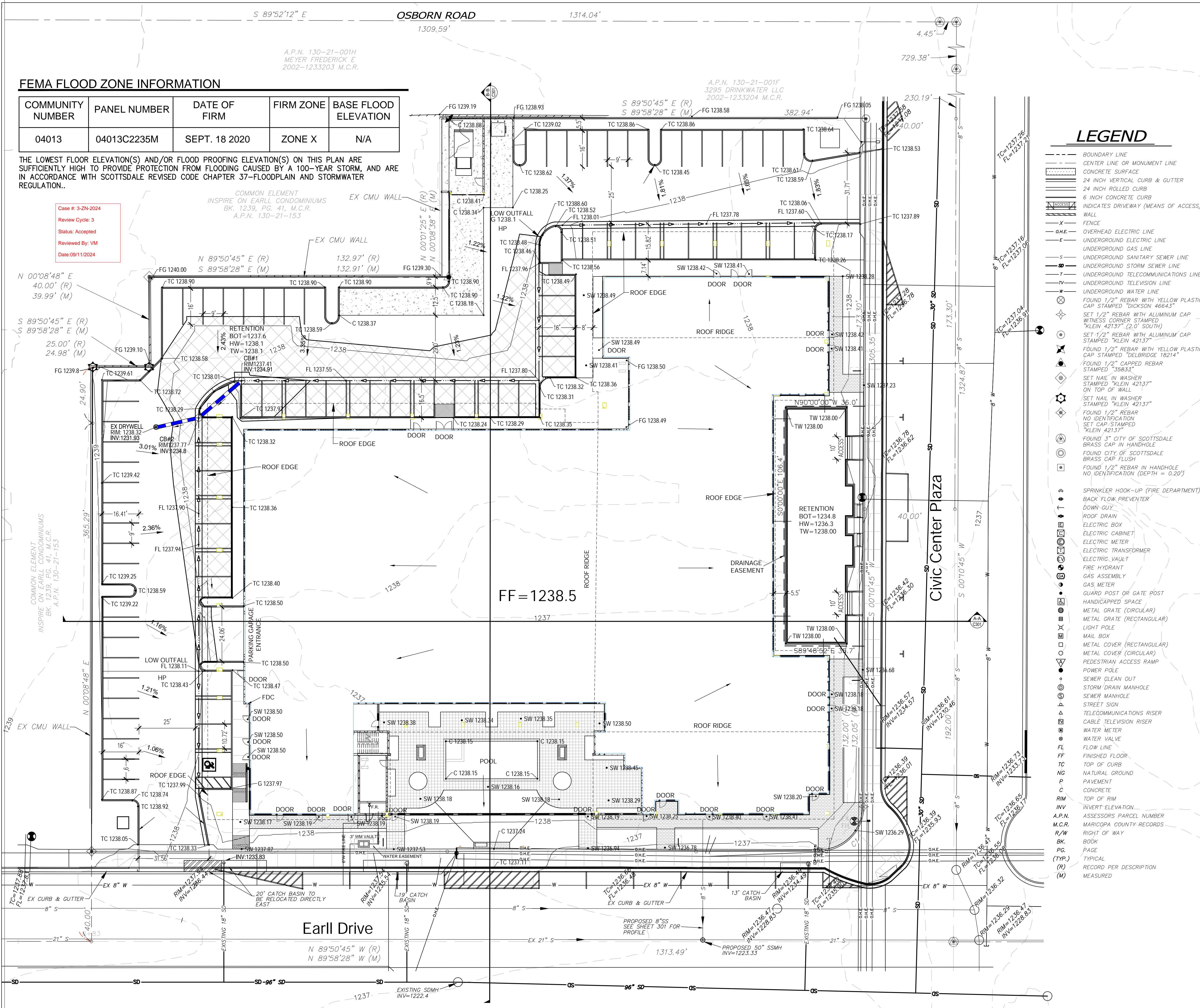


FEMA FLOOD ZONE INFORMATION

| COMMUNITY NUMBER | PANEL NUMBER | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|------------------|--------------|---------------|-----------|----------------------|
| 04013 | 04013C2235M | SEPT. 18 2020 | ZONE X | N/A |

