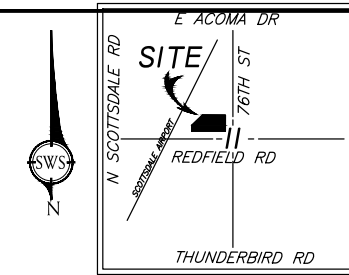


# SKYPORT AT REDFIELD HANGARS

## CONCEPTUAL SITE PLAN

MARICOPA COUNTY ASSESSOR'S PARCELS:  
 No. 215-56-114A  
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE  
 AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
NOT TO SCALE

### OWNER

REGEHR AIR TWO, INC.  
 3335 E. INDIAN SCHOOL RD, #100  
 PHOENIX, AZ 85018  
 ATTN: JEFF LAFRANCE  
 MOBILE: 602-826-5491  
 EMAIL: JEFF@WSTGP.COM

### ARCHITECT

WARE MALCOMB  
 2777 E. CAMELBACK ROAD, STE. 325  
 PHOENIX, AZ 85016  
 ATTN: DAN RICHARDSON  
 PHONE: 480.767.1001  
 EMAIL: DRICHARDSON@WAREMALCOMB.COM

### ENGINEER

SWS ENGINEERING  
 4001 N. 3RD STREET, STE. 165  
 PHOENIX, AZ 85012  
 PHONE: 602.848.0249  
 EMAIL: adam.m@sws-engr.com

### BASIS OF BEARING

NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST,  
 PER THE PLAT OF THUNDERBIRD INDUSTRIAL AIRPARK  
 NO. 4, RECORDED IN BOOK 186, PAGE 44, M.C.R.

### BENCHMARK

FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE,  
 BENCHMARK NO. 3111, LOCATED AT THE INTERSECTION  
 OF GREENWAY ROAD AND 76TH STREET.

ELEV: 1475.53' (NAVD 88)

MCDOT SURVEY MONUMENT:  
 MONUMENT DESCRIPTION - THE STATION IS  
 MARKED BY AN ALUMINUM CAP  
 COMPRESSED ON A 20 FT (6.1 M) STAINLESS  
 STEEL ROD DRIVEN TO REFUSAL  
 ENCASED IN A 1 INCH GREASED PVC SLEEVE  
 ENCLOSED IN A 5 INCH PVC PIPE  
 WITH A COUNTY LOGO ACCESS COVER  
 STAMPED 1FH1 1999, SURROUNDED WITH A  
 CONCRETE COLLAR FLUSH WITH THE GROUND,  
 WITNESSED BY A WHITE CARSONITE  
 MARKER

### FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP  
 #04013C1760L, EFFECTIVE 10/16/2013, THIS  
 PROPERTY IS LOCATED IN FLOOD ZONE "X".

ZONE "X" IS DEFINED AS AREA/S OF 0.2% ANNUAL  
 CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE  
 FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT  
 OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE  
 MILE; AND AREAS PROTECTED BY LEVEES FROM 1%  
 ANNUAL CHANCE FLOOD.

COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
045012	04013C1760	10/16/23	L	7/20/21	X	NOT APPLICABLE

THE LOWEST ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

**APPROVED**  
FINAL PLANS PLANNING

09/10/2024  
 DATE APPROVED BY  
 stamped on behalf of M.R.

7-DR-2024  
 8/22/2024



### ENGINEER'S GENERAL NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, ON THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES SHOWN ON THE PLANS OR NOT.
- CONTRACTOR SHALL VERIFY EXISTING UTILITIES WITH RESPECT TO LINE AND GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.
- ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, OR IN EASEMENTS GRANTED FOR PUBLIC USE, MUST CONFIRM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE MARICOPA COUNTY SUPPLEMENTAL STANDARD SPECIFICATION AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
- CALL ARIZONA BLUE STAKE CENTER 602-263-1100, TWO WORKING DAYS PRIOR TO EXCAVATION.

