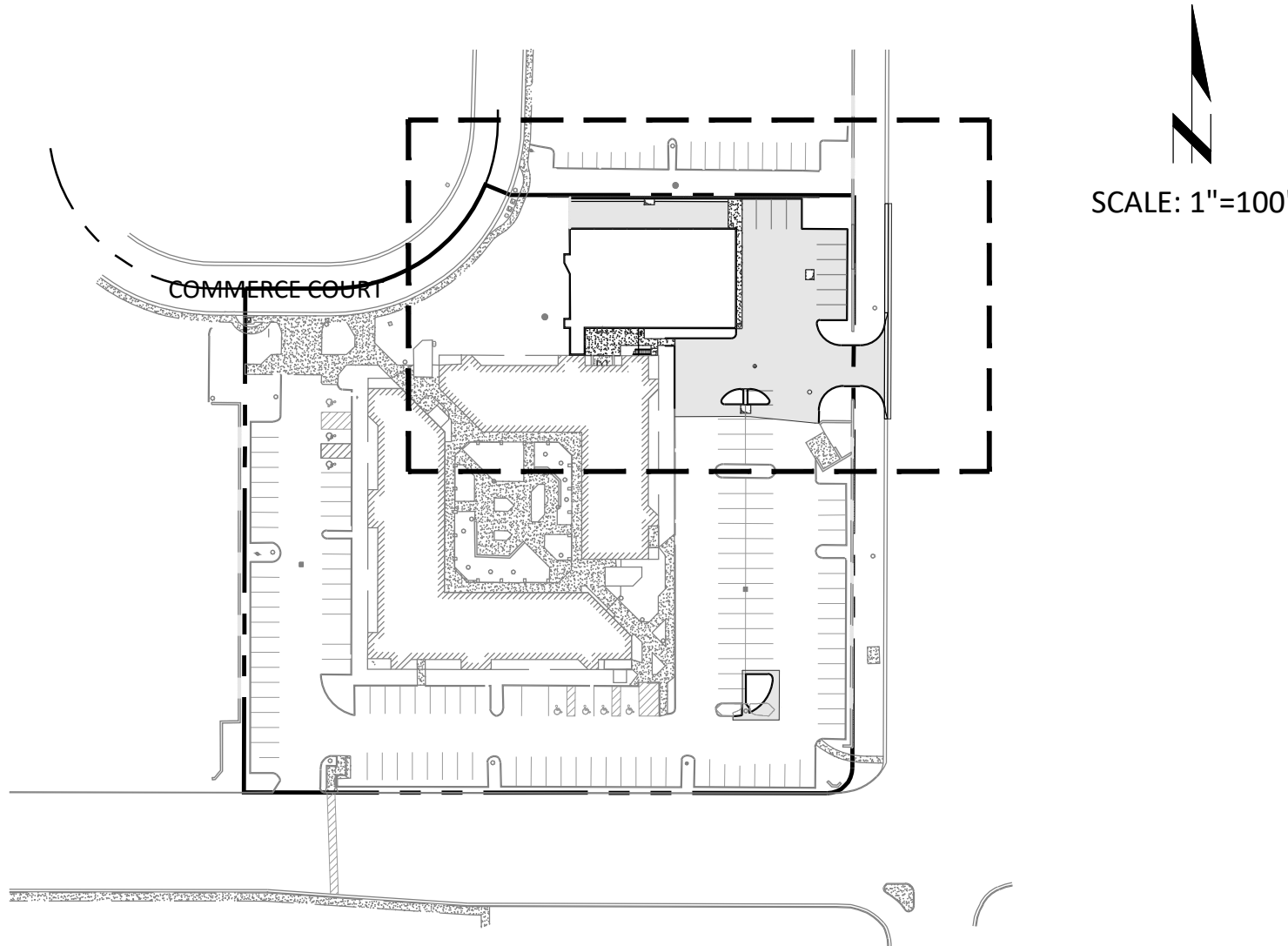
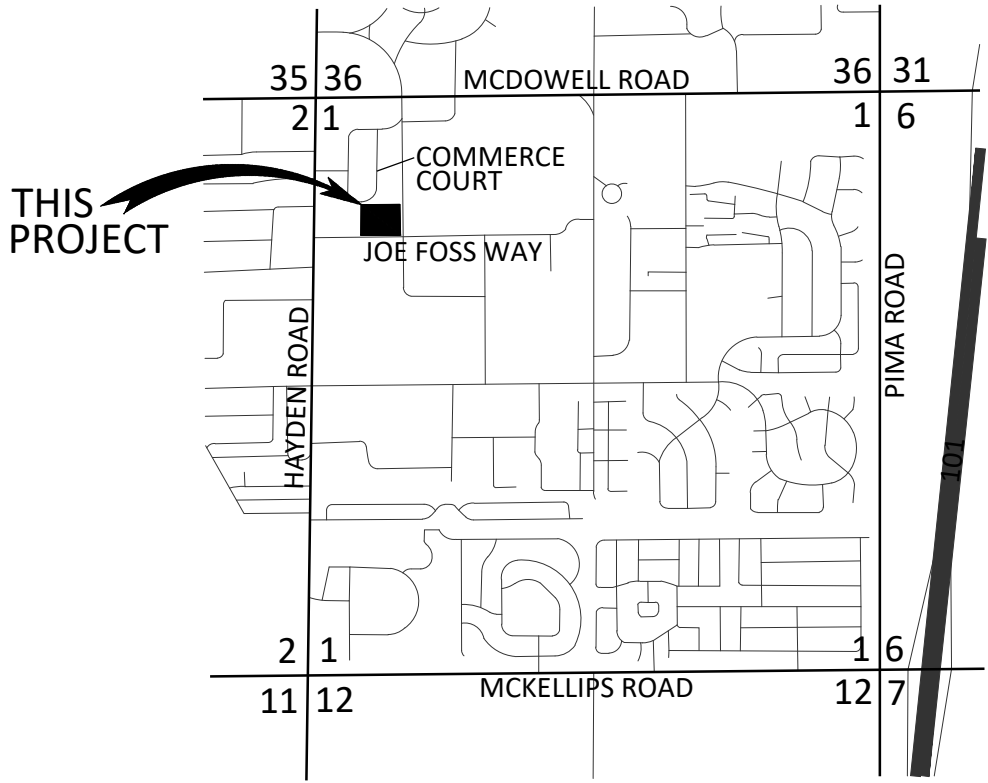