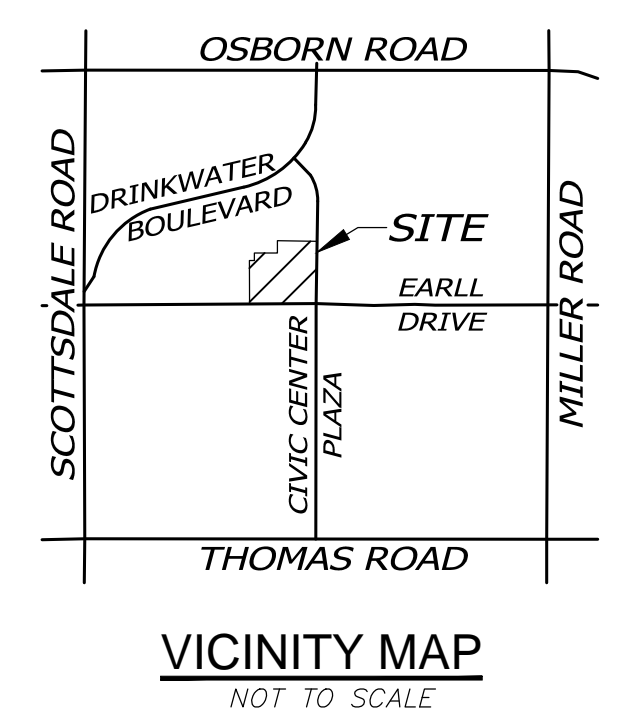
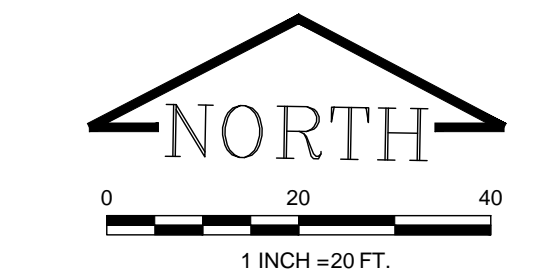
THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE CHAPTER 37-FLOODPLAIN AND STORMWATER REGULATION.

Case #: 3-ZN-2024
 Review Cycle: 3
 Status: Accepted
 Reviewed By: VM
 Date: 09/11/2024



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X FENCE
- OHE OVERHEAD ELECTRIC LINE
- U.E. UNDERGROUND ELECTRIC LINE
- U.G. UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY SEWER LINE
- SS UNDERGROUND STORM SEWER LINE
- T UNDERGROUND TELECOMMUNICATIONS LINE
- TV UNDERGROUND TELEVISION LINE
- W UNDERGROUND WATER LINE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "DICKSON 46643"
- SET 1/2" REBAR WITH ALUMINUM CAP WITNESS CORNER STAMPED "KLEIN 42137" (L.O. SOUTH)
- SET 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "DELBRIDGE 18214"
- FOUND 1/2" CAPPED REBAR STAMPED "58833"
- SET NAIL IN WASHER STAMPED "KLEIN 42137" ON TOP OF WALL
- SET NAIL IN WASHER STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR NO IDENTIFICATION SET CAP STAMPED "KLEIN 42137"
- FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE
- FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH
- FOUND 1/2" REBAR IN HANDHOLE NO IDENTIFICATION (DEPTH = 0.20')
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- DOWN GUY
- ROOF DRAIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS ASSEMBLY
- GAS METER
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (CIRCULAR)
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- MAIL BOX
- METAL COVER (RECTANGULAR)
- METAL COVER (CIRCULAR)
- PEDESTRIAN ACCESS RAMP
- POWER POLE
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- STREET SIGN
- TELECOMMUNICATIONS RISER
- CABLE TELEVISION RISER
- WATER METER
- WATER VALVE
- FLOW LINE
- FINISHED FLOOR
- TC TOP OF CURB
- NG NATURAL GROUND
- P PAVEMENT
- C CONCRETE
- RM TOP OF RIM
- INV INVERT ELEVATION
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED



GENERAL NOTES

- SLOPES ARE CALCULATED FROM DRAINAGE STRUCTURE CENTER TO DRAINAGE STRUCTURE CENTER.

