

Case #: 32-DR-2024

Review Cycle: 3

Reviewed By: GA

Date: 11/14/2025

Status: Accepted

JACOBS WALLACE, LLC
ENGINEERING PLANNING MANAGEMENT

Drainage Report
For

The Radley Scottsdale

7601 E Polk Street

Scottsdale, Arizona

CITY OF SCOTTSDALE CASE #32-DR-2024
11-4-25



Prepared for

Tomecack Design
Mark Tomecack

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1.0 INTRODUCTION/LOCATION

As reflected on the aerial images in Appendix C, the project is planning to combine 4 separate parcels and apportion of the Polk St right of way to form on parcel. Prior improvements existed on parcel 131-15-001s, 131-15-001F & 131-15-001L. The existing buildings, road, and site improvements have been demolished. The proposed project consists of a multi-story multi-family townhouse style apartment on the combined parcel. There will be 23 units within 5 new buildings and associated site improvements.

Abandonment of the Polk St right of way is currently underway and a final plat will be a part of the project to combine all parcels into a single lot. There will be a shared private drive utilized in the same location as the abandoned Polk St.

The 1.02 acre site is located at the intersection of Polk St and Miller Rd along the east side of Miller Rd. The site is bordered on all sides by existing commercial/multifamily developments.

The site lies within the Northwest Quarter of Section 2, Township 1 North, Range 4 East of Gila and Salt River Base and Meridian. See the Appendix for a vicinity map.

2.0 FLOOD PLAIN CLASSIFICATION

This site is located within two zones. The eastern portion is located in the shaded Zone "X" designation and the western portion is in a non-shaded Zone "X" designation as identified on Flood Insurance Rate Map (FIRM MAP) #04013C2235 M, dated September 18, 2020. Non-shaded Zone "X" area is defined as, "Area of minimal flood hazard". Shaded Zone "X" area is defined as areas with 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. Refer to Appendix C for a copy of the FIRM map for this area.

3.0 PURPOSE

The purpose of this Drainage Report is to document onsite retention and drainage requirements, offsite drainage, and anticipated improvements required for the development of this project. The proposed development will be designed to meet City of Scottsdale drainage requirements set forth in the Design Standards & Policies Manual.

4.0 EXISTING DRAINAGE CONDITIONS

The site has a fall of approximately 3.0 feet of drop from the northwest to southeast. The site outfall occurs at the southeast corner of the property into an existing paved access drive/parking area of the adjacent property at an elevation of 1193.0. The previous single family residential development on current parcels 131-15-001s, 131-15-001F & 131-15-001L provided no retention with the runoff sheet flowing to the site outfall described above. The previous development consisted of 3 developed single family residential lots and 1 undeveloped single-family lot. Current parcel 131-15-001N was not developed.

This site falls within the south watershed of the Indian Bend Wash Area Drainage Master Study (ADMS) completed by the flood control district as shown on study results excerpts included in Appendix D. Per the FLO 2-D data, the flow coming in a southbound direction along the frontage of Miller Road is 153.1 cfs. The high-

water elevation of this flow within Miller Rd varies from 1196.5 feet at the north end of this property to 1194.6 feet at the south end.

There are wall openings for drainage flow along the eastern wall for the adjacent existing development. There are areas along the south property line that currently have no walls and any flow coming from the north is leaving this property to the south at these locations. No other flows entering the site due to existing surrounding developments and walls. The result of the study shows small flows for this area.

5.0 PROPOSED DRAINAGE MANAGEMENT PLAN

As previously discussed, the previous development provided no onsite retention and directly released into the adjacent development at the southeast corner of the site. Retention is provided for the difference between predeveloped and post developed conditions. Retention will be provided in a landscape basin located in the southwest corner of the property. The basin will have a drywell to assist in percolation of the retained volume within the 36-hour requirement. The landscaped basin will have 4:1 side slopes and a depth of 3.0'. The basin overflow for storms exceeding the design storm will occur into the right of way of Miller Road and adjacent property to the south located at the southwest corner of the site consistent with the predeveloped conditions.

Pre-Developed and Post-Developed Calculations were performed along with First Flush Calculations. The greater of the two will be the required retention volume. Two C-values are used in the Pre vs Post scenario as the proposed improvements included are impervious and desert landscape areas. The C values used are: 0.47 for the previous development and 0.76 for the proposed development per Figure 4-5 Chapter 4 DSPM. This scenario requires a volume of 2,301 cf. The First flush calculations uses a C value of 1 and accounts for the first 1/2 inch of rainfall from a storm event. This scenario requires a volume of 1,854 cf. The retention required is 2,301 cf as estimated using the Pre Vs Post method. The volume provided is 4,527 cf. See calculations in Appendix F.

The runoff from the proposed development will be collected and directed on paved surfaces and directed to the landscape basin located at the southwest corner of the development. The flow will occur via sheet flow and/or piped flow. Calculations for site hydrology, drainage inlets, and stormdrains will be provided during the project final plans. Bleed-off from this basin will occur via a drywell. The basin will drain within the required 36-hour time frame with a time of 12.6 hours. See calculations in Appendix F. A drainage easement will be dedicated around the proposed retention basin via a separate submittal to the City of Scottsdale during the project final plans. A conceptual easement location is shown on the conceptual grading plan.

Offsite flows will be collected in proposed swales and routed around the site while remaining separate from the onsite runoff. The swales will direct the flow to the south side of the site where it will exit this property via wall openings into the property to the south as it does today. Flow leaving the site at all locations in post-developed conditions will not increase over pre-developed conditions.

The lowest finished floor elevations for each building is established based on the WSEL for the flow within Miller Road located at the upstream end of each structure. For buildings 4 & 5 the WSEL is 1196.5 thus the lowest FFE is set at 1197.5. For buildings 1&3 the WSEL is 1195.4 requiring the lowest FFE to be set at 1196.4. Building 2 FFE is set at the same 1196.4 with the adjacent WSEL of 1194.7. The lowest finished floor elevations are set a minimum of 1.0' above the upstream WSEL of the flow going south on Miller Road. The floors are safe from flooding up to the 100-year flow.

