

5TH & GOLDWATER  
PRELIMINARY IMPROVEMENT PLAN  
SCOTTSDALE, ARIZONA  
A PORTION OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

WOOD PARTNERS  
8777 EAST VIA DE VENTURA, SUITE 201  
SCOTTSDALE, ARIZONA 85258  
CONTACT: TODD TAYLOR  
PHONE: (480) 567-0069

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE, SUITE 100  
PHOENIX, ARIZONA 85021  
CONTACT: DEREK C. NICHOLS, PE  
PHONE: (602) 335-8500

ARCHITECT

NELSEN PARTNERS  
15210 NORTH SCOTTSDALE ROAD  
SUITE 300  
SCOTTSDALE, ARIZONA 85254  
CONTACT: JEFF BRAND  
PHONE: (480) 949-6800

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):  
173-48-055E, 173-48-056A, 173-48-047A,  
173-48-047D, 173-48-050A  
PROJECT SITE ADDRESS:  
NWC INDIAN SCHOOL RD AND GOLDWATER BLVD  
SCOTTSDALE, ARIZONA 85251  
PROJECT SITE AREA(S):  
NET AREA = 4.82 AC  
DISTURBED AREA = 4.8± AC  
ZONING:  
D/OC-2 PBD DO (COS 12-ZN-2007)

PUBLIC UTILITIES

WATER CITY OF SCOTTSDALE  
SEWER CITY OF SCOTTSDALE  
ELECTRIC ARIZONA PUBLIC SERVICE  
TELEPHONE LUMEN  
NATURAL GAS SOUTHWEST GAS  
CABLE TV COX COMMUNICATIONS

INDEX MAP LEGEND

CX GRADING & DRAINAGE  
CX WATER & SEWER

BENCHMARK

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A 3-INCH  
CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT  
THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL  
ROAD, HAVING AN ELEVATION OF 1260.37. CITY OF SCOTTSDALE  
NAVD 88 DATUM.

BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON  
INFORMATION OBTAINED FROM OPUS (ON-LINE POSITIONING USER  
SERVICE) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS)  
WEBSITE WWW.NGS.NOAA.GOV, FOR OPUS SOLUTION 05072240.240  
OP172479219506 ON AUGUST 27, 2024.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83,  
(EPOCH 2010)  
DATUM: GRS-80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 2018

LATITUDE: 33°29'43.83632"N  
LONGITUDE: 111°55'52.97786"W  
ELLIPSOID HEIGHT: 357.465 (METERS)  
DESCRIPTION: WOODPATEL CONTROL POINT 100 -  
SET 1/2-INCH REBAR WITH TRAVERSE CAP

MODIFIED TO GROUND AT (GRID) N: 907816.965, E: 695513.817, USING  
A SCALE FACTOR OF 1.0001561118.

HORIZONTAL ADJUSTMENT: NONE  
HORIZONTAL ROTATION: NONE

SHEET INDEX

C1 - COVER SHEET  
C2 - PRELIMINARY GRADING AND DRAINAGE PLAN  
C3 - PRELIMINARY GRADING AND DRAINAGE PLAN  
C4 - PRELIMINARY WATER AND SEWER PLAN  
C5 - PRELIMINARY WATER AND SEWER PLAN  
C6 - PRELIMINARY SECTIONS  
C7 - PRELIMINARY SECTIONS

DRAINAGE REPORT NOTE

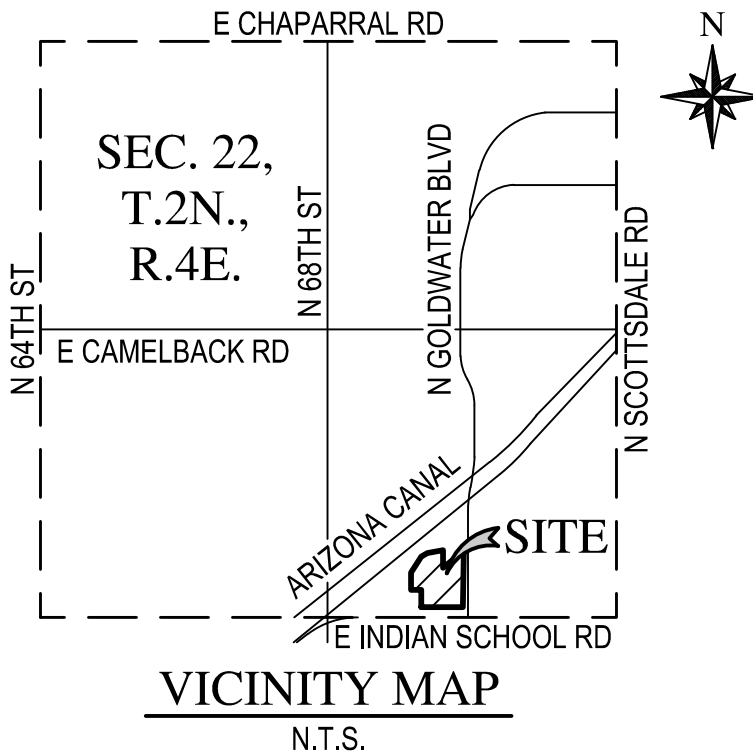
PLEASE REFER TO THE PRELIMINARY DRAINAGE REPORT FOR 5TH &  
GOLDWATER PREPARED BY WOODPATEL DATED DECEMBER 24, 2024.

