Drainage Reports

Abbreveated Water & Sewer Need Reports

Water Study

Wastewater Study

Stormwater Waiver Application

Engineering



PRELIMINARY DRAINAGE REPORT Worldmark by Wyndham

8235 E. Indian Bend Road Scottsdale, AZ 85250

Prepared For:



Wyndham Vacation Ownership	
6277 Sea Harbor Drive	
Plan # Orlando, FL 32821	
Case # 44-DR-2017 P: 407.626.5200	
Q-S #	-
Accepted Prepared by:	Eed CRTIFTCA
Corrections	ALI SA
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Reviewed By	ARIZONA, U
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Sustainability Engineering Group

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Project Number: 170602

Original Submittal Date: November 3, 2017 (DRB) Revision Date: December 27, 2017 (DRB) Revision Date: February 22, 2018 (DRB)

Case No.: 44-DR-2017 Plan Check No.: TBD



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1. INTRODUCTION

This Preliminary Drainage Report represents the storm water analysis for the proposed construction of the final two condominium buildings planned for the Scottsdale Club Villas Condominium development located at the southwest corner of N. 83rd Street and East Indian Bend Road in Scottsdale, AZ. The product will be similar to the existing buildings on this property. The purpose of this report is to provide the hydrologic and hydraulic analyses, required by the City of Scottsdale, to support the proposed site plan. This report includes discussions and calculations defining the storm water management concepts for collection, conveyance, and detention systems necessary to comply with the drainage requirements of the City of Scottsdale Design Standards & Policies Manual (DS&PM) 2010¹, and the Drainage Design Manuals for Maricopa County, Arizona, Volumes I² and Volume II³.

2. LOCATION AND PROJECT DESCRIPTION

2.1 LOCATION:

The project property, Wyndham Worldwide, consists of one parent parcel of land as described on the Plat of Scottsdale Club Villas Condominium, Book 585, Page 3 of M.C.R. recorded 2/13/2002. It is located southwest of North 83rd Street and East Indian Bend Road in a portion of Section 12, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

- Parcel ID number APN 174-11-302 (Parent Parcel).
- The property address is 8235 E. Indian Bend Road, Scottsdale, Arizona

Refer to FIGURE 1 - Vicinity Map for the project's location with respect to major cross streets.

2.2 EXISTING AND PROPOSED DEVELOPMENTS SURROUNDING THE SITE:

Existing site context related to surrounding developments is as follows:

- North: Scottsdale Resort & Athletic Club is directly adjacent to the north with East Indian Bend Road directly adjacent to that. Zoning is PCC – Planned Community Center.
- West: Existing commercial office space. Zoning is PCC Planned Community Center.
- South: Directly adjacent to the project is the Arizona Canal Diversion Channel. Zoning is OS. Further adjacent south is single family residential. Zoning is R1-7.
- East: Existing private gated single family residential subdivision. Zoning is R-4.

2.3 EXISTING SITE DESCRIPTION:

Land ownership, as defined by Maricopa County Assessor mapping includes three existing condominium buildings and these two proposed condominium buildings on 180,388 sf (4.14+/- acres) developed land. City of Scottsdale zoning map designates this parcel as R-5 (29-ZN-89).

The existing site has been partially developed, with the developed area consisting of three 2-story condominium buildings with a total of 48 units, a club house, open landscaped common areas and surface parking surrounding the existing buildings. The remaining portion of the site is a graded pad in the southern portion clear of vegetation. The areas topography generally slopes from the north to the

southwest at less than one-half percent with a change in elevation of approximately one and a half (1.5) feet.

Refer to FIGURE 2 for an aerial of the overall project existing conditions.

2.4 **PROPOSED SITE DEVELOPMENT:**

The project is proposing the addition of new buildings only that will consist of two 3-story condominium buildings with a total of 40 units (21 units in the southwesterly building, Building I, and 19 units in the southeasterly building, Building II) along the properties southern property line. The building product will be similar to the existing buildings on this property. Per the Condominium Plat, the southeastern building has been patted as lots 119 thru 128 with APN's ranging from 174-11-226 thru 174-11-235, and lots 129 thru 138 will be the proposed southwestern building with APN's ranging from 174-11-236 thru 174-11-245.

Refer to Appendix III for conceptual site plan / Preliminary Grading Plan.

2.5 FLOOD HAZARD ZONE:

Per the drainage report for Scottsdale Resort Condominium prepared by O'Neill Engineering, Inc., May 8th, 2000 the site lies within zone "X". At that time, a 5-foot-high masonry wall was also constructed along the southern property line.

Currently as defined by the Flood Insurance Rate Map (FIRM) for Maricopa County, Arizona, and incorporated Areas, Community number 045012, panel 1770 of 4425, as shown on Map 04013C1770L dated October 16, 2013 the majority of this site is designated as **Zone "X" – Non-shaded**. As such, it is determined to be outside the 0.2% annual chance floodplain. South of the property line the site is bound by an open space golf course green belt and further bound by the Arizona Canal Diversion Channel immediately adjacent to the property. Flood zone "A" – No base flood elevations, determined lies to the south of the projects southern property line and extends into the site affecting the southerly portion of the easterly proposed building.

The site is also located within the Lower Indian Bend Wash Area Drainage Master Study conducted by Flood Control Department of Maricopa County (completed 2016) which includes approximately 27 square miles, but was not one of the several primary flooding areas. Flo-2D models for the area are still in progress and not complete.

Refer to FIGURE 3 for the FIRM map.

3. EXISTING DRAINGE CONDITIONS

3.1 OFF-SITE DRAINAGE PATTERNS:

This site is part of the Scottsdale Resort Condominium which was to be developed in two phases. Phase one being the parcel adjacent to East Indian Bend Road and 468 feet in depth which is currently the Scottsdale Resort & Athletic Club. Phase two is this site, the existing Wyndham Worldwide. Phase two

was constructed and the infrastructure completed with the exception of the final two buildings along the south side of phase two and adjacent to the Arizona Canal Diversion Channel.

Off-site drainage has been discussed in the Scottsdale Resort Condominium Drainage Report prepared by O'Neill Engineering, Job # 3027, dated May 8th, 2000. The City of Scottsdale approved the report with case #86-DR 88#4, dated June 5th, 2000. East Indian bend Road to the north has been completed and intercepts all offsite runoff from the north. There is an existing 8-foot wall along the eastern property separating this project from the single family residential preventing any off-site flows from that direction. To the west is existing commercial office space and a 6" curb, top of curb being 0.75 feet above drainage flowline in the driveway, separates the two properties and any off-site drainage flow.

No off-site flows impact the subject parcel.

Refer to **FIGURE 4** for the COS QS 22-47 Contour Map indicating existing conditions and **Appendix I** for a copy of the Scottsdale Resort Condominium Drainage Report – O'Neill Engineering.

SEG Completed a Survey of the effective cross sections of the channel located south of the site and two additional cross sections (3652.3 and 3895.39) upstream of the proposed buildings. SEG completed a HECRAs model for the channel using the surveyed cross sections, the effective flow (Reference 5) of 5500 cfs and conservative n value of 0.042. The model downstream condition is set to known water surface elevation matching the effective model Water Surface Elevations. The HECRAS results show Water Surface Elevations of 1281.23' at the east building (cross section 3895.39) and 1280.96 at the west building (cross section 3652.3). The lowest adjacent grade to the building is 1282.5'. Please refer to **Appendix VI** for HECRAS results and **FIGURE 5** for HECRAS cross sections locations.

3.2 ON-SITE DRAINAGE:

Per the existing Scottsdale Resort Condominium Drainage Report prepared by O'Neill Engineering, Job # 3027, dated May 8th, 2000, no retention was required for this site pursuant to a joint development agreement between the City of Scottsdale and Hing Properties, Inc. dated June 20, 1994 as agreement No. 940051. Refer to **Appendix IV** for a copy of the executed agreement.

Current drainage for both phases of the overall Scottsdale Resort Condominium, which includes the Scottsdale Resort & Athletic Club (Phase one), to the north, and Wyndham Worldwide (Phase two), this project, is collected in a series of catch basins and underground storm pipes.

3.3 EXISTING STORM SEWER SYSTEMS:

There are 9 catch basin collection points spread between the Scottsdale Resort & Athletic Club and Wyndham Worldwide that direct onsite flows to underground storm pipes. The drainage system then leads to easterly and westerly outfall points that are directly discharged to the Arizona Canal Diversion Channel along the projects southern boundary.

Refer to Appendix II for Scottsdale Club Villas Phase 2 as-built grading and drainage plans.



4.1 DESIGN INTENT:

SEG

The design intent is to follow the original drainage concept as outlined in the Scottsdale Resort Condominium Drainage Report prepared by O'Neill Engineering. All infrastructure is currently in place and drive isles and parking with concrete curbs have been constructed. Currently there are two existing building pads remaining on the south end of the site which have been previously accounted for in the overall drainage master plan. No new drainage structures are warranted with this new construction.

Refer to Section 5 below for a discussion on proposed finished floor elevations. Refer to **Appendix I** for the Scottsdale Resort Condominium Drainage Report. Refer to **Appendix III** for the Preliminary Grading Plan.

4.2 DESIGN STORM REQUIREMENTS:

Per the Scottsdale Resort Condominium Drainage Report prepared by O'Neill Engineering, Job # 3027, dated May 8th, 2000, no retention was required for this site pursuant to a joint development agreement between the City of Scottsdale and Hing Properties, Inc. dated June 20, 1994 as agreement No. 940051. Refer to **Appendix IV**.

5. FLOOD SAFETY FOR DWELLINGS

5.1 FINISHED FLOOR ELEVATIONS

The ultimate overland outfall for this project is located at the southwest corner of the site along the drainage flowline of the driveway. There are two existing storm pipe outfalls for the storm drainage system, one located in the easterly and westerly corners of the site that discharge directly to the open space golf course on the Arizona Canal Diversion Channel.

Based on the City of Scottsdale contour quarter section map 22-47, the golf course green belt bottom elevation is approximately 1270. The top elevation of the green belt is 1280 adjacent to the south property line and 1280 adjacent to the Arizona Canal Diversion Channel. The proposed new building finished floors will be set at 1284.0 and 1283.50.

All building finished floor elevations will be set a minimum of 14 inches above emergency overflow points, and a minimum of 12 inches above the 100-year high-water elevation of any adjacent streets and drainage paths. This will ensure that each building will be well above the 100-year storm water surface elevation.

The FIRM indicates a portion of the easterly building is located in a Zone "A" floodplain. Documentation mentioned above indicates the floodplain may be lower than the existing site elevation and contained south of the subject property line. A LOMA was submitted to remove the subject site from the indicated floodplain.

6. CONCLUSIONS

6.1 OVERALL PROJECT:

- 1. Off-site storm water does not impact this project.
- 2. The overall scope of this project is to construct two new buildings on existing graded pads with existing site improvements.
- 3. The finish floor elevations will be designed a minimum of 12 inches above the 100-year storm water surface elevation in adjacent streets and drainage paths and a minimum of 14 inches above the low top of curb of the lot.
- 4. Per the existing drainage report prepared by O'Neill Engineering, Job # 3027, dated May 8th, 2000, no retention was required for this site pursuant to a joint development agreement between the City of Scottsdale and Hing Properties, Inc. dated June 20, 1994 as agreement No. 940051.
- 5. There is existing storm drain infrastructure in place for on-site storm water collection that discharges directly to the Arizona Canal Diversion Channel.
- 6. There is no proposed storm drain improvements proposed with this project.
- 7. A LOMA was submitted to remove a portion of the site from a Zone "A" floodplain.

6.2 PROJECT PHASING:

This development will be constructed in a single phase.

7. WARNING AND DISCLAIMER OF LIABILITY

RE: following page.

8. REFERENCES

- 1. Design Standards & Policies Manual, City of Scottsdale January 2010
- 2. Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, Flood Control District of Maricopa County, Fourth Edition, November 18, 2009 amended through February 10, 2011
- 3. Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, Flood Control District of Maricopa County, January 28, 1996
- 4. Scottsdale Resort Condominium Drainage Report prepared by O'Neill Engineering, Job # 3027, dated May 8th, 2000
- 5. Hydrologic Study for Scottsdale Lakes Club Inlet & Interceptor Channels Indian Bend Wash, Erie & Associates, Inc. Consulting Engineers, January 1987.



Appendix 4-1C WARNING & DISCLAIMER OF LIABILITY

The Drainage and Floodplain Regulations and Ordinances of the City of Scottsdale are intended to "minimize the occurrence of losses, hazards and conditions adversely affecting the public health, safety and general welfare which might result from flooding caused by the surface runoff of rainfall" (Scottsdale Revised Code §37-16).

