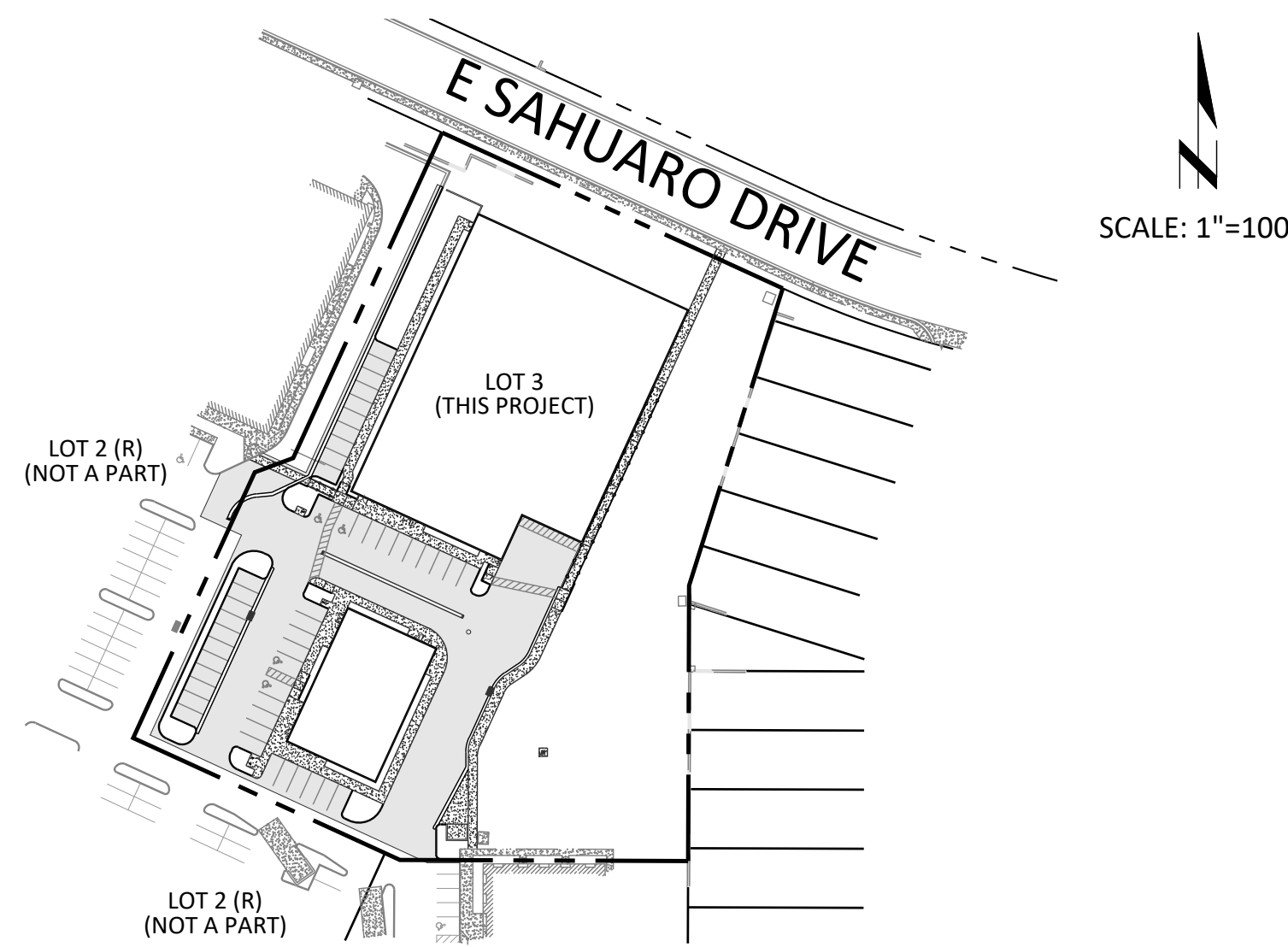
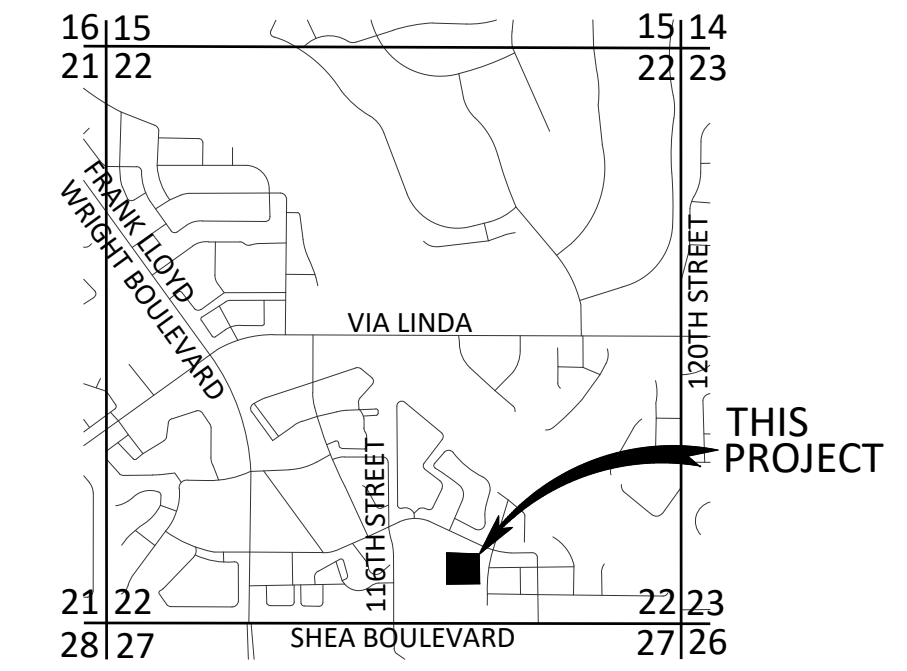