FEMA FIRM NOTE (ZONE X)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'OTHER FLOOD  
AREAS' "ZONE X" (ZONE X SHADED). ZONE X SHADED IS DESCRIBED 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% ANNUAL CHANCE FLOOD."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| MAP<br>NUMBER | COMMUNITY<br>NUMBER | PANEL<br>NUMBER | SUFFIX | DATE OF<br>FIRM | FIRM<br>ZONE | BASE FLOOD ELEVATION<br>(IN AO ZONE, USE DEPTH) |
|---------------|---------------------|-----------------|--------|-----------------|--------------|-------------------------------------------------|
| 04013C        | 045012              | 2235            | M      | 09/18/2020      | X            | N/A                                             |



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5TH & GOLDWATER

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

COVER SHEET

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 REGULATIONS.

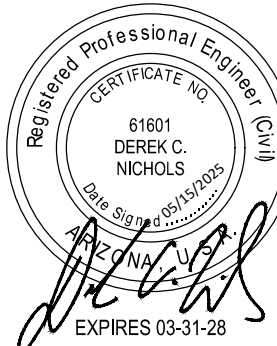
ABBREVIATIONS

| AL         | AREA LIGHT                           | MIN    | MINIMUM                                        |
|------------|--------------------------------------|--------|------------------------------------------------|
| BB         | BOTTOM OF BANK                       | N.T.S. | NOT TO SCALE                                   |
| C          | CONCRETE ELEVATION                   | NG     | NATURAL GRADE                                  |
| CB         | CATCH BASIN                          | P      | PAVEMENT ELEVATION                             |
| COS        | CITY OF SCOTTSDALE                   | PL     | PARKING LIGHT                                  |
| CTR        | CABLE TV RISER                       | PNMAE  | PEDESTRIAN<br>NON-MOTORIZED<br>ACCESS EASEMENT |
| CTV        | CABLE TV                             | RD     | ROOF DRAIN                                     |
| DW         | DRYWELL                              | RIM    | RIM ELEVATION                                  |
| E.S.V.A.E. | EMERGENCY VEHICLE ACCESS<br>EASEMENT | S      | SLOPE                                          |
| ECB        | ELECTRICAL CABINET BOX               | SCO    | SEWER CLEANOUT                                 |
| EJB        | ELECTRICAL JUNCTION BOX              | SD     | STORM DRAIN                                    |
| EO         | ELECTRICAL OUTLET                    | SE     | SEWER EASEMENT                                 |
| EVT        | ELECTRICAL VAULT                     | SL     | STREET LIGHT                                   |
| EX         | EXISTING                             | SLM    | STREET LIGHT MAST<br>ARM                       |
| FF         | FINISH FLOOR                         | SS     | SANITARY SEWER                                 |
| FG         | FINISH GRADE                         | STD    | STANDARD                                       |
| FH         | FIRE HYDRANT                         | TB     | TOP OF BANK                                    |
| FL         | FLOWLINE                             | TC     | TOP OF CURB                                    |
| G          | GUTTER ELEVATION                     | TF     | TOP OF FOOTING                                 |
| GB         | GRADE BREAK                          | TW     | TOP OF WALL                                    |
| GR         | GAS REGULATOR                        | U.E.   | UTILITY EASEMENT                               |
| JB         | IRRIGATION JUNCTION BOX              | UG     | UNDERGROUND                                    |
| INV        | INVERT                               | VNAE   | VEHICLE NON-ACCESS<br>EASEMENT                 |
| IRR        | IRRIGATION                           | W.I.   | WROUGHT IRON                                   |
| IV         | IRRIGATION VALVE                     | WF     | WIRE FENCE                                     |
| IVB        | IRRIGATION VALVE BOX                 | WM     | WATER METER                                    |
| LF         | LENIER FEET                          | WV     | WATER VALVE                                    |
| LFF        | LOWEST FINISH FLOOR                  |        |                                                |