As defined in S.R.C. §37-17, a flood plain or "Special flood hazard area means an area having flood and/or flood related erosion hazards as shown on a FHBM or FIRM as zone A, AO, A1-30, AE, A99, AH, or E, and those areas identified as such by the floodplain administrator, delineated in accordance with subsection 37-18(b) and adopted by the floodplain board." It is possible that a property could be inundated by greater frequency flood events or by a flood greater in magnitude than a 100-year flood. Additionally, much of the Scottsdale area is a dynamic flood area; that is, the floodplains may shift from one location to another, over time, due to natural processes.

WARNING AND DISCLAIMER OF LIABILITY PURSUANT TO S.R.C §37-22

"The degree of flood protection provided by the requirements in this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Floods larger than the base flood can and will occur on rare occasions. Floodwater heights may be increased by manmade or natural causes. This article (Chapter 37, Article II) shall not create liability on the part of the city, any officer or employee thereof, or the federal government for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder."

Compliance with Drainage and Floodplain Regulations and Ordinances does not insure complete protection from flooding. The Floodplain Regulations and Ordinances meet established local and federal standards for floodplain management, but neither this review nor the Regulations and Ordinances take into account such flood related problems as natural erosion, streambed meander or man-made obstructions and diversions, all of which may have an adverse affect in the event of a flood. You are advised to consult your own engineer or other expert regarding these considerations.

I have read and understand the above. If I am an agent for an owner I have made the owner aware of and explained this disclaimer.

Plan Check No.

Owner or Agent

Date





not necessarily identity all areas subject to llooding, particularly from local chainage sources of small size. The community map repeatory should be consulted for possible updated or additional flood hazard information.

possese updated or additional flood heazed information. To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult, the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for food insurance nating purposes only and should not be used as the sole source of flood elevation information. Accordingly, Bood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

managements. Cossial Base Flood Elevations shown on this map apply only landward of 0.0' North American Verical Datum of 1988 (NAVD 88). Users of his FRM should be avere that coastal flood elevations are also provided in the Summary of Silbwater Elevations tables in the Flood Insurance Budy report for this prindicion. Elevations tables in the Flood Insurance Budy report for this prindicion. Elevations tables in the Bond Insurance Budy report for this prindicion. Elevations tables in the Source of Silbwater Elevations table should be used for construction arciter floodplain management purposes when they are higher than the alevations aboven on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolate between cross sections. The floodways were based on hydraulic consideration with regard to requirements of the Hallowal Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Stur report for this juridiction.

Centain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this location.

presention. The projection used in the preparation of this map was Arizona State Plane Central zone (FIPSZONE 0202). The heritantial datum was NAD 83 HARN, (RS1990 aphreck). Differences in datum, reprint, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in may relative accuracy of this FIRM.

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This web tool allows users to obtain point-specific datum conversion values by zooming in and hovering over a VERTCON checkbox on the layers menu on the left aids of the screen. The VERTCON grid referenced in this web application was also used to convert existing flood elevations from NGVD 29 to NAVD 88.

also used to convert existing mood elevations from NGVD 29 to NAVD 88. To obtain curvent selvetion, detechplion, andro location information for National Geodetic Survey banch marks shown on tills map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-7342, or viet its website at http://www.ngs.nosa.gov. To obtain information about Geodetic Densification and Cadastral Survey bench marks produced by the Maricopa County Department of Transportation, please valis the Food Control District of Maricopa County website at: http://www.fod.maricopa.gov/Mapa/gitmaps/appa/gdacs/application/index.ctm.

Important Activate coper reages (simple agains programs implication resolution). Base may information shown on this FIRM was derived from multiple sources. Aerial Imaginy was provided in digital format by the Maricopa County Department of Public Works, Flood Control District, Thei anagory is dated Colober 2009 to November 2009. Additional National Agricultural Imagery program (NAIP) Imagery was privided by the Arizona Salas Land Department (ARIS) and is dated 2007. The coordinate system used for the production of the digital FIRM is State Pane Arizona Central MADB HAMP, Istemational Face.

The profile baseline depicted on this map represents the hydrautic modeling baselines that match flood profiles in the FIS report. As a result of improved topographic data, the profile baseline, in some cases, may deviate significantly from the channel conterline or appear outside the SFHA.

crate limits shown on this map are based on the best data available at th of publication. Because changes due to annexations or de-annexations ma occurred after this map was published, map users should contact appropriat numity officials to verify current corporate limit locations. time of pub have occurr

Please refer to its experiately printed Map Index for an overview map of the county showing the layout of map panets; community map repository addresses; and a Listing of Communities suble containing National Rood Insurance Registing dates for each community as well as a listing of the panels on which each community is located.

For Information on available products associated with this FIRM, visit the Map Service Center (MSC) website all http://mscfema.gov. Available products may include previously insued Letters of Map Change, a Flood Insurance Study Report, or digital vensions of this map. Many of these products can be ordered or obtained directly from the website.

If you have questions about this map, how to order products, or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-6177-FEMA MAP (1-617-336-2827) or visit the FEMA website at http://www.loma.gov/.

Provisionally Accredited Levee Notes to Users: Check with your local community to obtain more information, such as the estimated level of protection provided (which may receed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on this panel. To maintain accreditation, the levee owner or community is required to submit the data and documentation noreseasiry to comply with Section 55.10 of the NFIP regulations by June 55, 2011. If the community or wener does not provide the accessary data and documentation or if the data and documentation provide indicate the levee system does not comply with Section 65.10 of the NFIP regulations of the levee system. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood humance, interested parties hould visit the FEMA Website at http://www.lema.gov/ builness/http://dex.shim.



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"LEED®ing and Developing Smart Projects"

APPENDIX I

Scottsdale Resort Condominiums

Drainage Report

PIEL FOR CASE #. SUBMIT A FINAL DRAINAGE DRAINAGE REPORT REPORT WITH FINAL PLANS FOR SCOTTSDALE RESORT CONDOMINIU 8225 EAST INDIAN BEND ROAD SCOTTSDALE, ARIZONA

APPROVED IN CONCEPT

THE SITE IS LOCATED IN THE NORTHWEST OUARTER OF SECTION 12. TOWNSHIP 2 NORTH. RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE INDIAN BENDINTERCEPTOR CHANNEL. THE SITE ALSO IS LOCATED 464 FEET SOUTH OF INDIAN BEND ROAD BETWEEN 1624.30 FEET AND 3124.30 FEET EAST OF NORTH HAYDEN ROAD.

THE SUBJECT SITE SLOPES IN THE SOUTHWESTERLY DIRECTION AT APPROXIMATELY A 0.33 PERCENT GRADE, AND IS BOUNDED ON THE SOUTH BY THE INDIAN BEND INTERCEPTOR CHANNEL. THE FLOOD INSURANCE RATE MAP (FIRM) INDICATES THE SITE LIES WITHIN ZONE "X" AS SHOWN ON PANEL 1695 DATED DECEMBER 3, 1993. ZONE "X" IS DESCRIBED AS "AREAS OF 500 YEAR FLOOD: AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SOUARE MILE: AND AREAS BY LEVEES FROM THE 100 YEAR FLOOD."

THE AREA BEING DEVELOPED AS THE PHASE II IS 468 FEET MORE OR LESS IN DEPTH AND CONTAINS APPROXIMATELY 5.4 ACRES, ALONG THE SOUTH SIDE OF INDIAN BEND ROAD.

NO RETENTION IS PROVIDED FOR THIS SITE PURSUANT TO A JOINT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SCOTTSDALE AND HING PROPERTIES, INC., DATED JUNE 20, 1994 AS AGREEMENT NO. 940051.

COMPLETION OF INDIAN BEND ROAD IMPROVEMENTS PROVIDED THAT OFFSITE RUNOFF WILL NOT CONTRIBUTE TO THE SITE. DRAINAGE IMPROVEMENTS OF THE ROADWAY WILL ACCEPT ALL OFFSITE RUNOFF. THE EAST LINE OF THE SITE IS LOCATED AT A HIGH POINT IN INDIAN BEND ROAD WITH STREET RUNOFF IN BOTH DIRECTIONS FROM THAT POINT.

ALL STORM RUNOFF WILL BE TO CATCH BASINS AND DISCHARGED BY THE EXISTING STORM DRAINS THAT CONNECT TO THE INTERCEPTOR CHANNEL. CHANNEL DISCHARGE AT THE EAST 42" STORM DRAIN IS 40 C.F.S. AND WAS SIZED FOR THE TENNIS CENTER AND RESORT CONDOMINIUMS STORMDRAINS CAPACITY AT THE WEST 36" STORM DRAIN IS 26 C.F.S.

THE ATTACHED DRAINAGE REPORT IS FOR THE PHASE I AND II PROJECT.

86-DR. 8844

3027\CONDO

PREPARED BY: O'NEILL ENGINEERING, INC. 2001 WEST CAMELBACK ROAD SUITE 200 PHOENIX, AZ 85015

JOB NO. 3027 S:\3027\DRAINAGÉ REPORT CONDOS

MAY 8, 2000



DRAINAGE REPORT FOR SCOTTSDALE RACQUET/HEALTH CLUB 8225 EAST INDIAN SCHOOL ROAD SCOTTSDALE, ARIZONA

THE SITE IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE ARIZONA CANAL. THE SITE ALSO IS LOCATED ON THE SOUTH SIDE OF INDIAN BEND ROAD BETWEEN 1624.30 FEET AND 3124.30 FEET EAST OF NORTH HAYDEN ROAD.

THE SUBJECT SITE SLOPES IN THE SOUTHWESTERLY DIRECTION AT APPROXIMATELY A 0.33 PERCENT GRADE, AND IS BOUNDED ON THE SOUTH BY THE INDIAN BEND INTERCEPTOR CHANNEL. THE FLOOD INSURANCE RATE MAP (FIRM) INDICATES THE SITE LIES WITHIN ZONE "X" AS SHOWN ON PANEL 1695 DATED DECEMBER 3, 1993. ZONE "X" IS DESCRIBED AS "AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS BY LEVEES FROM THE 100 YEAR FLOOD."

THE AREA BEING DEVELOPED AS THE FIRST PHASE IS 468 FEET MORE OR LESS IN DEPTH AND CONTAINS APPROXIMATELY 5.2 ACRES, ALONG THE SOUTH SIDE OF INDIAN BEND ROAD. PHASE TWO WILL BE DEVELOPED SOUTH OF PHASE ONE BORDERING ON THE CHANNEL.

NO RETENTION IS PROVIDED FOR THIS SITE. PURSUANT TO A JOINT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SCOTTSDALE AND HING PROPERTIES, INC., DATED JUNE 20, 1994 AS AGREEMENT NO. 940051.

UPON COMPLETION OF INDIAN BEND ROAD IMPROVEMENTS, NO OFFSITE RUNOFF WILL CONTRIBUTE TO THE SITE. DRAINAGE IMPROVEMENTS OF THE ROADWAY WILL ACCEPT ALL OFFSITE RUNOFF. THE EAST LINE OF THE SITE IS LOCATED AT A HIGH POINT IN INDIAN BEND ROAD WITH STREET RUNOFF IN BOTH DIRECTIONS FROM THAT POINT.

ALL STORM RUNOFF WILL BE TO CATCH BASINS AND DISCHARGED BY STORM DRAINS TO THE INTERCEPTOR CHANNEL. CHANNEL DISCHARGE AT THE EAST PROPERTY LINE (UPSTREAM END OF THE CHANNEL) PER BROOKS HERSEY MASTER PLAN DATED MARCH 14, 1989 IS $Q_{10} = 31$ C.F.S.; $Q_{25} = 40$ C.F.S.; AND $Q_{100} = 52$ C.F.S. 1

THE ADJACENT PROPERTY TO THE EAST IS PROTECTED FROM OVERFLOW RUNOFF BY AN 8' WALL, AND ON THE WEST BY THE 6" CURB ALONG THE PARKING AREAS WITH TOP OF CURB BEING 0.75 FEET ABOVE DRAINAGE FLOWLINE IN DRIVEWAY.

THE FINISH FLOOR ELEVATION IS SET APPROXIMATELY 0.50 FEET ABOVE HIGH CURB ELEVATION OF INDIAN BEND ROAD. SITE OUTFALL WILL BE AT THE SOUTHWEST CORNER OF THE SITE ALONG THE DRAINAGE FLOWLINE OF THE DRIVEWAY. THE OUTFALL ELEVATION IS 81.83 WHICH IS 3.7' BELOW THE FINISH FLOOR ELEVATION OF 85.53 FOR THE BUILDING.

