



Application

Narrative

Cash Transmittal

Development Standards



Application Narrative

Trail West
3215 N Hayden Rd
Scottsdale, AZ 85251
973-PA-2018

Dear Development Review Board,

This application entails improvements in two phases to an existing single story shopping center built in the 60's and new construction of a single story restaurant located at 3215 North Hayden Road. An existing self-service car wash at the south portion would be demolished to make room for the new restaurant. The new restaurant would include the re-located Polynesian style building that was originally located at 6701 East McDowell Road. The first phase would entail the addition of the Polynesian building with the attached restaurant, and improvements to the south-most portion of the existing building, along with all of the revised parking and site improvements, including site walls acting as back of house screen walls for utilities etc. The second phase would entail the continuation of the rooftop screen wall on the existing north building and the addition of a new shade canopy on the west site of the building to replace the existing roof overhang. This design was presented in the first submittal but it will need to be broken out into phases because of budgetary constraints.

The improvements to the existing shopping center would be focused on maintaining and highlighting the mid-century character of the low single-story shopping center, while adding new shade canopies and roof-top mechanical screening. The existing stone masonry walls and concrete block would remain, with the block having a media-blast treatment to expose the natural color of the aggregate. Some of the block walls would be painted (turquoise blue and yellow ochre) for added color and expression. The west-facing storefronts would be replaced with new aluminum storefronts of the same clear anodized aluminum color while gaining a new higher performance tinted, insulated glazing to reduce solar heat gain. The new mechanical screen would be smooth finish stucco and painted steel. The back-of-house areas would gain new screen walls of 8"x4"x16" concrete block with exposed aggregate to match the existing building.

The new restaurant would consist of an existing re-located Polynesian style building – originally designed by the office of Ralph Haver - that would have extensive, and tasteful renovations including re-roofing, re-glazing, and re-painted wood trim. The trim paint would be a light gray, and glazing would be insulated with clear anodized aluminum to match the new glazing and re-painted trim-work of the existing shopping center. The addition of turquoise blue painted stucco on the front elevation has been added to relate to turquoise blue accent walls on the existing building. The roofing would be a composite roof shingle in the style of cedar shake. Attached to this re-located building would be a new single story building primarily of smooth finish stucco walls, glazing, painted steel accents, and lava rock masonry walls to match the Polynesian building piers. All new glazing on this portion of the building would be insulated and face the new courtyard between the existing building, or have shade canopies.

New parking lots, courtyards, patios and paved paths would be added to accommodate the parking and circulation needs, while providing numerous, lush landscaped areas to fit the Polynesian theme of the re-located building. Paths and sidewalks would be pavers in the courtyard, and concrete elsewhere. Patios would also use pavers to tie-in with the paths and add a comfortable variety of textures.

The goal of these improvements and new construction are to revitalize an existing mid-century shopping center, and create a vibrant, welcoming shopping center with attractive restaurants and shops for the local neighborhood and larger Scottsdale community.

A.

1. This design follows all applicable guidelines and design standards by responding to its suburban shopping center, commercial retail and desert context. It maintains and builds upon the character and quality design features Scottsdale is known for with a carefully considered design that engages the public, and improves the shopping center's character. Our use of timeless materials such as exposed aggregate concrete block and stone masonry site walls, smooth finish stucco, solar gray glass, in addition to painted steel and wood trim accents, and deep roofs with composite wood shake roofing that provide shade, texture, and depth to the open spaces, and contributes to the shopping center, neighborhood, and broader community. The design responds to the desert climate by providing deep overhangs with carefully located UV resistant glazing, and perimeter patios for shade and natural daylighting, while connecting the indoor and outdoor spaces. Lighting, signage



and noise levels are considered with respect to the neighbors and parking lot in an effort to maintain a comfortable environment that feels safe and inviting. The east and west sides of the property would have re-designed parking lots with landscape islands to provide shading and a character that feels inviting. The new building fits within the confines of the property, floor area ratio and overall height restrictions, while adding to the mid-century character of the existing building.

2.

a. This design promotes a desirable relationship between structures, open spaces and topography as well as the neighborhood by providing appropriate vehicular and pedestrian access into and within the parking lot and site, while increasing landscape area and providing a new building that adds to the character and creates unique patio spaces and courtyards. Using carefully considered architectural features, landscape areas, and generous patios, this project engages the public and provides a comfortable work & retail environment. The architecture uses contemporary construction and timeless materials, while keeping the design appropriate for the neighborhood and shopping center context. With the use of outdoor lighting, landscape areas, shade overhangs, and courtyards, it softens the scale and texture to the surrounding residential neighborhood. Building heights are kept to within established standards.

