

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.

ARCHITECT

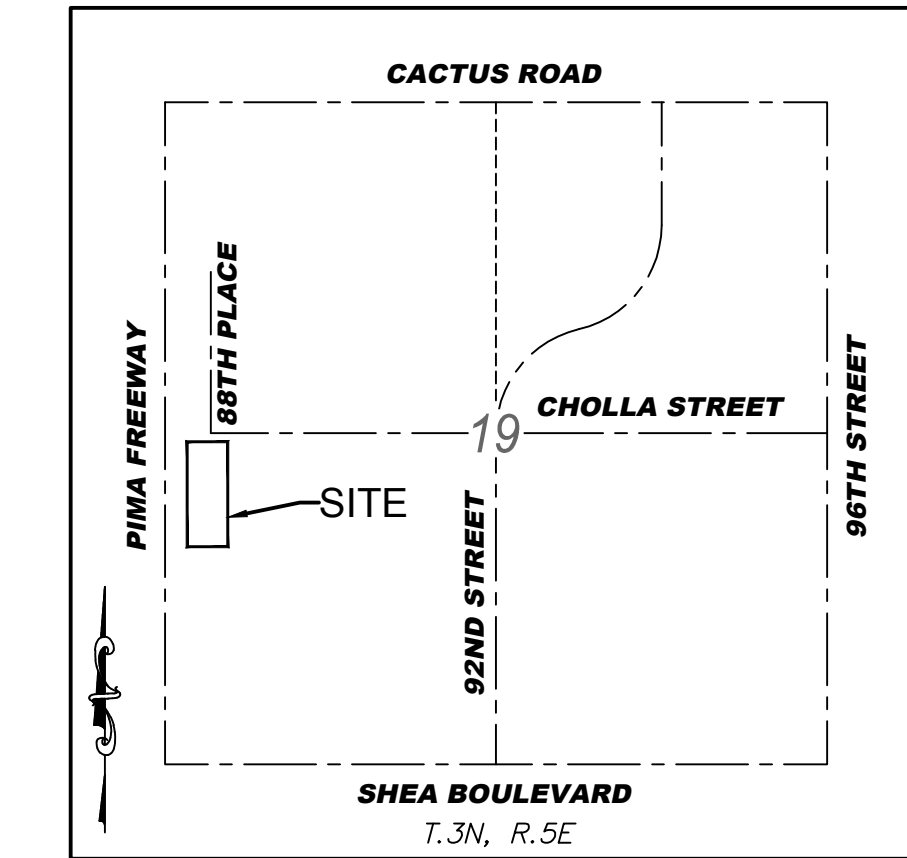
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MASTER GRADING AND DRAINAGE PLAN
MEGERDICHIAN SENIOR CENTER