THE FOLLOWING CALCULATIONS ARE FOR THE STORM DRAIN LINES TO BE CONSTRUCTED ON SITE WITH **DISCHARGE TO THE CHANNEL**.

1. CATCH BASIN #1 - LINE A - AREA #1

A = 1.02 ACRE c = ASSUMED 0.90tc = LESS THAN 5 MIN - USE 5 MIN.

CALCULATE USING RATIONAL FORMULA

i 2 YEAR = 3.7i 10 YEAR =6.1 i 100 YEAR =9.2 = 1.02 X 0.90 X 3.7 = 3.4 C.F.S. O_2 1.02 X 0.90 X 6.1 Q10 = ----5.6 C.F.S. $O_{100} = 1.02 \times 0.90 \times 9.2$ = 8.4 C.F.S. USE 15" WITH MIN. SLOPE 0.50% (LINE A)

ALL CALCULATIONS WILL BE BASED ON THE 10 YEAR STORM.

2. LINE B - AREA #2 $Q_{10} = 0.38 \times 0.90 \times 6.1 = 2.1 \text{ C.F.S.}$ 8" PROVIDED AT 1.0 C.F.S. (LINE A) PAGE 3

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3.	LINE $C = A + B = 6.6 C.F.S.$ USE 18" AT 0.50% MIN. SLOPE (LINE C)		
4.	CATCH BASIN #2 AREA #3 Q ₁₀ = 1.19 X 0.90 X 6.1	=	6.5 C.F.S.
5.	LINE D = $C + CB \# 2$	=	13.1 C.F.S.
6.	LINE E = SIZE FOR FUTURE AREA #4 $Q_{10} = 1.4 \times 0.90 \times 6.1$ TOTAL LINE D + E USE 30" @ 0.50% MIN.		7.7 C.F.S. 20.8 C.F.S.
7.	AREA #5		9.9 C.F.S. 30.7 C.F.S. (EASTERLY OUTFALL)
8.	LINE H - C.B. #3 AREA #6 $Q_{10} = 1.24 \times 0.90 \times 6.1$ USE 15" @ 0.60% MIN.	-	6.8 C.F.S.
9.	AREA #7		8.1 C.F.S. 14.8 C.F.S.
10.	CATCH BASIN #5 AREA #8 $Q_{10} = 0.60 \times 0.90 \times 6.1$	=	3.3 C.F.S.
11.	LINE I + C.B. #5 USE 24" @ 0.50% MIN.	н	18.2 C.F.S. (WESTERLY OUTFALL)

PAGE 4

CATCH BASIN GRATE CAPACITY (BASED ON SUMP CONDITION $Q_i = Cw Pd^{1.5}$) P = 2(W + L) Cw = 3.0 (REDUCTION FACTOR = 0.50)

- 1. CATCH BASIN #1 (MAG. 537) 0.60' PONDING GRATE CAPACITY = 5.7 C.F. - SINGLE GRATE = 8.7 C.F. - DOUBLE GRATE 5.6 C.F.S. REQUIRED - USE SINGLE GRATE
- 2. CATCH BASIN #2 (MAG 537) 0.60' PONDING 6.5 C.F.S. REQUIRED - USE DOUBLE GRATE
- CATCH BASIN #3 (MAG 535) 0.25' PONDING GRATE CAPACITY = 2.1 C.F.S. - SINGLE GRATE = 5.8 C.F.S. - DOUBLE GRATE 6.8 C.F.S. REQUIRED - USE DOUBLE GRATE
- 4. CATCH BASIN #4 (MAG 535) 0.50' PONDING GRATE CAPACITY = 5.8 C.F.S. - SINGLE GRATE = 9.4 C.F.S. - DOUBLE GRATE 8.0 C.F.S. + 1.0 C.F.S. OVERFLOW REQUIRED = 9.0 (USE DOUBLE GRATE

9.0 C.F.S.

5. CATCH BASIN #5 (MAG 535) - 0.50' PONDING GRATE CAPACITY = 5.8 C.F.S. - SINGLE GRATE 3.3 C.F.S. REQUIRED - USE SINGLE GRATE

PREPARED BY:

O'NEILL ENGINEERING, INC. 2001 WEST CAMELBACK ROAD SUITE 200 PHOENIX, AZ 85015

JOB NO: 3027 D:\3020\3027\DRAINAGE

SEPTEMBER 25, 1998 REVISED NOVEMBER 11, 1998 REVISED DECEMBER 4, 1998



NOMOGRAPH FOR SOLUTION OF MANNING'S





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NOMOGRAPH FOR SOLUTION OF MANNING'S



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NOMOGRAPH FOR SOLUTION OF MANNING'S FORMULA FOR FLOW IN STORM SEWERS



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NOMOGRAPH FOR SOLUTION OF MANNING'S FORMULA FOR FLOW IN STORM SEWERS



NOMOGRAPH FOR SOLUTION OF MANNING'S FORMULA FOR FLOW IN STORM SEWERS



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FEMA	INFORMA	TION			
FLOOD DESURANCE RATE WAP (FEW) OF ORMATION					
COMMUNITY -	PANEL MANBER (PANEL DATE)	SUFFIX	DATE OF FURN (HORX DATE)	FURM	BASE FLOOD ELEVATION (IN AO BONE, USE DEPTH)
045012	1695	G	7-19-2001	x	N/A
PROVIDE P STORIA AND	EXTERICATION FOR ELEVATION ROTECTION FROM ARE DI ACCOR ANY ORDINANCE	(5) ON D FL00004	ig caused by a ig caused by a igh gity of sco	SUFFICE	NTLY HIGH TO LINDRED YEAR

UTILITY COMPANIES			
WATER & SEMER:	CITY OF SCOTTSDALE 894-2366 9191 E. SAN SALVADOR DR.		
ELECTRIC:	ARIZONA PUBLIC SERVICE 371-6438, BRUCE BLALOCK 2121 M. CHERNE, DR. PHOEDIK, AZ		
. <u>Gis</u>	SCUTHNEST GAS 730-3827, USA WARRY 6706 S. KYREVIC RD. TEMPE, AZ		
TELEPHONE	CHEST 831-4777, LARRY STREET 0380 9. MAPLE #128, TEMPE, AZ		
CABLE TY	TO CARLE OF SCOTTSDALE 948-8488 TOST E GRAY RD. SCOTTSDALE, AZ 85015		

GENERAL NOTES

ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-HAY OR IN CASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARGOPA ASSOCIATION OF GONERALENTS (MAR DAVID MARGOPA INTERNATION OF GONERALENTS (MARGOPA ADD UNTERNATION STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMDIDIED BY THE LATEST VERSION OF THE CITY OF SCOTTSTALLY (OOS) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLICITY AS STANDARD DETAILS, IT MERE IS A CONFLICT, THE LATTER SMALL CONFOL THE EXCHERTION DESIGNS ON THESE PLAYS ARE ONLY APPROVED BY THE SHOREDRING DESIGNS ON THESE PLAYS ARE ONLY APPROVED BY THE SHOREDRING DESIGNS ON THESE PLAYS ARE NOT VERSION BY THE SHOREDRING OF PLAYS IS VALUE OF SX (8) MORTES. DI'D ANT APPROVAL OF PLAYS IS VALUE OF SX (8) MORTES. DI'D AN ENDERALED FOR THE CONSTRUCTION WAS NOT BIDH CSULD WITHIN SX MONTHS, THE PLAYS SMALL BE RESURBED TO THE CITY FOR RE-APPROVAL.

- RE-APPROVAL. A public hores respector hill respect all hores herein the city of southsale respis-of-hay and di faschons. Horey respection services 24 hours from to starting of construction (telephone 12-87601

- SERVICES 24 HOURS FRAME TO STATEME OF CONSTRUCTION (HELPHORE 312-6780). WHENEVER EXCLAVATION IS TO BE DOME, CALL THE BLUE STATE. CONTRY, 283-1100, THO MORENCE DAYS BEFORMATION IS TO BECAN THE CONTRY BLL SEE DHAT THE LOCATION OF THE UNDERGROUND UTBLITY LINES IS DEPUTIED TOR THE PROJECT. CALL "COLLECT" OF NECESSARY, DECRONORDITY FDBATTS ARE REQUED TOR ALL BOOK OF PROJECT STATE G-TRAY AND LASEMENTS OR AND FOR PROJECT PURPOSES, AN DECRONORDITY FDBATTS ARE REQUEDED TOR ALL BOOK OF PROJECT OF PANADOLT OF A BASE FEE FULS A FEE FOR MOSPECTION SERVICES TO BE PROVIDED BY DE GTY. COPES OF ALL PERING SHALL BE RETAINED ON-STEF AND SHALL BE AVAILABLE FOR MISPECTION AT ALL THESE. FALLING TO PRODUCE THE REQUERED TOR OFFICIENT ALL THESE FALLING STEPFACE LINTE, THE PROPER FIELD TO CONDITION IS CONTANT. ALL DECAVATION AND CRADING WHEN IS NOT TH THE PUBLIC REGISTS-OF-WAY TOR NOT BY EASEMENTS COMMEND TO THE ATTEST DUTIENT TO PRODUCE THE REQUERED FOR MISPECTION AT ALL THESE. FALLING STEPFACE LINTE, THE PROPER FIELD TO CONDITION IS CONTANT. ALL DECAVATION AND CRADING WHEN IS NOT TH THE PUBLIC REGISTS-OF-WAY TOR NOT BY EASEMENTS COMMENTED TO THE ATTEST DUTIENT OF CONFERENCE OF BUILDING OFFICIALS. A FEE FIELD WITH THE PUBLIC REGISTS. ALL DECAVATION AND CRADING WHEN THE ATTEST DUTIENTS TOTION OF DE LAFTER TO, ENCLAVATION AND GRADING, OF DIE LATEST DUTIENT OF DE LAFTER TO A DUCAVATION AND READING, OF DIE LATEST DUTIENT OF DE LAFTER TO A DUCAVATION AND READING, OF DIE LATEST DUTIENT OFFICIALS. CONFERENCE OF BUILDING OFFICIALS. A FEE STABLE FOR THE ATTEST DUTIENT OFFICIALS BUILDING CODE. THE ATTEST DUTIES OFFICIALS A FEE STABLESTED BY THE AUTORIAL CONFERENCE OF BUILDING OFFICIALS. A FEE STABLESTED BY THE AUTORIAL 7...
- BULDING COOL SCALS REGISTER SEPARATE PERIATS AND APPROVALS. SCALS REGISTER SEPARATE REMATE ADAPROVALS. STATUS FOLS REGISTER SEPARATE AND APPROVALS. CAL-STE SENCE IS PRIVATE, MARTEMANCE IS RESPONSED IN OF OWER.



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A PORTION OF THE N.W. 1/4 (OF SEC, 12, T. 2 N., R. 4 E.	AT JUNE COMPER OF
OF THE GILA AND SALT RIVER BASE		BLUE STA
ZONING =		CALL THE BLUE S LOCATION OF ALL
SHEET INDEX	DEVELOPER/OWNER	BENCHMA
C-1 COVER SMEET C-2 GRADING & DRADIAGE FLAN C-3 GRADING & DRADIAGE FLAN C-4 UTLITY FLAN C-5 UTLITY FLAN	HORE PROPERTIES, BHC. 6809 M. SCOTTSDALE ROAD SCOTTSDALE, AZ 83280 (440) 864-1785 ROBERT MAKO	C.Q.P. BRASS CAP ROAD AND HAYDE
ARCHITECT	ENGINEER	ADEQUAT
TODD & ASSOCIATES, BC, 4019 N, 44TH STREET PHOEND, AZ 85019 (602) 952-6595 FAX	011621, 20163622010, 01C. 2001 B. CALOLBACK ROAD STE. 200 Prodency, Artonia 25015 (802) 242-0020 Tal Oficial	SUPPLY MATER DI PROTECTION REQU
		LEGAL DE
EARTHWORK (TO BE VERRED BY CONTRACTOR) CUT - 0 CY FUL - 0 CY CRADING COMPLETE INTH THASE 1 FUL - 0 CY CRADING COMPLETE INTH THASE 1 NATIVE PLANT PERMIT NO. 30 HP 01 NOTE IN ACCORDANCE WITH AAC RIB-4-119, ALL MATERIALS ADDED AFTER JANUARY 1, 1993 WHICH MAY COME INTO CONTACT WITH DRAWLING, WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61. NO CONFLICT SIGNATURE BLOCK URLITY UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61. IN ACCORDING STANDARDS 60 & 61. IN UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61. IN CONFLICT SIGNATURE BLOCK URLITY UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER SHALL CONFILIC SIGNATURE BLOCK URLITY UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER SHALL CONFILIC SIGNATURE BLOCK URLITY UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER SHALL CONFILIC SIGNATURE BLOCK URLITY UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER SHALL CONFILIC SIGNATURE BLOCK URLITY UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER CONFILIC SIGNATURE BLOCK URLITY UTILITY COMPANY MAKE OF COMPANY TUDPOSE DATE MADER CONFILIC SIGNATURE BLOCK MESSANDARD (202) 482-4103 12-7-00 MADER CONFILIC SIGNATION (202) 483-4103 12-7-00 MADER CONFILIC SIGNAL CONFILIENT SIGNAL CONFILMENT SIGNAL	VICINITY MAP ALS	SERVIC A PORTOON HORD, AANCE A LARCOPA COUNT FOLLONS: BECHNENDS: BECHNENDS: DENCE SOUTH OF DANCE OF SPUL TRENET SOUTH OF DANCE OF SPUL DOSTANCE OF SPUL DOSTANCE OF SPUL DANCE NORTH OF DANCE SOUTH OF DANCE SOUTH OF DANCE SOUTH OF DANCE OF SPUL DANCE NORTH OF DANCE OF SPUL DANCE DO NORTH
Source assumers (mile 990) - spull Source Date		

