

**Meeting Date:** August 6, 2025**Agenda Item Type:**

- | | | |
|--|---|--|
| ☐ Consent Agenda | ☐ Informational Presentation | ☐ Discussion Item |
| ☒ Action/Decision Item | ☐ Executive Session Request | ☐ Other: |

Requesting Department: Community Development**Staff Resource:** Cory Mulcaire, Acting Senior Planner

Agenda Title **Public Hearing:** Discussion, consideration, and possible approval of Resolution 2025-1189 of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Final Plat FLP-25-0024, submitted by Craig Baker, on behalf of the owner Boulder Creek Camp Verde, LLC., for the purpose of developing a 167-lot subdivision, in the High View at Boulder Creek Planned Area Development. The proposed project is generally located off Aultman Parkway and Boulder Creek Road on APN 403-15-010E.

Attached Documents:

- Draft Resolution 2025-1189
- Final Plat application and checklist
- Letter of Intent
- Final Plat Map
- Title Report
- CC & R
- Drainage Report
- Civil Plans
- Hydrostudy
- Geotechnical Engineering Report
- Cost Estimate
- Sewer Report
- Water Report
- Water Supply Letter
- Public Hearing Notice to the newspaper
- Public Hearing Posting on property
- Resolution 2024-1145 Approving Preliminary Plat
- Planning and Zoning Ordinance Part 5 – Subdivision and Land Regulations
- Planning and Zoning Ordinance Part 6
- 2016 General Plan 260 West Character Area

Estimated Presentation Time: 10 minutes**Estimated Discussion Time:** 10 minutes**Reviewed By:**

- | | | | | |
|--|---|--|----------------------------------|---------------------------------|
| ☒ Town Manager | ☒ Legal | ☐ Risk Management | ☐ Finance | ☐ Other: |
|--|---|--|----------------------------------|---------------------------------|



Town Council

Agenda Information Memorandum

Background Information:

On May 14, 2025, Craig Baker, on behalf of Boulder Creek Camp Verde, LLC., applied for a Preliminary Plat Review for a 167-lot subdivision located off Aultman Parkway and Boulder Creek Road.

On June 5, 2024, the Town Council approved Resolution 2024-1136. This resolution adopted a Development Agreement between the Town and the Developer, Boulder Creek, LLC. A copy can be downloaded here: [2024-1136](#).

On October 2, 2024, the Town Council approved Resolution 2024-1145. The resolution approved the preliminary plat for High View at Boulder Creek Subdivision II.

Staff has reviewed Final Plat application #FLP-25-0024 and feels that the Final Plat is in substantial conformance with the Preliminary Plat approved on October 2, 2024.

Property Information:

File No.	#FLP-25-0024
Location	Southwest Corner of High View at Boulder Creek PAD
Parcel	403-15-010E
Owner	Boulder Creek Camp Verde, LLC.
Applicant/s	SBL Engineering – Craig Baker
Site Size	31.34 acres (note: The letter of intent notes that the site is 31.19 acres; Town staff verified through the County GIS that the parcel is 31.34 acres)
Zoning Designation	C2-PAD (Commercial: Heavy Commercial – Planned Area Development)
Current Land Use	Vacant
Surrounding Properties	North: C2-PAD; currently vacant (proposed RV Park) South: C2-PAD; currently vacant (proposed subdivision) East: C3-PAD; currently vacant (proposed mixed use) West: Prescott National Forest

Connection to the 2025-2030 Strategic Plan:

Part of the FY25-FY30 Strategic Plan was a FY2025 Action Plan which included the use of Development Agreement's to expand infrastructure for new developments. The development of the property implements the Development Agreement and will bring a new well into the existing water system.



Town Council

Agenda Information Memorandum

Question(s) before the Commission:

- Is this Subdivision in substantial conformance with the 2016 General Plan for the 260 West Character Area?
- Is this Subdivision in substantial conformance with Section 505 of the Planning and Zoning Ordinance?

Proposed Motion:

Motion to **approve** Resolution 2025-1189 Resolution of the Mayor and Common Council of the Town of Camp Verde, Yavapai County, Arizona, for Final Plat FLP-25-0024, submitted by Craig Baker, on behalf of the owner Boulder Creek Camp Verde, LLC., for the purpose of developing a 167-lot subdivision, in the High View at Boulder Creek Planned Area Development. The proposed project is generally located off Aultman Parkway and Boulder Creek Road on APN 403-15-010E.



RESOLUTION 2024-1189

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA, FOR APPROVAL OF A FINAL PLAT TO DEVELOP A 167-LOT RESIDENTIAL SUBDIVISION KNOWN AS “HIGH VIEW AT BOULDER CREEK” ON APPROXIMATELY 31.34 ACRES LOCATED OFF AULTMAN PARKWAY AND BOULDER CREEK ROAD.

WHEREAS, a request for approval of Final Plat FLP #25-0024 was filed by Craig Baker (“Applicant”), on behalf of property owner, Boulder Creek Camp Verde, LLC (“Owner”), for parcel 403-15-010E on May 14, 2025; and,

WHEREAS, the proposed project is zoned C2-PAD (Commercial: General Sales and Services – Planned Area Development) generally located off Aultman Parkway and Boulder Creek Road (APN 403-15-010E); and,

WHEREAS, a Preliminary Plat was reviewed and recommended for Council approval by the Planning and Zoning Commission at a regular meeting on August 22, 2024; and,

WHEREAS, the Town Council reviewed and approved the Preliminary Plat of “High View at Boulder Creek” in a Regular Session on October 2, 2024, in a public hearing that was advertised and posted according to state law and Town Code; and,

WHEREAS, the purpose of the Final Plat is to allow for 167-lots to be developed with single-family homes on an existing 31.34 acre parcel; and,

WHEREAS, the Final Plat is in substantial conformance with the Preliminary Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:

Section 1. The Mayor and Common Council of the Town of Camp Verde hereby approve the Final Plat for “High View at Boulder Creek” with the following conditions:

- A. The applicant must work with the Building Department to submit all required documents to obtain an approved Building Permit for Grading, Drainage, and the installation of Underground Utilities prior to additional development of the parcel.
- B. The applicant must adhere to all conditions as outlined in the Development Agreement.

- C. The proposed Final Plat of “High View at Boulder Creek” shall be in compliance with the currently adopted General Plan and Planning and Zoning Ordinance, and the proposed use shall not constitute a threat to the health, safety, welfare, or convenience to the general public and should be approved.
- D. The Mayor and Common Council of the Town of Camp Verde hereby approve Final Plat FLP #25-0024 for the purpose of developing “High View at Boulder Creek” Subdivision located on APN 403-15-010E.

PASSED AND APPROVED BY A MAJORITY VOTE OF THE TOWN COUNCIL OF THE TOWN OF CAMP VERDE, ARIZONA, ON THIS 6th DAY OF AUGUST 2025.

Marie Moore, Mayor

Attest:

Approved as to form:

Leah Rhodes, Town Clerk

Trish Stuhan, Town Attorney
Piece Coleman, PLLC



Planning & Zoning Permits: #FLP-25-0024

Overview

Type: Final Plat Application

Submitted: 05-14-25, 4:08pm MST

Address: 4595 N BOULDER CREEK RD, CAMP VERDE 86322

Form Submission

Have you had a Technical Review Committee Meeting? : Yes

Pre-Application or Technical Review Committee Meeting Date: January 10, 2024

Technical Review Committee Meeting (TRCM) Record Number:

#TRCM-25-0013 | GovWell Test | Test Company | Submitted 4/17/25

Development/Project Name: High View II at Boulder Creek

Address or Location: 4595 N BOULDER CREEK RD, CAMP VERDE 86322

Cross Streets / Major Intersections: Aultman and SR 260

Current Zoning District: M1, PAD

Proposed Zoning District: M1, PAD

Existing Use: Residential

Proposed Use: Residential

Assessor's Parcel No.: 403-15-010E

Gross Area (Acre/Sq Ft): 31.18

Current General Plan Designation / Character Area: 260W

Proposed Land Use Changes: Residential

Proposed Zoning District Changes: M1

Please Explain: Plat is Already in process

Applicant:

Craig Baker
4915 S Deer Trail
Prescott AZ 86303
info@sbl-eng.com, (480) 290-9630

Property Owner:

Boulder Creek Camp Verde LLC
661 E Howards Road #A
Camp Verde AZ 86322
jeremy@abisaz.com, (928) 300-4440

Applicant Signature:

**TOWN OF CAMP VERDE
COMMUNITY DEVELOPMENT DEPARTMENT
FINAL PLAT CHECKLIST**

**A copy of this checklist with appropriate items marked is to be returned
with the completed application & fee.**

Fee: Current fee schedule

SUBDIVISION NAME HIGHVIEW II AT BOULDER CREEK

APPLICANT _____ PHONE NO. _____

ENGINEER SBL ENGINEERING PHONE NO. 480-290-9630

x 1. Has a preliminary plat been approved for this subdivision?
Yes x No _____ Date of preliminary plat approval _____

(Note: Preliminary plat approval is valid for 2 years from the date of approval if no extension of approval is granted.) *(This item may be completed by the Community Development Dept.)*

x 2. Are there any deviations between final plat and approved preliminary plat?
Yes _____ No x

Describe deviations _____

x 3. Zoning Ordinance Compliance: *(These items to be completed by the Community Development Department).*

x Proposed use is in compliance with existing zoning.
x All lot sizes and dimensions meet minimum zoning requirements.
_____ Or, compliant with approved PAD.
x Conformance with General Plan.

x 4. **INITIAL REVIEW**

Required Application Materials:

(All items are required before first Final Plat review will start)

x (3) full size copies of the final plat FOLDED.
x Completed application including: Application form, narrative, and legal description.
x (1) copy of CC&Rs.
_____ For private roadways – include provisions for perpetual roadway maintenance.

- _____ x Total area of subdivision and area of each lot shown on Final Plat. _____
 (3) sets of construction improvement plans.
 _____ (3) sets of plans for all off-site improvements to be constructed.
 _____ x Letter from the Arizona Department of Water Resources, or the servicing
 water company, stating adequacy of the 100 year water supply for the
 subdivision.
 _____ (2) Cost estimate for constructing on & off-site improvements
 signed/sealed by AZ registered professional engineer. A revised original
 of the Engineer's Cost Estimate will be required with Final submittal for
 review prior to Town Council approval of the Final Plat.
 _____ x Mathematical calculations of each boundary, lot and tract closure from
 licensed surveyor – bound and cover stamped & sealed by an Arizona
 registered land surveyor. This will be submitted with the Final submittal
 & prior to Town Council approval of the Final Plat.
 _____ A final or Phase 3 Drainage Report (3 copies).
 _____ x All street names for the subdivision are to be approved by the
 Community Development Department, prior to plat recordation.

x 5. **Plat Method and Medium of Presentation**
 _____ x 24" x 36" dimension for all drawings
 _____ x 2" left margin
 _____ x Scale not to exceed 200' to the inch

x 6. **Final Plat Contents:**
 _____ x Title including: Subdivision name at top of sheet, general description of
 subdivision by reference to governmental subdivisions, section, township
 and range, parcel number(s) being subdivided or by previously recorded
 plat(s), beneath title.
 _____ x Small scale vicinity map
 _____ x Location and description of section or quarter corner, either found or set,
 ties to such corners, all dimensions, angles, bearings, basis of bearing
 referred.
 _____ x Boundaries fully balanced and closed.
 _____ x Subdivision corners noted, monuments found or set indicated and
 described.
 _____ x Two corners of subdivision tied by bearing & distance to separate section
 corners, quarter corners or subdivision monuments.
 _____ x Corner monuments statement on plat explaining when the monuments
 for lot corners, street centerline & intersections will be set. If corner
 monuments are to be set after the Final Plat is recorded then, include the
 cost for setting all monuments in the Engineer's Cost estimate for the
 subdivision and will be a part of the subdivision assurances.
 _____ x Scale, north arrow, legend specifying type of monument used, date of
 plat preparation, sheet number and number of sheets comprising the plat.
 _____ x Tract boundary lines, lot and parcel lines, easement lines and use and
 section lines, all with bearings and dimensions expressed in feet and
 decimals to the hundredth.
 _____ x Boundary of subdivision indicated by heavy line.
 _____ x Lots numbered consecutively throughout the plat as per approved
 preliminary plat and blocks numbered or lettered (all "tracts and uses"
 and "parcels" designated, lettered, or named.

 5. **Plat Method and Medium of Presentation**

- | | |
|----------|--------------------------------------|
| <u>X</u> | 24" x 36" dimension for all drawings |
| <u>X</u> | 2" left margin |
| <u>X</u> | Scale not to exceed 200' to the inch |

 6. **Final Plat Contents:**

- | | |
|---|--|
| x | Title including: Subdivision name at top of sheet, general description of subdivision by reference to governmental subdivisions, section, township and range, parcel number(s) being subdivided or by previously recorded plat(s), beneath title. |
| x | Small scale vicinity map |
| x | Location and description of section or quarter corner, either found or set, ties to such corners, all dimensions, angles, bearings, basis of bearing referred. |
| x | Boundaries fully balanced and closed. |
| x | Subdivision corners noted, monuments found or set indicated and described. |
| x | Two corners of subdivision tied by bearing & distance to separate section corners, quarter corners or subdivision monuments. |
| x | Corner monuments statement on plat explaining when the monuments for lot corners, street centerline & intersections will be set. If corner monuments are to be set after the Final Plat is recorded then, include the cost for setting all monuments in the Engineer's Cost estimate for the subdivision and will be a part of the subdivision assurances. |
| x | Scale, north arrow, legend specifying type of monument used, date of plat preparation, sheet number and number of sheets comprising the plat. |
| x | Tract boundary lines, lot and parcel lines, easement lines and use and section lines, all with bearings and dimensions expressed in feet and decimals to the hundredth. |
| x | Boundary of subdivision indicated by heavy line. |
| x | Lots numbered consecutively throughout the plat as per approved preliminary plat and blocks numbered or lettered (all "tracts and uses" and "parcels" designated, lettered, or named). |

<u>X</u>	Names, right-of-way lines, center lines, courses, lengths and widths of all streets (public or private), alleys and crosswalks with appropriate data for points of tangency, radii, central angles, etc.
<u>N/A</u>	Any excepted parcels within or surrounded by the plat boundaries, described by bearings and distances and noted as “not a part of the subdivision.”
<u>X</u>	Parcels dedicated or reserved for parks, school sites, retention areas or other public use identified.
<u>X</u>	Location of all drainage ways (dedication or maintenance if applicable)
<u>N/A</u>	Minimum building setback from lot lines as approved on the preliminary plat for a PAD that differ from typical residential zoning district setbacks.
<u>X</u>	Location of all adjoining subdivisions with name, book and page number noted or notation “unsubdivided” or “unrecorded” if appropriate.
<u>X</u>	All existing private easements within on or over plat indicated, dimensioned and noted as to use to include historic irrigation ditches with access easement.
<u>N/A</u>	Limits of the 100-year floodplain identified together with base flood elevation illustrated on final plat and final floor elevation for individual lots if required by flood.
<u>N/A</u>	Regulatory minimum finished floor elevations for each lot that is impacted by the floodplain.
<u>N/A</u>	Note on the plat indicating that “Floodplain limits, base flood elevations and regulatory elevations may be revised by subsequent studies approved by the Yavapai County Flood Control District.” (if applicable).
<u>X</u>	Note for types of construction allowed within a public utility easement.
<u>X</u>	Notation on Final Plat reporting book & pages for CC&R’s or Development Agreements associated with the subdivision.
<u>X</u>	The following notes shall be on all Final Plats:

“Natural ground conditions may convey flows through individual lots, caution should be exercised in selecting a building site. Property owners may wish to contact the Yavapai County Flood Control District for additional direction”.

“Easements are hereby granted to the Town of Camp Verde and the property owner(s)/home owners is (are) [or The Home Owners Association is] responsible for maintaining the drainage easement as it was intended by the approved plat and engineering plans. Drainage facilities and drainage easements conforming to natural or man made watercourses and shall not be altered or moved by the property owner(s) from the location existing at the time of approval of this plat unless approved by the Town of Camp Verde.”

These natural or man-made watercourses will require periodic maintenance to convey on-site or off-site discharges. Periodic maintenance will consist of the removal of sediment, vegetative material or other buildup that has caused the watercourse not to function as it was originally intended since the original approval of this plat.”

“ If the drainage easements are not adequately maintained by the property owner(s) the Town of Camp Verde shall not be responsible or liable for any damages, however, it

has the authority to come onto the site and maintain the drainage easements. If the Town has to maintain the easement in the interest of health, safety, and the general welfare, the responsible property owner(s) [or Home Owners Association] will be billed. Should court action be necessary to collect these bills the property owner(s) shall be responsible for attorney's fees and costs."

 x 7. **Certification and Dedication Statements: (On Final Plat)**
 (See the Town of Camp Verde Subdivision Regulations)

- x Dedication statement dedicating (all streets, alleys, crosswalks, pedestrian ways and other easements for public or private use by person(s) holding title in the subdivision with a witness signature block for the development owner or officer of the Corporation.
- x Dedication statement of all drainage easements related to the type of drainage facility and method of maintenance by person(s) holding title in the subdivision and describing each tract and its uses.
- x Acknowledgement of dedication by notary.
- x Certification signed and acknowledged by all parties having record title interest consenting to the preparation and recordation of plat.
- x Certification for execution by land surveyor of record, titled "Certificate of Land Surveyor".
- x Engineer's information – name & registration number of registered professional civil engineer(s) who prepared Preliminary Plat.
- x Certificate for signature by Town Engineer and Community Development Director.
- x Certificate to be signed by Town Clerk.
- x Certificate of assured water supply.
- x Certificate of type of Assurance for infrastructure construction to allow for recordation of plat. There are 4 types of assurances that are preferred by the Town Council. 1. Construction of all improvements prior to the Final Plat recordation. 2. Performance Bonds, 3. Trust agreement, 4. Unconditional Guarantee from a local Bank of federally insured savings and loan association or from other financial institutions as approved by the Town of Camp Verde.

 x 8. **Street location, arrangement and design in compliance with Sec. 603.00**

 x 9. **All utilities underground in streets or private access ways.**

 10. **Engineering plans for subdivision and off site improvements submitted by a registered civil engineer.**

 11. **Letters of serviceability from service agencies & noted on plat**

- Arizona Public Service (APS) Waste Management
- CenturyLink (phone)
- Water
- Sewer
- Cable TV
- Gas

_____ 12. **FINAL REVIEW**

- _____ A digital format of the REVISED Final Plat is to be provided with the final submittal prior to Town Council approval of the Final Plat.
- _____ (2) copies of current title report (within 30 days of submittal) or policy of title insurance showing record of owners, liens, encumbrances and legal access.
- _____ (2) Paper copies & (2) bond copies of Final Plat for addressing scaled at 1" = 300' submitted with the final review and after Town Council approval of the Final Plat.
- _____ (1) 8 ½ x 11 reduction of Final Plat
- _____ Additional copies of revised Improvement Plans and the Final Plat will be required with the final submittal to the Community Development Department, as determined at time of final plat submittal.

*When a Final Plat, construction plans, and all required supporting documents have been revised and are acceptable to the Town Engineer and the Community Development Director, the Community Development Department shall request the submittal of (2) reproducible Mylar sets of the Final Plat, completely executed and sealed by the Surveyor preparing the Plat and any and all other parties required to execute the dedication statements (including required notarization). The Final Plat shall then be transmitted to the Town Clerk for action by the Town Council. The Community Development Department will notify the applicant of the date and time that the Town Council will consider action on the Final Plat. Once the Final Plat has been approved by Town Council, the Town Engineer and the Community Development Director, once finding all to be in order, shall sign the Final Plat in their designated areas. The signed Mylars will be returned to the applicant or their designee for recordation. One of the recorded Mylars shall be returned to the Community Development Department for the Town's records.

Additional Processing:

Prior to issuing any building permits:

A Development Standards Review will be required for ALL commercial and multi-family projects.

A Final Site Plan approval is required for PADs. This application can be processed at the same Town Council meeting as the Final Plat application; separate fees will apply.

Items below this line are to be completed by the Community Development Department

=====

Plans

Approved by Town, and Approval Date

Street Improvements	Yes _____ No _____	Date _____
Water System	Yes _____ No _____	Date _____
Sewage System	Yes _____ No _____	Date _____
Grading	Yes _____ No _____	Date _____
Drainage	Yes _____ No _____	Date _____

Town Council Action _____

Plat Signed by Mayor, Engineer, Community Development Director and Clerk:

Yes _____ No _____ Date: _____

Plat Recorded: _____

Returned to Community Development: _____

<u>Agency</u>	<u>Number of Sets</u>
Community Development Dept. and Public Works	Final Plat, Sewer Plans, Water Plans, Street Improvement Plans, Grading Plans
Camp Verde Sanitary District	Sewer Plans
Camp Verde Water Co.	Water Plans
Copper Canyon Fire Department	Final Plat, Water Plans, Street Improvement Plans

Zane Grey Investment II LLC

661 E. Howards Rd #A, Camp Verde AZ. 86233
Phone – 928.300.4440

LETTER OF INTENT

DATE: 05/15/25

TO: Cory Mulcaire

Please see attached submittals for the proposed subdivision located in Highview II @ Boulder Creek. The whole project is 31.19 acres which include 167 single family lots. The property will have amenities for the residents. We also want to incorporate the existing business's that are proximate into our marketing and business plans. The project will be built in phases:

Phase 1 – 40 lots – 10 months from Final Plat

Phase 2 – 40 lots – 10 months after phase 1

Phase 3 – 40 lots – 9 months after phase 2

Phase 3 – 47 lots – 8 months after phase 3

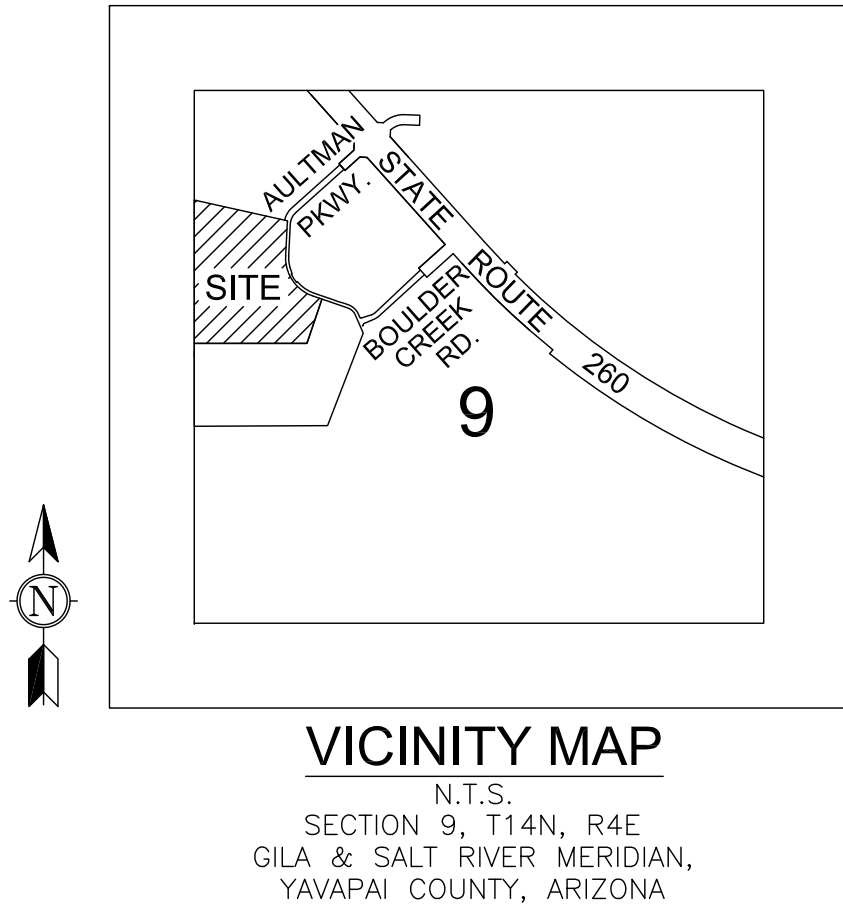
The property will be serviced by existing public water source, private aquatec septic design will be implemented until the public sewer is provided, APS will service the site for electricity, internet and cable provided my multiple sources, and fire protection will be provided by Copper Canyon Fire and Medical District.

Thank you for your consideration.

Sincerely.

Jeremy Bach
Manager - Member
928.300.4440

FINAL PLAT
FOR
HIGHVIEW II AT BOULDER CREEK
A PORTION OF PARCEL 4, RESULTS OF SURVEY, HIGH VIEW AT BOULDER CREEK,
RECORDED IN RECEPTION NO. 2020-0079351, RECORDS OF YAVAPAI COUNTY RECORDER,
LOCATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA)

COUNTY OF YAVAPAI)

KNOW ALL MEN BY THESE PRESENTS:
BOULDER CREEK CAMP VERDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS
SUBDIVIDED UNDER THE NAME OF "HIGHVIEW II AT BOULDER CREEK", A PORTION OF PARCEL 4,
RESULTS OF SURVEY, HIGH VIEW AT BOULDER CREEK, RECORDED IN 2020-0079351, RECORDS OF
YAVAPAI COUNTY, ARIZONA, LOCATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 14 NORTH, RANGE
4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, AS SHOWN
AND PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES
THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT
EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH
RESPECTIVELY ON SAID PLAT. BOULDER CREEK CAMP VERDE, LLC, AN ARIZONA LIMITED LIABILITY
COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND
EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS
ARE PROVIDED FOR THE PURPOSES SHOWN. STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE
PUBLIC FOR ROADWAY AND UTILITY PURPOSES.

A DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC OVER TRACTS "A", "B", "C" AND "D".

TRACTS "A" AND "B" ARE HEREBY DEDICATED TO THE HIGHVIEW II AT BOULDER CREEK HOMEOWNER'S
ASSOCIATION FOR USE AS A DRAINAGE RETENTION BASIN.

TRACT "D" IS HEREBY DEDICATED AS COMMON AREA FOR THE USE AND ENJOYMENT OF THE LOT
OWNERS AS MORE FULLY SET FORTH IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR HIGHVIEW II AT BOULDER CREEK, AND WILL BE OWNED AND MAINTAINED BY THE
HIGHVIEW II AT BOULDER CREEK HOMEOWNER'S ASSOCIATION.

IN WITNESS WHEREOF:
BOULDER CREEK CAMP VERDE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS
HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

_____, ITS _____ THEREUNTO DULY

AUTHORIZED THIS _____ DAY OF _____, 20____.

BY: _____
OWNER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF ARIZONA)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME

IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ASSURED WATER SUPPLY

THIS SUBDIVISION IS NOT WITHIN A DESIGNATED ACTIVE WATER MANAGEMENT AREA AND THE
ARIZONA DEPARTMENT OF WATER RESOURCES HAS DECLARED THAT THE SUBDIVISION'S WATER
RESOURCES MEET THE STANDARD TO BE CONSIDERED ADEQUATE FOR THIS SUBDIVISION.

BY: _____
DIRECTOR OF PLANNING

ASSURANCE

SATISFACTORY ASSURANCE IN THE FORM OF _____
HAS BEEN PROVIDED FROM THE SUBDIVIDER IN THE AMOUNT APPROVED BY THE
TOWN ENGINEER WHICH IS THE FULL AMOUNT NECESSARY TO GUARANTEE THE
INSTALLATION OF STREETS, WATER, SEWER AND ALL REQUIRED IMPROVEMENTS IN
THIS SUBDIVISION; AND THAT ELECTRIC, GAS, CABLE AND TELEPHONE UTILITY
SERVICES HAVE BEEN ASSURED BY LETTER FROM THE APPROPRIATE UTILITY
COMPANIES.

BY: _____
MAYOR _____ DATE _____

ATTEST: _____
TOWN CLERK

NOTES

1. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL LANDSCAPE, WEED, AND TRASH
MAINTENANCE INSIDE ALL STREET'S RIGHTS OF WAY, TRACTS, AND DRAINAGE EASEMENTS.

2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED, NOR ANY VEGETATION PLANTED OR
ALLOWED TO GROW WITHIN OR OVER THE DRAINAGE EASEMENT THAT WOULD OBSTRUCT OR DIVERT
THE FLOW OF STORM WATER.

3. THE LOT OWNERS SHALL MAINTAIN THE NATURAL FLOW OF DRAINAGE ENTERING AND EXITING
THEIR PROPERTY.

4. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ADHERING TO TOWN OF CAMP VERDE
ON-SITE STORMWATER DETENTION REQUIREMENTS, REGULATIONS AND ARE RESPONSIBLE FOR
MAINTAINING THE DRAINAGE INTEGRITY WITHIN THEIR PROPERTY BOUNDARIES.

5. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL TRACTS AND DRAINAGE
EASEMENTS. DRAINAGE EASEMENTS MUST BE MAINTAINED TO CONFORM TO NATURAL OR
MAN-MADE WATER SOURCES. THE TRACTS AND EASEMENTS WILL REQUIRE PERIODIC MAINTENANCE
TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE
REMOVAL OF EARTH, AND/VEGETATION MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL
APPROVAL OF THE FINAL PLAT FOR THIS SUBDIVISION. IN THE EVENT THE DRAINAGE EASEMENTS
ARE NOT ADEQUATELY MAINTAINED, IN THE OPINION OF THE TOWN ENGINEER OF THE TOWN OF
CAMP VERDE, BY THE HOMEOWNER'S ASSOCIATION OR UNDERLYING PROPERTY OWNER, THEN THE
TOWN OF CAMP VERDE SHALL HAVE THE AUTHORITY TO ENTER THE PROPERTY AND/OR CAUSE
THE NECESSARY MAINTENANCE AND SHALL FURTHER HAVE THE AUTHORITY TO PASS ON ALL
COSTS ASSOCIATED WITH SAID MAINTENANCE TO THE PROPERTY OWNER.

6. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE
UTILITY EASEMENT EXCEPT UTILITIES, PAVEMENT, GRASSES, AND WOOD, WIRE, OR REMOVABLE
SECTION TYPE FENCING. THE TOWN OF CAMP VERDE SHALL NOT BE REQUIRED TO REPLACE OR
PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING, OR PLANTING
THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING
UTILITY FACILITIES.

7. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION HAVE BEEN RECORDED IN
RECEPTION NO. _____, IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, WHICH
BEARS N00°01'02"W AS SHOWN ON RESULTS OF SURVEY HIGH VIEW AT BOULDER CREEK,
RECORDED IN RECEPTION NO. 2020-0079351, YAVAPAI COUNTY RECORDS.

TOWN APPROVALS

THE PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE APPROVED
PRELIMINARY PLAT AND TO ANY SPECIAL CONDITIONS ATTACHED THERETO, AND
TO THE REQUIREMENTS OF THE CAMP VERDE SUBDIVISION REGULATIONS, AND TO
ANY OTHER APPLICABLE REGULATIONS, AND THAT THE PLAT APPEARS TO
COMPLY WITH ALL REQUIREMENTS WITHIN THE JURISDICTION OF EVALUATION.

BY: _____
TOWN ENGINEER _____ DATE _____

BY: _____
COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

I _____, TOWN CLERK OF THE TOWN OF CAMP VERDE,

HEREBY CERTIFY THAT THE TOWN COUNCIL APPROVED THIS FINAL PLAT ON

THE _____ DAY OF _____, 20____, AND ACCEPTED ON BEHALF OF THE

PUBLIC ALL PARCELS OR TRACTS OF LAND OFFERED FOR DEDICATION FOR PUBLIC

USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

BY: _____
TOWN CLERK _____ DATE _____

CERTIFICATE OF LAND SURVEYOR

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES
DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING
THE MONTH OF FEBRUARY, 2024, AND ARE ACCURATELY REPRESENTED ON
THIS PLAT; AND THAT THIS PLAT IS IN SUBSTANTIAL CONFORMANCE TO THE
APPROVED PRELIMINARY PLAT; AND THIS FINAL PLAT IS CORRECT AND
ACCURATE AS SHOWN.

Jay Vanlandschoot 6/13/25
JAY VANLANDSCHOOT DATE
R.L.S. #45763

OWNER

BOULDER CREEK CAMP VERDE, LLC
661 E. HOWARDS RD.
CAMP VERDE, AZ 86322
CONTACT: JEREMY BACH
PH: (928) 300-4440

ENGINEER

SBL ENGINEERING, LLC
JENNIFER J. SMITH
P.E. #44734
PH: (480) 290-9630

SURVEYOR

LSRS LAND SURVEYING
5031 E. SLEEPY RANCH RD.
CAVE CREEK, AZ 85331
CONTACT: JAY VANLANDSCHOOT
PH: (480) 650-4006

LEGEND

▲ SUBDIVISION CORNER-1/2" REBAR WITH CAP RLS 45763 TO BE SET,
OR CENTER LINE MONUMENT TO BE SET

● CENTER LINE MONUMENT-TO BE SET PER MAG STANDARD DETAIL
120-1 TYPE "B", UNLESS OTHERWISE NOTED

▣ SECTION CORNER-FOUND MONUMENT AS NOTED

● FOUND MONUMENT AS NOTED

B.L.M. BUREAU OF LAND MANAGEMENT

P.U.E. PUBLIC UTILITY EASEMENT

Y.C.R. YAVAPAI COUNTY RECORDER

R/W RIGHT-OF-WAY

PL PROPERTY LINE

BSL BUILDING SETBACK LINE

CL CENTERLINE

TRACT AREA AND USE TABLE			
TRACT	SQ. FT.	ACRES	USE
A	91,749	2.11	DRAINAGE/OPEN SPACE/RETENTION BASIN
B	74,502	1.71	DRAINAGE/OPEN SPACE/RETENTION BASIN
C	12,443	0.29	DRAINAGE/OPEN SPACE
D	499	0.01	OPEN SPACE

AREA

TOTAL AREA OF SUBDIVISION IS 1,358,505 SQUARE FEET OR 31.1870 ACRES.
SEE SHEET 5 FOR INDIVIDUAL LOT AREAS.

CORNER MONUMENTS

LOT CORNERS TO BE SET AFTER COMPLETION OF MASS GRADING. STREET CENTERLINE AND
INTERSECTION MONUMENTS TO BE SET AT THE TIME OF PAVING.

UTILITY COMPANIES

ELECTRIC: ARIZONA PUBLIC SERVICE COMPANY
P.O. BOX 53920, STE. 9996
PHOENIX, ARIZONA 85072-3920

SEWER: PRIVATE

WATER: TOWN OF CAMP VERDE WASTEWATER DIVISION
1000 STATE ROUTE 260
BILLING ADDRESS: 395 S. MAIN ST.
CAMP VERDE, AZ 86322

CABLE/PHONE: CENTURYLINK
CENTURYLINK ENGINEERING
500 S. CALVARY WAY
COTTONWOOD, AZ 86326

GAS: SUDENLINK
65 COFFEEPOT DRIVE STE. A
SEDONA, ARIZONA 86336

UNISOURCE ENERGY SERVICES
UNS GAS, INC.
P.O. BOX 80078
PRESCOTT, AZ 86304-8078

SOLID WASTE PATRIOT DISPOSAL
COLLECTION: 211 SMITH ROAD
SEDONA, AZ 86336



LSRS LAND
SURVEYING
5031 E. SLEEPY RANCH RD.
CAVE CREEK, AZ 85331
PHONE: (480) 650-4006
LSRSURVEY@OUTLOOK.COM

FINAL PLAT FOR
HIGHVIEW II AT BOULDER CREEK
CAMP VERDE, ARIZONA



PROJ. NO: 24016
CAD FILE: 24016_FP
DATE: 6/13/25
DRAWN: JV
SCALE: N.T.S.

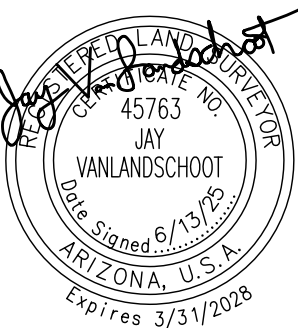
REVISIONS

SHEET
1 of 5



LSRS LAND SURVEYING
5031 E. SLEEPY RANCH RD.
CAVE CREEK, AZ 85331
PHONE: (480) 650-4006
LSRSURVEY@OUTLOOK.COM

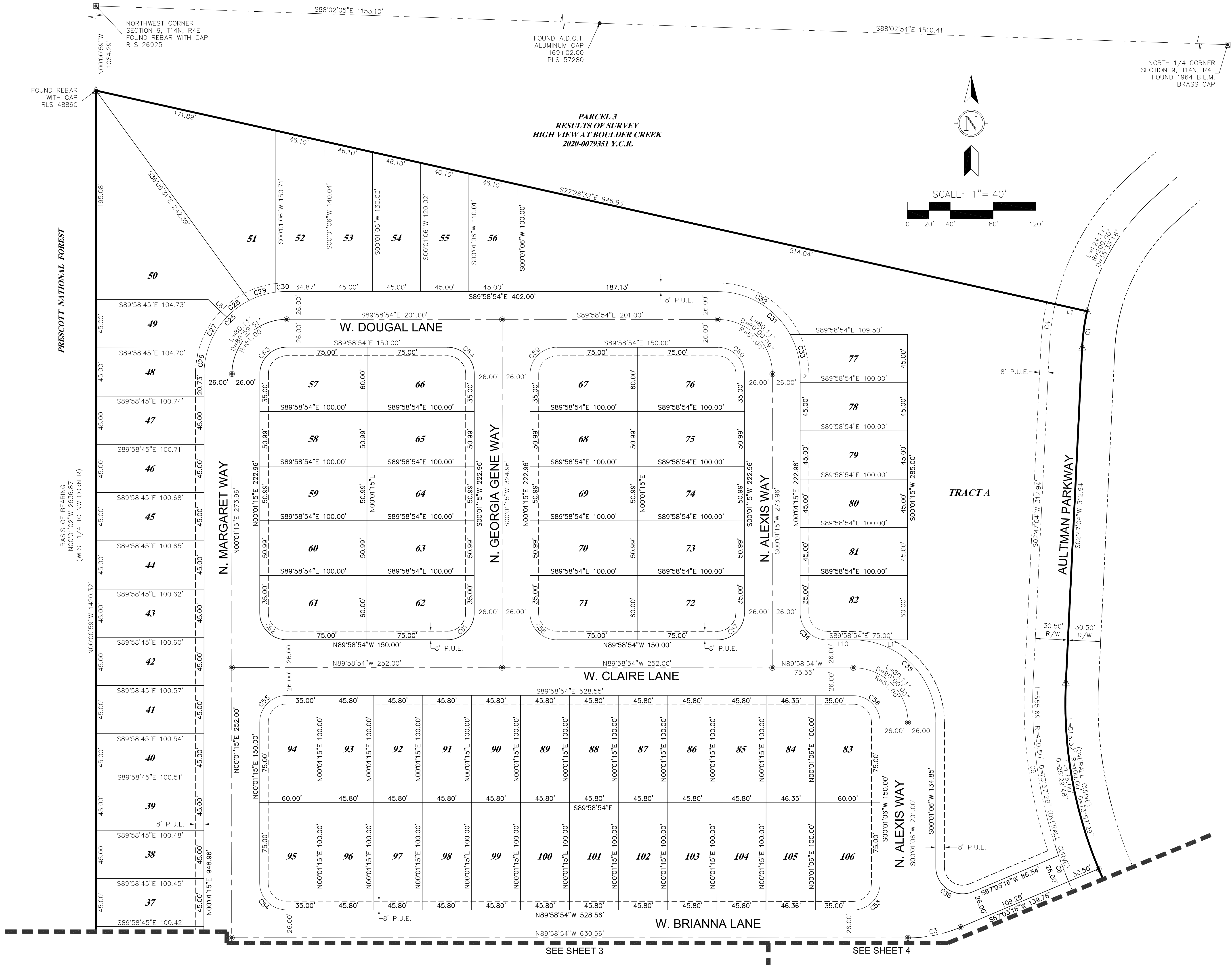
FINAL PLAT FOR HIGHVIEW II AT BOULDER CREEK CAMP VERDE, ARIZONA

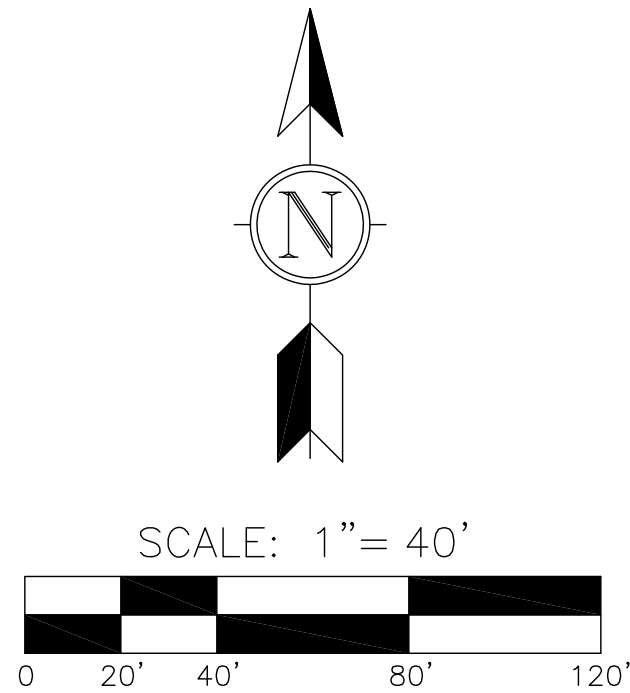


PROJ. NO: 24016
CAD FILE: 24016_FP
DATE: 6/13/25
DRAWN: JV
SCALE: 1"=40'

REVISIONS

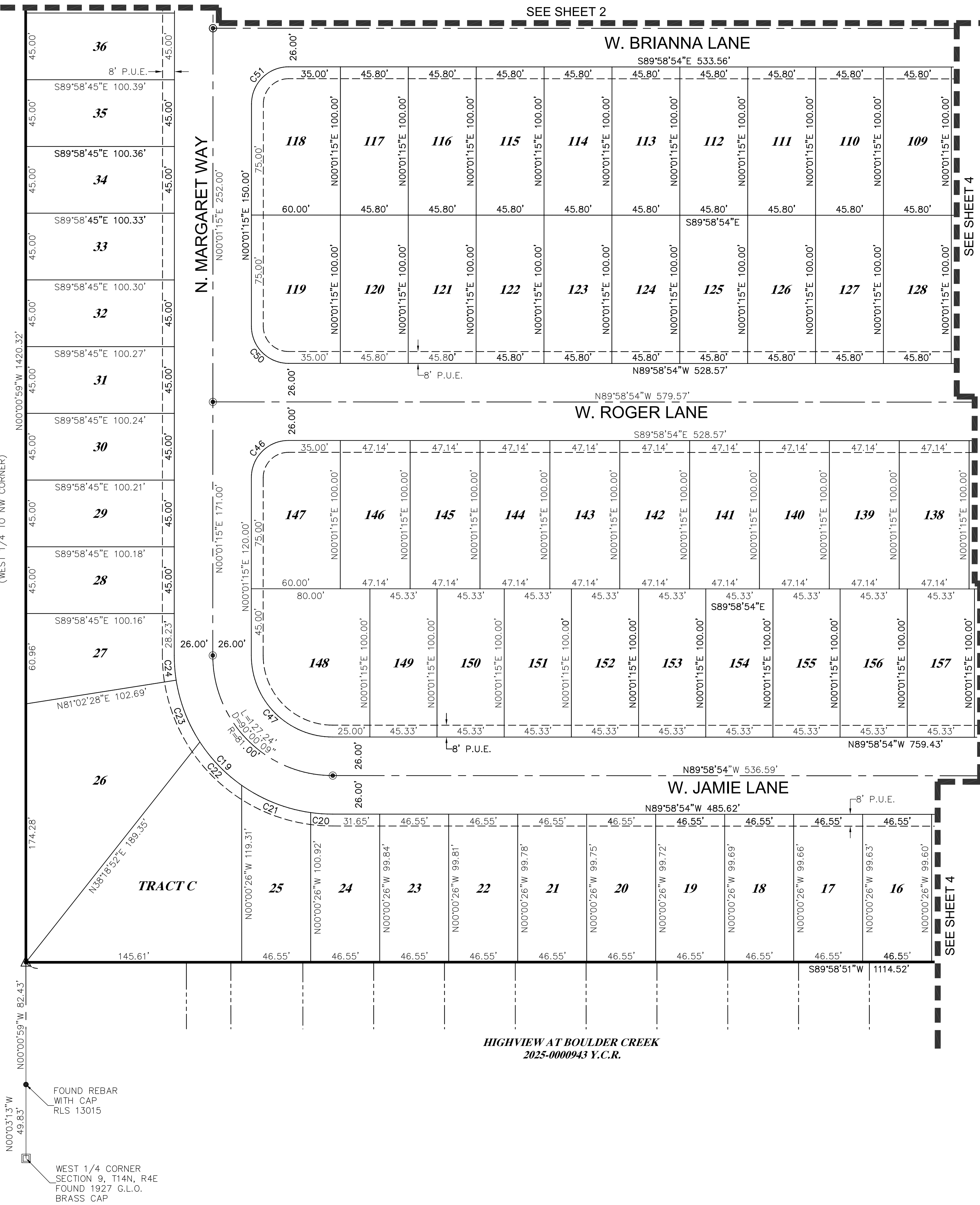
SHEET
2 of 5





PRESCOTT NATIONAL FOREST

BASIS OF BEARING.
N00°01'02"W 2636.87'
(WEST 1/4 TO NW CORNER)



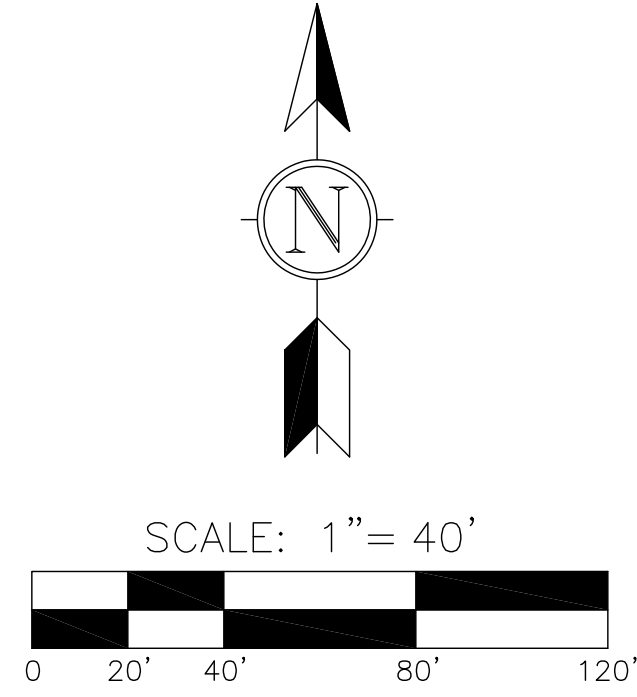
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CAVE CREEK, AZ 85331
PHONE: (480) 650-4006
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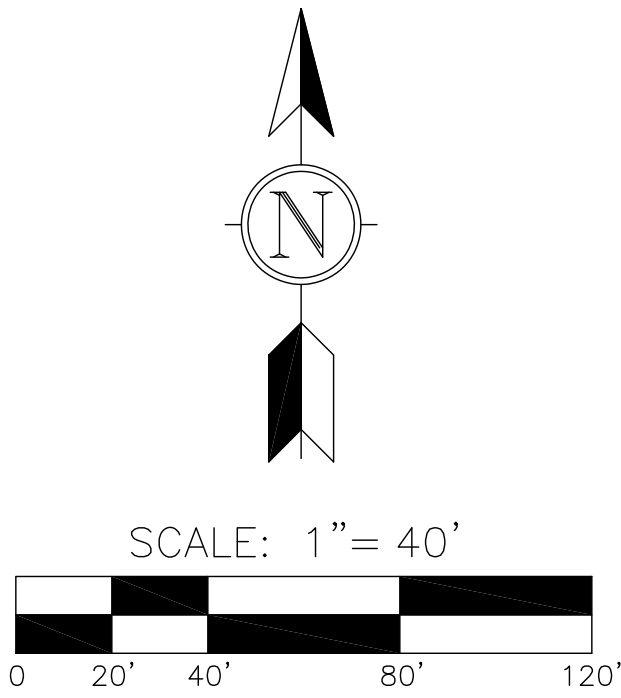
FINAL PLAT FOR
HIGHVIEW II AT BOULDER CREEK
CAMP VERDE, ARIZONA



PROJ. NO:	24016
CAD FILE:	24016_FP
DATE:	6/13/25
DRAWN:	JV
SCALE:	1"=40'

REVISIONS



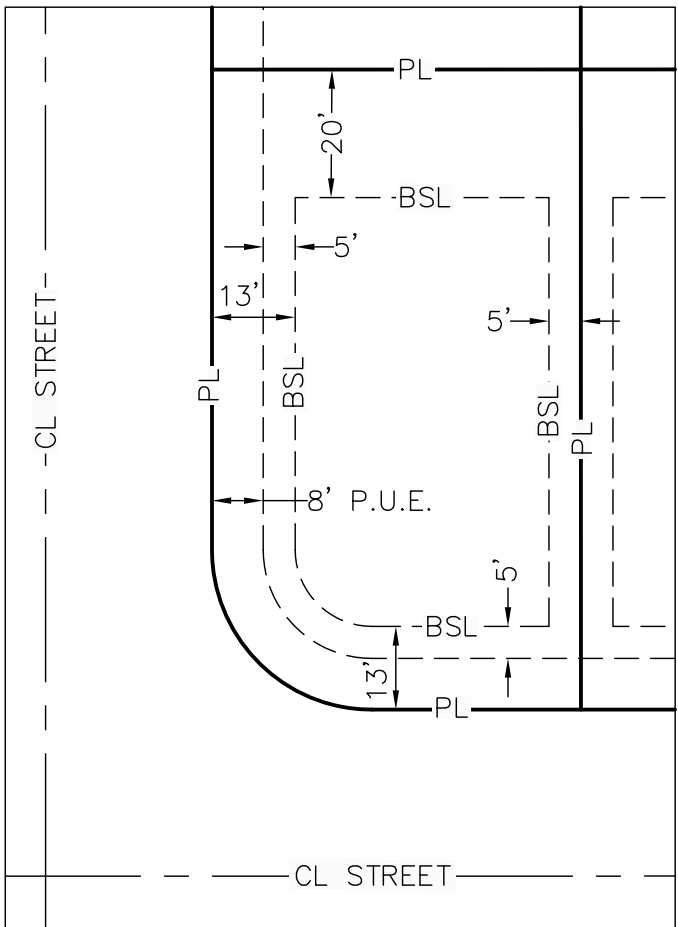


LINE TABLE		
LINE	LENGTH	BEARING
L1	30.50	S77°26'32"E
L2	30.50	S18°49'36"W
L3	5.05	S18°49'36"W
L4	99.48	N71°08'09"W
L5	5.01	N18°51'51"E
L6	10.99	S18°51'51"W
L7	3.65	S89°58'51"W
L8	23.69	S46°30'35"E
L9	7.96	N00°01'15"E
L10	24.55	S89°58'54"E
L11	50.45	S89°58'54"E
L12	21.15	N49°25'10"W
L13	10.86	N89°58'54"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	34.13	199.99	9°46'37"
C2	30.75	400.00	4°24'15"
C3	50.50	126.00	22°57'50"
C4	39.33	230.49	9°46'36"
C5	165.68	430.50	22°03'01"
C6	26.02	430.50	3°27'46"
C7	26.01	430.50	3°27'44"
C8	281.08	430.50	37°24'35"
C9	26.14	430.50	3°28'43"
C10	26.03	430.50	3°27'50"
C11	4.74	430.50	0°37'50"
C12	132.88	107.00	71°09'15"
C13	34.61	107.00	18°31'53"
C14	32.91	107.00	17°37'29"
C15	37.91	107.00	20°18'06"
C16	27.45	107.00	14°41'47"
C17	39.28	25.00	90°01'32"
C18	39.26	25.00	89°58'28"
C19	168.08	107.00	90°00'09"
C20	14.94	107.00	8°00'09"
C21	50.52	107.00	27°03'03"
C22	40.85	107.00	21°52'23"
C23	45.00	107.00	24°05'47"
C24	16.77	107.00	8°58'46"
C25	120.95	77.00	89°59'51"
C26	24.69	77.00	18°22'25"
C27	33.73	77.00	25°05'45"
C28	26.19	77.00	19°29'08"
C29	26.19	77.00	19°29'08"
C30	10.16	77.00	7°33'25"
C31	120.95	77.00	90°00'09"
C32	82.31	77.00	61°14'50"
C33	38.64	77.00	28°45'19"
C34	39.27	25.00	90°00'09"
C35	120.95	77.00	90°00'00"
C38	49.29	25.00	112°57'50"
C39	19.77	152.00	7°27'06"
C40	26.00	20.00	74°29'16"
C41	120.95	77.00	90°00'00"
C42	18.92	77.00	14°04'55"
C43	35.47	77.00	26°23'25"
C44	41.10	77.00	30°34'55"
C45	25.46	77.00	18°56'45"
C46	39.27	25.00	89°59'51"
C47	86.40	55.00	90°00'09"
C48	68.30	55.00	71°09'15"
C49	39.27	25.00	90°00'00"
C50	39.27	25.00	90°00'09"
C51	39.27	25.00	89°59'51"
C52	31.42	20.00	90°00'00"
C53	39.27	25.00	90°00'00"
C54	39.27	25.00	90°00'09"
C55	39.27	25.00	89°59'51"
C56	39.27	25.00	90°00'00"
C57	39.27	25.00	89°59'51"
C58	39.27	25.00	90°00'09"
C59	39.27	25.00	89°59'51"
C60	39.27	25.00	90°00'09"
C61	39.27	25.00	89°59'51"
C62	39.27	25.00	90°00'08"
C63	39.27	25.00	89°59'51"
C64	39.27	25.00	90°00'09"

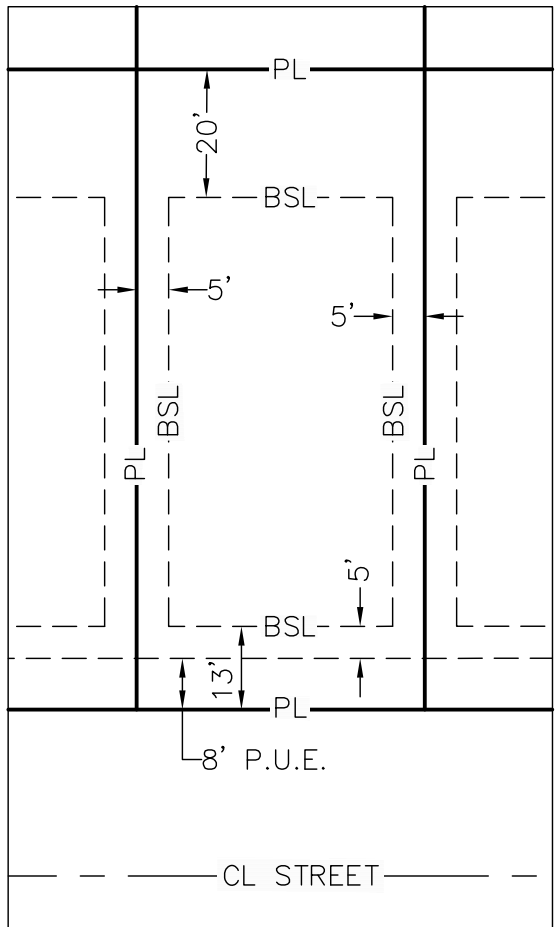
LOT TABLE		
LOT	SQ. FT.	ACRES
1	4,477	0.10
2	4,479	0.10
3	4,480	0.10
4	4,481	0.10
5	4,483	0.10
6	4,484	0.10
7	4,548	0.10
8	8,542	0.20
9	7,290	0.17
10	6,978	0.16
11	5,368	0.12
12	5,370	0.12
13	5,834	0.13
14	5,839	0.13
15	4,636	0.11
16	4,637	0.11
17	4,639	0.11
18	4,640	0.11
19	4,641	0.11
20	4,643	0.11
21	4,644	0.11
22	4,646	0.11
23	4,647	0.11
24	4,654	0.11
25	5,027	0.12
26	12,406	0.28
27	5,320	0.12
28	4,508	0.10
29	4,509	0.10
30	4,510	0.10
31	4,512	0.10
32	4,513	0.10
33	4,514	0.10
34	4,516	0.10
35	4,517	0.10
36	4,518	0.10
37	4,520	0.10
38	4,521	0.10
39	4,522	0.10
40	4,523	0.10
41	4,525	0.10
42	4,526	0.10
43	4,527	0.10
44	4,529	0.10
45	4,530	0.10
46	4,531	0.10
47	4,533	0.10
48	4,565	0.10
49	5,058	0.12
50	14,177	0.33
51	15,614	0.36
52	6,529	0.15
53	6,076	0.14
54	5,626	0.13
55	5,176	0.12
56	4,725	0.11
57	5,866	0.13
58	5,099	0.12
59	5,099	0.12
60	5,099	0.12
61	5,866	0.13
62	5,866	0.13
63	5,099	0.12
64	5,099	0.12
65	5,099	0.12
66	5,866	0.13
67	5,866	0.13
68	5,099	0.12
69	5,099	0.12
70	5,099	0.12
71	5,866	0.13
72	5,866	0.13
73	5,099	0.12
74	5,099	0.12
75	5,099	0.12
76	5,866	0.13
77	4,614	0.11
78	4,500	0.10
79	4,500	0.10
80	4,500	0.10
81	4,500	0.10
82	5,866	0.13
83	5,866	0.13
84	4,635	0.11
85	4,580	0.11
86	4,580	0.11
87	4,580	0.11
88	4,580	0.11
89	4,580	0.11
90	4,580	0.11

LOT TABLE		
LOT	SQ. FT.	ACRES
91	4,580	0.11
92	4,580	0.11
93	4,580	0.11
94	5,866	0.13
95	5,866	0.13
96	4,580	0.11
97	4,580	0.11
98	4,580	0.11
99	4,580	0.11
100	4,580	0.11
101	4,580	0.11
102	4,580	0.11
103	4,580	0.11
104	4,580	0.11
105	4,636	0.11
106	5,866	0.13
107	5,914	0.14
108	4,636	0.11
109	4,580	0.11
110	4,580	0.11
111	4,580	0.11
112	4,580	0.11
113	4,580	0.11
114	4,580	0.11
115	4,580	0.11
116	4,580	0.11
117	4,580	0.11
118	5,866	0.13
119	5,866	0.13
120	4,580	0.11
121	4,580	0.11
122	4,580	0.11
123	4,580	0.11
124	4,580	0.11
125	4,580	0.11
126	4,580	0.11
127	4,580	0.11
128	4,580	0.11
129	4,637	0.11
130	5,866	0.13
131	4,500	0.10
132	4,500	0.10
133	4,500	0.10
134	4,514	0.10
135	4,919	0.11
136	4,752	0.11
137	4,714	0.11
138	4,714	0.11
139	4,714	0.11
140	4,714	0.11
141	4,714	0.11
142	4,714	0.11
143	4,714	0.11
144	4,714	0.11
145	4,714	0.11
146	4,714	0.11
147	5,866	0.13
148	7,351	0.17
149	4,533	0.10
150	4,533	0.10
151	4,533	0.10
152	4,533	0.10
153	4,533	0.10
154	4,533	0.10
155	4,533	0.10
156	4,533	0.10
157	4,533	0.16
158	4,533	0.10
159	4,533	0.10
160	4,500	0.10
161	4,500	0.10
162	4,500	0.10
163	4,500	0.10
164	4,824	0.11
165	4,824	0.11
166	4,824	0.11
167	4,824	0.11



BUILDING SETBACKS
CORNER LOT

1" = 30'



BUILDING SETBACKS
TYPICAL LOT

1" = 30'



LSRS LAND
SURVEYING

5031 E. SLEEPY RANCH RD.
CAVE CREEK, AZ 85331
PHONE: (480) 650-4006
LSRSURVEY@OUTLOOK.COM

FINAL PLAT FOR
HIGHVIEW II AT BOULDER CREEK
CAMP VERDE, ARIZONA



PROJ. NO:	24016
CAD FILE:	24016_FP
DATE:	6/13/25
DRAWN:	JV
SCALE:	1"=40'

REVISIONS



ALTA COMMITMENT FOR TITLE INSURANCE
issued by

Yavapai Title Agency, Inc.