### EXISTING LEGEND

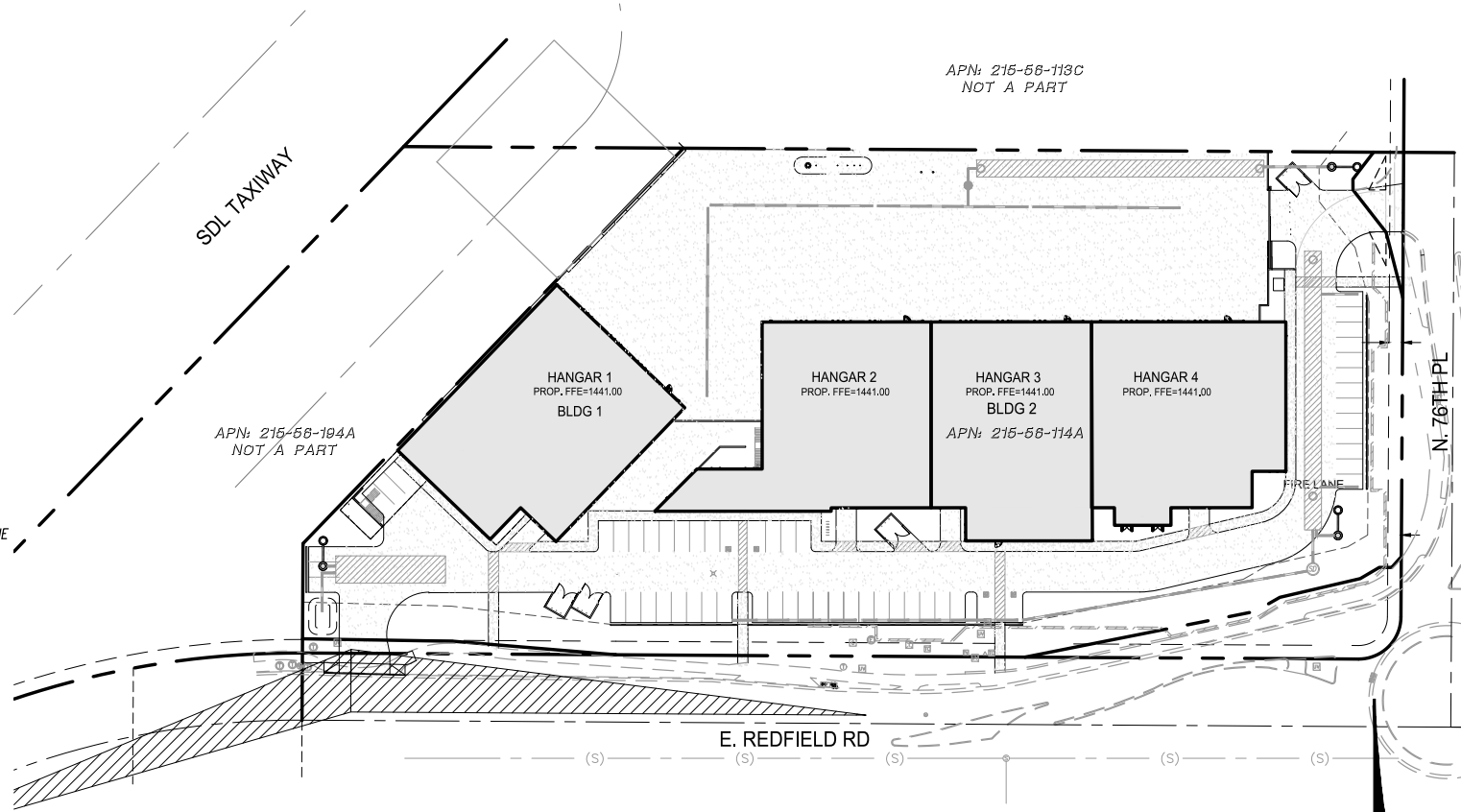
- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CHAIN LINKED FENCE
- CONCRETE EDGE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- PROPERTY LINE
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- UTILITY POLE

### PROPOSED LEGEND

- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- DRY WELL
- WATER METER
- WATER VALVE
- GRADE BREAK

### ABBREVIATIONS

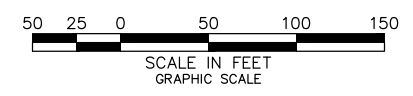
- P.U.F.E. PUBLIC UTILITY FACILITIES EASEMENT
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
- D.I.P. DUCTILE IRON PIPE
- R/W RIGHT OF WAY
- W.S.F.R. WATER & SEWER FACILITY EASEMENT
- P.U.E. PUBLIC UTILITIES EASEMENT