b. This design avoids excessive variety and monotonous repetition with a carefully selected palette of materials and design features, including new buildings and site walls of varying heights and materials that both reference and add to the language of the existing buildings. Materials include the brick-sized concrete block and lava-rock masonry which reference the existing shopping center's block walls and Polynesian building's lava rock piers. The positioning of the new buildings in relation to the existing building creates new courtyards and patios, and shade canopies provide massing variety while shading patrons and the glazing. This design is well balanced and proportioned in its use of materials, massing, and overall design.

c. This design strengthens and enhances the character of the Hayden Road streetscape, suburban commercial context and desert climate by adding ample landscaping and preserving the mid-century character of the existing buildings, while adding to them with clean-lined, well-proportioned buildings and details that address shading and texture that is appropriate for the desert. Nearby projects such as the Holy Cross Lutheran Church, and Valley National Bank (now Chase Bank) and Motorola Government Systems buildings (now General Dynamics) on McDowell road, and the various clean-lined, mid-century houses by Schreiber and Haver in the south Scottsdale area are echoed in our design by using clean simple forms that are well proportioned, maintaining variety in texture, color, massing and landscaping, with timeless, lasting materials. It engages the public with landscaped walkways, deep overhangs, patios and courtyards. Landscaping includes drought tolerant plants and trees such as Arizona ash, live oak, aloe, pencil cactus and orange bells to provide consistent shade and texture in the low rainfall climate of the Sonoran Desert. The architecture and landscaping are designed to age well over the decades and make a strong contribution to the neighborhood.

d. This project is not within, and there are no views to the environmentally sensitive land overlay, but this project utilizes shade and patio features that are appropriate to the desert climate. The material palette of exposed aggregate concrete block, stone walls, and colored stucco in combination with drought tolerant plants are appropriate to the Sonoran Desert.

e. This project is not within the Historic Property Overlay District, but does include a range of architectural features that add variety in color, scale, materials and details. This project conforms to the established standards for setbacks, floor area ratio, and height.



Aline Architecture Concepts
7340 East Main Street, Suite 210
Scottsdale, Arizona 85251

June 19, 2019

3. All ingress/egress, internal traffic circulation, loading and service areas, and pedestrian ways are designed per applicable codes and ordinances (IBC 2015, ADA 2010, & city zoning codes), and promote the overall health and safety of the patrons. All egress doors and paths are illuminated to promote ease of ingress/egress to parking on the site. Grading will conform to ADA standards and will provide an easy path from the ADA parking spot to the entrances.
4. All mechanical equipment/utilities will be rooftop mounted, or have dedicated patios with screen walls integral to the building material palette and maintain the overall architectural character. Many existing, exposed rooftop mechanicals are screened with the proposed new screen wall on the existing shopping center.
5. This project is not within the Downtown Area.
6. This project is not part of the Cultural Improvement Program or Public Art Program.

Respectfully,
Jeff Graham
Project Manager
Aline Architecture . Concepts, LLC
7340 E. Main St. #210
Scottsdale, AZ 85251

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Trail West

Property's Address: 3215 N Hayden Rd Scottsdale, AZ 85251

Property's Current Zoning District Designation: C-1

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

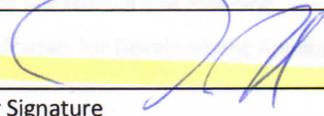
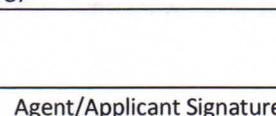
Owner: Tom Frenkel	Agent/Applicant: Same As Owner
Company: Clayton Companies	Company:
Address: 7340 E Main St #200	Address:
Phone: 602-989-7295 Fax:	Phone: Fax:
E-mail: tom@claytoncompanies.com	E-mail: tom@claytoncompanies.com
Designer: Brian Krob	Engineer:
Company: Aline Architecture Concepts	Company:
Address: 7340 E Main St #210	Address:
Phone: 480-273-2583 Fax:	Phone: Fax:
E-mail: tom@claytoncompanies.com	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Official Use Only Submittal Date: Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

20 May 2019

City of Scottsdale
Planning and Development Department
3939 North Drinkwater Boulevard
Scottsdale, Arizona 85251

RE: Drainage Narrative for Trail West Plaza
CYPRESS Project No: 19.023

To Whom It May Concern:

The intent of this Drainage Narrative is to discuss and describe the existing and proposed drainage conditions at the Trail West Plaza site, herein referred to as "the Project."

PROJECT DESCRIPTION AND LOCATION

The Project site is located at 3215 North Hayden Road in Scottsdale, Arizona. The project is located in the southwest $\frac{1}{4}$ of Section 25, Township 2 North, Range 4 East, G&SRM. The Project site occupies approximately 1.77 acres and is currently an existing shopping center building that will be redeveloped and a carwash building to the south which will be demolished and rebuilt as a new restaurant. The Project has street frontage and access to Hayden Road at the west. To the east are existing single-family homes, to the north is an existing car wash, and to the south is an existing daycare/pre-school facility.

