### **Drainage Report**

### for

### **Winfield Hotel and Residences**

### **Site Location:**

NEC of Scottsdale Road & 3rd Avenue Scottsdale, Arizona

### **Prepared For:**

4221 Associates - AZ LLC 11250 E. Cochise Drive Scottsdale, AZ 85259

Plan #	·	Scottsdale, AZ 85259
Case # _15-DR-2018#2		lessiona/E
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X Accepted		COURT M. CO.
Corrections		Toped Signature
M.R.	10/25/2024	EXPIRES 3-31-2026
Reviewed By	Date	<del></del>

### **Prepared By:**



P: 480.220.5379 • F: 480.558.0779

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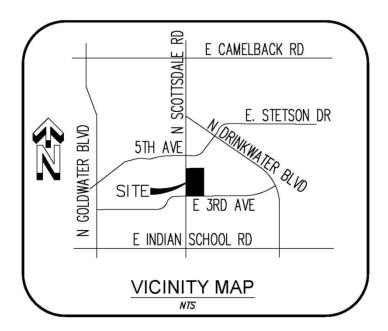
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### 1.0 PROJECT LOCATION & DESCRIPTION

This report has been prepared to provide an overview of the existing and proposed drainage characteristics of this development. This report will address the offsite flows and define how they are currently routed through this property and how they will be routed upon the completion of this development.

Winfield Hotel and Residences is a proposed 9 story building with 254 hotel rooms / suites, 9,415sf of restaurant space in three locations, & 3 sub grade parking levels. Project location is shown below.



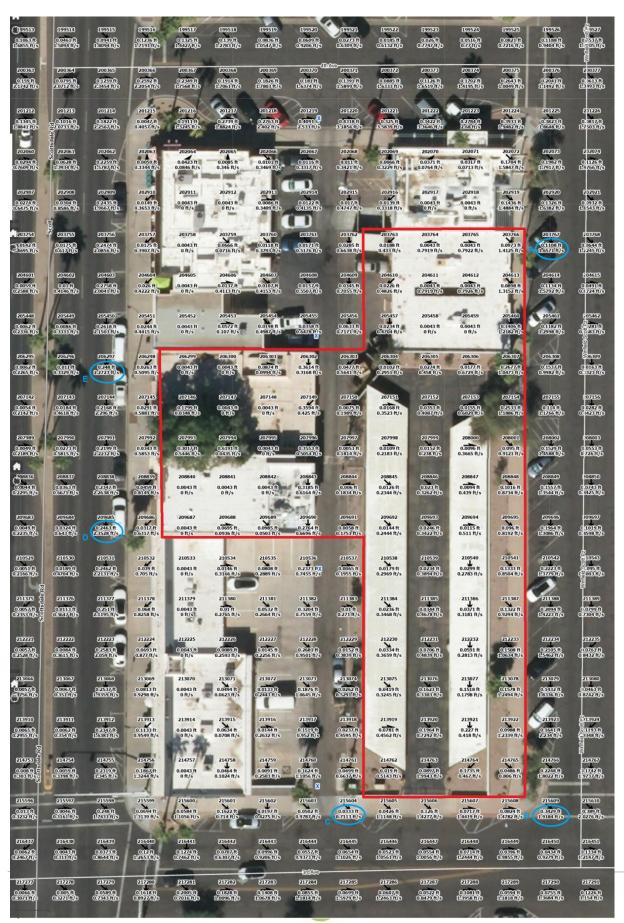
### 2.0 EXISTING DRAINAGE CONDITIONS

This project site is extremely flat with parking shade structures and buildings with all drainage flowing into the surrounding street network. The site's overall flow pattern is from the NW to the SE.

### 3.0 OFFSITE WATERSHEDS

The Flo2D model, Lower Indian Bend Wash - South Study, has been used for existing watershed analysis for this project. Depth and Q information is shown below. Project site is shown in red.





5345 E. McLellan Road, #100 Mesa, AZ 85205 P 480-220-5379 F 480-558-0779 fetterengineering.com P18-007 Winfield Hotel - Drainage Study 10-21-24.docx

NOAA was also researched for flow depth during the 100 year 2 hour event and is shown below:

