ROSE LAW GROUPpc
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February 12, 2026

Attn: George Burton
Senior Planner
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Re: Phoenix Country Day School - 3901 East Stanford Drive (170-09-001A and 001B) Formal Intermediate SUP Amendment Request to allow new Wellness Center, Baseball Field Updates, and Signage (SUP-25-06) REVISED

Please accept this formal request for an Intermediate Amendment to the existing Special Use Permit (SUP) for Phoenix Country Day School (PCDS) to allow the addition of new +/- 7,000 square foot Wellness Center, much need improvements to the existing baseball field and spectator areas, and two digital campus signs interior to the parking lots on East Stanford Drive and North 40th Street.

BACKGROUND

Phoenix Country Day School (PCDS) opened in 1961 with the vision of bringing an East-coast traditional education model to the Town of Paradise Valley. Included in this holistic educational vision is the development of skills in students knowing themselves and empathizing with the experiences of others. In addition to their excellence in academics, PCDS also provides opportunities for bright students to grow in unique non-academic ways through the athletics program. Critical values such as teamwork, persistence, commitment, selflessness, humility and self-confidence as well as physical fitness and overall health are necessary life skills that are certainly core to the overall PCDS experience. The existing baseball field and supporting infrastructure is dated and this request will allow for the much needed renovations.

REQUEST JUSTIFICATION

The proposed amendment to the existing SUP constitutes an Intermediate Amendment process as described in Section 1102.7.C of the Town's Zoning Ordinance (Ordinance).

1. **This amendment does not change or add any uses**.

   This amendment has been revised from initial submittal and will no longer propose to relocate the soccer and baseball fields. Additionally, lighting for the sports fields has also been removed from this request. PCDS is proposing much needed improvements to the

existing baseball field that was built nearly 50 years ago. This request will also propose a new Wellness Center building to the east of the existing baseball field towards the interior of the campus. The Wellness Building will provide locker rooms for athletes as well as fitness opportunities for students and existing faculty/staff on site. Finally, this request will provide digital signage on campus to promote school-based events and helpful campus information.

2. **This request does not increase the floor area of the project by more than 40% upon the existing or approved floor area square footage, calculated cumulatively over the last 60 months.**

   The new Wellness Center will add approximately 7,000 square feet of building to the PCDS campus which does not increase the floor area on the site by more than 40%. Please see table referenced on the Overall Site Plan for floor area calculation to date.

3. **The request does not have any material effect on the adjoining property owners that is visible, audible or otherwise perceptible from adjacent properties that cannot be sufficiently mitigated.**

   Updates to the baseball field will have no negative impacts on adjoining properties. PCDS has carefully redesigned this project with great sensitivity to their neighbors and has sufficiently mitigated their concerns through in-depth discussion and alterations to original requests. First, PCDS is no longer pursuing the relocation of sports fields. This request is being resubmitted with improvements to the existing baseball field in its current location and only updates existing structures such as dugouts and seating to ensure safety for players and spectators. There will be no additional lights or anything that might alter the neighboring residential properties view corridors. Second, the placement of digital campus signage will be set back from public streets well in excess of that which is required by the Town Zoning Ordinance Section XXV and fully located interior to the campus (not on PV streets like other schools in Town). Finally, the addition of the new Wellness Center building on the east side of the baseball field has been carefully designed to preserve any existing views from surrounding properties. The Wellness Center building is lower than the existing buildings on campus today. <u>Most importantly to the neighbors, there is no sport lighting poles being proposed with this resubmitted request</u>.

NEW WELLNESS CENTER

The Wellness Center is proposed to be built on the east side of the existing baseball field towards the interior of campus. The facility is a single story 6,953 sf multi-use building with 730 sf metal canopy to be used by both faculty and students and will be less than 24 feet in height. After discussions with neighbors and to accommodate the neighboring baseball field, the facility's footprint will be shifted approximately 16 feet to the east of the existing fence line of the baseball field, which positions the structure further to the interior of the campus and away from neighbors. This building will also be positioned 12 feet to the south of and parallel to the existing middle

school building to prevent having to increase the fire ratings on the windows and doors of the building. The Wellness Center will provide a 1,553-sf faculty workout center to enhance employee health and assist with employee retention. The workout center will be available for staff use during school hours and will be closed at the end of the day with all other facilities on campus.

Within this new building there will be a 1,002 sf multi-purpose room for dance classes and other physical education programs, a concession window for athletic events, two locker rooms to be used by the PCDS and visiting soccer and baseball teams, restrooms for athletic events, and an office for PCDS athletic staff. PCDS prides itself on its motto: "Happy, Healthy and Hardworking" which applies to both faculty and students alike. The proposed Wellness Center helps PCDS achieve this goal!

BASEBALL FIELD UPDATES

As mentioned, this SUP is no longer requesting to relocate the baseball and soccer fields. Hence, this amendment will only update the existing baseball field on campus to improve the overall experience for players and spectators, but most importantly to ensure students and spectators may safely utilize the existing facilities.

In previous iterations of planning, PCDS had proposed swapping its soccer fields (currently located in the lower wash on campus) to where the baseball diamond currently stands to address seasonal weather issues and flood risks that negatively impacted athletic programs. After socializing these changes with neighbors, they expressed concern over the light poles to be installed on the new fields. To accommodate the neighbors, PCDS has decided to keep the baseball field in its existing location and the soccer fields in the lower wash area, instead focusing this amendment on revamping the dated and dilapidated infrastructure on the baseball field and surrounding spectator areas, some of which has not been modified in over 40 years.

The proposed and much-needed updates to the existing baseball field will retain the same usage and intensity but update aspects of the field to ensure student, player, and spectator safety and enjoyment. First, the sheet metal roofs on both dugouts (constructed almost 20 years ago) are deteriorating and need to be replaced. The new roofs will have a similar appearance with replacement sheet metal or comparable metal covering. Additionally, the existing chain link backstop will be replaced with a new 34-foot-high backstop, which will provide much needed safety for students and faculty on the interior of campus. Students and faculty regularly walk behind the baseball field to access the music building, and there is a middle school quad directly to the east of the field. Given the high traffic setting and that students in both areas are unable to see the field, a backstop of this height prevents foul balls from exiting the field onto these other parts of campus and posing dangers to unexpecting students and faculty.

The baseball field will also have enhanced amenities to benefit the exceptional PCDS baseball program. Along each baseline, new bullpens will be constructed. The infield dirt will be replaced, and an outfield warning track along the existing fencing will be installed. Artificial turf will replace the existing natural grass in the infield and edges of foul territory. No changes will be made to the

footprint of the outfield nor the height of the fence, except for new collapsable 20-foot-high aluminum foul poles on each baseline. The foul poles will only be placed in the upright position during gameplay. At all other times, the poles will be lowered to their resting spot on the ground and not visible to neighbors.

For spectators, existing canopies and bleachers will be replaced with comparable stadium seating for similar capacity crowds while maintaining similar footprint as the existing aluminum bleachers. The existing bleachers have the capacity to seat up to 128 spectators. The proposed seating sections will be comparable in height and will have the capacity to seat a maximum of 165 attendees. The new seating will also have individual seats with backs to provide extra comfort for future spectators/guests. Shade is crucial in Arizona so the new seating sections will have new canopies at a similar height to the shade structures used today. The existing canopy height is 14'-0" and the proposed new canopy column is 14"-6" with the canopy fabric being 13'-4".

The field will no longer be erecting lights. PCDS simply seeks to update and upgrade the existing field and structures that have been in use for decades at the current baseball field location.

Hours of Operation

PCDS current class schedule is Monday through Friday 7:30AM to 3:00PM with 2:00PM dismissal on Fridays.

This amendment will not alter the current PCDS baseball schedule. Baseball games will begin after dismissal and end by 6:00PM just as they have done over the past decades. Any weekend games will take place on Saturdays only and end before it is dark outside. There is no sports lighting associated with this request. The table below shows approximate number of baseball games for the upcoming season. The number of games during the baseball season is not being altered or modified with this request.

Table 1 – Baseball Program

BASEBALL PROGRAM (SPRING)	
Middle School	6 games
Upper School	18 games

Lighting

As previously mentioned, PCDS has heard its neighbors and their concern over installing permanent light poles. To accommodate, PCDS is no longer seeking to construct any light poles. Additionally, as baseball is a spring sport with days being longer, games can be played after school

hours but before sunset, negating the need for any light structures in this area of campus. The bleachers will also not have any lighting installed.

Like the recently approved Performing Arts Center, these fields are for PCDS use only and will not be rented out for others to use.

Noise

As with any outdoor school activity there is a minimal amount of cheerful noise that is associated with sporting events. Nearby neighbors may already enjoy the cheers from the bleachers, whistles from the officials, and play by play announcements provided by the existing amplified speaker system. This will remain the same – no changes to the existing PA system are being proposed with this request. A recent sound study conducted by Newton Environmental Consulting concluded that the existing PA system registers around 48-50 decibels of sound when it reaches the nearest neighbor's property, which is quieter than 60 decibels (the amount of noise emitted from normal conversation). This level of sound is also less than the 56-decibel threshold for fixed noise in the Town Code for activities taking place on weekdays and Saturdays.

School sports are an important part of the overall Middle and High School experience and the proposed upgrades to the sports programs and fields will be welcomed additions for the next generation of student athletes.

Spectator Capacity

PCDS currently has shaded bleacher seating for home and visiting teams on the current baseball field. The proposed upgraded seating with backs for spectators will consist of the seating sections along home and visitor sides replacing existing flat bleachers and will provide a new section of seating behind home plate that is not currently there. Existing bleacher capacity is 128 spectators, and the new stadium seats will seat a maximum of 165 people. While the proposed bleacher capacity would be slightly higher, PCDS does not anticipate drawing larger crowds as a result. Most games have attendance well under 100 people, and the existing bleachers are not at capacity. For tournament games with somewhat larger attendance, spectators either stand or bring personal folding chairs to watch games when the current bleacher capacity fills up. The new stadium seats would provide a space for these individuals to sit instead of requiring them to stand or bring their own chairs.

The new seating will also be shaded with new canopies and replace the existing dated and sun-damaged canopies. The proposed new fabric canopy height is 13'-4" and the proposed canopy footprints include two 40'0" x 13'-0" areas and one 20'-0" x 13'-0" area. Height and visual specs of the new canopies will be the same as those existing today. These visuals and measurements can be found in the attached exhibits.

Parking

An updated Parking and Traffic Statement is submitted with this request. As you will see, there will be no impact on traffic nor parking because of this amendment. All the uses already exist on

campus today. Baseball games will remain the same. The addition of the wellness facility will promote physical health and well-being for faculty and staff already working on campus and will not be open to the public. Thus, there will be no increase in traffic with the approval of this request.

DIGITAL SIGNAGE

Two digital signs are proposed to be installed on the interior of the drop-off and pickup sites on campus to display important school-related announcements. At present, the school uses tall aluminum frames where physical banners are hung to convey announcements. These frames are imposing and placed in the middle of planters to avoid sidewalks. Since they are bolted to the ground to avoid tipping over, the school is unable to remove them and are somewhat unsightly in between uses.

To provide a more visually appealing and sophisticated means to convey pertinent school announcements, this amendment seeks to construct brick and stucco posts that match the sidings of neighboring buildings on campus to mount the new digital signs. The signage will be entirely interior to the school and, unlike the public schools in the Town, the PCDS digital signs will not be visible from Paradise Valley streets. The first sign will be positioned adjacent to the Shepard Welcome Center and set back over 200 feet from the North property line on East Stanford Drive. The second sign will be positioned near the aquatic center and set back approximately 203 feet from the East property line along North 40th Street. Both signs will be placed at an angle so that the messages will be in the line of sight for parents and visitors in the drop off and pick up lines. This angled positioning will also serve as additional screening from Stanford Drive and 40th Street. Visual depictions and dimensions of these sites can be found in the attached Exhibit. This positioning is also considerably further away from neighbors when compared with digital signs at other schools in the Town, which are set back around 30 feet from the street. The signs at PCDS will, instead, be visible only to individuals who enter the parking lots on school property.

The illuminated dimensions of the signs will be 4’-2” high x 8’-4” wide. The total dimensions of the masonry wall supporting the sign will be 12’ high x 11’-4” wide, which is lower than the height of both the Shepard Welcome Center and Aquatic Center. The top of the digital screen on the masonry wall is 10’-2”. Compared with previous submissions, PCDS has lowered the overall height of the masonry wall by two feet and lowered the height of the digital screens by 16 inches. The signs need to be at this height to provide a feasible vantage point for those at different parts of the school property. Both sign locations are alongside car pickup lines, and the cars and foot traffic would block the signs if they were positioned any lower.

The signs will be illuminated Monday-Friday between 7am and 7pm on a regular basis. If events (e.g. a school band concert) take place during evening hours, the signs will be operational during those events, not to go past 10pm under any circumstances. The signs will be operational on weekends only if there is a school event taking place over a weekend. In such circumstances, PCDS will adhere to the same hour restrictions during the week.

The signs will display static text messages, pictures, and graphics that will cycle through with unobtrusive transitions in a similar way to a slide show on a computer screen. There will be no flashing, intermittent, or scintillating light either.

PCDS will take great care to ensure the signs comply with Article XXV of the Town's Zoning Ordinance. A signage subcontractor who will build and specify the exact digital sign will submit to the Town all required exhibits and cutsheets, including a photometric showing that the signage meets the town's requirements prior to construction. Specifically:

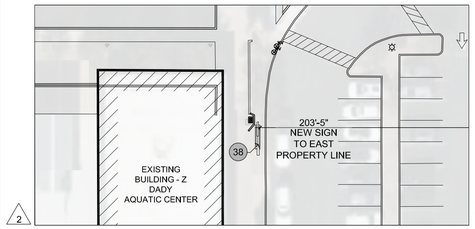
- Pursuant to Section 2(d)(i), the lighting measured at the property line will not exceed 0.5 foot candles.
- Pursuant to Section 2505, the signs will be mounted to the school's private property.
- Pursuant to Section 2506(A), the internal illumination will be confined to the area of the sign.
- Pursuant to Section 2506(H), the signs will only be illuminated during the hours when of school programs and shut off at nighttime.
- Pursuant to Section 2507, the signs will emit no noise.

CONCLUSION

Approving the enhancements to the baseball field mentioned above will allow the program to excel by updating the playing and viewing areas as well as ensuring the utmost safety. Additionally, the new Wellness Center will offer much-needed facilities on campus to promote faculty health and wellbeing for faculty and students alike. New digital signage will provide a convenient way to disseminate important news and community updates to the PCDS community without interfering with neighbors' use of their land.

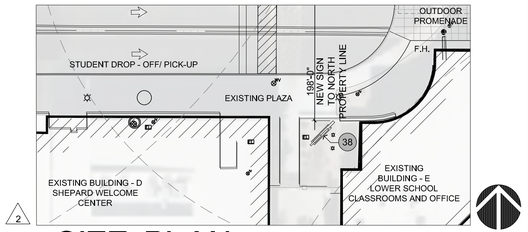
PCDS is eager to continue to serve its students and the local community by enhancing overall student and faculty experiences and opportunities on its campus. This amendment, like previous amendments, will allow PCDS the opportunity to continue to achieve excellence in education (academics/athletic) for future generations to come.

Please feel free to contact Jordan Rose or Jennifer Hall at 480.505.3938 with any questions regarding this Intermediate amendment request to the existing SUP.



3 SITE PLAN

SCALE: 1"=30'-0"



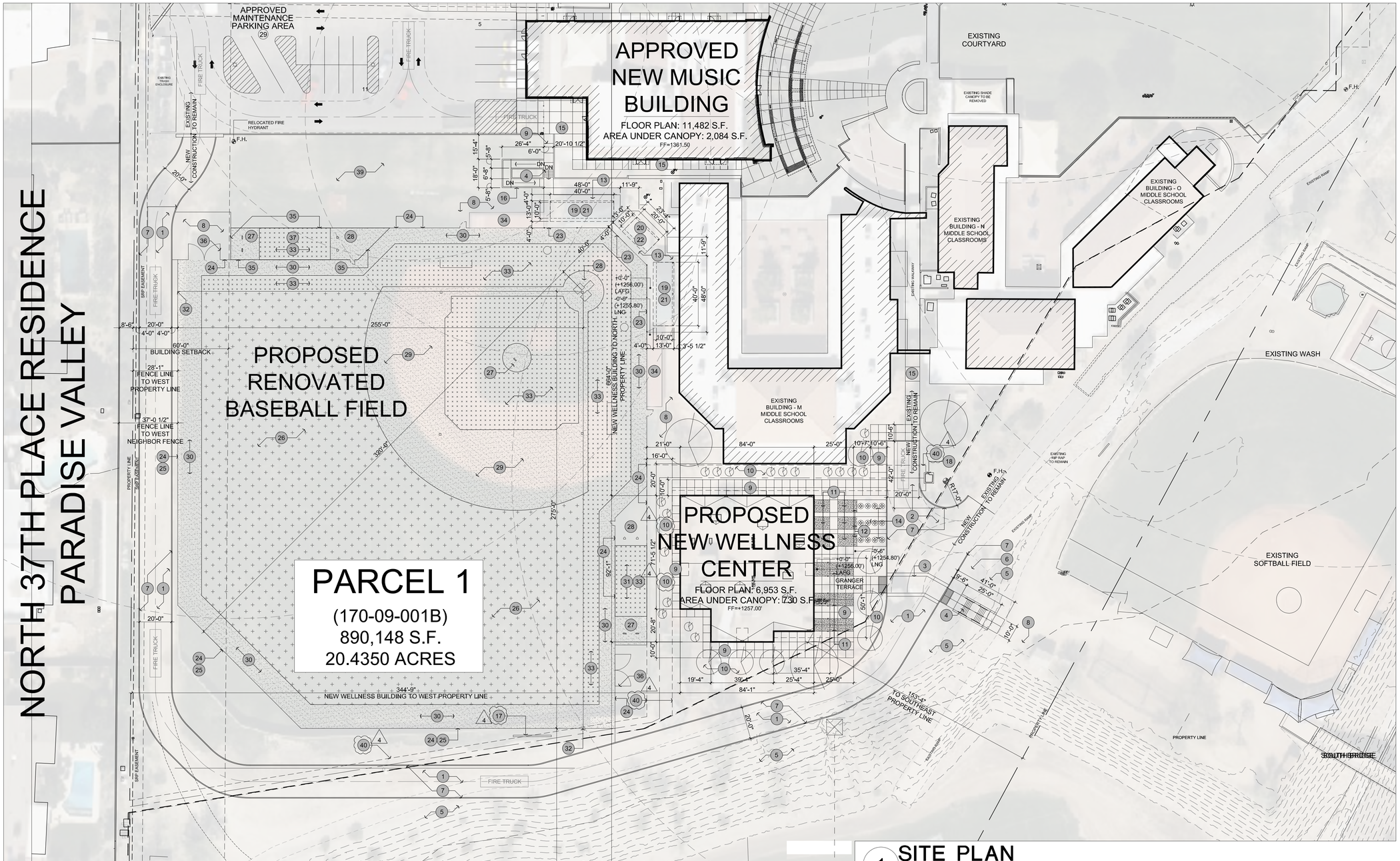
2 SITE PLAN

SCALE: 1"=30'-0"

AERIAL MAP

KEY NOTES: (X)

1. FIRE LANE - NEW ASPHALT TO MEET ALL REQUIREMENTS RECOMMENDED ON THE SOILS REPORT. IN ADDITION, NEW FIRE LANE WILL MEET FIRE LANE SPECIFICATIONS. (MAXIMUM SLOPE 2%.) FOR EMERGENCY SERVICE VEHICLES. (4)
2. FIRE TRUCK HAMMER HEAD TURN-AROUND
3. NEW PEDESTRIAN CROSSING - PAVER WALKWAY WITH CONCRETE BOARDERS.
4. NEW INTEGRAL COLORED CONCRETE STAIRS WITH CAST-IN-PLACE CONCRETE WALLS IN BOTH SIDES.
5. EXISTING RIP RAP TO REMAIN
6. EXISTING ASPHALT PAVING AND RAMP TO REMAIN
7. NEW CONCRETE CURB AT EDGE OF PAVEMENT
8. NEW STABILIZED DG PEDESTRIAN PATH
9. NEW 4" CONCRETE SIDEWALK
10. NEW LANDSCAPE AREA
11. INTEGRAL CONCRETE SIDEWALK BAND
12. INTEGRAL CONCRETE BENCH
13. NEW CONCRETE PAD
14. METAL TRIMMED LANDSCAPE PLANTER
15. EXISTING CONCRETE SIDEWALK TO REMAIN
16. CONCRETE ADA RAMP WITH CAST-IN-PLACE WALLS
17. EXISTING SCOREBOARD TO REMAIN - NO CHANGES
18. EXISTING TRANSFORMER TO RELOCATED
19. 5 ROW GROUND MOUNTED STADIUM SEATING - 40' LONG X 10' DEEP
20. 5 ROW GROUND MOUNTED STADIUM SEATING - 20' LONG X 10' DEEP
21. 40'-0" X 13'-0" CANTILEVER SHADE CANOPY
22. 20'-0" X 13'-0" CANTILEVER SHADE CANOPY
23. 34'-0" TALL CHAIN LINK BACKSTOP (116'-0" L.F.)
24. 6'-0" TALL CHAIN LINK FENCE WITH 9 GAUGE X 2" MESH. (938'-8" LINEAL FEET)
25. EXTERIOR GRADE UV RESISTANT POLYETHELYNE YELLOW FENCE GUARD TOPPER (2-5/8" WIDE X 4" TALL X .07" WALL THICKNESS). PREDRILLED AT 24" AND SECURED TO FENCE.
26. NATURAL GRASS
27. CLAY PITCHING MOUND - WITH CONDITIONER AND INFIELD MIX ON TOP.
28. CLAY BATTERS BOX WITH INFIELD MIX ON TOP
29. INFIELD MIX
30. WARNING TRACK MIX
31. PITCHERS WARM UP AREA (3)
32. 20' TALL FOUL POLE (SEE SHEET A6.1 FOR ADDITIONAL INFORMATION)
33. ARTIFICIAL TURF
34. EXISTING MASONRY DUGOUT TO REMAIN - REPLACING METAL ROOF WITH SIMILAR
35. 12'-0" TALL CHAIN LINK FENCE WITH 9 GAUGE X 2" MESH. (228'-3" LINEAL FEET)
36. (2)10'-0" WIDE X 6'-0" HIGH CHAIN LINK GATES
37. PITCHERS WARM UP AREA/ BATTING CAGE
38. NEW DIGITAL MARQUEE SIGNAGE (SEE A6.1 FOR ADDITIONAL INFORMATION)
39. EXISTING GRASS AREA TO REMAIN
40. PROPOSED SRP EASEMENT PENDING DESIGN AND APPROVAL (4)



1 SITE PLAN

SCALE: 1"=30'-0"

NORTH

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architecture. design. management.
adm group
2100 WEST 15TH STREET I TEMPE, AZ 85281 I 480.285.3800

REGISTERED ARCHITECT
CERTIFICATE NO. 49919
JASON R OLIVE
12-12-2025
Arizona U.S.A.
Expires 09/30/2027
DIGITALLY SIGNED PER AZBTR

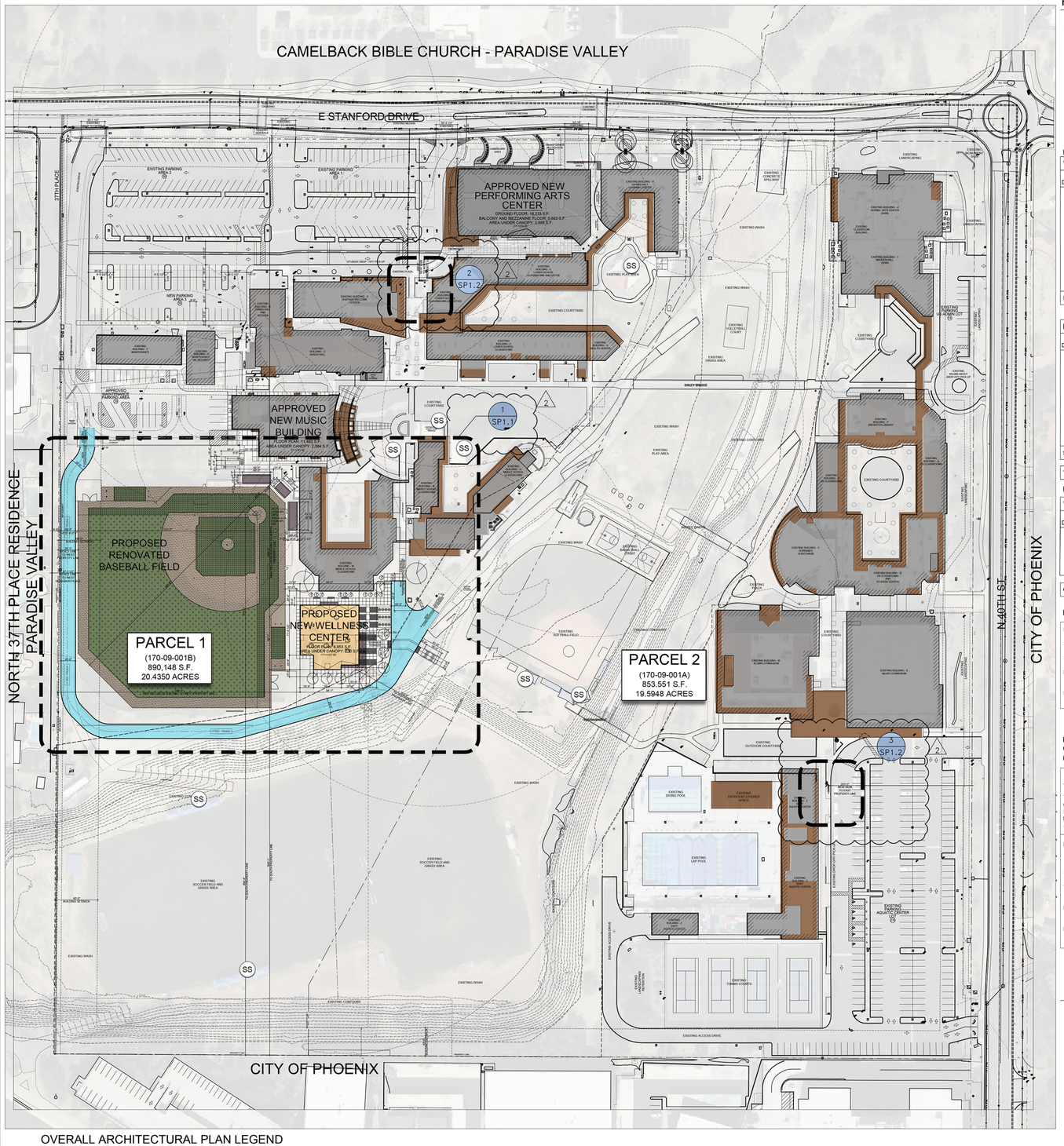
PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED BASEBALL FIELD, AND SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

Revisions	Date
1 SUP CITY COMMENTS	7-25-2025
2 SUP REVISIONS	10-02-2025
3 SUP CITY COMMENTS	12-12-2025
4 SUP REVISIONS	2-12-2026

Project Number	7189-102
Date	12-12-2025
Drawn By	SSW
Checked By	SSW, JO, JEW

ENLARGED ARCHITECTURAL SITE PLAN

SP1.1



OVERALL ARCHITECTURAL PLAN LEGEND

- EXISTING GROSS BUILDING AREA
- EXISTING COVERED EXTERIOR AREA
- NEW GROSS BUILDING AREA
- NEW COVERED EXTERIOR AREA
- EMERGENCY SERVICE VEHICLES ACCESS ROUTE
- RENOVATED BASEBALL FIELD

(SS) THIS SYMBOL INDICATES AN APPROVED SHADE COVER NOT TO EXCEED 20'-0" HIGH; COLORS: SAND, OXIDE RED SIMILAR TO BUILDING TRIM. NO NEW SHADE STRUCTURES IN THIS PERMIT.

OVERALL ARCHITECTURAL SITE PLAN

SCALE: 1"=80'-0"

NORTH

PROJECT INFORMATION

CLIENT NAME: PHOENIX COUNTRY DAY SCHOOL
ADDRESS: 3901 EAST STANFORD DRIVE, PARADISE VALLEY, AZ 85253

DESIGN PROFESSIONAL: ADM GROUP, INC. 2100 WEST 15TH STREET, TEMPE, ARIZONA 85281

CONTACT: JASON OLIVE
PHONE NUMBER: (602)339-8386
EMAIL: jolive@admgroupinc.com

PROJECT DESCRIPTION: NEW 6,953 S.F. WELLNESS CENTER, 803 S.F. COVERED EXTERIOR AREA, RENOVATED BASEBALL FIELD WITH CANOPIES (1,300 S.F.)

APN: PARCEL 1 (170-09-001B), PARCEL 2 (170-09-001A)

PROJECT ADDRESS: 3901 EAST STANFORD DRIVE, PARADISE VALLEY, AZ 85253

PROPERTY DESCRIPTION: THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, AS REFERENCED IN BOOK 336 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDERS

PHOENIX COUNTRY DAY SCHOOL, MARICOPA COUNTY RECORDER'S PARCEL #S 170-09-001B AND 107-09-001A

PARCEL 1 (170-09-001B)

GROSS ACREAGE: 890,148 S.F. (20.4350 ACRES)
NET ACREAGE: 730,961 S.F. (16.7805 ACRES)

PARCEL 2 (170-09-00A)

GROSS ACREAGE: 853,551 S.F. (19.5948 ACRES)
NET ACREAGE: 745,962 S.F. (17.1249 ACRES)

EXISTING ZONING: SUP
PROPOSED ZONING: SUP
MAXIMUM HEIGHT PER SUP: +35'-0"

IRRESPONSIBILITY FOR COMPLIANCE: THE DEVELOPMENT, CONSTRUCTION AND USAGE OF THE PROPERTY SHALL BE IN STRICT COMPLIANCE WITH THE AMENDED SPECIAL USE PERMIT ISSUED BY THE TOWN OF PARADISE VALLEY.

EXISTING BUILDINGS:

WEST SIDE OF WASH (PARCEL 1):

BUILDING DESIGNATION:	BUILDING NAME/ INTENDED USE:		CURRENT APPROVED AREA: (S.F.)	CURRENT APPROVED BUILDING HEIGHT:	MEASURED GROSS BUILDING AREA: (S.F.)	MEASURED COVERED EXTERIOR AREA: (S.F.)	TOTAL LOT COVERAGE: (S.F.)	TOTAL BUILDING: (S.F.)
A	MAINTENANCE, HR, SECURITY:	BUSINESS	3,000	15'-0" TO PARAPET	3,040	0	3,040	
B	DINING HALL AND KITCHEN:	DINING HALL	8,524	23'-0" TO RIDGE	2,772	0	2,772	
C	BURCH HALL (WITH ADDITION):	MULTI-USE	20,000	23'-0" TO RIDGE/ W/ TOWER OF 38'-0"	11,383	720	12,103	
D	SHEPARD WELCOME CENTER:	ADMINISTRATION	2,137	23'-0" TO RIDGE	2,145	555	2,700	
E	LOWER SCHOOL CLASSROOMS AND OFFICE:	CLASSROOM/ ADMIN./ SUPPORT	10,100	14'-0" TO RIDGE/ W/ TOWER OF 20'-0"	9,496	4,187	13,683	
F	LOWER SCHOOL CLASSROOMS:	CLASSROOMS	9,000	13'-0"	9,212	3,609	12,821	
G	HEALTH CENTER:	HEALTH	2,000	14'-0" TO RIDGE/ W/ TOWER OF 20'-0"	1,148	823	1,971	
H	GAVIN EARLY LEARNING CENTER:	CLASSROOMS	9,000	15'-0" TO RIDGE	7,380	2,488	9,868	
J	PERFORMING ARTS CENTER	AUDITORIUM	**26,604**	35'-0" MAXIMUM	23,916 *	2,688	20,921	26,604
L	MUSIC BUILDING	MUSIC	13,566	26'-0"	11,482	2,084	13,566	
M	MIDDLE SCHOOL CLASSROOMS:	CLASSROOMS	11,800	N/A	11,887	4,054	15,941	
N	MIDDLE SCHOOL CLASSROOMS:	CLASSROOMS	3,280	VARIES 11'-0" - 24'-0"	3,277	1,547	4,824	
O	MIDDLE SCHOOL CLASSROOMS:	CLASSROOMS	7,420	VARIES 11'-0" - 24'-0"	7,379	3,036	10,415	
Y	MAINTENANCE :	MAINTENANCE	5,040		5,075	0	5,075	
SUB-TOTAL:			**131,471**		**109,592**	**25,791**	**129,700**	**135,383**

* (18,233 GROUND FLOOR + 5,683 BALCONY AND MEZZANINE FLOOR)

EASE SIDE OF WASH (PARCEL 2):

BUILDING DESIGNATION:	BUILDING NAME/ INTENDED USE:		CURRENT APPROVED AREA: (S.F.)	CURRENT APPROVED BUILDING HEIGHT:	MEASURED GROSS BUILDING AREA: (S.F.)	MEASURED COVERED EXTERIOR AREA: (S.F.)	TOTAL LOT COVERAGE: (S.F.)	TOTAL BUILDING: (S.F.)
P	BREWSTER LIBRARY:	LIBRARY	5,700	VARIES TO 25'-0" TO RIDGE	6,835	3,065	9,900	
Q	UPPER SCHOOL CLASSROOMS:	CLASSROOMS/ OFFICE	4,300	17'-8" TO RIDGE	2,980	969	3,949	
R	UPPER SCHOOL CLASSROOMS/ STUDENT CTR:	CLASSROOMS/ ST. CTR.	9,900	VARIES TO 22'-0" TO RIDGE	9,486	3,832	13,318	
S	UPPER SCHOOL CLASSROOMS:	CLASSROOMS	3,000	17'-8" TO RIDGE	3,000	986	3,986	
T	MADDEN HALL (SHIN):	SCIENCE	9,500	VARIES 16'-0" - 20'-0"	9,508	1,887	11,395	
U	HORMEL ARTS CENTER (SHIN):	ART	13,000	VARIES 16'-0" - 18'-0"	13,281	973	14,254	
V	DORRANCE AUDITORIUM:	AUDITORIUM	7,600	27'-0"	7,503	1,643	9,146	
W	ALUMNI GYMNASIUM:	GYM/ ATHLETICS	16,462	VARIES TO 38'-6" TO PARAPET	16,363	5,342	21,705	
X	NAJAFI GYMNASIUM:	GYMNASIUM	26,599	38'-0" MAXIMUM	20,779	5,342	26,599	
Z	DADY AQUATIC CENTER:	AQUATICS CENTER	17,343	VARIES TO 18'-0" MAXIMUM	9,006	8,337	17,343	
-	GUARDHOUSE	-	50	10'-0"	56	0	56	
-	SOFTBALL DUGOUTS	-	884	-	199	710	909	
SUB-TOTAL:			**114,388**		**98,996**	**33,564**	**132,560**	**132,560**

TOTAL:			**248,859**		**208,588**	**59,355**	**262,260**	**267,943**

PROPOSED NEW BUILDING:

WEST SIDE OF WASH (PARCEL 1):

BUILDING DESIGNATION:	BUILDING NAME/ INTENDED USE:		CURRENT APPROVED AREA: (S.F.)	CURRENT APPROVED BUILDING HEIGHT:	MEASURED GROSS BUILDING AREA: (S.F.)	MEASURED COVERED EXTERIOR AREA: (S.F.)	TOTAL LOT COVERAGE: (S.F.)	TOTAL BUILDING: (S.F.)
L	PROPOSED NEW WELLNESS CENTER	EDUCATIONAL	PROPOSED	26'-0"	6,953	803	7,756	7,756
-	BASEBALL STADIUM SEAT CANOPIES	-	PROPOSED	-	0	520 + 260 + 520	1,300	1,300
-	RENOVATED EXISTING BASEBALL DUGOUT CANOPIES	-	EXISTING	-	0	400 + 400	800	800
GRAND TOTAL:			**248,859**		**215,541**	**62,258**	**272,116**	**277,799**

EXISTING FLOOR AREA RATIO AND LOT COVERAGE RATIO: (INCLUDING PAC BUILDING)

LOT COVERAGE:	236,375 S.F.
SITE AREA (NET):	1,476,923 S.F.
SITE AREA (GROSS):	1,743,699 S.F.
FLOOR AREA RATIO:	17.8% (262,979 S.F. /SITE AREA NET S.F.: 1,476,923 S.F. = .1781)
LOT COVERAGE RATIO:	17.4% (257,296 S.F. /SITE AREA NET S.F.: 1,476,923 S.F. = .1742)

PROPOSED NEW WELLNESS CENTER CHANGES TO BUILDING AREA, LOT COVERAGE RATIO AND FLOOR AREA RATIO: (INTERMEDIATE AMENDMENT)

PROPOSED NEW FITNESS CENTER S.F.:	
TOTAL PROPOSED (TOTAL LOT COVERAGE/ DRIPLINE):	6,953 + 803 = 7,756 S.F.
TOTAL PROPOSED NEW CANOPIES (INCLUDES: BASEBALL STADIUM SEATING CANOPIES, AND EXISTING BASEBALL DUGOUT CANOPIES.)	BASEBALL STADIUM SEATING CANOPIES: 520 + 260 + 520 = 1,300 S.F. EXISTING BASEBALL DUGOUT CANOPIES: 400 + 400 = 800 S.F. TOTAL: 2,100 S.F.
TOTAL PROPOSED S.F.:	7,756 + 2,100 = 9,856 S.F.
NEW LOT COVERAGE:	**262,260 S.F. + 9,856 S.F. = 272,116 S.F.**
SITE AREA (NET):	**1,476,923 S.F.**
SITE AREA (GROSS):	**1,743,699 S.F.**
% CHANGE IN LOT COVERAGE:	**+0.6% (9,856 S.F. / 1,743,699 S.F. = .0056)**
NEW FLOOR AREA RATIO:	**18.8% (277,799 S.F. /SITE AREA NET S.F.: 1,476,923 S.F. = .1880)**
NEW LOT COVERAGE RATIO:	**18.4% (272,166 S.F. /SITE AREA NET S.F.: 1,476,923 S.F. = .1843)**

60 MONTH INCREASED FLOOR AREA:

- REBUILD-RELOCATE BUILDING X AQUATIC CENTER) * CORRECTION ON ALL BUILDING SQUARE FOOTAGES.
- 235,973 S.F. (FEBRUARY - JUNE 2014, REMOVE BUILDING X AND ADD BUILDING Z GYMNASIUM EXPANSION.)
- 236,375 S.F. (MARCH 2023, BUILDING C BURCH HALL, REMOVED COVED CANOPY AND ADDED ADDITION.)
- 262,979 S.F. (MAY 2024 - APRIL 2025, REMOVE LOT #3 ALONG STANFORD DRIVE, ADD PERFORMING ARTS BUILDING AND NEW PARKING AREA.)
- 267,943 S.F. (NEED CONSTRUCTION DATES: REMOVE AND REPLACE MUSIC BUILDING)
- 277,799 S.F. (NEED CONSTRUCTION DATES: ADD NEW WELLNESS CENTER, BASEBALL STADIUM SEATING CANOPIES, AND EXISTING BASEBALL DUGOUT CANOPIES.)

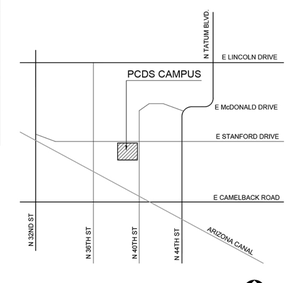
- 235,973 S.F. EXISTING 2014
- 235,973 S.F. X .40 = 94,389 S.F.
- 277,799 S.F. NOW PROPOSED
- 277,799 S.F. - 235,973 S.F. = 41,826 S.F. IS LESS THAN 94,389 S.F. (LESS THAN 40%)

PCDS PARKING SUMMARY

PARKING LOT:	EXISTING	EXISTING ACCESSIBLE	PROPOSED ACCESSIBLE
STANFORD PARKING LOT LEFT (AREA 1): CENTER (AREA 2): PRE K (AREA 3): (TO BE REMOVED FOR PAC) PARKING AREA 3:	 80 62 - 56	 3 2 0 -	 3 2 - 0
UPPER SCHOOL ADMINISTRATION LOT:	14	2	2
AQUATIC CENTER LOT:	215	8	8
MAINTENANCE LOT (RE-STRIPED):	29	0	2
TOTAL PCDS PARKING SPACES:	**456**	**15**	**17**
CAMELBACK BIBLE AVAILABLE SHARED PARKING - WEEKDAY AND SATURDAY	307	2	2
CAMELBACK BIBLE AVAILABLE SHARED PARKING - SUNDAY	79	2	2
TOTAL PARKING SPACES AVAILABLE - WEEKDAY AND SATURDAY:	**763**	**17**	**19**
TOTAL PARKING SPACES AVAILABLE - SUNDAY:	**535**	**17**	**19**

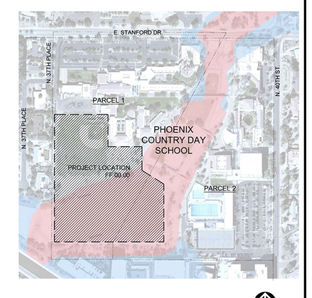
* SEE PARKING STUDY DOCUMENT FOR ADDITIONAL INFORMATION.

