

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE. SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF TIM GILA AND SALT RIVER BASE AND MERIDIAN, MARIC013A COUNTY, ARIZONA;

THENCE, SOUTH 88° 45' 20" WEST AN ASSUMED REARING) ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88° 45' 20" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 230.00 FEET;

THENCE SOUTH, A DISTANCE OF 112.00 FEET;

THENCE NORTH 88° 45' 20" EAST, A DISTANCE OF 230.00 FEET;

THENCE NORTH, PARALLEL TO AND 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 112.00 FEET. TO THE POINT OF BEGINNING;

EXCEPT THE EAST EAST 2 FEET.

FLOOD ZONE

THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE X--SHADED (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.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF MARICOPA, COMMUNITY PANEL NO. 04013C2255L, EFFECTIVE DATE OCTOBER 16, 2013.

DRAINAGE STATEMENT

THE PROPOSED IMPROVEMENTS ON ROUGHLY 0.5 ACRE SITE ARE REPLACING WHAT USED TO BE OLD BUILDINGS, ASPHALT PARKING, A HOUSE AND NUMEROUS NUMBER OF SEMIS PARKED. THE PREVIOUS SITE WAS NOT PROVIDED WITH ANY RETENTION ONSITE AND IT WAS COMPLETELY IMPERVIOUS. THIS PROJECT DOES NOT INCREASE THE RUNOFF FROM WHAT WAS PREVIOUSLY EXISTING ONSITE. IN ACCORDANCE WITH CONFIRMATION FROM COM ENGINEERING, THIS PROJECT PROPOSES TO MAINTAIN THE SAME PREVIOUS DRAINAGE PATTERNS TO THE EAST AND SOUTH THRU THE EXISTING DEVELOPMENT WHICH IS OWNED BY THE SAME ENTITY. THEREFORE NO ONSITE RETENTION HAS BEEN PROVIDED.

