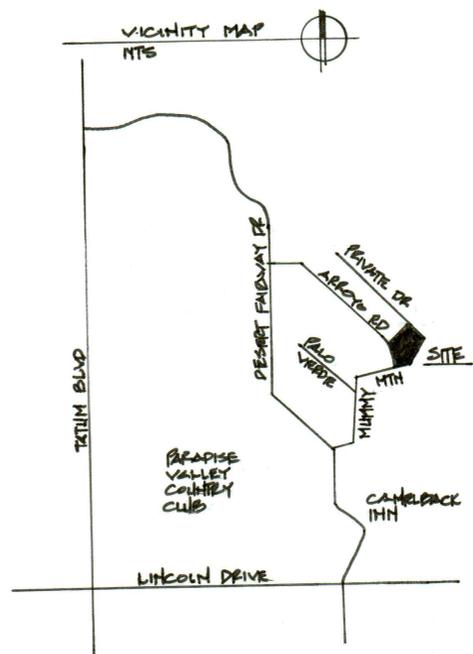


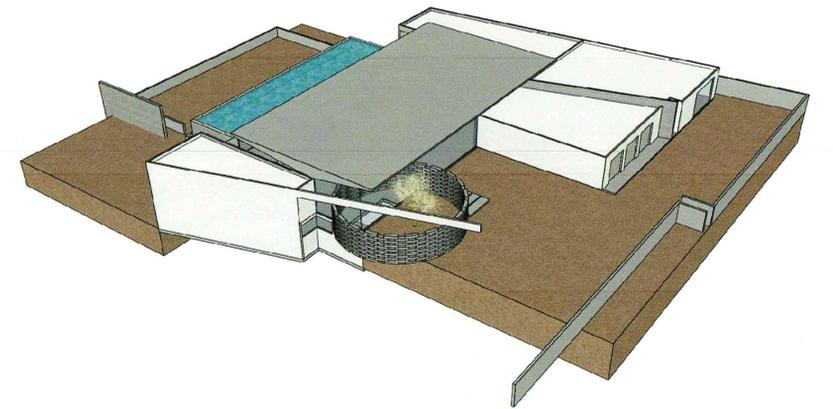
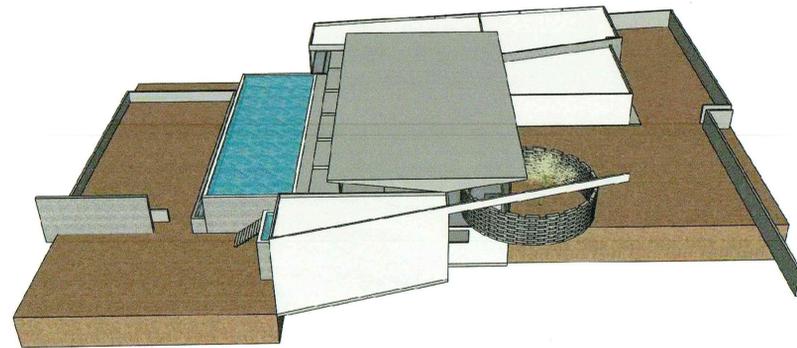
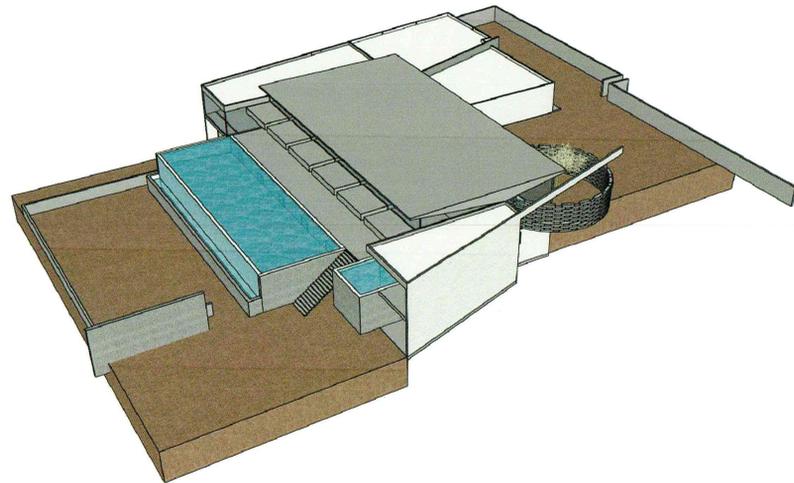
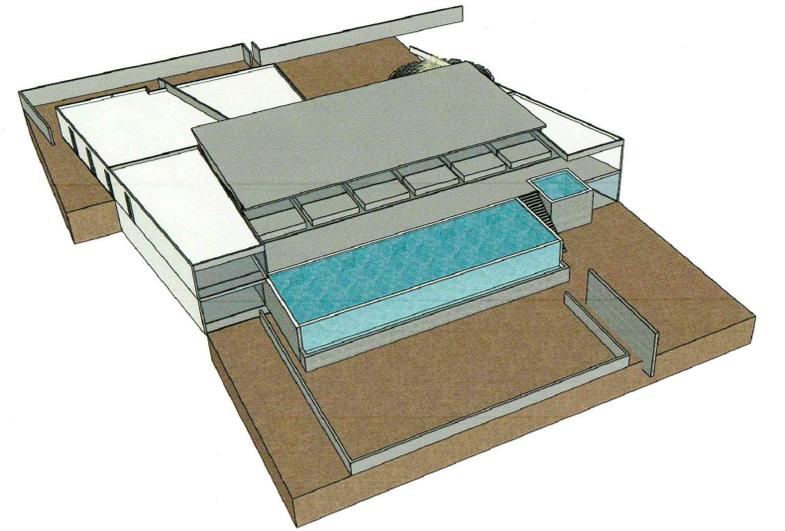
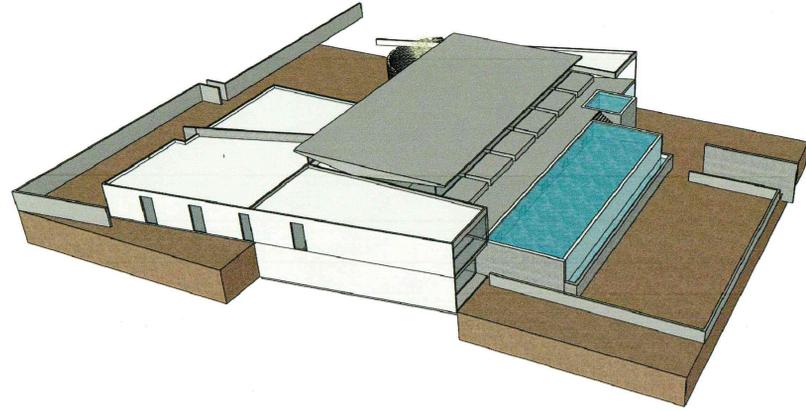
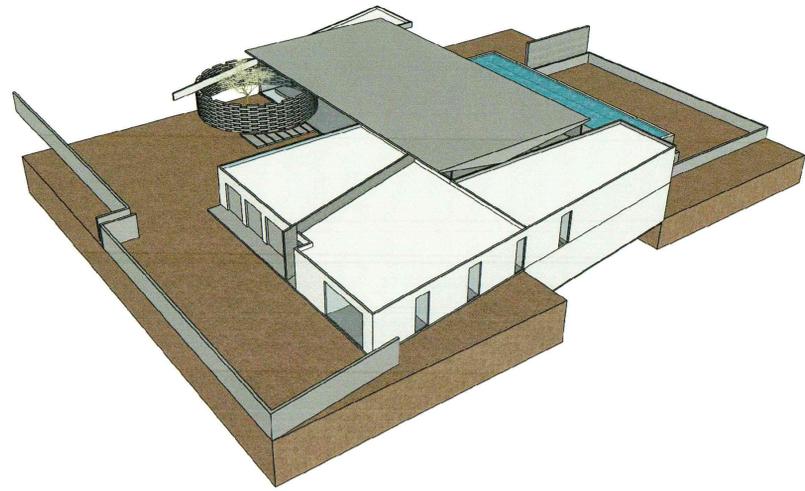
6900 RESIDENCE  
SCHEMATIC PLAN  
1/20"