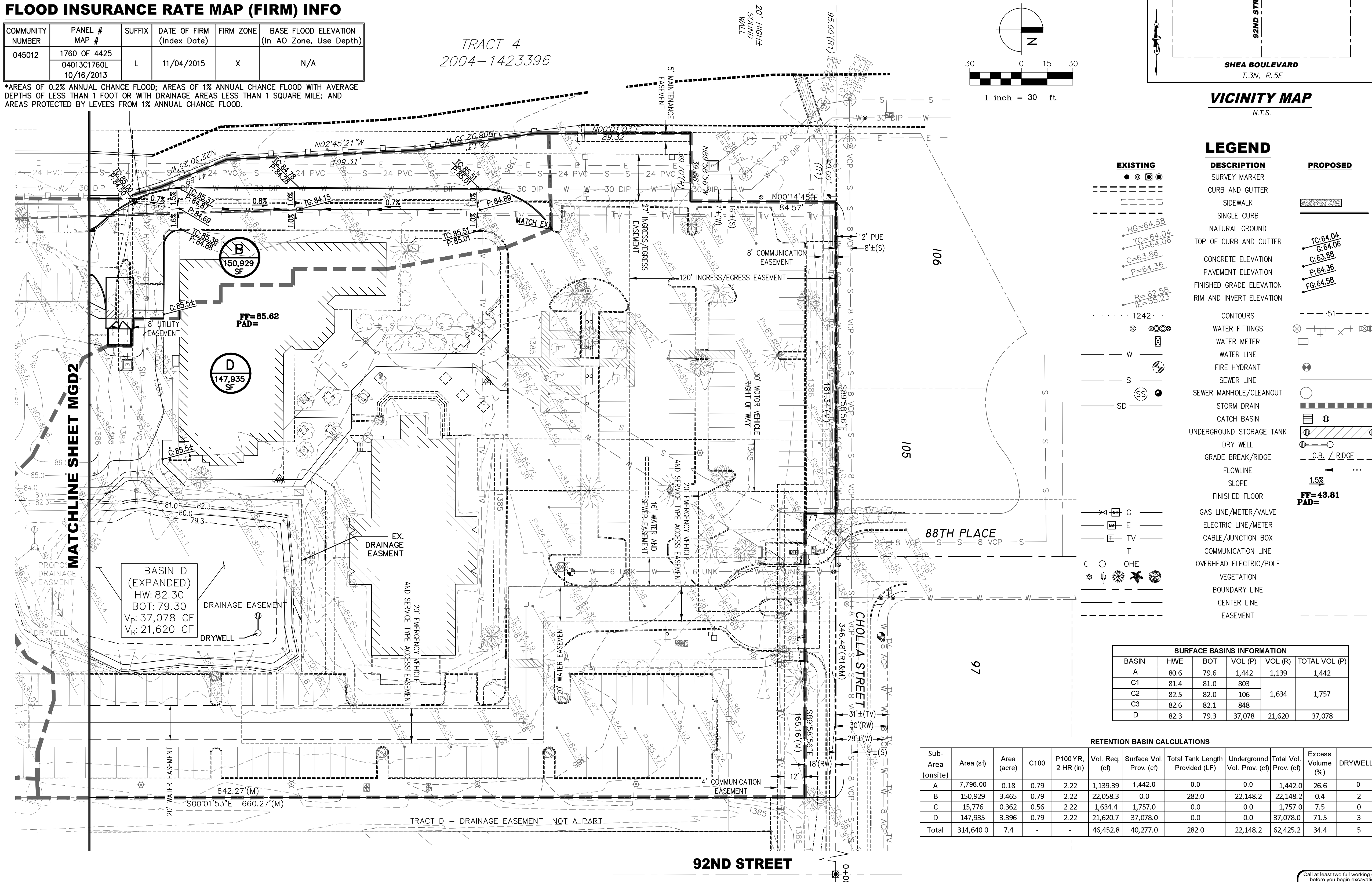
8849 EAST CHOLLA STREET, SCOTTSDALE, ARIZONA 85260
A PORTION OF LOT 3 IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



FLOOD INSURANCE RATE MAP (FIRM) INFO

COMMUNITY NUMBER	PANEL # MAP #	SUFFIX	DATE OF FIRM (Index Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
045012	1760 OF 4425 04013C1760L 10/16/2013	L	11/04/2015	X	N/A

*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.



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	P100 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
12-13-2018	REZONING & C.U.P.	12-13-2018
08-03-2020	REZONING & C.U.P. 2nd Review	08-03-2020
12-08-2020	REZONING & C.U.P. 3rd Review	12-08-2020

CONSTRUCTION PHASE

REV.	BULLETIN #	DATE



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MASTER GRADING AND DRAINAGE PLAN