			p. co.p.ca.io.					ervals (in inc		
uration	1	2	5	10	Average recurren	ce interval (years)	100	200	500	1000
5-min	0.184	0.240	0.327	0.394	0.483	0.552	0.622	0.694	0.790	0.864
	(0.155-0.223)	(0.203-0.292)	(0.275-0.395)	(0.329-0.473)	(0.397-0.578)	(0.447-0.658)	(0.495-0.739)	(0.543-0.823)	(0.602-0.939)	(0.645-1.03)
10-min	0.280	0.365	0.498	0.599	0.736	0.841	0.948	1.06	1.20	1.32
	(0.235-0.339)	(0.309-0.443)	(0.418-0.601)	(0.500-0.720)	(0.603-0.880)	(0.680-1.00)	(0.753-1.12)	(0.827-1.25)	(0.916-1.43)	(0.981-1.57)
15-min	0.347	0.453	0.617	0.743	0.912	1.04	1.18	1.31	1.49	1.63
	(0.291-0.420)	(0.383-0.550)	(0.518-0.745)	(0.620-0.892)	(0.748-1.09)	(0.844-1.24)	(0.934-1.39)	(1.02-1.55)	(1.14-1.77)	(1.22-1.94)
30-min	0.467	0.610	0.831	1.00	1.23	1.40	1.58	1.76	2.01	2.20
	(0.392-0.566)	(0.515-0.740)	(0.697-1.00)	(0.834-1.20)	(1.01-1.47)	(1.14-1.67)	(1.26-1.88)	(1.38-2.09)	(1.53-2.39)	(1.64-2.61)
60-min	0.578	0.755	1.03	1.24	1.52	1.74	1.96	2.18	2.49	2.72
	(0.486-0.701)	(0.638-0.916)	(0.863-1.24)	(1.03-1.49)	(1.25-1.82)	(1.41-2.07)	(1.56-2.32)	(1.71-2.59)	(1.89-2.95)	(2.03-3.24)
2-hr	0.669	0.865	1.16	1.38	1.69	1.93	2.17	2.41	2.74	3.00
	(0.572-0.796)	(0.740-1.03)	(0.990-1.38)	(1.17-1.64)	(1.41-1.99)	(1.59-2.26)	(1.76-2.54)	(1.92-2.83)	(2.13-3.22)	(2.28-3.54)
3-hr	0.724	0.929	1.22	1.45	1.78	2.04	2.31	2.59	2.98	3.30
	(0.615-0.868)	(0.793-1.12)	(1.04-1.46)	(1.22-1.73)	(1.48-2.11)	(1.67-2.41)	(1.86-2.72)	(2.05-3.05)	(2.28-3.52)	(2.46-3.90)
6-hr	0.876	1.11	1.42	1.68	2.02	2.29	2.56	2.85	3.24	3.55
	(0.759-1.03)	(0.966-1.31)	(1.23-1.67)	(1.44-1.96)	(1.71-2.34)	(1.91-2.64)	(2.11-2.97)	(2.30-3.31)	(2.55-3.76)	(2.72-4.13)
12-hr	0.984	1.24	1.58	1.84	2.20	2.47	2.75	3.03	3.41	3.71
	(0.861-1.14)	(1.09-1.45)	(1.38-1.83)	(1.59-2.13)	(1.88-2.53)	(2.08-2.84)	(2.29-3.16)	(2.49-3.49)	(2.73-3.95)	(2.92-4.32)
24-hr	1.18 (1.04-1.33)	1.49 (1.32-1.69)	1.93 (1.71-2.18)	2.28 (2.02-2.57)	2.77 (2.43-3.12)	3.15 (2.74-3.54)	3.55 (3.07-3.99)	3.96 (3.40-4.45)	4.54 (3.85-5.10)	<b>4.99</b> (4.20-5.62)
2-day	1.28	1.63	2.14	2.56	3.13	3.58	4.07	4.57	5.27	5.84
	(1.13-1.44)	(1.45-1.84)	(1.90-2.41)	(2.26-2.87)	(2.76-3.51)	(3.14-4.02)	(3.54-4.56)	(3.96-5.12)	(4.51-5.93)	(4.95-6.58)
3-day	1.35	1.73	2.27	2.71	3.33	3.83	4.36	4.91	5.69	6.32
	(1.20-1.52)	(1.53-1.94)	(2.01-2.55)	(2.39-3.04)	(2.92-3.74)	(3.34-4.29)	(3.78-4.88)	(4.23-5.51)	(4.84-6.40)	(5.33-7.12)
4-day	1.42	1.82	2.40	2.87	3.54	4.07	4.65	5.26	6.12	6.82
	(1.26-1.61)	(1.60-2.05)	(2.12-2.70)	(2.52-3.22)	(3.09-3.97)	(3.54-4.57)	(4.01-5.21)	(4.50-5.90)	(5.18-6.86)	(5.70-7.67)
7-day	1.58	2.02	2.67	3.19	3.94	4.53	5.17	5.84	6.80	7.57
	(1.40-1.79)	(1.79-2.28)	(2.36-3.01)	(2.81-3.59)	(3.44-4.42)	(3.94-5.08)	(4.46-5.80)	(5.01-6.56)	(5.75-7.64)	(6.34-8.52)
10-day	1.72	2.20	2.90	3.47	4.26	4.89	5.57	6.28	7.27	8.07
	(1.52-1.94)	(1.94-2.48)	(2.55-3.26)	(3.04-3.90)	(3.72-4.78)	(4.25-5.48)	(4.80-6.24)	(5.38-7.04)	(6.15-8.16)	(6.76-9.06)
20-day	2.10 (1.87-2.36)	2.71 (2.41-3.03)	3.58 (3.17-4.00)	<b>4.23</b> (3.74-4.72)	5.12 (4.50-5.70)	5.80 (5.09-6.45)	6.48 (5.67-7.23)	7.19 (6.25-8.02)	8.13 (7.01-9.10)	8.86 (7.58-9.93)
30-day	2.46	3.16	4.17	4.93	5.96	6.75	7.56	8.38	9.48	10.3
	(2.17-2.77)	(2.80-3.56)	(3.68-4.68)	(4.35-5.53)	(5.22-6.68)	(5.89-7.55)	(6.56-8.44)	(7.24-9.36)	(8.14-10.6)	(8.81-11.6)
15-day	2.84	3.66	4.82	5.68	6.81	7.66	8.53	9.38	10.5	11.4
	(2.53-3.20)	(3.25-4.11)	(4.28-5.42)	(5.03-6.38)	(6.01-7.64)	(6.74-8.60)	(7.47-9.57)	(8.19-10.5)	(9.12-11.9)	(9.80-12.8)
60-day	3.15 (2.81-3.53)	4.07 (3.62-4.55)	5.35 (4.75-5.98)	6.28 (5.57-7.03)	7.49 (6.62-8.38)	8.39 (7.39-9.38)	9.29 (8.16-10.4)	10.2 (8.90-11.4)	11.3 (9.85-12.7)	<b>12.2</b> (10.5-13.7)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS)