DRAINAGE STATEMENT

SUB BASIN 1 = 23,141 SQ. FT., FLOWS TO EARLL DRIVE
 SUB BASIN 2 = 38,320 SQ. FT., FLOWS TO BLEED OFF PIPE
 SUB BASIN 3 = 667 SQ. FT., FLOWS TO CIVIC CENTER PLAZA
 SUB BASIN 4 = 21,024 SQ. FT., FLOWS TO FIRST FLUSH BASIN
 SUB BASIN 5 = 16,206 SQ. FT., FLOWS TO CIVIC CENTER PLAZA

TOTAL SUB BASIN AREA FOR FLOWS TO EARLL DRIVE = 23,141 SQ. FT.
 TOTAL SUB BASIN AREA FOR FLOWS TO CIVIC CENTER PLAZA = 16,873 SQ. FT.
 TOTAL SUB BASIN AREA NOT DRAINING TO ADJACENT STREETS = 59,344 SQ. FT.

OFF-SITE FLOWS: FROM VISUAL INSPECTION, NO OFF-SITE FLOWS ENTERS THE PARCEL.

RETENTION: RETENTION HAS BEEN ANALYZED THE FIRST FLUSH REQUIREMENT. THE RETENTION IS TO BE 1.5 FEET IN DEPTH.

THE LOW CURB ELEVATION IS 1236.40 NEAR THE INTERSECTION OF EARLL DRIVE AND CIVIC CENTER PLAZA. THE HIGH CURB ELEVATION IS 1237.58 NEAR THE NORTHEAST PROPERTY CORNER OF THE SITE. USING 14 INCHES ABOVE LOW CURB AND 6 INCHES ABOVE HIGH CURB, THE FINISHED FLOOR ELEVATIONS OF NEW BUILDINGS MUST BE GREATER THAN OR EQUAL TO 1238.08.

THERE IS A 96" STORM DRAIN PIPE WITHIN EARLL DRIVE AND A 30" STORM DRAIN PIPE WITHIN CIVIC CENTER PLAZA. SUB BASIN 4 WILL DRAIN TO THE FIRST FLUSH DETENTION BASIN. THIS DETENTION WILL DIRECTLY BLEED OFF TO THE EXISTING 30" STORM DRAINAGE SYSTEM WITHIN CIVIC CENTER PLAZA. SUB BASIN 2 WILL DRAIN TO TWO PROPOSED CATCH BASINS. SUB BASIN 2 IS TO STORE STORM WATER WITHIN THE PROPOSED PARKING LOT AT A DEPTH OF 0.5 FEET. THE STORAGE IN THE PARKING LOT WILL BE DRAINED WITH A BLEED OFF PIPE DIRECTLY TO THE EXISTING DRYWELL FROM THE EXISTING PARKING LOT. SUB BASIN 2A WILL DRAIN TO EARLL ROAD AND SUB BASIN 2B WILL DRAIN TO CIVIC CENTER PLAZA.

THE POST FLOWS DRAINING TO EARLL DRIVE ARE NOT GREATER THAN THE EXISTING FLOWS DRAINING TO EARLL DRIVE. THE POST FLOWS DRAINING TO CIVIC CENTER PLAZA ARE NOT GREATER THAN THE EXISTING FLOWS DRAINING TO CIVIC CENTER PLAZA.