PRELIMINARY IMPROVEMENT PLAN for
WESTERN TECH OFFICE

1395 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

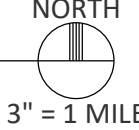


PROJECT OVERVIEW



IN THE NW 1/4 OF THE NW 1/4 OF SECTION 1,
T. 1 N., R. 4 E., G. & S. R. M.,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:
6000 SF ADDITION TO AN EXISTING BUILDING WITH ASSOCIATED PARKING,
DRAINAGE, AND UTILITY INFRASTRUCTURE IMPROVEMENTS.

ADDRESS:
1395 NORTH HAYDEN ROAD
SCOTTSDALE, ARIZONA 85257

APN: 131-09-002L

ZONING: I-1

SITE AREA:
NET: 123,868 SF (2.84 AC)
DISTURBED: 34,435 SF (0.79 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF
MCDOWELL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 1 USING A BEARING OF N 89°55'40" W, PER RECORD OF SURVEY IN
BOOK 1412 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION BENCHMARK UNIQUE POINT ID: 12054,
BEING A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE
INTERSECTION OF HAYDEN ROAD AND ROOSEVELT STREET HAVING AN
ELEVATION OF 1210.79', (NGVD29).

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE MARICOPA COUNTY DEPARTMENT
OF TRANSPORTATION BENCHMARK UNIQUE POINT ID: 12054, BEING A CITY OF
SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF HAYDEN
ROAD AND ROOSEVELT STREET HAVING AN ELEVATION OF 1210.79', (NGVD29).