FLOODPLAIN MAP

According to the federal emergency management agency flood insurance rate map panel number 04013C2235L, dated October 16, 2013 the parcel is located in the unshaded zone x area, which is area defined as outside the 0.2% annual chance flood. Portions of the parcel are also located within zone x (shaded) area, which 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% annual chance flood. Portions of the parcel are impacted by zone ae area, which is defined as regulatory floodplain with known base flood elevations.

EXISTING CONDITION

The Project is 1.77 acres in size and has no retention infrastructure or basins. Runoff from the eastern half of the site discharges west into Hayden Road and runoff from the western half of the site ponds inside in the parking and landscape area to the west of the buildings. All runoff from the southern portion of the site – the car wash building and the surrounding area – flows west and discharges into Hayden Road.

DEVELOPED CONDITION

Runoff from the western portion of the site, including portions of the buildings and the entire parking area west of the large retail building, will continue to discharge west into Hayden Road as it does in the existing condition. This area was unable to be retained due to the existing building and existing grade constraints. However the new restaurant building at the south and some of its surrounding area will drain east and be retained. This will improve upon the existing condition, in which the entire area drained west and

discharged into Hayden Road. New catch basins will be installed at low points in the parking area on the east side of the buildings to convey stormwater to the future underground chamber retention system.

RETENTION/DETENTION

The Project will meet the 100-yr, 2-hr stormwater runoff volume requirements for the newly-paved eastern portion of the site and the new southern restaurant building, retaining more than it did in the existing condition and reducing the discharge into Hayden Road. Retention will be accomplished via a new underground chamber system and proper discharge of the chambers will be assured via a new dual chamber drywell.

SYSTEM MAINTENANCE

It shall be the responsibility of the Project owner to maintain the onsite drainage facilities. Unmaintained facilities can lead to failures such as excessive ponding, erosion, and standing nuisance water. The suggested maintenance tasks include, but are not limited to:

1. Monthly inspection and sediment removal from the drainage inlets and pipes.
2. Seasonal inspection and sediment removal from the graded swales.
3. Annual inspection and repair of erosion on slopes.

CONCLUSION

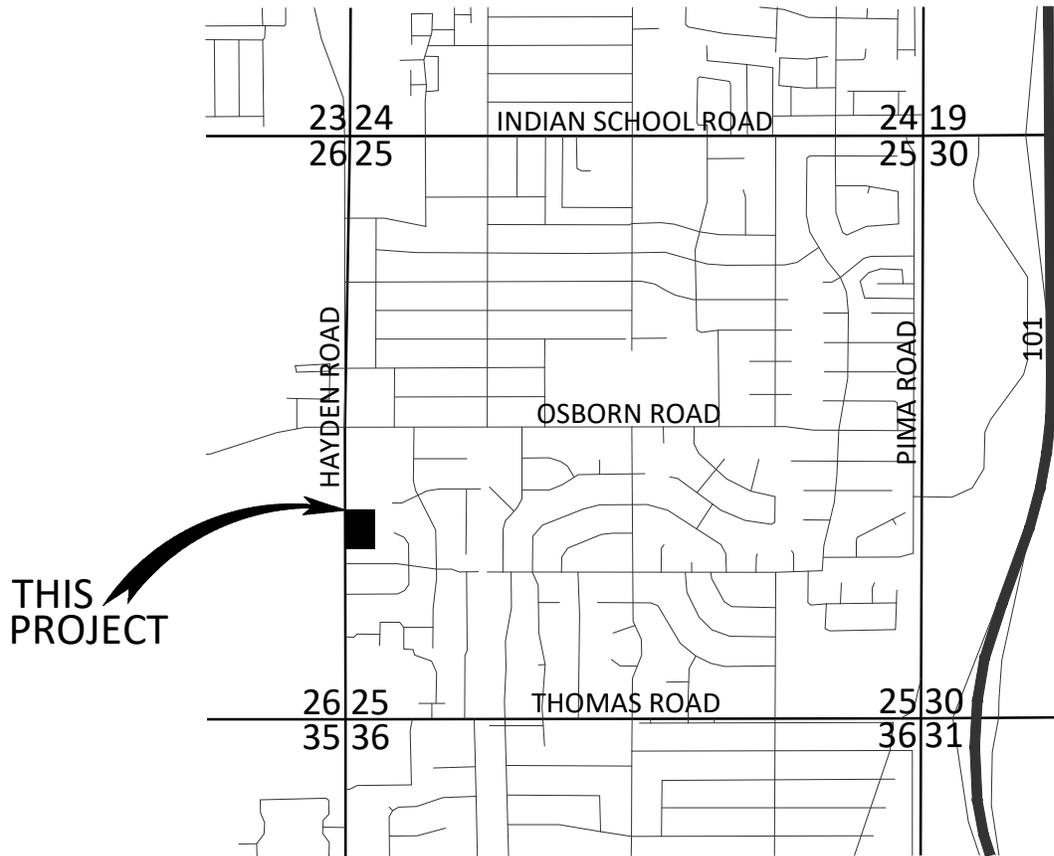
This Drainage Narrative is to accompany the Preliminary Improvement Plan for the Trail West Plaza development project. This narrative was written utilizing generally accepted engineering practices and all information herein has been researched through archived documents and all calculations were accomplished through applying the City of Scottsdale Engineering Standards.

The analysis presented in this narrative evaluates storm water runoff resulting from a statistical evaluation of storm events of particular duration and frequency up to and including a 100-year frequency event. A storm event exceeding the 100-year frequency may cause or create the risk of greater flood impact than is addressed and presented herein. The scope of this assessment does not include evaluation of storm water runoff resulting from storm events exceeding the 100-year frequency. CYPRESS assumes no responsibility for actual flood damage, increased risks of flood damage, or increased construction or development cost resulting from or related to any such events, nor shall CYPRESS be responsible for any changes in, or additions to, regulatory requirements which may result from, or be related to, any such events or changes in hydrologic or hydraulic conditions within the watershed.

ATTACHMENT 1	Location Map
ATTACHMENT 2	FIMA FIRM Map
ATTACHMENT 3	Hydrology Map
ATTACHMENT 4	Improvement Plan

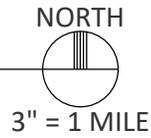


Attachment 1
Location Map



IN THE NW 1/4 OF THE SW 1/4 OF SECTION 25,
 T. 2 N., R. 4 E., G.&S.R.M.,
 CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP

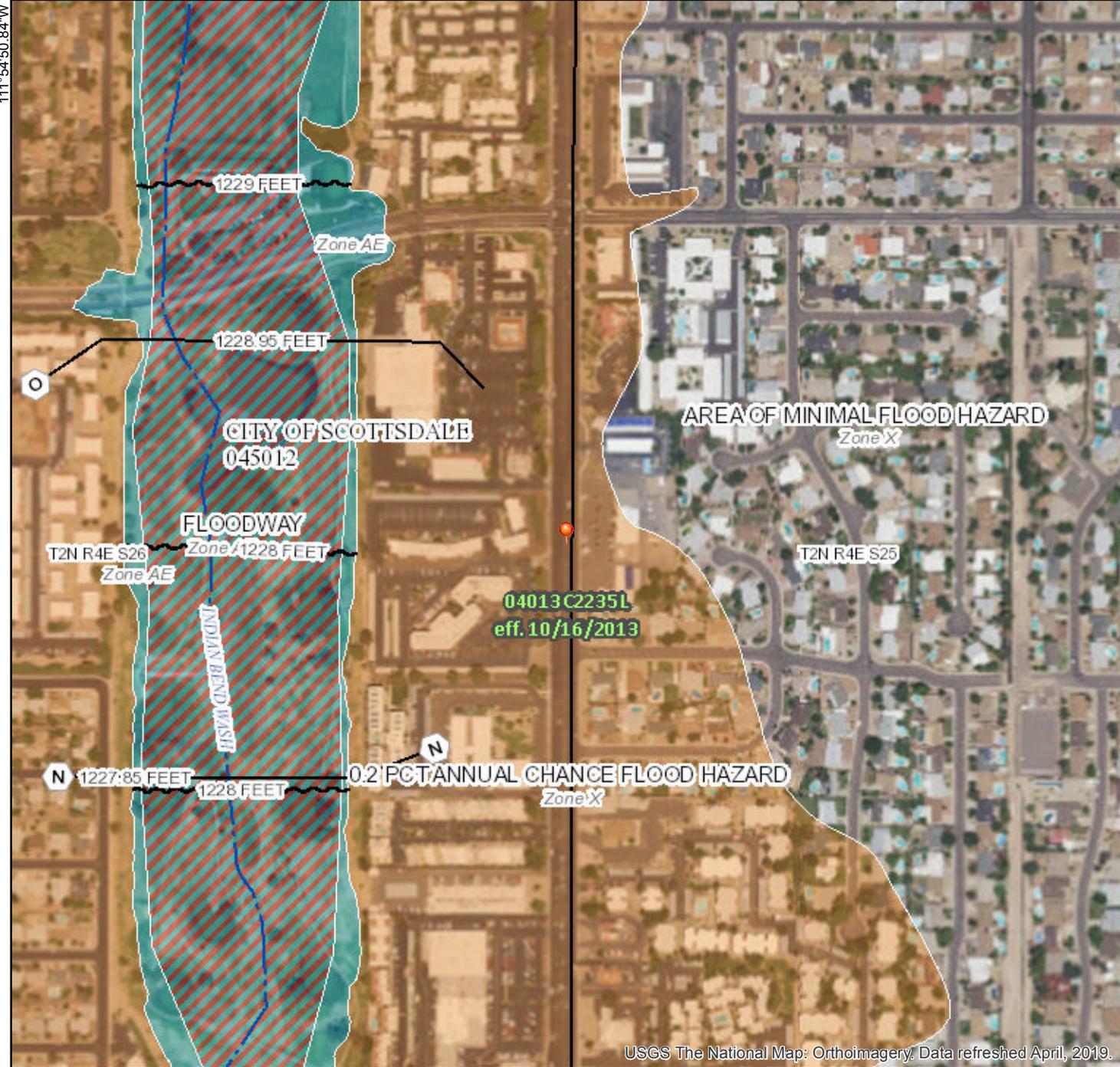


Attachment 2
FIMA FIRM Map

National Flood Hazard Layer FIRMette



33°29'21.53"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



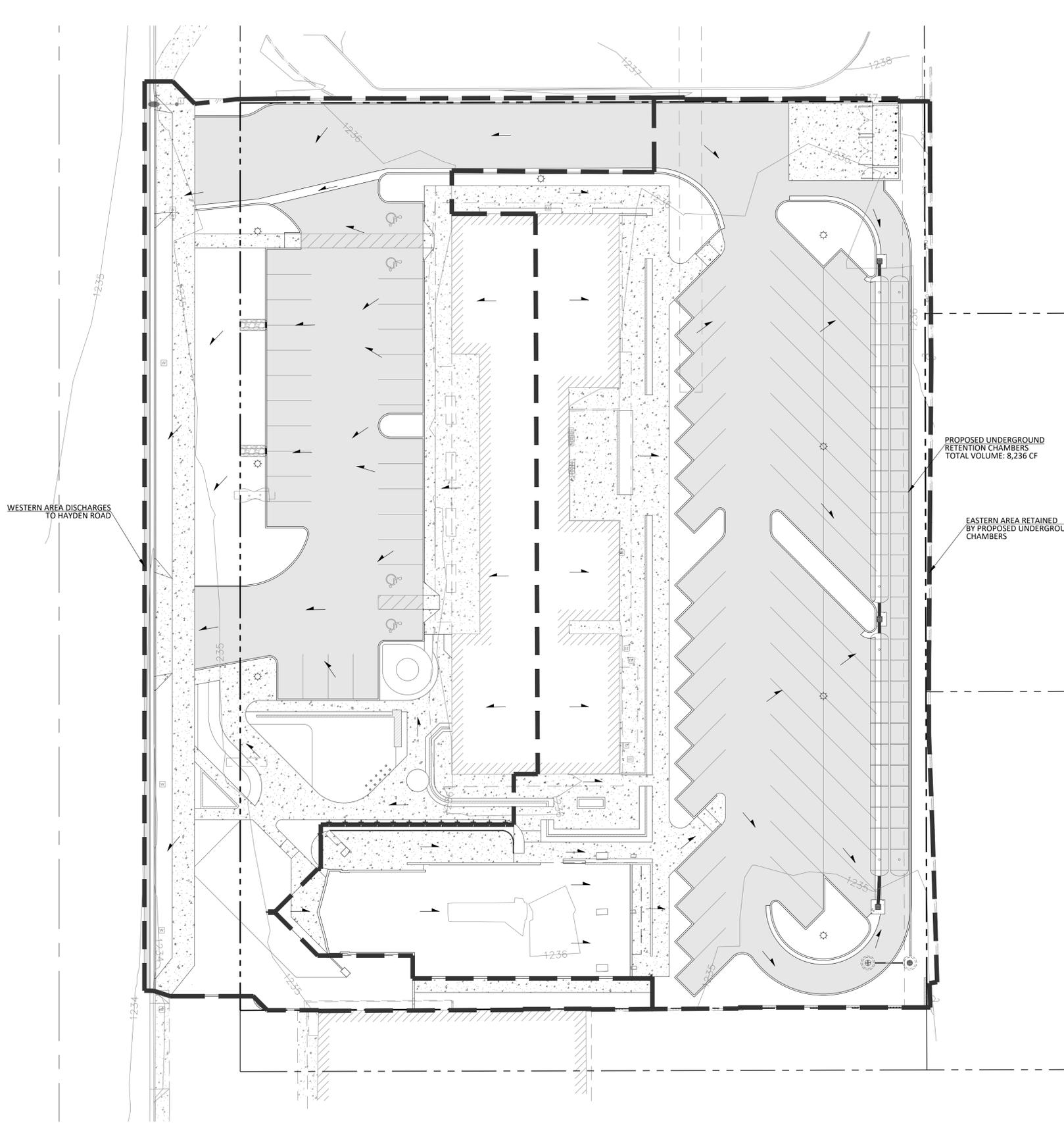
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2019 at 7:59:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective. unmapped and unmodernized areas can regulatory purposes.

Attachment 3
Hydrology Map



SCALE 1"=40'



LEGEND

- RIGHT-OF-WAY
- PROJECT BOUNDARY LINE
- - - ROADWAY CENTERLINE
- ↖ FLOW ARROW
- - - - WATERSHED BOUNDARY

WESTERN AREA DISCHARGES TO HAYDEN ROAD

PROPOSED UNDERGROUND RETENTION CHAMBERS
TOTAL VOLUME: 8,236 CF

EASTERN AREA RETAINED BY PROPOSED UNDERGROUND CHAMBERS

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

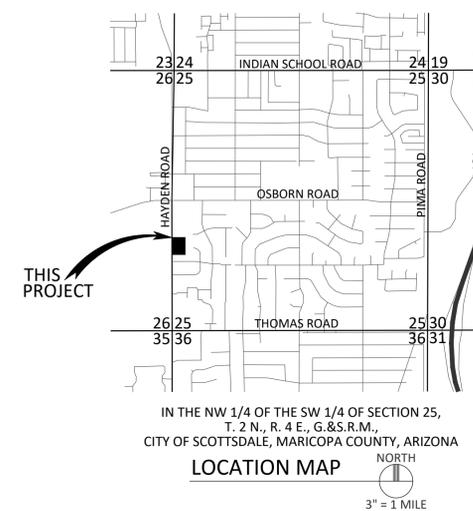
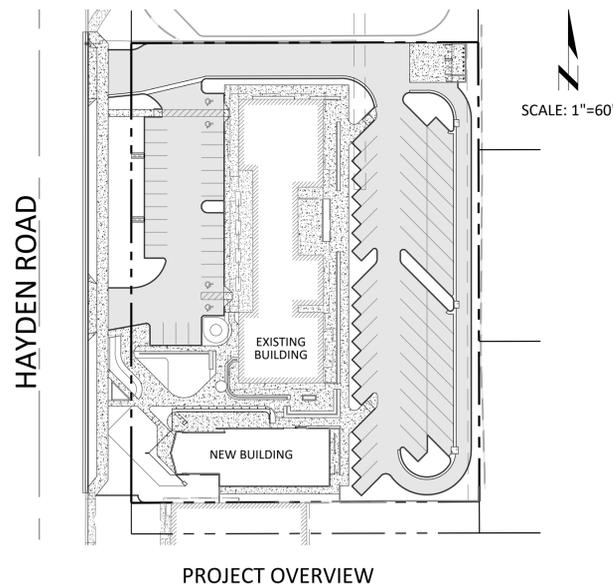
4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com
CYPRESS PROJECT NO: 19.023

TRAIL WEST PLAZA
proposed conditions
hydrology map

Attachment 4
Improvement Plan

PRELIMINARY GRADING & DRAINAGE PLAN for TRAIL WEST PLAZA

3215 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
 A PORTION SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE
 GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



LEGEND

---	PROJECT RIGHT-OF-WAY	⊕	NEW SEWER CLEANOUT
- - -	EXISTING RIGHT-OF-WAY	⌈	NEW SEWER STUB
- - - -	PROJECT/NEW PROPERTY LINE	⊕	NEW WATER VALVE
- - - -	EXISTING PROPERTY LINE	W	NEW WATER METER
- - - -	ROADWAY CENTERLINE	BF	NEW BACKFLOW PREVENTER
- - - -	FLOW-LINE	⊕	NEW FIRE HYDRANT
- - - -	EXISTING EASEMENT	⊕	NEW FIRE CONNECTION
- - - -	NEW EASEMENT	⊕	NEW FIRE BACKFLOW PREVENTER
- - - -	EXISTING CONTOUR	⌈	NEW WATER STUB
- - - -	NEW CONTOUR	+	NEW SIGN
---	EXISTING CONCRETE	⊕	NEW SITE LIGHT
---	EXISTING WALL	○	SURVEY MONUMENT AS NOTED
---	NEW ASPHALT	⊕	SPOT ELEV. (EXIST. GRADE)
---	NEW CONCRETE	⊕	SPOT ELEV. (NEW GRADE)
---	NEW WALL	⊕	RIGHT-OF-WAY
---	EXISTING CURB	R	RADIUS
---	NEW CURB	P	PAVEMENT (ASPHALT)
---	NEW PAINT STRIPE	C	CONCRETE
---	NEW FENCE	G	GUTTER
---	EXISTING OVERHEAD ELECTRIC	TC	TOP OF CURB
---	EXISTING SEWER LINE	FG	FINISHED GRADE
---	NEW STORM DRAIN PIPE	LP	LOW POINT
---	NEW SEWER LINE	HP	HIGH POINT
---	NEW WATER LINE	GB	GRADE BREAK
---	NEW FIRE SERVICE	FFE	FINISHED FLOOR ELEVATION
⊕	EXISTING SEWER MANHOLE	FGH	FINISH GRADE HIGH
W	EXISTING WATER METER	FGL	FINISH GRADE LOW
⊕	EXISTING FIRE CONNECTION	PUE	PUBLIC UTILITY EASEMENT
G	EXISTING GAS METER	R	RIM
+	EXISTING SIGN	I	INVERT
⊕	EXISTING STREET LIGHT	L	LENGTH
EE	EXISTING ELECTRICAL EQUIPMENT	S	SLOPE
L	EXISTING LIGHT PULL BOX		
⊕	EXISTING UTILITY POLE		

PROJECT INFORMATION

- PROJECT DESCRIPTION:**
 THE SCOPE OF THIS PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING CARWASH TO THE SOUTH AND THE CONSTRUCTION OF A NEW SINGLE STORY RESTAURANT WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS. ADDITIONAL IMPROVEMENTS INCLUDE A NEW PARKING LOT AND TRASH ENCLOSURE IN THE REAR OF THE PLAZA AS WELL AS HARDSCAPE IMPROVEMENTS AND TWO NEW DRIVEWAYS ONTO HAYDEN ROAD.
- ADDRESS:**
 3215 NORTH HAYDEN ROAD
 SCOTTSDALE, ARIZONA 85251

 APN: 130-33-085C
- ZONING:** C-1
- SITE AREA:** 77,101 SF (1.77 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
 EPS GROUP
 2045 SOUTH VINEYARD AVE, SUITE 101
 MESA, ARIZONA 85210
 PH: 480-503-2250
 CONTACT: JESSE BOYD, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WITH A BEARING OF N 00°00'00" E, AS SHOWN ON AMENDED PLAT OF TRAIL WEST UNIT TWO, BOOK 92, PAGE 37, M.C.R.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE FOUND BRASS CAP IN HANDHOLE AT OSBORN & HAYDEN (DOWN 0.30') WITH AN ELEVATION OF 1235.10', CITY OF SCOTTSDALE DATUM (NAVD 88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE FOUND BRASS CAP IN HANDHOLE AT OSBORN & HAYDEN (DOWN 0.30') WITH AN ELEVATION OF 1235.10', CITY OF SCOTTSDALE DATUM (NAVD 88).

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

 TRACT "A", TRAIL WEST UNIT TWO AMENDED, ACCORDING TO BOOK 92 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 175 FEET; AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF TRACT "A" OF TRAIL WEST UNIT TWO AMENDED, ACCORDING TO BOOK 92 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH (AMENDED BEARING), ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 21.86 FEET; THENCE N 89°45'35" E, A DISTANCE OF 246.22 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE S 00°08'33" E, ALONG THE EAST LINE OF SAID TRACT "A" AND SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 37.51 FEET TO THE NORTH LINE OF LOT 115, OF TRAIL WEST UNIT ONE, ACCORDING TO BOOK 82 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE S 89°51'27" W, ALONG THE NORTH LINE OF LOTS 113, 114 AND 115 OF SAID TRAIL WEST UNIT ONE, A DISTANCE OF 246.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 113; THENCE NORTH, 15.23 FEET TO THE POINT OF BEGINNING.

PROJECT RETENTION

THE REQUIRED RETENTION VOLUME IS 100-YR, 2-HR FOR THE NEW RESTAURANT BUILDING TO THE SOUTH AND THE NEW PARKING AREA TO THE EAST OF THE EXISTING BUILDING.

 100-YR, 2-HR RETENTION VOLUME:
 VOLUME [AC-FT] = C x (P [IN] / 12) x AREA [AC]
 V = 0.88 x (2.16/12) x 50,006 = 7,921 CU.FT.

 PROVIDED:
 TOTAL PROVIDED VOLUME = 8,236 CU.FT. VIA 48 STORMTECH MC-3500 STORM WATER CHAMBERS.

DRYWELL CALCULATIONS

TOTAL VOLUME = 7,921CF
 DRYWELL DISSIPATION RATE = 0.1CFS
 TIME [SEC] = VOLUME [CF] / RATE [CFS]
 t = 7,921 / 0.1 = 79,210 SEC = 22.0 HOURS

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
 -OFFSITE FLOWS AFFECT THIS SITE - NO
 -RETENTION PROVIDED IS 100-YR, 2-HR FOR THE NEW RESTAURANT TO THE SOUTH AND THE NEW PARKING AREA TO THE EAST OF THE EXISTING BUILDING
 -EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1133.94

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2235L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH 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% ANNUAL CHANCE FLOOD.