### SHEET INDEX

COVER SHEET & NOTES	C-1
PRELIMINARY GRADING & DRAINAGE PLAN	C-2
PRELIMINARY UTILITY PLAN	C-3
DEMO PLAN	C-4

### KEY MAP



### REFUSE CALCULATIONS

HANGAR	OFFICE SPACE	SF
HANGAR 1	OFFICE SPACE	4,914
HANGAR 2	OFFICE SPACE	4,332
HANGAR 3	OFFICE SPACE	3,750
HANGAR 4	OFFICE SPACE	4,040
<b>TOTAL OFFICE SPACE</b>		<b>17,036</b>

1 REQUIRED, 2 PROVIDED  
 REQUIREMENT: 1 / 20,000 SF

### SITE SUMMARY TABLE

GROSS ACREAGE	215-56-114A	LOT: 160,751 SF (3.69 ACRES)
TOTAL DISTURBED AREA		152,509 SF (3.50 ACRES)
EXISTING ZONING	I-1	OFFICE
EXISTING LAND USE		
TOTAL BUILDING SQUARE FOOTAGE:		
BUILDING #1:		17,929 SF
BUILDING #2:		44,464 SF
TOTAL		62,393 SF
TOTAL LOT COVERAGE: BUILDING:		38.8%
LANDSCAPE AREA		28,119 SF
LANDSCAPE COVERAGE		17.5%

OFFICE PARKING REQUIRED: 17,036 SF / 300 = 57 STALLS

STANDARD PARKING PROVIDED: 42 STALLS  
 ACCESSIBLE PARKING PROVIDED: 6 STALLS  
 TOTAL PARKING PROVIDED: 48 STALLS

PROFESSIONAL ENGINEER  
 ADAM M. SWS  
 LICENSE NO. 14824  
 STATE OF ARIZONA  
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 CIVIL ENGINEERING  
 4001 N. 3RD STREET, STE. 165  
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 P: 602-848-0249  
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CONCEPTUAL SITE PLAN  
 COVER SHEET

SKYPORT AT  
 REDFIELD HANGARS  
 7600 E. REDFIELD RD  
 SCOTTSDALE, ARIZONA 85260

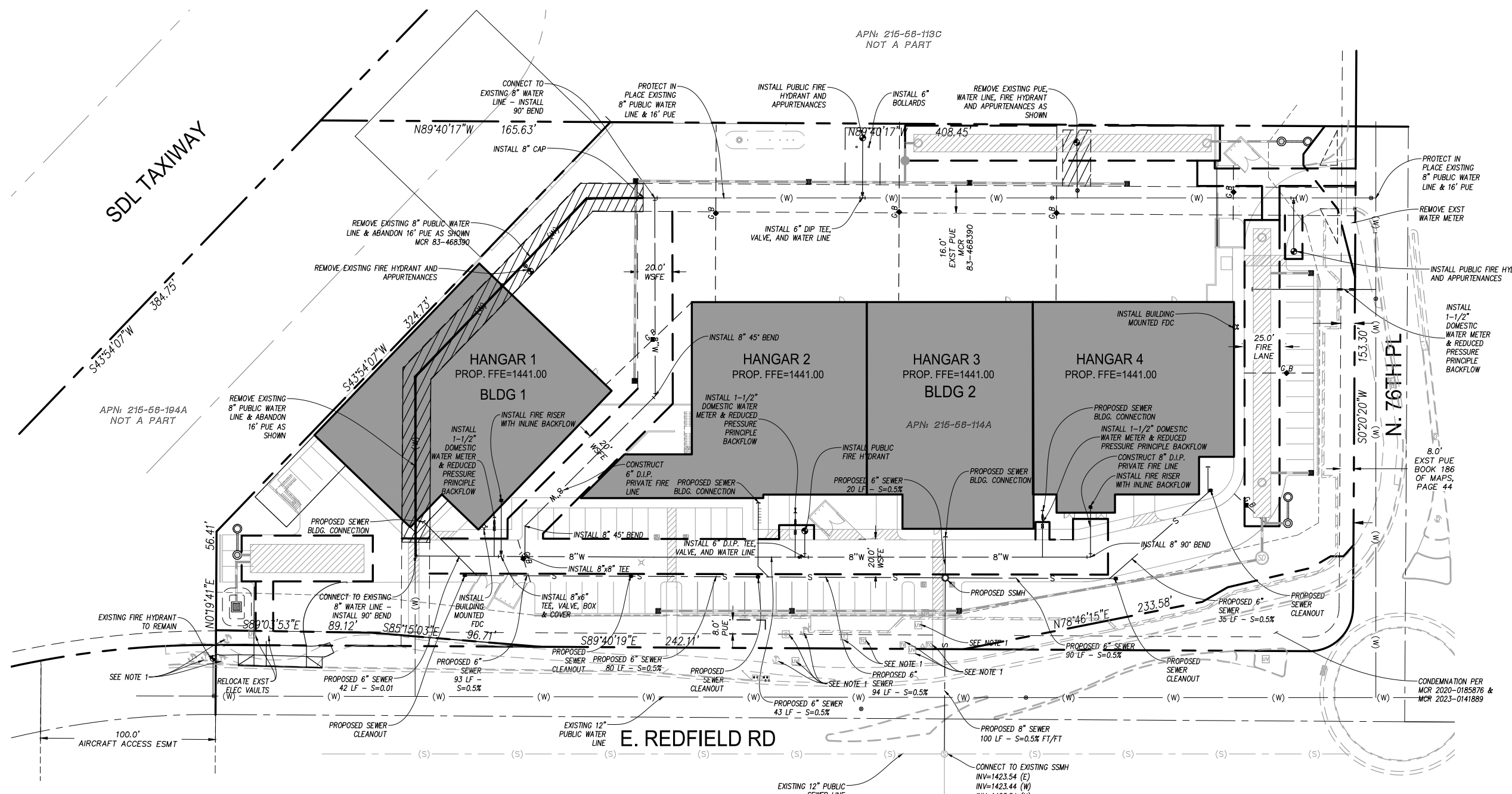
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 JOB NO.: 24-162A