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF
SAID SECTION 1;
THENCE SOUTH 01 DEGREE 35 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE
OF SAID NORTHWEST QUARTER, 944.28 FEET;
THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST, PERPENDICULAR TO
THE WEST LINE OF SAID NORTHWEST QUARTER, 406.77 FEET TO THE POINT OF
BEGINNING;
THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, PARALLEL WITH THE
NORTH LINE OF SAID NORTHWEST QUARTER, 50.90 FEET TO A POINT ON THE ARC OF
A CIRCLE, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 04 MINUTES 20
SECONDS EAST, 100.00 FEET;
THENCE NORTHEAST, ALONG THE ARC OF SAID CIRCLE, HAVING A CENTRAL ANGLE
OF 67 DEGREES 57 MINUTES 54 SECONDS AND AN ARC LENGTH OF 118.62 FEET;
THENCE SOUTH 67 DEGREES 53 MINUTES 34 SECONDS EAST, RADIAL TO SAID CIRCLE,
16.00 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, PARALLEL WITH THE
NORTH LINE OF SAID NORTHWEST QUARTER, 205.67 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 50 SECONDS WEST, 343.02 FEET TO A
POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS NORTH 89 DEGREES
50 MINUTES 10 SECONDS WEST, 15.00 FEET;
THENCE SOUTHWEST, ALONG THE ARC OF SAID CIRCLE, 23.54 FEET TO THE POINT OF
TANGENCY;
THENCE NORTH 89 DEGREES 55 MINUTES 40 SECONDS WEST, PARALLEL WITH THE
NORTH LINE OF SAID NORTHWEST QUARTER, 349.02 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 50 SECONDS EAST, 301.51 FEET TO THE
POINT OF BEGINNING.

PARCEL NO. 2:
AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED
AND SET FORTH IN MOTOROLA DRIVE EASEMENT AGREEMENT RECORDED APRIL 27,
1984 IN RECORDING NO. 1984-180383, RECORDS OF MARICOPA COUNTY, ARIZONA,
OVER THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;
THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, ALONG THE NORTH
LINE OF SAID NORTHWEST QUARTER, 779.00 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 65.00 FEET TO THE
POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, PARALLEL TO, AND
65.00 FEET SOUTH OF, SAID NORTH LINE OF SAID NORTHWEST QUARTER, 205.00
FEET;
THENCE SOUTH 83 DEGREES 54 MINUTES 42 SECONDS WEST, 136.84 FEET;
THENCE SOUTH 11 DEGREES 49 MINUTES 13 SECONDS WEST, 145.00 FEET;
THENCE SOUTH 45 DEGREES 51 MINUTES 41 SECONDS WEST, 55.00 FEET;
THENCE NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST, 195.00 FEET TO THE
POINT OF BEGINNING.

PARCEL NO. 3:
A RECIPROCAL EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED JULY
30, 2014 IN RECORDING NO. 2014-499823, RECORDS OF MARICOPA COUNTY,
ARIZONA, OVER THE FOLLOWING DESCRIBED PROPERTY:
A PORTION OF PARCEL NO. 1 PER THE SPECIAL WARRANTY DEED RECORDED IN
RECORDING NO. 2001-902904, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

LEGAL DESCRIPTION (CONT'D)