SCOTTSDALE CL JB VILLAS PHASE 2



AT MUR CORDER OF SITE

BLUE STAKE

BENCHMARK







	INSTALL 8" D.L.P.	(P.C. 350 MIN.) WATERLINE.	ł
BLOCK WALL ON PROP. LINE	 NISTALL 8" X 6" 1 STD. DET. 381-1- PER MAG STA DET. NISTALL 8" - 90" NISTALL 8" - 45" NISTALL 2" SERVIC PRESSURE BACKT. SZE PER FLUMBIN REMOVE CORP STO INSTALL 1" 1/4" B NISTALL 4" CARE NISTALL 4" CARE NISTALL 4" CARE NISTALL 1" 1/4" B NISTALL 1" 1/4" B NISTALL 4" CARE NISTALL 1" 1/4" B NISTALL 4" CARE NISTALL 1" 1/4" B NISTALL 4" CARE NISTALL 1" 1/4" B NISTALL 1" 4" CARE NISTALL 3" CORE NISTALL 4" CARE NISTALL 4" CARE NISTALL 1" 1/4" B NISTALL 1" 1/4" B NISTALL 1" 1/4" B NISTALL 1" 1/4" B NISTALL 4" CARE 	REE, 1 - 6" GATE VALVE BOX AND COVER PER WAG C, 15 LF 6" D.LP. AND 1 - 8" FIRE HYDRANT 7 300. BEND. BEND. SE PER C.O.S. STD. DET. 2330 AND 2" REDUCED GW PREVENTOR. PER C.O.S. STD DET 2354. METER G PLAN PL2. P AND CONNECT TO EXISTING 8" WATERLINE & END. VALVE BOX & COVER PER MAG STD DET 301-1-C. ARER SERVICE AND WETER FOR LANDSCAPE ET 2330 WITH 1 1/2" REDUCED PRESSURE BACKFLOW C.O.S. DET 2354. METER SZE PER LANDSCAPE ET 2330 WITH 1 1/2" REDUCED PRESSURE BACKFLOW C.O.S. DET 2354. METER SZE PER LANDSCAPE ET 4330 WITH 1 1/2" REDUCED PRESSURE BACKFLOW C.O.S. DET 2354. METER SZE PER LANDSCAPE ET 440KER FOR FIRE HYDRANTS PER C.O.S. STD. END. WITH CUTTING-IN SLEEVES PER MAG, STD. AND REPLACE 4 S.Y. OF AC PAVEMENT PER 1200-1. STRUCTION NOTES SEVER LINE.	
4 (N -	3 INSTALL SEWER CLE	ANOUT PER U.P.C. (SCREW THREADS). YE.	
	A INSTALL 8" VCP SE		
		P AND CONNECT TO EXISTING .	
1 1	7 INSTALL 4" SEVER	WANHOLE PER WAG STD. DET. 120 & 124.	
2	B REMOVE EXISTING 8	" SEWER LOCATED UNDER BUILDING ONLY AND	
	RECOMPACT.	EWER CLEANOUTS.	
/ E	I INSTALL 8" X 6" W	ME.	-
T I I	FIRELINE CO	DNSTRUCTION NOTES	
8	1 INSTALL B" X 4" T	EE, 4" GVB&C PER WAG, STD. DET. 391-1-C	
LSNZ	(2) INSTALL 2 1/2" X	LP. (P.C. 350 MN.) TO 5' FROM BUILDING. 2 1/2" X 4" N.S.T. F.D.C. PER C.O.S. STD.	
E F	3 INSTALL 90' BEND.	J.P. (P.C. 350 MIN.) TO 5" FROM BUILDING.	
PAR	FIRE DEF	PARTMENT NOTES	
<	1 THE FIRE DEPARTM	ENT CONNECTION IF WALL MOUNTED MUST BE A VIN.	
5	2 THE FIRE SPRINKLE	INDOWS ,DOORS & COMBUSTIBLE OVER HANG. R RISER SHALL BE NO GREATER THAN '3'-0" INTO	
NON S	THE BUILDING.	VED VERTICAL CHECK BACKFLOW ASSEMBLY IN	
	THE FIRE SPRINKLE	r RISER. 1 x 2 1/2 x 4° N.S.T. W/C.O.S. # 2363. TO BE VERIFIED PER THE FIRE SPRINKLER SYSTEM.	
OPMEN			
b		PRIVATE AND TO BE CONSTRUCTED PER UNIFORM U.P.C.) HE RESPONSIBILITY OF THE OWNER.	
DE VEL	SYSTEM AND STROE	HALL BE A WINL 20'-0" CLEAR W/MINOX ACCESS BES. ASSEMBLIES SHALL BE FULLY RESTRAINED.	
Ы		ASSEMBLIES SHALL BE FULLY RESIRAINED.	
USE	ALL OBSTRUCTK	SDALE WATER LINE EASEMENT SHALL BE FREE OF DNS AND ACCESSIBLE TO CITY FORCES AT ALL	
13	TIMES. NOTE: HISTAIL ELECTRONIC BALL MARKER AT ALL HORIZONTAL BENDS. PER CITY OF SCOTTSDALE SUPPLEMENT SPECIFICATION 610.4		
NH	PER CITY OF SCOTTSDALE SUPPLEMENT SPECIFICATION 610.4 . NOTE: A TABLE OF RESTRAINED LENGTHS AND HORIZONTAL DEFLECTIONS PER MAG. STD. DET. 300-1 & 303-2 IS SHOTIN ON SWEET C-5.		
MO NO	NOTE: ALL BUILDINGS	EXCEPT FOR THE REC. BUILDINGS WILL BE PER N.F.P.A. STD. 13-R.	
L IN	NOTE: REFER T	O PLUMBING PLANS SHEET P1.2	
Such Such			
(IS)	REDUCING VALVES.		
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NEILL ENGIN	EERING, INC.	UTILITY PLAN	
2001 West Cor		SCOTTSDALE CLUB VILLAS Denign: THO	
	and a second sec	Pred St /	-





"LEED®ing and Developing Smart Projects"

APPENDIX III

Preliminary Grading Plan

8280 E. Gelding Dr., Suite 101 Scottsdale, AZ 85260



"LEED®ing and Developing Smart Projects"

APPENDIX IV

Historical Documents confirming No On-Site Stormwater Storage is Required

> 8280 E. Gelding Dr., Suite 101 Scottsdale, AZ 85260

TO:DEVELOPMENT REVIEW BOARDDATE: 7/20/00FROM:PROJECT COORDINATIONSUBJECT:CASE 86-DR-88#4

REQUEST:Approve Site Plan & Elevations for a Multi-family Project**PROJECT NAME:**Scottsdale Club Villas**LOCATION:**8235 East Indian Bend Road

DEVELOPER/OWNER:	Hing Properties/Robert & Alice Hing
ARCHITECT/DESIGNER:	Todd & Associates
ENGINEER:	O'Neill Engineering
APPLICANT/COORDINATOR:	Robert Ong Hing/Hing Investments, Inc.

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: There have been a few inquiries regarding the status of this case from the surrounding neighborhood. No one has spoken in opposition to the development at the time of drafting this report.

DISCUSSION: The request is for approval of the site plan and elevations for a resort condominium project located south of Indian Bend Road between Hayden and Pima Roads. The project is part of a master plan that was approved under case 95-Z-87 consisting of a retail center (Gateview Park Shops), tennis/health club, office buildings and resort condominiums. The condos will be located directly south of the newly constructed tennis courts for the Scottsdale Athletic Club.

The project will contain 94 units located in 5 buildings. Each unit is approximately 1,200 square feet consisting of two bedrooms, two bathrooms, a kitchen, and a living/dining room with a private patio. Amenities include a pool, jacuzzi, putting green, and an office building. The majority of the project will be two stories with 8 units on the third level—adjacent to the golf course.

The architectural style, color scheme, and use of materials are compatible with the recently constructed tennis club. The building will be finished with stucco, and split-faced block, accented with metal railings and a standing seam metal roof. The window placement and detailing is consistent with the tennis club building.

The proposed landscape plan contains several varieties to include Sweet Acacla, Palo Brea, and Chinese Evergreen Elm trees underplanted with Bougainvillea, Red Bird of Paradise, Mexican Honeysuckle, Green Cloud Sage. The landscaping will be consistent with surrounding properties.

RELATED CASES: 95-Z-87, 50-Z-88, 29-Z-89, 86-DR-88#1-3

APPROVED AS AMENDED BY DRB 7/20/2000 - TK

adabrinel

Michele Leadabrand, AICP Project Coordination Manager 480-312-7087

ATTACHMENTS:

#1-Aerial
#2-Zoning Map
#3-Site Plan
#4-Landscaping Plan
#5-7 Elevations
#8-11 Floor Plans
#12--Conceptual Grading & Drainage
#13--Topography
#14-Project Narrative
#15--Context Photos
A-Stipulations
B-Ordinance Requirements




86-DR-88#4

66-DR-88#4



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. . . . - Real Property -





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***#88-HO-98**

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MARCHINE STREET, STORING / UNIVERSITY **PPX**

2020-303-90 MILLING SEC.



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J-1-2/1 200 1000000 047 - NV 101 100







THIRD FLOOR BUILDING PLAN - TYPE I



RESORT CONDOMINUMS INDIAN BEND & HAYDEN ROADS ROTTROALE AZ ASES

HING PROPERTIES, Inc. 6679 H. SCOTISDALE RD., STE 201 SCOTISDALE AZ 65280

Architecture/Flam

No. 48 8

DRB Submittal 86-DR-9842 e/Lande

> eri - Anna enalema -

k X C N ALC: -----

FIRST & SECOND FLOOR BUILDING PLAN - TYPE I 0-1 - 12/2 - 1-0

86-DR-88#4

86-DR-88#4

FIRST FLOOR BUILDING PLAN - TYPE 2 KAL VD - ---



SECOND FLOOR BUILDING PLAN - TYPE 2

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RESORT CONDOMINUMS NEMAN BEND & HAYDEN ROADS SCOTTSDALL, AZ 45250

HING PROPERTES, Inc. 1409 N. SCOTTEDALE RD, STE 201 SCOTTEDALE, AZ 65350

omingir 44-CR-8043



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SECOND FLOOR BUILDING PLAN - TYPE 3



86-DR-88#4

FIRST FLOOR BUILDING PLAN - TYPE 3 MAL NTY - --- RESORT CONDOMINIUMS INDIAN BEND & HAYDEN ROADS ECOTEDALE AT 8580

HING PROPERTIES, Inc., MOD N. SCOTTEDALE BD, STE 201 SCOTTEDALE, AZ 43250

DRB SLEWRIGH 66-DR-6842

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ee/Phankabg/Laudierapo Archalesiure All India and Annual Annual





86-DR-88#4

****88-AG-98**



City of Scottsdale PROJECT NA	ARRATIVE	
		STOP SHOP
	Case #	/ <u>140</u> -PA-2000
	Project Name <u>Resolution</u>	- Condominiums
I Development Review		RD FINDIAN BEND ED.
🗋 Master Sign Programs	Applicant GAR	
Variance	Topo + As	SOLIATS
SITE DET	AILS	
Proposed/Existing Zoning: <u>R-5</u>	Parking Required:	94
Use: <u>Condominiums</u>	_ Parking Provided:	161
Parcel Size: 5.4 acres	_ # Of Buildings	5
Gross Floor Ared 🔽 Total Units:94	-	36'-0"
Floor Area Ratio 🖪 Density: <u>17.41 D.U./Net</u>	Acre Setbacks	$\frac{N_{-}}{N_{-}} = \frac{S_{-} 10^{1} - 0^{11}}{101 0^{11}}$
		<u>E- 30'-0" W- 10'-0"</u>
In the following space, please des	cribe the project or t	he request
Request for Development Review Board approval	of a 94 Unit Condomini	um project on 5.4 acres
of R-5 zoned property located immediately south	n of the Scottsdale At	nietic Club, north of
a portion of the Scottsdale Links Golf Course	(located in the interce	eptor channel), west
of the Los Abrigados development, and east of	the now-closed Scottad	ale Racquet Club.
		·
The 94 Units are to be located in five separate	e buildings consisting	of 12 units to 28 units
Each uit cntains approximately 1,200 SF. The	luxury villas offer tw	o bedrooms, two bathroom
kitchen, dining/living rooms and private pation	s. The units are eith	er centered around
the project's pool and recreation area, or over	rlook the golf course	to the south.
Ameniteis include_a pool, jacuzzi, putting greater	en, and an office/rece	ption/service building.
Parking is provided at the rate of 1.7 spaces		
faiking is provided at the face of 1.7 spaces		
		· · · · · · · · · · · · · · · · · · ·
This project previously received Design Review	-Board approval on Dec	ember 22, 1988
(86-DR-88.#2) with the same density (94 two-be	droom condominiums).	The project is part of
a previously-approved master site plan encompa-	ssing 33+ acres consis	ting of a retail
center, tennis/health club, resort_condominium	s. and additional reta	il and office buildings.
Center, centrarilezzen czao, zesort contonnatum	844	und office outsettigo

AT COM



BOLD & STRIKE THROUGH TEXT INDICATES REVISIONS AS APPROVED BY DRB ON 7/20/2000 STIPULATIONS

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

- 1. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
- 2. Flagpoles, if provided, shall be one piece conical tapered.