DATE

DESCRIPTION

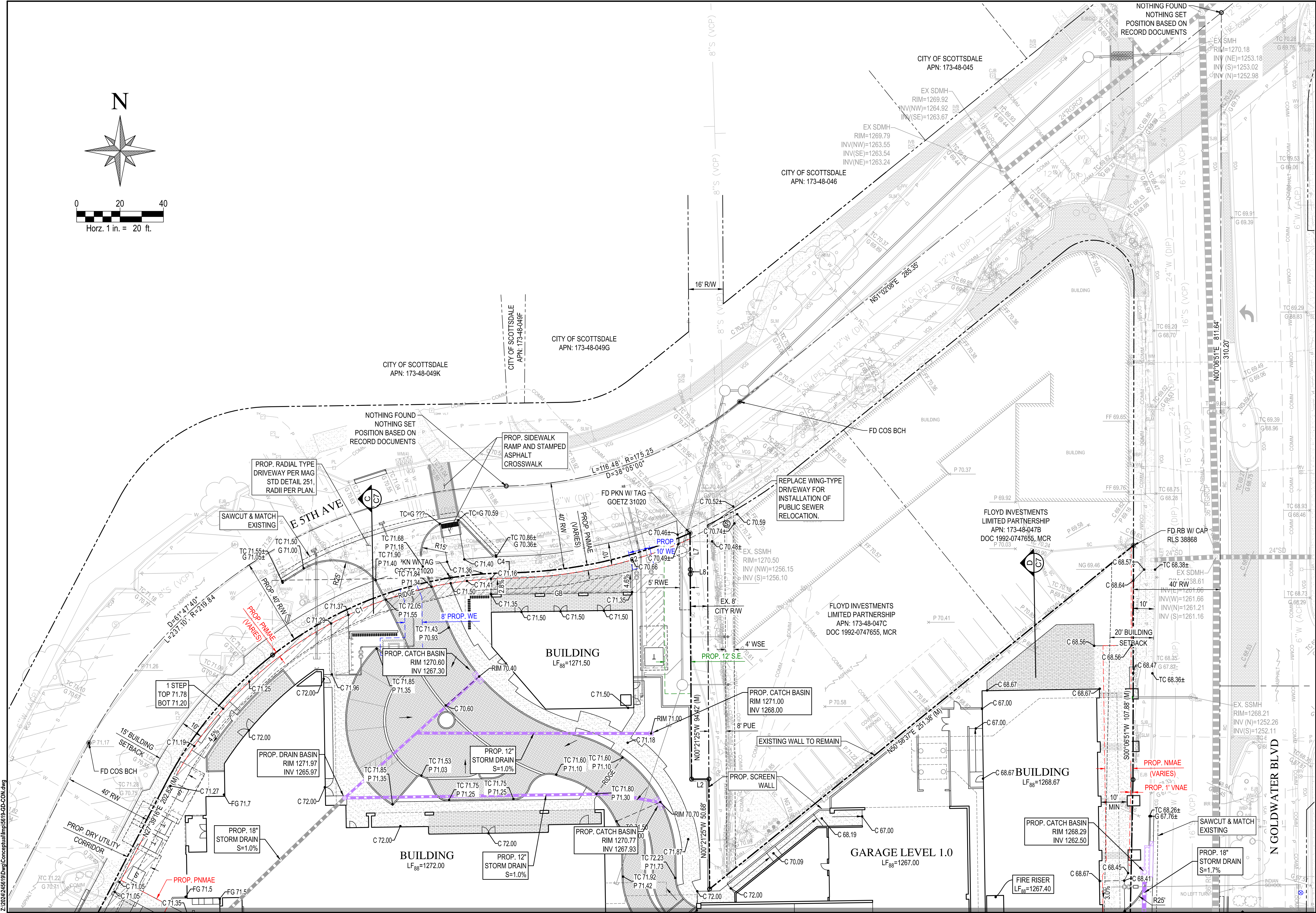
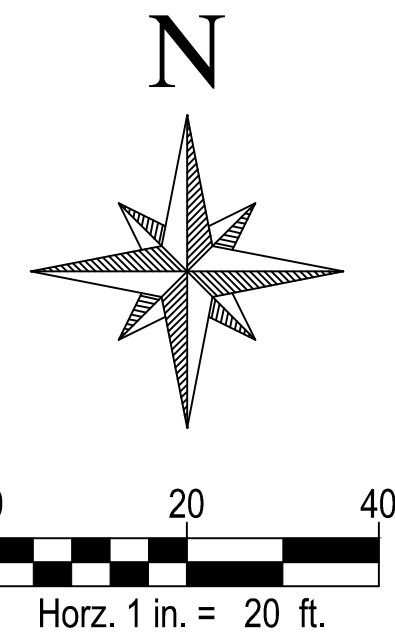
REV