COMMENCING AT THE NORTHWEST QUARTER OF SAID SECTION 1, MONUMENTED
WITH A BRASS CAP IN HANDHOLE, WHICH BEARS NORTH 01 DEGREES 35 MINUTES
30 SECONDS EAST 2646.26 FEET FROM THE WEST QUARTER CORNER OF SAID
SECTION 1, MONUMENTED WITH A BRASS CAP IN HANDHOLE;
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1,
SOUTH 01 DEGREES 35 MINUTES 30 SECONDS WEST 1378.35 FEET;
THENCE SOUTH 88 DEGREES 24 MINUTES 30 SECONDS EAST 40.00 FEET TO A POINT
ON A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 1, SAID POINT BEING THE POINT OF
BEGINNING;
THENCE ALONG SAID PARALLEL LINE, NORTH 01 DEGREES 35 MINUTES 30 SECONDS
EAST 122.45 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH
LINE OF PARCEL NO. 2 PER SAID SPECIAL WARRANTY DEED;
THENCE ALONG SAID LINE AND THE SOUTH LINE OF SAID PARCEL NO. 2, SOUTH 89
DEGREES 55 MINUTES 34 SECONDS EAST 723.42 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE THE CENTER OF WHICH BEARS NORTH 00 DEGREES 45
MINUTES 48 SECONDS EAST 15.00 FEET;
THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL NO. 2,
NORTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A
CENTRAL ANGLE OF 91 DEGREES 12 MINUTES 49 SECONDS AN ARC LENGTH OF 23.88
FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NO. 2;
THENCE ALONG THE EAST LINE OF SAID PARCEL NO. 2 AND THE NORTHERLY
PROLONGATION THEREOF, NORTH 00 DEGREES 09 MINUTES 21 SECONDS EAST
975.21 FEET TO A POINT ON THE SOUTH LINE OF THE "MOTOROLA ACCESS DRIVE"
PER BOOK 266 OF MAPS, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE ALONG THE SOUTH LINE OF SAID "MOTOROLA ACCESS DRIVE" NORTH 45
DEGREES 03 MINUTES 51 SECONDS EAST 67.18 FEET TO THE BEGINNING OF A
TANGENT CURVE WITH A RADIUS OF 83.00 FEET;
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTHEASTERLY ALONG SAID
TANGENT CURVE LEFT, THROUGH A CENTRAL ANGLE OF 37 DEGREES 46 MINUTES 05
SECONDS AN ARC LENGTH OF 54.71 FEET TO A POINT ON A LINE 71.00 FEET EAST OF
AND PARALLEL WITH THE EAST LINE OF SAID PARCEL NO. 2;
THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 09 MINUTES 21 SECONDS
WEST 1151.60 FEET TO A POINT ON A LINE 65.50 FEET SOUTH OF AND PARALLEL
WITH THE SOUTH LINE
OF SAID PARCEL NO. 2;
THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 55 MINUTES 34 SECONDS
WEST 304.14 FEET;
THENCE NORTH 86 DEGREES 05 MINUTES 44 SECONDS WEST 116.01 FEET TO A
POINT ON A LINE 57.75 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF
SAID PARCEL NO. 2;
THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 55 MINUTES 34 SECONDS
WEST 320.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE THE CENTER OF
WHICH BEARS SOUTH 10 DEGREES 38 MINUTES 42 SECONDS EAST 69.92 FEET;
THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT
THROUGH A CENTRAL ANGLE OF 76 DEGREES 17 MINUTES 37 SECONDS AN ARC
LENGTH OF 93.10 FEET;
THENCE NORTH 88 DEGREES 24 MINUTES 30 SECONDS WEST 15.19 FEET TO THE
POINT OF BEGINNING.

PARCEL NO. 4:
AN EASEMENT FOR PERMANENT AND PERPETUAL INGRESS AND EGRESS AS
DISCLOSED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
RECORDED MARCH 8, 1985 IN RECORDING NO. 1985-102596 AND FIRST
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED DECEMBER 16, 1986 IN RECORDING NO. 1986- 695137 AND
RE-RECORDED APRIL 2, 1987 IN RECORDING NO. 1987-200857 AND RE-RECORDED
FURTHER APRIL 17, 1987 IN RECORDING NO. 1987-237530, OF OFFICIAL RECORDS.

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS 100-YR, 2-HR PRE. VS POST
-EXTREME STORM OUTFALLS THE SITE AT THE NORTHWEST CORNER AT THE
ELEVATION OF 1218.58.

PROJECT RETENTION

REQUIRED RETENTION (100-YEAR, 2-HOUR PRE VS POST)

EXISTING RETENTION VOLUME = 9,650 CF

PRE VS POST (DISTURBED AREA)
Cw (PRE) = (0.50 x 13,360 SF) + (0.95 x 21,065 SF) / 34,425 SF
Cw (PRE) = 0.78

Cw (POST) = (0.50 x 9,930 SF) + (0.95 x 24,495 SF) / 34,425 SF
Cw (POST) = 0.82

V = Cw x (d/12) x A
V (PRE) = 0.78 x (2.15/12) x 34,425 = 4,811 CF
V (POST) = 0.82 x (2.15/12) x 34,425 = 5,058 CF