SHEET 1 of 4  
**C-1**



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**NOTES:**

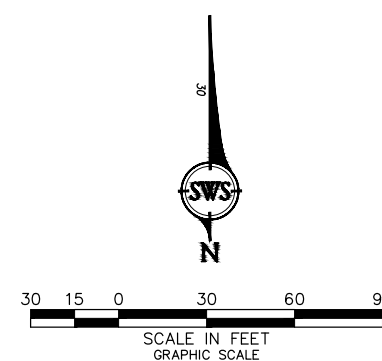
- EXISTING UTILITY VAULTS AND PEDESTALS TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS. RELOCATIONS TO BE COORDINATED AND NEW LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.

**Skyport at Redfield Hangers**

**Proposed Water Demands**

(Per City of Scottsdale DS&PM, 2018, Figure 6-1.2 Average Water Day Demands)

Average Day Demand			
Land Use	Unit Demand Total Inside & Outside (gpm)	Site Area (sf)	Total Demand (gpm)
Industrial	1.44	4.7	6.768
Maximum Day Demand			
Land Use	Unit Demand Total Inside & Outside (gpm)	Site Area (sf)	Total Demand (gpm)
Industrial	2.88	4.7	13.536
Peak Day Demand			
Land Use	Unit Demand Total Inside & Outside (gpm)	Site Area (sf)	Total Demand (gpm)
Industrial	5.04	4.7	23.688



**SWS ENGINEERING, INC.**  
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 4001 North 3rd Street, Suite 165  
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DATE: Aug 06, 24, 10:44am  
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CONCEPTUAL  
UTILITY PLAN