No exterior public address or speaker system shall be allowed.

With the final plan submittal, the developer shall revise the site plan, to the satisfaction of City staff to provide a pedestrian path along the south property line.

BUILDING ELEVATIONS:

- All roof top mechanical equipment shall be completely screened by parapet walls or within roof structure.
- All ground mounted mechanical equipment shall be completely screened by screen walls with color and texture to match the building.
- Roof mounted communication equipment, including satellite dishes, shall be completely screened by the parapet walls or free standing screen walls subject to Project Review approval.
- A. Ground mounted communication equipment, including satellite dishes, shall be completely screened by freestanding screen walls subject to Project Review approval.
- 5. Show location and elevation of carports *if provided*, including fascias on all elevations and type of lighting.
- Carport design to be compatible with the building in use of colors, texture and detailing.

7. Carport roofing to be of a prefinished non-reflective material. No exposed galvanized metal allowed. Provide a minimum 4-inch fascia to cover edge of roof decking.

ROOF ACCESS

1. No exterior visible ladders allowed.

ROOF DRAINAGE:

- 1. Provide interior roof drainage system (overflow scuppers are permitted).
- 2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

- 1. The developer shall provide plans to the satisfaction of City staff indicating the location of all exterior on-site lighting and lighting fixtures at the time of final plans submittal.
- Exterior lighting fixtures shall be subject to staff approval. With the final plans submittal, the developer shall provide an additional sheet(s) showing cut sheets indicating wattage, method of shielding and fixture design, to the satisfaction of City staff.
- 3. All pole-mounted lighting shall be a maximum of 20 feet in height from grade.

SIGNS:

Provide note on final documents: Signs require separate approvals and permits.

BICYCLE/EQUESTRIAN:

- 1. Bike path(s) location shall be approved by Project Review, and are to be shown on the engineering paving, grading, and drainage plans.
- 2. Public use trail(s) location shall be approved by Project Review and are to be shown on the final plat or site plan.
- 3. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.

The developer shall include bike rack cut sheets / details with the final plans submittal. The bike rack design shall be subject to Final Plans staff approval. Contact the City Bicycle Coordinator for the approved rack design, or for alternative rack design approval.

WALL DESIGN:

4.

- 1. All screen and perimeter walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
- 2. No chain link fencing shall be allowed.
- 3. Submit elevations and details of perimeter walls for staff review and approval.
- 4. Dooley wall fencing shall not be allowed for the perimeter wall.
- 5. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall return to Project Review for approval prior to any submittals of final plans.

almtree. UV1861 Jolans 9/121 LANDSCAPING:

- 1. Major tree theme shall incorporate the existing theme of the neighboring properties.
- 2) Trees shall be provided as noted on the landscape plan proposed at Development Review Board (15 gallon minimum, 172 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.

Provide low water consumptive plant materials.



Incorporate existing vegetation into the landscape design.

5. Landscape design and materials shall be arid to lush desert materials.

- 6. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
- 7. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.
- 8. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

- No turf areas are to be provided, EXCEPT FOR THE PUTTING GREEN AREA AS INDICATED ON THE SITE PLAN.
- **40**. Provide 8% slope away from walk or curb for 5' 0" along all streets.
- A1. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Project Review staff.
- 12. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.

TRAFFIC STIPULATION REQUIREMENTS CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Prior to any final plan approval, the developer shall demonstrate the existence of a dedicated access easement from Indian Bend Road to the site to provide access. If not already dedicated, the developer shall secure this easement prior to any final plan approval.

Prior to any final plan approval, the developer shall demonstrate the existence of a dedicated access easement to allow cross access to the property to the west. If not already dedicated, the developer shall secure this easement prior to any final plan approval

INTERNAL CIRCULATION:

- 1. The minimum internal parking aisle width shall be 24 feet.
- 2. The internal circulation shall be designed to accommodate emergency and service vehicles with a minimum outside turning radius of 45 feet and inside radius of 25 feet.



A 24-foot wide emergency and service vehicle access easement shall be dedicated over the internal drive.

OTHER:

The internal path system shall be modified to provide connections from the recreational area to the northeast and northwest.

PAGE 5

5 A pedestrian connection shall be constructed to connect the site to the adjacent tennis club as shown on the submitted site plan.

The developer shall construct a minimum 5 foot wide sidewalk along the southern property line.

Two pedestrian connections shall be constructed from the internal path system to the sidewalk along the southern property line.

STRIPING AND SIGNAGE PLAN:

- Nor Walk All incidental signing and striping required by site roadway improvements shall be included on the 1. roadway paving plans.
- 2. All on-site parking lot striping shall be shown with the paving plans.

SIGHT DISTANCE:

(З.

- 1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- 2. Sight distance easements shall be dedicated oversight distance triangles.
- 3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

PRIOR TO ANY FINAL PLAN SUBMITTAL, A REVISED SITE PLAN SHALL BE SUBMITTED TO COMMUNITY DEVELOPMENT FOR STAFF APPROVAL. THE REVISED SITE PLAN SHALL IDENTIFY **5 REFUSE ENCLOSURES PER THE FOLLOWING GUIDELINES.**

- Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request).
- 2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
- 3. Refuse enclosures are required as follows:
 - Condominiums: One for 0 to 20 units Two for 21 to 40 units Three for 41 to 60 units, etc.

PAGE 6

- Restaurants: One per restaurant
- 4. Enclosures must:
 - Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
- 5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
- 6. Underground vault-type containers are not allowed.

DRAINAGE AND FLOOD CONTROL

- COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
- FINAL DRAINAGE REPORT. With the final improvement plans submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan, subject to city staff approval. In addition, the final drainage report and plan shall:
 - a. Include final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report *entitled Drainage Report for Scottsdale Resort Condominiums*, prepared by O'Neill and Associates, and accepted by the Community Development Division on June 5, 2000.
 - b. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - c. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.
 - d. Demonstrate that storm water runoff exiting this site has a safe place to flow.
 - e. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the <u>Drainage</u> <u>Design Manual for Maricopa County</u>, Volume II, Section 6.5.3.

- PAGE 7
- 3. IMPROVEMENT PLANS. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage report and plan.
- 4. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is not required.
- UTILITY CONFLICT COORDINATION. Before the approval of improvement plans by the Project Quality/Compliance Division, the developer shall submit a signed "No Conflict" form (Not required for city-owned utilities) from every affected utility company.
- 6. GRADING AND DRAINAGE PLAN. A site specific grading and drainage plan shall be submitted to the Project Quality/Compliance Division. The grading and drainage plan shall include, but not be limited to the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Clearly show and define the limits of construction.
 - c. Show all easements.
 - d. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights-of-way.
 - e. Show all drainage facilities including, but not limited to point(s) of roof out-fall, the side channel and erosion control, culverts, existing and proposed storm drain pipe, connections to the existing system, catch basin inlets, rip rap, etc.
 - f. Show Q_{nee} at catch basin inlets, culvert outlets and at storm water entrance/exit point of the site boundary.
 - g. Show extents of areas inundated due to a 100-year storm event.
 - h. Show top of curb elevations at grade breaks and at intersection corners.
 - i. Show all perimeter walls.
- 7. UNDERGROUND STORM WATER STORAGE. Underground storm water storage is not permitted.
- 8. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

DRAINAGE EASEMENTS.

 DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation. All drainage and flood control easements, including easements for storm water storage, shall be dedicated with maintenance responsibility specified to be that of the property owner.

GRADING & DRAINAGE REQUIREMENTS:

 ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site http://www.epa.gov/region9.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
- 2. NOTICE OF INTENT (NOI). With the improvement plan submittat to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
- SECTION 404 PERMITS. Before the City issues development permits for a project, the developer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
- DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602- 507-6727) for fees and application information.

WATER AND WASTEWATER STIPULATIONS

WATER and WASTEWATER:

 COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the <u>Scottsdale Revised</u> Code and Sections 4 and 5 of the Design Standards and Policies Manual.

- PAGE 9
- 2. WATER SOURCES. The looped water system shall be designed to provide two (2) sources of water to the developed site.
- 3. HORIZONTAL CLEARANCE. Minimum distance from outside of waterline pipe to outside of sanitary sewer pipe is six (6') feet.
- 4. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
- 5. WATER AND SEWER NEEDS REPORT. A completed Water and Sewer Needs Report shall be submitted for review with the final improvements plans. Approval will not be given for improvement plans until the Water and Sewer Needs Report is approved by the Project Quality/Compliance Division.

EASEMENTS:

1. DEDICATIONS. All water line easements shall be dedicated to the City prior to the issuance of permits.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- * Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- * Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- There maybe some Ordinance requirements, which apply to your project that, are not included here.
- City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.

* Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations, which, after ratification by the Development Review Board, become development requirements.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

- 1. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
- SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 OF THE CLEAN WATER ACT may be required where proposed construction is adjacent to or within washes.
- 3. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated to the city as drainage and flood control easements, with maintenance the responsibility of the owner.

REFUSE REQUIREMENTS:

- 1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- 2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 312-5600.

STREET LIGHTS:

 Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

- 1. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- DEVELOPMENT FEES. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- 3. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.

FINAL PLANS SUBMITTAL REQUIREMENTS

- 1. Plans shall be submitted on the following paper sizes:
 - a) Architectural Plans: 11" x 17" minimum, up to 30" x 42" maximum
 - b)
 Landscaping/Irrigation Plans:
 24" x 36"

 c)
 Civil Plans:
 24" x 36"
- 2. Provide intent as to maintenance responsibility of all landscape areas. Provide note on the landscape plans.
- 3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
- 4. Provide a schedule indicating the timing on installation of all improvements required by planning.
- 5. Provide a contour map of the existing topography.
- 6. Provide a site plan with the following information:
 - a) Zoning of property, and adjacent properties.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
 - d) Setback of structures front, side, rear.
 - e) Parking lot dimensions stall width and length, driveway width, parking angle.
 - f) Location and details of refuse enclosure & bicycle racks.
 - g) Parking calculations required/provided.
 - h) Location of handicap parking spaces & van accessible spaces.
 - i) All development on adjacent property within 50 feet of this project.
- 7. Provide building elevations with the following information:
 - a) Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor/natural grade.
 - b) Label colors of all exterior materials (matching those approved at Development Review Board).
- 8. Provide landscaping and irrigation plans with the following information:
 - a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).
 - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.

9.