CONSTRUCTION NOTES

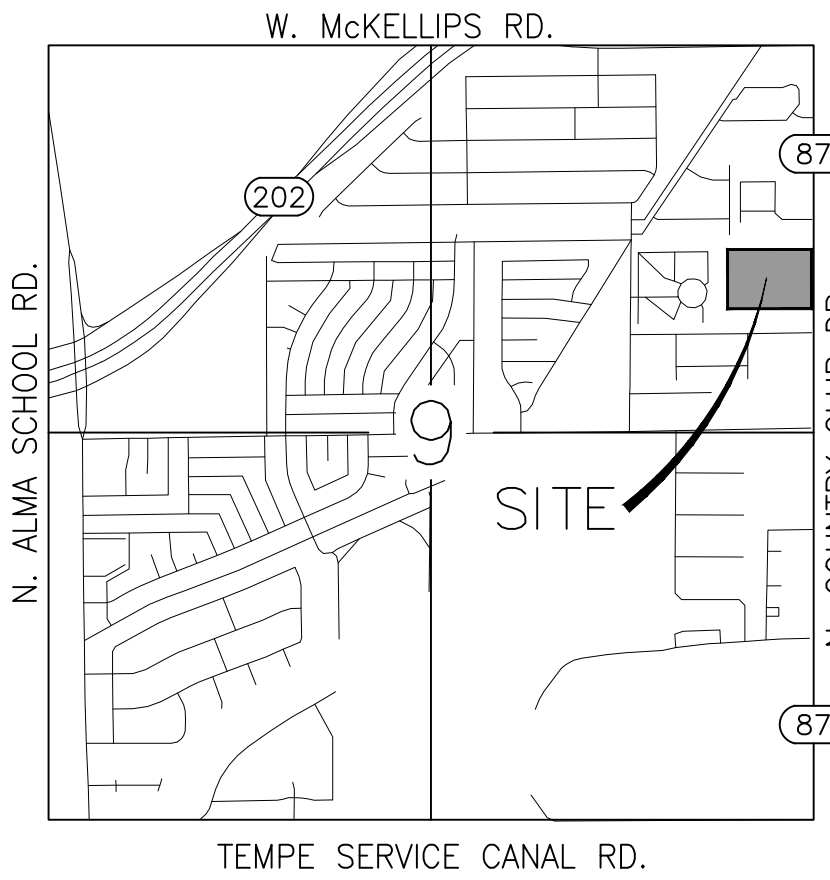
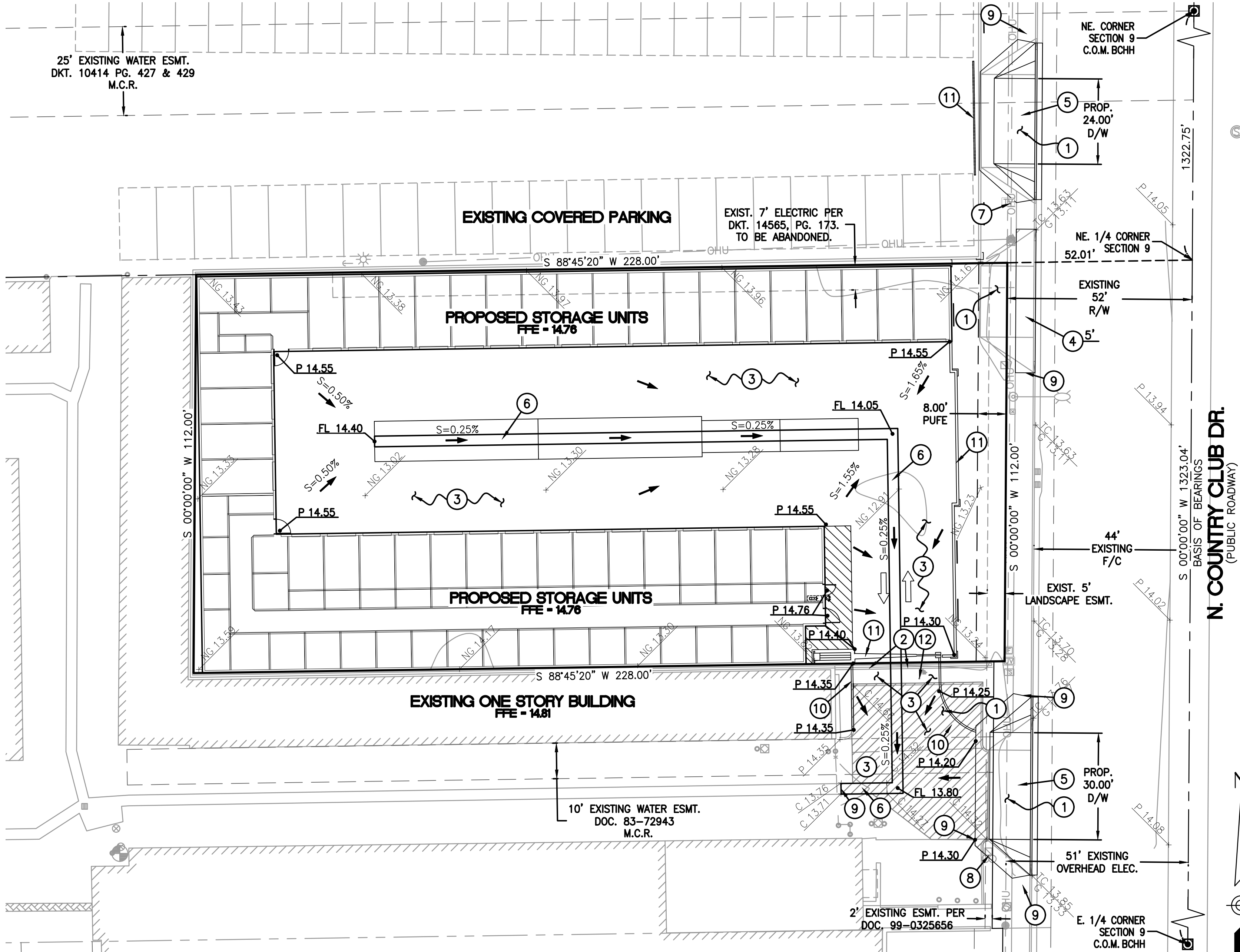
- EXISTING ASPHALT/CONCRETE PAVEMENT, SIDEWALK DRIVEWAY AND OR CURBING TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL CODES. CLEAN SAWCUT AT REMOVAL LIMITS.
- DEMO A PORTION OF EXISTING 6'-8' WALL TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL CODES.
- ASPHALT PAVEMENT MINIMUM 3" AC/6" ABC. GEOTECH REPORT NOT AVAILABLE. TACK AND SEAL NEW PAVEMENT TO EXISTING.
- CONSTRUCT SIDEWALK PER M.A.G. STD DTL. 230. MATCH GRADE AND WIDTH OF EXISTING SIDEWALK.
- CONSTRUCT DRIVEWAY PER C.O.M. STD. DTL. M-42. MATCH EXISTING GRADE WIDTH OF DRIVEWAY NOTED ON PLAN.
- CONSTRUCT 3' VALLEY GUTTER PER M.A.G. STD. DTL. 240.
- RELOCATE EXISTING CABLE TV/COMMUNICATION RISER TO ACCOMMODATE PROPOSED SIDEWALK.
- EXISTING WATER METER TO BE RELOCATED PER C.O.M. STD. DTL. M-49.01, M49.02 & M-29. TO ACCOMMODATE PROPOSED SIDEWALK.
- MATCH EXISTING GRADE.
- SINGLE CURB PER MAG STD. DTL. 222, TYPE A.
- CONSTRUCT GATE/SCREEN WALL. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
- REMOVE AND/OR RELOCATE EXISTING FLAGPOLE.