PRE VS POST VOLUME = 5,058 - 4,811 = 247 CF

TOTAL REQUIRED VOLUME: 9,550 + 247 = 9,797 CF

TOTAL PROVIDED VOLUME:
5,600 CF* + 4,470 CF** = 10,070 CF

*SURFACE BASIN = 5,600 CF

**MC-3500 STORMTECH CHAMBERS = 4,380 CF

- STORMTECH MC-3500 STORM WATER CHAMBERS
- (24) STORMTECH MC-3500 CHAMBERS @ 175.0 CF PER CHAMBER = 4,200 CF
- (6) STORMTECH MC-3500 END CAPS @ 45.1 CF PER END CAP = 270.6 CF
- INSTALLED WITH 12" COVER STONE AND 9" BASE STONE.
- STONE SHALL HAVE 40% VOID RATIO

TOTAL PROVIDED CHAMBER VOLUME = 4,200 CF + 270.6 CF = 4,470.6 CF

DRYWELL CALCULATIONS

TOTAL VOLUME = 10,070 CF

DRYWELL DISSIPATION RATE = 0.1 CFS

TIME [SEC] = VOLUME [CF] / RATE [CFS]

t = 1,070 / 0.1 = 100,700 SEC = 28.0 HOURS

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP PANEL NUMBER 04013C2235M, DATED SEPTEMBER 9, 2020
THE PARCEL IS LOCATED IN THE ZONE X AREA, WHICH IS DEFINED AS "AREA OF
MINIMAL FLOOD HAZARD."

LEGEND

---	PROJECT/NEW PROPERTY LINE	○	SURVEY MONUMENT AS NOTED
---	EXISTING PROPERTY LINE	● (99.99P)	SPOT ELEV. (EXIST. GRADE)
---	ROADWAY CENTERLINE	● (99.99P)	SPOT ELEV. (NEW GRADE)
---	SECTION LINE	ROW	RIGHT-OF-WAY
---	FLOW-LINE	BC	BACK OF CURB
---	EXISTING EASEMENT	BSW	BACK OF SIDEWALK
---	EXISTING CONTOUR	(R)	RECORDED VALUE
---	EXISTING CONCRETE	(M)	MEASURED VALUE
---	EXISTING WALL	R	RADIUS
---	NEW ASPHALT	P	PAVEMENT (ASPHALT)
---	NEW CONCRETE	C	CONCRETE
---	NEW WALL	G	GUTTER
---	EXISTING CURB	TC	TOP OF CURB
---	EXISTING PAINT STRIPE	FG	FINISHED GRADE
---	NEW CURB	GB	GRADE BREAK
---	NEW PAINT STRIPE	FFE/FF	FINISHED FLOOR ELEVATION
---	EXISTING UNDERGROUND ELECTRIC	PUE	PUBLIC UTILITY EASEMENT
---	EXISTING COMMUNICATION LINE	ME	MATCH EXISTING
---	EXISTING TELEPHONE LINE		
---	EXISTING SEWER LINE		
---	EXISTING WATER LINE		
---	EXISTING GAS LINE		
---	EXISTING SEWER MANHOLE		
---	EXISTING WATER VALVE		
---	EXISTING FLOOR METER		
---	EXISTING FIRE HYDRANT		
---	EXISTING FIRE CONNECTION		
---	EXISTING TRANSFORMER		
---	EXISTING SIGN		
---	EXISTING SITE LIGHT		
---	EXISTING TRAFFIC SIGNAL STRUCTURE		
---	EXISTING ELECTRIC PULL BOX		
---	EXISTING ELECTRICAL EQUIPMENT		
---	EXISTING COMMUNICATION PEDESTAL		
---	NEW TRANSFORMER		

OWNER/DEVELOPER

JAMMON STUDIOS
7465 EAST OSBORN ROAD
SCOTTSDALE, ARIZONA 85251
PH: 602-689-9552
ATTN: JONATHAN AMMON

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT, PE

ARCHITECT

HAYDEN PLAZA ONE LLC
3737 EAST BROADWAY ROAD
PHOENIX, ARIZONA 85040
PH: 602-437-3737
ATTN: JIM WARNE

UTILITIES

WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: QUEST COMMUNICATIONS
CABLE: COX COMMUNICATIONS

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN

CYPRESS
CIVIL



4450 north 12th street
suite 228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