CYPRESS CIVIL DEVELOPMENT
 strength + sustainability
 4450 north 12th street, #228
 phoenix, arizona 85014
 p: 623.282.2498
 e: jphunt@cypresscivil.com
 CYPRESS PROJECT NO: 19.023



NO.	DATE	REVISION

PRELIMINARY GRADING & DRAINAGE PLAN
for TRAIL WEST PLAZA
 3215 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
 cover

OWNER
 CLAYTON COMPANIES
 7340 EAST MAIN STREET, #200
 SCOTTSDALE, ARIZONA 85251
 PH: 480-941-2260
 ATTN: TOM FRENKEL

CIVIL ENGINEER
 CYPRESS CIVIL DEVELOPMENT
 4450 NORTH 12TH STREET, #228
 PHOENIX, ARIZONA 85014
 PH: 623-282-2498
 ATTN: JEFF HUNT

ARCHITECT
 ALINE ARCHITECTURE CONCEPTS
 7340 EAST MAIN STREET
 SCOTTSDALE, ARIZONA 85251
 PH: 480-225-7359
 ATTN:

UTILITIES
 WATER: CITY OF SCOTTSDALE
 SEWER: CITY OF SCOTTSDALE
 ELECTRIC: SALT RIVER PROJECT
 GAS: SOUTHWEST GAS
 TELEPHONE: CENTURYLINK
 CABLE: COX COMMUNICATIONS

SITE ADDRESS
 3215 NORTH HAYDEN ROAD
 SCOTTSDALE, ARIZONA 85251
 APN: 130-33-085C

SHEET NUMBER
 1 OF 2



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OSBORN ROAD

WEST QUARTER CORNER SECTION 25, T2N, R4E, FOUND 3" BRASS CAP IN HANDHOLE

EXISTING SEWER MANHOLE RIM=35.41 INV=13.16(N) INV=15.96(E) INV=13.06(S) INV=16.61(W)

EXISTING SANITARY SEWER LINE

EXISTING SEWER MANHOLE RIM=34.97 INV=12.97(N) INV=15.36(E) INV=12.77(S) INV=28.23(8"E)

HAYDEN ROAD

THOMAS ROAD

EXISTING SEWER MANHOLE RIM=35.24 INV=26.91(N) INV=26.82(W)

CLEAN MACHINE CAR WASH LLC DEED 110301857, M.C.R. (NOT A PART)

EXISTING 8' POLE AND WIRE EASEMENT PER DKT. 3852, PG. 38, M.C.R.

AHUMADA VICTOR E/NYCOLE M DEED 111037411, M.C.R. (NOT A PART)

EXISTING 8' POLE AND WIRE EASEMENT PER DKT. 3852, PG. 38, M.C.R.

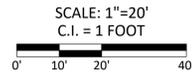
ARCILLA GEORGE C JR/DANELLE DEED 970510333, M.C.R. (NOT A PART)

SILER CHARLES A DEED 160552327, M.C.R. (NOT A PART)

NEW BUILDING FFE=1236.50

EXISTING BUILDING FFE=1234.90

TSCHUMY HOLDINGS LLP DEED 080173956, M.C.R. (NOT A PART)



KEYNOTES

- 1 EXISTING ASPHALT TO REMAIN.
2 EXISTING CURB TO REMAIN.
3 EXISTING CONCRETE SIDEWALK TO REMAIN.
4 EXISTING MASONRY SCREEN WALL TO REMAIN.
5 NEW ASPHALT PAVEMENT.
6 NEW CONCRETE VERTICAL CURB.
7 NEW CONCRETE VERTICAL CURB AND GUTTER.
8 NEW CONCRETE VALLEY GUTTER.
9 NEW CONCRETE SIDEWALK.
10 NEW ACCESSIBLE ACCESS RAMP.
11 NEW CONCRETE DRIVEWAY.
12 NEW TRASH ENCLOSURE.
13 NEW MASONRY SCREEN WALL.
14 NEW CURB OPENING.
15 NEW RIP RAP SPILLWAY.
16 NEW STORM DRAIN INLET.
17 NEW STORM DRAIN PIPE.
18 NEW STORMTECH MC-3500 STORM WATER CHAMBERS. TOTAL INSTALLED VOLUME = 8,236 CU.FT. THE SYSTEM SHALL DRAIN VIA NATURAL PERCOLATION AS A PART OF THE ENGINEERED DRAINAGE SYSTEM.
19 NEW CMP ACCESS RISER AND COVER.
20 NEW DUAL-CHAMBER DRYWELL.
21 NEW WALL OPENING.



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Table with 3 columns: NO., DATE, REVISION. Contains one row with a blank space for revision.

PRELIMINARY GRADING & DRAINAGE PLAN for TRAIL WEST PLAZA 3215 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA grading and drainage plan

OWNER CLAYTON COMPANIES 7340 EAST MAIN STREET, #200 SCOTTSDALE, ARIZONA 85251 PH: 480-941-2260 ATTN: TOM FRENKEL

SITE ADDRESS 3215 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA 85251 APN: 130-33-085C

SHEET NUMBER



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