

**BENCHMARK**

FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 92ND STREET AND CHOLLA STREET. CITY OF SCOTTSDALE. GPS POINT 8194. ELEV = 1388.480 (NAVD '88, CITY OF SCOTTSDALE DATUM)

FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 92ND STREET AND SHEA BOULEVARD. CITY OF SCOTTSDALE. GPS POINT 8301. ELEV = 1372.195 (NAVD '88, CITY OF SCOTTSDALE DATUM)

FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 84TH STREET AND SHEA BOULEVARD. CITY OF SCOTTSDALE. GPS POINT 3251. ELEV = 1364.811 (NAVD '88, CITY OF SCOTTSDALE DATUM)

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS: LOT 1, A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA ARMENIAN APOSTOLIC CHURCH OF ARIZONA, ACCORDING TO BOOK 971 OF MAPS, PAGE 46, AND THEREAFTER AFFIDAVIT OF CORRECTION IN RECORDING NO. 2008-0228799, RECORDS OF MARICOPA COUNTY, ARIZONA.

**BASIS OF BEARING**

THE MONUMENT LINE OF 92ND STREET. SAID LINE BEARS SOUTH 00 DEGREES 01 MINUTES 20 SECONDS EAST.

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760L, DATED OCTOBER 18, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

**ARCHITECT**

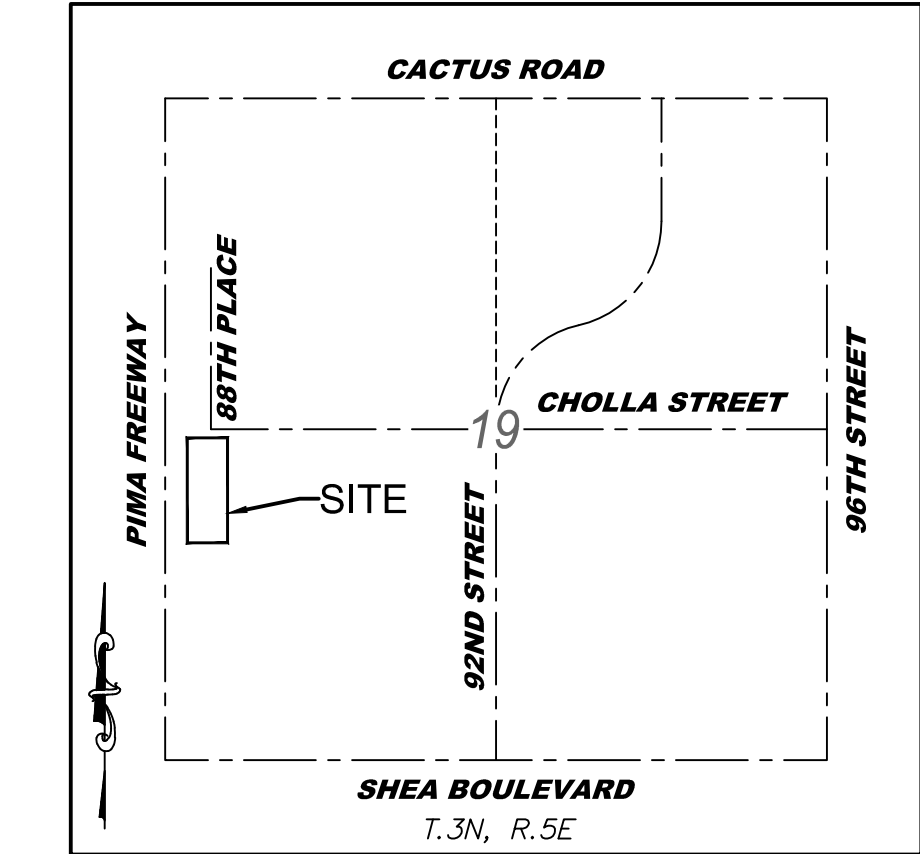
AAKAI ARCHITECTURE AND INTERIORS  
7585 E. REDFIELD RD., STE 106  
SCOTTSDALE, AZ 85260  
PH: (480) 588-5852  
CONTACT:

**ENGINEER**

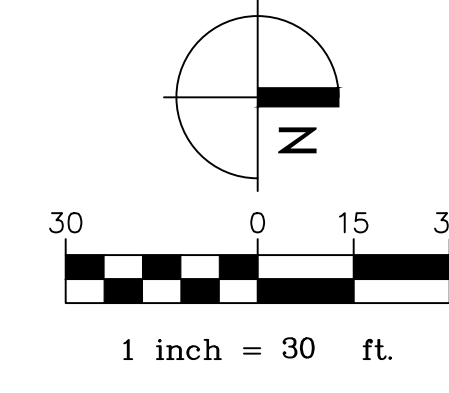
KLAND CIVIL ENGINEERS  
7227 N. 16TH ST., STE 217  
PHOENIX, AZ 85020  
PH: (480) 344-0480  
CONTACT: LESLIE KLAND, PE

**MASTER GRADING AND DRAINAGE PLAN**  
**MEGERDICHIAN SENIOR CENTER**

8849 EAST CHOLLA STREET, SCOTTSDALE, ARIZONA 85260  
A PORTION OF LOT 3 IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
N.T.S.



