

PRELIMINARY IMPROVEMENT PLANS
FOR
"TOY BARN SCOTTSDALE"
SCOTTSDALE, ARIZONA

LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

PARCEL NO. 1:
LOT 1, OF MINOR LAND DIVISION PLAT 7317 & 7333 E. HELM DRIVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1524 OF MAPS, PAGE 48, EXCEPT ALL URANIUM, THORIUM, AND ALL OTHER MATERIAL WHICH IS OR MAY BE CONSIDERED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 2:
LOT 26, OF THUNDERBIRD INDUSTRIAL AIRPARK NO. 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 118 OF MAPS, PAGE 10, EXCEPT ALL URANIUM, THORIUM, AND ALL OTHER MATERIAL WHICH IS OR MAY BE CONSIDERED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

CURRENT FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

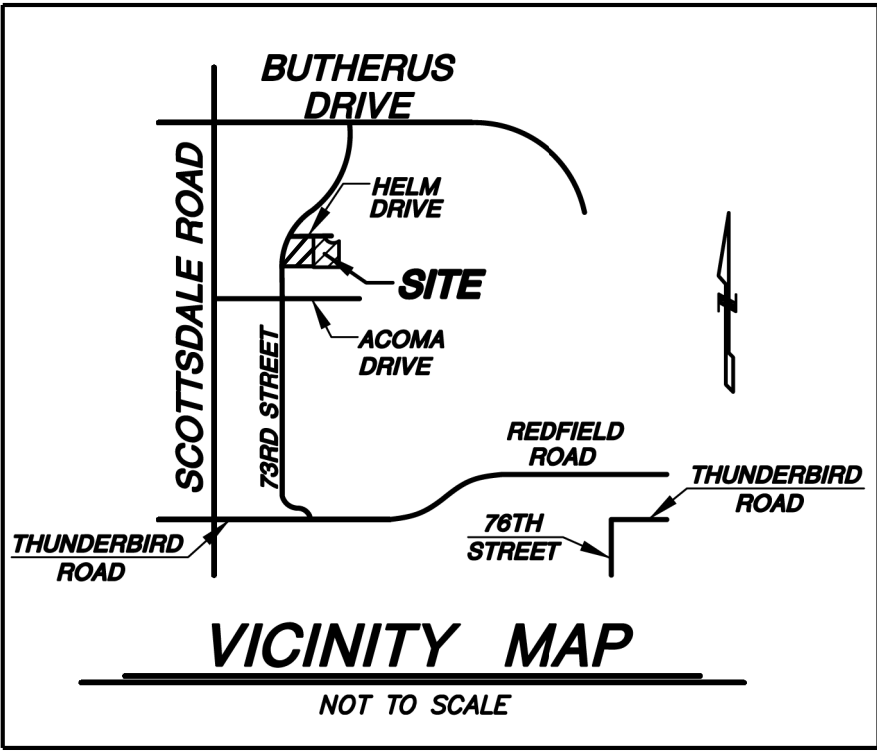
COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
045012	1760	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X-SHADED	N/A

FLOOD ZONE INFORMATION:

ZONE "X"
AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1-FT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

