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 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

ARCHITECT

AAKAII 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

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.

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.

check continuity across ADOT channel !

TRACT 4
2004-1423396

MATCHLINE SHEET MGD2

B 150,929 SF

D 147,935 SF

FF=85.62
PAD=

BASIN D (EXPANDED)
HW: 82.30
BOT: 79.30
V_P: 37,078 CF
V_R: 21,620 CF

DRAINAGE EASEMENT

DRYWELL

8' UTILITY EASEMENT

16' WATER EASEMENT

20' EMERGENCY VEHICLE ACCESS EASEMENT AND SERVICE TYPE

16' WATER AND SEWER EASEMENT

5' MAINTENANCE EASEMENT

20' HIGH CMU SOUND WALL

27' INGRESS/EGRESS EASEMENT

8' COMMUNICATION EASEMENT

120' INGRESS/EGRESS EASEMENT

12' PUE

4' COMMUNICATION EASEMENT

30' MOTOR VEHICLE RIGHT OF WAY

TRACT D - DRAINAGE EASEMENT NOT A PART

642.27'(M)
S00°01'53"E 660.27'(M)

N00°14'45"E 84.57'

S89°58'56"E 765.16'(M)

346.48'(R&M)

31'±(TV)
30'(RW)
28'±(W)
9'±(S)
18'(RW)
12'

88TH PLACE

CHOLLA STREET

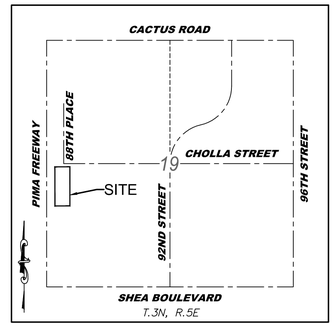
92ND STREET

105 106 107

0+00

N

30 0 15 30
1 inch = 30 ft.



VICINITY MAP
N.T.S.

Add FEMA Block and finished floor certification per DSPM

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SURVEY MARKER	
	CURB AND GUTTER	
	SIDEWALK	
	SINGLE CURB	
NG=64.58	NATURAL GROUND	
TC=64.04 G=64.06	TOP OF CURB AND GUTTER	TC:64.04 G:64.06
C=63.88	CONCRETE ELEVATION	C:63.88
P=64.36	PAVEMENT ELEVATION	P:64.36
	FINISHED GRADE ELEVATION	FG:64.58
R=62.58 E=55.23	RIM AND INVERT ELEVATION	
1242	CONTOURS	51
	WATER FITTINGS	
	WATER METER	
W	WATER LINE	
	FIRE HYDRANT	
S	SEWER LINE	
	SEWER MANHOLE/CLEANOUT	
SD	STORM DRAIN	
	CATCH BASIN	
	UNDERGROUND STORAGE TANK	
	DRY WELL	
	GRADE BREAK/RIDGE	G.B. / RIDGE
	FLOWLINE	
	SLOPE	1.5%
	FINISHED FLOOR	FF=43.81 PAD=
G	GAS LINE/METER/VALVE	
E	ELECTRIC LINE/METER	
TV	CABLE/JUNCTION BOX	
T	COMMUNICATION LINE	
OHE	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	1,634	1,757
C2	82.5	82.0	106		
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

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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

PRE-CONSTRUCTION PHASE

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

CONSTRUCTION PHASE

REV.	BULLETIN #	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
31695
LESLIE J. KLAND
Date Signed 09/30/21
ARIZONA
Expires 09/30/21

KLAND CIVIL ENGINEERS
CIVIL ENGINEERING
LAND DEVELOPMENT SERVICES
LAND SURVEYING
7227 N. 16th St. Suite 217
Phoenix, Arizona 85020
PHONE: (480) 344-0480
www.klandeng.com

