

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.89'(M)	58.96'(M)	36°45'38"	N 71°35'11" E	57.95'(M)
C2	91.89'(M)	59.12'(M)	36°51'36"	N 71°44'09" E	58.10'(M)

MARSHALL WAY

CONCEPTUAL GRADING AND DRAINAGE & UTILITY PLAN

4251 N. MARSHALL WAY

A PORTION OF THE SE1/4 OF SECTION 22, T.2N., R.4E.
MARICOPA COUNTY, ARIZONA

CIVIL ENGINEER

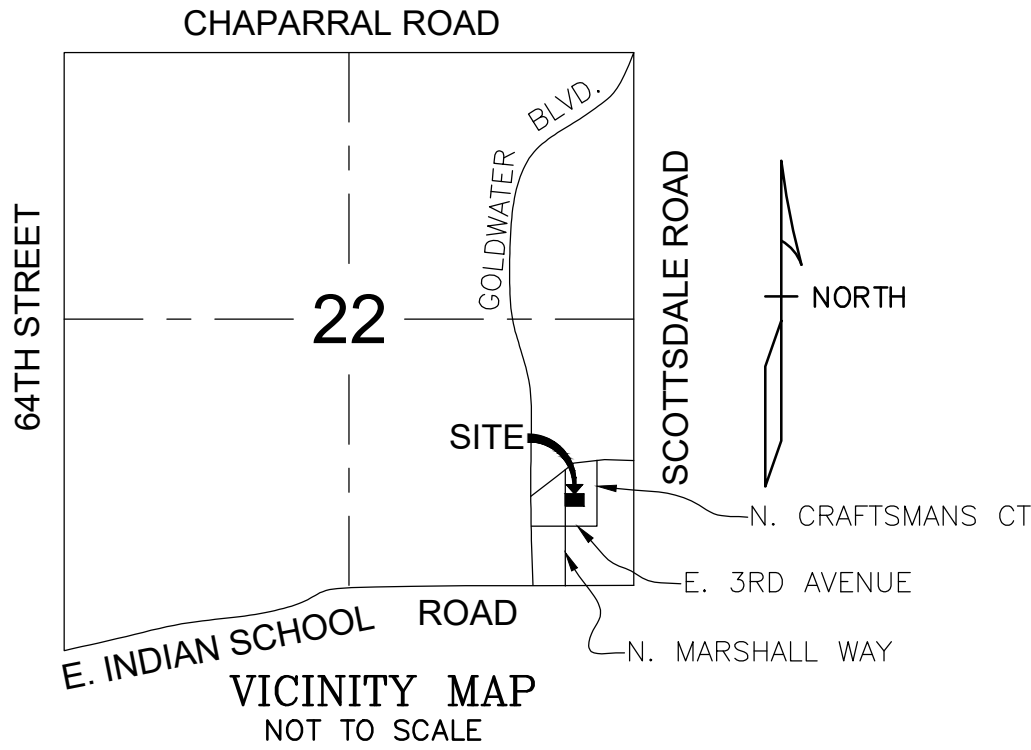
JACOBS WALLACE, LLC
2233 W. BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
602.757.5964

OWNER

NINI INVESTMENT LLC
7321 E. SHERMAN LN
SCOTTSDALE, AZ, 85251

ARCHITECT

MARK TOMCEK, R.A.
TOMCEK DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
TEL 602 619 7751
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FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH)
045013	04013C	2235	09/18/20	M	09/18/20	UNSHADED X	N/A

FLOOD HAZARD ZONE X IS DEFINED AS AREAS WITHIN 0.2% ANNUAL CHANCE FLOODPLAIN

CONSTRUCTION TYPE

V-B

ZONING

CITY ZONE CODE D/RS-1, DO

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIXED USED DEVELOPMENT THAT WILL OCCUPY THE AREA WHERE AN EXISTING BUILDING AND SURFACE PARKING LOT EXISTS. A NEW RETAIL SPACE WILL BE ADDED ALONG THE MARSHALL WAY FRONTAGE AND MULTIPLE STORIES OF RESIDENTIAL DEVELOPMENT WILL BE ADDED ABOVE. PARKING ACCESS WILL COME FROM THE EXISTING ALLEY TO THE NORTH.

LEGAL DESCRIPTION

LOT 3, HURLEY TRACT, ACCORDING TO BOOK 62 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSOR PARCEL NUMBERS

173-50-035

DISTURBED AREA

DISTURBED AREA=0.1 AC (ROUNDED)

SITE AREA

NET AREA 4502.36 Sq. Ft. OR 0.10 ACRES
MORE OR LESS.

LEGEND

	FOUND BRASS CAP IN HANDHOLE
	FOUND BRASS CAP FLUSH
	FOUND 1/2" REBAR
	FOUND NAIL IN PAVEMENT
	FOUND IRON PIPE
	POST
	SIGN
	LIGHT POLE
	WATER MANHOLE
	FIRE HYDRANT
	ELECTRIC JUNCTION BOX
	SANITARY SEWER MANHOLE
	GAS VALVE
	TELEPHONE RISER
	ELECTRIC CABINET
	PVC PIPE
	ELECTRIC METER
	WATER METER
	WATER VALVE
	SAGUARO CACTUS
	GAS METER
	AC UNIT
	DOWN GUY
	UTILITY POLE
	PALO VERDE TREE (R)
	MESQUITE TREE (M)
	PALM TREE (C)
	SEWER CLEANOUT BK., PG.
	DOC. DOCUMENT NUMBER
	DKT., PG. DOCKET AND PAGE NUMBER
	APN ASSESSOR PARCEL NUMBER
	R/W RIGHT OF WAY

BENCHMARK

MCDOT POINT ID: 3892
BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SCOTTSDALE ROAD AND INDIAN SCHOOL ROAD.

ELEVATION = 1260.366 (NAVD88 DATUM)

BASIS OF BEARING

THE MONUMENT LINE OF MARSHALL WAY AS SHOWN ON PLAT OF RECORD, HURLEY TRACT, ACCORDING TO BOOK 62 OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

BEARING = N 00°57'00" E

PROPERTY BOUNDARY LINE
ADJACENT BOUNDARY LINE
SECTION LINE
EASEMENT LINE
STREET CENTERLINE
WOOD FENCE
STEEL RAIL FENCE
CHAIN LINK FENCE
WATER LINE
SEWER LINE
GAS LINE
TELEPHONE LINE
OVERHEAD ELECTRIC LINE
ELECTRIC LINE

MARSHALL WAY
4251 N. MARSHALL WAY
SCOTTSDALE, AZ 85251

CONCEPTUAL G & D
AND UTILITY PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



SCALE 1"=10'

NOV 2021

DRAWING NO.

C1.0

JOB: 0258