RETENTION CALCULATIONS

FIRST FLUSH REQUIREMENTS
 P=0.5 INCHES

V(f) = C (P/12) A
 V(f) = 0.95 * (0.5/12) * 99,358.82
 V(f) = 3,933 CF

PROVIDED RETENTION CALCULATIONS

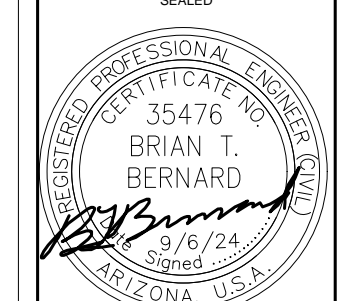
FIRST FLUSH STORAGE PROVIDED = 4,215 CF
 DEPTH OF FIRST FLUSH RETENTION BASIN = 1.5'
 HIGH WATER ELEVATION = 1236.3

SUB BASIN 2 STORAGE BASIN PROVIDED = 1260 CF
 DEPTH OF STORAGE LESS THAN 0.5'
 HIGH WATER ELEVATION = 1238.1

| PRE VS POST FLOWS | | | | |
|-------------------|--------------|-------------|-------------|-----------------------------|
| SUB BASIN | POST AREA SF | PRE AREA SF | POST VS PRE | COMMENTS |
| 1 | 23141 | 23698 | -557 | DRAIN TO EARLL |
| 2 | 38320 | 31354 | 6966 | BLEED OFF EX DRYWELL |
| 3 | 667 | 2092 | -1425 | DRAIN TO CIVIC CENTER PLAZA |
| 4 | 21024 | 10234 | 10790 | DRAIN TO FIRST FLUSH |
| 5 | 16206 | 31980 | -15774 | DRAIN TO CIVIC CENTER PLAZA |

CIVIL DESIGN SOLUTIONS, LLC
 15925 W. Glendora Ave
 Goodyear, Arizona 85395
 480.205.8434

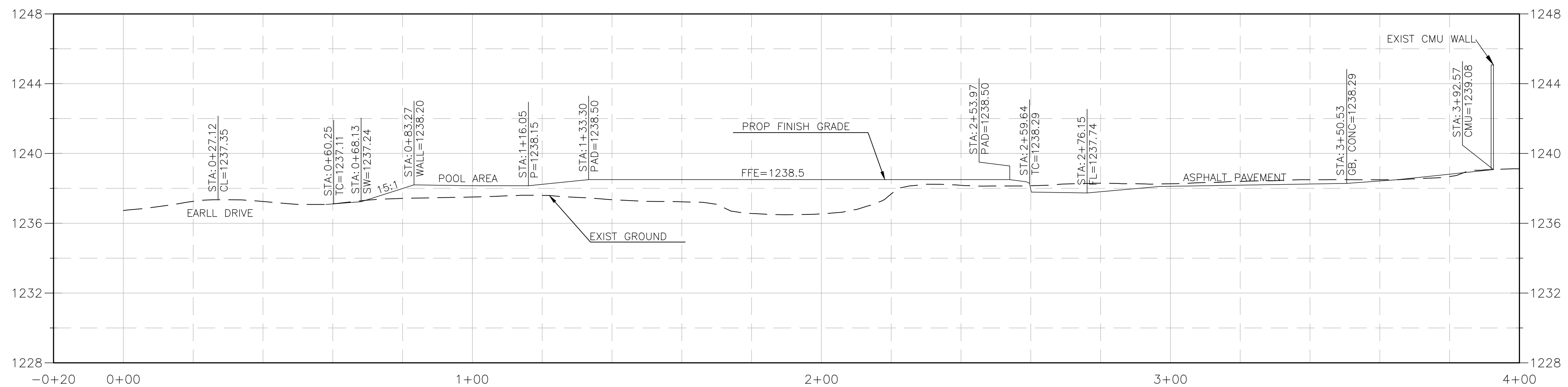
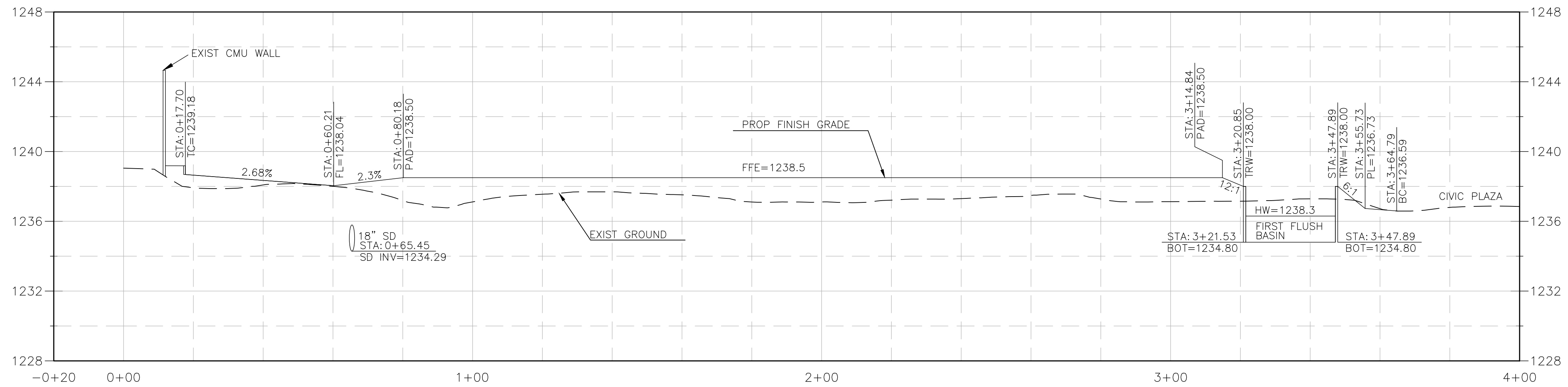
CLAYTON COMPANIES
 THE CLAYTON ON EARLL
 EXHIBIT 3- DRAINAGE AREA MAP