VICINITY MAP



AERIAL MAP

FLOOD PLAIN MAP



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REGISTERED ARCHITECT CERTIFICATE 49919 JASON R OLIVE 12-12-2026 REGISTERED Arizona U.S.A. Expires 09/30/2027
DIGITALLY SIGNED PER AZBTR

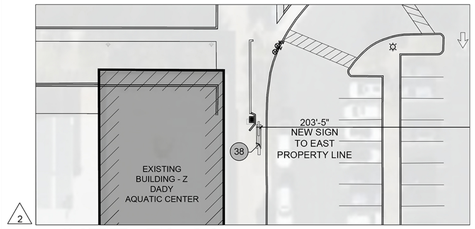
PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED BASEBALL FIELD, AND SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

Revisions	Date
1 SUP CITY COMMENTS	7-25-2025
2 SUP REVISIONS	10-02-2025
3 SUP CITY COMMENTS	12-12-2025

Project Number 7189-102	Date 12-12-2025
Drawn By SSW	Checked By SSW, JO, JEW

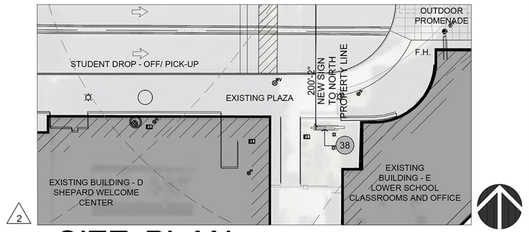
OVERALL ARCHITECTURAL SITE PLAN
SP1.0

SUP-25-06



3 SITE PLAN

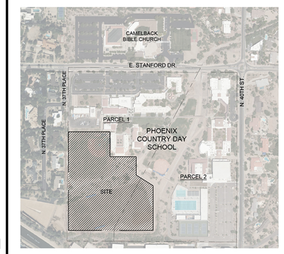
SCALE: 1"=30'-0"



2 SITE PLAN

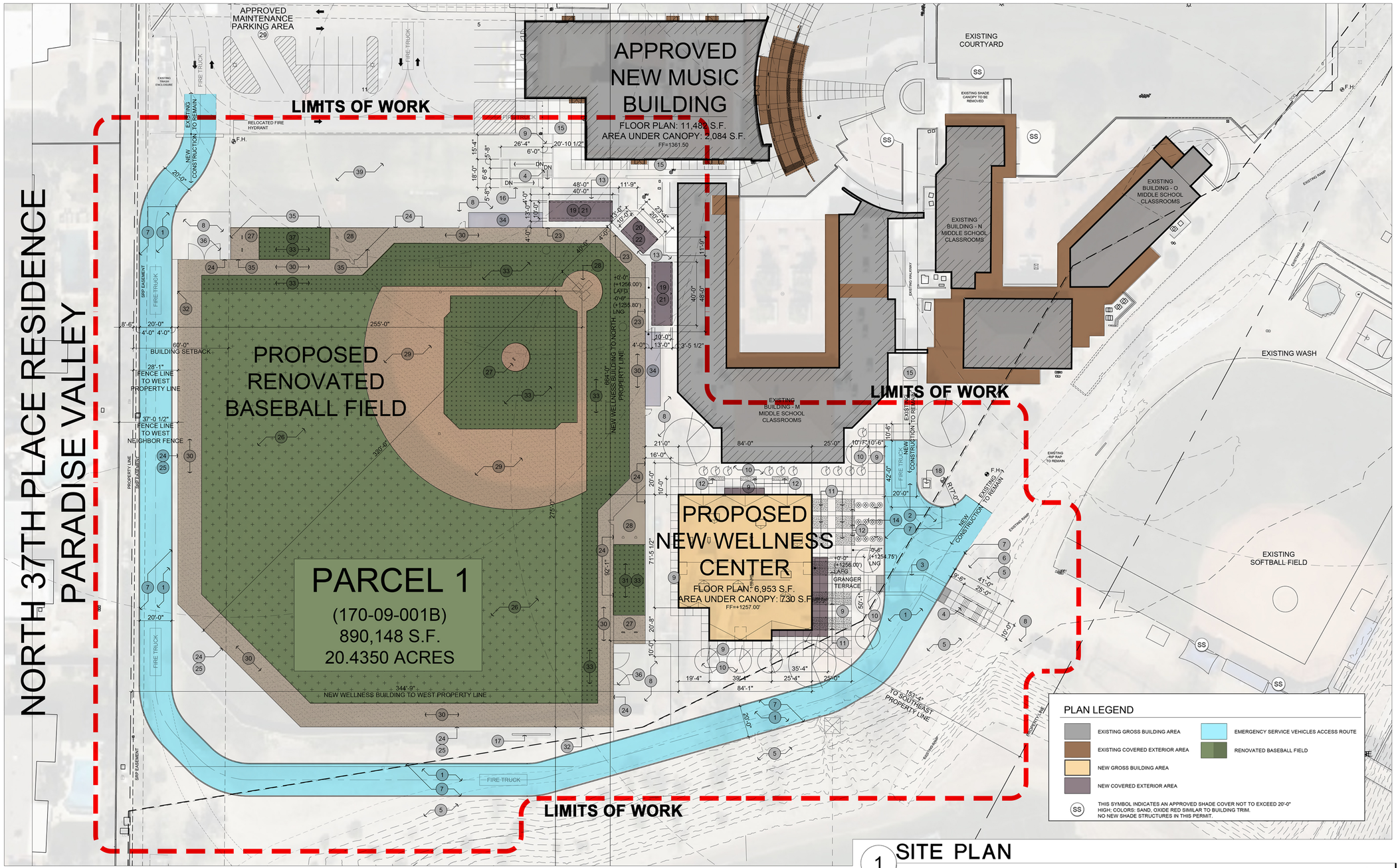
SCALE: 1"=30'-0"

AERIAL MAP



KEY NOTES: (X)

1. FIRE LANE - NEW ASPHALT TO MEET ALL REQUIREMENTS RECOMMENDED ON THE SOILS REPORT. IN ADDITION, NEW FIRE LANE WILL MEET FIRE LANE SPECIFICATIONS. (MAXIMUM SLOPE 2%.) FOR EMERGENCY SERVICE VEHICLES.
2. FIRE TRUCK HAMMER HEAD TURN-AROUND
3. NEW PEDESTRIAN CROSSING - PAVER WALKWAY WITH CONCRETE BOARDERS.
4. NEW INTEGRAL COLORED CONCRETE STAIRS WITH CAST-IN-PLACE CONCRETE WALLS IN BOTH SIDES.
5. EXISTING RIP RAP TO REMAIN
6. EXISTING ASPHALT PAVING AND RAMP TO REMAIN
7. NEW CONCRETE CURB AT EDGE OF PAVEMENT
8. NEW STABILIZED DG PEDESTRIAN PATH
9. NEW 4" CONCRETE SIDEWALK
10. NEW LANDSCAPE AREA
11. INTEGRAL CONCRETE SIDEWALK BAND
12. INTEGRAL CONCRETE BENCH
13. NEW CONCRETE PAD
14. METAL TRIMMED LANDSCAPE PLANTER
15. EXISTING CONCRETE SIDEWALK TO REMAIN
16. CONCRETE ADA RAMP WITH CAST-IN-PLACE WALLS
17. RELOCATED SCOREBOARD (11'-2" HIGH - SEE SHEET A6.1 FOR ADDITIONAL INFORMATION)
18. EXISTING TRANSFORMER TO RELOCATED
19. 5 ROW GROUND MOUNTED STADIUM SEATING - 40' LONG X 10' DEEP
20. 5 ROW GROUND MOUNTED STADIUM SEATING - 20' LONG X 10' DEEP
21. 40'-0" X 13'-0" CANTILEVER SHADE CANOPY
22. 20'-0" X 13'-0" CANTILEVER SHADE CANOPY
23. 34'-0" TALL CHAIN LINK BACKSTOP (116'-0" L.F.)
24. 6'-0" TALL CHAIN LINK FENCE WITH 9 GAUGE X 2" MESH. (938'-8" LINEAL FEET)
25. EXTERIOR GRADE UV RESISTANT POLYETHELYNE YELLOW FENCE GUARD TOPPER (2-5/8" WIDE X 4" TALL X .07" WALL THICKNESS). PREDRILLED AT 24" AND SECURED TO FENCE.
26. NATURAL GRASS
27. CLAY PITCHING MOUND - WITH CONDITIONER AND INFIELD MIX ON TOP.
28. CLAY BATTERS BOX WITH INFIELD MIX ON TOP
29. INFIELD MIX
30. WARNING TRACK MIX
31. PITCHERS WARM UP AREA (3)
32. 20' TALL FOUL POLE (SEE SHEET A6.1 FOR ADDITIONAL INFORMATION)
33. ARTIFICIAL TURF
34. EXISTING MASONRY DUGOUT TO REMAIN - REPLACING METAL ROOF WITH SIMILAR
35. 12'-0" TALL CHAIN LINK FENCE WITH 9 GAUGE X 2" MESH. (228'-3" LINEAL FEET)
36. (2)10'-0" WIDE X 6'-0" HIGH CHAIN LINK GATES
37. PITCHERS WARM UP AREA/ BATTING CAGE
38. NEW DIGITAL SIGNAGE (SEE A6.1 FOR ADDITIONAL INFORMATION)
39. EXISTING GRASS AREA TO REMAIN



1 SITE PLAN

SCALE: 1"=30'-0"

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Drawn By SSW	
Checked By SSW, JO, JEW	

ENLARGED ARCHITECTURAL SITE PLAN

SP1.1

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SUP-25-06

NORTHEAST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.

SOUTHEAST VIEW - PERSPECTIVE RENDERING

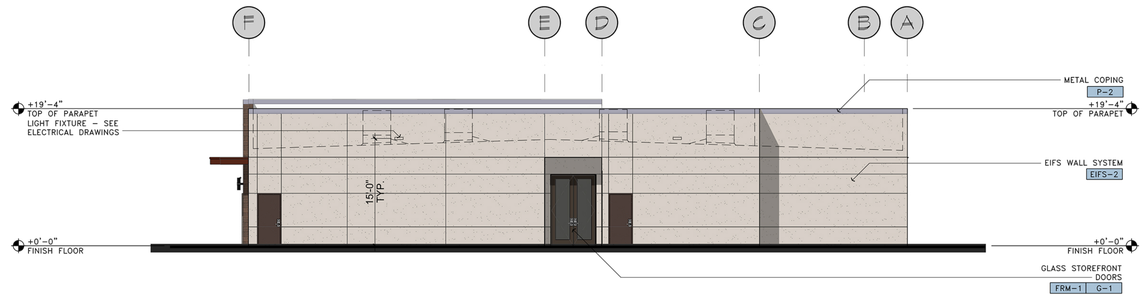
SCALE: N.T.S.

SOUTHWEST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.

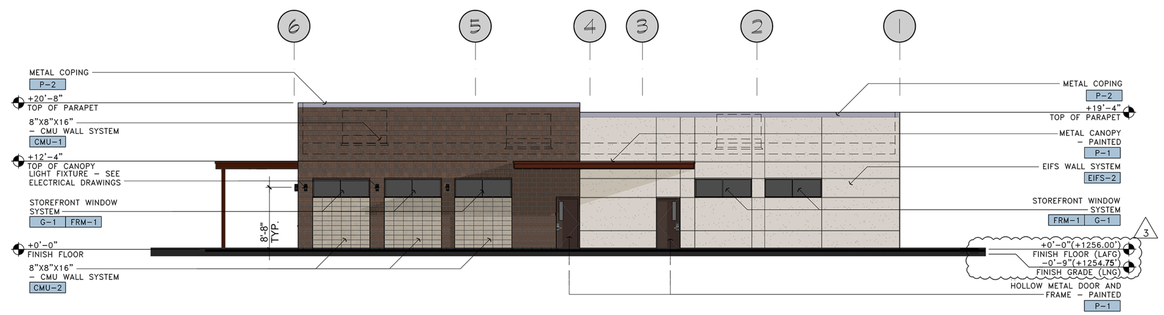
NORTHWEST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.



WEST BUILDING ELEVATION

SCALE: 1"=10'-0"



NORTH BUILDING ELEVATION

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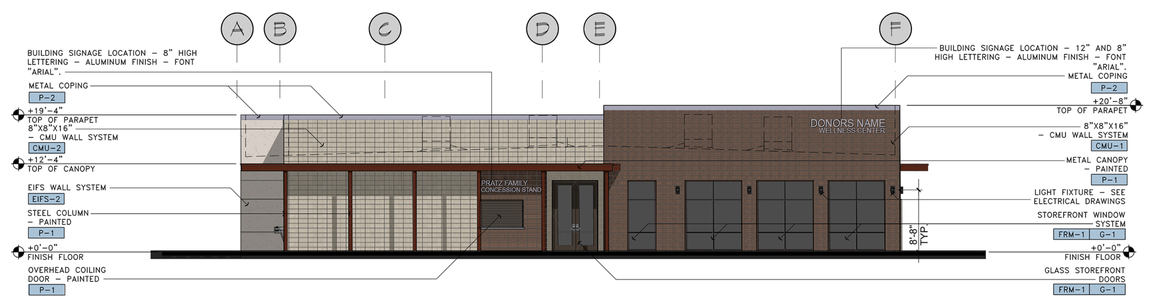
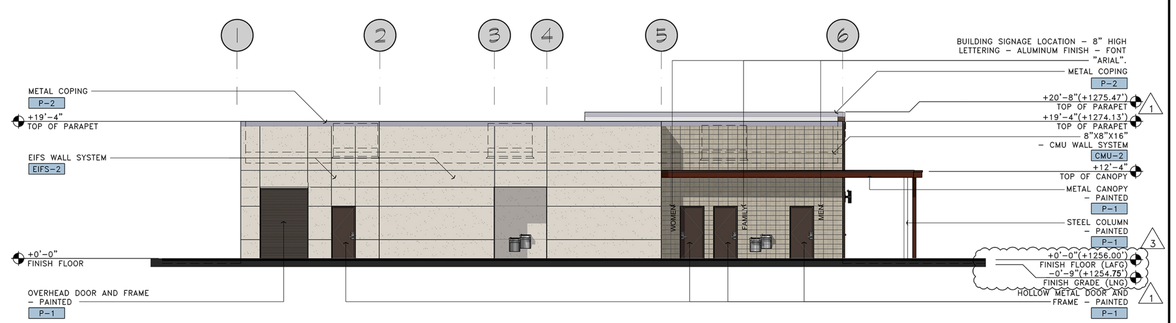


EAST BUILDING ELEVATION

SCALE: 1"=10'-0"



SOUTH BUILDING ELEVATION

SCALE: 1"=10'-0"

MATERIALS LEGEND:

CMU:

- CMU-1 — INTEGRAL COLORED CMU
  - STYLE: TEXTURED MASONRY UNIT
  - TYPE: MESASTONE
  - COLOR: MOJAVE BROWN
  - GROUP 1 – MEDIUM WEIGHT
- CMU-2 — INTEGRAL COLORED CMU
  - STYLE: GROUND FACE MASONRY UNIT
  - TYPE: TRENDSTONE
  - COLOR: SOUTHWEST GOLD
  - GROUP 3 – NORMAL WEIGHT

EIFS:

- EIFS-1 — EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR
  - COLOR: 101 SUPER WHITE
  - TEXTURE: SANDBLAST (FINE FINISH)
- EIFS-2 — EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR
  - COLOR: 449 BUCKSKIN
  - TEXTURE: SANDBLAST (FINE FINISH)

CONCRETE:

- CONC-1 — INTEGRAL COLORED CONCRETE
  - COLOR: TERRA COTTA
  - NUMBER: 10134
  - MFG.: DAVIS COLOR

PAINT:

- P-1 — PAINT COLOR
  - COLOR: MATCH FRAZEE RUBRUM LILLY
  - NUMBER: 6325R
  - MFG.: MODERN MASTERS PAINTS
- P-2 — PAINT COLOR
  - COLOR: LOOKING GLASS
  - NUMBER: DE6376
  - MFG.: DUNN EDWARDS PAINTS

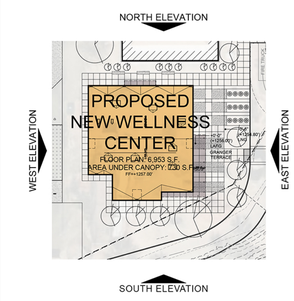
GLASS:

- G-1 — GLASS COLOR
  - LOW-E INSULATED GLAZING
  - INSIDE FACE: 1/4" SOLARGRAY + CLEAR GLASS
  - OUTSIDE FACE: 1/4" SOLARGRAY + CLEAR GLASS
  - MFG.: VITRO GLASS
  - NUMBER: SOLARBAN 90
  - REFLECTIVE

WINDOW FRAME:

- FRM-1 — STOREFRONT
  - COLOR: CLEAR ANODIZED ALUMINUM
  - MFG.: ARCADIA
  - NUMBER: AC-2

KEY PLAN



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2 SUP REVISIONS	10-02-2025
3 SUP CITY COMMENTS	12-12-2025

Project Number	Date	Drawn By	Checked By
7169-102	12-12-2025	SSW	SSW, JO, JEW

2 NEW WELLNESS CENTER BUILDING ELEVATIONS

A6.0

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CONCRETE MASONRY UNIT:

CMU-1

INTEGRAL COLORED CMU
- STYLE: TEXTURED MASONRY UNIT
- TYPE: MESASTONE
- COLOR: MOJAVE BROWN
- GROUP 1 - MEDIUM WEIGHT

CMU-2

INTEGRAL COLORED CMU
- STYLE: GROUND FACE MASONRY UNIT
- TYPE: TRENDSTONE
- COLOR: SOUTHWEST GOLD
- GROUP 3 - NORMAL WEIGHT

EXTERIOR INSULATED FINISH SYSTEM:

EIFS-1

EIFS (EXTERIOR INSULATED FINISH SYSTEM)
INTEGRAL COLOR
- COLOR: 101- SUPER WHITE
- TEXTURE: SANDBLAST (FINE FINISH)

EIFS-2

EIFS (EXTERIOR INSULATED FINISH SYSTEM)
INTEGRAL COLOR
- COLOR: 449 BUCKSKIN
- TEXTURE: SANDBLAST (FINE FINISH) - (MATCH EXISTING)

WINDOW FRAME COLOR:

FRM-1

STOREFRONT
- COLOR: CLEAR ANODIZED ALUMINUM
- MFG.: ARCADIA
- NUMBER: AC-2

INTEGRAL CONCRETE COLORS:

CONC-1

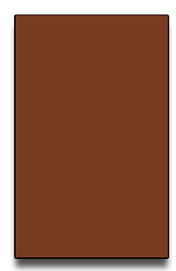
INTEGRAL COLORED CONCRETE
- COLOR: TERRA COTTA
- NUMBER: 10134
- MFG.: DAVIS COLOR

GLASS COLORS:

G-1

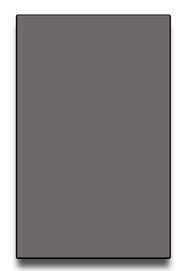
GLASS COLOR
- LOW-E INSULATED GLAZING
- INSIDE FACE COLOR: 1/4" SOLARGRAY + CLEAR GLASS
- OUTSIDE FACE COLOR: 1/4" SOLARGRAY + CLEAR GLASS
- MFG.: VITRO GLASS
- NUMBER: SOLARBAN 90
- REFLECTIVE

PAINT COLORS:



P-1

PAINT COLOR
- COLOR: MATCH FRAZEE RUBRUM LILLY
- NUMBER: 6325R
- MFG.: MODERN MASTERS PAINTS



P-2

PAINT COLOR
- COLOR: LOOKING GLASS
- NUMBER: DE6376
- MFG.: DUNN EDWARDS PAINTS

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Drawn By	SSW
Checked By	SSW, JO, JEW

NEW WELLNESS CENTER
MATERIALS BOARD

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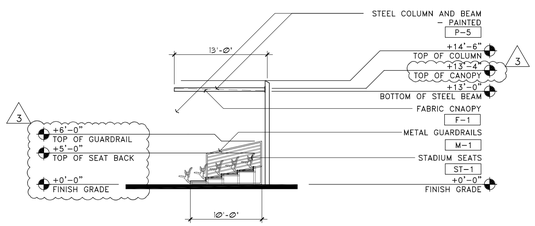
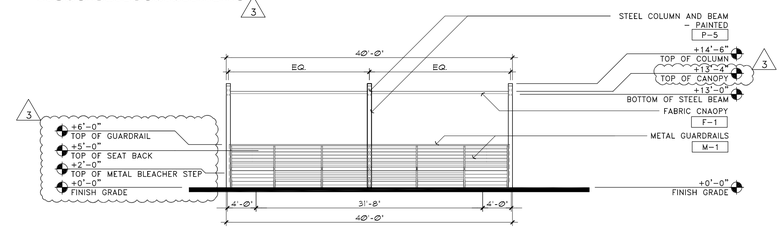
NOTE:
NEW BLEACHERS WILL NOT HAVE LIGHTING.



BASEBALL FIELD BLEACHER EAST/SOUTH/SOUTHEAST ELEVATION

SCALE: 1"=10'-0"

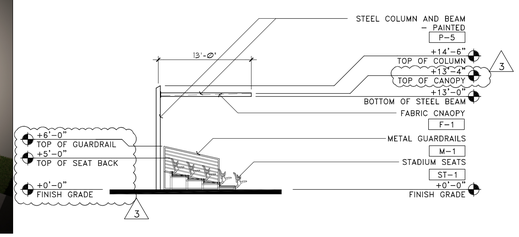


BASEBALL FIELD BLEACHER NORTH/EAST/NORTHEAST ELEVATION

SCALE: 1"=10'-0"

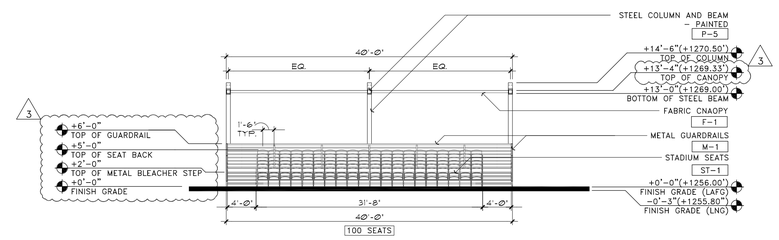
BASEBALL FIELD BLEACHER - TYPICAL SOUTHWEST VIEW - PERSPECTIVE RENDERING

SCALE: N.T.S.



BASEBALL FIELD BLEACHER WES/NORTH/NORTHWEST ELEVATION

SCALE: 1"=10'-0"



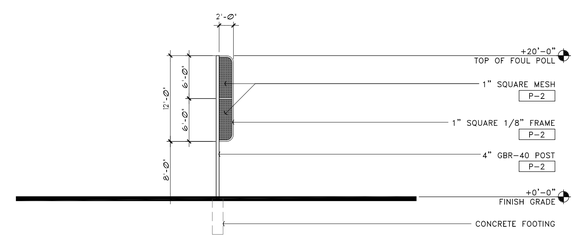
BASEBALL FIELD BLEACHER SOUTH/WEST/SOUTHWEST ELEVATION

SCALE: 1"=10'-0"

GALVANIZED FINISHED CHAIN LINK FENCING – FOR ALL HEIGHTS.
- WIRE DIAMETER OF 0.148 INCH.
- MESH SIZE: 2 INCHES.
- 86.23% OPEN.

BASEBALL FIELD CHAIN LINK FENCE EXHIBIT

SCALE: N.T.S.



BASEBALL FIELD FOUL POLE ELEVATION - HINGED

SCALE: N.T.S.

MATERIALS LEGEND:

PAINT:

P-1 — PAINT COLOR
- COLOR: MATCH SCHOOL COLOR, BLUE
- NUMBER: SUPPLIED BY OWNER
- MFG.: MODERN MASTERS PAINTS

P-2 — PAINT COLOR
- COLOR: YELLOW
- NUMBER: DE6119
- MFG.: DUNN EDWARDS PAINTS

P-3 — PAINT COLOR
- COLOR: LOOKING GLASS
- NUMBER: DE6376
- MFG.: DUNN EDWARDS PAINTS

P-4 — PAINT COLOR
- COLOR: WHITE
- NUMBER: DEW380
- MFG.: DUNN EDWARDS PAINTS

P-5 — PAINT COLOR
- COLOR: SILVER
- NUMBER: ME150
- FINISH: SATIN
- MFG.: MODERN MASTERS

GLASS:

G-1 — GLASS COLOR
- LOW-E INSULATED GLAZING
- INSIDE FACE: 1/4" SOLARGRAY + CLEAR GLASS
- OUTSIDE FACE: 1/4" SOLARGRAY + CLEAR GLASS
- MFG.: VITRO GLASS
- NUMBER: SOLARBAN 90
- REFLECTIVE

WINDOW FRAME:

FRM-1 — STOREFRONT
- COLOR: CLEAR ANODIZED ALUMINUM
- MFG.: ARCADIA
- NUMBER: AC-2

METAL BLEACHERS:

M-1 — BLEACHERS, HANDRAILS AND FENCING
- COLOR: CLEAR ANODIZED ALUMINUM
- MFG.: BEACON ATHLETICS
- NUMBER: BASEBALL FIELD – CUSTOM DUGOUTS BENCH

CANOPY:

F-1 — FABRIC CANOPY
- COLOR: NAVY BLUE
- MFG.: SHADE N NET

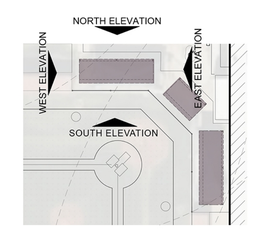
SAFETY PADS

PD-1 — SAFETY PADS
- COLOR: NAVY BLUE
- MFG.: TBD

STADIUM SEATS

ST-1 — STADIUM SEATS
- COLOR: DEEP BLUE
- MFG.: TBD

KEY PLAN



NORTH

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2100 WEST 15TH STREET I TEMPE, AZ 85281 I 480.285-3800

REGISTERED ARCHITECT
CERTIFICATE NO.
49919
JASON R OLIVE
12-12-2025
DATE SIGNED
Arizona U.S.A.
Expires 09/30/2024

DIGITALLY SIGNED PER A2011R

PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED
BASEBALL FIELD, AND SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

Revisions	Date
1 SUP CITY COMMENTS	7-25-2025
2 SUP REVISIONS	10-02-2025
3 SUP CITY COMMENTS	12-12-2025
4 SUP REVISIONS	2-12-2026

Project Number	7169-102
Date	12-12-2025
Drawn By	SSW
Checked By	SSW, JO, JEW

BASEBALL FIELD BLEACHER ELEVATIONS

A6.1

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AAE Model No. AFP-22/H
20' All-Aluminum Hinged Fair Pole

Aluminum Athletic Equipment
1000 Enterprise Drive, Royersford, PA 19468
Toll Free: (800) 523-5471 Fax: (610) 825-2378
www.AAEsports.com

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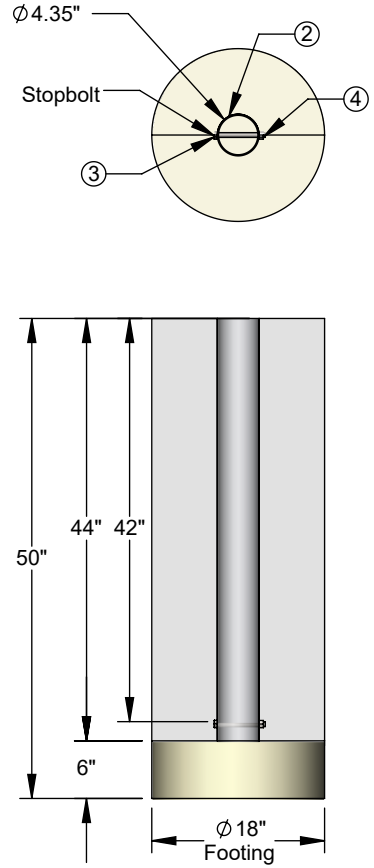
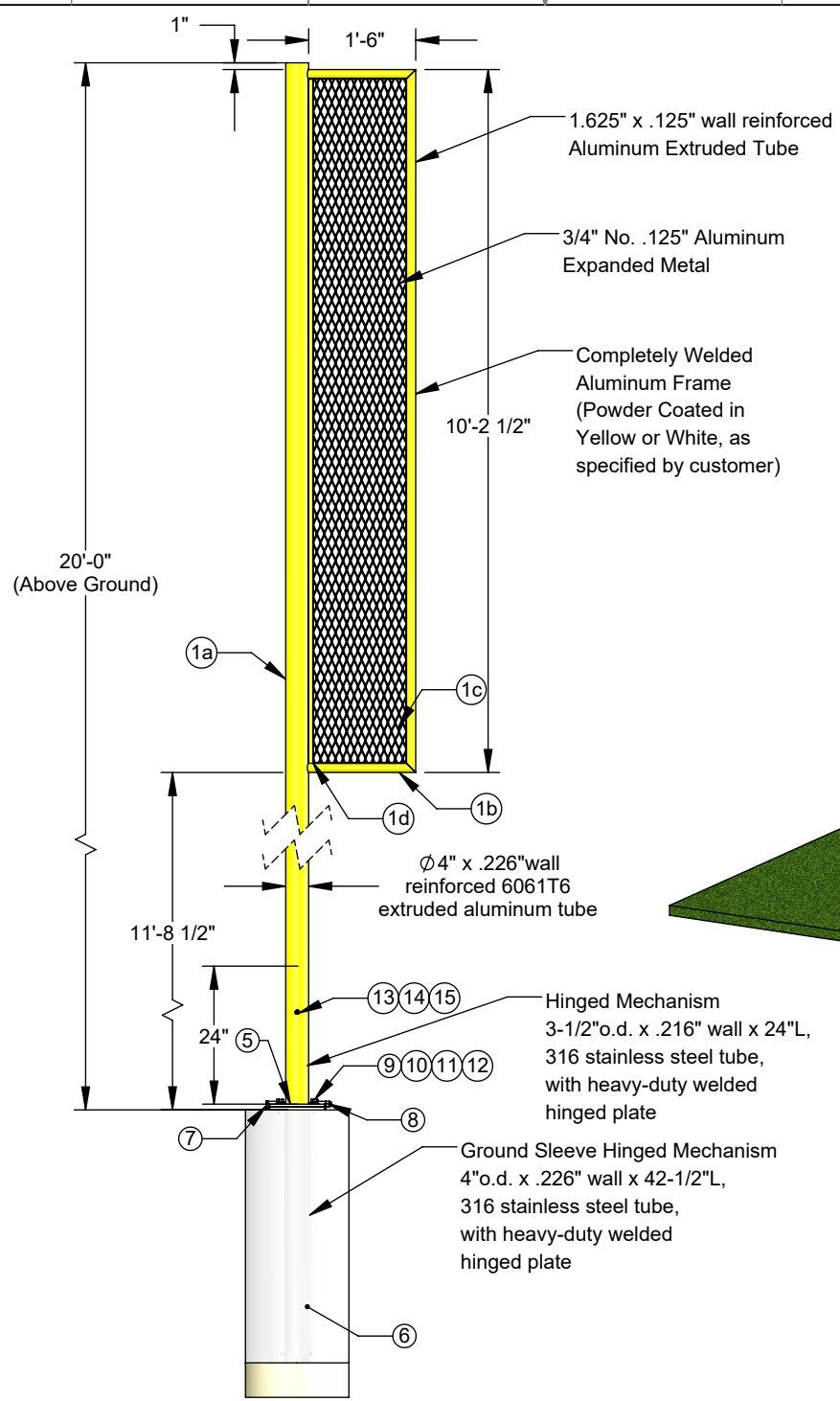
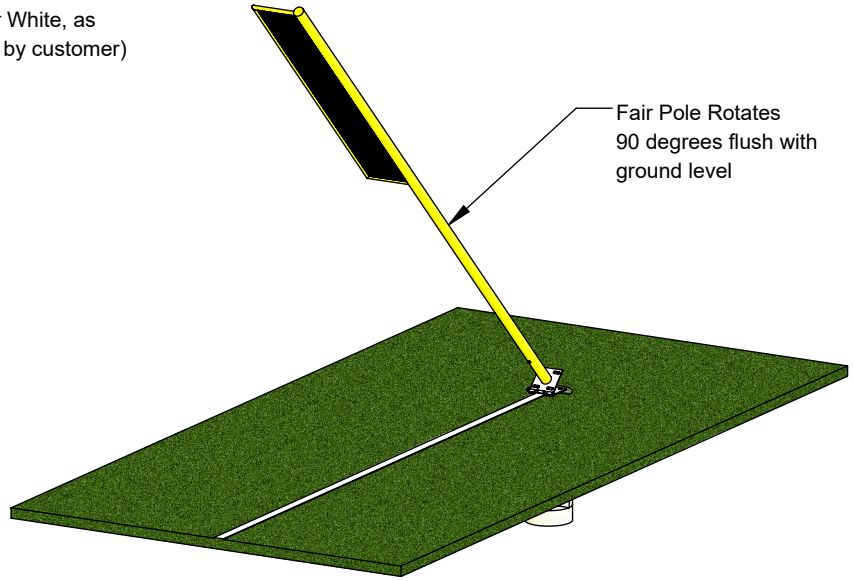
AFP-22/H
Specifications







Fair Poles available in both Yellow & White

Aluminum Athletic Equipment
1000 Enterprise Drive, Royersford, PA 19468
Toll Free: (800) 523-5471 Fax: (610) 825-2378
www.AAEsports.com

DESCRIPTION: **AFP-22/H - All-Aluminum Fair Pole - Hinged**		
NOTE: Hinged Welded Aluminum Fair Pole		
MODEL: AFP-22/H	CATEGORY: **CUSTOMER**	DATE: 10/24/2019
DWN. BY: CED	CAD FILE: AFP-22/H Specifications	DWG. NO. AFP-22/H-C-002

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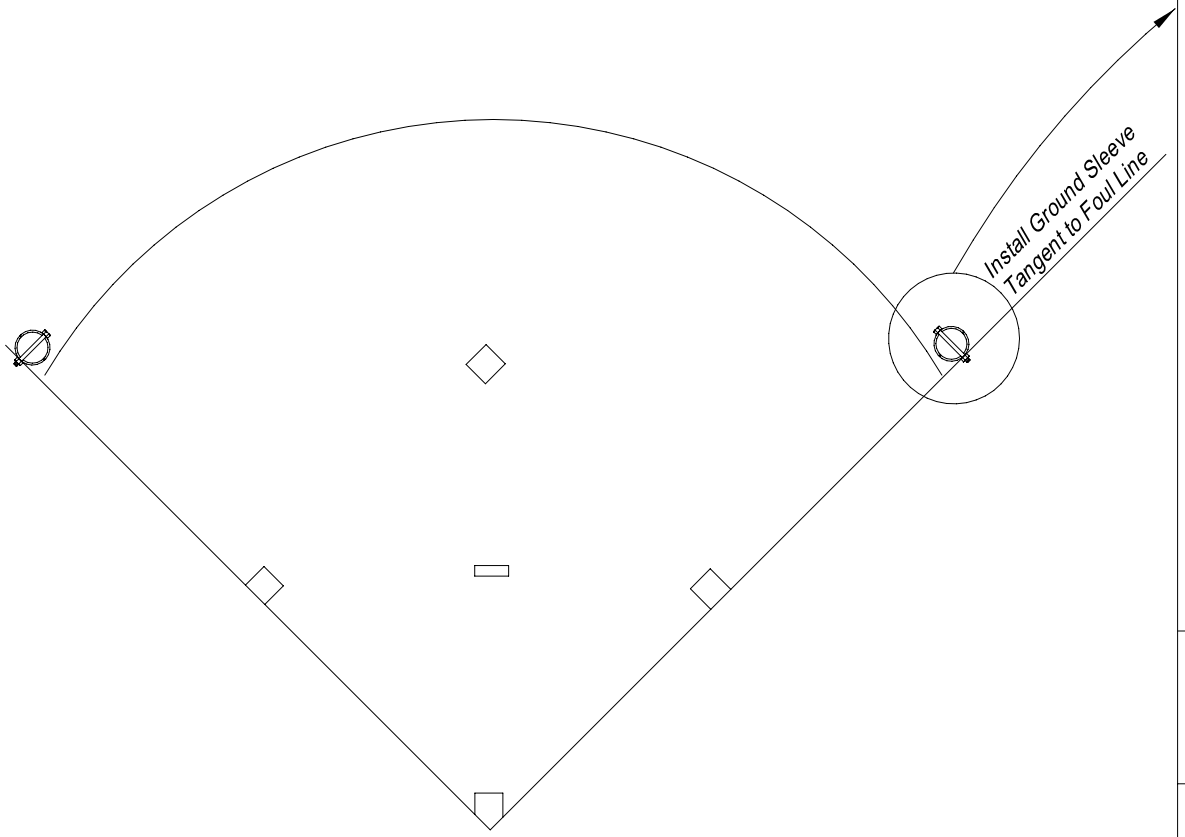
Installation

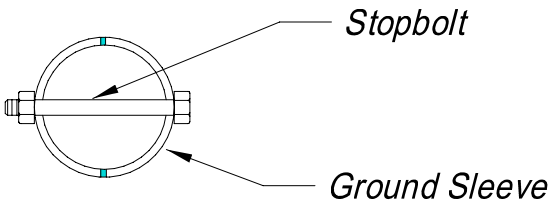
The stopbolt located at the bottom of the ground sleeve must be positioned so that it is perpendicular to the third or first base line. (See diagram below)

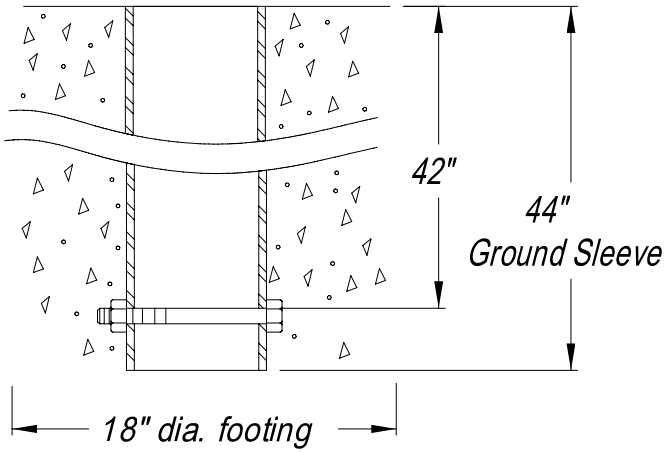
The ground sleeve must be oriented in this manner in order for your fair pole to fit properly.

