

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

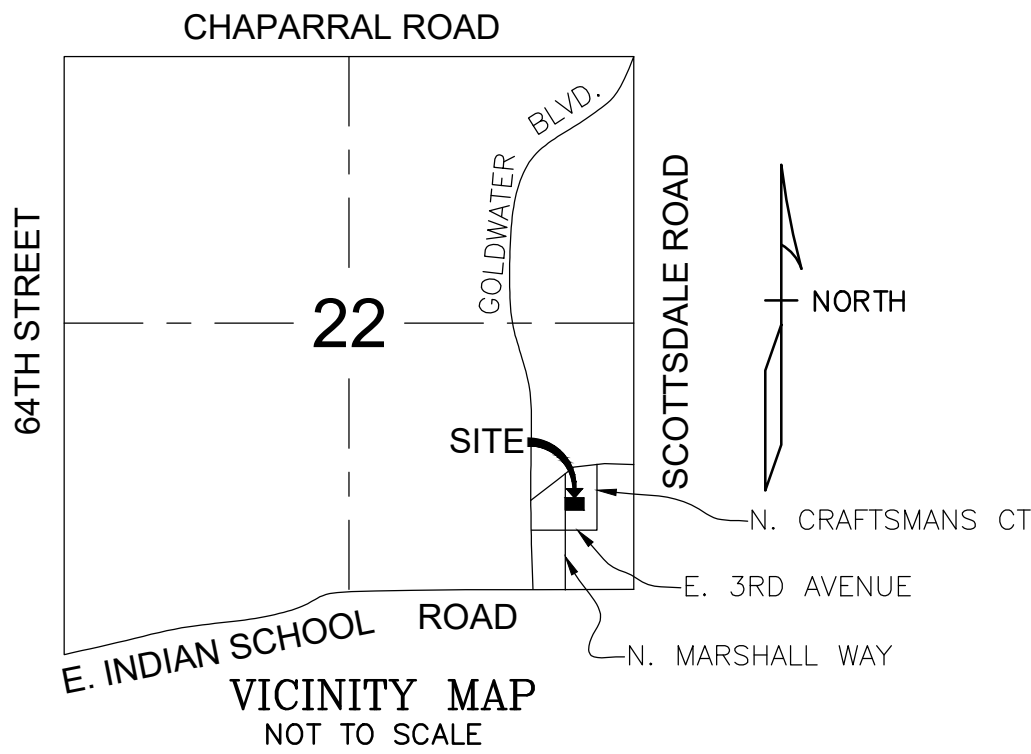
JACOBS WALLACE, LLC
2233 W. BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
602.757.5964

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
FAX 480 718 8387



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.
	LIGHT POLE	DOC.
	TREE	DKT., PG.
		APN
		R/W

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\"/>

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

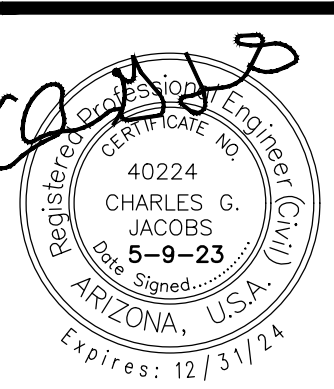
MARSHALL WAY
4251 N. MARSHALL WAY
SCOTTSDALE, AZ 85251

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