ORIGINAL PLAN DATE: 5/31/2024
 LATEST REVISION DATE: 9/5/2024

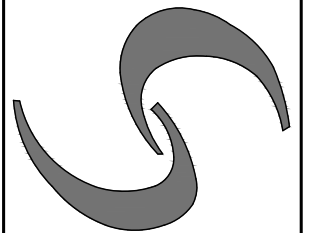
PRELIMINARY DRAINAGE MAP
C300
 PROJECT NUMBER
 1287-24



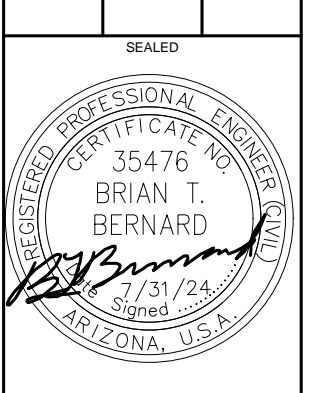


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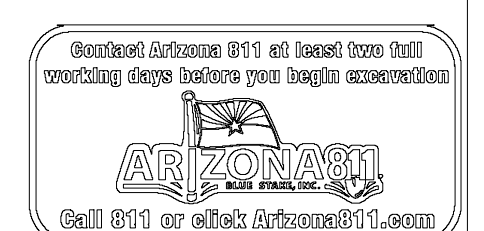
CIVIL DESIGN SOLUTIONS, LLC
 15925 W. Glendora Ave
 Goodyear, Arizona 85395
 480.205.8434



