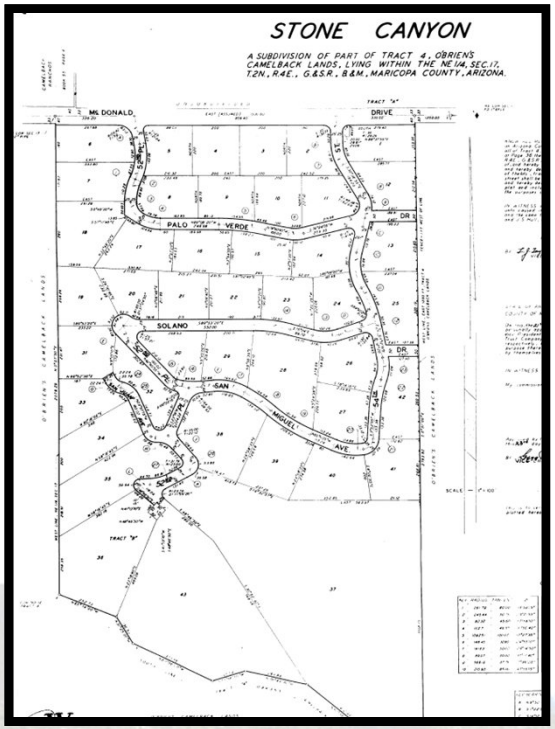
Figure 3 (2025 Lot Split)

Lot 26-30 Stone Canyon History (LS-25-03)

Figure 4 (1959 Aerial

Figure 5 (1996 Aerial))

Figure 6 (2024 Aerial)

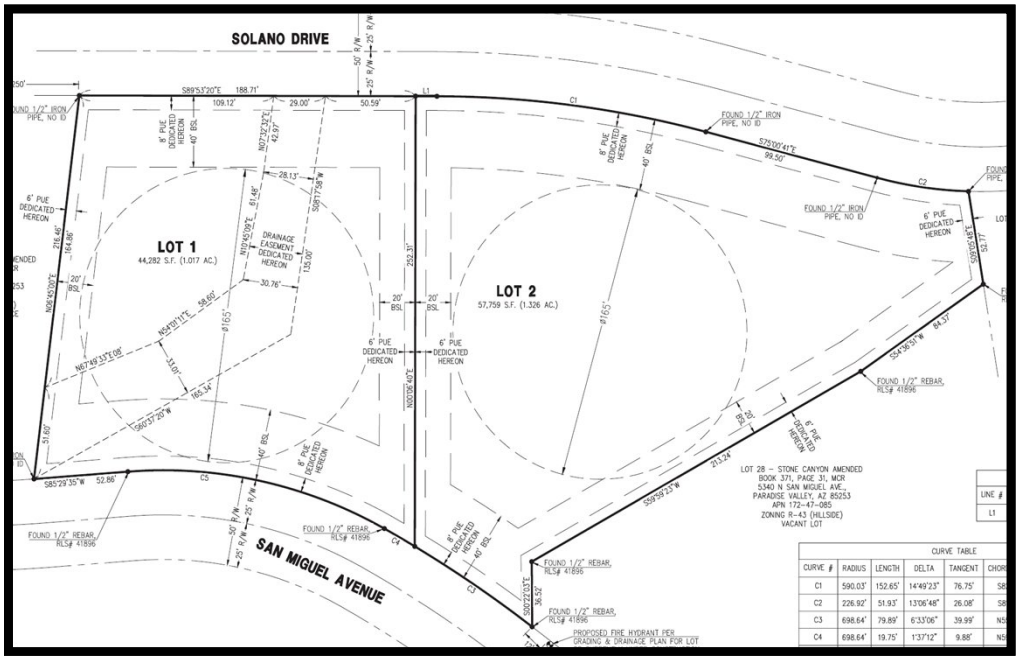


BACKGROUND

- Plat approved in 1955
- Original home built 1958
- Existing Home Demolished 2023
- Existing retaining walls on Solano Drive maintained to prevent erosion (encroachment permit in process)
- Property zoned R-43 Hillside
- 1955 deed restrictions that limit subdividing and allows for conveyances provided lots not less than 40,000 square feet (Town follows Town Code)

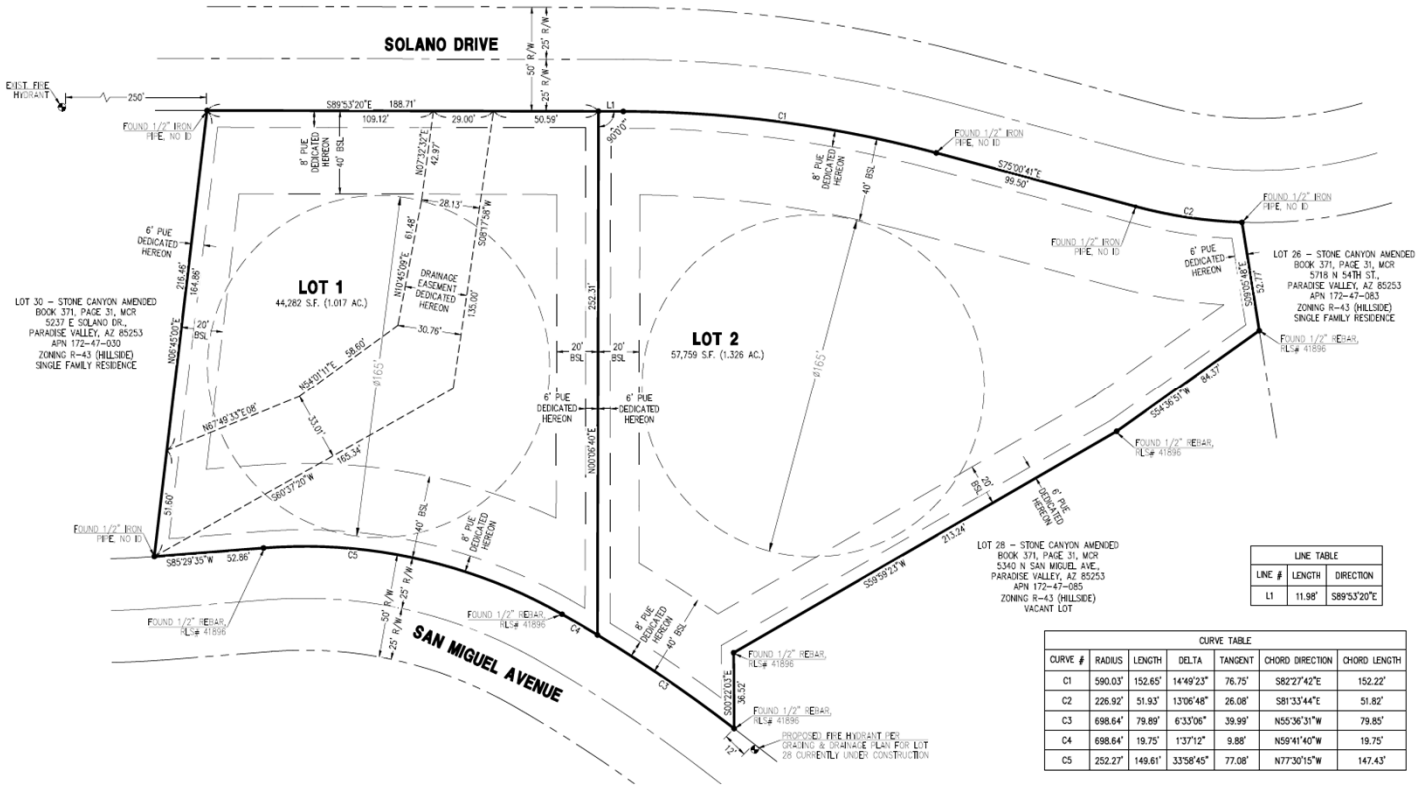
PROCESSING

- Lot Split must comply with subdivision standards and R-43 Hillside regulations
- Minimum lot sizes determined by slope (Greater slope = larger lot sizes; minimum lot size 1.0 net acre)
- If lot split is approved by a unanimous vote, then deemed approved
- If lot split is not approved by unanimous vote, then lot split application forwarded to Council for review and final approval



REQUEST: CREATE 2 LOTS

- Lot 1 is 44,282 square feet (1.02 acres)
- Lot 2 is 57,759 square feet (1.33 acres)



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	11.98'	S89°53'20"E

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	590.03'	152.65'	14°49'23"	76.75'	S82°27'42"E	152.22'
C2	226.92'	51.93'	13°06'48"	26.08'	S81°33'44"E	51.82'
C3	698.64'	79.89'	6°33'06"	39.99'	N55°36'31"W	79.85'
C4	698.64'	19.75'	1°37'12"	9.88'	N59°41'40"W	19.75'
C5	252.27'	149.61'	33°58'45"	77.08'	N77°30'15"W	147.43'

PLAT MAP WITH TOPOGRAPHY

SLOPE CALCULATIONS

(2.342 ACRES) X (3 SLOPE LINES PER ACRE) = 7 SLOPE LINES

FORMULA

((LINE A LENGTH x SLOPE) + (LINE B LENGTH x SLOPE) + (LINE C LENGTH x SLOPE) + (LINE D LENGTH x SLOPE) + (LINE E LENGTH x SLOPE) + (LINE F LENGTH x SLOPE) + (LINE G LENGTH x SLOPE)) / (SUMMATION OF ALL THE SLOPE LINE LENGTHS) = AVERAGE SLOPE

((95'x17.26%) + (256'x13.67%) + (253'x6.32%) + (266'x5.11%) + (287'x5.75%) + (222'x7.97%) + (94'x8.08%))

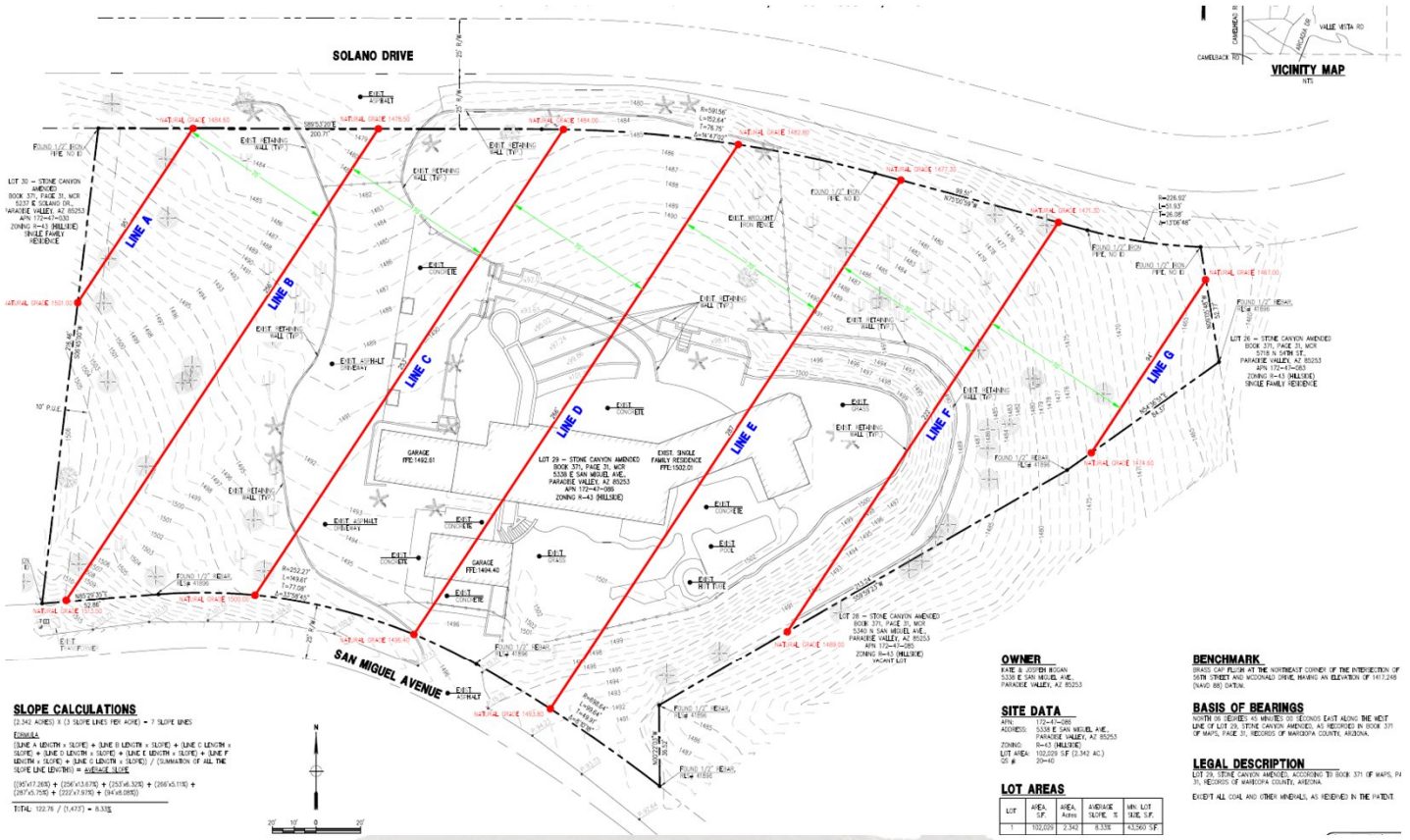
TOTAL: 122.76 / (1,473') = 8.33%

D. MAXIMUM NUMBER OF LOTS

No lot split or subdivision subject to the provisions of this Section shall be approved when such lot split or subdivision would thereby create a greater number of lots than allowed under Section 2209 of the Zoning Ordinance of the Town of Paradise Valley and by the following **TABLE 1.**