SCALE (HORIZ.) N/A  
SCALE (VERT.) N/A  
DATE 05/16/2025  
JOB NUMBER 245619  
SHEET C1 OF 7

CHECKED BY: DCN DESIGNED BY: APM DRAFTED BY: JRS





MATCH SHEET C3

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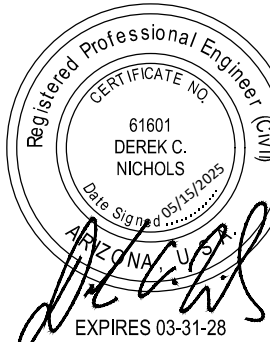
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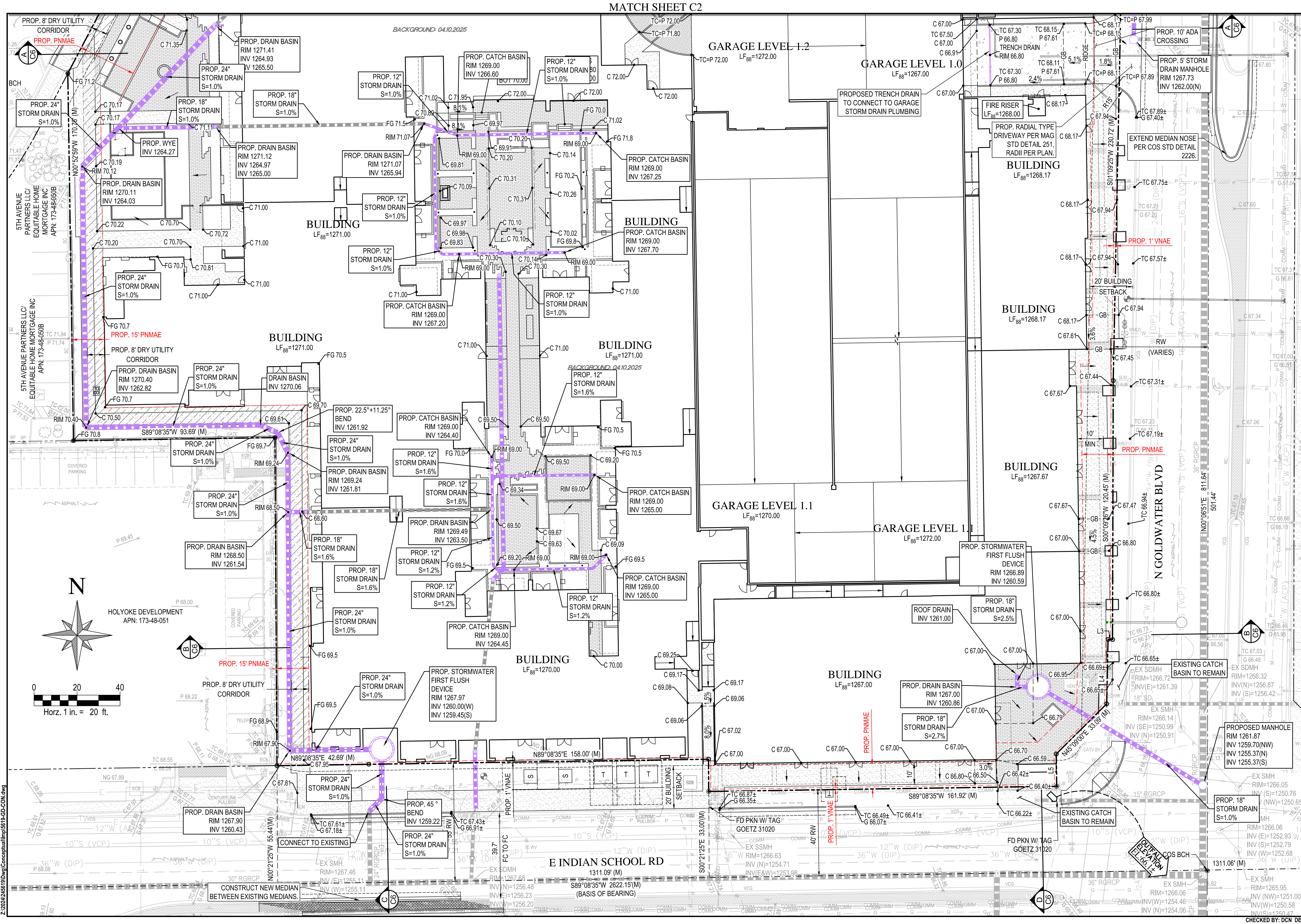
5TH & GOLDWATER  
PRELIMINARY IMPROVEMENT PLAN  
SCOTTSDALE, ARIZONA  
PRELIMINARY GRADING AND DRAINAGE PLAN

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SCALE (HORIZ.) 1" = 20'  
SCALE (VERT.) N/A  
DATE 05/16/2025  
JOB NUMBER 245619  
SHEET C2 OF 7





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Call 811 or click Arizona811.com