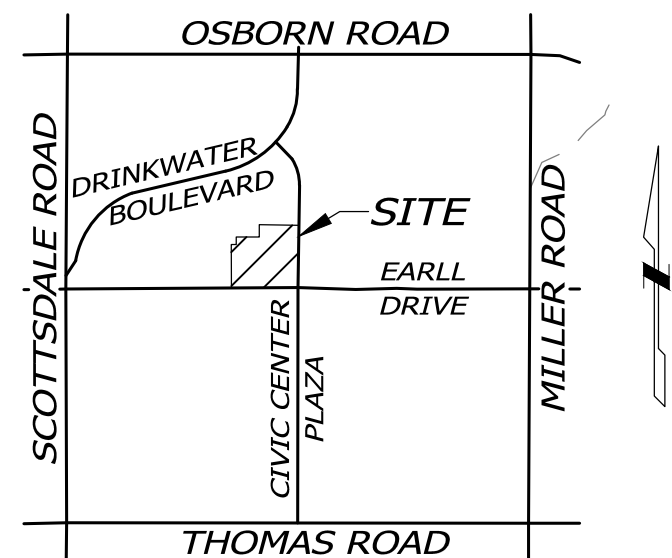
CLAYTON COMPANIES
 THE CLAYTON ON EARLL
 PRELIMINARY GRADING PLAN



| | |
|----------------------|--------------------------|
| ORIGINAL PLAN DATE | 5/31/2024 |
| LATEST REVISION DATE | 7/31/2024 |
| SHEET NAME | PRELIMINARY GRADING PLAN |
| SHEET NUMBER | C301 |
| PROJECT NUMBER | 1287-24 |



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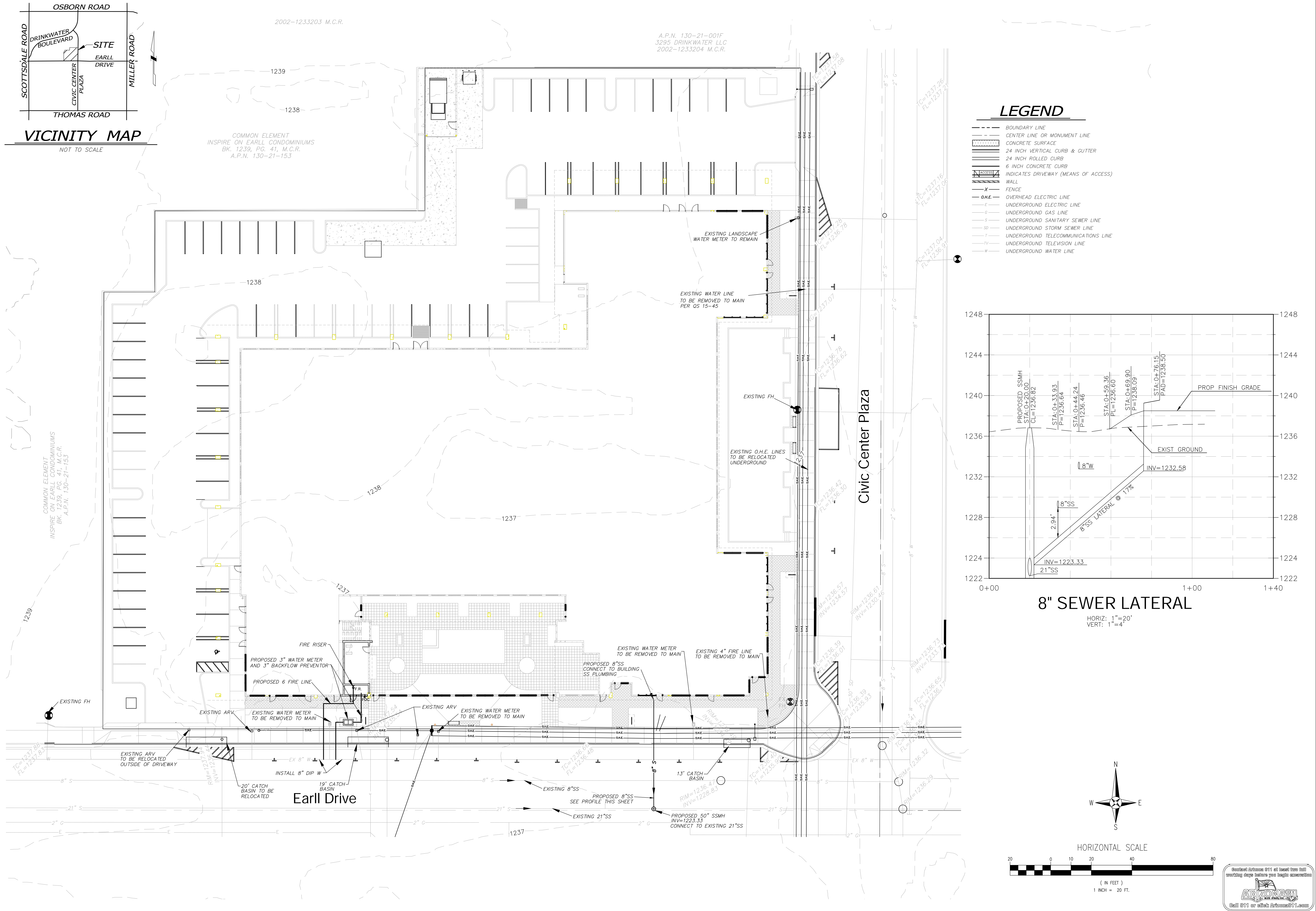
VICINITY MAP
NOT TO SCALE