PRELIMINARY IMPROVEMENT PLAN for
WESTERN TECH OFFICE

1395 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA

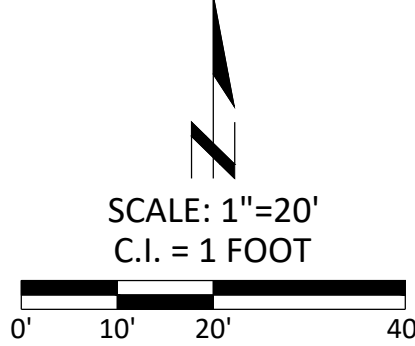
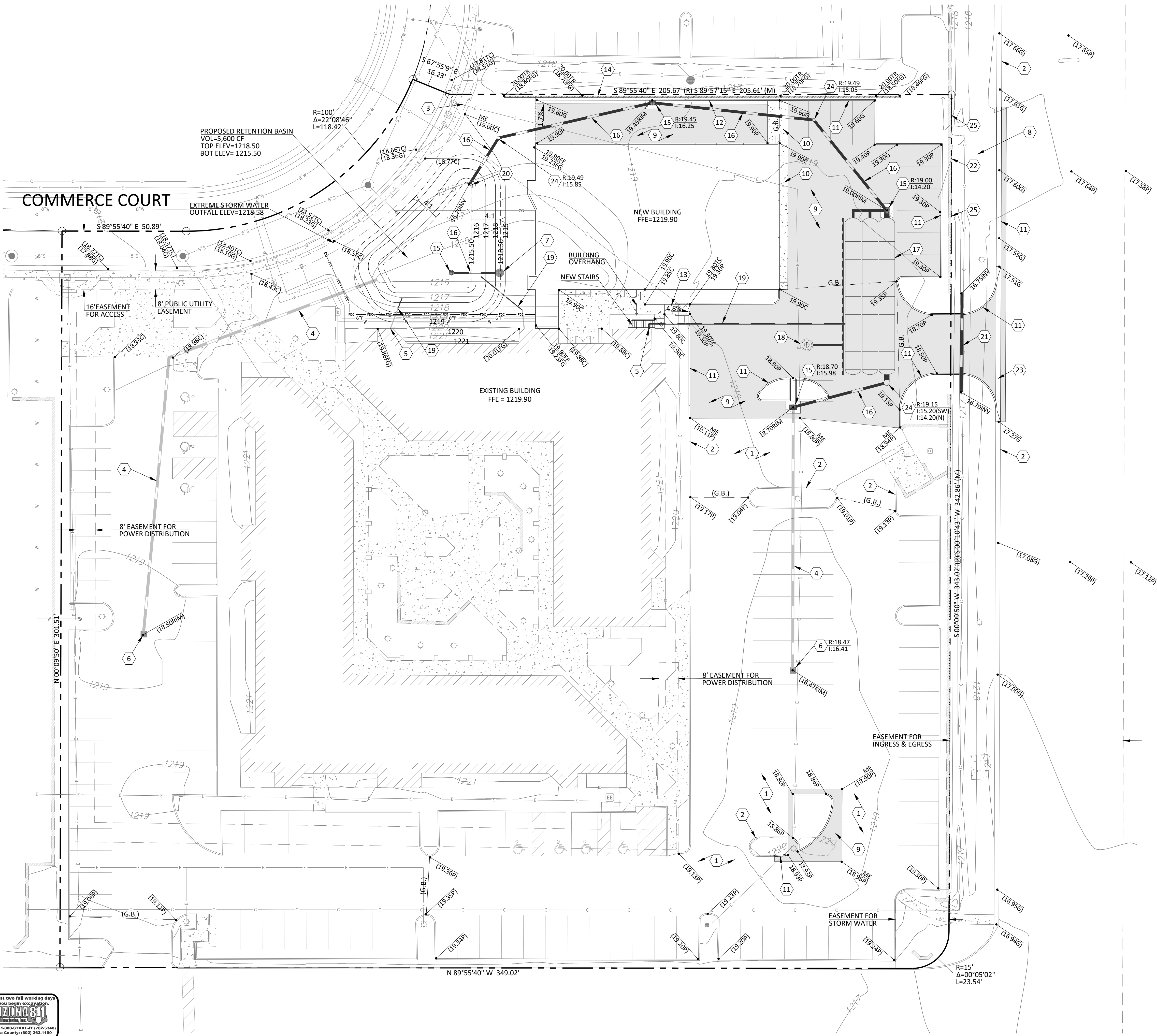
cover