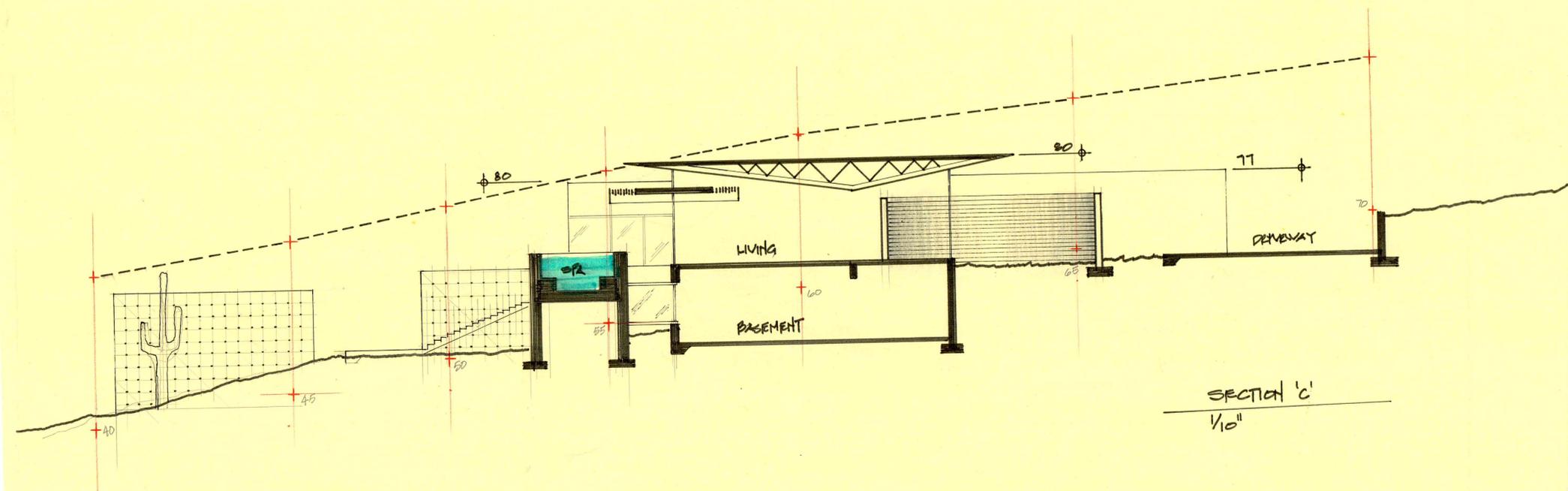
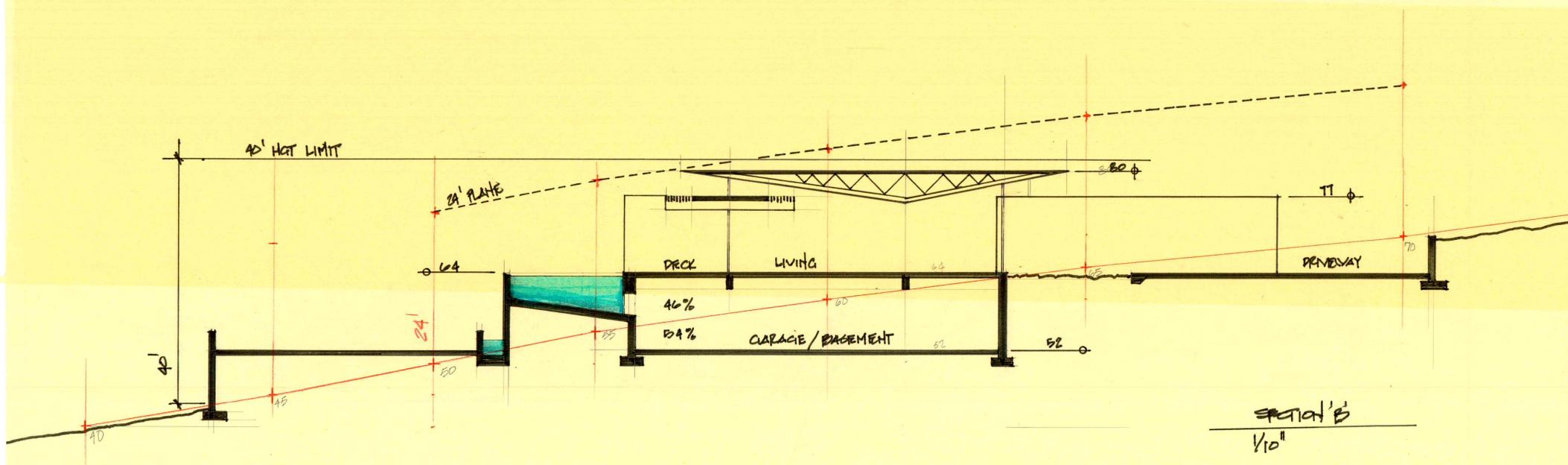
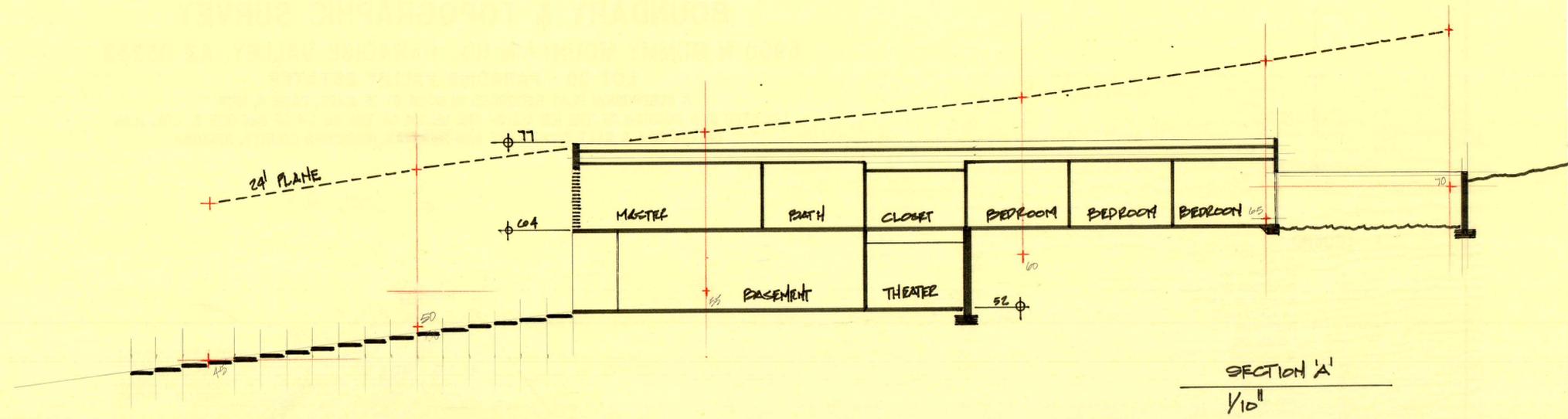


Hillside Narrative for Concept Review by Paradise Valley Hillside Review

6900 North Mummy Mountain Road  
Lot 29, Paradise Valley Estates, book 61 of maps, page 4, MCR

This project consists of a 1.59 acre parcel with an existing residence and tennis court to be removed. Proposed residence will consist of 8,700 square feet livable, 900 square foot garage, and 2,200 square feet of covered deck on the main level and approximately 7,000 square feet of basement. Primary access to the residence will be at the existing driveway entrance on Mummy Mountain Road. Secondary access to the basement will be from a proposed driveway on Arroyo Road. The existing tennis court will be removed and restored with native vegetation.





Plant #	Common Name	Caliper (in)	Width (ft)	Height (ft)	Status	Comments
1	Mesquite	14	20	12	NS	Cambium Damage / Leaning
2	Foothills Palo Verde	8	12	10	NS	Cambium Damage / Leaning
3	Foothills Palo Verde	16	15	17	NS	Leaning / Poor Structure
4	Blue Palo Verde	16	22	20	NS	Cambium Damage / Leaning
5	Blue Palo Verde	16	22	20	NS	Cambium Damage / Leaning
6	Foothills Palo Verde	8	14	16	NS	Rocks / Leaning
7	Mesquite	6	10	12	NS	Rocks / Leaning
8	Foothills Palo Verde	6	10	12	NS	Rocks
9	Foothills Palo Verde	8	10	12	NS	Cambium Damage / Rocky Soil
10	Foothills Palo Verde	5	6	6	NS	Cambium Damage / Rocky Soil
11	Foothills Palo Verde	6	8	6	NS	Cambium Damage / Rocky Soil
12	Barrel			3	S	
13	Barrel			4	S	
14	Barrel			5	S	
15	Saguaro			12	S	
16	Foothills Palo Verde	14	16	11	NS	Trunk Damage / Branch Damage
17	Foothills Palo Verde	7	10	8	NS	Rocks / Trunk Damage
18	Foothills Palo Verde	10	13	11	NS	Trunk Damage / Branch Damage
19	Foothills Palo Verde	4	7	8	NS	Rocks
20	Foothills Palo Verde	8	12	12	NS	Cambium Damage / Rocky Soil
21	Foothills Palo Verde	12	17	16	NS	Cambium Damage / Rocky Soil
22	Foothills Palo Verde	12	16	16	NS	Cambium Damage / Leaning
23	Foothills Palo Verde	6	7	8	NS	Cambium Damage / Leaning
24	Foothills Palo Verde	6	9	13	NS	Leaning / On Slope / Poor Form
25	Foothills Palo Verde	4	6	6	NS	Leaning / On Slope / Poor Form
26	Foothills Palo Verde	5	7	7	S	
27	Foothills Palo Verde	6	10	9	S	
28	Foothills Palo Verde	4	8	10	NS	Leaning / Poor Structure
29	Ocotillo			12	S	
30	Foothills Palo Verde	12	16	15	NS	Leaning / Poor Structure
31	Foothills Palo Verde	14	20	18	NS	Leaning / On Slope / Poor Form
32	Foothills Palo Verde	10	14	12	S	
33	Foothills Palo Verde	6	8	8	NS	Leaning / Poor Structure
34	Foothills Palo Verde	7	10	10	NS	Leaning / Poor Structure
35	Foothills Palo Verde	5	8	10	NS	Leaning / Poor Structure
36	Foothills Palo Verde	10	14	15	NS	Leaning / Poor Structure
37	Foothills Palo Verde	8	10	10	NS	Leaning / Poor Structure
38	Foothills Palo Verde	16	22	18	NS	Leaning / Poor Structure
39	Saguaro			5	S	
40	Saguaro			4	S	
41	Saguaro			4	S	
42	Blue Palo Verde	6	14	11	NS	Cambium Damage / Leaning
43	Foothills Palo Verde	7	10	11	NS	Exposed Roots / Leaning
44	Foothills Palo Verde	5	7	10	NS	Leaning / Poor Structure
45	Foothills Palo Verde	7	10	9	NS	Leaning / Poor Structure
46	Foothills Palo Verde	4	6	6	NS	Leaning / Poor Structure
47	Foothills Palo Verde	10	10	9	NS	Leaning / Poor Structure
48	Foothills Palo Verde	8	10	9	NS	Leaning / Poor Structure
49	Blue Palo Verde	4	8	7	NS	Cambium Damage / Leaning
50	Foothills Palo Verde	10	12	10	S	
51	Foothills Palo Verde	10	12	10	NS	Leaning / Poor Structure
52	Foothills Palo Verde	12	14	12	NS	Leaning / Poor Structure
53	Foothills Palo Verde	12	14	12	NS	Leaning / Poor Structure
54	Foothills Palo Verde	8	10	12	NS	Leaning / Poor Structure
55	Foothills Palo Verde	12	13	10	NS	Leaning / Poor Structure
56	Mesquite	24	27	20	S	
57	Foothills Palo Verde	14	14	14	NS	Leaning / Poor Structure
58	Foothills Palo Verde	16	17	14	S	
59	Foothills Palo Verde	12	16	14	S	
60	Foothills Palo Verde	8	12	12	NS	Trunk Damage / Branch Damage
61	Foothills Palo Verde	12	15	15	NS	Trunk Damage / Branch Damage
62	Foothills Palo Verde	8	11	13	NS	Trunk Damage / Branch Damage
63	Foothills Palo Verde	8	11	13	NS	Trunk Damage / Branch Damage
64	Foothills Palo Verde	12	14	11	NS	Trunk Damage / Branch Damage
65	Foothills Palo Verde	7	10	10	NS	Trunk Damage / Branch Damage
66	Foothills Palo Verde	8	11	11	S	
67	Saguaro			39	NS	4 arms / Damaged
68	Foothills Palo Verde	5	8	8	S	
69	Saguaro			8	S	
70	Saguaro			5	S	
71	Foothills Palo Verde	7	9	10	S	
72	Foothills Palo Verde	7	10	10	S	
73	Foothills Palo Verde	12	12	10	NS	Cambium Damage / Leaning
74	Foothills Palo Verde	7	14	10	NS	Cambium Damage / Leaning
75	Foothills Palo Verde	12	15	15	S	
76	Foothills Palo Verde	11	12	13	S	
77	Foothills Palo Verde	5	8	6	NS	Leaning / Poor Structure
78	Foothills Palo Verde	10	11	9	NS	Leaning / Poor Structure
79	Saguaro			14	S	
80	Saguaro			12	S	
81	Saguaro			18	S	
82	Saguaro			13	S	3 arms
83	Foothills Palo Verde	11	14	13	S	
84	Saguaro			13	S	
85	Blue Palo Verde	6	10	11	NS	Trunk Damage / Branch Damage
86	Blue Palo Verde	18	27	23	S	
87	Blue Palo Verde	12	18	22	NS	Trunk Damage / Branch Damage
88	Blue Palo Verde	8	14	12	NS	Trunk Damage / Branch Damage
89	Blue Palo Verde	10	14	14	NS	Trunk Damage / Branch Damage
90	Blue Palo Verde	8	14	12	NS	Trunk Damage / Branch Damage
91	Saguaro			10	S	
92	Foothills Palo Verde	8	13	12	S	
93	Saguaro			5	S	
94	Saguaro			6	S	
95	Foothills Palo Verde	6	6	6	NS	Cambium Damage / Trunk Damage
96	Foothills Palo Verde	6	6	6	NS	Cambium Damage / Trunk Damage
97	Foothills Palo Verde	9	11	9	S	
98	Foothills Palo Verde	10	10	10	S	
99	Foothills Palo Verde	8	12	11	S	
100	Blue Palo Verde	4	6	6	S	
101	Blue Palo Verde	6	11	11	S	
102	Blue Palo Verde	6	8	8	NS	Cambium Damage / Trunk Damage
103	Foothills Palo Verde	16	20	17	S	
104	Blue Palo Verde	6	8	8	NS	Trunk Damage / Branch Damage
105	Ocotillo			13	S	
106	Blue Palo Verde	6	8	8	NS	Trunk Damage / Branch Damage
107	Blue Palo Verde	6	8	8	NS	Wide Base / Trunk Damage
108	Foothills Palo Verde	7	10	9	S	
109	Blue Palo Verde	14	14	12	NS	Exposed Roots / Leaning / On Slope
110	Blue Palo Verde	8	13	11	S	
111	Blue Palo Verde	4	7	6	NS	Leaning / Poor Structure
112	Blue Palo Verde	8	14	12	NS	Trunk Damage / Branch Damage
113	Blue Palo Verde	9	14	12	S	
114	Blue Palo Verde	9	14	12	S	
115	Blue Palo Verde	7	10	10	NS	Trunk Damage / Branch Damage
116	Blue Palo Verde	4	7	7	NS	Trunk Damage / Branch Damage
117	Blue Palo Verde	12	20	20	NS	Trunk Damage / Branch Damage
118	Blue Palo Verde	8	15	15	NS	Trunk Damage / Branch Damage
119	Foothills Palo Verde	4	6	6	NS	Exposed Roots / Trunk Damage
120	Saguaro			12	S	
121	Foothills Palo Verde	11	15	15	S	
122	Foothills Palo Verde	14	17	15	S	
123	Blue Palo Verde	6	12	12	NS	Cambium Damage / Leaning
124	Blue Palo Verde					

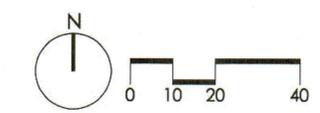


### Plant Legend

	Tree - Salvageable		Cacti - Salvageable
	Tree - Non-Salvageable		Cacti - Non-Salvageable
	Tree - Remain In Place		Cacti - Remain In Place

### Project Consultants

Salvage Contractor: **Native Resources International**  
1540 West Happy Valley Road  
Phoenix, Arizona 85085  
623-869-6757 (p) • 623-869-6769 (f)  
Contact: Kevin Brenda



Summary	Trees	Cacti	Total	Legend
Salvageable	28	21	49	S = Salvageable
Non-Salvageable	74	1	75	NS = Non Salvageable
Remain In Place	0	0	0	D = Destroy
<b>Total Plants</b>	<b>102</b>	<b>22</b>	<b>124</b>	RIP = Remain in Place

**Native Resources International**  
1540 W Happy Valley Rd.  
Phoenix, AZ. 85027  
Phone (623) 869-6757  
Fax (623) 869-6769

**Mummy Mountain 6900**  
6900 N. Mummy Mountain Road  
Paradise Valley, Arizona  
**Native Plant Inventory Plan**

DATE: 11/10/2025  
REVISION:  
SCALE: 1" = 20'  
CHECKED:  
DRAWN: KB  
SHEET **1** OF 1

**TOWN OF PARADISE VALLEY NOTES**

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- 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.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- 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.
- PAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 100B OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION. MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- 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.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- LOWEST FLOOR ELEVATION CERTIFICATE (LFE) IS REQUIRED AND SHALL BE UPLOADED TO YOUR PERMIT DOCUMENTS PRIOR TO SCHEDULING OF STRAP SHEAR INSPECTION.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- 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.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'x3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- 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 TO FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #661 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA. 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.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRAGILE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

**PRELIMINARY GRADING & DRAINAGE PLAN**  
**6900 N MUMMY MOUNTAIN RD., PARADISE VALLEY, AZ 85253**  
**LOT 29 - PARADISE VALLEY ESTATES**

**A SUBDIVISION PLAT RECORDED IN BOOK 61 OF MAPS, PAGE 4, MCR.,**  
**LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T.2N, R.4E**  
**OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

**ENGINEERS NOTES**

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- 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.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- 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.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPT 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.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- 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.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- 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.
- 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.
- 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.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- 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.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND WATCHING, 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.
- 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.
- ALL ON-SITE UTILITIES PER OTHERS.
- 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.
- 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.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- 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.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- 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.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- 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).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = 1.328 ACRES > 1 ACRE; NPDES PERMIT IS REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES. THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH

**FIRE SPRINKLER SYSTEM**

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND 2018 IF, SEC. 903.

**LEGEND**

- 1/4 QUARTER
- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- WATER VALVE
- HOSE BIB
- IRRIGATION CONTROL BOX
- TELEPHONE PEDESTAL
- A/C UNIT
- BOULDER
- FIRE HYDRANT
- ELECTRIC METER
- GAS METER
- SEWER CLEANOUT
- CABLE TV RISER
- MAILBOX
- SEWER MANHOLE
- CHAINLINK FENCE
- STORM DRAIN PIPE
- GAS LINE
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- EXIST. SPOT ELEVATION
- TREE
- PALO VERDE
- SAGUARO
- PALM TREE
- OLEANDERS
- PROPOSED SPOT ELEVATION
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- STORM DRAIN PIPE
- CATCH BASIN
- RETAINING WALL
- TOP OF PARAPET
- TOP OF WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- BOTTOM OF WALL
- TOP OF FOOTING

**UTILITIES**

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

**DISTURBED AREA CALCULATIONS**

EXISTING LOT AREA:	69,269 S.F. (1,590 AC.)
AREA UNDER ROOF:	10,945 S.F.
FLOOR AREA RATIO:	15.8% < 25%
BUILDING PAD SLOPE:	12.9%
VERTICAL:	37.9 FT
HORIZONTAL:	294.9 FT
ALLOWABLE DISTURBED AREA:	42.81%
ALLOWABLE DISTURBED AREA:	29,654 S.F.
EXISTING DISTURBED AREA:	80,10%
EXISTING DISTURBED AREA:	55,485 S.F.
PROPOSED DISTURBED AREA:	83.52%
PROPOSED DISTURBED AREA:	57,857 S.F.
TOTAL LIVABLE FOOTPRINT:	8,413 S.F.
ATTACHED GARAGE FOOTPRINT:	830 S.F.
RETENTION BASIN CREDIT:	4,312*50% = 2,156 S.F.
RESTORED AREAS LESS RETENTION BASINS:	17,124 S.F.
NET PROPOSED DISTURBED AREA:	29,334 S.F. (42.35%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.):	833 S.F. (1.20%)
VOLUME OF CUT:	3,499 C.Y.
TOTAL VOLUME OF FILL:	3,897 C.Y.
VOLUME CUT/FILL:	7,396 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.	
GRADING PERMIT FEE:	\$7,176
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).	
ASSURANCE AMOUNT:	\$251,160
ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.	

**EARTHWORK QUANTITIES**

CUT:	3,499 C.Y.
FILL:	3,897 C.Y.
NET FILL:	398 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.