SWPPP

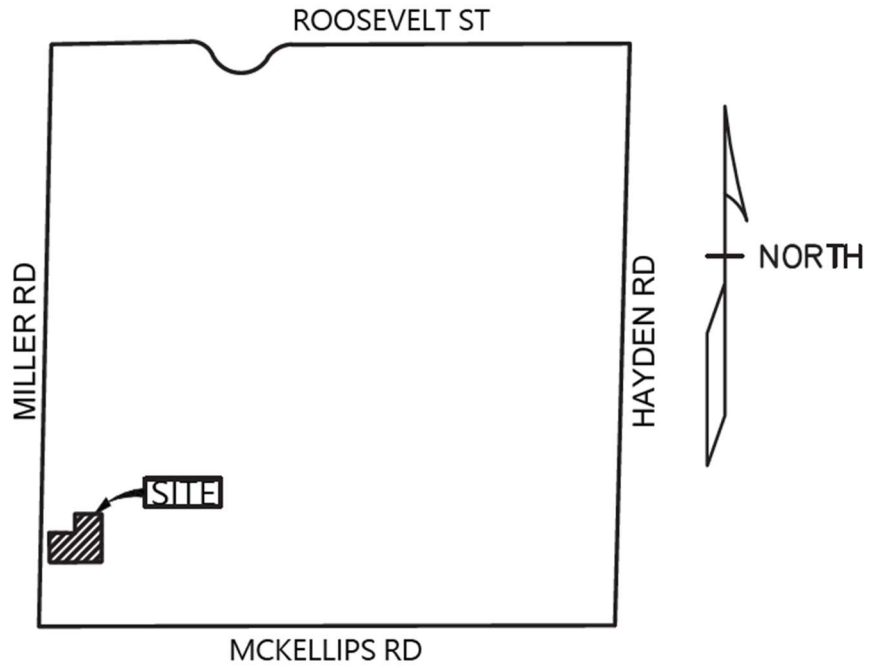
A Storm Water Pollution Prevention Plan with the accompanying NOI will be completed for the project due to the disturbed area being over 1 acre at 1.02 acres. Silt Fencing or wattles will be utilized at site outfall locations. Inlet protection will be installed for the storm drain system as applicable. Construction entrances will be utilized to minimize tracking during construction. Dust control will be provided per Maricopa County requirements. The surface retention basin will remain as a permanent BMP along with the drywell. Details will be provided during the project final plans.

6.0 CONCLUSION

The proposed project will adhere to City of Scottsdale drainage criteria.

- *The lowest FFE is set to be protected against the 100-year storm event
- *Retention is provided for the greater of pre vs. post or first flush retention scenarios.
- *Offsite flow will be routed around site and exit site as it does currently.

Appendix A VICINITY MAP



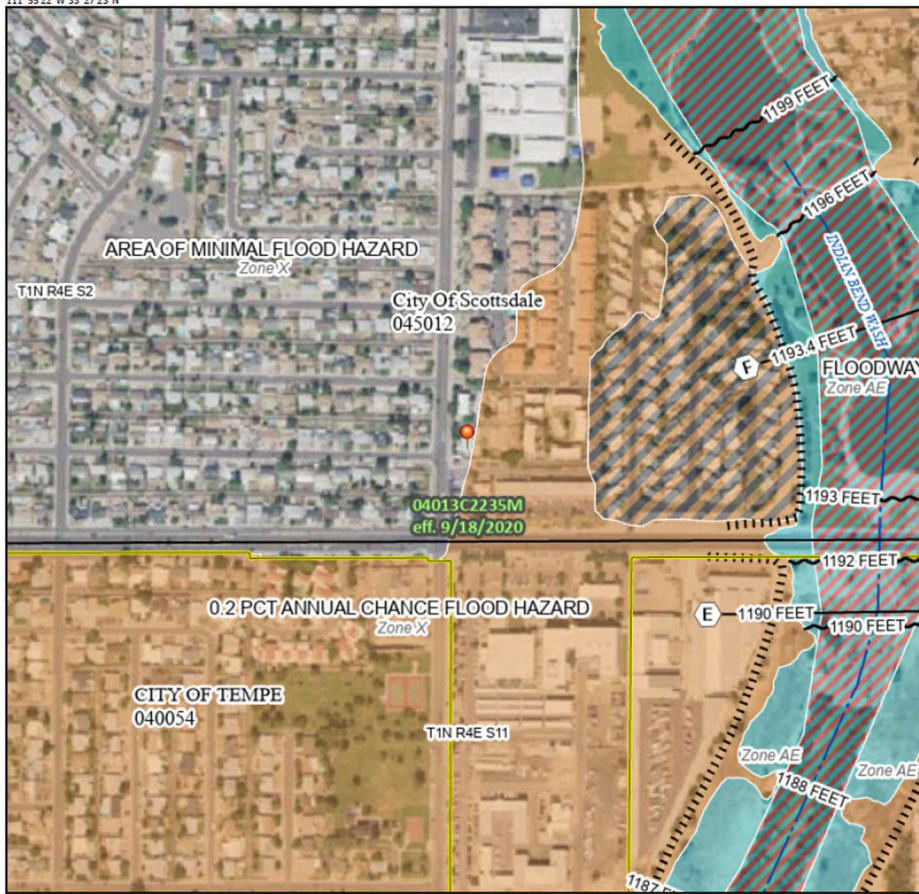
VICINITY MAP
NOT TO SCALE

Appendix B FEMA MAP

National Flood Hazard Layer FIRMette



111°55'22"W 33°27'23"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

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**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRS
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - channel, culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual chance Water Surface Elevation
 - 17.6 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of study
 - Jurisdiction Boundary
 - coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - 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 10/14/2024 at 4:10 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 date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix C AERIAL MAP