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**PRELIMINARY IMPROVEMENT PLAN**  
SCOTTSDALE, ARIZONA

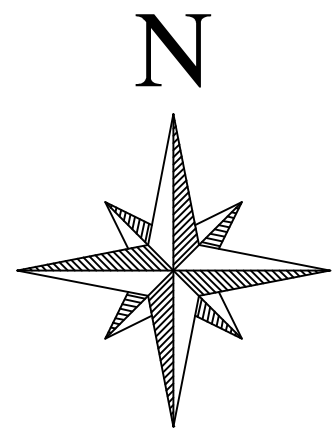
PRELIMINARY GRADING AND DRAINAGE PLAN

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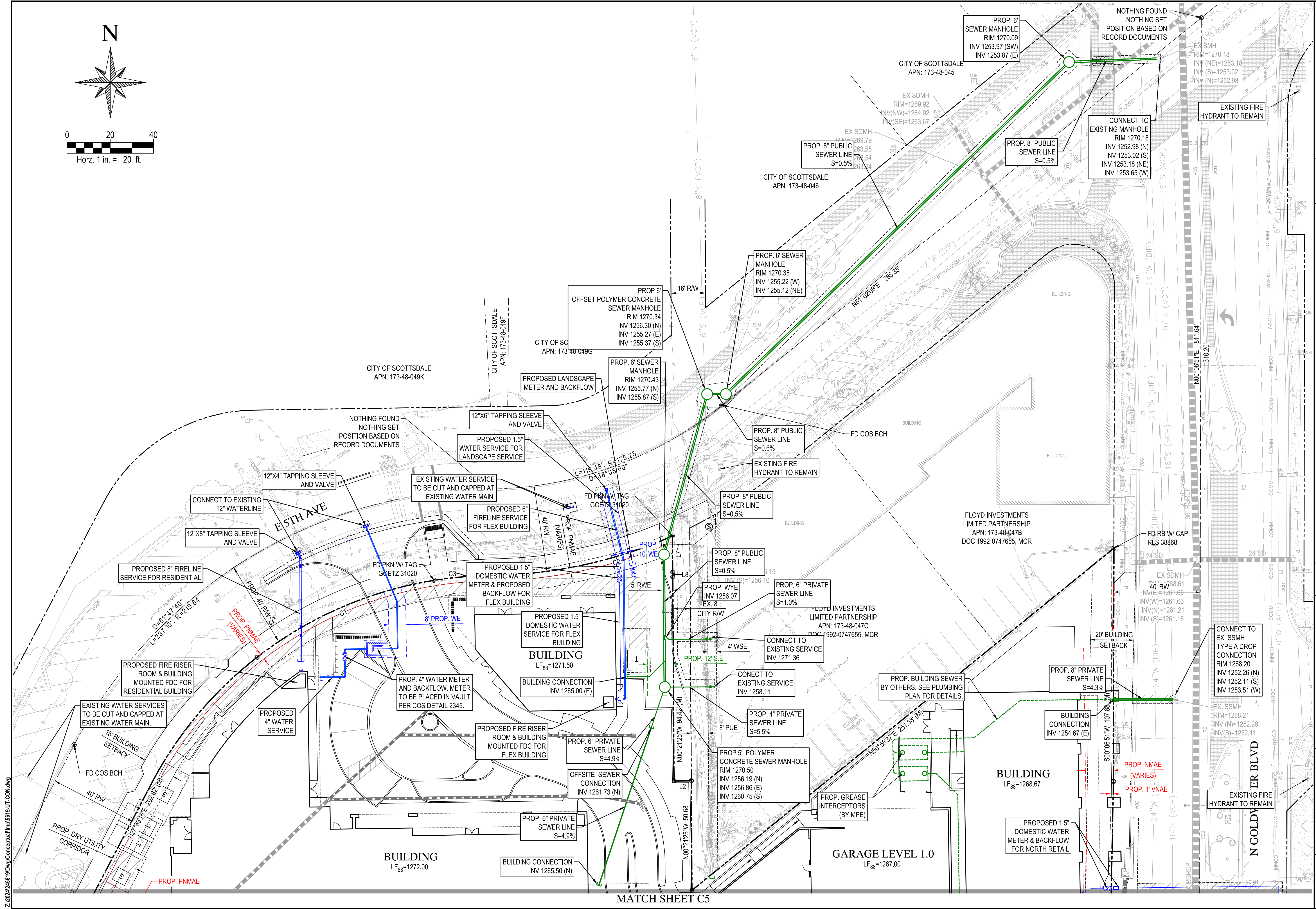
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Horz. 1 in. = 20 ft.