2002-1233203 M.C.R.

A.P.N. 130-21-001F
3295 DRINKWATER, LLC
2002-1233204 M.C.R.

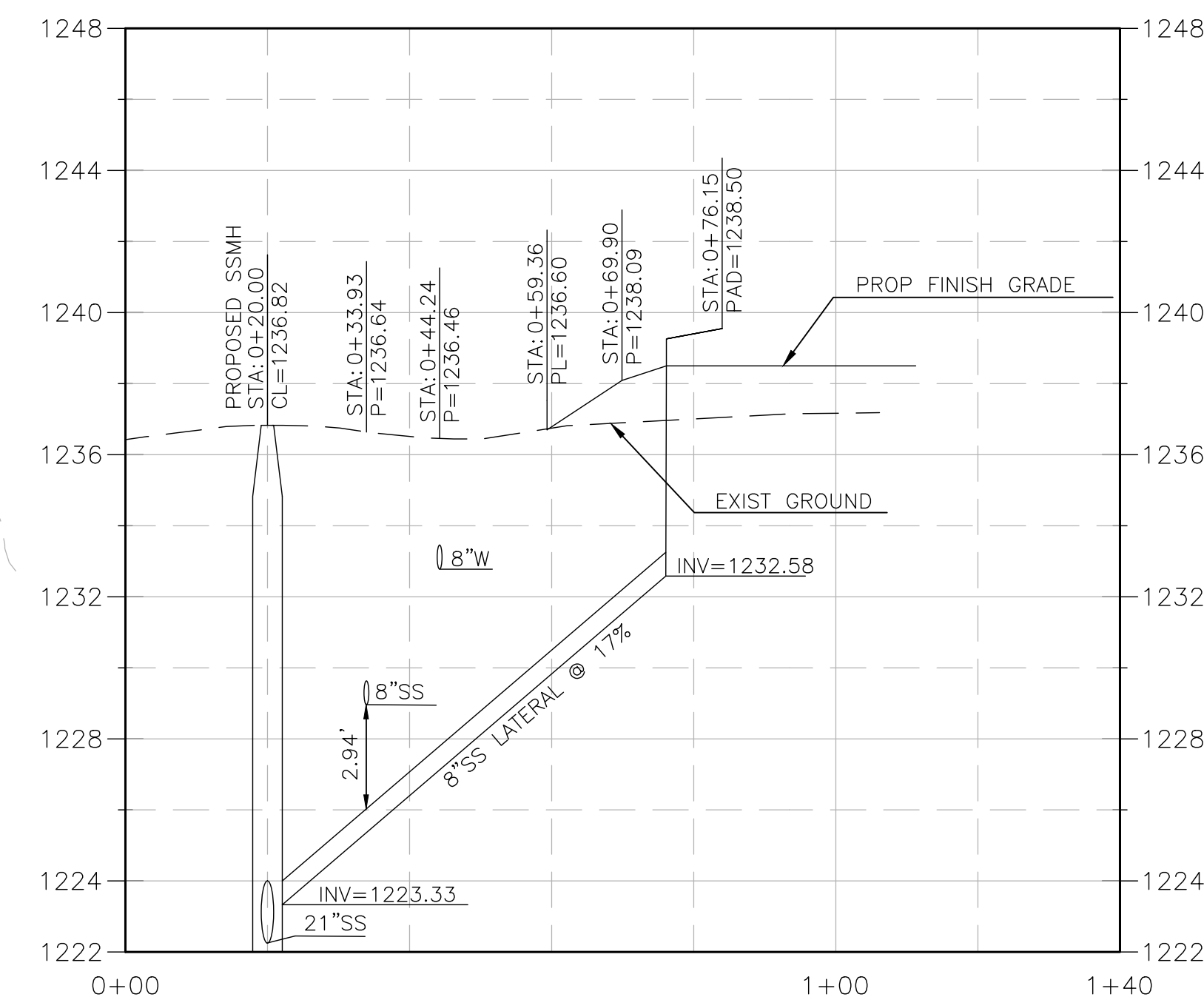
COMMON ELEMENT
INSPIRE ON EARLL CONDOMINIUMS
BK. 1239, PG. 41, M.C.R.
A.P.N. 130-21-153