LEGEND

---	INDICATES PROPERTY / BOUNDARY LINE	■	INDICATES PROPOSED CATCH BASIN
1560	INDICATES EXISTING CONTOUR ELEVATION	—+—	INDICATES PROPOSED STORM DRAIN PIPE
58	INDICATES PROPOSED CONTOUR ELEVATION	○	INDICATES PROPOSED STORM DRAIN MANHOLE
TC: 59.13 G: 58.64	INDICATES EXISTING TOP OF CURB ELEVATION	●	INDICATES PROPOSED FIRE HYDRANT
62.52	INDICATES EXISTING GUTTER ELEVATION	FH	INDICATES EXISTING FIRE HYDRANT
P: 60.11	INDICATES EXISTING GROUND ELEVATION	24" SD	INDICATES EXISTING STORM DRAIN PIPE
C: 56.69	INDICATES EXISTING PAVEMENT ELEVATION	8" S	INDICATES EXISTING SEWER LINE & SIZE
15.9	INDICATES EXISTING CONCRETE ELEVATION	12" W (ACP) WW	INDICATES EXISTING WATER LINE, VALVE & SIZE
1 1/2	INDICATES PROPOSED GROUND ELEVATION	E	INDICATES EXISTING BURIED ELECTRIC CONDUIT
GB	INDICATES DIRECTION OF FLOW & SLOPE	G	INDICATES EXISTING GAS LINE
P=	INDICATES GRADE BREAK	OHE	INDICATES EXISTING OVERHEAD ELECTRIC
C=	INDICATES PROPOSED PAVEMENT ELEVATION	PP	INDICATES EXISTING POWER POLE
G=	INDICATES PROPOSED TOP OF CONC. ELEVATION	LP	INDICATES EXISTING LIGHT POLE
LF ₈₈ =	INDICATES PROPOSED GUTTER ELEVATION	ET	INDICATES EXISTING ELECTRIC TRANSFORMER
W	INDICATES LOWEST FINISH FLOOR ELEVATION	EB	INDICATES EXISTING ELECTRIC BOX
S	INDICATES PROPOSED WATERLINE	WM	INDICATES EXISTING WATER METER
□	INDICATES PROPOSED SEWERLINE	BWP	INDICATES EXISTING BACKFLOW PREVENTER VALVE
•	INDICATES PROPOSED METER		
•	INDICATES PROPOSED SEWER CLEANOUT		



APPLICANT:

WESLEY DEVELOPMENT, L.L.C.
P.O. BOX 26768
SCOTTSDALE, AZ 85255

CONTACT: JASON PHILLIPS
PHONE: (602) 920-3998

ENGINEER:

3 ENGINEERING, L.L.C.
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387

PROJECT DESCRIPTION:

52 PREMIUM GARAGE STORAGE UNITS, AND CLUBHOUSE

ZONING (EXISTING/PROPOSED):

I-1

UTILITIES:

TELEPHONE	COX/CENTURYLINK
ELECTRIC	APS
GAS	SOUTHWEST GAS
CABLE TV	COX
SEWER/WATER	CITY OF SCOTTSDALE
POLICE	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
REFUSE	CITY OF SCOTTSDALE
SANITATION	CITY OF SCOTTSDALE

BENCHMARK:

BENCHMARK
GDACS POINT 26023-2
W1/4 COR SEC. 11
BRASS CAP IN HANDHOLE
ELEV.=1449.36 NAVD '88

BASIS OF BEARING:

MONUMENT LINE OF HELM DRIVE, USING A BEARING OF NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST PER PLAT OF THUNDERBIRD INDUSTRIAL PARK NO. 2 RECORDED IN BOOK 118, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE DATA:

SITE AREA: 3.86 AC
BUILDING AREA: 81,270 SF±
ZONING: I-1
PARCEL NUMBER: 215-56-027C & 215-56-029

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
CP01	COVER SHEET
CP02	PRELIMINARY GRADING AND DRAINAGE PLAN
CP03	PRELIMINARY UTILITY PLAN