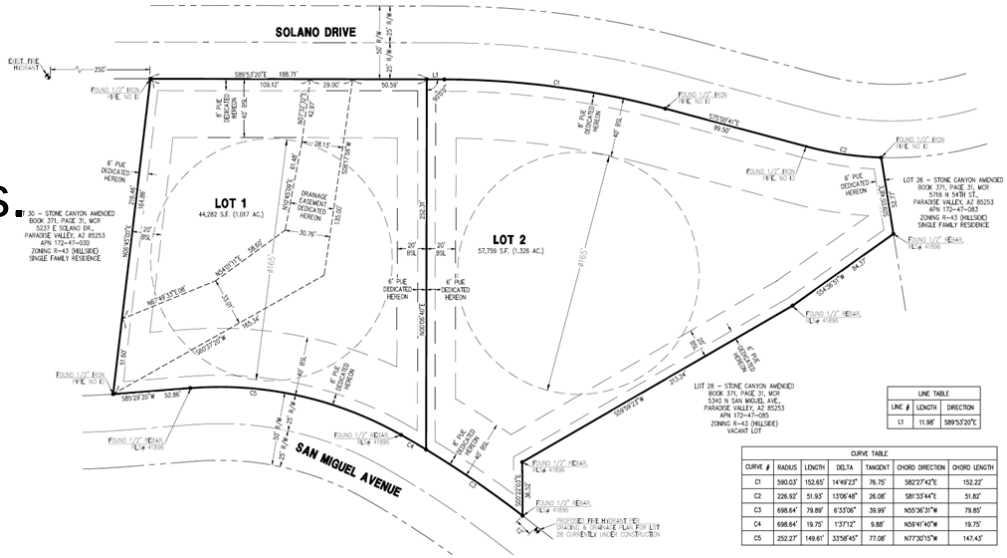
TABLE 1 – Density / Slope Category

Average Lot Slope %	Min. Lot Size Acres	Min. Lot Size -Sq. Ft.	Average Lot Slope %	Min. Lot Size Acres	Min. Lot Size – Sq. Ft.
10%	1	43,560	41%	6.8	296,208
11%	1.01	43,996	42%	7.6	331,056
12%	1.02	44,431	43%	8.4	365,904
13%	1.04	45,302	44%	9.2	400,752
14%	1.06	46,174	45%	10	435,600
15%	1.08	47,045	46%	11	479,160



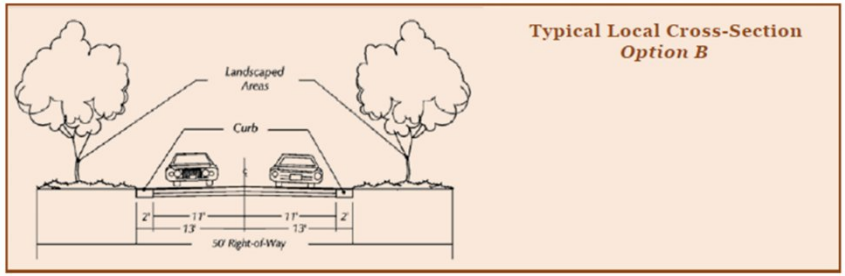
4 CODE CRITERIA

- Meets 165’ diameter circle
- Meets lot minimum 1-net acre
- Meets orthodox shape requirements.
- Meets access requirements to have direct access onto public road

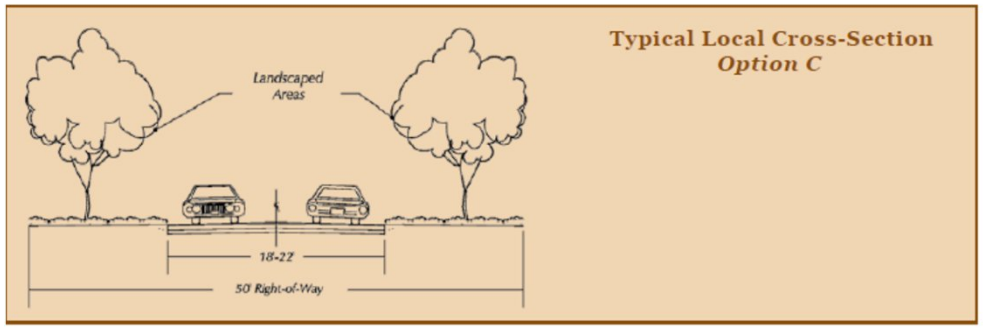


ROADWAY – SOLANO DR & SAN MIGUEL AVE

- Solano Drive & San Miguel Avenue are local streets
- Both streets comply with Town right-of-way requirements
- Both streets will require curb and/or pavement improvements
- Solano Drive to meet Typical Local Cross-Section Option B



- San Miguel Avenue to meet Typical Local Cross-Section Option C



15

LANDSCAPE REQUIREMENTS

- Right-of-way Landscape Plan was provided per Section 5-10-7(D) of the Town Code
- Plan meets the minimum number of native trees and shrubs along the right-of-way

NEW PLANT MATERIAL LEGEND

TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	15 GALLON	8

SHRUBS		SIZE	QTY.
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL	20
	LARREA TRIDENTATA CREOSOTE	1 GAL	6

REQUIRED PLANTING:

SOLANO DRIVE:

TREES:
REQUIRED: 20 TREES
PROVIDED: 14 EXISTING + 6 NEW (20 TOTAL)

SHRUBS / CATUS:
REQUIRED: 25 SHRUBS
PROVIDED: 8 EXISTING + 17 NEW (25 TOTAL)

SAN MIGUEL AVE:

TREES:
REQUIRED: 12 TREES
PROVIDED: 10 EXISTING + 2 NEW (12 TOTAL)

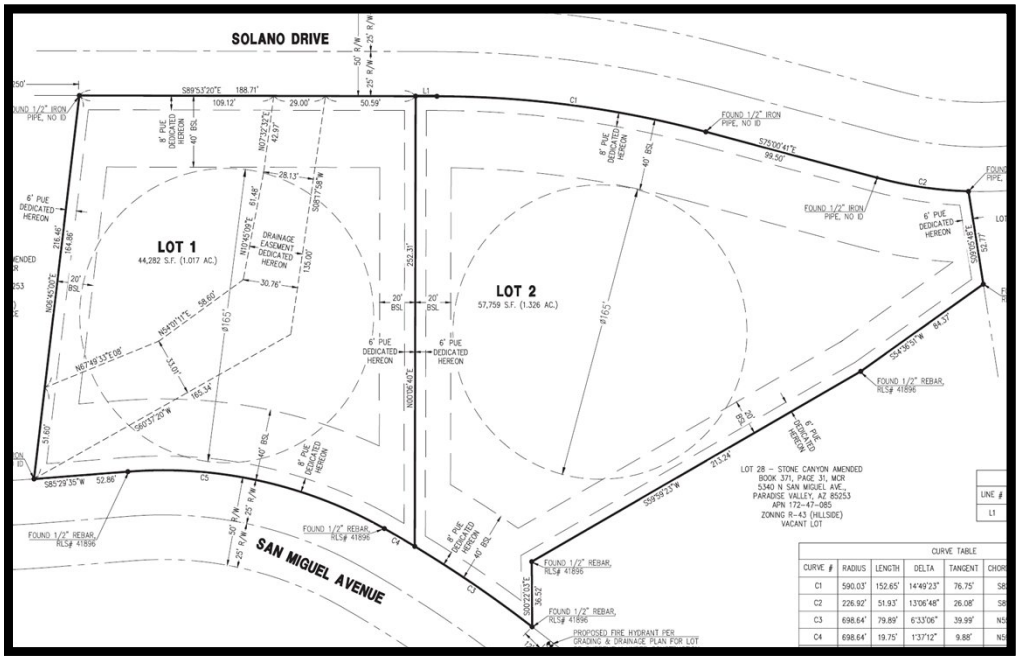
SHRUBS / CATUS:
REQUIRED: 15 SHRUBS
PROVIDED: 6 EXISTING + 9 NEW (15 TOTAL)

TRAFFIC

- Traffic study not required
- The Standard *Trip Generation Manual* estimates single-family home averages 8.78 to 10.09 vehicle trips per day

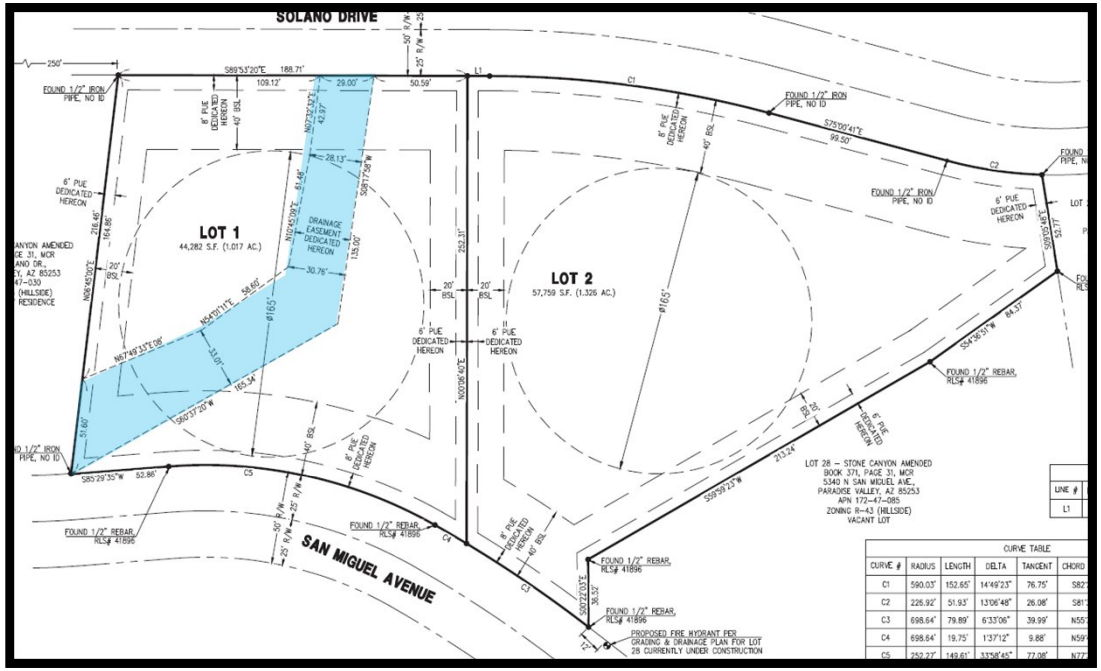
UTILITIES

- Required 6’ and 8’ utility easements shown
- All typical utilities will be provided:
  - APS, EPCOR, Century Link
  - Both lots are on septic no sewer required
- Will Serve Letter from Cox is in process (prior to recordation of plat)



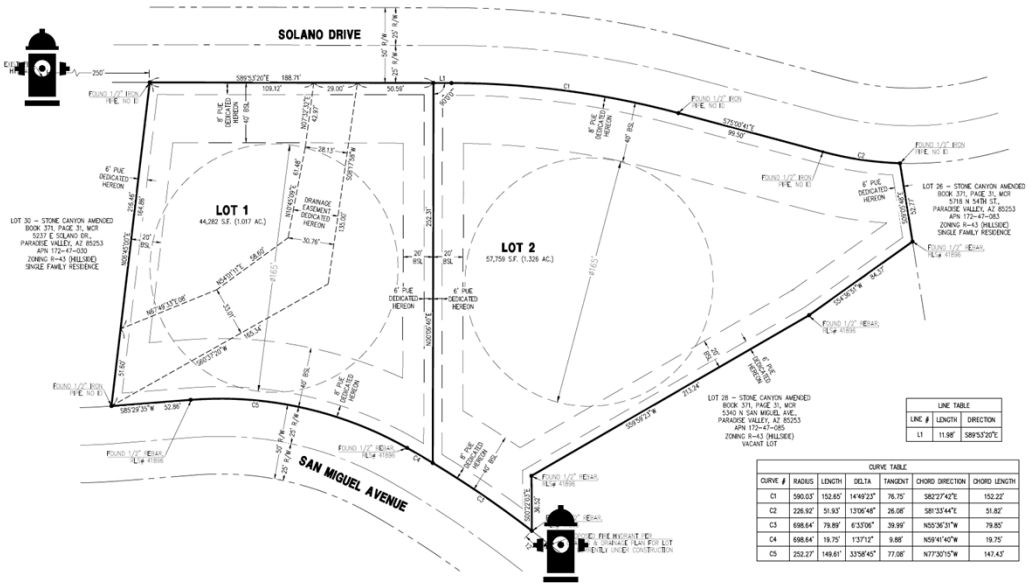
DRAINAGE

- Each lot will be required to meet drainage requirements as part of hillside/building permit process
- Wash easements that meet minimum width/depth, and cubic feet per second standards shown on the plat