DRAWN:	PT
DESIGNED:	JH
CHECKED:	JH
DATE:	04-18-2022
JOB NO:	21.148
SHEET NUMBER	



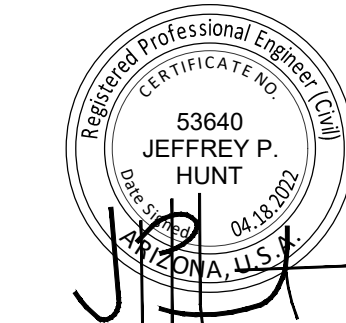
THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING



KEYNOTES

- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING STORM DRAIN PIPE TO REMAIN.
- 5 EXISTING ROOF DRAIN OUTLET PIPE TO REMAIN.
- 6 EXISTING STORM DRAIN CATCH BASIN TO REMAIN.
- 7 EXISTING DRY WELL TO REMAIN. RESET RIM TO PROPOSED GRADE.
- 8 REMOVE EXISTING DRIVEWAY AND INSTALL NEW ROLL CURB.
- 9 NEW ASPHALT PAVEMENT.
- 10 NEW CONCRETE PAVEMENT.
- 11 NEW CONCRETE VERTICAL CURB/ROLL CURB.
- 12 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 13 NEW CONCRETE SIDEWALK.
- 14 COMBINATION RETAINING WALL/SCREEN WALL.
- 15 NEW STORM DRAIN INLET.
- 16 NEW STORM DRAIN PIPE.
- 17 NEW STORMTECH MC-3500 STORM WATER CHAMBERS. TOTAL INSTALLED VOLUME = 4,470 CF. BOT ELEV=1212.50 TOP ELEV=1216.25
- 18 NEW DRYWELL.
- 19 EXTEND EXISTING ROOF DRAIN OUTLET TO BASIN/CHAMBER.
- 20 NEW HEADWALL.
- 21 NEW 12" CULVERT.
- 22 NEW MASONRY SCREEN WALL.
- 23 NEW CONCRETE FLOW GUTTER.
- 24 NEW NYLOPLAST DRAINAGE BASIN WITH SOLID TOP.
- 25 EXISTING CMU SCREEN WALL TO REMAIN.