Plan # 9-DR-2021

Case #

Q-S #

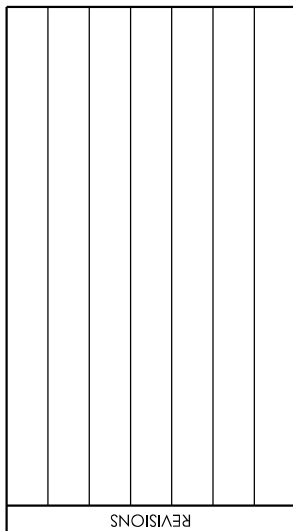
☒ Accepted

☐ Corrections

N. Baronas 6/7/2021

Reviewed By Date

ARIZONA BLUE STAMP
CALL TWO WORKING DAYS
BEFORE YOU GO!
Dial 811 or
602-263-1100
1-800-782-5348
OUTSIDE MARICOPA COUNTY



TOY BARN SCOTTSDALE
73RD STREET & HELM DRIVE

PRELIMINARY IMPROVEMENT PLANS



EXPIRES: 12/31/2021

300engineering
civil engineering
planning
surveying
COPYRIGHT 2021 3 ENGINEERING, LLC
DESIGNED BY: M. MANCINI
CHECKED BY: L. LEGAT

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FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 4/30/21

PROJECT NO.
5201

SHEET NO.
CP101
1 of 3

22-PA-2021

9-DR-2021
5/12/2021

CURVE DATA					