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

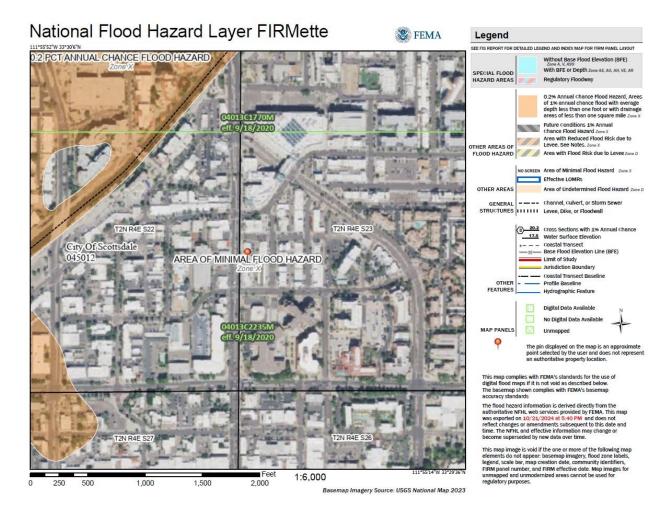
### 4.0 ONSITE WATERSHEDS

This site is currently occupied with existing buildings and parking lots. Therefore the runoff coefficient for the site will be maintained and will not contribute to any additional runoff. Existing drainage flows pattern is towards the SEC of the site at the intersection of Winfield Scott Plaza and 3rd Ave and is shown on thee attached grading and drainage plan.



### 5.0 FEMA REGULATED FLOODZONE

The Federal Emergency Management Agency (FEMA) publishes flood insurance rate map (FIRM) information for communities that participate in FEMA's flood insurance program. This project is within firm map number 04013C2235M, revised October 18, 2020. This project lies within the area designated as zone "X". Zone "X" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood. Firm map is shown below:



### 6.0 ONSITE STORM WATER MANAGEMENT

Flow patterns will replicate today's patterns into the adjacent street network via roof drains and surface flow within the alley that bisects the project running north to south. See the attached grading and drainage plan.



### 7.0 STORM WATER RETENTION / DETENTION FACILITIES

A Request for Stormwater Storage Waiver has been approved negating any need for onsite retention.

### 8.0 STORM DRAIN FACILITIES AND HYDRAULIC STRUCTURES

No new facilities are planned.

### 9.0 LOWEST FINISHED FLOOR ELEVATIONS

A finished floor elevation has been set at 1265.0 which will provide protection from the 100 year 2 hour event based on the Flo2d data, 100 year 6 hour. Several areas, circled in blue and labeled on the Flo2d exhibit, of the projects perimeter were analyzed to create the following chart:

Finished floor =	1265.00			
Location	flo2D depth	<b>Surface Elevation</b>	Water Surface Elevation	Freeboard
Α	0.1108	1263.19	1263.30	1.70
В	0.3429	1262.33	1262.67	2.33
С	0.0333	1262.48	1262.51	2.49
D	0.2463	1263.95	1264.20	0.80
E	0.248	1264.09	1264.34	0.66

It is assumed that this finished floor elevation will be safe from inundation from the 100 year 2 hour event.

#### 10.0 PROPOSED DRAINAGE PLAN

Please refer to the Grading and Drainage Plan. In summary the building roof will drain into the surrounding street network as it does predevelopment. As well the existing alley currently flow north to south and this pattern will be maintained through this development design.



### 11.0 CONCLUSIONS

Based on this analysis it can be concluded that:

- Post development Offsite Flows will be maintained within the existing surrounding street network.
- Onsite flows will be routed via roof drains into the surrounding street network matching the pre-development pattern.
- Post development runoff will not be increased due to the site's runoff coefficient not changing.
- The building finished floor of 1265.00 will be safe from the 100 year 2 hour event.
- This drainage analysis has been prepared in accordance with the current versions of the Maricopa County Drainage Policies and Standards, Drainage Design Manuals for Maricopa County, Volume 1 - Hydrology, Volume 2 -Hydraulics, and section 1205 of the Maricopa County Zoning Ordinance.