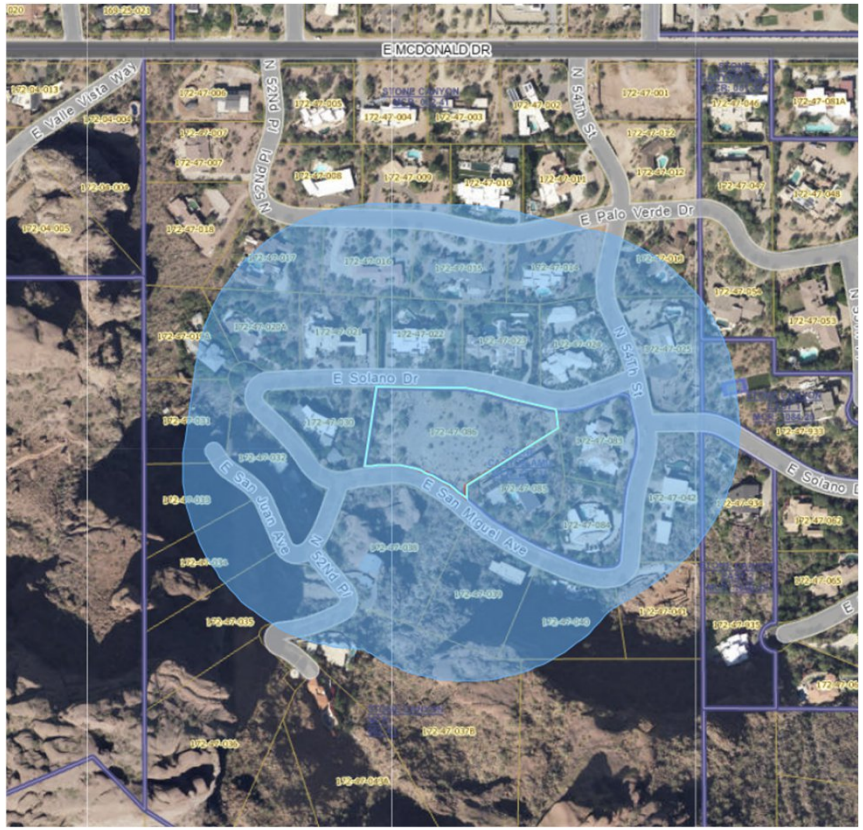
FIRE PROTECTION

- Both lots will have access onto public roadway
- Existing fire hydrant 250’ from Lot 1 on Solano Drive
- New hydrant to be added adjacent to Lot 2 on San Miguel Avenue
- Flow rate from the water impact study is compliant with the minimum code requirement of 1,500 gpm (at 4,099 gpm)



NOTICING

- Mailing notice to property owners within 500’ (policy)
- Noticed mailed October 3rd
- No comments received



RECOMMENDED MOTION

It is recommended that the Planning Commission approve the Stone Canyon Amended II Lot Split, located at 5338 E San Miguel Avenue, dividing a 2.34-acre property into two residential R-43 Hillside-zoned properties, subject to the stipulations in the staff report summarized below:

1. Development be in substantial compliance with plat and associated documents
2. Prior to recordation to complete the following:
    a. Provide formal will serve letter from Cox
    b. Submit right-of-way encroachment permit for existing retaining walls
    c. Provide drainage easement agreement for Lot 1
    d. Submit final improvement plans & cost estimate
    e. Provide assurance
    f. Submit Mylar/PDF of plat map for permanent records.
3. Prior to the issuance of the first building permit to complete the following:
    a. Install water infrastructure (fire hydrant)
    b. Install right-of-way landscape improvements
    c. Install right-of-way street improvements along Solano Drive
    d. Install right-of-way street improvements along San Miguel Avenue

QUESTIONS?

SITE PHOTOS

STIPULATIONS

1. The Lot Split and related improvements for "Stone Canyon Amended II" located at 5338 E. San Miguel Avenue (the "Property") shall be in substantial compliance with the submitted plans and documents:
    a. Stone Canyon Amended II Lot Split Map, Sheet 1 of 1, prepared by Land Development Group and dated July 7, 2025.
    b. Stone Canyon Amended II Lot Split Map with Topography, Sheet 1 of 1, prepared by Land Development Group and dated July 7, 2025.
    c. Native Plant Inventory, Sheet L000, prepared by The Construction Zone and dated July 31, 2025.
    d. Revegetation Plan, prepared by The Construction Zone and dated February 02, 2025.
    e. Lot 1 Site Plan (Conceptual), Sheet A100, prepared by The Construction Zone and dated July 31, 2025.
    f. Lot 2 Site Plan (Conceptual), Sheet A101, prepared by The Construction Zone and dated July 31, 2025.
    g. Slope Analysis Plan, Sheet 1 of 1, prepared by Land Development Group and dated August 26, 2021.
    h. Water Impact Service Study prepared by Land Development Group and dated July 29, 2025.
    i. Drainage Report prepared by Land Development Group and dated April 29, 2022.
    j. Updated Geotechnical Investigation Report prepared by Vann Engineering, Inc. and dated December 5, 2024.
    k. Offsite Paving Plan, Sheet 1 of 2 and Sheet 2 of 2, prepared by Land Development Group and dated September 29, 2025.
    l. Construction Cost Estimate prepared by Land Development Group and dated September 29, 2025.
    m. R.O.W. Landscape Plan, Sheet L000, by The Construction Zone and dated July 31, 2025.

2. Prior to the recordation of the "Stone Canyon Amended II" plat, the owner(s) of the Property, or successors, shall complete the following items:
    a. Provide Town staff with a will-serve letter from Cox Communications (if not prior to the public meeting for approval of this lot split).
    b. Submit a right-of-way encroachment permit for Town review, approval, and inspection for the existing retaining walls within Solano Drive.
    c. Provide the Town with a Drainage Easement and Maintenance Agreement for Lot 1. This form shall be submitted and approved by the Town and recorded with the Maricopa County Recorder's Office.
    d. Submit the final improvement plans (e.g., fire hydrant, curbs) and final cost estimate for Town Engineer review and approval.
    e. Provide the required forms of assurance necessary for the Town to be in a guaranteed position to complete the construction and related public site improvements as referenced in the Stone Canyon Amended II Lot Split Map and Construction Cost Estimate.
    f. Submit within 60 days of approval of the Lot Split, both in mylar and electronic version (PDF format), the Lot Split Map for the Town's permanent record.

3. Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of "Stone Canyon Amended II" lot split, the owner(s) of the Property, or successors, shall complete the following items:
    a. Install the water infrastructure, including the new fire hydrant and inspection by the Town.
    b. Install the right-of-way landscape improvements as outlined in the Stone Canyon Amended II R.O.W. Landscape Plan, prepared by The Construction Zone and dated July 31, 2025.
    c. Install the right-of-way half street improvement to include pavement and curbs along Solano Drive per the Town's Typical Local Cross-Section Option B and outlined in the Offsite Paving Plan prepared by Land Development Group, dated September 29, 2025.
    d. Install the right-of-way half street improvement to include asphalt along San Miguel Avenue per the Town's Typical Local Cross-Section Option C and outlined in the Offsite Paving Plan prepared by Land Development Group, dated September 29, 2025.

Action Report

File #: 25-235

AGENDA TITLE:
Staff Update on Scottsdale Plaza

STAFF CONTACT:

TOWN
Of
PARADISE VALLEY

STAFF REPORT

TO: **Chair and Planning Commission Members**

FROM: **Chad Weaver, Community Development Director**
Paul Michaud, Planning Manager

DATE: **October 21, 2025**

DEPARTMENT: **Community Development – Planning Division**
Paul Michaud, 480-348-3574

AGENDA TITLE: **Staff Update on Scottsdale Plaza**
7200 N Scottsdale Road

BACKGROUND

After questions by a couple of Planning Commissioners regarding the construction activity at Scottsdale Plaza, Town staff emailed on September 24th the entire Planning Commission the 2025 Managerial Special Use Permit granted for Scottsdale Plaza and prior 2023 approved plans. The structure being built is an event pavilion south of the main lobby building and the renovations to the main lobby building.

The Planning Commission in May 2023 approved an Intermediate Special Use Permit Amendment for 64 additional keys, 3 restaurants, new spa, lobby pavilion, and other improvements. The Town Manager in March 2025 approved a Managerial Amendment to remove 24 keys, remove 2 restaurant buildings, add an event pavilion, and other improvements. Managerial Amendments are approved by the Town Manager and reviewed by the Town Council.

There are different levels of amendments to the Special Use Permit as outlined in Article XI, Special Uses and Additional Use Regulations, of the Zoning Ordinance. Section 1102.7 describes the criteria for each type of amendment. These generally relate to increasing the floor area, material effect, and modifying an approved stipulation.

- The first level is the Managerial Amendment which is reviewed by Town staff and acted upon by the Town Manager (with a 7-day review period by the Town Council). The recent Scottsdale Plaza amendment fell into this category. There was a net loss of square footage (which the total floor area went from 464,935 square feet to 451,930 square feet). This, along with the reduction in dining area, reduced parking demand from a minimum of 571 parking spaces to 455 parking spaces. It also reduced traffic demand from a total of 4,989 weekday trips to 3,411 weekday trips and reduced from a total of 5,472 weekend trips to 3,741 weekend trips). Compliance with the managerial criteria are outlined in the March 10th approval letter (Attachment C). The Planning Commission is not part of this review and approval process (and why the Planning Commission did not receive notice or input). However, in the future, approved Managerial Amendments could be forwarded to the Planning Commission for your information.
- The second level is the Minor Amendment which is reviewed and acted upon by the Planning Commission (unless it is appealed where it would go to Town Council).

- The third level is the Intermediate Amendment which generally applies to a portion of the site which the Town Council provides a Statement of Direction to the Planning Commission, the Planning Commission makes a recommendation, and the Town Council acts upon.
- The fourth level is the Major Amendment which applies to the entire site which the Town Council provides a Statement of Direction to the Planning Commission, the Planning Commission makes a recommendation, and the Town Council acts upon.

ATTACHMENTS

A. Staff Report
B. Article XI
C. SUP-22-02 Excerpts
D. SUP-25-01 Excerpts

Article XI. SPECIAL USES AND ADDITIONAL USE REGULATIONS [564 605 609 633 657 658 659 2017-05 2019-04 2019-07]

Section 1101. General Purpose; Applicability.

The purpose of this Article is to implement the Town of Paradise Valley General Plan. The General Plan recognizes and values the Town's unique role as a low-density residential community and requires the Town to preserve and maintain the community's primarily one-acre, single-family residential character. The provisions of this Article are intended to further the goals and policies of the General Plan by ensuring that primarily non-residential uses and structures do not adversely affect the integrity and enjoyment of adjacent residential neighborhoods. These regulations also are intended to ensure that proposals for the revitalization and improvement of existing, primarily non-residential, sites as well as the development of new, primarily non-residential, sites include community impact assessments that address project effects on traffic, natural features, and light, noise, dust and odor pollution. In addition, these provisions are intended to promote the General Plan's goal of maximizing the security and aesthetic benefits of visual openness throughout the town by establishing a process to set specific limits on site development parameters.

This Article contains standards for development, review, and approval of land uses which because of their unique nature and because of concern for compatibility with adjacent development or the community as a whole, or because of anticipated impacts on traffic and other public facilities, require review and approval on a case by case basis. These standards are administered through Special Use Permits, Conditional Use Permits, and Temporary Use Permits:

A. Special Use Permits are issued for resorts, medical offices, religious facilities, private schools, non-profit organizations, country clubs and golf courses, utility poles and wires, guardhouses and gatehouses, access control gates, and amateur radio antennas (see Section 1102).

B. Conditional Use Permits are issued for certain dish antennas, private roadways, Personal Wireless Service Facilities (pursuant to Article XII), and municipally owned water booster facilities (see Section 1103).

C. Temporary Use Permits are issued for structures for storing materials, structures for temporary offices, outdoor storage of materials, minor assembly of structural or building components, employee parking, and for sales offices located within new residential developments (see Section 1104).

Section 1102. Special Use Permits (SUPs).

A special use is a primarily non-residential land use listed in this Article that is deemed to be generally compatible with the residential character of the Town of Paradise Valley. However, because of its potential adverse impacts on the community, a special use should be permitted only on a site that can be individually planned and developed in a manner that

promotes the goals and policies of the General Plan and that protects the surrounding neighborhoods.

The intent of these provisions is to clearly define all of the uses permitted upon the approval of a Special Use Permit and to facilitate creative, high quality development that incorporates the following:

A. The implementation of the goals and policies of the General Plan.

B. The development of substantial open space and/or recreational facilities held in common ownership, control, or management.

C. The development of adequate public and/or private streets, storm drainage, and sewer and water utilities to minimize impacts on adjacent properties.

D. The preservation of significant natural land characteristics, open space, and view corridors.

E. Building design, site design, and construction of amenities that create a unique alternative to conventional development.

F. Assurances of proper property maintenance, including common control or management of the property, and the use of stringent development standards, or as appropriate, property owners' associations and recorded covenants, conditions and restrictions.

G. The preservation and enhancement of the neighborhood's appearance.

H. The construction or development of improvements that create substantial public benefits.

I. The incorporation of standards to ensure that the development will have minimal impact on adjacent properties.

Section 1102.1. Nature of Special Use Permit.

The issuance, or conditional issuance, of a Special Use Permit (or "SUP") is an act of the Town Council that permits certain primarily non-residential land uses. The decision whether to grant, or to condition the grant of, a Special Use Permit or an intermediate or major amendment thereto is entirely within the legislative discretion of the Town Council and the denial of a Special Use Permit or an intermediate or major amendment thereto is not the denial of a right, conditional or otherwise. The ability of an applicant to comply with the development standards set forth in this Article or elsewhere does not mean that a Special Use Permit will be approved. The decision to grant, or to condition the grant of, a managerial or minor amendment to a Special Use Permit is an administrative act and is not subject to review by referendum, as it merely implements or clarifies a policy of the town that has been previously announced or established in the Zoning Code and General Plan, or

a previous legislative act, and does not prescribe a new public purpose, policy, or plan. The decision to grant, or to condition the grant of, a Special Use Permit or an intermediate or major amendment is, on contrast, a legislative act subject to review by referendum.