NO.	DELTA OR BRG.	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	$\Delta = 25^{\circ}06'44''$	720.00'	315.57'	$N12^{\circ}44'07''E$	313.05'
C2	$\Delta = 64^{\circ}53'30''$	25.00'	28.31'	$N57^{\circ}44'15''E$	26.83'
C3	$\Delta = 32^{\circ}01'53''$	50.00'	50.43'	$S60^{\circ}55'26''E$	48.32'
C4	$\Delta = 93^{\circ}05'47''$	100.00'	162.48'	$S78^{\circ}34'46''E$	145.19'
C5	$\Delta = 43^{\circ}09'41''$	760.00'	572.52'	$N13^{\circ}53'20''E$	360.20'

RETENTION SUMMARY:

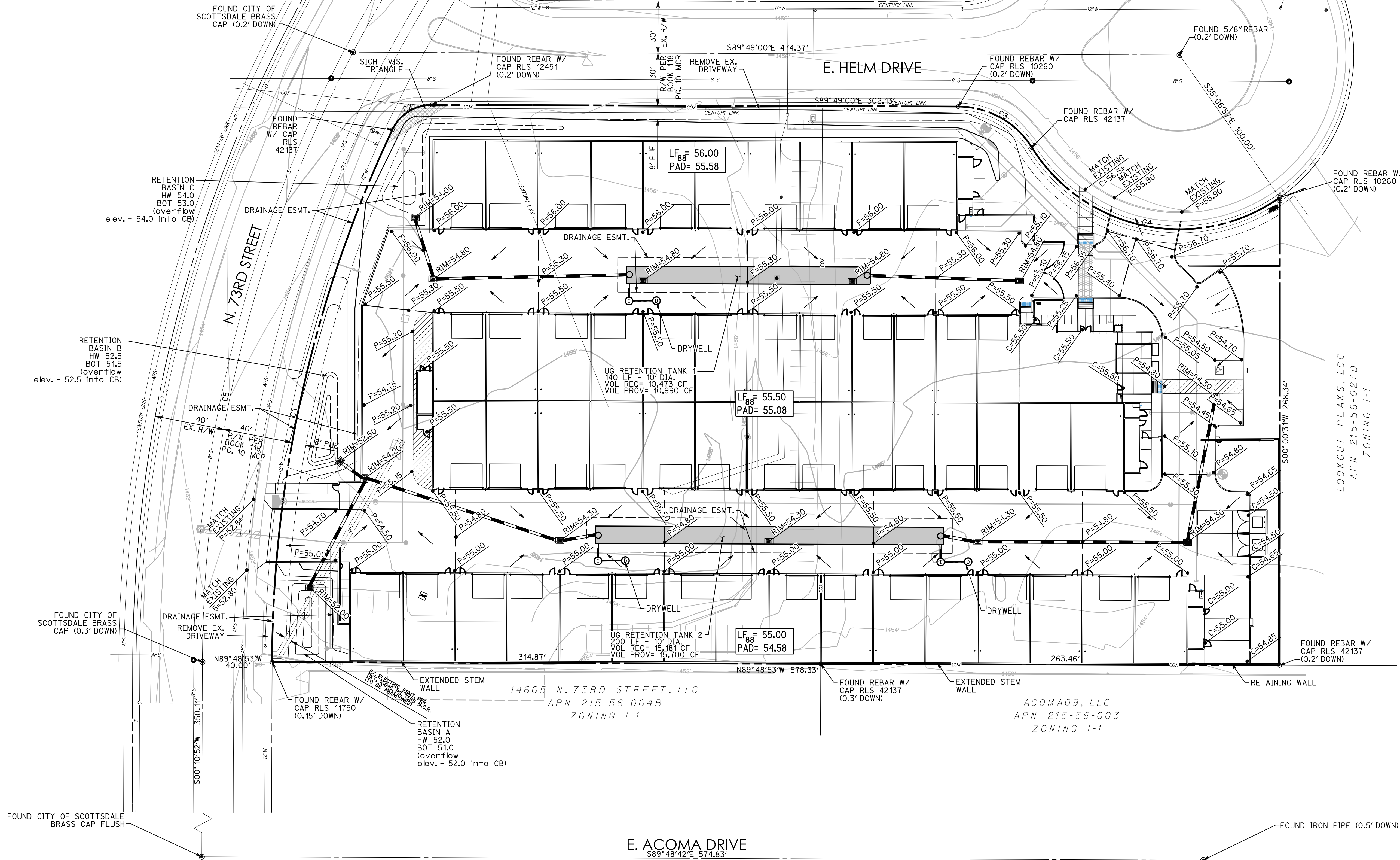
TOTAL VOLUME REQUIRED: 26,903 CF
BASIN A VOLUME PROVIDED: 289 CF
BASIN B VOLUME PROVIDED: 417 CF
BASIN C VOLUME PROVIDED: 544 CF
10' DIA. CMP UNDERGROUND TANK VOLUME: 26,690 CF
TOTAL VOLUME PROVIDED: 27,940 CF