**PROJECT DESCRIPTION**

NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

**GRADING SPECIFICATIONS**

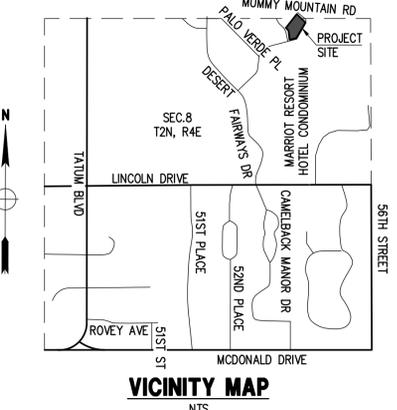
- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION, CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- RETAINING MATERIALS FOR FILL UNDER RETENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION. MAXIMUM PARTICLE SIZE . . . . . 6 INCHES PERCENT PASSING NO. 4 SIEVE . . . . . 35% TO 70% PERCENT PASSING NO. 200 SIEVE . . . . . 25% MAX. PLASTICITY INDEX . . . . . 10% MAX.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
- CONSTRUCTION STAKING AND/OF FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

**DRAINAGE STATEMENT**

- ULTIMATE STORM OUTFALL IS AT THE MOST SOUTHERLY PROPERTY CORNER AT ELEVATION OF 1424.72.
- NEW SINGLE FAMILY RESIDENCE, NEW DRIVEWAY, NEW ATTACHED GARAGE, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- THERE ARE OFFSITE FLOWS THAT IMPACT THE SITE.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT FOR THE LIMITS OF DISTURBANCE.

**TOWN OF PARADISE VALLEY HILLSIDE NOTES**

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY, AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS. RAM HAMMERS AND OTHER HEAVY EQUIPMENT CANNOT BE USED ON SATURDAYS WITHOUT A WAIVER FROM THE TOWN MANAGER.
- CONSTRUCTION STAKING AND/OF FENCING SHALL BE PLACES AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREA.
- ALL RETAINING WALLS SHALL NOT EXTEND MORE THAN 6 INCHES ABOVE THE MATERIAL THEY RETAIN (WITH EXCEPTION OF DRIVEWAY RETAINING WALLS IN ACCORDANCE WITH 2207.VI.6).



**OWNER**

JIM CHAMBERLAIN 2007 TRUST  
 1050 W WASHINGTON ST., STE 214,  
 TEMPE, AZ 85288

**ARCHITECT**

BUILD INC  
 5042 N 8TH ST.,  
 PHOENIX, AZ 85014  
 CONTACT: MATT DEROSA  
 P: 386-506-9024  
 MATT@BUILDINC-AZONA.COM

**SITE DATA**

APN: 169-29-029  
 ADDRESS: 6900 N MUMMY MOUNTAIN RD.,  
 PARADISE VALLEY, AZ 85253  
 LOT AREA: 69,269 S.F. (1,590 AC.)  
 OS #: 22-40  
 UNDER ROOF AREA: 10,945 S.F.  
 FLOOR AREA RATIO: 15.8%

**CIVIL ENGINEER**

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

**BENCHMARK**

BRASS CAP FLUSH AT THE NORTH 1/4 CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 4 EAST OF HAVING AN ELEVATION OF 1401.45 NAVD 88 DATUM, GDACS# 24522-2M.

**BASIS OF BEARINGS**

THE FOUND NORTH LOT LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS S45°15'50"E.

**LEGAL DESCRIPTION**

LOT 29, PARADISE VALLEY ESTATES, ACCORDING TO BOOK 61 OF MAPS, PAGE 4, AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA

**FINISH FLOOR CERTIFICATION**

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1464.00 AND 1452.00 IS MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1435.00, ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

*Nick Prodano*  
 REGISTERED CIVIL ENGINEER

12/01/25  
 DATE

**APPROVAL**

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

TOWN ENGINEER  
 TOWN OF PARADISE VALLEY

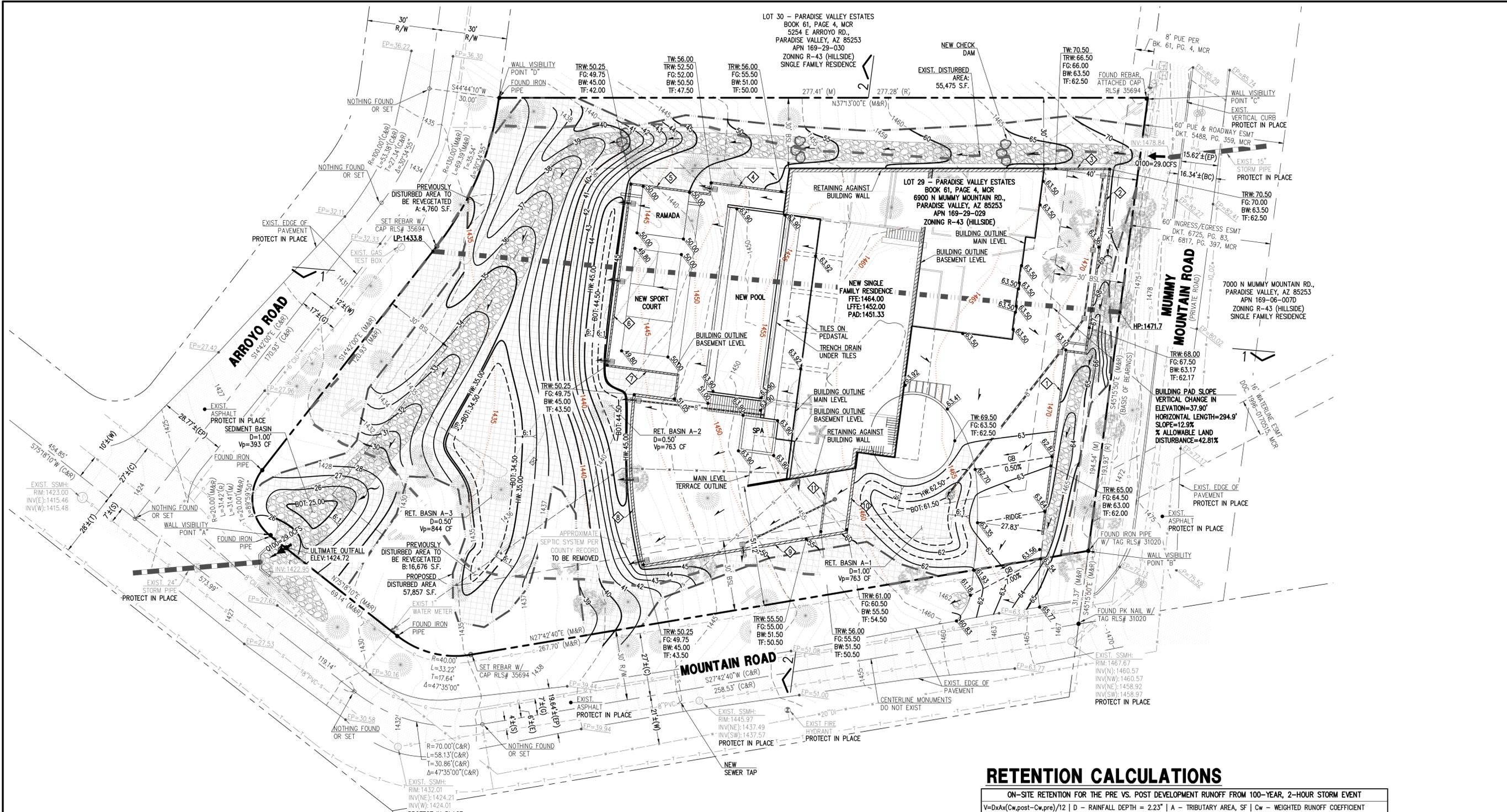
DATE

**FLOOD INSURANCE RATE MAP (FIRM) DATA**

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

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

**PRELIMINARY GRADING & DRAINAGE PLAN COVER SHEET**  
**LOT 29 - PARADISE VALLEY ESTATES**  
**6900 N MUMMY MOUNTAIN RD.,**  
**PARADISE VALLEY, AZ 85253**  
 DATE: 12/01/25  
 JOB: 2401020  
 VERSION: 1.1  
 PLOT DATE: 12/01/25  
 SCALE: N.T.S.  
 DESIGNED BY: NP



**RETAINING WALL TABLE**

ID NUMBER	MAX. HEIGHT	LENGTH	VISIBLE WALL LENGTH			
			A	B	C	
1	3.4	86.83	86.83	86.83		
2	7	79.33	79.33	79.33		
3	7	28.17			28.17	
4	5	37.00			37.00	
5	5.25	34.50			34.50	
6	5.25	78.00	78.00		78.00	
7	5.25	59.25	59.25			
8	5.25	73.67	73.67		73.67	
9	5.25	87.67		87.67		
10	5.5	26.83		26.83		
11	4	26.83				
TOTAL		618.08	210.92	280.66	265.83	251.34

FOR LOCATIONS IDENTIFIED WITH KEYNOTE

MAXIMUM LENGTH OF RETAINING WALLS VISIBLE FROM ANY POINT ON THE PROPERTY LINE = 280.66' < 300'

ALL WALL LENGTHS LISTED ABOVE ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACCURACY OF WALL QUANTITIES AS SHOWN. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR WALL CONSTRUCTION, HEIGHT AND FINISH.

**RETENTION CALCULATIONS**

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

$V = D \times A \times (C_w \text{ post} - C_w \text{ pre}) / 12$  |  $D$  - RAINFALL DEPTH = 2.23" |  $A$  - TRIBUTARY AREA, SF |  $C_w$  - WEIGHTED RUNOFF COEFFICIENT

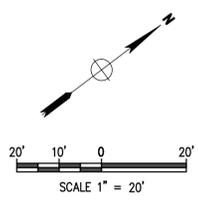
$V_f = (D_f \times A \times C_w \text{ post}) / 12$  |  $D_f$  - RAINFALL DEPTH = 0.5" FIRST FLUSH |  $A$  - TRIBUTARY AREA, SF |  $C_w$  - WEIGHTED RUNOFF COEFFICIENT

DRAINAGE AREA	AREA	RUNOFF COEFFICIENT	VOLUME REQUIRED PRE VS POST	VOLUME REQUIRED FIRST FLUSH	RETENTION BASIN ID	CONTOUR ELEVATION	CONTOUR AREA	DEPTH	VOLUME PROVIDED	AS-BUILT VOLUME PROVIDED	
	S.F.	C <sub>w</sub>	C.F.	C.F.			S.F.	FT	C.F.	C.F.	
A	43,544	0.04	324	1,488 (GOVERNS)	A1	HW	1462.50	1,157	1.00	763	
						BOTTOM	1461.50	369			
						HW	1445.00	1,103	0.50	348	
						BOTTOM	1444.50	289			
						HW	1435.00	2,052	0.50	844	
						BOTTOM	1434.50	1,324			
TOTAL A			324	1,488					1,955		

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.