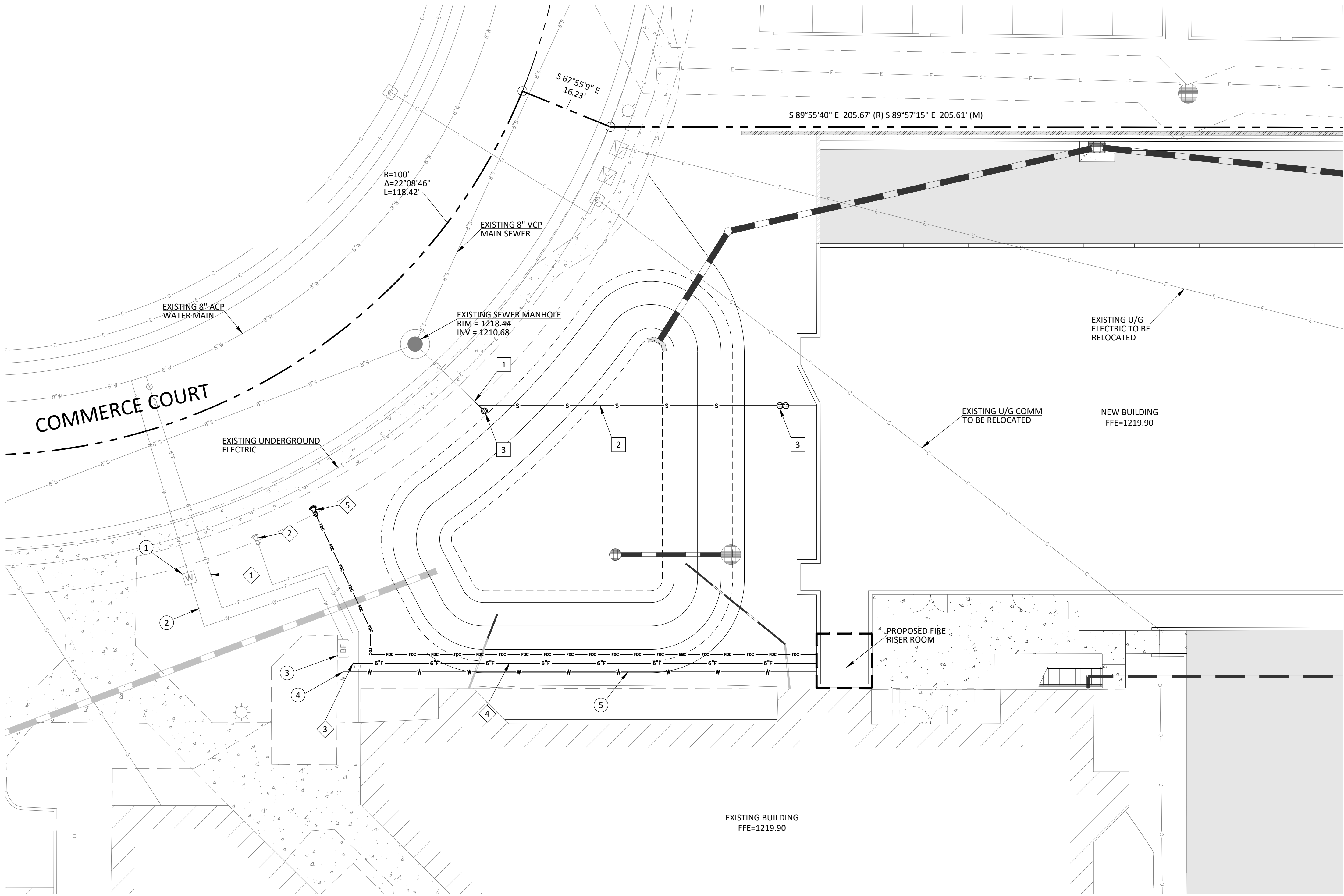
PRELIMINARY IMPROVEMENT PLAN for
WESTERN TECH OFFICE
1395 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
grading and drainage plan



DRAWN: PT
DESIGNED: JH
CHECKED: JH
DATE: 04-18-2022
JOB NO: 21.148
SHEET NUMBER



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING



PRIVATE WATER KEYNOTES

- 1 EXISTING 2" DOMESTIC SERVICE AND METER.
- 2 EXISTING DOMESTIC WATER LINE.
- 3 EXISTING DOMESTIC BACKFLOW PREVENTER.
- 4 INSTALL NEW TEE IN EXISTING WATER LINE.
- 5 NEW DOMESTIC WATER LINE.

PRIVATE FIRE LINE KEYNOTES

- 1 EXISTING 6" FIRE LINE.
- 2 EXISTING REMOTE FDC.
- 3 INSTALL NEW TEE IN EXISTING FIRE LINE.
- 4 NEW 6" DIP FIRE LINE.
- 5 NEW REMOTE FDC.

PRIVATE SEWER KEYNOTES

- 1 CONNECT TO EXISTING 6" PVC SEWER STUB.
- 2 NEW 6" PVC SDR-35 SEWER LINE.
- 3 NEW CLEAN OUT.

PRELIMINARY IMPROVEMENT PLAN for
WESTERN TECH OFFICE
1395 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
onsite utility plan



DRAWN: PT
DESIGNED: JH
CHECKED: JH
DATE: 04-18-2022
JOB NO: 21.148
SHEET NUMBER