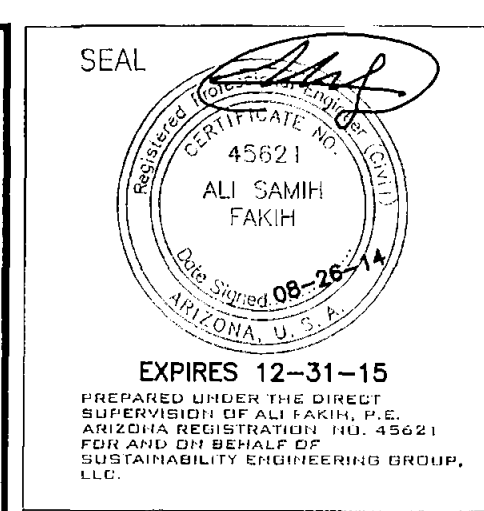
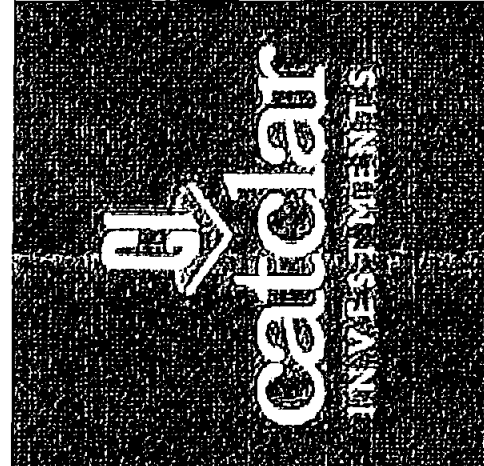


**Full Size or Largest Size**  
**(site plan, landscape, elevations)**



**SEGS**  
SUSTAINABILITY  
ENGINEERING  
GROUP

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260  
WWW.AZSEG.COM TEL: 480.588.7226



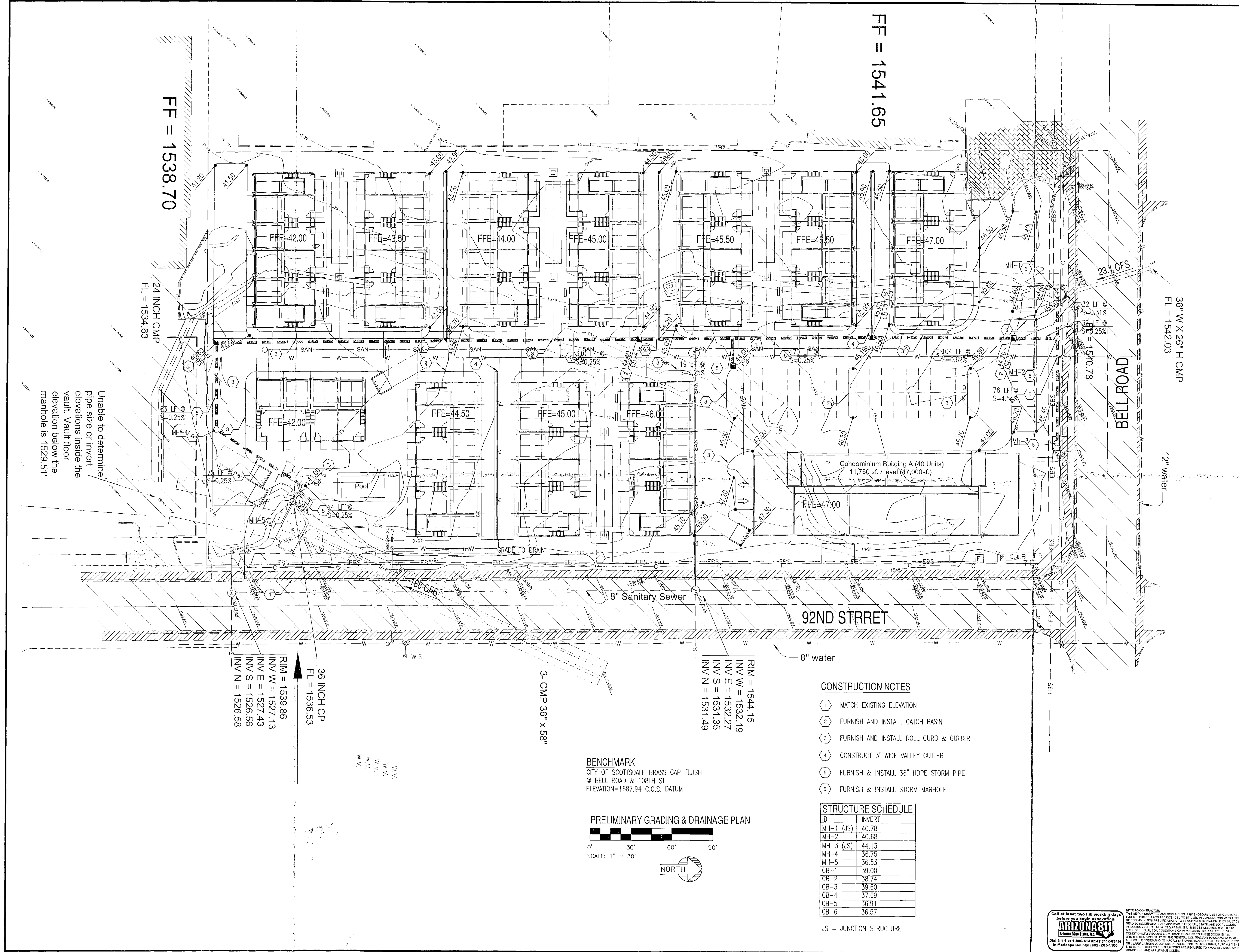
PROJECT: CATLAR RESIDENTIAL  
LOCATION: BELL ROAD & 92ND STREET, SCOTTSDALE, ARIZONA