SHEET TITLE
MASTER GRADING AND DRAINAGE PLAN

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

MGD1
OF 2

25-ZN-2018

25-ZN-2018
25-ZN-2018#3
12/15/2020

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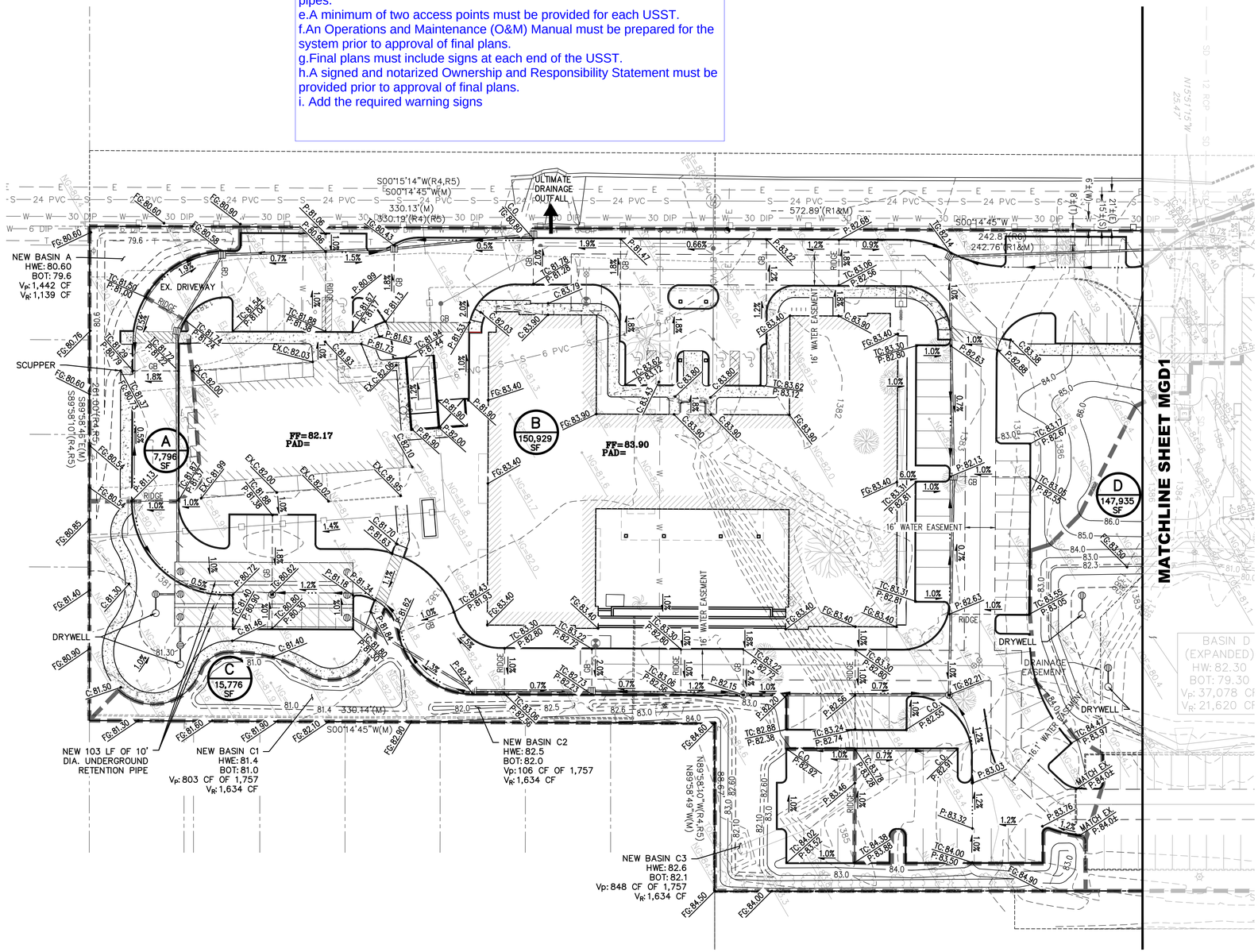
1.The drainage report should note that the proposed underground stormwater storage tanks (USSTs) must meet the City's USST policy in Section 4-1.202 of the City's Design Standards & Policies Manual (DSPM), which includes but is not limited to the following:
(please review the referenced section completely 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



aakaii architecture + interiors
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aakaii.com
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	REZONING & C.U.P. 2nd Review	08-03-2020

CONSTRUCTION PHASE

REV.	BULLETIN #	DATE

Registered Professional Engineer (Civil) CERTIFICATE NO. 31695 LESLIE J. KLAND Date Signed 11-25-20 ARIZONA
Expires 09/30/21

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MGD2
OF 2

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25-ZN-2018

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25-ZN-2018
25_ZN_2018_03
12/15/2020

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