# PRELIMINARY IMPROVEMENT PLAN for STORAGE 365 - SAHUARO DRIVE

11653 EAST SAHUARO DRIVE SCOTTSDALE, ARIZONA  
A PORTION SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE SW 1/4 OF THE SE 1/4 OF SECTION 22,  
T. 3 N., R. 5 E., G. & S. R. M.,  
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP  
3" = 1 MILE

**CYPRESS CIVIL**  
4450 north 12th street  
suite 228  
phoenix, arizona 85014  
p: 623.282.2498  
e: jphunt@cypresscivil.com

NO.	DATE	REVISION

## PROJECT INFORMATION

**PROJECT DESCRIPTION:**  
THE PROJECT CONSISTS OF THE CONSTRUCTION OF ONE NEW MULTI-STORY STORAGE BUILDING AND ONE NEW ONE-STORY OFFICE BUILDING WITH ALL REQUIRED GRADING & DRAINAGE, PARKING, UTILITY AND PAVING REQUIREMENTS.

**ADDRESS:**  
11653 EAST SAHUARO DRIVE  
SCOTTSDALE, ARIZONA 85259

**APN:** 217-28-986

**ZONING:** C-3

**AREA**  
TOTAL: 109,750 SF (2.52 AC)  
DISTURBED: 95,879 SF (2.20 AC)

## SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:  
ALLIANCE LAND SURVEYING LLC  
7900 N. 70TH AVENUE, SUITE 104  
GLENDALE, ARIZONA 85303  
PH: 623-972-2200  
CONTACT: G. BRYAN GOETZINGERGER, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF SAHUARO DRIVE, ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, USING A BEARING OF S 65°25'02" W PER THE PLAT OF MOUNTAINSIDE PLAZA, RECORDED IN BOOK 632, PAGE 30, M.C.R.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE SOUTHEAST CORNER OF SECTION 22, BEING GDACS POINT # 26573-1, MONUMENTED WITH A "FD 3" SCOTTSDALE BC IN HH 0.5" DN NO STAMPING", HAVING ANA ELEVATION OF 1516.965, NAVD88 DATUM PER THE MCDOT SURVEY DATASHEET AVAILABLE ONLINE.

## BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE SOUTHEAST CORNER OF SECTION 22, BEING GDACS POINT # 26573-1, MONUMENTED WITH A "FD 3" SCOTTSDALE BC IN HH 0.5" DN NO STAMPING", HAVING ANA ELEVATION OF 1516.965, NAVD88 DATUM PER THE MCDOT SURVEY DATASHEET AVAILABLE ONLINE.

## LEGAL DESCRIPTION

**PARCEL NO. 1:**  
LOT 3, MOUNTAINSIDE PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 632 OF MAPS, PAGE 30.  
**PARCEL NO. 2:**  
RECIPROCAL EASEMENTS FOR DRIVEWAY PURPOSES AND REASONABLE PASSAGE OF MOTOR VEHICLES, ACCESS, INGRESS AND EGRESS, REASONABLE PARKING OF MOTOR VEHICLES, AS CREATED AND DESCRIBED IN THAT CERTAIN DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF RECIPROCAL EASEMENTS RECORDED AS 2003-0518720, AND THEREAFTER SECOND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 11, 2004 AS 2004-0251028 OF OFFICIAL RECORDS, AND THEREAFTER THIRD DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 19, 2006 AS 2006-0081182 OF OFFICIAL RECORDS, AND THEREAFTER AMENDMENT TO DECLARATION OF ESTABLISHMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF RECIPROCAL EASEMENTS RECORDED JUNE 28, 2006 AS 2006-0872205 OF OFFICIAL RECORDS.

## PROJECT RETENTION

THIS PROJECT LIES WITHIN THE MOUNTAINSIDE PLAZA DEVELOPMENT.

RETENTION IS PROVIDED VIA AN EXISTING REGIONAL UNDERGROUND RETENTION VAULT SYSTEM SOUTH OF THE PROJECT. THE ORIGINAL MOUNTAINSIDE PLAZA DEVELOPMENT DESIGNED THIS SYSTEM TO PROVIDE RETENTION FOR THE ENTIRE PLAZA, INCLUDING THE PROJECT SITE IN THE FUTURE DEVELOPED CONDITION.

## DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO  
-OFFSITE FLOWS AFFECT THIS SITE - NO  
-RETENTION PROVIDED IS 100-YR, 2-HR IN AN EXISTING REGIONAL UNDERGROUND RETENTION VAULT SYSTEM FOR THE MOUNTAINSIDE PLAZA, WHICH INCLUDES OUR PAD SITE IN ITS ENTIRETY  
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1483.34

## FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1780L, 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.

## LEGEND

---	PROJECT RIGHT-OF-WAY	—S—	NEW SEWER LINE
---	EXISTING RIGHT-OF-WAY	—W—	NEW WATER LINE
---	PROJECT/NEW PROPERTY LINE	—F—	NEW FIRE SERVICE
---	EXISTING PROPERTY LINE	⊙	EXISTING SEWER MANHOLE
---	ROADWAY CENTERLINE	⊙	EXISTING WATER MANHOLE
---	EXISTING EASEMENT	⊙	EXISTING WATER VALVE
2321	EXISTING CONTOUR	⊙	EXISTING WATER METER
2321	NEW CONTOUR	⊙	EXISTING BACKFLOW PREVENTER
⊙	EXISTING CONCRETE	⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WALL	⊙	EXISTING STORM DRAIN MANHOLE
⊙	NEW ASPHALT	⊙	EXISTING TRANSFORMER
⊙	NEW CONCRETE	⊙	EXISTING SITE LIGHT
⊙	NEW RIP RAP	⊙	EXISTING ELECTRIC PULL BOX
⊙	NEW WALL	⊙	NEW WATER METER
⊙	EXISTING CURB	⊙	NEW BACKFLOW PREVENTER
⊙	EXISTING PAINT STRIPE	⊙	NEW FIRE BACKFLOW PREVENTER
⊙	NEW CURB	⊙	SURVEY MONUMENT AS NOTED
⊙	NEW PAINT STRIPE	⊙	SPOT ELEV. (EXIST. GRADE)
⊙	EXISTING STORM DRAIN PIPE	⊙	SPOT ELEV. (NEW GRADE)
⊙	EXISTING UNDERGROUND ELECTRIC	⊙	RIGHT-OF-WAY
⊙	EXISTING COMMUNICATION LINE	⊙	BACK OF CURB
⊙	EXISTING TELEPHONE LINE	⊙	BACK OF SIDEWALK
⊙	EXISTING SEWER LINE	⊙	PAVEMENT (ASPHALT)
⊙	EXISTING WATER LINE	⊙	CONCRETE
⊙	EXISTING FIRE SERVICE	⊙	GUTTER
⊙	EXISTING GAS LINE	⊙	TOP OF CURB
⊙	NEW STORM DRAIN PIPE	⊙	FINISHED GRADE
		⊙	TOP OF FOOTING
		⊙	TOP OF WALL
		⊙	GRADE BREAK
		⊙	FINISHED FLOOR ELEVATION