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**PRELIMINARY IMPROVEMENT PLAN**  
SCOTTSDALE, ARIZONA  
PRELIMINARY WATER AND SEWER PLAN

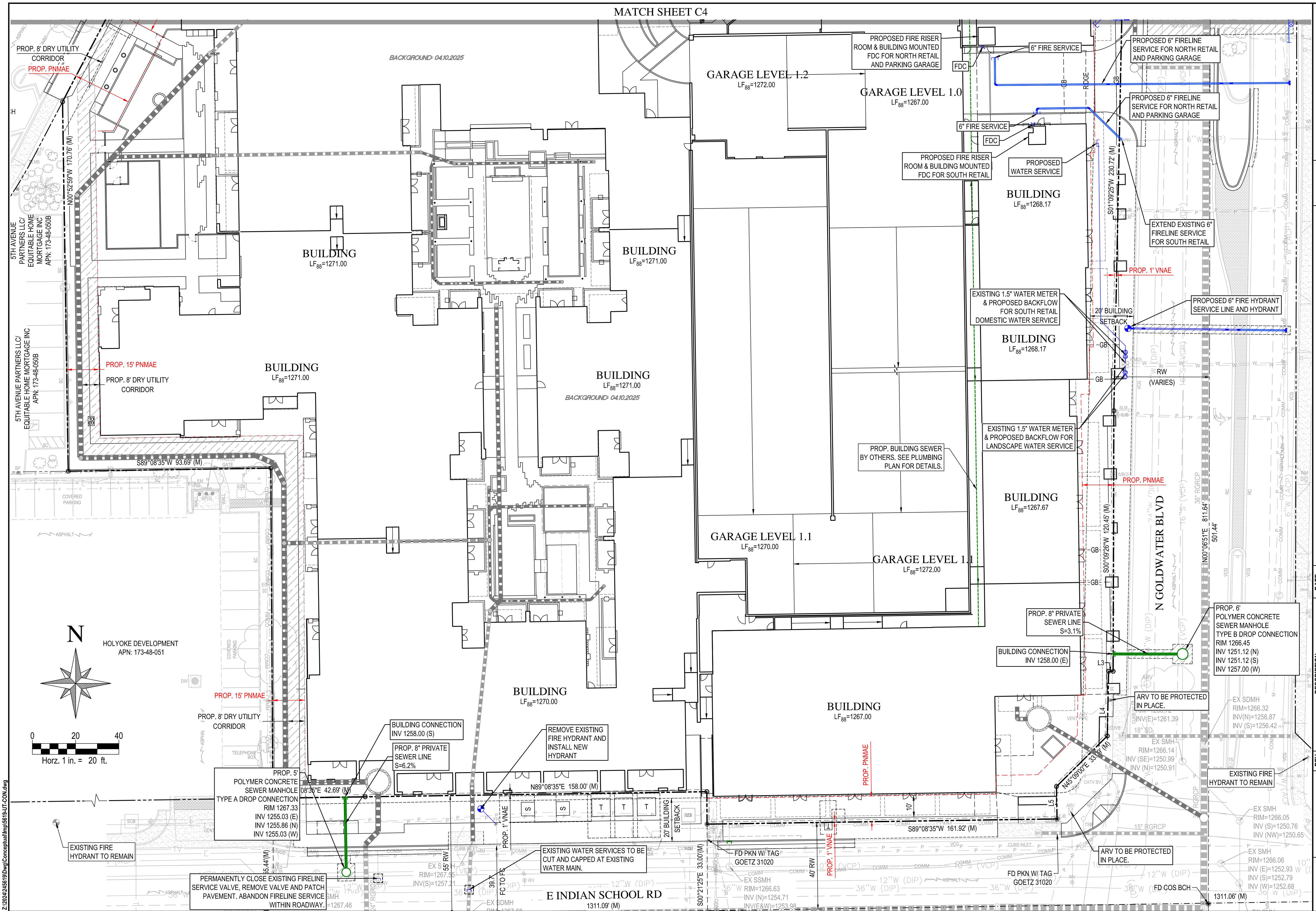
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Registered Professional Engineer (C.E.)  
61801  
DEREK C. NICHOLS  
Expires 03-31-28  
*[Signature]*

SCALE (HORIZ.) 1" = 20'  
SCALE (VERT.) N/A  
DATE 05/16/2025  
JOB NUMBER 245619  
SHEET C4 OF 7

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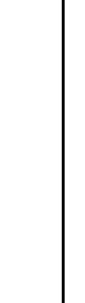


**5TH & GOLDWATER**

**PRELIMINARY IMPROVEMENT PLAN**

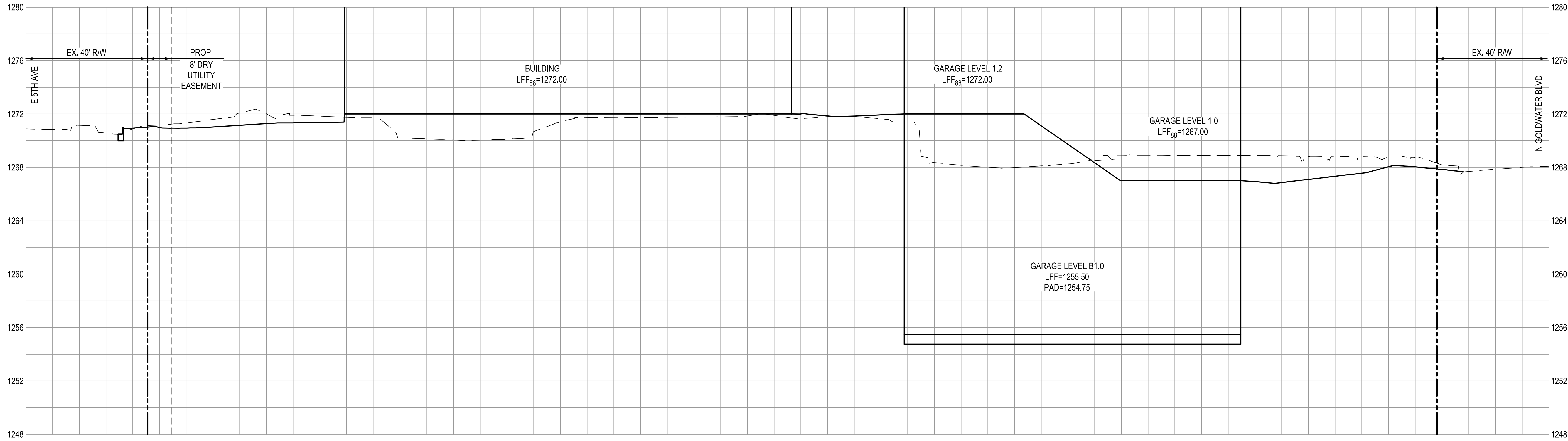
SCOTTSDALE, ARIZONA

PRELIMINARY WATER AND SEWER PLAN

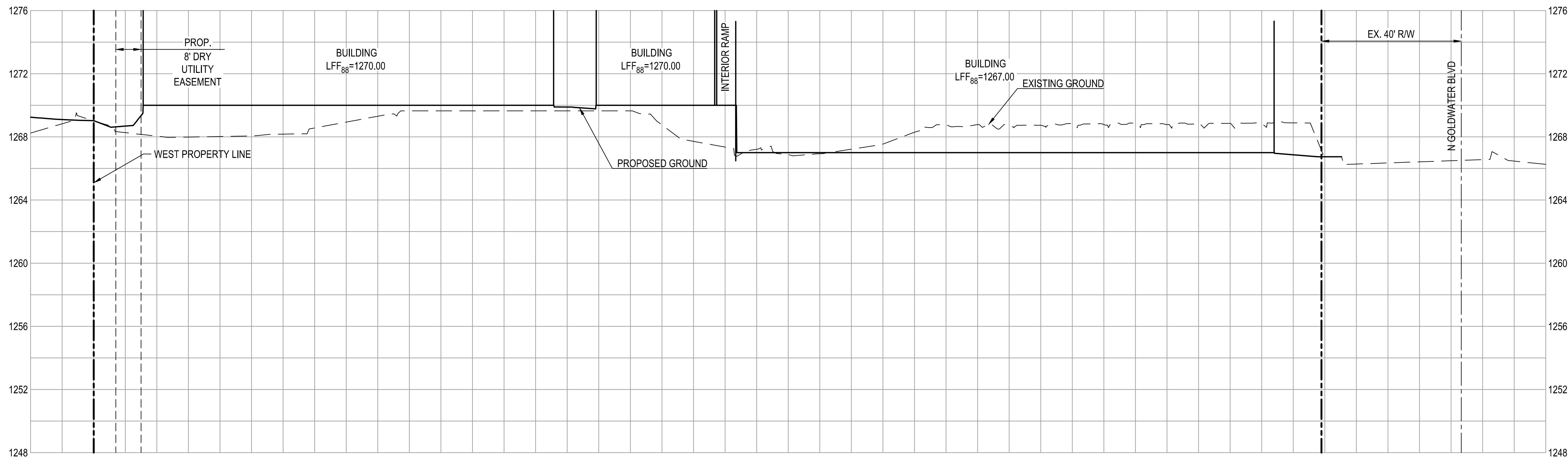
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| SCALE (HORIZ.) 1" = 20'<br>SCALE (VERT.) N/A<br>DATE 05/16/2025<br>JOB NUMBER 245619<br>SHEET |  |  |  |  |  |  |
| C5 OF 7                                                                                       |  |  |  |  |  |  |



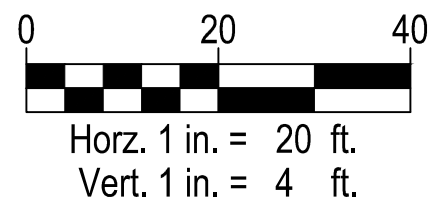
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SECTION 'A'



SECTION 'B'