2025 Aerial



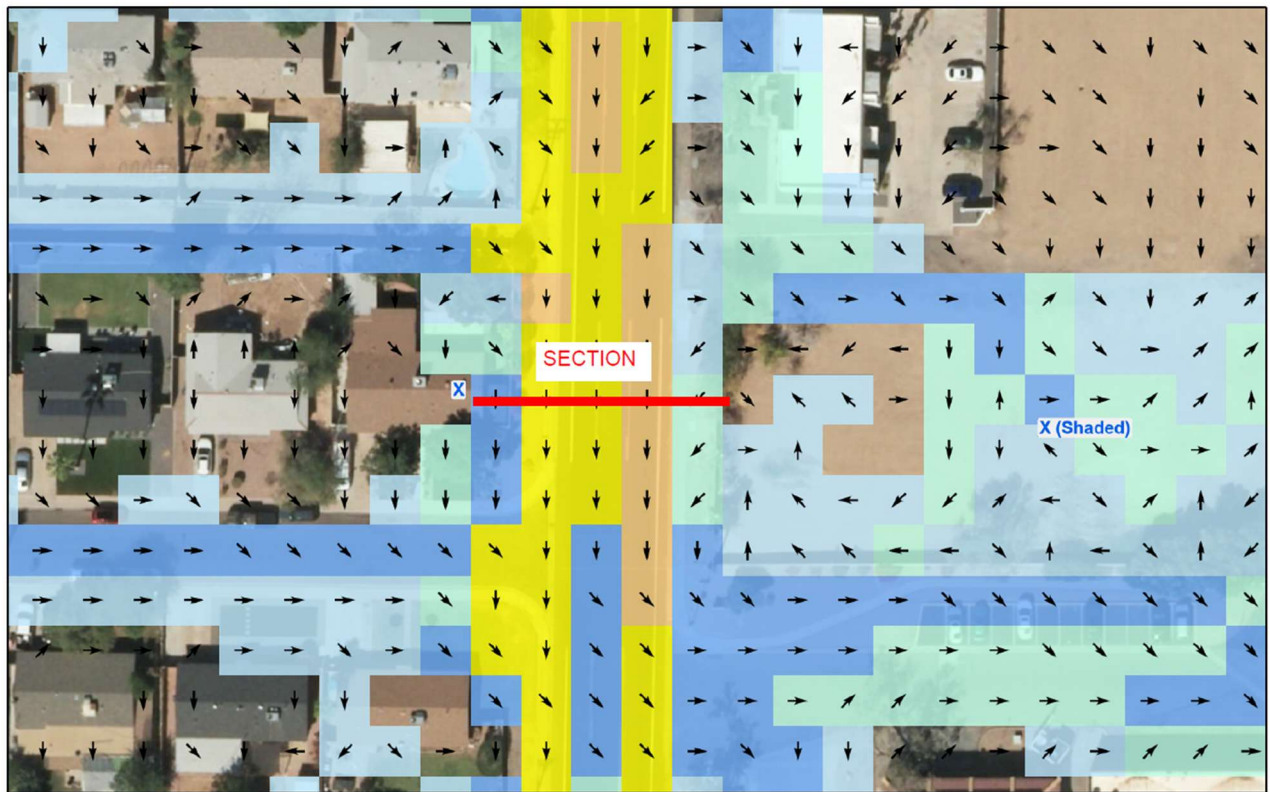
1976 Aerial



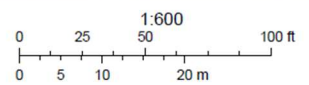
Appendix D LIBW-SOUTH FLOW 2-D



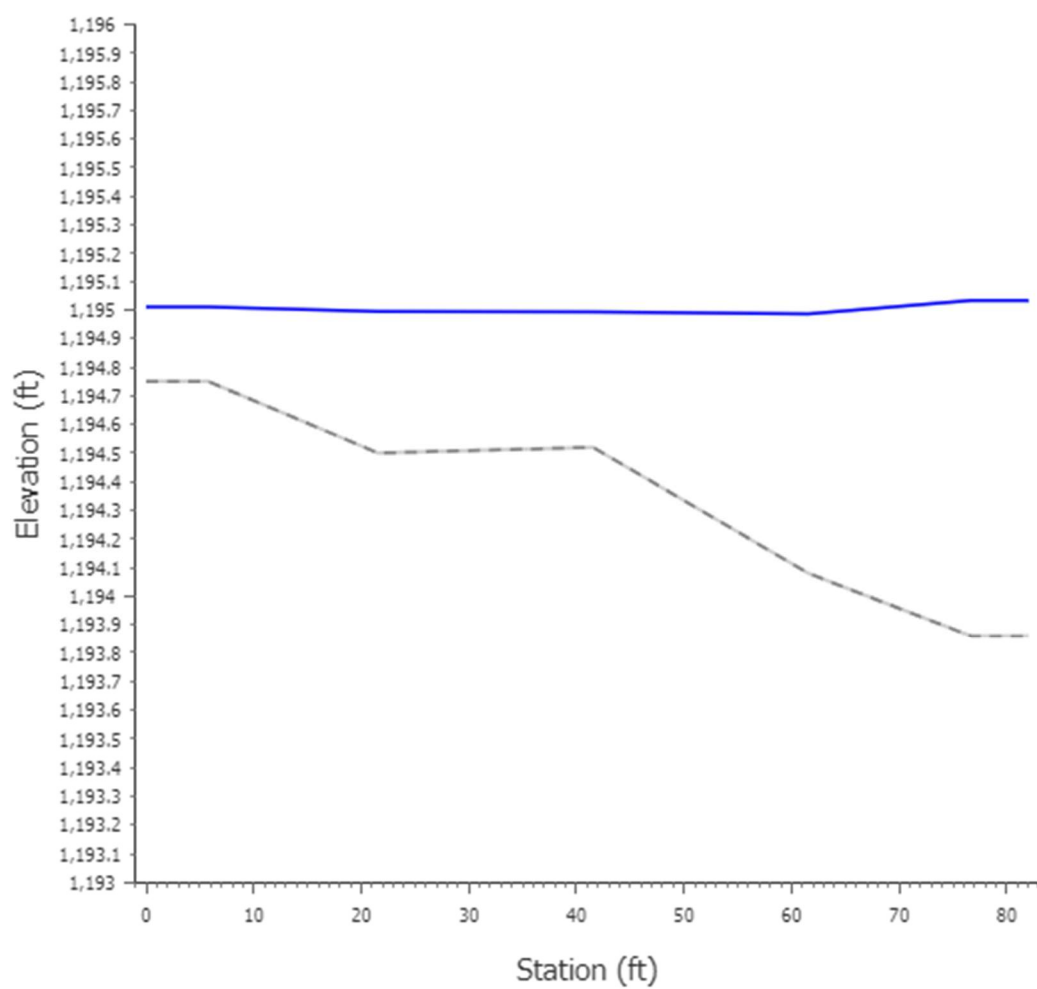
679_LIBW - South 100YR6HR



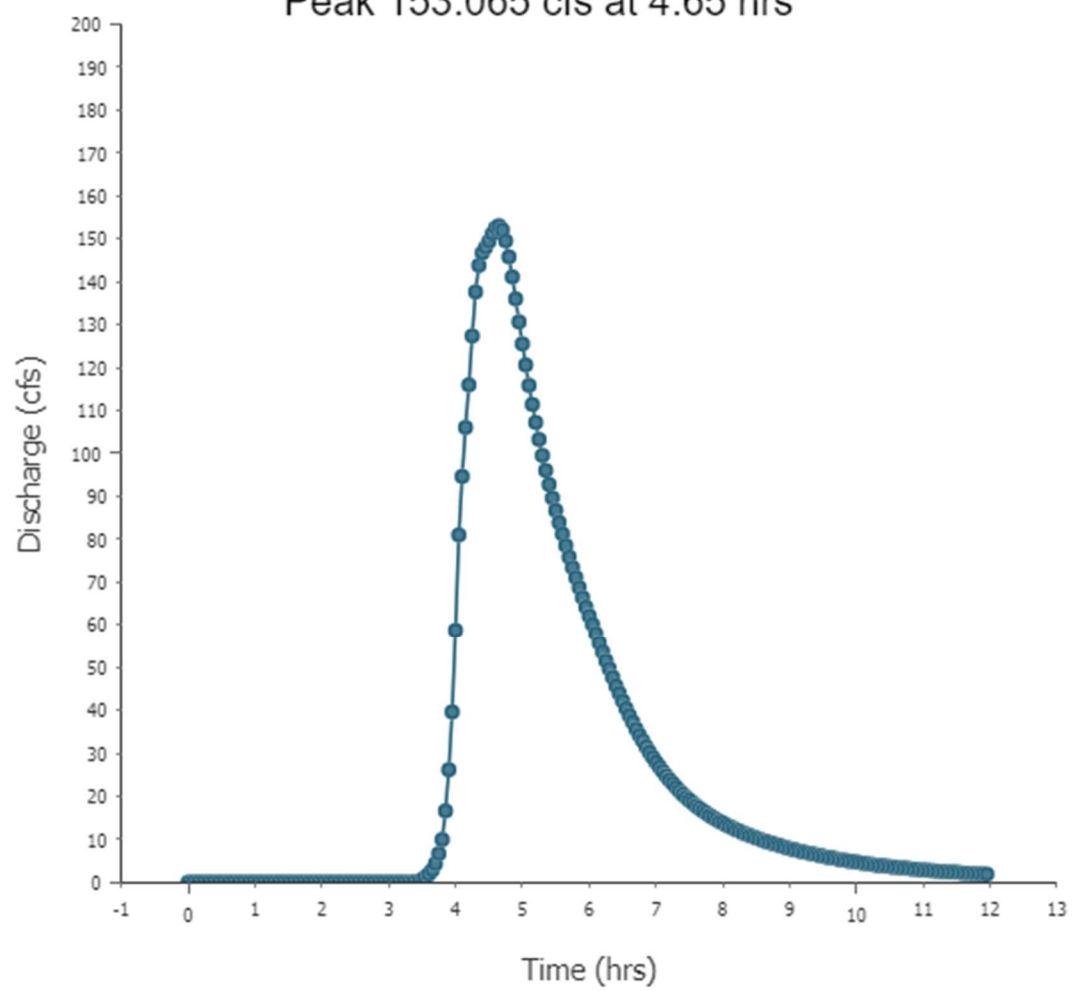
October 15, 2024



Profiles for All



Hydrograph for Sum - All
Peak 153.065 cfs at 4.65 hrs



Appendix E

RETENTION CALCULATIONS

RETENTION CALCULATIONS

FIRST FLUSH

DRAINAGE AREA DATA			
AREA ID	AREA "A"	RUNOFF COEFFICIENT "C"	100-YEAR REQUIRED VOLUME CF
1	44,485	1	1,854

$$V_r = 0.5/12 \times A \times C$$

A=AREA OF SITE

C=RUNOFF COEFFICIENT = 1.0 (FIRST FLUSH)

PRE VS POST

Retention Required				Retention Basin Storage						DRAIN TIME			
Drainage Area I.D.	Area "A" (SF)	Runoff Coef. "C" PreC vs Post C	Required Volume "V" (ft ³)	Basin #	Depth (ft)	Area Bottom (ft ²)	Area Top (ft ²)	Provided Volume (ft ³)	As-Built Volume (ft ³)	Number of Drywells (ea)	Retained Volume (cf)	Perc Rate (cfs)	Drain Time (hr)