COMMON ELEMENT
INSPIRE ON EARLL CONDOMINIUMS
BK. 1239, PG. 41, M.C.R.
A.P.N. 130-21-153



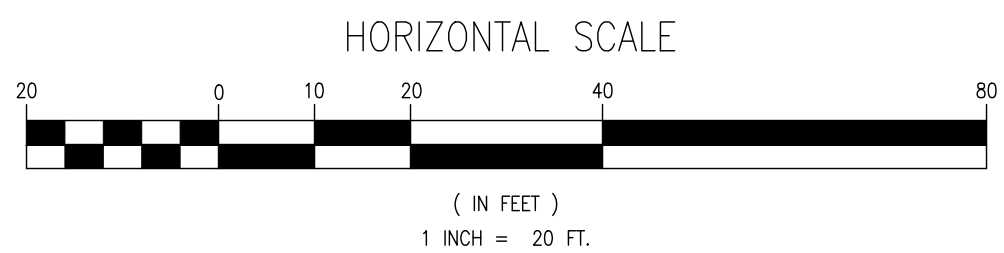
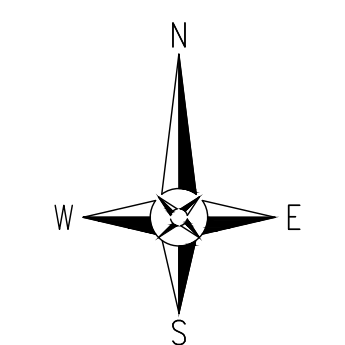
LEGEND

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ▨ CONCRETE SURFACE
- ▧ 24 INCH VERTICAL CURB & GUTTER
- ▩ 24 INCH ROLLED CURB
- 6 INCH CONCRETE CURB
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- SS UNDERGROUND STORM SEWER LINE
- T UNDERGROUND TELECOMMUNICATIONS LINE
- TV UNDERGROUND TELEVISION LINE
- W UNDERGROUND WATER LINE



8" SEWER LATERAL

HORIZ: 1"=20'
VERT: 1"=4'



| | |
|--|--|
| <p>CIVIL DESIGN SOLUTIONS, LLC 15925 W. Glendora Ave Goodyear, Arizona 85395 480.205.8434</p> | <p>CLAYTON COMPANIES PROJECT NAME THE CLAYTON ON EARLL PLAN TYPE PRELIMINARY SEWER AND WATER PLAN</p> |
| <p>DATE PREPARED 5/31/2024</p> | <p>DATE REVISION 7/31/2024</p> |
| <p>SHEET NAME PRELIMINARY SEWER AND WATER PLAN</p> | |
| <p>SHEET NUMBER C400</p> | |
| <p>PROJECT NUMBER 1287-24</p> | |