\* RETENTION VOLUME IS CALCULATED FOR THE AREAS OF NEW DISTURBANCE, EXCLUDING AREAS THAT CARRY OFFSITE FLOWS. (14,300 S.F.)

WEIGHTED RUNOFF COEFFICIENT, C <sub>w</sub> PRE- DEVELOPMENT AREA A				WEIGHTED RUNOFF COEFFICIENT, C <sub>w</sub> POST- DEVELOPMENT AREA A			
SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT	AREA	C*AREA
	C	SF			C	SF	
PAVEMENT & ROOF	0.95	13,508	12,833	PAVEMENT & ROOF	0.95	21,196	20,136
NATIVE HILLSIDE	0.70	30,036	21,026	NATIVE HILLSIDE	0.70	22,348	15,644
TOTAL		43,544	33,858	TOTAL		43,544	35,780
$C_w = C * AREA / TOTAL AREA$				$C_w = C * AREA / TOTAL AREA$			
0.78				0.82			



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

**ARIZONA 811**

Call 811 or click Arizona811.com

DATE: 12/01/25	DESIGNED BY: NP	CHECKED BY: JL
SCALE: 1"=20'	DRAWN BY: ZA	DATE: 12/01/25
DATE:	VERSION: 1.1	PLOT DATE: 12/01/25
REVISIONS:		

**PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN**

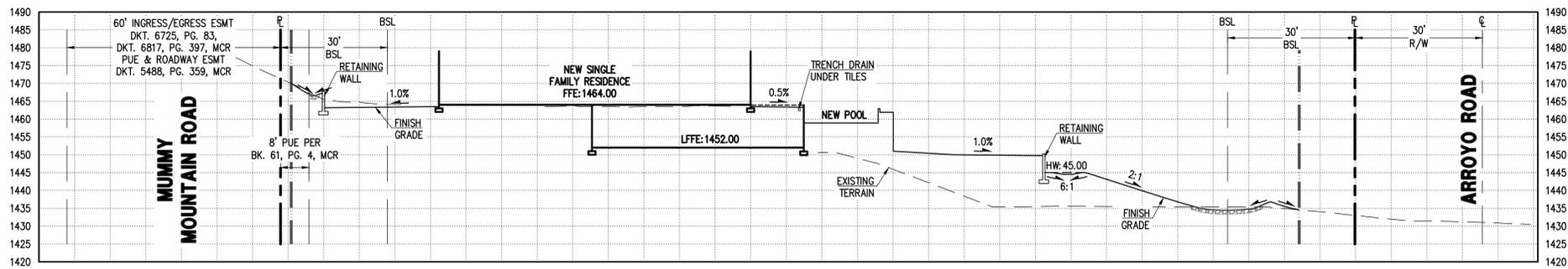
**LOT 29 - PARADISE VALLEY ESTATES**  
**6900 N MUMMY MOUNTAIN RD.,**  
**PARADISE VALLEY, AZ 85253**

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

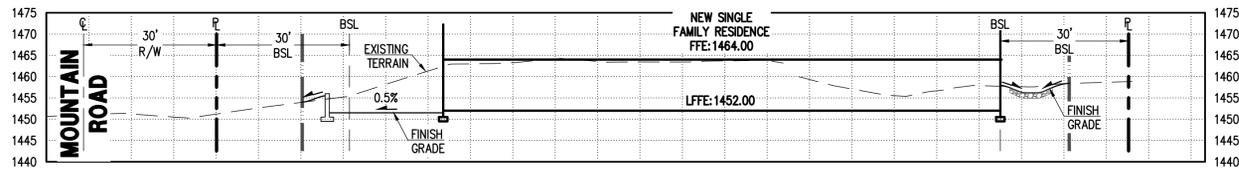
**LDGENG**  
 DEVELOPMENT GROUP

**ARIZONA 811**  
 PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN

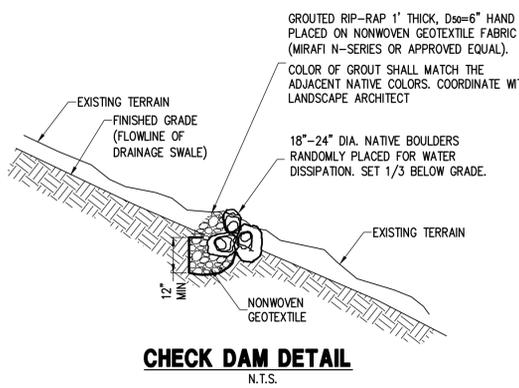
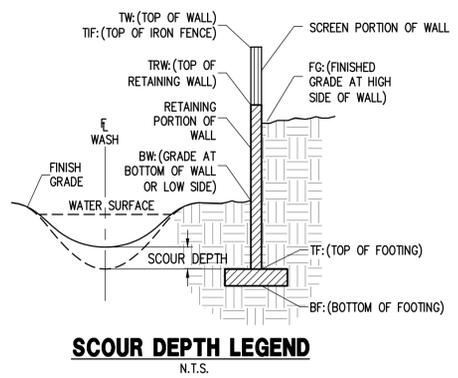
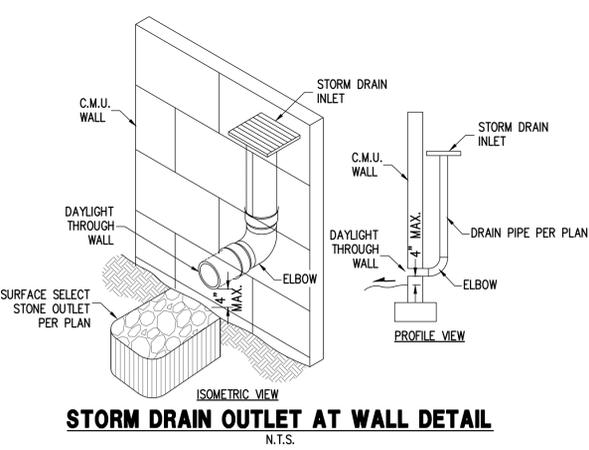
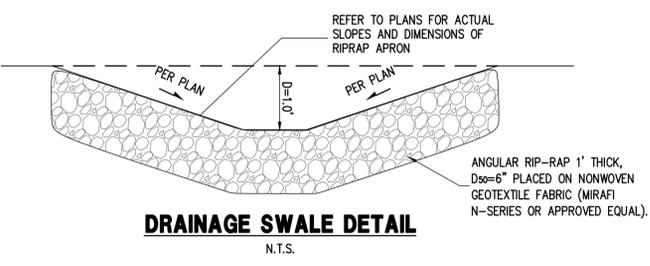
**C-2**  
 2 OF 3



**CROSS SECTION 1 - 1**  
SCALE HOR. 1" = 20', VER. 1" = 20'



**CROSS SECTION 2 - 2**  
SCALE HOR. 1" = 20', VER. 1" = 20'



PERCENT PASSING	SIZE	D50 CLASS, INCHES			
100 TO 90	1.5 D50	4	6	8	12
85 TO 70	1.3 D50	5	8	10	16
50 TO 30	1.0 D50	4	6	8	12
15 TO 5	0.67 D50	3	4	5	8
5 TO 0	0.50 D50	2	3	4	6

**RIP-RAP GRADATION TABLE**

Contact Arizona 811 at least two full working days before you begin excavation  
  
 Call 811 or click Arizona811.com

REVISIONS:	DATE:	SCALE: HOR. 1" = 20', VER. 1" = 20'	DATE: 12/01/25
		DESIGNED BY: NP	JOB: 2401020
		DRAWN BY: ZA	VERSION: 1.1
		CHECKED BY: JI	PLOT DATE: 12/01/25