## **APPENDIX**



Two working days before you di CALL FOR THE BLUE STAKES 602-263-1100 1-800-STAKE-IT OUTSIDE MARICOPA COUNTY

### **UNDERGROUND UTILITY NOTE**

THE UNDERGROUND UTILITY LOCATIONS WITHIN THIS SITE ARE SOMEWHAT UNKNOWN. VERY LITTLE AS-BUILT INFORMATION IS AVAILABLE SO IT IS THERFORE IMPERATIVE THAT THE CONTRACTOR TAKES GREAT CARE AND INTENSE UTILITY COMPANY COORDINATION DURING CONSTRUCTION AS TO AVOID ANY CONFLICTS.

# **GRADING & PAVING PLAN**

# WINFIELD HOTEL & RESIDENCES

NEC OF SCOTTSDALE ROAD & 3RD AVE SCOTTSDALE, AZ

### PARCEL DESCRIPTION

PARCEL NO. 1:

LOTS 5 THROUGH 7, INCLUSIVE AND LOTS 14 THROUGH 20, INCLUSIVE, WINFIELD SCOTT PLAZA, ACCORDING TO BOOK 66 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH A PORTION OF THAT CERTAIN 16 FOOT ALLEY AS SHOWN ON THE FINAL PLAT OF WINFIELD SCOTT PLAZA, ACCORDING TO BOOK 66 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, A MARICOPA COUNTY BRASS CAP IN HANDHOLE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 23, A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, BEARS SOUTH OO DEGREES OO MINUTES EAST (BASIS OF BEARING) A DISTANCE OF 2656.21 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SOUTH OO DEGREES OO MINUTES OO SECONDS EAST A DISTANCE OF 1572.17 FEET TO THE CENTERLINE OF 4TH AVENUE A CITY OF SCOTTSDALE BRASS CAP FLUSH:

THENCE LEAVING SAID WEST LINE ALONG THE CENTER LINE SOUTH 89 DEGREES 42 MINUTES 48 SECONDS EAST A DISTANCE OF 136.02 FEET;

THENCE LEAVING SAID CENTER LINE SOUTH OO DEGREES OO MINUTES OI SECONDS WEST A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 10 AS SHOWN OF SAID FINAL PLAT;

THENCE ALONG THE EASTERLY LINES OF LOTS 8, 9 AND 10 OF SAID FINAL PLAT, SOUTH OO DEGREES OO MINUTES O1 SECONDS WEST A DISTANCE OF 100.06 FEET TO THE NORTHEAST CORNER OF LOT 7 AS SHOWN ON SAID FINAL PLAT AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHEAST CORNER OF LOT 7, SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF LOT 14 AS SHOWN ON SAID FINAL PLAT;

THENCE ALONG THE WESTERLY LINES OF LOTS 14, 15 AND 16 A SHOWN ON SAID FINAL PLAT, SOUTH OO DEGREES OO MINUTES O1 SECONDS WEST A DISTANCE OF 90.04 FEET, TO THE SOUTHWEST CORNER OF LOT 16;

THENCE LEAVING SAID SOUTHWEST CORNER OF SAID LOT 19, NORTH 89 DEGREES 46 MINUTES 48 SECONDS WEST A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 AS SHOWN ON SAID FINAL PLAT;

THENCE ALONG THE EASTERLY LINES OF LOTS 5, 6,AND 7, NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST A DISTANCE OF 90.05 FEET TO THE POINT OF BEGINNING

### PARCEL NO. 2:

LOTS 12 AND 13, WINFIELD SCOTT PLAZA, ACCORDING TO BOOK 66 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA.

### **AS-BUILT CERTIFICATION:**

HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER DATE

### GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM 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 CITY OF SCOTTSDALE STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.

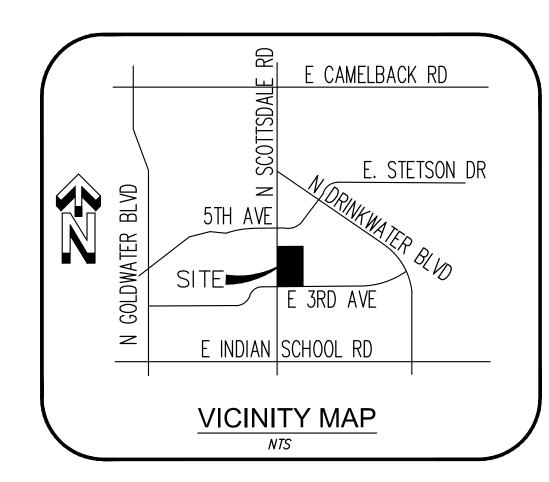
2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL OF ENGINEERING DESIGNS; THEREFORE IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS. THEY ARE NOT VERIFIED BY THE CITY.