1	44,485	0.29	2,301	1	3.0	487	2,267	4,131		1	4,131	0.1	11.5
	44,485		2,301					4,131					

Formulas:

- $V_R = (P/12) C A$
where P=2.14 inches (100-year, 2-hour) and A=area in s.f. (NOAA 14)
- Basin Vol = $0.5(A_{TOP} + A_{BOT}) \times \text{Depth}$
- Drywell percolation rate "R" = 0.1 cfs = 360 cf/hr(assumed)
Drain Time (w/drywells) = $(\text{Vol}) / (900\text{CF}/\text{HR} + ((A_{avg} \times R) / 2))$

Areas And C factor:

A=Net Area

PreC=0.47 Soil Group B -Figure 4-5 Chapter 4 DSPM (R1-10)

PostC=0.76 Soil Group B -Figure 4-5 Chapter 4 DSPM (Apartments)

Delta = $0.76 - 0.47 = 0.29$

Appendix F

CONCEPTUAL GRADING AND DRAINAGE AND UTILITY PLAN

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 140 FEET OF THE SOUTH 100 FEET OF THE NORTH 225 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 522 FEET;
THENCE EAST 278 FEET;
THENCE SOUTH 522 FEET TO THE SOUTH LINE OF SAID SECTION;
THENCE WEST 278 FEET TO THE BEGINNING.