DESIGNED BY: FAKIH  
CHECKED BY: COUNSELL  
PROJECT MANAGER: FAKIH

DATE: 8/26/2014  
ISSUED FOR: REZONING & GPA

REVISION NO.	DATE

JOB NO.: 140801  
SHEET TITLE: PRELIMINARY GRADING AND DRAINAGE PLAN  
6-GP-2014  
8/28/2014  
SHEET NO.: C3.00



Unable to determine pipe size or invert elevations inside the vault. Vault floor elevation below the manhole is 1529.51'

FF = 1538.70  
24 INCH CMP  
FL = 1534.63

FF = 1541.65

36" W X 26" H CMP  
FL = 1542.03

12" water

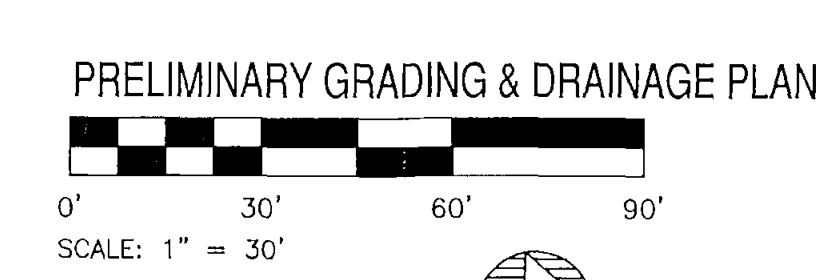
RIM = 1539.86  
INV W = 1527.13  
INV E = 1527.43  
INV S = 1526.56  
INV N = 1526.51

36 INCH CP  
FL = 1536.53

3- CMP 36" x 58"

RIM = 1544.15  
INV W = 1532.19  
INV E = 1532.27  
INV S = 1531.35  
INV N = 1531.49

**BENCHMARK**  
CITY OF SCOTTSDALE BRASS CAP FLUSH  
@ BELL ROAD & 108TH ST  
ELEVATION=1687.94 C.O.S. DATUM



**CONSTRUCTION NOTES**

- 1 MATCH EXISTING ELEVATION
- 2 FURNISH AND INSTALL CATCH BASIN
- 3 FURNISH AND INSTALL ROLL CURB & GUTTER
- 4 CONSTRUCT 3' WIDE VALLEY GUTTER
- 5 FURNISH & INSTALL 36" HDPE STORM PIPE
- 6 FURNISH & INSTALL STORM MANHOLE

**STRUCTURE SCHEDULE**

ID	INVERT
MH-1 (JS)	40.78
MH-2	40.68
MH-3 (JS)	44.13
MH-4	36.75
MH-5	36.53
CB-1	39.00
CB-2	38.74
CB-3	39.60
CB-4	37.69
CB-5	36.91
CB-6	36.57

JS = JUNCTION STRUCTURE

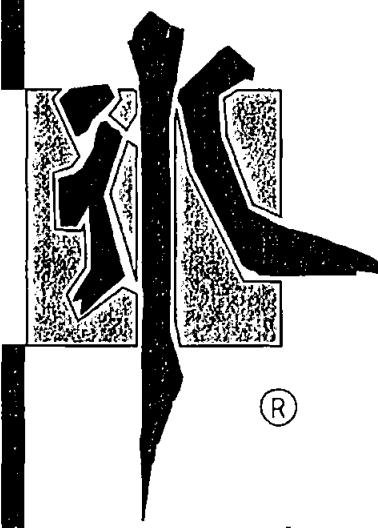
Call at least two full working days before you begin excavation.

**ARIZONA80**  
Arizona Statewide Utility Locating Service

800-451-8000  
In Maricopa County: (602) 255-1100

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**BAHIA WORK LIVE PLAY**  
SCOTTSDALE, ARIZONA  
610 LOT 21 - BAHIA DRIVE AND 92ND STREET

### Bahia Airpark Project Information

Aug 12, 2014

Site Area: 187,318 s.f. (or approx. 4.3 acs)  
Current Zoning: I-1, PCD  
Proposed Zoning: PCD with PCP overlay

Building Area and Unit Counts:  
Retail/Restaurant: 10,000 sf  
Condominiums: 36,000 sf 14 units  
Townhouses: 171,800 sf 64 units  
Total: 222,800 sf 78 units