In the exercise of its legislative discretion, the Town Council may modify the development standards, or permit additional related uses, for the special uses listed in this article or elsewhere in order to promote the goals and policies of the General Plan, in exchange for site enhancements that improve overall site design, or to promote the best interests of the Town or its residents.

Section 1102.2. Uses Permitted. [658 2017-05]

The following buildings, structures, or uses may be authorized by a Special Use Permit issued in accordance with the procedures set forth in this Article:

A. Resorts
B. Medical Offices, Kennels and Veterinary Clinics
C. Religious Facilities, Private Schools, Non-Profit Organizations, and Public/Quasi Public Structures
D. Country Clubs and Golf Courses
E. Utility poles and Wires
F. Guardhouses, Gatehouses, and Access Control Gates
G. Amateur Radio Antennas

A. Resorts

1. Definition

A resort is a facility, operated under a single unified management structure, containing guest units primarily for the temporary residency of persons in a physical setting that provides a high level of guest amenities, recreational opportunities and a quality of design that may include architectural features, extensive open space and landscaping.

2. Allowed uses

a. The primary use in a resort is guest units, including facilities necessary for administering and servicing the facility and on site parking.

b. Accessory uses may include:

i. Indoor or outdoor recreation facilities, including but not limited to swimming pools and spa or fitness facilities, tennis and other ball courts, golf courses and equestrian facilities.

ii. Retail sales, so long as they are primarily for the support and service of guests or visitors to functions at the site.

iii. Office and business services so long as they are primarily for the support and service of guests or visitors to functions at the site.

iv. Restaurants, banquet rooms and food service facilities which may include live music, entertainment and dancing.

v. Meeting and public assembly facilities.

vi. Dwelling units.

vii. Any other resort-related use specifically approved in a Special Use Permit

3. Signs

All signs shall comply with Article XXV, Signs, or as may have been previously specified in a particular Special Use Permit.

B. Medical Office, Kennels and Veterinary Clinics [633 658 2019-07]

1. Definition

A medical office, including a medical clinic, consists of a building or part of a building used solely for the purpose of consultation, diagnosis, and treatment of patients by one or more legally qualified physicians, dentists, optometrists, chiropodists, chiropractors, osteopaths, and occupational therapists, together with their qualified assistants, and without limiting the generality of the foregoing, the building may include reception areas, administrative offices, waiting rooms, consultation and treatment rooms, minor operating rooms, pharmacies and dispensaries directly associated with the medical office/clinic. A kennel, including a veterinary clinic, consists of a building or a part of a building used for reception areas, administrative offices, waiting rooms, play areas and animal retaining/caging units, consultation and treatment rooms, minor operating rooms, and rooms for the diagnosis and treatment of animals by one or more legal qualified veterinarians, together with their qualified assistants.

2. Allowed uses

a. Offices for medical practitioners and veterinarians; and kennel uses.

b. Outpatient surgical facilities where patient stays do not exceed 48 hours.

c. Medical laboratories.

d. Physical therapy facilities.

e. Pharmacies, subject to specific approval of such use by the terms of an approved Special Use Permit, and pursuant to the following restrictions:

i. There shall be no external signage for a pharmacy other than a tenant identification sign for the surrounding medical office SUP complex.

ii. Addition of a pharmacy use within a Medical Office Special Use Permit Zone shall be permitted only upon the approval of an Intermediate Amendment to the Special Use Permit as provided for in Section 1102.7(C).

iii. Hours of operation shall be not earlier than 8:00 a.m. and not later than 6:00 p.m. – Monday through Saturday.

f. Medical Marijuana Dispensaries, subject to the following pre-conditions and restrictions:

i. Preconditions to the Acceptance of an Application.

1. Prior to and as a pre-condition to a Medical Marijuana Dispensary applicant submitting an application for or obtaining a Special Use Permit ("SUP") in compliance with the requirements and limitations and conditions set forth below, the applicant shall determine whether any existing operating Medical Marijuana Dispensary(ies) is/are located within ten (10) miles from the approximate center of the Town, which is defined as the latitude 33°33'25.7"N and longitude 111°57'30.0"W, and whether such existing operating Medical Marijuana Dispensary(ies) is/are located within or without the boundaries of the Town (each an "Available Facility" and, if more than one, collectively "Available Facilities").

2. If there is an existing Available Facility or Available Facilities an Application for a SUP Amendment for the operation of a Medical Marijuana Dispensary within the Town shall be refused.

3. If the applicant states in the submitted application that there are no Available Facilities but the Town has reasons for questioning such statement in the application, then the applicant shall be required, at applicant's cost, to hire a consultant selected by the Town who will determine whether there are any Available Facilities. If the selected consultant determines that there is an existing Available Facility or Available Facilities, then the Application for a SUP Amendment for the operation of a Medical Marijuana Dispensary within the Town shall be refused.

ii. Processing of Valid Applications and Restrictions

1. The number of medical marijuana dispensaries within the Town of Paradise Valley, if any, shall be limited to no more than one within

the boundaries of the Town. Said dispensary shall be allowed only in the Medical Office SUP District and only upon the approval of an Intermediate or Major Amendment to a Special Use Permit.

2. The minimum requirements of this section shall apply to all applications for a medical marijuana dispensary use in a SUP Medical Office District as well as proof of compliance with all DHS regulations related to medical marijuana dispensaries.

3. In addition to the foregoing requirements, applicants for a medical marijuana dispensary shall provide the following:

(1) Copy of the operating procedures adopted in compliance with A.R.S. § 36-2804(B)(1)(c).

(2) Proof of a valid registration certificate and identification number from DHS for the dispensary and its board members and agents.

(3) A security plan showing a floor plan, type and description of and specifications for security measures that the medical marijuana dispensary will use to secure, enclose and lock the dispensary, as required by State law and DHS regulations.

(4) Exterior site and parking plan; and a traffic generation, route, and internal circulation plan prepared by a licensed traffic engineer with experience in this type of land use consideration.

iii. Additional Regulations and Standards for Medical Marijuana Dispensaries

(1) Prior to Town approval of the occupancy of any tenant or operator of a medical marijuana dispensary, the owner of the medical office complex shall submit for Town Manager review and approval criminal background information and releases regarding the prospective tenant and all employees to be hired by the tenant; ;. audited financial statements evidencing that the entities or persons who will own or operate the medical marijuana dispensary have adequate assets, financing, and net worth to appropriately fund a safe and secure medical marijuana; and detailed operations evidencing appropriate policies, protocols and operations procedures to ensure that the medical marijuana dispensary will run and operate in a safe and secure manner. The Town may request such additional information the Town deems reasonable and necessary.

(2) Medical marijuana dispensaries shall be limited to the use of dispensing medical marijuana products and shall be prohibited from any other or related use such as a bookstore, spa, restaurant, or coffee shop.

(3) No drive-through service shall be allowed at any medical marijuana dispensary.

(4) No on-site consumption of any product containing medical marijuana shall be allowed at any medical marijuana dispensary.

(5) Medical marijuana dispensaries located within the Town shall be prohibited from making any home deliveries of marijuana unless otherwise mandated by law.

(6) Medical marijuana dispensaries shall be prohibited from offering free or discounted samples of their merchandise.

(7) Means of preventing smoke, odors, debris, dust fluids and other substances from exiting a medical marijuana dispensary shall be provided with enhanced ventilation and filter systems.

(8) No minors under 21 years of age are permitted within a medical marijuana dispensary unless accompanied by a parent or guardian.

(9) No youth activities, including, but not limited to, outdoor basketball hoop structures, playgrounds, and skate parks**,** shall be permitted on the same medical office complex site that has an approved medical marijuana dispensary use.

(10) If the State prohibits any medical marijuana dispensary within the Town, any Amendment to a Special Use Permit adding a medical marijuana dispensary use shall be deemed immediately revoked by operation of law. The underlying Special Use Permit shall remain.

(11) A medical marijuana dispensary shall be**:** at least 1,500 feet from the following existing uses, as measured within the Paradise Valley municipal limits only: (a) educational institutions**;** (b) places of worship**;** (c) parks and recreational facilities**;** or (d) youth centers; at least 5,280 feet from any other medical marijuana dispensary**;** and at least 300 feet from any residential use in any residential district or any resort or residential use under any Special Use Permit property that permits resort uses. All distances shall be measured from the wall of the office suite or space occupied by the medical marijuana dispensary nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.

(12) A medical marijuana dispensary shall have operating hours not earlier than 8:30 a.m. and not later than 2:30 p.m. – Monday through Friday**,** unless longer hours are prescribed by any laws, or as prescribed in an intermediate Special Use Permit amendment.

(13) There shall be no external signage including, but not limited to, any special event signage, for a medical marijuana dispensary other than a tenant identification sign for the surrounding medical office SUP complex, and no symbols, representations, or slang for the word "marijuana" or its components shall be used on any external signage.

(14) All activity related to medical marijuana dispensaries shall be conducted in compliance with Arizona Revised Statutes, Title 36, A.R.S. § 36-2801 et seq., DHS rules and regulations and other implementing state statutes and administrative regulations.

(15) An SUP amendment for a medical marijuana dispensary shall not become effective until the owner of a Medical Office SUP District property has completed all DHS requirements and obtained a license.

C. Religious Facility, Private School, Non-Profit Organization, Public/Quasi Public

1. Definitions. Any of the following that can demonstrate an exclusively non-profit or non-commercial or purely public purpose.

   a. Religious Facility - an institution primarily used for the gathering of people for the practice of religious faiths.

   b. Private School - an institution, including private charter schools, for instruction and education of children or adults and that is not operated by a public school district.

   c. Non-Profit Organization - an organization that provides social, religious, educational, family support or similar services to individuals and which is certified as a not for profit organization by appropriate state or federal agencies.

   d. Public/Quasi Public: Structures and uses principally of an institutional nature and serving a public need, such as religious institutions, schools, libraries, governmental offices, museums, post offices, police and fire stations, public utilities, and other public services that provide governmental, educational, institutional, cultural, recreational, religious, or other similar types of public services, but not including the operation of a public bar, restaurant or recreational facility as a commercial enterprise.

2. Allowed uses

   a. Halls for assembly

   b. Offices for staff or consultation

c. Classrooms, laboratories, gymnasia and similar recreational facilities

3. Signs

All signs shall comply with Article XXV, Signs, or as may have been previously specified in a particular Special Use Permit.

D. Country Club and Golf Course

1. Definition

a. Country Club - A use of land, with traditional accessory uses, the primary purpose of which is for playing golf, tennis, handball or other similar recreational activities. Memberships or fees may be required for participation.
b. Golf Course - A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse and associated uses.

2. Allowed uses

a. Golf course

b. Driving range

c. Tennis

d. Racquetball, handball and other game courts

e. Swimming pool

f. Accessory uses may include event halls, restaurants, dining facilities, bars, dance floors, weight or exercise rooms, and limited retail sales so long as they are primarily for the support and service of guests or visitors to functions at the site.

g. Any other country club and golf course related use specifically approved in a Special Use Permit

3. Signs

All signs shall comply with Article XXV, Signs, or as may have been previously specified in a particular Special Use Permit.

E. Utility Poles and Wires

1. Definitions

a. Utility poles and wires - shall mean poles, structures, wires, cable, conduit, transformers, communications equipment, and related facilities used in or as a part of the transportation or distribution of electricity or power or in the transmission of telephone, telegraph, radio or television communications or for the transmission or reception of electromagnetic radio frequency signals used in providing wireless services;

b. Existing utility poles and wires - shall mean such utility poles and wires as are in place and in operation as of the effective date of this ordinance; and

c. New utility poles and wires - shall mean such utility poles and wires as are not existing utility poles and wires and shall include such utility poles and wires as in the future may constitute replacements for, or repairs to, existing utility poles and wires, but shall not include replacements involving less than one-quarter (1/4) mile of contiguous poles and wires on any transmission or distribution line in any twelve (12) month period where the remainder of such transmission or distribution line is not also being replaced within said period; such replacements excluded from being new utility poles under the latter clause must be poles of the same or lesser size, diameter, and height, and in the same location as the pole or poles being replaced, and in addition, must be of the same class or classification as to strength and purpose within the utility industry as the pole or poles being replaced.

2. The erection of new utility poles and wires within the Town is discouraged, and, with the exception of small wireless facilities meeting the administrative approval standards specified in Article II, Section 2-5-2(I), may only be permitted by the issuance of a Special Use Permit, further provided that a Special Use Permit for erection of new utility poles and wires shall be granted only in the event the applicant makes an affirmative showing that the public's general health, safety and welfare will not be impaired or endangered or jeopardized by the erection of same as proposed. In deciding such matter, the following factors shall be considered:

a. the location and heights of such poles and wires and their relation to present or potential future roads;

b. the crossing of such lines over much traveled highways or streets;

c. the proximity of such lines to schools, churches or other places where people congregate;

d. the probability of extensive flying in the area where such poles and wires are proposed to be located and the proximity to existing or proposed airfields;

e. fire or other accident hazards from the presence of such poles and wires and the effect, if any, of same upon the effectiveness of fire fighting equipment;

f. the aesthetics involved;

g. the availability of suitable right-of-way for the installation;

h. the future conditions that may be reasonably anticipated in the area in view of a normal course of development;

i. the type of terrain;

j. the practicality and feasibility of underground installation of such poles and wires with due regard for the comparative costs between underground and overground installations (provided, however, that a mere showing that an underground installation shall cost more than an overground installation shall not in itself necessarily require issuance of a permit); and

k. in the event such poles and wires are for the sole purpose of carrying electricity or power or transmitting telephone, telegraph, radio or television communication through or beyond the Town's boundaries, or from one major facility to another, the practicality and feasibility of alternative or other routes.