PARCEL NO. 2:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2 THENCE RUNNING NORTH 389.00 FEET;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 140.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 72.00 FEET;
THENCE SOUTH 100.00 FEET;
THENCE SOUTH 88 DEGREES 37 MINUTES WEST 72.00 FEET;
THENCE NORTH 100.00 FEET TO THE TRUE POINT OF BEGINNING.

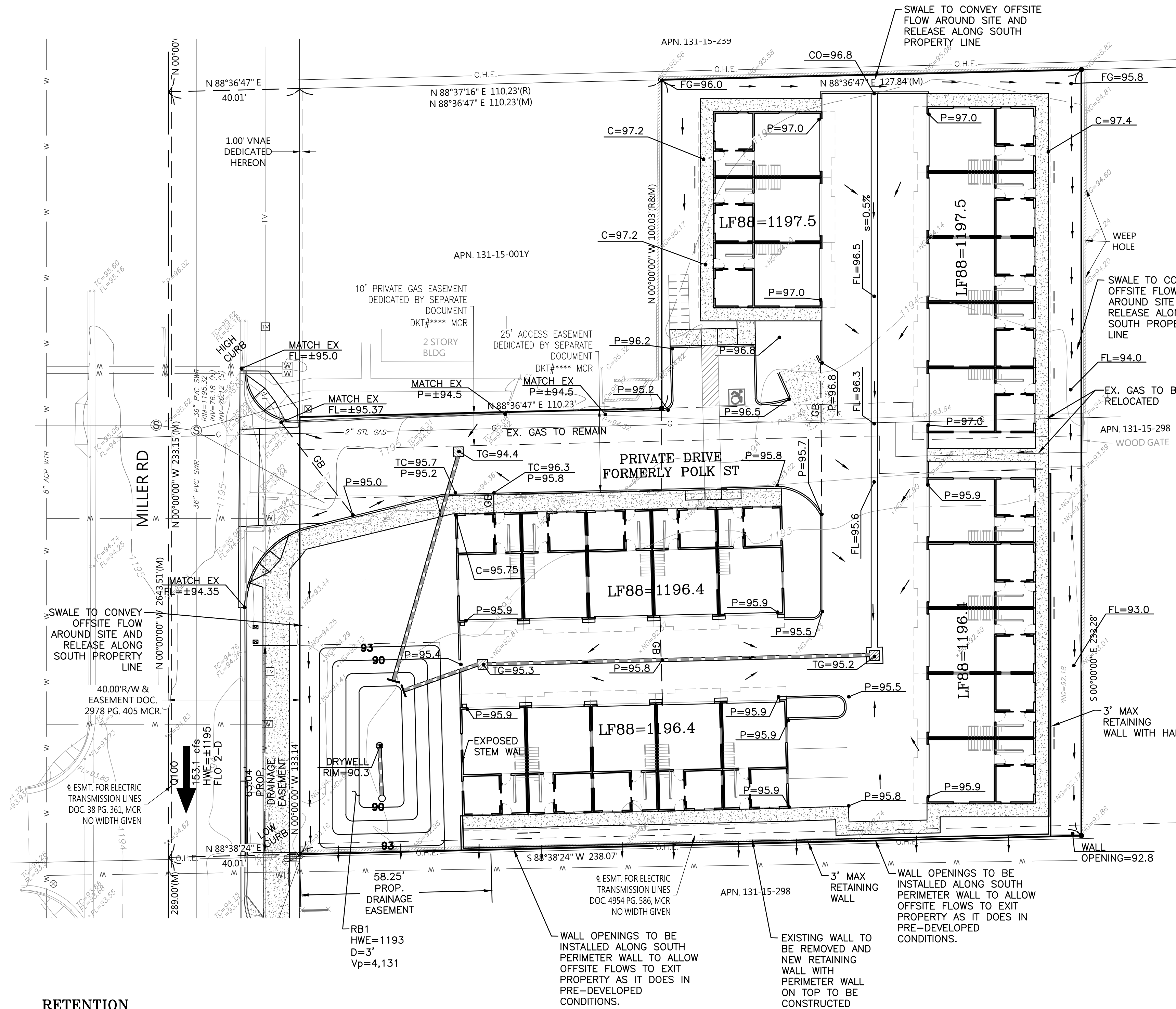
PARCEL NO. 3:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, THENCE RUNNING NORTH 389 FEET;
THENCE NORTH 88 DEGREES, 37 MINUTES EAST 212 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES, 37 MINUTES EAST 66 FEET,
THENCE SOUTH 100 FEET;
THENCE SOUTH 88 DEGREES, 37 MINUTES WEST 66 FEET;
THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:
THAT PORTION OF THE SOUTH 522.00 FEET OF THE WEST 278.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE CENTER OF SECTION 2, A STEM OF A BRASS CAP FLUSH, BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, BASIS OF BEARINGS, A DISTANCE OF 2643.58 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 522.15 FEET (MEASURED) 522 FEET RECORD, TO THE NORTH LINE OF THE SOUTH 522 FEET OF THE SOUTHEAST QUARTER OF SECTION 2;
THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 522 FEET OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.01 FEET (MEASURED) 40.00 FEET RECORD, TO THE EAST LINE OF THE 40 FOOT RIGHT-OF-WAY LINE OF MILLER ROAD;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, AND PARALLEL WITH THE SOUTH LINE OF SECTION 2, A DISTANCE OF 110.23 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE EAST LINE OF THE WEST 278.00 FEET OF SAID SOUTHEAST QUARTER;
THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 278.00 FEET, A DISTANCE OF 100.03 FEET (MEASURED) 100.00 FEET RECORD;
THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 37 MINUTES 16 SECONDS WEST, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989, A DISTANCE OF 100.03 FEET (MEASURED) AND 100.00 FEET RECORD TO THE POINT OF BEGINNING.

THE RADLEY SCOTTSDALE
CONCEPTUAL GRADING AND
DRAINAGE PLAN
7601 E POLK ST
A PORTION OF THE SE1/4 OF SECTION 2, T.1N., R.4E.
MARICOPA COUNTY, ARIZONA



CIVIL ENGINEER

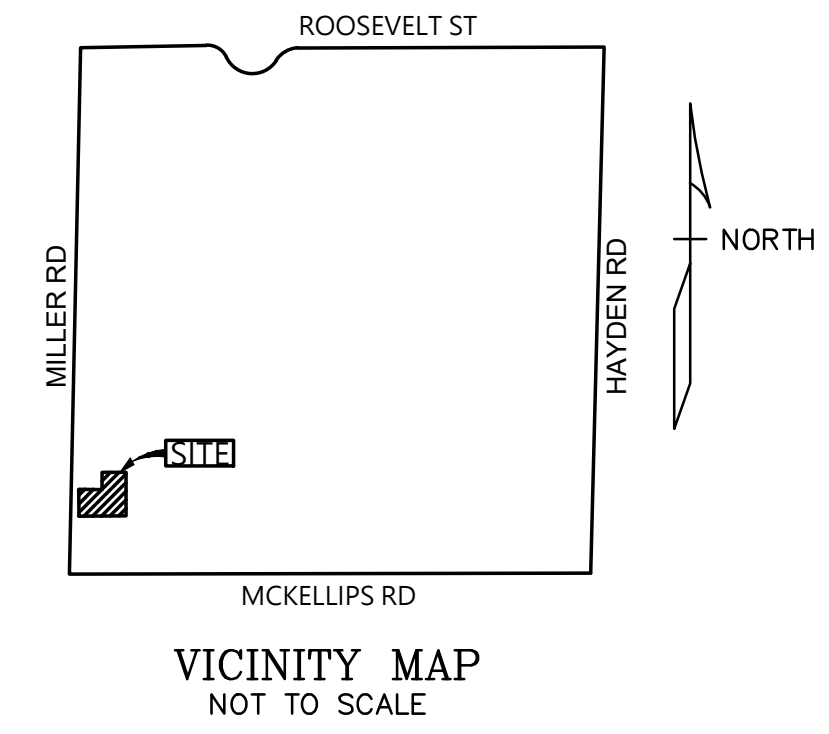
JACOBS WALLACE, LLC
2233 W. BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
602.757.5964

ARCHITECT

MARK TOMCÁK, R.A.
TOMCÁK DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
TEL 602 619 7751
FAX 480 718 8387

OWNER

POLK DEVCO LLC
15721 N GREENWAY HAYDEN LP
STE 105
SCOTTSDALE, AZ 85260
DAVID FREE



CONSTRUCTION TYPE

V-B

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MULTIFAMILY APARTMENT DEVELOPMENT ON AN INFILL LOT. EXISTING STRUCTURES HAVE BEEN SCRAPED AND THE LOT IS DIRT. POLK STREET IS BEING ABANDONED AND A PLAT WILL COMBINE THE VARIOUS PARCEL THAT MAKE UP THIS PROJECT.

ASSESSOR PARCEL NUMBERS

131-15-001S, 131-15-001F, 131-15-001N, 131-15-001L

SITE AREA

NET AREA = 44485 SF OR 1.02 AC
DISTURBED AREA = 44485 SF OR 1.02 AC

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
- MESQUITE TREE
- PALM TREE
- SEWER CLEANOUT
- LIGHT POLE
- TREE

- (R) RECORD DATA
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- BK., PG. BOOK AND PAGE NUMBER
- DOC. DOCUMENT NUMBER
- DKT., PG. DOCKET AND PAGE NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY
- 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

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MCKELLIPS AND MILLER ROAD AND HAVING AN ELEVATION OF

ELEVATION = 1192.22 NAVD 88 DATUM, MDDOT POINT ID# 64087-01

BENCHMARK CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEARING = N 00°00'00" W

RETENTION

RETENTION REQUIRED: 2,301 CF
RETENTION PROVIDED: 4,131 CF
SEE DRAINAGE REPORT FOR CALCULATIONS

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	02/08/24	UNSHADED X	N/A

FLOOD HAZARD ZONE X IS DEFINED AS AREAS AREA OF MINIMAL FLOOD HAZARD



NOTE ALL EXISTING SERVICES TO SITE TO BE ABANDONED/REMOVED. EXISTING GAS IN POLK ST TO REMAIN WITHIN A NEWLY DEDICATED EASEMENT
ALL PROPOSED ONSITE UTILITIES ARE PRIVATE

RELEASE	DATE	BY	APP.	DESCRIPTION
D	11-4-25	CCJ	PRELIMINARY SUBMITTAL	
C	7-18-25	CCJ	PRELIMINARY SUBMITTAL	
B	1-29-25	CCJ	PRELIMINARY SUBMITTAL	
A	10-14-24	CCJ	PRELIMINARY SUBMITTAL	

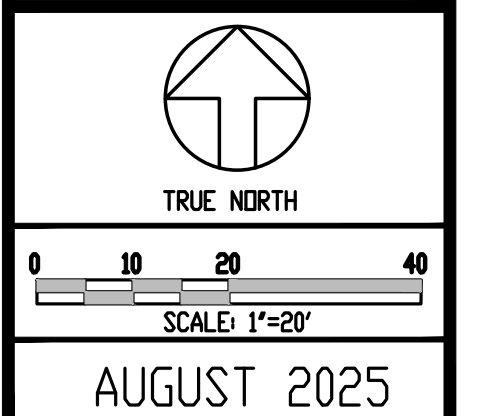
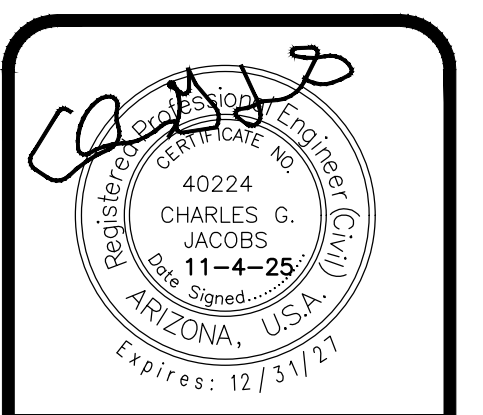
THE RADLEY SCOTTSDALE
7601 E POLK STREET
SCOTTSDALE, AZ

CONCEPTUAL
G & D PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



AUGUST 2025

DRAWING NO.
C1.0

JOB: 0293

32-DR-2024

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 140 FEET OF THE SOUTH 100 FEET OF THE NORTH 225 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 522 FEET;
THENCE EAST 278 FEET;
THENCE SOUTH 522 FEET TO THE SOUTH LINE OF SAID SECTION;
THENCE WEST 278 FEET TO THE BEGINNING.

PARCEL NO. 2:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2 THENCE RUNNING NORTH 389.00 FEET;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 140.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 72.00 FEET;
THENCE SOUTH 100.00 FEET;
THENCE SOUTH 88 DEGREES 37 MINUTES WEST 72.00 FEET;
THENCE NORTH 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, THENCE RUNNING NORTH 389 FEET;
THENCE NORTH 88 DEGREES, 37 MINUTES EAST 66 FEET,
THENCE SOUTH 100 FEET;
THENCE SOUTH 88 DEGREES, 37 MINUTES WEST 66 FEET;
THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:
THAT PORTION OF THE SOUTH 522.00 FEET OF THE WEST 278.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE CENTER OF SECTION 2, A STEM OF A BRASS CAP FLUSH, BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, BASIS OF BEARINGS, A DISTANCE OF 2643.58 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 522.15 FEET (MEASURED) 522 FEET RECORD, TO THE NORTH LINE OF THE SOUTH 522 FEET OF THE SOUTHEAST QUARTER OF SECTION 2;
THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 522 FEET OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.01 FEET (MEASURED) 40.00 FEET RECORD, TO THE EAST LINE OF THE 40 FOOT RIGHT-OF-WAY LINE OF MILLER ROAD;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, AND PARALLEL WITH THE SOUTH LINE OF SECTION 2, A DISTANCE OF 110.23 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE EAST LINE OF THE WEST 278.00 FEET OF SAID SOUTHEAST QUARTER;
THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 278.00 FEET, A DISTANCE OF 100.03 FEET (MEASURED) 100.00 FEET RECORD;
THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 37 MINUTES 16 SECONDS WEST, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER AND ALONG FIRELINE THE EAST LINE OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989, A DISTANCE OF 100.03 FEET (MEASURED) AND 100.00 FEET RECORD TO THE POINT OF BEGINNING.

THE RADLEY SCOTTSDALE

PRELIMINARY UTILITY PLAN

7601 E POLK ST

A PORTION OF THE SE1/4 OF SECTION 2, T.1N., R.4E.
MARICOPA COUNTY, ARIZONA

CIVIL ENGINEER

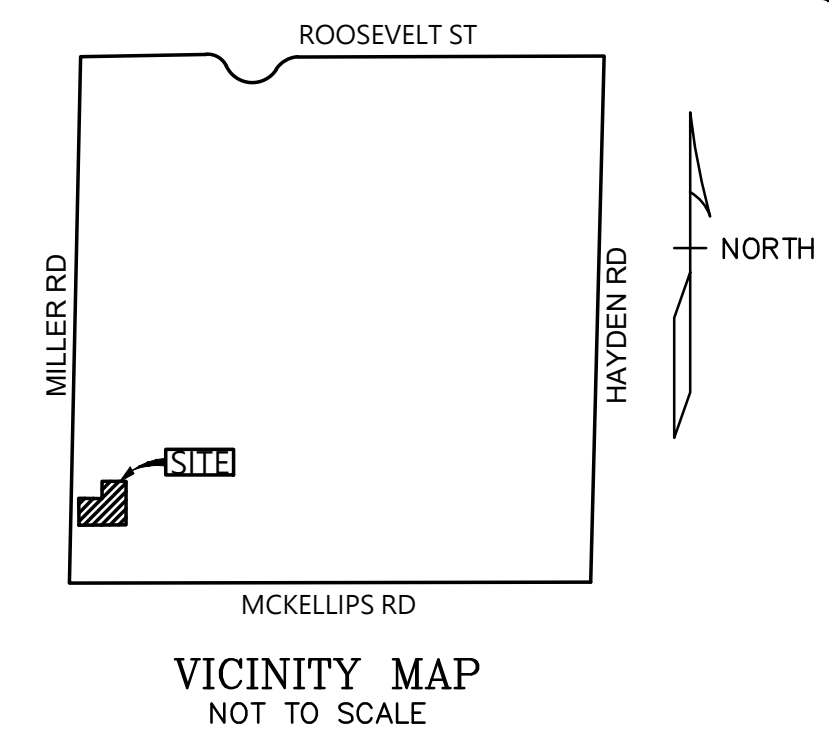
JACOBS WALLACE, LLC
2233 W. BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
602.757.5964

ARCHITECT

MARK TOMCÁK, R.A.
TOMCÁK DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
TEL 602 619 7751
FAX 480 718 8387

OWNER

POLK DEVCO LLC
15721 N GREENWAY HAYDEN LP
STE 105
SCOTTSDALE, AZ 85260
DAVID FREE



CONSTRUCTION TYPE

V-B

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MULTIFAMILY APARTMENT DEVELOPMENT ON AN INFILL LOT. EXISTING STRUCTURES HAVE BEEN SCRAPED AND THE LOT IS DIRT. POLK STREET IS BEING ABANDONED AND A PLAT WILL COMBINE THE VARIOUS PARCEL THAT MAKE UP THIS PROJECT.