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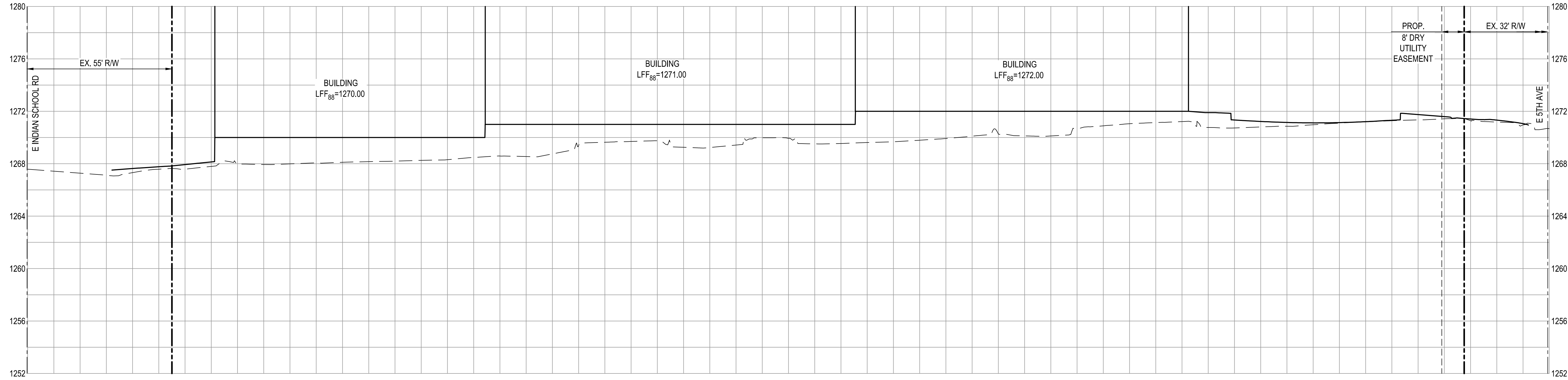
5TH & GOLDWATER  
PRELIMINARY IMPROVEMENT PLAN  
SCOTTSDALE, ARIZONA  
PRELIMINARY SECTIONS

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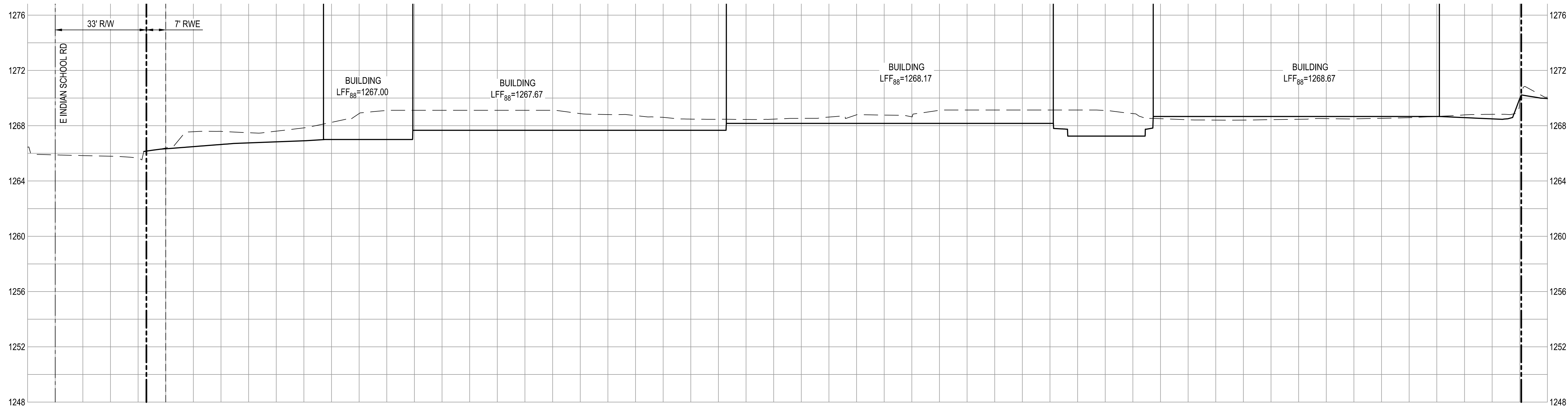
SCALE (HORIZ.) 1" = 20'  
SCALE (VERT.) 1" = 4'  
DATE 05/16/2025  
JOB NUMBER 245619  
SHEET C6 OF 7



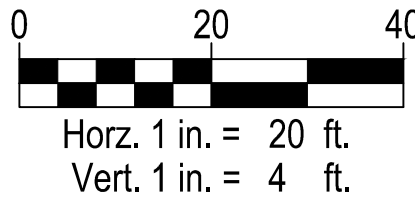
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SECTION 'C'



SECTION 'D'



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5TH & GOLDWATER  
PRELIMINARY IMPROVEMENT PLAN  
SCOTTSDALE, ARIZONA  
PRELIMINARY SECTIONS

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |



SCALE (HORIZ.) 1" = 20'  
SCALE (VERT.) 1" = 4'  
DATE 05/16/2025  
JOB NUMBER 245619  
SHEET C7 OF 7