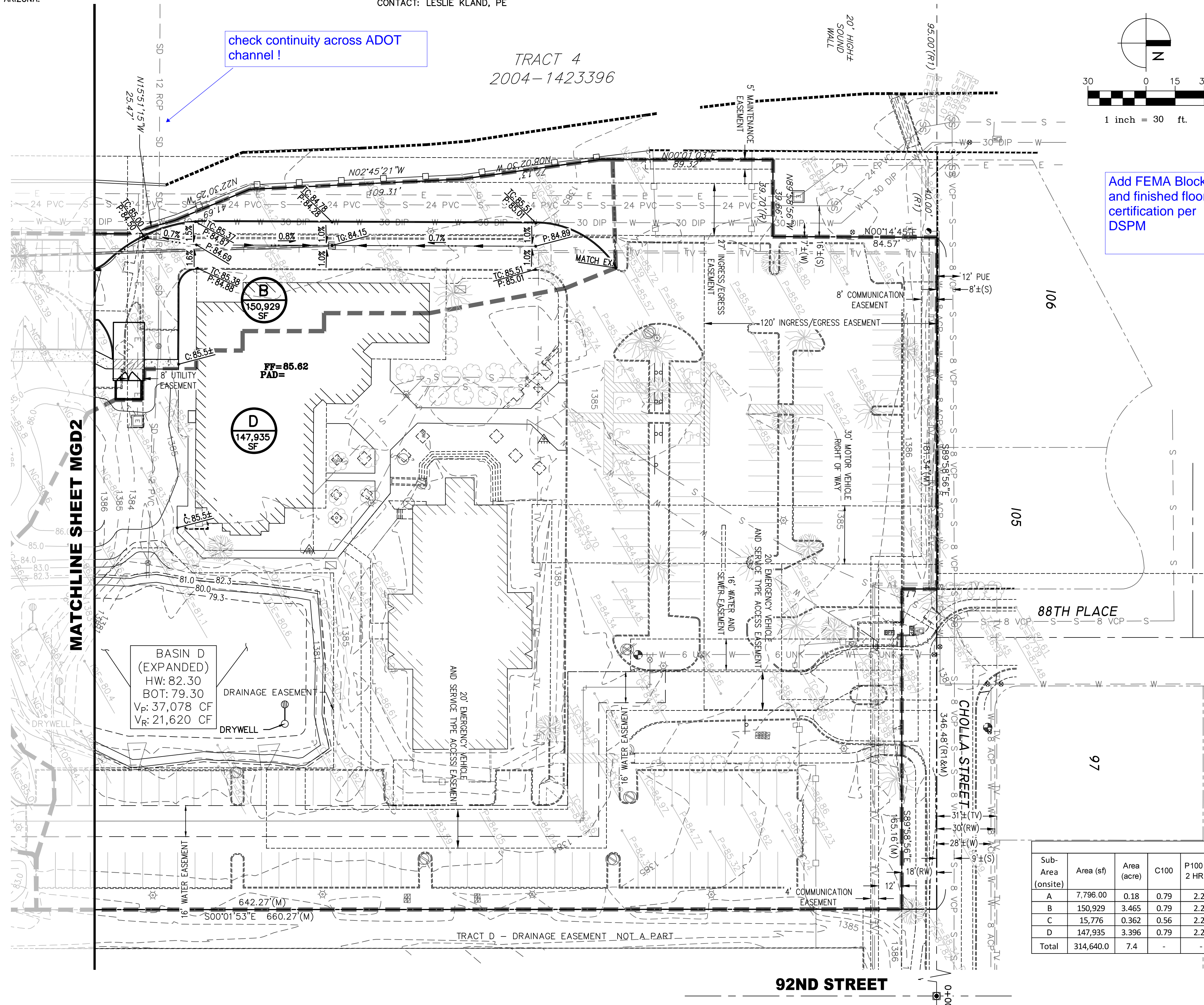
Add FEMA Block and finished floor certification per DSPM

check continuity across ADOT channel!

TRACT 4  
2004-1423396

Stormwater Review by:  
Ghassan Aouad  
Phone: 480-312-7055  
e-mail: gaouad@scottsdaleaz.gov  
Review Cycle 1 Date 10/26/2020

Please also see drainage comments on the drainage report and update the plans accordingly.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
●	SURVEY MARKER	○
---	CURB AND GUTTER	---
---	SIDEWALK	---
---	SINGLE CURB	---
---	NATURAL GROUND	---
---	TOP OF CURB AND GUTTER	---
---	CONCRETE ELEVATION	---
---	PAVEMENT ELEVATION	---
---	FINISHED GRADE ELEVATION	---
---	RIM AND INVERT ELEVATION	---
---	CONTOURS	---
---	WATER FITTINGS	---
---	WATER METER	---
---	WATER LINE	---
---	FIRE HYDRANT	---
---	SEWER LINE	---
---	SEWER MANHOLE/CLEANOUT	---
---	STORM DRAIN	---
---	CATCH BASIN	---
---	UNDERGROUND STORAGE TANK	---
---	DRY WELL	---
---	GRADE BREAK/RIDGE	---
---	FLOWLINE	---
---	SLOPE	---
---	FINISHED FLOOR	---
---	GAS LINE/METER/VALVE	---
---	ELECTRIC LINE/METER	---
---	CABLE/JUNCTION BOX	---
---	COMMUNICATION LINE	---
---	OVERHEAD ELECTRIC/POLE	---
---	VEGETATION	---
---	BOUNDARY LINE	---
---	CENTER LINE	---
---	EASEMENT	---

**SURFACE BASINS INFORMATION**

BASIN	HWE	BOT	VOL (P)	VOL (R)	TOTAL VOL (P)
A	80.6	79.6	1,442	1,139	1,442
C1	81.4	81.0	803		
C2	82.5	82.0	106	1,634	1,757
C3	82.6	82.1	848		
D	82.3	79.3	37,078	21,620	37,078

**RETENTION BASIN CALCULATIONS**

Sub-Area (onsite)	Area (sf)	Area (acre)	C100	P 100 YR. 2 HR (in)	Vol. Req. (cf)	Surface Vol. Prov. (cf)	Total Tank Length Provided (LF)	Underground Vol. Prov. (cf)	Total Vol. Prov. (cf)	Excess Volume (%)	DRYWELLS
A	7,796.00	0.18	0.79	2.22	1,139.39	1,442.0	0.0	0.0	1,442.0	26.6	0
B	150,929	3.465	0.79	2.22	22,058.3	0.0	282.0	22,148.2	22,148.2	0.4	2
C	15,776	0.362	0.56	2.22	1,634.4	1,757.0	0.0	0.0	1,757.0	7.5	0
D	147,935	3.396	0.79	2.22	21,620.7	37,078.0	0.0	0.0	37,078.0	71.5	3
Total	314,640.0	7.4	-	-	46,452.8	40,277.0	282.0	22,148.2	62,425.2	34.4	5

**MEGERDICHIAN SENIOR CENTER**  
8849 E. CHOLLA ST.  
SCOTTSDALE, AZ 85260

**PRE-CONSTRUCTION PHASE**

NO.	ISSUED FOR:	DATE
1	REZONING & C.U.P.	12-13-2018
2	REZONING & C.U.P. 2nd Review	08-03-2020

**CONSTRUCTION PHASE**

REV.	BULLETIN #	DATE



**KLAND CIVIL ENGINEERS**  
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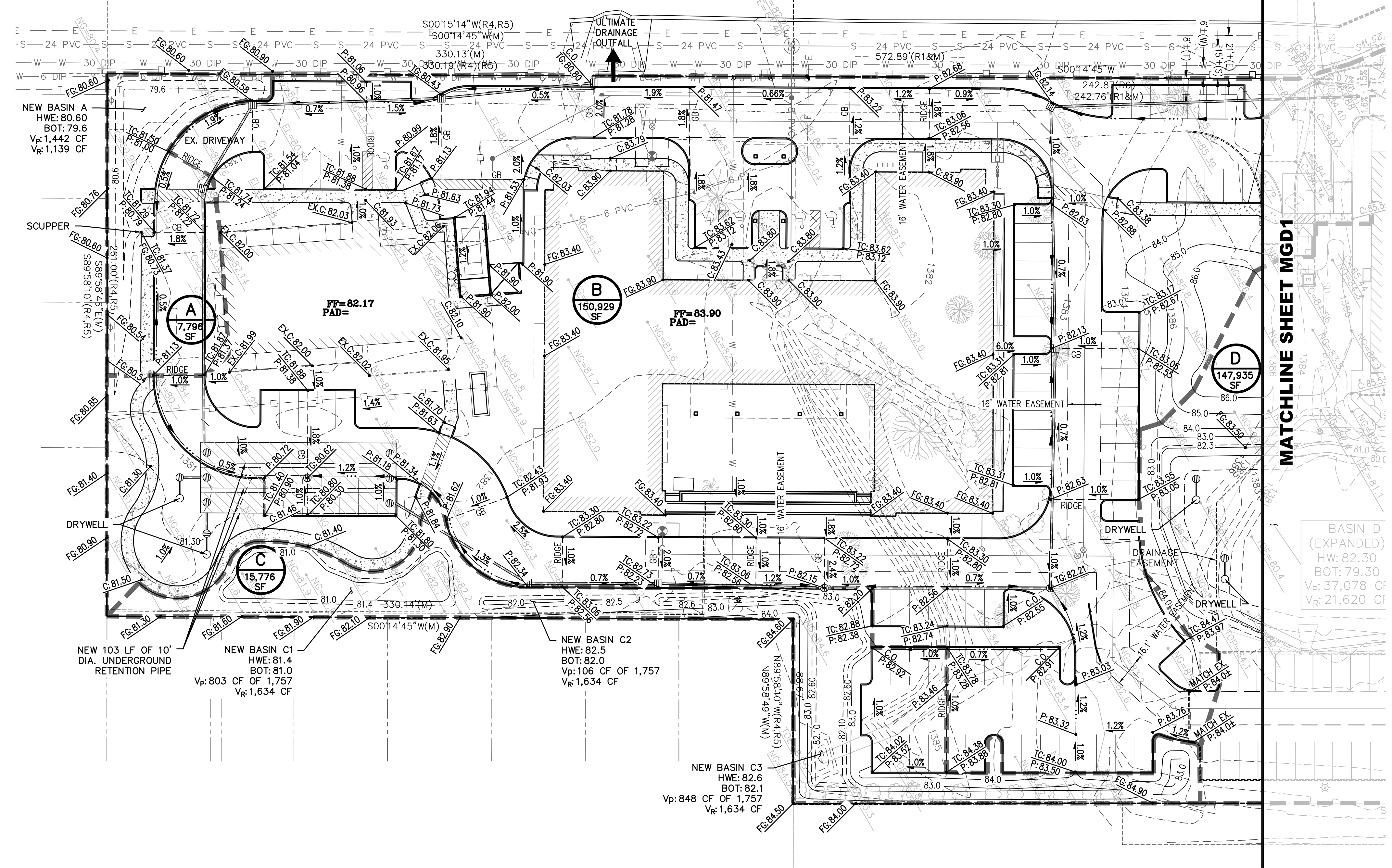
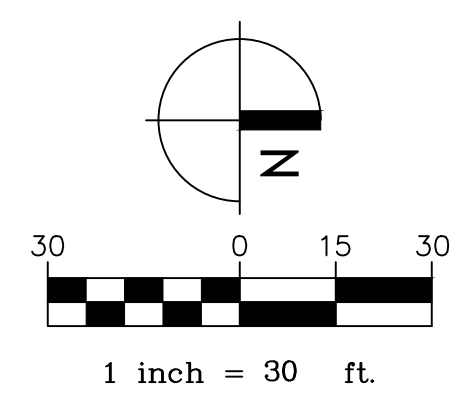
**MASTER GRADING AND DRAINAGE PLAN**

DATE: 09/11/2020  
JOB NUMBER: 1727-00  
KLAND PROJECT NUMBER: K15153

**MGD1 OF 2**



1. The drainage report should note that the proposed underground stormwater storage tanks (USSTs) must meet the City's USST policy in Section 4-1.202 of the City's Design Standards & Policies Manual (DSPM), which includes but is not limited to the following: (please review the referenced section completely to address any outstanding applicable items. Discuss and incorporate in the drainage report as applicable).
  - a. The owner must dedicate a public drainage easement over the USST, with no major vegetation such as trees within the easement. At a minimum, the easement should extend at a projected slope of 1:1 from the bottom of the pipe.
  - b. The USST must have at least a 75-year life, including the lining and coating.
  - c. The USST must drain by gravity.
  - d. Specify MAG supplemental standard detail 2554 for corrugated metal pipes.
  - e. A minimum of two access points must be provided for each USST.
  - f. An Operations and Maintenance (O&M) Manual must be prepared for the system prior to approval of final plans.
  - g. Final plans must include signs at each end of the USST.
  - h. A signed and notarized Ownership and Responsibility Statement must be provided prior to approval of final plans.
  - i. Add the required warning signs.



aakai architecture + interiors  
 480.588.5832  
 7985 E. Camelback Rd., Suite 100, Phoenix, AZ 85018

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2	REZONING & C.U.P. 08-03-2020
3	2nd Review

CONSTRUCTION PHASE	
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SHEET TITLE  
**MASTER GRADING AND DRAINAGE PLAN**

DATE: 09/11/2020  
 JOB NUMBER: 1727-00  
 KLAND PROJECT NUMBER: K15153



**MGD2  
 OF 2**

**25-ZN-2018**