123 N. Montezuma
Prescott, AZ 86301
(928) 445-2528

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Title Resources Guaranty Company, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 6 of Schedule A and improvements located on that land that by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 2021 v. 01.00 (07-01-2021)

Page 1

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AMERICAN
LAND TITLE
ASSOCIATION



- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under state statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
 4. **COMPANY'S RIGHT TO AMEND**
 The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
 5. **LIMITATIONS OF LIABILITY**
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and is restricted to the terms and provisions of this Commitment.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PROFORMA POLICY

The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as

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the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Yavapai Title Agency, Inc.
Issuing Office: 123 N. Montezuma, Prescott, AZ 86301
ALTA® Universal ID: 0000097
Loan ID Number:
Issuing Office File Number: 09008122-009-EJ
Property Address: VACANT LAND High View at Boulder Creek, Camp Verde, AZ 86322
Revision Number:

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: **November 6, 2023 at 7:30 AM**
2. Policy to be issued:
 - (a) **ALTA Owners Policy 7-1-21 Standard Coverage**
Proposed Insured: **To Come**
Proposed Amount of Insurance: **\$To Come**
The estate or interest to be insured: **FEE SIMPLE**
 - (b) **None**
Proposed Insured:
Proposed Amount of Insurance: **\$0.00**
The estate or interest to be insured: **FEE SIMPLE**
 - (c) **None**
Proposed Insured:
Proposed Amount of Insurance: **\$0.00**
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
Boulder Creek Camp Verde, LLC, an Arizona limited liability company

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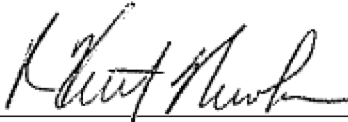


SCHEDULE A
(Continued)

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

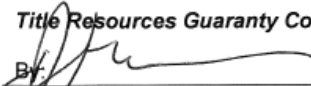
Issuing Agent:
Yavapai Title Agency, Inc.



An Authorized Signature



Title Resources Guaranty Company

By: 
President/CEO

Secretary

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EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 4 of "High View at Boulder Creek", Results of Survey Plat recorded in Reception No. 2020-0079351, records of Yavapai County Recorder's Office.

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SCHEDULE B – PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay second installment 2023 taxes, Parcel No. 403-15-003W4.
6. Proper Showing the Vacant Land/Confirmation Letter in the form approved by this Company has been physically mailed to the Owner's Address(s) shown in the Tax Assessor Records for the Assessor Parcel Number(s) set forth in this Commitment.
7. Confirm the notary in all documents to be recorded is an approved notary service or an employee of a Title Agent, Title Company, or Title Company Affiliate.

Any notary not set forth above is to be reviewed by a member of the Escrow Admin team/Chief Title Officer.

8. We find no open deeds of trust of record. Please provide written verification by the principals and/or their agents that the subject property is free and clear of any voluntary encumbrances and advise the Title Department accordingly prior to close of escrow.
9. Record Deed from Boulder Creek Camp Verde, LLC, an Arizona limited liability company to Proposed Insured.
NOTE: ARS 11:1133 may require the completion and filing of an Affidavit of Value.
10. The right is reserved to make additional exceptions or requirements upon submission of the name of the proposed insured.

TAX NOTE:

Year	2023
Parcel No.	403-15-003W4
Total Tax	\$2,748.56
First Half	\$PAID
Second Half	\$1,374.28 NOT PAID

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SCHEDULE B
PART I – REQUIREMENTS
(Continued)

NOTE: The only conveyance(s) affecting said land recorded within 24 months of the date of this commitment is (are) as follows:

NONE.

NOTE: The address of said land is purported to be: VACANT LAND High View at Boulder Creek, Camp Verde, AZ 86322

The Company assumes no liability as to the validity and/or accuracy of any such address.

Note: Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- **Print must be ten-point type (pica) or larger.**
- **Margins of at least one-half inch along the left and right sides one-half inch across the bottom and at least two inches on top for recording and return address information.**
- **Each instrument shall be no larger than 8 ½ inches in width and 14 inches in length.**

END OF SCHEDULE B – Part I

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SCHEDULE B – PART II

EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

(Note: The above Exceptions Nos. 2 through 6, inclusive, will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with the remaining Exceptions of this Commitment shown below.)

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

7. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.

8. Reservations contained in the Patent from the United States of America, reading as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.

9. Matters Shown on Survey:

Recorded in Book	80 of Land Surveys
Page	55
Recorded in Book	127 of Land Surveys
Page	39 and 40

10. Right of way for State Highway as disclosed in Warranty Deed recorded in Book 400 of Official Records, page 586.

11. Right of way for ditch and dyke easement as set forth in instrument recorded in Book 400 of Official Records, page 587.

12. The effect of easement recorded in Book 4439 of Official Records, page 670

13. LACK OF A RIGHT OF ACCESS to and from said land by reason of the State of Arizona restricting access to State Route 260.

14. Terms and Conditions contained in Declaration of Easement recorded April 30, 2015 in Instrument No. 2015-0019340 and Re-recorded in Instrument No. 2015-0021191.

15. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Instrument No.	<u>2018-0034744</u>
Purpose	ingress, egress and utilities

16. AGREEMENT according to the terms and conditions contained therein:

Purpose	Easement Agreement
Dated	July 6, 2018
Recorded	July 6, 2018
Document No.	<u>2018-0034745</u>

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SCHEDULE B
PART II – EXCEPTIONS
(Continued)

17. Matters Shown on Survey:

Recorded in Instrument No.	<u>2020-0079351</u>
Recorded in Instrument No.	<u>2021-0062165</u>

18. Easements and rights incident thereto, as set forth in instrument:

Recorded in Book	: 1351 of Official Records
Page	: <u>153</u>
Purpose	: electric transmission lines

19. Agreement according to the terms and conditions contained therein:

Purpose	: Access Easement
Book	: 4989 of Official Records
Page	: <u>2</u>

END OF SCHEDULE B – PART II

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FACTS			WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?
Why?			Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?			The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.
How?			All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.
Reasons we can share your personal information		Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes- to offer our products and services to you		No	We don't share
For joint marketing with other financial companies		No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences		Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness		No	We don't share
For our affiliates to market to you		No	We don't share
For nonaffiliates to market to you		No	We don't share
Questions?		Go to https://www.titleresources.com/privacypolicy	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (https://www.anywhere.re); Anywhere Integrated Services, LLC (https://www.anywhereis.re); and HomeServices of America, Inc. (https://www.homeservices.com).</i>
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.titleresources.com/privacypolicy Please see our notice about the California Consumer Protection Act located at https://www.titleresources.com/privacypolicy

For our California Customers	
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Yavapai Title Agency, Inc.

Where Excellence is Tradition

Privacy Policy Statement

The Financial Services Modernization Act, known as the Gramm-Leach-Bliley Act, requires us to explain to our customers the ways in which we collect and use customer information.

We are committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with your personal and/or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, **Yavapai Title Agency, Inc.** has adopted this Privacy Policy to govern the use and handling of your personal information.

Personal Information Collected

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We may disclose the above information (excluding information we receive from consumer or other credit reporting agencies) about our customers or former customers to our affiliates or nonaffiliated third parties as permitted by law. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

Links to Other Websites

Our websites contain links to websites that are provided and maintained by third parties and that are not subject to our Privacy Policy Statement. Please review the privacy policy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees to ensure that your information will be handled responsibly and in accordance with the Privacy Policy Statement. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

When recorded, return to:

Rose Law Group, pc
Attn: Taylor Roderick, Esq.
7144 E. Stetson Road, Suite 300
Scottsdale, AZ 85251

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR**

YAVAPAI COUNTY, ARIZONA

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**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR**

This Declaration of Covenants, Conditions, Restrictions and Easements for _____
_____ (the “**Declaration**”) is made this _____ day of _____, 2025, by
BOULDER CREEK CAMP VERDE, LLC, an Arizona limited liability company, as “**Declarant.**”

RECITALS

- A. Declarant is the owner of that certain parcel of real property consisting of platted lots situated in Yavapai County, Arizona, more particularly described on **Exhibit “A”** attached hereto and incorporated herein by this reference. The Property also includes all Improvements (as defined below) and all easements, rights and privileges appurtenant thereto.
- B. By executing and recording this Declaration with the County Recorder of Yavapai County, Arizona, Declarant intends to impose upon the Property mutually beneficial covenants, conditions, restrictions, and easements to establish a flexible and reasonable procedure for the overall development, administration, maintenance, use, and preservation of The Property. Declarant intends for this Declaration to create equitable servitudes and covenants appurtenant to and running with the Property and which will be binding upon all future Owners of all or any portion of the Property and any other Person acquiring any right, title, or interest in or to all of any portion of the Property.
- C. Declarant desires to provide for the creation of a nonprofit corporation under the laws of the State of Arizona to administer and maintain, repair and replace the Areas of Association Responsibility, and to provide for the levying and collecting of Assessments and other charges by the Association for the purpose, among other things, of paying all costs and expenses incurred or to be incurred by the Association in connection with the maintenance, repair and replacement and administration of the Areas of Association Responsibility and the enforcement of the covenants, conditions and restrictions contained in this Declaration.

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DECLARATIONS

NOW, THEREFORE, Declarant, for the purposes set forth above, as to the Property, declares as follows:

ARTICLE 1 **DEFINITIONS**

Unless otherwise defined elsewhere herein, the following words and phrases when used in this Declaration shall have the meanings set forth or cross-referenced in this Article.

“Applicable Laws” means the Arizona Planned Communities statutes, A.R.S. § 33-1801 et seq. and all other laws, statutes, ordinances, rules and regulations of all federal, state, county, Town and other governmental agencies having jurisdiction over the Project.

“Areas of Association Responsibility” means: (a) all Common Area; (b) all land, and the Improvements situated thereon, located within the boundaries of a Tract, Common Area, or a public right-of-way which the Association is obligated to maintain, repair and replace pursuant to the terms of this Declaration, or a Supplemental Declaration, or other Recorded document executed by Declarant or the Association; and (c) all land or right-of-way easements which are dedicated to the public, the City or any other governmental body or agency, but which the governmental body or agency has not accepted responsibility of maintenance, replacement, or repair.

“Article” is defined in Section 9.9 below.

“Articles” means the Articles of Incorporation of the Association, as amended from time to time.

“Assessable Lot” means a Lot which is not Exempt Property.

“Assessment” means a Regular Assessment, Special Assessment, or Enforcement Assessment.

“Assessment Lien” means the lien created and imposed by Article 5.

“Assessment Period” means the period set forth in Section 5.5.

“Association” means _____, an Arizona non-profit corporation, and its successors and assigns.

“Association Expenses” means the actual and estimated expenses incurred or anticipated to be incurred by or on behalf of the Association, including, but not limited to, any allocations to reserves determined by the Board to be necessary and appropriate, any funds requested by the Association, and all other financial liabilities of the Association.

“Association Rules” means the rules adopted by the Board pursuant to Section 4.8.

“Board” or “Board of Directors” means the Board of Directors of the Association.

“Boundary Wall” is defined in Section 7.3 below.

“Builder” means Southwest Homes, LLC.

“Bylaws” means the Bylaws of the Association, as amended from time to time.

“Certificate of Termination” means a certificate of termination Recorded pursuant to Section 9.1 below.

“Town” means the Town of Camp Verde, Arizona

“Commercial Vehicles” is defined in Section 6.19.1 below.

“Common Area” means all land, together with all Improvements situated thereon, which the Association at any time owns in fee or in which the Association has a leasehold interest for as long as the Association is the owner of the fee or leasehold interest, except that Common Area shall not include any Lot the Association acquires by the foreclosure of the Assessment Lien or by any deed in lieu of foreclosure.

“County” means Yavapai County, Arizona and **“County Recorder”** means the Office, and the Official Records, of the Yavapai County, Arizona Recorder.

“Declarant” means (i) the above-recited Declarant, (ii) the Owner of any portion of the Annexable Property at the time such Annexable Property is annexed into the Property, provided that the Owner elects to be a Declarant in the Declaration of Annexation described in Section 6.3 below, or (iii) any Person or Persons to whom any part or all of a Declarant’s rights hereunder are assigned by a Declarant; provided that such assignee is approved by a Majority of Declarants (as defined below), which approval shall not be unreasonably conditioned, delayed, or denied. Notwithstanding any provision to the contrary in the foregoing sentence, a Person may only be a Declarant during the time period in which such Person owns at least one Lot of the Property or the Annexable Property. A Declarant’s rights shall only be assigned by a written, Recorded instrument expressly assigning those rights. Notwithstanding anything herein to the contrary, Declarant’s rights shall be automatically assigned to Southwest Homes LLC in the event Declarant sells more than 50% of the lots under its control at the time of conveyance to Southwest Homes LLC.

“Declarant Control Period” means the period commencing upon the Recording of this Declaration and ending on (i) the date the last Declarant conveys its last Lot or terminates its last option to purchase a Lot so that such Declarant no longer owns any Lot and no longer holds any

option to purchase a Lot in the Project; or (ii) such earlier date as determined by Declarant in its sole discretion in a recorded notice to the Project.

“Declaration” means this *Declaration of Covenants, Conditions, Restrictions and Easements for _____*, as they may be amended from time to time.

“Family Vehicle” is defined in Section 6.19.1 below.

“FCC Rules” is defined in Section 6.15 below.

“First Mortgage” means any mortgage or deed of trust on a Lot which has priority over all other mortgages and deeds of trust on the same Lot.

“First Mortgagee” means the holder or beneficiary of any First Mortgage.

“Further Declaration” has the meaning set forth in Section 6.27 below.

“Hazardous Materials” means any materials, substances or wastes, regardless of physical form or concentration, which may now or hereafter be defined as “hazardous substances,” “hazardous materials,” “hazardous wastes,” “toxic substances,” “pollutants,” or words of similar import or meaning under any applicable federal, state or local environmental law.

“Improvement” means any Residential Dwelling, building, fence, gate, sidewalk, wall, equipment, swimming pool, spa, road, driveway, parking area (paved or unpaved), mailbox, permanent signage, statuary, fountain, flagpole, artistic work or ornamentation of any kind, lighting fixture, basketball pole/hoop, play structure, patio cover or balcony, and trees, plants, shrubs, grass or other landscaping of every type and kind and any other structure of any type, kind or nature. For purposes of Section 6.1, “Improvement” shall not include swing sets without play platforms covered by neutral-colored awnings or other recreational equipment or structures placed within Private Yards which in totality do not exceed a height of eight (8) feet from ground level and are placed a minimum of three (3) feet away from all Boundary Walls between neighboring Lots regardless of where the Boundary Wall is located.

“Invitee” means any Person whose temporary or periodic presence within the Project, including within any Residential Dwelling, has been solicited, approved by or arranged for by a particular Owner, Lessee, or Resident, including without limitation, his guests, employees, licensees, business invitees, contractors and agents.

“Lessee” means the lessee or tenant under a lease, oral or written, of any Residential Dwelling on a Lot, including an assignee of a lease to the extent that the lease is permitted under the provisions of Section 6.12 below.

“Lot” means a portion of the Project intended for independent ownership and use and designated as a lot on any Plat and, where the context indicates or requires, shall include any Residential Dwelling or other Improvements situated on the Lot.

“Manufactured Home” means a structure that is constructed according to the standards set forth in the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 U.S.C. §5401 et seq.) and built on a permanent chassis at a manufacturing facility, then transported to a building site in one or more sections. To be permitted within this community, all Manufactured Homes must: (1) be permanently affixed to a foundation system that meets all local building codes and manufacturer specifications; (2) include a site-built, attached two-car garage that complies with all architectural guidelines applicable to site-built homes; (3) have all running gear, tongues, axles, and wheels removed; (4) qualify for classification as real property under applicable Arizona law; (5) be eligible for conventional 30-year mortgage financing; and (6) comply with all Design Guidelines. No temporary or mobile structures of any kind shall be permitted, even if such structures could be physically placed on the property. Only Manufactured Homes that are visually indistinguishable from site-built homes in terms of appearance, quality, and permanence will be allowed within the community.

“Modification” is defined in Section 6.1.3 below.

“Owner” means the record owner, whether one or more Persons, of beneficial or equitable title (and legal title if the same has merged with the beneficial or equitable title) to the fee simple title interest of a Lot. An Owner shall include a purchaser under a contract for the conveyance of real property, subject to the provisions of A.R.S. § 33-741 et seq. An Owner shall not include (i) Persons having an interest in a Lot merely as security for the performance of an obligation or a Lessee or (ii) a purchaser under a purchase contract and receipt, escrow instructions or similar executory contract which are intended to control the rights and obligations of the parties to the executory contract pending the closing of a sale or purchase transaction. In the case of Lots the fee simple title to which is vested in a trustee pursuant to A.R.S. § 33-801 et seq., the trustor shall be deemed to be the Owner. In the case of Lots, the fee simple title to which is vested in a trustee pursuant to a subdivision trust agreement or similar agreement, the beneficiary of any such trust who is entitled to possession of the trust property shall be deemed to be the Owner.

Provided, in any event, no Person may own, in any fashion, more than three (3) residential units at any given time unless approved by Declarant in writing.

“Permitted Pets” or **“Permitted Animals”** is defined in Section 6.13 below.

“Person” means a natural person, corporation, business trust, estate, trust, partnership, limited liability company, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity.

“Plat” or **“Plats”** means *“A Final Plat of _____”* Recorded on _____, 20____ in Book _____ of Maps, Page _____, as Document Number _____.

_____ with the County Recorder, and all amendments, supplements and corrections thereto and any other final plat recorded on any Annexable Property following or prior to annexation thereof into the Project.

“Project” or “Property” means the real property described on **Exhibit “A”** attached to this Declaration, together with all Improvements located thereon and all easements, rights and privileges appurtenant thereto.

“Private Street” means streets referenced as tracts within the Project on the subdivision recorded plat owned and maintained by the Association.

“Purchaser” means any Person, other than the Declarant or any Builder, who by means of a voluntary transfer becomes the Owner of a Lot. A Purchaser shall not include (i) a Person who purchases a Lot and then leases it to the Declarant or any Builder for use as a model home; or (ii) a Person who, in addition to purchasing a Lot, is assigned any or all of the Declarant’s rights under this Declaration.

“Recording” means placing an instrument of public record with the County Recorder and **“Recorded”** means having been so placed of record.

“Regular Assessment” means any assessment levied and assessed pursuant to Section 5.2.

“Resident” means each individual occupying or residing in any Residential Dwelling, including, without limitation, an Owner’s or Lessee’s family members and other members of their household residing with them on a regular basis.

“Residential Dwelling” means any Manufactured Home, situated on a Lot and designed and intended for independent ownership and for use and occupancy as a Single-Family residence.

“Section” is defined in Section 9.9 below.

“Single Family” means a group maintaining a common household in a Residential Dwelling consisting of one or more persons each related to the other by blood, marriage or legal adoption or such a group that includes a maximum of three (3) persons within the group who are unrelated to each other by blood, marriage or legal adoption.

“Special Assessment” means any assessment levied and assessed pursuant to Section 5.3.

“Tract” means any tract labeled on the Plat and designated for use as Common Area.

“Vehicles” is defined in Section 6.19.1 below.

“Visible from Neighboring Property” means, with respect to any given object or Improvement, that such object or Improvement is or would be visible to a person six feet tall

standing at ground level on any part of a Lot, the Common Area or any public street within or adjacent to the Project; provided, however, that an object shall not be considered as being Visible from Neighboring Property if the object is visible only through a wrought iron fence or gate and would not be Visible from Neighboring Property if the wrought iron fence or gate were a solid fence or gate.

“Yard” means the portion of the Lot devoted to Improvements other than the Residential Dwelling. **“Private Yard”** means that portion of a Yard which is enclosed or shielded from view by walls, fences, hedges or the like so that it is not generally Visible from Neighboring Property and is accessible only by a Resident of a Residential Dwelling and/or his Invitees. **“Public Yard”** means that portion of a Yard which is generally Visible from Neighboring Property, whether or not it is located in front of, beside, or behind the Residential Dwelling and includes any private courtyard area or gated entry area on the Public Yard.

ARTICLE 2 **PROJECT PLAN**

2.1 Project General Plan; Binding Effect. This Declaration is being Recorded to establish a general plan for the development, sale, lease and use of the Project in order to protect and enhance the value and desirability of the Project. Declarant declares that the Project shall be held, sold, and conveyed subject to this Declaration. By acceptance of a deed or by acquiring an interest in any portion of the Project, each Person, binds himself, his heirs, personal representatives, successors, transferees and assigns, and all Residents of his Lot, to all of the provisions, restrictions, covenants, conditions, and Rules now or hereafter imposed by this Declaration, without regard to whether this Declaration is referenced in the instrument of conveyance or encumbrance. In addition, each such Person by so doing thereby acknowledges that this Declaration sets forth a general scheme or plan for the development, sale, lease and use of the Project and hereby evidences his interest that all restrictions, conditions and covenants contained in this Declaration shall run with the land and be binding on all subsequent and future Owners and their Lessees, transferees and assigns. Furthermore, each such Person fully understands and acknowledges that this Declaration shall be mutually beneficial, prohibitive and enforceable by all Owners. Declarant hereby covenants and agrees that the Lots and the other rights created by this Declaration shall not be separated or separately conveyed, and each shall be deemed to be conveyed or encumbered with its respective Lot even though the description in the instrument of conveyance or encumbrance may refer only to the Lot.

2.2 Disclaimer of Representations and Implied Covenants. Declarant makes no representations or warranties whatsoever about (i) completion of the Project in accordance with the plans for the Project as they exist on the date this Declaration is Recorded; (ii) commitment or development of any portion of the Project for a particular use or for any use, except that all such uses shall be consistent with the development of the Project for Single Family residential purposes; or (iii) the County’s right, plan or intent to amend the zoning or development plan for the Project or adjacent properties in the future. Nothing contained in this Declaration and nothing which may be represented to a purchaser by real estate brokers or salesmen shall be deemed to create any

implied covenants, servitudes or restrictions with respect to the use of any property subject to this Declaration.

2.3 Conveyance of Common Areas. Any area designated by a Plat as “Common Area” shall be conveyed to the Association, and the Association shall accept such conveyance, upon the completion of the improvements to such Common Area in accordance with the approved plans. Such Common Area shall be conveyed to the Association, free of all monetary encumbrances (including mechanics’ and materialmen’s liens), except current real and personal property taxes and other easements, conditions, reservations and restrictions then of record, including without limitation, this Declaration. The foregoing shall not preclude the Association from accepting fee title to any Common Area tracts prior the completion of any improvements.

2.4 Automatic Assignment. In the event Declarant sells, encumbers, pledges, or otherwise conveys or attempts to convey ownership of fifty percent (50%) or more of the lots owned or held by Declarant to Builder, all of Declarant’s right, title, and interest in and to this Declaration shall automatically be assigned to and assumed by Builder.

2.5 Setback Encroachments and Indemnity.

(a) Each Lot Owner, by acceptance of a deed to any Lot within the Project, acknowledges and agrees that:

1. The Town may establish, modify, or enforce setback requirements that differ from those depicted and described in the recorded Plat;

2. Improvements on the Lots may encroach upon setbacks as originally depicted and described in the recorded Plat due to modifications required by the Town during development, construction, or subsequent regulatory changes; and

3. Such encroachments may exist at the time of conveyance to Owner or may occur subsequently due to Town requirements.

(b) Each Lot Owner, by acceptance of a deed to any Lot within the Project, hereby agrees to hold harmless, indemnify, and defend the Declarant and Builder against any and all claims, liabilities, costs, and expenses (including reasonable attorneys’ fees) arising from or relating to any discrepancies between the setbacks depicted in the recorded Plat and the actual location of improvements as constructed; Owner further waives any claim against Declarant and Builder for any loss, damage, or expense related to setback encroachments required by the Town and assumes responsibility for compliance with any current or future Town requirements regarding setbacks that may affect the Lot, regardless of whether such requirements conflict with the recorded Plat.

(c) Neither Declarant nor Builder shall be liable for any discrepancy between the setbacks, boundaries, or other measurements depicted or described in the recorded Plat and the actual location of improvements as constructed pursuant to Town requirements.

(d) The indemnifications, waivers, and releases contained in this Section shall survive closing and shall be binding upon and inure to the benefit of the Declarant's and Builder's successors, assigns, heirs, executors, and personal representatives.

ARTICLE 3

EASEMENTS AND DEVELOPMENT RIGHTS

3.1 Easements for Use of Common Area.

(a) Every Owner, Lessee and Resident and their guests shall have a right and easement of enjoyment in and to the Common Area, which right shall be appurtenant to and shall pass with the title to every Lot, subject to:

(1) The right of the Association and Declarant, subject to Section 4.8, to dedicate, convey, transfer, lease or encumber the Common Area; provided, however, that if access to a Lot is over any part of the Common Area, any conveyance, lease or encumbrance of such Common Area shall be subject to an easement for ingress and egress in favor of the Owner, Lessees and Residents of the Lot and their guests and invitees;

(2) The right of the Board to adopt rules, regulations or policies regulating the use of the Common Area including rules, regulations and policies limiting the number of guests who may use the Common Area and restricting or prohibiting access to such portions of the Common Area not intended for use by the Owners, Lessees or Residents, including without limitation landscaped areas and areas designated for use as natural area open space;

(3) The right of the Association to suspend the right of an Owner and such Owner's family, tenants and guests to use the Common Area (other than the right of an Owner and such Owner's family, tenants and guests to use Private Streets which are part of the Common Area for ingress or egress to the Owner's Lot) if such Owner is more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the Community Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation;

(4) The rights and easements reserved by or granted to Declarant or a Builder by the Declaration;

(5) The right of the Association to rent or lease any portion of the Common Area on a short-term basis to an Owner or Resident for the exclusive use of such Owner or Residents and their guests and invitees;

(6) The rights and easements, if any, reserved or granted to Declarant or any other Person in the deed conveying the Common Area to the Association.

(b) The right of easement and enjoyment of the Common Area may not be transferred or assigned except upon the conveyance or transfer of the Lot to which such right is appurtenant.

(c) If a Lot is leased or rented by the Owner thereof, the Lessee and the members of the Lessee's family residing with such Lessee shall have the right to use any recreational facilities or amenities situated on the Common Area during the term of the lease.

3.2 Utility and Development Easements. A non-exclusive, perpetual blanket easement is hereby granted over, under and through the Common Area and any public utility easements shown on any Plat executed by Declarant, so long as Declarant owns any Lots, or the Association for any of the following purposes: (a) installing, constructing, operating, maintaining, repairing or replacing equipment used to provide to any portion of the Project or adjacent land any utilities (including, without limitation, water, sewer, drainage, gas, electricity, telephone, digital and other data transmission service and television service), whether public or private; and (b) ingress and egress to install, construct, operate, maintain, repair and replace such equipment. Such easement is hereby granted to any Person providing such utilities or installing, constructing, maintaining, repairing or replacing equipment related thereto. Any pipes, conduits, lines, wires, transformers and any other apparatus necessary for the provision or metering of any utility shall be installed or relocated only where permitted by Declarant or the Association or, where contemplated on any site plan approved by Declarant or the Association. Equipment used to provide or meter such utilities or services may be installed above ground during periods of construction if approved by Declarant or the Association. The Person providing a service or installing a utility pursuant to this easement shall install, construct, maintain, repair or replace the equipment used to provide or meter the utility as promptly and expeditiously as possible, and shall restore the surface of the land and the surrounding vegetation and improvements to their original condition as soon as possible.

3.3 Rights and Easements to Facilitate Development.

(a) Declarant hereby reserves to itself, its successors and assigns the right and easement to do any of the following: (1) use any Lots owned or leased by Declarant, any other Lot

with written consent of the Owner thereof, or any portion of the Common Area as models, management offices, sales offices, a visitors' center, construction offices, customer service offices or sales office or model home parking areas; and (2) install and maintain on the Common Area, any Lot owned or leased by Declarant or any other Lot with the consent of the Owner thereof, such marketing or promotional flags and flag poles and such marketing, promotional, identification, direction or other signs which Declarant deems necessary for the development, sale or lease of Lots in the Project. Declarant shall have the right to grant and reserve easements, rights-of-way and licenses over and through the Common Area for the purposes set forth in this Section or for any other purpose necessary or desirable for the orderly development of the Project.

(b) Any and all conveyances made to the Association or any Owner shall be conclusively deemed to incorporate these reservations of rights and easements, whether or not set forth in such grants. The easements and rights granted or reserved to Declarant in this Declaration shall not terminate or merge and shall continue to run with the land, notwithstanding the common law doctrine of merger and the common ownership of all of Project by Declarant. Upon written request of Declarant, the Association and each Owner shall from time to time sign, acknowledge and deliver to Declarant such further assurances of these reservations of rights and easements as may be requested.

(c) Declarant hereby grants to each Builder and the Builder's agents, employees and contractors the right and easement to do any of the following: (1) use any Lots owned or leased by the Builder, any other Lot (with written consent of the Owner thereof) or any portion of the Common Area (with the prior written consent of the Association) as models, management offices, sales offices, a visitors' center, construction offices, customer service offices or sales office or model home parking areas; and (2) install and maintain on the Common Area (with the prior written consent of the Association), any Lot owned or leased by the Builder or any other Lot with the consent of the Owner thereof, such marketing or promotional flags and flag poles and such marketing, promotional, identification, direction or other signs which the Builder deems necessary for the development, sale or lease of Lots in the Project.

(d) In the event of any conflict or inconsistency between this Section and any other provision of the Community Documents, this Section shall prevail.

3.4 Easement for Maintenance and Enforcement. The Association and its directors, officers, agents, and employees are hereby granted an easement and right of access over and through any Lots and Common Area (excluding the interior of any Residence) for the following purposes: (a) the exercise and discharge of their respective powers and responsibilities under the Community Documents; (b) correcting any condition originating in a Lot or in any Common Area threatening another Lot or the Common Area; (c) performing installations or Maintenance of utilities, landscaping or other Improvements located on Areas of Association Responsibility situated within the boundaries of the Lots; and (d) correcting any condition which violates the Community Documents.

3.5 Easements for Encroachments. If any Improvement on any Lot, or Common Area now or hereafter encroaches on any other property by reason of the original construction thereof, deviations within normal construction tolerances in the Maintenance of any Improvement or the settling or shifting of any land or Improvement, an easement is hereby granted to the extent of any such encroachment for the period of time the encroachment exists. The Owner of the encroaching Improvement shall also have an easement for the limited purpose of Maintenance of the encroaching Improvement. This easement does not relieve any Owner or any other Person from liability for such Owner's or other Person's gross negligence or willful misconduct.

3.6 Dedications and Easements Required by Governmental Authority. Declarant hereby reserves to itself and its successors and assigns, the right to make any dedications and to grant any easements, rights-of-way and licenses required by any government or governmental agency over and through all or any portion of the Common Area.

ARTICLE 4

THE ASSOCIATION

4.1 Formation and Powers of the Association.

(a) The Association shall be an Arizona nonprofit corporation. The Association shall have all of the common law and statutory powers conferred upon nonprofit corporations under Arizona law and all powers necessary or desirable to do any of the following: (1) perform the Association's duties and obligations under the Community Documents or imposed by law; (2) exercise the rights and powers of the Association set forth in the Community Documents; and (3) foster and promote the common good and general welfare of the Project, the Owners, Residents and Lessees, and the surrounding community. The Association may exercise any right or privilege given to the Association expressly by the Community Documents and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association by the Community Documents or reasonably necessary to effectuate any such right or privilege. The Association shall be managed by a Board of Directors. Until the expiration of the Declarant Control Period, Declarant shall have the right to appoint and remove the members of the Board. After the expiration of the Declarant Control Period, the members of the Board shall be elected by the Owners in accordance with the Articles and Bylaws. Declarant may at any time voluntarily surrender its right to appoint and remove the members of the Board, and in that event Declarant may require that until the expiration of the Declarant Control Period, specified actions of the Board, as described in a Recorded instrument executed by Declarant, must be approved by Declarant before they become effective. The Association shall not be dissolved unless another entity has agreed to assume the operation and maintenance responsibilities of the Association under the Community Documents.

(b) The Association may create profit or nonprofit subsidiaries which may be tax-exempt organizations and delegate to such subsidiaries portions of the powers and authority of the Association under the Community Documents. The Association may engage in activities to benefit persons other than Owners, Lessees and Residents and may operate, manage and maintain

property not owned by the Association (including, without limitation, property dedicated to public use) if the Association determines in its discretion that such action confers some benefit upon the Project.

4.2 Authorized Community Activities, Services and Programs.

(a) The Association may organize, fund and administer community-building activities, services and programs as the Association deems necessary, desirable or appropriate. Examples of such activities, services and programs include, but are not limited to, the following:

- 1) Operation and management of the Areas of Association Responsibility;
- 2) Primary and adult education programs;
- 3) Recreation and social programs;
- 4) Activities designed to promote compliance with the Community Documents through education and communication;
- 5) Public relations activities on behalf the Project;
- 6) Cultural, arts, environmental and wellness programs;
- 7) Community service activities for the benefit of Owners, Lessees or Residents of the Project and the surrounding community;
- 8) Community internet and intranet sites;
- 9) Charter clubs and other volunteer organizations and activities; and
- 10) Other services, activities and programs which enhance the sense of community in the Project.

(b) Nothing in this Section shall be construed as a representation by Declarant or the Association as to what, if any, activities, services and programs will be provided by the Association. In addition, the Association may modify or cancel existing activities, services and programs in its discretion. Non-use of any activities, services or programs offered by the Association shall not exempt any Owner from the obligation to pay Assessments.

4.3 Relationship with Other Entities. The Association may enter into cooperative agreements and expend funds for facilities, services and activities which benefit the Project and

the surrounding community. The Association may provide, or provide for, such services and facilities for all of the Owners, Lessees and Residents and their Lots, and the Association is authorized to enter into and terminate contracts or agreements with other entities, including Declarant or any affiliate of Declarant, to provide such services and facilities. The Association may charge use or service fees for any such services and facilities provided, but may also include all or a portion of the cost thereof in the Association's budget as an Association Expense and assess it as part of the Regular Assessment if the services and facilities are provided to all Lots. In any contracts or agreements with third parties for the provision of services within the Project, the Association may assign to the service provider the right to bill Owners directly and to pursue all legal or equitable remedies otherwise available to the Association for the collection of such bills.

4.4 Identity of Members. The members of the Association shall be Owners of the Lots. All Owners of Lots shall be mandatory members of the Association. An Owner of a Lot shall automatically, upon becoming the Owner thereof, be a member of the Association and shall remain a member of the Association until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. Membership in the Association shall be limited to Declarant and the Owners of Lots.

4.5 Classes of Members and Voting Rights. The Association shall have the following two (2) classes of voting membership:

Class A. Class A members shall be all Owners of Lots, except for Declarant (until the termination of the Class B membership). Each Class A member shall be entitled to one (1) vote for each Lot owned by such Member.

Class B. The Class B member shall be Declarant. Each Class B member shall be entitled to three (3) votes for each Lot owned by such Class B member.

4.6 Voting Procedures. No change in the ownership of a Lot shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote for each such Lot must be cast as a unit, and fractional votes shall not be allowed. In the event that a Lot is owned by more than one person and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Member casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Lot unless objection thereto is made at the time the vote is cast. In the event that more than one vote is cast by a Class A Member for a particular Lot, none of the votes shall be counted and all of the votes shall be deemed void.

4.7 The Association Rules. The Board may adopt, amend and repeal rules and regulations pertaining to any of the following: (a) the management, operation and use of the Areas of Association Responsibility including, but not limited to, any recreational facilities situated upon the Areas of Association Responsibility; and (b) minimum standards for the Maintenance of Lots.

In the event of any conflict or inconsistency between the provisions of this Declaration and the Association Rules, the provisions of this Declaration shall prevail. The Association Rules shall be enforceable in the same manner and to the same extent as the covenants, conditions and restrictions set forth in this Declaration.

4.8 Personal Liability. No director, officer, or employee of the Association, and no other Person acting on behalf of the Association shall be personally liable to any Person for any damage, loss or prejudice suffered or claimed on account of any act, omission, error, or negligence in the discharge of such Person's duties and responsibilities under the Community Documents; provided, such Person acted in good faith.

4.9 Conveyance, Lease or Encumbrance of Common Area. The Association may dedicate parts of the Common Area to the City or any public agency, authority or utility for such purposes and subject to such conditions as the Board may determine to be in the best interests of the Project. The Association may convey portions of the Common Area for the purpose of adjusting the boundary lines between the Common Area and adjoining Lots or dedicated rights-of-way. The Association may grant permits, licenses and easements on, over, under and through the Common Area for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance and operation of the Project. After the expiration of Declarant Ownership Period, the Common Area shall not be mortgaged or conveyed by the Association without the prior written consent by Declarant. During the Declarant Ownership Period, Declarant shall have the right to take any of the actions authorized under this Section to be taken by the Association.

4.10 Transfer of Membership. The rights and obligations of any Member other than the Declarant shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership of an Owner's Lot, and then only to the transferee of ownership to the Lot. A transfer of ownership to a Lot may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage of record, or such other legal process as now in effect or as may hereafter be established under or pursuant to the laws of the State of Arizona. Any attempt to make a prohibited transfer shall be void. Any transfer of ownership to a Lot shall operate to transfer the membership appurtenant to the Lot to the new Owner thereof. Each purchaser of a Lot shall notify the Association of his purchase within ten (10) days after he becomes the Owner of a Lot.

4.11 Suspension of Voting Rights. If any Owner fails to pay any Assessments or other amounts due to the Association under the Community Documents within ninety (90) days after such payment is due or if any Owner violates any other provision of the Community Documents and such violation is not cured within ninety (90) days after the Association notifies the Owner of the violation or within such other time period established by the Board in the Rules, the Board, in accordance with the procedures set forth in the Bylaws, shall have the right to suspend such Owner's right to vote until such time as all payments, including interest and attorneys' fees, are brought current, and until any other infractions or violations of the Community Documents are corrected.

ARTICLE 5
COVENANT FOR ASSESSMENTS AND CREATION OF LIEN

5.1 Creation of Lien and Personal Obligation of Assessments. Each Owner, other than the Declarant, by becoming the Owner of a Lot, is deemed to covenant and agree, to pay Assessments to the Association in accordance with this Declaration. All Assessments shall be established and collected as provided in this Declaration. No Regular Assessment or Special Assessment shall be levied against any Lot owned by the Declarant. Each Assessment, together with interest and all costs, including but not limited to reasonable attorneys' fees, incurred by the Association in collecting or attempting to collect delinquent Assessments, whether or not suit is filed, shall also be the personal obligation of the Person who was the Owner of the Lot at the time when the Assessment became due. The personal obligation for delinquent Assessments shall not pass to the successors in title of the Owner unless expressly assumed by them. No Owner shall be exempt from liability for assessments because of such Owner's non-use of the Common Area, abandonment of such Owner's Lot or other circumstance. The obligation to pay Assessments is a separate and independent obligation on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed for any alleged failure of the Association, the Board or the Association to take some action or perform some function required of it.

5.2 Regular Assessments.

(a) At least thirty (30) days prior to the commencement of each Assessment Period, the Board shall prepare and adopt a budget (the "**Budget**") of the estimated Association Expenses for the next Assessment Period, including any contribution to be made to a reserve fund. The Budget shall also reflect the sources and estimated amount of funds required to pay such Association Expenses, which sources may include any surplus to be applied from prior years, any income expected from sources other than Assessments and the amount to be generated through Assessments against the Lots.

(b) Concurrently with the adoption of the Budget, the Board shall determine the amount of the Regular Assessment for each Assessable Lot. The Regular Assessment shall be the same amount for each Assessable Lot. The amount of the Regular Assessment for an Assessment Period for each Assessable Lot shall be calculated by dividing the Budget amount for the applicable Assessment Period, which Budget amount shall be based on the completed Project, by the total number of Lots within the Property. The amount of increase, if any, in the Regular Assessment from one Assessment Period to the next Assessment Period shall be subject to such limitations as may be imposed by Arizona law.

(c) The Board shall give notice of the Regular Assessment to each Owner at least thirty (30) days prior to the beginning of each Assessment Period, but the failure to give such notice shall not affect the validity of the Regular Assessment established by the Board nor relieve any Owner from its obligation to pay the Regular Assessment. If the Board fails to adopt a Budget for any Assessment Period, then until and unless such Budget is adopted and a Regular Assessment

is levied by the Board for such Assessment Period, the amount of the Regular Assessment for the immediately preceding Assessment Period shall remain in effect.

(d) If the Board determines during any Assessment Period that the funds budgeted for that Assessment Period are, or will, become inadequate to meet all Association Expenses for any reason, including, without limitation, nonpayment of Assessments, the Board may amend the Budget and increase the Regular Assessment for that Assessment Period by an amount not to exceed 20% of the Regular Assessment for the prior Assessment Period, and the revised Regular Assessment shall commence on the date designated by the Board.

5.3 Special Assessments. The Association may levy against each Assessable Lot a Special Assessment for the purpose of obtaining funds to pay the cost of any construction, reconstruction, repair or replacement of an Improvement upon the Common Area (including fixtures and personal property related thereto), or to pay unbudgeted expenses or expenses in excess of the amount budgeted. The Special Assessment shall be the same amount for each Assessable Lot. After the termination of the Declarant Ownership Period, any Special Assessment must be approved by Members holding at least sixty-seven percent (67%) of the votes cast with respect to the proposed Special Assessment. The presence in person or by absentee ballot of Members holding more than fifty percent (50%) of the Eligible Votes shall constitute a quorum for any vote with respect to a proposed Special Assessment.

5.4 Enforcement Assessment. The Association may impose against an Owner as an Enforcement Assessment any Collection Costs incurred by the Association in attempting to collect Assessments or other amounts payable to the Association by the Owner; and any monetary penalties levied against the Owner. The Enforcement Assessment shall be automatically imposed against an Owner at such time as the Collection Cost or other amounts are incurred by the Association or, in the case of a monetary penalty, the date the monetary penalty is imposed on the Owner by the Board.

5.5 Assessment Period. The period for which the Regular Assessments shall be levied shall be the calendar year, except that the first Assessment Period shall commence on the first day of the first month after the conveyance of the first Lot to a Purchaser or such other date as may be selected by the Board of Directors and terminate on December 31 of such year. The Board in its sole discretion from time to time may change the Assessment Period, including the Assessment Period for Additional Property.

5.6 Rules Regarding Billing and Collection Procedures. Regular Assessments shall be collected on a monthly basis or such other basis as may be selected by the Board. Special Assessments may be collected as specified by the Board. The Board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making Assessments and for the billing and collection of the Assessments provided that the procedures are not inconsistent with the provisions of this Declaration. The failure of the Association to send a bill to an Owner shall not relieve any Owner of such Owner's liability for any Assessment or charge under this Declaration. The Association shall be under no duty to refund any payments received by it even

though the ownership of a Lot changes during an Assessment Period, but successor Owners of Lots shall be given credit for prepayments, on a prorated basis, made by prior Owners.

5.7 Effect of Nonpayment of Assessments; Remedies of the Association.

(a) Any Assessment, or any installment of an Assessment, not paid within fifteen (15) days after the Assessment, or the installment of the Assessment, first became due shall bear interest from the due date at the rate of ten percent (10%) per annum or such other rate of interest as may be established by the Board from time to time. In addition, the Board may establish a late fee to be charged to any Owner who has not paid any Assessment, or any installment of an Assessment, within fifteen (15) days after such payment was due.

(b) The Association shall have a lien on each Lot for any Assessment levied against that Lot from the time the Assessment becomes due and for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments. The Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments may be foreclosed in the same manner as a mortgage on real estate. Fees, charges, late charges, monetary penalties and interest charged pursuant to Arizona Revised Statutes, other than charges for late payment of Assessments, are not enforceable as Assessments under this Section 5.7. If an Assessment is payable in installments, the full amount of the Assessment is a lien from the time the first installment of the Assessment becomes due. The Association has a lien for fees, charges, late charges (other than charges for late payment of Assessments), monetary penalties or interest charged pursuant to Arizona Revised Statutes after the entry of a judgment in a civil suit for those fees, charges, late charges, monetary penalties or interest from a court of competent jurisdiction and the recording of that judgment in the records of the County Recorder of Yavapai County, Arizona, as otherwise provided by law. The Association's lien for monies other than for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments may not be foreclosed and is effective only on conveyance of any interest in the Lot. The recording of this Declaration constitutes record notice and perfection of the Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments, and no further recordation of any claim of lien shall be required. Although not required in order to perfect the Association's lien, the Association shall have the right but not the obligation, to record a notice setting forth the amount of any delinquent Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments which are secured by the Association's lien. If the Association records a notice of lien, the Association may charge the Owner of the Lot against which the Notice of Lien is Recorded a lien fee in an amount established from time to time by the Board.

(c) The Assessment Lien shall have priority over all liens or claims except for: (1) liens and encumbrances Recorded before the Recording of this Declaration; (2) liens for real

estate taxes and other governmental assessments and charges; and (3) the lien of any First Mortgage or seller's interest in a first contract for sale recorded prior to the Assessment Lien. Any First Mortgagee or any other Person acquiring title or coming into possession of a Lot through foreclosure of the First Mortgage, purchase at a foreclosure sale or trustee sale, or through any equivalent proceedings, such as, but not limited to, the taking of a deed in lieu of foreclosure shall acquire title free and clear of any claims for unpaid assessments and charges against the Lot which became payable prior to the acquisition of such Lot by the First Mortgagee or other Person. Any Assessments and charges against the Lot which accrue prior to such sale or transfer shall remain the obligation of the defaulting Owner of the Lot.

(d) The Association shall have the right, at its option, to enforce collection of any delinquent Assessments and any other sums due to the Association in any manner allowed by law including, but not limited to: (1) bringing an action at law against the Owner personally obligated to pay the delinquent Assessments and such action may be brought without waiving the Assessment Lien; or (2) bringing an action to foreclose the Assessment Lien against the Lot in the manner provided by law for the foreclosure of a realty mortgage. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Lots purchased at such sale.

5.8 Purposes for which Association's Funds May Be Used. The Association may use all funds and property collected and received by it (including the Assessments, fees, loan proceeds, surplus funds and all funds and property received by it from any other source) for the purpose of any of the following: (a) discharging and performing the Association's duties and obligations under the Community Documents or applicable law; (b) exercising the rights and powers granted to the Association by the Community Documents or applicable law; (c) providing for promotion activities and services the Board deems appropriate, necessary or desirable to foster or promote the common good and general welfare of the Project and the Owners, Lessees and Residents; (d) contracting for services (including, without limitation, sewer operation and treatment maintenance, cable television, etc.) to be provided to Owners, Lessees and Residents; (e) providing the Design Guidelines and approvals as required with such funds as may be approved by the Board; and (f) taking such other action as the Association deems necessary, appropriate or desirable for the management and administration of the Association or for the benefit of the Association or of the Project.

5.9 Surplus Funds. The Association shall not be obligated to spend in any year all the Assessments and other sums received by it in such year, and may carry forward as surplus any balances remaining. The Association shall not be obligated to reduce the amount of the Regular Assessment in the succeeding year if a surplus exists from a prior year, and the Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the financial security of the Association and the accomplishment of its purposes.

5.10 Contribution to Reserves.

(a) Except as otherwise provided in this Section, each Purchaser shall pay to the Association, immediately upon becoming the Owner of a Lot, a contribution in the amount of one-sixth (1/6th) of the amount of the annual Regular Assessment (the “**Reserve Contribution**”) to the reserves to be established pursuant to Section 6.12. The Board of Directors may from time to time thereafter increase or decrease the amount of the Reserve Contribution, but following the expiration of the Declarant Ownership Period the amount of the Reserve Contribution may not be increased by the Board of Directors by more than twenty percent (20%) during any twelve-month period without the approval of Members holding more than fifty percent (50%) of the Eligible Votes. The Reserve Contribution shall be deemed a contribution to the capital of the Association.

(b) No Reserve Contribution shall be payable with respect to the following: (1) the transfer or conveyance of a Lot by devise or intestate succession; (2) a transfer or conveyance of a Lot to a family trust, family limited partnership or other Person for bona fide estate planning purposes; (3) a transfer or conveyance of a Lot to a corporation, partnership or other entity in which the grantor owns a majority interest unless the Board determines, in its sole discretion, that a material purpose of the transfer or conveyance was to avoid payment of the Reserve Contribution; or (4) the transfer or conveyance of a Lot as a result of a trustee’s sale under a deed of trust, the foreclosure of a realty mortgage or the forfeiture or foreclosure of a purchaser’s interest under a Recorded contract for the conveyance of real property subject to A.R.S. § 33-741, et seq.

5.11 Reserves. The Board shall establish reserves for the future periodic maintenance, repair or replacement of the major components of the Areas of the Association Responsibility. The reserves may be funded from Regular Assessments, the Reserve Contributions paid pursuant to Section 5.11 or any other revenue of the Association. All amounts designated as reserves shall be deposited by the Board of Directors in a separate bank account (the “**Reserve Account**”) to be held for the purposes for which they are collected and are to be segregated from and not commingled with any other funds of the Association.

5.12 Transfer Fee. Each Purchaser (other than a Builder) of a Lot shall pay to the Association immediately upon becoming the Owner of the Lot a transfer fee in such amount as is established from time to time by the Board to compensate the Association for the administrative cost resulting from the transfer of a Lot. The transfer fee is not intended to compensate the Association for the costs incurred in the preparation of the statement which the Association is required to mail or deliver to a purchaser under A.R.S. § 33-1806A and, therefore, the transfer fee shall be in addition to the fee which the Association is entitled to charge pursuant to A.R.S. § 33-1806C.

5.13 Contribution to Working Capital.

(a) Except as otherwise provided in this Section, each Purchaser of a Lot shall pay to the Association, immediately upon becoming the Owner of a Lot, a contribution in the

amount of one-sixth (1/6th) of the amount of the annual Regular Assessment (the “**Working Capital Contribution**”). The Working Capital Contributions may be used by the Association for payment of operating expenses or any other purpose permitted under this Declaration including the establishment of reserves. The Board of Directors may from time to time thereafter increase or decrease the amount of the Working Capital Contribution, but following the expiration of Declarant Ownership Period the amount of the Working Capital Contribution may not be increased by the Board of Directors by more than twenty percent (20%) during any twelve-month period without the approval of Members holding more than fifty percent (50%) of the Eligible Votes. The Working Capital Contribution shall be deemed a contribution to the capital of the Association.

(b) No Working Capital Contribution shall be payable with respect to the following: (1) the transfer or conveyance of a Lot by devise or intestate succession; (2) a transfer or conveyance of a Lot to a family trust, family limited partnership or other Person for bona fide estate planning purposes; (3) a transfer or conveyance of a Lot to a corporation, partnership or other entity in which the grantor owns a majority interest unless the Board determines, in its sole discretion, that a material purpose of the transfer or conveyance was to avoid payment of the Working Capital Contribution; or (4) the transfer or conveyance of a Lot as a result of a trustee’s sale under a deed of trust, the foreclosure of a realty mortgage or the forfeiture or foreclosure of a purchaser’s interest under a Recorded contract for the conveyance of real property subject to A.R.S. § 33-741, et seq.

ARTICLE 6

USE RESTRICTIONS

6.1 Improvements.

6.1.1 As further provided herein, this Section 6.1 shall not apply to Declarant or any Declarant Parties with regard to any Improvements installed, erected, or maintained by them while Declarant owns any Lots, is developing the Project, or is making any Modifications (including in connection with warranty work). Declarant and the Declarant Parties are expressly exempt from the requirements of this Section 6.1 irrespective of whether directly stated in any subsection hereof or any related section of this Declaration.

6.1.2 No excavation or grading work shall be performed on any Lot, except as is reasonably necessary for Private Yard and Public Yard landscaping. All such excavation and grading, whether for landscaping or any other purpose, shall be consistent at all times with: (i) the drainage plans on file with the County, (ii) any applicable permit requirements of the County, and (iii) good engineering practices.

6.1.3 All Improvements constructed on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations and placed on any Lot as part of the original construction of Improvements or as part of any Modification. Each Residential Dwelling shall be at least 1,250 square feet total under roof, comprised of at least _____ square feet livable space. Exterior paint colors shall, at all times, conform with the approved colors set

forth in **Exhibit “B.”** While Declarant owns any Lots or Residential Dwellings, plans and architectural drawings must be submitted to Declarant for written approval at least thirty (30) days prior to application to the City for a building permit. Declarant reserves the right to request changes to such plans and drawings on items not consistent with the character and quality of the subdivision.

6.2 Temporary Occupancy and Temporary Structures. No trailer, recreational vehicle, basement of an incomplete building, tent, shack, garage, sheds, barn and no temporary buildings or structures of any kind shall be used at any time as a Residential Dwelling, either temporarily or permanently. Temporary structures used during the construction of Improvements or Modifications approved by Declarant shall be removed immediately after the completion of construction. Notwithstanding anything to the contrary in this Declaration, Declarant and Builders may maintain, on their own property, trash and recycling containers reasonably used in the course of constructing Improvements, portable toilets, and temporary utilities only for as long as reasonably necessary.

6.3 Nuisances; Construction Activities/Maintenance of Improvements. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot or any other portion of the Project and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any portion of the Project or activity thereon, unsanitary, unsightly, offensive or detrimental to any other portion of the Project or the Owners or Residents. No nuisance shall be permitted to exist or operate upon any Lot or any other portion of the Project so as to be offensive or detrimental to any other portion of the Project or to its Owners or Residents. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices, except ordinary and customary security devices used exclusively for security purposes, shall be located, used or placed on any Lot or any other portion of the Project. Normal construction activities and parking in connection with the building of Improvements or Modifications on a Lot or other portion of the Project shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots and all other portions of the Project shall be kept in a neat and tidy condition during construction periods, trash, piles of dirt and debris shall not be permitted to accumulate, and during any such periods when construction activities are not actively taking place, any piles of dirt and other debris shall be adequately covered and secured. Construction activities shall be conducted only from the hours of 6:00 A.M. Arizona time through 6:00 P.M. Arizona time. The provisions of this Section 6.3 shall not apply to construction activities of Declarant or any Builder. No Improvement on any Lot shall be permitted to fall into disrepair, and each such Improvement shall at all times be kept in good condition and repair and adequately painted, or otherwise finished. In the event any Improvement is damaged or destroyed, then, subject to the approvals required in Section 6.1 above, such Improvement shall be immediately repaired or rebuilt or shall be demolished. Any Improvement not so maintained as provided herein and in Article 7 below shall be deemed a nuisance and shall afford the Owners the remedies set forth in this Declaration.

6.4 Diseases and Insects. No Person shall permit anything or condition to exist upon any Lot or other portion of the Project which shall induce, breed or harbor infectious plant or animal diseases or noxious insects.

6.5 Antennas. Subject to the provisions of Section 6.15 below regarding the protected class of satellite dishes under the FCC Rules, no antenna or other device for the transmission or reception of television or radio signals or any other form of electromagnetic radiation including, without limitation, satellite or microwave dishes, shall be erected, used, or maintained on any Lot.

6.6 Mineral Exploration. No Lot shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, gas, earth or any earth substance of any kind. Neither the foregoing restriction nor any other provision in this Declaration shall prohibit or restrict, expressly or by implication, the exploration for or extraction of any minerals or other substances from any portion of the Project or a Lot pursuant to rights conveyed to or reserved by any Person including, without limitation Declarant or its affiliates, or their successors or assigns, pursuant to an instrument or instruments Recorded prior to the date on which the first Lot is conveyed to a Purchaser. Any Persons exercising such rights shall be responsible to repair or restore any portion of the Project or Lot affected by the exercise of the rights. This Section 6.6 may not be amended without the consent of all Persons holding any such rights.

6.7 Environmental Restrictions. All Owners and Residents in the Project shall be responsible for complying with all federal and state environmental and health laws and for causing their Invitees to so comply. Without limiting the foregoing, no Person may dispose of, transport, or store Hazardous Materials on a Lot or on the Common Area other than small amounts of ordinary household non-combustible cleaning agents maintained by a Resident on his Lot, below-ground propane tanks, or ordinary amounts of gasoline maintained to run lawn mowers and other gas-powered Lot maintenance equipment. In no event may any Person dispose of any Hazardous Materials, including without limitation, motor oil, hydrocarbons, or other petroleum products, in or down a dry well within or adjacent to the Project.

6.8 Trash and Recycling Collection. No Person shall place or keep garbage, trash, or other recyclable materials for collection by Town waste collection trucks except in covered canisters or barrels as may be supplied by the Town, to be stored, except for on collection day, in Owner's Private Yard, Garage, or in another manner otherwise not visible to the public. All rubbish, trash, garbage and recyclable materials shall be regularly removed from Lots and other portions of the Project to prevent odors and the attraction of vermin or other pests. In no event shall such containers be maintained at the collection point on the Lot or other area designated by the Town within the Project so as to be Visible from Neighboring Property except to make the same available for collection in accordance with Town ordinances and then only for the shortest time reasonably necessary to affect such collection, not exceeding twenty-four (24) hours before or after collection. No indoor or outdoor incinerators shall be kept or maintained on any Lot or other portion of the Project.

6.9 Clothes Drying Facilities. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on the Public Yard of a Lot or other portion of the Project (including Private Yards) so as to be Visible from Neighboring Property.

6.10 Utility Service. Subject to the further provisions of Sections 6.15 below, no lines, wires, or devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot or other portion of the Project unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on Improvements or Modifications constructed by Declarant. No provision of this Declaration shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of Improvements or Modifications by Declarant.

6.11 Overhead Encroachments. No tree, shrub, or planting of any kind on any Lot or other portion of the Project shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet.

6.12 Residential Use/Leasing Restrictions/Political Activity and Door to Door Solicitation.

6.12.1 Subject to the provisions of any applicable federal or state Fair Housing Acts, all Residential Dwellings shall be used, improved and devoted exclusively to residential use by a Single Family. Subject to such Fair Housing Acts, no trade or business may be conducted on any Lot or in or from any Residential Dwelling, except that an Owner or other Resident of a Residential Dwelling may conduct a business activity within a Residential Dwelling so long as (i) the existence or operation of the business activity is not readily apparent or detectable by sight, sound or smell from outside the Residential Dwelling; (ii) the business activity conforms to all applicable zoning ordinances or requirements for the Project; (iii) the business activity only results in occasional or minimal time duration visits or contact with non-Residents coming onto the Lot and does not involve the door-to-door solicitation of Residents; (iv) the trade or business conducted by the Owner or Resident does not require more than one (1) employee working in or from such Residential Dwelling unless such additional employees are also lawful Residents of the Residential Dwelling; (v) the volume of vehicular or pedestrian traffic generated by such trade or business does not result in traffic congestion or parking violations; (vi) the trade or business does not use flammable liquids or Hazardous Materials in quantities not customary for residential use; and (vii) the business activity is consistent with the residential character of the Project, does not attract Invitees during evening or non-standard local business hours and does not constitute a nuisance or a hazardous or offensive use or threaten security or safety of other Residents in the Project. The terms “business” and “trade” as used in this Section 6.12 shall be construed to have ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to Persons other than the provider’s family and for which the provider receives a fee, compensation

or other form of consideration, regardless of whether such activity is engaged in full or part time; such activity is intended to or does generate a profit; or a license is required for such activity.

6.12.2 The leasing of a Residential Dwelling by the Owner thereof shall not be considered a trade or business within the meaning of this Section 6.12 and the Owner of a Lot shall have the right to lease his Lot and the Residential Dwelling thereon, provided that (i) the lease is in writing; (ii) all Residents occupying the Residential Dwelling under the Lease, including the Lessee, are specifically made subject to the covenants, conditions, restrictions, easements, limitations and uses contained in this Declaration; (iii) the Lease shall be for the entire Residential Unit and Lot to one Lessee; (iv) such Lessee shall not exceed the maximum number of Residents as provided in Section 6.26 below; and (v) no sub tenancy shall be permitted. Owners acknowledge that rental of the Residential Dwelling for less than the term allowed (ninety (90) consecutive days) shall be strictly prohibited and any attempts to circumvent the requirement, or to lease on a shorter term, or any actual leasing that results in multiple lease agreements within any ninety (90) consecutive day period shall be considered a violation hereunder, subjecting Owner to all enforcement rights allowed. Home exchange programs and foreign student exchange programs shall not be construed as leasing as long as there is no or nominal consideration passing between the parties to such transaction and the Residents otherwise abide by the Project Documents. Nothing contained in this Section 6.12.2 shall be construed as applying to any leasing program maintained or operated by Declarant with regard to its Lots or Residential Dwellings.

6.13 Animals. No animal, bird, fowl, poultry, or livestock may be kept on a Lot temporarily or permanently, except for a up to two (2) total dogs, cats, common domestic birds such as parakeets, hens (no roosters), cockatiels and parrots, or similar commonly recognized household pets kept, bred or raised thereon solely as domestic pets and not for commercial purposes (“Permitted Pets”). Notwithstanding the foregoing, reasonable accommodation will be made for any service animal as required by law. All Permitted Pets shall be confined to their owners’ Lots in which they are residing or visiting or confined in a cage or pet carrier when being taken to and from a Lot, except that dogs, cats or other pets capable of being walked on a leash may be permitted to leave their Lot without being confined in a cage or pet carrier if such animals are kept at all times on a leash not to exceed six feet (6’) in length or are otherwise under a Resident’s control and are not permitted to enter upon any other Lot. It shall be the responsibility of the Residents of the Lot to immediately remove any droppings from their Permitted Pets. No Permitted Pet under this Section 6.13 shall be allowed to make an unreasonable amount of noise or to become a nuisance.