F. Guardhouse, gatehouse, and access control gates

1. Definition

Guardhouses, gatehouses, and access control gates are structures or fencing and gates located within a private roadway the purpose of which is to control access to a residential development.

G. Amateur Radio Antenna

1. Definition

An amateur radio antenna, as regulated by this article, is an antenna used for amateur radio communications that exceeds 30 feet in height or the height of the main building, whichever is lower, but does not exceed 60 feet in height.

2. Bulk and density standards

The amateur radio antenna shall be subject to the standards for amateur radio antennas set forth in Table 1003.1.

Section 1102.3. Creating a Special Use Permit [657]

A. Non residential properties that currently do not have a Special Use Permit and residential properties that wish to obtain authorization for a non-residential use are

eligible to apply for a Special Use Permit. A general plan amendment may first be required as well as a rezoning of the property prior to or in conjunction with a request for a Special Use Permit.

B. The following definitions shall be used for all Special Use Permits or amendments thereto:

1. Floor Area – As defined in Article II, Section 201, of the Zoning Ordinance.

2. Lot Coverage – The square footage of the ground floor of a structure measured to its drip line, including trellises, divided by the size of the lot and expressed as a percentage.

3. Special Use Permit - The original document approved by an ordinance adopted by the Paradise Valley Town Council (that may also include an amendment to the Zoning Map as required by Article III), together with all pertinent exhibits thereto, authorizing a primarily non-residential use of the property within those categories identified in Section 1102.2.

4. Statement of Direction - A Statement of Direction is a document administered by the Town Council at the beginning of Phase II of the application process. A Statement of Direction is not a final decision of the Town Council and shall create no vested right to the approval of a Special Use Permit, nor shall any applicant for a Special Use Permit be entitled to rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit. It may address, but is not limited to the following items:
    a. Uses
    b. Lot coverage/density
    c. Massing/Scale
    d. Perimeter setbacks
    e. Maximum heights
    f. View Corridors
    g. Circulation
    h. Known issues, if any (for intermediate amendments this may includes issues outside of the geographic area)

C. Application and Approval Procedures for Special Use Permits

1. Applications for a Special Use Permit may be filed by any person, the Town of Paradise Valley, or by any federal, state, county, school district or municipal or governmental agency owning property subject to the provisions of this ordinance.

2. The applicant for a Special Use Permit must be the real property owner or must provide a letter of authorization filed on the behalf of the property owner.

3. Special Use Permit Application Process:

   a. The Special Use Permit application process is comprised of two phases. Phase I is the application submittal process, in which the applicant and Town staff work together to create a complete application. Phase II consists of the project review by the Planning Commission and the Town Council. [Please also refer to Figure 1102.4-1 for an overview of the review process.]

   b. During Phase I the applicant shall contact Town staff to start the application process. The applicant must first complete the pre-application review process in accordance with Section 2-5-2(E) of the Town Code. The Planning Department will review and provide an initial assessment of the pre-application. Thereafter, the applicant shall submit a Special Use Permit application in accordance with Section 307 of Article III of the Zoning Ordinance.

   c. After the formal application is deemed complete, Phase II begins with the project request being reviewed by the Planning Commission and Town Council. First, staff presents the application to the Town Council. The Town Council then issues a Statement of Direction within forty-five (45) days from the date of staff presentation. The formal application is then reviewed by the Planning Commission at the work study and public hearing sessions. The applicant must also hold a Citizen Review meeting before the Planning Commission holds a public hearing and makes its recommendation to the Town Council. At any time during the review process the Planning Commission may request clarification and/or expansion of the Statement of Direction based on additional information that has evolved. The Planning Commission will vote on the request at the public hearing and will make a recommendation to the Town Council. The Town Council then reviews the project and holds a public hearing. The Town Council votes to approve or deny the request in accordance with Section 308 of Article III the Town Zoning Ordinance. Should the Town Council approve the request, the Council shall also include a statement explaining the public benefit of the project.

4. Public hearings shall be held only after:

    a. One publication of a notice of the time, place and date of such hearing in a newspaper of general circulation in the Town, at least fifteen (15) days prior to such hearings; and

    b. The posting of a notice of the time, place, and date of such hearing on the affected property for at least seven (7) days prior to the date of the hearing.

    c. The applicant shall hold a Citizen Review Meeting no less than ten (10) days prior to the Planning Commission hearing in accordance with Article II, Section 2-5-2(F) of the Town Code.

5. Special Use Permit Submittal Requirements; Review Process; and Review/Approval Criteria

    a. An applicant for a Special Use Permit shall submit plans or studies deemed necessary or appropriate by the Town, which may vary depending on the type and extent of any Special Use Permit or amendment to a Special Use Permit being requested. Said plans and studies may include the following; and any other plans or studies deemed necessary and appropriate by the Town:

        i. A legal description of the parcel, including gross and net acreage. A recent American Land Title Association/American Congress on Surveying & Mapping (ALTA/ACSM) survey may be required if deemed necessary by the Town for a thorough review of the application.

        ii. A project narrative which shall include statements on: uses proposed on the property; site development phasing; architectural design philosophy; compatibility with adjoining properties; environmental impacts; water flow and pressure impacts, site access, parking and circulation; conformity with the Town's development standards and guidelines and any deviation from such standards or guidelines; and, ownership, maintenance, and management of common facilities and areas including open space.

        iii. Site plan depicting location and type of all improvements and any additional information as needed, including:

            1) Perimeter setbacks
            2) On-site parking
            3) Points of access

4) Common areas
5) Location of walls
6) Internal circulation
7) Density and intensity of uses and structures
8) Lot coverage
9) Floor Area

iv. Building plans including, schematic floor plans, building elevations and heights, an analysis of the Open Space Criteria, architectural style and details, and exterior building materials and colors.

v. Landscaping Plan.

vi. Lighting Plan with photometric study.

vii. Signage Plan.

viii. Grading plans and drainage study. Grading plans including location and proposed treatment of sloped and retention areas; calculations and maintenance responsibilities, significant topographical features of the site, and areas of the site subject to flooding.

ix. Traffic study to address the impact of the project on adjacent properties and roadway system, internal circulation and parking analysis, and any necessary roadway dedication and improvement.

x. Noise study to evaluate the compatibility of the proposed project with surrounding areas.

xi. Timing and phasing of development.

b. Within 30 calendar days of the date an application is submitted, the Town shall notify the applicant whether the application is complete. If the Town determines the application is incomplete, the Town shall indicate what additional information or documents the applicant must submit to make the application complete. The Town Manager or his designee may waive the submittal of any information or document listed in this section that he determines is not necessary to properly evaluate an application.

c. In considering an application for a Special Use Permit, not only shall the nature of the use be considered, but also the special conditions influencing its location, design and operation, the proposed location and design of buildings, parking and other facilities within the site,

the amount of traffic likely to be generated and how it will be accommodated, compatibility with the residential character and zoning of the Town, and the influence that such factors and development in accordance with the Special Use Permit application are likely to exert on adjoining properties.

d. The recommendation by the Planning Commission for approval of an application, or the ultimate approval thereof by the Town Council, may be granted upon such conditions reasonably related to the use of the subject property or impact on appurtenant properties or on the Town as are deemed proper, including but not limited to, the requirement that the applicant post a bond in such amount as may be deemed appropriate to secure and assure the performance of any or all conditions set forth in the Special Use Permit; the requirement that the proposed buildings and structures be constructed in a prescribed sequence; and the imposition of time limits for commencement or completion of construction.

e. An applicant for a Special Use Permit who proposes to improve a project in more than one phase may identify the initial phase of development as Phase I and may identify other and subsequent phases for completing remaining improvements. On-site and off-site improvements for Phase I shall be in proportion to the scale of development as deemed appropriate by the Town. The Town may require additional improvements to be completed in conjunction with the initial or subsequent phases. Improvements shown in the final development must comply with all Town of Paradise Valley ordinances, standards and policies for the proposed development unless otherwise approved by the Town Council in conjunction with approval of the Special Use Permit. The applicant's intention to develop the project in phases shall be indicated in the application narrative and shall be depicted on the site plan for the entire project. Amendments to approved phases or the creation of additional phases shall be reviewed according to the procedures set forth in this article for intermediate or major amendments. The Commission shall hold a public hearing on the application, for the purpose of recommending whether the granting of the application would serve the public safety, health, or welfare of the Town. After such public hearings, the Commission shall submit to the Town Council its recommendation of approval or disapproval of the application.

f. An approved Special Use Permit, shall be assigned an identifying number, shall be adopted by ordinance and shall constitute an amendment to, and be shown on, the Town's Official Zoning Map. An ordinance granting a Special Use Permit shall set forth the terms and conditions of approval for a Special Use Permit. The terms and conditions set forth in the ordinance shall be complied with as a

condition to the establishment of any use on the site and shall be maintained as a condition of the continuation of the use. No use shall be made of property that is subject to a Special Use Permit except as allowed by the ordinance granting the Special Use Permit or as allowed by this article.

6. Application fees for Special Use Permits shall be as set forth in the Town's Fee Schedule.

Section 1102.4 Commencement of Use or Occupancy

No use or occupancy approved under a Special Use Permit shall be commenced or maintained upon a lot or parcel except in accordance with an approved site plan which accurately reflects such use and occupancy.

Section 1102.5 No Variance From Special Use Permit.

No variance from the terms, provisions, or conditions of a Special Use Permit shall be granted by the Board of Adjustment. Applications to modify the terms, provisions, or conditions of a Special Use Permit may be filed in accordance with the amendment procedures set forth in this article.

Section 1102.6 Subsequent Approvals; Rezoning of a Special Use Permit Property to another Zoning District Classification.

A. Approval of a subsequent Special Use Permit on a site shall void all existing Special Use Permits on the site if so provided in the ordinance adopting the Special Use Permit.

B. A request to rezone property from a Special Use Permit designation to another zoning district classification may be filed in accordance with the provisions of Article III of the Zoning Ordinance. However, such a request may first require an amendment to the General Plan as it pertains to the property.

Section 1102.7 Types of Amendments to Special Use Permits.

An "Amendment to a Special Use Permit," is any change to an existing Special Use Permit. There are four categories of amendments: Managerial, Minor, Intermediate, and Major.

A. Managerial Amendment

A Managerial Amendment to a Special Use Permit shall include any proposal which does not:

1. Change or add any uses; or

2. Increase the floor area of the project by more than 1000 square feet or constitute an increase of more than 2% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period; or

3. Increase the number of units or structures, with the exception of playground equipment shade structures; or

4. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties with the exception of playground equipment shade structures; or

5. Change in any respect any stipulation(s) governing the original Special Use Permit; or

6. Change the vehicular or emergency circulation or the required parking or loading space or traffic; or

7. Change the architectural style of the approved SUP (renderings/plans).

B. Minor Amendment

A Minor Amendment to a Special Use Permit shall include any proposal which is not a Managerial Amendment and does not:

1. Change or add any uses; or

2. Increase the floor area of the project by more than 5000 square feet or constitute an increase of more than 15% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, whichever is less, with any such increase to be measured cumulatively over a sixty month period; or

3. Have any material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated; or

4. Change the architectural style of the existing Special Use Permit.

C. Intermediate Amendment

An Intermediate Amendment to a Special Use Permit shall include any proposal which does not:

1. Change or add any uses; or

2. Increase the floor area of the project by more than 40% upon the existing or, if still under construction, approved floor area square footage of the affected SUP property, with any such increase to be measured cumulatively over a sixty month period; or

3. Have any significant material effect on the adjoining property owners that is visible, audible, or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.

D. Major Amendment

A Major Amendment to a Special Use Permit is any proposed amendment that does not qualify as a Managerial, Minor, or Intermediate Amendment.

1102.8 Application and Approval Process for Amendments to Special Use Permits [659 2019-04]

The application process for an amendment to a Special Use Permit is comprised of two phases. Phase I is the application submittal process, in which the applicant and Town staff work together to create a complete application. Phase II consists of the formal project review. [Please also refer to Figure 1102.4-1 for an overview of the review process.]

A. Managerial Amendments

1. The applicant must first complete the pre-application review process in accordance with Section 2-5-2(E) of the Town Code. A formal application can then be made to the Town in accordance with Section 1102.3 of this Article. The Town Manager or his designee will then review and either approve or deny the application, or reclassify the application to a different category of Special Use Permit amendment.

2. The Town Manager (or designee) shall transmit all determinations approving a Managerial Amendment to the Town Council within two (2) business days of making the determination.

3. The Town Manager's (or designee's) decision shall be final unless within seven (7) calendar days after the Town Manager's (or designee's) written determination at least three (3) members of the Town Council submits a written request to the Town Manager to appeal the determination approving the Managerial Amendment application.