**PRELIMINARY GRADING & DRAINAGE PLAN CROSS SECTIONS DETAILS**

**LOT 29 - PARADISE VALLEY ESTATES**  
**6900 N MUMMY MOUNTAIN RD.,**  
**PARADISE VALLEY, AZ 85253**

P. 602. 889.1984 | F. 602. 445. 9482  
 8808 N CENTRAL AVE., SUITE 288  
 PHOENIX, AZ 85020  
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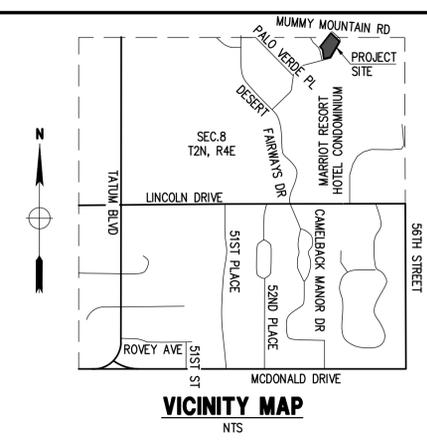
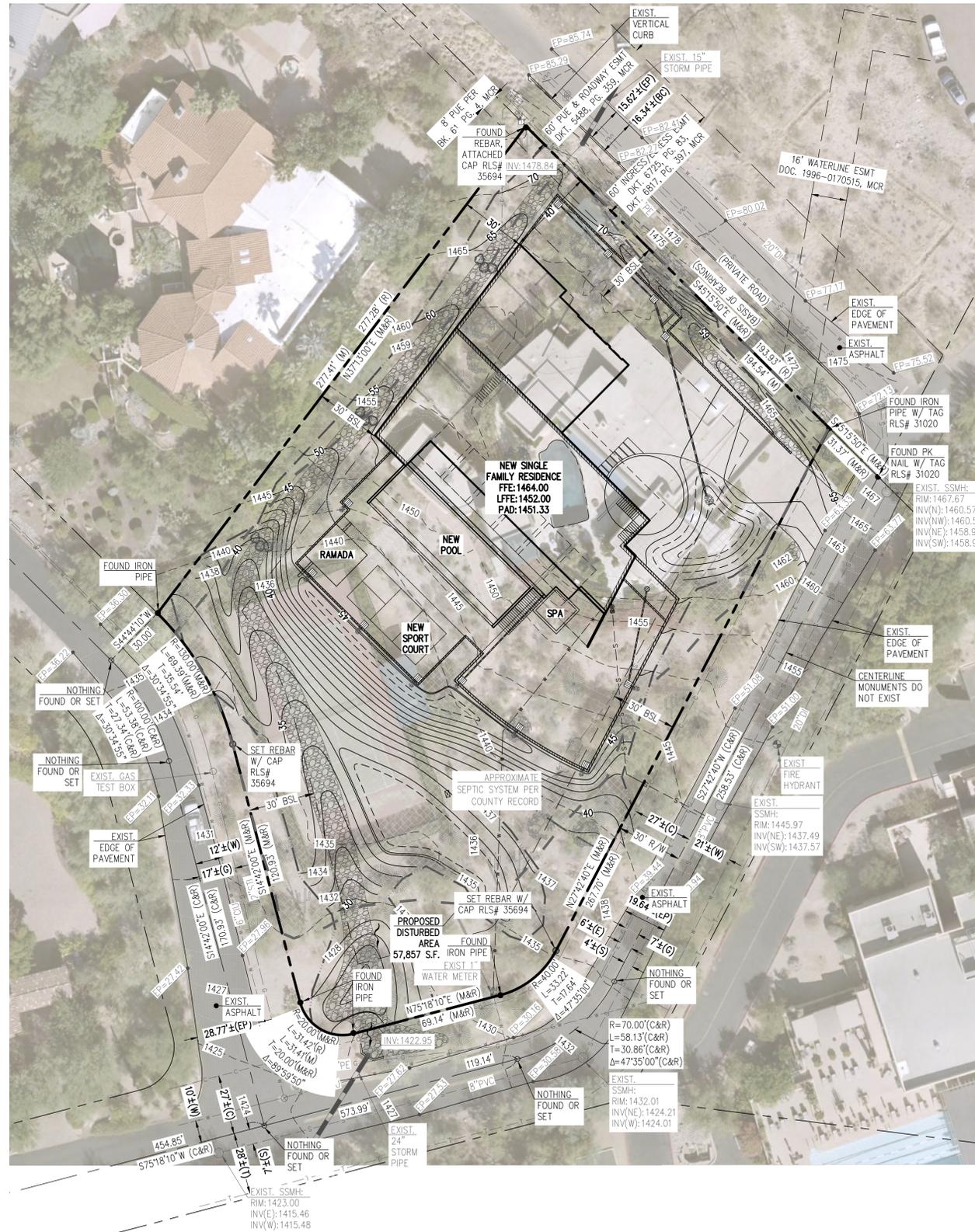


# AERIAL MAP EXHIBIT

## 6900 N MUMMY MOUNTAIN RD., PARADISE VALLEY, AZ 85253

### LOT 29 - PARADISE VALLEY ESTATES

A SUBDIVISION PLAT RECORDED IN BOOK 61 OF MAPS, PAGE 4, MCR.,  
LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER**  
JIM CHAMBERLAIN 2007 TRUST  
1050 W WASHINGTON ST., STE 214,  
TEMPE, AZ 85288

**SITE DATA**  
APN: 169-29-029  
ADDRESS: 6900 N MUMMY MOUNTAIN RD.,  
PARADISE VALLEY, AZ 85253  
LOT AREA: 69,269 S.F. (1.590 AC.)  
OS #: 22-40

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

**LEGAL DESCRIPTION**  
LOT 29, PARADISE VALLEY ESTATES, ACCORDING TO BOOK 61 OF MAPS, PAGE 4,  
AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA  
COUNTY, ARIZONA

**BENCHMARK**  
BRASS CAP FLUSH AT THE NORTH 1/4 CORNER OF SECTION 8, TOWNSHIP 2 NORTH,  
RANGE 4 EAST OF HAVING AN ELEVATION OF 1401.45 NAVD 88 DATUM, GDACS#  
24522-2M.

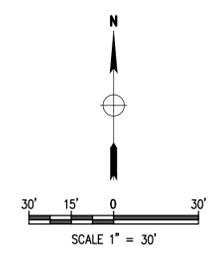
**BASIS OF BEARINGS**  
THE FOUND NORTH LOT LINE OF SUBJECT PROPERTY, THE BEARING OF WHICH IS S45°15'50"E.

**UTILITIES**  
WATER: EPCOR  
SANITARY SEWER: SEPTIC  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

**FLOOD INSURANCE RATE MAP (FIRM) DATA**

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

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



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

DATE:	12/01/25
DESIGNED BY:	NP
DRAWN BY:	ZA
CHECKED BY:	JL
DATE:	12/01/25
JOB #:	2401020
VERSION:	1.1
PLOT DATE:	12/01/25

**AERIAL MAP EXHIBIT**

**LOT 29 - PARADISE VALLEY ESTATES**  
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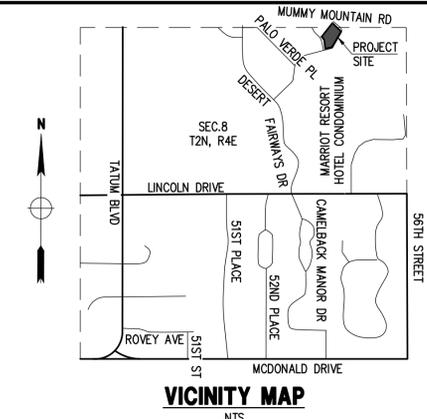


# STORM WATER POLLUTION PREVENTION PLAN

## 6900 N MUMMY MOUNTAIN RD., PARADISE VALLEY, AZ 85253

### LOT 29 - PARADISE VALLEY ESTATES

A SUBDIVISION PLAT RECORDED IN BOOK 61 OF MAPS, PAGE 4, MCR.,  
 LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T.2N, R.4E  
 OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER**  
 JIM CHAMBERLAIN 2007 TRUST  
 1050 W WASHINGTON ST., STE 214,  
 TEMPE, AZ 85288

**ARCHITECT**  
 BUILD INC  
 5042 N 8TH ST.,  
 PHOENIX, AZ 85014  
 CONTACT: MATT DE ROSA  
 P: 306-506-9024  
 MATT@BUILDINC-ARIZONA.COM

**SITE DATA**  
 APN: 169-29-029  
 ADDRESS: 6900 N MUMMY MOUNTAIN RD.,  
 PARADISE VALLEY, AZ 85253  
 LOT AREA: 69,269 S.F. (1.590 AC.)  
 QS #: 22-40

**CIVIL ENGINEER**  
 LAND DEVELOPMENT GROUP, LLC  
 8808 N CENTRAL AVE., SUITE 288  
 PHOENIX, AZ 85020  
 CONTACT: NICK PRODANOV, PE  
 P: 602.889.1984

**LEGAL DESCRIPTION**  
 LOT 29, PARADISE VALLEY ESTATES, ACCORDING TO BOOK 61 OF MAPS, PAGE 4,  
 AS RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA  
 COUNTY, ARIZONA

**BENCHMARK**  
 BRASS CAP FLUSH AT THE NORTH 1/4 CORNER OF SECTION 8, TOWNSHIP 2 NORTH,  
 RANGE 4 EAST OF HAVING AN ELEVATION OF 1401.45 NAVD 88 DATUM, GDACS#  
 24522-2M.

**BASIS OF BEARINGS**  
 THE FOUND NORTH LOT LINE OF SUBJECT PROPERTY, THE BEARING OF  
 WHICH IS S45°15'50"E.

**NOTE**  
 1. NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE  
 IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE  
 STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.  
 2. SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL  
 TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED  
 MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE  
 APPLICANT/OWNER.  
 3. SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT  
 AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

**CONSTRUCTION SEQUENCE**  
 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.  
 2. CLEAR AND GRUB.  
 3. CONSTRUCT RETENTION/SEDIMENTATION BASINS.  
 4. ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.  
 5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.  
 6. FINAL GRADE AND CONSTRUCT BUILDING PADS.  
 7. INSTALL UNDERGROUND STORM DRAIN PIPES AND ALL UNDERGROUND  
 UTILITIES.  
 8. COMPLETE BUILDING CONSTRUCTION.  
 9. CONSTRUCT PAVING AND SIDEWALKS.  
 10. COMPLETE FINAL GRADING, INSTALL PERMANENT SEEDING AND  
 LANDSCAPING.

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN OF PARADISE VALLEY

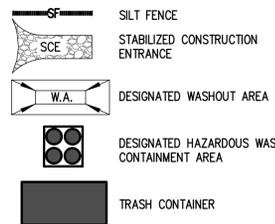
**GENERAL NOTES**

- THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS, ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT).
- A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
- COMMUNITY DEVELOPMENT DEPARTMENT'S FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (480) 348-3692.
- 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. ALL PERMITTEES MUST SUBMIT A TENTATIVE CONSTRUCTION SCHEDULE AND COMPLETION TIME.
- 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 SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION 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.
- 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.
- THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWPPP PERMIT.
- THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
- 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 NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
- 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-LOADED 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.
- THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWPPP PERMIT ISSUED IN THEIR NAME.
- 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. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
- REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
- 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.