6.14 Machinery and Equipment. No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot, or any other portion of the Project, except (i) such machinery or equipment used in connection with the initial construction of an Improvement or Modification; (ii) such machinery that is used solely within the interior of a Residential Dwelling (including an enclosed garage) and does not emit noise of a decibel level that would pose a nuisance to adjacent Lots; (iii) ordinary and customary machinery or equipment used in the regular or routine maintenance of a Residential Dwelling or Lot such as a lawn mower or

small tractor; or (iv) such machinery or equipment which Declarant, or Builder may require for the improvement, operation and maintenance of the Project.

6.15 Roof Structures and Equipment. Roof-top or other solar panels or other solar equipment Visible from Neighboring Property should attractively screened or low-profile to the roof, subject to applicable federal or state energy conservation laws governing the installation of solar equipment on Residential Dwellings. All satellite dishes or antennas within the scope of FCC Rules shall be ground-mounted and placed in the Private Yard of a Lot unless, as a result of such placement, the Owner is not able to obtain a satisfactory signal as defined in the FCC Rules. Placement of any heating, air conditioning, evaporative cooling, or any other category or kind of similar equipment is prohibited.

6.16 Window Treatments. Each Purchaser shall cause all windows within his Residential Dwelling facing a street or Visible from Neighboring Property to be covered with appropriate window treatments within ninety (90) days after first occupancy by a Resident. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar-type items or bed sheets shall be installed or placed on the outside or inside of any windows. The exterior of all drapes, curtains or other window coverings facing a street or Visible from Neighboring Property must show white, off-white, beige, cream, solid earth tones, natural wood stain, or such other colors set forth in Exhibit “B.”

6.17 Signs/Flagpoles; Flag Display.

6.17.1 No emblem, logo, sign or billboard of any kind whatsoever (including, but not limited to, commercial, “for sale,” “for rent” and similar signs) which are Visible from Neighboring Property shall be erected or maintained on any Lot or the public streets within the Project except (i) signs required by legal proceedings or by Applicable Laws; (ii) certain “political signs” as described in Section 6.17.2 below; (iii) certain flagpoles and flags as described in Section 6.17.3 below; (iv) professionally lettered Residential Dwelling identification signs affixed to the Residence not exceeding 6 x 12 inches in size; (v) one industry standard sized commercially produced “for sale” or “for rent/lease” sign and rider, subject to the limitations set forth in Section 6.17.4 below and Applicable Laws; (vi) temporary placement of “children at play” cautionary signs that do not exceed or violate the restrictions or limitations of A.R.S. § 33-1808 as to height, location, professional manufacture and duration of display; (vii) Project identification signs and other marketing signs installed by Declarant; (viii) one small alarm company sign located near the front door of a Residential Dwelling; and (ix) such other signs as are originally installed by Declarant, or Builder with Declarant approval (including marketing and directional signage).

6.17.2 The foregoing limitation on signs shall not preclude the placement of one or more “political signs” on a Lot as defined in A.R.S. § 33-1808; provided, further however, that the maximum aggregate total dimensions of all such signs on a Lot shall not exceed nine (9) square feet, and the political sign may not be displayed on the Lot more than seventy-one (71) days prior to or three (3) days after the election proceeding to which it applies. If the applicable political sign ordinance of the County or the governing provisions of § 33-1808 or other Applicable Laws, as

amended from time to time, are at any time more restrictive than the limitations contained in this Section 6.17, then the restrictions of the County ordinance on political signs or other Applicable Laws shall apply in lieu of this Section 6.17 and this Section 6.17 shall be deemed automatically amended as necessary to comply with such County ordinance or then Applicable Laws.

6.17.3 As further provided in A.R.S. § 33-1808, a Member may display a flag expressly referenced in and specifically allowed by A.R.S. § 33-1808(A) on his Lot consistent with the provisions of that statute and subject to any other Applicable Laws.

6.17.4 A single “for rent,” “for sale” or “for lease” sign together with one standard industry “rider” in any combination may be placed on a Lot at any time in conformity with the standard industry size for such sign and/or rider as further specified under Applicable Laws.

6.18 Restriction on Further Subdivision, Property Restrictions, Rezoning and Timeshares. No Owner other than Declarant, or any Builder with the written consent of Declarant, shall do any of the following (i) further subdivide a Lot or separate the Lot into smaller lots or parcels, (ii) convey or transfer less than all of a Lot, (iii) replat the Lot or combine the Lot with other Lots. No further covenants, conditions, restrictions or easements shall be Recorded by any Owner, Lessee or other Person other than Declarant against any Lot. No application for rezoning, variances or use permits pertaining to any Lot shall be filed with any governmental authority by any Person other than Declarant unless the proposed use otherwise complies with this Declaration. No Lot shall be subjected to or used for any timesharing, cooperative, weekly, monthly or any other type of revolving or periodic occupancy by multiple owners, cooperators, licensees or timesharing participants.

6.19 Commercial Vehicle Restrictions/Family and Municipal Service Type Vehicle Exemptions.

6.19.1 No truck (other than a Family Vehicle truck as defined below), mobile home, bus, travel trailer, tent trailer, trailer, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle (hereinafter “**Auxiliary Vehicles**”) or Commercial Vehicles (as defined below) (other than a Resident Commercial Vehicle as defined below) may be parked, maintained, constructed, reconstructed or repaired on any Lot (including Public Yards of Lots) so as to be Visible from Neighboring Property, except for (i) the temporary parking of any Auxiliary Vehicle or Commercial Vehicle on a Lot for loading and unloading for a period of not more than twenty-four (24) consecutive hours; (ii) temporary construction trailers or facilities maintained during, and used exclusively in connection with, the construction of any Improvement by the Declarant, any Builder or any Improvement; (iii) Auxiliary Vehicles parked completely within enclosed Residential Dwelling garages and/or attached RV garages constructed by Declarant or Builder, or RV garages allowed by applicable zoning; and (iv) a recognized brand or type of recreational vehicle, including motor homes, campers, trailers, and boats, not exceeding a height of twelve (12) feet from ground level, maintained in good condition and parked within enclosed Residential Dwelling garages and/or attached RV garages constructed by Declarant or Builder, or RV garages allowed by applicable zoning (“**Exempt Recreational Vehicles**”). A

“Family Vehicle” means any domestic or foreign car, station wagon, sport wagon, pick-up truck of one (1) ton or less capacity with camper shells not exceeding eight (8) feet in height measured from ground level, mini-van, jeep, sport utility vehicle, motorcycle and similar non-commercial and non-recreational vehicles that are used by a Resident for family and domestic purposes and which are used on a regular and recurring basis for basic transportation. Vehicles which are used for commercial purposes and/or contain an identifying logo of a business thereon are defined herein as **“Commercial Vehicles”**. Commercial Vehicles which are used as the general form of transportation to and from work by a Resident of the Lot upon which they are parked (**“Resident Commercial Vehicles”**) are classified herein as Family Vehicles provided they do not exceed the limitations pertaining to all Vehicles set forth in Section 6.20 below, and the parking of such Vehicle on a Lot will not adversely affect the Project or the Residents. Family Vehicles, Exempt Recreational Vehicles, Auxiliary Vehicles, Resident Commercial Vehicles, and Commercial Vehicles are collectively referred to in this Article 6 as **“Vehicles.”**

6.19.2 Notwithstanding anything in this Article 6 or elsewhere in this Declaration to the contrary, this Declaration may not prohibit a Resident employed by a public service corporation, public safety agency, or municipal utility from parking a Vehicle on a public street or Public Yard driveway of a Lot if the Resident and the Vehicle otherwise meet the conditions of, and/or comply with, the provisions of A.R.S. § 33-1809.

6.19.3 Except as agreed upon by Declarant in writing, no shipping container may be used or stored on any Lot, and in all cases such approval shall only be granted on a temporary basis.

6.20 Further Vehicle and Parking Restrictions.

6.20.1 Except for Vehicle repairs made on an emergency basis, no Vehicle (whether operable or inoperable) or other equipment shall be stored, constructed, reconstructed or repaired on a Lot or any other portion of the Project except within the enclosed garage of a Residential Dwelling. Without limiting the foregoing, a Vehicle or other equipment shall be deemed to be stored, inoperable and/or under repair if it is covered by a car cover, tarp or other material, has a flat tire that is not immediately replaced, does not have current license tags, and/or is not driven or moved under its own power on a weekly basis by a Resident of the Lot.

6.20.2 Subject to the further additional restrictions and exemptions of Section 6.19 regarding Commercial Vehicle parking and Section 6.20.1 regarding stored or inoperable Vehicles, no Vehicle shall be parked on any Public or Private Yard, except for the driveway or attached garage of a Residential Dwelling.

6.20.3 It is the intent of this Section to limit the parking of Family Vehicles owned by Owners, Lessees or other Residents in the Public Yard driveways of Lots. Provided the Residential Dwelling has a garage, Family Vehicles must be parked in the garage situated on the Lot to the extent space is available for the parking of such Family Vehicles. The storage or placement of boxes, equipment, machinery or other items in the garage shall not be considered in

determining whether space is so available and only the parking of Vehicles in the garage up to its maximum capacity shall be considered. The storage and placement of boxes, equipment, and machinery shall be in a neat and orderly manner so as to not cause a nuisance to neighboring Lots. Notwithstanding anything herein to the contrary, parking any Vehicle in any portion of Owner's Yard is expressly prohibited.

6.20.4 Notwithstanding any provision to the contrary in this Section 6.20, no Vehicles which exceed factory settings of one (1) ton carrying load or capacity, ninety-six (96) inches in height or width, two hundred and fifty inches (250") in length or more than 2 axles shall be kept, placed or maintained upon the Property, except within garages allowed by applicable zoning, subject to the limitations in Section 6.19.1.

6.21 Lighting. Except as initially installed by Declarant or any Builder, no spotlights, flood lights or other high intensity lighting shall be placed or utilized on any Lot which will allow light to be directed or reflected in any manner onto another Lot. All lighting or illumination sources shall be hooded or shielded in accordance with any applicable governmental light pollution, glare reduction and energy conservation standards.

6.22 Drainage. No Residential Dwelling or other Improvement or Modification thereto shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in the Project as originally developed by Declarant or any Builder including through any drainage easements set forth on the Plat, or for any Lot as shown on the drainage plans on file with the County. In addition, no Owner or other Person other than Declarant or any Builder with the written consent of Declarant, shall change the grade or elevation of a Lot in such a manner that would so obstruct, interfere with or change the direction or flow of water in accordance with approved drainage plans for the Project. No Person shall at any time hereafter fill, block or obstruct any drainage easements, channels or structures on a Lot and each Owner shall repair and maintain all drainage channels and drainage structures located on the Owner's Lots.

6.23 Planting and Landscaping/Installation and Maintenance.

6.23.1 Each Owner of a Lot shall keep neatly trimmed all shrubs, trees, hedges, grass and plantings of every kind located on his Lot, planted public or private rights-of-way between sidewalks and street curb in front or to the side of his Lot, if any, and any other public or private right-of-way or easement area which abuts the Owner's Lot and is located between the boundary line of his Lot and the paved area of any street, sidewalk, or similar area. Landscaping in the front yard of the Lot must be completed within twelve (12) months of receipt of the certificate of occupancy on the Residential Dwelling. The Lot Owner shall also keep all such areas properly cultivated and maintained and free of trash, weeds and other unsightly material. Should any reason arise to remove or replace trees planted along the street, such replacement shall be made in a timely manner, and the replacements shall be of the same genus and species as originally planted by Declarant or Builder.

6.24 No Warranty of Enforceability. While Declarant has no reason to believe that any of the restrictive covenants contained in this Article 6 or elsewhere in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant. Any Owner acquiring a Lot in the Project in reliance on one or more of such restrictive covenants shall assume all risks of the validity and enforceability thereof and by acquiring the Lot agrees to hold Declarant or any Builder harmless therefrom.

6.25 Savings Clause. The provisions of this Declaration shall be construed to be consistent with Applicable Laws, and should any provision violate Applicable Laws and be unenforceable as a result thereof, then Applicable Laws shall govern.

6.26 Maximum Number of Residents. To protect the health and safety of all Residents within the Project, each Residential Dwelling shall be permitted to have no more than the number of natural persons residing therein as set forth in this Section 6.26. The number of natural persons residing in any Residential Dwelling shall not exceed the lesser of:

(i) the maximum number of natural persons allowed to reside in a Dwelling Unit as provided in the applicable codes of the County; or

(ii) the number of natural persons equal to the number of bedrooms in the applicable Residential Dwelling plus 2, provided, however, if any natural person residing in a Residential Dwelling is under the age of 20, such natural person under the age of 20 shall be allowed at a rate of 3 per bedroom or shall count as 1/3 of a natural person but shall be rounded to the nearest whole number. For example, if a Residential Dwelling contains three (3) bedrooms and is occupied by a married couple with four children, 2 of whom are under the age of 20 and two of whom are 20 or older, the calculation is as follows: the 2 children under twenty are allocated to one bedroom, the children 20 or older are allocated a bedroom each, and two additional are allowed, then such married couple and their children do not exceed the maximum allowable number of natural persons.

The foregoing notwithstanding, any enforceable limitation contained within this Declaration that would further limit the number of natural persons residing in a Residential Dwelling shall be given effect. Any natural person living in a Residential Dwelling for more than sixty (60) days in any calendar year shall be deemed to be residing therein for purposes of this Section 6.26. A Residential Dwelling shall be deemed to contain the number of bedrooms as determined by the applicable development standards of Declarant, or if Declarant no longer owns any portion of the Project, by the Town.

6.27 Further Declaration/Property Restrictions. No further covenants, conditions, restrictions or easements (each a “**Further Declaration**”) shall be Recorded by any Owner, Resident, or other Person against any Lot without the provisions thereof having been first approved in writing by the Declarant (so long as Declarant owns any portion of the Project or Annexable

Property), and any Builder that may be materially adversely affected thereby (so long as such Builder owns any portion of the Project), and any Further Declaration which is Recorded without such approval being evidenced thereon shall be null and void, provided, however, that the Declarant shall have the right to record a Further Declaration against any portion of the Project owned by Declarant. Notwithstanding the foregoing or anything else in this Declaration to the contrary, no Further Declaration Recorded by an Owner shall operate to modify or amend this Declaration but, in the event that such covenants, conditions and restrictions impose restrictions on the use or occupancy of the real property subject to the Further Declaration which are more restrictive than the restrictions set forth in this Declaration, the more restrictive provisions shall prevail. No application for rezoning, variances, or use permits pertaining to any Lot shall be filed with any governmental authority by any Person unless the application has first been approved by the Declarant (so long as Declarant owns any portion of the Project or any Annexable Property), and any Builder that may be materially adversely affected thereby (so long as such Builder owns any portion of the Project), and the proposed use otherwise complies with this Declaration. Notwithstanding anything contained in this Declaration to the contrary, none of the restrictions contained in this Declaration shall be construed or deemed to limit or prohibit any act of Declarant, any Builder, any of their employees, agents and subcontractors, or parties designated by Declarant or any Builder in connection with the construction, completion, sale or leasing of Lots, or any other portion of the Project.

6.28 Architectural Control. Declarant shall have the power and authority to adopt, amend, and repeal architectural guidelines, standards and procedures to be used in rendering its decisions (the “Design Guidelines”). The Design Guidelines may include, without limitation, provisions regarding: (1) the size and height of structures, buildings or other improvements; (2) architectural style or design; (3) placement of structures and other buildings including establishing building envelopes; (4) landscaping design, content and conformance with the character of the Project and permitted and prohibited plants, trees or bushes; (5) requirements concerning exterior color schemes, exterior finishes and materials; (6) signage; (7) perimeter and screen wall design and appearance; (8) time periods for commencement and completion of any approved Construction or Modification; and (9) rules and regulations governing construction activities; and (10) standards and procedures for submissions and approval of plans. After the expiration of the Declarant Control Period, any repeal or amendment of the Design Guidelines must be approved by the Association. The initial Design Guidelines are set forth in the attached Exhibit B.

6.29 Notwithstanding anything to the contrary in this Agreement, Declarant and Builder, reserve the right to utilize Lots owned by Declarant and undeveloped portions of the Project not belonging to an Owner, as construction and staging yards, including temporary storage facilities for materials and equipment, for the orderly development of the Project.

ARTICLE 7

MAINTENANCE

7.1 Areas of Association Responsibility. The Association shall be responsible for the management, operation and Maintenance of all Areas of Association Responsibility, and all

Improvements located thereon, except for any part of the Areas of Association Responsibility which any governmental entity is maintaining or has agreed to maintain. The Board shall be the sole judge as to the appropriate Maintenance of all Areas of Association Responsibility, but the Areas of Association Responsibility, and the Improvements located thereon, shall be maintained in good condition and repair at all times. No Owner, Resident or other Person shall construct or install any Improvements on the Areas of Association Responsibility or alter, modify or remove any Improvements situated on the Areas of Association Responsibility without the approval of the Board. No Owner, Resident or other Person shall obstruct or interfere with the Association in the performance of the Association's management, operation or Maintenance of the Areas of Association Responsibility, and the Improvements located thereon.

7.2 Maintenance of Lots by Owners.

7.2.1 Each Owner of a Lot shall be responsible for maintaining, repairing or replacing his Lot, and/or all Improvements thereon, as applicable. All such Improvements shall be kept in good condition and repair. Each Owner shall irrigate, mow, trim and/or cut, as appropriate, all Public Yard landscaping at regular intervals so as to be maintained in a neat and attractive manner. Any such landscaping which dies shall be promptly removed and replaced with living foliage of like kind. No yard equipment, wood piles or storage areas may be maintained so as to be Visible from Neighboring Property. Any Lots without Residential Dwellings thereon shall be maintained in a weed free manner.

7.2.2 Without limiting the provisions of Section 7.2.1 above, each Owner shall be responsible for maintenance of the exterior surfaces, the roof and foundation, and all exterior doors and windows, of his Residential Dwelling and driveway areas on his Lot, and repairing all damage thereto regardless of whether due to age, weathering, ordinary wear and tear, acts of God, or willful or accidental damage. Such maintenance shall include periodic painting of the Residential Dwelling exterior in accordance with the color scheme established by the Declarant in **Exhibit "B."**

7.3 Boundary Walls. Each wall or fence which is located between two Lots shall constitute a boundary wall ("**Boundary Wall**") and, to the extent not inconsistent with this Section 7.3, the general rules of law regarding Boundary or "party" Walls shall apply. Boundary Walls shall be of block masonry, steel paneling, vinyl fencing, or a similar material consistent with the subdivision, as approved on a case-by-case basis by Declarant in writing or as otherwise set forth in the Design Guidelines set forth in **Exhibit B.** The Owners or Residents of contiguous Lots who share a Boundary Wall shall both equally have the right to use such wall provided that such use by one Owner or Resident does not interfere with the use and enjoyment of the same by the other Owner or Resident. In the event any Boundary Wall is damaged or destroyed through the act or neglect of an Owner or Resident of a Lot, or their contractors, agents, guests, invitees, licensees or animals, including failure to treat termites and other noxious pests emanating on or from his Lot, it shall be the obligation of the Lot Owner to rebuild and repair the Boundary Wall without cost to the other Owner of the adjoining Lot sharing the Boundary Wall. In the event any such Boundary Wall is damaged or destroyed by some other cause (including ordinary wear and tear and

deterioration through lapse of time), then, in such event, both adjoining Owners shall proceed forthwith to rebuild or repair the same to as good condition as formerly existed at their joint and equal expense. The right of an Owner to contribution from any other Owner under this Section 7.3 shall be appurtenant to the land and shall pass to such Owner's successors in title. In the event any Boundary Wall encroaches upon a Lot, pursuant to the provisions of Section 7.4 hereof, a valid easement for such encroachment and for the maintenance of the Boundary Wall shall and does exist in favor of the Owners of the Lots which share the Boundary Wall. To the extent necessary for an Owner to construct Improvements in the Private Yard of his Lot, an Owner may remove all or part of a Boundary Wall other than a portion of a Boundary Wall comprising part of a Residential Dwelling, provided the Owner gives reasonable notice to the adjoining Owners and Residents that all or part of the Boundary Wall will be removed and the Owner desiring to temporarily remove a portion of the wall makes appropriate arrangements (including the erection of a temporary fence or barrier) or pays appropriate compensation for the protection of children and pets on the adjoining Lot. Any Owner removing all or part of a Boundary Wall pursuant to this Section 7.3 shall rebuild and restore the Boundary Wall to its prior condition at such Owner's sole cost and expense within a reasonable time after entry through the Boundary Wall is no longer necessary in connection with the construction of Improvements.

7.4 Maintenance of Walls Other than Boundary Walls. Walls or fences (other than Boundary Walls as described in Section 7.3 above) located on a Lot shall be maintained, repaired and replaced by an Owner of the Lot. Any wall which is placed on the boundary line between a Lot and the Common Area shall be maintained, repaired and replaced by the Owner of the Lot. To the extent necessary for an Owner to construct Improvements in the Private Yard of his Lot, an Owner may remove all or part of a wall separating his Lot from public right-of-way with the prior written consent of the Town. Such approval may be conditioned on the erection of a temporary fence or barrier.

7.5 Payment of Utility Charges. Each Residential Dwelling shall be separately metered for water, sewer, electrical and cable TV service, and all charges for such service to the Residential Dwellings shall be the sole obligation and responsibility of the Owner of each Lot.

7.6 Assessment of Certain Costs of Maintenance and Repair. In the event that the need for Maintenance of an Area of Association Responsibility is caused through the willful or negligent act of any Owner, his family, tenants, guests or invitees, the cost of such Maintenance shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

7.7 Construction Activities. Normal construction activities and parking in connection with the Construction or Modification of Improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration. Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate and supplies of brick, block, lumber and other building materials shall be piled only in such areas as may be approved by the Association. In addition, any construction equipment and building materials stored or kept on any Lot during construction of improvements may be kept only in areas approved by the

Association. The Association may also require screening of said storage areas. Each Owner shall keep such Owner's Lot, as well as surrounding areas of the Project, including, without limitation, all pedestrian and road rights-of-way and drives, reasonably clean and clear of equipment, building materials, dirt, debris and similar materials in connection with or related to construction activities by or for the benefit of such Owner. Each Owner also shall make reasonable efforts to protect from damage, and in any event to promptly repair or rebuild, any buildings, structures, landscaping or other Improvements (including, without limitation, any improvements that are, or are intended to be, Common Area, Areas of Association Responsibility or owned and/or maintained by the City or any political subdivision or utility provider) that are damaged or destroyed through the act of any Owner or an Owner's Agent in connection with or related to construction activities by or for the benefit of such Owner, whether or not such act is negligent or otherwise culpable.

7.8 Installation of Landscaping. If not installed by Builder, within sixty (60) days after the date on which a Lot is first conveyed to a Purchaser other than a Builder, landscaping must be installed and substantially completed in the front yard and side yard of the Lot, and in the rear yard of any Lot that is Visible From Neighboring Property. All landscaping in the front yard and side yard, and all landscaping in any portion of the rear yard which is Visible From Neighboring Property must comply with the Design Guidelines and must be approved by the Association, and any alterations or modifications made to the landscaping of a Lot as originally installed must be approved in advance by the Association. If any Owner does not install and complete approved landscaping within the applicable time required by this Section, the Association, after giving the Owner thirty (30) days written notice to cure any such default, shall have the right (but not the obligation) to cause the necessary landscaping to be installed, and in such event, the Owner shall pay the Association, upon demand, all costs incurred by the Association in connection with the installation of the landscaping, together with interest thereon at the rate of fifteen percent (15%) per annum.

7.9 Improper Maintenance and Use of Lots. In the event (a) any portion of any Lot is so maintained as to present a public or private nuisance, or as to substantially detract from the appearance or quality of the surrounding Lots or other areas of the Project, (b) any portion of a Lot is being used in a manner which violates the Community Documents, or (c) the Owner of any Lot is failing to perform any of its obligations under the Community Documents, the Board may give notice to the offending Owner of the corrective action that must be taken and the date by which the corrective action must be completed. If the required corrective action is not completed by the completion date established by the Board, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

ARTICLE 8

ENFORCEMENT

8.1 General Right of Enforcement. Subject to the limitations of Article 8, the Association and Declarant shall have the exclusive right to enforce the Project Documents (and all

restrictions, conditions, covenants, reservations, liens or charges contained therein), whether at law or equity.

8.1.1 The Association may enforce the Community Documents in any manner provided for in the Community Documents or by law or in equity, including, but not limited to the following:

- 1) imposing reasonable monetary fines after notice and an opportunity to be heard by the Board is given to the Owner or other violator. An Owner shall be responsible for payment of any fine levied or imposed against a Lessee or Resident of the Owner's Lot or by any guest or invitee of the Owner or any Lessee or Resident;
- 2) suspending an Owner's right to vote;
- 3) suspending any Person's right to use any recreational facilities situated on the Common Area; provided, however, nothing herein shall authorize the Board to limit ingress or egress to or from a Lot;
- 4) suspending any services provided by the Association to an Owner or the Owner's Lot if the Owner fails to pay any Assessment or other charge owed to the Association within fifteen (15) days after demand for payment is made;
- 5) exercising self-help or taking action to abate any violation of the Community Documents;
- 6) requiring an Owner, at the Owner's expense, to remove any structure or Improvement on such Owner's Lot that is in violation of this Declaration and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right (but not the obligation) to enter the Lot, remove the violation and restore the Lot to substantially the same condition as previously existed and any such action shall not be deemed a trespass;
- 7) without liability to any Person, prohibiting any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of this Declaration or the Design Guidelines from continuing or performing any further activities in the Project;

8) towing vehicles which are parked on Common Area in violation of this Declaration or the Association Rules;

9) filing a suit at law or in equity to enjoin a violation of the Community Documents, to compel compliance with the Community Documents, to recover fines or money damages or to obtain such other relief as to which the Association may be entitled; or

10) record a written notice of a violation by any Owner, Lessee or Resident of any restriction or other provision of the Community Documents. The notice shall be executed by an officer of the Association and shall contain substantially the following information: (i) the name of the Owner, Lessee or Resident violating, or responsible for the violation of, the Community Documents; (ii) the legal description of the Lot against which the notice is being Recorded; (iii) a brief description of the nature of the violation; and (iv) a statement of the specific steps which must be taken by the Owner or occupant to cure the violation. Recordation of a notice of violation shall serve as notice to the Owner and Resident, and any subsequent purchaser of the Lot, that there is such a violation. Failure by the Association to Record a notice of violation shall not constitute a waiver of any such violation, constitute any evidence that no violation exists with respect to a particular Lot or constitute a waiver of any right of the Association to enforce the Community Documents.

8.1.2 The Association may elect not to take any enforcement action with respect to a particular violation of the Community Documents if the Board determines, in its sole discretion, that because of the strength of any possible defenses, the time and expense of litigation or other enforcement action, the likelihood of a result favorable to the Association, or other facts deemed relevant by the Board, enforcement action would not be appropriate or in the best interests of the Association. All rights and remedies of the Association under the Community Documents or at law or in equity are cumulative, and the exercise of one right or remedy shall not waive the Association's right to exercise another right or remedy.

8.1.3 Each Owner and Declarant shall have the right to enforce this Declaration in any manner available at law or in equity. The failure of the Association, Declarant, or an Owner to take enforcement action with respect to a violation of the Community Documents shall not constitute or be deemed a waiver of the right of the Association, Declarant, the Association or any Owner to enforce the Community Documents in the future. If any lawsuit is filed by the Association, Declarant, or any Owner to enforce the provisions of the Community Documents or in any other manner arising out of the Community Documents or the operations of the Association,

the prevailing party in such action shall be entitled to recover from the other party all attorney fees incurred by the prevailing party in the action

8.1.4 Prior to requesting enforcement action by the Association, any Owner who believes another Owner is in violation of this Declaration shall first attempt to resolve the matter directly with the allegedly non-compliant Owner. The complaining Owner shall:

(a) Provide written notice to the allegedly non-compliant Owner describing the specific violation, including reference to the applicable provision(s) of the Declaration;

(b) Allow the allegedly non-compliant Owner at least fifteen (15) days from receipt of notice to remedy the violation or respond to the allegations; and

(c) Make a good faith effort to meet with the allegedly non-compliant Owner to discuss an amicable resolution to the dispute.

8.1.5 If direct communication fails to resolve the dispute within thirty (30) days after the initial written notice, either Owner may request that the parties engage in mediation through a neutral third party before seeking Association enforcement. The costs of mediation shall be shared equally between the disputing Owners unless otherwise agreed.

8.1.6 Notwithstanding anything herein to the contrary, an Owner may only seek enforcement by the Association after:

(a) Providing documentation of compliance with Sections 8.1.4 and 8.1.5 above;

(b) Submitting a written request for enforcement to the Association, along with evidence of the alleged violation and documentation of said violation and prior attempts to resolve the dispute.

8.2 Items of Construction/Equitable Relief. As provided in this Article 8, Declarant, any Builder and/or any Owner shall have the right to use summary abatement or similar means to enforce the restrictions set forth in this Declaration, provided, however, a judicial decree authorizing such action must be obtained before any items of construction or any Modification can be altered or demolished by any Person other than the Owner or other Person who caused the Modification to be made.

8.3 Limited Enforcement Obligation. Declarant shall have no obligation to undertake any such enforcement obligations set forth in this Article 8 or elsewhere in this Declaration.

ARTICLE 9

GENERAL PROVISIONS

9.1 Perpetual Duration; Method of Termination. This Declaration shall continue in full force and effect and shall run with the land in perpetuity unless terminated as provided in this Section. This Declaration may be terminated at any time if such termination is approved by the affirmative vote or written consent, or any combination thereof, of the Owners representing ninety percent (90%) or more of the votes in the Project. If the necessary votes and consents are obtained, a certificate of termination (“**Certificate of Termination**”) of this Declaration shall be Recorded, duly signed by the requisite Owners, with their signatures acknowledged. After the Recording of the Certificate of Termination, this Declaration shall have no further force or effect. As long as Declarant owns any Lot or any Annexable Property, no Certificate of Termination shall be effective unless the termination has been approved in writing by Declarant; likewise, as long as a Builder owns any Lot, no Certificate of Termination shall be effective unless the termination has been approved in writing by such Builder(s).

9.2 Amendments.

9.2.1 Except for amendments made pursuant to Section 9.2.2 of this Declaration, and subject to the further limitations of Sections 9.2.3, 9.2.4 and 9.2.6, this Declaration may be amended at any time during the term of this Declaration, without regard to whether such amendments are of uniform effect as to the Owners or the Lots, by the written approval or the affirmative vote, or any combination thereof, of the Owners owning not less than sixty-seven percent (67%) of the Lots in the Project.

9.2.2 Declarant, so long as Declarant owns any Lot or any Annexable Property, may unilaterally amend this Declaration or the Plat to (i) correct any error or inconsistency in this Declaration; (ii) conform this Declaration or the Plat to the requirements or guidelines of the Fannie Mae, Freddie Mac, or any federal, state or local governmental agency or quasi-governmental agency whose approval of the Project is required by law or requested by the Declarant; or (iii) alter the size of and boundaries between any Lots (including an increase or reduction of the total number of Lots) so long as (I) all such altered Lots are owned by Declarant, (II) all First Mortgagees then encumbering the Lots to be altered consent in writing, (III) such alterations do not modify or change the size or the boundaries of any other Lot or materially modify the size or boundaries of the Common Area; and (IV) such alterations do not result in the removal or abandonment of any common use or recreational facilities shown on the Improvement plans on file with the Town or described in any Subdivision Disclosure Report on file with the State of Arizona Department of Real Estate.

9.2.3 So long as the Declarant owns any Lot, any amendment to this Declaration must be approved in writing by the Declarant. Article 9 of this Declaration may not be amended without the consent of Declarant at any time during the term of this Declaration; provided, however, that if Declarant is deemed by any court of applicable jurisdiction not to have an interest in the Property, then, in no event may Article 9 of this Declaration be amended without the consent

of one hundred percent (100%) of the then Owners of Lots. So long as a Builder owns any Lot, any amendment to this Declaration that may materially adversely affect such Builder must be approved in writing by such Builder(s), which approval may not be unreasonably withheld. Article 9 of this Declaration may not be amended without the consent of Declarant and all Builders at any time during the term of this Declaration.

9.2.4 An amendment to this Declaration may require the prior written approval of the Veterans Administration or the Federal Housing Administration.

9.2.5 So long as Declarant owns any Lot under this Section 9.2 to affect an amendment hereunder, any amendment to this Declaration shall be signed by Declarant and Recorded with the County Recorder.

9.2.6 All amendments otherwise affecting or amending any provisions of this Declaration which have been required by the County in its stipulations for development of the Project shall be approved in advance by the County and the consent of an authorized representative of the County shall appear on any such amendment so Recorded.

9.2.7 Any challenge to an amendment to this Declaration on the basis that the amendment was not adopted by the requisite number of Owners or was not adopted by the procedures required by this Declaration or Applicable Laws must be made within one year after the Recording of the amendment.

9.3 Severability. Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

9.4 Rule Against Perpetuities. If any interest, privilege, covenant, or right created by this Declaration is determined to violate the Rule Against Perpetuities or any related rule, such interest, privilege, covenant, or right shall remain valid for ninety (90) years from the date this Declaration is recorded. If it does not vest or terminate within that period, a court may reform it in accordance with A.R.S. § 14-2901(B) to best approximate the original intent while complying with statutory requirements.

9.5 Change of Circumstances. Except as otherwise expressly provided in this Declaration, no change of conditions or circumstances shall operate to extinguish, terminate or modify any of the provisions of this Declaration.

9.6 Laws, Ordinances and Regulations. The covenants, conditions and restrictions set forth in this Declaration with respect to certain actions are independent of the obligation of the Owners and other Persons to comply with all Applicable Laws, ordinances and regulations. Compliance with this Declaration shall not relieve an Owner or any other Person from the obligation to also comply with all Applicable Laws, ordinances and regulations. Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation

or use of any property within the Project is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth herein.

9.7 References to this Declaration in Deeds. Deeds to and instruments affecting any Lot or any other portion of the Project may contain the covenants, conditions and restrictions herein set forth by reference to this Declaration, but, regardless of whether any such reference is made in any deed or instrument, each and all of the provisions of this Declaration shall be binding upon the Owner or other Person claiming through any deed or other instrument and his heirs, executors, administrators, successors and assignees.

9.8 Gender and Number. Wherever the context of this Declaration so requires, the words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

9.9 Captions and Titles. All captions, titles or headings of the Articles and Sections in this Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent of context hereof. The use of the term “**Section**” in this Declaration shall also mean all subsections grouped under that Section unless the context otherwise requires. The use of the term “**Article**” in this Declaration shall mean any Article of this Declaration and all of its Sections.

9.10 No Absolute Liability. No provision of the Project Documents shall be interpreted or construed as imposing on Owners absolute liability for damage to the Lots. Owners shall only be responsible for damage to the Lots caused by the negligence or intentional acts of the Owners or Residents of the Lots or their Invitees or pets.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand to be effective as of the date first set forth above.

DECLARANT:

BOULDER CREEK CAMP VERDE LLC,
an Arizona limited liability company

By: _____
Name: Jeremy Bach
Its: Manager

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeremy Bach, Manager of BOULDER CREEK CAMP VERDE, LLC, an Arizona limited liability company, for and on behalf thereof.

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

NOTARY PUBLIC

My Commission Expires

EXHIBIT “A”

LEGAL DESCRIPTION OF PROJECT

Lots __ through __, inclusive, and Tracts __ through __, inclusive, according to the Final Plat for Canal View Homes, recorded on _____, as Document Number _____ at Book _____, Page __ in the Official Records of Yavapai County, Arizona.

[All of the Property]

EXHIBIT “B”

DESIGN GUIDELINES

1. Architectural Design Review

1.1. Homeowners shall have the freedom to make lot improvements without prior approval, including but not limited to:

- Planting trees (subject to landscaping guidelines in Section 3 below);
- Adding decorative elements such as shutters; and
- Minor aesthetic modifications.

1.2. Major structural changes that alter the footprint of the home or exceed six feet in height will require approval pursuant to Section 6.28 of the Declaration.

2. Paint Colors

2.1. Exteriors may be painted in any color within the approved spectrum based on the five community models.

2.2. The approved paint spectrum and colors include:

2.3. Trim colors must complement the main exterior color and fall within the approved spectrum.

2.4. Homeowners may repaint freely as long as their selections remain within these guidelines.

3. Property Specifications & Restrictions

3.1. Fencing

3.1.1. Prohibited fencing materials:

- Chicken wire, and temporary/removable materials

3.1.2. Approved fencing materials:

- Wrought iron or aluminum
- Block or concrete with or without stucco finish
- Natural stone or brick
- Vinyl designed for permanent fencing
- Wood, if properly maintained

3.1.3. All fencing must not exceed 6' in height.

3.2. Landscaping

3.2.1. Water conservation principles shall be followed in all landscaping designs.

3.2.2. Prohibited plants:

- Non-native water-intensive plants
- Invasive species as defined by Arizona Department of Agriculture
- Artificial turf in front yards that doesn't meet heat-reflective standards

3.2.3. Tree restrictions:

- Trees known for excessive leaf, seed, pod, or fruit drop are restricted in areas within 10' of neighboring properties
- Prohibited species include: Mulberry, Olive (non-fruitless varieties), Australian Bottle Tree, Mesquite with seed pods
- Trees must be maintained to prevent encroachment on neighboring properties

3.2.4. Light fixtures:

- All exterior lighting must be under 6' in height unless attached to the main structure
- Lighting must be directed downward and not shine directly into neighboring properties
- Lighting with sound components (e.g., bug zappers, speakers) must not create a nuisance
- All lighting must turn off automatically by 10:00 PM or be motion-activated after dark

3.3. Exteriors

3.3.1. Window coverings:

- All windows visible from the street or neighboring properties must have professional window coverings
- Prohibited window coverings include: bedsheets, aluminum foil, cardboard, newspaper, unfinished plywood
- Temporary window coverings are permitted for no more than 30 days after move-in

3.3.2. Exterior materials:

- Materials must be consistent with architectural styles as set forth herein
- Stucco is permitted but must be properly maintained
- Other acceptable materials include: natural stone, brick, decorative block, wood siding (if maintained)

3.4. Manufactured Homes

3.4.1. All manufactured homes must:

- Be permanently affixed to a foundation
- Include an attached two-car garage
- Be eligible for conventional 30-year financing
- Comply with all design standards applicable to site-built homes

3.5. Ancillary Structures

3.5.1. All ancillary structures, whether permanent or temporary, must not exceed 6' in height, including:

- Storage sheds
- Playhouses
- Gazebos
- Pergolas
- Greenhouses

3.5.2. Exceptions may be approved, in the Association's sole discretion, such as:

- BBQ structures
- Ramadas attached to the main dwelling
- Structures specifically approved by written correspondence from the HOA

4.5. Driveways

4.5.1 All driveways and parking areas on Lots shall be constructed of hard-surfaced materials. For purposes of this Section, "hard-surfaced materials" shall include concrete, asphalt, brick pavers, natural stone pavers, or other similar durable materials approved in writing by the Association prior to installation. Gravel, crushed stone, dirt, and similar loose materials are expressly prohibited as primary driveway surfaces.

FINAL DRAINAGE REPORT
-FOR-
HIGH VIEW II AT BOULDER CREEK

W. Highway 260
Camp Verde, Arizona
APN # 403-15-003W

Prepared for:
Zane Grey Investments II LLC
661 E. Howards Road
Camp Verde, AZ 86322

Prepared by:
SBL Engineering, LLC
16634 N. 50th Way
Scottsdale, Arizona 85254
602.821.0011



Submittal: May 6, 2025

Job No. 22-145

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1. Introduction

1.1. Project Name, Location, Size, and Brief Description

High View II at Boulder Creek (High View II) is a proposed 31.19-acre parcel and will be developed as a single-family, detached residential subdivision. The parcel number is 403-15-003W and is located on the south side of State Route 260 on Aultman Parkway in Camp Verde, Arizona.

This drainage report will document onsite retention and drainage requirements, offsite drainage, and anticipated improvements required for the development of this project.

The purpose of this report is to provide hydrologic and hydraulic analyses of the proposed site. The overall High View development will consist of residential and commercial uses. SBL Engineering, LLC prepared a drainage report for the entire High View development titled “Final Drainage Report for High View at Boulder Creek” dated December 09, 2022 (SBL Overall Report). This report will address the development of High View and the adjacent streets and will reference the calculations in the SBL Overall Report.

2. Existing Drainage Conditions and Characteristics

2.1. Off-Site Watershed

This site is located within the Verde River Watershed. The Verde River is located approximately 2,400 feet east of this site. There are a number of small to medium sized washes located within the vicinity of this project that begin in the foothills to the west and flow in an east or northerly direction toward the Verde River. There are four culverts which pass under SR260 adjacent to the High View Development. The SBL Overall Report determined the flow in four washes that pass through the High View Development. Washes 1 and 2 in the SBL Overall Report will pass through this subdivision.

2.2. On-Site Watershed

This site currently undeveloped and flows toward the northeast.

2.3. FEMA Regulated Flood Zones

This site is located within a Zone “X” designation as identified on Flood Insurance Rate Map (FIRM) panel number 04025C2160H dated October 16, 2015 and panel number 04025C1793H dated October 16, 2015 from the Federal Emergency Management Agency (FEMA). This area is defined as, “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.” Refer to Appendix B for a copy of the FEMA FIRM map.

3. Proposed Drainage Conditions

3.1. Off-Site Drainage

There are two main washes from the SBL Overall Report. The information for Washes 1 and 2 from the SBL Overall Report are outlined below:

WASH 1

This wash enters the property along the western property line and flows in a northeasterly direction toward State Route 260. The applicable 100-year flow rate for this wash is 129 cfs.

WASH 2

This wash enters the property along the southern property line and flows northeasterly toward SR-260. The applicable 100-year flow rate for this wash is 170 cfs.

The High View at Boulder Creek (subdivision 1 which lies south of this site) will install 48-inch diameter storm drain pipes to carry the flows through that subdivision. This project will connect to those 48-inch storm drain pipes and install 48-inch storm drain pipes through this subdivision. The pipes will outlet into the existing channels as described in the SBL Overall Report along Aultman Parkway.

3.2. Site Grading

As mentioned above, the site will be developed as single-family residential housing. The lots will be graded so that runoff drains to the street where it will be conveyed to the appropriate outfall location. The site naturally slopes toward the northeast and this general pattern will be maintained when grading the site.

The site was divided into onsite drainage areas in order to calculate the site retention requirements and the peak flow rates for street capacity analysis. Refer to Appendix H for the drainage schematic.

3.3. Stormwater Detention Facilities

Several retention basins will be constructed in the northeast portion of the site to retain the flows associated with the first flush storm event. The basin must be evacuated in 36 hours and will be done through percolation. See Appendix C for retention and evacuation calculations.

The retention basins will be graded to outfall towards the existing channels along Aultman Parkway. This will provide an emergency outlet for the basins in the case that the runoff does not percolate.

Per the Drainage Design Manual for Yavapai County Section 15.4.3.7, emergency spillways shall be provided for all stormwater storage basins. The manual states that “for basins with all the design storage volume situated below existing grade (i.e. without a berm/dam), the spillway may be nothing more than grading to ensure that basin overflow will follow the downstream predevelopment drainage pattern in a safe manner.” The grades along the south and west are higher than the basin. The grades along the north and east sides of the basins go down toward the existing channels. Therefore, this basin meets the requirements for the emergency spillway as outlined in Section 15.4.3.7.

3.4. Street Rating

The Flood Control District of Maricopa County's DDMSW software was used to calculate the peak flow rate for each drainage area using the Rational Method. See Appendix D for the results of the DDMSW model. Proposed grades were used to estimate the flow path slopes for the time of concentration calculations. There are several locations where the total contributing areas required the combination of several drainage areas. The Drainage Exhibit notes the drainage areas and concentration points where areas were combined.

The carrying capacity of the local streets were determined and rating tables are included in Appendix E. The capacity of both 4-inch roll and 6-inch vertical curb for the interior streets are included in Appendix E. The carrying capacity of the streets were determined for both the 10-year and 100-year storm events. The runoff in the streets must not overtop the curb during the 10-year storm and be carried within the right-of-way during the 100-year storm event. There are several places throughout the site where 6-inch vertical curb will be required to avoid overtopping the curb during the 10-year storm event or exceeding the right-of-way during the 100-year storm event.

Comparing the runoff from the Rational Method calculations in Appendix D with the street capacity rating tables in Appendix E, it can be seen that the street drainage meets the above criteria using 4-inch roll and 6-inch vertical curb for onsite streets.

Runoff will be conveyed in the streets to the appropriate outfall locations, where they will be removed from the street and directed to the onsite retention basin. Scuppers and catch basins will be used to remove runoff from the street. The scupper and catch basin sizing calculations are included in Appendix F.

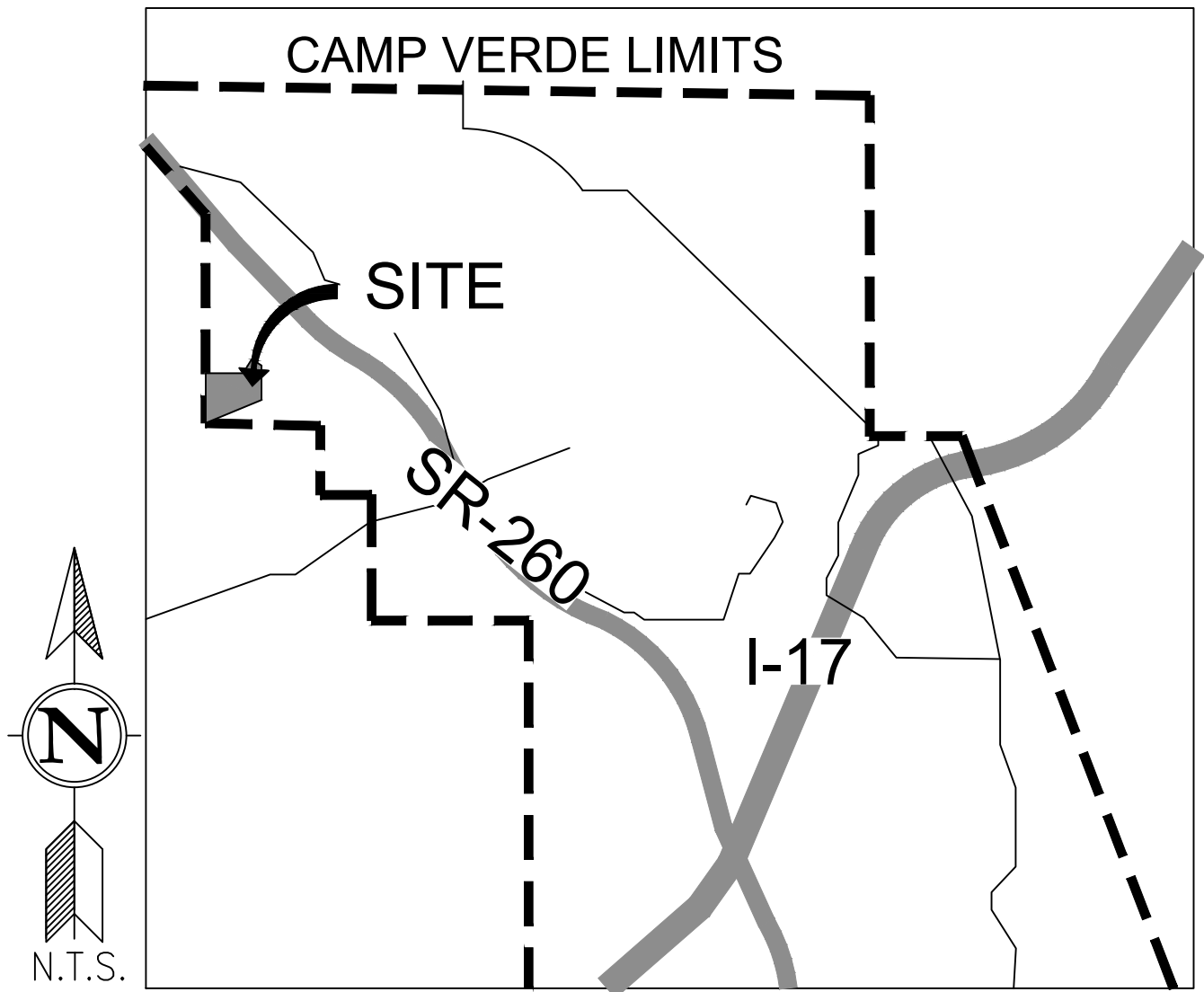
4. Conclusions

This site will be developed in accordance with Town of Camp Verde and Yavapai County requirements. Onsite runoff will be conveyed in local streets with the 10-year flows contained between the curbs and the 100-year flows contained within the right-of-way.

Streets will be used to direct runoff to the onsite retention basin, which has been sized for the first flush storm event. Offsite flows will be routed through the site in storm drain pipes. Offsite runoff will be discharged at locations and in a manner consistent with the existing discharge patterns. The information presented in this report represents the best available information at the time this report was written.

Appendix A

Vicinity Map



VICINITY MAP

SEC. 9 T14N R4E

Appendix B
FEMA FIRM Map

National Flood Hazard Layer FIRMette



111°56'23"W 34°37'37"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/10/2021 at 1:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

08-06-2025 Regular Session Meeting

Feet

1:6,000

August 6, 2025

111°55'45"W 34°37'8"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

National Flood Hazard Layer FIRMette



111°56'23"W 34°37'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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Appendix C

Retention & Evacuation Calculations

Project: High View II at Boulder Creek**Project Number: 23-122****By: JJS****Date: 4/16/2025****Notes: Retention Volume Calculations**

Retention volumes were determined using the following equation from the Drainage Design Manual for Yavapai County
First Flush

$$V = C \left(\frac{P}{12} \right) A$$

where

V = Calculated volume in cf

C = Runoff coefficient (1.0)

P = 100-year, 2-hour Rainfall depth in inches

A = Drainage area in square feet

P = 0.50 in

Retention Basin #1

Retention Volume Required					Retention Volume Provided				
Basin ID	Area (sf)	Land Use Type	Runoff Coefficient, C _w	Retention Volume (cf)	Elevation (ft)	Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)
DA#1+2+3+Basin	357,526	Pavement	1.00	14,897	6.00	0.00	2,654	0	0
					7.00	1.00	4,033	3,344	3,344
					8.00	1.00	5,699	4,866	8,210
					9.00	1.00	8,383	7,041	15,251
Total retention volume Required =				14,897	Volume Provided > Volume Required -- ok				

Retention Basin #2

Retention Volume Required					Retention Volume Provided				
Basin ID	Area (sf)	Land Use Type	Runoff Coefficient, C _w	Retention Volume (cf)	Elevation (ft)	Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)
DA#4+5+6+7+8+Basin	464,652	Pavement	1.00	19,361	4.50	0.00	4,744	0	0
					5.50	1.00	6,045	5,395	5,395
					6.50	1.00	7,447	6,746	12,141
					7.50	1.00	8,950	8,199	20,339
Total retention volume Required =				19,361	Volume Provided > Volume Required -- ok				

Retention Basin #3

Retention Volume Required					Retention Volume Provided				
Basin ID	Area (sf)	Land Use Type	Runoff Coefficient, C _w	Retention Volume (cf)	Elevation (ft)	Depth (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)
DA#9+10+11+12+Basin	498,301	Pavement	1.00	20,763	96.00	0.00	10,935	0	0
					97.00	1.00	16,069	13,502	13,502
					98.00	1.00	21,359	18,714	32,216
					99.00	1.00	26,750	24,055	56,271
Total retention volume Required =				20,763				Volume Provided > Volume Required -- ok	

1,320,479

55,020

91,860

Percolation

$$T_d = V / (A_p * (P_d / 12))$$

Where:

- Td = Evacuation Time (hr)
- Ap = Percolation area (basin bottom in sf)
- Pd = Design percolation rate (in/hr)
- V = Retention basin design storage volume (cf)

Basin #1

Drainage Area ID	Percolation Rate (in/hr)	Retention Basin Volume (cf)	Retention Basin Bottom Area (sf)	Evacuation Time (hr)	Less Than 36 Hours?
DA#1+2+3+Basin	4.70	14,897	2,654	14.33	YES

Basin #2

Drainage Area ID	Percolation Rate (in/hr)	Retention Basin Volume (cf)	Retention Basin Bottom Area (sf)	Evacuation Time (hr)	Less Than 36 Hours?
DA#4+5+6+7+8+Basin	4.70	19,361	4,744	10.42	YES

Basin #3

Drainage Area ID	Percolation Rate (in/hr)	Retention Basin Volume (cf)	Retention Basin Bottom Area (sf)	Evacuation Time (hr)	Less Than 36 Hours?
DA#9+10+11+12+Basin	4.70	20,763	10,935	4.85	YES

Appendix D

Rational Method Calculations

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	3.1	605	32.00	24.90	62.0	0.037	Q (cfs)	7.6	11.0	13.8	18.0	21.6	25.5
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	2.95	2.95	2.95	2.95	2.95	2.95
							Volume (ac-ft)	0.1118	0.1396	0.1624	0.1887	0.2105	0.2345
							Tc (min)	8	7	6	6	5	5
							i (in/hr)	2.58	3.72	4.67	6.11	7.33	8.64

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	5.6	1,033	32.00	17.60	73.6	0.035	Q (cfs)	12.2	17.7	22.6	29.7	35.9	42.5
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	5.28	5.28	5.28	5.28	5.28	5.28
							Volume (ac-ft)	0.2266	0.2864	0.3325	0.3932	0.4423	0.4924
							Tc (min)	10	9	8	7	7	6
							i (in/hr)	2.31	3.36	4.28	5.63	6.79	8.05

* Non default value

CAMP VERDE
Drainage Design Management System
SUB BASINS
Project Reference: HIGH VIEW 2 DA 3

Page 1

5/3/2025

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	1.3	219	17.60	13.60	96.4	0.039	Q (cfs)	3.8	5.2	6.3	7.9	9.3	10.8
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	1.25	1.25	1.25	1.25	1.25	1.25
							Volume (ac-ft)	0.0349	0.0478	0.0579	0.0726	0.0855	0.0993
							Tc (min)	5	5	5	5	5	5
							i (in/hr)	3.04	4.13	5.04	6.35	7.45	8.64

* Non default value

(stSubBasRat.rpt)

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	3.3	625	27.20	17.30	83.6	0.037	Q (cfs)	8.4	12.1	15.1	19.7	23.4	27.1
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	3.14	3.14	3.14	3.14	3.14	3.14
							Volume (ac-ft)	0.1128	0.1402	0.1610	0.1884	0.2151	0.2492
							Tc (min)	7	6	6	5	5	5
							i (in/hr)	2.68	3.85	4.82	6.28	7.45	8.64

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	3.3	625	23.20	12.60	89.5	0.037	Q (cfs)	8.5	12.2	15.2	19.8	23.4	27.1
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	3.14	3.14	3.14	3.14	3.14	3.14
							Volume (ac-ft)	0.1110	0.1391	0.1593	0.1857	0.2151	0.2492
							Tc (min)	7	6	6	5	5	5
							i (in/hr)	2.71	3.87	4.85	6.31	7.45	8.64

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	4.1	864	27.20	12.80	88.0	0.036	Q (cfs)	9.7	14.0	17.7	23.2	27.8	32.8
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	3.88	3.88	3.88	3.88	3.88	3.88
							Volume (ac-ft)	0.1534	0.1931	0.2213	0.2602	0.2914	0.3257
							Tc (min)	9	8	7	6	6	5
							i (in/hr)	2.50	3.61	4.57	5.98	7.17	8.45

* Non default value

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	9.9	1,101	27.20	8.60	89.2	0.034	Q (cfs)	22.3	32.5	41.2	53.8	65.0	76.9
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	9.36	9.36	9.36	9.36	9.36	9.36
							Volume (ac-ft)	0.3896	0.4901	0.5682	0.6727	0.7530	0.8343
							Tc (min)	10	8	8	7	6	6
							i (in/hr)	2.38	3.47	4.40	5.75	6.94	8.22

* Non default value

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	1.6	400	11.50	2.80	114.8	0.039	Q (cfs)	4.6	6.4	7.8	9.8	11.5	13.3
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	1.54	1.54	1.54	1.54	1.54	1.54
							Volume (ac-ft)	0.0440	0.0588	0.0717	0.0901	0.1057	0.1223
							Tc (min)	5	5	5	5	5	5
							i (in/hr)	3.00	4.13	5.04	6.35	7.45	8.64

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	1.5	328	14.10	5.50	138.4	0.039	Q (cfs)	4.4	6.0	7.3	9.2	10.8	12.5
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	1.45	1.45	1.45	1.45	1.45	1.45
							Volume (ac-ft)	0.0405	0.0552	0.0671	0.0846	0.0993	0.1149
							Tc (min)	5	5	5	5	5	5
							i (in/hr)	3.04	4.13	5.04	6.35	7.45	8.64

* Non default value

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	3.5	941	31.30	17.70	76.3	0.037	Q (cfs)	7.9	11.5	14.6	19.1	23.0	27.3
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	3.34	3.34	3.34	3.34	3.34	3.34
							Volume (ac-ft)	0.1395	0.1755	0.2040	0.2423	0.2707	0.3012
							Tc (min)	10	8	8	7	6	6
							i (in/hr)	2.37	3.45	4.37	5.72	6.90	8.18

* Non default value

camp verde
Drainage Design Management System
SUB BASINS

Page 1

Project Reference: HIGHVIEW 2 9+10+11+1

4/16/2025

ID	Sub Basin Data						Sub Basin Hydrology Summary						
	Area (acres)	Length (ft)	USGE	DSGE	Slope (ft/mi)	Kb		2 Year	5 Year	10 Year	25 Year	50 Year	100 Year
Major Basin ID: 01													
1	10.2	1,632	31.30	2.60	92.9	0.034	Q (cfs)	20.9	30.2	38.5	51.2	62.0	74.0
							C	0.95	0.95	0.95	0.95	0.95	0.95
							CA (ac)	9.71	9.71	9.71	9.71	9.71	9.71
							Volume (ac-ft)	0.4573	0.5720	0.6655	0.7908	0.8893	0.9933
							Tc (min)	12	10	9	8	8	7
							i (in/hr)	2.15	3.11	3.96	5.27	6.39	7.62

* Non default value

(stSubBasRat.rpt)

Appendix E

Street Rating Calculations

Street Rating Worksheet

Project: Highview II at Boulder Creek
Project Number: 23-122 **By:** JS **Date:** 4/5/2025
Notes: 4" Roll Curb Street Rating Table for 10 year event

4" Curb - Curb Full Flow; 10 year event

A (ft²) = 5.68
 P (ft) = 27.92
 R (ft) = 0.20
 n = 0.015

Rating Table

Street Name	Concentration Point ID	Longitudinal Slope, S _o (ft/ft)	Q _t (cfs)	V _t (ft/s)	F _s	Q _{cap} (cfs)		Q ₁₀ (cfs)
Jamie Lane	CP-1	0.0100	20	3.4	0.80	16	>	14
Jamie Lane	CP-12	0.0200	28	4.9	0.80	22	>	22
Roger Lane	CP-4	0.0181	26	4.6	0.80	21	>	15
Brianna Lane	CP-5	0.0191	27	4.7	0.80	22	>	15
Alexis Way	CP-46	0.0184	26	4.7	0.80	21	>	18
Alexis Way	CP-9	0.0350	37	6.4	0.80	29	>	8
Georgia Gene Way	CP-10	0.0460	42	7.4	0.80	33	>	7
Margaret Way	CP-11	0.0110	20	3.6	0.80	16	>	15

Q_t and V_t are calculated theoretical values (see back up documentation for more information).

F_s = Gutter Capacity Reduction Factor, from Figure 3.4, Drainage Design Manual for Maricopa County, Volume II, Hydraulics.

$$Q_{cap} = Q_t * F_s$$

Street Rating Worksheet

Project: Highview II at Boulder Creek
Project Number: 23-122 **By:** JS **Date:** 4/5/2025
Notes: 4" Roll Curb Street Rating Table for 100 year event

4" Curb - Right of Way Flow; 100 year event

A (ft²) = 12.67
 P (ft) = 52.08
 R (ft) = 0.24
 n = 0.015

Rating Table

Street Name	Concentration Point ID	Longitudinal Slope, S _o (ft/ft)	Q _t (cfs)	V _t (ft/s)	F _s	Q _{cap} (cfs)		Q ₁₀₀ (cfs)
Jamie Lane	CP-1	0.0100	49	3.9	0.80	39	>	26
Jamie Lane	CP-12	0.0200	69	5.5	0.80	55	>	42
Roger Lane	CP-4	0.0181	66	5.2	0.80	53	>	27
Brianna Lane	CP-5	0.0191	68	5.3	0.80	54	>	27
Alexis Way	CP-46	0.0184	67	5.3	0.80	53	>	33
Alexis Way	CP-9	0.0350	92	7.2	0.80	73	>	13
Georgia Gene Way	CP-10	0.0460	105	8.3	0.80	84	>	13
Margaret Way	CP-11	0.0110	51	4.1	0.80	41	>	27

Q_t and V_t are calculated theoretical values (see back up documentation for more information).