## OWNER/DEVELOPER

PLATINUM CONSTRUCTION  
1450 T L TOWNSEND DRIVE, #100  
ROCKWALL, TEXAS 75087  
PH: 972-722-2590  
ATTN: HELLEN BYRD

## CIVIL ENGINEER

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

## ARCHITECT

RKAA ARCHITECT  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
PH: 602-955-3900  
ATTN: NEIL FEASER

## UTILITIES

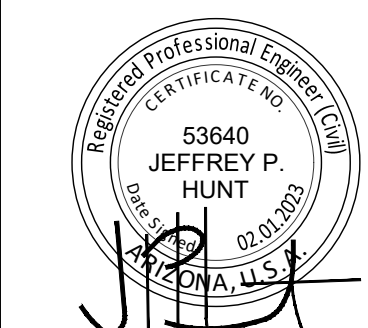
WATER: CITY OF SCOTTSDALE  
SEWER: CITY OF SCOTTSDALE  
ELECTRIC: ARIZONA PUBLIC SERVICE  
GAS: SOUTHWEST GAS  
TELEPHONE: CENTURYLINK  
CABLE: COX COMMUNICATIONS

## SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN

PRELIMINARY IMPROVEMENT PLAN for  
STORAGE - SAHUARO DRIVE  
11653 EAST SAHUARO DRIVE SCOTTSDALE, ARIZONA

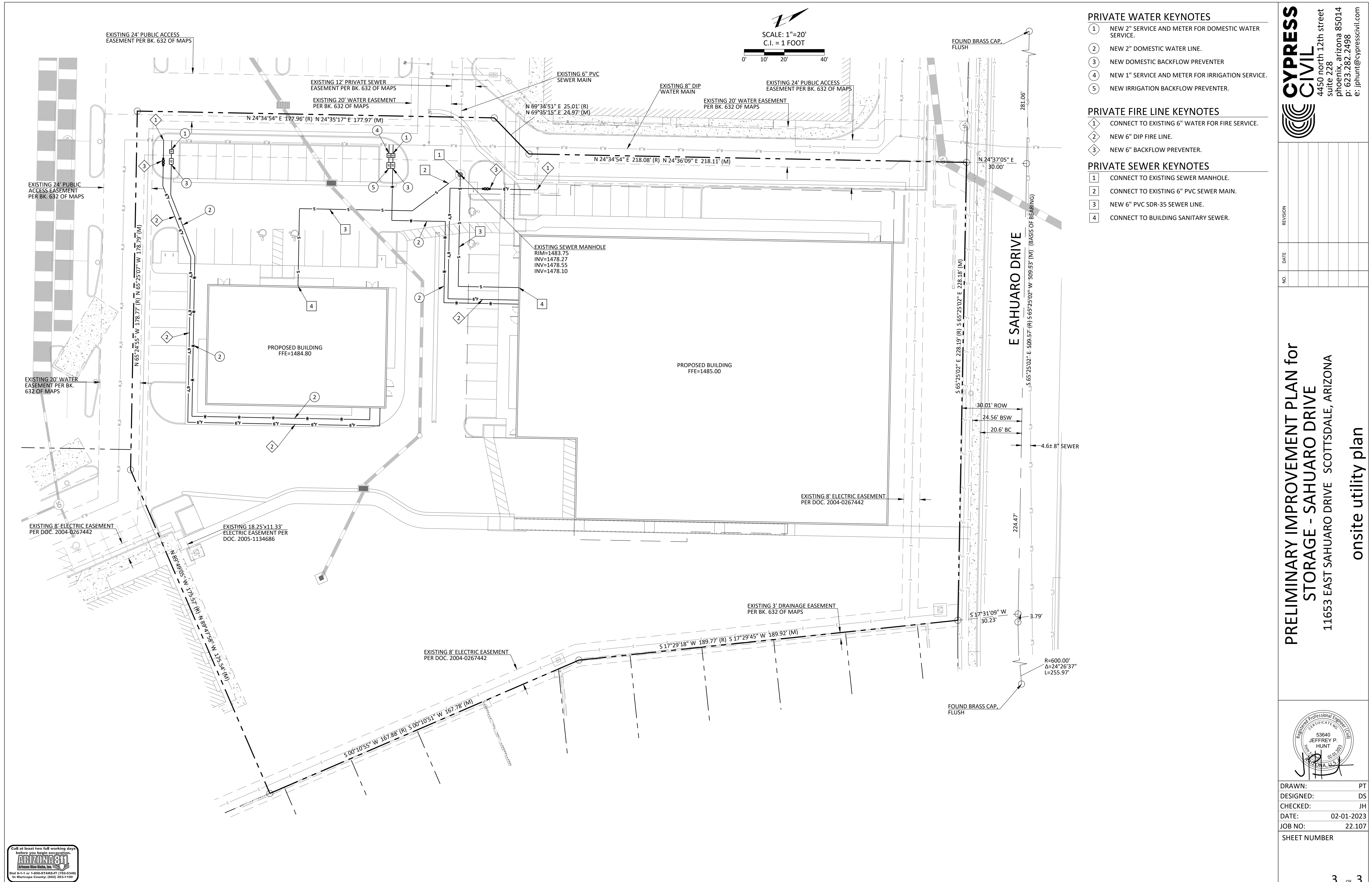
cover



DRAWN: PT  
DESIGNED: DS  
CHECKED: JH  
DATE: 02-01-2023  
JOB NO: 22.107  
SHEET NUMBER







SCALE: 1"=20'  
C.I. = 1 FOOT

- PRIVATE WATER KEYNOTES**
- ① NEW 2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