4. The Town Council shall have the authority to decide appeals from the written determination of the Town Manager (or designee) approving a Managerial Amendment application. The appeal shall be set for consideration at a Town Council meeting within fourteen calendar (14) days after the Town Manager's receipt of the third written appeal request. The Town Council shall first

decide, by a majority vote of the members present and not otherwise disqualified, to affirm whether the Town Manager's (or designee's) decision meets the criteria for a Managerial Amendment. If the Council decides that the criteria have been met, then there shall be no further appeal and the Managerial Amendment is final. If the Council decides that the criteria have not been met, the Town Council may deny the Managerial Amendment, in whole or in part, or reclassify the application to a different category of Special Use Permit amendment. A majority vote of the voting members shall be necessary to deny or modify the decision of the Town Manager (or designee); otherwise the written determination shall be affirmed**.**

B. Minor Amendments

1. The applicant must first complete the pre-application review process in accordance with Section 2-5-2(E) of the Town Code. A formal application can then be made to the Town in accordance with Section 1102.3 of this Article. The Planning Commission shall review all applications for Minor Amendments to determine whether they meet the criteria for Minor Amendments as defined. An application submitted as a Minor Amendment but determined by the Planning Commission to be an Intermediate or Major Amendment shall have to be resubmitted by the applicant as an Intermediate or Major Amendment. The Commission shall hold a public hearing on Minor Amendments to determine whether the granting of the amendment would serve the public health, safety or welfare of the Town and whether the requirements of this article are met. Notice of the public hearing, in the same manner as required in Section 1102.3 of this article, shall be given.

2. The Town Council shall have the authority to hear and decide appeals from the action of the Planning Commission in the granting or denying of a Minor Amendment, or appealing any requirement imposed by the Planning Commission as a condition of approval of a Minor Amendment.

   An appeal from a decision made by the Planning Commission may be taken within 15 days by an aggrieved person on a form provided by the Community Development Department and shall specify the basis of the appeal.

   An appeal shall be heard by the Town Council de novo. The concurring vote of a majority of members present and not otherwise disqualified shall be necessary to reverse or modify a requirement or decision of the Planning Commission, otherwise such requirement or decision shall be affirmed.

   The Town Council shall fix a reasonable time for its hearings and give notice thereof to the parties in interest and the public by publishing notice in a newspaper of general circulation in the Town of Paradise Valley, giving at least fifteen days' notice of such hearing; and by posting the subject property at least seven days prior to the hearing.

3. Minor Amendments shall be appended to the site plan in the form of an attachment to existing exhibits, and shall, absent an appeal, not require Town Council approval.

C. Intermediate Amendments

1. The applicant must first complete the pre-application review process in accordance with Section 2-5-2(E) of the Town Code**.** A formal application can then be made to the Town in accordance with Section 1102.3 of this Article. The process for approval of an Intermediate Amendment will include a formal application, staff review, then a Town Council preview for a Statement of Direction on the application.

2. The scope of the Intermediate review will be limited to the geographic area of the property on which amendments or changes have been requested; and those areas necessarily or likely to be impacted by the proposed amendment or changes.

3. The application will then continue on to the Planning Commission for review; which shall be limited in time to 90 days. At the end of its review, the Commission will make a recommendation for approval or denial to the Town Council. Upon submission of the Commission's recommendation, the Town Council shall hold a public hearing to determine whether the granting of the application would serve the public health, safety or welfare of the Town and whether the requirements of this article are met. Notice of the public hearing, as required in Section 1102.3 of this Article shall be given. If the Town Council approves the application, its decision, whether by ordinance or resolution or otherwise (as the circumstances may dictate) shall include a statement explaining the public benefit of the amendment to the Special Use Permit.

D. Major Amendments

1. The applicant must first complete the pre-application review process in accordance with Section 2-5-2(E) of the Town Code. A formal application can then be made to the Town in accordance with Section 1102.3 of this Article. The process for approval of a Major Amendment will include a formal application, staff review, and then a Town Council preview for a Statement of Direction on the application.

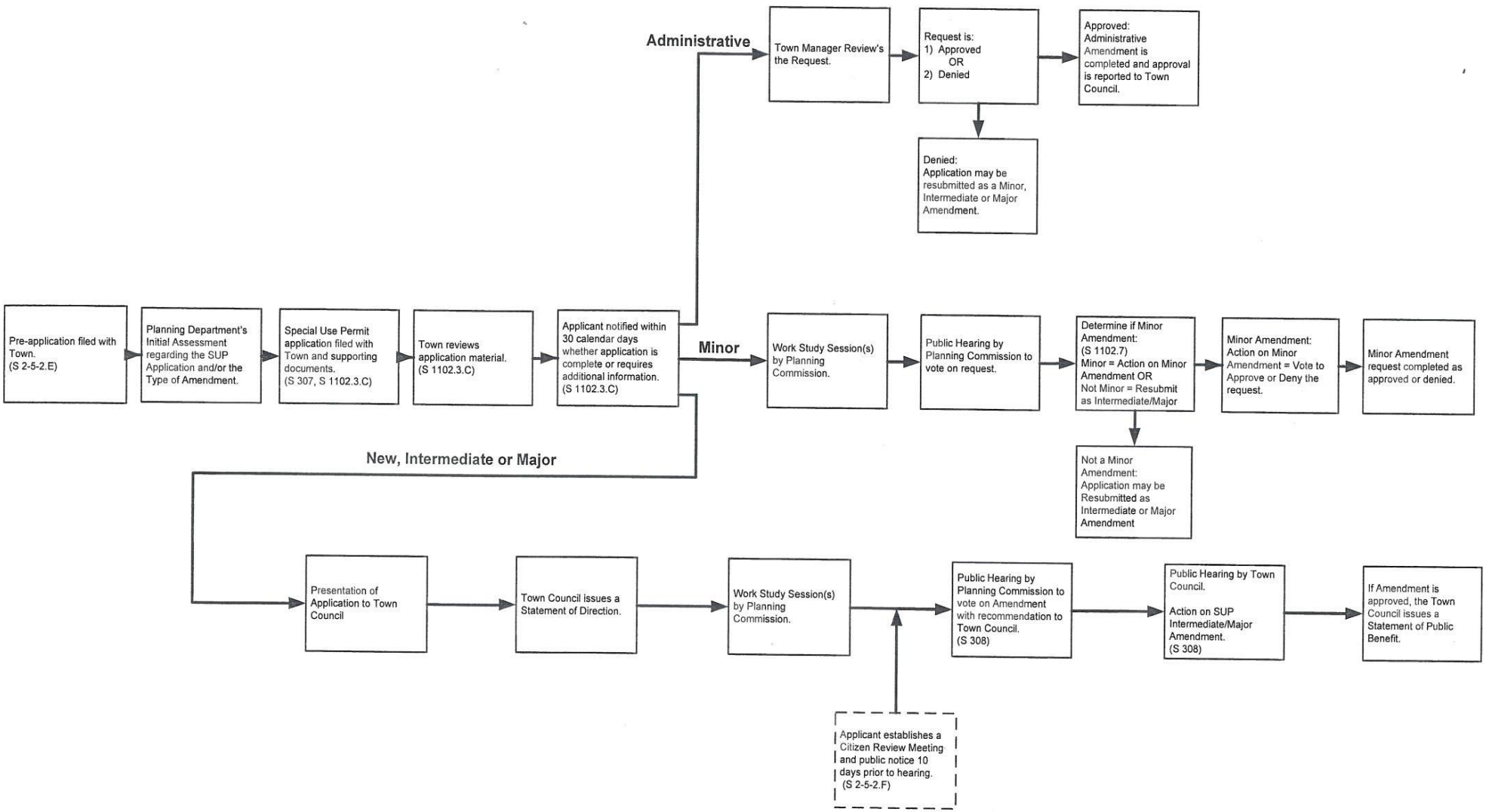
2. The application will then continue to the standard Planning Commission review which is subject to the limits contained in Article II, Section 2-5-2(D), of the Town Code. At the end of its review, the Commission will make a recommendation for approval or denial to the Town Council. Upon submission of the Commission's recommendation, the Council shall hold a public hearing to determine whether the granting of the application would serve the public health,

safety or welfare of the Town and whether the requirements of this article are met. Notice of the public hearing, as required in Section 1102.3 of this article shall be given. If the Town Council approves the application, its decision, by ordinance, shall include a statement explaining the public benefit of the amendment to the Special Use Permit.

E. Detailed Application and Approval Procedures for Amendments to Special Use Permits

The detailed procedures and submittal requirements for amendments to Special Use Permits are the same as those listed in Section 1102.3 C.3. However, sections 1102.3 C.5(e) and (f) do not apply to Managerial or Minor Amendments. The application processes for all amendments to Special Use Permits are also as generally depicted in Figure 1102.4-1.

Figure 1102.4-1
Application Process for Special Use Permit



Section 1103. Conditional Uses.

A conditional use is a land use that is listed is this article as a permitted use subject to obtaining a conditional use permit. A conditional use may be appropriate in some locations and may not be appropriate in other locations due to the particular physical or operational characteristics of the conditional use. The purpose of the conditional use permit process is to determine as an administrative act by the Town, and on a case by case basis, whether through compliance with prescribed development standards or through the imposition of development conditions the requested conditional use can be made compatible with surrounding existing or approved or anticipated land uses.

Section 1103.1. Nature of Conditional Use Permit.

The grant of a conditional use permit is an administrative act and not subject to reviews by referendum. A permit for a conditional use may be granted only if findings are made by the Planning Commission or, if the Planning Commission decision has been appealed, the Town Council that the standards for approval have been met by the applicant. A conditional use permit may be approved subject to compliance with additional conditions that are necessary or appropriate to reduce the impacts of the proposed use on neighboring properties and the community as a whole.

Section 1103.2. Uses Permitted. [605]

A. Dish Antennas that are greater than three feet in diameter, Broadcast Towers, Microwave Antennas, Personal Wireless Service Facilities and similar structures that project skyward as specified in Section 1003 Tall Structures and Antennas. Dish antennas that are three feet or less in diameter are not regulated by this ordinance.

   1. Definition

   These structures and facilities are for the reception or retransmission of over-the- air electronic communications.

   2. Bulk, Density and Height Standards shall be as provided in Section 1003.

B. Private Roadways

   1. Definition

   A roadway not dedicated to or maintained by the Town of Paradise Valley that provides access to properties. A private roadway shall be established only in conjunction with the vacation of a public roadway or in conjunction with the creation of a lot or lots and shall provide access to such lots.

   2. Standards

3. The following shall be reviewed in conjunction with approval of the development of the private roads:

   a. Right of way width - the minimum right of way shall be 50 feet

   b. Paved roadway width:

      i. where the roadway is to provide access to one or two residences, the driving surface shall not be less than 16 feet in width and shall be covered at a minimum with a 4 inch depth of aggregate base course meeting Town Standards (Article 5-6 of the Town Code) or a minimum of a 4 inch depth of decomposed granite.

      ii. where access to a public road for three or more residences is to be provided by a private road, all standards and requirements for subdivisions as contained in the codes and ordinances of the Town of Paradise Valley shall apply, and such private road shall be subject to those conditions imposed by reason of issuance of a conditional use permit.

   c. All private roads, for so long as they shall remain private, shall be maintained to the foregoing standards, and in the event the Town of Paradise Valley is required to perform any maintenance upon the same for the health, safety, and welfare of the people of the Town of Paradise Valley, the Town may assess the cost thereof against the party, heirs, executors, administrators, legatees and assignees of the residential parcels that were included in the subdivision or lot split or parcels utilizing or benefitting from the private road. Agreement thereto by such applicant shall be a condition of issuance of any subdivision approval, lot split approval, or any residential building permit in a subdivision or lot split that utilizes or benefits from the private road.

C. Municipally-Owned Water Booster Facilities

1. Definition

   "Municipally-Owned Water Booster Facilities" are secured parcels of land, enclosed by fencing or a wall, containing mechanical and electrical equipment, piping, surge tanks, control valves, telemetry electronics and other appurtenances on the premises for the sole purpose of distributing potable and/or fire safety water to residential neighborhoods and commercial properties through a water supply system owned by a municipality.

2. Standards

   Municipally-Owned Water Booster Facilities shall meet the following standards:

   a. Such Facilities may be placed (i) on private property in any zoning district within the Town with property owner approval, including, but not limited to,

property upon which the applicant has obtained the grant of an appropriate easement for the installation or construction of such facilities from the private property owner; and/or (ii) in the Town's right-of-way with the authorization of the Town Manager or his designee;

b. All equipment within the Facility shall be adequately secured and enclosed by a wall or fence with a minimum height of eight (8) feet and a maximum height of eleven (11) feet, measured from the highest outside finished grade, and composed of finished materials such as stucco, brick, stone, wrought iron with redwood slats, solid metal, wood, or tile;

c. Mechanical equipment, tanks and facility buildings and appurtenances shall not exceed eleven (11) feet in height except for any telemetry and exhaust venting equipment.

Section 1103.3 Application for Conditional Use Permit.

A. Applications for conditional use permits may be filed by any person, the Town of Paradise Valley, or by any federal, state, county, school district, or municipal or governmental agency owning property subject to the provisions of this ordinance. The applicant must be the real property owner or must provide a letter of authorization to file on the behalf of the property owner.

B. Applications for conditional use permits or appeals shall be accompanied by a fee which is set forth in the Town's fee schedule.

C. An application for a conditional use permit thereto shall contain a site plan that includes the following information:

1. A legal description of the parcel, including gross and net acreage. A recent American Land Title Association/American Congress on Surveying & Mapping (ALTA/ACSM) survey may be required if deemed necessary for a thorough review of the application.

2. A project narrative that includes a purpose statement for uses proposed in the application.

3. Drawings and descriptions showing the following where relevant to the proposed use:

a. significant topographical features of the site or area.

b. all lots to be served by a proposed private roadway and access to the nearest improved public roadway.

c. the locations and elevations of all adjacent habitable structures on properties adjacent to a proposed antenna structure.

Section 1103.4 Authority of Planning Commission; required findings.

A. The Planning Commission is authorized to hear applications for and grant those special exceptions designated in this article as conditional uses upon finding that the use covered by the conditional use permit, or the manner of conducting the same:

   1. will not cause a significant increase in vehicular or pedestrian traffic in adjacent residential areas; or emit odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions; or contribute in a measurable way to the deterioration of the neighborhood or area, or contribute to the downgrading of property values.

   2. will be in compliance with all provisions of this ordinance and the laws of the Town of Paradise Valley, Maricopa County (if applicable), State of Arizona, or the United States of America.

   3. will be in full conformity to any conditions, requirements or standards prescribed in the permit.

   4. will not conflict with the goals, objectives or purposes of the zoning district or Policies of the Town of Paradise Valley as set forth in the Town's General Plan.

B. The burden of proof for satisfying the requirements set forth in subsection A of this section shall rest with the applicant.

C. Where a conditional use permit is specifically required by the terms of this article, no structure, building, or land shall be used until a conditional use permit has been granted by the Planning Commission or the Town Council.

D. Any structural alteration to the interior or exterior of a structure or building containing any of the uses referred to in section 1103.2 of this ordinance, other than maintenance, shall require the securing of a conditional use permit.

E. Structures or buildings devoted to any use which is permitted under the terms of this article subject to the securing of a conditional use permit may be altered, added to, enlarged, expanded, or moved from one location to another on the lot only after securing a new conditional use permit, unless the Planning Commission or Town Council has previously issued a conditional use permit for such alteration, addition, enlargement, or expansion; and any use of the land which is permitted under the terms of this article subject to the securing of a conditional use permit may be extended over the lot on which such use is located only after securing a new conditional use permit, unless the Planning Commission or Town Council has previously issued a conditional use permit for such extension.

Section 1103.5 Revocation of Conditional Use Permits.

A. A conditional use permit may only be revoked by the Planning Commission upon a finding that there has been material noncompliance with a condition prescribed in conjunction with the issuance of the conditional use permit or that the use covered by the conditional use permit or the manner of conducting the same violates the standards listed in this article that govern the granting of the conditional use permit.

B. Revocation of a conditional use permit shall become final only after:

   1. the fifteen-day period expired within which an appeal may be filed; or

   2. a decision of the Town Council upholding the revocation.

Section 1103.6 Notice and Hearings.

The Planning Commission shall fix a reasonable time for its hearings and give notice thereof to the parties in interest and the public by publishing notice in a newspaper of general circulation in the Town of Paradise Valley, giving at least fifteen days' notice of such hearing; and by posting the subject property at least seven days prior to the hearing.

Section 1103.7 Appeals.

A. The Town Council shall have the authority to hear and decide appeals from the action of the Planning Commission in the granting or denying of conditional use permits.

B. An appeal from a requirement or decision made by the Planning Commission may be taken within 15 days by an aggrieved person on a form provided by the Community Development Department and shall specify the basis of the appeal.

C. An appeal shall be heard by the Town Council de novo. The concurring vote of a majority of members present and not otherwise disqualified shall be necessary to reverse or modify a requirement or decision of the Planning Commission, otherwise such requirement or decision shall be affirmed.

D. The Town Council shall fix a reasonable time for its hearings and give notice thereof to the parties in interest and the public by publishing notice in a newspaper of general circulation in the Town of Paradise Valley, giving at least fifteen days' notice of such hearing; and by posting the subject property at least seven days prior to the hearing.

E. Any person aggrieved by any decision of the Town Council may file a complaint for special action in the superior court to review the Town Council's decision.

Section 1104 Temporary Use Permits.

A temporary use permit grants: (1) authority to establish a temporary off-site construction facility in support of construction at another location which may consist of materials and machinery storage, temporary buildings and/or trailers, and construction-related activities;

or (2) a permit for the temporary establishment of an on-site sales facility that is required during the initial promotional or sales activities of a new project.

Section 1104.1 Nature of Temporary Use Permit.

The grant of a temporary use permit is an administrative act. A temporary use permit shall be granted if the application meets the requirements set forth in this article and any conditions imposed on the authorized uses and activities.

Section 1104.2 Uses Permitted.

A. Structures for storing materials

B. Structures for temporary offices

C. Outdoor storage of materials

D. Minor assembly of structural or building components

E. Employee parking

F. Sales office located within a new residential development subject to the following standards:

   1. Minimum 20-foot setback to property lines will be required of any office located in a freestanding structure.

   2. limited to one per lot or subdivision and it shall not contain cooking appliances.

   3. the office may be located on the lot or subdivision under construction only during the period that the building(s) is being constructed and must be removed from the site after the construction is completed or upon expiration of two years from the time of issuances of the temporary use permit or building permit.

   4. if the office is for a subdivision under one ownership, it may be placed on any lot in the subdivision.

G. Other temporary construction support facilities

Section 1104.3 Application and Approval Procedures for Temporary Use Permits.

A. An application shall be obtained from the Town of Paradise Valley prior to commencing an activity or use permitted with a temporary use permit. The application shall also contain written permission for such use by the owner or legal representative of the off-site property.

B. The application shall list all proposed activities, designated locations, points of access and hours of operation of proposed activities to be conducted on the site.

C. The application shall indicate any proposed screening or buffering.

D. The temporary use permit, if approved, shall be valid for two years or until the date of issuance of the Certificate of Occupancy, Certificate of Completion or approved final inspection of the construction project, whichever occurs first.

E. The application shall be acted upon within seven days of filing.

F. An application for a six month time extension of a temporary use permit shall be granted if the activities or uses authorized by the temporary use permit are in compliance with the requirements set forth in this section and any conditions attached to the permit.

Section 1104.4 Authority of Town Manager.

The Town Manager or his designee is authorized to grant applications for temporary use permits.

Section 1104.5 Revocation of temporary use permits.

A. The Town Manager or his designee may revoke a temporary use permit if the permitee violates any requirement set forth in this section or any condition attached to the permit.

B. Notice of intention to revoke a temporary use permit shall be mailed to the permit holder and shall be posted on the property subject to the permit at least 5 calendar days before a permit may be revoked. The permit holder shall be given an opportunity to be heard before a revocation decision is rendered by the Town Manager or his designee.

Section 1105 Violations of Special Use Permits, Conditional Use Permits and Temporary Use Permits.

A violation of any requirement of this article that governs uses, structures and activities permitted through issuance of a Special Use Permit, a Conditional Use Permit or a Temporary Use Permit and a violation of any condition imposed by a Special Use Permit, Conditional Use Permit or a Temporary Use Permit shall constitute a violation of the Zoning Ordinance and shall be punishable as provided in Article XIV of this ordinance.

FOOTNOTE:

564 Ordinance # 564 – 11/03/2005 (Repealed and Replaced)
605 Ordinance # 605 – 09/25/2008
609 Ordinance # 609 – 10/22/2009
633 Ordinance #633 – 04/28/2011
657 Ordinance #657 – 11/15/2012
658 Ordinance #658 – 11/15/2012
659 Ordinance #659 – 11/15/2012
Ordinance 2017-05 – 08/08/22017
Ordinance 2019-04 – 04/11/2019
Ordinance 2019-07 – 10/22/2020

2.2 MASTER PLAN
PROGRAM

COLOR LEGEND - BUILDING PROGRAM TYPES

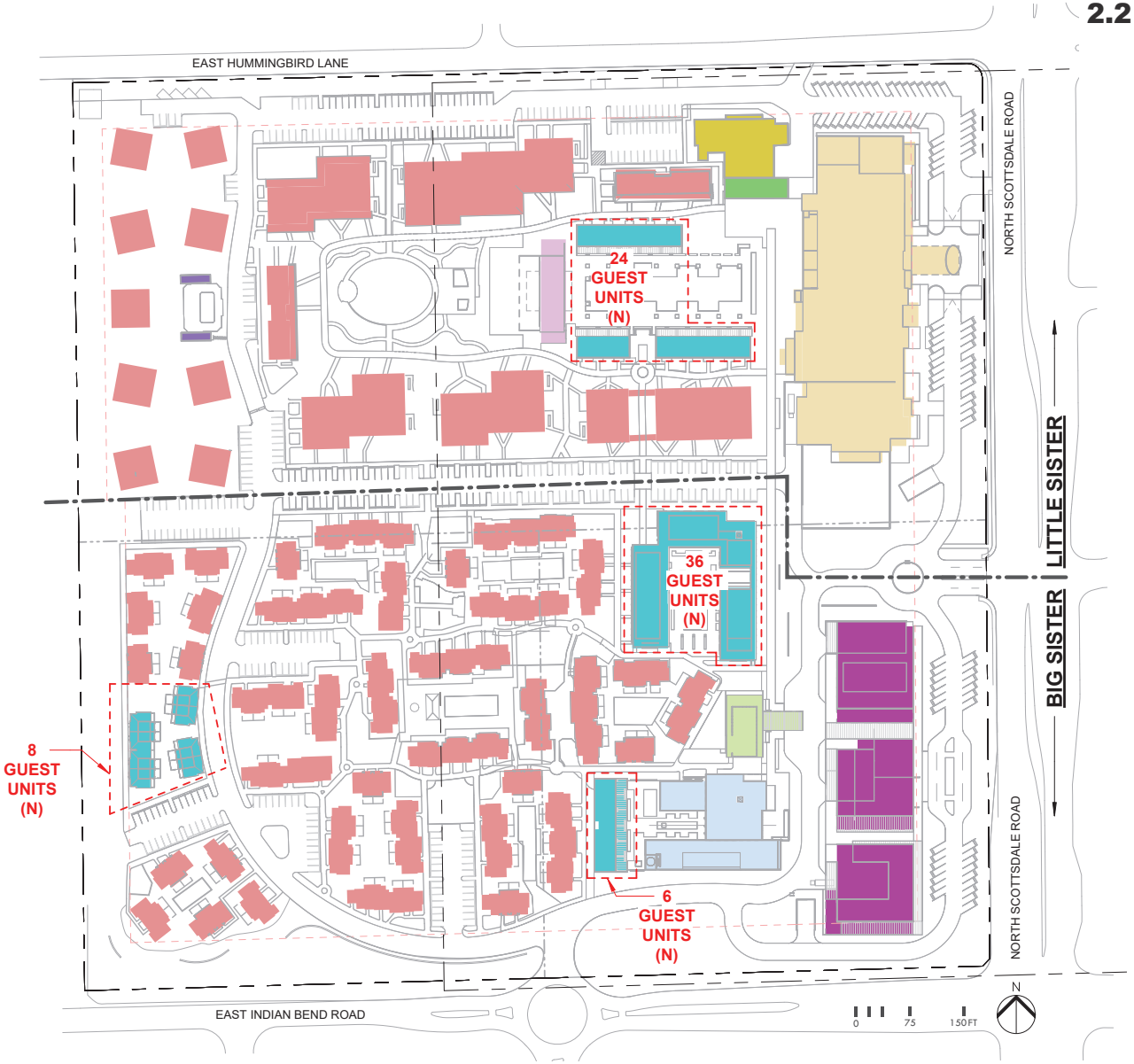
- (E) ACCESSORY
- (E) GUESTROOMS
- (E) LITTLE SISTER CHECK-IN & MTG CENTER
- (E) SERVICE
- (N) BIG SISTER LOBBY PAVILION
- (N) FITNESS
- (N) GUESTROOMS
- (N) POOL BAR/EQUIPMENT
- (N) RESTAURANTS
- (N) SPA

GUESTROOM DENSITY SUMMARY (PER SUP GUIDELINES)	
GUEST UNIT DENSITY PER SUP GUIDELINE	1 UNIT PER 4,000 SF
NET SITE AREA	1,589,360
GUEST UNIT COUNT BASED ON SUP DENSITY GUIDELINE	**397**

GUESTROOM DENSITY EXISTING	
GUEST UNIT DENSITY EXISTING	1 UNIT PER 3,934 SF
LITTLE SISTER GUEST UNITS	260
BIG SISTER KEYS GUEST UNITS	144
TOTAL KEYS	**404**

GUESTROOM DENSITY PROPOSED	
GUEST UNIT DENSITY PROPOSED	1 UNIT PER 3,325 SF
LITTLE SISTER KEYS	284
BIG SISTER KEYS	184
TOTAL KEYS	**468**

NOTE: TOTAL PROPOSED KEYS ACCOUNT FOR 10 EXISTING KEYS BEING DEMOLISHED



NEW

COLOR LEGEND - BUILDING PROGRAM TYPES	
(E) ACCESSORY	(N) GUESTROOMS
(E) GUESTROOM	(N) POOL BAR/ EQUIPMENT
(E) LITTLE SISTER CHECK-IN & MTG CENTER	(N) RESTAURANT
(E) SERVICE	(N) SPA
(N) BIG SISTER LOBBY PAVILION	(N) EVENT PAVILION
(N) FITNESS	(E) = EXISTING (N) = NEW