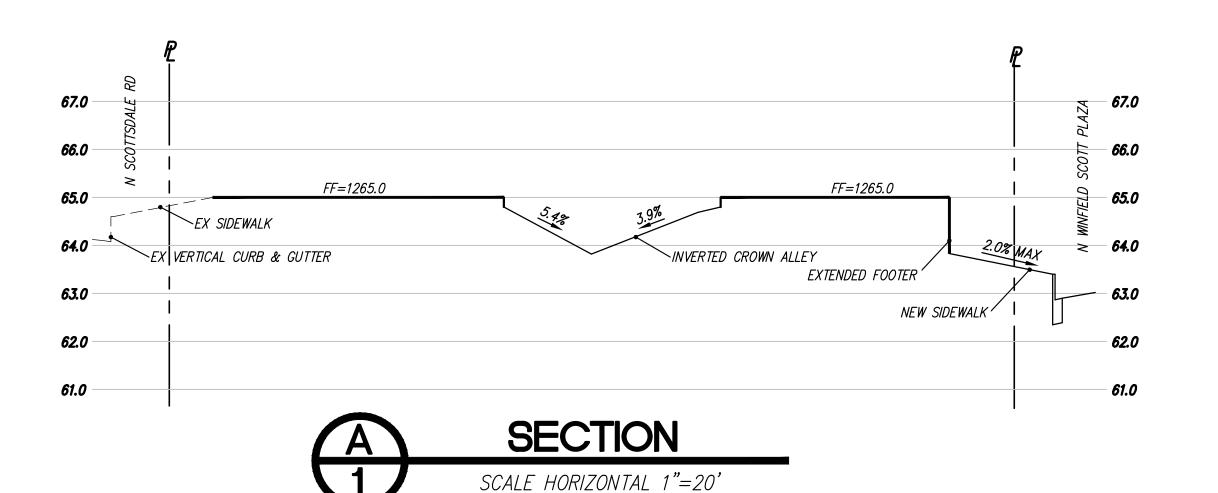
3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF ASSOCIATED PERMIT HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME. THE PLANS MUST BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.

4. A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING

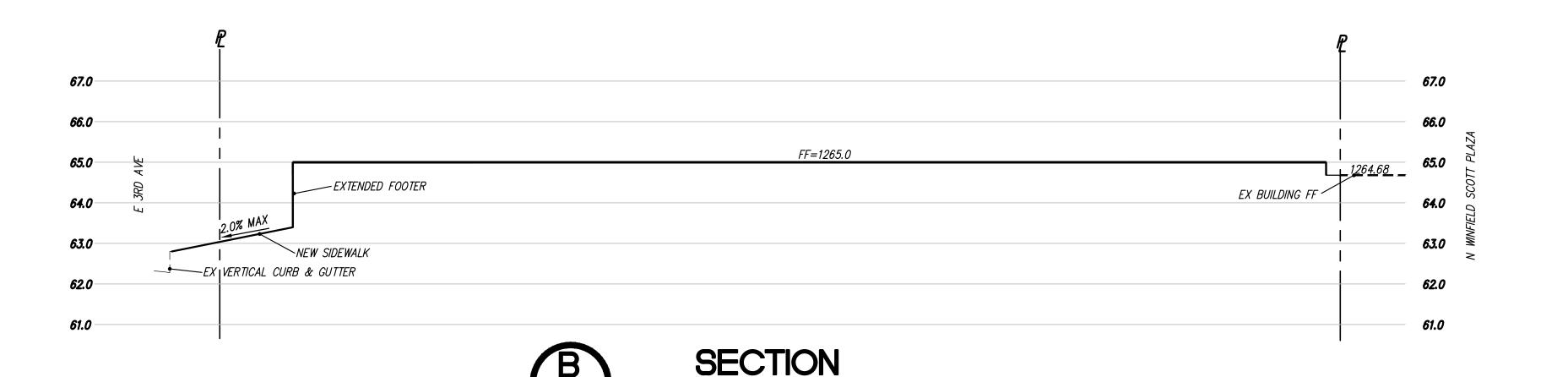
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER. 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.

6. PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS





SCALE VERTICAL 1"=2'



SCALE HORIZONTAL 1"=20'

SCALE VERTICAL 1"=2'

### **ENGINEER:**

*F:* 480–558–0779

**DRAINAGE NOTE** 

POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM ALL EXTERIOR WALLS AND

FOOTINGS WITH A MINIMUM SLOPE OF 5%

FOR A MINIMUM OF 10 FEET.

**QUANTITIES** 

*QUANITY* 

428 LF

11,283 SF

8,657 SF

187 CY

DESCRIPTION

4.5" ASPHALT

ABC

6" VERTICAL CURB & GUTTER

CONCRETE / PAVER SIDEWALK

FETTER ENGINEERING GROUP 5345 E. MCLELLAN ROAD, #100 PO BOX 2170 MESA, AZ 85205 *P:* 480–220–5379

#### SURVEYOR: ARCHITECT:

**FLOODZONE** 

AW LAND SURVEYING, LLC BILTFORM ARCHITECTECTURE 11460 N CAVE CREEK ROAD CHANDLER, AZ 85244 PHOENIX, AZ 85020 P: 480-244-7630 P: 602-285-9200

### **SHEET INDEX**

COVER SHEET GRADING & DRAINAGE PLAN PAVING PLAN & PROFILE

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL 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

COMMUNITY NUMBER				BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013	C2235L	10–16–13	Χ	LESS THAN 1 FOOT

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING 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

### **BENCHMARK**

BENCHMARK IS A MARICOPA CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL

ELEVATION = 1260.37' NAVD 88

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM EQUATION ON THE CITY OF SCOTTSDALE BENCHMARK, AS PROVIDED ABOVE.

### **BASIS OF BEARING**

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, USING A BEARING OF NORTH 00°00'00" EAST AS SHOWN ON THE FINAL PLAT OF WINFIELD SCOTT PLAZA, RECORDED IN BOOK 66, PAGE 3, MCR.

Utility	Utility	Name of Company		Date
	Company	Representative	Number	Signed
Electric				
Telephone				
Natural Gas				
Cable TV				
Other				
Other				
Engineer's Ce	rtification			
certify that o improvement utilities have	, as the Enginee III utility companies plans for review, ar been resolved. In n each utility compo	listed above have nd that all conflicts addition, "No Confli	been provided identified by ict" forms ho	d final y the ive been

	CIVIL APPROVAL				
	REVIEW & RECOMMENDED APPROVAL BY:				
PAVING:		TRAFFIC			
G & D		PLANNING			
W & S		FIRE			
RET. WALLS					
			<u></u>		



ENGINEERING COORDINATION MANAGER (OR DESIGNEE)



S DRAWING IS NOT TO BE

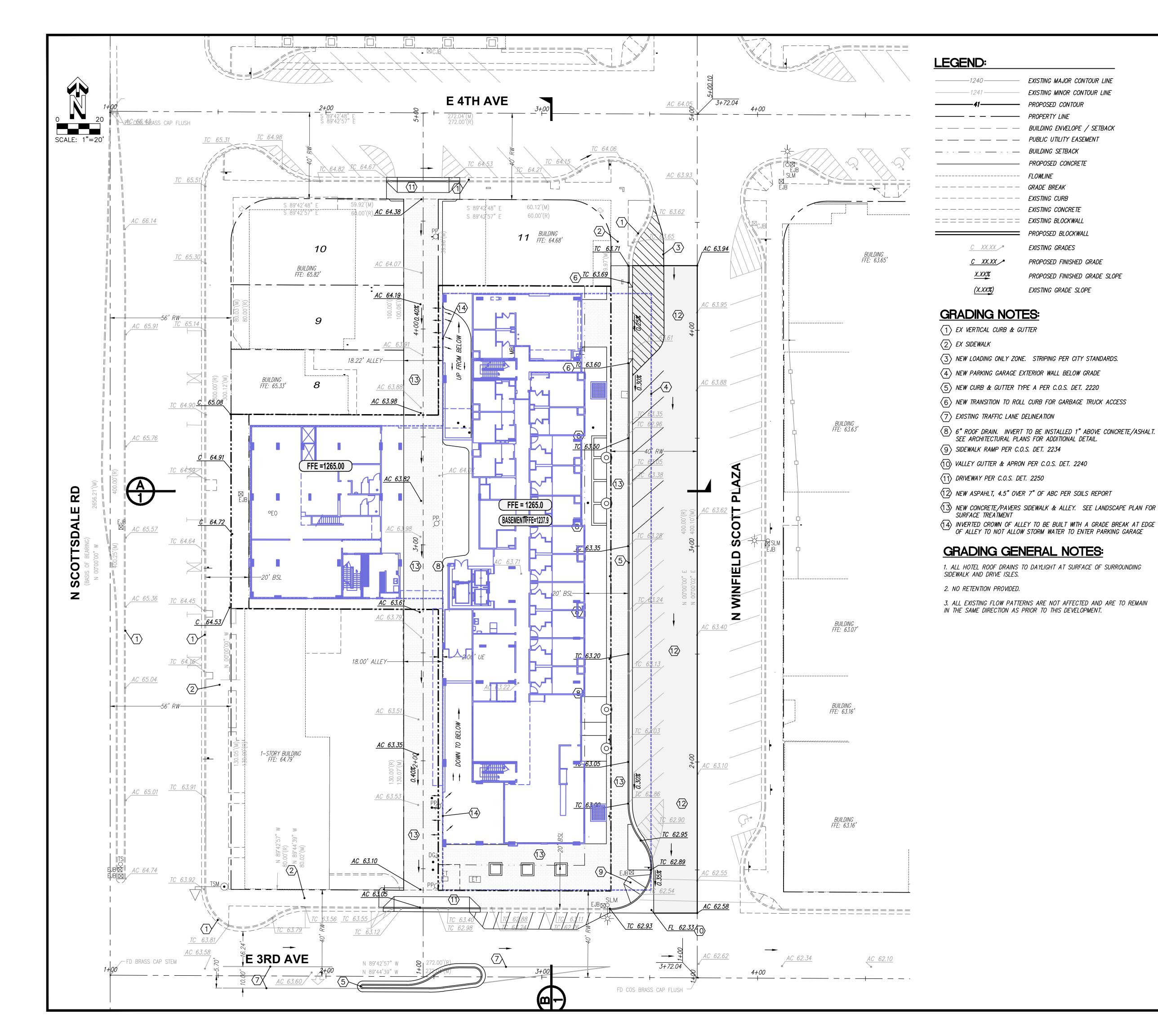
USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AN

SIGNED BY CM FETTER, LLC, DESIGNATED CONSULTANTS.

AWINGS ARE COPY WRI BY CM FETTER, LLC, ANY

REPRODUCTION OR REUSE WITHOUT WRITTEN PERMISS

DATE



PROPOSED CONTOUR

BUILDING SETBACK

FLOWLINE GRADE BREAK

PROPOSED CONCRETE

PROPOSED BLOCKWALL

PROPOSED FINISHED GRADE

EXISTING GRADE SLOPE

PROPOSED FINISHED GRADE SLOPE

EXISTING GRADES

BUILDING ENVELOPE / SETBACK

PUBLIC UTILITY EASEMENT

POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM ALL EXTERIOR WALLS AND FOOTINGS WITH A MINIMUM SLOPE OF 5% EXISTING MAJOR CONTOUR LINE FOR A MINIMUM OF 5 FEET. EXISTING MINOR CONTOUR LINE

Two working days before you di CALL FOR THE BLUE STAKES 602-263-1100 1-800-STAKE-IT OUTSIDE MARICOPA COUNTY

AT THE TIME OF THIS SURVEY, SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (DOTTED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C2235L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL 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

DRAINAGE NOTE

COMMUNITY NUMBER				BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013	C2235L	10–16–13	Χ	LESS THAN 1 FOOT

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING 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

### **BENCHMARK**

BENCHMARK IS A MARICOPA CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL

ELEVATION = 1260.37' NAVD 88

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM EQUATION ON THE CITY OF SCOTTSDALE BENCHMARK, AS PROVIDED ABOVE.

### **BASIS OF BEARING**

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, USING A BEARING OF NORTH 00°00'00" EAST AS SHOWN ON THE FINAL PLAT OF WINFIELD SCOTT PLAZA, RECORDED IN BOOK 66, PAGE 3, MCR.

**FLOODZONE** 

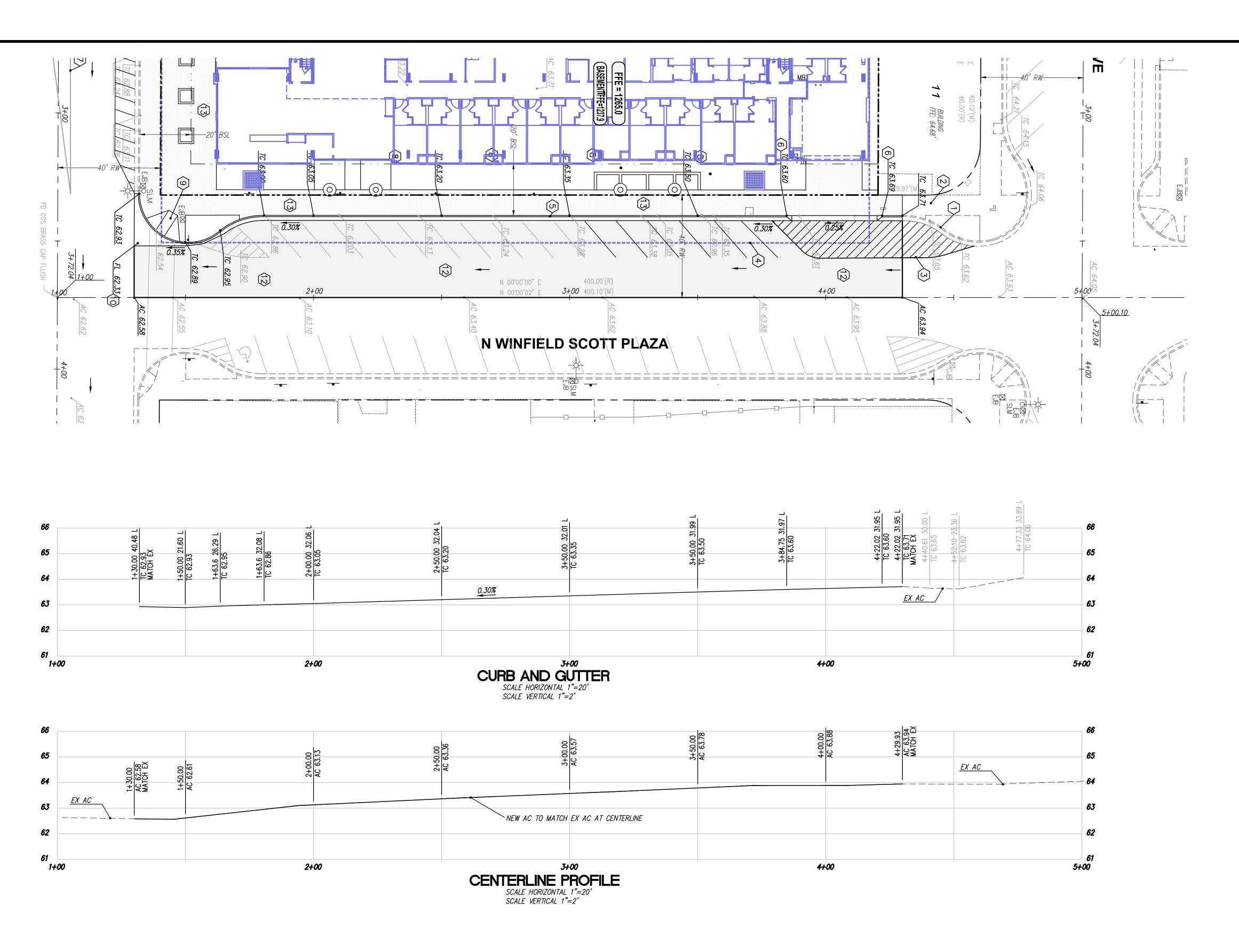
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BY CM FETTER, LLC, ANY EPRODUCTION OR REUSE WITHOUT WRITTEN PERMIS:

PLAN DRAIN/

GRADING





SCALE: 1"=20'

### **DRAINAGE NOTE**

POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM ALL EXTERIOR WALLS AND FOOTINGS WITH A MINIMUM SLOPE OF 5% FOR A MINIMUM OF 5 FEET. Two working days before you dicall for the blue stakes 602-263-1100 1-800-STAKE-IT outside maricopa county

**FLOODZONE** 

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COMMUNITY NUMBER				BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013	C2235L	10–16–13	X	LESS THAN 1 FOOT

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING 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

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LEGEND:	
1240	EXISTING MAJOR CONTOUR LINE
1241 —	EXISTING MINOR CONTOUR LINE
<b>——————</b>	PROPOSED CONTOUR
	PROPERTY LINE
	BUILDING ENVELOPE / SETBACK
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK
	PROPOSED CONCRETE
	FLOWLINE
	GRADE BREAK
	EXISTING CURB
	EXISTING CONCRETE
=========	EXISTING BLOCKWALL
	PROPOSED BLOCKWALL
C XX.XX	EXISTING GRADES
C XX.XX	PROPOSED FINISHED GRADE
<u>X.XX</u> %	PROPOSED FINISHED GRADE SLOPE
<u>(X.XX<b>%</b>)</u>	EXISTING GRADE SLOPE

### **GRADING NOTES:**

- (1) EX VERTICAL CURB & GUTTER
- 2 EX SIDEWALK
- 3 NEW LOADING ONLY ZONE. STRIPING PER CITY STANDARDS.
- 4 NEW PARKING GARAGE EXTERIOR WALL BELOW GRADE
- 5 NEW CURB & GUTTER TYPE A PER C.O.S. DET. 2220
- 6 NEW TRANSITION TO ROLL CURB FOR GARBAGE TRUCK ACCESS
- (7) EXISTING TRAFFIC LANE DELINEATION
- 8 6" ROOF DRAIN. INVERT TO BE INSTALLED 1" ABOVE CONCRETE/ASHALT. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL.
- 9 SIDEWALK RAMP PER C.O.S. DET. 2234
- (10) VALLEY GUTTER & APRON PER C.O.S. DET. 2240
- (11) DRIVEWAY PER C.O.S. DET. 2250
- 12 NEW ASPAHLT, 4.5" OVER 7" OF ABC PER SOILS REPORT
- 13) NEW CONCRETE/PAVERS SIDEWALK & ALLEY. SEE LANDSCAPE PLAN FOR SURFACE TREATMENT
- (14) INVERTED CROWN OF ALLEY TO BE BUILT WITH A GRADE BREAK AT EDGE
  OF ALLEY TO NOT ALLOW STORM WATER TO ENTER PARKING GARAGE

### **GRADING GENERAL NOTES:**

1. ALL HOTEL ROOF DRAINS TO DAYLIGHT AT SURFACE OF SURROUNDING SIDEWALK AND DRIVE ISLES.

- 2. NO RETENTION PROVIDED.
- 3. ALL EXISTING FLOW PATTERNS ARE NOT AFFECTED AND ARE TO REMAIN IN THE SAME DIRECTION AS PRIOR TO THIS DEVELOPMENT.

3INEERING GROUF AcLellan Road, #100 Mesa, Arizona 85205 P 480-220-5379 F 480-558-0779

FETTER ENGINE 5345 E. MCLEI



REVISION

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PROFILE
ESIDENCES
SCOTTSDALE, ARIZONA

WINFIELD HOTEL & RES

BY CMF
ED BY CMF

CT # 18-007 CML

RETIER OF COURT M. AND COURT M.

SHEET: 3
OF: 3