NOTE:

CONTRACTOR TO MAINTAIN ACCESS IN AND OUT OF THE EXISTING STORAGE FACILITY DURING CONSTRUCTION.

PRELIMINARY GRADING & DRAINAGE
FOR
US STORAGE CENTERS ADDITION
1760 NORTH COUNTRY CLUB DRIVE
MESA, ARIZONA 85201

A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SEC 9, T. 1 N, R. 5 E.

OWNER/DEVELOPER

WFC--NNAZI ACQUISITIONS LLC
802 N. 3RD AVENUE
PHOENIX, ARIZONA 85003
PH: (602) 875-5014
CONTACT: DAVID BROWN

ARCHITECT

VERTICAL DESIGN STUDIOS
4650 E. COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85040
PH: (602) 395-1000
CONTACT: LORI KNUDSON

ENGINEER:

OPTIMUS CIVIL DESIGN GROUP
4650 EAST COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 286-9300
FAX: (602) 286-9400
CONTACT: JEFF BEHRANA

BASIS OF BEARINGS

the BASIS OF BEARINGS IS THE MONUMENT LINE OF COUNTRY CLUB DRIVE, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, USING A BEARING OF NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST, PER RESULTS OF SURVEY, BOOK 985 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK

BRASS TAG AT THE TOP OF CURB AT THE SOUTHEAST CORNER OF COUNTRY CLUB DRIVE AND MCKELLIPS ROAD.

ELEVATION = 1217.79 NAVD'88

AREA

GROSS: 0.58± ACRES

APN NUMBER

135-11-005B

LEGEND

	FOUND BRASS CAP IN HAND HOLE		EXISTING CATCH BASIN		EXISTING SHUT OFF SWITCH		SPOT ELEVATION		PROPOSED CATCH BASIN
	FOUND BRASS CAP FLUSH		EXISTING STORM DRAIN MANHOLE		EXISTING PULL/JUNCTION BOX		CONCRETE ELEVATION		PROPOSED STORM DRAIN MANHOLE
	FOUND MONUMENT AS SHOWN		EXISTING SIGN		EXISTING ELECTRIC UTILITY		CURB OPENING ELEVATION		PROPOSED RIPRAP
	SET 1/2" REBAR WITH CAP		EXISTING SANITARY SEWER MANHOLE		EXISTING TELEPHONE MANHOLE		GRATE ELEVATION		PROPOSED FLOW LINE
	EASEMENT LINE		EXISTING SEWER CLEANOUT		EXISTING LIGHT POLE		PAVEMENT ELEVATION		SLOPE OUT 4:1 MAXIMUM
	PROPERTY LINE		EXISTING SEWER CLEANOUT		EXISTING OVERHEAD ELECTRIC		PROPOSED STORM DRAIN		PROPOSED WALL
	BOUNDARY LINE		EXISTING TRAFFIC SIGNAL		EXISTING FIRE HYDRANT		PROPOSED WATER LINE		DRAINAGE AREA BOUNDARY
	RIGHT OF WAY		EXISTING BACKFLOW PREVENTER		EXISTING STORM DRAIN		PROPOSED SEWER LINE		FLOW ARROW
			EXISTING WATER VALVE		EXISTING SEWER MAIN		PROPOSED SEWER CLEANOUT		DRAINAGE AREA DESIGNATOR
			EXISTING WATER MAIN		EXISTING WATER VALVE		PROPOSED BACKFLOW		
			EXISTING UTILITY POLE		EXISTING SPOT ELEVATION		PROPOSED WATER METER		
			EXISTING POST						

ARIZONA STORAGE INNS ADDITION
PRELIMINARY GRADING, DRAINAGE
AND UTILITY PLAN
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



DESIGNED: JDB
DRAWN: DEB
CHECKED: JDB
DATE: 10-2018
JOB NO.: 181291

DRAWING NO
C-1
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