GUESTROOM DENSITY SUMMARY (PER SUP GUIDELINES)	
GUEST UNIT DENSITY PER SUP GUIDELINE	1 UNIT PER 4,000 SF
NET SITE AREA	1,589,360
GUEST UNIT COUNT BASED ON SUP DENSITY GUIDELINE	397

GUESTROOM DENSITY EXISTING	
GUEST UNIT DENSITY EXISTING	1 UNIT PER 3,934 SF
LITTLE SISTER GUEST UNITS	260
BIG SISTER GUEST UNITS	184
TOTAL GUEST UNITS	404

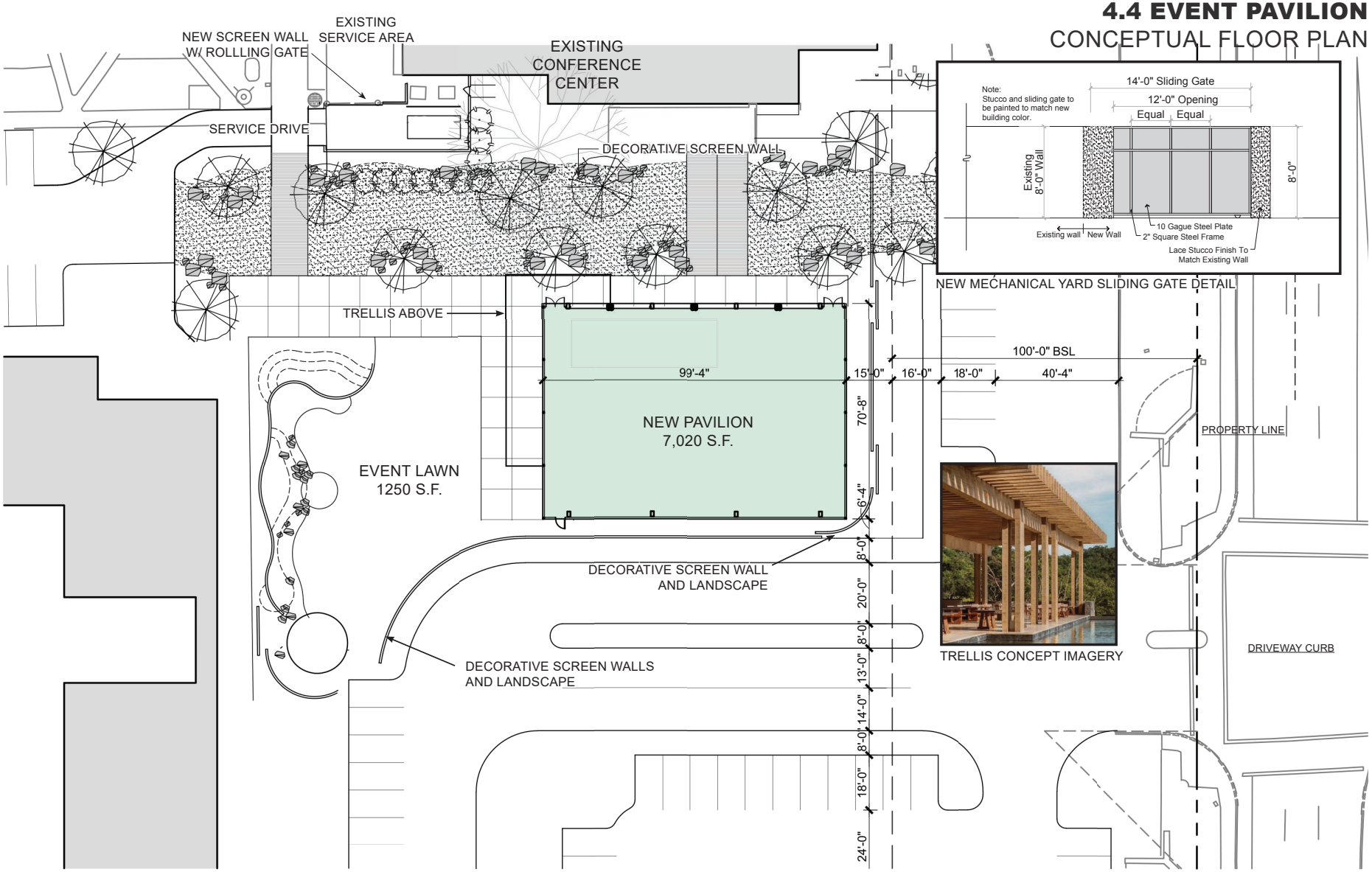
GUESTROOM DENSITY PROPOSED	
GUEST UNIT DENSITY PROPOSED	1 UNIT PER 3,580 SF
LITTLE SISTER GUEST UNITS	260
BIG SISTER GUEST UNITS	184
TOTAL GUEST UNITS	**444**

NOTE: TOTAL PROPOSED KEYS ACCOUNT FOR 10 EXISTING KEYS BEING DEMOLISHED

N
0’ 75’ 150’

NEW

4.4 EVENT PAVILION
CONCEPTUAL FLOOR PLAN



NEW

4.5 EVENT PAVILION
CONCEPTUAL ELEVATIONS

ELEVATION GENERAL NOTES:

1. LEVEL 01, 100'-0" IS NOTED AS A BENCHMARK TO INDICATE THE LOWEST NATURAL GRADE UNDERNEATH STRUCTURE AND OVERALL BUILDING HEIGHTS WILL BE IN COMPLIANCE WITH ALL ZONING ORDINANCES AND SUP GUIDELINES. SPECIFIC VALUE FOR LOWEST NATURAL GRADE FOR EACH BUILDING TO BE PROVIDED IN THE NEXT PHASE.

2. REFERENCE SHEET 4.9 FOR EXTERIOR MATERIAL PALETTE. MATERIAL CALLOUTS AND EXTERIOR DETAILS WILL BE FURTHER DEVELOPED IN THE NEXT PHASE AND BE IN COMPLIANCE WITH ALL ZONING ORDINANCES AND SUP GUIDELINES.

NORTH ELEVATION

WEST ELEVATION

March 10, 2025

Andrew Ching
Town Manager
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Jodan Rose
Rose Law Group
7144 E Stetson Drive, Suite 300
Scottsdale, AZ 85251

Subject: **Managerial Special Use Permit Amendment (SUP-25-01)**
Modifications to SUP-22-02
Scottsdale Plaza (Miralina) – 7200 N Scottsdale Road

Dear Jordan:

I reviewed the Managerial Special Use Permit (the "SUP") request by SPR Hotel Owner LLC, a Delaware limited liability company (the "Owner") for modifications to the Intermediate Special Use Permit (SUP-22-02) zoning at the resort property located at 7200 N Scottsdale Road (Maricopa Assessor Parcels 174-49-001A, 174-49-001B, and 174-49-002A) (the "Property").

SUP-22-02 allowed for the redevelopment of the Property focused on the east portion of the site located near Scottsdale Road. The approval included 64 additional guest units (an increase from 404 to 468 units with no for-sale product), three new restaurants, new spa with café including second-level pool area, new lobby pavilion, redesigned resort pool, freshly painted exterior/interior renovation for all existing buildings, enhanced landscaping and lighting, signage, underground parking, and improvements to site infrastructure. The existing tent within the main pool area and a proposed observation deck on the meeting center building was not part of the SUP-22-02 approval granted on June 8, 2023. This approval was subject to the stipulations of Ordinance Number 2023-03.

SUP-25-01 removes the 24-guest units near the main pool (reducing the total approved key count from 468 keys to 444 keys when all three phases are completed), remodels the existing fitness building near the main pool (instead of relocating it attached to the nearby service building), remodels the existing spa building near the main pool, relocates the proposed main pool bar and attaches it to the existing fitness building, adds a smaller pool near the existing main pool (with the existing pool being remodeled), relocates the event lawn further south of the check-in/meeting center building, adds an event pavilion structure to the approved event lawn south of the meeting center building, adds a new resort sign on a new breeze block at the east end of the existing porte-cochere (but removes two signs due to removing two restaurant buildings), revises the approved restaurant building located at the southeast portion of the resort (reducing the total restaurant square footage and making one larger high-end restaurant instead of three restaurants), reduces the underground parking garage (but results in an increase of provided parking on site), renames the resort, modifies perimeter lighting and landscaping to match the revised master plan, modifies parking lot screening (using fewer berms and more walls), and allows for interior remodeling and exterior aesthetic refinements.

The application request complies with the Managerial Amendment SUP criteria outlined in Section 1102.7 of the Town's Zoning Ordinance. This includes, and is not limited to, the following items:

- The request does not change or add any new uses. The proposed amendments do not involve any change or addition to the current uses of the Property. The functions and activities permitted under SUP-22-02 remain unaltered. The primary use is for resort keys with ancillary uses for dining, spa, fitness, meeting event space, and similar uses that align with the uses described in Section 1102.2(A), Resorts, of the Town's Zoning Ordinance.
- The request will not increase the floor area by more than 1,000 square feet nor exceed the 2-percent of the existing or approved floor area. The proposal reduces the Total Gross Building Area from 462,855 square feet to 451,930 square feet.
- There is no increase in units or structures. Overall, there is a net loss of three structures. The Managerial SUP request removes six approved structures from SUP-22-02 (three associated with the 24 guest units near the main pool, a separate pool bar, and two restaurant buildings). The proposed condition retains the existing fitness building (with a pool bar addition) at the main pool. It retains the spa building at the main pool. There is a new event pavilion south of the check-in/meeting center building.
- There is no material effect expected to be more visible, audible, or otherwise perceptible to adjoining property owners. The request results in the reduction of structures from the SUP-22-02 approval (such as two restaurant buildings along Scottsdale Road and 24-guest units within the main pool courtyard). The proposed tent pavilion structure and the proposed walled area around the event lawn south of the check-in/meeting center building aids in screening this approved event area along Scottsdale Road. The development along the east side of Scottsdale Road is a commercial plaza within the municipal limits of the City of Scottsdale. No impact is expected to Paradise Valley property owners north of Hummingbird Lane or further west (being the residential homes part of the Five Star development along Indian Bend Road and single-family homes along the west property line of the resort) as these residential homes are at least 600 feet and mostly farther away from this event pavilion. In addition, there are existing and proposed buildings on the resort property that sit between the event pavilion and the nearby single-family homes, as well as landscaping that will buffer any material effect.
- There are no changes to any stipulations as a Managerial SUP amendment cannot change any stipulations. It should be noted that Stipulation 37(a) of Ordinance 2023-03 limits the number of keys to not more than 468. The SUP request results in 444 keys falling within this stipulation. Stipulation 50 requires a minimum of 547 parking spaces. Based on the material provided, the Property will provide 603 on-site parking spaces.
- There is no change in circulation, parking, and traffic above existing/approved SUP conditions based on the amended parking analysis and traffic analysis. The Managerial SUP amendment results in decreasing parking and traffic demand from the SUP-22-22 approval.
- There is no change in architectural style as the buildings will remain consistent with the approved SUP renderings and plans.

The request is **APPROVED** subject to the following conditions:

1. The Property shall be in substantial compliance with the following new and/or amended documents in addition to all applicable approved documents of SUP-22-02:
    a. Narrative prepared by Rose Law Group dated January 14, 2025.
    b. Amended Scottsdale Plaza Resort Special Use Permit Application Booklet dated August 26, 2022, last revised on February 19, 2025.
    c. Parking Analysis Addendum prepared by Summit Land Management dated January 2025 and date sealed by Registered Professional Engineer Paul Basha on January 14, 2025; and parking memorandum prepared by Trinity, dated February 9, 2025.
    d. Traffic Impact Analysis Amended prepared by Summit Land Management dated January 2025 and date sealed by Registered Professional Engineer Paul Basha on January 14, 2025.

2. A final perimeter landscaping plan (per phase) shall be reviewed and approved by the Town's Community Development Department prior to the issuance of the first Certificate of Occupancy/Certificate of Completion related to SUP-22-02 and SUP-25-01.

3. As per Stipulation 56 of SUP-22-02, a final exterior lighting plan with perimeter photometric (per phase) shall be reviewed and approved by the Town's Community Development Department prior to the issuance of the first Certificate of Occupancy Certificate of Completion related to SUP-22-02 and SUP-25-01.

4. The Owner shall provide the Town with a signed Waiver of Claims for Diminution of Value under A.R.S. § 12- 1134 (Proposition 207 Waiver) in the form provided by the Town Attorney with the approval of this SUP.

5. All existing Special Use Permit stipulations shall remain in full force and effect, unless changed or modified by this Managerial Amendment SUP 25-01.

This decision is subject to Council appeal within seven calendar days pursuant to Section 1110.8.A of the Town Zoning Ordinance. All necessary permits must be obtained. Please contact Paul Michaud, Planning Manager, at 480-348-3574 if you have any questions regarding the Special Use Permit.

Best Regards,

DocuSigned by:
Andrew Ching
5B8E4040A9944A3...

Andrew Ching
Town Manager

Cc: SUP File

Attached:

A. Ordinance 2023-03
B. SUP-22-02 Application Booklet
C. SUP-25-01 Waiver of Claims
D. SUP-25-01 Application Form
E. SUP-25-01 Narrative
F. SUP-25-01 Amended Application Booklet
G. SUP-25-01 Parking Analysis Addendum & Parking Memorandum
H. SUP-25-01 Traffic Impact Analysis Amended