**SWPPP KEY-NOTES**

- STABILIZED CONSTRUCTION ENTRANCE PER FDCMC BMP-37 THROUGH BMP-40 AND DETAILS ON SHEET SP-2
- DUST CONTROL PER FDCMC BMP-43 THROUGH BMP-46
- SILT FENCE PER FDCMC BMP-63 THROUGH BMP-68, EPA STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW WATLES PER MARICOPA COUNTY EROSION CONTROL MANUAL SPC-1 ORGANIC FILTER BARRIER.
- DESIGNATED CONCRETE WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- DUMPSTER/TRASH CONTAINER
- DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA. SEGREGATE POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE WASTE. HAZARDOUS WASTES ARE NOT TO BE DISPOSED OF IN DUMPSTER AND SHALL BE HAULED TO AN APPROPRIATE DISPOSAL AND/OR RECYCLING FACILITY.
- DROP INLET PROTECTION.
- RETENTION/SEDIMENTATION BASIN.
- ROCK OUTLET PROTECTION.

**LEGEND**



**UTILITIES**

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

**SHEET INDEX**

SP1 - COVER SHEET/SWPPP PLAN  
 SP2 - DETAILS

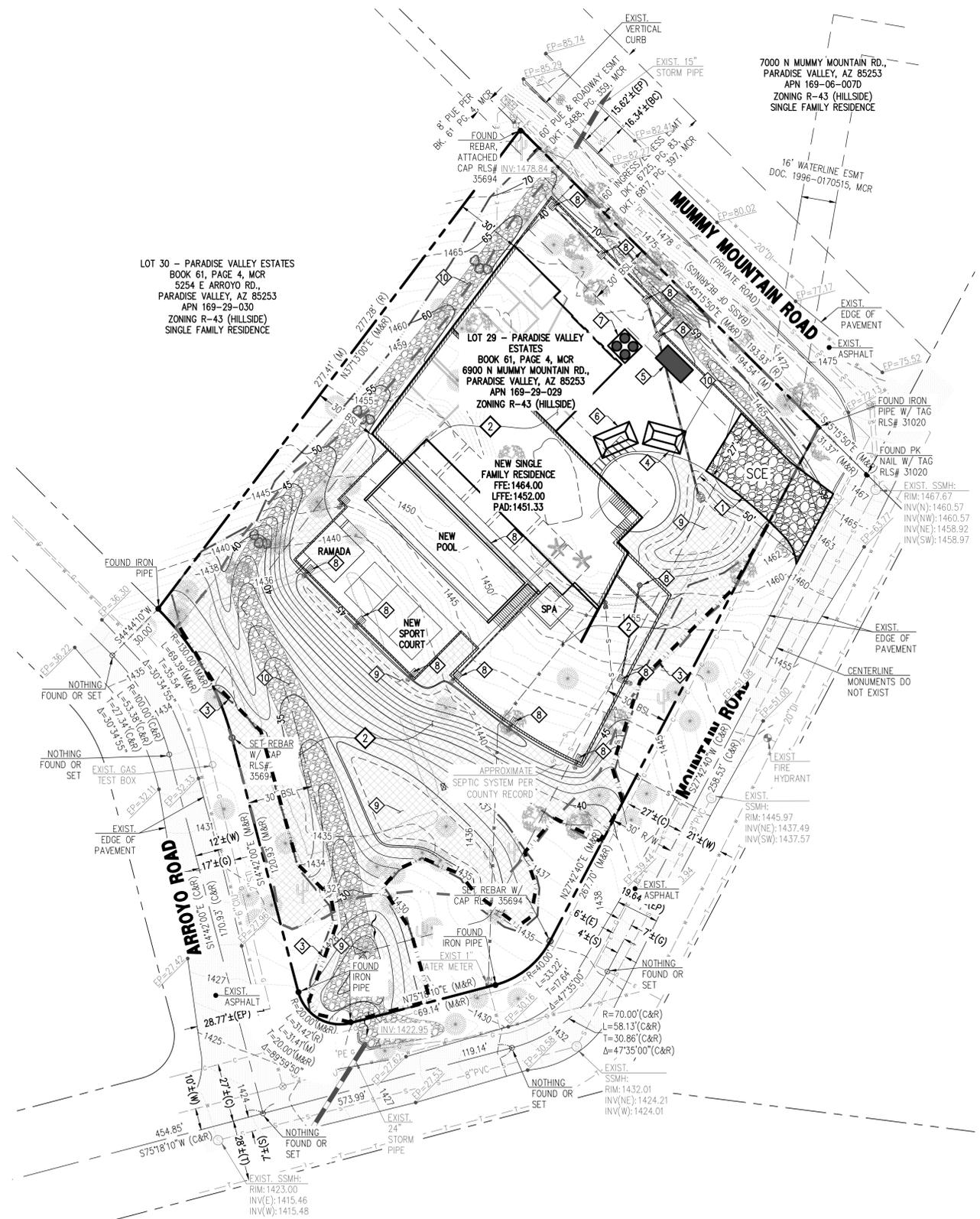
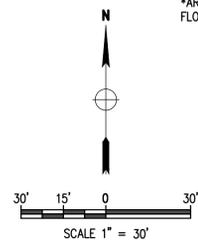
**FLOOD INSURANCE RATE MAP (FIRM) DATA**

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

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

**ABBREVIATIONS**

- BSL BUILDING SETBACK LINE
- (C) CALCULATED
- EL. ELEVATION
- ESMT EASEMENT
- EX. EXIST.
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PWMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE



DATE: 12/01/25  
 JOB: 2401020  
 VERSION: 1.1  
 PLOT DATE: 12/01/25

SCALE: 1"=30'  
 DESIGNED BY: NP  
 DRAWN BY: ZA  
 CHECKED BY: JL

REVISIONS:

**STORM WATER POLLUTION PREVENTION PLAN**

**LOT 29 - PARADISE VALLEY ESTATES**  
 6900 N MUMMY MOUNTAIN RD.,  
 PARADISE VALLEY, AZ 85253

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

**Land DEVELOPMENT GROUP**

**Professional Engineer**  
 NICK PRODANOV  
 License No. 11415.46

**SP-1**  
 1 OF 2



# STORM WATER POLLUTION PREVENTION PLAN

## BEST MANAGEMENT PRACTICES DETAILS

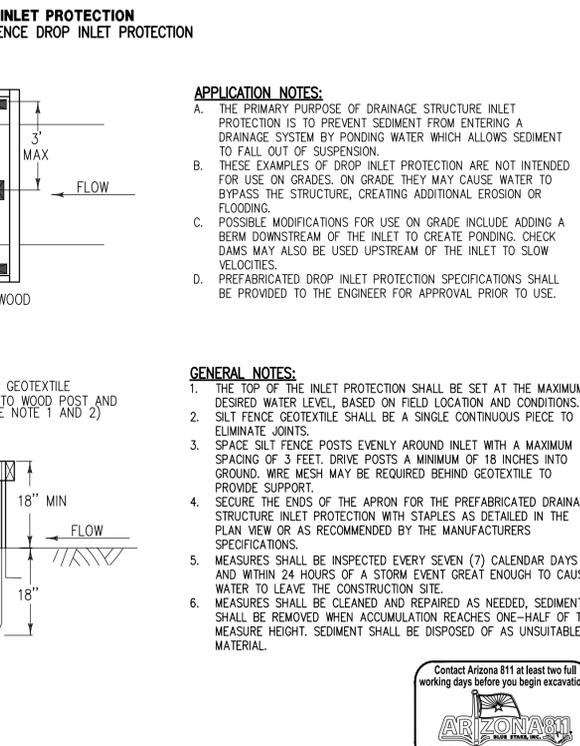
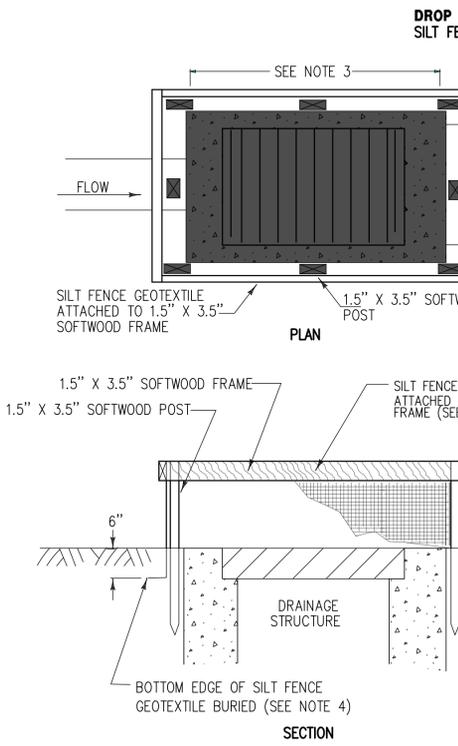
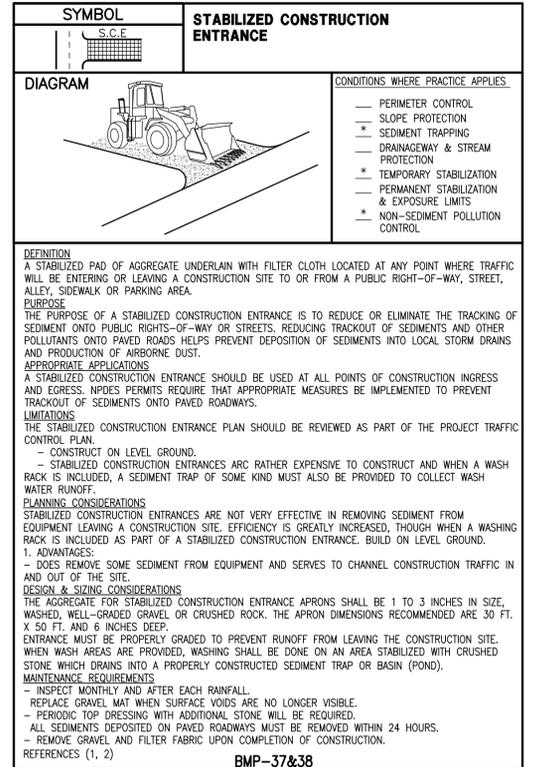
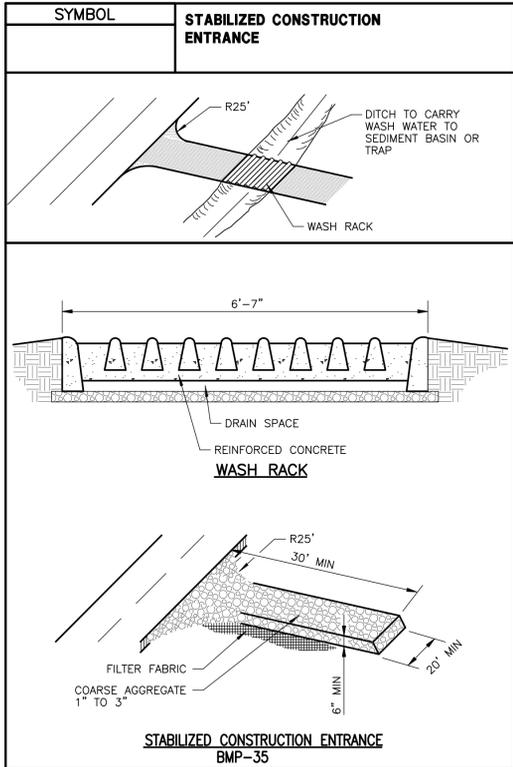
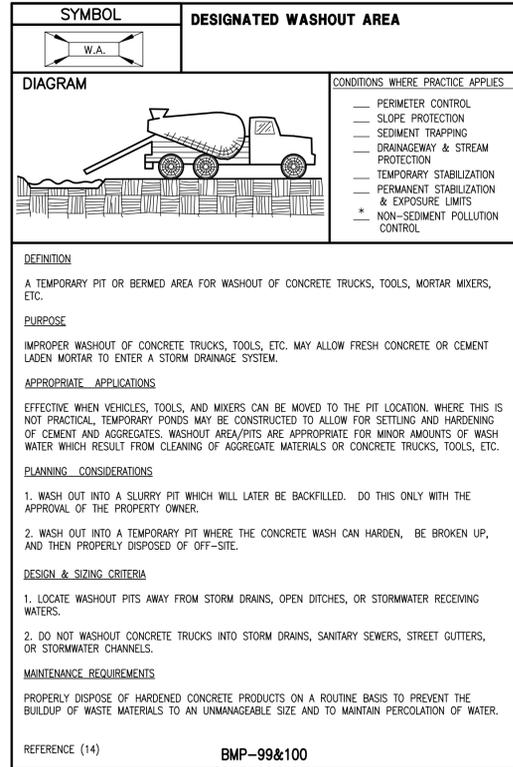
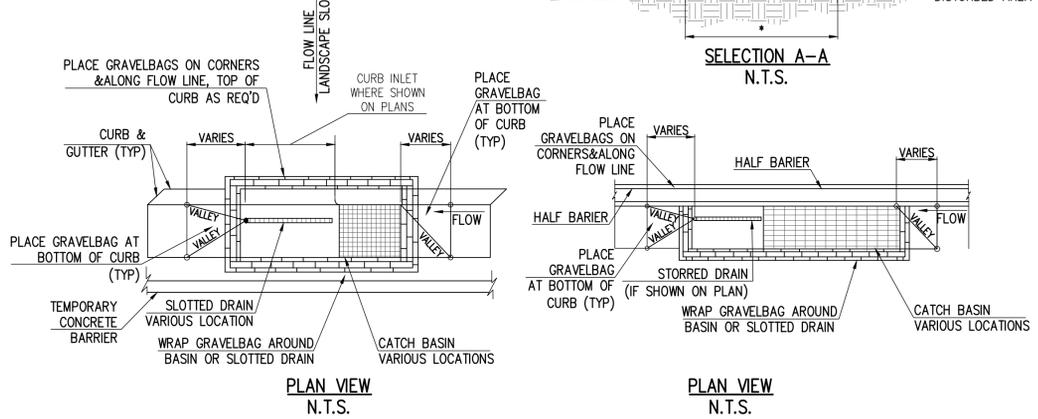
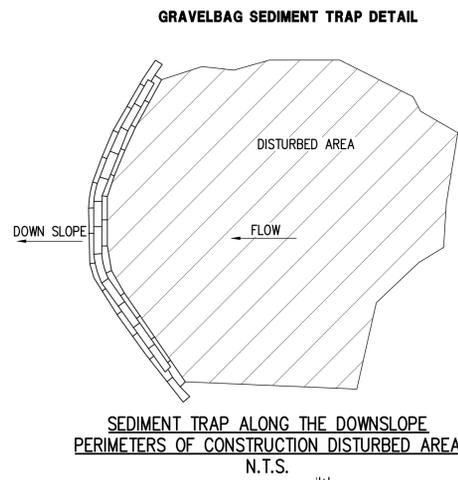
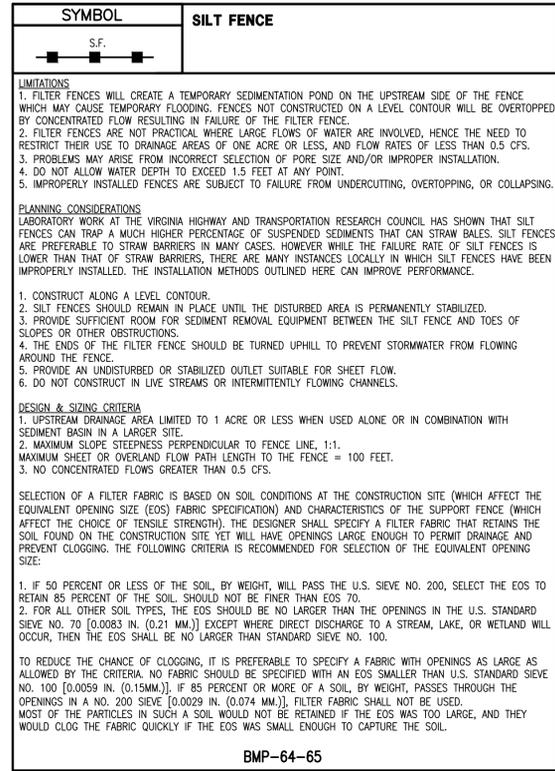
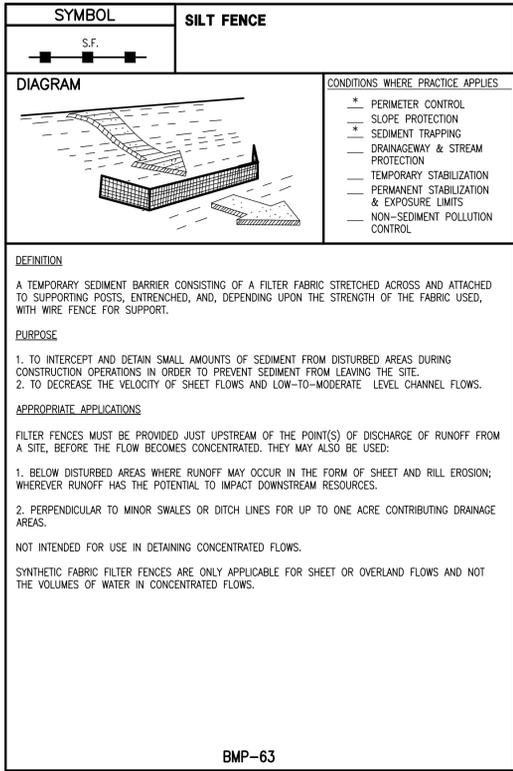
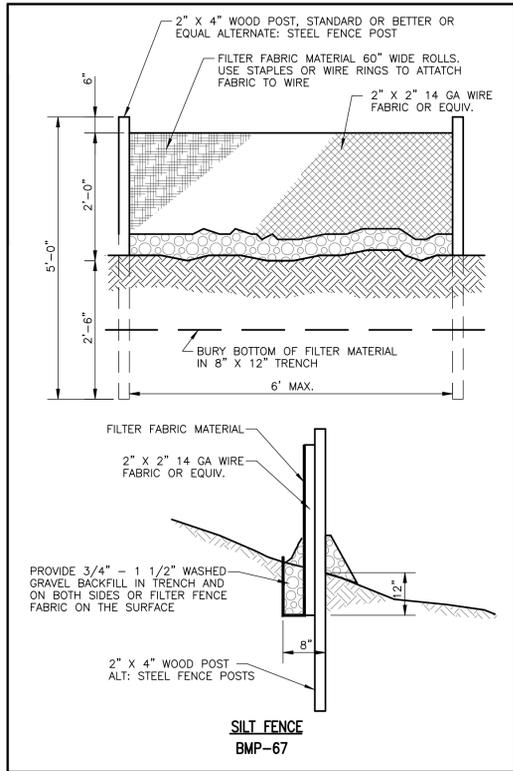
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0° F. TO 120° F.

1. TYPICAL INSTALLATION:

- FILTER FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR TO MAXIMIZE THE AVAILABLE PONDING AREA AND PREVENT CONCENTRATION OF FLOW AGAINST THE FENCE.
- A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- C. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES.
- D. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT WIRED DIRECTLY TO THE POSTS.
- E. THE USE OF JOINTS SHOULD BE AVOIDED. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- F. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL OR COMPACTED NATIVE MATERIAL.

NOTES:

- SEE SPECIAL PROVISIONS.
- GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
- WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
- TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
- GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
- THE INSTALLATION AND MAINTENANCE OF GRAVELBAG BMPs SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY, AS WELL AS THE DESIGN FUNCTION OF ROADWAY OR BRIDGE DRAINAGE FACILITIES. FOR EROSION/SEDIMENT CONTROL PURPOSES, GRAVELBAG BMPs SHALL BE INSTALLED AND MAINTAINED TO CARRY THE STORM WATER OF AT LEAST 2-YEAR, 24-HOUR EVENTS.
- THE GRAVELBAG BMPs PAY/BID ITEM SHALL INCLUDE ALL MATERIALS USED FOR THIS BMP, ALL GROUND PREPARATION, FURNISHING, INSTALLING, FINAL REMOVAL, AND DISPOSAL OF THIS TEMPORARY BMP, AS WELL AS RETURNING THE AREA TO AN ACCEPTABLE CONDITION AS APPROVED BY THE ENGINEER.



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CHECKED BY: JL

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN DETAILS

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