

May 30, 2025

Collector's Garage at Westworld

Off-site Hydrologic and Hydraulics Investigation Memorandum

PROJECT: Collector's Garage at Westworld LOCATION: Scottsdale, Arizona

PROJECT NO.: R317601.01 DATE: May 30, 2025

PURPOSE: Off-site Hydrologic and Hydraulics Analysis

APPENDICES:

- A. Off-site Drainage Map
- B. Excerpts from Westworld Sports Fields Drainage Report



INTRODUCTION:

Huitt-Zollars is under contract with LGE Design Build on the off-site drainage investigation of the Collector's Garage at Westworld (Site). The Site is located south of East McDowell Mountain Ranch Road and east of North 98th Street in Scottsdale, Arizona. More specifically, the Site is located within parcels APNs 217-14-037A and 218-14-038A, within Section 5, Township 3 North, and Range 5 East of the Gila and Salt River Meridian. The Site is currently undeveloped desert land and is planned for a new commercial site of approximately 5.1-acres.

PURPOSE:

The purpose of this memorandum is to summarize the off-site drainage investigation, including the review of previous studies, assessing the off-site flows, and providing support for mitigation infrastructure for design.

FEMA FLOOD ZONE CLASSIFICATION:

The Site is shown on FEMA published Flood Insurance Rate Maps (FIRM) panel 04013C1340L, effective since October 16, 2013 (Ref.1). The Site is located within FEMA Flood Zone "A" and Zone "X". The Zone "A" lies in a small portion of the Site on the west boundary. FEMA Flood Zone "A" and "X" are defined as:

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- Zone "A" is defined as "Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood – No Base Flood Elevations determined."
- Zone "X" is defined as "Areas determined to be outside the 500-year flood and protected by levee from 100-year flood."

DATA COLLECTION:

Pinnacle Peak South ADMS (Ref. 2)

The Pinnacle Peak South (PPS) ADMS was prepared in 2013 to identify and quantify the known and potential flooding hazards within an area of approximately 43-square-miles in the northern portion of the City of Scottsdale. The study includes hydrologic analysis using HEC-1 model on the eastern portion of the watershed, and FLO-2D model with 30-foot grids on the western portion of the watershed. The 2007 topographic mapping was used for the studies. The 10-year and 100-year, 6-hour and 24-hour storms were simulated. The Site is located within this study area but since the completion of this study, there has been significant changes to the watershed.

Westworld Sports Fields Drainage Report (Ref. 3)

This report documents the drainage analysis of the infrastructure design associated with the Westworld Sports Fields (now Reata Sports Complex), west of the Site, prepared by Gavan & Barker in March 2022. The PPS ADMS 100-year 6-hour and 24-hour FLO-2D models were modified to better represent pre/post Sport Complex flow conditions by adjusting grid elevations and adding hydraulic structures for the upstream watershed analysis. As part of the Reata Sports Complex study, a more detailed HEC-RAS 2D model was developed to better estimate the hydraulic impact of the Old Verde Canal and the flows entering the Westworld. This hydraulic model was used as a base model for the off-site watershed analysis. An off-site analysis using HEC-1 is also included in the report. This study will be referenced in the following sections of this report.

Drainage Project Agreement/ Drainage and Flood Control Easement (Ref. 4)

Drainage Project Agreement with the City of Scottsdale was signed in April 2022. This agreement between the three adjacent landowners and the City of Scottsdale (City) was initiated to develop a flow

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management diversion for the Old Verde Canal (Canal) at its southernmost portion, north of Thompson Peak Parkway. Pre Sport Complex conditions, the Canal had no outfall, leading to significant ponding and potential breakouts for adjacent properties and the Reata Sports Complex.

The Final Drainage Report prepared by Gavan & Barker, Inc. dated March 2022 is used to support their site-specific engineering proposals. As part of this 2022 agreement, section 8 states:

"8. Fill of Old Verde Canal. Upon development of the Winstar Pro or Thomas Parcels, Winstar Pro or Thomas may fill portions of the Old Verde Canal on the respective Parcels to prevent ponding or backwater from infiltrating such Parcels; provided, however, any such fill shall be subject to compliance with all City building, native plant, cultural resource, stormwater and floodplain regulations."

Additional agreements as part of this document include:

"4. Storage Waiver Credits. This Agreement shall not restrict any Owner from asserting to City regulatory authorities that amounts or value contributed to the Enhanced Drainage Project should be considered for any future drainage or stormwater' waiver or credit in accordance with City regulations set forth in Chapter 37 of the Scottsdale Revised Code. Upon completion of the Enhanced Drainage Project and the City Project, the Thomas Parcels and Winstar Pro Parcels may include in any respective development application the demonstrated additional runoff capacity resulting from such Parcels being adjacent to a conveyance facility that an engineering analysis shows can handle additional runoff front the Thomas Parcels and the Winstar Pro Parcels; and Thomas and Winstar Pro may rely upon and utilize the final Drainage Report prepared by Gavan & Barker, Inc. dated Maich 2022 to support their site specific engineering proposals."

5. In Lieu Fee. If through its regulatory processes including review, documentation, and approval as set forth in Chapter 37, City grants a stormwater waiver to any parcel, the amount paid by any of the Parcels shall be considered as a qualifying contribution for the respective Parcel toward an in-lieu fee for the cost to the City in providing a conveyance facility in the form of the Enhanced Drainage Project."

6. Reclassification of Old Verde Canal. Following completion of the Base Drainage Project, the Enhanced Drainage Project, and City Project, City agrees that the Old Verde Canal will not be a wash conveying water in excess of 50 cubic feet per second, and therefore will not be subject to City's regulatory process for approval of wash modifications; provided, however, the Parties acknowledge that other regulatory entities such as the Any Corp of Engineers may have jurisdictional authority over the wash and City cannot waive such authority."

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EXISTING SITE CONDITIONS:

Before the construction of the Reata Sports Complex (pre-Sports Complex conditions), stormwater runoff in the Old Verde Canal flows in a northwesterly direction and had the potential to allow flows to enter the Site, just south of McDowell Mountain Ranch Road.

The Reata Sports Complex project includes the design and construction of several off-site catch basins to collect the off-site runoff from the adjacent undeveloped watershed. As part of this study, a regional solution was proposed recommending the construction of a drainage conveyance system to capture the flow entering the southern end of the Old Verde Canal and conveying the flow westerly to outfall into Reata Wash. Additionally, the regional solution includes the construction of a future berm in the southern limits of the adjacent site to the east (APN 21714039A). This berm would eliminate any remaining minor flow in the canal and backwater ponding conditions along the Canal from Thompson Peak Parkway to McDowell Mountain Road (see Appendix B).

A field visit was conducted in September 2024 to assess the existing conditions (see Figures 1 to 4). During this field investigation, it was confirmed that, except for the future berm, the flow diversion system for the Old Verde Canal flow was implemented as part of the construction of the Reata Sport Complex per the *Drainage Project Agreement/ Drainage and Flood Control Easement*, creating reduction in water surface elevation along the Canal, eliminating all potential breakout into the project Site.

Updates were made to the Reata Sports Complex HEC-RAS model to reflect current conditions. These minor updates included the revise upstream invert elevation of the 2-30-inch pipe crossing along McDowell Mountain Ranch Road to the newly acquired survey elevations. Per those improvements, only a 100-year flow of 12 cfs continues to flow northwesterly in the canal and no flows overtop the Old Verde Canal; therefore, no washes trigger the City's regulatory process for wash modifications within the Site that convey more than 50-cfs (See Figure 5). No flow or volume travel from north to south along the existing culvert during current conditions.

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Figure 1: Existing Off-site Catch Basins in Westworld Sports Field



Figure 2: Existing Old Verde Canal Berm

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Figure 3: The Site's Existing Condition



Figure 4: McDowell Mountain Ranch Road

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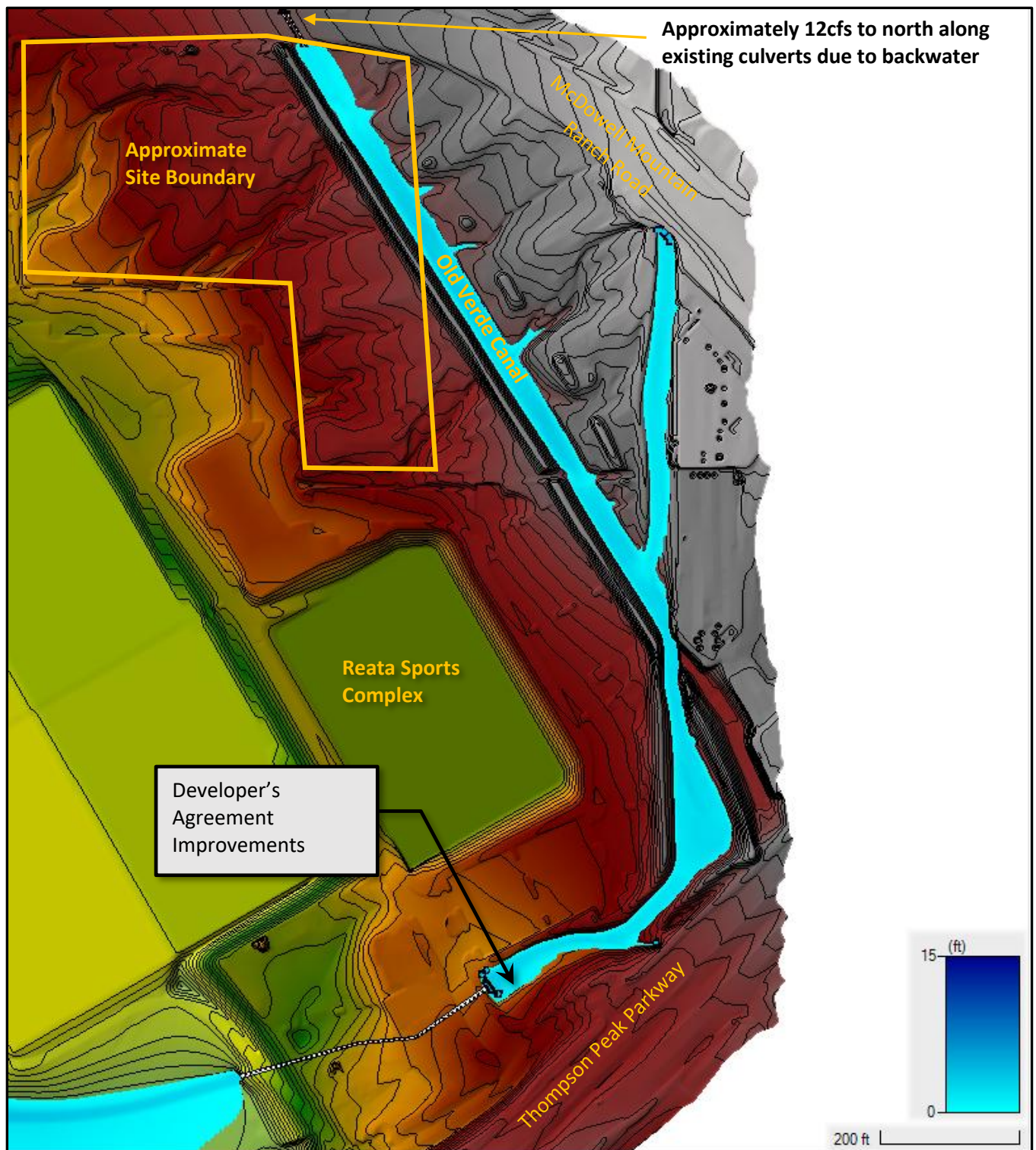


Figure 5: Current Conditions HEC-RAS Results

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OFF-SITE HYDROLOGY AND HYDRAULICS:

The Site's terrain generally slopes from northeast towards southwest. The Reata Sports Complex study includes provisions that accommodate the potential that the Old Verde Canal will be blocked by the future development of the parcel to the east. The east parcel is currently undeveloped, and therefore, there will be backwater from south wash to the Old Verde Canal that approaches the Site. As outlined in the Drainage Project Agreement (Ref. 4), modifications to the Old Verde Canal are permitted. The proposed plan is to follow the design concept of the Westworld Sports Fields, which involves block the canal to prevent backwater and ponding at the Site. A berm will be designed with a top elevation higher than the water surface elevation established in the Westworld Sports Fields Drainage Report (Ref. 3). Further investigation will be performed during final design.

As previously mentioned, the Reata Sports Complex design included the implementation of a berm on the adjacent property to eliminate ponding water adjacent to the Site. The Reata Sports Complex study proposed berm location is outside of the Site boundary and no permission has been granted to build the berm in the intended location. Multiple alternative berm locations have been evaluated, and it was found that a berm location on the eastern portion of the property eliminates ponding adjacent to the Site and has no rise in existing water surface elevation (approximately 1237-feet) therefore, no negative impacts to adjacent properties. This alternative location is reflected in Figure 6, Appendix A, and proposed civil plans.

The existing Old Verde Canal's west bank is assumed to protect the Site from backwater remaining along the Old Verde Canal. Although this is not a FEMA certified structure, the Old Verde Canal west bank is approximately 8-feet to 12-feet high, 45-feet wide and shows no sign of potential failure. Further analysis will be performed to evaluate the resilience of the Old Verde Canal's west bank during final design. A wall is proposed on the eastern portion of the site for resilience if the berm ever fails. A preliminary HEC-RAS model was developed using current conditions topography, the proposed alternative berm location, and the removal of the Old Verde Canal's west bank (see Figure 7). Preliminary results show that there is a potential of approximately 1-cfs of flows can break out to the east during current conditions, bypass most of the site, and be conveyed by exiting washes towards the Reata Sports Complex infrastructure. More detailed analysis will be performed during final design with the proposed layout.

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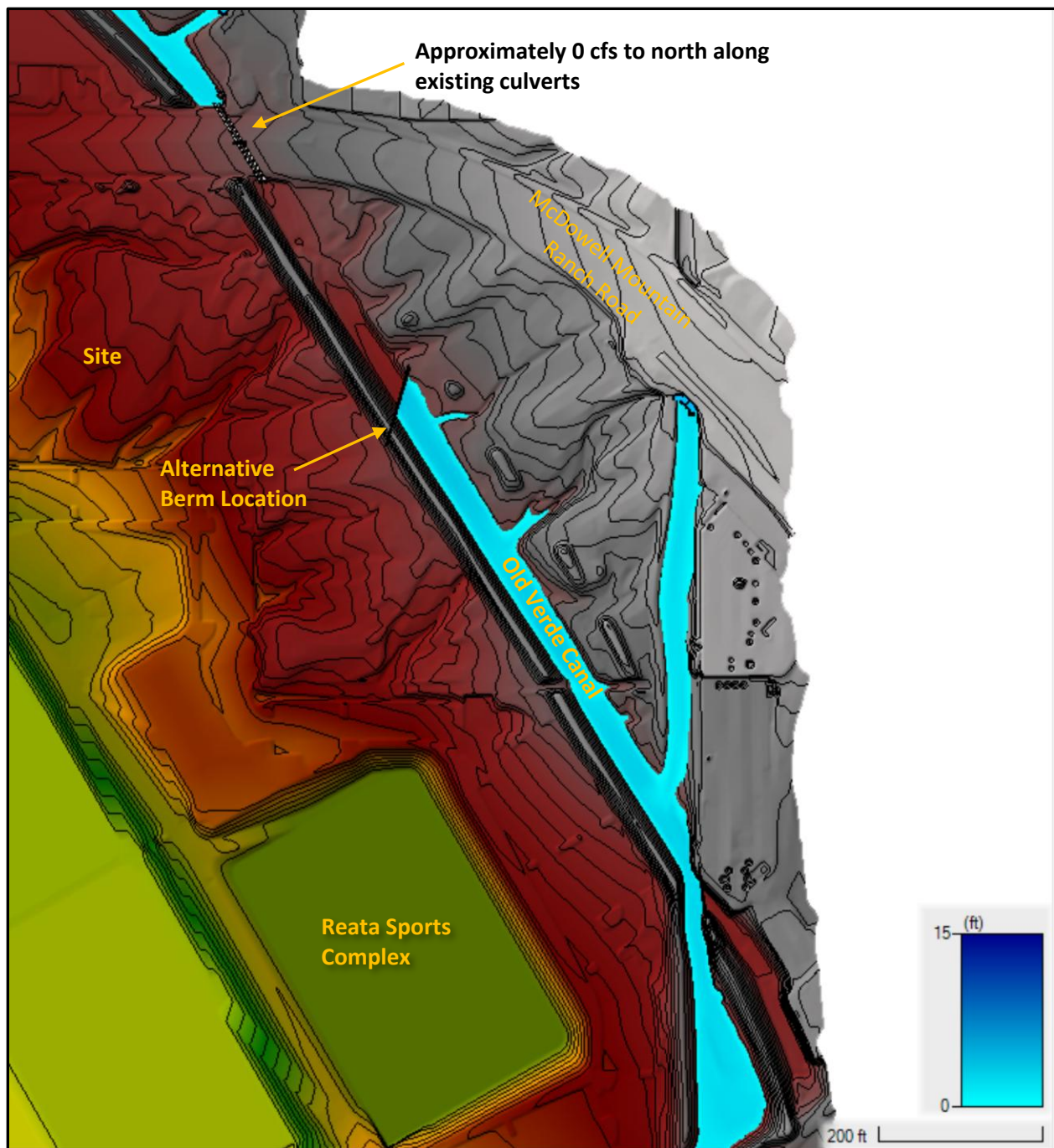


Figure 6: Preliminary Results - Proposed Conditions HEC-RAS Model

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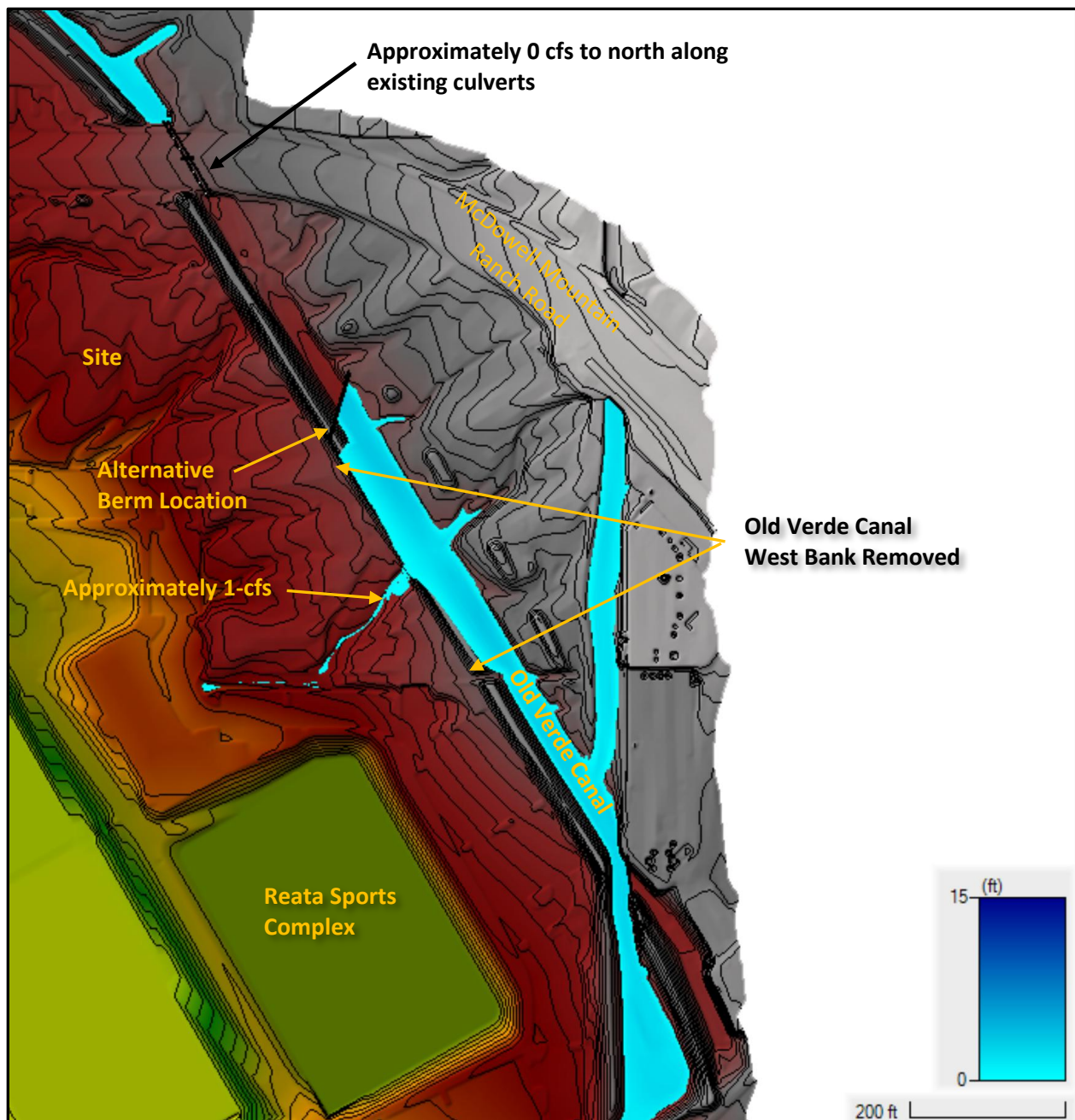


Figure 7: Preliminary Results - Proposed Conditions HEC-RAS Model, Old Verde Canal West Bank Removed

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Once the proposed berm is constructed, the remaining off-site flows from the north will be limited to the half street McDowell Mountain Ranch Road. These flows have been designed to be collected by the off-site catch basin (off-site CB #1, Appendix B) in the Reata Sports Fields. Off-site CB #1 was designed to convey the existing conditions flows from the half street McDowell Mountain Ranch Road and approximately 2.85-ac of on-site flows. Curbs and gutters are proposed along the south side of McDowell Mountain Ranch Road, and thus, collects additional street run-off along the road. A prorated method was conducted to evaluate the existing and proposed conditions drainage areas. Although the proposed condition runoff coefficient will be higher than the existing condition, the proposed condition drainage area is only 30-percent of the existing condition drainage area. The overall peak discharge will not exceed the existing condition. The existing catch basin has sufficient capacity to convey the flows from the proposed off-site half street McDowell Mountain Ranch Road. A scupper will be designed to collect and direct the half-street runoff to the existing swale at Off-site CB #1. Further investigation will be performed during final design.

The remaining local off-site flows reaching the southern portion of the Site are from a small undeveloped desert area west of the Old Verde Canal's west bank (see Exhibit 1 in Appendix A). Infrastructure is in place as part of the Reata Sports Complex infrastructure to accommodate these flows. The proposed conditions will collect the flows and direct them to Reata Sports Complex Off-site CB #4, following the existing condition.

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CONCLUSIONS:

1. The proposed structures are to be outside of FEMA special flood zones.
2. Off-site flows from McDowell Mountain Ranch Road will be collected and directed to their historic outfall. The existing catch basins in Reata Sport Complex Field have sufficient capacity to handle the proposed peak discharges, which do not exceed current levels.
3. The southern portion of the site will be protected via a drainage swale that will convey flows south to its historic outfall location. The existing catch basins in Westworld Sports Field have sufficient capacity to handle the proposed peak discharges, which do not exceed current levels.
4. Minor modifications will be proposed on the Old Verde Canal to follow previously approved studies and reduce potential backwater impacts.
5. The proposed off-site flows drainage infrastructure of the Site will be sized to convey the 100-year peak discharge.

REFERENCES:

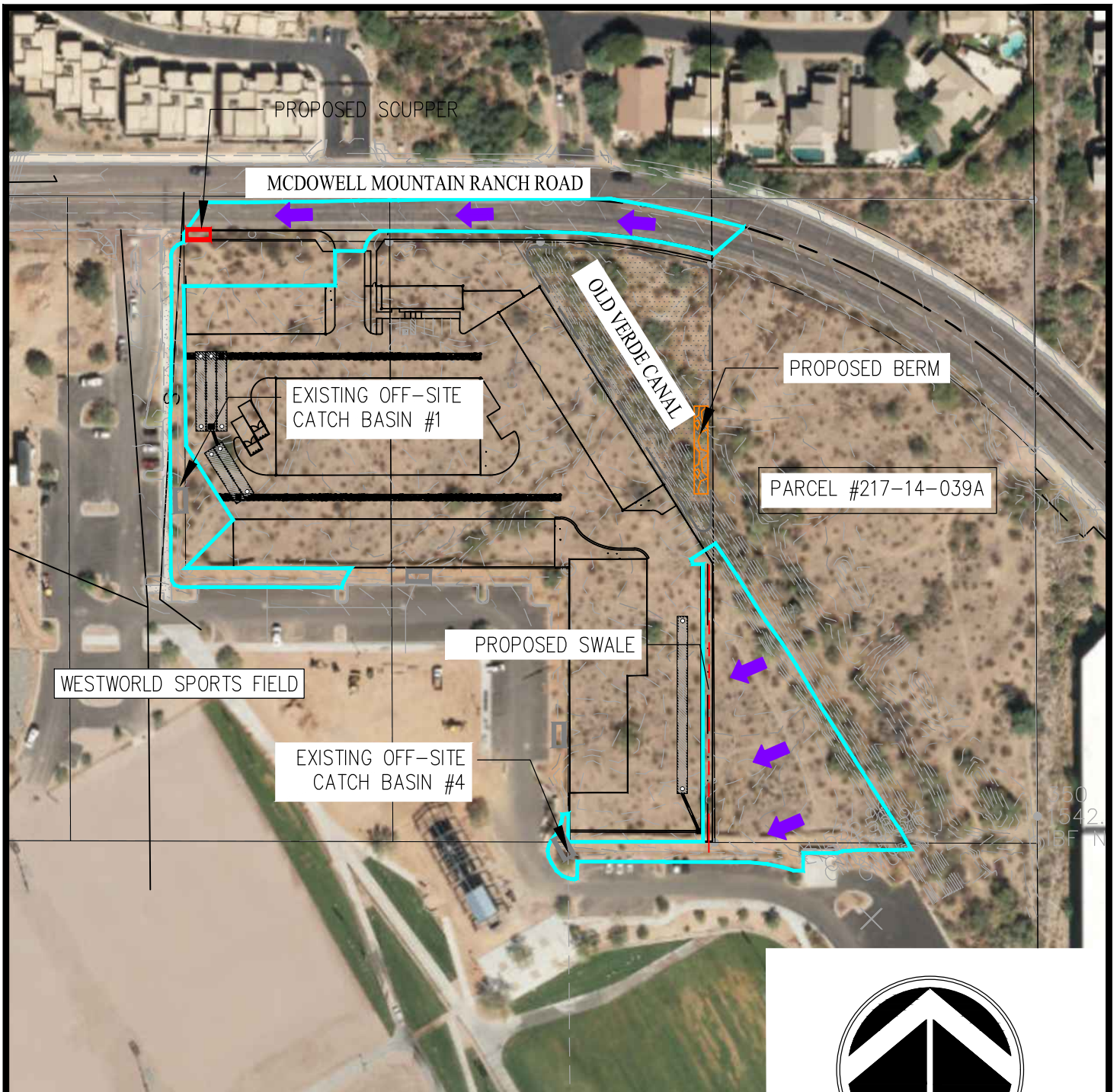
1. Federal Emergency Management Agency, Flood Insurance Rate Maps (FIRM) panel 04013C1340L, effective October 16, 2013.
2. TYLin, Pinnacle Peak South Area Drainage Master Study, July 2013.
3. Gavan & Barker, Westworld Sports Fields Drainage Report, March 2022.
4. Official Records of Maricopa County Recorder, Drainage Project Agreement / Drainage and Flood Control Easement C.O.S. Contract No. 2022-059-COS, May 18, 2022.

May 5, 2025

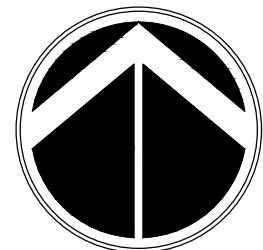
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APPENDIX A

Off-site Drainage Map



- OFF-SITE SUB-BASIN BOUNDARY
- ← OFF-SITE FLOW ARROW
-  EXISTING CATCH BASIN
-  PROPOSED SCUPPER
- EXISTING SWALE
- PROPOSED SWALE
-  PROPOSED BERM



0 75' 150' 300'

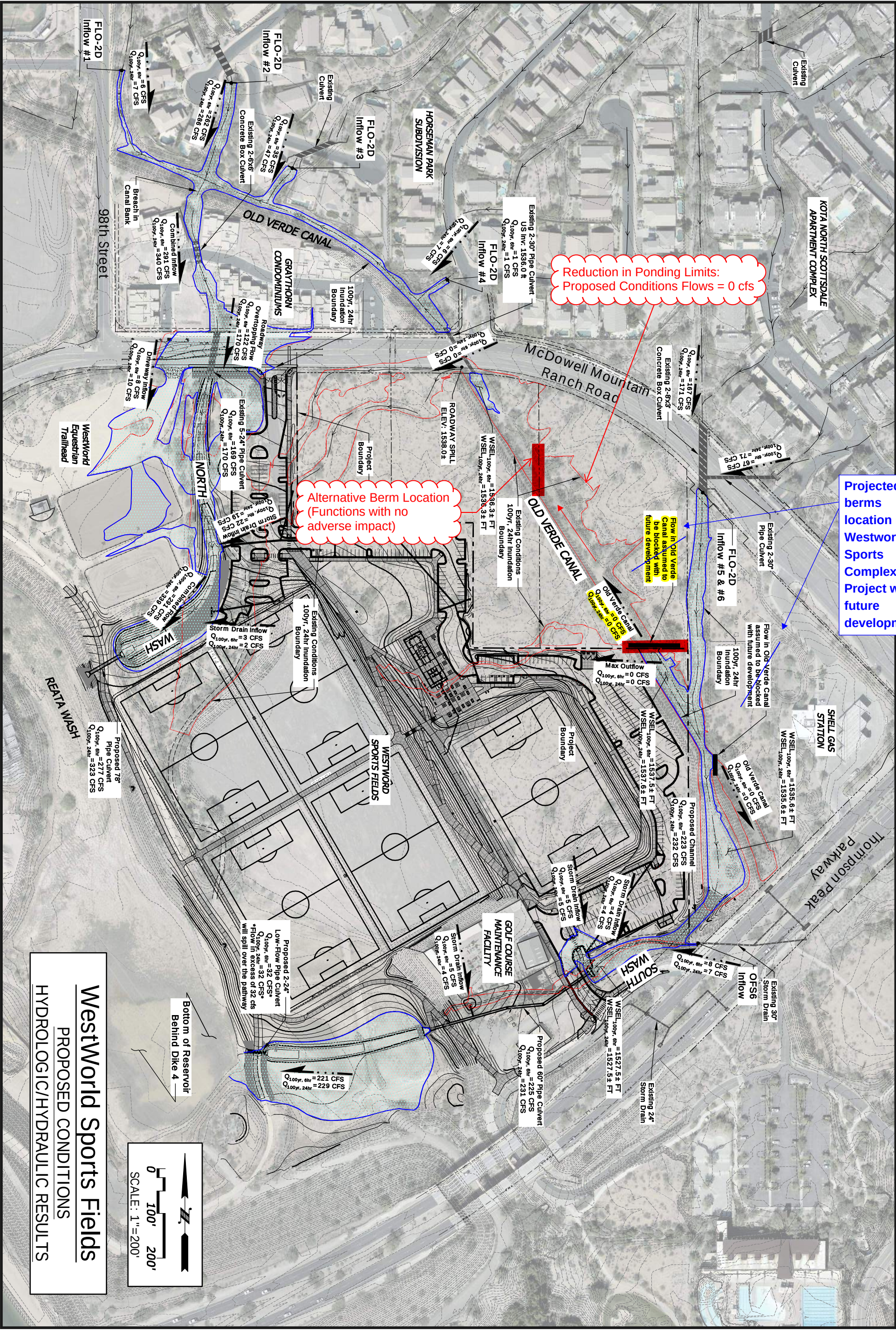
SCALE: 1"= 150'

HUITT
HZ ZOLLARS

5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018
Office (602) 252-8384 | Fax (602) 252-8385
www.huitt-zollars.com

COLLECTOR'S GARAGE
OFF-SITE
DRAINAGE MAP

EXHIBIT 1



Reduction in Ponding Limits:
Proposed Conditions Flows = 0 cfs

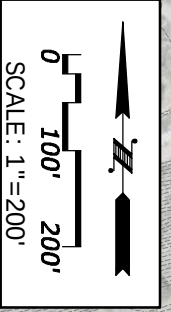
Alternative Berm Location
(Functions with no
adverse impact)

Projected berms
location in the
Westworld
Sports
Complex
Project with
future
developments

Westworld Sports Fields

PROPOSED CONDITIONS

HYDROLOGIC/HYDRAULIC RESULTS



Bottom of Reservoir
Behind Dike 4

Proposed 2.24'
Low-Flow Pipe Culvert
Q_{100yr}, 6hr = 32 CFS*
Q_{100yr}, 24hr = 32 CFS*
*Flow in excess of 32 cfs
will spill over the pathway

Q_{100yr}, 6hr = 221 CFS
Q_{100yr}, 24hr = 229 CFS

Storm Drain Inflow
Q_{100yr}, 6hr = 5 CFS
Q_{100yr}, 24hr = 4 CFS

Proposed 60" Pipe Culvert
Q_{100yr}, 6hr = 225 CFS
Q_{100yr}, 24hr = 231 CFS

Storm Drain Inflow
Q_{100yr}, 6hr = 5 CFS
Q_{100yr}, 24hr = 4 CFS

WSEL_{100yr}, 6hr = 1527.5 ± FT
WSEL_{100yr}, 24hr = 1527.5 ± FT

Existing 24" Storm Drain
Q_{100yr}, 6hr = 8 CFS
Q_{100yr}, 24hr = 7 CFS

Existing 30" Storm Drain
Q_{100yr}, 6hr = 8 CFS
Q_{100yr}, 24hr = 7 CFS

Existing 30" Storm Drain
Q_{100yr}, 6hr = 8 CFS
Q_{100yr}, 24hr = 7 CFS

Existing 30" Storm Drain
Q_{100yr}, 6hr = 8 CFS
Q_{100yr}, 24hr = 7 CFS

Existing 30" Storm Drain
Q_{100yr}, 6hr = 8 CFS
Q_{100yr}, 24hr = 7 CFS

Existing 30" Storm Drain
Q_{100yr}, 6hr = 8 CFS
Q_{100yr}, 24hr = 7 CFS

Existing 30" Storm Drain
Q_{100yr}, 6hr = 8 CFS
Q_{100yr}, 24hr = 7 CFS

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APPENDIX B

Excerpts from Westworld Sports Fields Drainage Report



CITY OF SCOTTSDALE

WESTWORLD SPORTS FIELDS

DRAINAGE REPORT

Project No.: PG09

MARCH 2022

Prepared For:

City of Scottsdale
7447 East Indian School Road
Scottsdale, Arizona 85251

Prepared By:

Gavan & Barker, Inc.
3030 North Central Avenue, Suite 700
Phoenix, Arizona 85012
Phone: (602) 200-0031
Fax: (602) 200-0032

Job No. 2101



5.0 STORM DRAIN DESIGN AND ANALYSIS

New storm drains were designed to collect and convey onsite flows from the proposed parking lot. These storm drains also capture small offsite flows from the adjacent properties. A new storm drain is also proposed that captures runoff from the Golf Course maintenance yard and the filled in portion of the South Wash. The storm drains include seven new grated catch basins located in shallow sumps within the new parking lot intercepting flows from the new office/restroom hardscaped areas as well as the paved parking lot. Four of the grated catch basins are connected to the new parking lot storm drain that runs westerly through the northern portion of the parking lot. The three other catch basins drain directly into either the North or South Wash through single connector pipes.

Four new grated catch basins were designed to intercept the offsite flows from the adjacent properties. To limit the number of offsite catch basins, shallow collection ditches were graded within the landscaped area behind the parking lot curb to capture the offsite flows and convey them to the nearest offsite catch basin which are also positioned behind the parking lot curbs. Since the offsite flows originate from undeveloped desert lands, they can be expected to carry significant debris. Therefore, they were designed with raised grates that are 4-inches above the top of the catch basin wall. This provides a 4" high opening around the perimeter of the grate that is less susceptible to clogging. A fifth catch basin was designed to intercept the offsite flows from the existing golf course maintenance yard as well as surface runoff from the filled in portion of the South Wash. The South Wash will be filled downstream of the driveway entrance. The new catch basin is in a sump to prevent flows from spilling over the Reata Wash embankment and eroding the new multi-use pathway. Refer to the Storm Drain and Culvert Design Location Exhibit in Appendix D for the location of the proposed offsite catch basins.

The storm drains were designed to intercept the governing 100-year, 6-hour peak discharges from the parking lot, hardscape areas and the adjacent, undeveloped offsite parcels. The grading plan includes shallow sumps in the parking lot at the catch basin locations as well behind the curb where the offsite catch basins are situated. These sumps allow the entire the 100-year, 6-hour runoff to be captured without overtopping. This approach ensures that all the runoff generated in the both the parking lot and the offsite watersheds will be intercepted and routed to either the North Wash

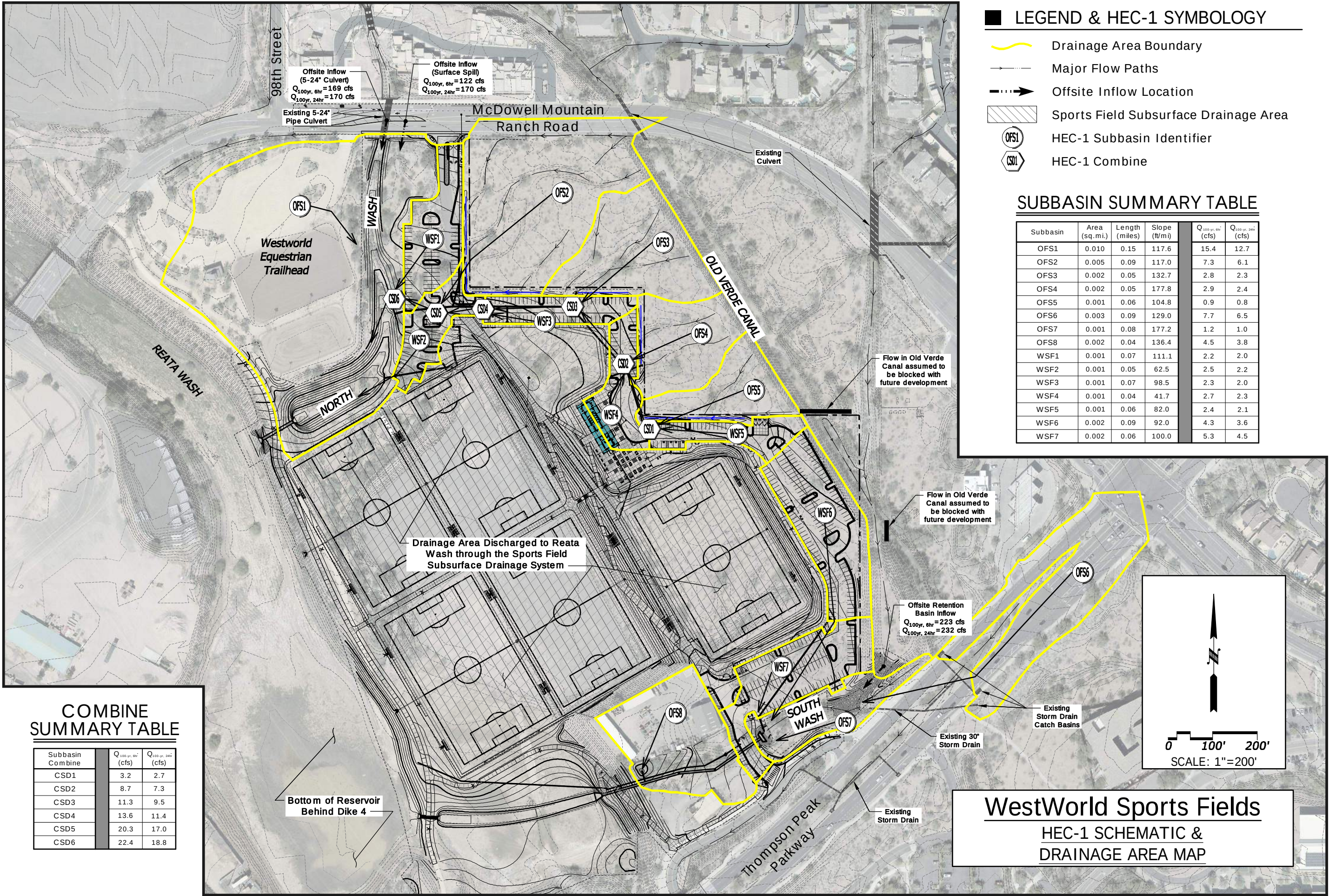
condominium complex north of McDowell Mountain Ranch Road. This flow is conveyed under McDowell Mountain Ranch Road in five 24-inch culverts. But they only have enough capacity for about 163cfs during the 100-year, 24-hour storm event. The remaining 211cfs spills over the roadway. Refer to the Digital Data in Appendix G for the existing conditions HEC-RAS model.

4.2 DESIGN CONDITIONS HEC-RAS MODEL

The design conditions HEC-RAS model was developed by incorporating the proposed drainage features for the Westworld Sports Fields into the existing conditions HEC-RAS model. These features include several new culverts within the project area, realignment of the North Wash, and revising the roadway spillover geometry where flow in the North Wash spills over McDowell Mountain Ranch Road. The spillover geometry had to be revised to account for the new sidewalk that will be installed with the project. The design conditions model was run for both the 100-year, 6- and 24-hour storms to analyze the proposed drainage infrastructure for the worst-case scenario.

The proposed improvements include a new channel that diverts the 100-year flow from the Old Verde Canal into the South Wash. This revision also included the addition of artificial levees in the HEC-RAS model to block flow from entering the Old Verde Canal, thereby removing the effect of Canal storage. This resulted in a higher design flow for the proposed South Wash channel. The flow was blocked to allow the upstream property owners to fill in the Old Verde Canal, if they choose to do so with future development of their property. A 60-inch pipe culvert and drop inlet structure were added to the design conditions model that conveys flow in the South Wash, under the southern driveway entrance and out to Reata Wash. In addition, a 78-inch pipe culvert was added that conveys the North Wash under the multi-use pathway into Reata Wash. Refer to Figure 3 for the location of the proposed pipe culverts and the location of the artificial levees used to prevent flow from entering the Old Verde Canal.

The design conditions HEC-RAS model also includes the HEC-1 hydrographs for the contributing area outside of the FLO-2D boundary. These include inflow hydrographs for the new parking lot storm drains and the existing storm drain in Thompson Peak Parkway. These storm drain flows discharge to the North and South Washes. See Figure 3 for the Proposed Conditions Hydrologic/Hydraulic Results and refer to the Digital Data in Appendix G for the HEC-RAS model. Section 6.0 provides a more complete discussion of the proposed drainage infrastructure.



LEGEND & HEC-1 SYMBOLOGY

- Drainage Area Boundary
- Major Flow Paths
- Offsite Inflow Location
- Sports Field Subsurface Drainage Area
- HEC-1 Subbasin Identifier
- HEC-1 Combine

SUBBASIN SUMMARY TABLE

Subbasin	Area (sq. mi.)	Length (miles)	Slope (ft/mi)	Q _{100-yr, 6hr} (cfs)	Q _{100-yr, 24hr} (cfs)
OFS1	0.010	0.15	117.6	15.4	12.7
OFS2	0.005	0.09	117.0	7.3	6.1
OFS3	0.002	0.05	132.7	2.8	2.3
OFS4	0.002	0.05	177.8	2.9	2.4
OFS5	0.001	0.06	104.8	0.9	0.8
OFS6	0.003	0.09	129.0	7.7	6.5
OFS7	0.001	0.08	177.2	1.2	1.0
OFS8	0.002	0.04	136.4	4.5	3.8
WSF1	0.001	0.07	111.1	2.2	2.0
WSF2	0.001	0.05	62.5	2.5	2.2
WSF3	0.001	0.07	98.5	2.3	2.0
WSF4	0.001	0.04	41.7	2.7	2.3
WSF5	0.001	0.06	82.0	2.4	2.1
WSF6	0.002	0.09	92.0	4.3	3.6
WSF7	0.002	0.06	100.0	5.3	4.5

COMBINE SUMMARY TABLE

Subbasin Combine	Q _{100-yr, 6hr} (cfs)	Q _{100-yr, 24hr} (cfs)
CSD1	3.2	2.7
CSD2	8.7	7.3
CSD3	11.3	9.5
CSD4	13.6	11.4
CSD5	20.3	17.0
CSD6	22.4	18.8

Project :

WESTWORLD
SPORTS FIELDS
CITY OF SCOTTSDALE
PROJECT NUMBER: PG09

Submittal :
G&B No. 2101
Issue Date: 12/21
Drawn By: OK
Checked By: MTG

Sheet Title :
HEC-1
SCHEMATIC &
DRAINAGE
AREA MAP

Sheet Number:
1
1 of 1