Obtain a native plant permit for disturbance of any protected plants on the site by submitting the following: O

- a) Completed Native Plant Narrative & Application form
- b) Three copies of the site plan indicating the location by tag number of each plant protected per the native plant ordinance.
- c) Three copies of the numbered plant inventory corresponding to the tag numbers on the site plan, indicating the following:
 - i) plant type
 - ii) plant size in caliper inches
 - iii) plant condition
 - iv) whether the plant will remain in place, be relocated, or be destroyed
- d) Location of plant nursery
- e) Copy of vicinity map indicating the location of the project
- f) Copy of Natural Area Open Space exhibit if applicable for the site
- g) A copy of the 'Arizona Department of Agriculture Notice of Intent to Clear Land' form, issued through the State's Native Plant section at (602) 542-3292.
- h) Letter of authorization from the property owner or authorized agent identifying the approved salvage contractor and verifying that all salvaged plants are to be incorporated in landscaping and used back on site.
- i) Upon tagging the plants in accordance with Sec. 46-116 of the Scottsdale Revised Code, contact the City's Native Plant Officer at 994-7080 for inspection and permit approval.
- O The submittal for native plant permit approval is in addition to the native plant submittal required for DR approval

FINAL PLANS ORDINANCE REQUIREMENTS

SCREENING:

- 1. The height of the parapet or other screening device shall be (equal to or higher/minimum 1 foot higher) than the height of the air conditioning unit or other mechanical appurtenances.
- 2. All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.

LANDSCAPING:

- 1. A minimum of 1/3 of the required landscaped area for the parking lot for more than 20 cars shall be in planting areas distributed throughout the lot rather than on the perimeter. Planting areas shall have a minimum width of 7 feet and a minimum area of 120-square feet per Section 9.106 of the Zoning Ordinance.
- 2. All plant materials shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
- Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in Section 7.500 of the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 7 of this section for specific submittal requirements). Contact the City's Native Plant Officer at 994-7080 to initiate the process.
- 4. Turf shall be limited to the maximum area specified in Sections 49-77 through 49-79 of the City Code and shall be shown on landscape plans submitted at the time of final plans. With the final plan submittal, the developer shall revise the landscape plan, to the satisfaction of City staff, to be in conformance with section 49-79 of the City Code.
- Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Section 49-82 of the City Code to the Water Conservation Office.
- 6. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

- 1. Comply with conditions of case Nos.: 86-DR-88, 95-ZN-87 and 50-Z-88.
- 2. Provide 4% of required parking as handicap parking spaces (7 minimum). A minimum of 1 space is , required to be van accessible per Section 9.105 of the Zoning Ordinance.
- 3. Provide one bicycle parking space per each 10 required vehicle parking spaces (16 minimum) per Section 9.103 of the Zoning Ordinance.

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FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK – USE ONLY THE DESIGNATED STIPULATIONS)

- 1 PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS
- 2 FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & UFC AT THE FOLLOWING LOCATIONS:
- 3 IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS (PER C.O.S 91-3)
- 4 SUBMIT PLANS & SPEC FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS
- S PROVIDE KNOX BOX ACCESS:
 S A. KNOX BOX
 ☐ B. PADLOCK
 ☐ C. ELECTRONIC
- 6 SUBMIT PLANS FOR AN OCCUPANT NOTIFICATION SYSTEM PER SCOTTSDALE REVISED CODES
- 7 SUBMIT PLANS FOR CLASS FIRE ALARM SYSTEM PER SCOTTSDALE CODES. SEE SHEET
- B ADD 2 1/3" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ FT PER FLOOR LEVEL AND/OR IF FIRE DEPT ACCESS IS LIMITED TO LESS THAN 360°
- 9 ALL BLDGS 4 OR MORE STORIES IN HEIGHT, SHALL HAVE A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM

- 9 BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER ON CLASS I AND II FIRE SPRK SYS. PER SCOTTSDALE REVISED CODE
- 10 PROVIDE ALL WEATHER ACCESS ROAD (MIN 20') TO ALL BLDGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION
- ✓ 11 NUMBER OF REQUIRED FIRE HYDRANTS <u>TWO</u> DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. DEVELOPER TO PROVIDE WAIVER OF FIRE DEPT. RESPONSIBILITY OR COPY OF CURRENT CITY APPROVED CIVIL WATER PLANS TO FIRE SPRINKLER CONTRACTOR FOR LOCATING NEW AND/OR EXISTING HYDRANT WATER MAIN SUPPLY DATA. SPACED MAX O/C _700' AT 1,500 GPM
- 12 PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET - Rec. Blag. -
- ☑ 13 EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE CITY ORDINANCE & UFC. SEE SHEET - Rec. Blog, -
- 14 SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MAT'L INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC., NFPA 704 EMER PLACARDING & STORAGE SEPARATION COMPLETED APPLICATION FOR HAZARDOUS MATERIALS PERMIT SHALL BE PROVIDED WITH BLDG PLANS (HMIS, HMMP) FROM ICALS
- ☑ 15 FIRELINE, SPRINKLER & STANDPIPE SYSTEM TO BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES
- ✓ 16 FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE OR AT AN APPROVED LOCATION MIN. SIZE 2 ½ X 2 ½ X _____(NH\$T]
 ☐ 4 TO 8' BCK OF CURB INDEPENDENT WET LINE
 ☑ WALL MOUNTED -15' CLEAR OF OPENINGS

17. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY MINIMUM NICET III DESIGN TECHNICIAN

A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (1996 EDITION)

- B. MODIFIED NFPA 13-R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS FOR UP TO SIX UNITS PER BUILDING FED FROM DOMESTIC SERVICE (1996 EDITION)
- C. MODIFIED NFPA 13R SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS PLUS ATTIC AREAS (CALCULATE UP TO FOUR REMOTE HEADS & 500 SQ FT MIN. IN ATTIC) FED FROM SEPARATE FIRELINE PER COS ORDINANCE & FIRE DEPT WRITTEN STANDARDS (1996 EDITION)
- D. MODIFIED LIGHT HAZARD COMMERCIAL SYSTEM WITH QUICK RESPONSE SPRINKLER HEADS.
- E. NFPA COMMERCIAL SYSTEM / DESIGN CRITERIA: LT. HAZ. 0.10/1500 (1996 EDITION) REC. BUILDING_
- F. STORAGE 12' 0" & HIGHER REQUIRE DESIGN PER NFPA 231 OR 231C & ARTICLE 81 OF THE 1997 U.F.C. (1995 EDITIONS)

G. SPEC WAREHOUSE/OFFICE BUILDING SPRINKLER DESIGN CRITERIA:

.45 OVER 3000 SQ FT

H. PROVIDE AN UNDERGROUND LOOPED WATER MAIN SYSTEM.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127

FINAL PLANS REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL.

PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

* BUILDING PLANS:

* LANDSCAPING/IRRIGATION PLANS:

* CIVIL PLANS:

11" X 17 MINIMUM, UP TO 30" X 42" MAXIMUM 24" X 36" (MYLAR ORIGINALS) 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- * BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- * SITE ADDRESS.
- * PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2 INCH LETTERS.
- * NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

FINAL PLAN SUBMITTAL REQUIREMENTS THIS FORM MUST ACCOMPANY ALL FINAL PLAN SUBMITTALS

The following items are the BASIC MINIMUM requirements NECESSARY to submit final plans for review.

BUILDING PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

DETAILED INFORMATION REGARDING MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS CAN BE OBTAINED FROM THE ONE-STOP SHOP.

- [] Building plans may be reviewed at the One-Stop Shop counter
- [X] Building plans shall be submitted to Project Review for final plans review

[X] Four sets which shall include each of the following:

- * Site Plan
- * Project Data
- * Elevations
- * Floor Plans
- Foundation Plans
- * Building Sections
- * Wall Sections
- * Architectural Details
- * Schedules
- * Mechanical Plans and Details
- * Structural Plans and Details
- * Electrical Plans and Details

In addition provide two additional copies of site plan and two additional copies of elevations plan(s) with the submittal.

[] One copy of structural, electrical, and water calculations (may be on drawings)

[] One copy of geotechnical report accompany building plans

CIVIL PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

IMPROVEMENT PLANS:

- [x] Grading and Drainage Plan (including water and sewer services)
 - Water Plans

 Sewer Plans
 - [x] Paving Plans (including striping & signage)
 - [] Traffic Signal Plans
 - [] Striping & Signage Plans
 - [] Structural Plans (including details & calculations)

SURVEYS:	[x] Results of Survey	[] Boundary Survey
PLATS:	[] Preliminary Plat	[] Final Plat

REPORTS: (* Requires Proof of Approval Before Submittal of Improvement Plans for Final Review. Developer shall, as a minimum, provide a copy of the cover sheet with city staff signatures of acceptance.)

DRAINAGE:	[] *Master [] Conceptual [x] Fin	al
WATER:	[] *Master [] *Basis of Design	
SEWER:	[] *Master [] *Basis of Design	
CIRCULATION:	[] *Master [] Final	
SIGNALIZATION:	[] *Master [] Final	
OTHER:	[] Geotechnical [] Structural	

[x] The completed 404 Certification Form (must be signed by a registered professional engineer)

[x] The completed No-Conflict Form (must be signed by associated utility)

[]The completed Waiver Request Form (must be signed by city staff)

Engineer's cost estimates for payment in-lieu of: [] Street improvements

[] Signalization

[] Storm water storage

[] Title Report (not more than 60 days old)

[X] Cut sheets and specifications for outdoor lighting fixtures

[X] Two (2) additional architectural site plans

[X] Wall elevations

[X] Landscape & irrigation plans

[] NAOS graphic & calculation worksheet

[X] Native plant program, or confirmation of compliance

PAGE 20

FEE SCHEDULE PLAN REVIEW:

BUILDING: Livable Covered Fences

\$.23 Sq. Ft. \$.12 Sq. Ft. \$.07 Lin. Ft.

ENGINEERING:

Lower Desert (ESLO) Upper Desert (ESLO) Hillside (ESLO) \$474.00 per sheet \$504.00 per sheet \$522.00 per sheet

AT THE TIME OF FINAL PLAN SUBMITTAL, THE FOLLOWING FEES MUST BE PAID:

- [] ENCROACHMENT PERMIT FEES: Encroachment permit fees are based on construction quantities. Fee rates are available from the One Stop Shop
- [] FINAL PLAT FEES:

 Base plan review
 \$3,288.00

 PLUS: \$103.00 per lot

- [2] MONTHLY FIRE HYDRANT MAINTENANCE FEE: \$4.00 per fire hydrant - 2 \$8.00

[] PAYMENT FOR IMPROVEMENTS IN LIEU OF CONSTRUCTION:

Amount shall be based on sealed engineer's construction cost estimate approved by final plans and paid prior to building permit issuance for the following improvements:

LOCATION	IMPROVEMENTS REQUIRED

Traffic signal in-lieu fees may be based on \$80,000 for 100 percent of design and construction costs. [] IN LIEU PARKING (For Downtown)

\$7500 per space, or \$500 initial deposit and \$71 per month per space for a term of 15 years there after (number of spaces to be determined at final plans)

DEDICATION REQUIREMENTS

[] RIGHT-OF-WAY DEDICATIONS:

STREET NAME	REQUIRED RIGHT- OF-WAY	REQUIRED EASEMENTS	DEDICATION DEADLINE
		<u> </u>	

[x] OTHER EASEMENTS/DEDICATIONS REQUIRED:

			·	
	TYPE	SIZE	LOCATION	DEDICATION DEADLINE
	Public Trail			
	Bike Path			
	NAOS			
	Drainage			·
	Scenic Vista Corridor			
×	Emergency and Service Vehicle Access	24' mìn. width	Over internal drive	Prior to final plan approval

_____i

UKIDINAL

City of Scottsdale Agreement No. 940051

AGREEMENT

This Agreement entered into this <u>doth</u> day of <u>func</u>, 1994 by and between Robert Ong Hing and Alice Y. Hing, husband and wife (collectively, "Hing"), Albertson's, Inc., a Delaware corporation ("Albertson's") (Hing and Albertson's are collectively "Developer") and the CITY OF SCOTTSDALE, a municipal corporation of the State of Arizona ("City").

RECITALS:

WHEREAS, Developer, pursuant to agreements between Hing and Albertson's, is developing a retail shopping center at the southeast corner of Hayden Road and Indian Bend Road, Scottsdale, Arizona, Case No. 69-ZN-90 #2 (the "Development"); and

WHEREAS, in connection with said Case No. 69-ZN-90 #2, Developer is obligated to improve the south half of Indian Bend Road for a width of 34.5 feet back of curb to center line, along the retail frontage (approximately 960 feet from the center of Hayden Road), and required tapers, as well as construct a half-width median, and with respect to drainage, to provide for the conveyance (i) of 143 cfs in connection with the retail portion of the Development, and (ii) a total of 221 cfs (additional 78 cfs) upon development of the central portion of the Development, from the center of Indian Bend Road to the interceptor channel "by open channels or other competently engineered means"; and

WHEREAS, the City intends to install and complete certain other drainage and other improvements along Hayden Road and Indian Bend Road, adjacent to the Development; and

1

WHEREAS, it will be more economical and convenient for Developer and City to cooperate in the timing of said improvements, and to share responsibility for construction of said street and drainage improvements, as set forth herein, so that said drainage and street improvements will be completed adjacent to the Development in accordance with City specifications; and

WHEREAS, it has been determined that such improvements will be constructed in the most efficient and economical manner if Developer designs and constructs the street improvements, as set forth below, adjacent to the Development, and the City designs and constructs the drainage improvements, as set forth below, adjacent to the Development.