F_s = Gutter Capacity Reduction Factor, from Figure 3.4, Drainage Design Manual for Maricopa County, Volume II, Hydraulics.

$$Q_{cap} = Q_t * F_s$$

Street Rating Worksheet

Project: Highview II at Boulder Creek
Project Number: 23-122 **By:** JS **Date:** 4/5/2025
Notes: 6" Roll Curb Street Rating Table for 10 year event

6" Curb - Curb Full Flow; 10 year event

A (ft²) = 10.48
 P (ft) = 28.86
 R (ft) = 0.36
 n = 0.015

Rating Table

Street Name	Concentration Point ID	Longitudinal Slope, S _o (ft/ft)	Q _t (cfs)	V _t (ft/s)	F _s	Q _{cap} (cfs)		Q ₁₀ (cfs)
Georgia Gene Lane	CP-13	0.0193	74	7.0	0.80	59	>	27
Alexis Way	CP-47	0.0230	80	7.7	0.80	64	>	41
Dougal Lane	CP-92	0.0250	84	8.0	0.80	67	>	38

Q_t and V_t are calculated theoretical values (see back up documentation for more information).

F_s = Gutter Capacity Reduction Factor, from Figure 3.4, Drainage Design Manual for Maricopa County, Volume II, Hydraulics.

$$Q_{cap} = Q_t * F_s$$

Street Rating Worksheet

Project: Highview II at Boulder Creek
Project Number: 23-122 **By:** JS **Date:** 4/5/2025
Notes: 6" Roll Curb Street Rating Table for 100 year event

6" Curb - Right of Way Flow; 100 year event

A (ft²) = 17.46
 P (ft) = 52.86
 R (ft) = 0.33
 n = 0.015

Rating Table

Street Name	Concentration Point ID	Longitudinal Slope, S _o (ft/ft)	Q _t (cfs)	V _t (ft/s)	F _s	Q _{cap} (cfs)		Q ₁₀₀ (cfs)
Georgia Gene Lane	CP-13	0.0193	115	6.6	0.80	92	>	51
Alexis Way	CP-47	0.0230	126	7.2	0.80	101	>	77
Dougal Lane	CP-92	0.0250	131	7.5	0.80	105	>	74
					0.80		=	
							=	

Q_t and V_t are calculated theoretical values (see back up documentation for more information).

F_s = Gutter Capacity Reduction Factor, from Figure 3.4, Drainage Design Manual for Maricopa County, Volume II, Hydraulics.

$$Q_{cap} = Q_t * F_s$$

STREET RATING BACK UP DOCUMENTATION

4" roll curb
10-yr storm

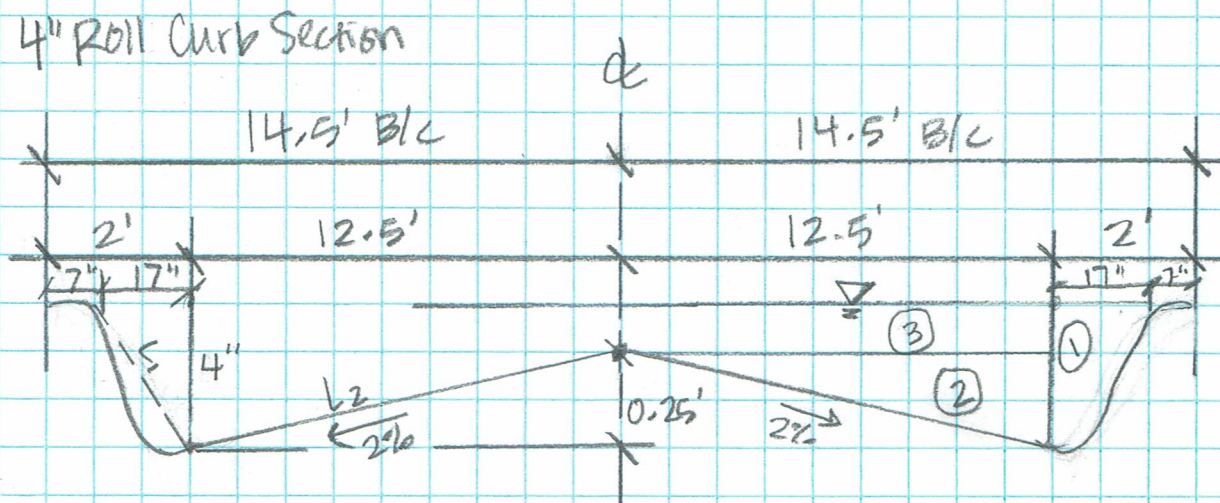
Use Manning's Equation

$$Q = \frac{1.49}{n} AR^{2/3} S^{1/2}$$

Where :

- Q = flow rate (cfs)
- n = manning's coefficient
- A = cross-sectional flow area (ft^2)
- R = hydraulic radius = A/p (ft)
- S_o = longitudinal slope (ft/ft)

Where P = Wetted perimeter (ft)



Assume curb flow full

$$A = [A_1 + A_2 + A_3] \quad (2)$$

$$A_{10} = \left(\frac{1}{2}\right) \left(\frac{17}{12}\right) \left(\frac{4}{12}\right) = 0.2361$$

$$A_{(2)} = \left(\frac{1}{2}\right)(12.5)(0.25) = 1.563$$

$$A_{(3)} = (12.5)(4/12 - 0.25) = 1.042$$

$$A = (0.2301 + .563 + 1.042)(2) = 5.68 \text{ ft}^2$$

$$P = [L_1 + L_2][2]$$

$$L_1 = \sqrt{\left(\frac{17}{12}\right)^2 + \left(\frac{4}{12}\right)^2} = 1.46$$

$$L_2 = \sqrt{0.25^2 + 12.5^2} = 12.50$$

$$P = (1.46 + 12.50)(2) = 27.92 \text{ ft}$$

Solve for Q in terms of S_o

$$Q = \frac{1.49}{n} A R^{2/3} S_o^{1/2}$$

assume $n = 0.015$ (asphalt)

$$Q = \left(\frac{1.49}{0.015}\right) (5.68) \left(\frac{5.68}{27.92}\right)^{2/3} S_o^{1/2}$$

$$Q = 195.16 S_o^{1/2}$$

from continuity equation

$$Q = VA$$

Where Q = flow rate (cfs)

V = velocity (ft/s)

A = cross sectional area (ft²)

Solve for V in terms of Q

$$V = \frac{Q}{A}$$

$$V = \frac{195.16 S_o^{1/2}}{5.68}$$

$$V = 34.36 S_o^{1/2}$$

STREET RATING BACK UP DOCUMENTATION

4" Roll curb
100-yr Storm

Use Manning's Equation

$$Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

Where Q = flow rate (cfs)

n = Manning's roughness coefficient

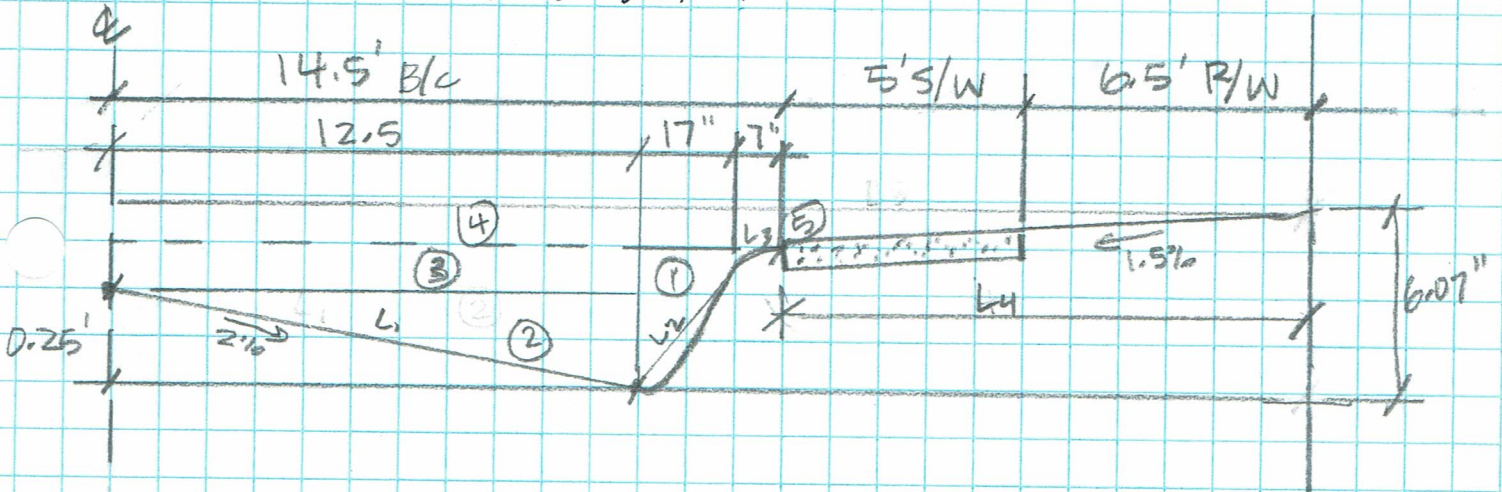
$A = \text{cross-sectional area} = ft^2$

$$R = \text{hydraulic radius} = A/p \quad (ft)$$

S_0 = longitudinal slope (ft/ft)

Where P = wetted perimeter (ft)

4" roll curb half street section



Assume that top width of flow extends from R/W to R/W ; that is that flow is contained within the right-of-way

$$A = [A_1 + A_2 + A_3 + A_4 + A_5][2]$$

$$A_{(1)} = \left(\frac{1}{2}\right) \left(\frac{17}{12}\right) \left(\frac{4}{12}\right) = 0.2361$$

$$A_{(2)} = \left(\frac{1}{2}\right) (12.5) (0.25) = 1.563$$

$$A_3 = (12.9)(4/12 - 0.25) = 1.042$$

$$A_4 = 14.5 [(5+6.5)(0.015)] = 2.5013$$

$$A_5 = \frac{1}{2} (5+6.5) [(5+6.5)(0.015)] = 0.9919$$

$$A = [0.2361 + 1.563 + 1.042 + 2.5013 + 0.9919] (2)$$

$$A = 12.67 \text{ ft}^2$$

$$P = (L_1 + L_2 + L_3 + L_4) (2)$$

$$L_1 = \sqrt{12.5^2 + 0.25^2} = 12.50$$

$$L_2 = \sqrt{\left(\frac{17}{12}\right)^2 + \left(\frac{4}{12}\right)^2} = 1.46$$

$$L_3 = \frac{1}{2} = 0.583$$

$$L_4 = \sqrt{(5+6.5)^2 + [(5+6.5)(0.015)]^2} = 11.50$$

$$P = (12.50 + 1.46 + 0.58 + 11.50) (2)$$

$$P = 52.03 \text{ ft}$$

Solve for Q in terms of S .

$$Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

assume $n = 0.015$ (asphalt)

$$Q = \left(\frac{1.49}{0.015}\right) (12.67) \left(\frac{12.67}{52.03}\right)^{2/3} S^{1/2}$$

$$Q = 490.78 S^{1/2}$$

From continuity equation

$$Q = VA$$

Where Q = flow rate (cfs)

V = velocity (ft/s)

A = cross-sectional area (ft²)

Solve for V in terms of Q

$$V = \frac{Q}{A}$$

$$V = \frac{490.78 S_o^{1/2}}{12.67}$$

$$V = 38.74 S_o^{1/2}$$

STREET RATING BACK UP DOCUMENTATION

6" curb
10 yr storm

use Manning Equation

$$Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

Where Q = flow rate (cfs)

n = manning's coefficient

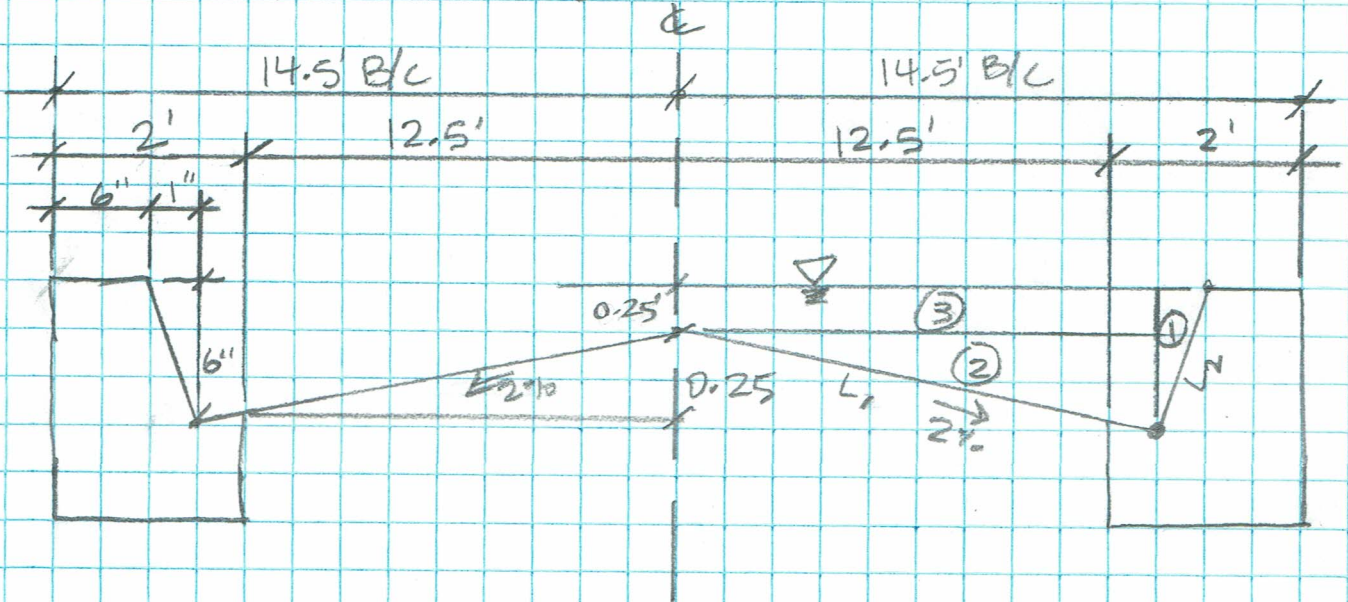
A = cross sectional area (ft²)

R = hydraulic radius = A/P (ft)

S_o = longitudinal slope (ft/ft)

Where p = wetted perimeter (ft)

6" vertical curb street section



$$A = (A_1 + A_2 + A_3)(2)$$

$$A_1 = \left(\frac{1}{2}\right)\left(\frac{1}{12}\right)\left(\frac{6}{12}\right) = 0.0208$$

$$A_2 = \frac{1}{2} [12.5 + (2 - 7/12)] (0.25) = 1.74$$

$$A_3 = [12.5 + (2 - 7/12)] [0.25] = 3.48$$

$$A = 10.48$$

$$P = (L_1 + L_2)(2)$$

$$L_1 = \sqrt{\left(\left(12.5 + \left(2 - \frac{7}{12}\right)\right)^2 + (0.25)^2\right)} = 13.92$$

$$L_2 = \sqrt{\left(\left(\frac{1}{12}\right)^2 + \left(\frac{6}{12}\right)^2\right)} = 0.51$$

$$P = (13.92 + 0.51)(2)$$

$$P = 28.86 \text{ ft}$$

Solve for Q in terms of S_o

$$Q = \frac{1.49}{n} A R^{2/3} S_o^{1/2}$$

assume $n = 0.015$ (asphalt)

$$Q = \left(\frac{1.49}{0.015}\right) (10.48) \left(\frac{10.48}{28.86}\right)^{2/3} S_o^{1/2}$$

$$Q = 529.87 S_o^{1/2}$$

from continuity equation
 $Q = VA$

Solve for V in terms of Q

$$V = \frac{Q}{A} = \frac{529.87 S_o^{1/2}}{10.48}$$

$$V = 50.56 S_o^{1/2}$$

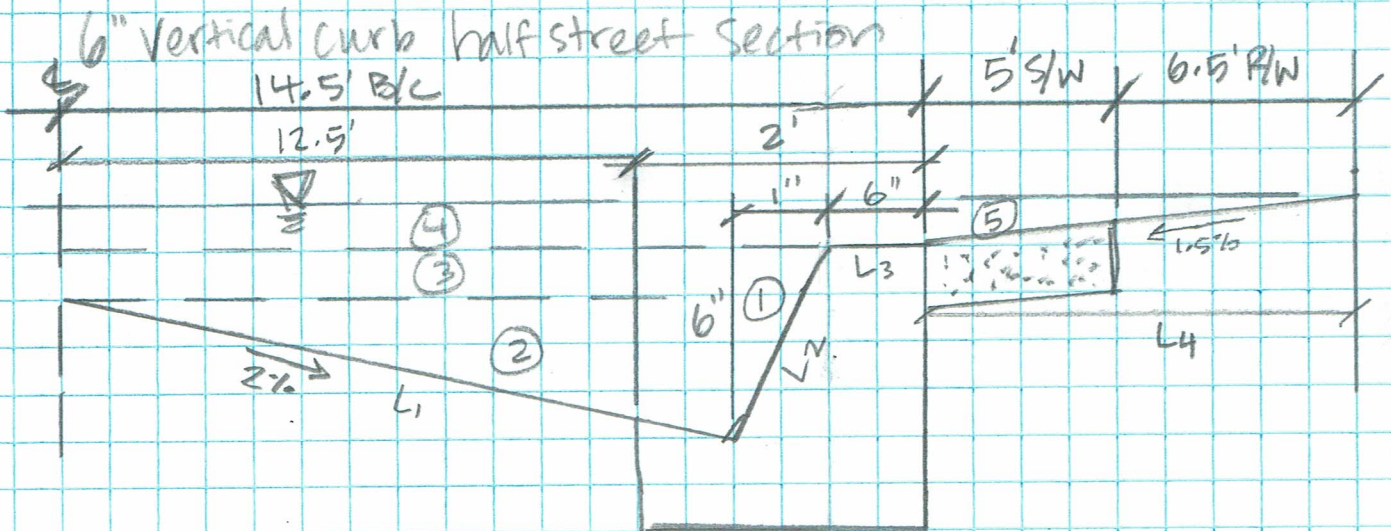
STREET RATING BACK UP DOCUMENTATION

6" curb
100 yr storm

Use Manning's Equation

$$Q = \frac{1.49}{n} A R^{2/3} S^{1/2}$$

Where Q = flow rate (cfs)
 n = Manning's coefficient
 A = cross sectional area (ft²)
 R = hydraulic radius = A/p (ft)
 S_0 = longitudinal slope (ft/ft)
Where p = wetted perimeter (ft)



Assume that top width of flow extends from R/W to R/W;
that is that flow is contained within the right-of-way

$$A = (A_1 + A_2 + A_3 + A_4 + A_5) (2)$$

$$A_1 = \left(\frac{1}{2}\right) \left(\frac{1}{12}\right) \left(\frac{6}{12}\right) = 0.0208$$

$$A_2 = \frac{1}{2} [12.5 + (2 - 7/12)] (0.25) = 1.74$$

$$A_3 = [12.5 + (2 - 7/12)] [0.25] = 3.48$$

$$A_4 = (14.5) (0.1725) = 2.50$$

$$A_5 = \frac{1}{2} (11.5) (0.1725) = 0.9919$$

$$A = (0.0208 + 1.74 + 3.48 + 2.50 + 0.99)(2)$$

$$A = 17.46 \text{ ft}^2$$

$$P = (L_1 + L_2 + L_3 + L_4)(2)$$

$$L_1 = \sqrt{\left(12.5 + \left(2 - \frac{7}{12}\right)\right)^2 + (0.25)^2} = 13.92$$

$$L_2 = \sqrt{\left(\frac{1}{12}\right)^2 + \left(\frac{6}{12}\right)^2} = 0.51$$

$$L_3 = \frac{6}{12} = 0.5$$

$$L_4 = \sqrt{11.5^2 + 0.1725^2} = 11.50$$

$$P = (13.92 + 0.51 + 0.5 + 11.50)(2)$$

$$P = 52.86 \text{ ft}$$

Solve for Q in terms of S_o

$$Q = \frac{1.49}{n} A R^{2/3} S_o^{1/2}$$

assume $n = 0.015$ for asphalt

$$Q = \left(\frac{1.49}{0.015}\right) (17.46) \left(\frac{17.46}{52.86}\right)^{2/3} S_o^{1/2}$$

$$Q = 828.74 S_o^{1/2}$$

from continuity equation $Q = VA$
Solve for V in terms of Q

$$V = \frac{Q}{A} = \frac{828.74 S_o^{1/2}}{17.46}$$

$$V = 47.47 S_o^{1/2}$$

Appendix F

Scupper & Catch Basin Calculations

Worksheet for Scupper #1 10-year

Project Description	
Solve For	Spread
Input Data	
Discharge	39.00 cfs
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Curb Opening Length	92.0 ft
Opening Height	0.5 ft
Curb Throat Type	Horizontal
Local Depression	2.0 in
Local Depression Width	17.0 in
Throat Incline Angle	90.00 degrees
Results	
Spread	13.6 ft
Depth	3.4 in
Gutter Depression	0.2 in
Total Depression	2.2 in

Worksheet for Scupper #1 100-year

Project Description	
Solve For	Spread
Input Data	
Discharge	74.00 cfs
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Curb Opening Length	92.0 ft
Opening Height	0.5 ft
Curb Throat Type	Horizontal
Local Depression	2.0 in
Local Depression Width	17.0 in
Throat Incline Angle	90.00 degrees
Results	
Spread	20.8 ft
Depth	5.1 in
Gutter Depression	0.2 in
Total Depression	2.2 in

Worksheet for Scupper #2 10-year

Project Description	
Solve For	Spread
Input Data	
Discharge	41.00 cfs
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Curb Opening Length	72.0 ft
Opening Height	0.5 ft
Curb Throat Type	Horizontal
Local Depression	2.0 in
Local Depression Width	17.0 in
Throat Incline Angle	90.00 degrees
Results	
Spread	16.5 ft
Depth	4.1 in
Gutter Depression	0.2 in
Total Depression	2.2 in

Worksheet for Scupper #2 100-year

Project Description	
Solve For	Spread
Input Data	
Discharge	77.00 cfs
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Curb Opening Length	72.0 ft
Opening Height	0.5 ft
Curb Throat Type	Horizontal
Local Depression	2.0 in
Local Depression Width	17.0 in
Throat Incline Angle	90.00 degrees
Results	
Spread	25.1 ft
Depth	6.2 in
Gutter Depression	0.2 in
Total Depression	2.2 in

Worksheet for Scupper #3 10-year

Project Description	
Solve For	Efficiency
Input Data	
Discharge	22.00 cfs
Slope	0.020 ft/ft
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.013
Curb Opening Length	89.0 ft
Local Depression	2.0 in
Local Depression Width	17.0 in
Results	
Efficiency	100.00 %
Intercepted Flow	22.00 cfs
Bypass Flow	0.00 cfs
Spread	18.6 ft
Depth	4.6 in
Flow Area	3.5 ft ²
Gutter Depression	0.2 in
Total Depression	2.2 in
Velocity	6.31 ft/s
Equivalent Cross Slope	0.045 ft/ft
Length Factor	1.497
Total Interception Length	59.4 ft

Worksheet for Scupper #3 100-year

Project Description	
Solve For	Efficiency
Input Data	
Discharge	42.00 cfs
Slope	0.020 ft/ft
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.013
Curb Opening Length	89.0 ft
Local Depression	2.0 in
Local Depression Width	17.0 in
Results	
Efficiency	100.00 %
Intercepted Flow	42.00 cfs
Bypass Flow	0.00 cfs
Spread	23.8 ft
Depth	5.9 in
Flow Area	5.7 ft ²
Gutter Depression	0.2 in
Total Depression	2.2 in
Velocity	7.42 ft/s
Equivalent Cross Slope	0.040 ft/ft
Length Factor	1.061
Total Interception Length	83.9 ft

Worksheet for Catch Basin #1 10-yr

Project Description	
Solve For	Efficiency
Input Data	
Discharge	3.00 cfs
Slope	0.020 ft/ft
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.013
Curb Opening Length	5.5 ft
Local Depression	2.0 in
Local Depression Width	17.0 in
Results	
Efficiency	44.43 %
Intercepted Flow	1.33 cfs
Bypass Flow	1.67 cfs
Spread	8.8 ft
Depth	2.3 in
Flow Area	0.8 ft ²
Gutter Depression	0.2 in
Total Depression	2.2 in
Velocity	3.85 ft/s
Equivalent Cross Slope	0.069 ft/ft
Length Factor	0.278
Total Interception Length	19.8 ft

Worksheet for Catch Basin #1 100-yr

Project Description	
Solve For	Efficiency
Input Data	
Discharge	5.50 cfs
Slope	0.020 ft/ft
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.013
Curb Opening Length	5.5 ft
Local Depression	2.0 in
Local Depression Width	17.0 in
Results	
Efficiency	32.81 %
Intercepted Flow	1.80 cfs
Bypass Flow	3.70 cfs
Spread	11.1 ft
Depth	2.8 in
Flow Area	1.2 ft ²
Gutter Depression	0.2 in
Total Depression	2.2 in
Velocity	4.47 ft/s
Equivalent Cross Slope	0.060 ft/ft
Length Factor	0.198
Total Interception Length	27.8 ft

Worksheet for Catch Basin #2 10-yr

Project Description	
Solve For	Efficiency
Input Data	
Discharge	3.00 cfs
Slope	0.020 ft/ft
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.013
Curb Opening Length	5.5 ft
Local Depression	2.0 in
Local Depression Width	17.0 in
Results	
Efficiency	44.43 %
Intercepted Flow	1.33 cfs
Bypass Flow	1.67 cfs
Spread	8.8 ft
Depth	2.3 in
Flow Area	0.8 ft ²
Gutter Depression	0.2 in
Total Depression	2.2 in
Velocity	3.85 ft/s
Equivalent Cross Slope	0.069 ft/ft
Length Factor	0.278
Total Interception Length	19.8 ft

Worksheet for Catch Basin #2 100-yr

Project Description	
Solve For	Efficiency
Input Data	
Discharge	5.50 cfs
Slope	0.020 ft/ft
Gutter Width	1.42 ft
Gutter Cross Slope	0.029 ft/ft
Road Cross Slope	0.020 ft/ft
Roughness Coefficient	0.013
Curb Opening Length	5.5 ft
Local Depression	2.0 in
Local Depression Width	17.0 in
Results	
Efficiency	32.81 %
Intercepted Flow	1.80 cfs
Bypass Flow	3.70 cfs
Spread	11.1 ft
Depth	2.8 in
Flow Area	1.2 ft ²
Gutter Depression	0.2 in
Total Depression	2.2 in
Velocity	4.47 ft/s
Equivalent Cross Slope	0.060 ft/ft
Length Factor	0.198
Total Interception Length	27.8 ft

Appendix G

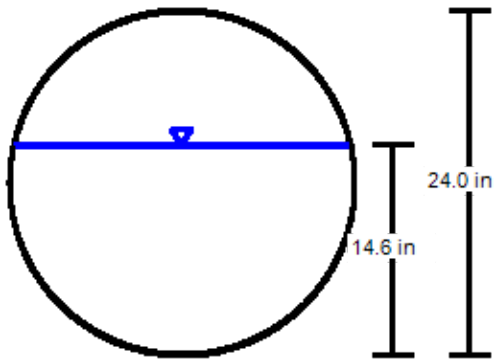
Storm Drain Calculations

Worksheet for storm drain #1

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.005 ft/ft
Diameter	24.0 in
Discharge	11.00 cfs
Results	
Normal Depth	14.6 in
Flow Area	2.0 ft ²
Wetted Perimeter	3.6 ft
Hydraulic Radius	6.7 in
Top Width	1.95 ft
Critical Depth	14.3 in
Percent Full	60.9 %
Critical Slope	0.005 ft/ft
Velocity	5.49 ft/s
Velocity Head	0.47 ft
Specific Energy	1.69 ft
Froude Number	0.955
Maximum Discharge	17.21 cfs
Discharge Full	16.00 cfs
Slope Full	0.002 ft/ft
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	38.4 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	14.6 in
Critical Depth	14.3 in
Channel Slope	0.005 ft/ft
Critical Slope	0.005 ft/ft

Cross Section for storm drain #1

Project Description	
Friction Method	Manning
	Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.005 ft/ft
Normal Depth	14.6 in
Diameter	24.0 in
Discharge	11.00 cfs



V: 1
H: 1

Storm Sewer Tabulation

Project Name: Enter Project Name...
05-03-2025

Stormwater Studio 2024 v 3.0.0.35

Line ID	Length (ft)	Drng Area		Rational (C)	C x A		Tc		Intensity (in/hr)	Total Q (cfs)	Capacity (cfs)	Velocity (ft/s)	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
Line 1	230.00	0.000	0.000	0.00	0.00	0.00	0.0	0.42	0.00	85.00	169.77	10.57	48	1.00	3308.30	3306.00	3311.03	3308.23	0.00	0.00	1
Line 2	143.00	0.000	0.000	0.00	0.00	0.00	0.0	0.28	0.00	85.00	219.47	11.18	48	1.67	3310.69	3308.30	3313.42	3310.36	3322.83	0.00	2
Line 3	286.58	0.000	0.000	0.00	0.00	0.00	0.0	0.00	0.00	85.00	234.11	12.04	48	1.90	3316.14	3310.69	3318.87	3312.56	3325.94	3322.83	3

Energy Grade Line Calculations

Project Name: Enter Project Name...
05-03-2025

Stormwater Studio 2024 v 3.0.0.35

Line No	Line Size (in)	Q (cfs)	Downstream							Length (ft)	Upstream							Pipe		Junction		
			Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)	Vel Head (ft)	EGL Elev (ft)		Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)	Vel Head (ft)	EGL Elev (ft)	n Value	Enrgy Loss (ft)	HGLa Elev (ft)	EGLa Elev (ft)	Enrgy Loss (ft)
1	48	85.00	3306.00	2.23‡	7.19	3308.23	11.82	2.17	3310.71	230.00	3308.30	2.73²	9.13	3311.03	9.31	1.35	3312.38	0.011	1.664	3311.03	3312.38	0.00
2	48	85.00	3308.30	2.06‡	6.52	3310.36	13.04	2.65	3312.65	143.00	3310.69	2.73²	9.13	3313.42	9.31	1.35	3314.77	0.011	2.111	3313.42	3314.77	0.00
3	48	85.00	3310.69	1.87‡	5.76	3312.56	14.76	3.39	3315.04	286.58	3316.14	2.73²	9.13	3318.87	9.31	1.35	3320.22	0.011	5.171	3318.87	3320.22	0.00

Notes: ² Critical depth. ‡ Supercritical.

Project File: High View 2 Offsite East.sws

Inlet Report

Project Name: Enter Project Name...

Stormwater Studio 2024 v 3.0.0.35

05-03-2025

Line No	Inlet		Q				Curb		Grate			Gutter							Inlet			Byp Line No
	Id	Type	Catch (cfs)	Carry (cfs)	Capt (cfs)	Byp (cfs)	Ht (in)	L (ft)	L (ft)	W (ft)	Area (sqft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	SD MH #3	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	SD MH #2	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	SD MH #1	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

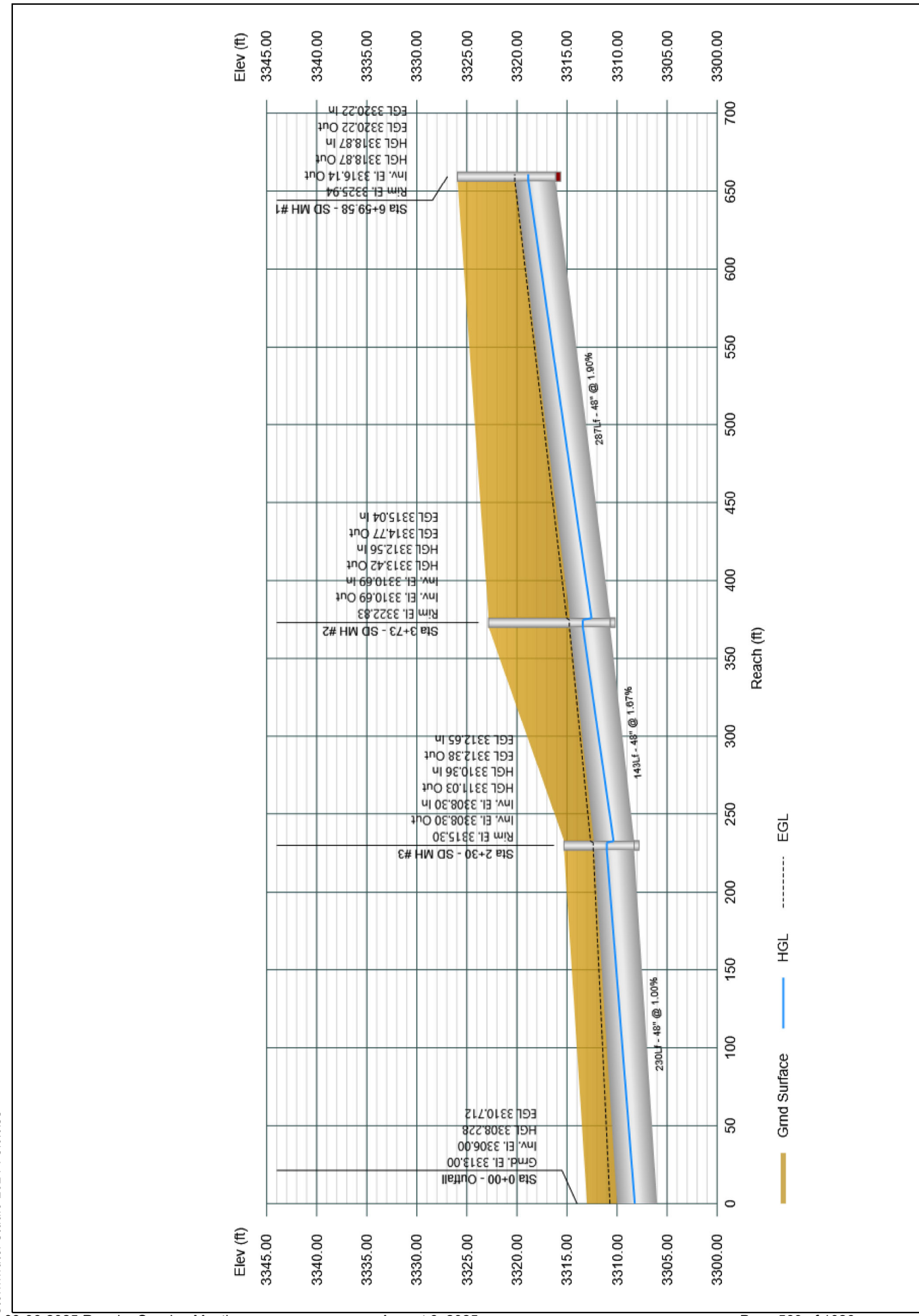
Notes:; Project File: High View 2 Offsite East.sws

Profile View

Project Name: Enter Project Name...

Stormwater Studio 2024 v 3.0.0.35

05-03-2025



Storm Sewer Tabulation

Stormwater Studio 2025 v 3.0.0.38

Project Name: Enter Project Name...

05-03-2025

Line ID	Length (ft)	Drng Area		Rational (C)	C x A		Tc		Intensity (in/hr)	Total Q (cfs)	Capacity (cfs)	Velocity (ft/s)	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
Line 1	123.00	0.000	0.000	0.00	0.00	0.00	0.0	1.70	0.00	64.50	169.76	9.29	48	1.00	3299.48	3298.25	3301.86	3300.25	3309.94	0.00	1
Line 2	285.00	0.000	0.000	0.00	0.00	0.00	0.0	1.33	0.00	64.50	169.77	9.71	48	1.00	3302.33	3299.48	3304.71	3301.36	3312.85	3309.94	2
Line 3	294.00	0.000	0.000	0.00	0.00	0.00	0.0	0.99	0.00	64.50	208.15	10.54	48	1.50	3306.75	3302.33	3309.13	3304.02	3318.24	3312.85	3
Line 4	300.00	0.000	0.000	0.00	0.00	0.00	0.0	0.66	0.00	64.50	218.51	10.69	48	1.66	3311.72	3306.75	3314.10	3308.41	3322.95	3318.24	4
Line 5	258.00	0.000	0.000	0.00	0.00	0.00	0.0	0.38	0.00	64.50	218.66	10.64	48	1.66	3316.00	3311.72	3318.38	3313.39	3326.89	3322.95	5
Line 6	290.00	0.000	0.000	0.00	0.00	0.00	0.0	0.00	0.00	64.50	174.96	9.83	48	1.06	3319.08	3316.00	3321.46	3317.85	3331.88	3326.89	6

Notes:

Project File: High View 2 Offsite West.sws

Energy Grade Line Calculations

Stormwater Studio 2025 v 3.0.0.38

Project Name: Enter Project Name...

05-03-2025

Line No	Line Size (in)	Q (cfs)	Downstream							Length (ft)	Upstream							Pipe		Junction		
			Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)	Vel Head (ft)	EGL Elev (ft)		Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)	Vel Head (ft)	EGL Elev (ft)	n Value	Enrgy Loss (ft)	HGLa Elev (ft)	EGLa Elev (ft)	Enrgy Loss (ft)
1	48	64.50	3298.25	2.00†	6.28	3300.25	10.28	1.64	3301.70	123.00	3299.48	2.38²	7.78	3301.86	8.29	1.07	3302.93	0.011	1.230	3301.86	3302.93	0.00
2	48	64.50	3299.48	1.88†	5.80	3301.36	11.13	1.92	3303.11	285.00	3302.33	2.38²	7.78	3304.71	8.29	1.07	3305.78	0.011	2.662	3304.71	3305.78	0.00
3	48	64.50	3302.33	1.69†	5.05	3304.02	12.78	2.54	3305.96	294.00	3306.75	2.38²	7.78	3309.13	8.29	1.07	3310.20	0.011	4.231	3309.13	3310.20	0.00
4	48	64.50	3306.75	1.66†	4.93	3308.41	13.08	2.66	3310.38	300.00	3311.72	2.38²	7.78	3314.10	8.29	1.07	3315.17	0.011	4.781	3314.10	3315.17	0.00
5	48	64.50	3311.72	1.67†	4.97	3313.39	12.98	2.62	3315.35	258.00	3316.00	2.38²	7.78	3318.38	8.29	1.07	3319.45	0.011	4.092	3318.38	3319.45	0.00
6	48	64.50	3316.00	1.85†	5.68	3317.85	11.36	2.01	3319.63	290.00	3319.08	2.38²	7.78	3321.46	8.29	1.07	3322.53	0.011	2.892	3321.46	3322.53	0.00

Notes: † Critical depth. ‡ Supercritical.

Project File: High View 2 Offsite West.sws

Inlet Report

Project Name: Enter Project Name...

Stormwater Studio 2025 v 3.0.0.38

05-03-2025

Line No	Inlet		Q				Curb		Grate			Gutter							Inlet			Byp Line No
	Id	Type	Catch (cfs)	Carry (cfs)	Capt (cfs)	Byp (cfs)	Ht (in)	L (ft)	L (ft)	W (ft)	Area (sqft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	SD MH #9	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	SD MH #8	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	SD MH #7	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	SD MH #6	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	SD MH #5	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	SD MH #4	Manhole	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

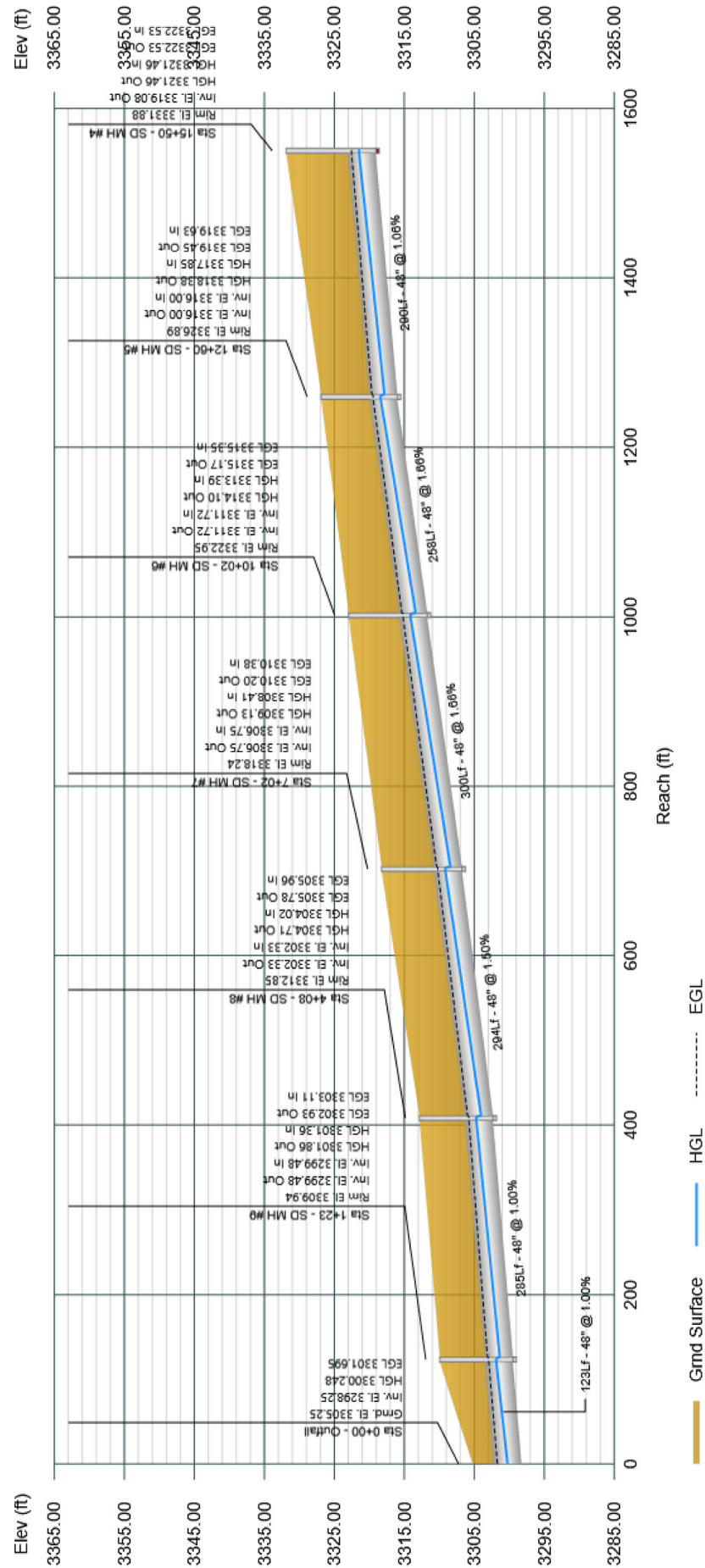
Notes: Project File: High View 2 Offsite West.sws

Profile View

Stormwater Studio 2025 v 3.0.0.38

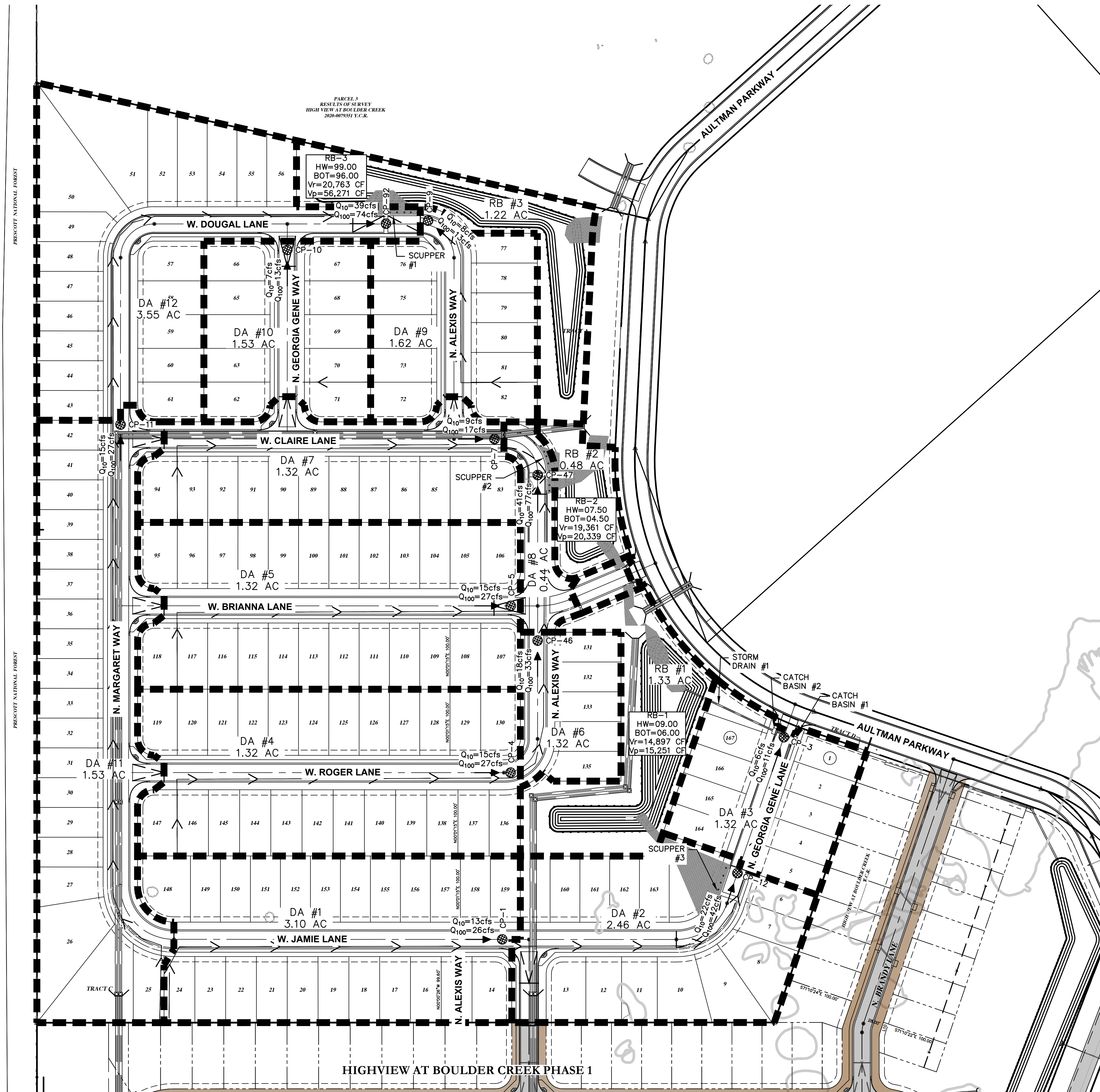
Project Name: Enter Project Name...

05-03-2025

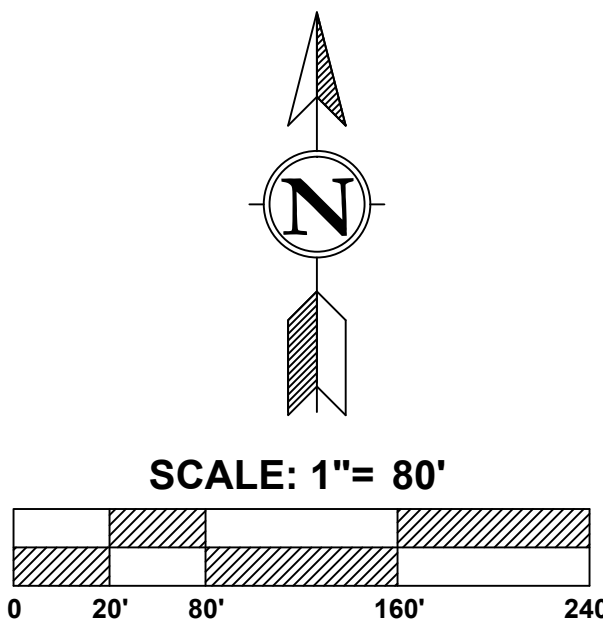


Appendix H

Drainage Exhibit



RETENTION CALCULATIONS	
RETENTION VOLUME REQUIRED (FIRST FLUSH) $V_r = (D/12) \cdot C \cdot A$ SITE AREA = 1,320,479 SF (THIS EXCLUDES THE AREA OF THE CHANNEL IN THE NORTHEAST CORNER)	WHERE: V_r = VOLUME REQUIRED IN CF C = RUNOFF COEFFICIENT D = 100 YR-2HR INTENSITY IN FT A = AREA IN SF
$V_r = (0.50/12)(1.0)(1,320,479) = 55,020$ CF	
TOTAL DETENTION VOLUME REQUIRED $V_r = 55,020$ CF ONSITE	TOTAL DETENTION VOLUME PROVIDED $V_p = 15,251$ CF (BASIN 1) $V_p = 20,339$ CF (BASIN 2) $V_p = 56,271$ CF (BASIN 3) $V_p = 91,860$ CF (TOTAL)



HIGHVIEW II AT BOULDER CREEK AULTMAN PARKWAY, CAMP VERDE, AZ DRAINAGE EXHIBIT

DATE	05/06/2025
PROJ. NO.	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=80'
CAD FILE:	23122DX

DRAINAGE EXHIBIT
DX
1 of 1

SBI
ENGINEERING, LLC
460-300-0050
WWW.SBI-ENG.COM

Jennifer J. Smith
JENNIFER J. SMITH
Professional Engineer
No. 1734
Exp. 06/30/2027

TOCV GENERAL ENGINEERING NOTES:

1. THE TOWN OF CAMP VERDE DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES. THE TOWN OF CAMP VERDE SHALL NOT BE HELD RESPONSIBLE FOR ERRORS IN ESTIMATES OF QUANTITIES, MATERIALS, SCHEDULE, INSTALLATION REQUIREMENTS, OR SIZE.
2. THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT AND INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK BY TELEPHONE AT (928) 554-0823. ANY WORK CONCEALED WITHOUT INSPECTION SHALL BE SUBJECT TO EXCAVATION FOR INSPECTION AND REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
3. AN APPROVED SET OF PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR'S REPRESENTATIVE (CAPABLE OF COMMUNICATING WITH THE TOWN'S REPRESENTATIVES) SHALL BE ON THE JOB AT ALL TIMES THE WORK IS BEING PURSUED.
4. THE PROCEDURES AND METHODS USED TO SAMPLE, TEST MATERIALS, AND REPORT TEST RESULTS WILL BE DETERMINED BY THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING SHALL BE DETERMINED BY THE ENGINEERING DEPARTMENT. THE INSPECTOR SHALL SELECT TESTING LOCATIONS AND INCREASE OR DECREASE THE FREQUENCY OF THE TESTS. COSTS OF MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A THIRD PARTY TESTING LABORATORY SHALL BE USED FOR ALL MATERIAL TESTING. AS A GENERAL GUIDELINE
- TESTING FREQUENCY SHALL BE:
- A. CONCRETE – 1 SET OF 4 CYLINDERS PER 50 CUBIC YARDS OR DAILY
- B. SUBGRADE – 1 DENSITY TEST PER 500 LINEAL FEET – COMPACTION PER MAG
- C. BASE COURSE – 1 DENSITY TEST PER 500 LINEAL FEET – COMPACTION PER MAG
- D. ASPHALT – 1 DENSITY TEST PER 500 LINEAL FEET IN EACH LANE. 1 OIL CONTENT PER DAY OF PAVING. 1 GRADATION CHECK PER PAVING DAY. 1 MARSHALL TEST PER DAY OF PAVING.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND LEGAL DISPOSAL OF ALL ITEMS SHOWN AS BEING REMOVED ON THESE PLANS.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND /OR UNDERGROUND UTILITIES AND IRRIGATION LINES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT, REPAIR AS REQUIRED, AND MAINTAIN ANY SUCH UTILITIES AND IRRIGATION LINES.
7. THE CONTRACTOR IS ENCOURAGED TO USE RECLAIMED WATER FOR COMPACTION AND DUST CONTROL. RECLAIMED WATER PURCHASE IS AVAILABLE BY CONTACTING THE TOWN OF CAMP VERDE UTILITIES DEPARTMENT (928) 554-0850.
8. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT IMPROVEMENTS, WHETHER EXISTING OR PROPOSED, FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
9. TRAFFIC CONTROL SHALL CONFORM WITH THE CURRENT TOWN OF CAMP VERDE R.O.W. PERMIT AND MUTCD GUIDELINES, AS APPLICABLE.
10. ALL CONTRACTORS ARE RESPONSIBLE TO OBTAIN AN AZPDES POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES. THIS APPLIES TO ALL COMMERCIAL SITES REGARDLESS OF SIZE AND RESIDENTIAL SITES GREATER THAN 1 ACRE IN SIZE.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY AND ALL OTHER PERMITS AND MEET ANY REQUIREMENTS SET FORTH BY OTHER AGENCIES OR UTILITIES, WHICH HAVE JURISDICTION, AT THE CONTRACTOR'S EXPENSE, INCLUDING OSHA.
12. ALL CONTRACTORS ARE RESPONSIBLE TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES, IF REQUIRED, IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS. GRAVEL TRACK-OUT PADS SHALL MEET CURRENT ADOT EROSION AND POLLUTION CONTROL MANUAL STANDARDS. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK AREAS INCLUDING STREETS & PAVED AREAS, DRAINAGEWAYS AND DRAINAGE APPURTENANCES, WORK AREA UTILITIES WHETHER BURIED AND EXPOSED, EMBANKMENTS & CUT SLOPES, AND ALL UNFINISHED WORK AREAS. THE CONTRACTOR SHALL DO WHAT IS REQUIRED SO THAT ACCESS IS NOT DENIED TO ANY PROPERTY ALONG THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL LEAVE ALL DRAINAGEWAYS AND APPURTENANCES IN OPERATING ORDER THROUGHOUT THE CONSTRUCTION DURATION. THE CONTRACTOR SHALL ASSURE THAT ALL CUT AND FILL SLOPES ARE RESTORED TO THE PRIOR CONDITIONS OR AS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL SEE THAT ALL UNFINISHED WORK AREAS SHALL BE MAINTAINED TO ASSURE THAT OPEN TRENCHES ARE SECURE AND NOT LEFT UNATTENDED, THAT DRAINAGE IS NOT ALLOWED TO ENTER OPEN TRENCHES AND DAMAGE EXISTING AND NEW UTILITIES, AND THAT PUBLIC SAFETY IS ASSURED ALONG THE ENTIRE CONSTRUCTION ROUTE AT ALL TIMES. CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.
14. PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION AND UTILITY COORDINATION MEETING. ALL WORK, PLANS, SPECIFICATIONS, INSPECTION REQUIREMENTS, AND SCHEDULING SHALL BE DISCUSSED AT THIS MEETING.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL ARIZONA 811 LAWS PRIOR TO AND DURING CONSTRUCTION BY CONTACTING THE 811 AUTHORITY AT (602) 659-7500. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE UTILITY LOCATION AS IS REQUIRED THROUGHOUT THE PROJECT CONSTRUCTION DURATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ARIZONA 811 AUTHORITY REGULATIONS. CONTRACTOR SHALL PROVIDE THE TOWN OF CAMP VERDE ENGINEERING STAFF WITH EVIDENCE OF ANY AREA BEING DISTURBED HAVING BEEN LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE SUFFICIENT MANPOWER, MATERIALS, AND EQUIPMENT ON THE JOB AT ALL TIMES DURING THE DURATION OF THE CONSTRUCTION PROJECT TO BOTH COMPLY WITH THE PROJECT SPECIFICATIONS AND ALSO ACCOMPLISH THE WORK IN A TIMELY MANNER.
17. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE SPECIFICATIONS AS REQUIRED IN THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS OF PUBLIC WORKS CONSTRUCTION BY MARICOPA ASSOCIATION OF GOVERNMENT COMMONLY REFERRED TO AS MAG STANDARDS, TOWN OF CAMP VERDE REGULATIONS OR SPECIFICATIONS, ANS/AWWA SPECIFICATIONS, AND/OR OTHER STATE AND FEDERAL SPECIFICATIONS, AS APPLICABLE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE TRENCH BRACING, SHEATHING, SHORING OR SIDE SLOPES AS REQUIRED FOR THE SAFETY AND CONFORMANCE TO ALL APPLICABLE OSHA LAWS AND CONSTRUCTION STANDARDS FOR THE EXCAVATION AND TRENCHING OF THIS PROJECT. THE CONTRACTOR SHALL ASSURE THAT SUITABLE AND SAFE CONDITIONS, INCLUDING PROPER TRAFFIC AND SAFETY CONTROL, ARE MET THROUGHOUT THE PROJECT DURATION OR WORK WILL BE CEASED UNTIL SUCH TIME THAT THE UNSAFE CONDITION IS RECTIFIED. THE TOWN OF CAMP VERDE SHALL NOT BE HELD IN ANY WAY RESPONSIBLE FOR ANY LOSS TIME BY THE CONTRACTOR DUE TO UNSAFE CONDITIONS OR THE ENFORCEMENT OF THIS SPECIFICATION
19. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF CAMP VERDE PUBLIC WORKS PROJECT MANAGER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
20. THE TOWN OF CAMP VERDE MAY SUSPEND THE WORK BY WRITTEN NOTICE WHEN, IN THEIR JUDGMENT, PROGRESS IS UNSATISFACTORY OR UNAUTHORIZED, THE PRODUCT IS UNSATISFACTORY, WEATHER CONDITIONS ARE UNSUITABLE OR THERE IS DANGER TO THE PUBLIC.
21. SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR PER MAG SECTION 105.2.
22. THE CONTRACTOR MAY SUBMIT CAREFULLY DOCUMENTED AND CONSIDERED WRITTEN PROPOSALS FOR ALTERNATE MATERIALS AND CONSTRUCTION METHODS WHICH WILL BE CONSIDERED BY THE TOWN ENGINEER.
23. ALL IMPROVEMENTS SHALL BE CONSTRUCTED BY CONTRACTORS LICENSED BY THE ARIZONA STATE REGISTRAR OF CONTRACTORS, WITH A CLASS OF LICENSE(S) FOR THE SPECIFIC WORK BEING PERFORMED.
24. THE TOWN OF CAMP VERDE INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING DIFFERENT PHASES OF CONSTRUCTION THAT WILL REQUIRE INSPECTION.
25. THE TOWN OF CAMP VERDE RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO THESE PLANS DURING CONSTRUCTION IF FIELD CONDITIONS WARRANT.
26. ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN THE WARRANTY PERIOD GIVEN IN THE PROJECT CONTRACT FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY AND AT THE EXPENSE OF THE CONTRACTOR.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREETS AND OF PARTIALLY COMPLETED PORTIONS OF THE WORK UNTIL FINAL ACCEPTANCE OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE QUALITY OF EXISTING STREETS LEADING TO THE PROJECT SITE. EXISTING STREETS FOUND TO BE DAMAGED BY CONSTRUCTION TRAFFIC SHALL BE REPAIRED TO THE SATISFACTION OF THE TOWN OF CAMP VERDE TOWN ENGINEER BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
28. ALL ITEMS REMOVED AND NOT NOTED TO BE SALVAGED IN THE PLANS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE HAULED AWAY.
29. STREETS CLOSED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED WITH BARRICADES AND/OR HAZARD SIGNS AS REQUIRED AND APPROVED BY THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT AND INSPECTION STAFF. THE TOWN OF CAMP VERDE EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY STREET CLOSURE.
30. PRIOR TO APPROVAL OF AN IMPROVEMENT PROJECT, AN "AS-BUILT" PLAN MUST BE SUBMITTED TO THE TOWN OF CAMP VERDE ENGINEER IN THE FORM OF HARD COPIES, DIGITAL PDF, AND CAD DRAWING. THE AS-BUILT PLAN SHALL INDICATE THE ACTUAL LOCATION OF WATER MAINS, SEWER MAINS, UNDERGROUND DRAINAGE STRUCTURES, ALL SEWER AND WATER SERVICES, ALL FITTINGS, VALVES AND MANHOLES RELATIVE TO RIGHT-OF-WAY BOUNDARIES, LOT LINE, OTHER POINTS OF SURVEY, OR OTHER IMPROVEMENTS IN PLANS.
31. THE ACCURACY OF ALL CONSTRUCTION WORK SHALL BE MAINTAINED AND VERIFIED BY THE CONTRACTOR'S SURVEYOR AT THE CONTRACTOR'S EXPENSE. STAKES WILL BE SET ESTABLISHING LINES AND GRADES (FINISH OR FLOWLINE) FOR ALL CONSTRUCTION INCLUDING ROADS, CURB AND GUTTER, SIDEWALKS, UTILITIES, STRUCTURES, AND OTHER WORK AS CONSIDERED NECESSARY. ALL SURVEY CONTROL SHALL BE SET BY THE CONTRACTOR'S SURVEYOR FROM MONUMENTS PER THESE APPROVED PLANS.
32. A COPY OF THE A.D.E.Q. PERMITS ISSUED PRIOR TO NEW CONSTRUCTION, EXTENSION TO, OR MODIFICATION OF A WATER DISTRIBUTION SYSTEM, SEWAGE COLLECTION OR INDIVIDUAL SEWAGE TREATMENT SYSTEM SHALL BE ONSITE AT ALL TIMES.
33. RELOCATION OF SIGNS, TREES, SHRUBS, MAILBOXES AND OTHER INCIDENTALS REQUIRING RELOCATION SHALL BE MOVED ONLY FAR ENOUGH TO ALLOW CONSTRUCTION OF THE PROJECT AND CAUSE THE LEAST DISRUPTION TO PRIVATE PROPERTY, AND LANDSCAPE. FINAL POSITIONS SHALL BE APPROVED BY THE TOWN OF CAMP VERDE. AFTER RELOCATION, ALL RELOCATED ITEMS SHALL CONTINUE TO WORK IN THEIR INTENDED CAPACITY AFTER THE RELOCATION HAS BEEN ACCOMPLISHED. NO SIGNS SHALL BE RELOCATED TO POSITIONS OUTSIDE DESIGNATED RIGHTS-OF-WAY. SAFETY SHALL BE A PRIMARY CONSIDERATION IN THE PLACEMENT OF SHRUBBERY AND SIGNS WHICH COULD POSSIBLY DISRUPT THE SIGHT DISTANCE OF MOTORISTS.
34. NO JOB WILL BE CONSIDERED COMPLETE UNTIL FINAL GRADING IS COMPLETE AND ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS. ALL SURVEY MONUMENTS ARE INSTALLED, AND ALL VALVES, MANHOLES AND BOXES HAVE BEEN ADJUSTED TO GRADE ACCORDING TO THESE APPROVED PLANS.

TOCV GRADING AND DRAINAGE NOTES:

1. EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION IF LOCATED WITHIN THE TOWN OF CAMP VERDE AND A LETTER FROM OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. IF EXCESS EXCAVATION EXCEEDS 50 CUBIC YARDS AND IS DISPOSED OF ON PRIVATE PROPERTY THE DISPOSAL SITE WILL ALSO REQUIRE A GRADING AND DRAINAGE PERMIT.
2. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES THE CONSTRUCTION OF ALL SURFACE IMPROVEMENTS SHOWN ON THE APPROVED PLANS.
3. COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 OR AS SPECIFIED IN THESE PLANS.
4. TREES AND SHRUBBERY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT BEING SHOWN IN THE APPROVED PLANS OR APPROVAL OF THE TOWN ENGINEER.
5. SUBGRADE PREPARATION SHALL CONFORM WITH THE GEOTECHNICAL REPORT, IF APPLICABLE, FOR THIS PROJECT UNLESS OTHERWISE DIRECTED IN THESE APPROVED PLANS.
6. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN CONSTRUCTION STAKING AND REFERENCE AND CONTROL POINTS UNTIL SUCH A TIME THAT THEY ARE NO LONGER REQUIRED. IN THE EVENT THAT THESE ITEMS ARE MOVED OR DESTROYED IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE THOSE ITEMS RE-ESTABLISHED FOR LOCATION AND GRADE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND LEGAL DISPOSAL OF ALL ITEMS SHOWN AS BEING REMOVED ON THESE PLANS.
8. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND /OR UNDERGROUND UTILITIES AND IRRIGATION LINES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT, REPAIR AS REQUIRED, AND MAINTAIN ANY SUCH UTILITIES AND IRRIGATION LINES.
9. THE CONTRACTOR IS ENCOURAGED TO USE RECLAIMED WATER FOR COMPACTION AND DUST CONTROL. RECLAIMED WATER PURCHASE IS AVAILABLE BY CONTACTING THE TOWN OF CAMP VERDE UTILITIES DEPARTMENT (928) 554-0850.
11. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT IMPROVEMENTS, WHETHER EXISTING OR PROPOSED, FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
12. ALL CONTRACTORS ARE RESPONSIBLE TO OBTAIN AN AZPDES POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES. THIS APPLIES TO ALL COMMERCIAL SITES REGARDLESS OF SIZE AND RESIDENTIAL SITES GREATER THAN 1 ACRE IN SIZE.
13. ALL CONTRACTORS ARE RESPONSIBLE TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES, IF REQUIRED, IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS. GRAVEL TRACK-OUT PADS SHALL MEET CURRENT ADOT EROSION AND POLLUTION CONTROL MANUAL STANDARDS. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAYS OR STREETS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK AREAS INCLUDING STREETS & PAVED AREAS, DRAINAGEWAYS AND DRAINAGE APPURTENANCES, WORK AREA UTILITIES WHETHER BURIED AND EXPOSED, EMBANKMENTS & CUT SLOPES, AND ALL UNFINISHED WORK AREAS. THE CONTRACTOR SHALL DO WHAT IS REQUIRED SO THAT ACCESS IS NOT DENIED TO ANY PROPERTY ALONG THE PROPOSED CONSTRUCTION FOR ANY DURATION THAT WOULD INTERFERE WITH NORMAL DAILY INGRESS AND EGRESS. ALL DRIVING AREAS SHALL BE GRADED TO FINISH SURFACE FOLLOWING THE REQUIRED TRENCH FILL SPECIFICATIONS IMMEDIATELY AFTER THE INSTALLATION IS COMPLETE IN ORDER THAT ACCESS IS NOT INTERRUPTED AND THAT ACCESS IS UNINHIBITED. NO UNEVEN SURFACES SHALL BE ALLOWED THAT COULD CAUSE ACCIDENTS, VEHICLE DAMAGE, OR LIMITED ACCESS. THE CONTRACTOR SHALL DO WHAT IS REQUIRED TO ASSURE THAT NO UTILITIES ARE INTERRUPTED ALONG THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL LEAVE ALL DRAINAGE WAYS AND APPURTENANCES IN OPERATING ORDER THROUGHOUT THE CONSTRUCTION DURATION. THE CONTRACTOR SHALL ASSURE THAT ALL CUT AND FILL SLOPES ARE RESTORED TO THE PRIOR CONDITIONS OR AS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL SEE THAT ALL UNFINISHED WORK AREAS SHALL BE MAINTAINED TO ASSURE THAT OPEN TRENCHES ARE SECURE AND NOT LEFT UNATTENDED, THAT DRAINAGE IS NOT ALLOWED TO ENTER OPEN TRENCHES AND DAMAGE EXISTING AND NEW UTILITIES, AND THAT PUBLIC SAFETY IS ASSURED ALONG THE ENTIRE CONSTRUCTION ROUTE AT ALL TIMES. CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.
15. ANY GRADING WITHIN A FLOOD HAZARD AREAS WILL REQUIRE THE REVIEW AND APPROVAL OF GRADING PLANS BY THE TOWN OF CAMP VERDE TOWN ENGINEER.

TOCV WATER PLAN GENERAL NOTES:

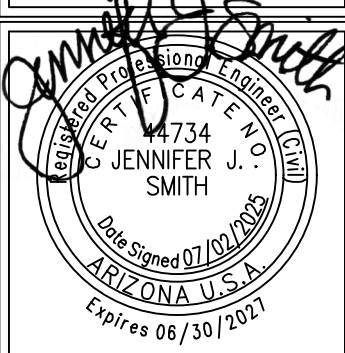
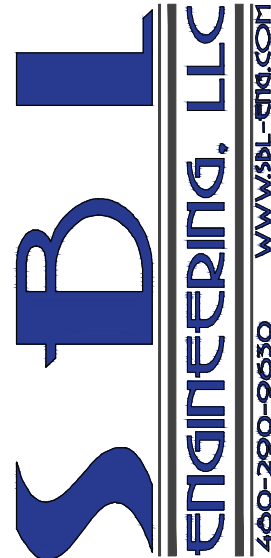
1. ALL PROJECT MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION. THE TOWN OF CAMP VERDE STD DETAILS AND SPECIFICATIONS, THE APPROVED PLANS, TOGETHER WITH GENERALLY ACCEPTED GOOD CONSTRUCTION PRACTICES.
2. THE CONTRACTOR SHALL PROVIDE SUFFICIENT MEN AND EQUIPMENT ON THE JOB SITE AT ALL TIMES TO ASSURE PUBLIC SAFETY AND COMPLY WITH THE CONSTRUCTION SPECIFICATIONS.
3. WATERMAIN PIPE INSTALLATION, EMBEDMENT, AND BACKFILL SHALL CONFORM TO TOWN OF CAMP VERDE STD DTL 200CV AND ITS REFERENCED SPECIFICATIONS.
4. THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT AND INSPECTION STAFF WILL CONDUCT INSPECTIONS OF ALL OF THE PROPOSED IMPROVEMENTS. THESE REQUIRED INSPECTIONS WILL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- A. PRE-EXCAVATION LOCATION OF THE PROPOSED TRENCH AND ANY PROPOSED SAW CUTTING OF ASPHALT OR CONCRETE AND VERIFICATION OF BLUE STAKE.
- B. EXCAVATED DEPTH AND TRENCH SUBGRADE PREPARATION: ANY CROSSED UTILITIES (PUBLIC OR PRIVATE) WILL BE INSPECTED TO ASSURE NO DAMAGE OCCURRED DURING EXCAVATION.
- C. THE PLACEMENT OF TRENCH BOTTOM BEDDING INCLUDING QUALITY OF MATERIALS, THICKNESS, MOISTURE, AND COMPACTION IN ACCORDANCE TO THE PIPE BEDDING AND TRENCH DETAIL IN THE APPROVED PLANS.
- D. THE INSTALLATION AND ASSEMBLY OF THE PROPOSED PIPE AND FITTINGS IN THE TRENCH ATOP THE TRENCH BOTTOM BEDDING. THIS WILL INCLUDE BUT NOT BE LIMITED TO INSPECTING THAT BEDDING HAS BEEN HAND REMOVED BELOW BELLS FOR FLUSH FIT ATOP TRENCH BOTTOM BEDDING, THAT PIPE ENDS HAVE BEEN MARKED AND THEN INSERTED INTO BELL ENDS FOR THE APPROPRIATE DEPTHS, THAT FITTINGS AND PIPE ARE PROPERLY ALIGNED AND BOLTED TOGETHER AS REQUIRED, THAT TRACING WIRE IS INSTALLED AS REQUIRED, THAT ALL DUCTILE IRON FITTINGS AND PIPE ARE WRAPPED AS REQUIRED, AND THAT ALL ITEMS ARE REASONABLY CENTERED IN THE TRENCH SO THAT BEDDING MATERIAL CAN BE PLACED ALONG THE SIDES OF THE PIPE AS REQUIRED BY THE PIPE BEDDING AND TRENCH DETAIL IN THE APPROVED PLANS
- E. THAT THE PIPE AND FITTINGS ARE APPROPRIATELY BEDDED AROUND AND OVER AS REQUIRED BY THE PIPE BEDDING AND TRENCH DETAIL IN THE APPROVED PLANS INCLUDING QUALITY OF BEDDING MATERIAL, WIDTH/THICKNESS, MOISTURE, AND COMPACTION PER TABLE #1 BELOW.
- F. THAT TRACER WIRE IS INSTALLED UNDER THE CENTER LINE OF THE PIPE AND IS NOT DAMAGED DURING CONSTRUCTION. BEFORE ACCEPTANCE FOR THE JOB TRACER WIRE WILL BE CHECKED FOR CONTINUITY. DAMAGED WIRE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- G. THAT "BURIED WATERLINE" LABELED DETECTOR TAPE IS INSTALLED PROPERLY ATOP THE FIRST COMPACTED LIFT OF NATIVE MATERIAL OR SLURRY ABOVE THE TOP OF PIPE BEDDING AND DIRECTLY ABOVE THE CENTERLINE OF THE BURIED WATERLINE.
- H. THAT NATIVE BACKFILL USED ABOVE THE BEDDING IS CAREFULLY PROCESSED TO REMOVE ALL ROCK LARGER THAN 3" DIAMETER AND OBTAIN THE APPROPRIATE MOISTURE AND THEN CAREFULLY PLACED IN EVEN AND UNIFORM LIFTS IN THE TRENCH AND COMPACTED TO THE DENSITY REQUIRED TO SATISFY BOTH MAG SPECIFICATIONS IN SECTION 601 AND ADOT REQUIREMENTS FOR WORK IN THEIR RIGHT OF WAY AND PER SPECIFICATIONS IN THESE APPROVED PLANS. THE ALLOWABLE DEPTH OF LIFT WILL BE DETERMINED BY THE CAPABILITIES OF THE COMPACTION EQUIPMENT PROVIDED BY THE CONTRACTOR. DENSITIES OF TRENCH BACKFILL WILL BE CHECKED BY THE PROJECT TESTING CONSULTANT AT THE FOLLOWING VERTICAL AND HORIZONTAL INTERVALS:

TABLE 1		
MATERIAL / LOCATION	TEST INTERVAL-VERTICAL	TEST INTERVAL-HORIZONTAL
PIPE BEDDING BASE	TOP OF LIFT	EVERY 350' OR DAILY (WHICHEVER IS LESS)
PIPE BEDDING	TOP OF BEDDING	EVERY 350' OR DAILY (WHICHEVER IS LESS)
TRENCH BACKFILL ABOVE BEDDING	EVERY 18" OF VERTICAL FILL*	EVERY 350' OR DAILY (WHICHEVER IS LESS)

* OR AS REQUIRED BY TOWN OF CAMP VERDE STD DTL 200CV

TOCV WATER PLAN GENERAL NOTES (CONT'D):

5. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AN ACCURATE SET OF "AS-BUILT" PLANS AS HARD COPIES, DIGITAL PDF, AND CAD DRAWING TO THE TOWN OF CAMP VERDE TOWN ENGINEER PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT WORK. THESE AS-BUILT PLANS SHALL ACCURATELY SHOW THE LOCATIONS OF ALL CONSTRUCTED WATERLINES, FITTINGS, VALVES, BLOCKING, AND TIE-IN POINTS WITH THEIR RELATIONSHIP TO RIGHT OF WAY BOUNDARIES, LOT LINES, OR OTHER POINTS OF SURVEY.
6. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SURVEY ACCURACY OF ALL OF THE PROPOSED WORK AT THEIR EXPENSE. THE PROPOSED WORK SHALL BE STAKED BY USE OF MONUMENTATION THAT IS ACCEPTABLE TO THE TOWN OF CAMP VERDE TOWN ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO "POT-HOLE" OR UNCOVER ALL EXISTING WATER LINE TIE-IN POINTS TO VERIFY THEIR SIZE, MATERIAL, LOCATION AND DEPTH PRIOR TO TRENCHING FOR NEW WATER LINE CONSTRUCTION. THIS MAY BE DONE WITH PROJECT EQUIPMENT JUST PRIOR TO NEW CONSTRUCTION AND SHALL BE DONE UNDER THE SUPERVISION OF THE WATER DIVISION MANAGER.
8. ALL WATER MAIN PIPING SHALL BE DUCTILE IRON PRESSURE CLASS 350 ENCASED IN POLYETHYLENE SLEEVING, OR PVC C-900 CLASS DR14 AS SHOWN IN THE APPROVED PLANS.
9. WATER MAINS SHALL BE BURIED FOR A MINIMUM DEPTH OF 36-INCHES FOR PIPE DIAMETERS 10-INCHES OR LESS AND A MINIMUM OF 48-INCHES FOR PIPES WITH A DIAMETER GREATER THAN 10-INCHES UNLESS SHOWN DIFFERENTLY IN THE APPROVED PLANS OR APPROVED IN WRITING FROM THE TOWN ENGINEER. THE DEPTH SHOWN IN PLANS IS ASSUMED TO BE THE MINIMUM DEPTH.
10. ALL WATER LINES AND FITTINGS SHALL BE BEDDED AND SHADED ABOVE, BELOW, AND AROUND WITH AN APPROVED ROCK FREE, SANDY BEDDING MATERIAL PER THE PIPE BEDDING AND TRENCH DETAIL IN THE APPROVED PLANS. NO CLEAN CHIPS OR PEA GRAVEL WILL BE ALLOWED.
11. THE CONTRACTOR SHALL PROVIDE A BLUE COATED SOLID #12 COPPER TRACER WIRE SECURED TO THE TOP CENTERLINE OF ALL WATER LINES AND SERVICES PER TOWN OF CAMP VERDE STD DETAIL 200CV. THE CONTRACTOR SHALL PROVIDE A LOOPED PIGTAIL AT ALL IN-LINE VALVE LOCATIONS. TRACER WILL BE INSPECTED FOR CONTINUITY PRIOR TO ACCEPTANCE OF THE WORK. NON-CONTINUOUS OR FAULTY WIRE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. ALL SERVICE LINES THAT ARE UNDER PAVEMENT OR CONCRETE SHALL BE SLEEVED IN 4-INCH SDR 35 PVC OR APPROVED EQUAL SERVICE LINES ARE TO BE CONSTRUCTED WITH MUNICIPEX CROSS-LINKED POLYETHYLENE PIPING.
13. ALL WATER LINE ENDS SHALL BE PROVIDED WITH AN APPROVED 2" FLUSH VALVE (BLOWOFF) PER TOWN OF CAMP VERDE STANDARD DETAIL 390CV OR AS SHOWN IN THE APPROVED PLANS.
14. ALL FIRE HYDRANT HOSE AND PUMPER CONNECTIONS SHALL MATCH STANDARD SIZE AND THREADS PER THE COPPER CANYON FIRE DEPARTMENT (NATIONAL STANDARD THREAD WITH 4-1/2" PUMPER PORT).
15. ALL FRAMES, COVERS, VALVE BOXES, VAULT LIDS, ETC., SHALL BE PROPERLY ADJUSTED TO FINISH GRADE WITH THE SURROUNDING GRADE OR PAVING AFTER THE COMPLETION OF PAVING AND GRADING.
16. THE CONTRACTOR SHALL DISINFECT EVERY PART OF THE NEWLY CONSTRUCTED WATER SYSTEM PER ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY BULLETIN #8.
17. THE CONTRACTOR SHALL PROVIDE BACTERIOLOGICAL TESTING OF THE NEWLY CONSTRUCTED WATER SYSTEM PER ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY BULLETIN #8.
18. THE CONTRACTOR SHALL PERFORM PRESSURE TESTING OF THE NEWLY CONSTRUCTED WATER SYSTEM AT THE DIRECTION OF THE TOWN OF CAMP VERDE TOWN ENGINEER AND WATER DIVISION. ALL LEAKS THAT ARE FOUND WILL BE REPAIRED AND RETESTED FOR PRESSURE BY THE CONTRACTOR PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE. IF NECESSARY, THE SYSTEM MAY NEED TO BE ONCE AGAIN DISINFECTED AND MAY NEED TO UNDERGO BACTERIOLOGICAL TESTING AT THE CONTRACTOR'S EXPENSE PRIOR TO IT BEING PLACED IN SERVICE.
19. THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT AND INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF CONSTRUCTION SO THAT INSPECTIONS MAY BE SCHEDULED.
20. ALL WORK AND MATERIALS THAT DO NOT CONFORM TO THESE SPECIFICATIONS OR THE APPROVED PLANS ARE SUBJECT TO REMOVAL AND REPLACEMENT TO MATCH THESE APPROVED PLANS UNDER THE DIRECTION OF THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT AND INSPECTION STAFF AT THE CONTRACTOR'S EXPENSE.
21. ALL WORK DONE BY THE CONTRACTOR SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT AND INSPECTION STAFF. PRIOR TO BURIAL, ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF THE TOWN OF CAMP VERDE INSPECTION STAFF IS SUBJECT TO EXCAVATION AND INSPECTION, REMOVAL, REPLACEMENT, OR REPAIR AT THE DIRECTION OF THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT SOLELY AT THE CONTRACTOR'S EXPENSE. REPAIR OF ANY DAMAGE DONE DURING THIS TYPE OF RE-EXPOSURE AND REQUIRED RE-TESTING, ETC. IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
22. ALL VAULTS OR OTHER UNDERGROUND STRUCTURES WILL BE PLACED ATOP SUBGRADE AND BASE COURSE PLACED AND COMPACTED TO 95% MOD, TO THE SATISFACTION OF THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT.
23. ALL PLASTIC PIPES SHALL BEAR THE SEAL BY THE NATIONAL SANITATION FOUNDATION.
24. ALL MATERIALS AND PRODUCTS THAT COME INTO CONTACT WITH WATER OR WATER TREATMENT CHEMICALS SHALL CONFORM TO ANSI/NSF STANDARD 61.
25. ALL CONSTRUCTION MATERIALS USED IN A PUBLIC WATER SYSTEM INCLUDING ALL RESIDENTIAL AND NON-RESIDENTIAL FACILITIES WHICH WILL BE CONNECTED TO SAID PUBLIC WATER SYSTEM, SHALL BE LEAD-FREE AS DEFINED BY R18-5-504.
26. WHERE CULVERTS OR DRAINAGE PIPES CROSS WATER MAINS, A MINIMUM ONE FOOT VERTICAL SEPARATION SHALL BE MAINTAINED.
27. WATER MAINS AND SEWER MAINS SHALL BE SEPARATED IN ORDER TO PROTECT PUBLIC WATER SYSTEMS FROM POSSIBLE CONTAMINATION PER MAG STANDARD DETAIL 404, MAG SPECIFICATION 610.5 AND ARIZONA ADMINISTRATIVE CODE R18-5-502.
28. SUBMITTAL OF AN ENGINEER'S CERTIFICATE OF COMPLETION IS REQUIRED BY ADEQ FOR ALL WATER AND SEWER SYSTEM CONSTRUCTION PRIOR TO TOWN FINAL APPROVAL OF USE.
30. ALIGNMENT AND GRADE STAKING WILL BE OFFSET TEN FEET (10') AND SET EVERY FIFTY FEET ALONG THE PIPE LINE. IN ADDITION, STAKING WILL BE PROVIDED AT ANY CHANGE IN DIRECTION, ANY FITTING AND VALVE, AND CHANGES IN SIZE OF THE LINE. STAKING WILL SHOW CUT TO FLOWLINE FOR PROPER DEPTH OF INSTALLATION. GRADE SHALL NOT DEVIATE BY 1/10"±. ALIGNMENT SHALL NOT DEVIATE 5/10"±. FINISH GRADE STAKES WILL BE PLACED AT ALL GROUND LEVEL APPURTENANCES SUCH AS METERS, BLOW-OFFS, AIR RELEASE, VALVES, AND FIRE HYDRANTS.
31. PIPE LINES WILL NOT BE INSTALLED MORE THAN SEVENTY TWO INCHES (72") DEEP.
32. ALL SERVICE AND SEWER INSTALLATION SHALL CONFORM TO TOWN OF CAMP VERDE DETAILS AND AWWA STANDARDS C600 WITH THE PRESSURE AND LEAKAGE TEST BEING PERFORMED AT 200 PSI.
33. ALL WATER MAIN VALVES SHALL CONFORM TO AWWA C509 STANDARDS CAPABLE OF FUNCTIONING WITH A MINIMUM WORKING PRESSURE OF 200 PSI.
34. ALL METERS INSTALLED WILL BE RADIO READ METERS SPECIFIED BY THE TOWN OF CAMP VERDE. EACH METER SHALL HAVE A SEPARATE SERVICE. ALL NEW CONSTRUCTION THAT CROSSES THE EXPANSE OF A ROADWAY WILL BE SLEAVED WITH A MINIMUM OF 4" SDR 35 PVC PIPE.
35. ALL ACTIVITIES DURING CONSTRUCTION WILL BE REQUIRED TO HAVE A TEMPORARY RPA BACKFLOW ASSEMBLY INSTALLED PRIOR TO THE POINT OF USE. THIS ASSEMBLY MUST BE TESTED TO VERIFY CORRECT OPERATION BEFORE THE WATER CAN BE USED FOR CONSTRUCTION. ALL NON-RESIDENTIAL SERVICES AND METERS REQUIRE THE PERMANENT INSTALLATION OF A RPA BACKFLOW ASSEMBLY. RESIDENTIAL SERVICES AND METERS REQUIRE THE PERMANENT INSTALLATION OF A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY IF AN ALTERNATE WATER SUPPLY IS LOCATED ON THE LOT THAT THE WATER SERVICE IS PROVIDING.



HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS

DATE					
REVISIONS					

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
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WEATHER INFORMATION AND STORM PREDICTIONS CAN BE OBTAINED BY CALLING THE NATIONAL WEATHER SERVICE - FLAGSTAFF WEATHER FORECAST OFFICE AT 928.556.9161 OR BY VISITING THE NATIONAL WEATHER SERVICE WEBSITE AT HTTP://WWW.WR.NOA.GOV/FGZ

2. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED AS AREAS ARE DETERMINED TO BE COMPLETE.

3. ALL DRAINAGE INLETS RECEIVING RUNOFF FROM DISTURBED SOIL AREAS SHALL BE PROTECTED WITH AN APPROVED SEDIMENT TRAP INLET PROTECTION MEASURE OR BMP. A COPY OF THE APPROVED GRADING & DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW AT ALL TIMES. THOSE ELEMENTS OF THE GRADING & DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE CONSIDERED A PART OF THE SWPPP.

5. THE NOTICE OF INTENT (NOI) SHALL BE COMPLETED AND SUBMITTED TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE TOWN OF CAMP VERDE AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.

6. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND RELATED RECORDS SHALL BE MADE AVAILABLE UPON REQUEST TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE TOWN OF CAMP VERDE.

7. THE OWNER OR DESIGNATED CONTRACTOR SHALL AMEND THIS PLAN AS RAINFALL EVENTS, DESIGN CHANGES AND CONSTRUCTION METHODS DICTATE. ALL MODIFICATIONS TO THIS PLAN SHALL BE SUBMITTED TO THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT FOR REVIEW AND ACCEPTANCE PRIOR TO IMPLEMENTATION.

8. THE IMPLEMENTATION OF THESE PLANS, AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE FACILITIES IS THE RESPONSIBILITY OF THE OWNER OR DESIGNATED CONTRACTOR UNTIL ALL CONSTRUCTION HAS BEEN APPROVED AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND THE TOWN OF CAMP VERDE.

9. THE FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE, ENTER INTO THE DRAINAGE SYSTEM, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. ADDITIONALLY, THE FACILITIES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY GRADING OR LAND CLEARING ACTIVITIES.

10. WHEN POSSIBLE, MAINTAIN ANY NATURALLY OCCURRING VEGETATION AS A SILT CONTROL BEST MANAGEMENT PRACTICE (BMP).

11. THE CONTRACTOR TO WHOM THE 'AT-RISK'/FINAL GRADING & DRAINAGE PERMIT WILL BE ISSUED SHALL HAVE THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ISSUED IN THEIR NAME.

12. THE NOTICE OF INTENT (NOI), THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PROVIDED TO THE TOWN OF CAMP VERDE BEFORE THE GRADING & DRAINAGE PERMIT WILL BE ISSUED.

13. THE OWNER OR DESIGNATED CONTRACTOR OF THE PROJECT SHALL ALSO MAINTAIN RECORDS WITH THE FOLLOWING INFORMATION:

A) THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA.

B) THE DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN A PARTICULAR AREA (TEMPORARILY OR PERMANENTLY).

C) THE DATES WHEN AN AREA IS STABILIZED (TEMPORARILY OR PERMANENTLY).

D) THE DATES OF ANY MAINTENANCE, REPLACEMENT, OR REMOVAL OF REQUIRED BMP'S HAS OCCURRED.

14. ONCE THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS MET THE FINAL STABILIZATION REQUIREMENTS OF THE PERMIT, THE AUTHORIZED SITE REPRESENTATIVE SHALL FILE A NOTICE OF TERMINATION (NOT) WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AND PROVIDE A COPY TO THE TOWN OF CAMP VERDE.

15. THE PERMITTEE SHALL MAINTAIN ALL RECORDS ON FILE, INCLUDING THE NOTICE OF INTENT (NOI), THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE NOTICE OF TERMINATION (NOT), AND ANY AND ALL INSPECTION REPORTS FOR A MINIMUM OF THREE (3) YEARS FROM THE FILING DATE OF THE NOTICE OF TERMINATION (NOT).

16. THE OUTLETS OF ALL SEDIMENT BASINS, TRAPS, AND LOCATIONS OF ARTIFICIALLY CONCENTRATED FLOW SHALL BE PROVIDED WITH OUTLET PROTECTION TO PREVENT EROSION AND SCOUR.

17. THOSE RESPONSIBLE FOR SWPPP PREPARATION, IMPLEMENTATION AND PERMIT COMPLIANCE SHALL BE PROPERLY TRAINED, AND SHALL ATTEND THE PRE-CONSTRUCTION MEETING.

18. A CONCRETE WASHOUT SHALL BE INSTALLED FOR ALL PROJECTS THAT PROPOSE CONCRETE TO BE MIXED ON SITE OR BE DELIVERED FROM A BATCH PLANT. THE CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF FIFTY (50) FEET FROM ANY DRAINAGE INFRASTRUCTURE OR NATURAL DRAINAGE FEATURES OR WATER BODIES AND INCORPORATE AN IMPERMEABLE LINER (6.0 MIL MINIMUM THICKNESS) TO CONTAIN THE REQUIRED VOLUME. ALL DRIED CONCRETE WASTE SHALL BE BROKEN INTO MANAGEABLE PIECES AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY.

19. THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON-SITE FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER AND SEWER UTILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.

20. SEDIMENT AND EROSION CONTROLS MAY BE REMOVED ONLY WHEN CONTRIBUTORY UPSTREAM AREAS BECOME STABILIZED OR ARE MANAGED UPSTREAM AND AS LONG AS SEDIMENT LADEN RUNOFF WILL NOT DISCHARGE FROM THE SITE.

21. THIS PLAN SHALL BE IN EFFECT UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED, TRANSFERRED TO NEW OWNERSHIP, OR DEVELOPED UNDER FUTURE PLANS WITH A NEW NOTICE OF INTENT (NOI), SWPPP, AND PERMIT.

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLANS FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THE STORM WATER POLLUTION PREVENTION PLANS, 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.
2. THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT AND INSPECTION STAFF SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS. AT (928) 554-0823.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DUST CONTROL MEASURES. THE CONTRACTOR SHALL ONLY USE RECLAIMED WATER FOR COMPACTION AND DUST CONTROL. RECLAIMED WATER PURCHASE IS AVAILABLE BY CONTACTING THE TOWN OF CAMP VERDE UTILITIES DEPARTMENT (928) 554-0823.
4. THE CONTRACTOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE CONTRACTOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP
- CONTROLS AND NOTE ANY PROBLEM AREAS. THE CONTRACTOR'S REPORT IS TO BE SUBMITTED TO THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT, INSPECTION STAFF, FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
5. THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT, INSPECTION STAFF, AND INSPECTION 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.
6. THE CONTRACTOR SHALL AMEND THE SWPPP AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
7. 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 TOWN OF CAMP VERDE ENGINEERING DEPARTMENT. THE N.O.T. IS NOT TO BE FILED UNTIL FINAL ACCEPTANCE OF WORK HAS BEEN GRANTED BY THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT.
8. 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.
9. 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 TOWN OF CAMP VERDE ENGINEERING DEPARTMENT, INSPECTION STAFF.
10. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
11. PLAN APPROVAL IS 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.
12. IN AREAS REQUIRING SEEDING AS NOTED ON THESE APPROVED PLANS THE CONTRACTOR SHALL FOLLOW THE SPECIFICATIONS GIVEN IN SECTION 805 OF THE ADOT STANDARD SPECIFICATIONS.
13. ALL LANDSCAPE PROJECTS REQUIRING TOWN MAINTENANCE OR WITHIN THE TOWN RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
 - A. PLANT LOCATIONS: THE LOCATION SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS; OR HOLES FOR THE PLANT MATERIALS MAY BE DIG
 - WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE TOWN.
 - B. IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE
 - INSTALLATION AND EMITTER/SPRAY INSTALLATIONS WILL BE MADE.
 - C. SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION
 - WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
14. FENCE LOCATIONS: THE LOCATION SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THE ABOVE INSPECTIONS
- REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE TOWN. CALL THE TOWN OF CAMP VERDE ENGINEERING DEPARTMENT, INSPECTION STAFF AT (928) 554-0823
- TO ARRANGE FOR THESE INSPECTIONS.
15. ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6"-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
16. ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE TOWN SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO
- AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE TOWN.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION, AND PROPER MAINTENANCE OF ALL PROTECTION DEVICES AS NECESSARY, IN THE
- EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SALT DEVICES, THE TOWN ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) SHALL BE CHARGED TO THE CONTRACTOR.
18. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE
- INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.
19. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.
20. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF RECORD AND AS APPROVED BY THE TOWN ENGINEER.
21. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 25-PERCENT.
22. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS TOWN AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD, OR UPON DIRECTION OF THE TOWN ENGINEER, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND
- DESILTING BASINS AND THE BASINS PUMPED DRY AND OTHERWISE RESTORED TO THE ORIGINAL DESIGN CONDITION.
23. ALL DESILTING BASINS CONSTRUCTED OF COMPACTED EARTH SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT OF MAXIMUM DENSITY. A SOIL ENGINEERING
- REPORT INCLUDING THE TYPE OF FIELD TESTING PERFORMED, LOCATION AND RESULTS OF TESTING SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL UPON
- COMPLETING THE DESILTING BASIN.

22. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

23. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUIPMENT EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS.

24. EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

25. STAND-BY CREWS SHALL BE ALERTED BY THE CONTRACTOR OR OWNER FOR EMERGENCY WORK DURING RAINSTORMS.

26. ALL UTILITY TRENCHES SHALL BE BACKFILLED WITHIN 24 HOURS AND MUST BE BACKFILLED BEFORE THE END OF THE WORK DAY IF A 25-PERCENT CHANCE OF RAIN IS PREDICTED.

27. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

28. ALL EROSION CONTROL PLANS MUST PROVIDE A 24-HOUR TELEPHONE NUMBER AND THE NAME(S) OF THE PERSON(S) RESPONSIBLE FOR EMERGENCY WORK. A TELEPHONE ANSWERING MACHINE OR ANSWERING SERVICE IS UNACCEPTABLE.

29. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE ADOT EROSION AND POLLUTION CONTROL MANUAL. OTHER BMP'S MAY BE CITED AND USED PROVIDED SUFFICIENT DETAIL IS CONTAINED IN THE SWPPP OR APPROVED EROSION CONTROL PLAN.

30. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO THE ARRIVAL OF THE RAINY SEASON.

31. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE TOWN ENGINEER.

32. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

33. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.

34. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMPLETION OF FLOOD LOGGING. THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.

35. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY OR AS NECESSARY.

36. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS: SOLID WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP, OR SURPLUS BUILDING MATERIALS AND

37. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR DELIVERY AND STORAGE. PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING.

38. CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE TOWN STORM DRAINS. CONTRACTOR SHALL INSPECT DAILY TO CONTROL RUNOFF AND

39. WEEKLY FOR REMOVAL OF HARDENED CONCRETE. VEHICLE FUELING, MAINTENANCE, AND CLEANING: PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE EQUIPMENT TO MINIMUM. INSPECT AREA WEEKLY. HAZARDOUS MATERIALS MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS MATERIALS TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL WASTE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE

40. NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

41. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

42. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.

43. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.

44. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.

45. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.

46. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

47. RILLS AND GULLIES MUST BE REPAIRED.

48. CONTROL MEASURES REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING CONTROL MEASURE.

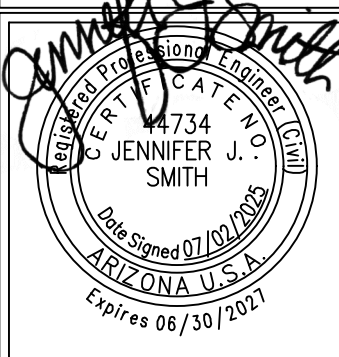
49. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

50. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

51. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO AN STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE CARRIES AND WATERCOURSES.

52. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

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400-290-9050 WWW.SBL-ENG.COM



HIGHVIEW II AT BOULDER CREEK SAULTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS

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SPECIAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS REQUIRED AT THEIR OWN EXPENSE.
2. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXIST. UNDERGROUND FACILITIES, INCLUDING SEWER AND WATER CONNECTIONS, AND CROSSING POINTS SUFFICIENTLY IN ADVANCE OF CONSTRUCTION TO PERMIT THE REVISION OF THESE PLANS IF NECESSARY DUE TO CONFLICT BETWEEN A FACILITY PROPOSED HEREIN AND AN EXISTING FACILITY.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THE CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT. CONTRACTOR SHALL ADEQUATELY PROTECT AND MAINTAIN SUCH UTILITIES.
4. THE ENGINEER OR SURVEYOR DO NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DO THE ENGINEER OR SURVEYOR ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF 24 HOURS OR MORE WITHOUT THE COMMENCEMENT OF CONSTRUCTION FOR WHICH IT WAS SET.
5. ALL SURVEYORS SHALL INDEPENDENTLY VERIFY THE BENCHMARK ON THE PLANS AND PRIOR TO COMPLETING ANY CONSTRUCTION STAKING OR AS-BUILT MEASUREMENTS SHALL CHECK EXISTING ELEVATION SHOWN ON THE CONSTRUCTION DOCUMENTS TO INSURE THAT THEIR ELEVATION DATUM IS RELATIVE TO THE EXISTING DATUM AS REFLECTED IN THE PICTED ELEVATIONS ON THE DESIGN PLANS. THE SURVEYOR AND CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DEVIATIONAL GREATER THAN 0.02 FEET AND NO CONSTRUCTION STAKING SHALL COMMENCE UNTIL THE DATUM ISSUES ARE RESOLVED.
6. SECURE LATEST ARCHITECTURAL OR CIVIL ELECTRONIC BASE FILE FOR ALL CONSTRUCTION STAKING.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR AT LEAST 48 HOURS IN ADVANCE FOR ANY STAKING OR RESTAKING REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL STAKES AND CONTROL, AND SHALL TAKE STEPS NECESSARY TO INSURE THAT THE STAKES AND CONTROL ARE NOT DISTURBED OR TAMPERED WITH. IF STAKES ARE DISTURBED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST INCURRED TO RESTAKE.
9. ANY QUESTIONS RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL BE RAISED PRIOR TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
10. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND SURVEYOR BEFORE BACKFILLING WATER AND/OR SEWER SERVICES IN ORDER THAT THE ENGINEER AND SURVEYOR MAY VERIFY THE AS-BUILT CONDITIONS INCLUDING HORIZONTAL AND VERTICAL LOCATION AND CONFORMANCE WITH PLANS AND SPECIFICATION OF THE SERVICE.
11. CONSTRUCTION OF SURFACE IMPROVEMENTS SHALL NOT BEGIN UNTIL CONFLICTING UNDERGROUND UTILITY CONSTRUCTION IS COMPLETED AND SERVICE CONNECTIONS TO ALL PLATTED LOTS, OR SITES, OR PAD, AS SHOWN ON THE PLANS HAVE BEEN ADEQUATELY EXTENDED
12. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLE COVERS SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO COMPLETION OF PAVING OR RELATED CONSTRUCTION. ADJUSTMENT OF ALL EXISTING WATERLINE VALVE BOXES IN THE PARKWAY SHALL BE CONSIDERED INCIDENTAL TO PARKWAY GRADING. EXISTING "TYPE B" WATERLINE VALVE BOXES IN PAVEMENT SHALL BE REPLACED WITH "TYPE C" WATERLINE BOXES BY MAG STD DTL 391.
13. BEGIN SEWER CONSTRUCTION AT TAP LOCATION AND WORK UPSTREAM. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT ELEVATION OF UTILITY CONNECTION CROSSING LOCATIONS. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF DIFFERENT THAN SHOWN ON PLAN.
14. CAUTION: PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT ELEVATION OF UTILITY CONNECTION AND CROSSING POINT LOCATIONS. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF DIFFERENT THAN SHOWN ON PLAN OR IF THE REQUIRED CLEARANCE OR CONNECTION CAN NOT BE ACHIEVED. THE CONTRACTOR SHALL BEAR THE COSTS FOR ANY RE-CONSTRUCTION IF UTILITY LINES ARE IN CONFLICT OR ADEQUATE POSITIVE SLOPE TO THE INVERT CONNECTION POINT IS NOT ACHIEVED. THE CONTRACTOR SHALL BEGIN SEWER CONSTRUCTION BY CONNECTING TO EXISTING SEWER AT CONNECTION POINT AS SHOWN ON PLANS AND REPORT ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION IMMEDIATELY TO THE ENGINEER IN WRITING AND PRIOR TO THE START OF NEW SEWER LINE INSTALLATION. THE CONTRACTOR ASSUMES RESPONSIBILITY WHEN DEVIATING FROM THIS STANDARD PROCEDURE OF NOT VERIFYING THE LOCATION AND/OR ELEVATION OF ANY AND ALL EXISTING UTILITIES WHERE CONNECTIONS OR CROSSINGS WILL OCCUR.
15. NOTE THAT CERTIFICATION OF WATER AND SEWER FACILITIES ARE REQUIRED BY GOVERNING AGENCIES OF JURISDICTION WHICH INCLUDE AS-BUILT MEASUREMENTS AND CONFORMANCE WITH PLANS AND SPECIFICATIONS PER THE DESIGN BY AN ARIZONA REGISTERED CIVIL ENGINEER.
16. ALL SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
17. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC AND OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
18. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

TOCV CERTIFICATION NOTE:
ENGINEERS CERTIFICATION IS A REQUIREMENT OF ALL UTILITY INSTALLATIONS FOR CONFORMITY TO APPROVED PLANS AND/OR AS-BUILT PLANS FOR REVIEW. AN ENGINEERS CERTIFICATE OF COMPLETION IS REQUIRED FOR WATER & SEWER. ALL ITEMS SHALL ALSO BE COPIED TO THE TOWN OF CAMP VERDE.

USE AND INTERPRETATION OF THIS DRAWING

1. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE **CONTRACT DOCUMENTS** AND DESCRIBE **USE** AND **INTENT** OF THE **DRAWING**. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER CONTRACTOR AGREEMENT, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE **CONTRACT DOCUMENTS** ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE **OWNER** REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE DRAWINGS. THE **CONTRACTOR** REPRESENTS THAT THEY HAVE VISITED THE SITE, FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED THEIR OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
3. AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, **CADD** DISKS OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
4. IF IN THE CASE OF DISCREPANCIES OF INFORMATION BETWEEN THE DIGITAL VERSION (**CADD**) AND THE PHYSICAL APPROVED AND SIGNED PLAN VERSION OF THE PROJECT, THE **ACTUAL PHYSICAL PLAN** IS TO BE CONSIDERED ACCURATE TO THE DESIGN INTENT AND WILL SUPERCEDE ANY DIGITAL VERSIONS. CHANGES TO THE DRAWINGS, PHYSICAL OR DIGITAL MAY ONLY BE MADE BY THE ENGINEER.

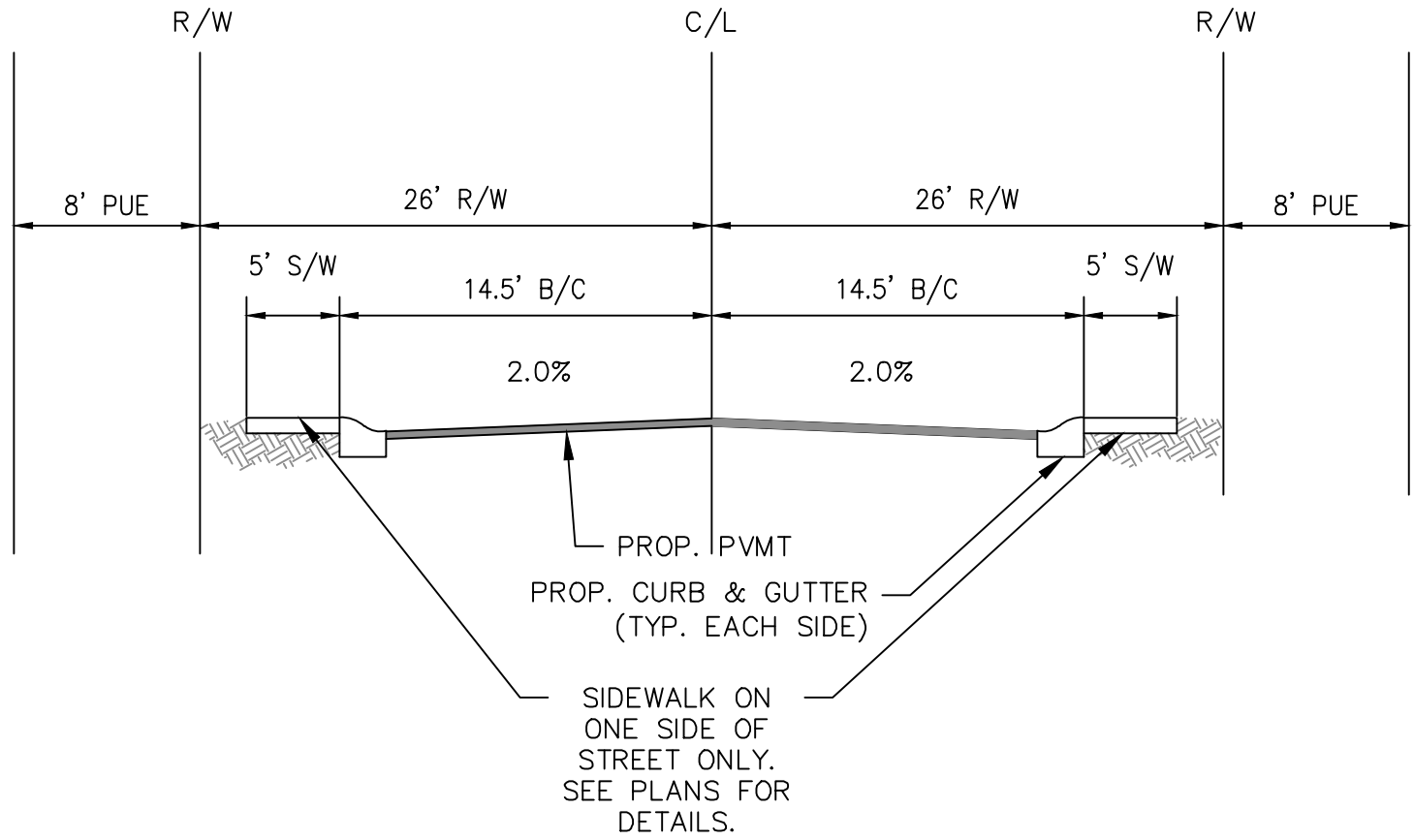
EXISTING LEGEND

- INDICATES PROPERTY LINE
- INDICATES EASEMENT AS NOTED
- INDICATES FENCE LINE
- INDICATES OVERHEAD ELECTRIC
- INDICATES EDGE OF DIRT/GRAVEL ROAD
- INDICATES DOWN GUY (WIRE)
- INDICATES POWER POLE
- INDICATES APS TRANSFORMER
- INDICATES APS PULL BOX
- INDICATES ELECTRIC RISER/METER
- INDICATES TELEPHONE RISER
- INDICATES BUSH
- INDICATES FOUND GOVERNMENT MONUMENT AS NOTED
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES CALCULATED POSITION
- INDICATES MEASURED FIELD DIMENSION
- INDICATES CALCULATED DIMENSION
- SMALL SIGN
- TREELINE
- 2 LEG SIGN
- BRUSHLINE
- JUNCTION BOX
- LIGHT POLE
- POST
- POWER POLE

PROPOSED FEATURES

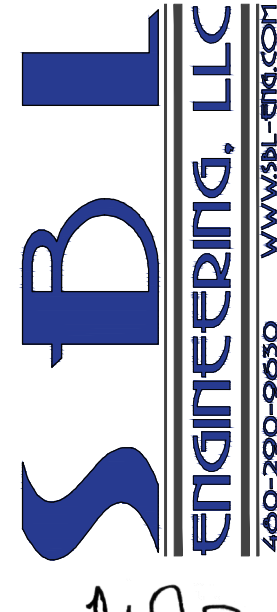
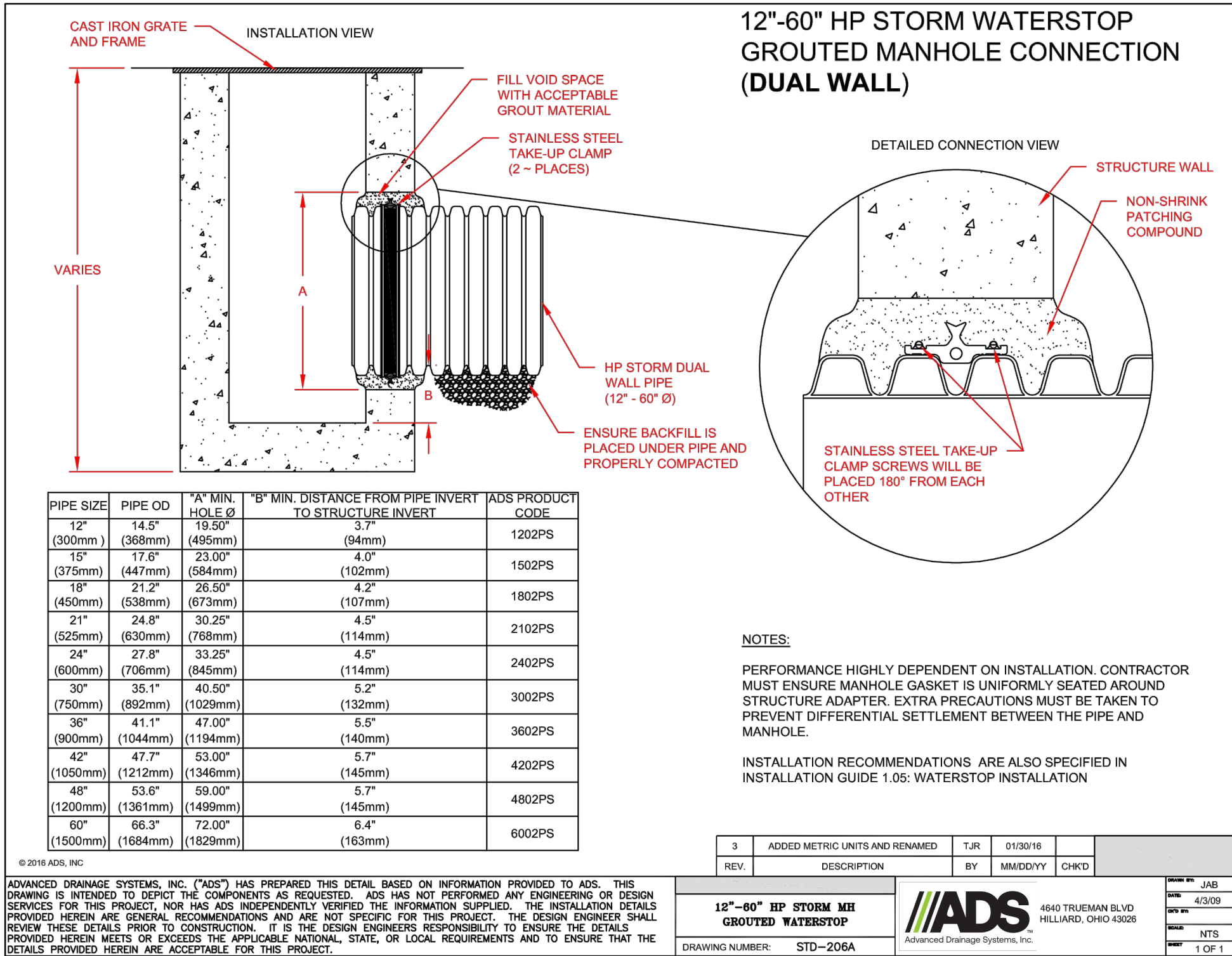
- TOP OF CURB ELEVATION
GUTTER ELEVATION
- FLOW LINE ELEVATION
- CONCRETE ELEVATION
- PAVEMENT ELEVATION
- FINISH GRADE ELEVATION
- DIRECTION OF DRAINAGE
- GRADE BREAK
- CURB OPENING
- SLOPE INDICATOR
- CONTOUR LINES
- STORM DRAIN PIPE OR BOX CULVERT
- CATCH BASIN
- RIP RAP
- SCUPPER
- SAWCUT
- CURB & GUTTER
- SIGN
- HEADWALL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER OR BLOWOFF DEVICE

TWL= TOP OF WATER LINE
BWL= BOTTOM OF WATER LINE
TSL= TOP OF SEWER LINE
BSL= BOTTOM OF SEWER LINE
TSD= TOP OF STORM DRAIN PIPE
BSD= BOTTOM OF STORM DRAIN PIPE



TYPICAL INTERIOR STREET

TYPICAL SECTION EXCLUDES STREET INTERSECTIONS, PAVEMENT TRANSITIONS AT VALLEY GUTTERS, AND CURB OPENINGS TO BASINS.



HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS

DATE	07/02/25
PROJ. NO.	23-122
DESIGN:	CB
DRAWN:	JL
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CAD FILE:	23122GD01

NOTE SHEET
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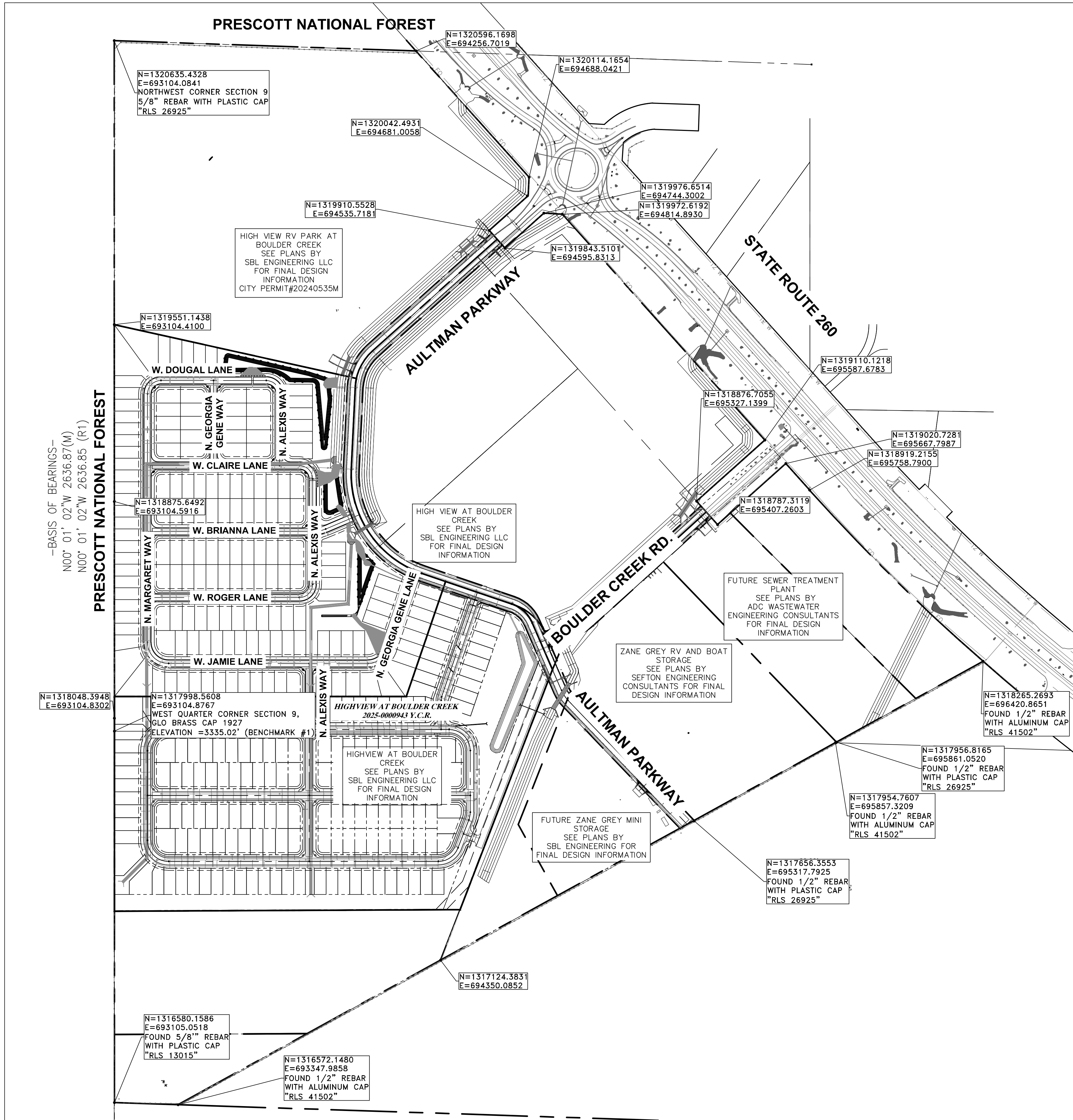


DRY UTILITY NOTE:

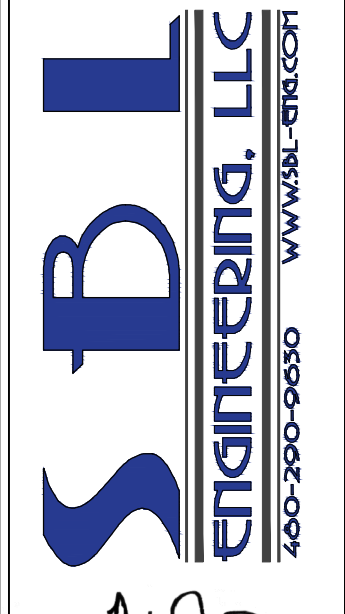
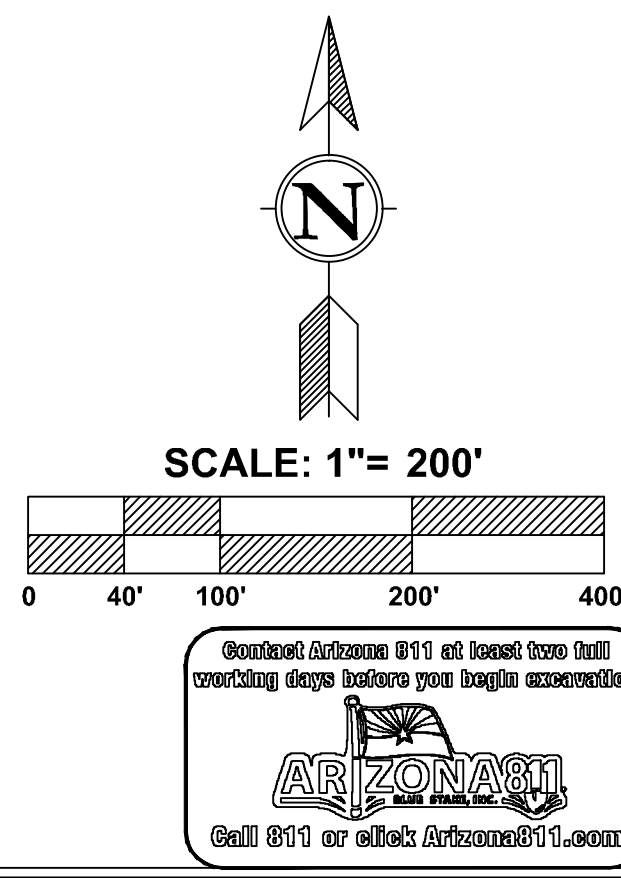
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INDEX MAP



**HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS**

DATE	
REVISIONS	

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=200'
CAD FILE:	23122GD01

OVERALL HIGHVIEW II
SITE MAP SHEET

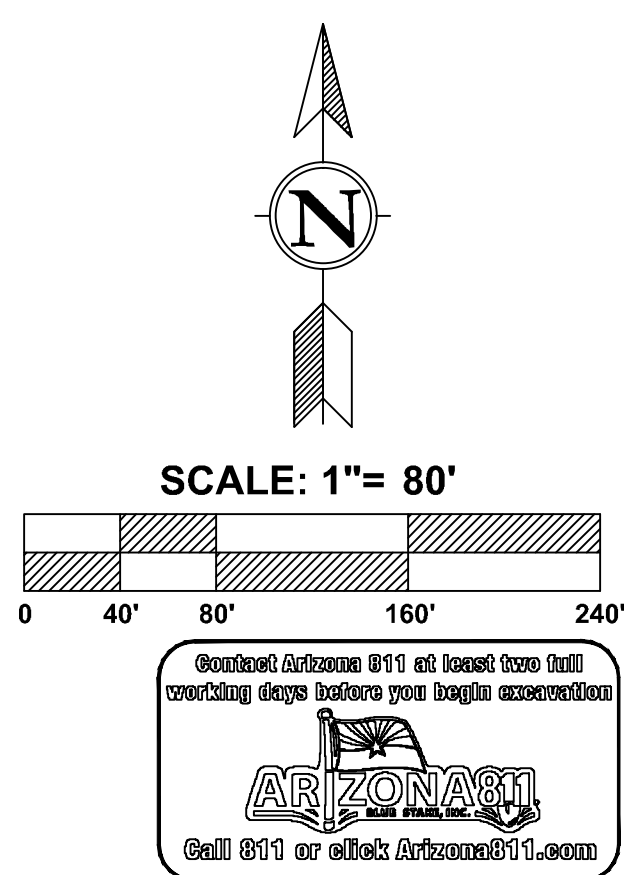
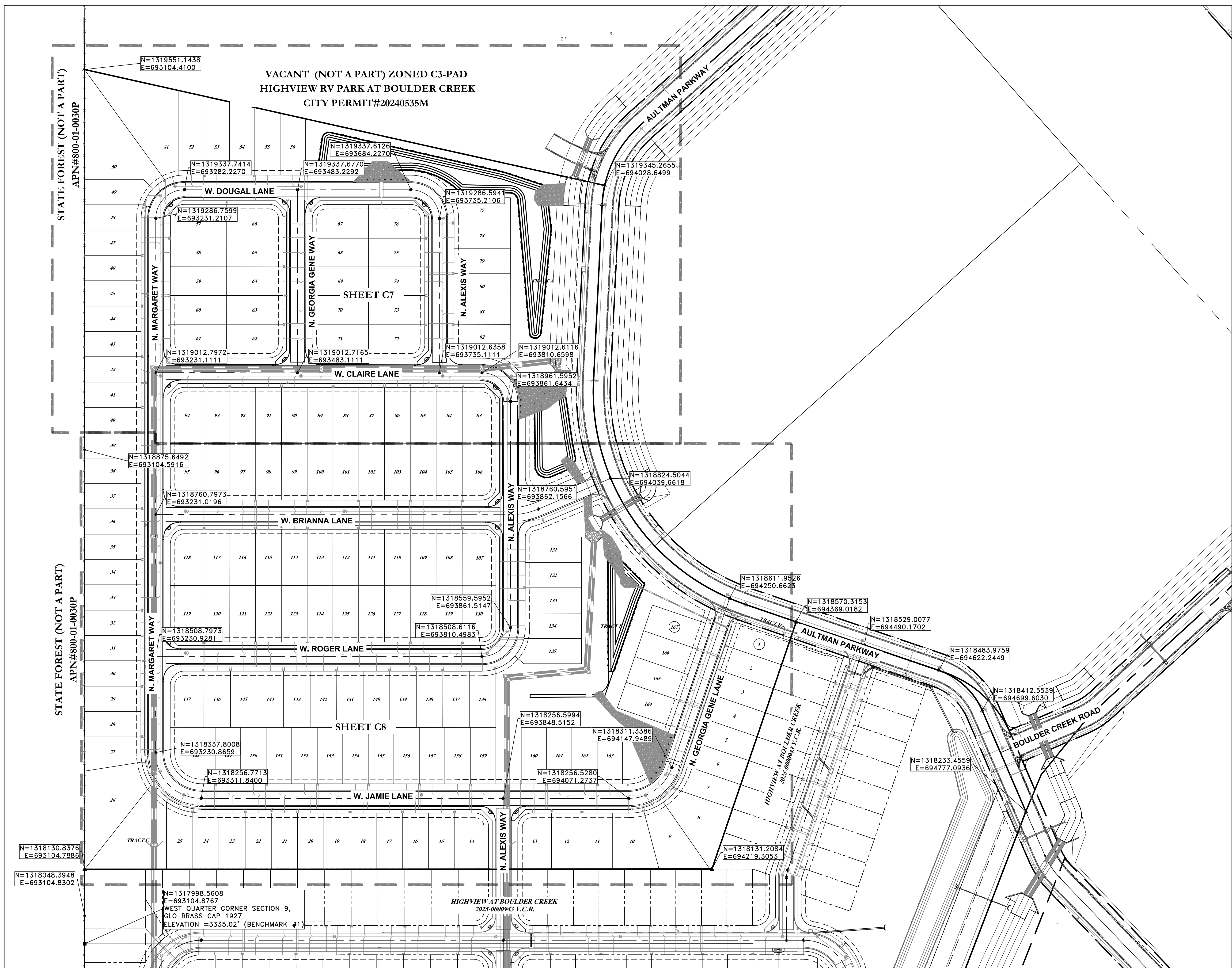
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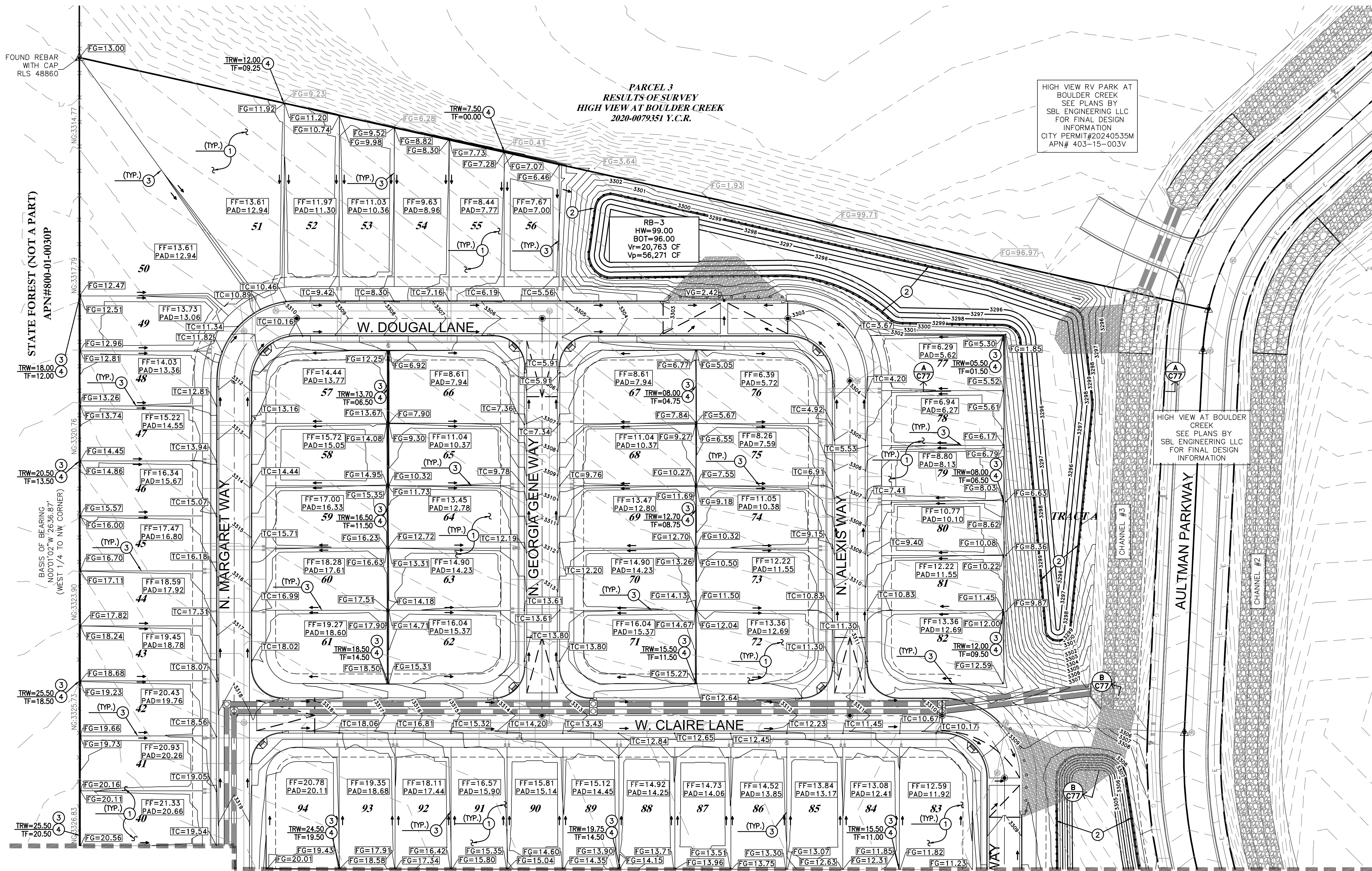
HIGHVIEW II AT BOULDER CREEK AULTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS

DATE	
REVISIONS	

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SCALE:	1"=80'
CAD FILE:	23122GD01

G&D KEY MAP & CONTROL SHEET
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GRADING NOTES

- GRADE LOT AS SHOWN. (TYPICAL)
- INSTALL FENCING AROUND DETENTION AREA. CONTRACTOR TO PROVIDE PLANS TO MUNICIPALITY FOR APPROVAL.
- CONSTRUCT 6' HIGH CMU WALL ON SIDES AND BACK OF LOT. IF RETAINING WALL REQUIRED 6' IS ADDED TO TRW.
- CONSTRUCT RETAINING WALL.

MATCHLINE SEE SHEET C8

NOTES:

- CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
- SEE SHEETS C5 & C6 AND FINAL PLAT FOR ORIGINATION OF STREET CENTERLINE ALIGNMENTS AND HORIZONTAL CONTROL.
- EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
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- ALL IMPROVEMENTS ARE TO COMPLY WITH TOWN OF CAMP VERDE STANDARDS, OR MAG STANDARDS AND SPECS, WHICHEVER IS GREATER.
- ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
- CONTRACTOR TO MAKE SURE THERE IS POSITIVE DRAINAGE OUT OF LOTS. IF ANY AREA REQUIRES SPECIAL DESIGN, CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO INSTALLATION OF ANY MATERIALS.
- CONTRACTOR TO REFER TO GEOTECH REPORT FOR ALL EARTHWORK RECOMMENDATIONS.
- SEE SHEETS C72-C76 FOR SWMP SHEETS AND BMP DETAILS.

TRW=TOP OF RETAINING WALL
TF=TOP OF FOOTING

CAUTION NOTICE TO CONTRACTORS:

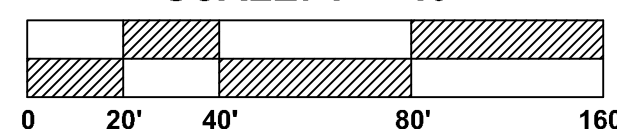
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SCALE: 1"= 40'

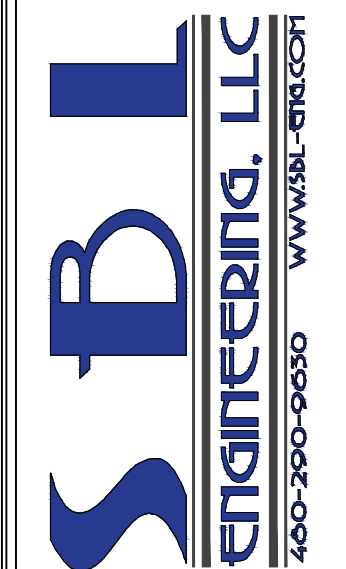


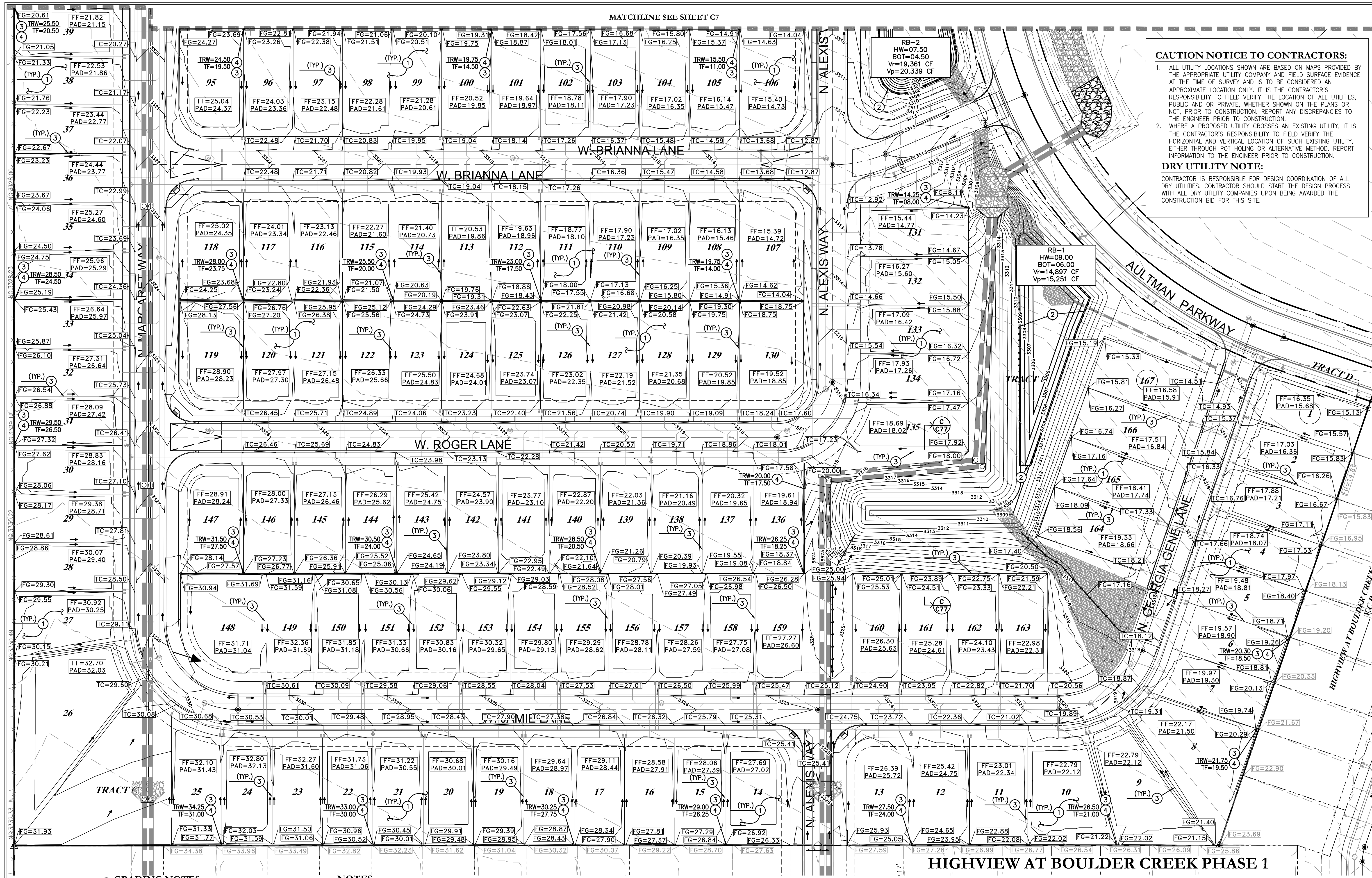
HIGHVIEW II AT BOULDER CREEK AULTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS

DATE	07/02/25
PROJ. NO.	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=40'
CAD FILE:	23122GD02

GRADING PLAN SHEET

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SBL ENGINEERING, LLC
460-300-9630 WWW.SBL-ENG.COM

JENNIFER J. SMITH
Professional Engineer
No. 1734
Expire 06/30/2027

**HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS**

DATE	REVISIONS
07/02/25 <td></td>	
23-122 <td></td>	
CB <td></td>	
JL <td></td>	
JS <td></td>	
1"=40' <td></td>	
23122GD02 <td></td>	

GRADING PLAN SHEET
C8
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SCALE: 1" = 40'

0 20' 40' 80' 160'

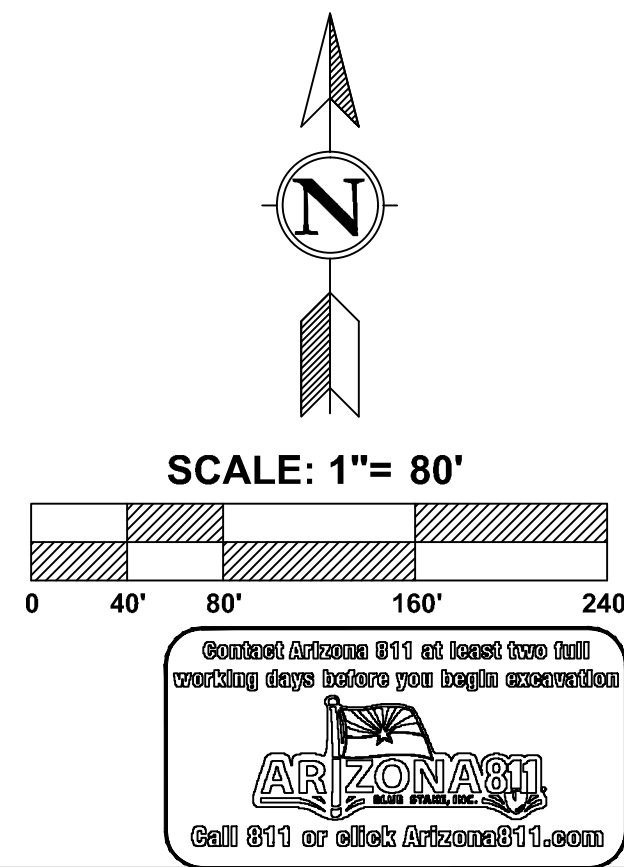
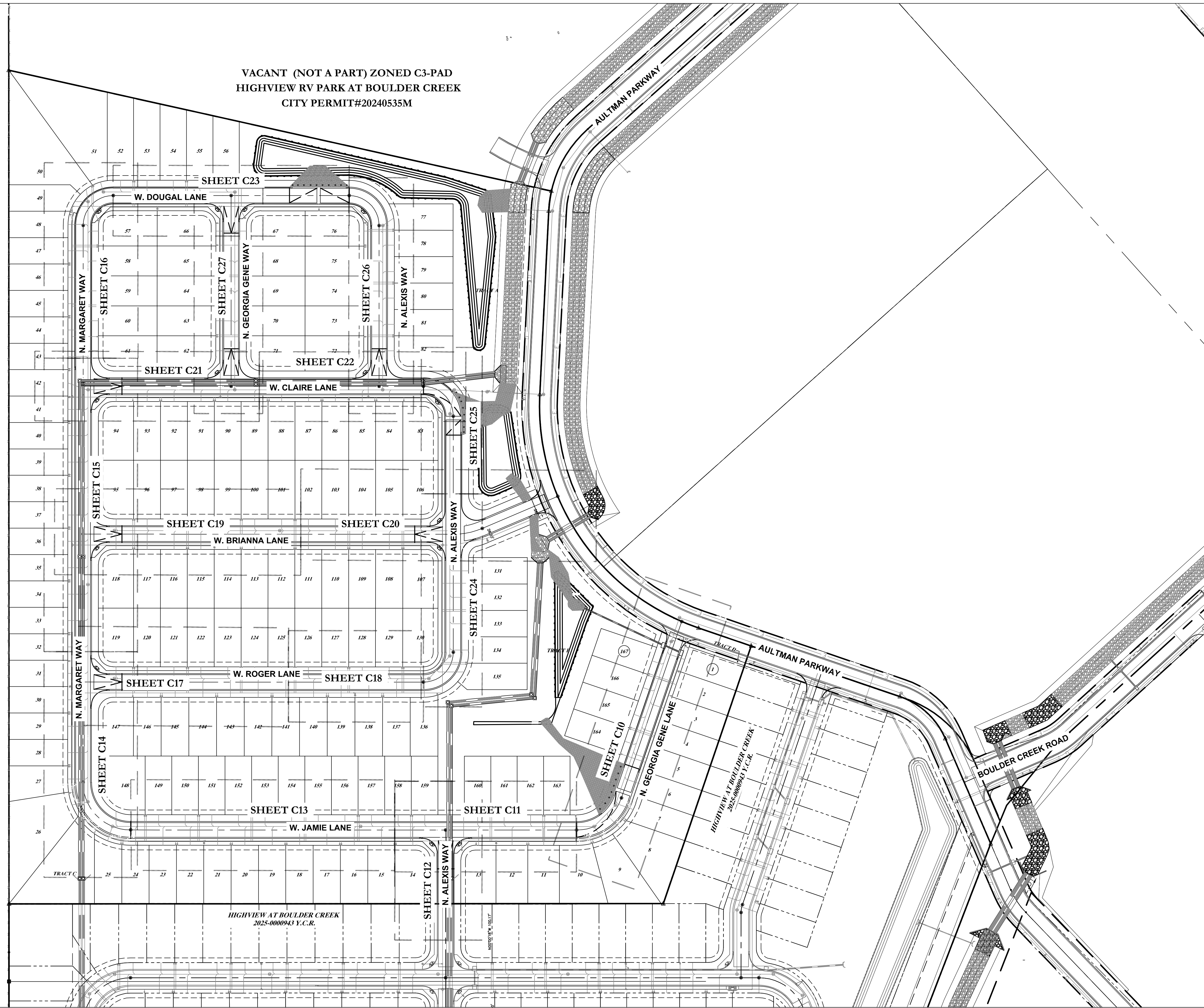
August 6, 2025

FLP#25-0024

STATE FOREST (NOT A PART)
APN#800-01-0030P

STATE FOREST (NOT A PART)
APN#800-01-0030P

VACANT (NOT A PART) ZONED C3-PAD
HIGHVIEW RV PARK AT BOULDER CREEK
CITY PERMIT#20240535M



REVISIONS	DATE

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=80'
CAD FILE:	23122PAV01

PAVING PLAN
KEY MAP SHEET

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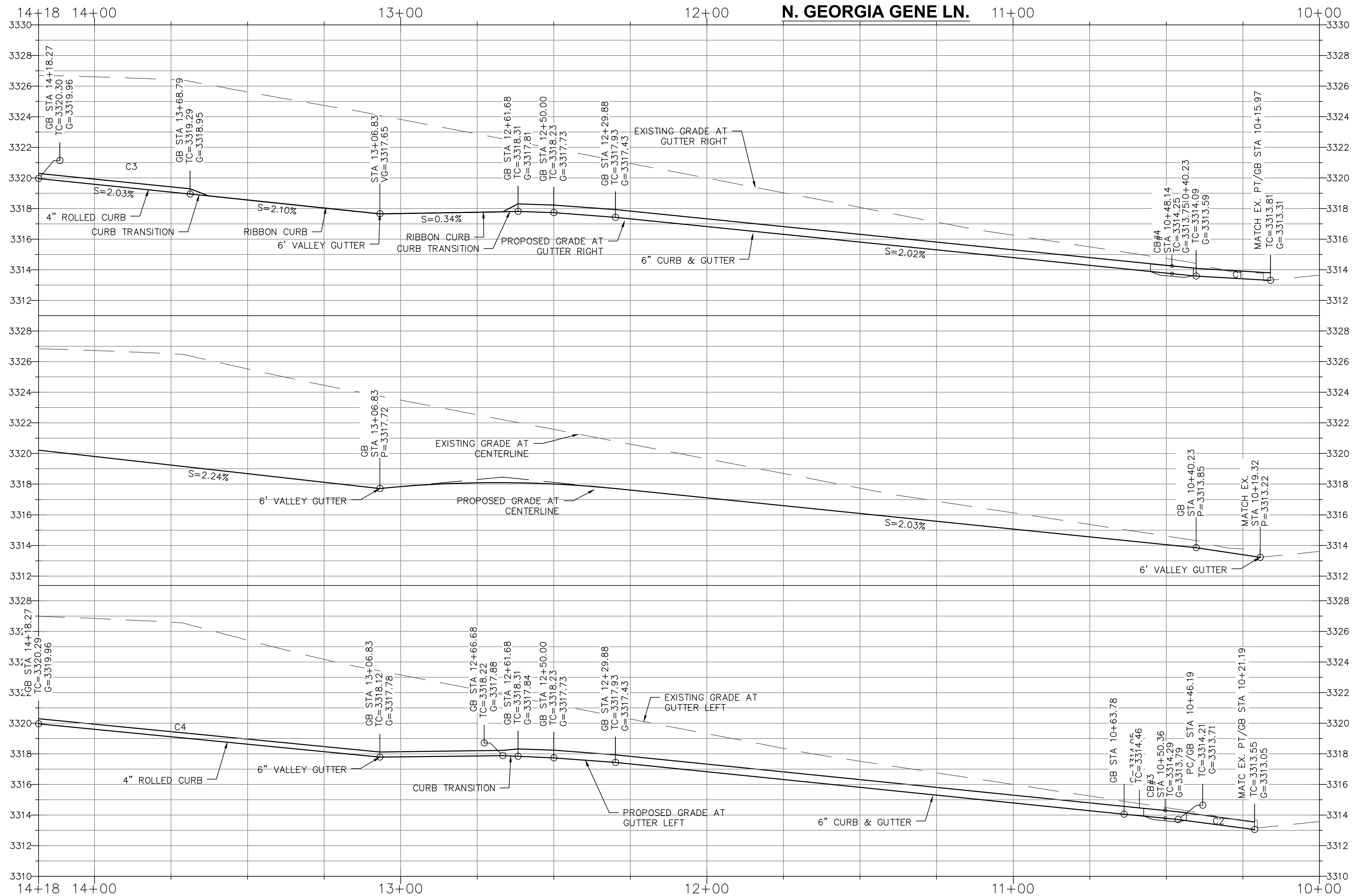
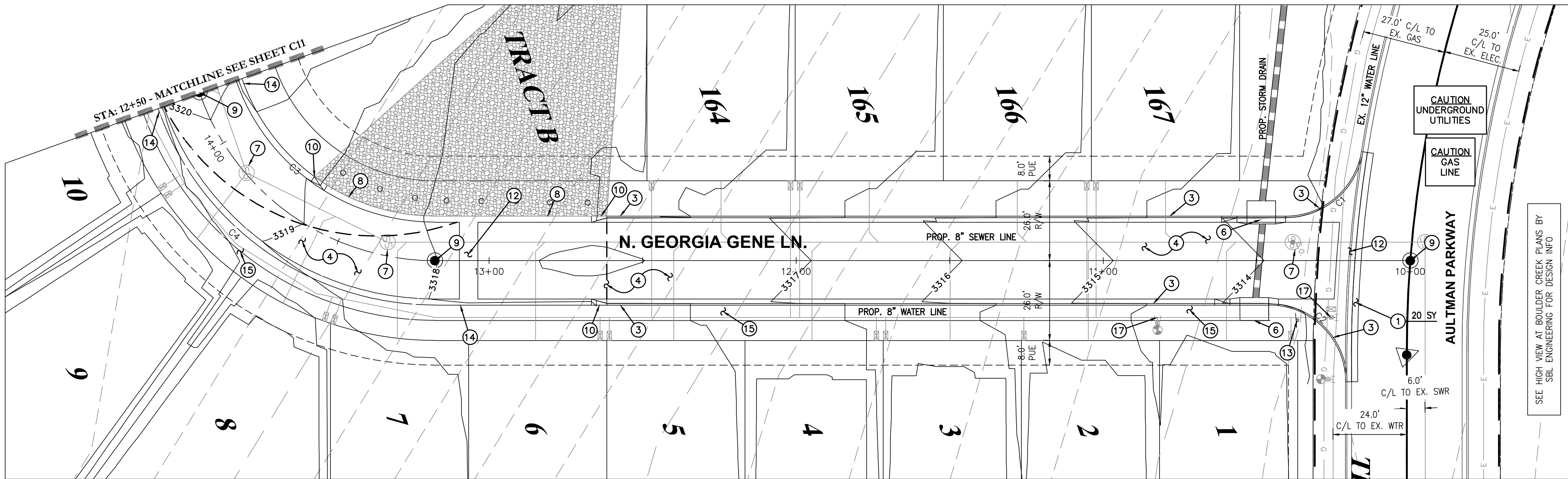
SBI
ENGINEERING, LLC
460-300-9930
WWW.SBI-ENG.COM

Jennifer J. Smith
Professional Engineer
No. 1734
JENNIFER J. SMITH
ARIZONA U.S.A.
Expires 06/30/2027

**HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS**

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FLP#25-0024



PAVING CONSTRUCTION NOTES

- SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES, REPLACE AC PAVEMENT PER MAG SPEC OR 3" AC ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT OR MATCH EXISTING WHICHEVER IS GREATER. SAWCUT LIMITS SHOWN ON PLAN ARE APPROXIMATE, OR AS INSPECTOR DETERMINES. CONSTRUCT CONCRETE CURB & GUTTER TERMINATION PER MAG. STD. DET. 222.
- CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
- INSTALL 3" A.C. ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT PREPARED BY ALTA ARIZONA, AND PER TOCV OR MAG STANDARDS, WHICHEVER IS GREATER.
- CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
- CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
- MANHOLE FRAME AND COVER ADJUSTMENT PER MAG. STD. DET. 422.
- CONSTRUCT RIBBON CURB PER MAG. STD. DET. 220-1 TYPE 'B' WITH EXTENDED CONCRETE OVERBUILD AS SHOWN ON PLAN. CONCRETE TERMINATION TO HAVE 18" TURNDOWN EDGE WHERE RIPRAP BEGINS.
- INSTALL SURVEY MARKERS PER MAG. STD. DET. 120 TYPE 'C'.
- CONSTRUCT CONCRETE CURB TRANSITION PER MAG. STD. DET. 221.
- CONSTRUCT 4" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
- CONSTRUCT 6" WIDE VALLEY GUTTER PER MAG. STD. DET. 240.
- INSTALL STREET SIGN POST PER MAG. STD. DET. 131 TYPE 'A', STOP SIGN PER MUTCD R1-1. STREET NAME PER T.O.C.V. STANDARDS.
- CONSTRUCT 4" ROLLED CURB & GUTTER PER MAG. STD. DET. 220 TYPE 'C'.
- CONSTRUCT 6" THICK AND 5' WIDE SIDEWALK PER MAG. STD. DET. 230.
- CONSTRUCT SIDEWALK RAMP PER MAG. STD. DET. 236-1.(SINGLE)
- ADJUSTMENT VALVE BOX & COVER PER MAG. STD. DET. 391-1. RAISE TO FINISH GRADE

NOTES:

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- SEE SHEETS C5 & C6 AND FINAL PLAT FOR ORIGINATION OF STREET CENTERLINE ALIGNMENTS AND HORIZONTAL CONTROL.
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- ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
- SEE SHEETS C7 - C9 FOR LOT GRADING
- SEE SHEETS C28 - C38 FOR STORM DRAIN PLAN & PROFILES AND DRAINAGE DESIGN.
- SEE SHEETS C39 - C53 FOR SEWER PLAN AND PROFILES.
- SEE SHEETS C54 - C71 FOR WATER PLAN AND PROFILES.
- SEE SHEETS C72-C76 FOR SWMP PLANS & BMP DETAILS.
- CONTRACTOR TO REFER TO GEOTECH REPORT FOR ALL EARTHWORK RECOMMENDATIONS.
- CONTRACTOR TO COORDINATE ADA COMPLIANT DRIVEWAYS WHERE VERTICAL CURB & GUTTER ARE ACROSS FROM ADA RAMPS TO COMPLETE PEDESTRIAN ACCESS PATH OF TRAVEL.

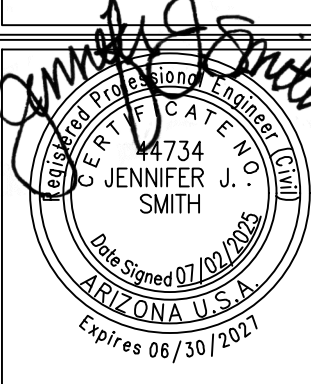
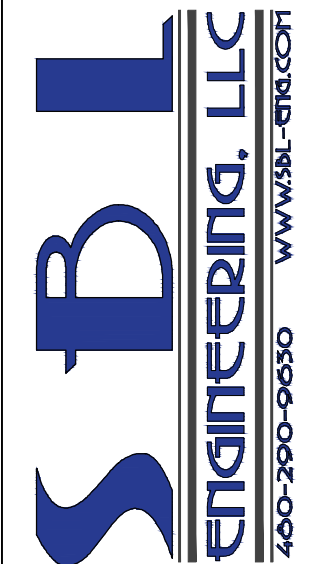
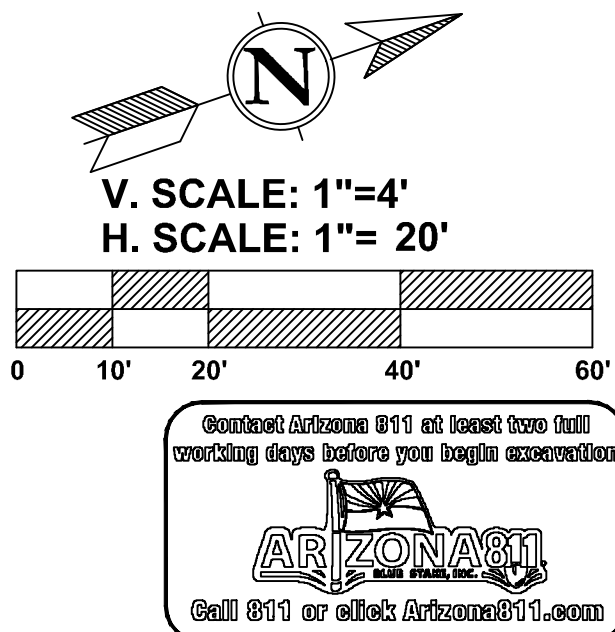
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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.32	25.00	80.96	S21° 36' 48"E	32.46
C2	39.25	25.00	89.96	N63° 50' 44"E	35.34
C3	82.58	66.50	71.15	S54° 26' 29"W	77.38
C4	118.60	95.50	71.15	S54° 26' 29"W	111.12



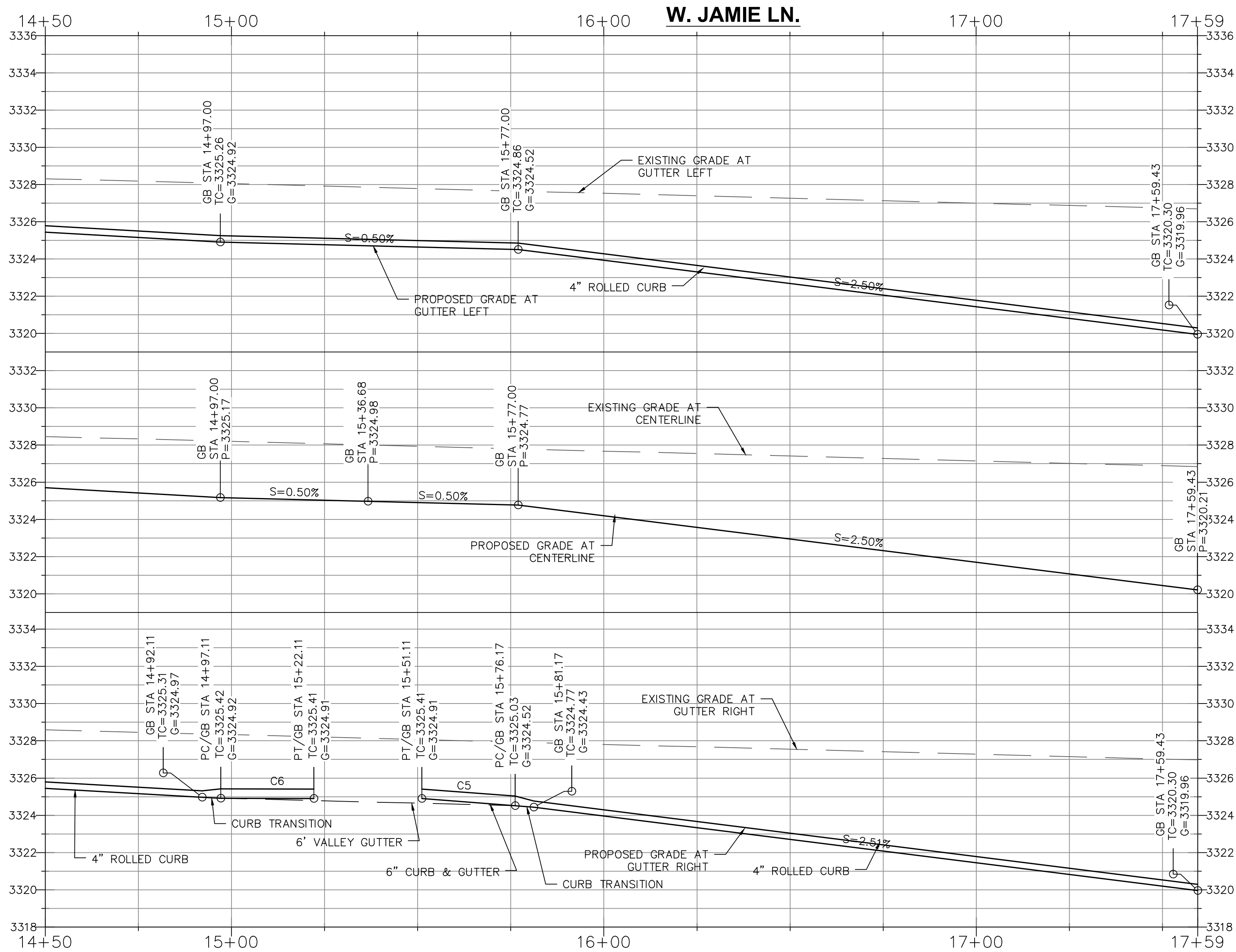
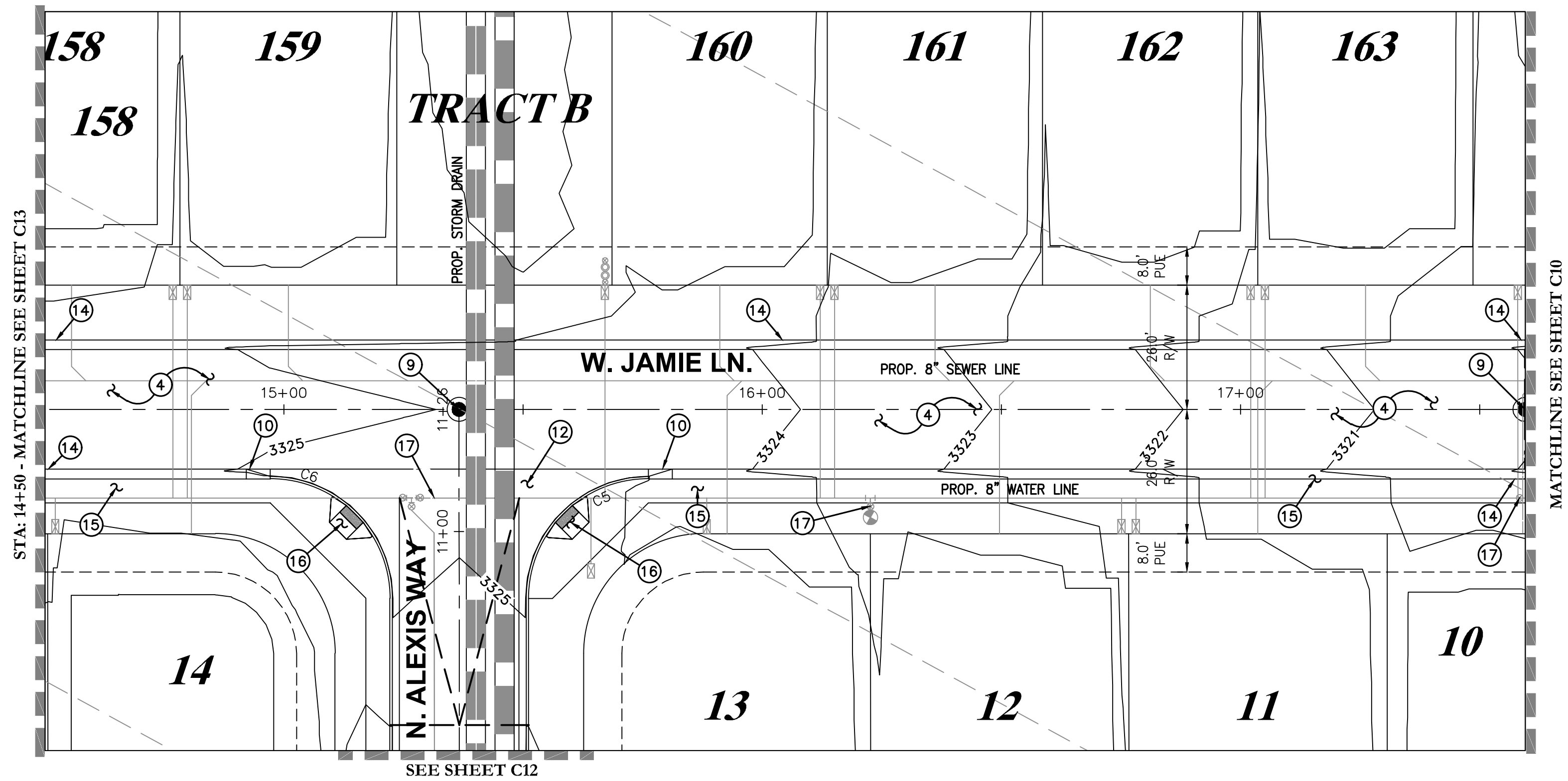
HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
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PAVING PLAN & PROFILE SHEET

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PAVING CONSTRUCTION NOTES

1. SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES, REPLACE AC PAVEMENT PER MAG SPEC OR 3" AC ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT OR MATCH EXISTING WHICHEVER IS GREATER. SAWCUT LIMITS SHOWN ON PLAN ARE APPROXIMATE, OR AS INSPECTOR DETERMINES. CONSTRUCT CONCRETE CURB & GUTTER TERMINATION PER MAG. STD. DET. 222.
2. CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
3. INSTALL 3" A.C. ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT PREPARED BY ALTA ARIZONA, AND PER TOCV OR MAG STANDARDS, WHICHEVER IS GREATER.
4. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
5. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
6. MANHOLE FRAME AND COVER ADJUSTMENT PER MAG. STD. DET. 422.
7. CONSTRUCT RIBBON CURB PER MAG. STD. DET. 220-1 TYPE 'B' WITH EXTENDED CONCRETE OVERBUILD AS SHOWN ON PLAN. CONCRETE TERMINATION TO HAVE 18" TURNDOWN EDGE WHERE RIPRAP BEGINS.
8. INSTALL SURVEY MARKERS PER MAG. STD. DET. 120 TYPE 'C'.
9. CONSTRUCT CONCRETE CURB TRANSITION PER MAG. STD. DET. 221.
10. CONSTRUCT 4" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
11. CONSTRUCT 6" WIDE VALLEY GUTTER PER MAG. STD. DET. 240.
12. INSTALL STREET SIGN POST PER MAG. STD. DET. 131 TYPE 'A'. STOP SIGN PER MUTCD R1-1. STREET NAME PER T.O.C.V. STANDARDS.
13. CONSTRUCT 4" ROLLED CURB & GUTTER PER MAG. STD. DET. 220 TYPE 'C'.
14. CONSTRUCT 6" THICK AND 5' WIDE SIDEWALK PER MAG. STD. DET. 230.
15. CONSTRUCT SIDEWALK RAMP PER MAG. STD. DET. 236-1.(SINGLE)
16. ADJUSTMENT VALVE BOX & COVER PER MAG. STD. DET. 391-1. RAISE TO FINISH GRADE

NOTES:

1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
2. SEE SHEETS C5 & C6 AND FINAL PLAT FOR ORIGINATION OF STREET CENTERLINE ALIGNMENTS AND HORIZONTAL CONTROL.
3. EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
4. ANY LANDSCAPE AREAS TO BE FINISH GRADED TO MIN. 0.25' BELOW TOP OF CURB OR PAVEMENT/CONCRETE.
5. ALL IMPROVEMENTS ARE TO COMPLY WITH TOWN OF CAMP VERDE STANDARDS, OR MAG STANDARDS AND SPECS, WHICHEVER IS GREATER.
6. ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
7. SEE SHEETS C7 - C9 FOR LOT GRADING
8. SEE SHEETS C28 - C38 FOR STORM DRAIN PLAN & PROFILES AND DRAINAGE DESIGN.
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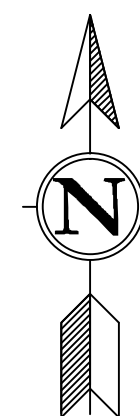
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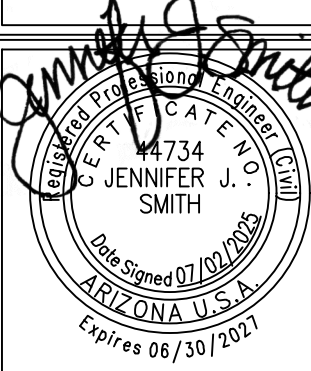
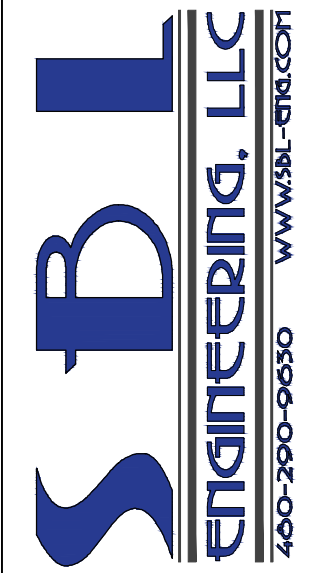
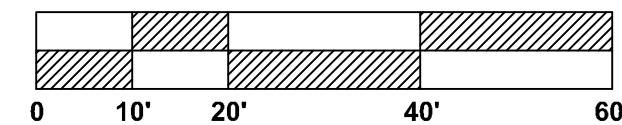
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	39.34	25.00	90.16	S45° 04' 12"W	35.40
C6	39.26	25.00	89.97	S44° 59' 40"E	35.35



V. SCALE: 1"=4'
H. SCALE: 1"= 20'



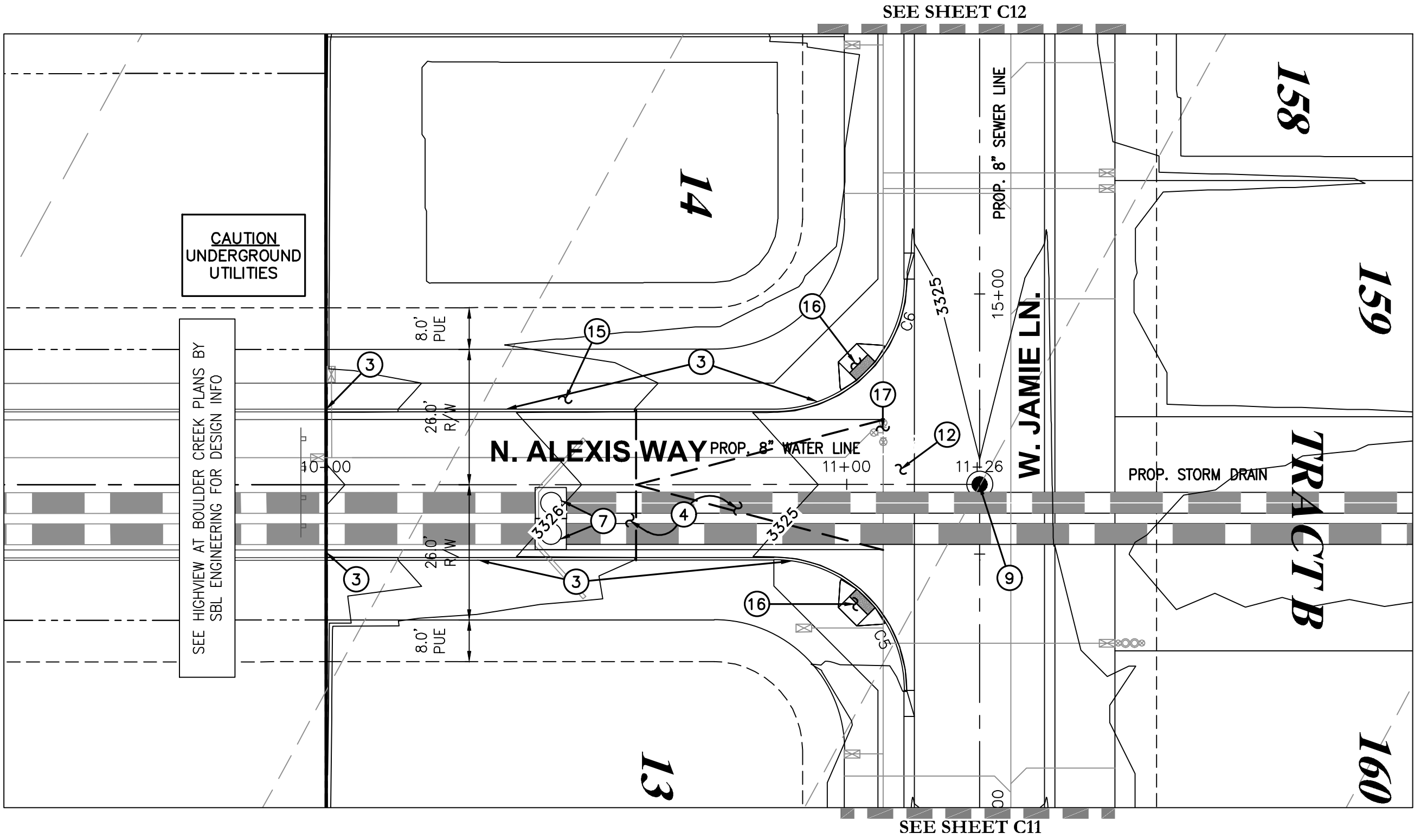
HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS

DATE	
REVISIONS	

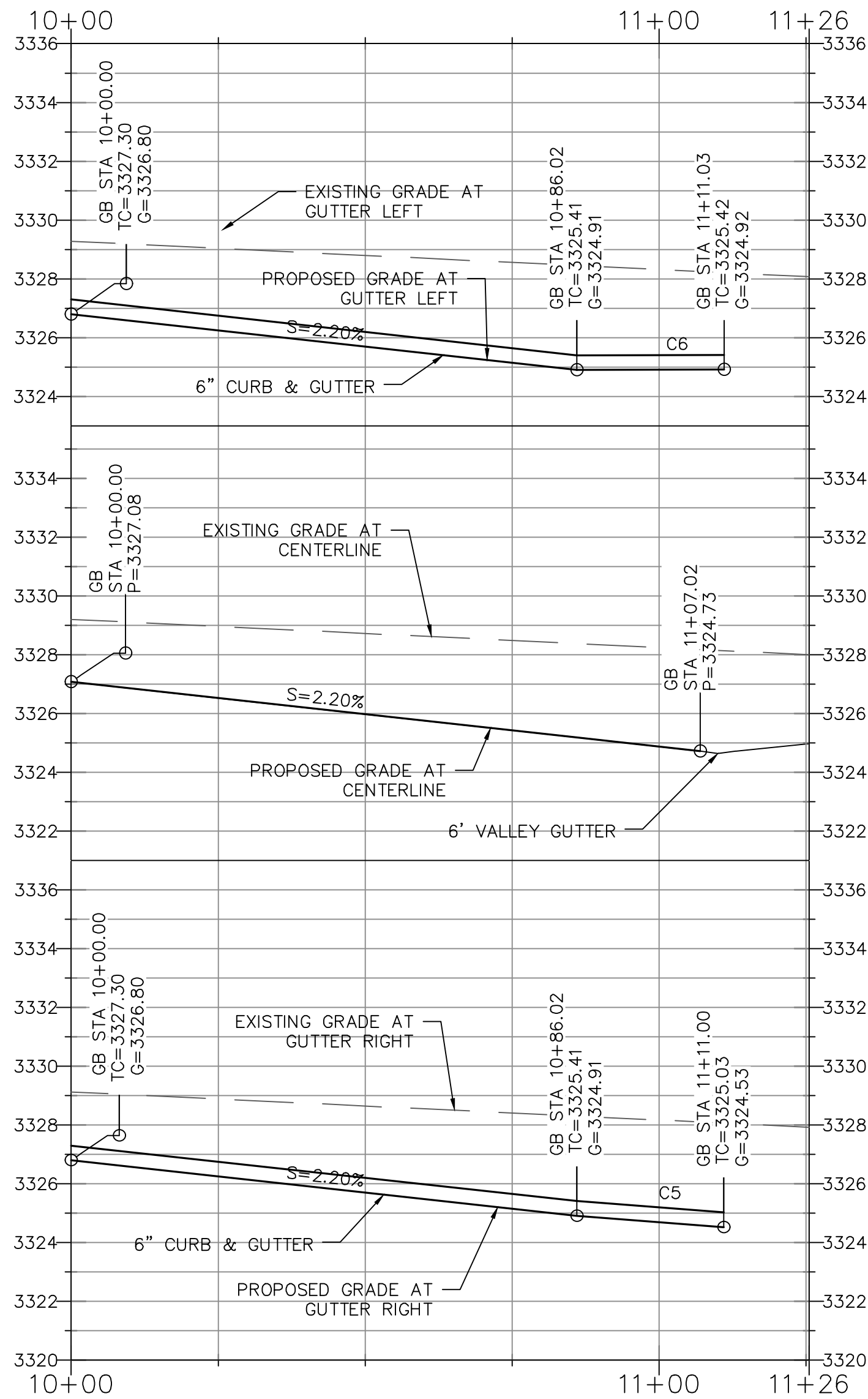
DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122GD03

PAVING PLAN & PROFILE SHEET

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N. ALEXIS WAY



PAVING CONSTRUCTION NOTES

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2. CONSTRUCT CONCRETE CURB & GUTTER TERMINATION PER MAG. STD. DET. 222.
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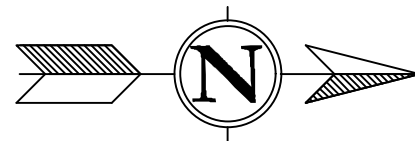
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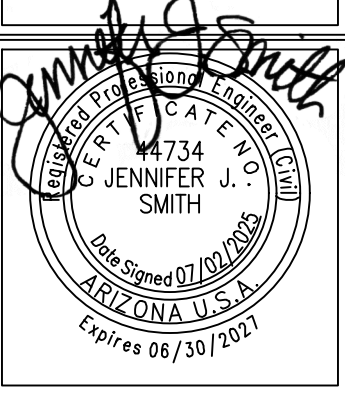
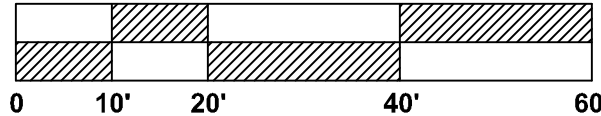
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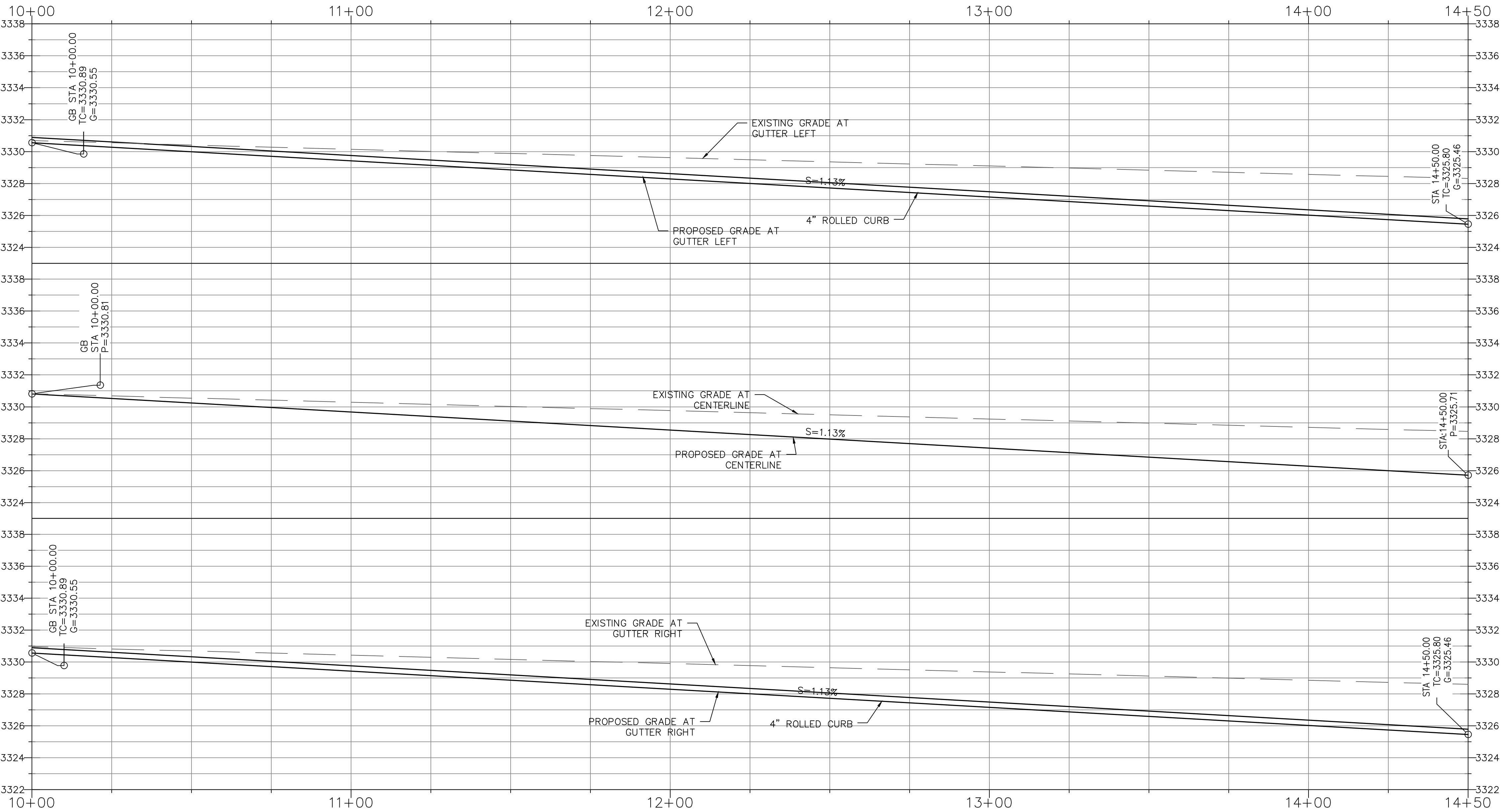
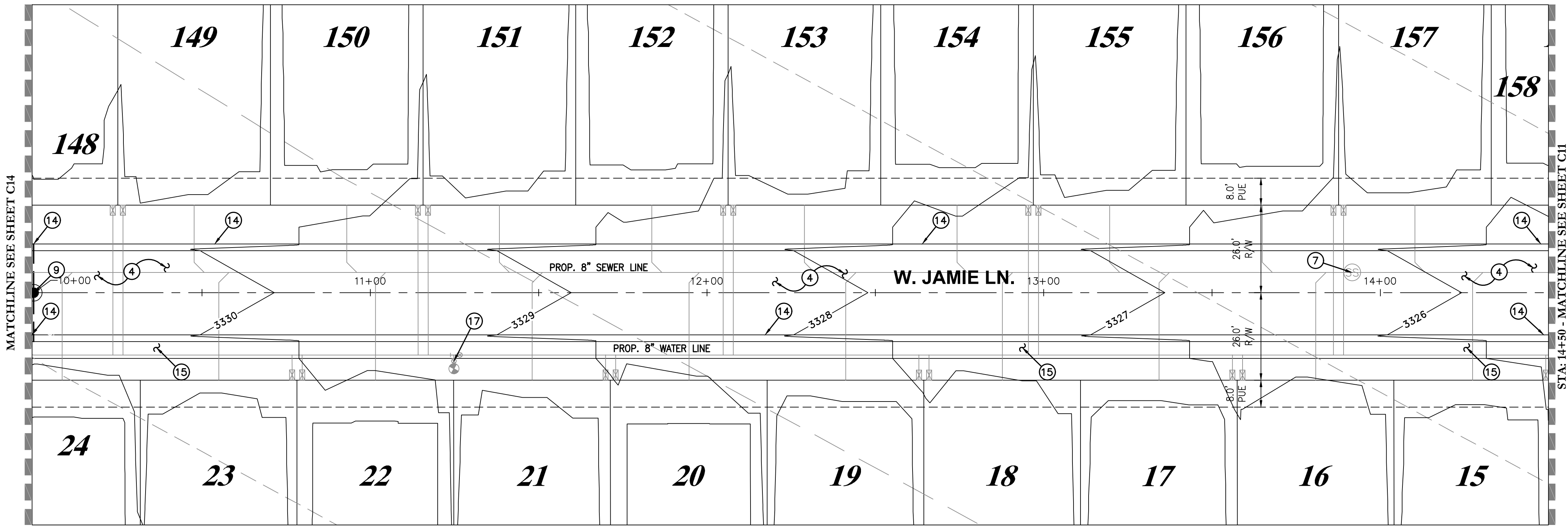
**HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS**

DATE	
REVISIONS	

DATE:	07/02/25
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DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122GD03

**PAVING PLAN
& PROFILE SHEET**

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PAVING CONSTRUCTION NOTES

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NOTES:

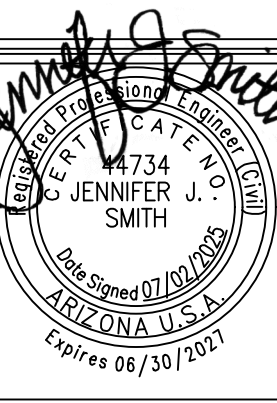
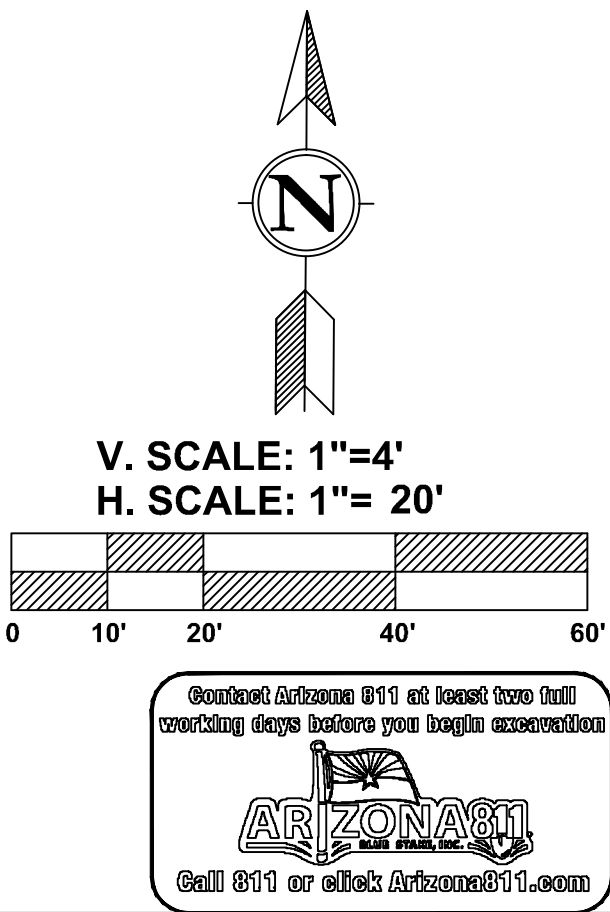
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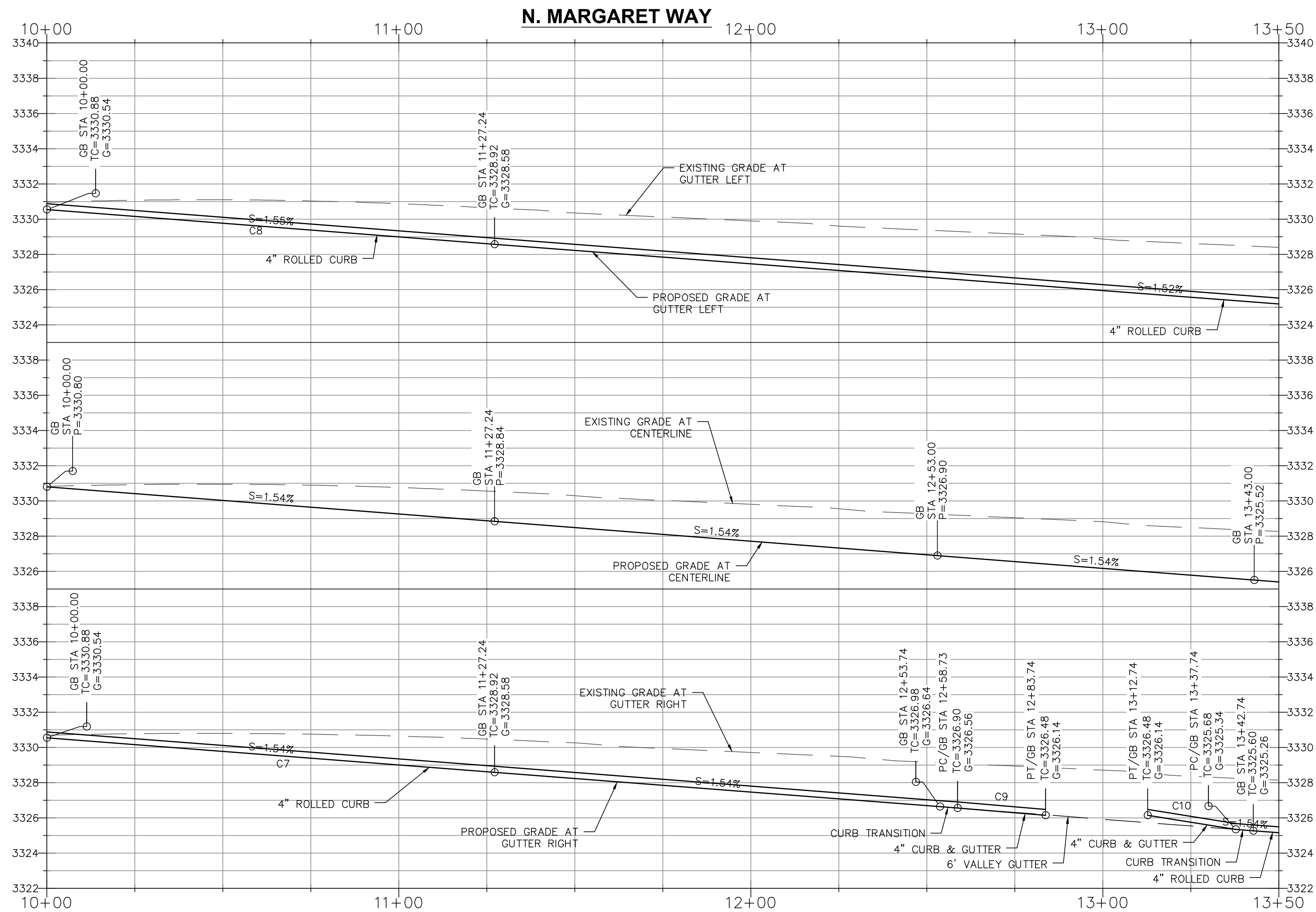
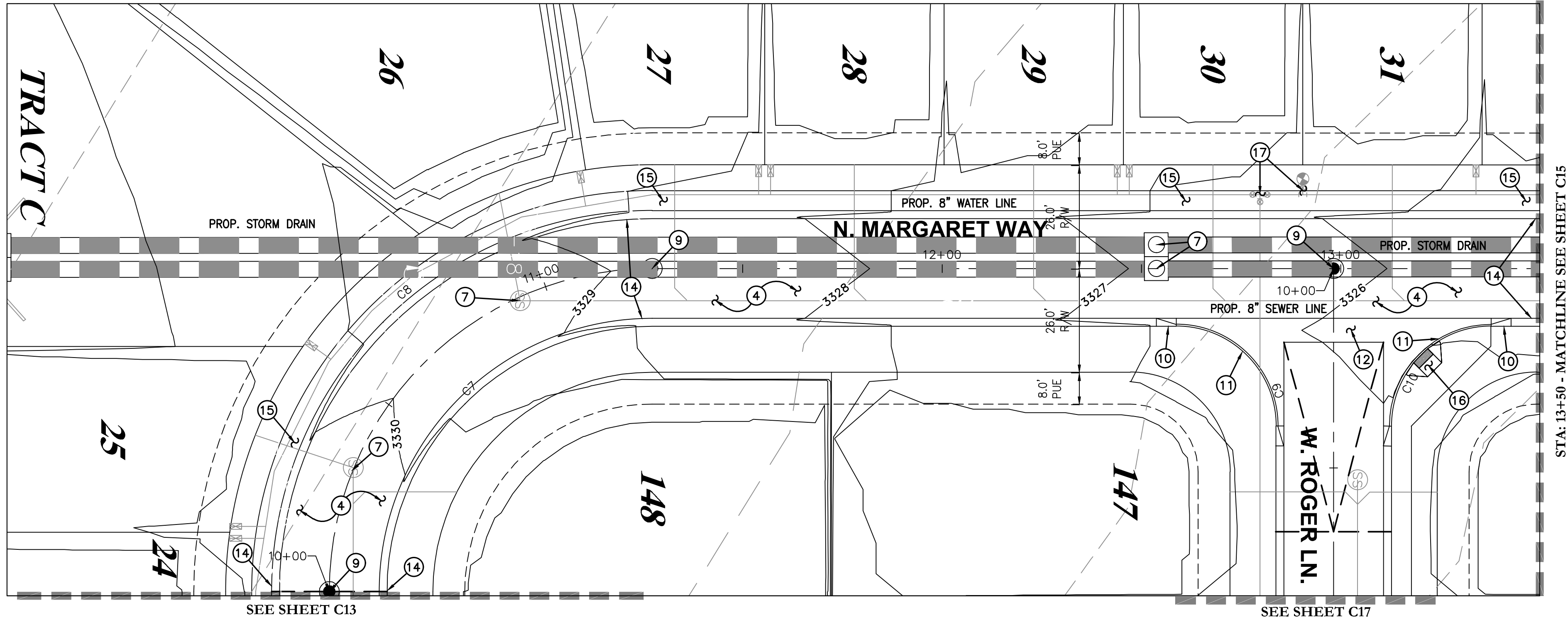
HIGHVIEW II AT BOULDER CREEK
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IMPROVEMENT PLANS

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DESIGN:	CB
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CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122GD03

PAVING PLAN & PROFILE SHEET

C13
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PAVING CONSTRUCTION NOTES

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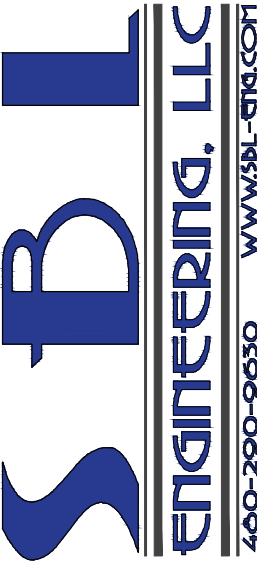
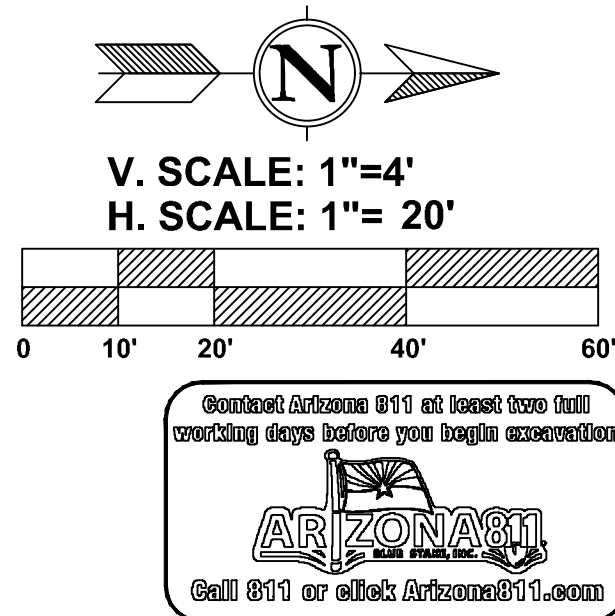
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C10	39.28	25.00	90.02	S44° 59' 23"E	35.36



HIGHVIEW II AT BOULDER CREEK
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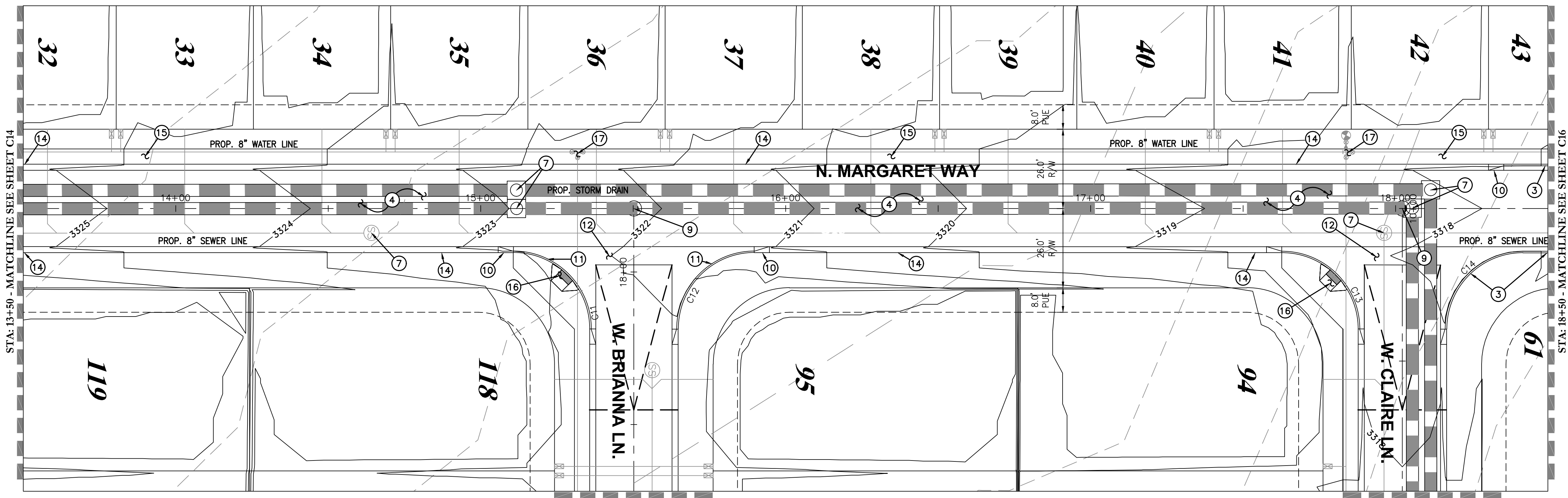
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PAVING PLAN
& PROFILE SHEET

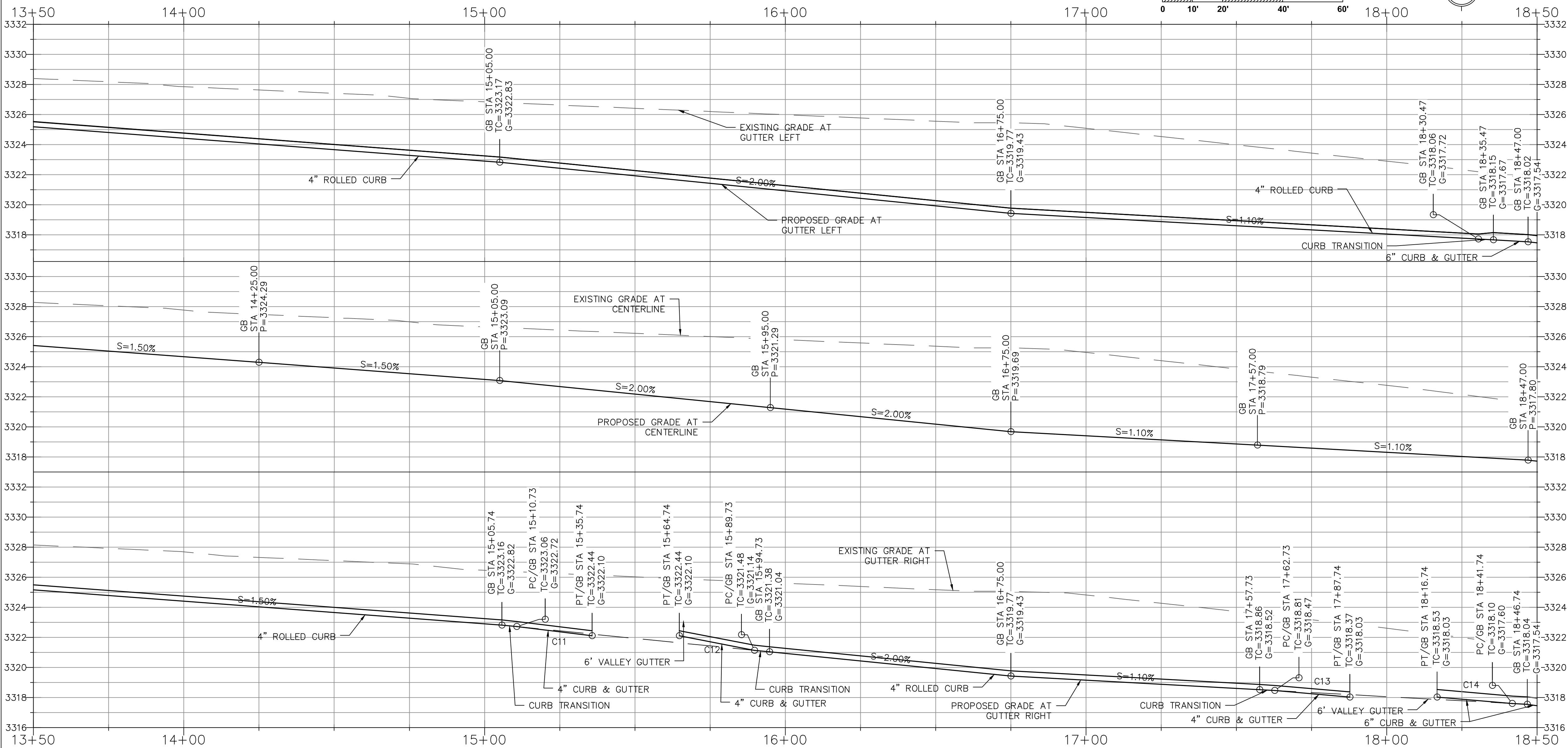
C14

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N. MARGARET WAY

V. SCALE: 1"=4'
H. SCALE: 1"= 20'



PAVING CONSTRUCTION NOTES

- SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES, REPLACE AC PAVEMENT PER MAG SPEC OR 3" AC ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT OR MATCH EXISTING WHICHEVER IS GREATER. SAWCUT LIMITS SHOWN ON PLAN ARE APPROXIMATE, OR AS INSPECTOR DETERMINES.
- CONSTRUCT CONCRETE CURB & GUTTER TERMINATION PER MAG. STD. DET. 222.
- CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
- INSTALL 3" A.C. ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT PREPARED BY ALTA ARIZONA, AND PER TOWN OR MAG STANDARDS, WHICHEVER IS GREATER.
- CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
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- INSTALL SURVEY MARKERS PER MAG. STD. DET. 120 TYPE 'C'.
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- INSTALL STREET SIGN POST PER MAG. STD. DET. 131 TYPE 'A'. STOP SIGN PER MUTCD R1-1. STREET NAME PER T.O.C.V. STANDARDS.
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- CONSTRUCT 6" THICK AND 5' WIDE SIDEWALK PER MAG. STD. DET. 230.
- CONSTRUCT SIDEWALK RAMP PER MAG. STD. DET. 236-1.(SINGLE)
- ADJUSTMENT VALVE BOX & COVER PER MAG. STD. DET. 391-1. RAISE TO FINISH GRADE

NOTES:

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- EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	39.26	25.00	89.98	N45° 00' 38"E	35.35
C12	39.27	25.00	90.00	S45° 00' 00"E	35.36
C13	39.27	25.00	90.00	N45° 00' 00"E	35.36
C14	39.27	25.00	90.00	N44° 58' 49"W	35.36

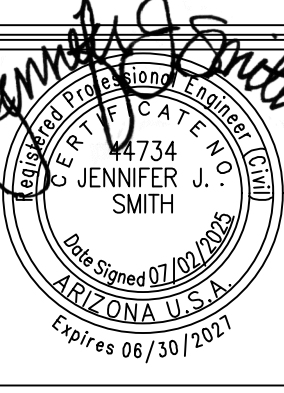


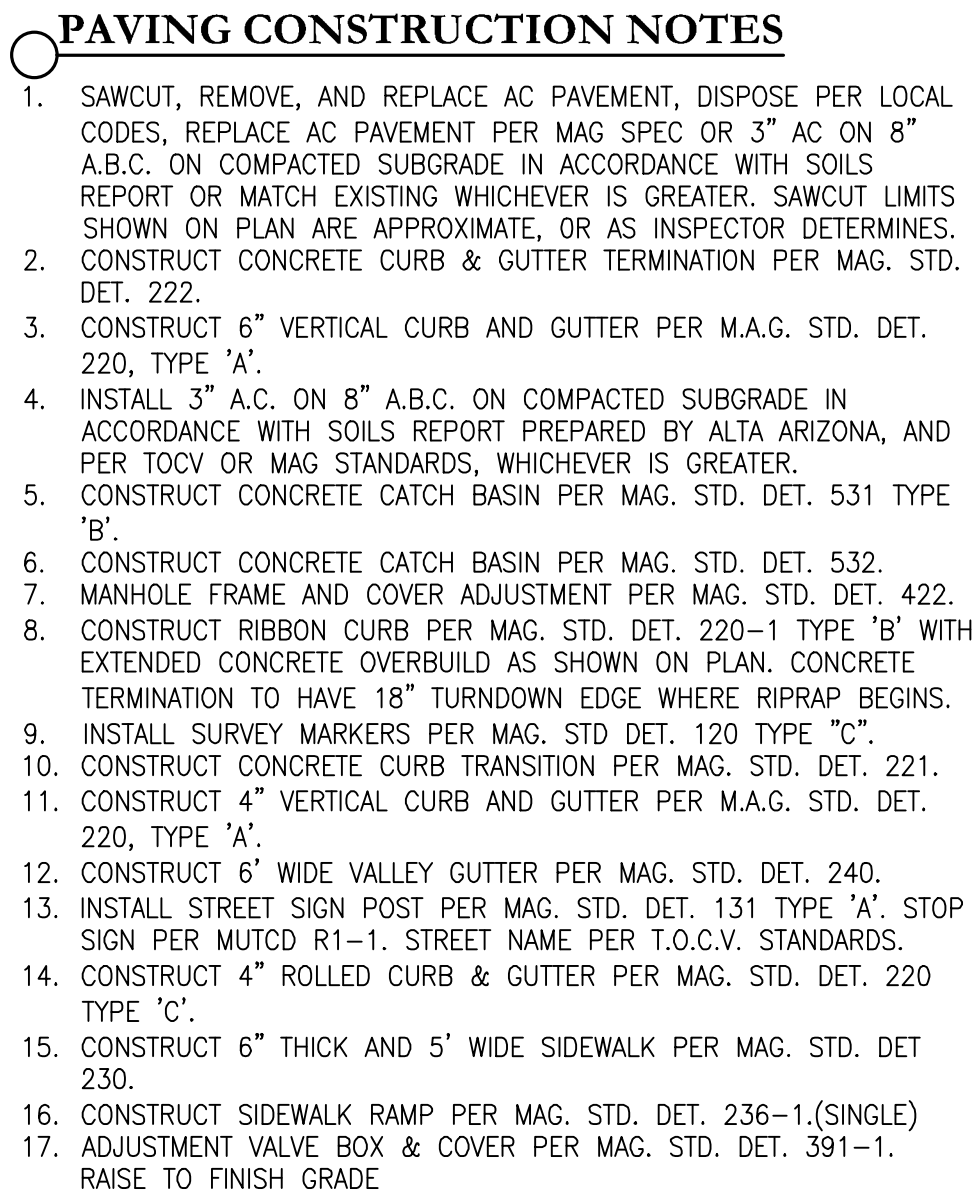
HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS

DATE	07/02/25
PROJ. NO.	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122GD03

PAVING PLAN & PROFILE SHEET

C15
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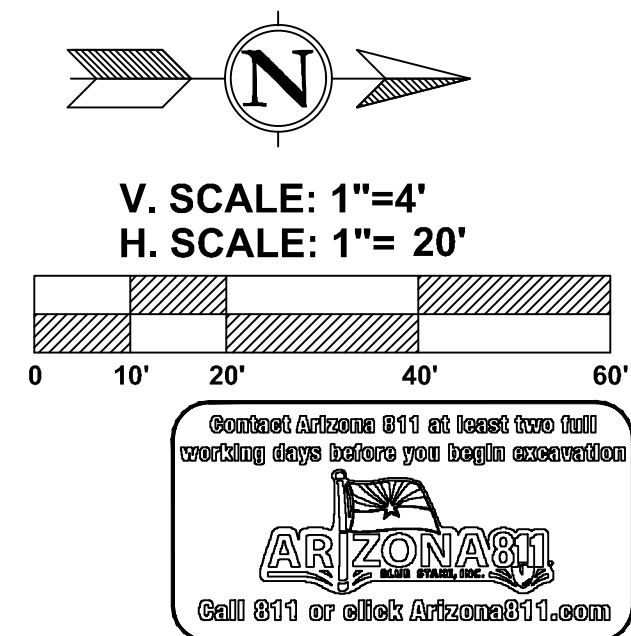
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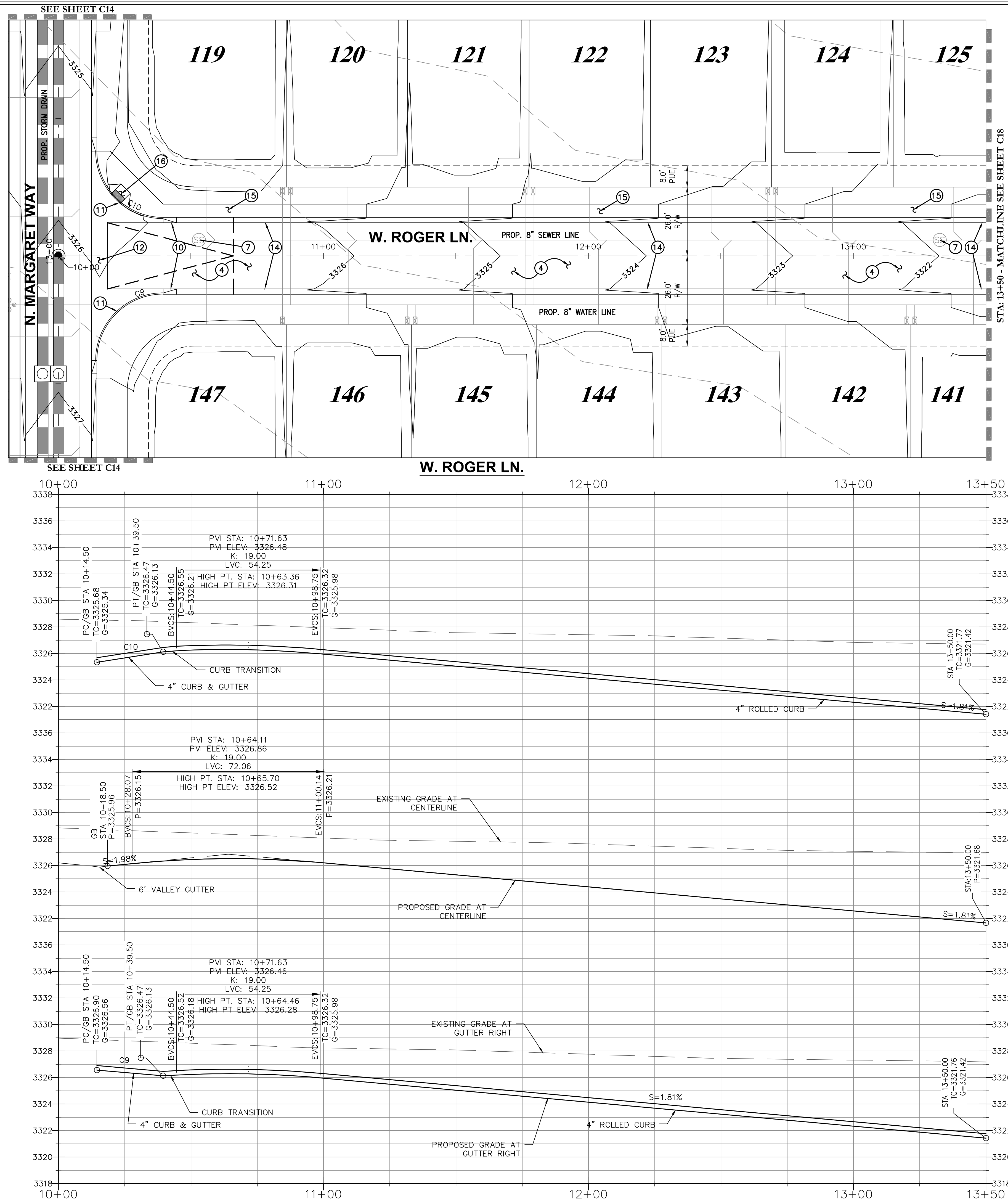
SBL
ENGINEERING, LLC
760-290-0650
WWW.SBL-ENG.COM

Emily J. Smith

EMILY J. SMITH
76734
JENNIFER L. SMITH
ARIZONA U.S.A.
Expires 06/30/2021

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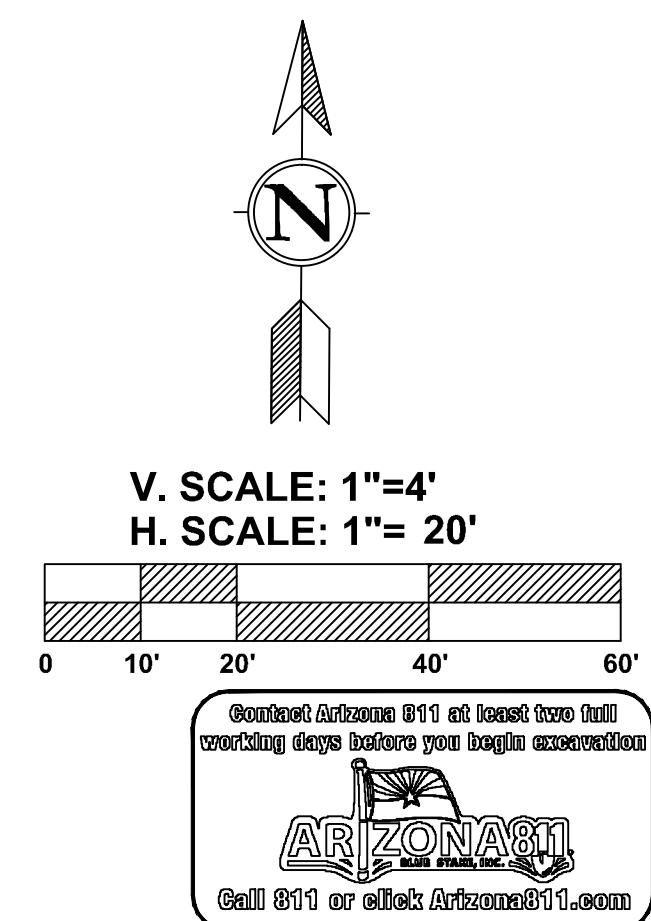
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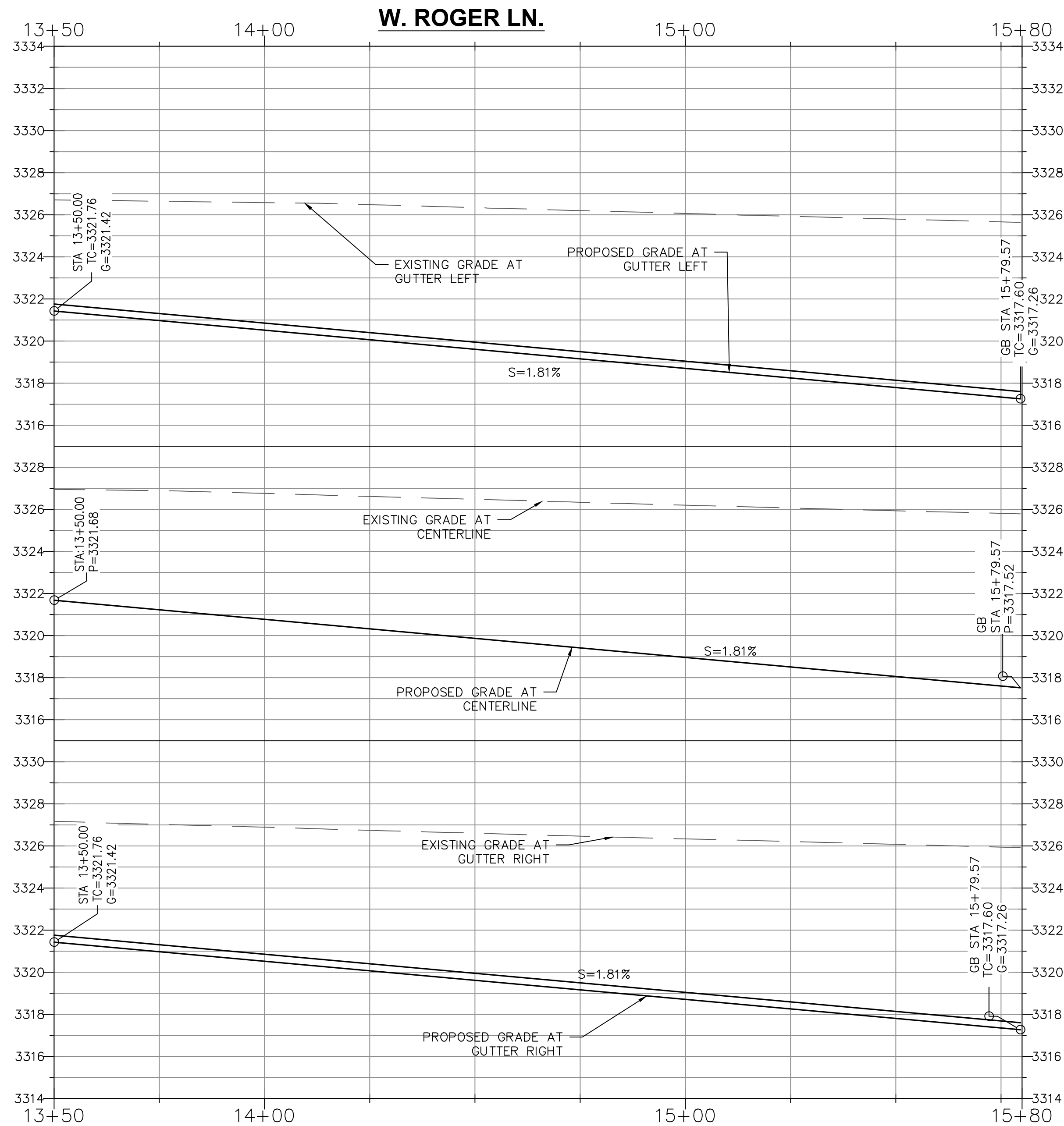
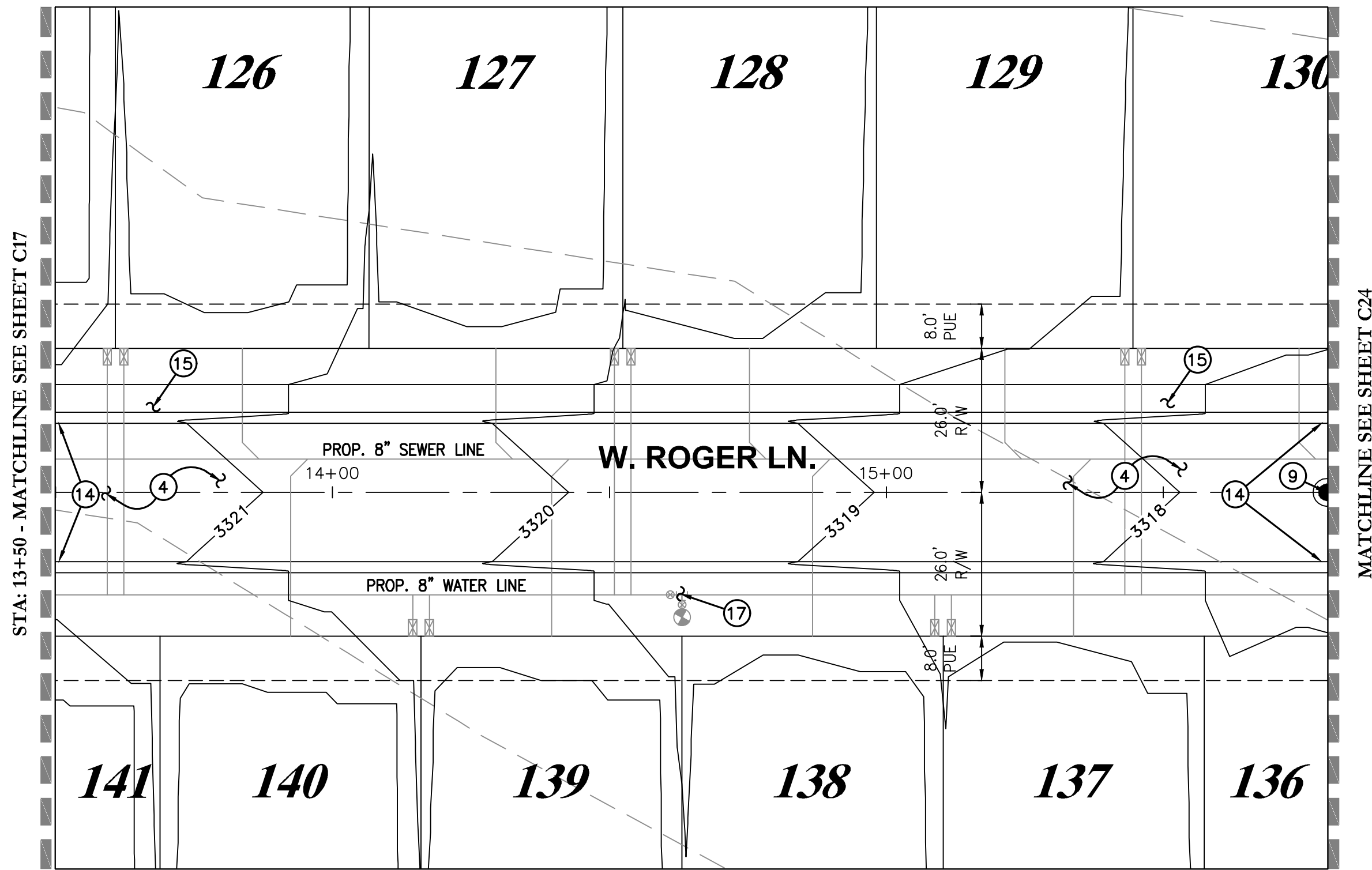


HIGHVIEW II AT BOULDER CREEK AULTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS

SBL
ENGINEERING, LLC
WWW.SBL-ENG.COM
400-250-0650

Amber J. Smith
AMBER J. SMITH
734
JENNIFER J. O
SMITH
Date Signed 07/02/2017
ARIZONA U.S.N.
Expires 06/30/2017

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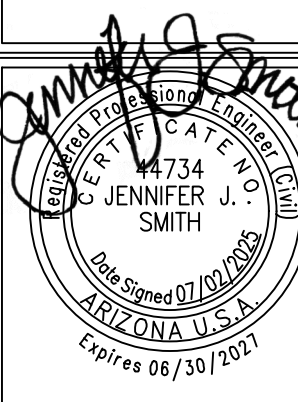
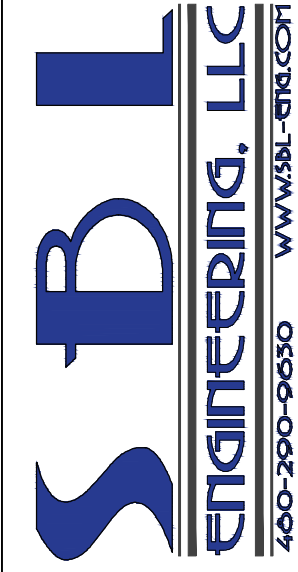
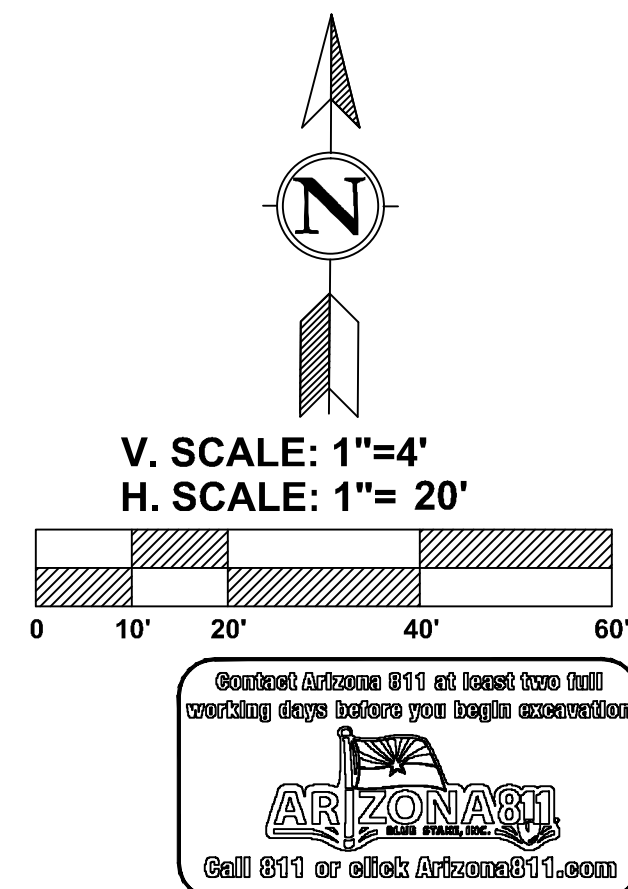
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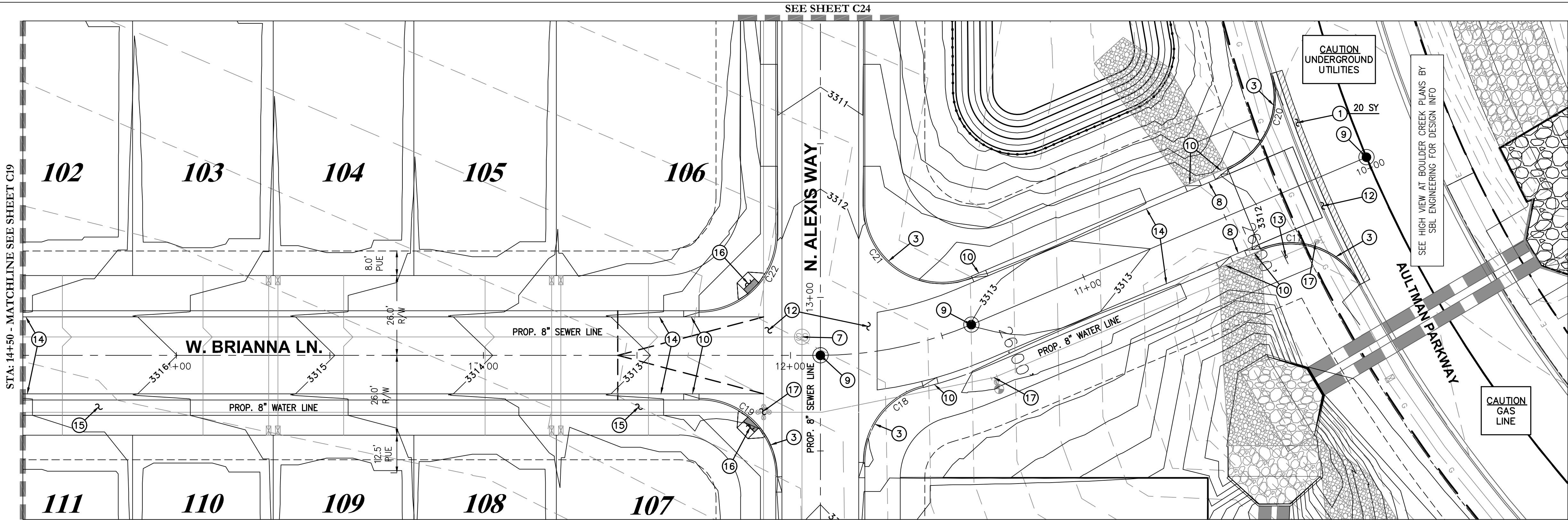
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HIGHVIEW II AT BOULDER CREEK AULTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS



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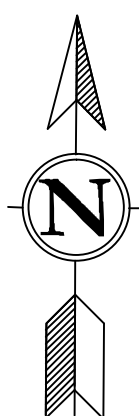
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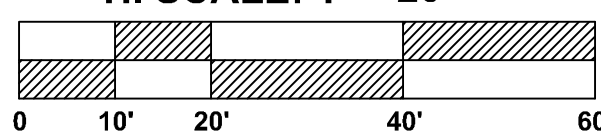
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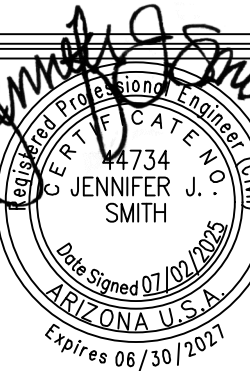
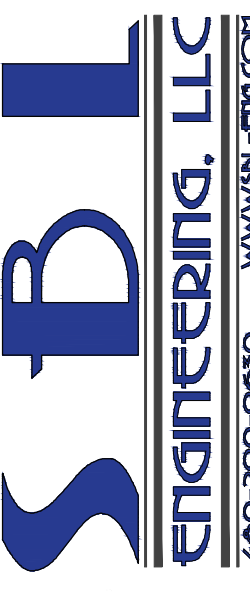
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	37.13	25.00	85.10	S70° 23' 52"E	33.81
C18	33.24	25.00	76.19	S38° 06' 52"W	30.85
C19	39.27	25.00	90.00	S44° 59' 03"E	35.36
C20	36.95	25.00	84.68	S24° 42' 49"W	33.68
C21	49.29	25.00	112.96	N56° 27' 49"W	41.69
C22	39.27	25.00	90.01	S45° 01' 14"W	35.36



V. SCALE: 1"=4'
H. SCALE: 1"= 20'



HIGHVIEW II AT BOULDER CREEK ALTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS

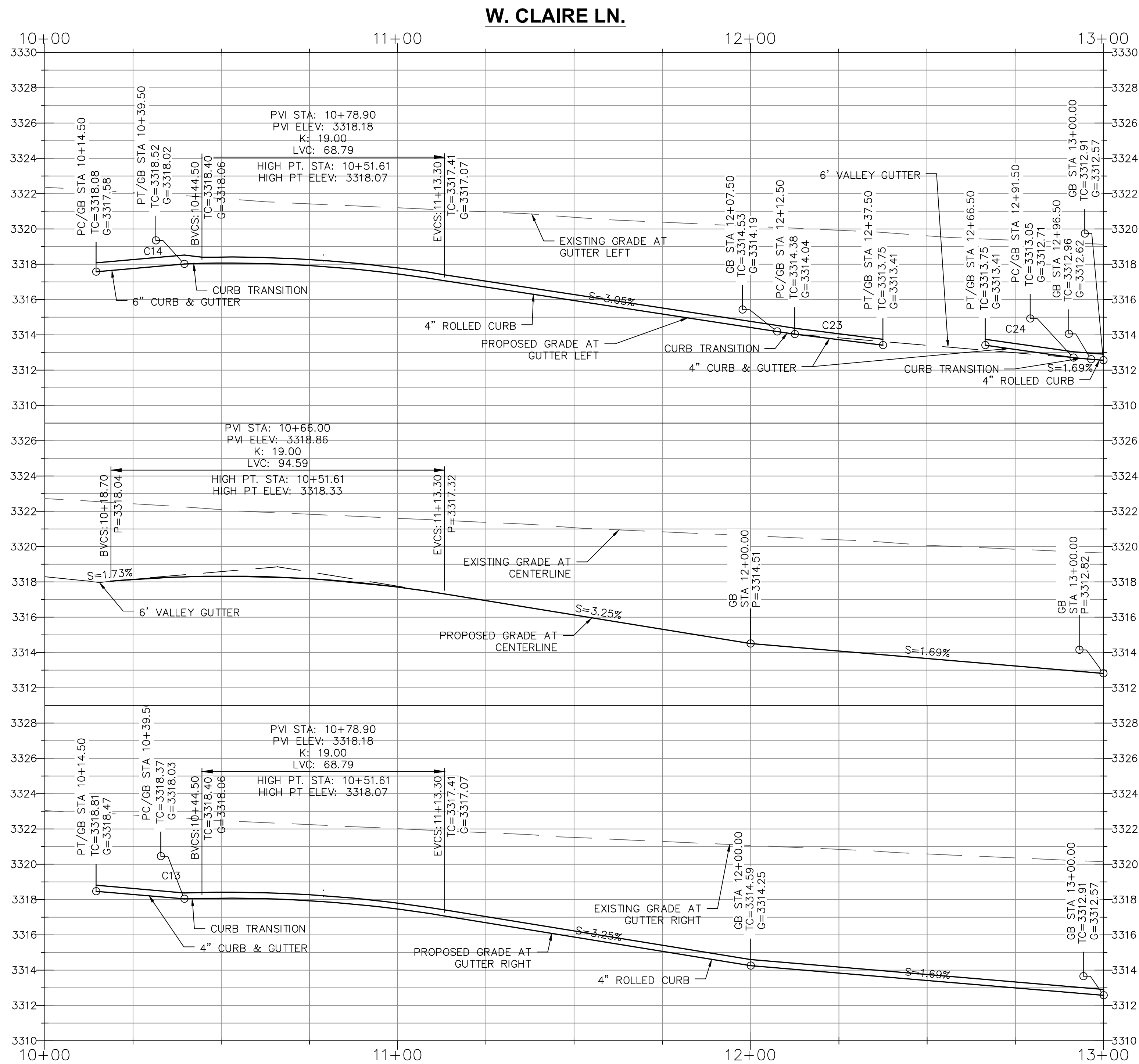
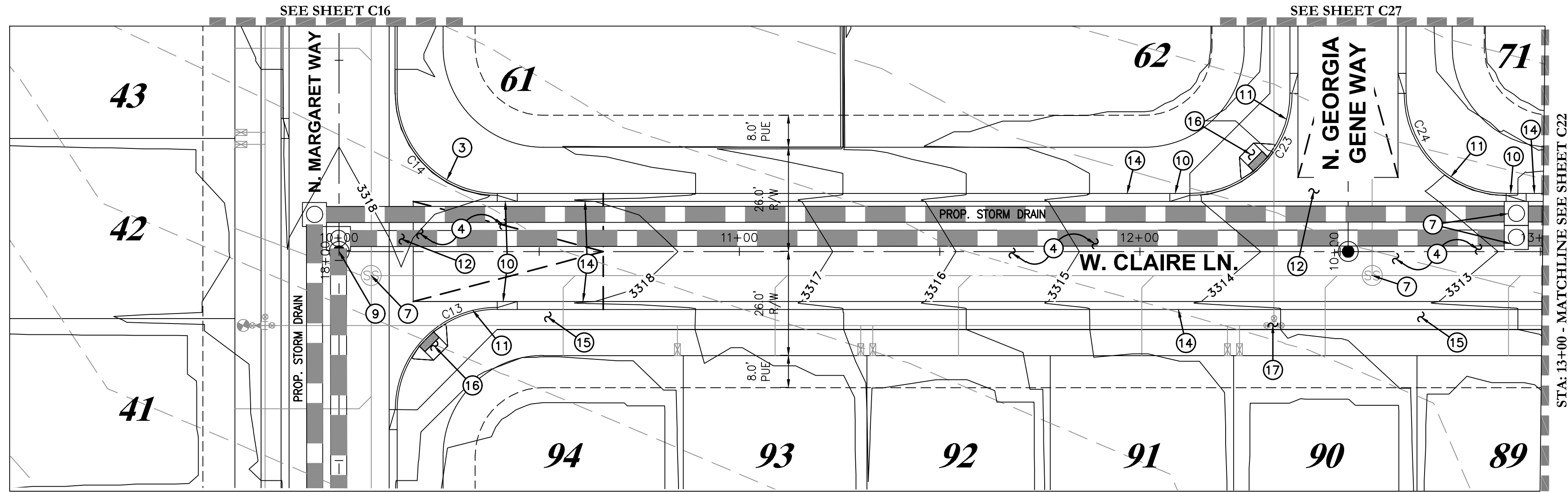


REVISIONS		DATE

DATE: 07/02/25
PROJ. NO: 23-122
DESIGN: CB
DRAWN: JL
CHECK: JS
SCALE: 1"=20'
CAD FILE: 23122GD03

PAVING PLAN & PROFILE SHEET

C20
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PAVING CONSTRUCTION NOTES

- SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES, REPLACE AC PAVEMENT PER MAG SPEC OR 3" AC ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT OR MATCH EXISTING WHICHEVER IS GREATER. SAWCUT LIMITS SHOWN ON PLAN ARE APPROXIMATE, OR AS INSPECTOR DETERMINES.
- CONSTRUCT CONCRETE CURB & GUTTER TERMINATION PER MAG. STD. DET. 222.
- CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
- INSTALL 3" A.C. ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT PREPARED BY ALTA ARIZONA, AND PER TOCV OR MAG STANDARDS, WHICHEVER IS GREATER.
- CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
- CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
- MANHOLE FRAME AND COVER ADJUSTMENT PER MAG. STD. DET. 422.
- CONSTRUCT RIBBON CURB PER MAG. STD. DET. 220-1 TYPE 'B' WITH EXTENDED CONCRETE OVERBUILD AS SHOWN ON PLAN. CONCRETE TERMINATION TO HAVE 18" TURNDOWN EDGE WHERE RIPRAP BEGINS.
- INSTALL SURVEY MARKERS PER MAG. STD. DET. 120 TYPE "C".
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NOTES:

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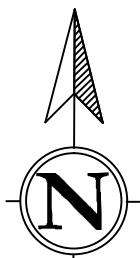
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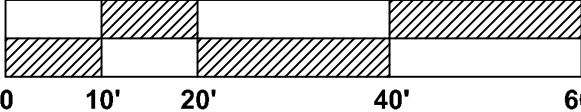
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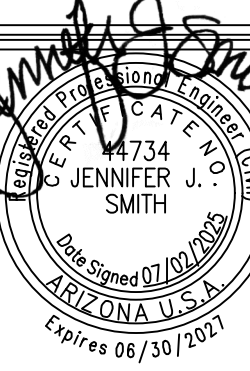
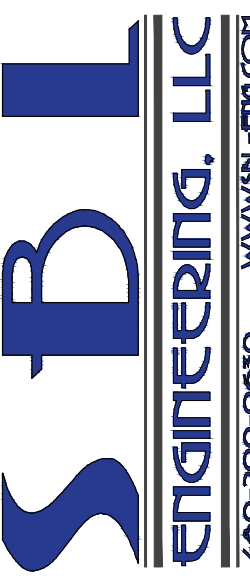
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HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS

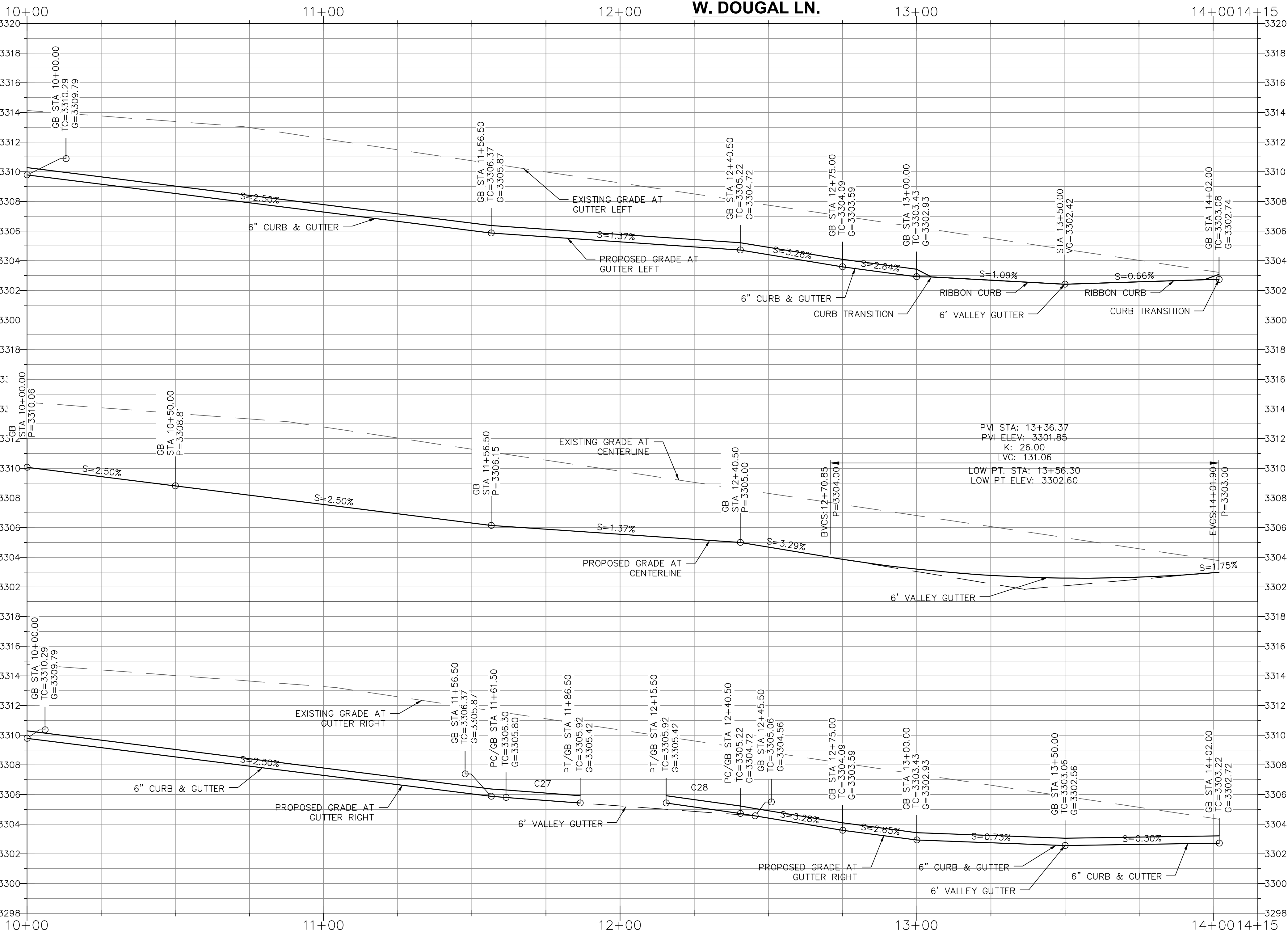
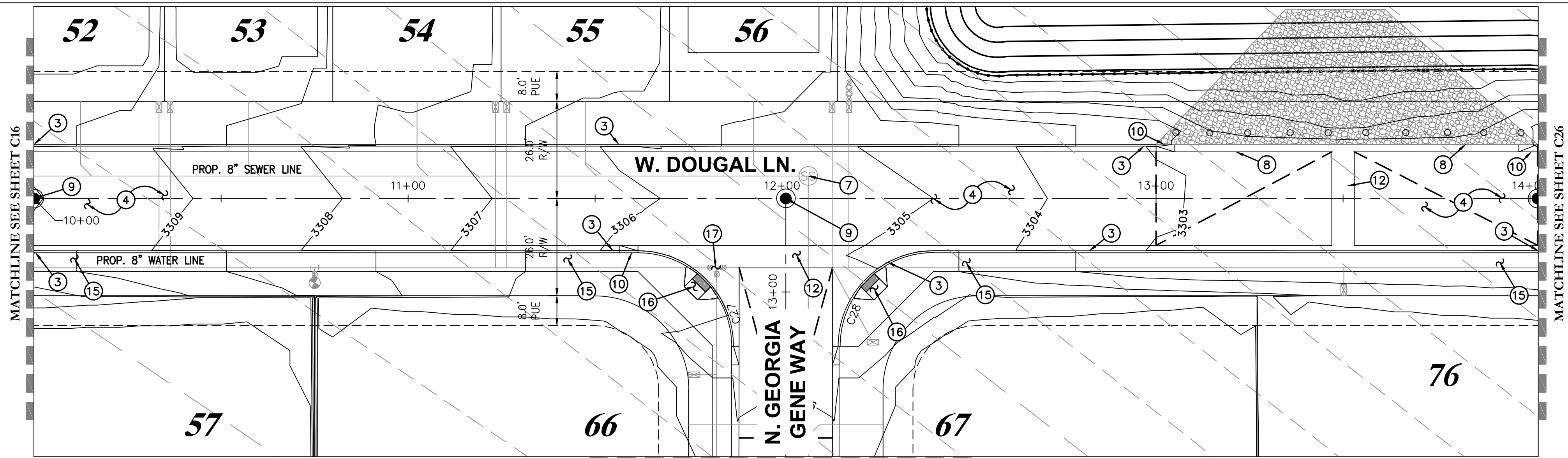


DATE	
REVISIONS	

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122GD03

PAVING PLAN & PROFILE SHEET

C21
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PAVING CONSTRUCTION NOTES

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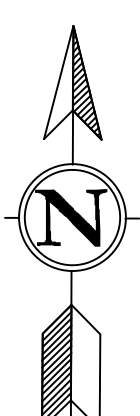
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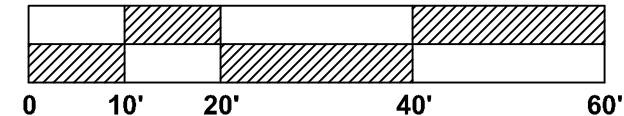
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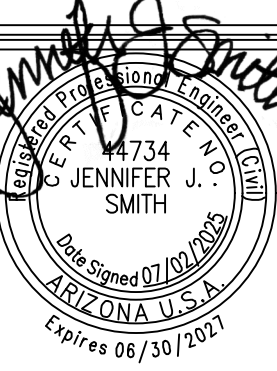
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HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS



DATE	
REVISIONS	

DATE: 07/02/25
PROJ. NO: 23-122
DESIGN: CB
DRAWN: JL
CHECK: JS
SCALE: 1"=20'
CAD FILE: 23122GD03

PAVING PLAN & PROFILE SHEET
C23
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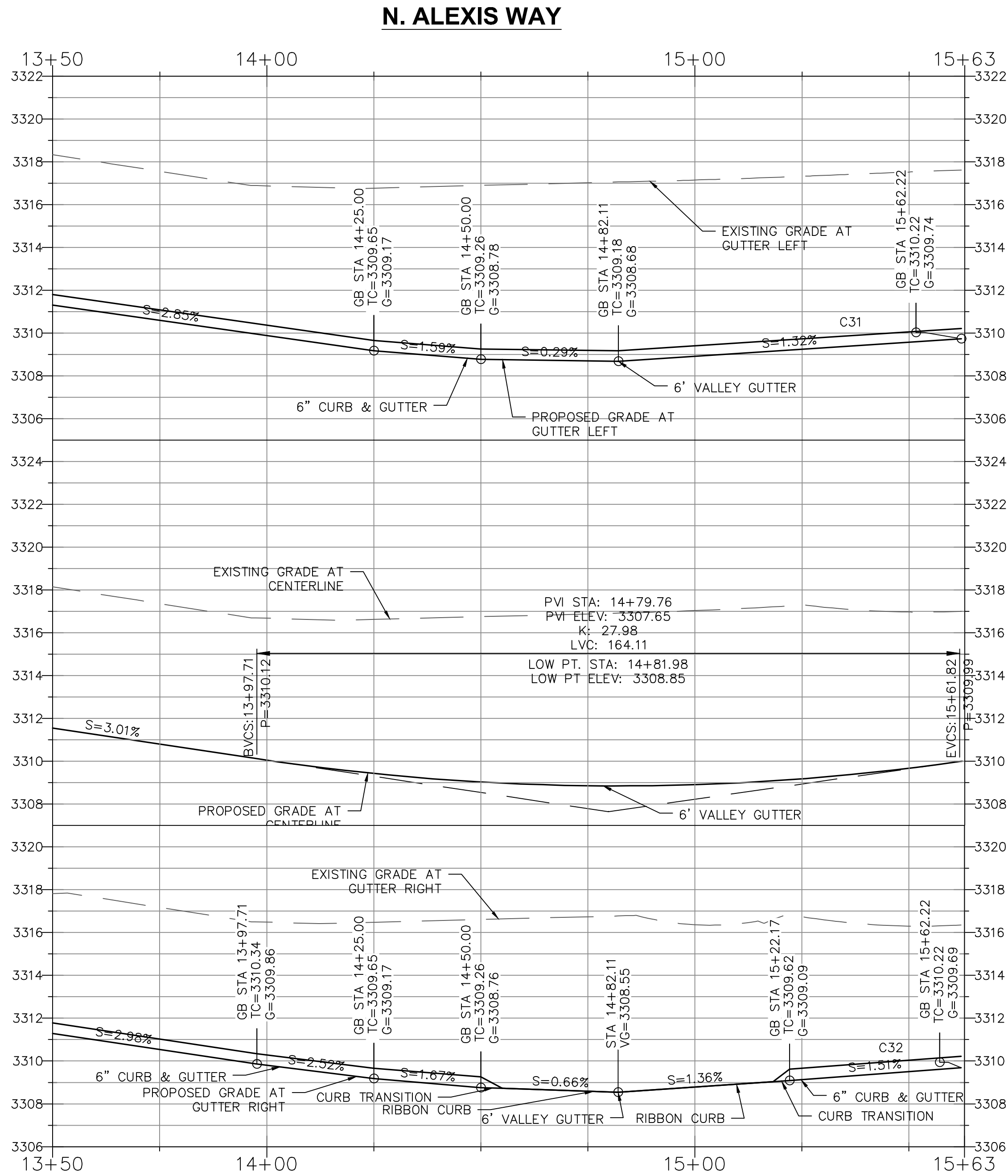
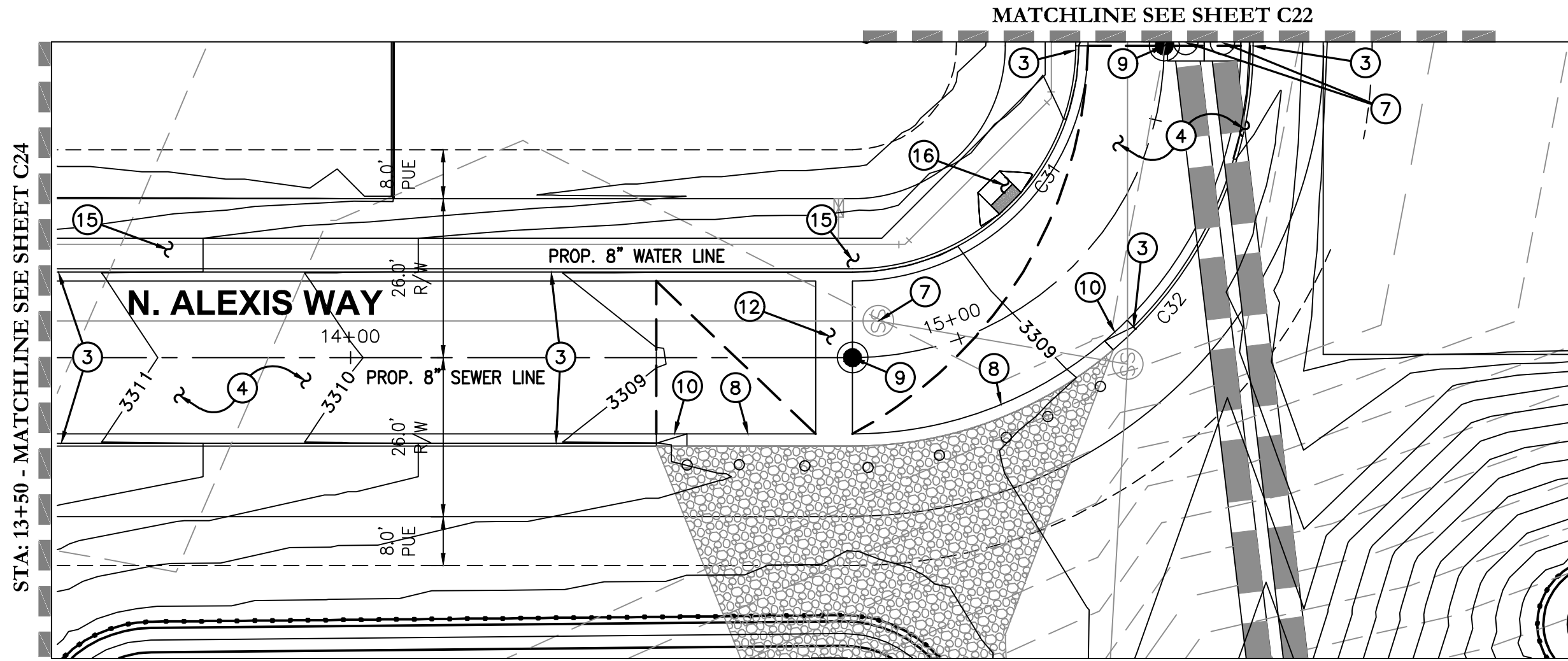
Curve Table



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PAVING PLAN
& PROFILE SHEET
C24
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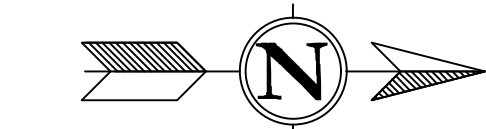


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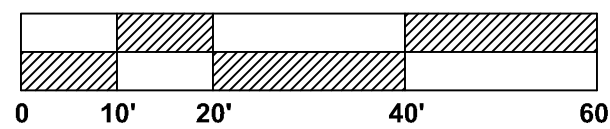
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- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC AND OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- DRY UTILITY NOTE:**
- CONTRACTOR IS RESPONSIBLE FOR DESIGN COORDINATION OF ALL DRY UTILITIES. CONTRACTOR SHOULD START THE DESIGN PROCESS WITH ALL DRY UTILITY COMPANIES UPON BEING AWARDED THE CONSTRUCTION BID FOR THIS SITE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	57.33	36.50	90.00	S44° 58' 54"E	51.62
C32	102.89	65.50	90.00	S44° 58' 54"E	92.63



V. SCALE: 1"=4'
H. SCALE: 1"= 20'



SBL ENGINEERING, LLC
260-300-9930 WWW.SBL-ENG.COM

Jennifer J. Smith
Professional Engineer
No. 14734
JENNIFER J. SMITH
Expire 06/30/2027

**HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS**

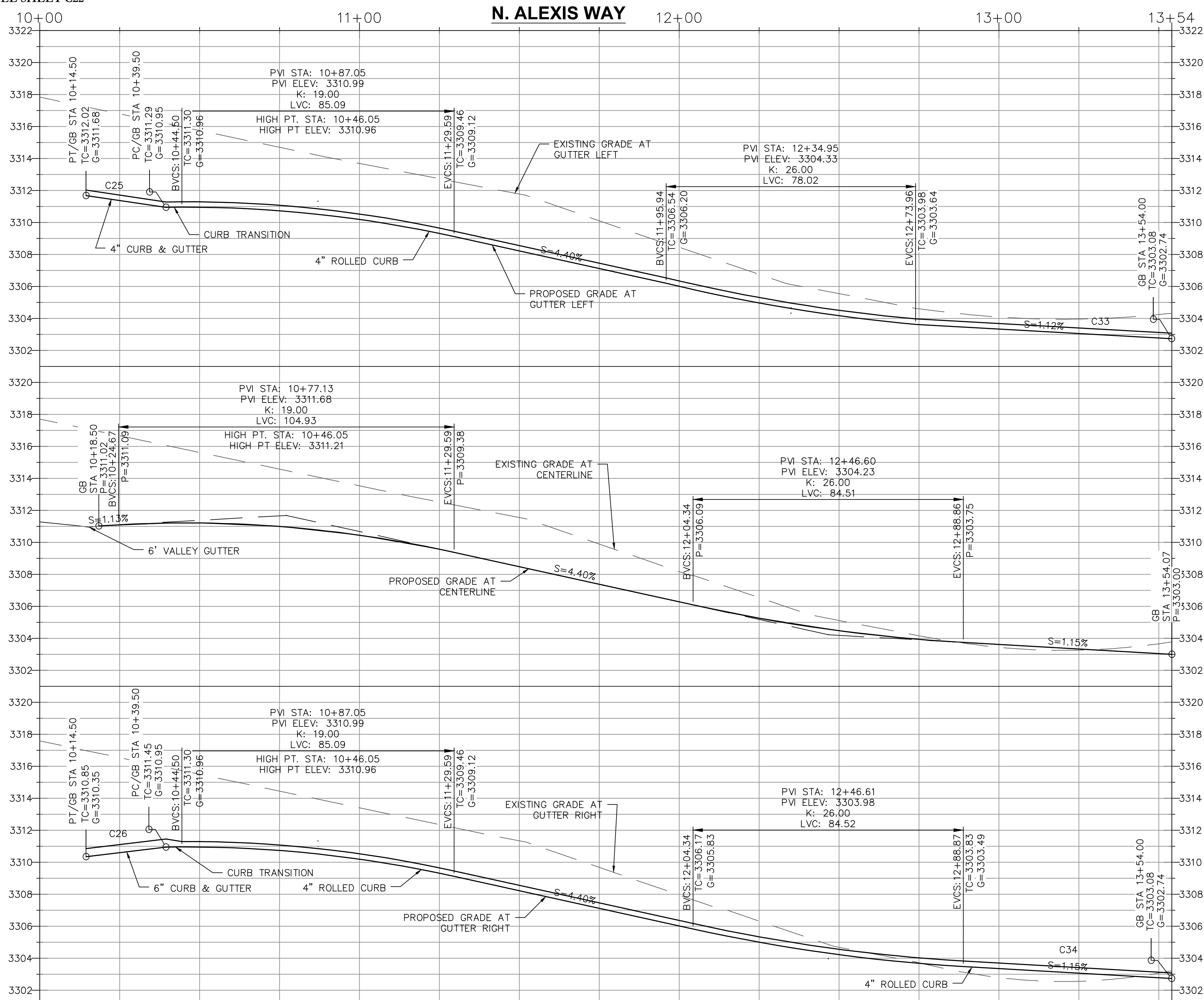
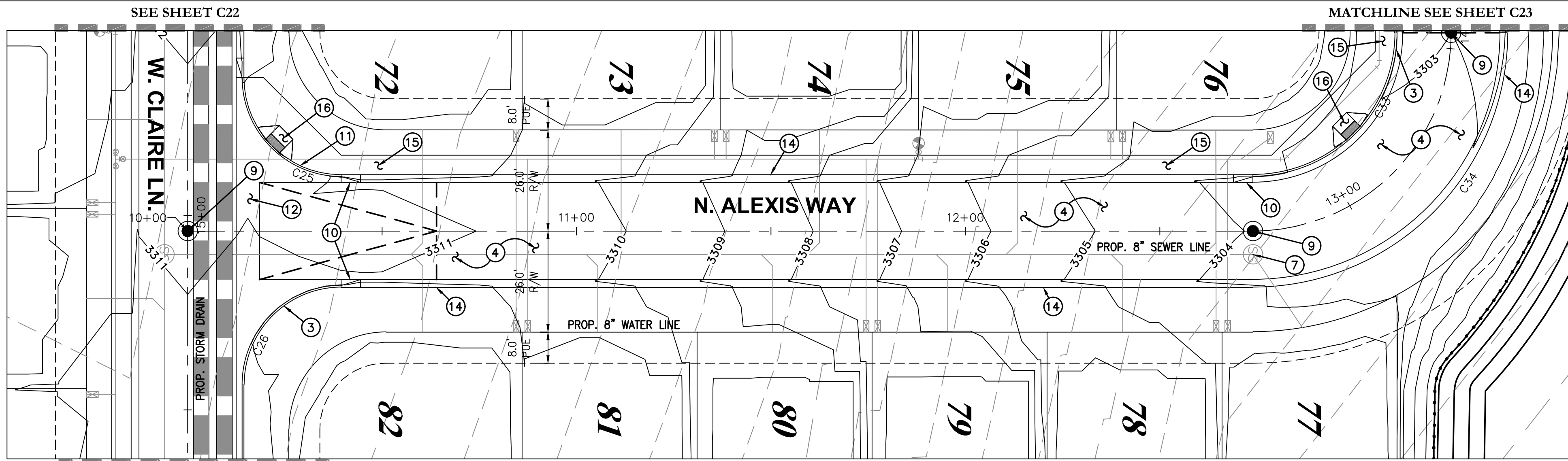
REVISIONS		DATE

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122GD03

PAVING PLAN & PROFILE SHEET

C25

25 of 83



PAVING CONSTRUCTION NOTES

- SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES, REPLACE AC PAVEMENT PER MAG SPEC OR 3" AC ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT OR MATCH EXISTING WHICHEVER IS GREATER. SAWCUT LIMITS SHOWN ON PLAN ARE APPROXIMATE, OR AS INSPECTOR DETERMINES.
- CONSTRUCT CONCRETE CURB & GUTTER TERMINATION PER MAG. STD. DET. 222.
- CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
- INSTALL 3" A.C. ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT PREPARED BY ALTA ARIZONA, AND PER TOCV OR MAG STANDARDS, WHICHEVER IS GREATER.
- CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
- CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
- MANHOLE FRAME AND COVER ADJUSTMENT PER MAG. STD. DET. 422.
- CONSTRUCT RIBBON CURB PER MAG. STD. DET. 220-1 TYPE 'B' WITH EXTENDED CONCRETE OVERBUILD AS SHOWN ON PLAN. CONCRETE TERMINATION TO HAVE 18" TURNDOWN EDGE WHERE RIPRAP BEGINS.
- INSTALL SURVEY MARKERS PER MAG. STD. DET. 120 TYPE "C".
- CONSTRUCT CONCRETE CURB TRANSITION PER MAG. STD. DET. 221.
- CONSTRUCT 4" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
- CONSTRUCT 6" WIDE VALLEY GUTTER PER MAG. STD. DET. 240.
- INSTALL STREET SIGN POST PER MAG. STD. DET. 131 TYPE 'A'. STOP SIGN PER MUTCD R1-1. STREET NAME PER T.O.C.V. STANDARDS.
- CONSTRUCT 4" ROLLED CURB & GUTTER PER MAG. STD. DET. 220 TYPE 'C'.
- CONSTRUCT 6" THICK AND 5' WIDE SIDEWALK PER MAG. STD. DET. 230.
- CONSTRUCT SIDEWALK RAMP PER MAG. STD. DET. 236-1.(SINGLE)
- ADJUSTMENT VALVE BOX & COVER PER MAG. STD. DET. 391-1. RAISE TO FINISH GRADE

NOTES:

- CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
- SEE SHEETS C5 & C6 AND FINAL PLAN FOR ORIGINATION OF STREET CENTERLINE ALIGNMENTS AND HORIZONTAL CONTROL.
- EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
- ANY LANDSCAPE AREAS TO BE FINISH GRADED TO MIN. 0.25' BELOW TOP OF CURB OR PAVEMENT/CONCRETE.
- ALL IMPROVEMENTS ARE TO COMPLY WITH TOWN OF CAMP VERDE STANDARDS, OR MAG STANDARDS AND SPECS, WHICHEVER IS GREATER.
- ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
- SEE SHEETS C7 - C9 FOR LOT GRADING
- SEE SHEETS C28 - C38 FOR STORM DRAIN PLAN & PROFILES AND DRAINAGE DESIGN.
- SEE SHEETS C39 - C53 FOR SEWER PLAN AND PROFILES.
- SEE SHEETS C54 - C71 FOR WATER PLAN AND PROFILES.
- SEE SHEETS C72-C76 FOR SWMP PLANS & BMP DETAILS.
- CONTRACTOR TO REFER TO GEOTECH REPORT FOR ALL EARTHWORK RECOMMENDATIONS.
- CONTRACTOR TO COORDINATE ADA COMPLIANT DRIVEWAYS WHERE VERTICAL CURB & GUTTER ARE ACROSS FROM ADA RAMPS TO COMPLETE PEDESTRIAN ACCESS PATH OF TRAVEL.

CAUTION NOTICE TO CONTRACTORS:

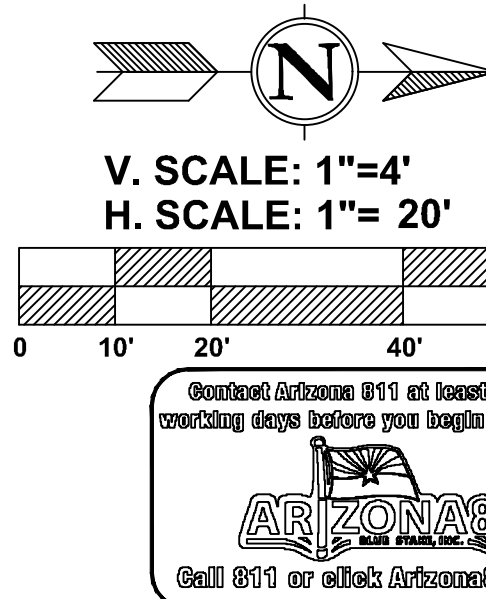
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DRY UTILITY NOTE:

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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	39.27	25.00	90.00	S45° 01' 11"W	35.35
C26	39.27	25.00	90.00	S44° 58' 49"E	35.36
C33	57.34	36.50	90.00	S44° 58' 49"E	51.62
C34	102.89	65.50	90.00	S44° 58' 49"E	92.63



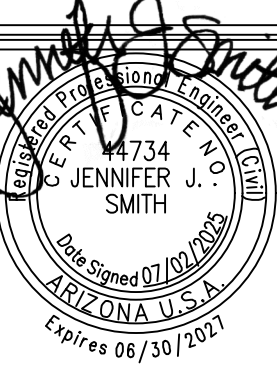
HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS

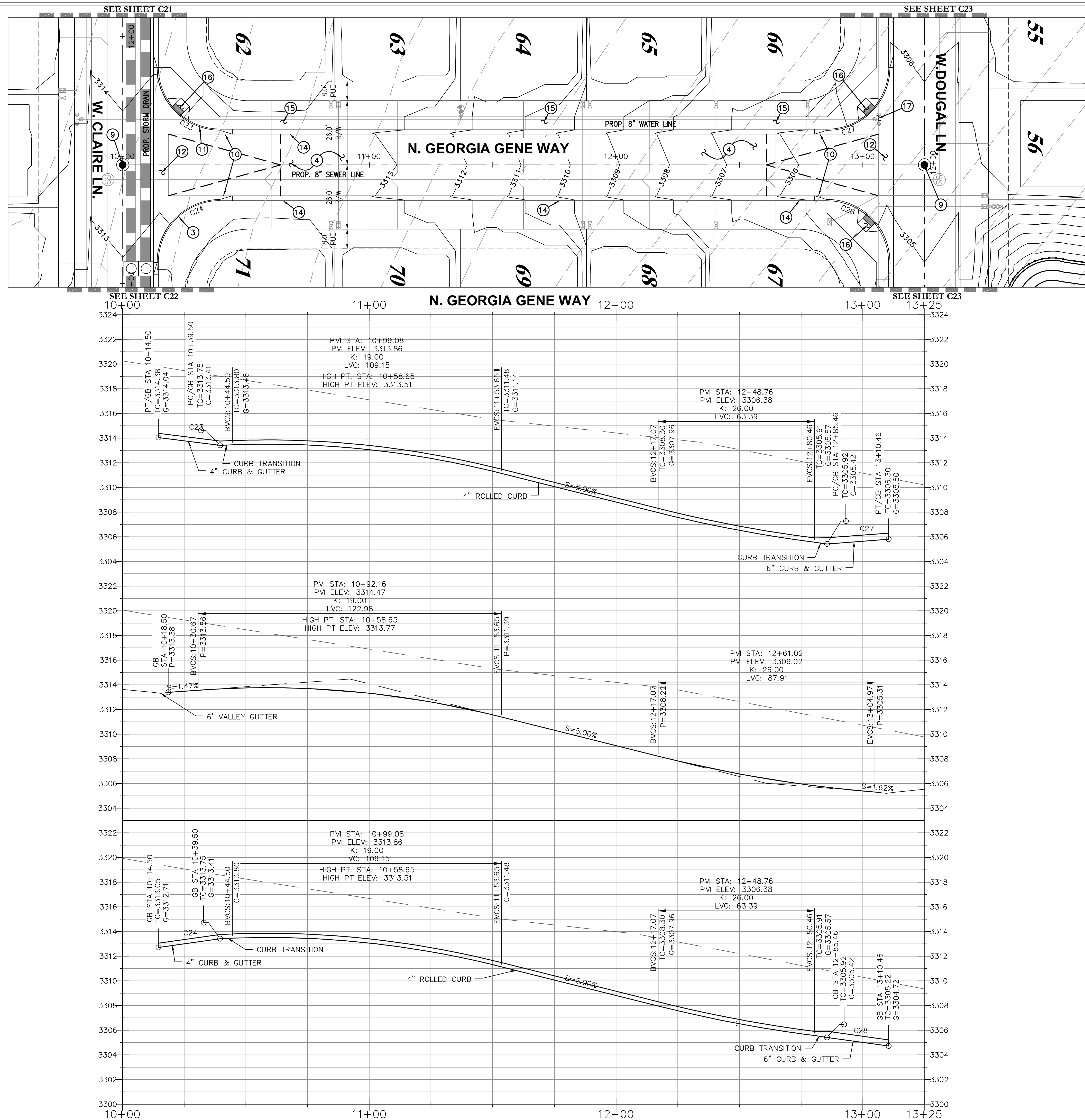
DATE	
REVISIONS	

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122GD03

PAVING PLAN
& PROFILE SHEET

C26
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PAVING CONSTRUCTION NOTES

1. SAWCUT, REMOVE, AND REPLACE AC PAVEMENT, DISPOSE PER LOCAL CODES, REPLACE AC PAVEMENT PER MAG SPEC OR 3" AC ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT OR MATCH EXISTING WHICHEVER IS GREATER. SAWCUT LIMITS SHOWN ON PLAN ARE APPROXIMATE, OR AS INSPECTOR DETERMINES.
2. CONSTRUCT CONCRETE CURB & GUTTER TERMINATION PER MAG. STD. DET. 222.
3. CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
4. INSTALL 3" A.C. ON 8" A.B.C. ON COMPACTED SUBGRADE IN ACCORDANCE WITH SOILS REPORT PREPARED BY ALTA IRIZONA, AND PER TOCV OR MAG STANDARDS, WHICHEVER IS GREATER.
5. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
6. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
7. MANHOLE FRAME AND COVER ADJUSTMENT PER MAG. STD. DET. 422.
8. CONSTRUCT RIBBON CURB PER MAG. STD. DET. 220-1 TYPE 'B' WITH EXTENDED CONCRETE OVERBUILT AS SHOWN ON PLAN. CONCRETE TERMINATION TO HAVE 18" TURNDOWN EDGE WHERE RIPRAP BEGINS.
9. INSTALL SURVEY MARKERS PER MAG. STD. DET. 120 TYPE 'C'.
10. CONSTRUCT CONCRETE CURB TRANSITION PER MAG. STD. DET. 221.
11. CONSTRUCT 4" VERTICAL CURB AND GUTTER PER M.A.G. STD. DET. 220, TYPE 'A'.
12. CONSTRUCT 6" WIDE VALLEY GUTTER PER MAG. STD. DET. 240.
13. INSTALL STREET SIGN POST PER MAG. STD. DET. 131 TYPE 'A', STOP SIGN PER MUTCD R1-1. STREET NAME PER T.O.C.V. STANDARDS.
14. CONSTRUCT 4" ROLLED CURB & GUTTER PER MAG. STD. DET. 220 TYPE 'C'.
15. CONSTRUCT 6" THICK AND 5' WIDE SIDEWALK PER MAG. STD. DET. 230.
16. CONSTRUCT SIDEWALK RAMP PER MAG. STD. DET. 236-1, (SINGLE) RAISEMENT VALVE BOX & COVER PER MAG. STD. DET. 391-1.
17. ADJUST FINISH GRADE

NOTES:

1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
2. SEE SHEETS C5 & C6 AND FINAL PLAN FOR ORIGINATION OF STREET CENTERLINE, CURBLINE AND HORIZONTAL CONTIGUITY.
3. EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
4. ALL LANDSCAPE AREAS TO BE FINISH GRADED TO MIN. 0.25' BELOW TOP OF CURB OR PAVEMENT/CONCRETE.
5. ALL IMPROVEMENTS ARE TO COMPLY WITH TOWN OF CAMP VERDE STANDARDS, OR MAG STANDARDS AND SPECS, WHICHEVER IS GREATER.
6. ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
7. SEE SHEETS C7 - C9 FOR LOT GRADING.
8. SEE SHEETS C28 - C38 FOR STORM DRAIN PLAN & PROFILES AND DRAINAGE DESIGN.
9. SEE SHEETS C39 - C53 FOR SEWER PLAN AND PROFILES.
10. SEE SHEETS C54 - C71 FOR WATER PLAN AND PROFILES.
11. SEE SHEETS C72-C76 FOR SWMP PLANS & BMP DETAILS.
12. CONTRACTOR TO REFER TO GEOTECH REPORT FOR ALL EARTHWORK RECOMMENDATIONS.
13. CONTRACTOR TO COORDINATE ADA COMPLIANT DRIVEWAYS WHERE VERTICAL CURB & GUTTER ARE ACROSS FROM ADA RAMPS TO COMPLETE PEDESTRIAN ACCESS PATH OF TRAVEL.

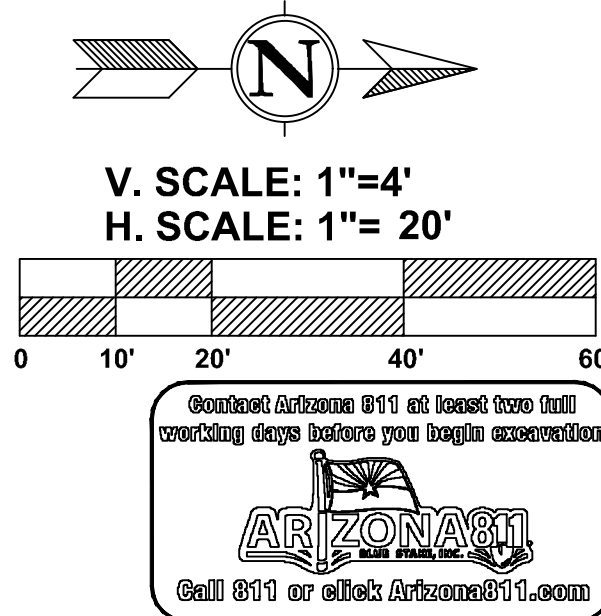
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2. WHEN A PROPERTY LINE CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLEING OR ALTERNATIVE METHOD, REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

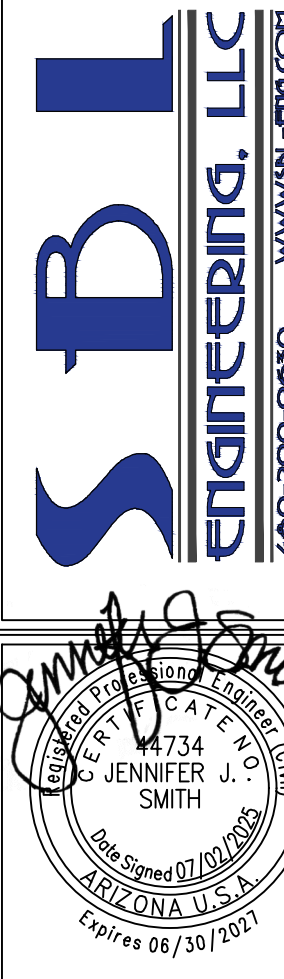
DRY UTILITY NOTE:

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C23	39.27	25.00	90.00	S45° 01' 11"W	35.35
C24	39.27	25.00	90.00	S44° 58' 49"E	35.36
C27	39.27	25.00	90.00	S44° 58' 49"E	35.36
C28	39.27	25.00	90.00	S45° 01' 11"W	35.35



HIGHVIEW II AT BOULDER CREEK SAULTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS



STATE FOREST (NOT A PART)
APN#800-01-0030P

STATE FOREST (NOT A PART)
APN#800-01-0030P

N=1319551.1438
E=693104.4100

VACANT (NOT A PART) ZONED C3-PAD
HIGHVIEW RV PARK AT BOULDER CREEK
CITY PERMIT#20240535M

N=1318875.6492
E=693104.5916

N=1319345.2626
E=694028.6632

N=1318998.9052
E=694008.9306

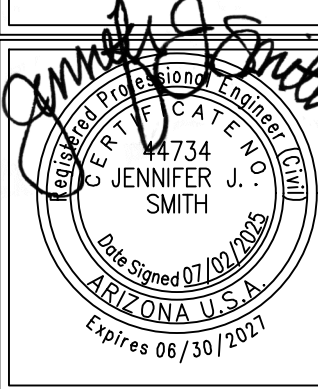
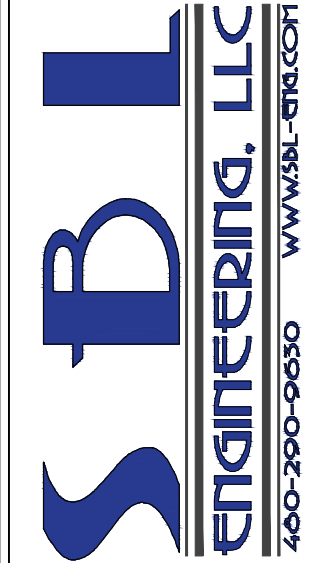
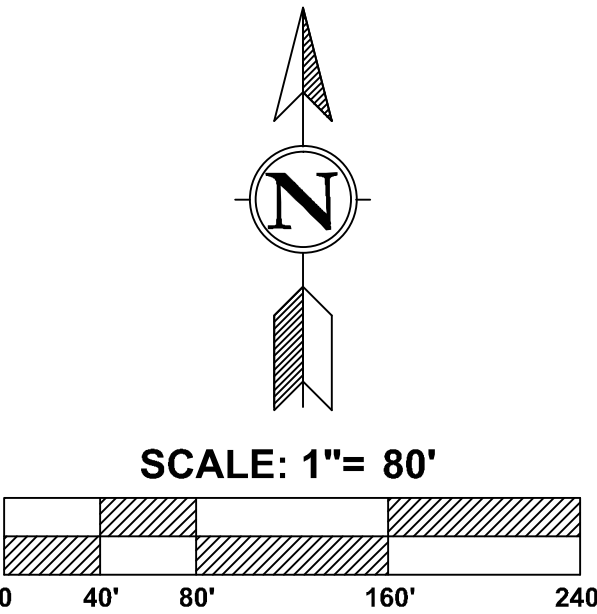
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E=694369.0492

N=1318131.1902
E=694219.3363

N=1318048.3948
E=693104.8302

N=1317998.5608
E=693104.8767
WEST QUARTER CORNER SECTION 9,
GLO BRASS CAP 1927
ELEVATION =3335.02' (BENCHMARK #1)

HIGHVIEW AT BOULDER CREEK
2025-0000943 Y.C.R.

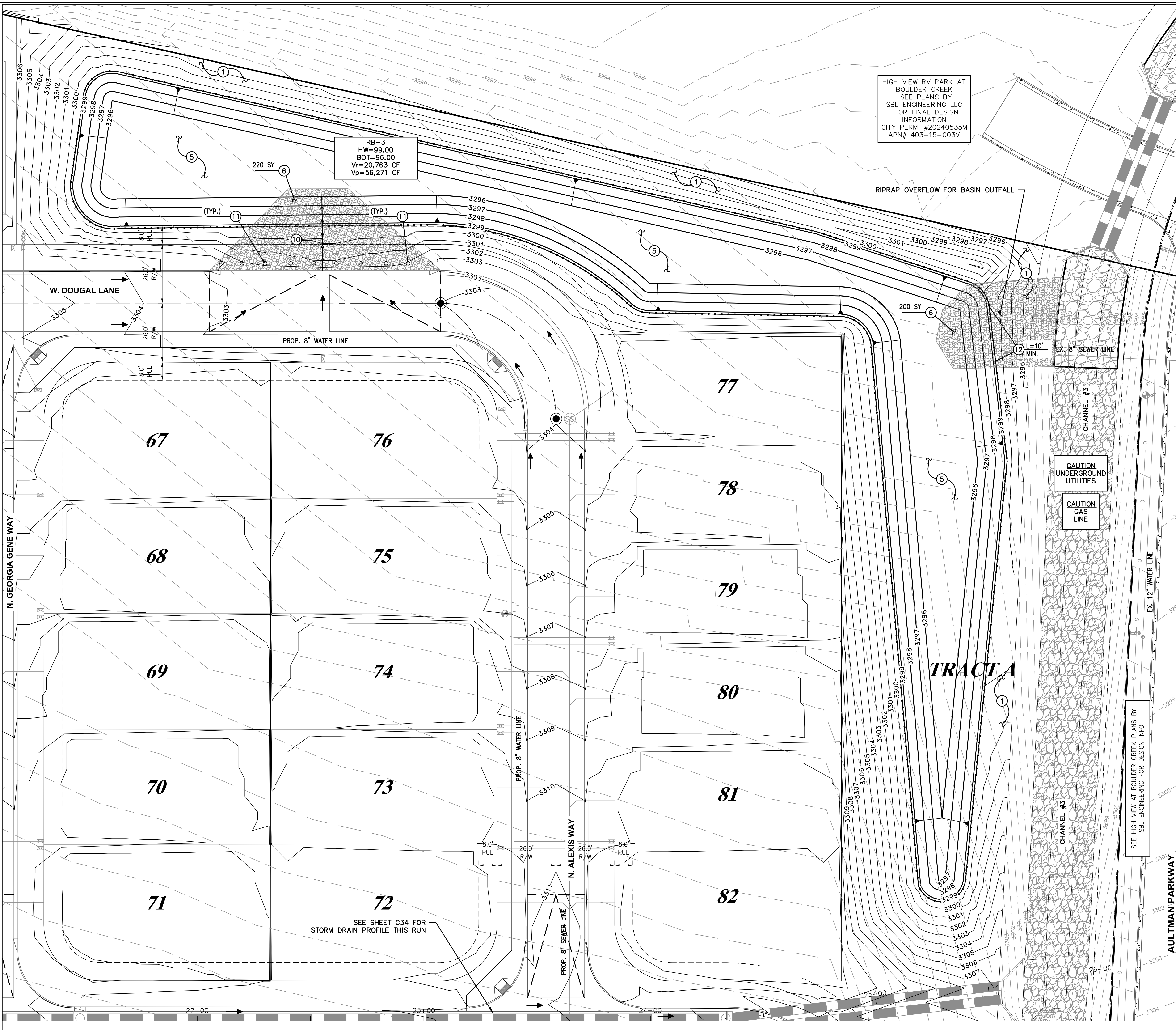


HIGHVIEW II AT BOULDER CREEK AULTMAN PARKWAY, CAMP VERDE, AZ IMPROVEMENT PLANS

DATE	
REVISIONS	

DATE: 07/02/25
PROJ. NO: 23-122
DESIGN: CB
DRAWN: JL
CHECK: JS
SCALE: 1"=80'
CAD FILE: 231225DMG01

STORM DRAIN &
DRAINAGE KEY MAP
C28
28 of 83



STORM DRAIN & DRAINAGE PLAN
CONSTRUCTION NOTES

1. GRADE THIS AREA TO MATCH INTO EXISTING. MAX 3:1 SIDE SLOPES.
2. INSTALL ALUMINIZED CMP PER MAG SPEC. 621, 14 GAUGE. CORRUGATION SIZE SHALL BE 5" X 1". DIAMETER, LENGTH, SLOPES, AND INVERTS AS SHOWN ON PLAN AND/OR PROFILE SECTIONS. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH MAG SPECIFICATION #601 AND MATERIAL PER MAG SPECIFICATION #760 AND C-509.
3. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
4. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
5. CONSTRUCT RETENTION BASIN WITH MAX 4:1 SIDE SLOPES.
6. INSTALL EROSION PROTECTION. D50= 6" AT 6" THICK DIAMETER NATURAL STONE. OVER-EXCAVATE AND PLACE TOP OF STONE FLUSH WITH DESIGN GRADES.
7. CONSTRUCT 5' DIA STORM DRAIN MANHOLE PER MAG. STD. DET. 522.
8. CONSTRUCT HEADWALL PER MAG. STD. 501-1 'U' TYPE WITH SAFETY RAIL PER MAG. STD. DET. 145 TYPE 1.
9. CONSTRUCT PIPE CULVERT HEADWALLS MULTI PIPE PER ADOT STD. DET. SD-6.30. OUTLET APRON PER ADOT STD. DET. 6.36 WITH SAFETY RAIL PER MAG. STD. DET. 145 TYPE 1. SEE PLAN FOR PIPE SIZE.
10. CONSTRUCT DRAINAGE SWALE. 3:1 MAX SIDE SLOPES.
11. INSTALL SAFETY BOLLARD PER MAG. STD. DET. 140.
12. CONSTRUCT RIPRAP WEIR OVERFLOW, LENGTH PER PLANS AND DETAIL SHEET C30.

NOTES:

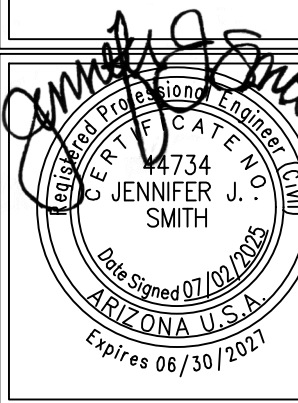
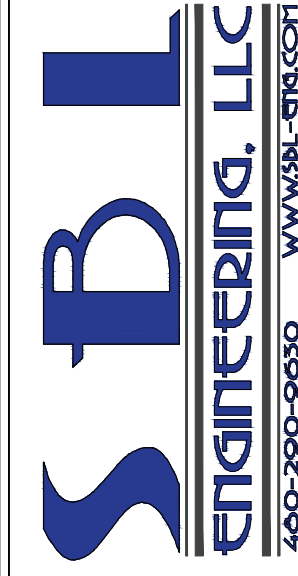
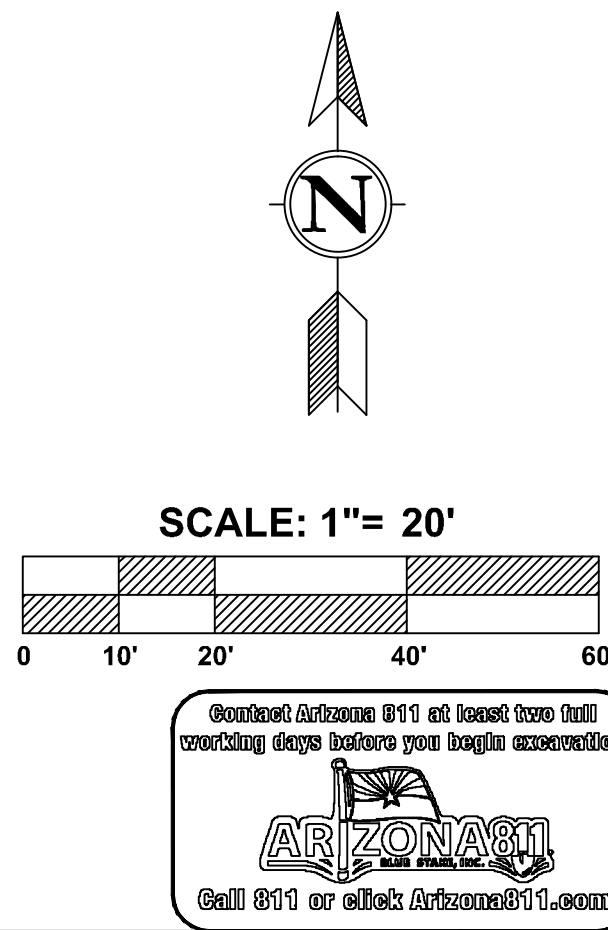
1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
 2. SEE SHEETS C5 & C6 AND FINAL PLAT FOR ORIGINATION OF STREET CENTERLINE ALIGNMENTS AND HORIZONTAL CONTROL.
 3. EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING, LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
 4. ANY LANDSCAPE AREAS TO BE FINISH GRADED TO MIN. 0.25' BELOW TOP OF CURB OR PAVEMENT/CONCRETE.
 5. ALL IMPROVEMENTS ARE TO COMPLY WITH TOWN OF CAMP VERDE STANDARDS, OR MAG STANDARDS AND SPECS, WHICHEVER IS GREATER.
 6. ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
 7. SEE SHEETS C7 - C9 FOR LOT GRADING.
 8. SEE SHEETS C10 - C27 FOR PAVING PLAN & PROFILES.
 9. SEE SHEETS C39 - C53 FOR SEWER PLAN AND PROFILES.
 10. SEE SHEETS C54 - C71 FOR WATER PLAN AND PROFILES.
 11. SEE SHEETS C72-C76 FOR SWMP PLANS & BMP DETAILS.
- BWL = BOTTOM OF WATER LINE
TWL = TOP OF WATER LINE
BSL = BOTTOM OF SEWER LINE
TSL = TOP OF SEWER LINE
BSD = BOTTOM OF STORM DRAIN
TSD = TOP OF STORM DRAIN

CAUTION NOTICE TO CONTRACTORS:

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- 2.

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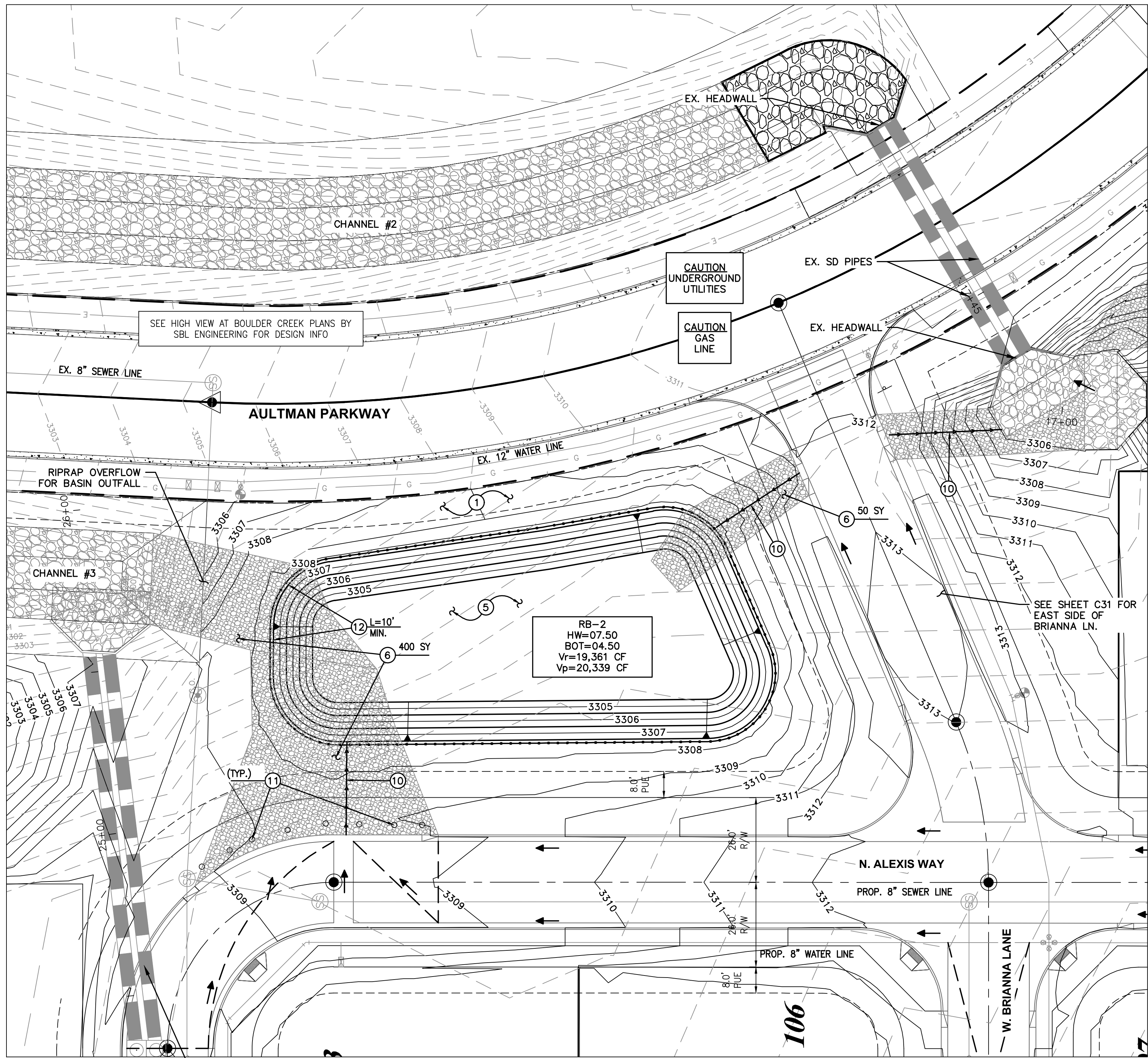


HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS

DATE	
REVISIONS	

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122SDMG01

STORM DRAIN & DRAINAGE PLAN SHEET
C29
29 of 83



**STORM DRAIN & DRAINAGE PLAN
CONSTRUCTION NOTES**

1. GRADE THIS AREA TO MATCH INTO EXISTING. MAX 3:1 SIDE SLOPES.
2. INSTALL ALUMINIZED CMP PER MAG SPEC. 621, 14 GAUGE. CORRUGATION SIZE SHALL BE 5" X 1". DIAMETER, LENGTH, SLOPES, AND INVERTS AS SHOWN ON PLAN AND/OR PROFILE SECTIONS. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH MAG SPECIFICATION #601 AND MATERIAL PER MAG SPECIFICATION #760 AND C-509.
3. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
4. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
5. CONSTRUCT RETENTION BASIN WITH MAX 4:1 SIDE SLOPES.
6. INSTALL EROSION PROTECTION. D50= 6" AT 6" THICK DIAMETER NATURAL STONE. OVER-EXCAVATE AND PLACE TOP OF STONE FLUSH WITH DESIGN GRADES.
7. CONSTRUCT 5' DIA STORM DRAIN MANHOLE PER MAG. STD. DET. 522.
8. CONSTRUCT HEADWALL PER MAG. STD. 501-1 'U' TYPE WITH SAFETY RAIL PER MAG. STD. DET. 145 TYPE 1.
9. CONSTRUCT PIPE CULVERT HEADWALLS MULTI PIPE PER ADOT STD. DET. SD-6.30. OUTLET APRON PER ADOT STD. DET. 6.36 WITH SAFETY RAIL PER MAG. STD. DET. 145 TYPE 1. SEE PLAN FOR PIPE SIZE.
10. CONSTRUCT DRAINAGE SWALE. 3:1 MAX SIDE SLOPES.
11. INSTALL SAFETY BOLLARD PER MAG. STD. DET. 140.
12. CONSTRUCT RIPRAP WEIR OVERFLOW, LENGTH PER PLANS AND DETAIL SHEET C30.

NOTES:

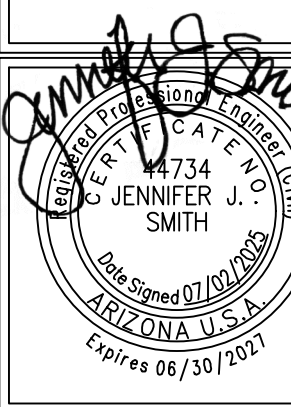
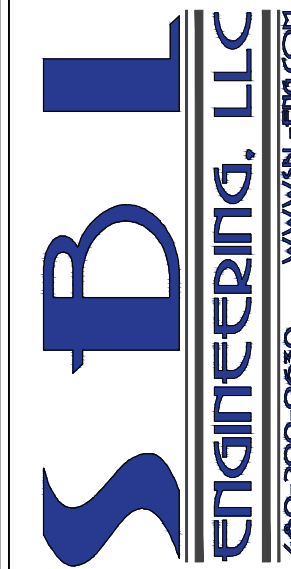
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 3. EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
 4. ANY LANDSCAPE AREAS TO BE FINISH GRADED TO MIN. 0.25' BELOW TOP OF CURB OR PAVEMENT/CONCRETE.
 5. ALL IMPROVEMENTS ARE TO COMPLY WITH TOWN OF CAMP VERDE STANDARDS, OR MAG STANDARDS AND SPECS, WHICHEVER IS GREATER.
 6. ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
 7. SEE SHEETS C7 - C9 FOR LOT GRADING.
 8. SEE SHEETS C10 - C27 FOR PAVING PLAN & PROFILES.
 9. SEE SHEETS C39 - C53 FOR SEWER PLAN AND PROFILES.
 10. SEE SHEETS C54 - C71 FOR WATER PLAN AND PROFILES.
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- BWL = BOTTOM OF WATER LINE
TWL = TOP OF WATER LINE
BSL = BOTTOM OF SEWER LINE
TSL = TOP OF SEWER LINE
BSD = BOTTOM OF STORM DRAIN
TSD = TOP OF STORM DRAIN

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

DRY UTILITY NOTE:

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**HIGHVIEW II AT BOULDER CREEK
AULTMAN PARKWAY, CAMP VERDE, AZ
IMPROVEMENT PLANS**

DATE	
REVISIONS	

DATE:	07/02/25
PROJ. NO:	23-122
DESIGN:	CB
DRAWN:	JL
CHECK:	JS
SCALE:	1"=20'
CAD FILE:	23122SDMG01

STORM DRAIN &
DRAINAGE PLAN SHEET

C30

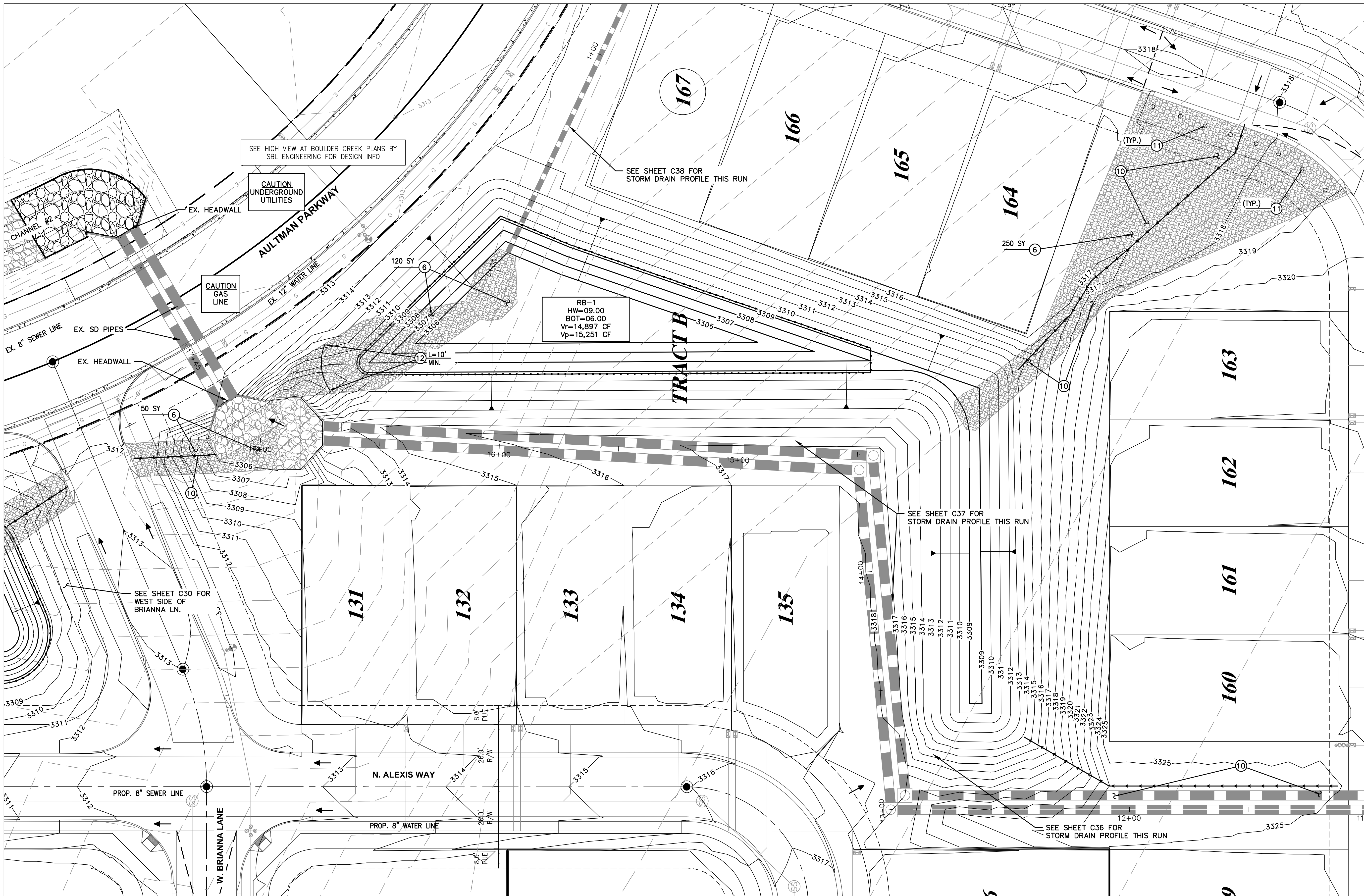
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North arrow pointing up.

SCALE: 1"= 20'

Graphic scale bar showing 0, 10', 20', 40', 60'.

Arizona State Seal with text: "Granddaddy Arizona 911 at least how that working days before you begin construction" and "Call 911 or visit Arizona911.com"



**STORM DRAIN & DRAINAGE PLAN
CONSTRUCTION NOTES**

1. GRADE THIS AREA TO MATCH INTO EXISTING. MAX 3:1 SIDE SLOPES.
2. INSTALL ALUMINIZED CMP PER MAG SPEC. 621, 14 GAUGE. CORRUGATION SIZE SHALL BE 5" X 1". DIAMETER, LENGTH, SLOPES, AND INVERTS AS SHOWN ON PLAN AND/OR PROFILE SECTIONS. EXCAVATION, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH MAG SPECIFICATION #601 AND MATERIAL PER MAG SPECIFICATION #760 AND C-509.
3. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 532.
4. CONSTRUCT CONCRETE CATCH BASIN PER MAG. STD. DET. 531 TYPE 'B'.
5. CONSTRUCT RETENTION BASIN WITH MAX 4:1 SIDE SLOPES.
6. INSTALL EROSION PROTECTION. D50= 6" AT 6" THICK DIAMETER NATURAL STONE. OVER-EXCAVATE AND PLACE TOP OF STONE FLUSH WITH DESIGN GRADES.

7. CONSTRUCT 5' DIA STORM DRAIN MANHOLE PER MAG. STD. DET. 522.
8. CONSTRUCT HEADWALL PER MAG. STD. 501-1 'U' TYPE WITH SAFETY RAIL PER MAG. STD. DET. 145 TYPE 1.
9. CONSTRUCT PIPE CULVERT HEADWALLS MULTI PIPE PER ADOT STD. DET. SD-6.30. OUTLET APRON PER ADOT STD. DET. 6.36 WITH SAFETY RAIL PER MAG. STD. DET. 145 TYPE 1. SEE PLAN FOR PIPE SIZE.
10. CONSTRUCT DRAINAGE SWALE. 3:1 MAX SIDE SLOPES.
11. INSTALL SAFETY BOLLARD PER MAG. STD. DET. 140.
12. CONSTRUCT RIPRAP WEIR OVERFLOW, LENGTH PER PLANS AND DETAIL SHEET C30.

NOTES:

1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO START OF CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCIES.
2. SEE SHEETS C5 & C6 AND FINAL PLAN FOR ORIGINATION OF STREET CENTERLINE ALIGNMENTS AND HORIZONTAL CONTROL.
3. EXISTING CONTOURS ARE BASED ON PREVIOUSLY APPROVED MASS GRADING PLANS BY SBL ENGINEERING

- LLC. SEE SEPARATE PLANS OVERALL EXPECTED EXISTING CONDITIONS.
4. ANY LANDSCAPE AREAS TO BE FINISH GRADED TO MIN. 0.25' BELOW TOP OF CURB OR PAVEMENT/CONCRETE.
 5. ALL IMPROVEMENTS ARE TO COMPLY WITH TOWN OF CAMP VERDE STANDARDS, OR MAG STANDARDS AND SPECS, WHICHEVER IS GREATER.
 6. ALL FIRE HYDRANTS TO BE RAISED TO FINISH GRADE OR ADJACENT TOP OF CURB - WHICHEVER IS GREATER.
 7. SEE SHEETS C7 - C9 FOR LOT GRADING.
 8. SEE SHEETS C10 - C27 FOR PAVING PLAN & PROFILES.
 9. SEE SHEETS C39 - C53 FOR SEWER PLAN AND PROFILES.
 10. SEE SHEETS C54 - C71 FOR WATER PLAN AND PROFILES.
 11. SEE SHEETS C72-C76 FOR SWMP PLANS & BMP DETAILS.
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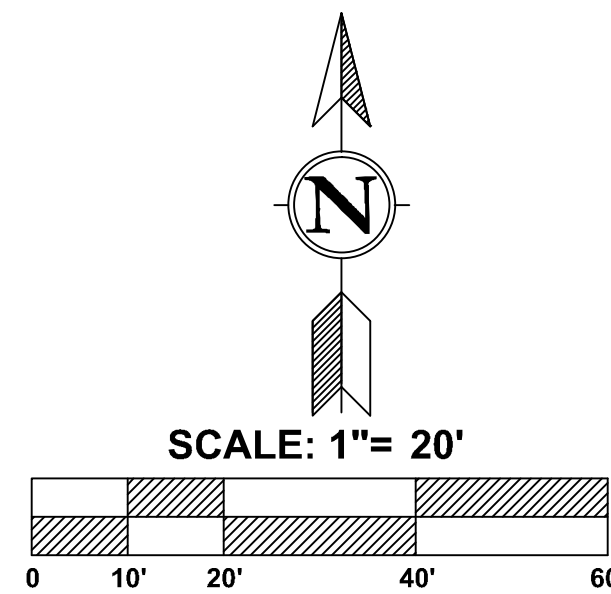
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**STORM DRAIN &
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C31

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