ASSESSOR PARCEL NUMBERS

131-15-001S, 131-15-001F, 131-15-001N, 131-15-001L

SITE AREA

NET AREA = 44485 SF OR 1.02 AC
DISTURBED AREA = 44485 SF OR 1.02 AC

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
- MESQUITE TREE
- PALM TREE
- SEWER CLEANOUT
- LIGHT POLE
- TREE

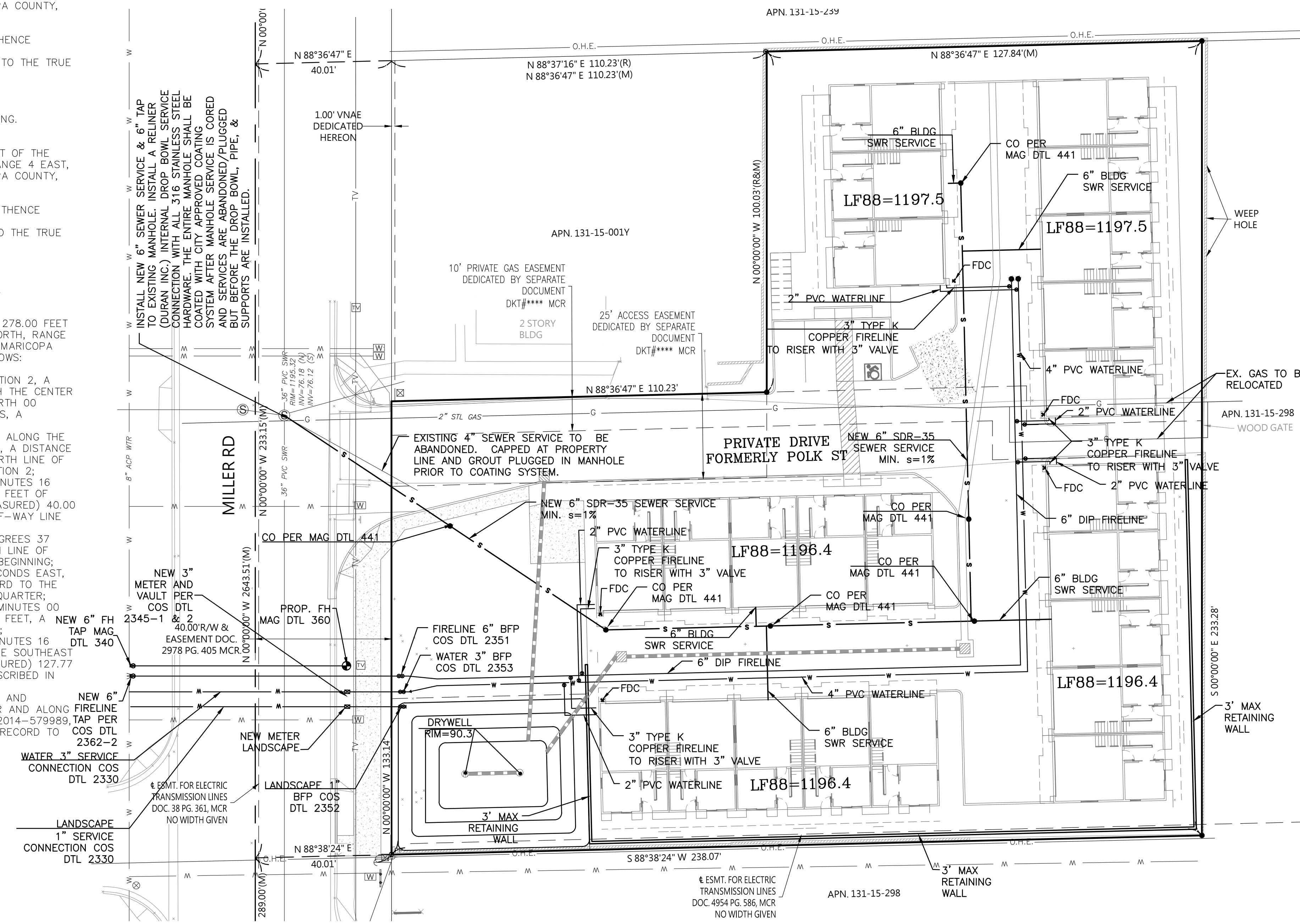
- (R) RECORD DATA
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY

- BK., PG. BOOK AND PAGE NUMBER
- DOC. DOCUMENT NUMBER
- DKT., PG. DOCKET AND PAGE NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY

- 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

FIRE RISER & SPRINKLERS

FIRE RISER TO BE INSTALLED WITHIN EXTERIOR WALL AND HAVE ACCESS PANEL. BFP AT RISER IS NOT REQUIRED DUE TO HAVE A DEDICATED FIRELINE THAT ALREADY HAS BFP. THIS WILL BE A 13D SYSTEM



BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MCKELLIPS AND MILLER ROAD AND HAVING AN ELEVATION OF

ELEVATION = 1192.22 NAVD 88 DATUM, MCDOT POINT ID# 64087-01

BENCHMARK CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEARING = N 00°00'00" W

RELEASE	DATE	BY	APP.	DESCRIPTION
C	7-18-25	CGJ	CGJ	PRELIMINARY SUBMITTAL
B	1-29-25	CGJ	CGJ	PRELIMINARY SUBMITTAL
A	10-14-24	CGJ	CGJ	PRELIMINARY SUBMITTAL

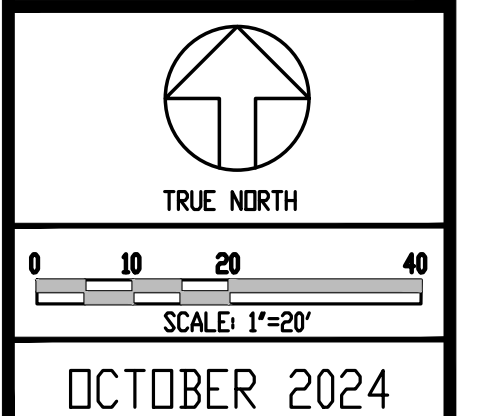
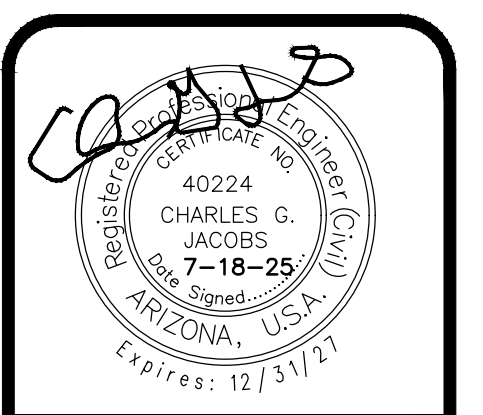
THE RADLEY SCOTTSDALE
7601 E POLK STREET
SCOTTSDALE, AZ

PRELIMINARY
UTILITY PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



DRAWING NO.
C2.0
JOB: 0293

NOTE ALL EXISTING SERVICES TO SITE TO BE ABANDONED/REMOVED. EXISTING GAS IN POLK ST TO REMAIN WITHIN A NEWLY DEDICATED EASEMENT

ALL PROPOSED ONSITE UTILITIES ARE PRIVATE