NOW THEREFORE in consideration of the mutual promises and agreements set forth herein, the parties hereto agree as follows:

1. In connection with the Development, Developer agrees to make the following street improvements at its own expense:

A. Remove all existing paving, as required, along Indian Bend Road and replace with AC paving for a distance of 1,200 feet along Indian Bend Road from the midpoint of Hayden Road, for the entire width of Indian Bend Road (69 ft. width), plus required tapers.

B. Install concrete curbs on both the north side and south side and concrete sidewalks on the south side of Indian Bend Road. Location and width of sidewalk along with back-of-curb landscaping will be constructed in accordance with DR Case No. 2-DR-94, as amended.

C. Coordinate and fund the costs of converting all existing overhead utilities along the south side of Indian Bend Road from the southeast corner of Hayden Road/Indian Bend Road to the eastern point of termination of street improvement.

2
D. Install drainage catch basins and all other related appurtenances within the pavement areas as required for proper function of the underground drainage system to be constructed by the City. City will stub out necessary inlets and laterals to curbs.

E. Install median curbs and median breaks as previously approved by the City along Indian Bend Road from the midpoint of Hayden Road to the east edge of the developed retail property.

F. Install street lights on the south side of Indian Bend Road.

G. The above street improvements will be made in accordance with plans prepared by Developer, subject to approval by City.

2. Developer shall expedite the design and construction of the Indian Bend Road improvements and use its best efforts to complete such work no later than one hundred twenty (120) days after the City completes its work. Such work shall in no event be completed later than June 30, 1995.

3. Developer will grant to City a drainage easement over, under and across the real property described in Exhibit "A" for installation, repair, maintenance and other use of underground drainage facilities.

4. The City agrees to make the following drainage improvements:

A. City will accommodate the 221 cfs, which Developer was obligated to convey from the midpoint of Indian Bend Road to the interceptor channel, as a part of City's drainage improvements along Indian Bend Road, to the Hayden Road storm drain.

B. City's drainage project will also involve construction in the general area of the present traffic signal at the southeast corner of Hayden Road and Indian Bend Road.
City will provide a new traffic signal pole for that location and will also install the same, if practicable.

C. City will permit Developer to convey on-site drainage and nuisance water into the storm drain sewer to be constructed under the west edge of Developer's property pursuant to the plan and report prepared by O'Neill Engineering attached hereto as Exhibit "B," and City will provide a connection point.

D. The above drainage improvements will be made in accordance with plans prepared by the City.

E. City agrees to expedite the design and construction of the drainage improvements and to use its best efforts to award construction contracts no later than July 18, 1994, and to require the selected contractor or contractors to complete the project no later than October 1, 1994, in order not to interfere with timing of completion of the Development by Developer. Such work shall in no event be completed later than December 31, 1994.

5. With respect to landscaping of the raised medians, Developer will design the landscaping and irrigation systems, but is not responsible to install and maintain said landscaping or irrigation systems. Developer will install sleeves under pavement for irrigation systems.

6. The relationship between the parties hereto with respect to the matters set forth herein shall be governed strictly by the terms of this Agreement. As between Hing and Albertson's, their relationship continues as set forth in their written agreements. The parties shall not be deemed a partnership nor a joint venture and no party hereto may bind any other party to any obligation.

7. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

8. This Agreement represents the entire agreement of the parties with respect to the subject matter hereof, and all agreements entered into prior hereto are revoked and superseded by this Agreement, and no representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in contemporaneous written agreements. This Agreement may not be changed, modified or rescinded except in writing, signed by all parties hereto, and any attempt at oral modification of this Agreement shall be void and of no force or effect.

9. In the event suit is brought by any party to this Agreement to enforce the terms of this Agreement or to collect any money due hereunder, or to collect money damages for breach thereof, the prevailing party shall be entitled to recover, in addition to any other remedy, reimbursement for reasonable attorneys' fees and court costs, including on appeal.

10. The undersigned signatories for Developer warrant that they are duly empowered and authorized to execute this Agreement for and on behalf of Developer. Upon request, Developer shall provide City documentation authorizing said signatories to execute this Agreement on behalf of Developer.

11. All notices, consents, requests, demands, communications given or required to be given hereunder, shall be deemed given and delivered when personally delivered to the parties, or two days after the date deposited in the United States mail, enclosed in a registered or certified, prepaid envelope, addressed as follows, or to such other address as any party shall later designate in writing:

City:

City of Scottsdale 3939 Civic Center Blvd. Scottsdale, AZ 85251 Attn: Al Dreska, Project Management Administrator

Developer:

Robert Ong Hing 6609 N. Scottsdale Road #202 Scottsdale, AZ 85250

and

Albertson's, Inc. 250 Parkcenter Boulevard P.O. Box 20 Boise, ID 83726 Attn: Legal Department

with a copy to:

Albertson's 400 S. 99th Ave., Suite 200 Tolleson, AZ 85353 Attn: David McKinney

12. Time is of the essence of this Agreement.

13. Hing and Albertson's are jointly and severally liable for all obligations and liabilities of Developer hereunder.

14. While the parties' performances under this Agreement will satisfy certain zoning stipulations in Zoning Case No. 69-ZN-90 #2, this Agreement does not waive any zoning stipulations or other requirements of the Development, not specifically addressed in this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the date

first written above.

CITY:

Attest:

Sonia Robertson City Clerk

Approved as to form, 701 Richard Garnett, III

City Attorney

DEVELOPER:

ALBERTSON'S, INC., a Delaware corporation

00 AU A By:

William H. Arnold, Vice President, Real Estate Law

Robert Ong Hing Alice

WHEN RECORDED RETURN TO: City of Scottsdale CPM-Bill Johnsen P.O. Box 1000 Scottsdale, Arizona 85252-1000

DRAINAGE EASEMENT

Parcel No. <u>174-11-2D</u> Project No. <u>F07D2, Indian Bend Rd.</u> <u>Drainage Improvements</u>

KNOW ALL MEN BY THESE PRESENTS: That Robert Ong Hing and Alice Y. Hing, husband and wife, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, and other good and valuable considerations, do hereby grant and convey to the CITY OF SCOTTSDALE, a Municipal Corporation of the State of Arizona, GRANTEE, and to its agents, successors and assigns, a perpetual drainage and flood control easement to construct, operate, replace, repair and maintain as needed, a storm drain and all other related drainage appurtenances over. under, on and across the following described water course and real estate situated in the City of Scottsdale, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD for the purpose of drainage or flood control and all purposes consistent with this easement.

The GRANTEE or its agents, successors and assigns shall at all times have the right of full and free ingress and egress to said easement for the purposes heretofore specified.

GRANTEE shall have the sole obligation to maintain said storm drain for the safe passage of storm water.

GRANTOR agrees not to construct any improvements that would obstruct passage of storm waters through said storm drain that would endanger the health, safety, or welfare of any persons as a result of flooding, or that would create a substantial danger to personal or real property, or improvements thereon as a result of flooding.

CONTINUED

Exhibit "A" - Agmt. No. 940051

GRANTOR agrees not to construct any building on, over, above, or across the lands described herein. However, GRANTOR reserves the right to landscape and/or construct roadways, parking areas, perimeter walls, and signage on, over, above, or across said lands described herein.

In the event that GRANTEE, in the course of maintaining said underground storm drain, is required to remove or destroy any improvements, namely, roadway paving, perimeter walls, signage, parking appurtenances, and/or landscaping. GRANTEE shall replace or repair the same at GRANTEE'S sole expense.

The easement granted herein is subject to all existing right-of-way and easements, and all matters of record.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, successors in ownership and estate. assigns, and lessees of the respective parties hereto.

Dated this 14th day of _____ . 19**9 y** Alice Y. Robert Ong Hing

STATE OF ARIZONA))ss. COUNTY OF MARICOPA)

This instrument was acknowledged before me this $\underline{14^{+}}$ day of $\underline{500e}$ 1994. By <u>Robert Ong Hing and Alice Y. Hing.</u>

Notary Public

My Commission Expires 630 94 SEAL:



ACCEPTED:

Henbert R. Drinkwater, Mayor City of Scottsdale ATTEST:

Sonia Robertson, City Clerk

ENTRANCO

Project No. F-0702 Indian Bend Road Hayden Road Storm Drain Improvements Maricopa County Tax Parcel No. 174-11-002D

LEGAL DESCRIPTION

A legal description for a Drainage Easement at the West side of the Hing property, known as Gatevlew Park, located at the Southeast corner of Indian Bend Road and Hayden Road in the City of Scottsdale.

Being a portion of the Northwest Quarter of Section 12, Township 2 North, Range 4 East, of the Gila & Salt River Meridian, Maricopa County, Arizona more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter; Thence South 00° 30' 20" West, along the West line of said Northwest Quarter, a distance of 63.04 feet to a point; Thence South 89° 29" 40" East, a distance of 65 feet to the POINT OF BEGINNING; Thence North 45° 31" 21" East, a distance of 11.31 feet to the South line of the North 55 feet of said Northwest Quarter; Thence South 89° 27' 38" East, along said South line, a distance of 52 feet to a point; Thence South 31° 28' 10" West, along a line, a distance of 76.14 feet to a point on the East line of the West 95 feet of said Northwest quarter ; Thence South 00° 30" 20" East, along said East line, a distance of 224.94 feet to a point; Thence South 31° 28' 10" West, along a line, a distance of 58.31 feet to a point on the East line of the West 65 feet of said Northwest Quarter; Thence N 00° 30' 20" East, along said East line, a distance of 336.96 feet to the POINT OF BEGINNING.

Said parcel contains 10616.47 square feet or .2437 acres, more or less.

Basis of Bearing is the North line of the Northwest Quarter of said Section 12 - North 89° 27' 38" East per City of Scottsdale Quarter Section map 22-47.

Description written by Jeffrey L. Andrews, RLS 12213 for ENTRANCO Job No. 93005-10, 5-31-94, modified 6-9-94

£\deigLwp5



EXHIBIT "A" (Page 1 of 2)

44150 KA CALIFORNIA WASKINGTON

2400 WELT

SULTE IOQ PHOENIX

TELEFAX

..........

TELEPHONE

264 1228

403

602



EXHIBIT "A" (Page N 0 ifi

GATEVIEW PARK

NW ¼, SECTION 12, T 2 N, R 4 E, G & S R B & M SCOTTSDALE, ARIZONA

DRAINAGE REPORT 5-26-94

O'NEILL ENGINEERING INC. 2001 W. CAMELBACK ROAD SUITE 200 PHOENIX, AZ 85015 (602)242-0020

JOB NO. 2689



JOB NO. 2689

INTRODUCTION

The proposed project is a shopping center to be located on a 10.8 acre undeveloped site at the southeast corner of Indian Bend Road and Hayden Road in Scottsdale, Arizona. North and west of the site are fully developed residential areas. The property is bounded on the south side by the Indian Bend Intercepter Channel. Property east of the site is currently undeveloped and under the same ownership as the site to be developed. Future development plans for this area include a mixed use of commercial, office, resort and recreational facilities.

EXISTING CONDITIONS

The site is flat with a slight slope of approximately 0.3 per cent to the Indian Bend Intercepter Channel. Direct runoff from the site consists of sheet flow to the channel. The upstream watershed includes approximately 170 developed acres. A drainage report was prepared in August 1989 by Brocks, Hersey and Associates, Inc. for a previously proposed development of Gateview Park which addresses the offsite flow on to the site.

Offsite runoff from north of Indian Bend Road discharges from the residential area through several improved channels. After being discharged to the north side of Indian Bend Road, the offsite runoff is carried west in a shallow ditch. Large volumes of runoff exceed the capacity of the existing ditch and flow over the top of Indian Bend Road and across the site to the intercepter channel. The major point of discharge from the north is approximately 150 feet east of this proposed development. The Brooks, Hersey and Assoc. study projected a peak flow of 412 cfs from the north watershed for a 100-year, 1-hour storm.

DRAINAGE AGREEMENTS AND PLANS

The City of Scottsdale has reached agreement with the developer of the site to solve regional drainage problems using an underground storm drain system to be installed prior to completion of construction of the shopping center. The proposed project and agreements include:

- (a) Installation by the City of Scottsdale of an underground storm drain in Indian Bend Road which will collect runoff from the north portion of the watershed and from Indian Bend Road. Provisions to handle offsite runoff are not required for the proposed development.
- (b) Installation by the City of Scottsdale of an underground storm drain along the east side of Hayden Road from the intersection with Indian Bend Road to the Indian Bend Intercepter Channel. The proposed storm drain in Indian Bend Road and an existing 66-inch storm drain in Hayden Road will connect to this pipe.
- (c) Storm water retention is not required for the proposed development and onsite storm drain systems may be connected to the proposed systems to be constructed by the City of Scottsdale.

PROPOSED DEVELOPMENT

The proposed development is shown in the attached Figure 1. Storm drainage is collected in an underground storm drain system and discharged to the proposed storm drain to be constructed by the City of Scottsdale on the east side of Hayden Road. The site is graded to allow surface overflow to occur at multiple points along the south side of the site if storm drain capacity is exceeded. Such overflow would occur when water depth in parking areas reaches 12-inches and the runoff would go to the intercepter channel.

STORM DRAIN SYSTEM

The storm drain system is sized for two conditions:

- (a) A 25-year return interval storm with a short time of concentration (10 minutes) discharging to a proposed 9-ft, diameter storm drain running half full.
- (b) A 100-year, 2 hour intensity storm discharging to a proposed 9-ft. diameter storm drain running near the crown line.

Runoff projections for sub-basins on the site for several storm intensities are shown in Table 1. The sub-basins are shown in Figure 1. The rational method is used for runoff rate projections. Since sub-basins are small with similar times of concentration, peak rates are added with no time-lag considerations to determine combined flow rates from the sub-basins.

Table 2 presents the projected hydraulic grade line elevations at each point of concentration for a 25-year, 10 minute storm. At an assumed water surface elevation of 76.0 in the Hayden Road storm drain, the hydraulic gradient is below anticipated water surface elevations on the site. Manning's equation with n=0.010 is used for analysis.

Table 3 presents the same information as Table 2 for a 100-year, 2 hour storm intensity. The assumed water surface elevation in the Hayden Road storm drain is 80.0 for this analysis.

Table 4 presents the catch basin grate capacity analysis with a comparison to the projected 25-year, 10 minute runoff rate for each sub-basin.

SUB-BASIN RUNOFF PROJECTIONS

Sub-basin	Contributing	Duributing Short Duration Storms 100 year/2 hr.				
	Area (Acres)	Q ₁₀ cfs	Q ₂₃ cfs	Q ₁₀₀ cf3	Q ₁₀₀ cfs	
A	0.65	2.5	3.0	3.9	0.8	
В	0.47	1.8	2.2	2.8	0.6	
С	0.47	1.8	2.2	2.8	0.6	
D	0.61	2.3	2.9	3.6	0.7	
Ē	2.5 6	9.8	12.0	15.2	3.0	
F	1.19	4.6	5.6	7.1	1.4	
G	1.05	4.0	4.9	6.2	1.2	
H	2.00	7.7	9.4	11.9	2.4	
Ī	0.47	1.8	2.2	2.8	0.6	
J	0.74	2.8	3.5	4,4	0.9	

STORM DRAIN CPACIFIES AND HYDRAULIC GRADIENT FOR SHORT DURATION STORM

Q 25 year, Tc 10 minutes

Pipe	Dia. inch	Length ft	Qcfs	Hydraulic Gradient %(n=0.010)	Point of Concent- ration	HGL Elev. at Point Conc.	
					1	76.0	
P 1	30	70	44.2	0.62	2	76.4	
P2	30	110	39.2	0.54	-	· • • •	
					3	77.0	
P3	24	120	19.3	0.43			
P4	24	420	17.1	0.34	.4	77.5	
K 4	24	720		0.04	5	78.9	
P5	24	130	14.9	0.26			
- 4					6	79.3	
P6	18	200	12	0.75	7	80.8	
P7	24	170	1 9.9	0.45	7	av. a	
27	2 ,		1.717		8	77.8	
P8	18	120	14.3	1.10			
				·	9	79. 1	
P9	18	140	·9.4	0.47	10	79.8	

STORM DRAIN CPACIFIES AND HYDRAULIC GRADIENT FOR LONG DURATION STORM

Q 100 year, 2 hour

Pipe	Dia. inch	Length ft	Q cfs	Hydraulic Gradient %(n=0.010)	Point of Concent- ration	HGL Elev. at Point Conc.	
 P1	30	70	10.7	0.04	1	80.0	
				V.04	2	80.0	
P2	30	110	9.9	0.04		00.1	
P3	24	120	4,9	0.03	3	80.1	
					4	80.2	
P4	24	420	4.3	0.03	5	80.4	
P5	24	130	3.7	0.03			
P 6	18	200	3	0.05	6	80.5	
ru	- 10	200	2	0.00	7	80.6	
P7	24	170	5	0.03	٥	BO 2	
P 8	18	120	3.6	0.07	8	80.2	
					9	80.3	
P9	18	140	2.4	0.03	10	80.4	

CATCH BASIN CAPACITIES

WEIR CONDITIONS: Qi = 3.0 pd^{1.3} ORIFICE CONDITIONS: Qi = 0.67A (2gd)^{6.3} CATCH BASINS IN SUMP CONDITIONS SAFETY FACTORS: (a) 0.5 CAPACITY FOR GRATE ONLY TYPE (b) SIDE INLET CAPACITY FOR COMBINATION TYPE

Casch Basin	Condition	A	P .	đ	Qi	CB Cap. (x safety factor)	Q.
		sq.ft.	îL,	ft.	cfs	cfs	cfs
Ā	weir		8.5	0.5	9	4.5	3.0
B	weir		4.5	0.5	4.8	4.8	2.2
С	weir		5.5	0.5	5.8 °	5.8	2.2
D	weir		5.5	0.5	5.8	5.8	2.9
E	orifice	7.8		1	42	21	12
F	orifice	3.9		- 1	20	10	5.6
G	orifice	3.9		1	20	10	4.9
H	arifice	3.9		1	20	10	9.4
I	weir		4.5	0.5	4.8	4.8	2.2
J	weir		4.5	0.5	4.8	4.8	3.5





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"LEED[®]ing and Developing Smart Projects"

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APPENDIX V

Indian Bend Wash Documentation

8280 E. Gelding Dr., Suite 101 Scottsdale, AZ 85260

TABLE 2-Interceptor Channel

Water Surface Profiles: 100 Year Event (Q = 5,500 cfs) Existing and Design Conditions/USCE's HIGH n-Values

	USCE'S		Golf Cours	se		
	Existing Cond:	<u>itions</u> <u>D</u>	esign_Condi		<u>Differen</u>	ice
Sec. No.	* WS Elev.	Ve1.** (fps)	* WS Elev.	Ve1 ** (fps)	Dif. WS Elev.	Vel. (fps)
4.60 5.65 7.40 9.25 11.0 12.45 13.45 13.45 14.40 15.75 17.05 18.20 19.09 19.10 20.15 20.16 22.05 23.90 26.10 28.20 30.00 31.75 33.80 35.60 37.80 39.90	76.25 76.50 76.50 76.60 76.75 76.80 76.90 76.95 77.00 77.00 77.00 77.00 77.00 77.00 77.10 77.10 77.10 77.10 77.50 77.45 77.50 77.60 77.60 77.90 78.00 78.00 78.55	$\begin{array}{c}\\ 6.09\\ 5.8\\ 5.3\\ 4.8\\ 4.0\\ 4.0\\ 4.0\\ 4.0\\ 4.0\\ 4.0\\ 4.0\\ 4.0$	73.71 73.95 74.00 74.12 74.19 74.21 74.29 74.31 74.71 74.90 74.77 75.19 75.07 75.52 75.89 76.13 76.24 76.26 76.42 76.42 76.60 76.65 76.73 76.90 76.93	$\begin{array}{c}\\ 4.13\\ 2.86\\ 3.25\\ 2.93\\ 3.15\\ 4.21\\ 4.45\\ 5.59\\ 4.17\\ 3.25\\ 7.11\\ 5.05\\ 6.74\\ 6.40\\ 4.57\\ 3.37\\ 2.96\\ 3.95\\ 3.11\\ 4.31\\ 3.4$	$\begin{array}{c} -2.54 \\ -2.55 \\ -2.50 \\ -2.48 \\ -2.56 \\ -2.59 \\ -2.61 \\ -2.64 \\ -2.29 \\ -2.10 \\ -2.23 \\ -1.81 \\ -1.93 \\ -1.58 \\ -1.21 \\ -1.12 \\ -1.21 \\ -1.21 \\ -1.48 \\ -1.48 \\ -1.40 \\ -1.45 \\ -1.52 \\ -1.60 \\ -1.62 \end{array}$	$\begin{array}{c} -1.96\\ -2.94\\ -2.05\\ -1.87\\ -0.85\\ .21\\ .45\\ 1.59\\ .17\\ -0.75\\ 3.11\\ 1.05\\ 2.75\\ 2.40\\ .57\\ 0.64\\ -1.06\\ -0.08\\ -0.93\\ 0.27\\ -0.64\\ -0.34\\ -1.43\\ -1.34\end{array}$
42.00 44.00 46.10 48.15 50.20	78.90 78.90 78.90 78.95 78.95 79.00	4.09 4.1 4.1 4.1 4.1	76.96 77.04 77.05 77.15 77.42	3.11 2.68 3.89 5.09 4.04	-1.94 -1.86 -1.85 -1.80 -1.58	-0.98 -1.42 -0.21 0.99 -0.06

* Note: Listed water surface elevations correspond to computations using the high Manning-n values (0.040 -Inlet Channel and 0.035 - Interceptor Channel)

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15.0

Note: Listed velocities correspond to computations using the low Manning-n values (0.030 - Inlet Channel and 0.025 - Interceptor Channel)

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ONLINE VERTICAL DATUM TRANSFORMATION

Home About VDatum Download Docs & Support Contact Us Horizontal Information Source Target Reference Frame: NAD83(2011/2007/CORS96/HARN) - North American tech V NAD83(2011/2007/CORS96/HARN) - North American tech V Coor. System: Geographic (Longitude, Latitude) Geographic (Longitude, Latitude) Unit: meter (m) meter (m) Zone: AL E - 0101 AL E - 0101 Vertical Information Source Target Reference Frame: NGVD 1929 VINAVD 88 Unit: foot (U.S. Survey) (US_ft) V foot (U.S. Survey) (US_ft) Height O Sounding Height O Sounding GEOID model: GEOID12B GEOID model: GEOID12B V ASCII File Conversion Point Conversion Input Output Longitude: -111.902446 Longitude: -111.9024460 Convert Latitude: 33.535905 Reset Latitude: 33.5359050 Height: 1278.5 DMS Height: 1280.060 Drive to on map Reset Map to DMS Vertical Uncertainty: 18.7883 cm Vertical_Area: /core/vcn O Imagery E Joshua Tree Ln ۲ Торо 1812 O Streets Oceans O Nat.Geo \cap Tidal Areas E Cactus Wren Leaflet I Select a point by click Ellipsoidal Datum Orthometric Datum Tidal Datum Alternating Horz. Datum

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APPENDIX VI

HECRAS Model Results

8280 E. Gelding Dr., Suite 101 Scottsdale, AZ 85260



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HEC-RAS Plan: Existing River: channel Reach: fl. Profile: PF 1

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Reach	River Sta	Profile	Q Total	Min Chi El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chrit	Flow Area	Top Width	Froude # Chi-
			(chs)	(11)	. (ft) .	(ft),	. (ft) .	(fl/ft)	(fVs)	(sq ft)	(fi)	
ñ,	4158.6	PF.1	5500.00	1269.20	1261.30		1281.38	0.000254	2.27	2424.44	298.38	0.14
8	3948.63	PF 1	5500,00	1268,29	1261.24		1281.32	0.000262	2.36	2329,32	287.91	0,14
1	3895.39	PF 1	5500.00	1268.03	1261.23		1281.31	0.000236	2.30	2395.31	304.19	0.14
ព	3752.01	PF.1	5500.00	1268.53	1261.11		1281.26	0.000457	3.04	1812.59	236.87	0.19
fi -	3652.3	PF 1	5500.00	1269.08	1260,96		1281.19	0.000897	3.83	1436.52	207.37	0,26
ft.	3550.91	PF-1	5500.00	1269.06	1280.85		1281.09	0.000997	3.90	1409.49	214.29	0.27
Π	3380	PF 1	5500.00	1268.89	1280.70		1280.92	0.000868	3.73	1473.14	215.70	0.25
đ	3175	PF 1	5500.00	1269.01	1280.56	1274.77	1280,74	0,000845	3.38	1627.97	271.82	0.24

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