Any questions, please call 800-523-5471



GROUND SLEEVE





ALUMINUM
ATHLETIC
EQUIPMENT
1000 Enterprise Drive, Royersford, PA 19468
Phone: (610)-825-6565 Toll-free: 1-800-523-5471

DESCRIPTION FAIR POLE GROUND SLEEVE LOCATION		
MODEL NO.	ITEM	DATE: 3/2/06
DWN. BY:	REV.	DWG.NO. AAE-248b

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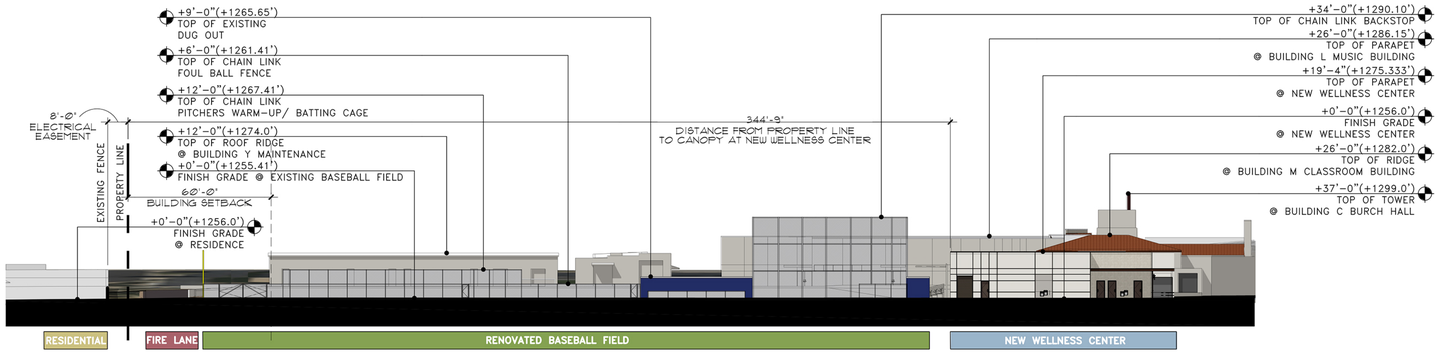
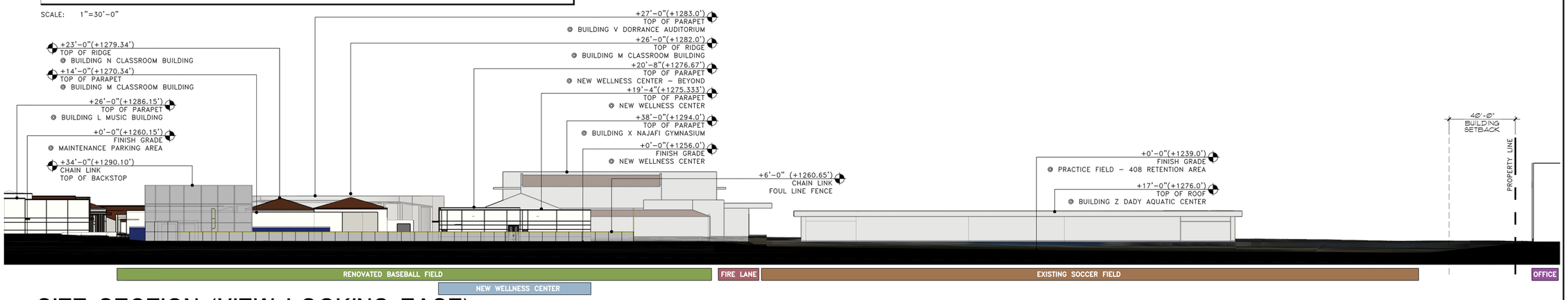


SITE SECTION (VIEW LOOKING NORTH)

1

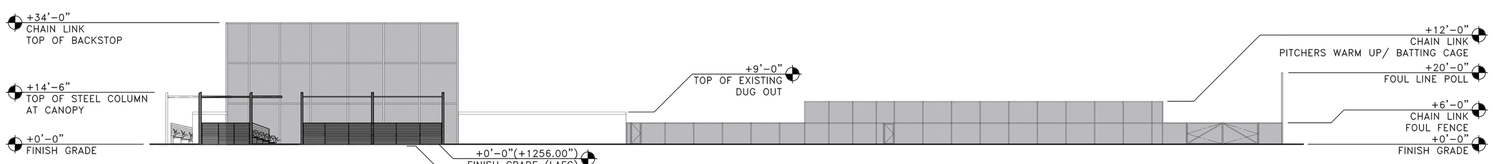
SCALE: 1"=30'-0"



SITE SECTION (VIEW LOOKING EAST)

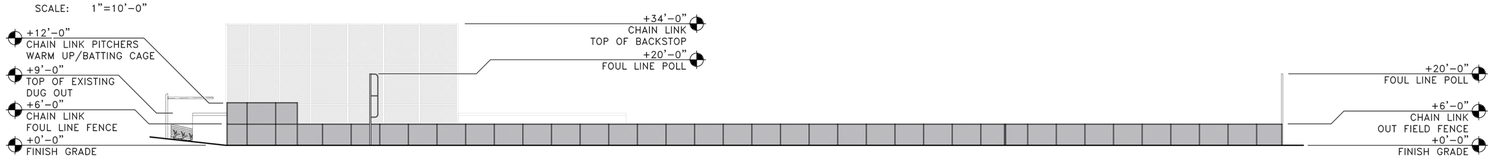
1

SCALE: 1"=30'-0"



BASEBALL FIELD NORTH ELEVATION (EAST SIMULAR)

SCALE: 1"=10'-0"

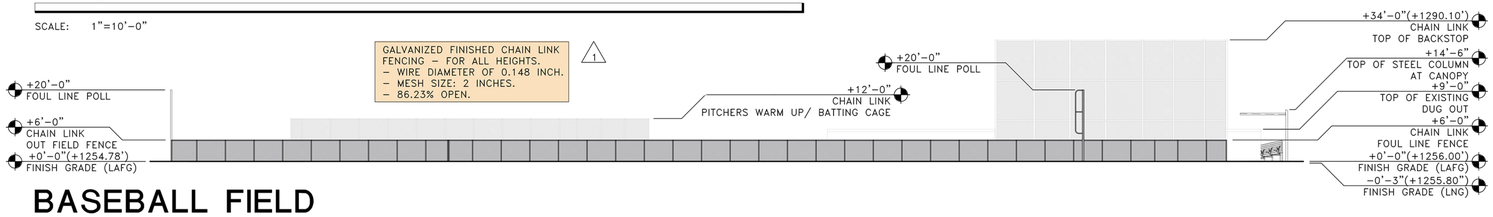


BASEBALL FIELD WEST ELEVATION

SCALE: 1"=10'-0"

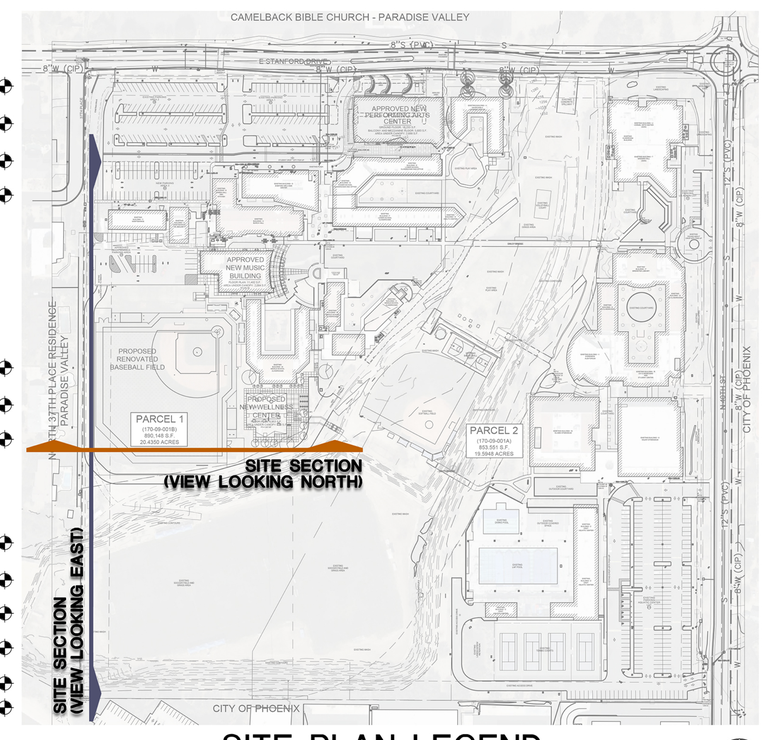
GALVANIZED FINISHED CHAIN LINK FENCING - FOR ALL HEIGHTS.
- WIRE DIAMETER OF 0.148 INCH.
- MESH SIZE: 2 INCHES.
- 86.23% OPEN.

1



BASEBALL FIELD SOUTH ELEVATION

SCALE: 1"=10'-0"



SITE PLAN LEGEND

SCALE: 1"=150'-0"

NORTH

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REGISTERED ARCHITECT
CERTIFICATE NO.
49919
JASON R
OLIVE
10-02-2025
DATE SIGNED
Arizona U.S.A.
Expires 09/30/2026
DIGITALLY SIGNED PER AZBTR

PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED
BASEBALL FIELD, AND MARQUEE SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

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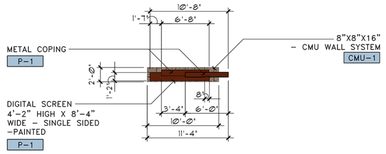
1 SUP CITY COMMENTS	7-25-2025
2 SUP REVISIONS	10-02-2025

Project Number	7169-102
Date	10-02-2025
Drawn By	SSW
Checked By	SSW, JO, JEW

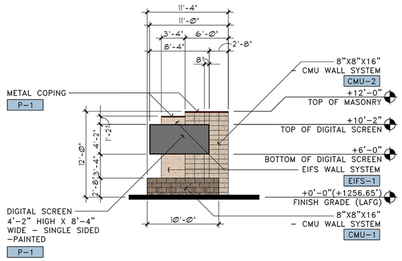
2

SITE SECTIONS
BASEBALL FIELD ELEVATIONS

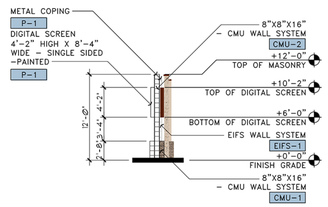
A6.2



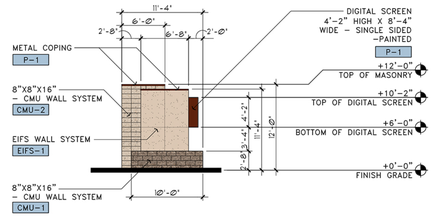
PLAN VIEW



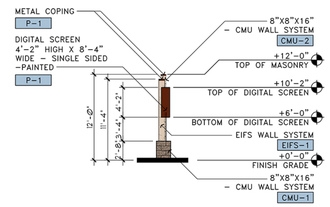
FRONT VIEW



SIDE VIEW



BACK VIEW



SIDE VIEW

NEW SIGN - TYPICAL PLAN VIEW AND ELEVATIONS

SCALE: 1"=10'-0"

3

MATERIALS LEGEND:

CMU:

CMU-1 — INTEGRAL COLORED CMU
- STYLE: TEXTURED MASONRY UNIT
- TYPE: MESASTONE
- COLOR: MOJAVE BROWN
- GROUP 1 – MEDIUM WEIGHT

CMU-2 — INTEGRAL COLORED CMU
- STYLE: GROUND FACE MASONRY UNIT
- TYPE: TRENDSTONE
- COLOR: SOUTHWEST GOLD
- GROUP 3 – NORMAL WEIGHT

EIFS:

EIFS-1 — EIFS (EXTERIOR INSULATED FINISH SYSTEM) INTEGRAL COLOR
- COLOR: 449 BUCKSKIN
- TEXTURE: SANDBLAST (FINE FINISH)

PAINT:

P-1 — PAINT COLOR
- COLOR: MATCH FRAZEE RUBRUM LILLY
- NUMBER: 6325R
- MFG.: MODERN MASTERS PAINTS

NEW SIGN AT AQUATIC CENTER PERSPECTIVE RENDERING AT PROPERTY LINE

4 SCALE: N.T.S.

3

NEW SIGN AT AQUATIC CENTER PERSPECTIVE RENDERING

2 SCALE: N.T.S.

3

NEW SIGN AT MAIN ENTRY PERSPECTIVE RENDERING

1 SCALE: N.T.S.

3

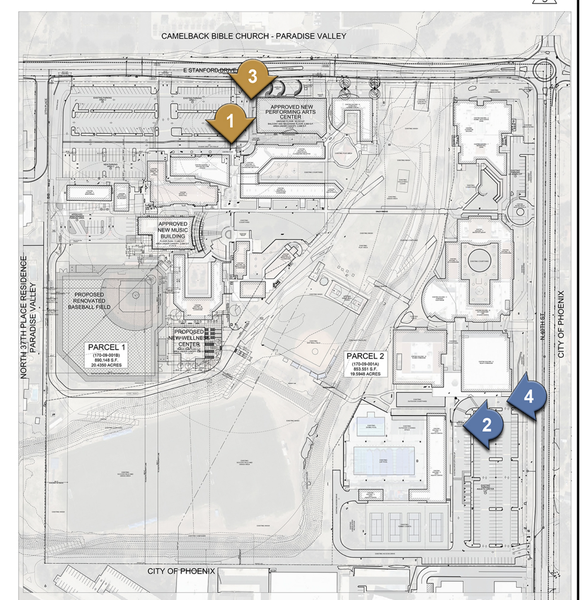
NEW SIGN AT MAIN ENTRY PERSPECTIVE RENDERING AT PROPERTY LINE

3 SCALE: N.T.S.

3

KEY PLAN

3



NORTH

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REGISTERED ARCHITECT CERTIFICATE 49919 JASON R OLIVE 12-12-2025 Arizona U.S.A. Expires 09/30/2026

DIGITALLY SIGNED PER A2B7R

PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED
BASEBALL FIELD, AND SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

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Project Number	7189-102
Date	12-12-2025
Drawn By	SSW
Checked By	SSW, JO, JEW

2

SIGNAGE

A6.3

SUP-25-06

3 - VIEW FROM FENCE LINE (PROPOSED RENOVATED BASEBALL FIELD)

SCALE: N.T.S.

2 - VIEW FROM FENCE LINE (PROPOSED RENOVATED BASEBALL FIELD)

SCALE: N.T.S.

1 - VIEW FROM FENCE LINE (PROPOSED RENOVATED BASEBALL FIELD)

SCALE: N.T.S.

3 - VIEW FROM FENCE LINE (EXISTING CONDITIONS)

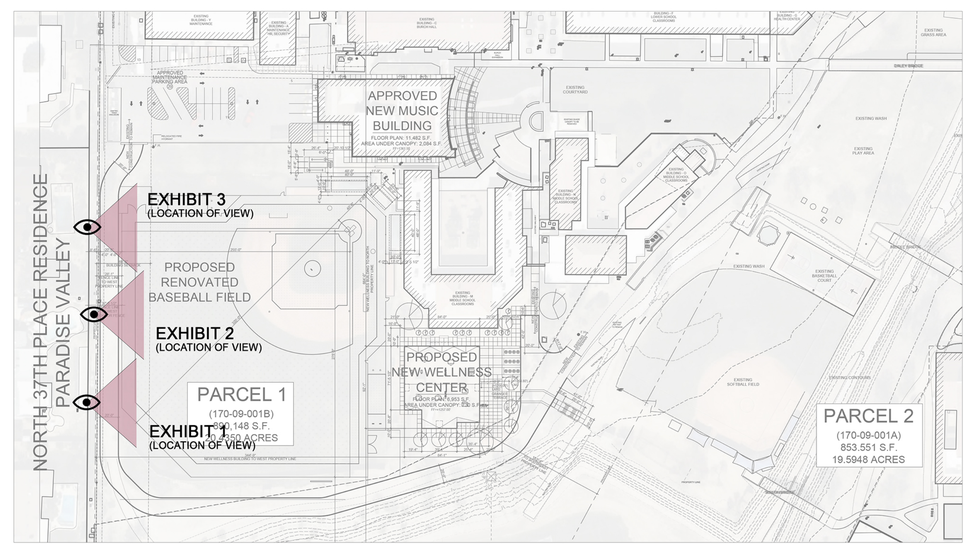
SCALE: N.T.S.

2 - VIEW FROM FENCE LINE (EXISTING CONDITIONS)

SCALE: N.T.S.

1 - VIEW FROM FENCE LINE (EXISTING CONDITIONS)

SCALE: N.T.S.



NEW SOCCER FIELD/ TRACK FIELD LIGHT POLE LOCATION PLAN

SCALE: 1"=80'-0"

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PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED BASEBALL FIELD, AND MARQUEE SIGNS
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Drawn By	SSW
Checked By	SSW, JO, JEW

PROPOSED RENOVATED BASEBALL FIELD - PHOTO MATCH EXHIBITS

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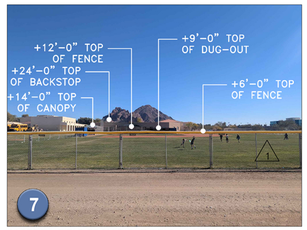
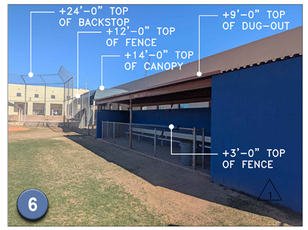
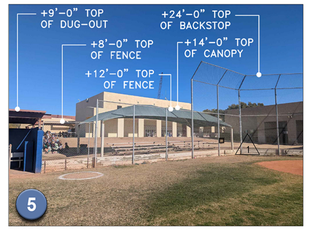


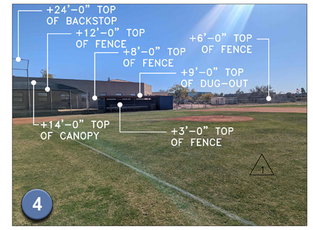
BASEBALL FIELD FROM RIGHT FIELD LOOKING EAST



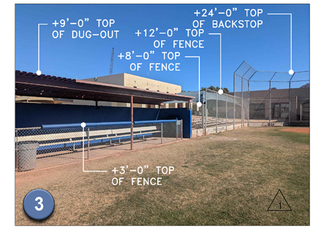
BASEBALL FIELD EAST DUGOUT



BASEBALL FIELD METAL STANDS AND CANOPY



BASEBALL FIELD

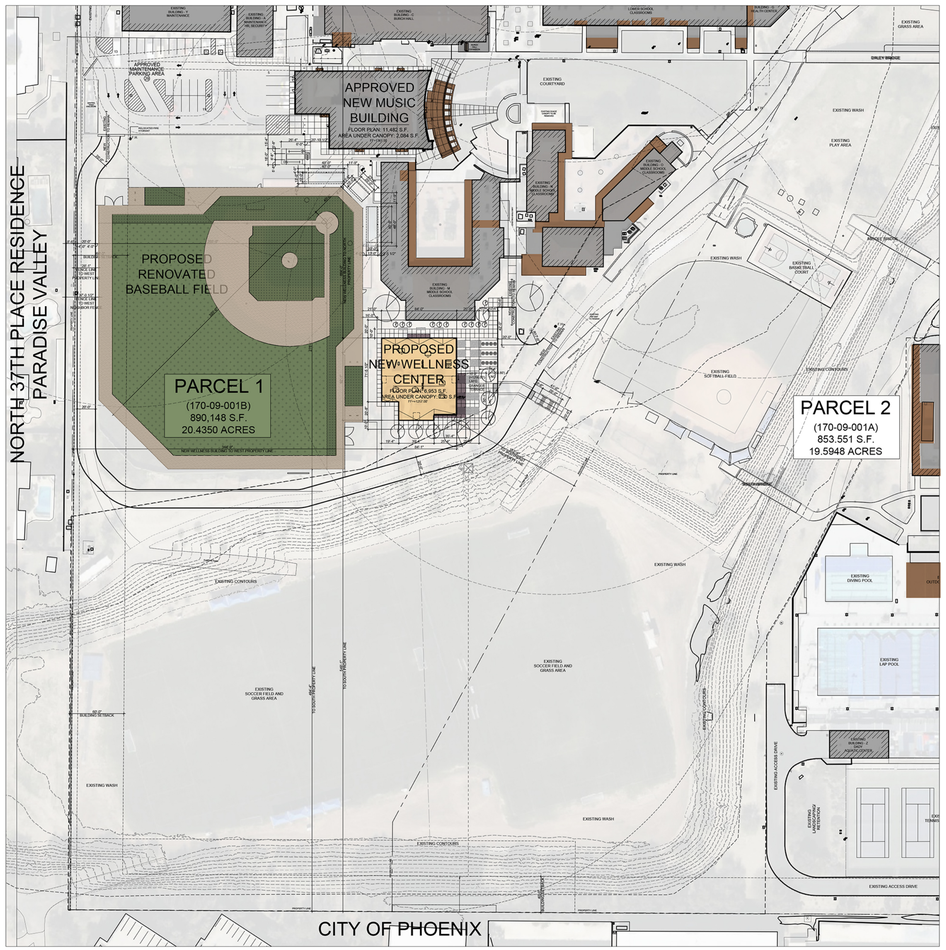


BASEBALL FIELD NORTH DUGOUT

BASEBALL FIELD VIEW FROM ABOVE

BASEBALL FIELD AERIAL PERSPECTIVE

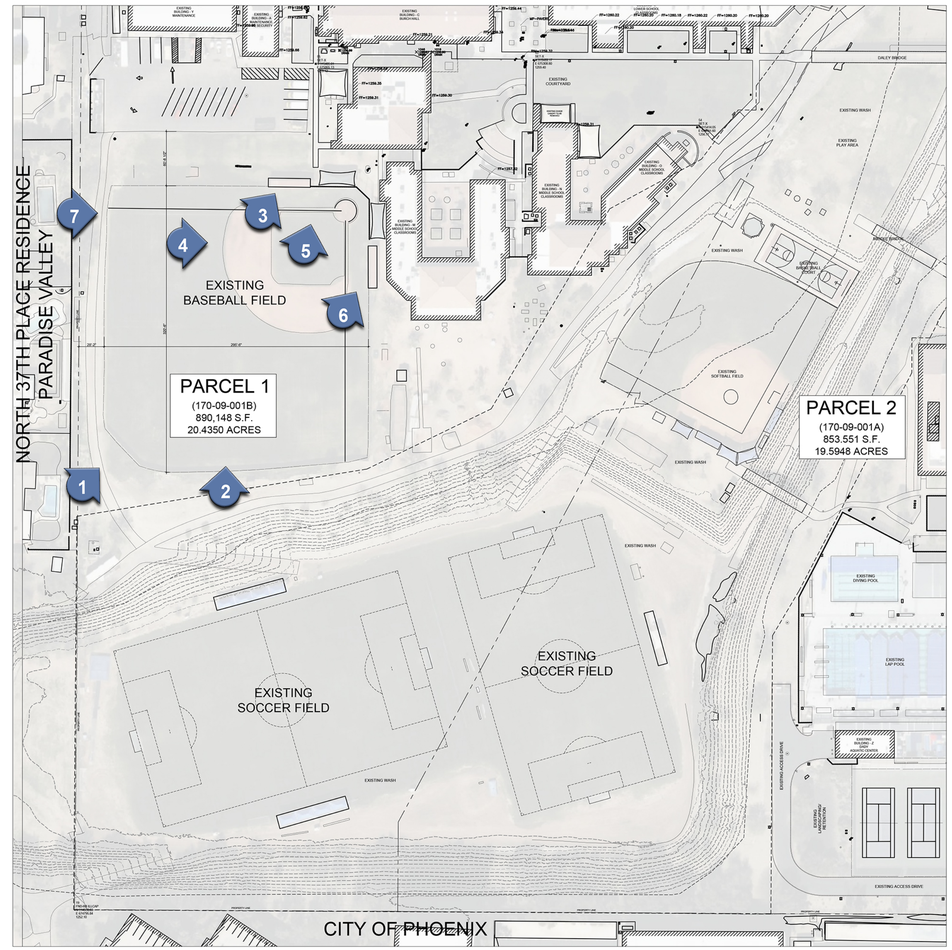
BASEBALL FIELD EXISTING CONDITIONS IMAGES



PROPOSED RENOVATED BASEBALL FIELD SITE PLAN

SCALE: 1"=80'-0"

NORTH



EXISTING BASEBALL FIELD SITE PLAN

SCALE: 1"=80'-0"

NORTH

adm group
architecture. design. management.
2100 WEST 15TH STREET | TEMPE, AZ 85281 | 480.285.3800

REGISTERED ARCHITECT CERTIFICATE NO. 19919 JASON R OLIVE 10-02-2025 DATE SIGNED Arizona U.S.A. Expires 09/30/2027

DIGITALLY SIGNED PER AZBTR

PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED
BASEBALL FIELD, AND MARQUEE SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

Revisions	Date
1 SUP CITY COMMENTS	7-25-2025
2 SUP REVISIONS	10-02-2025

Project Number	7169-102
Date	10-02-2025
Drawn By	SSW
Checked By	SSW, JO, JEW

COMPARISON SITE PLAN

SP2.0

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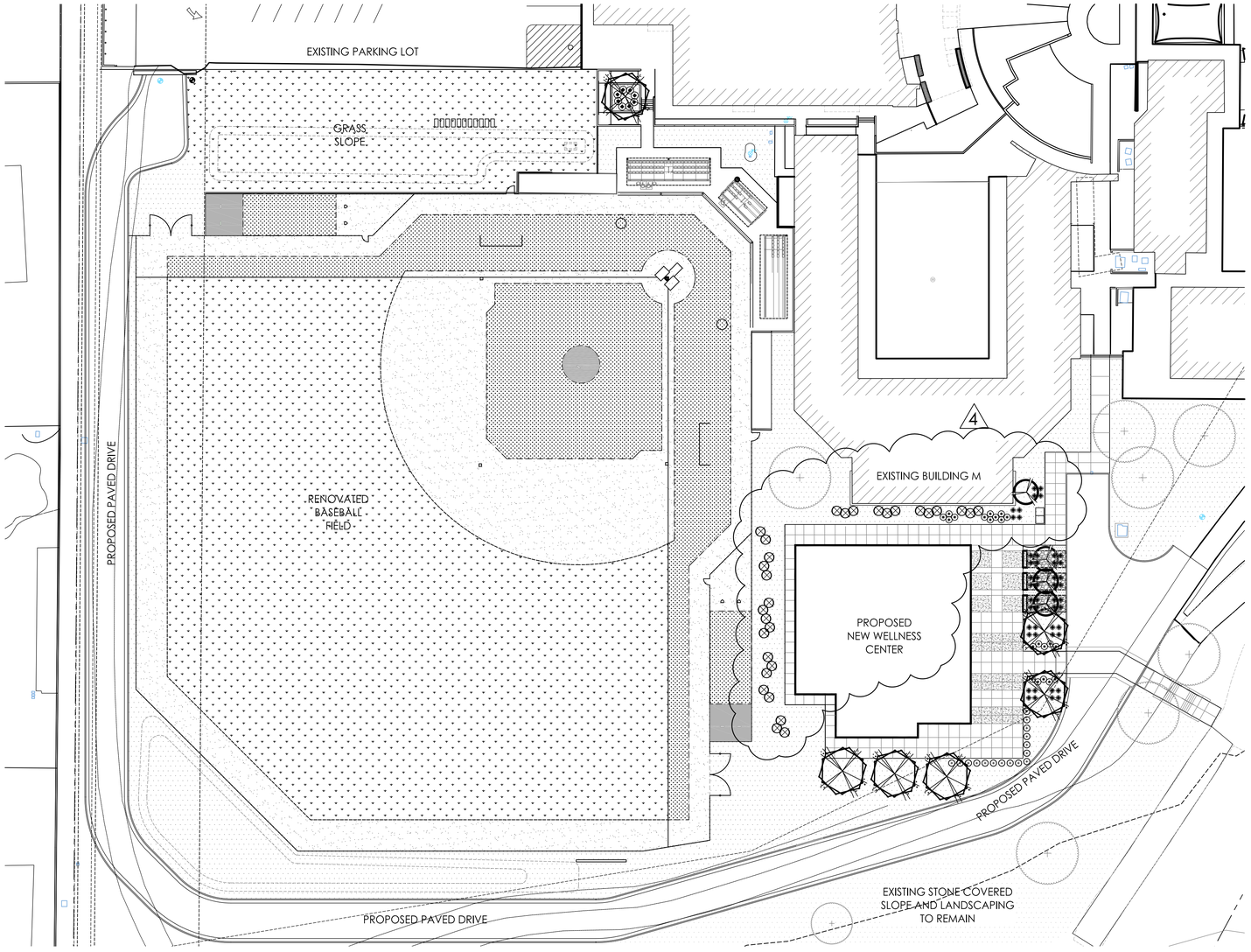

PRELIMINARY PLANT LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	QTY	REMARKS
TREES				
	Existing Tree to Remain Protect in Place			
	Fan Tex Ash Fraxinus velutina 'Rio Grande'	24" Box	6	Single Trunk
	Purple Leaf Plum Prunus Cerasifera	36" Box	4	Single Trunk Matching Specimen
SHRUBS / ACCENTS				
	Little John Dwarf Bottlebrush Callistemon viminalis 'Little John'	5 Gal.	16	
	Rio Bravo Sage Leucophyllum langmaniae	5 Gal.	30	4
	Twin-Flowered Agave Agave geminiflora	5 Gal.	48	
GROUNDCOVER				
	Trailing Purple Lantana Lantana montevidensis	1 Gal.	21	
	Outback Sunrise Emu Eremophila glabra 'Mingenew Gold'	1 Gal.	8	
	Exsisting Bermuda Grass to Remain	158,930 Sq. Ft.		
INERT GROUNDCOVER				
	Existing Stone Groundcover to Remain Protect in Place			
	1/2" Screened Decorative Stone Color: Madison Gold (To Match Campus) Min. 2" Depth from a Single Source	52,325 Sq. Ft.		
	'Ballyard Brown' Infield Mix Install per Manufacturer's specifications	28,520 Sq. Ft.		
	Stabilizer Ballyard Clay Pitcher's Mound Install per Manufacturer's specifications			

desert adaptive
LANDSCAPE ARCHITECTURE
Desert Adaptive L.A.
1218 S. Ash Ct.
chandler, arizona 85286
p:602.369.1597

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PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER

3901 EAST STANFORD DRIVE
PHOENIX, ARIZONA 85253

Revisions	Date
4 SUP REVISIONS	2-12-2026

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(602) 659-7500
www.arizona811.com

North

0' 15' 30' 60'
Scale: 1"=30'-0"

Project Number	Date	Drawn By	Checked By
7169-102	02-24-2025	D. ROSENBERG	D. ROSENBERG

Preliminary Landscape Plan
PL 1.1

Colliers Engineering & Design

Preliminary Drainage Report

December 10, 2025

PCDS New Wellness Center & Renovated Baseball Field

3901 East Stanford Drive
Paradise Valley, Arizona 85253

Prepared for:

ADM Group
2100 West 15th Street
Tempe, Arizona 85281

Prepared by:

Zach Hilgart
AZ Professional Civil Engineer
License No. 53637

Tristan Stevens
AZ Professional Civil Engineer
License No. 81291

Colliers Engineering & Design
4742 North 24th Street Suite 270
Phoenix, Arizona 85016
Main: 877 627 3772
Colliersengineering.com

Project No. 1648.02

Colliers Engineering & Design

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On-site Conditions 2

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Appendix B | Preliminary Retention & Dewatering Calculations
Appendix C | Previous Drainage Study Excerpts
Cudia City Wash Area Drainage Master Study

Introduction

Project Name, Location, & Topography

Phoenix Country Day School (PCDS) Wellness Center and Renovated Baseball Field (the Project) are proposed improvements to advance the athletics and overall well-being of employees at PCDS. The Wellness Center is a proposed building with a footprint of approximately 7,176 square feet (sf) and landscaped areas. The Wellness Center will be a multi-use building for PCDS. The Wellness Center will have an approximately 1,400 sf employee workout room to enhance employee health and assist in employee retention, a multi-purpose room to be used for dance or other small physical education classes, a concession stand to be used for athletic events, two locker rooms to be used by the PCDS soccer team and the visiting soccer team, restrooms for athletic events and an office for PCDS athletic staff. The Project is located south of Stanford Drive and immediately west of the Cudia City Wash (also referred to as the Echo Canyon Wash), in the Town of Paradise Valley (the Town), Arizona. The PCDS campus (including the Project) consists of approximately 20.4 acres located within a portion of Section 13, Township 2 North, Range 3 East of the Gila and Salt River Meridian, Maricopa County, Arizona. The Project is generally bound by existing school buildings to the east and south, 37th Place and existing parking areas to the west, and Stanford Drive to the north. Refer to the **Figure 1** in **Appendix A** for a Vicinity Map.

The Project is located west of the Cudia City Wash (the Wash), and within the existing school campus. The Project currently consists primarily of sports fields, and the campus area generally drains south and east to the Wash, via existing drainage facilities and surface flow.

Purpose

The purpose of this report is to describe the methodology used and provide hydrologic analysis for the drainage-related infrastructure for the Project, including existing and proposed drainage infrastructure. This report is intended to identify on-site and offsite drainage management concepts and improvements for the final design of the Project. This drainage report has been prepared in accordance with the *Town of Paradise Valley Storm Drainage Design Manual* (SDDM) (Town of Paradise Valley, 2018) and the Flood Control District of Maricopa County's (FCDMC) current versions of the *Drainage Policies and Standards* (DPSM) (FCDMC 2018a), *Drainage Design Manuals* (DDM) *for Maricopa County, - Hydrology* (FCDMC 2018b) and - *Hydraulics* (FCDMC 2018c).

FEMA Floodplain Designation

The Project is located within two Federal Emergency Management Agency's (FEMA) Special Flood Hazard Areas (SFHA). The Wellness Center and Baseball Field are within SFHA Zone X (Shaded), as delineated on the FEMA Flood Insurance Rate Map (FIRM) panel number 04013C1765L, dated October 16, 2013, which is presented on **Figure 2** (FEMA Flood Map) of **Appendix A**. The flood hazard zones associated with the Project are defined below:

Zone X (Shaded):

The flood insurance rate zone that corresponds to areas between the 100-year and 500-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No base flood elevations or depths are shown within this zone.

As illustrated in **Figure 2**, the Project is just outside the delineated Zone AE floodplain and floodway limits associated with the Wash (referred to as the Echo Canyon Wash by FEMA), and a Zone A floodplain associated with the Arizona Canal Diversion Channel. Any improvements by the school to be within the specified Zone AE or A areas will be reviewed by the Flood Control District of Maricopa County and Army Corps of Engineers. The remainder of this report will focus on those portions of the project that are within the FEMA SFHA Zone X.

Previous Drainage Studies

Cudia City Wash Area Drainage Master Study

In March 2020, Michael Baker prepared the *Final Hydrology and Hydraulics Report for Cudia City Wash Area Drainage Master Study* (the ADMS; Michael Baker, 2020) on behalf of the FCDMC, the Town, and City of Phoenix. The purpose of the ADMS is to identify and quantify drainage patterns and flood hazards within the Cudia City Wash watershed. A FLO-2D model was prepared as part of the ADMS which provides a detailed regional analysis of existing drainage conditions. The result of the FLO-2D model demonstrates that the project is not impacted by offsite regional flows. Refer to the excerpts included in **Appendix C**.

Existing Drainage Conditions

Offsite Conditions

The Project is not impacted by regional offsite flows, as the Cudia City Wash generally contains tributary flows which may otherwise impact the site.

On-site Conditions

Drainage area ON-1 currently consists of existing Building M, a portion of existing Building C, the maintenance parking lot, existing baseball field, and landscaped areas. Runoff generated by the building areas is captured and conveyed across the baseball field via sheet flow and existing storm drains between Building C and Building M where it ultimately outfalls into the Cudia City Wash.

Management of On-site Drainage

On-site runoff generated by ON-1 will continue to drain south as the existing condition. New infrastructure will be constructed with the Wellness Center and Baseball Field to collect runoff into new storm drains that will outfall into the Cudia City Wash. As part of the Music Building project (Building M), which at the time of this report is under construction, provided a retention basin (RB-1) to mitigate increased runoff from the building expansion and increased impervious improvements.

The Project anticipates an increase in impervious tributary area and will result in an increase of approximately 0.6 cubic feet per second (cfs). After analyzing existing infrastructure, the increase in flow will not have adverse impacts to existing infrastructure of adjacent properties, but as good measure, a new retention basin RB-2 is proposed as part of the baseball field renovation to reduce sheet runoff from upstream to offset the anticipated additional flows that will be generated. Refer to **Figure 4** for the proposed management of on-site flows.

Drainage Structures

The drainage design for the Project outlines a system in which flows from the Music Building and a portion of the existing Building C are directed to concentration points where catch basins and storm drain are placed to collect and direct runoff to detention facilities. The renovated baseball field will continue to follow existing flow conditions. The drainage design for the Wellness Center will utilize existing storm drain connections with new storm drain infrastructure to outfall into the Cudia City Wash. In general, catch basins and storm drainpipes will be designed to manage the 10-year storm event while maintaining the hydraulic grade line at least 6-inches below the gutter line. Runoff exceeding the capacity of the proposed detention facilities and catch basins will be routed via surface overflow to the historic outfall locations, consistent with existing drainage conditions.

Retention Requirements

Typically, the Town requires that new developments retain the runoff volume equivalent to the 100-year, 2-hour retention volume generated on-site. However, the proposed improvements maintain existing drainage patterns, in which the Project area discharges directly to the Wash via storm drain, and no retention is provided for the Project. As the Project area is currently primarily comprised of pervious area and is increasing the impervious area by approximately 4%, the proposed improvements do not adversely impact pre-development drainage conditions by virtue of not providing on-site retention.

Ultimate Outfall

The Project improvements will not modify existing flow patterns and maintain existing outfall locations. Runoff generated by the proposed building is routed via storm drain to existing drainage facilities, and ultimately discharged directly to the Cudia City Wash.

Finished Floors

The Project has been designed with finished floor elevations a minimum of 12-inches above the 100-year flow outfall elevation from basins, and 12-inches above the established water surface elevation of the adjacent Cudia City Wash.

Summary and Conditions

The proposed development complies with Town of Paradise Valley design criteria and other required drainage standards. No adverse drainage impacts are expected to either downstream existing properties or drainage ways from the site. The study has determined that:

- Onsite flows are conveyed to on-site detention facilities via surface flow and when necessary, catch basins and storm drainpipes. Flows generated by the proposed building are conveyed to an existing storm drain network and discharged directly to the Cudia City Wash.
- The proposed improvements will have an approximate net increase in peak flow rates and volumes of 0.6 cfs (2,160 cf) leaving the site from pre-development conditions.

All finished floor elevations are a minimum of 12-inches above the 100-year water surface elevations in the adjacent washes and emergency overflow elevations.

References

Flood Control District of Maricopa County (FCDMC), 2018a. *Drainage Policies and Standards Manual for Maricopa County, Arizona*. Phoenix, AZ.

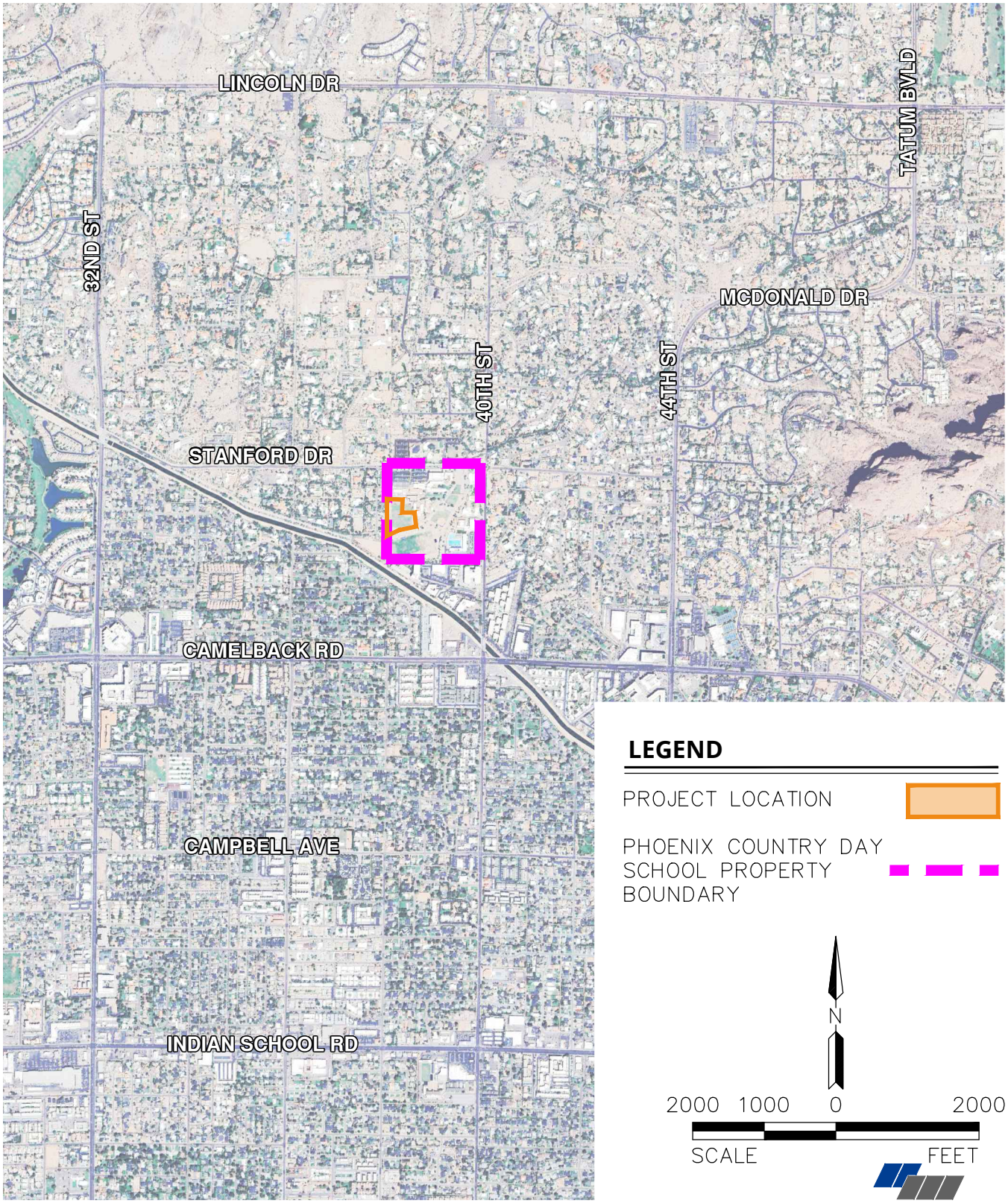
Flood Control District of Maricopa County (FCDMC), 2018b. *Drainage Design Manual for Maricopa County, Arizona, Volume 1 - Hydrology*. Phoenix, AZ.

Flood Control District of Maricopa County (FCDMC), 2018c. *Drainage Design Manual for Maricopa County, Arizona, Volume 2 - Hydraulics*. Phoenix, AZ.

Michael Baker, March 2020. *Hydrology and Hydraulics Report for Cudia City Wash Area Drainage Master Study*. Phoenix, AZ.

Appendices

Appendix A | Figures



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SCALE:	1" = 2,000'
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CHECKED BY:	TS

PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER & RENOVATED BASEBALL FIELD
TOWN OF PARADISE VALLEY, ARIZONA

FIG 1: VICINITY MAP

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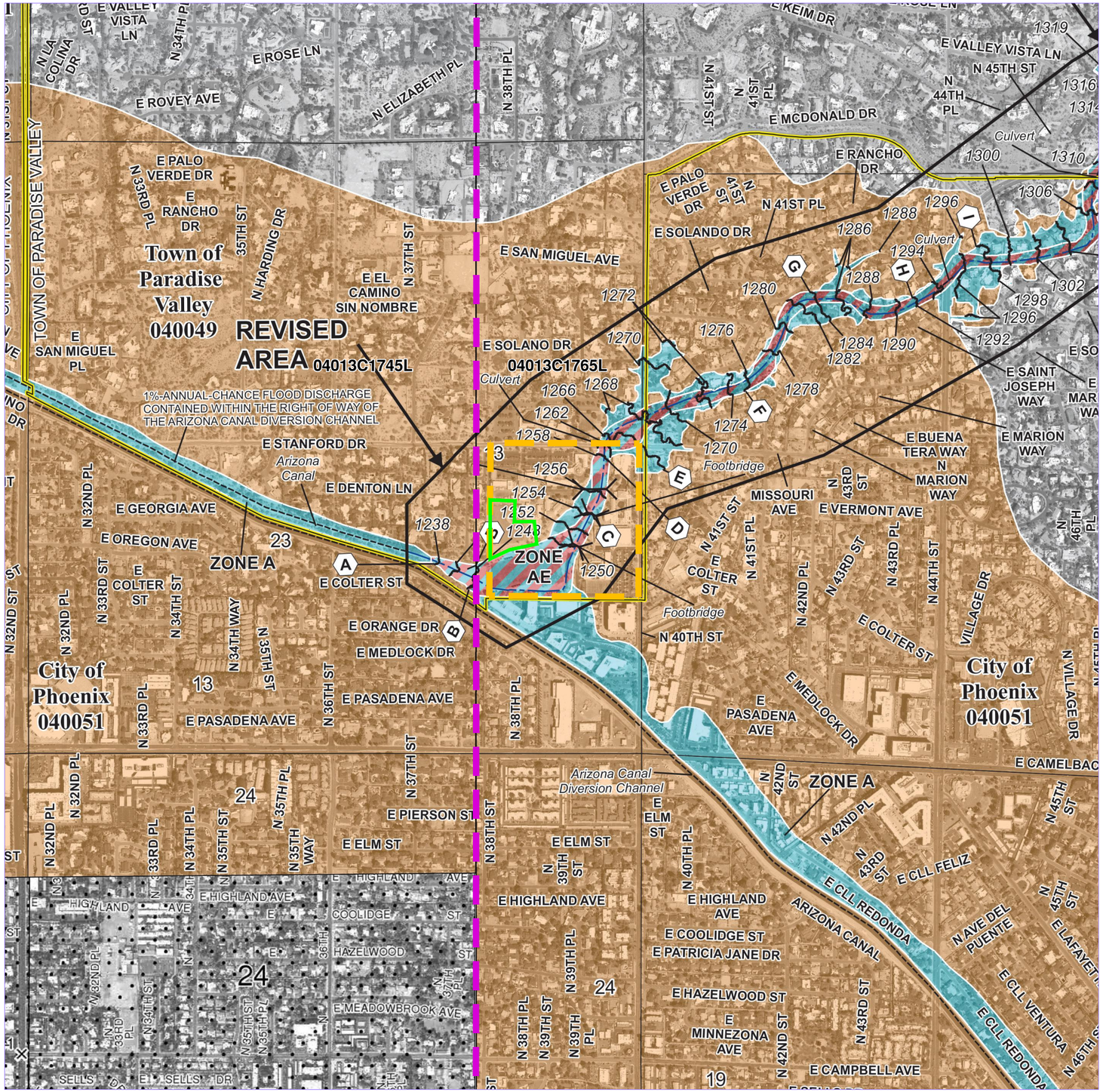
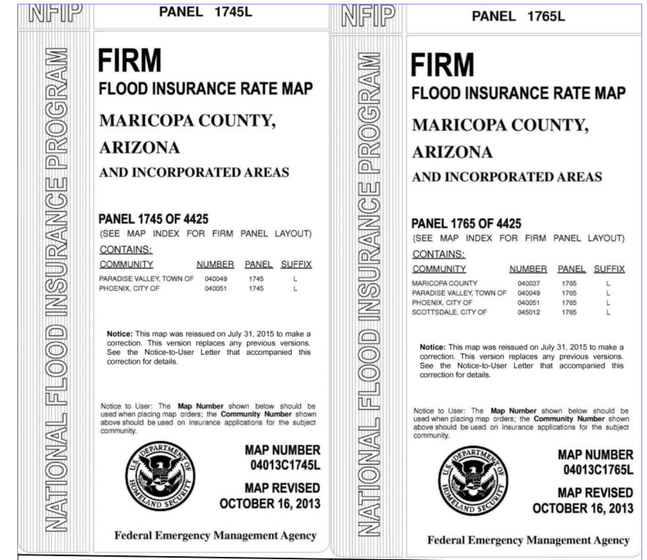
U:\1600\1648\1648.02 ADM Group\REPORTS\DRAINAGE_Wellness\SUP\Appendices\1648 Fig 1 - Vicinity Map.dwg 12/11/2025 10:56 AM





LEGEND

- PROJECT LOCATION
- FEMA MAP LIMITS
- PHOENIX COUNTRY DAY SCHOOL PROPERTY BOUNDARY

N

1000 500 0 1000

SCALE FEET

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FIG 2: FEMA FLOOD MAP

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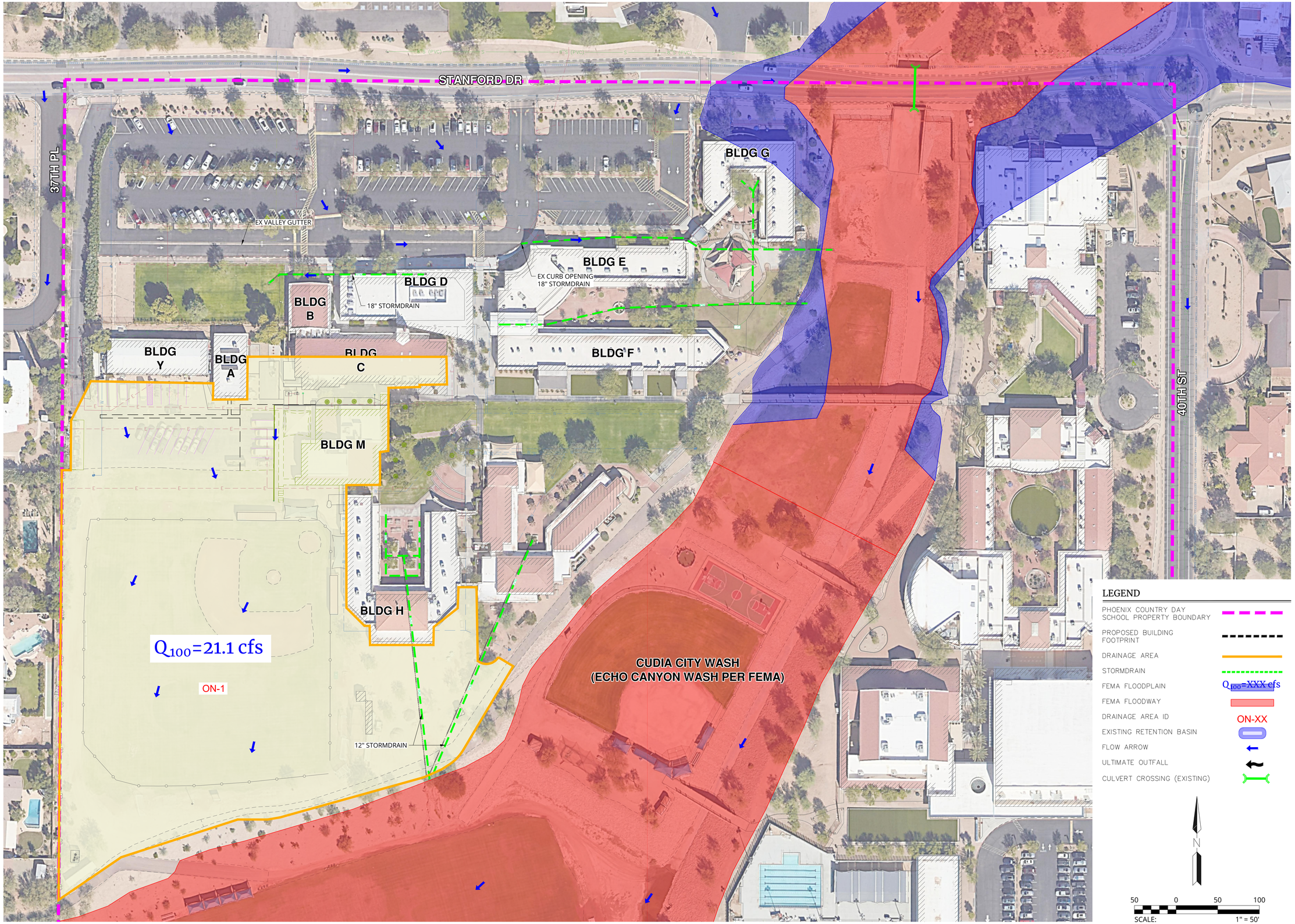
U:\1600\1648\1648.02 ADM Group\REPORTS\DRAINAGE_Wellness\SUP\Appendices\1648 Fig 2 - Fema Flood Map.dwg 12/11/2025 10:58 AM



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NEW WELLNESS CENTER & RENOVATED BASEBALL FIELD
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FIG 3: EXISTING CONDITIONS DRAINAGE EXHIBIT

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DESIGNED:	TS
APPROVED:	TS

DWG. NO.
FIG 3

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U:\1600\1648\1648.02 ADM Group\REPORTS\DRAINAGE_Wellness\SUP\Appendices\1648 Fig 3 - Existing Conditions Exhibit.dwg 12/11/2025 11:12 AM

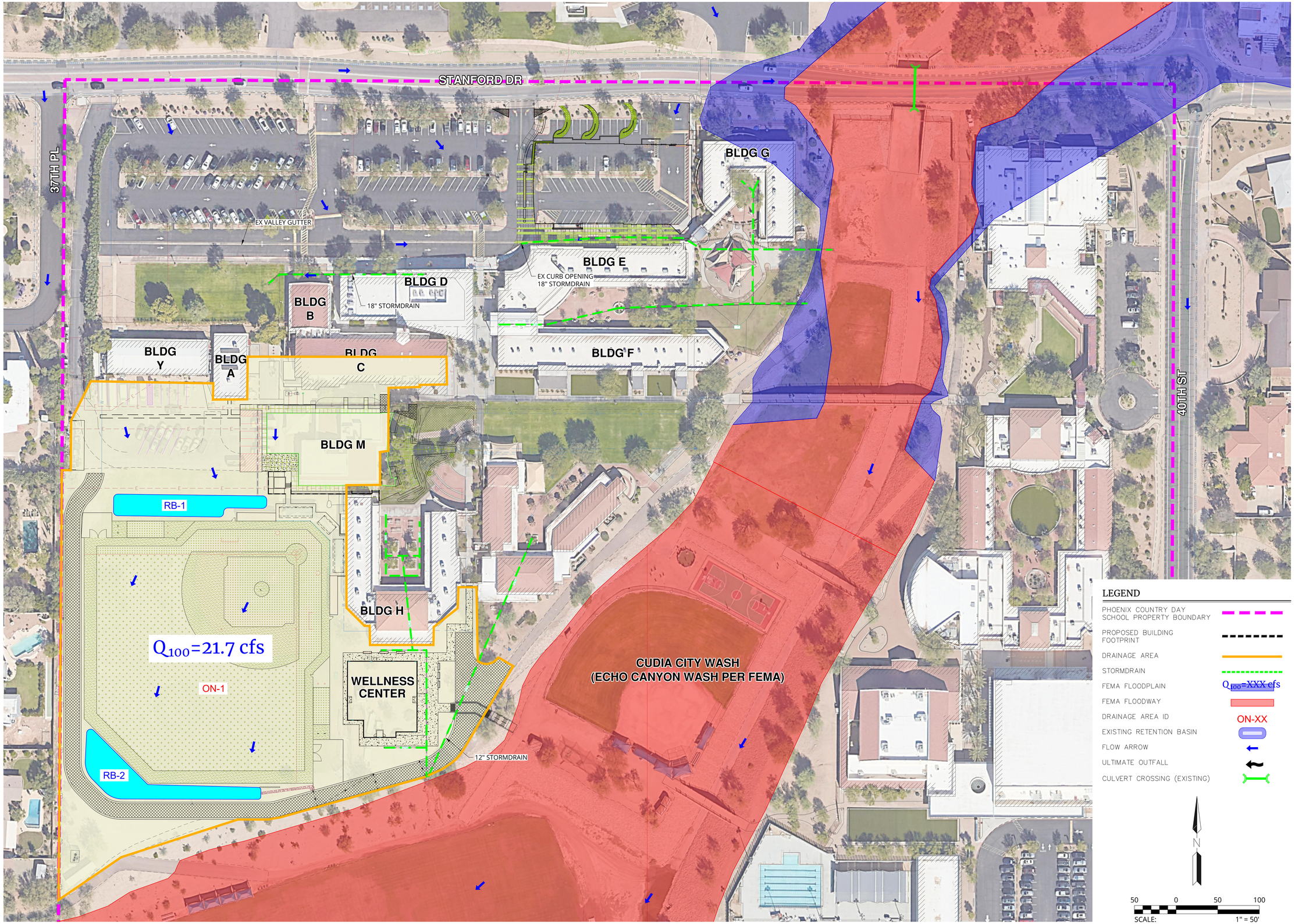

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FIG 4: PROPOSED CONDITIONS DRAINAGE EXHIBIT

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DWG. NO.
FIG 3
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U:\1600\1648\1648.02 ADM Group\REPORTS\DRAINAGE_Wellness\SUP\Appendices\1648 Fig 4 - Developed Conditions Exhibit.dwg 12/11/2025 11:04 AM

Appendix B | Preliminary Retention & Dewatering Calculations

DRAINAGE SUBAREA SUMMARY TABLE

Project: 1648.02 - Phoenix Country Day School Wellness Center, Soccer Field, Track, & Baseball Field

Prepared by: TWS

Date: Dec, 2025

Drainage Area ID(s)	Existing Vs. Developed	Land Use Category[1]		Total Area	Total Area
		Pavement & Rooftops	General Open Space		
		[ft^2]	[ft^2]	[ft^2]	[ac]
ON-1-EX	EX	37,700	169,570	207,270	4.8
ON-1-DEV	DEV	45,456	161,814	207,270	4.8

NOTE:

(1) From Table 3.2 of the Maricopa County Drainage Design Manual. December 2018.

WEIGHTED RUNOFF COEFFICIENT CALCULATIONS

Project: 1648.02 - Phoenix Country Day School Wellness Center, Soccer Field, Track, & Baseball Field

Prepared by: TWS

Date: Dec, 2025

Colliers Engineering & Design

Landuse[1]	2-10 Year C Coefficient	100 Year C Coefficient
Pavement & Rooftops	0.90	0.95
General Open Space	0.40	0.50

(1) From Table 3.2 of the Maricopa County Drainage Design Manual. December 2018.

Drainage Area ID(s)	Existing Vs. Developed	Subarea Surface Types & Areas				
		Pavement & Rooftops	General Open Space	Total	Weighted Coefficient	
		[ft^2]	[ft^2]	[ft^2]	C_w - 2/10 Year	C_w - 100 Year
ON-1-EX	EX	37,700	169,570	207,270	0.49	0.58
ON-1-DEV	DEV	45,456	161,814	207,270	0.51	0.60

TIME OF CONCENTRATION CALCULATIONS

Project: 1648.02 - Phoenix Country Day School Wellness Center,Soccer Field, Track, & Baseball Field
Prepared by: TWS
Date: Dec, 2025

Colliers Engineering & Design

										2-Year Storm Analysis			10-Year Storm Analysis			100-Year Storm Analysis		
Drainage Subarea ID(s)	Concentration Point	Length of Longest Flowpath	Area	Slope	Adjusted Slope	$m_{weighted}$	$b_{weighted}$	K_b	$11.4 \times L^{0.5} \times K_b^{0.52} \times S^{-0.31}$	Assumed T_c (1)	I_{10}	T_c	Assumed T_c (1)	I_{10}	T_c	Assumed T_c (1)	I_{100}	T_c
		[mi]	[ac]	[ft/mi]	[ft/mi]					[min]	[in/hr]	[min]	[min]	[in/hr]	[min]	[min]	[in/hr]	[min]
ON-1-EX	EX	4.94	4.76	1	1	-0.00625	0.04000	0.036	4.436	5.0	2.95	176.4	5.0	4.84	146.2	5.0	7.62	123.0
ON-1-DEV	DEV	4.94	4.76	1	1	-0.00625	0.04000	0.036	4.436	5.0	2.95	176.4	5.0	4.84	146.2	5.0	7.62	123.0

NOTE:

(1) The minimum time of concentration has been set at 10 minutes per Section 6.2.2.4 of the City of Phoenix *Storm Water Policies and Standards* (2013).

From Equation 3.2 of the Flood Control District of Maricopa County (FCDMC) *Drainage Design Manual for Maricopa County, Volume I, Hydrology* , August, 2013.

$T_c = 11.4 * L^{0.5} * K_b^{0.52} * S^{-0.31} * I^{-0.38}$

Where

T_c = The time of concentration in hours

L = The length of the longest flow path in miles

Kb = The watershed resistance coefficient (Kb = m * log(A)+b)

S = The watercourse slope in ft/ mi

I = The rainfall intensity in in/ hr

m & b = Equation parameter from Table 3.1 of FCDMC

A = Drainage area in acres

PEAK FLOW RATE CALCULATIONS

Project: 1648.02 - Phoenix Country Day School Wellness Center,Soccer Field, Track, & Baseball Field

Prepared by: TWS

Date: Dec, 2025

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				2-Year Storm Event			10-Year Storm Event			100-Year Storm Event		
Drainage Subarea ID(s)	Concentration Point	Average Slope	Total Area	Weighted C	Rainfall Intensity	Flow Rate(1)	Weighted C	Rainfall Intensity	Flow Rate(1)	Weighted C	Rainfall Intensity	Flow Rate(1)
		[ft/ft]	[ac]		[in/hr]	[cfs]		[in/hr]	[cfs]		[in/hr]	[cfs]
ON-1-EX		0.0002	4.8	0.49	2.95	6.9	0.49	4.84	11.3	0.58	7.62	21.1
ON-1-DEV		0.0002	4.8	0.51	2.95	7.2	0.51	4.84	11.7	0.60	7.62	21.7

NOTE:

(1) The flow rate values shown were calculated using the following process:

From Equation 3.1 of the Flood Control District of Maricopa County (FCDMC) *Drainage Design Manual for Maricopa County, Volume I, Hydrology,* August, 2013.

Q = CIA

Where

Q = The peak discharge (cfs) from a given area.

C = A coefficient relating the runoff to rainfall.

I= The average rainfall intensity (inches/ hour), lasting for a T_c

T_c = The time of concentration (hours)

A= The drainage area (acres)

DDF/IDF TABLES

Project: 1648.02 - Phoenix Country Day School Wellness Center, Soccer Field, Track, & Baseball Field

Prepared by: TWS

Date: Dec, 2025

Colliers Engineering & Design

Rainfall Depth (inches)										
Frequency (years)	Duration									
	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr
2	0.25	0.38	0.47	0.63	0.78	0.89	0.95	1.14	1.28	1.52
5	0.34	0.51	0.63	0.85	1.05	1.19	1.25	1.46	1.62	1.98
10	0.40	0.61	0.76	1.02	1.27	1.42	1.49	1.71	1.89	2.34
25	0.49	0.75	0.93	1.26	1.55	1.73	1.82	2.06	2.25	2.83
50	0.56	0.86	1.06	1.43	1.77	1.96	2.08	2.33	2.53	3.22
100	0.64	0.97	1.20	1.61	2.00	2.21	2.36	2.62	2.82	3.64

Rainfall Intensity (inches/hour)			
Duration	Frequency (years)		
	2	10	100
5-min	2.95	4.84	7.62
10-min	2.25	3.68	5.80
15-min	1.86	3.04	4.80
30-min	1.25	2.04	3.22
1-hr	0.78	1.27	2.00
2-hr	0.44	0.71	1.11
3-hr	0.32	0.50	0.79
6-hr	0.19	0.29	0.44
12-hr	0.11	0.16	0.24
24-hr	0.06	0.10	0.15

1) intensity = Rainfall Depth / Duration

IDF CURVE TABLE

Project: 1648.02 - PCDS Wellness Center, Soccer Field, Track, & Baseball Field

Prepared by: TWS

Date: Dec, 2025

Colliers Engineering & Design

	2-Year Storm	10-Year Storm	100-Year Storm
Assumed Tc	I	I	I
[min]	[in/hr]	[in/hr]	[in/hr]
5.000	2.95	4.84	7.62
5.125	2.93	4.81	7.57
5.250	2.92	4.78	7.53
5.375	2.90	4.75	7.48
5.500	2.88	4.72	7.44
5.625	2.86	4.69	7.39
5.750	2.85	4.66	7.35
5.875	2.83	4.63	7.30
6.000	2.81	4.60	7.26
6.125	2.79	4.58	7.21
6.250	2.78	4.55	7.17
6.375	2.76	4.52	7.12
6.500	2.74	4.49	7.07
6.625	2.72	4.46	7.03
6.750	2.71	4.43	6.98
6.875	2.69	4.40	6.94
7.000	2.67	4.37	6.89
7.125	2.65	4.34	6.85
7.250	2.64	4.31	6.80
7.375	2.62	4.29	6.76
7.500	2.60	4.26	6.71
7.625	2.58	4.23	6.67
7.750	2.57	4.20	6.62
7.875	2.55	4.17	6.57
8.000	2.53	4.14	6.53
8.125	2.51	4.11	6.48
8.250	2.50	4.08	6.44
8.375	2.48	4.05	6.39
8.500	2.46	4.03	6.35
8.625	2.44	4.00	6.30
8.750	2.43	3.97	6.26
8.875	2.41	3.94	6.21
9.000	2.39	3.91	6.17
9.125	2.37	3.88	6.12
9.250	2.36	3.85	6.07
9.375	2.34	3.82	6.03
9.500	2.32	3.79	5.98
9.625	2.30	3.76	5.94
9.750	2.29	3.74	5.89
9.875	2.27	3.71	5.85
10.000	2.25	3.68	5.80
10.125	2.24	3.66	5.78
10.250	2.23	3.65	5.75
10.375	2.22	3.63	5.73
10.500	2.21	3.61	5.70
10.625	2.20	3.60	5.68
10.750	2.19	3.58	5.65
10.875	2.18	3.57	5.63
11.000	2.17	3.55	5.60
11.125	2.16	3.54	5.58
11.250	2.15	3.52	5.55
11.375	2.14	3.50	5.53
11.500	2.13	3.49	5.50
11.625	2.12	3.47	5.48
11.750	2.11	3.46	5.45
11.875	2.10	3.44	5.43
12.000	2.09	3.42	5.40
12.125	2.08	3.41	5.38
12.250	2.07	3.39	5.35
12.375	2.06	3.38	5.33
12.500	2.06	3.36	5.30
12.625	2.05	3.35	5.28
12.750	2.04	3.33	5.25
12.875	2.03	3.31	5.23
13.000	2.02	3.30	5.20
13.125	2.01	3.28	5.18
13.250	2.00	3.27	5.15
13.375	1.99	3.25	5.13
13.500	1.98	3.23	5.10
13.625	1.97	3.22	5.08
13.750	1.96	3.20	5.05
13.875	1.95	3.19	5.03
14.000	1.94	3.17	5.00
14.125	1.93	3.15	4.98

IDF CURVE TABLE

Project: 1648.02 - PCDS Wellness Center, Soccer Field, Track, & Baseball Field

Prepared by: TWS

Date: Dec, 2025

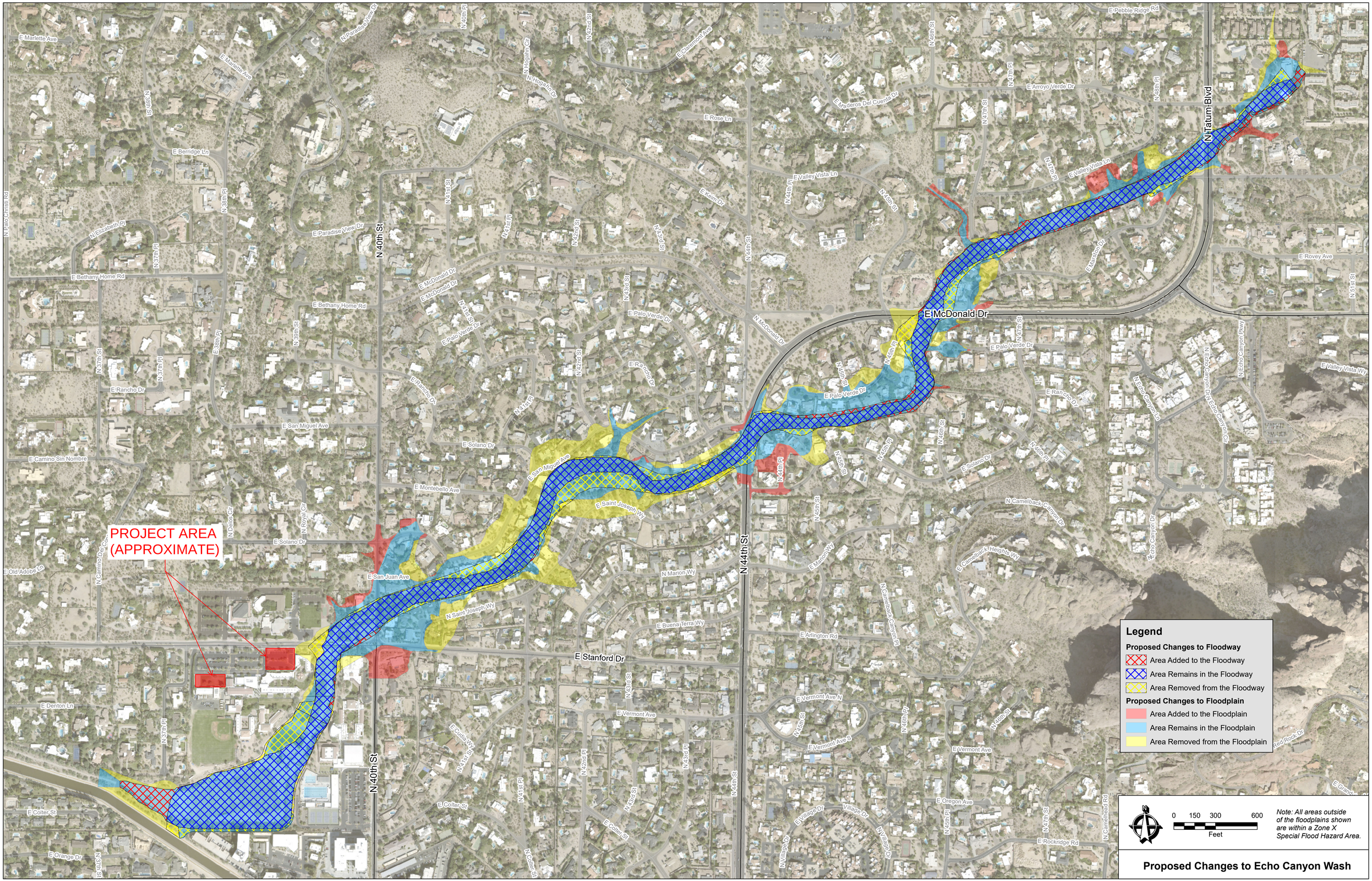
Colliers Engineering & Design

	2-Year Storm	10-Year Storm	100-Year Storm
Assumed Tc	I	I	I
[min]	[in/hr]	[in/hr]	[in/hr]
14.250	1.92	3.14	4.95
14.375	1.91	3.12	4.93
14.500	1.90	3.11	4.90
14.625	1.89	3.09	4.88
14.750	1.88	3.08	4.85
14.875	1.87	3.06	4.83
15.000	1.86	3.04	4.80
15.125	1.85	3.02	4.77
15.250	1.84	3.00	4.74
15.375	1.82	2.98	4.71
15.500	1.81	2.96	4.67
15.625	1.80	2.94	4.64
15.750	1.79	2.92	4.61
15.875	1.77	2.90	4.58
16.000	1.76	2.88	4.55
16.125	1.75	2.86	4.52
16.250	1.74	2.84	4.48
16.375	1.73	2.82	4.45
16.500	1.71	2.80	4.42
16.625	1.70	2.78	4.39
16.750	1.69	2.76	4.36
16.875	1.68	2.74	4.33
17.000	1.67	2.72	4.29
17.125	1.65	2.70	4.26
17.250	1.64	2.68	4.23
17.375	1.63	2.66	4.20
17.500	1.62	2.64	4.17
17.625	1.60	2.62	4.14
17.750	1.59	2.60	4.10
17.875	1.58	2.58	4.07
18.000	1.57	2.56	4.04
18.125	1.56	2.54	4.01
18.250	1.54	2.52	3.98
18.375	1.53	2.50	3.95
18.500	1.52	2.48	3.92
18.625	1.51	2.46	3.88
18.750	1.50	2.44	3.85
18.875	1.48	2.42	3.82
19.000	1.47	2.40	3.79
19.125	1.46	2.38	3.76
19.250	1.45	2.36	3.73
19.375	1.43	2.34	3.69
19.500	1.42	2.32	3.66
19.625	1.41	2.30	3.63
19.750	1.40	2.28	3.60
19.875	1.39	2.26	3.57
20.000	1.37	2.24	3.54
21.000	1.36	2.22	3.50
22.000	1.35	2.20	3.47
23.000	1.34	2.18	3.44
24.000	1.32	2.16	3.41
25.000	1.31	2.14	3.38
26.000	1.30	2.12	3.35
27.000	1.29	2.10	3.31
28.000	1.28	2.08	3.28
29.000	1.26	2.06	3.25
30.000	1.25	2.04	3.22
35.000	1.17	1.91	3.02
40.000	1.09	1.78	2.81
45.000	1.01	1.66	2.61
50.000	0.93	1.53	2.41
55.000	0.85	1.40	2.20
60.000	0.78	1.27	2.00
90.000	0.61	0.99	1.55
120.000	0.44	0.71	1.11
150.000	0.38	0.60	0.95
180.000	0.32	0.50	0.79
270.000	0.25	0.39	0.61
360.000	0.19	0.29	0.44
540.000	0.15	0.22	0.34
720.000	0.11	0.16	0.24
1080.000	0.09	0.13	0.19
1440.000	0.06	0.10	0.15

Appendix C | Previous Drainage Study Excerpts

Colliers Engineering & Design

Cudia City Wash Area Drainage Master Study



Proposed Changes to Echo Canyon Wash

AREA DRAINAGE MASTER STUDY REPORT

Contract No. FCD 2017C012

Submitted to:

Flood Control District of Maricopa County

2801 West Durango Street
Phoenix, AZ 85009

Prepared by:

Michael Baker
INTERNATIONAL

Michael Baker International
2929 N. Central Ave, Suite 800
Phoenix, Plaza Tower II
Phoenix, AZ 85012

March 25, 2020

Contract No.: 2017C012

Cudia City Wash
Area Drainage Master Study (ADMS)
Final Report

Contract FCD 2017C012

Prepared for:

Flood Control District
of Maricopa County

2801 W. Durango St.
Phoenix, AZ 85009

City of Phoenix

200 W. Washington St.
Phoenix, AZ 85003

Town of Paradise Valley

6401 E. Lincoln Dr.
Paradise Valley, AZ 85253

Registered Professional Engineer (Civil)
CERTIFICATE NO. 49343
THIRUMURUGAN BOSE
Date Signed 03-26-20
ARIZONA U.S.A.
Expires 03-31-2021

Prepared by:

Michael Baker
INTERNATIONAL
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International
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In association with:

Riada Engineering

Dibble Engineering

EPG Design

1. Executive Summary

This Cudia City Wash (CCW) Area Drainage Master Study (ADMS) report documents existing and potential flooding hazards for a 14-square mile watershed that is located in central Maricopa County within the City of Phoenix, the Town of Paradise Valley, and a small portion of unincorporated Maricopa County. The study area is bounded by the Arizona Canal Diversion Channel (ACDC) to the south, the Phoenix Mountains Preserve to the North, the Mummy and Camelback Mountains to the east, and 10th St. Wash to the west. Flooding in the study area is mainly tributary in nature with significant potential for flash flooding and high sediment loads.

The two main goals of the ADMS are:

(1) to identify and quantify drainage and flooding hazards within the study area, and

(2) to establish guidance for future development and establish a flood hazard mitigation strategy that protects public safety and considers the unique natural and physical characteristics of the CCW watershed.

The ADMS provides conceptual drainage improvements to mitigate flooding in high hazard flood risk areas that were identified as part of the ADMS study.

The CCW ADMS report is divided into three main sections which are described below.

Data Collection

The data collection effort for this ADMS study includes collecting data and information from the various stake holders including, but not limited to the Flood Control District (FCDMC), City of Phoenix (COP) and Town of Paradise Valley (PV). Information was collected that documented the existing flooding and drainage problems within the study area. Exhibits were prepared using the collected data to show locations of existing flooding and drainage problems, drainage patterns, locations and types of existing drainage facilities, land ownership, and existing and future land use within the study area. A database was created with detailed information such as flooding issues, flooding complaints, culvert locations, and as-built plans The results of the data collection were used to confirm historic drainage and flooding locations within the study area and used as a basis of evaluation of drainage characteristics. The CCW Data Collection Report is included in ***Attachment B***.

Hydrology and Hydraulics

Two-dimensional models were developed using FLO-2D to model the rainfall runoff characteristics. All FLO-2D models were run using the latest approved FCDMC executable, dated November 17, 2018 (FLO-2D Pro Build No. 18.09.19). The rainfall return intervals and durations modeled were the 100-yr, 6-hr, 100-yr, 24-hr, 10-yr, 6-hr and 10-yr, 24-hr events. The FCDMC Pattern 1 distribution was used for the 6-hour storm. The SCS Type II distribution was used for the 24-hour storm. No sub-models

were developed. Hydraulic components modeled in FLO-2D include buildings, walls, culverts, bridges, one-dimensional channels, and storm drain systems. Although the ACDC was not part of the study area, it was modeled to allow the inlets to drain into the drainage feature. The ACDC was modeled with SWMM components for the closed conveyance section (Cudia City Wash Basin to 24th St.) and with floodplain (2-D) grids for the open channel portion (24th St. to north of Northern Ave.). Model calibration was performed using NEXRAD data from the September 8th, 2014 and the August 5th, 2016 storm events. The FLO-2D model results provide peak discharges, drainage patterns and flow characteristics for all rainfall return intervals and durations in the watershed listed above, with cross-sections providing hydrographs at key locations within the study area. The CCW Hydrology and Hydraulics Report is included in ***Attachment C.***

Flood Hazard Identification and Risk Assessment

The three main goals of flood hazard risk assessment are:

1) Identify the flood hazards and inform/educate the public and stakeholders of potential flood mitigation measures,

2) to prioritize areas by risk level for future drainage improvement projects, and

3) to select feasible flood mitigation alternatives in priority areas.

Flood hazards and problem areas were identified using hydrologic and hydraulic modeling results, existing FEMA floodplains, stakeholder input, drainage complaints lodged by residents with the municipalities, and community outreach through public meetings. Flood hazard zones were defined as either high or low hazard. The ranking of the flood hazard zones is focused primarily on the potential susceptibility of structures to flooding hazards. The characterization of flood hazards was regional in nature. Flood hazard maps were prepared for each identified high flood hazard zone that characterized the depth of flow, flow velocity, flood intensity (combination of maximum velocity and maximum depth of flow), and potential erosion and scour.

Six zones were identified that met the criteria for high flood hazard. Each of the six zones has descriptions of the flood and erosion issues that need to be mitigated, and the alternative solutions that could be used to mitigate those issues. The CCW Flood Hazard Identification Memo is included in ***Attachment A.2***.

CUDIA CITY WASH AREA DRAINAGE MASTER STUDY

HYDROLOGY AND HYDRAULICS REPORT

Contract No. FCD 2017C012

Submitted to:

Flood Control District of Maricopa County

2801 West Durango Street
Phoenix, AZ 85009

Prepared by:

Michael Baker INTERNATIONAL

Michael Baker International
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Phoenix, Plaza Tower II
Phoenix, AZ 85012

February 17, 2020

MBI JN 168466

Contract No.: 2017C012

Final Hydrology and Hydraulics Report

for

Cudia City Wash

Area Drainage Master Study

Prepared for:

Flood Control District
of Maricopa County

2801 W. Durango St.

Phoenix, AZ 85009

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43986
AZEEZ
SALIBA
Date Signed 3-25-2020
ARIZONA U.S.A.

3-31-2021
EXPIRES

Prepared by:

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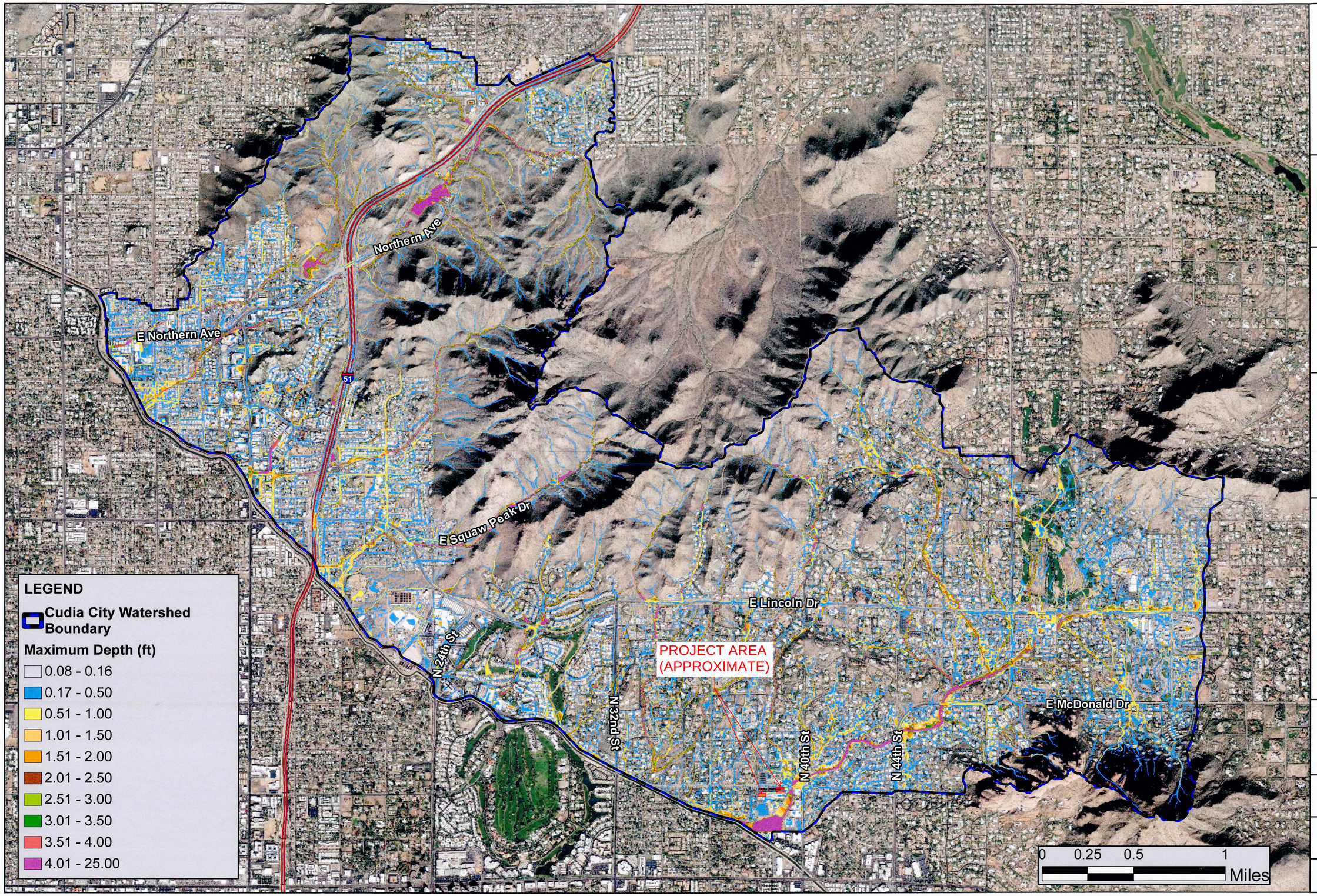
RIADA

Dibble Engineering

Dibble Engineering



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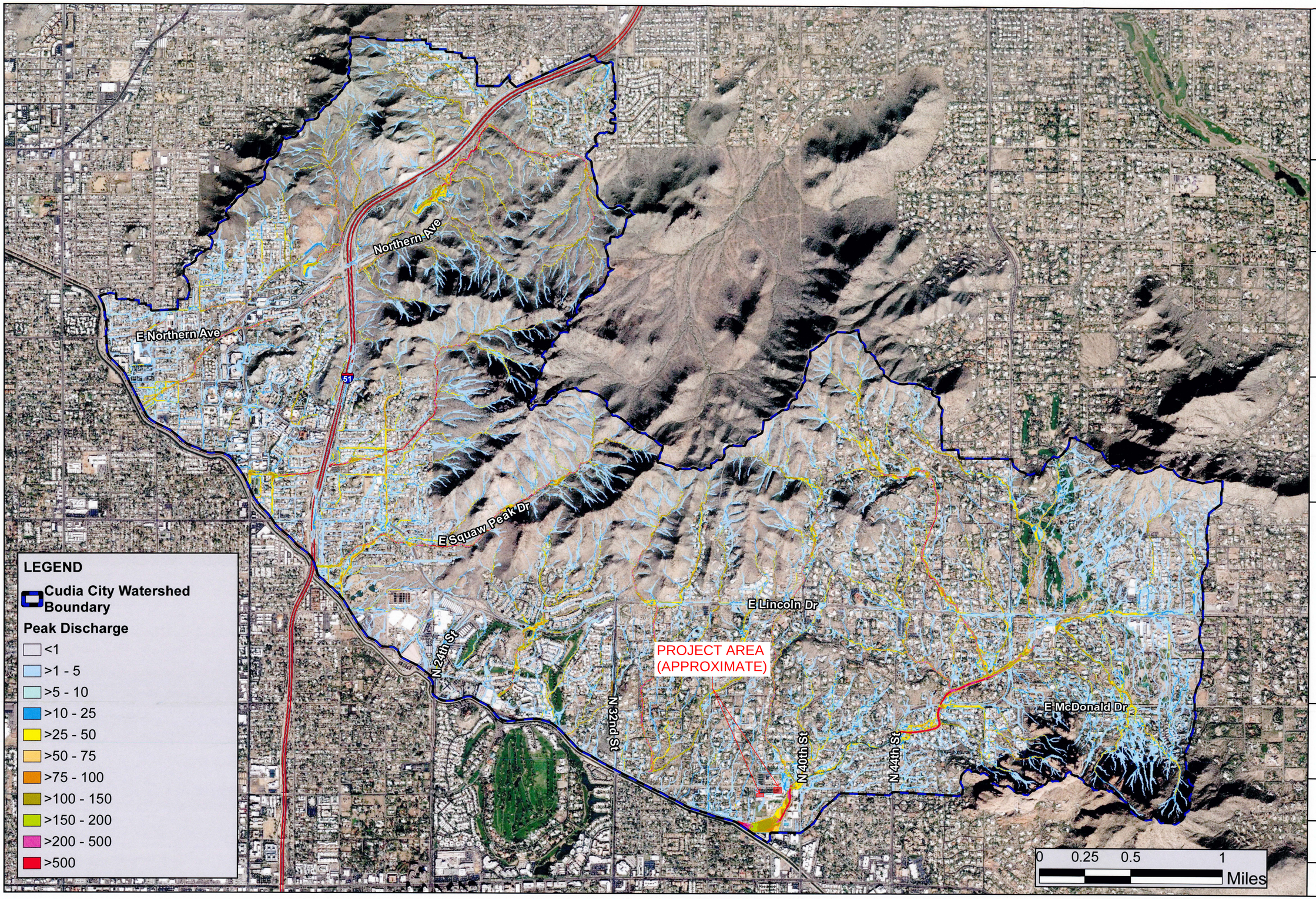
100-yr, 6-hr Flow Depth Map Cudia City Wash ADMS Maricopa County, AZ

N

MBI 168466
FCD 2017C012

Date:
2/17/2020

Exhibit 10.1



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Michael Baker INTERNATIONAL

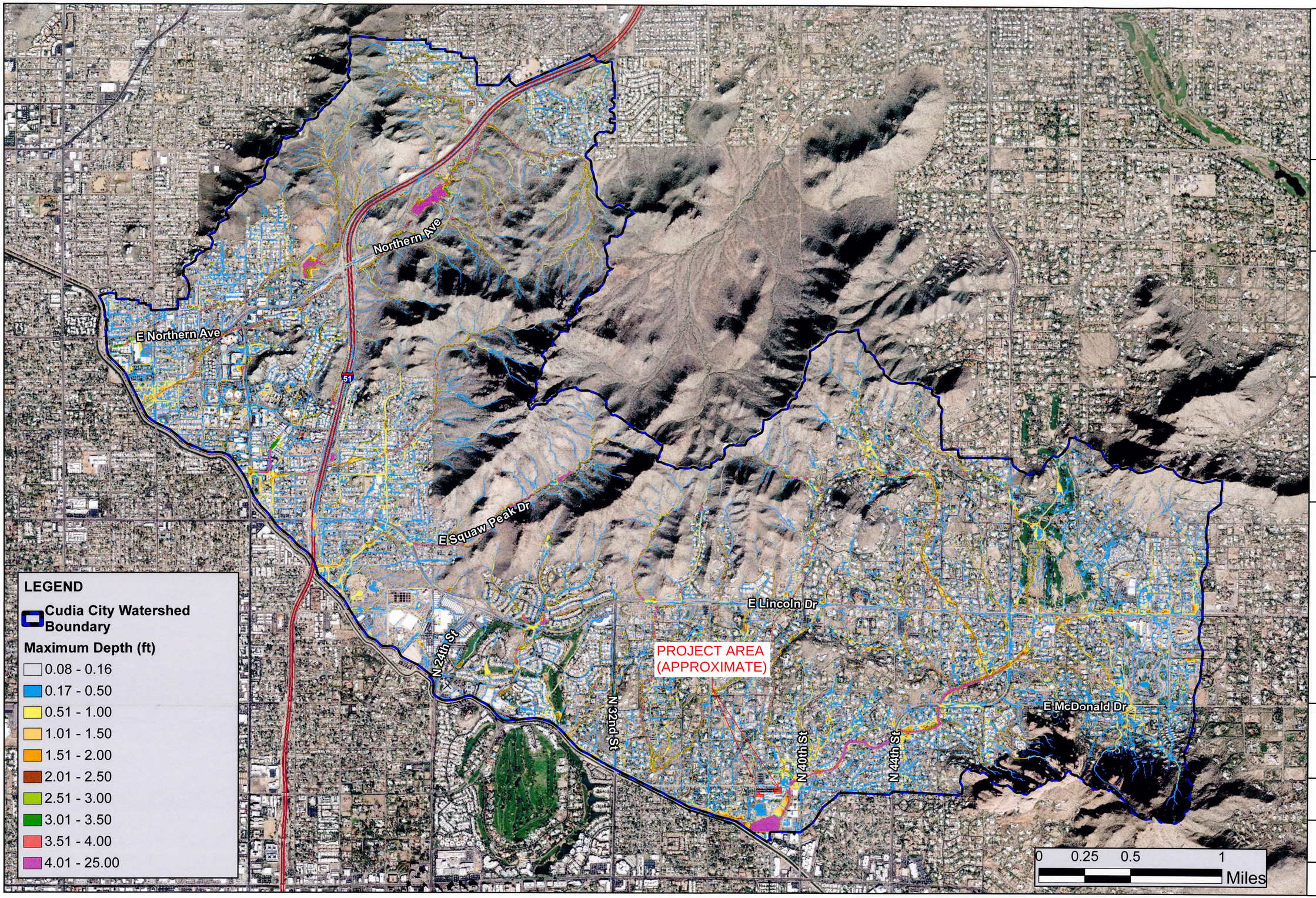
100-yr, 6-hr
Peak Discharge Map
Cudia City Wash ADMS
Maricopa County, AZ

N

MBI 168466
FCD 2017C012

Date:
2/17/2020

Exhibit 10.2



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Michael Baker INTERNATIONAL

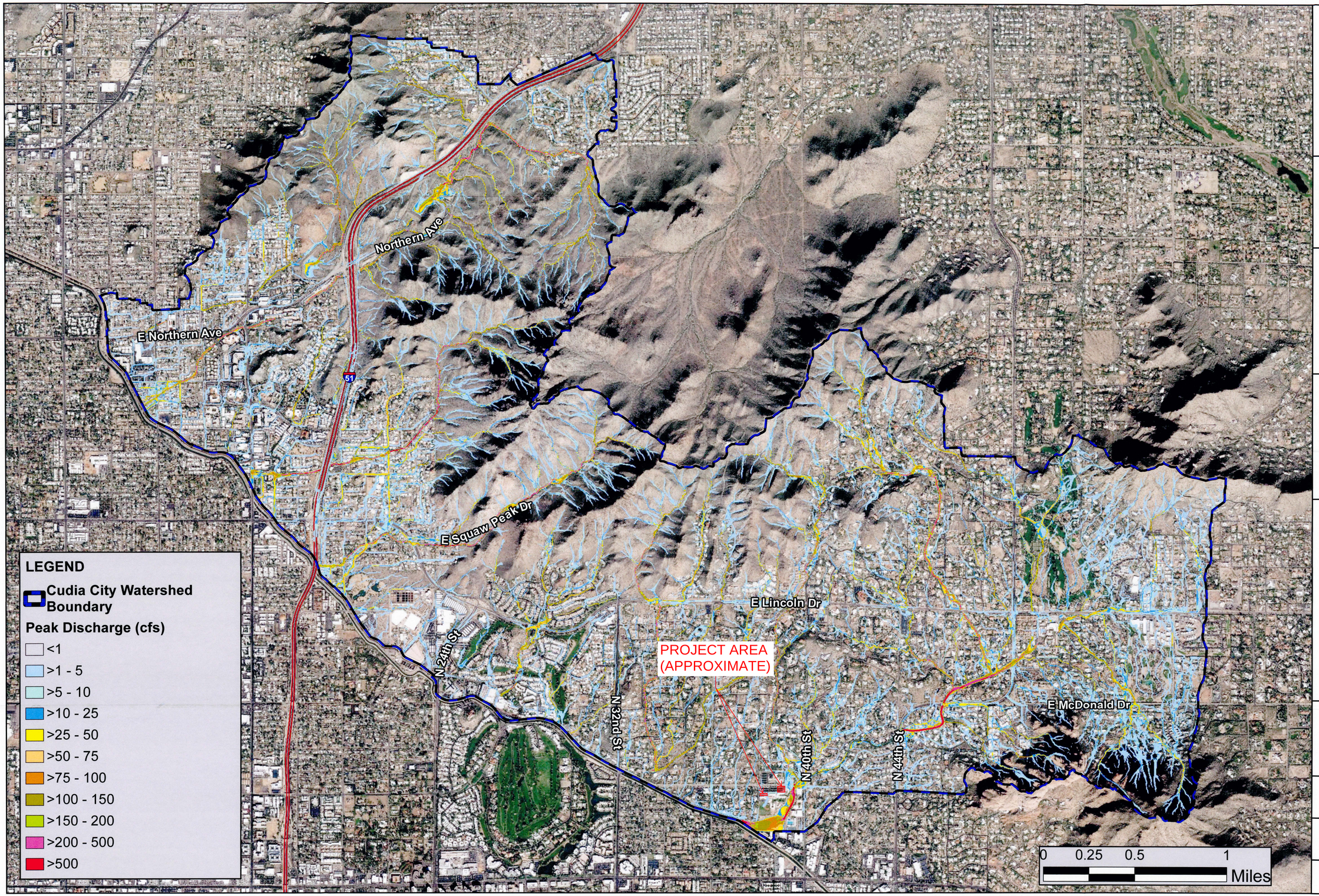
100-yr, 24-hr Flow Depth Map Cudia City Wash ADMS Maricopa County, AZ

N

MBI 168466
FCD 2017C012

Date:
2/17/2020

Exhibit 11.1



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Fax: 602-279-1411

Michael Baker INTERNATIONAL

100-yr, 24-hr Peak Discharge Map Cudia City Wash ADMS Maricopa County, AZ

N

MBI 168466
FCD 2017C012

Date:
2/17/2020

Exhibit 11.2

Colliers Engineering & Design

Colliers Engineering & Design is a trusted provider of multi-discipline engineering, design and consulting services providing customized solutions for public and private clients through a network of offices nationwide.

For a full listing of our office locations, please visit colliersengineering.com

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Buildings • Civil/Site • Geotechnical/Environmental • Governmental
Infrastructure • Project/Program Management • Survey/Geospatial • Telecom & Utility

PRELIMINARY GRADING & DRAINAGE PLAN

NEW WELLNESS CENTER AND RENOVATED BASEBALL FIELD

PARADISE VALLEY, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TOWN OF PARADISE VALLEY NOTES

BUILDING NOTES:

1. 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.THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
2. 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.
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. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
5. 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.

ENGINEERING NOTES:

6. A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
7. A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE 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 LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
12. 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.
13. EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
14. POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8" ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
15. POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
16. ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
17. SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
18. 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.
19. LOWEST FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
20. MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
21. ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
22. TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
23. THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.

CONSTRUCTION NOTES:

24. 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.
25. 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.
26. WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 or 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 5 AM AND 7 PM MONDAY THROUGH THURSDAY AND 7 AM TO 7 PM ON SATURDAYS CONSTRUCTION ACTIVITIES (MAY 1ST THROUGH SEPTEMBER 30TH). TOPV CODE 8-10-2(D) ENFORCED OCTOBER 1ST THROUGH APRIL 3OTH.
33. THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
2. 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
3. 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.
4. ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
5. 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.
6. ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
7. 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.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
9. 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.
10. 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.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
12. 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.
13. 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.
14. 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.
15. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
16. 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.
17. 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.
18. 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.
19. ALL ON-SITE UTILITIES PER OTHERS.
20. 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.
21. 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.
22. ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
23. VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
24. 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.
25. MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
26. ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
27. ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
28. 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.
29. ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
30. 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).
31. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
32. REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
33. FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
34. ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND CITY OF SCOTTSDALE SUPPLEMENT TO MAG.
35. ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
36. 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.
37. COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
38. VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
39. DISTURBED AREA 1.015 >1 ACRE; NPDES PERMIT IS REQUIRED.
40. REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
41. VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
42. 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.
49. THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS AS DELINEATED BY THE LIMITS OF THE CONSTRUCTION AND IN ACCORDANCE TO THE PREPARED BY THE ARCHITECT SITE PLAN, WHICH HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
50. THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.

LEGEND

- FOUND REBAR AS NOTED
- SET REBAR W/ CAP OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- GAS METER
- ELECTRIC METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SEWER CLEANOUT
- A/C UNIT
- TRANSFORMER
- WATER METER
- HOSE BIB
- TENNIS NET POST
- BASKETBALL HOOP
- STORM DRAIN INLET
- POOL EQUIPMENT
- STORM DRAIN PIPE
- CATV, PHONE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- SEWER LINE
- 1380 EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- 80.01 EXIST. SPOT ELEVATION
- PALO VERDE
- TREE
- MESQUITE TREE
- PALM TREE
- STUMP
- DRAINAGE FLOW ARROW
- XX.XX PROPOSED SPOT ELEVATION
- XXXX PROPOSED CONTOUR

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #		SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425		L	1250.00
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE	
04013C1765L	10/16/2013	07/31/2015	X	

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

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.
6. 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 SATURDAY WITH NO WORK ON SUNDAY.

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1257.00 ARE MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

12/11/2025

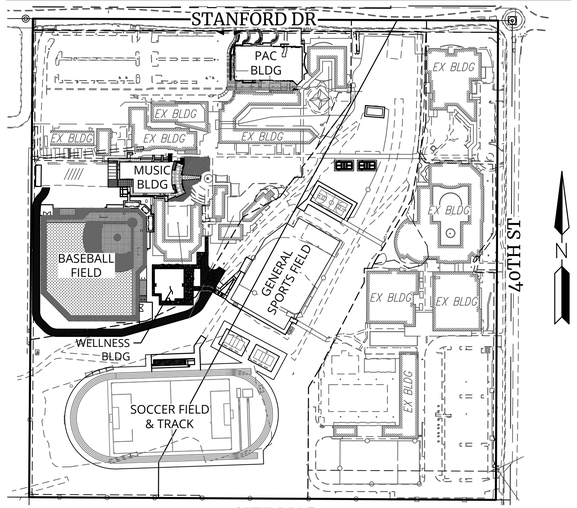
REGISTERED CIVIL ENGINEER DATE

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1765L, PANEL NUMBER 1765 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

DESCRIPTION	SHEET NO.
COVER SHEET	1
PRELIMINARY GRADING & DRAINAGE PLAN	2



SITE MAP

NTS

EARTHWORK QUANTITIES

CUT:	5,207 C.Y.
FILL:	1,007 C.Y.
NET CUT:	4,200 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

SITE DATA

APN:	170-09-001B
ADDRESS:	3901 E STANFORD DR PARADISE VALLEY, AZ
ZONING:	SUP
LOT AREA:	837,659 SF (19.23 AC)
QS #:	SE
TOTAL AREA UNDER ROOF:	7,176 SF

UTILITIES

WATER:	CITY OF PHOENIX
SANITARY SEWER:	CITY OF PHOENIX
ELECTRIC:	SRP
TELEPHONE:	COX
NATURAL GAS:	SWG
CABLE TV:	COX

DRAINAGE STATEMENT

1. ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTH EDGE OF THE CUDIA CITY WASH AT AN ELEVATION OF 1253.00.
2. PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
3. RETENTION IS PROVIDED FOR THE 100-YEAR, 2-HOUR STORM EVENT.
4. OFFSITE FLOWS DO NOT IMPACT THE SITE.
5. THE FINISH FLOOR ELEVATION OF 1257.00 ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

OWNER

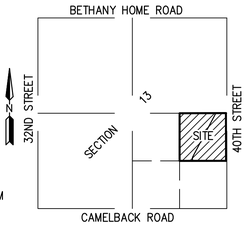
PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DR
PARADISE VALLEY, ARIZONA 85253

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZACH.HILGART@COLLIERSENG.COM

ARCHITECT

ADM GROUP
2100 W 15TH STREET
TEMPE ARIZONA 85281
CONTACT: BEN BARCON
PHONE: (480) 285-3800



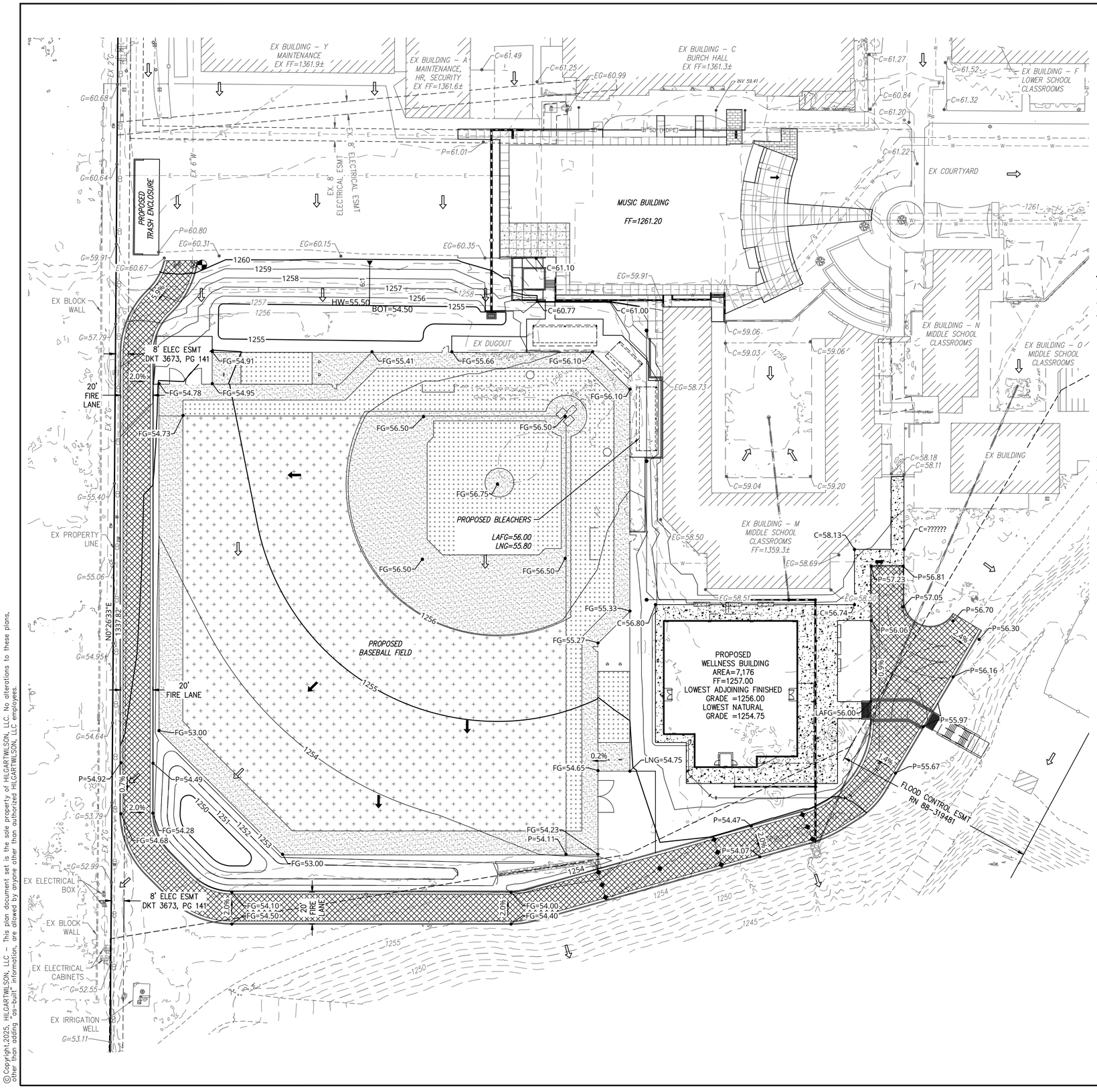
VICINITY MAP

NOT TO SCALE

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL NO. 1:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 361.31 FEET TO A POINT;
THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT;
THENCE NORTH 27 DEGREES 53 MINUTES 59 SECONDS EAST A DISTANCE OF 1404.16 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 322.00 FEET;
THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1018.18 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13;
THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1337.99 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13;
THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ALONG THE
EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1340.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 982.97 FEET; TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO PHOENIX COUNTRY DAY SCHOOL BY DEED RECORDED IN DOCKET 3540, PAGE 18;
THENCE N



LEGEND

	FOUND BRASS CAP IN HAND HOLE		EX. WROUGHT IRON FENCE
	FOUND BRASS CAP FLUSH		EX. CHAINLINK FENCE
	BOUNDARY LINE		EX. ELECTRIC METER
	EASEMENT LINE		EX. ELECTRIC JUNCTION BOX
	CENTER LINE		EX. ELECTRIC TRANSFORMER
	RIGHT OF WAY LINE		EX. ELECTRIC PULL BOX
TC=	TOP OF CURB		EX. LIGHT POLE
C=	CONCRETE		EX. AIR CONDITIONER UNIT
P=	PAVEMENT		EX. FLAG POLE
G=	GUTTER		EX. TELEPHONE PEDESTAL
GR=	GRATE		EX. IRRIGATION CONTROL VALVE
FF=	FINISHED FLOOR		EX. FIRE DEPARTMENT CONNECTION
FG=	FINISHED GRADE		EX. FIRE HYDRANT
PUE	PUBLIC UTILITY EASEMENT		EX. WATER VALVE
CL	CENTERLINE		EX. GAS VALVE
R/W	RIGHT OF WAY		EX. SANITARY SEWER MANHOLE
(1000)	CONTOUR (EX.)		EX. SEWER CLEAN OUT
1000	CONTOUR (PROPOSED)		PROPOSED FLOW ARROW
X	CHAINLINK FENCE (PROPOSED)		EXISTING FLOW ARROW

N

30 0 30 60

SCALE: 1" = 30'

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

ARIZONA811

CALL 811 or click Arizona811.COM

REV.:

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 12/11/25
ARIZONA U.S.A.

PHOENIX COUNTRY DAY SCHOOL

3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON

PROJ NO.: 1648
DATE: DEC 2025
SCALE: 1" = 30'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PG02
SHT. 2 OF 2

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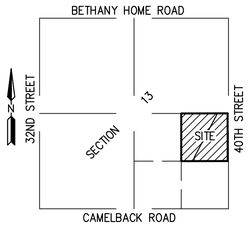
PRELIMINARY STORM WATER MANAGEMENT PLAN

PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER AND RENOVATED BASEBALL FIELD

PARADISE VALLEY, ARIZONA

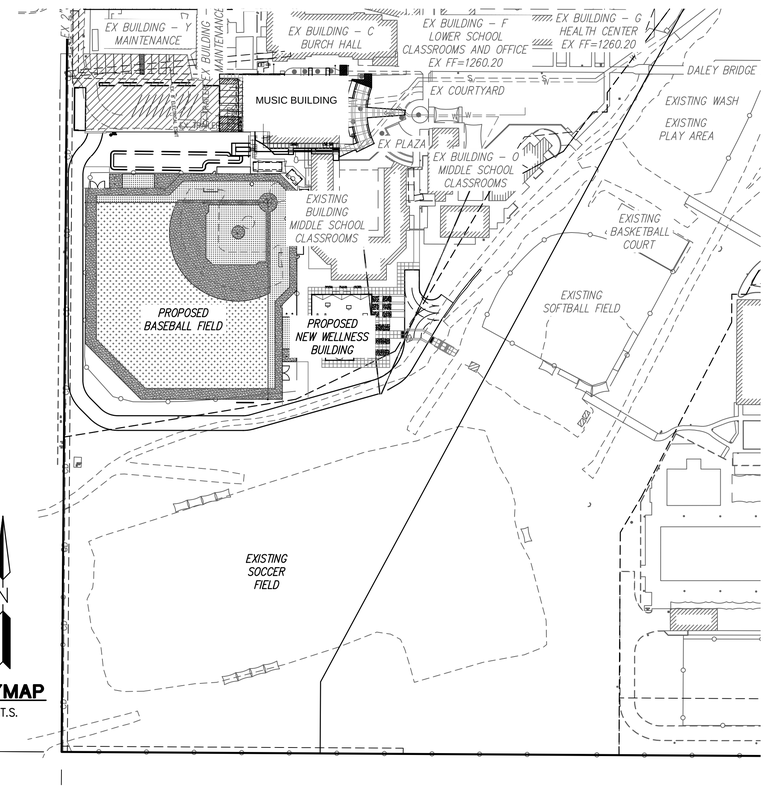
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

STORMWATER MANAGEMENT PLAN NOTES (COP)

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (N.O.I.) AND THIS STORM WATER MANAGEMENT PLAN (SWMP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWMP SHALL BE CONSIDERED A PART OF THE SWMP.
2. PLANNING AND DEVELOPMENT DEPARTMENT'S CIVIL/SITE INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (602) 262-7811.
3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST.
4. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (N.O.T.) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE N.O.T. IS TO BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR TO FINAL THE SWMP PERMIT.
7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE N.O.I., SWMP, N.O.T., AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE N.O.T.
8. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND THE N.O.T. IS SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT CIVIL/SITE INSPECTOR.
9. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
10. PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF CIVIL ENGINEERING PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.



KEYMAP
N.T.S.

OWNER
PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DR
PARADISE VALLEY, ARIZONA 85253

ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZACH.HILGART@COLLIERSENG.COM

ARCHITECT
ADM GROUP
2100 W 15TH STREET
TEMPE ARIZONA 85281
CONTACT: BEN BARCON
PHONE: (480) 285-3800

SITE PLAN
APN: 170-09-001B
EXISTING ZONING: SUP
NET AREA: 1,476,923 SF
GROSS AREA: 1,743,699 SF
DISTURBED AREA:

BASIS OF BEARING
BASIS OF BEARING IS S00°15'38"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

SHEET INDEX

C3.0 COVER SHEET
C3.1 DETAILS
C3.2–C3.3 STORM WATER MANAGEMENT PLAN

TITLE COMMITMENT LEGAL DESCRIPTION
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13, MARKED BY A FOUND BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER, MARKED BY A FOUND BRASS CAP IN HAND HOLE, THEREOF BEARS SOUTH 00°15'38" WEST, 2680.21 FEET;
THENCE NORTH 89°46'03" WEST, 40.00 FEET ON THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING;
THENCE LEAVING SAID NORTHERLY BOUNDARY, SOUTH 00°15'38" WEST, 1340.04 FEET ON THE WESTERLY BOUNDARY OF THE EAST 40.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE LEAVING SAID WESTERLY BOUNDARY, NORTH 89°40'12" WEST, 1304.43 FEET ON THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 00°26'33" EAST, 1337.82 FEET ON WESTERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 89°46'03" EAST, 1300.19 FEET ON THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

FLOOD ZONE DESIGNATION
THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1765L, PANEL NUMBER 1765 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

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10/2/25
Date Signed
ARIZONA, U.S.A.

PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DRIVE
PARADISE VALLEY, ARIZONA

STORM WATER MANAGEMENT PLAN

HILGARTWILSON
PROJ NO.: 1648
DATE: OCT 2025
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
C3.0
SHT. 1 OF 3

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EC-7 EC-7: Dust Control

DEFINITION

A comprehensive plan to limit offsite sediment depression by minimizing or controlling airborne fugitive dust.

GENERAL INFORMATION

Applicability - Effectiveness
Perimeter and Access Controls - high

Most effective when used with:
EC-5 Stabilized Construction Entrance
EC-6 Construction Road Stabilization
GH-6 Road Sweeping/Trackout Cleaning

Alternative BMPs:
For long term dust control, consider SPC-6 Revegetation

RATINGS

Associated Costs	H	M	L
Implementation			X
Maintenance	X		
Training			X
Target Pollutants Removal	**H**	**M**	**L**
Oil and Grease			X
Nutrients			X
Sediment	X		
Floatable Material			X
Metals		X	
Other Construction Waste			X

FIGURES

Photos/Sketches
EC-7 Dust Control Photos

Tables
Commonly Used Dust Suppressants

GH-6 GH-6: Road Sweeping/ Trackout Cleaning

DEFINITION

Road trackout cleaning procedures refer to methods to remove tracked sediment around construction site points of egress.

GENERAL INFORMATION

Applicability - Effectiveness
Perimeter and Access Controls - high
Debris Management, Cleanup, and Washout - high

Most effective when used with:
EC-5 Stabilized Construction Entrance
EC-6 Construction Road Stabilization
EC-7 Dust Control

Alternative BMPs:
None

RATINGS

Associated Costs	H	M	L
Implementation		X	
Maintenance	X		
Training		X	
Target Pollutants Removal	**H**	**M**	**L**
Oil and Grease			X
Nutrients			X
Sediment	X		
Floatable Material	X		
Metals		X	
Other Construction Waste	X		

FIGURES

Photos/Sketches
GH-6 Road Sweeping/Trackout Cleaning Photos

CAD Drawings
None

GH-3 GH-3: Equipment Maintenance Procedures

DEFINITION

Establish a program of equipment maintenance procedures, which will reduce contamination of onsite soils.

GENERAL INFORMATION

Applicability - Effectiveness
Equipment Storage/Maintenance - high
Debris Management, Cleanup, and Washout- moderate
Trash Collection/Management - moderate

Most effective when used with:
GH-1: Chemical Management
GH-4: Designated Washdown Areas
GH-5: Spill Containment Plan

Alternative BMPs:
None

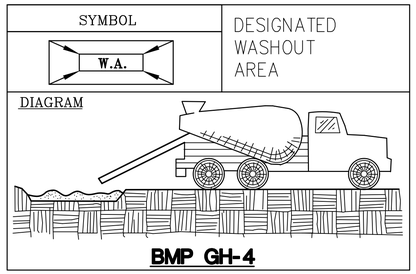
RATINGS

Associated Costs	H	M	L
Implementation		X	
Maintenance		X	
Training		X	
Target Pollutants Removal	**H**	**M**	**L**
Oil and Grease	X		
Nutrients			X
Sediment			X
Floatable Material			X
Metals	X		
Other Construction Waste		X	

FIGURES

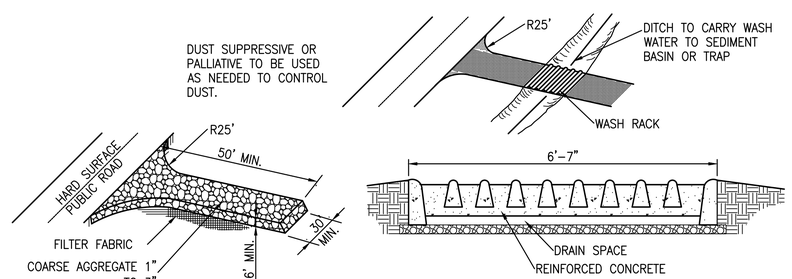
Photos/Sketches
Equipment Maintenance Procedures Photos

CAD Drawings
None



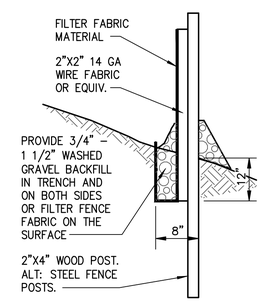
BMP GH-4

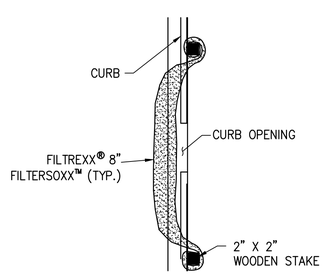
STORMWATER MANAGEMENT PLAN CONSTRUCTION NOTES

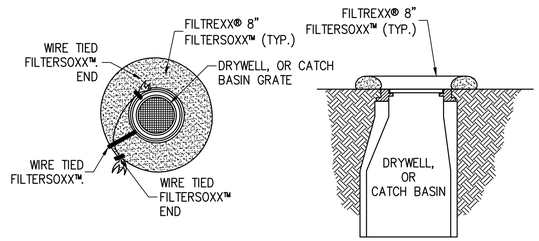


WASH RACK

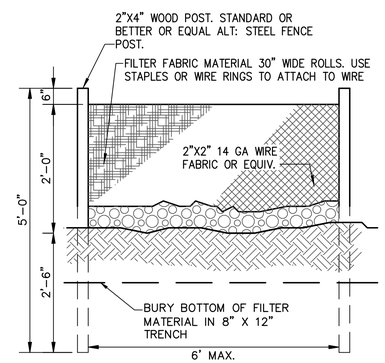
STABILIZED CONSTRUCTION ENTRANCE
BMP-EC-5







CURB OPENING PROTECTION
BMP-SPC - 7



SILT FENCE
BMP-SPC-5

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PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DRIVE
PARADISE VALLEY, ARIZONA

DETAILS

HILGARTWILSON
PROJ NO.: 1648
DATE: OCT 2025
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
C3.1
SHT. 2 OF 3

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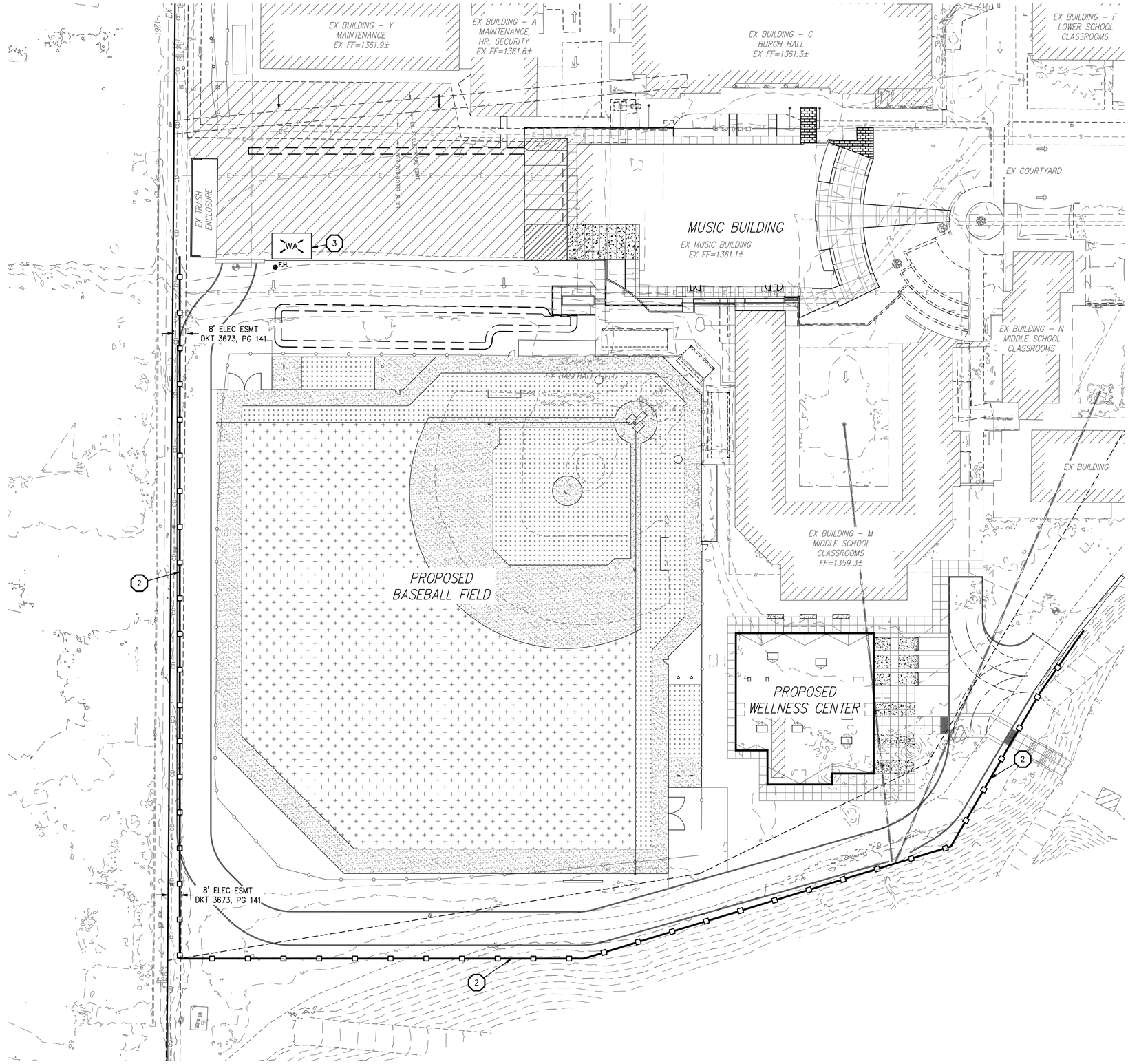

STORMWATER MANAGEMENT PLAN CONSTRUCTION NOTES

1. CONSTRUCT AND MAINTAIN A 30' WIDE X 50' LONG STABILIZED CONSTRUCTION ENTRANCE PER EC-5 ON SHEET C3.1. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.
2. INSTALL SILT FENCE, PER SPC-5 ON SHEET C3.1. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.
3. CONSTRUCT AND MAINTAIN A STABILIZED EQUIPMENT DESIGNATED WASH OUT AREA PER GH-4 ON SHEET C3.1. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.
4. POST SIGN NEAR THE MAIN ENTRANCE WITH AZPEDS AUTHORIZATION NUMBER, NAME AND TELEPHONE NUMBER OF CONTACT PERSON AND A BRIEF DESCRIPTION OF PROJECT.
5. MATERIALS STORAGE AND EQUIPMENT MAINTENANCE. CONTRACTOR TO LOCATE FINAL LOCATION PER BMP GH-3 ON SHEET C3.0.
6. PLACE FIBER ROLL PER BMP SPC-7, ON SHEET C3.1, OR GEOTEXTILE FABRIC, AT CATCH BASINS, DRYWELLS & STORM DRAIN INLETS ON SHEET C3.1.
7. CONTRACTOR TO PROVIDE ROAD SWEEPING/TRACKOUT CLEANING AS NECESSARY PER GH-6 ON SHEET C3.0.

DC APPLY DUST CONTROL MEASURES OVER DISTURBED AREAS, PER EC-7 ON SHEET C3.0.

LEGEND

- CENTER LINE
- PROPERTY LINE
- GRADE BREAK
- 60 EXISTING CONTOUR
- 60 PROPOSED CONTOUR
- SILT FENCE
- LIMITS OF DISTURBANCE
- SWALE
- (ESO) ELEVATION SITE OUTFALL
- DRAINAGE PATTERN
- EX. DRAINAGE PATTERN
- # CONSTRUCTION NOTE CALLOUT
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- WA WASH OUT AREA
- MATERIALS STORAGE AND EQUIPMENT MAINTENANCE AREA

N

30 0 30 60
SCALE: 1" = 30'

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
10/2/25
Date Signed
ARIZONA U.S.A.

PHOENIX COUNTRY DAY SCHOOL

3901 E STANFORD DRIVE
PARADISE VALLEY, ARIZONA

STORM WATER MANAGEMENT PLAN

HILGARTWILSON

PROJ NO.: 1648
DATE: OCT 2025
SCALE: 1" = 30'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
C3.2
SHT. 3 OF 3

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PRELIMINARY UTILITY PLAN

PHOENIX COUNTRY DAY SHCOOL

NEW WELLNESS CENTER AND RENOVATED BASEBALL FIELD

PARADISE VALLEY, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL NO. 1:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 361.31 FEET TO A POINT;
THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT;
THENCE NORTH 27 DEGREES 53 MINUTES 59 SECONDS EAST A DISTANCE OF 1404.16 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 322.00 FEET;
THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1018.18 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13;
THENCE SOUTH ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1337.99 FEET TO THE **POINT OF BEGINNING**.

PARCEL NO. 2:
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP TWO (2) NORTH, RANGE THREE (3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13;
THENCE SOUTH 00 DEGREES 10 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1340.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 982.97 FEET; TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO PHOENIX COUNTRY DAY SCHOOL BY DEED RECORDED IN DOCKET 3540, PAGE 18;
THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID PHOENIX COUNTRY DAY SCHOOL PREMISES A DISTANCE OF 100 FEET TO AN ANGLE POINT;
THENCE NORTH 27 DEGREES 53 MINUTES 59 SECONDS EAST, CONTINUING ALONG THE SAID SOUTHEASTERLY LINE, A DISTANCE OF 1404.16 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, TO THE NORTHEAST CORNER OF SAID PHOENIX COUNTRY DAY SCHOOL PREMISES;
THENCE NORTH 89 DEGREES 47 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 322.00 FEET TO THE **POINT OF BEGINNING**;
EXCEPT THE EAST 40 FEET THEREOF.

FLOOD ZONE DESIGNATION

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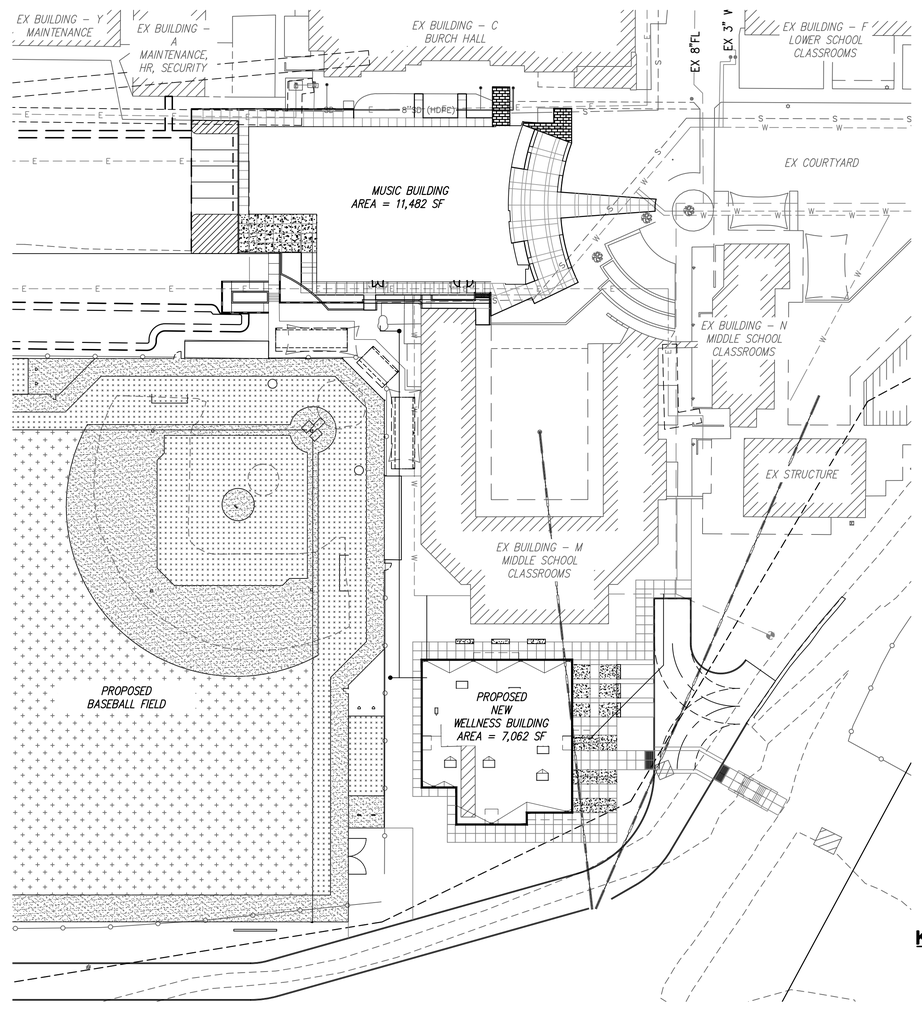
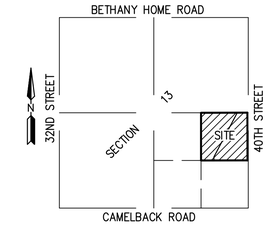
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1765L, PANEL NUMBER 1765 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.



KEYMAP
N.T.S.



VICINITY MAP
NOT TO SCALE

OWNER
PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DR
PARADISE VALLEY, ARIZONA 85253

ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZACH.HILGART@COLLIERSENG.COM

ARCHITECT
ADM GROUP
2100 W 15TH STREET
TEMPE ARIZONA 85281
CONTACT: BEN BARCON
PHONE: (480) 285-3800

SITE PLAN
APN: 170-09-001B
EXISTING ZONING: SUP
NET AREA: 71,874 SF
GROSS AREA: 71,874 SF
DISTURBED AREA: 1.65 AC

BASIS OF BEARING
BASIS OF BEARING IS S00°15'38"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

REV.:

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
10/2/25
Date Signed
ARIZONA U.S.A.

PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DRIVE
PARADISE VALLEY, ARIZONA

COVER SHEET

HILGARTWILSON
PROJ NO.: 1648
DATE: OCT 2025
SCALE: N.T.S.
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PU01
SHT. 1 OF 2

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

U:\1600\1648\ENGR\PLANS\PRELIMINARY-WELLNESS\1648-W-PU\1648-PU01.dwg 10/2/2025 7:59 AM

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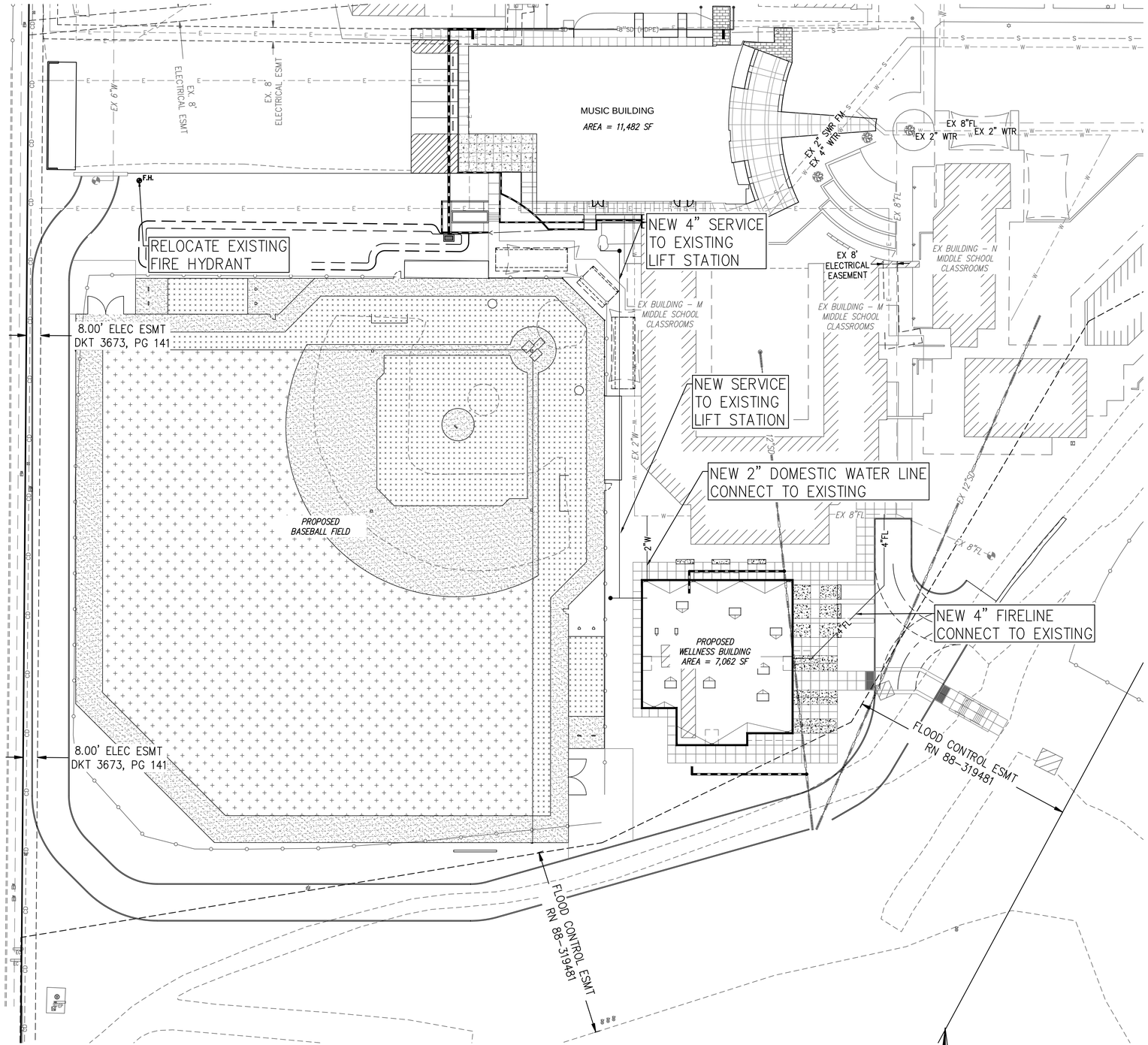

LEGEND

	FOUND BRASS CAP IN HAND HOLE		EX. WROUGHT IRON FENCE
	FOUND BRASS CAP FLUSH		EX. CHAINLINK FENCE
	BOUNDARY LINE		EX. ELECTRIC METER
	EASEMENT LINE		EX. ELECTRIC JUNCTION BOX
	CENTER LINE		EX. ELECTRIC TRANSFORMER
	RIGHT OF WAY LINE		EX. ELECTRIC PULL BOX
TC=	TOP OF CURB		EX. LIGHT POLE
C=	CONCRETE		EX. AIR CONDITIONER UNIT
P=	PAVEMENT		EX. FLAG POLE
G=	GUTTER		EX. TELEPHONE PEDESTAL
GR=	GRATE		EX. IRRIGATION CONTROL VALVE
FF=	FINISHED FLOOR		EX. FIRE DEPARTMENT CONNECTION
FG=	FINISHED GRADE		EX. FIRE HYDRANT
PUE	PUBLIC UTILITY EASEMENT		EX. WATER VALVE
CL	CENTERLINE		EX. GAS VALVE
R/W	RIGHT OF WAY		EX. SANITARY SEWER MANHOLE
(1000)	CONTOUR (EX.)		EX. SEWER CLEAN OUT
1000	CONTOUR (PROPOSED)		PROPOSED FLOW ARROW
X	CHAINLINK FENCE (PROPOSED)		EXISTING FLOW ARROW

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CERTIFICATE NO. 53637
ZACH HILGART
10/2/25
Date Signed
ARIZONA, U.S.A.

PHOENIX COUNTRY DAY SCHOOL

3901 E STANFORD DRIVE
PARADISE VALLEY, ARIZONA

UTILITY PLAN

HILGARTWILSON

PROJ NO.: 1648
DATE: OCT 2025
SCALE: 1" = 30'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PU02
SHT. 2 OF 2

U:\1600\1648\ENGR\PLANS\PRELIMINARY-WELLNESS\1648-W-PU\1648-PU02.dwg 10/2/2025 7:59 AM

gotham® | E V O®
Multiple Layers of Light

General Illumination Shower Downlight — 6"

Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam ellipse; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

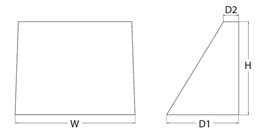
medium wide
1.0 S.MH

FIXTURE TYPE A

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

FIXTURE TYPE B

LUMINIS®

SY300
SYRIOS
WALL

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:

① Cast aluminum driver housing, includes galvanized steel wall mount pressure plate.
② Cast aluminum top cover.
③ Extruded aluminum cylindrical housing.
⑥ Fully sealed cast aluminum light assembly.
⑧ Sealed cast aluminum lens frame.
⑨ Clear tempered glass lens.
⑦ Faceted specular aluminum reflector.
⑩ All stainless steel hardware.

SY300

FIXTURE TYPE C

LIGHTING SCHEDULE											
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Number Lamps	Lamp Output	LLF	Input Power	Mounting Height
	A	9 (CANOPY)	GOTHAM	EVO6SH 27/20 DFF SMO 120	ROUND LED DOWNLIGHT SHOWER LENS AND WIDE DISTRIBUTION	2700K LED	1	2000	0.91	20W	11'
	B	6 (WALL)	LITHONIA	WDGE2	- RECTANGLE LED, COMFORT SHEILD WIDE DISTRIBUTION	2700K LED	1	1200	0.91	10W	15'
	C	7 (WALL)	LUMINIS	SY300-L1L10-WD-27K	ROUND LED WALL MOUNT CYLINDER WIDE DISTRIBUTION	2700K LED	1	2000	0.91	12W	9'

DRAWINGS ARE PROVIDED FOR CITY PRE-APPLICATION AND SHOWS PROPOSED SITE LIGHTING AND PHOTOMETRICS. THESE DRAWINGS ARE NOT TO BE USED FOR PRICING OR CONSTRUCTION AND DOES NOT INCLUDE DETAILS ON CIRCUITING, CONTROLS, OR FINAL FIXTURE SPECIFICATIONS.

ABBREVIATIONS

DS ..... DISTRIBUTION SECTION
EF. ..... EXHAUST FAN
EMT..... ELECTRICAL METALLIC TUBING
G/GRD..... COPPER GROUNDING/BONDING CONDUCTOR
GF/GFP. ..... GROUND FAULT PROTECTED
GFI/GFCI GROUND FAULT CIRCUIT INTERRUPTER
IG ..... ISOLATED GROUND CONDUCTOR/RECEPTACLE
LC ..... LIGHTING CONTACTOR
LKH ..... LOCK ON DEVICE FOR CIRCUIT BREAKER
LOTO ..... LOCK OUT TAG OUT DEVICE FOR CIRCUIT BREAKER
MCC ..... MOTOR CONTROL CENTER
MS ..... METER SECTION
N ..... NEUTRAL CONDUCTOR
NF ..... NON-FUSED
NIC ..... NOT IN CONTRACT
NL ..... NIGHT LIGHT
PNL ..... PANEL
PVC RIGID PVC CONDUIT, SCHEDULE 40 UNO
PS ..... PULL SECTION
RMC ..... RIGID METAL CONDUIT
SES ..... SERVICE ENTRANCE SWITCHBOARD
SF. ..... SUPPLY FAN
ST. ..... SHUNT TRIP
SWBD ..... SWITCHBOARD
TC ..... TIME CLOCK
UNO ..... UNLESS NOTED OTHERWISE
VFD ..... VARIABLE FREQUENCY DRIVE
WP ..... WEATHERPROOF
XFMR ..... TRANSFORMER

GENERAL NOTES

1. PRIOR TO ROUGH-IN AND FINAL CONNECTION, VERIFY ELECTRICAL CHARACTERISTICS AND EXACT LOCATION OF EQUIPMENT.
2. COORDINATE THE SCHEDULE OF CONSTRUCTION WITH THE OWNER AND OTHER TRADES (PRIOR TO STARTING ANY WORK).
3. GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATERTIGHT INTEGRITY.
4. DRAWINGS SHOW EXISTING CONDITIONS OF THE SITE. AN ATTEMPT HAS BEEN MADE TO SHOW EXISTING BUILDINGS, DETAILS, ETC., BUT ACCURACY CANNOT BE GUARANTEED. VERIFY EXACT LOCATIONS OF ALL CIRCUITS, CONDUIT, PIPING, EQUIPMENT, ETC. VERIFY ALL BUILDING DETAILS.
5. THE OWNER WILL OCCUPY THE EXISTING SITE DURING THE LIFE OF THIS CONTRACT AND ALL WORK SHALL BE SCHEDULED AT SUCH TIME AND IN SUCH A MANNER TO MINIMIZE INTERFERENCE AND INCONVENIENCE TO THE OWNER. THE ELECTRICAL CONTRACTOR MUST OBTAIN THE APPROVAL OF THE CONSTRUCTION MANAGER OR OWNER BEFORE STARTING ANY WORK WITHIN THE EXISTING BUILDING.

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PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED
BASEBALL FIELD, AND MARQUEE SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

Revisions	Date
1 SUP CITY COMMENTS	7-25-2025
2 SUP REVISIONS	10-02-2025

Project Number 7189-102	
Date 10-02-2025	
Drawn By TM	Checked By NAS

ELECTRICAL SYMBOLS, NOTES & CUTSHETS
E0.1

FILE: J:\2023\231108 PCDS\401 Wellness Bldg DRB\E0_1.dwg
PLOTTED BY: tonymiranda
PLOTTED: 09.29.2025 – 2:37pm

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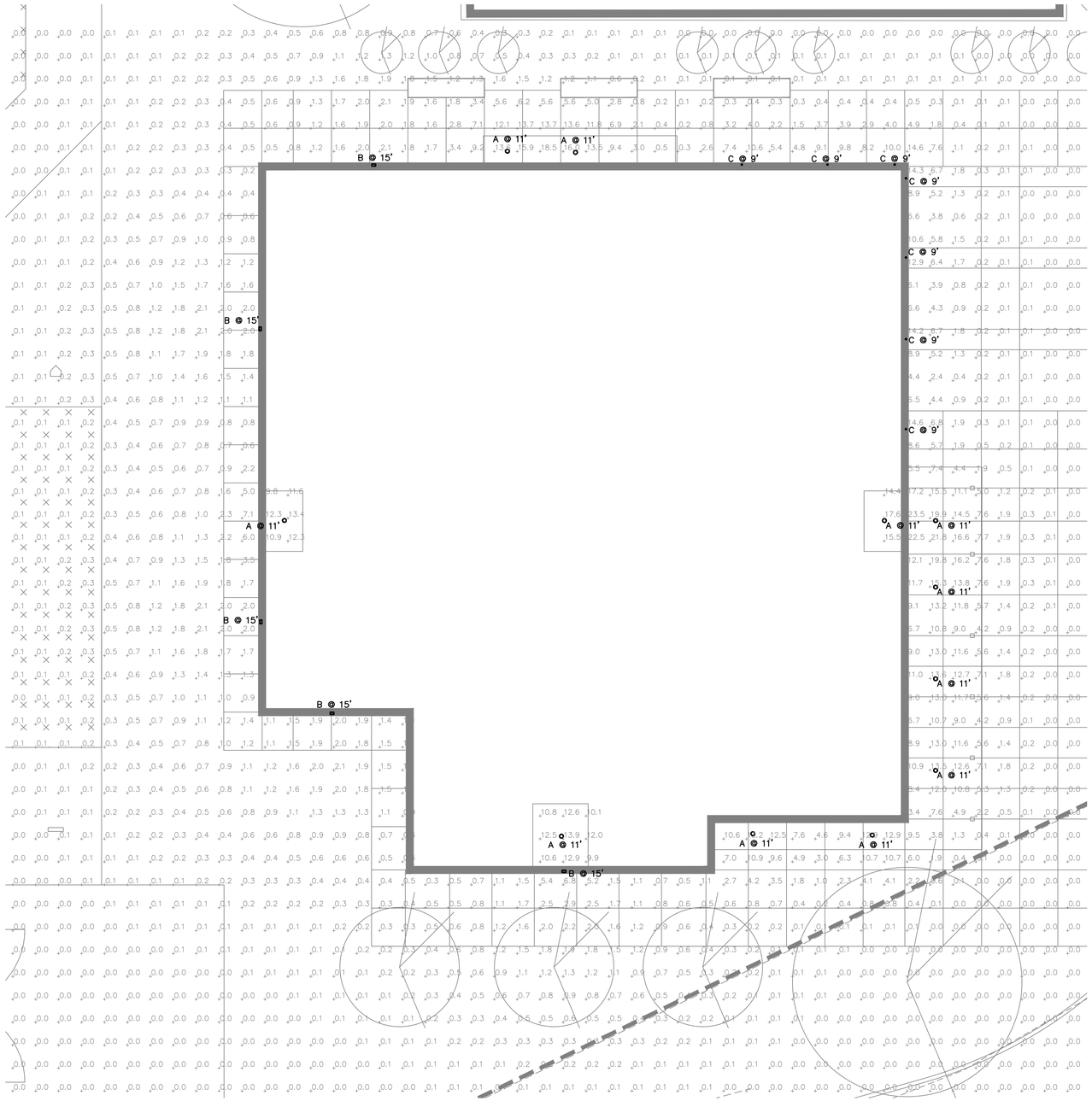


PHOTOMETRY - WELLNESS BLDG.

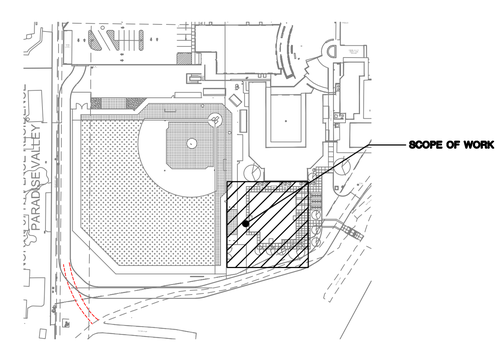
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. PER TOWN OF PARADISE VALLEY ORDINANCE, BUILDING WALL PACK FIXTURES SHALL BE SHIELDED OR HOODED WITH AN OPAQUE COVER SO THAT IT IS NOT VISIBLE FROM OFF THE PROPERTY AND SHALL NOT BE HIGHER THAN TWENTY (20) FEET ABOVE NATURAL OR EXCAVATED GRADE, WHICHEVER IS LOWER. EACH SECURITY/SAFETY LUMINAIRE SHALL NOT EXCEED 1200 LUMENS. FIXTURES SHALL BE CONTROLLED BY AN INTEGRATED MOTION SENSOR AND BUILDING TIME-CLOCK.

PHOTOMETRY NOTES

1. EXTERIOR LUMINAIRES SHALL NOT PROVIDE LIGHT IN EXCESS OF 0.75 FOOT CANDLES OR EQUIVALENT LUX OF PROJECTED BRIGHTNESS MEASURED AT THE NEAREST PROPERTY LINE PER CITY OF PARADISE VALLEY ORDINANCE.
2. EACH LIGHTING OR ILLUMINATING DEVICE SHALL BE SET BACK FROM THE NEAREST PROPERTY LINE A MINIMUM OF TEN (10) FEET OR A DISTANCE EQUAL TO OR GREATER THAN THE HEIGHT OF THE DEVICE ABOVE NATURAL OR EXCAVATED GRADE, WHICHEVER IS GREATER PER CITY PARADISE VALLEY ORDINANCE.



PARTIAL SITE PLAN

SCALE: 1/128"=1' 0"

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PHOENIX COUNTRY DAY SCHOOL
NEW WELLNESS CENTER, RENOVATED
BASEBALL FIELD, AND MARQUEE SIGNS
3901 EAST STANFORD DRIVE
PARADISE VALLEY, ARIZONA 85253

Revisions	Date
1 SUP CITY COMMENTS	7-25-2025
2 SUP REVISIONS	10-02-2025

Project Number 7189-102	
Date 10-02-2025	
Drawn By TM	
Checked By NAS	

NEW WELLNESS BLDG.
PHOTOMETRICS

E2.0

PLOTTED: 09.29.2025 - 2:37pm PLOTTED BY: tony.miranda FILE: J:\2023\231108 PCDS\401 Wellness Bldg DRB\E2_0.dwg

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Paul E. Basha, PE, PTOE
Traffic Engineering Manager
Suite 300, 7144 E. Stetson Drive
Scottsdale, Arizona 85251
Phone 480.505.3931 Fax 480.505.3925
PBasha@SummitLandMgmt.com

12 December 2025
Paul Michaud
Planning Manager
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

Subject: Phoenix Country Day School (170-09-001A & 001B) #PA-24-51 Traffic and Parking Statement for Baseball Field Renovation and New Wellness Center

Phoenix Country Day School requests an Intermediate Amendment to its existing Special Use Permit (SUP) to allow renovation of the existing baseball field and construction of a new Employee Wellness Center.

The campus includes an existing baseball field, which is in need of rehabilitation. **Figure 1** provides an aerial photograph of the Phoenix Country Day School Campus, with the existing baseball field identified.

Figure 1: Existing Phoenix Country Day School Campus

Figure 2 depicts in beige the proposed new Wellness Center adjacent to the baseball field. The new Wellness Center will be for the benefit of the Phoenix Country Day School Campus faculty and administrators. The building will also include locker facilities for the student athletes.

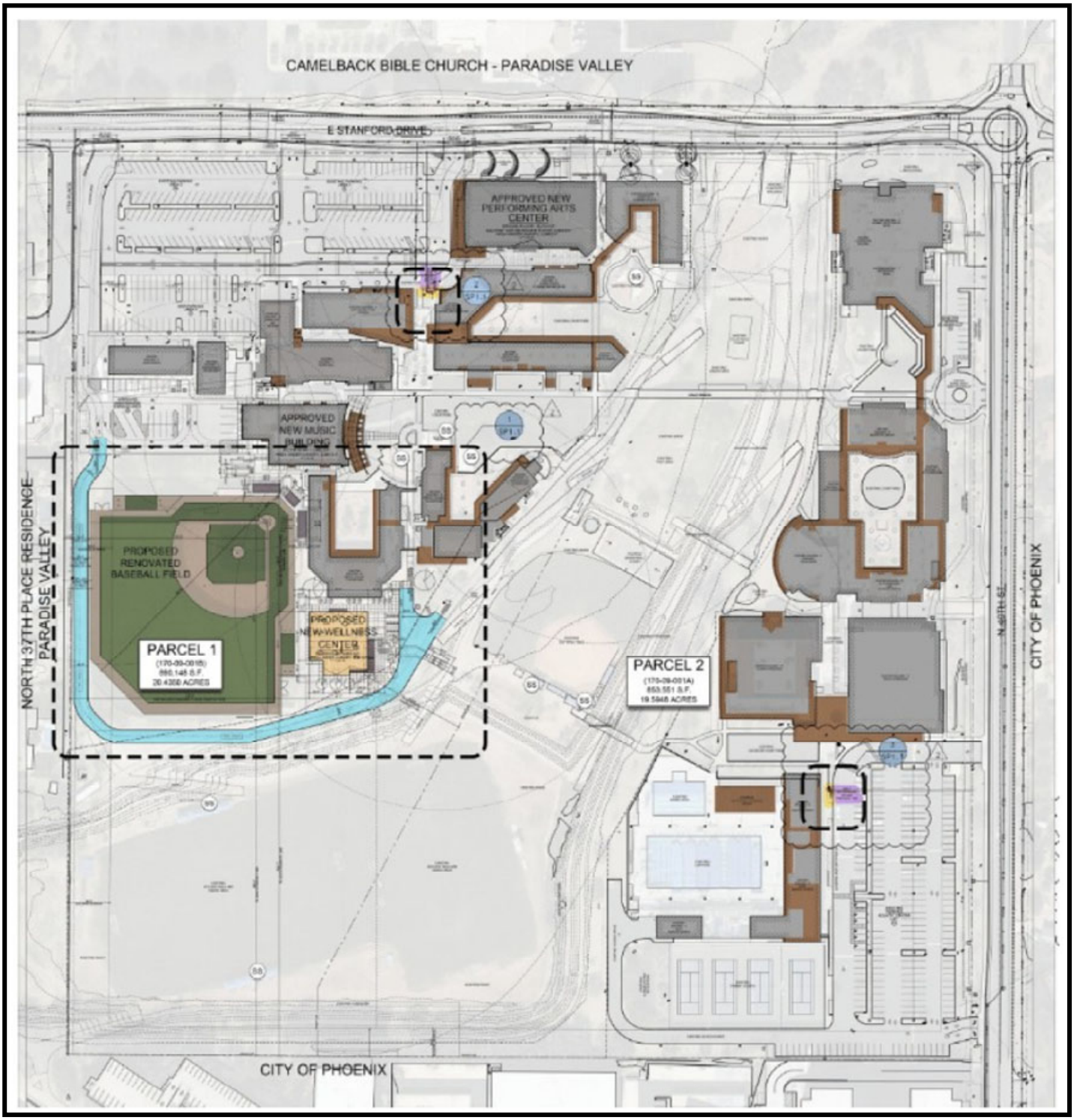


Figure 2: Proposed Phoenix Country Day Campus Modifications

Paul E. Basha, PE, PTOE
480.505.3931
PBasha@SummitLandMgmt.com

The baseball field will serve the same functions and purposes as currently provided. The baseball field will not change the number of vehicles entering and exiting the Phoenix Country Day School campus nor the campus parking demand.

The new Phoenix Country Day School Employee Wellness Center will serve the existing students, faculty, and administrative personnel. The new Wellness Center will not increase the number of students, the number of faculty, or the number of administrative personnel. Therefore, the new Wellness Center will also not increase the number of vehicles entering and exiting the Phoenix Country Day School campus nor the campus parking demand.

Because the renovated baseball field and the new Employee Wellness Center will not generate additional traffic, a traffic analysis is unnecessary, and a parking analysis is unnecessary.

Sincerely,

Paul Basha

Summit Land Management
Paul E. Basha, PE, PTOE
Traffic Engineering Manager

Paul E. Basha, PE, PTOE
480.505.3931
PBasha@SummitLandMgmt.com

Phoenix Country Day School Project Noise Technical Memorandum Addendum

To: Tim Mitten, Phoenix Country Day School

From: Angie Newton, Newton Environmental Consulting

Date: January 9, 2026

Project Name: Phoenix Country Day School Project

Subject: Soccer Field and Soccer Game Related Noise

Addendum (January 9, 2026)

Since preparation of the noise evaluation discussed below, the project design has been revised, and the proposed soccer field is no longer being considered. The purpose of the project was to assess noise from the speaker broadcasting system and identify potential noise impacts at nearby residential areas.

Under the revised site design the speaker broadcasting system will remain in its current location. As a result, the noise levels discussed below will not change due to the revised project design. No additional noise evaluations are warranted.

Introduction

The Project is located at the Phoenix Country Day School, 3901 East Standford Drive, Paradise Valley, AZ 85253. The cross streets bounding the school are Stanford Drive to the north and 40th Street to the east. A proposed new soccer field and track with an area of 890,148 square feet will be built to replace the existing baseball field. Two elevated aluminum bleachers areas with 200 seat capacity will be placed on the east side of the new soccer field. The center of the bleacher is approximately 290 feet to the west property line. Eight 40-foot-high light poles will be installed on the inner side of the red rubber track. In addition, a new wellness center with a floor plan area of 6,953 square feet on the east side of the proposed soccer field and track. There is currently a masonry privacy wall at the west property line, abutting several large lot single family residences. Figure 1 shows the project location and Figure 2 shows the site plan of the proposed development.

Purpose

The purpose of this technical memorandum is to assess speaker broadcasting noise levels from the new soccer field and identify potential noise impacts to nearby residential areas to the west of the property line during a soccer game in accordance with the noise limits established in the applicable noise guidance.

Figure 1. Project Location Map

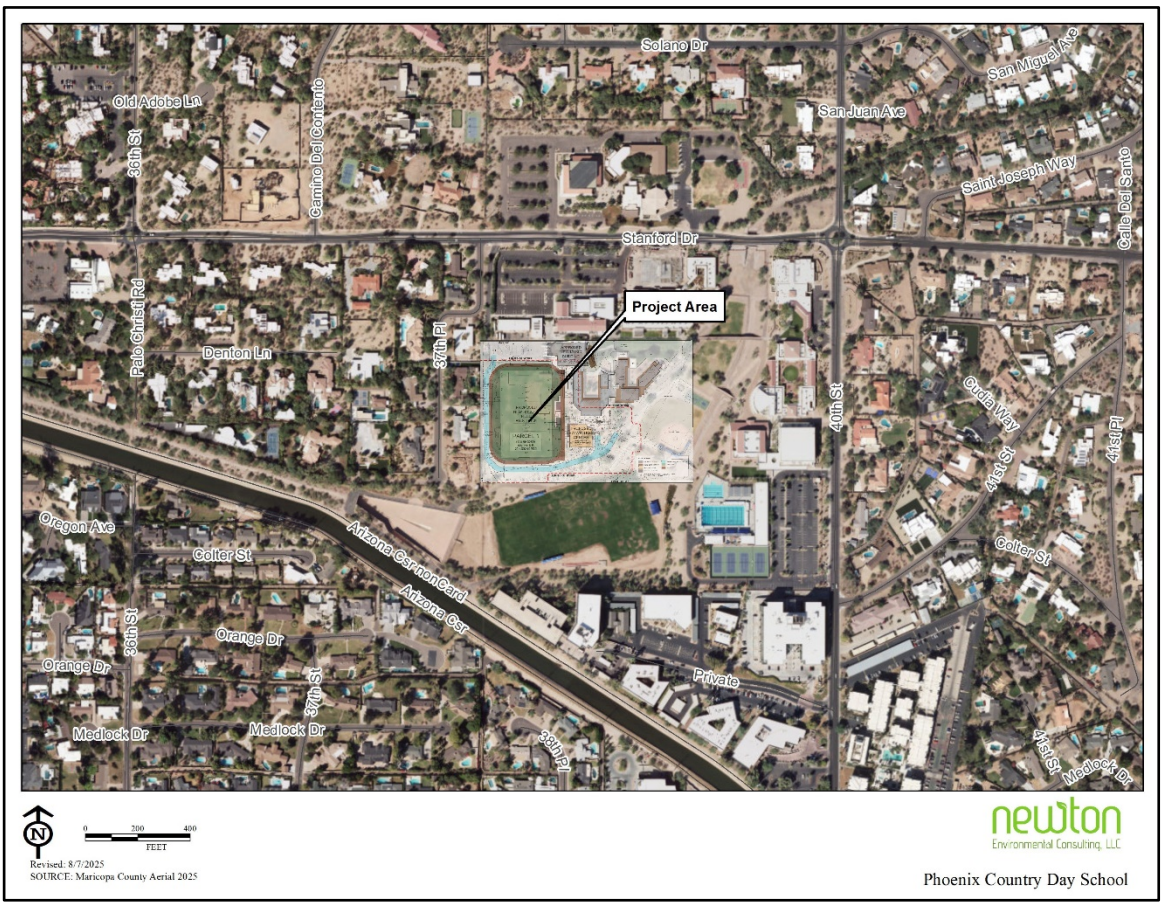
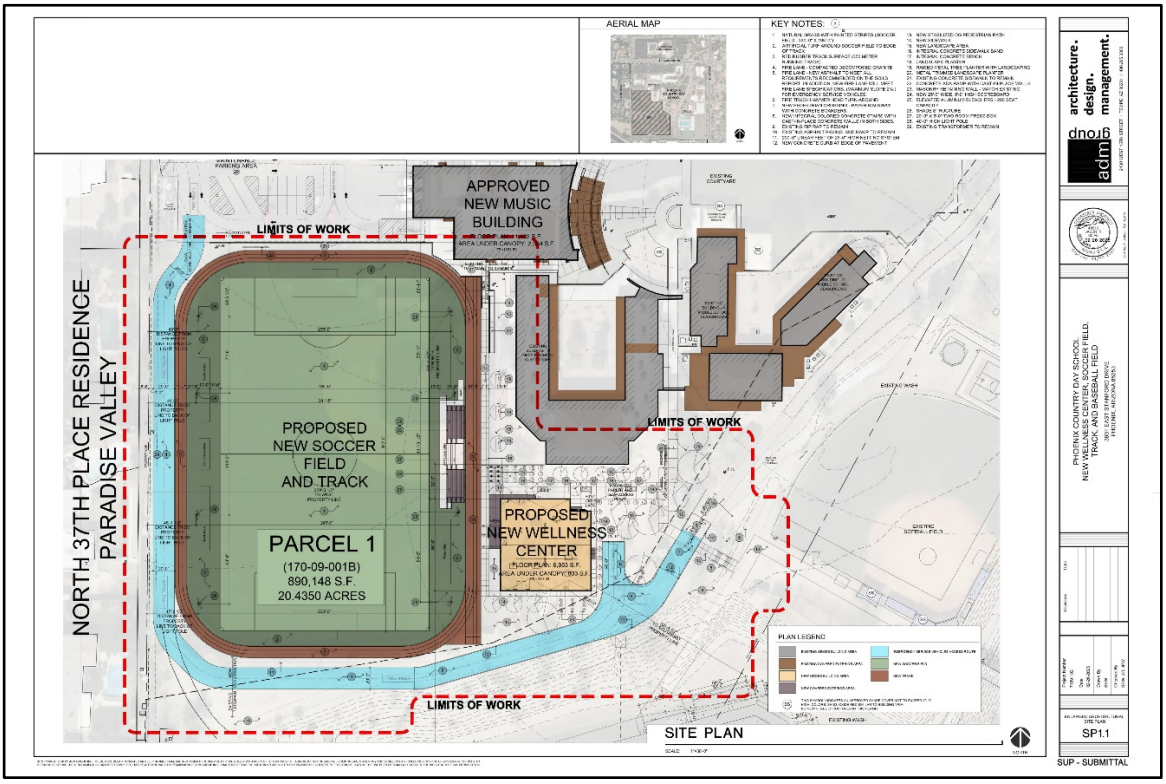


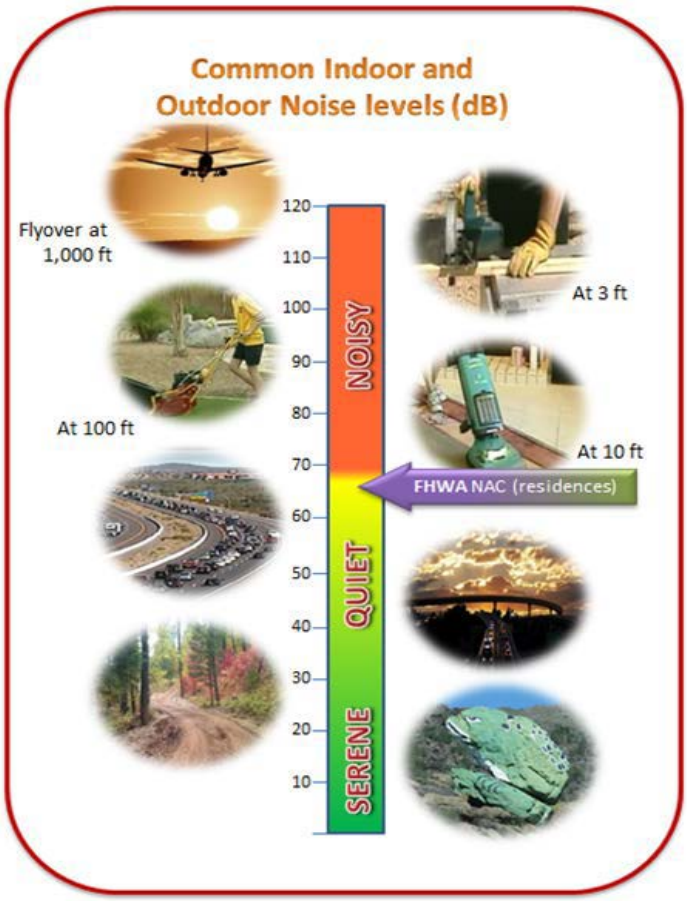
Figure 2. Site Plan of the New Soccer Field



Fundamentals of Sound

Sound is the sensation produced by stimulation of the hearing organs produced by continuous and regular vibrations of a longitudinal pressure wave that travels through an elastic medium (air, water, metal, wood) and can be heard when they reach a person's or animal's ear. When sound travels through air, the atmospheric pressure wave variations occur periodically. Sound travels in air at a speed of approximately 1,087 feet per second at sea level and temperature of 32 °F. Noise is usually defined as any "unwanted sound," and consists of sounds that are perceived as interfering with communication, work, rest, and recreation. It is characterized as a non-harmonious or discordant group of sounds.

Figure 3. Common Indoor and Outdoor Noise Levels



Sound Pressure Levels, Decibels, Frequencies and A-Weighted Decibels-dBA

Noise can be measured in Pascals (Pa). A healthy human ear can detect a pressure variation of 20 µPa and is referred to as the threshold of hearing. A logarithmic scale is useful for handling numbers on a wide scale, but for a smaller span, the decibel or (dB) scale is used. Sound pressure level (SPL) is calculated using measured sound level and the hearing threshold of 20 µPa or 20 x 10^{-6} Pa as the reference level, this level can also be defined as 0 dB. The decibel alone is insufficient to describe how the human ear responds to sound pressures at all frequencies. The human ear has peak response in the range of 2,500 to 3,000 Hz and has a somewhat low response at low or even high frequencies. In response to the human ear sensitivity, the A-weighted noise level, referenced in units of dBA, was determined to better represent people's perception of sound levels. This dBA unit of measurement is used in noise studies and reporting. Changes in sound level under 3 dBA are not perceptible to the human ear, while the human ear perceives a 10 dBA increase in sound level to be a doubling of sound.

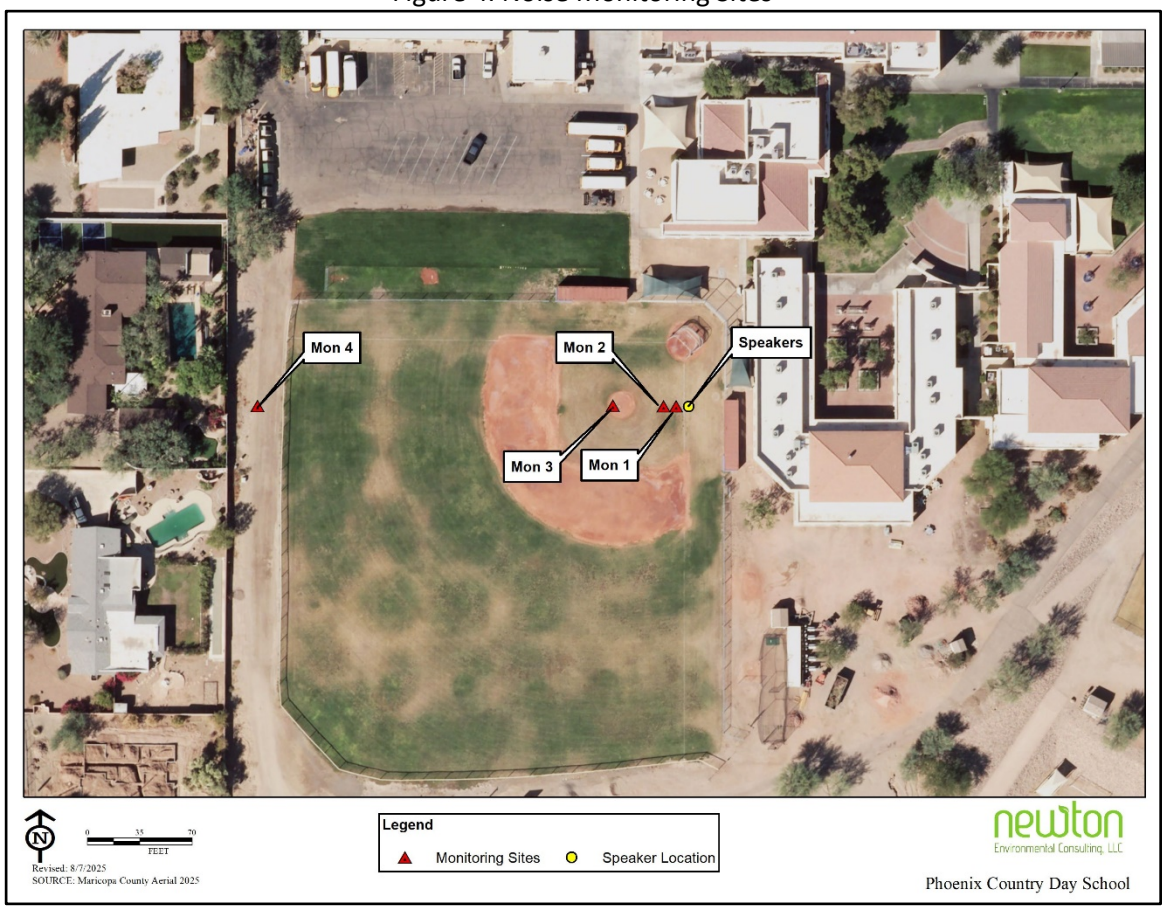
Noise Descriptors

The most commonly used noise descriptor in noise analysis is the Equivalent Sound Level (L_{eq}). L_{eq} represents an average of the sound energy occurring over a specified period of time (for example, 1 hour). In effect, the L_{eq} is the steady-state sound level containing the same acoustical energy as the time-varying sound that actually occurs during the same period. The 1-hour A-weighted equivalent sound level [$L_{Aeq(h)}$] is the energy average of A-weighted sound levels occurring during a one-hour period. $L_{Aeq,2}$ is the A-weighted equivalent sound level occurring during a 2-minute period.

Existing Noise Environment

Short-term noise level monitoring was conducted in the existing baseball field on August 4, 2025, to describe the existing noise environment. Two QSC K12.2 12" active PA speakers were used as noise sources. Loud music was played and the loudness of the speakers was adjusted similar to a typical game event. The speakers were placed near the proposed bleachers in the new soccer field. Four measurement locations were chosen in the center line on the west side of the speakers. Figure 4 shows the location of the noise monitoring sites in relation to the speakers.

Figure 4. Noise Monitoring Sites



The equipment used for the noise level monitoring was a Larson Davis Model LXT Class 1 integrating sound level meter (SLM). The SLM was calibrated in the field before each measurement using a Larson Davis Model CAL200. Existing noise measurements were collected under meteorologically acceptable conditions when the winds were calm or light. Additional data collected at each monitoring location included atmospheric conditions such as general wind speed and direction, humidity, dewpoint, barometric pressure, and ambient temperature.

Measurements were collected based on the acceptable collection of existing noise level readings per Federal Highway Administration (FHWA) Report number FHWA- HEP-18-065, and "Noise Measurement Handbook."

The average measured noise level is 85.2 dBA for Mon 1, 81.9 dBA for Mon 2, 74.9 dBA for Mon 3, and 58.9 dBA for Mon 4. Appendix A shows the location of the noise level monitoring sites, and Table 1 shows the summary of the measured noise levels. Mon 4 was measured approximately 20 feet east of the residential privacy wall.

TABLE 1
SUMMARY OF SOUND LEVEL MEASUREMENTS (August 4, 2025)

Site No.	Description	Measured Noise Levels dBA ($L_{Aeq,2}$)		
		L_{eq}	L_{max}	L_{min}
Mon 1	Approximately 8 feet west of both speakers	85.2	87.6	83.7
Mon 2	Approximately 16 feet west of both speakers	81.9	83.8	80.6
Mon 3	Approximately 50 feet west of both speakers	74.9	76.1	71.8
Mon 4	Approximately 290 feet west of both speakers	58.9	63.5	55.2

Noise Impact Criteria

The US Environmental Protection Agency (EPA) has indicated that residential noise exposure of 55 to 65 dB is acceptable when analyzing land use compatibility; however, these guidelines are not regulatory.

Noise potentially becomes an issue when its intensity exceeds the ambient or background sound pressures. Ambient background noise in metropolitan, urbanized areas typically vary from 60 to 70 dB and can be as high as 80 dB or greater; quiet suburban neighborhoods experience ambient noise levels of approximately 45-50 dB (U.S. Environmental Protection Agency 1978). Interference with speech communication occurs when intrusive noise exceeds about 60 dB (Federal Interagency Committee on Noise 1992). For this noise impact assessment, a noise impact threshold of 60 dBA will be used for the sound sensitive areas.

Predicted Noise Levels

Three speaker configurations are evaluated and predicted noise level at the nearest receptor was calculated. Each option is described below.

Option 1

In this option, two speakers are set up in the middle of the two bleacher areas. Speaker A used for the north side bleacher faces to the bleacher area on the north side. Speaker B used for the south side bleacher faces to the bleacher area on the south side. The model of the speaker is assumed to be same model as the existing one of QSC K12.2 12" active PA system. According to the specifications of the model, the maximum continuous sound pressure level is 126 dBA measured 1 meter from the speaker. The nominal coverage angle is 75° axisymmetric. When the speakers have a specific direction to the north or south sides and not face to the residential to the west, the sound spill into the residential area is reduced. Detailed specifications for QSC K12.2 12" active PA system is shown in Appendix B.

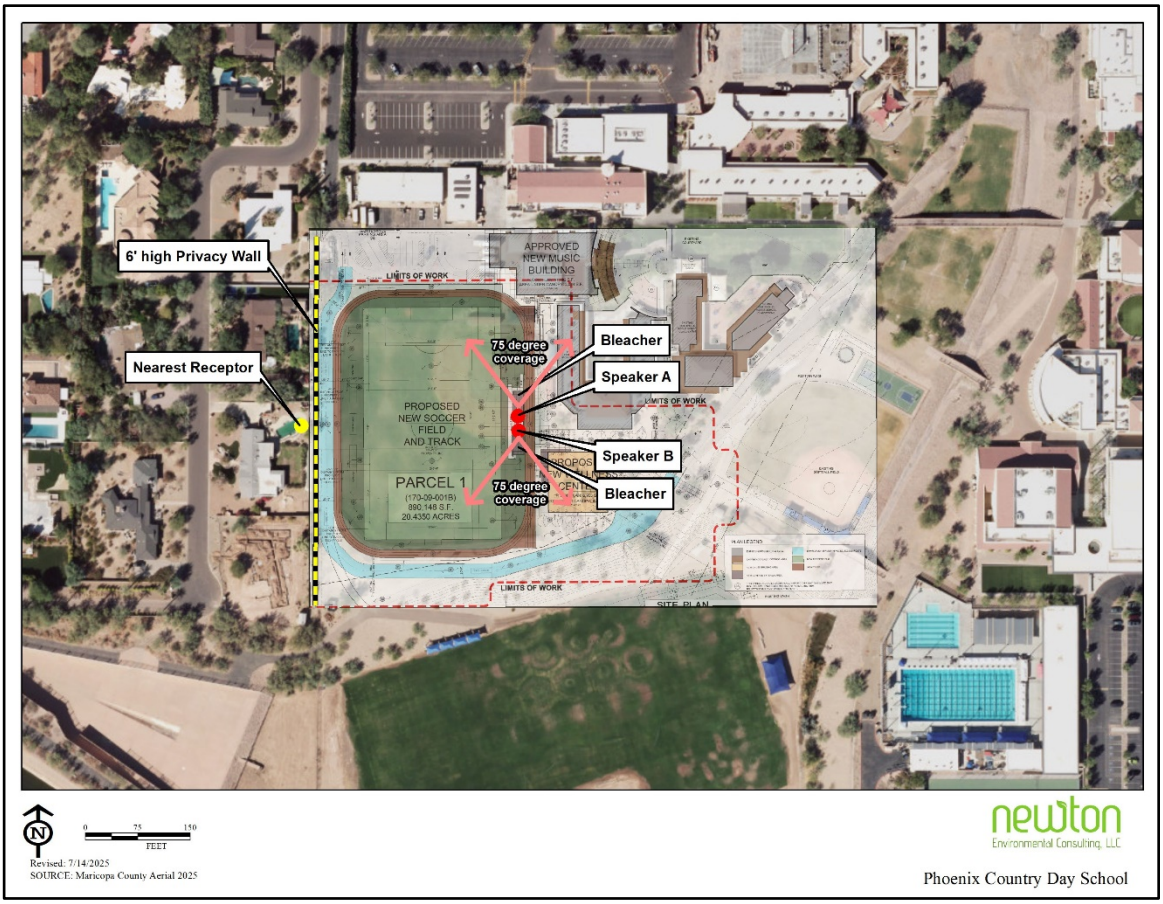
Table 2 shows the calculated noise level at the nearest receptor and Figure 5 shows the speaker configuration of Option 1. To analyze conservatively, it is assumed that the speaker volume is adjusted so the noise level at the center of the bleacher area is about 80 dBA. The calculated noise level at the nearest receptor would be 48 dBA, which is below normal conversation noise level of 60 dBA.

TABLE 2
Predicted Speaker Noise Levels at Receptor (Option 1)

Noise Source	Estimated Distance to Bleacher Center (ft)	Distance to Nearest Receptor (ft)	Adjust Noise Level at Bleacher (dBA)	Noise Reduction (dBA)	Noise Level at Nearest Receptor (dBA)
Speaker A	20	310	80	11	45
Speaker B	20	310	80	11	45
				Total:	**48**

Notes:
It is assumed the center of the speakers A & B are 5 feet above ground.
A 5 dBA noise reduction is assumed for shielding effect from the residential backyard privacy wall (assumed to be 6 ft high).
A 6 dBA noise reduction is assumed for speakers A & B because the sound from the speaker A is projected towards north and speaker B is towards south, not residential side which is outside of speaker coverage area (west).

Figure 5. Speaker Configuration Option 1



Option 2

In this option, two speakers are set up on each side of the bleacher areas. Speaker A faces south to the bleacher area. Speaker B faces north to the bleacher area.

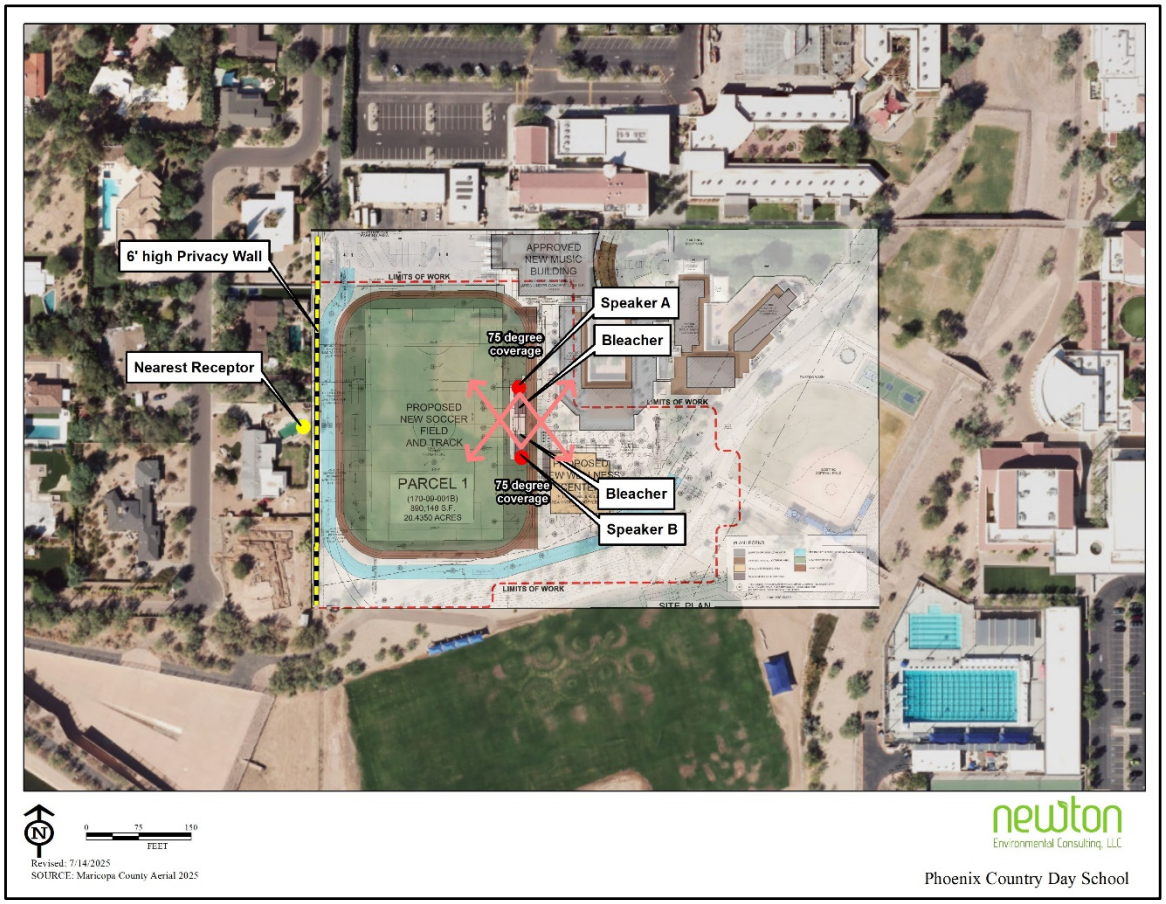
Table 3 shows the calculated noise level at the nearest receptor and Figure 6 shows the speaker configuration of Option 2. The calculated noise level at the nearest receptor would be 48 dBA, which is below normal conversation noise level of 60 dBA.

TABLE 3
Predicted Speaker Noise Levels at Receptor (Option 2)

Noise Source	Estimated Distance to Bleacher Center (ft	Distance to Nearest Receptor (ft)	Adjust Noise Level at Bleacher (dBA)	Noise Reduction (dBA)	Noise Level at Nearest Receptor (dBA)
Speaker A	20	315	80	11	45
Speaker B	20	315	80	11	45
				Total:	**48**

Notes:
It is assumed the center of the speakers A & B are 5 feet above ground.
A 5 dBA noise reduction is assumed for shielding effect from the residential backyard privacy wall (assumed to be 6 ft high).
A 6 dBA noise reduction is assumed for speakers A & B because the sound from the speaker A is south, speaker B is towards north, not residential side which is outside of speaker coverage area (west).

Figure 6. Speaker Configuration Option 2



Option 3

In this option, three speakers are setup. Speaker A faces south to the bleacher area. Speaker B faces north to the bleacher area. Speaker C is another speaker hung from the shade canopy in the middle. Option 3 can provide better sound coverage in the bleacher area.

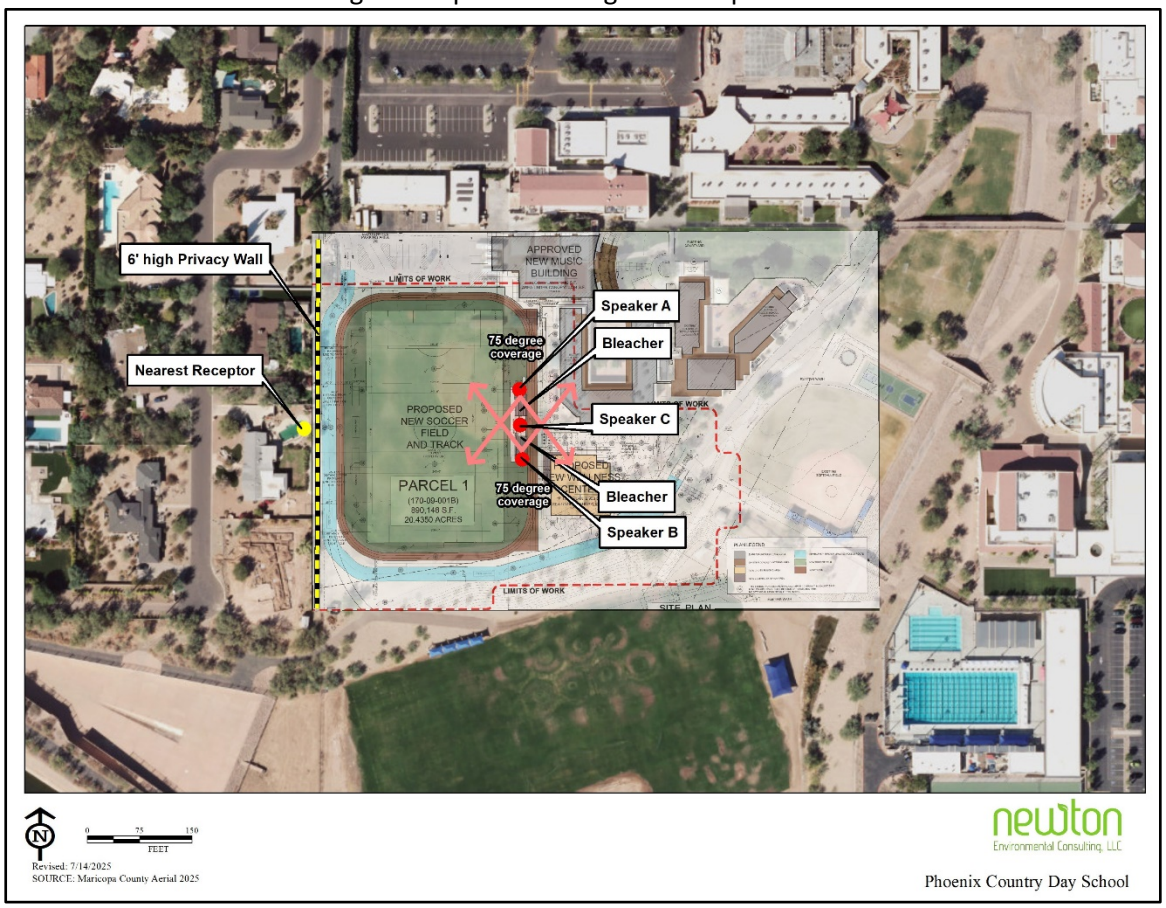
Table 4 shows the calculated noise level at the nearest receptor and Figure 7 shows the speaker configuration of Option 3. The calculated noise level at the nearest receptor would be 50 dBA, which is below normal conversation noise level of 60 dBA.

TABLE 4
Predicted Speaker Noise Levels at Receptor (Option 1)

Noise Source	Estimated Distance to Bleacher Center (ft	Distance to Nearest Receptor (ft)	Adjust Noise Level at Bleacher (dBA)	Noise Reduction (dBA)	Noise Level at Nearest Receptor (dBA)
Speaker A	20	315	80	11	45
Speaker B	20	315	80	11	45
Speaker C	23	310	80	11	46
				Total:	**50**

Notes:
It is assumed the center of the speakers A & B are 5 feet above ground. Speaker C is hung from the shade canopy.
A 5 dBA noise reduction is assumed for shielding effect from the residential backyard privacy wall (assumed to be 6 ft high).
A 6 dBA noise reduction is assumed for three speakers because the sound from the speaker A is towards south, speaker B is towards north, and speaker C is towards the ground, not residential side which is outside of speaker coverage area (west)

Figure 7. Speaker Configuration Option 3



Conclusion

Based on the above noise analysis, it can be inferred that future sound environment from the speaker system in the new soccer field in each option would be equal to or less than that in the existing condition. The predicted noise level at the nearest receptor is approximately 48 to 50 dBA, less than normal conservational noise level of 60 dBA. This is not likely to result in noise impact to the residential areas on the west side of the property line.

More information regarding speaker selection and placement is listed in Appendix C for reference.

APPENDIX A – Noise Measurement Data Sheet

APPENDIX B – Speaker Noise Specification

APPENDIX C – Speaker Selection and Placement Reference

Memorandum

December 24, 2025

George Burton
Senior Planner
Town of Paradise Valley
6401 E. Lincoln Drive
Paradise Valley, AZ 85253

Jordan Rose
Rose Law Group
7144 E Stetson Drive, Ste 300 Scottsdale,
AZ 85251

Re: Phoenix County Day School (PCDS) Intermediate SUP Amendment Application to add a Wellness Center Building and Relocate the Baseball Field and Soccer Field (SUP-25-06)

Dear Jordan:

Staff's review of the Intermediate Special Use Permit (SUP) application generated the following comments:

Responses to comments are found in blue.

1. The submittal is complete for Statement of Direction (SOD) review. The draft SOD is scheduled for Town Council work session review on February 12, 2026.
    a. *Noted, thank you.*
2. Prior to Planning Commission work session review, the following must be submitted for staff review:
    a. The photometric and cut sheets for the illuminated signage/message boards.
        i *Please find attached to this response memorandum photometric calculations from Daktronics measuring the digital signs at maximum potential LED display for nighttime viewing. Studies were conducted for both sign locations.*
        ii *Please note that since these photometric studies were completed, PCDS has decided to slightly alter the angles of the signs so that parents in the pickup line may view the messages more effectively. These renderings are also attached here. After consulting with Daktronics, their engineer noted that angling the signs slightly differently would not affect the results of the photometrics, as the foot candles at the property line are still considerably less than the .7 foot candle limit set in PV Town Code.*

b. Provide a letter or email from SRP that no landscaping may be placed in the utility easement.

   i *Attached please find a copy of the SRP easement provisions signed on June 27, 2024. Section 2 notes that "Grantor shall not, whether directly or indirectly by granting permission, construct, install, or place any building or other structure, plant any trees, drill and wells, store materials of any kind, or alter the ground level, within the Easement Parcel."*

   ii *This section of the easement agreement precludes PCDS from planting vegetation or otherwise altering the easement area.*

c. Updated statement from Newton Consulting verifying the decibel levels from the PA system noted in the narrative (the August 20th letter submitted covers the original scope and not the reduced/update scope of work – a separate letter/addendum will be needed).

   i *We have provided an addendum to the Newton Consulting Noise Study to verify that the noise levels discussed in the original study would not change even though PCDS is no longer going to swap the soccer and baseball fields in this SUP submittal. The addendum with this statement (dated January 9, 2026) can now be found on Page 1 of the sound study.*

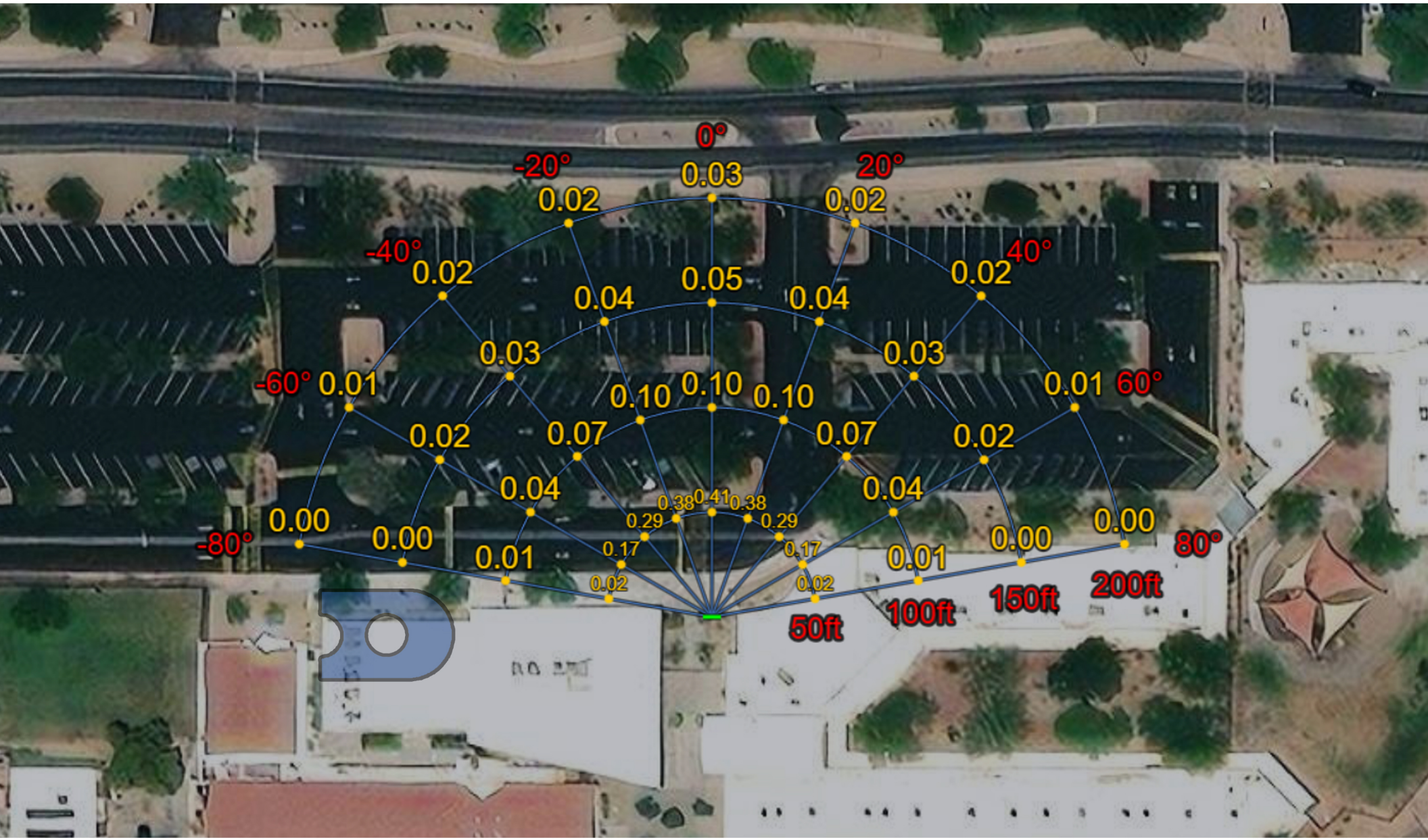
A copy of the meeting agenda and draft SOD will be sent to you approximately a week prior to the Council work session. If you have any questions, or would like to schedule a meeting, please contact me at (480) 348-3525.

Sincerely,

George Burton

George Burton
Senior Planner

DAKTRONICS	GT6x -4’2” x 8’8”- RGB-SF	Date: 1/16/2025
	Phoenix Country Day School	Prepared by: Eric Johnson
	Sign #2: Lat: 33°30'59.80"N, Long: 111°59'52.82"W	
	Values expressed are specific to Daktronics product only	



-Display at 4% of Maximum Daytime Brightness(8,000)
-Calculations take into account an overall Billboard height of 11’6”
-Any rise or fall in elevation or physical blockage is not shown in calculations

*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

DAKTRONICS	GT6x -4’2” x 8’8”- RGB-SF	Date: 1/16/2025
	Phoenix Country Day School	Prepared by: Eric Johnson
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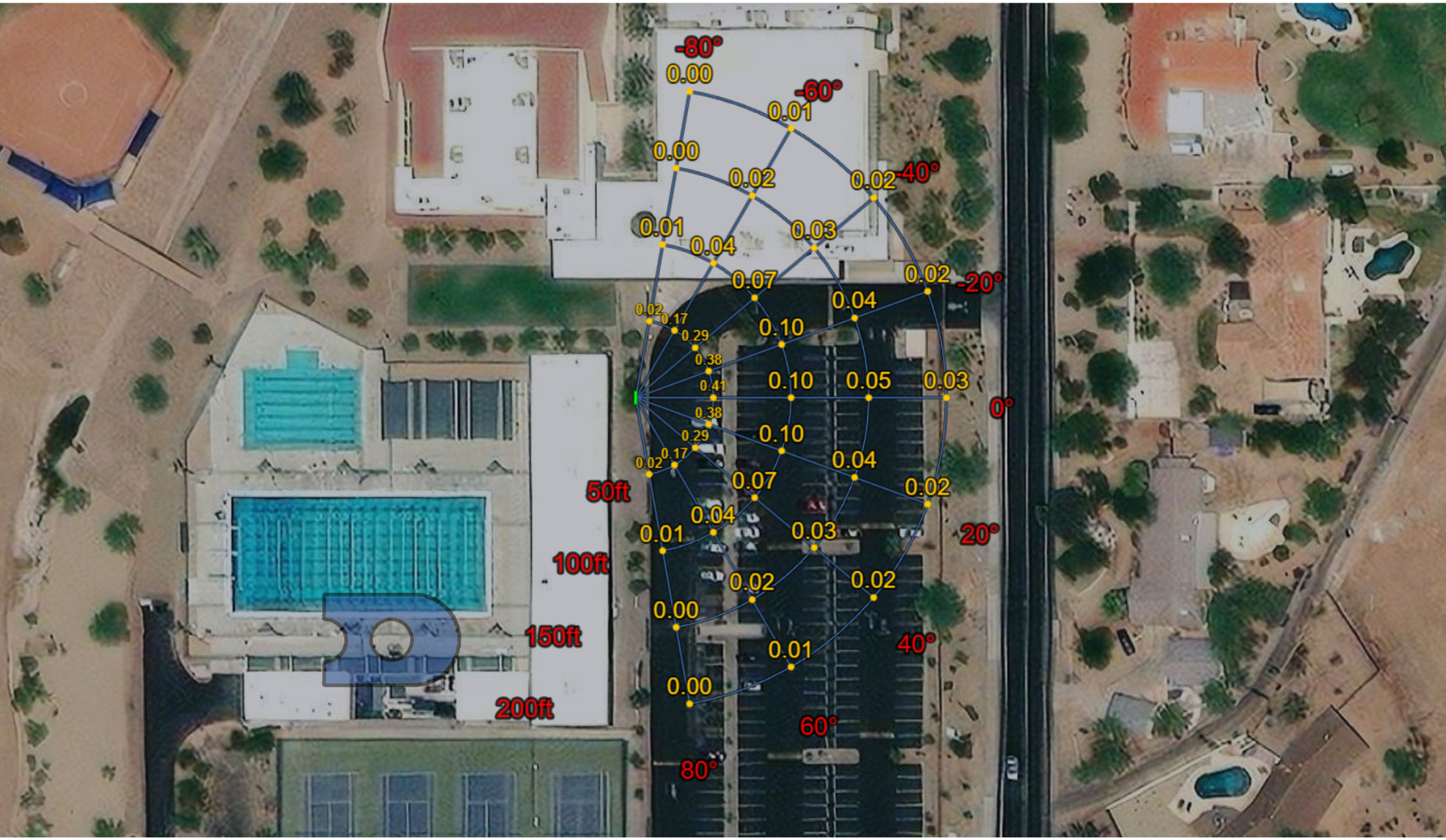
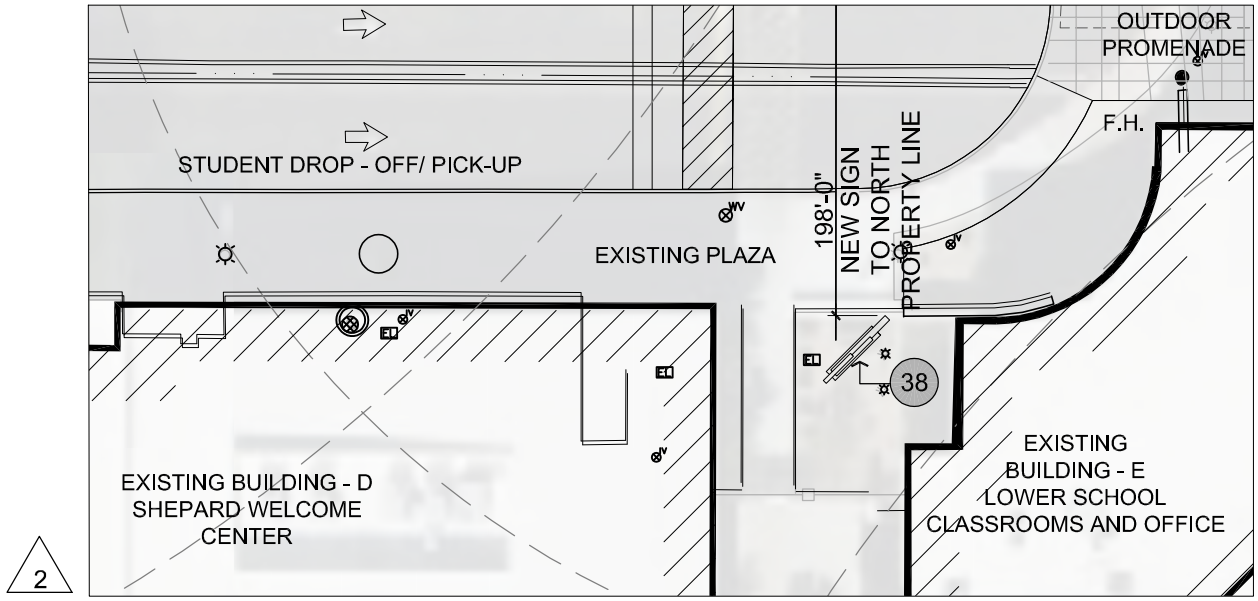


-Display at 4% of Maximum Daytime Brightness(8,000)
-Calculations take into account an overall Billboard height of 11’6”
-Any rise or fall in elevation or physical blockage is not shown in calculations

*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).



NORTH

2 SITE PLAN

SCALE: 1"=30'-0"

Supplement to A6.3 showing sign post angle and positioning

PHOENIX
COUNTRY DAY
RESERVED
PARKING
HANDICAPPED
PLATE OR PERMIT
ONLY
VAN
ACCESSIBLE
EXTENDED DAY
PICKUP:
LOWER SCHOOL
602-290-2751
MIDDLE SCHOOL
602-291-6945
PCDS

Alex Hosmar

To: Michael Wechsler
Subject: RE: T3527504 Phoenix Country Day

From: Michael Wechsler <mwechsler@foursite.com>
Sent: Friday, January 16, 2026 1:58 PM
To: Alex Hosmar <AHosmar@roselawgroup.com>
Cc: Jennifer Hall <JHall@roselawgroup.com>; 'Tim Mitten' <tim.mitten@pcds.org>
Subject: RE: T3527504 Phoenix Country Day

Alex,
See below from Daktronics. The foot candles at the property line are currently very low compared to PV allowed values. Rotating the photometric won't go over the .7 foot candles PV allows at the property line.

Let me know if you need a revision.

Hey Michael,

We just got done with the drawings. I think the drawings are going to suffice no matter what angle you put the display. You'll see the values at the property line are nowhere near PV's value of .7 footcandles, regardless. However, if the orientation still needs to be tweaked and the photometric needs to be updated, I'll have to re-request it for that location. Just to keep in mind, these values and the capabilities of our display, in terms of nighttime viewing, are specific to Daktronics as well.

Kyle Behrens
Daktronics - Arizona

mobile 602.689.6636
email kyle.behrens@daktronics.com
website www.daktronics.com

Michael Wechsler
Foursite Consulting, LLC
Real Estate Development Consulting Services
4650 E. Cotton Center Blvd., Ste. 200
Phoenix, Arizona 85040
Cell: 602.421.5105
Office Direct: 602.393.5678
Office Reception: 602.266.5888
mwechsler@foursite.com
www.foursite.com

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240345032 06/27/2024 03:38
ELECTRONIC RECORDING

202470471E-6-1-1--
Yorkm

WHEN RECORDED MAIL TO:

SALT RIVER PROJECT
Land Department/PAB 10W
P. O. Box 52025
Phoenix, Arizona 85072-2025

EXEMPT PURSUANT TO
A.R.S. §§ 11-1134(A)(2) and (A)(3)

POWER DISTRIBUTION EASEMENT

Maricopa County
Parcel # 170-09-001B

Agt. AMB
Job #LJ97544 / T3527504

SE ¼, SEC. 13, T2N, R3E

W AMB C JEP
R/W#

Phoenix Country Day School,
an Arizona corporation

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, and other valuable consideration, receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, and its successors and assigns, hereinafter called Grantee, for use by Grantee and Grantee's employees, contractors, licensees, and invitees, a non-exclusive easement to construct, install, reconstruct, replace, remove, repair, operate and maintain underground electrical conduits and conductors, pipes, cables, switching equipment, transformers, pad-mounted equipment, enclosures, manholes, vaults, and all other appliances, appurtenances and fixtures (collectively, "Facilities") for the transmission and distribution of electricity, communication signals and data, and for all other purposes connected therewith at such locations and elevations, in, upon, over, under, across, through and along the Easement Parcel (defined below), as Grantee may now or hereafter deem convenient or necessary from time to time, together with the right of access to and from the Easement Parcel, over, across, through and along Grantor's Property (defined below) (collectively, the "Easement"). Grantee is hereby authorized to permit others to use the Easement for additional Facilities jointly with or separately from the Grantee for their purposes.

The lands in, upon, over, under, across, through and along which the Easement is granted are situated in the County of Maricopa, State of Arizona, and are more particularly described as:

Grantor's Property:

A portion of the Southeast quarter of Section 13, Township 02 North, Range 03 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described in WARRANTY DEED Instrument Docket 3540, Page 18 records of Maricopa County, Arizona.

Easement Parcel:

See Exhibit "A" Attached Hereto and Made a Part Hereof

CAUTION: Facilities placed within the Easement Parcel may contain high voltage electrical equipment. Notice is hereby given that the location of underground electrical conductors or facilities must be verified as required by Arizona Revised Statutes, Section 40-360.21, et seq., Arizona Blue Stake Law, prior to any excavation.

The Easement is governed by the following terms and conditions:

1. Modification of Easement Parcel. Grantor acknowledges that field conditions may result in the Facilities being installed within Grantor's Property in a location that is not within the Easement Parcel. Promptly after discovering the construction or installation of any Facilities outside of the Easement Parcel, Grantee shall obtain Grantor's agreement with and execution of an amendment to this Easement modifying the legal description of the Easement Parcel to reflect the actual location of the Facilities (the "Amendment"). Upon the recordation of the Amendment, such revised legal description shall have the same force and effect, and create the same priority of interest, as if recorded concurrently with this instrument. Grantor may consent to the execution and recordation of the Amendment through the exercise of its sole discretion.

2. Prohibited Activities. Grantor shall not, whether directly or indirectly by granting permission, construct, install, or place any building or other structure, plant any trees, drill any wells, store materials of any kind, or alter the ground level, within the Easement Parcel. This paragraph 2 does not prohibit the use of the Easement Parcel for such purposes as landscaping (except trees), paved parking, sidewalks and/or driveways, provided that such use is otherwise in accordance with the terms of this Easement, and does not interfere with the efficient operation and maintenance of the Facilities, including access thereto. To obtain clarification as to whether or not a particular construction activity is prohibited by the first sentence of this paragraph 2, Grantor may request Grantee's prior written approval to grade or install improvements ("Work") within the Easement Parcel by submitting all construction, grading, or other development plans, as applicable, describing the proposed Work. Grantee may grant or deny such approval through the exercise of Grantee's sole discretion, provided that Grantee's review and right to approve shall be limited to whether the proposed Work conflicts with the existing Facilities, including access thereto. Any such approval is hereby subject to Grantor complying with all other provisions of this Easement.

3. Clear Areas. Grantor shall maintain a clear area that extends 3.00 feet from and around all edges of all transformer pads and other equipment pads, and a clear area that extends 12.00 feet immediately in front of all transformer and other equipment openings ("Clear Areas"). No improvements, fixtures, trees, shrubs, or other obstructions shall be placed within the Clear Areas. Grantee shall have the right (but not the obligation) to remove any obstructions within the Clear Areas.

4. Additional Grantee Rights. Grantee shall have the right (but not the obligation) to trim, cut and clear away trees, brush or other vegetation on, or which encroaches into, the Easement Parcel or the Clear Areas, whenever in its judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted. Grantor agrees that any fences or walls which now cross or hereafter cross Grantor's Property will not prevent Grantee's access to the Easement Parcel or the Facilities. Grantor further agrees that Grantee can use gates on all such fences or walls for such access.

5. Perpetual Nature of Easement. The Easement, and Grantee's rights hereunder, shall be perpetual, and shall not terminate until, and unless abandoned through the recordation of a document formally abandoning the Easement, which references this instrument and is executed and acknowledge by Grantee. Upon such recordation, all Grantee's rights hereunder shall cease, except the right to remove any and all property placed upon the Easement Parcel within a reasonable time subsequent to such abandonment.

6. Successors and Assigns. The benefits and burdens, and the covenants and agreements herein set forth shall run with and burden the land and shall extend and inure in favor and to the benefit of, and shall be binding on Grantor and Grantee and their successors and assigns.

7. Rights and Remedies Cumulative. The rights and remedies hereunder are cumulative, and the exercise of any one or more of such rights or remedies shall not preclude the exercise, at the same or different times, of any other right or remedy available.

8. Private Use. The provisions of this instrument are not intended to and do not constitute a public utility easement or any other grant, dedication, or conveyance for public use of the Easement Parcel.

9. Warranty of Title. Grantor represents and warrants that: (i) fee simple title to the Grantor's Property and Easement Parcel is vested in Grantor, and (ii) Grantor has full power and authority to grant the Easement and to perform its obligations under this instrument.

10. Authority to Bind Grantor. The individual executing this instrument represents and warrants: (i) that he or she is authorized to do so on behalf of Grantor, and (ii) that he or she has full legal power and authority to bind Grantor in accordance with the terms herein and, if necessary, has obtained all required consents or delegations of such power and authority (whether from any partner, owner, spouse, shareholder, director, member, manager, creditor, investor, developer, governmental authority, judicial or administrative body, association, or other person or entity).

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, **Phoenix Country Day School, an Arizona corporation** has caused its name to be executed by its duly authorized representative(s), this 27 day of June, 2024.

Phoenix Country Day School,
an Arizona corporation

By Timothy Mitten

Its Director of Operations

By _____

Its _____

STATE OF Texas)
) ss
COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 27th day of June, 2024 by Timothy David Mitten and N/A, as Director of Operations and N/A, respectively, of **Phoenix Country Day School, an Arizona corporation** on behalf of such corporation.

Francisco Javier Mejia Velasquez
Notary Public

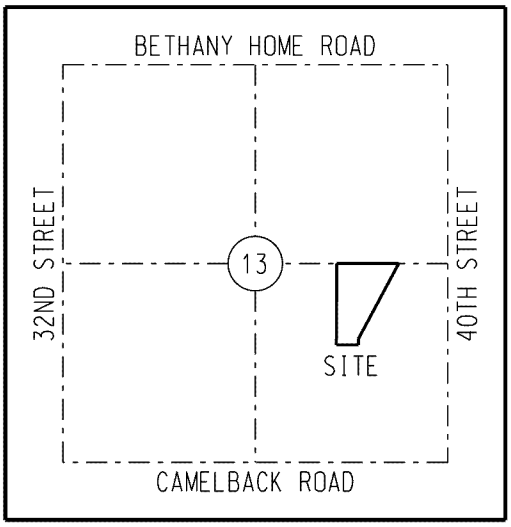
Francisco Javier Mejia Velasquez
ID NUMBER
133253664
COMMISSION EXPIRES
August 5, 2025

08/05/2025
My Commission Expires

Electronically signed and notarized online using the Proof platform.

Legal Approved Form_03-10-2023_mcm

EXHIBIT "A"



VICINITY MAP (NTS)
T2N, R3E
G&SRM

LEGEND

- SECTION AND CENTERLINE
- PROPERTY LINE
- CENTERLINE OF 8' EASEMENT
- EXISTING SRP ELECTRIC EASEMENT DOCKET 5219 PAGE 63
- TIE LINE
- SECTION CORNER AS NOTED
- EQUIPMENT PAD - 10.00'x 10.00' ARE PART OF THIS EASEMENT

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
50640
CLAYTON
HOWARD
Date Signed 06/26/2024
ARIZONA, U.S.A.

ABBREVIATION TABLE

APN	ASSESSOR'S PARCEL NUMBER
EPAD	ELECTRICAL EQUIPMENT PAD
FND	FOUND
MCR	MARICOPA COUNTY RECORDER
(M)	MEASURED
LVI	LAST VISUAL INSPECTION
NTS	NOT TO SCALE

BASIS OF BEARINGS:
BASED ON THE MARICOPA COUNTY
LOW DISTORTION PROJECTION
COORDINATE SYSTEM.

CAUTION

THE EASEMENT LOCATION AS HEREON DELINEATED MAY CONTAIN HIGH VOLTAGE ELECTRICAL EQUIPMENT, NOTICE IS HEREBY GIVEN THAT THE LOCATION OF UNDERGROUND ELECTRICAL CONDUCTORS OR FACILITIES MUST BE VERIFIED AS REQUIRED BY ARIZONA REVISED STATUTES, SECTION 40-380.21, ET. SEQ., ARIZONA BLUE STAKE LAW, PRIOR TO ANY EXCAVATION.

NOTES

THIS EXHIBIT IS INTENDED TO ACCOMPANY AN EASEMENT. ALL PARCELS SHOWN WERE PLOTTED FROM RECORD INFORMATION, AND NO ATTEMPT HAS BEEN MADE TO VERIFY THE LOCATION OF ANY BOUNDARIES SHOWN. THIS IS NOT AN ARIZONA BOUNDARY SURVEY.

ALL ELECTRIC LINES SHOWN ARE MEASURED TO THE WINDOW OF THE EQUIPMENT PAD UNLESS OTHERWISE NOTED.

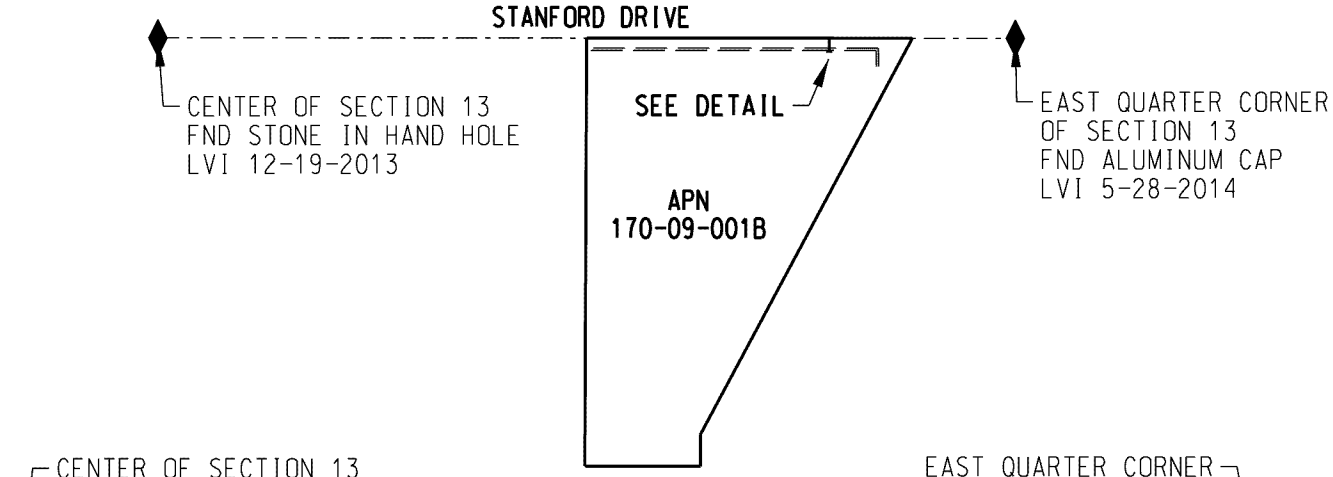
SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT & POWER DISTRICT

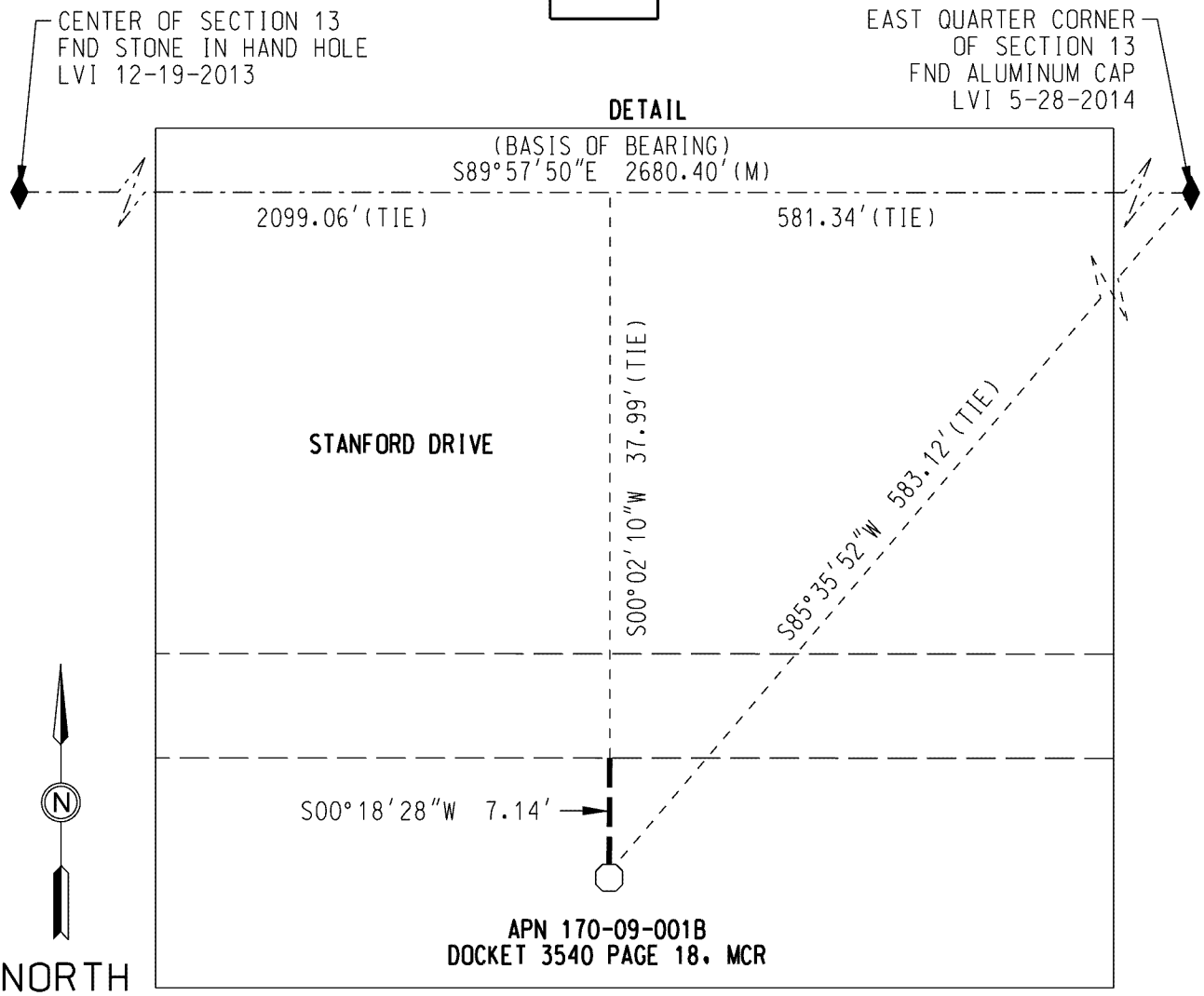
SRP SURVEY DIVISION
LAND DEPARTMENT

SRP LDWR NUMBER: N/A	SCALE: NTS
I.O. NUMBER: T3527504	SHEET: 1 OF 2
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"
DRAWN: MOLINA	REVISION: 0
CHECKED BY:	CREW CHIEF: LACEY
DATE: 06-19-2024 JEP	FIELD DATE: 06-12-2024

PCDS TRANSFORMER RELO
SE 1/4, SECTION 13
T.2 N., R.3 E
9.4 NORTH - 17.9 EAST

EXHIBIT "A"





SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT & POWER DISTRICT	SRP SURVEY DIVISION LAND DEPARTMENT
SRP LDWR NUMBER: N/A	SCALE: NTS
I.O. NUMBER: T3527504	SHEET: 2 OF 2
AGENT: BALTRUS	SHEET SIZE: 8.5"x11"
DRAWN: MOLINA	REVISION: 0
CHECKED BY:	CREW CHIEF: LACEY
DATE: 06-19-2024 JEP	FIELD DATE: 06-12-2024

PCDS TRANSFORMER RELO
SE 1/4, SECTION 13
T.2 N., R.3 E
9.4 NORTH - 17.9 EAST

Community Outreach Report

3901 East Stanford Drive | Paradise Valley, AZ 85253

Prepared By:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

Jennifer Hall, Sr Project Manager
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3938
jhall@roselawgroup.com

January 30, 2026

Project Proposal

The Applicant, Phoenix Country Day School (PCDS), is proposing to amend the Special Use Permit to allow for a new wellness center, much needed upgrades to the existing baseball field, and installation of 2 campus informational signs located at both entrances to campus. The school campus is 40-acre property located at 3901 E. Stanford Drive in Paradise Valley (Maricopa County Assessor Parcel Numbers: 170-09-001B and 001A).

Community Outreach Plan

The Applicant team hosted an open house meeting on **January 30, 2026**, to inform property owners within 1,000 ft of the site about the improvements and gather feedback. 220 Notification letters were mailed out to the immediate community inviting them to join us and learn more about the proposed improvements. Additionally, the Applicant will post the property with upcoming public hearing information as well as mailed out hearing notification letters to all property owners within 1500 ft of the school campus.

Notification Area Map

Attached please find the notification area maps for both the 1000 ft and 1500 ft buffers. Both maps were obtained from the Maricopa County Assessor's office.

Contacted Parties

The contact mailing lists consisting of the adjacent residential neighbors as well as property owners within 1000 and 1500 feet of the proposed site are both attached. Property ownership for both mailing lists was determined based on current records obtained from the Maricopa County Assessor's website.

Contact Dates and Methods

220 Notification letters were mailed via First Class U.S. Mail postmarked January 17th to the property owners within 1000 ft mentioned above. This Notification letter invited property owners to join the Applicant's Team for an in-person Open House meeting on January 29, 2026 to learn about the improvements to the campus. A copy of the notification letter is attached.

Hearing Notification letters for the upcoming hearings will also be mailed via First Class U.S. Mail to the property owners within 1500 ft mentioned above.

Community Meetings

A Neighborhood Meeting (open house format) was held on January 29, 2026 from 5:30PM – 6:30PM at the PCDS Welcome Center. The neighbors were invited to meet the Applicant team to learn about the proposed and much needed improvements planned for the campus. The addition of the new wellness center building will enhance the physical fitness of faculty and students as well as provide new locker rooms for athletic teams. A complete summary of the meeting is attached with this Report.

Site Posting

The site will be posted with two small signs as required by the city with all the required information and upcoming public hearing meeting dates, times and locations. A copy of the affidavit of postings along with photos of the signs will be attached to the final report.

Ongoing Communication with Neighbors and Interested Parties

The Applicant team has been in communication with the neighbors on 37th Place (just west of the campus). In fact, there were significant changes made to the overall SUP amendment in direct response to neighborhood input from 37th Place. Most all of the major issues have been resolved and the Applicant team will continue to engage with those neighbors as we move through the process.

COMMUNITY DEVELOPMENT DEPARTMENT
AFFIDAVIT OF MAILING NOTIFICATION

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

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 1,000 feet of the property, as obtained from the Maricopa County Assessor's Office on 1/13/2026, for the proposed application at 3901 E Stanford Dr has been mailed on the following date January 17, 20 26.

(Case Number)

(This property list shall not be older than thirty (30) days at the time of filing of the application).

Kayla Amado

Kayla Amado

The foregoing instrument was acknowledged by me this 17th day of January, 20 26, by Kayla Amado.
Name

Laury A Henderson
NOTARY PUBLIC

My commission expires:

02/26/2029

LAURY A HENDERSON
Notary Public - Arizona
Maricopa County
Commission # 679868
My Comm. Expires Feb 26, 2029

ROSE LAW GROUPpc
RICH ▪ CARTER ▪ FISHER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

January 14, 2026

Dear Property Owner:

This letter is to inform you that an application has been submitted to the Town of Paradise Valley requesting an amendment to the Special Use Permit for the Phoenix Country Day School (PCDS) located at 3901 E. Stanford Drive, which would allow the addition of a new Wellness Center, improvements to the existing baseball field, and 2 informational campus signs.

Phoenix Country Day School, founded in 1961, enrolls students for pre-K through grade 12 on their roughly 40-acre campus. PCDS prepares promising students to become responsible leaders and lifelong learners through an education that emphasizes intellectual engagement, independence, collaboration, creativity, and integrity. The existing baseball field has served the school well for decades; however, in keeping with its mission and in order to continue providing an exceptional well rounded educational experience and athletic program this application is requesting a new Wellness Center adjacent to an updated baseball field. Additionally, this request is asking to replace existing poles used for informational banners with 2 new electronic signs. These signs are strategically located on campus to provide parents with important school information during drop off and pick up.

Please see attached Site Plan showing the locations of the proposed improvements. We do not anticipate any impacts to the surrounding community as a result of these updates to the PCDS campus. The Wellness Center will provide work out facility along with locker rooms for faculty and student athletes. Baseball field updates will consist of new spectator seating, backstop, new dug outs, and turf – there is no field lighting associated with this request. Finally, the new informational signs will display school activities to keep the PCDS community informed on upcoming events.

An Open House Meeting will be held to address any questions that anyone may have regarding this application. There will be no formal presentation so please stop by at your convenience to meet with our team. If you cannot make the time/date below please just reach out to me directly and I am happy to meet and discuss this request.

Thursday, January 29, 2026
5:30PM -6:30PM
Phoenix Country Day School, Shepard Welcome Center
3901 E. Stanford Drive, Paradise Valley, AZ

Representative contact info:
Jennifer Hall
480.505.3938
jhall@roselawgroup.com

City staff contact info:
George Burton
480.348.3525
gburton@paradisevalleyaz.gov

Sincerely,

Jennifer Hall

PROPOSED CAMPUS IMPROVEMENTS

PCDS - SUP Amendment

(SUP-25-06)

- New Dugouts
- New Bullpens
- New Backstop
- Refreshed Scoreboard
- Infield Dirt replaced
- Artificial turf
- Foul poles added
- Bleachers replaced with Shaded seats (same capacity)
- Paving fire service road

Wellness Center - Southwest View (existing baseball field on west)

Campus Informational Signs

Aquatic Center Entrance

Main Entrance

Updated Spectator Seating; replacing shade canopies

Scoreboard Refresh to match existing Softball field board

SKSO LLC
5060 N 25TH PL
PHOENIX AZ 85016

BELOW SCOTTSDALE LIVING TRUST
PO BOX 44240
PHOENIX AZ 85064

TITZCK FAMILY TRUST
5525 N CAMINO DEL CONTENTO
PARADISE VALLEY AZ 85253

WONG-WU TRUST
3726 E STANFORD DR
PARADISE VALLEY AZ 85253

PAGE 2 TRUST
21731 VENTURA BLVD 300
WOODLAND HILLS CA 91364

MR CAT TRUST
3839 136TH NE
BELLEVUE WA 98005

NEESE JOHN W
2330 UNDERWOOD ST
HOUSTON TX 77030

KROEGER LIVING TRUST
5535 N CAMINO DEL CONTENTO
PARADISE VALLEY AZ 852537505

GEORGE R HARRIS REVOCABLE LIVING TRUST
PO BOX 864
WILSON WY 83014

NEUPERT PETER M/GLEASON HEATHER
5550 N CAMINO DEL CONTENTO
PARADISE VALLEY AZ 85253

3900 E STANFORD LLC
3900 E STANFORD DR
PARADISE VALLEY AZ 85253

PAJARO OCTAVIO E/VANDESTADT CATHERINE DOMINIQ
5632 N 40TH ST
PARADISE VALLEY AZ 85253

COHEN FAMILY L L C
8 BILTMORE EST UNIT 215
PHOENIX AZ 85016

GIBBS WILLIAM H
3902 E SOLANO DR
PARADISE VALLEY AZ 85253

KIRBY LOUIS C II/COLOMBO CAROL A
5633 N ROYAL CIR
PARADISE VALLEY AZ 85253

MARK S COLLINS TRUST
5632 N ROYAL CIR
PARADISE VALLEY AZ 85253

BOYD JAMES P/ELIZABETH TR
5602 N ROYAL CIR
PARADISE VALLEY AZ 85253

KEVIN DAY AND REBECCA L DAY TRUST
5601 N DELOS CIR
PARADISE VALLEY AZ 85253

LOFTIN JAMES A/HEIDI A TR
5631 N DELOS CIR
PARADISE VALLEY AZ 85253

EIFLER FAMILY TRUST
5630 N DELOS CIR
PARADISE VALLEY AZ 85253

GEORGELOS PAMELA G/DEMETRA V
3802 E SOLANO DR
PARADISE VALLEY AZ 85253

SHERMAN JEFFREY NEIL
1436 E TOWN AND COUNTRY LN
PHOENIX AZ 85014

HOSMAR MICHAEL D/MICHELLE M
3805 E SOLANO DR
PARADISE VALLEY AZ 85253

AMY MENOUSEK REVOCABLE TRUST
3811 E SOLANO DR
PARADISE VALLEY AZ 85253

SORENSON LIVING TRUST
3827 E SOLANO DR
PARADISE VALLEY AZ 85253

SMITH CLAYTON A & CORINNE L TR
3841 E SOLANO DR
PARADISE VALLEY AZ 85253

SUCATO FAMILY TRUST/CHERYL A SUCATO SURVIVOR TRUST
3901 E SOLANO DR
PARADISE VALLEY AZ 85253

DAVIES FAMILY TRUST
3921 E SOLANO DR
PARADISE VALLEY AZ 85253

PALUCH WILLIAM L/PARK SOO YOUN
5532 N 40TH ST
PHOENIX AZ 85253

DADAM JOHN JR/BARBARA TR
5520 N 40TH ST
PARADISE VALLEY AZ 85253

FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX AZ 85009

PHOENIX COUNTRY DAY SCHOOL
3901 E STANFORD DR
PARADISE VALLEY AZ 85253

HACKETT ROBERT C/SHERRIE A TR
3616 E DENTON LN
PARADISE VALLEY AZ 85253

SJ OCONNOR LIVING TRUST
3636 E DENTON LN
PARADISE VALLEY AZ 85253

BAUMAN JILL
3648 E DENTON LN
PARADISE VALLEY AZ 85253

BRILL LIVING TRUST
3639 E DENTON LN
PARADISE VALLEY AZ 85253

WALLACE SCHWARTZ TRUST
3625 E DENTON LN
PARADISE VALLEY AZ 85253

YUDELL ALAN TR
6711 E CAMELBACK RD 46
SCOTTSDALE AZ 85251

RICHARD AND SUSAN KARBER FAMILY
TRUST
5242 N 37TH PL
PARADISE VALLEY AZ 85253

JOSEPH PETERCHAK TRUST/JEANNE M
PICERNE TRUST
304 S LINCOLN ST
HINDSDALE IL 60521

JAMES JOSEPH AND CHIRL ANN
SIENICKI REV TRUST
5213 N 36TH ST
PHOENIX AZ 85018

MURNEY FAMILY TRUST
3625 E STANFORD DR
PARADISE VALLEY AZ 85253

KANI TRUST
3662 E DENTON LN
PARADISE VALLEY AZ 85253

ROMERIL FAMILY TRUST
238 MCKENZIE LAKE BAY SE
CALGARY AB T2Z2H2

LAU SUE-MENG
3653 E STANFORD DR
PARADISE VALLEY AZ 85253

SIPOLT MARCUS K TR
3683 E STANFORD DR
PARADISE VALLEY AZ 85253

RAUCH JONATHAN C/CAROLYN S
3639 E STANFORD DR
SCOTTSDALE AZ 85253

EAGLE POINTE TRUST
935 GRAVIER ST 1702
NEW ORLEANS LA 70112

DEMPSEY PATRICIA G TR
3623 E COLTER ST
PHOENIX AZ 85018

RAPP KAREN
3629 E COLTER ST
PHOENIX AZ 85018

VUCUREVICH ROBERT G/HEIDI TR
3637 E COLTER ST
PHOENIX AZ 85018

BRETT S DRUMMOND TRUST
3643 E COLTER ST
PHOENIX AZ 85018

EVN TRUST
3653 E COLTER
PHOENIX AZ 85018

SONI JATINDER K/SELENA KAY
3638 E COLTER ST
PHOENIX AZ 85018

BARBARA GOULD REVOCABLE LIVING
TRUST
3630 E COLTER ST
PHOENIX AZ 85018

BURR RYAN/MADISON
3624 E COLTER ST
PHOENIX AZ 85018

ROLWING REBECCA
5350 N 37TH PL
PARADISE VALLLEY AZ 85253

HILLER FAMILY TRUST
5342 N 37TH PL
PARADISE VALLEY AZ 85253

DECKER LE JEUNE
5325 N 37TH PL
PARADISE VALLEY AZ 85253

CAIN BRIAN M/ERIN P
5311 N 37TH PL
PARADISE VALLEY AZ 85253

FABRICANT LAURA M TR
5301 N 37TH PL
PARADISE VALLEY AZ 85253

CHAMI DIMITRI
1919 E CLAREMONT ST
PHOENIX AZ 85016

NANCY L CRASE SURVIVORS TRUST
5250 N 37TH PL
PARADISE VALLEY AZ 85253

CHAMI DIMITRI
5310 N 37TH PL
PARADISE VALLEY AZ 85253

VIDALES JARED/CROWELL DANIELLE
5324 N 37TH PL
PARADISE VALLEY AZ 85253

SYC REVOCABLE TRUST
3711 E PASADENA AVE
PHOENIX AZ 85018

JOHN DONNER & LORETTA JEAN JONES
REV LIV TR
3721 E PASADENA AVE
PHOENIX AZ 85018

FARROKH FAMILY TRUST
3727 E PASADENA AVE
PHOENIX AZ 85018

FJCJ LIVING TRUST
3741 E PASADENA AVE
PHOENIX AZ 85018

CLARK FAMILY LIVING TRUST
3740 E PASADENA AVE
PHOENIX AZ 85018

HARRINGTON JAMES P/TAMYRA MAY
3732 E PASADENA
PHOENIX AZ 85018

PHOENIX 517 LLC
5635 N SCOTTSDALE RD
SCOTTSDALE AZ 85250

KUSMAN JADIN/MCCLAIN KATHLEEN
3712 E PASADENA AVE
PHOENIX AZ 85018

JOHN TYRRELL TABER REVOCABLE
LIVING TRUST
3702 E PASADENA AVE
PHOENIX AZ 85018

WILLIAMS LESLIE C
3637 E MEDLOCK DR
PHOENIX AZ 85018

BRAMLET FAMILY LIVING TRUST
3701 E MEDLOCK DR
PHOENIX AZ 85018

MCCLAIN CONNOR PAGANI/TONN
JESSICA ONEILL
3715 E MEDLOCK DR
PHOENIX AZ 85018

DHILLON SIMI/ANTTAL MANDEEP
3737 E MEDLOCK DR
PHOENIX AZ 85018

POSTA CHRISTIAN ELIZARDI/JACLYN
MARY
3739 E MEDLOCK DR
PHOENIX AZ 850181507

NORRIS FAMILY TRUST
3740 E MEDLOCK DR
PHOENIX AZ 85018

PFANNENSTIEL REVOCABLE TRUST
3728 E MEDLOCK DR
PHOENIX AZ 85018

ROESSLER DAVID M/SUSAN E
3716 E MEDLOCK DR
PHOENIX AZ 850181507

CAMUNEZ DINO R/BLEEKER-CAMUNEZ
HEIDI C
3702 E MEDLOCK DR
PHOENIX AZ 85018

BOAS RICHARD N MD & GERTRUDE M
TR
3640 E MEDLOCK DR
PHOENIX AZ 85018

FREVOLA FAMILY TRUST
3628 E MEDLOCK DR
PHOENIX AZ 85018

MALONE MICHAEL J/ANN M
3627 E ORANGE DR
PHOENIX AZ 85018

MANSOUR NICK J III/ANNEMARIE J
3639 E ORANGE DR
PHOENIX AZ 85018

MEIDINGER DAWN/LERFALD CRAIG T
3701 E ORANGE DR
PHOENIX AZ 85018

ORANGE ROSE LIVING TRUST
3702 E ORANGE DR
PHOENIX AZ 85018

COLLINS WALTER V
3650 E ORANGE DR
PHOENIX AZ 85018

CANTOR STIRLEY N
3638 E ORANGE DR
PHOENIX AZ 85018

WILLIAM H AND NANCY VOTTERO
ANGER REVOC TRUST
3622 E ORANGE DR
PHOENIX AZ 85018

BALDERRAMA ADRIAN
4020 N 40TH PL
PHOENIX AZ 85018

RABBIT CREEK ORANGE LLC
5000 E ARABIAN WAY
PARADISE VALLEY AZ 85253

MATTHEW B MCNEIL TRUST
3730 E ORANGE DR
PHOENIX AZ 85018

TAMMEN JOSHUA/DIEMER KELSEY
3715 E ORANGE DR
PHOENIX AZ 85018

MATTHEW B MCNEIL TRUST/RABBIT
CREEK ORANGE LLC/ACV TWO LLC/TTF
LLC ETAL
3715 E ORANGE DR
PHOENIX AZ 85018

U S A -BUREAU OF RECLAMATION-
PO BOX 52025
PHOENIX AZ 85072

CIO 5090 LIMITED PARTNERSHIP
5090 N 40TH ST 165
PHOENIX AZ 85018

NORTH BANK REALTY LP
2801 E CAMELBACK RD STE 450
PHOENIX AZ 85016

51ZERO8 LLC
5202 S 40TH ST
PHOENIX AZ 85040

DEVELOPMENT SERVICES OF AMERICA
INC
16100 N 71ST ST STE 520
SCOTTSDALE AZ 85254

HARRISON DEVELOPMENT LLC
5112 N 40TH ST STE 105
PHOENIX AZ 85018

NORTH 5080 LLC
5080 N 40TH ST 420
PHOENIX AZ 85018

NORTH AMERICAN RESORT
PROPERTIES INC
4450 MACARTHUR BLVD
NEWPORT BEACH CA 92660

M4 5050 LLC
100 BAYVIEW CIR STE 4500
NEWPORT BEACH CA 92660

5060 BUILDING LLC
2400 E ARIZONA BILTMORE CIR STE
1200
PHOENIX AZ 85016

FUDENNA BROS INC
PO BOX 1636
FREMONT CA 94538

WC PARAGON PHOENIX SPE
2301 ROSECRANS AVE STE 4130
EL SEGUNDO CA 90245

WATKINS MICHAEL LAWRENCE
5045 N 38TH PL
PHOENIX AZ 85018

GRONINGER CHRISTINE L
5053 N 38TH PL
PHOENIX AZ 85018

WALSH ROSE O TR
5059 N 38TH PL
PHOENIX AZ 85018

SURVIVORS TRUST
5065 N 38TH PL
PHOENIX AZ 85018

ARCAN TRAIL LLC
1414 SAN REMO DR
PACIFIC PALISADES CA 90272

OSTROVSKY-LASHNITS REVOCABLE
TRUST
5077 N 38TH PL
PHOENIX AZ 85018

HAYDON DAVID/JANENE D
5072 N 38TH PL
PHOENIX AZ 85018

MAXSON CARL
5066 N 38TH PL
PHOENIX AZ 85018

AZHAR NILI/URDANETA JOSE J
5050 N 38TH PL
f PHOENIX AZ 85018

BAILON MARIA JESUS
3820 E PASADENA AVE
PHOENIX AZ 85018

HUTCHISON REVOCABLE LIVING TRUST
3814 E PASADENA AVE
PHOENIX AZ 85018

ERIC AND JANA WOOD REVOCABLE TRUST
3808 E PASADENA AVE
PHOENIX AZ 85018

WILLIAMS KAREN J
3807 E PASADENA AVE
PHOENIX AZ 85018

MERICLE DAVID
5018 N 38TH PL
PHOENIX AZ 85018

DEVINE CARIBE
3813 E PASADENA AVE
PHOENIX AZ 85018

ROBERSON MICHAEL J/KATIE JO
3819 E PASADENA AVE
PHOENIX AZ 85018

HUNTER MICHAEL/DAWN
5017 N 38TH PL
PHOENIX AZ 85018

MOHAVE INVESTMENTS LLC
8115 N MOHAVE RD
PARADISE VALLEY AZ 85253

SIMON MICHAEL/NATALIE
5031 N 38TH PL
PHOENIX AZ 85018

CHARLES O SMITH AND MARGARET M SMITH TRUST
5039 N 38TH PL
PHOENIX AZ 85018

JOHNSON RYAN LON/ALLISON
1249 E BRIARWOOD TER
PHOENIX AZ 85048

ROGERS JAMES E/CAROL A TR
5134 N 41ST PL
PHOENIX AZ 85018

REYNOLDS KENNETH S/SHAWNA R
4145 E COLTER ST
PHOENIX AZ 85018

SECOLO TIMOTHY/LAUREL
4139 E COLTER ST
PHOENIX AZ 85016

MCNULTY CONOR/LILY
4137 E COLTER ST
PHOENIX AZ 85018

GAMMAGE AND YOUSSE LIVING TRUST
4115 E COLTER ST
PHOENIX AZ 85018

HAKAK AMIR
3130 N 62ND ST AT
SCOTTSDALE AZ 85251

MASRY HICHAM EL/MINA LIDA A
4025 COLTER ST
PHOENIX AZ 850181611

5141 BUILDING LLC
5141 N 40TH ST 500
PHOENIX AZ 85018

HART BRIAN WILLIAM/YU SOOJIE
4020 E COLTER ST
PHOENIX AZ 85018

MRW INVESTMENTS LLC
4408 N 12TH ST STE 200
PHOENIX AZ 85014

SAWALHA LEITH/FIDA
5302 N 41ST ST
PHOENIX AZ 85018

TERRANCE L AND PATRICIA A SMITH LIVING TRUST
5320 N 41ST ST
PHOENIX AZ 85018

EISENSTADT MATTHEW E/RACHAEL B
9070 E GARY RD UNIT 120
SCOTTSDALE AZ 85260

KIRK JASON M
4035 E CUDIA WAY
PHOENIX AZ 85018

HOBAICA DANIEL/LORA
4040 E CUDIA WAY
PHOENIX AZ 85018

TRUJILLO RICHARD J
4046 E CUDIA WAY
PHOENIX AZ 85018

SHEA DAVID R/CHERYL M
5404 N 41ST ST
PHOENIX AZ 85018

LAINE KEAHEY TRUST
5430 N 41ST ST
PHOENIX AZ 85018

ANNE TAYLOR KUNKEL TRUST
5425 N 41ST ST
PHOENIX AZ 85018

CARTER JOHN PATRICK/ALISON PULASKI
5401 N 41ST ST
PHOENIX AZ 85018

CASA COCO TRUST
5325 N 41ST ST
PHOENIX AZ 85018

JACQUES RAOUL T
5315 N 41ST ST
PHOENIX AZ 85018

HENRY LINDA M/MARKOVITS MICHAEL JAY
25 FOREST ST 17C
STAMFORD CT 69011854

BELDEN FAMILY TRUST
5240 N 41ST PL
PHOENIX AZ 85018

MARSTON CHAD E
5314 N 41ST PL
PHOENIX AZ 85018

CHRISTEL BRAUM SURVIVOR'S TRUST
4119 E STANFORD DR
PHOENIX AZ 85018

CLARK JAMES P TR
4105 E STANFORD DR
PHOENIX AZ 85012

MEINE KITCHEL FAMILY TRUST
4049 E STANFORD DR
PHOENIX AZ 85018

MARTYNIUK RYSZARD D/CATHERINE F
4035 E STANFORD DR
PHOENIX AZ 85018

STORJOHANN LARRY/MONICA
16006 S 11TH PL
PHOENIX AZ 850488423

CONANT JERRY & GAIL A TR
4001 E STANFORD DR
PHOENIX AZ 85018

RYAN PATTY J TR
5415 N 40TH ST
PHOENIX AZ 85018

BENNETT JOSEPH J/SANDRA K TR
5319 N 40TH ST
PHOENIX AZ 85018

MITTAL BHAIRAVI S/VIKAS
5317 N 40TH ST
PHOENIX AZ 85018

MOODY CHARLES R/BARBARA L
5315 N 40TH ST
PHOENIX AZ 85018

HULSTON FAMILY TRUST
5301 N 40TH ST
PHOENIX AZ 85018

DITTER STEVEN J
5225 N 40TH ST
PHOENIX AZ 85018

GAMMAGE AND YOUSSE LIVING TRUST
4415 E COLTER ST
PHOENIX AZ 85018

HORNADAY JAMES Q
5128 N 41ST ST
PHOENIX AZ 85018

FORTRESS OF SOLITUDE REVOCABLE TRUST
3219 E CAMELBACK RD STE 419
PHOENIX AZ 85018

ARCADIA SURVIVORS TRUST/ACRCADIA DECEDENTS TRUST
5119 N 41ST ST
PHOENIX AZ 85018

VINAY MOHAN KWATRA AND JENNIFER REBECCA RUBIN REVOCABLE TRUST
5120 N 41ST ST
PHOENIX AZ 85018

BROWN RANDALL K/TWIGGY Y
5112 N 41ST ST
PHOENIX AZ 850181604

HILL FAMILY LIVING TRUST
5111 N 41ST ST
PHOENIX AZ 85018

BAKER MARIAN
5102 N 41ST ST
PHOENIX AZ 85018

ASSET MANAGEMENT SPECIALISTS LLC
2633 E INDIAN SCHOOL RD STE 320
PHOENIX AZ 85016

HUNDELT REVOCABLE TRUST
7110 N 46TH ST
PARADISE VALLEY AZ 85253

4040 EAST CAMELBACK ROAD LLC
1505 S REDWOOD RD
SALT LAKE CITY UT 84104

CAPRI CAMELBACK GARDENS LP/DG201 CAPRI CAMELBACK LLC/ETAL
999 WATERSIDE DR STE 2300
NORFOLK VA 23510

COHEN BABAK/SHARONA
5504 N CALLE DEL SANTO
PHOENIX AZ 85018

BICKERSTAFF JOSHUA/CARLY
4108 E STANFORD DR
PHOENIX AZ 85018

WALT AND BETTY CHAPKO LIVING TRUST
4102 E STANFORD DR
PHOENIX AZ 85018

JAYASEKERA CHANNA R
7117 E RANCHO VISTA DR UNIT 1012
SCOTTSDALE AZ 85251

WIST IAN M
4030 E STANFORD DR
PHOENIX AZ 85018

LORENZ BRIAN/MEGHAN
4022 E STANFORD DR
PHOENIX AZ 85018

CACTUS REUNION LLC
14602 N TATUM BLVD
PHOENIX AZ 85032

CASE VENTURES LLC
10143 E CLINTON ST
SCOTTSDALE AZ 85260

DELUCA LAWRENCE/ELIZABETH LEE
4103 E SAINT JOSEPH WAY
PHOENIX AZ 85018

EIFLER GEORGE TR
4109 E ST JOSEPH WY
PHOENIX AZ 85018

SMITH JEFFREY D & ADELE
4106 E ST JOSEPHS WAY
PHOENIX AZ 85018

CROWLEY TED J & KATHLEEN M
4102 E ST JOSEPH WAY
PHOENIX AZ 85018

NUCCI LAURE E
195 LOVE LN
RYE NH 3870

DRNJEVIC REVOCABLE TRUST
4032 E ST JOSEPH WY
PHOENIX AZ 85018

CAROLE FERRIS KROEGER 2021 IRREVOCABLE TRUST
4026 E SAINT JOSEPH WAY
PHOENIX AZ 85018

MERCER DANIEL J/CATHERINE C TR
4020 E ST JOSEPH WY
PHOENIX AZ 85018

MARY L SHAW TRUST
4014 E ST JOSEPH WAY
PHOENIX AZ 85018

SUSANNE NG TRUST AGREEMENT
5510 N SAINT JOSEPH WAY
PHOENIX AZ 85018

FATTALEH ALICE
PO BOX 15934
PHOENIX AZ 850605934

PONCZAK CHRIS ALLAN
5501 N 40TH ST
PHOENIX AZ 85018

BANOVAC CHARLES ROBERT
3104 E CAMELBACK RD UNIT 1001
PHOENIX AZ 85016

HAZARD ANNE BARRETT/MATTHEW STEVENS
4101 E SAN MIGUEL AVE
PHOENIX AZ 85018

BALL ROBERT B & MELANIE L
4039 E SAN MIGUEL
PHOENIX AZ 85018

WRIGHT ALICE A TR
4035 E SAN MIGUEL AVE
PHOENIX AZ 85014

LEPINSKAS KENNETH MICHAEL/NEAL DANIELLE
4031 E SAN MIGUEL AVE
PHOENIX AZ 85018

ANDERSON HELEN ANNE
4027 E SAN MIGUEL AVE
PHOENIX AZ 85018

TWO TWENTY TWO FAMILY TRUST
4019 E SAN MIGUEL AVE
PHOENIX AZ 85018

WINTERGALEN FAMILY TRUST
2901 E ELM ST
PHOENIX AZ 85016

FISCHER ARON/STACY
4002 E SAN JUAN AVE
PHOENIX AZ 85018

BARRETT REBEKAH S/BLOMGREN PETER A
1118 NE LAUREL CT
ISSAQUAH WA 98029

CONELLY CHAD H
4011 E SAN JUAN AVE
PHOENIX AZ 85018

PEREZ-HESANO CRISTINA
7508 N 59TH AVE
GLENDALE AZ 85301

REALPARTNERS LLC
4010 E SAN MIGUEL AVE
PHOENIX AZ 85018

ERIC AND KERRI NELSON TRUST
4016 E SAN MIGUEL AVE
PHOENIX AZ 85018

ADC LIVING TRUST
4024 E SAN MIGUEL AVE
PHOENIX AZ 85018

GIFFORD BRAD ANDREW/CAMILLE
4034 E SAN MIGUEL AVE
PHOENIX AZ 85018

HABERMAN DONALD C/LIDIA W TR
4042 E SAN MIGUEL AVE
PHOENIX AZ 85018

ROBINSON FAMILY TRUST THE
4001 E MONTEBELLO
PHOENIX AZ 85018

QUINIF GEORGE R/KAREN K
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PHOENIX COUNTRY DAY SCHOOL
SUP Amendment (Wellness Center, Field Updates, Campus Info Signs)
Open House Meeting Summary

Date:	January 29, 2026
Time:	5:30- 6:30 p.m.
Location:	PCDS – Welcome Center 3901 Stanford Drive

Applicant Team:
Tom Galvin - Zoning Attorney, Rose Law Group
Alex Hosmar - Zoning Attorney, Rose Law Group
Jennifer Hall - Sr. Project Manager, Rose Law Group
Tim Mitten – Director of Operations, PCDS
Michael Wechsler – Construction Contractor, Foursite

Applicant Team arrived at the meeting location at 5:00PM to set up the room with exhibit boards, sign in sheets and comment cards. Out of 220 nearby property owners invited to the Open House meeting, only 2 neighbors attended at different times. Please see attached sign in sheet.

The Applicant team had been in communication with both neighbors and in fact, met with one of the neighbors prior at her home earlier in the day. Please see summary of the discussion with each neighbor below.

Dimitri Chami – owns 2 homes on 37th Place; the home that backs to PCDS was rebuilt and is currently for sale. Main concern expressed was height of the new wellness center and why it needed to be 20ft tall. The team discussed the height is lower than all of the surrounding buildings and will not impact any views of Praying Monk. Towards the end of the meeting Dimitri commented that he is fine with it but some of his neighbors may not be.

Kristina Decker Efimenko – Lives with her 105 year old mother and actually attended PCDS as a young child. She expressed to the Team that she has no issues with the current SUP amendments; however, she has some issues with the previously approved Music Building being too bright at nighttime. Also, she would like for the refuse enclosure walls to be painted a dark color and not beige. The Applicant team said they will reach out to Town to get approval on the dark color paint for the screen wall and they would look into the lighting issue on the Music Building.

Both attendees left by 6:00PM and the Applicant Team stayed until 6:30PM which was the scheduled end time. There were no other attendees.

After the meeting the Applicant Team walked over to the back of the Music Building which is still under construction and realized that There were 3 bright security lights pointed at the building. Tim Mitten said he would reposition the lights to eliminate the illumination of the building in hopes to solve Kristina's lighting issue. Jennifer Hall from RLG stopped by Kristina's home to inform her that the lighting problem may be solved and would follow up in the next few days to confirm.

Phoenix Country Day School - 3901 E Stanford Dr. | Open House Meeting Sign-in Sheet

PCDS - Shepard Welcome Center | Thursday, January 29, 2026 from 5:30PM -6:30PM | SUP Amendment

Name	Address	Email	Phone	Y/N to receive project updates
Dimitri Ricashi	5310 N. 37th pl		510.779.7574	
Kristina Efimenko	5325 N. 37th Pl,	Jasmin4me2015 @gmail.com	602-721-9172	Y