OFFSITE DRAINAGE NOTE:

THERE ARE NO IMPACTS FROM OFFSITE DRAINAGE. THE ADJACENT PROPERTIES RETAIN THEIR RESPECTIVE 100-YEAR STORM WATER RUNOFF, AND/OR DISCHARGE DIRECTLY TO THE STREET.

PERCOLATION/DRYWELL NOTE:

SITE MUST DRAIN WITHIN 36-HOURS. UNDERGROUND RETENTION WILL BLEED-OFF VIA DRYWELL. SURFACE BASINS SHALL DRAIN VIA BASIN PERCOLATION. A DOUBLE RING INFILTRATOR TEST SHALL BE COMPLETED PRIOR TO FIRST FINAL PLAN SUBMITTAL TO DETERMINE THE BASIN PERCOLATION RATE AND IF ADDITIONAL DRYWELLS ARE REQUIRED.



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TOY BARN SCOTTSDALE
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PRELIMINARY GRADING PLAN



EXPIRES: 12/31/2021

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DATE: 4/30/21

PROJECT NO.
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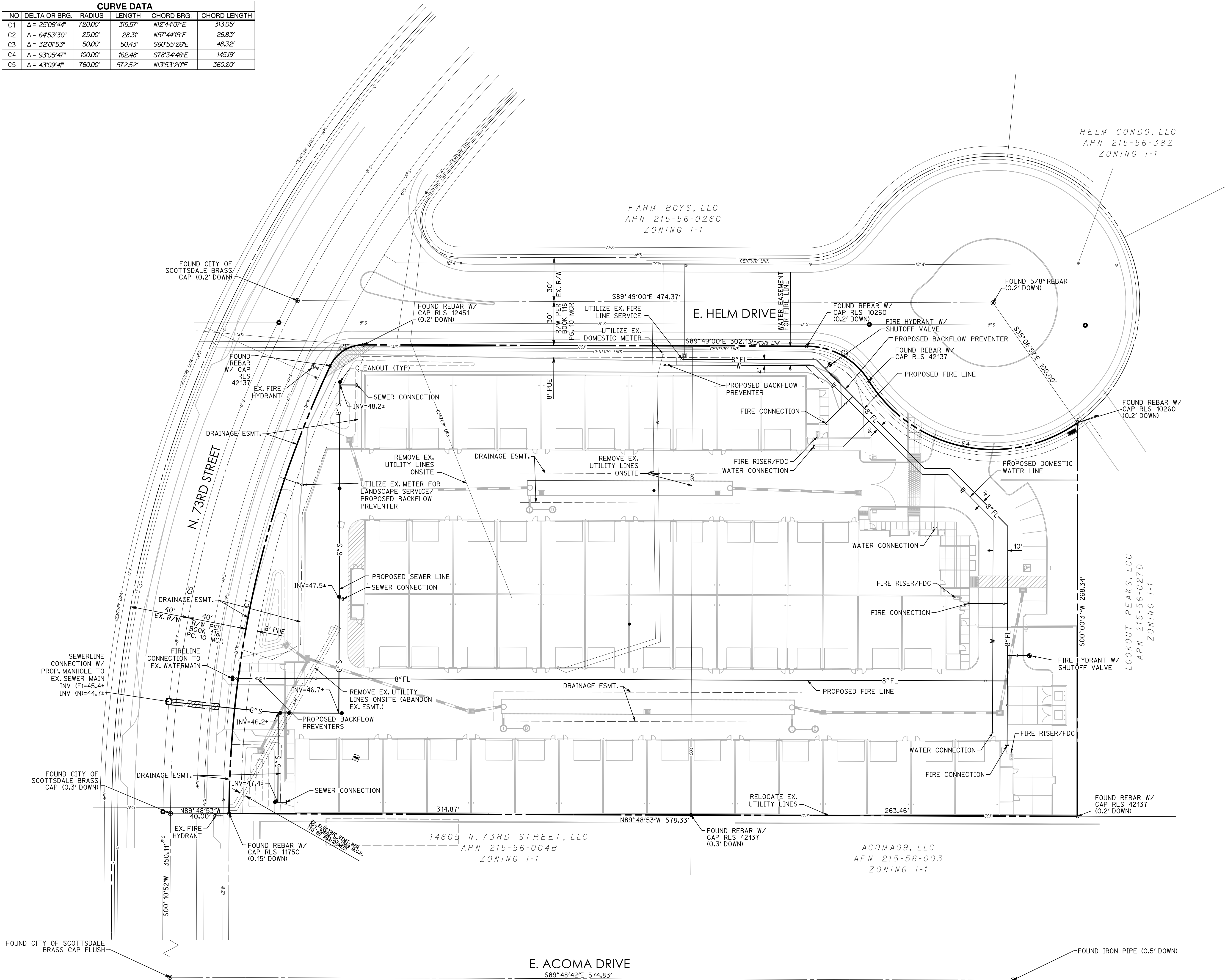
SHEET NO.
CP102
2 of 3

22-PA-2021

9-DR-2021

5/12/2021

CURVE DATA					
NO.	DELTA OR BRG.	RADIUS	LENGTH	CHORD BRG.	CHORD LENGTH
C1	$\Delta = 25^{\circ}06'44''$	720.00'	315.57'	$N12^{\circ}44'07''E$	313.05'
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TOY BARN SCOTTSDALE
73RD STREET & HELM DRIVE
PRELIMINARY UTILITY

Professional Engineer
45652
MATTHEW J. MANCINI
4/30/21
Date Signed
ARIZONA, U.S.A.

EXPIRES: 12/31/2021

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civil engineering
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DATE: 4/30/21

PROJECT NO.
5201

SHEET NO.
CP103
3 of 3

9-DR-2021
5/12/2021

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