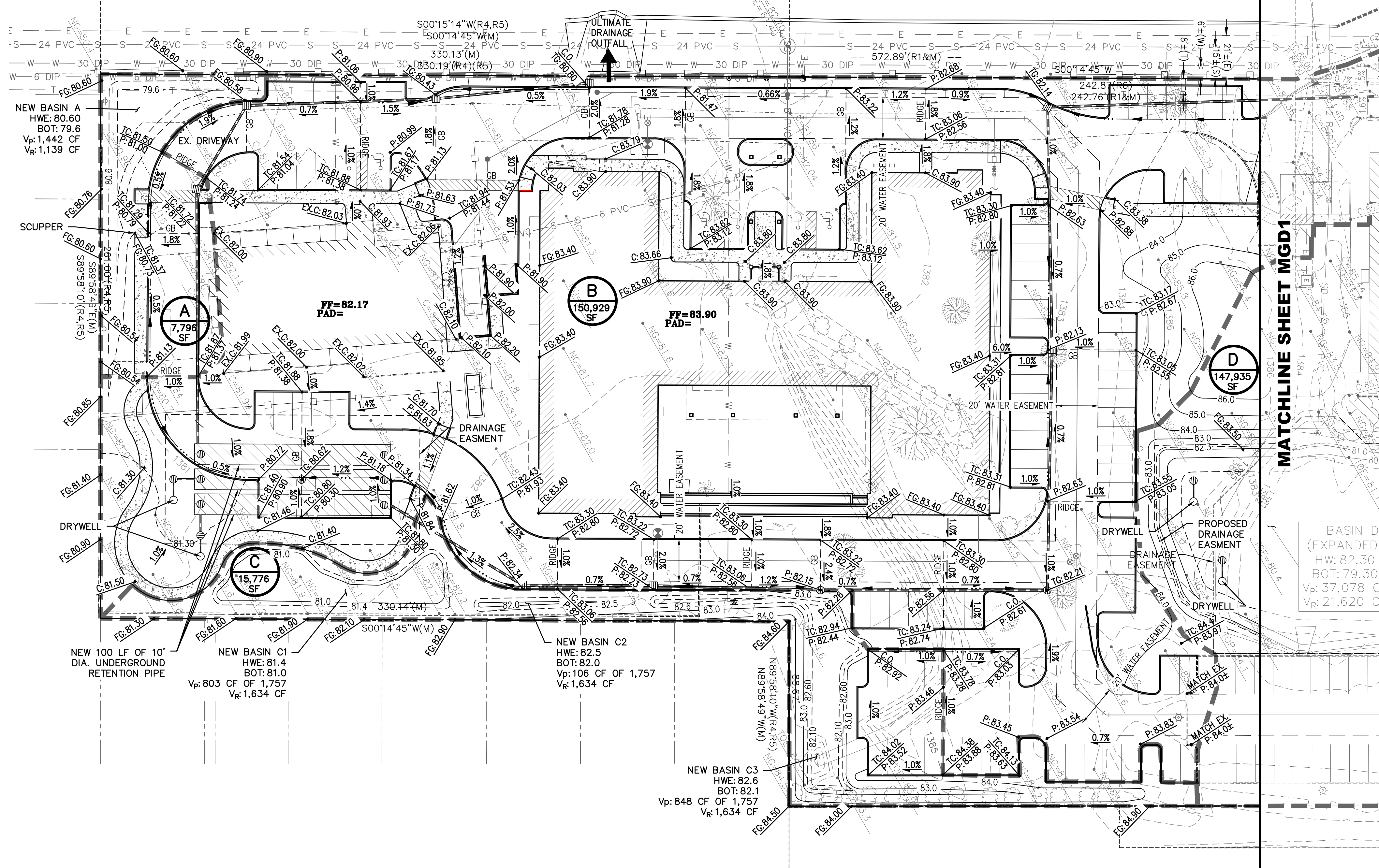
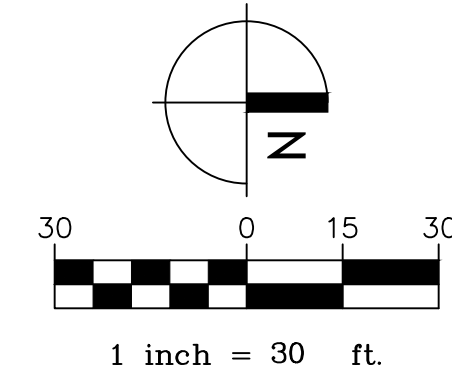
DATE: 12/08/2020
JOB NUMBER: 1727-00
KLAND PROJECT NUMBER: K15153

MGD1 OF 2



FINAL CONSTRUCTION DOCUMENT NOTES:

1. THE FINAL 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



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SHEET TITLE
**MASTER GRADING AND
DRAINAGE PLAN**

DATE: 12/08/2020
JOB NUMBER: 1727-00
KLAND PROJECT NUMBER: K15153



**MGD2
OF 2**

25-ZN-2018