FAR:  
Allowed (base): 0.8 (plus bonus up to 1.6)  
Proposed: 1.2

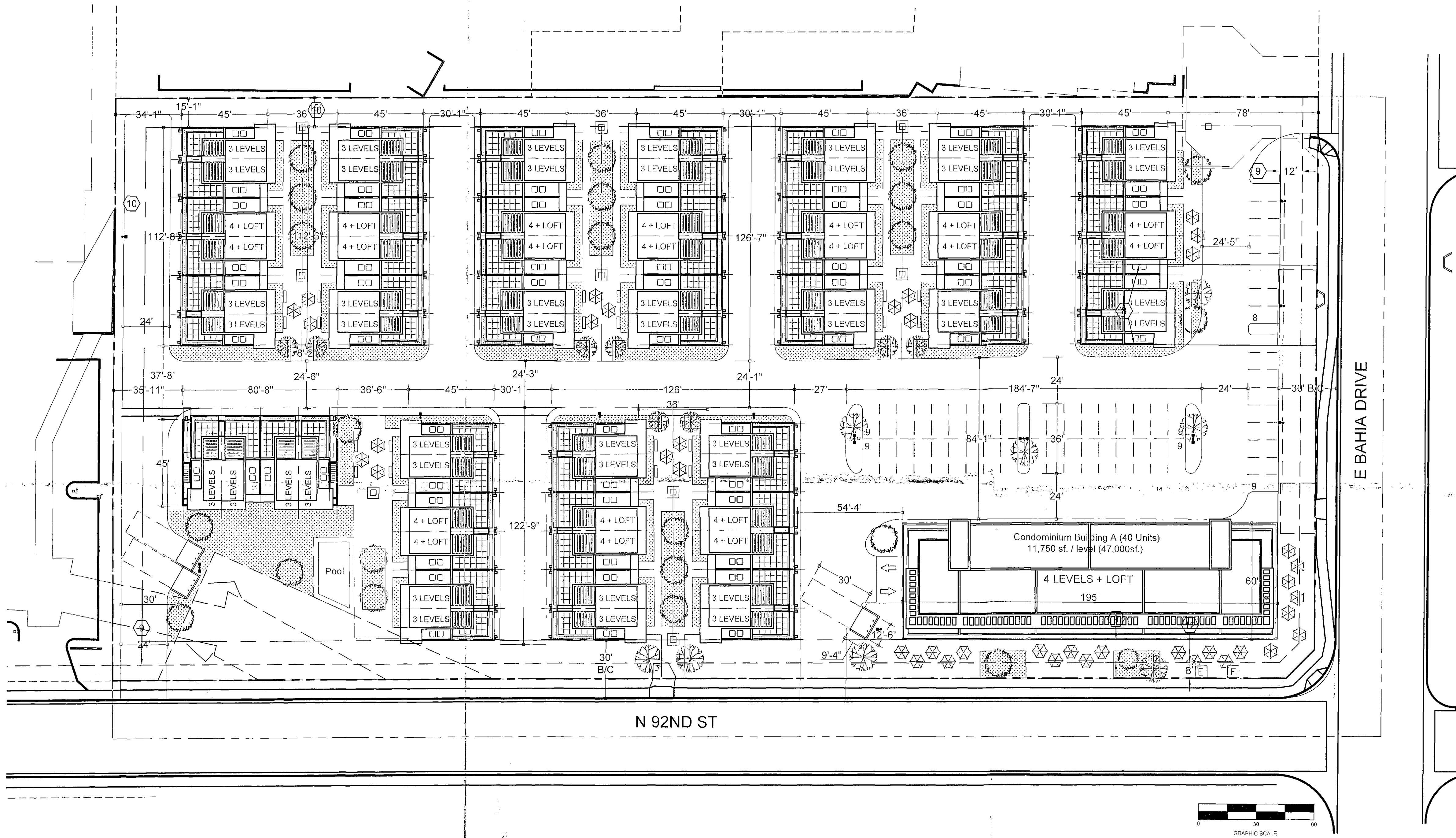
Dwelling units per Acre:  
Proposed: 18.2 DU/A

Building Height:  
Allowed: Up to 92 ft with bonus (base height 54 ft)  
Proposed: 65 ft.

Parking:  
Required:  
Townhouses: 64 units @ 2 per unit 128 spaces  
Condominiums: 14 units @ 1.8 average 26 spaces  
Restaurant: 3,000 sf @ 1/50 public 30 spaces  
Commercial: 7,000 sf @ 1/200 35 spaces  
217spaces

Provided:  
Townhouses: 128 spaces  
Underground Parking: 36 spaces  
Surface Parking: 58 spaces  
222 spaces

Open Space:  
Required: 25% of net site area  
187,318 sf x 25% = 46,830 sf of Open Space  
Provided: 49,200 sf (26.2%)



**1 SITE PLAN**  
SCALE: 1" = 30'-0"

6-GP-2014  
8/28/2014

618-PA-2014

REVISION	
REVISION	
REVISION	
DATE	08-28-2014
ARCHITECT	BING HU
PROJECT MANAGER	
PROJECT NUMBER	1510
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	ROOF-SITE-PLAN
<b>TAS-1.1</b>	
BAHIA WORK LIVE PLAY	