**SKYPORT AT  
REDFIELD HANGARS**  
 7600 E. REDFIELD RD  
 SCOTTSDALE, ARIZONA 85260

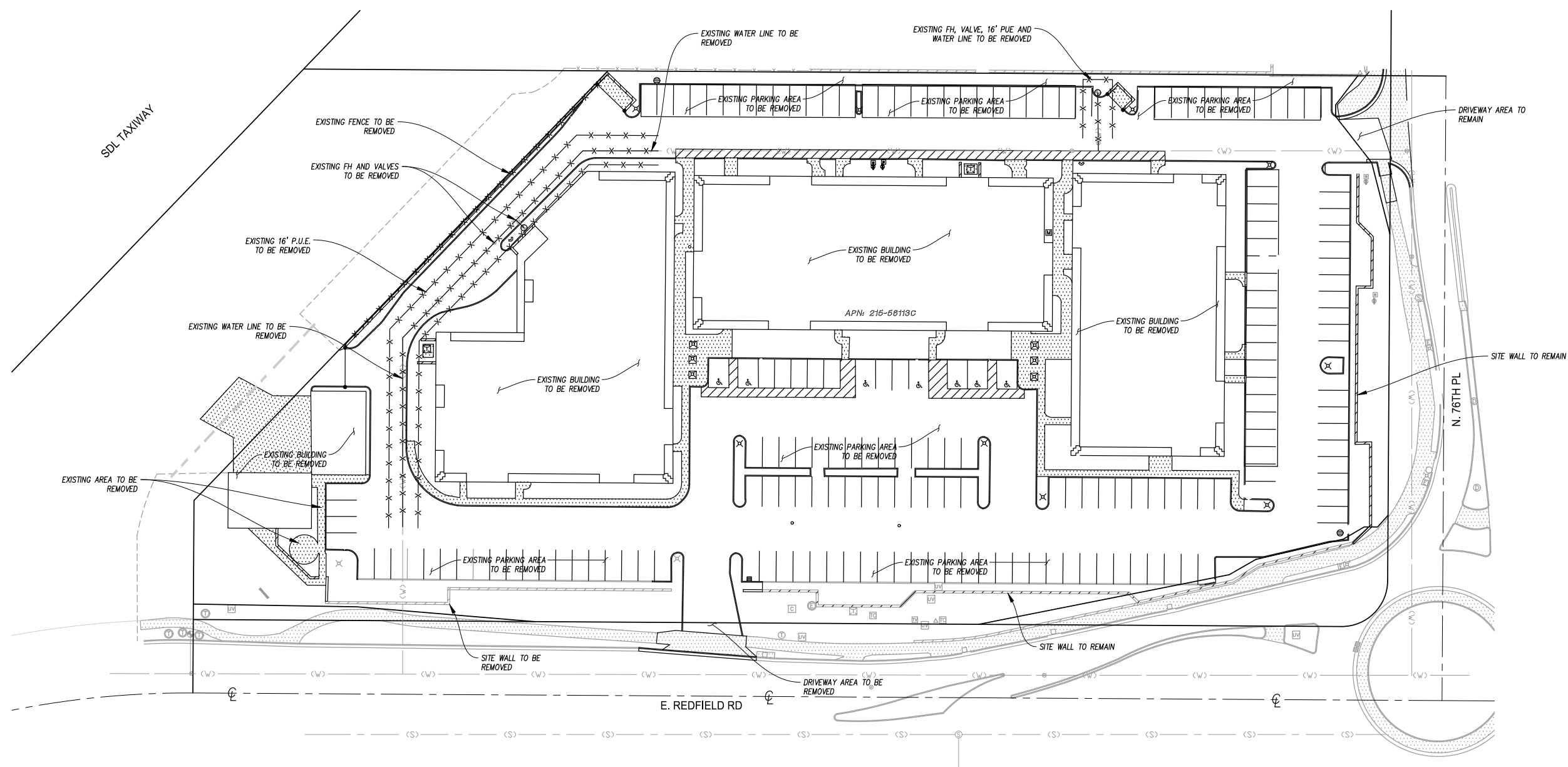
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 DRAWN BY: DL  
 JOB NO.: 24-162A

SHEET 3 of 4  
**C-3**

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 Tue, 06 Aug 2024

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by Doniella Loizzo  
 DATE: Aug 06, 24, 9:50am  
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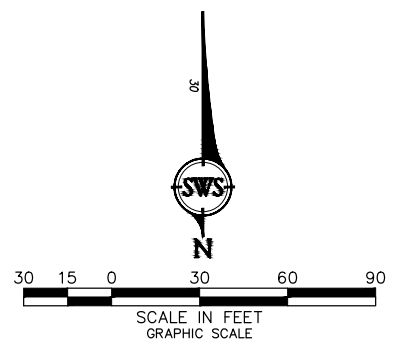
DEMO PLAN

**SKYPORT AT  
 REDFIELD HANGARS**  
 7600 E. REDFIELD RD  
 SCOTTSDALE, ARIZONA 85260

DATE	REMARKS

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 DRAWN BY: DL  
 JOB NO.: 24-162A

SHEET 4 of 4  
**C-4**



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Tue, 06 Aug 2024