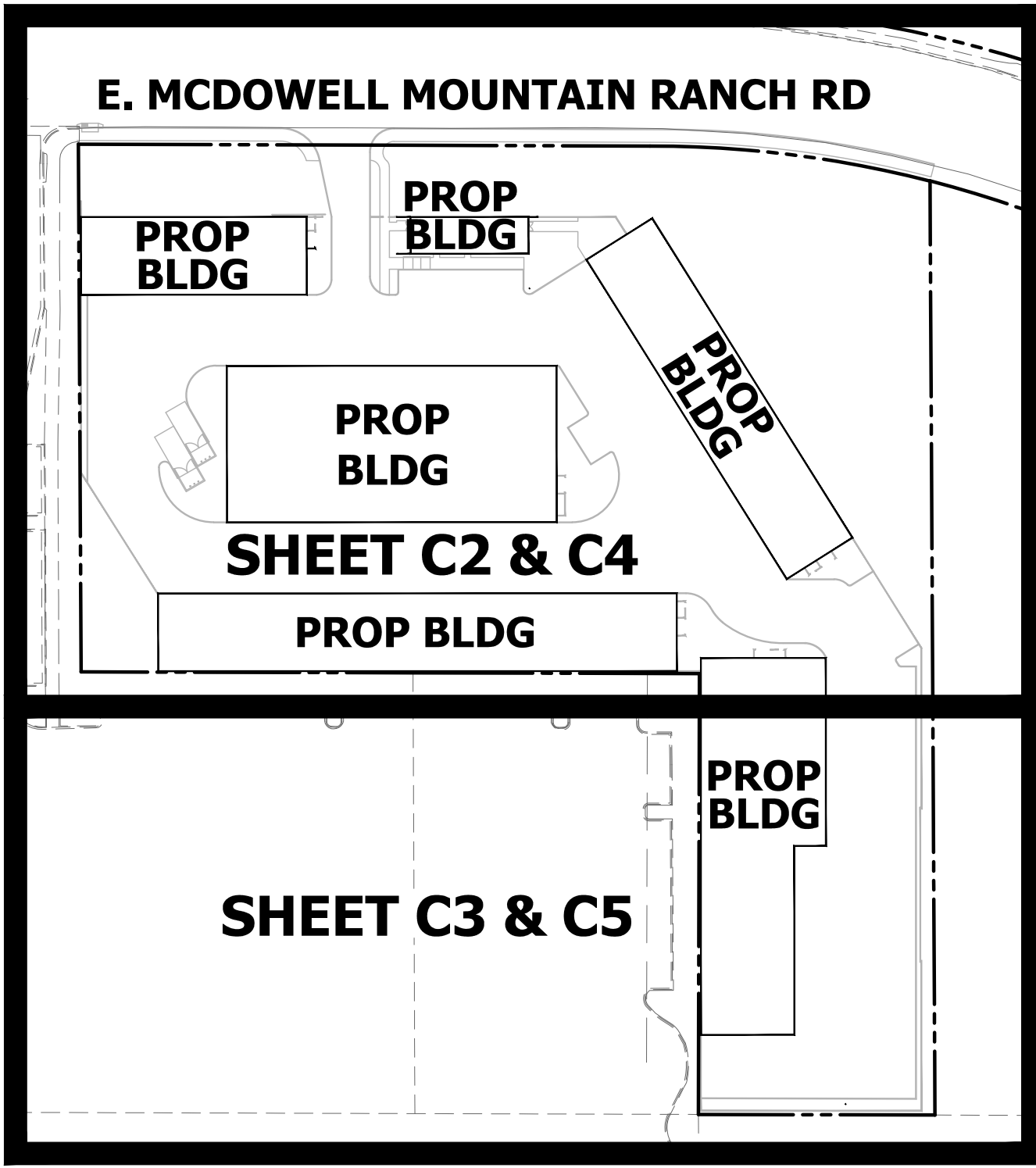


CONCEPTUAL GRADING, DRAINAGE & UTILITY
FOR
THE COLLECTOR'S GARAGES AT WESTWORLD

9909 E. MCDOWELL MOUNTAIN RANCH ROAD
SCOTTSDALE, ARIZONA

A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH,
RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



NTS

KEY MAP

SHEET INDEX

	CIVIL	SHEET
CONCEPTUAL COVER SHEET	.C1	1
CONCEPTUAL GRADING & DRAINAGE PLAN	.C2-C3	2-3
CONCEPTUAL UTILITY PLAN	.C4-C5	4-5
CONCEPTUAL TYPICAL SECTIONS	.C6	6

EXISTING LEGEND

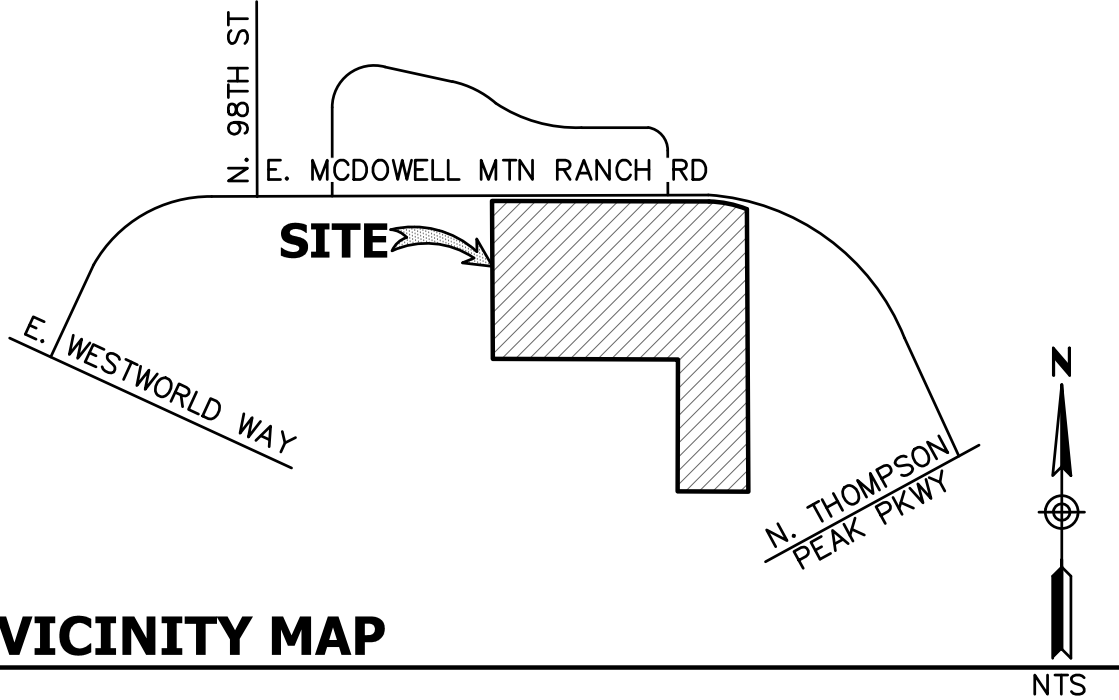
CENTERLINE	---
RIGHT OF WAY	----
PROPERTY LINE	----
EASEMENT	----
MAJOR CONTOUR	---1285---
MINOR CONTOUR	---1283---
SANITARY SEWERLINE	SS
WATERLINE	W
CHAIN LINK FENCE	○-○
STREET LIGHT	⬤
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊗
FIRE HYDRANT	⊕
ELECTRICAL RISER	⊠
WATER METER	⊞
EX FLOW ARROW	→

PROPOSED LEGEND

CONTOUR	82
SEWERLINE	SS
WATERLINE	W
FIRELINE	F
GRADE BREAK	◆◆◆◆
STORM PIPE	◆◆◆◆
FLOW ARROW	→
FIRE HYDRANT	⊕
TAPPING SLEEVE	⊞
DRYWELL	⊙
SPOT ELEVATION	00.00
CATCH BASIN	⊞
WATER METER	⊞
BACKFLOW PREVENTER	⊞
SIDEWALK	▨
NAOS BOUNDARY	----
FEMA FLOOD BOUNDARY	----
SITE VISIBILITY	▨

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	GR	GRATE	R/W	RIGHT OF WAY
BC	BACK OF CURB	HP	HIGH POINT	SD	STORM DRAIN
BOT	BOTTOM	HW	HIGH WATER	SF	SQUARE FEET
C	CONCRETE	IE	INVERT ELEVATION	SS	SANITARY SEWER
CL	CENTERLINE	IRR	IRRIGATION	SW	SIDEWALK
CF	CUBIC FEET	LF	LINEAR FEET	STA	STATION
CFS	CUBIC FEET PER SECOND	LP	LOW POINT	SY	SQUARE YARDS
CY	CUBIC YARD	MCR	MARICOPA COUNTY RECORDER	TC	TOP OF CURB
DE	DRAINAGE EASEMENT	ML	MATCH LINE	TEL	TELEPHONE
DW	DRYWELL	M	MONUMENT LINE	TF	TOP OF FOOTING
EA	EACH	MUTE	MULTI USE TRAIL EASEMENT	THR	TOP OF HANDRAIL
EL	ELEVATION	NAOS	NATURAL AREA OPEN SPACE	TRW	TOP OF RETAINING WALL
EP	EDGE OF PAVEMENT	P	NOT TO SCALE	TS	TRAFFIC SIGNAL
ESMT	EASEMENT	OHE	OVERHEAD ELECTRIC	TW	TOP OF WALL
ESO	EXTREME STORM OUTFALL	P	PAVEMENT	UGFO	UNDERGROUND FIBER OPTIC
EG	EXISTING GRADE	PAE	PUBLIC ACCESS EASEMENT	UGE	UNDERGROUND ELECTRIC
EX	EXISTING	PDE	PUBLIC DRAINAGE EASEMENT	UGT	UNDERGROUND TELEPHONE
FC	FACE OF CURB	PL	PROPERTY LINE	UTS	UNDERGROUND TRAFFIC SIGNAL
FF	FINISH FLOOR	POB	POINT OF BEGINNING	VG	VALLEY GUTTER
FG	FINISH GRADE	POC	POINT OF COMMENCEMENT	VNAE	VEHICULAR NON-ACCESS EASEMENT
FL	FLOWLINE	PUE	PUBLIC UTILITY EASEMENT	VOL	VOLUME
FT/FT	FOOT PER FOOT	PUFE	PUBLIC UTILITY FACILITIES EASEMENT	VP	VOLUME PROVIDED
FM	FORCE MAIN	PVI	POINT OF VERTICAL INTERSECTION	VR	VOLUME REQUIRED
G	GUTTER	PVMT	PAVEMENT	W	WATER
GB	GRADE BREAK	PC	PAVEMENT/CONCRETE	WLE	WATER LINE EASEMENT



VICINITY MAP

LEGAL DESCRIPTION

PARCEL 1 LOT 38, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE SOUTH 280.00 FEET; AND ALSO EXCEPT THE WEST 120.00 FEET OF SAID LOT 38, LYING NORTH OF SAID SOUTH 280.00 FEET OF LOT 38; ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE BY INSTRUMENT RECORDED NOVEMBER 24, 1999 AT RECORDERS NO. 99-1069622, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN COMMENCING AT THE CENTER OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 33 OF SAID SECTION 5; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 34; THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 34, A DISTANCE OF 329.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 34, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 35; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 35, A DISTANCE OF 660.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 38 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 45.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 44 MINUTES 14 SECONDS WEST PARALLEL TO THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 210.50 FEET TO A POINT; THENCE NORTH 00 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38; THENCE SOUTH 89 DEGREES 44 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 210.50 FEET TO THE TRUE POINT OF BEGINNING; AND ALSO EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OF NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 2 LOT 39, ACCORDING TO THE PLAT OF RECORD IN THE OFF OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN INSTRUMENT 99-0821451 LOT 39, SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 180 FEET OF THE SOUTH 280 FEET THEREOF; AND ALSO EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION IN GENERAL WARRANTY DEED RECORDED AUGUST 31, 1999 AT RECORDERS NO. 99-0821451; AND ALSO EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AND EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

UNDERGROUND STORMWATER STORAGE REQRUIEMENTS

UNDERGROUND STORMWATER STORAGE TANKS (USST) MUST MEET ALL CITY USST REQUIREMENTS IN SECTION 4-1.202 OF THE CITY DESIGN STANDARDS & POLICIES MANUAL (DSPM), WHICH INCLUDES BUT NOT LIMITED TO THE FOLLOWING: (THE DERIVED ITEMS BELOW ARE IDENTIFIED BY THE CORRESPONDING SECTION REFERENCE NUMBER)

C-3. THE OWNER MUST DEDICATE A PUBLIC DRAINAGE EASEMENT TO THE CITY WHICH MEETS THE STANDARDS FOR ALL DRAINAGE EASEMENTS. NO MAJOR VEGETATION SUCH AS TREES SHALL EXIST WITHIN THE EASEMENT. AT A MINIMUM, THE EASEMENT SHOULD EXTEND AT A 1:1 SLOPE STARTING AT THE BOTTOM OF THE SYSTEM, FROM THE OUTER SYSTEM'S WIDTH PROJECTED POINTS.

NOTE: THE DRAINAGE EASEMENT SHALL BE SHOWN ON THE PROJECT GRADING AND DRAINAGE PLAN AND OTHER APPLICABLE SHEETS. AT TIME OF SUBMITTAL OF FINAL PLANS, THE DRAINAGE EASEMENT SHALL BE DEDICATED THROUGH A SEPARATE SUBMITTAL TO THE CITY OF SCOTTSDALE.

C-4-E. THE USST MUST HAVE AT LEAST A 75-YEAR LIFE, INCLUDING THE LINING AND COATING.

C-4-F. THE USST SHALL DRAIN BY GRAVITY (SURFACE DRAINAGE). DRYWELLS ARE ACCEPTABLE WHEN DRAINAGE BY GRAVITY IS NOT FEASIBLE. PUMPS ARE ONLY ALLOWED WHEN NO OTHER FEASIBLE ALTERNATIVES EXIST.

D-2. WHEN PIPES ARE USED, THE USST MUST HAVE A SMOOTH INTERIOR FLOOR. SPECIFY MAG SUPPLEMENTAL STANDARD DETAIL 2554 FOR CORRUGATED METAL PIPES.

D-4. A MINIMUM OF TWO ACCESS POINTS, PER MAG STANDARDS, MUST BE PROVIDED FOR EACH USST.

E-1-B. AN OPERATIONS AND MAINTENANCE (O&M) MANUAL MUST BE PREPARED AND SUBMITTED ALONG WITH FINAL PLANS.

E-3. FINAL PLANS MUST INCLUDE SIGNS AT EACH END OF THE USST. THE SIGN SHOULD READ "NOTICE-UNDERGROUND STORMWATER STORAGE TANK".

E-4. A SIGNED AND NOTARIZED OWNERSHIP AND RESPONSIBILITY STATEMENT, IN A FORM SATISFACTORY TO THE CITY ATTORNEY, MUST BE PROVIDED PRIOR TO APPROVAL OF FINAL PLANS.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1340 10-16-13	L	10/26/2013	ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED
				ZONE X	

ENGINEER'S CERTIFICATION: 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 ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - STORMWATER AND FLOODPLAIN MANAGEMENT.

DEVELOPER

LGE DESIGN BUILD

1200 N 52ND STREET
PHOENIX, ARIZONA 85008
CONTACT: ANTHONY MARTINEZ
PHONE: (480) 966-4001
EMAIL: ANTHONYM@LGEDESIGNBUILD.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.

10446 N. 74TH STREET, SUITE #140
SCOTTSDALE, ARIZONA 85258
CONTACT: GRANT HIRNEISE, P.E.
PHONE: (480) 991-3985
EMAIL: GHIRNEISE@HUNTERENGINEERINGPC.COM

ARCHITECT

LGE DESIGN BUILD

1200 N 52ND STREET
PHOENIX, ARIZONA 85008
CONTACT: ANTHONY MARTINEZ
PHONE: (480) 966-4001
EMAIL: ANTHONYM@LGEDESIGNBUILD.COM

BENCHMARK

INFORMATION - MCDOT POINT ID321
BRASS CAP FLUSH
FND. 1/4 COR., SEC. 36, T.4N., R.4E.
ELEV.=1541.743' NAVD88

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°52'19" EAST, ALONG THE SOUTH LINE OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY", AS RECORDED IN BK. 752, PG. 339, MARICOPA COUNTY RECORDS, ARIZONA.

APN:

217-14-037A, 217-14-038A

SITE AREA:

221,566± SF (5.087 AC)

PROJECT DESCRIPTION

PROPOSED AUTO LOFTS AND ASSOCIATED PARKING, DRIVES, LANDSCAPING, UTILITIES AND RETENTION FACILITIES.

RETENTION BASINS SUMMARY

DRAINAGE AREA LOCATION	VOLUME REQ'D (CF)	VOLUME PROV'D (CF)	EXCESS (CF)	DRYWELL
UGRT 1*	23,053	23,093	40	2
UGRT 2	8,558	8,588	30	1
UGRT 3	5,778	5,789	11	1

*UGRT 1 IS A SERIES OF TANKS HYDRAULICALLY CONNECTED WITH A 12-INCH PIPE
UGRT - UNDERGROUND RETENTION

NO.	DATE	REVISION	BY

DESIGN BY: GH
DRAWN BY: DS
CHECKED BY: BL

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10446 NORTH 74TH STREET
SUITE 140
SCOTTSDALE, AZ 85258
P 480 991 3985



COVER SHEET
FOR
COLLECTOR'S GARAGES AT WESTWORLD
9909 E. MCDOWELL MOUNTAIN RANCH ROAD
SCOTTSDALE, ARIZONA



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
COLLECTOR'S GARAGES
WESTWORLD

HE NO.: LGEC324
SCALE: NTS

SHEET:
C1

The site plan illustrates the proposed building and its surroundings. Key features include:

- Proposed Building:** A rectangular structure with a footprint of 88' x 111' (LF88=1533.50 FT).
- Security Walls:** A 295' security wall is shown along the right side of the building, and a 24' security wall is shown along the bottom side.
- Catch Basins:** Two catch basins are located near the building: "REATA SPORTS COMPLEX OFF-SITE CATCH BASIN" and "REATA SPORTS COMPLEX OFF-SITE CATCH BASIN #4".
- Topography:** Contour lines are shown at 1-foot intervals, ranging from 1529 to 1537.
- Property Boundaries:** The site is bounded by the City of Scottsdale (APN 217-14-984A) to the south and east, and the USA-BOR (APN 217-14-038B) to the north and west.
- Other Features:** A 135LF 9" DIA. CIPP is shown near the building, and a 24" SD is shown near the bottom right corner.

REATA SPORTS
COMPLEX OFF-SITE-
CATCH BASIN #4

S89°51'11"E 150.20'
CITY OF SCOTTSDALE
APN 217-14-984A

NO.	DATE	REVISION	BY

PURPOSE:
6th ZONING SUBMITTAL

HUNTER
ENGINEERING

10446 NORTH 74TH STREET
SUITE 140
SCOTTSDALE, AZ 85258
P 480 991 3985

CIVIL AND SURVEY



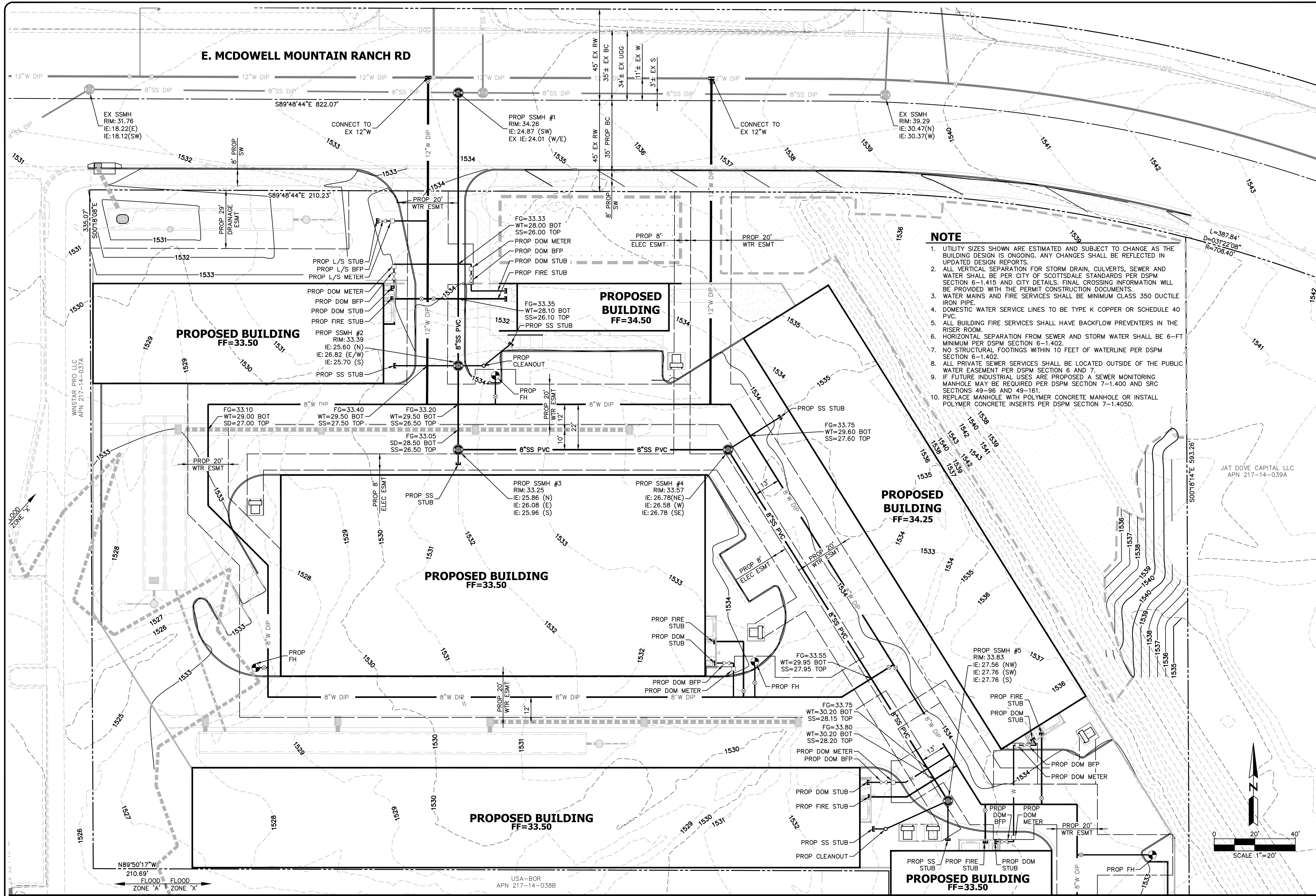
CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

**PROJECT NAME:
COLLECTOR'S
GARAGES
WESTWORLD**

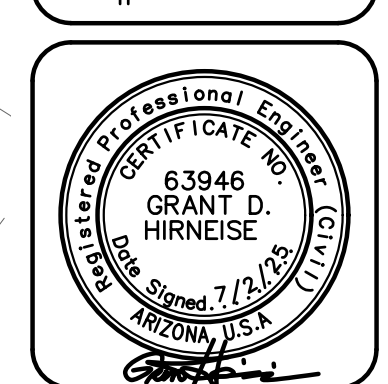
SHEET:
C3



NO.	DATE	REVISION	BY

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DRAWN BY: DS
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SUITE 140
SCOTTSDALE, AZ 85258
P 480 991 3985



CONCEPTUAL UTILITY PLAN
FOR
COLLECTOR'S GARAGES AT WESTWORLD
9909 E. MCDOWELL MOUNTAIN RANCH ROAD
SCOTTSDALE, ARIZONA

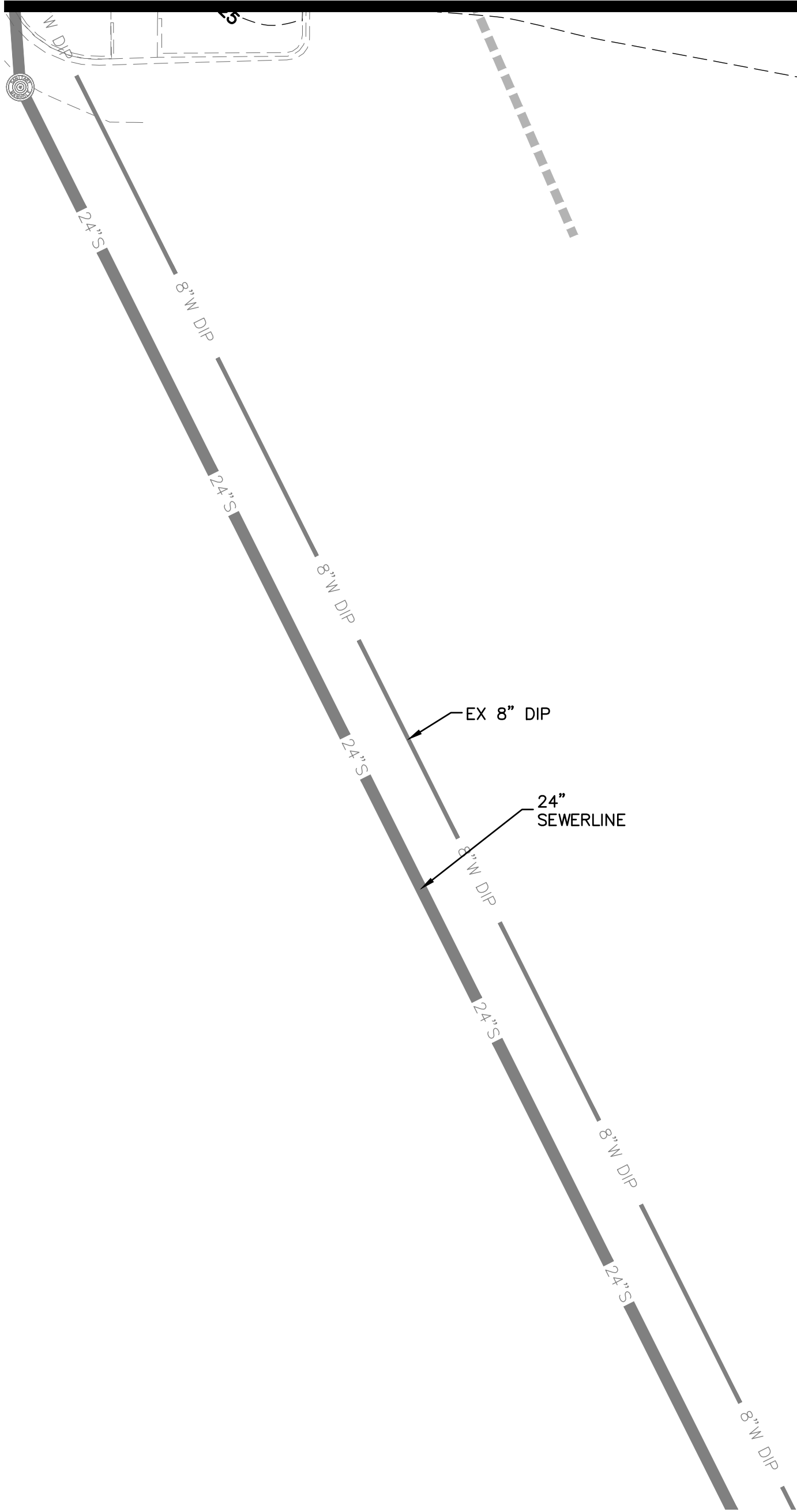
AR ZONA811
CALL 811 OR VISIT ARIZONA811.COM

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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
COLLECTOR'S
GARAGES
WESTWORLD

HE NO.: LGEC324
SCALE: 1"=20'

SHEET:
C4

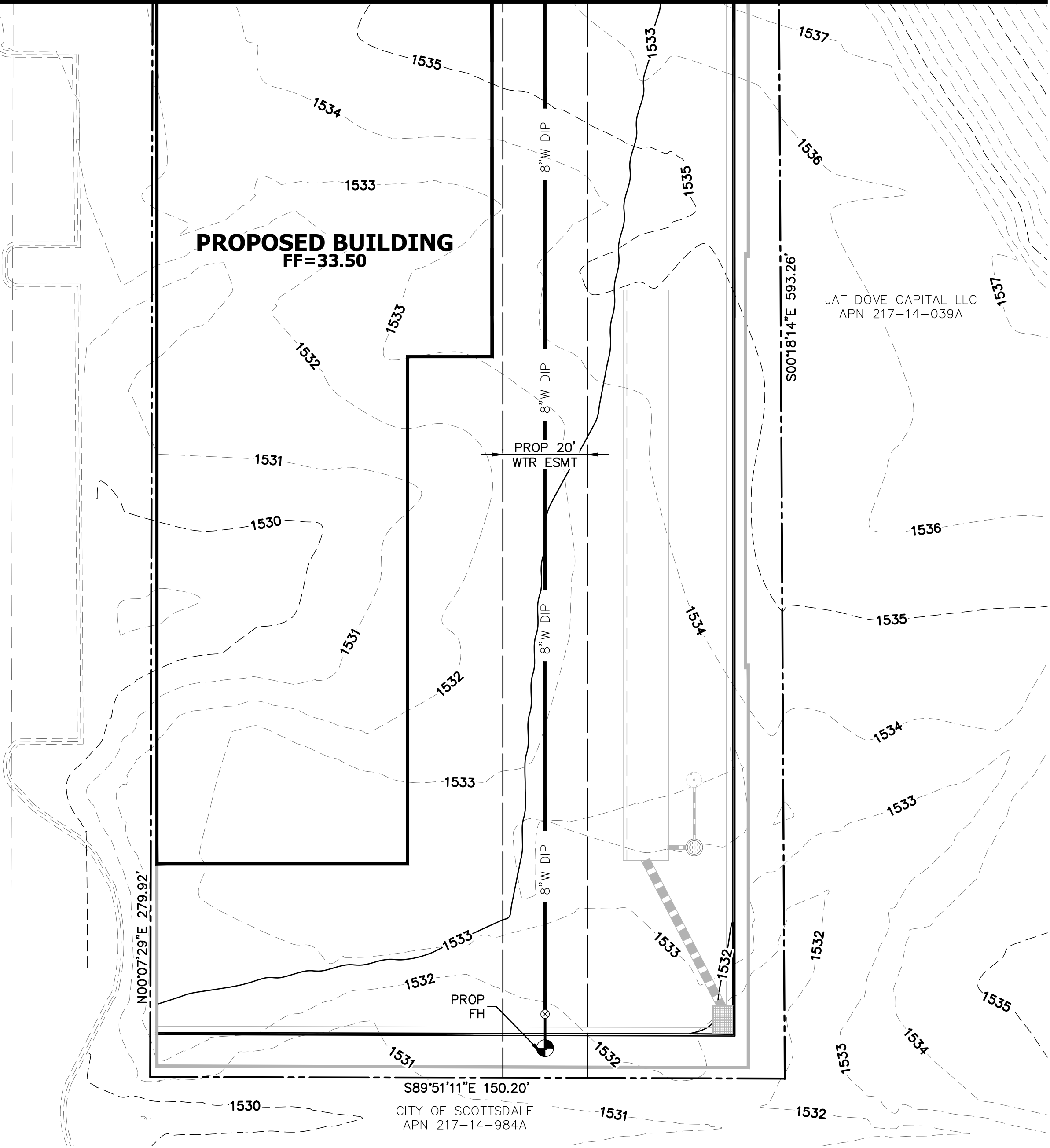
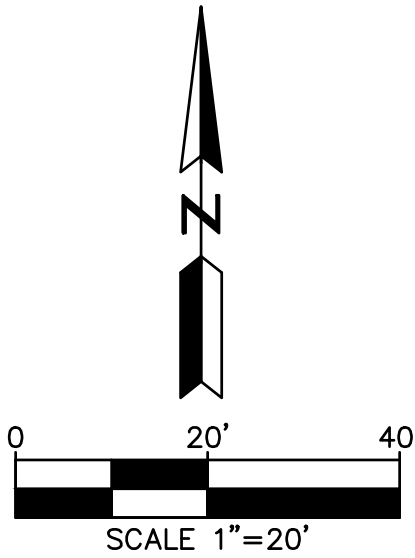


NOTE

1. UTILITY SIZES SHOWN ARE ESTIMATED AND SUBJECT TO CHANGE AS THE BUILDING DESIGN IS ONGOING. ANY CHANGES SHALL BE REFLECTED IN UPDATED DESIGN REPORTS.
2. ALL VERTICAL SEPARATION FOR STORM DRAIN, CULVERTS, SEWER AND WATER SHALL BE PER CITY OF SCOTTSDALE STANDARDS PER DSPM SECTION 6-1.415 AND CITY DETAILS. FINAL CROSSING INFORMATION WILL BE PROVIDED WITH THE PERMIT CONSTRUCTION DOCUMENTS.
3. WATER MAINS AND FIRE SERVICES SHALL BE MINIMUM CLASS 350 DUCTILE IRON PIPE.
4. DOMESTIC WATER SERVICE LINES TO BE TYPE K COPPER OR SCHEDULE 40 PVC.
5. ALL BUILDING FIRE SERVICES SHALL HAVE BACKFLOW PREVENTERS IN THE RISER ROOM.
6. HORIZONTAL SEPARATION FROM SEWER AND STORM WATER SHALL BE 6-FT MINIMUM PER DSPM SECTION 6-1.402.
7. NO STRUCTURAL FOOTINGS WITHIN 10 FEET OF WATERLINE PER DSPM SECTION 6-1.402.
8. ALL PRIVATE SEWER SERVICES SHALL BE LOCATED OUTSIDE OF THE PUBLIC WATER EASEMENT PER DSPM SECTION 6 AND 7.
9. IF FUTURE INDUSTRIAL USES ARE PROPOSED A SEWER MONITORING MANHOLE MAY BE REQUIRED PER DSPM SECTION 7-1.400 AND SRC SECTIONS 49-96 AND 49-161.
10. REPLACE MANHOLE WITH POLYMER CONCRETE MANHOLE OR INSTALL POLYMER CONCRETE INSERTS PER DSPM SECTION 7-1.405D.

USA-BOR
APN 217-14-038B

MATCH LINE SEE SHEET C4



CONCEPTUAL UTILITY PLAN
FOR
COLLECTOR'S GARAGES AT WESTWORLD
9909 E. MCDOWELL MOUNTAIN RANCH ROAD
SCOTTSDALE, ARIZONA



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PROJECT NAME:
COLLECTOR'S
GARAGES
WESTWORLD

HE NO.: LGEC324
SCALE: 1"=20'

SHEET:
C5



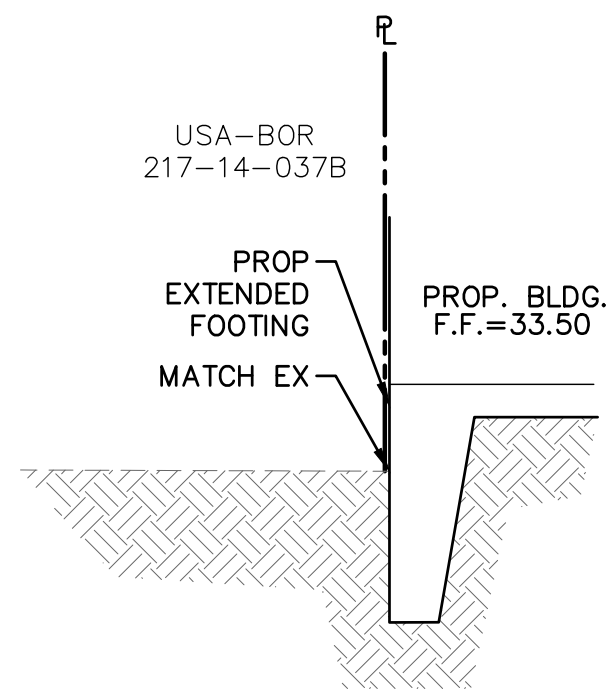
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SUITE 140
SCOTTSDALE, AZ 85258
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CIVIL AND SURVEY

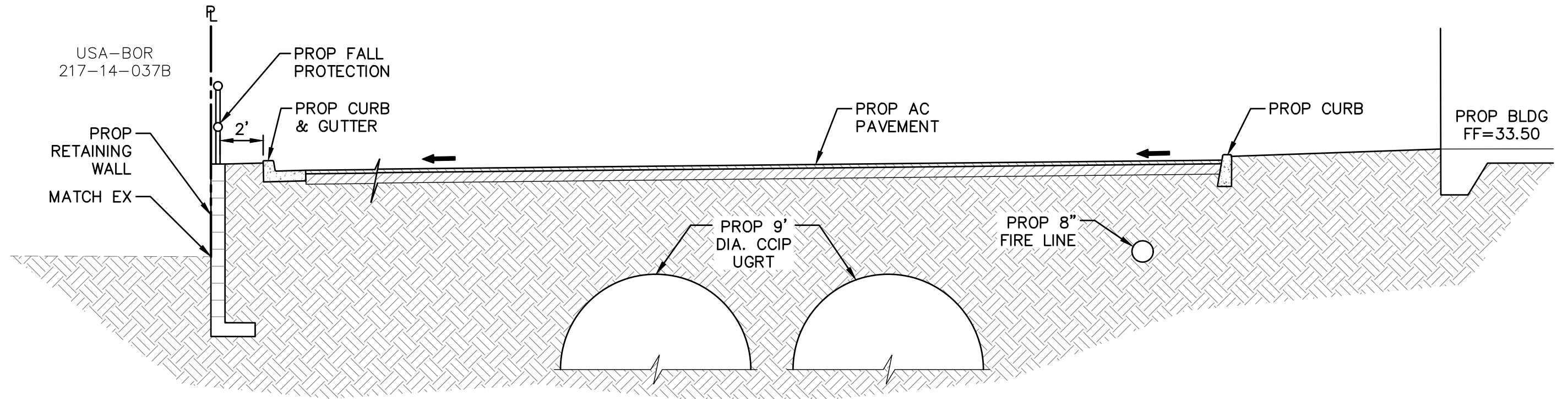
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NO.	DATE	REVISION	BY

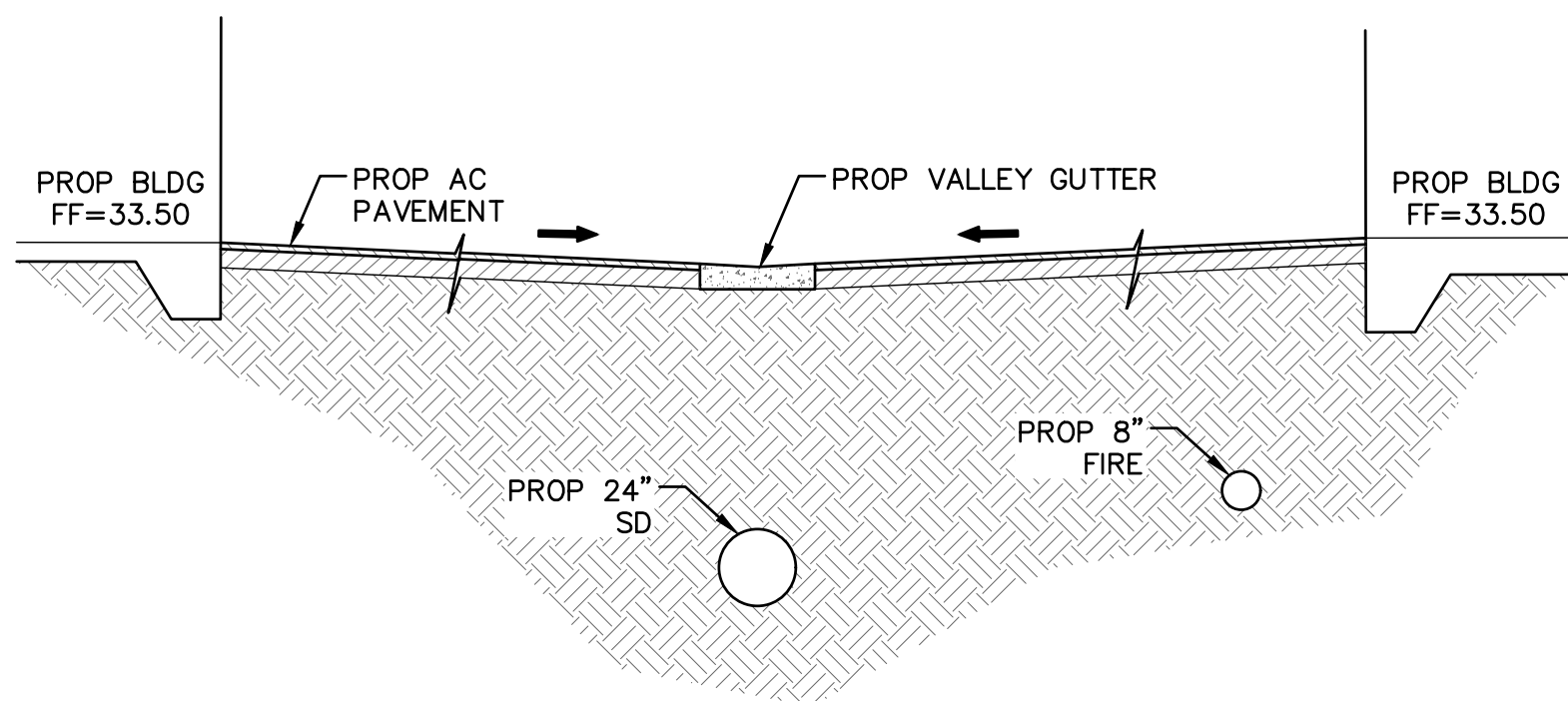
PURPOSE:
6th ZONING SUBMITTAL



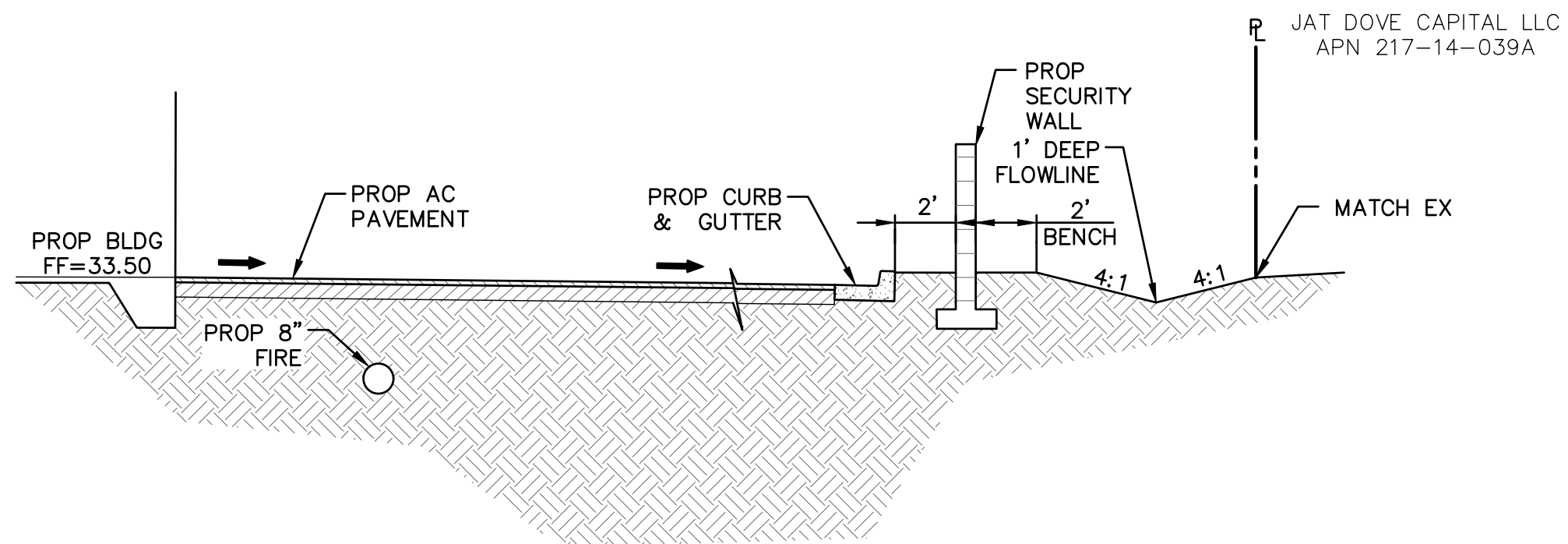
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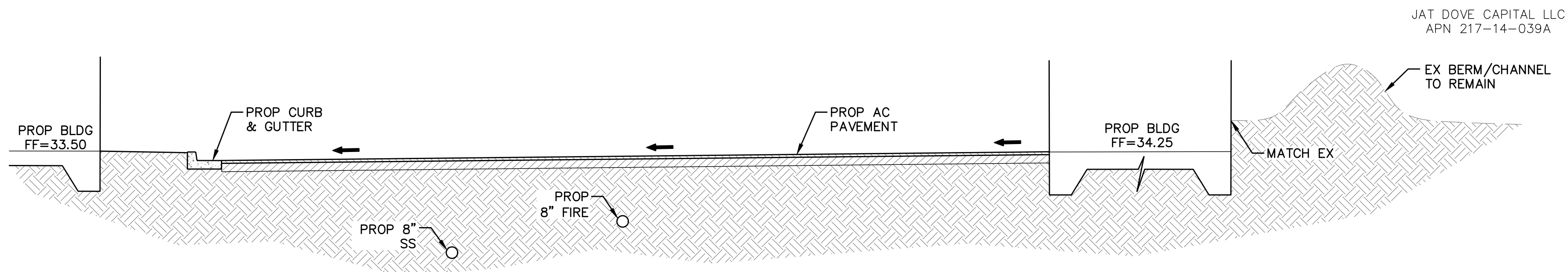
2 N.T.S



3 N.T.S



4 N.T.S

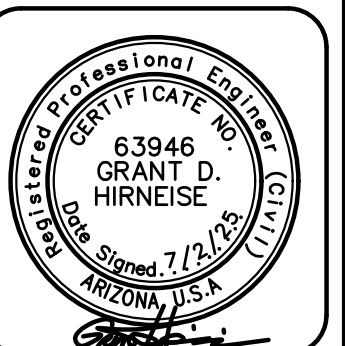


5 N.T.S

NO.	DATE	REVISION	BY

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SCOTTSDALE, AZ 85258
P 480 991 3985



**CONCEPTUAL TYPICAL SECTIONS
FOR
COLLECTOR'S GARAGES AT WESTWORLD
9909 E. MCDOWELL MOUNTAIN RANCH ROAD
SCOTTSDALE, ARIZONA**



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MUNICIPALITY.

PROJECT NAME:
COLLECTOR'S
GARAGES
WESTWORLD

HE NO.: LGE0324
SCALE: NTS

SHEET:
C6