  - ② NEW 2" DOMESTIC WATER LINE.
  - ③ NEW DOMESTIC BACKFLOW PREVENTER
  - ④ NEW 1" SERVICE AND METER FOR IRRIGATION SERVICE.
  - ⑤ NEW IRRIGATION BACKFLOW PREVENTER.

- PRIVATE FIRE LINE KEYNOTES**
- ① CONNECT TO EXISTING 6" WATER FOR FIRE SERVICE.
  - ② NEW 6" DIP FIRE LINE.
  - ③ NEW 6" BACKFLOW PREVENTER.

- PRIVATE SEWER KEYNOTES**
- ① CONNECT TO EXISTING SEWER MANHOLE.
  - ② CONNECT TO EXISTING 6" PVC SEWER MAIN.
  - ③ NEW 6" PVC SDR-35 SEWER LINE.
  - ④ CONNECT TO BUILDING SANITARY SEWER.

**CYPRESS CIVIL**  
 4450 north 12th street  
 suite 228  
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NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for  
 STORAGE - SAHUARO DRIVE**  
 11653 EAST SAHUARO DRIVE SCOTTSDALE, ARIZONA  
 onsite utility plan

REGISTERED PROFESSIONAL ENGINEER (PE)  
 53640  
 JEFFREY P. HUNT  
 02/01/2023  
 ARIZONA, U.S.A.

DRAWN:	PT
DESIGNED:	DS
CHECKED:	JH
DATE:	02-01-2023
JOB NO:	22.107
SHEET NUMBER	



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING