

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

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

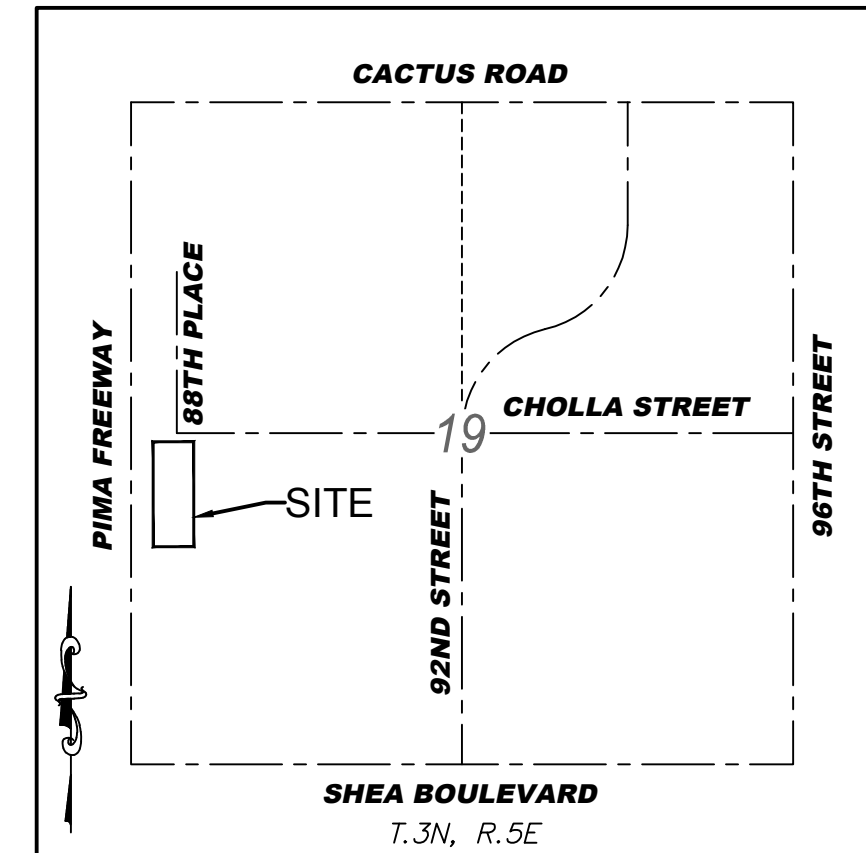
ENGINEER

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.

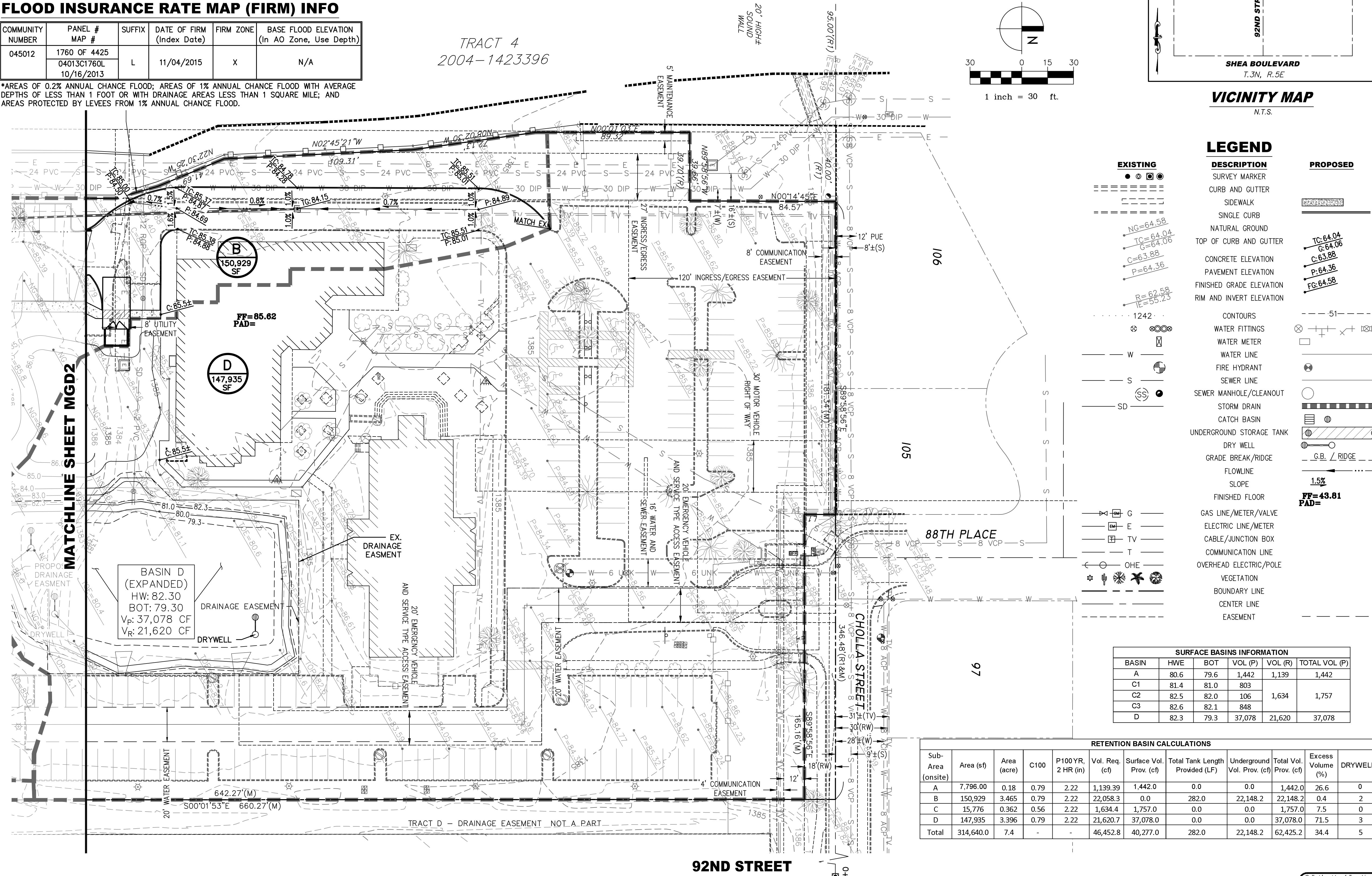


VICINITY MAP
N.T.S.

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.



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 (%)
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
B	150,929	3.465	0.79	2.22	22,058.3	0.0	282.0	22,148.2	22,148.2	0.4
C	15,776	0.362	0.56	2.22	1,634.4	1,757.0	0.0	0.0	1,757.0	7.5
D	147,935	3.396	0.79	2.22	21,620.7	37,078.0	0.0	0.0	37,078.0	71.5
Total	314,640.0	7.4	-	-	46,452.8	40,277.0	282.0	22,148.2	62,425.2	34.4

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.	08-03-2020
3	REZONING & C.U.P.	12-08-2020
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



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

MASTER GRADING AND DRAINAGE PLAN

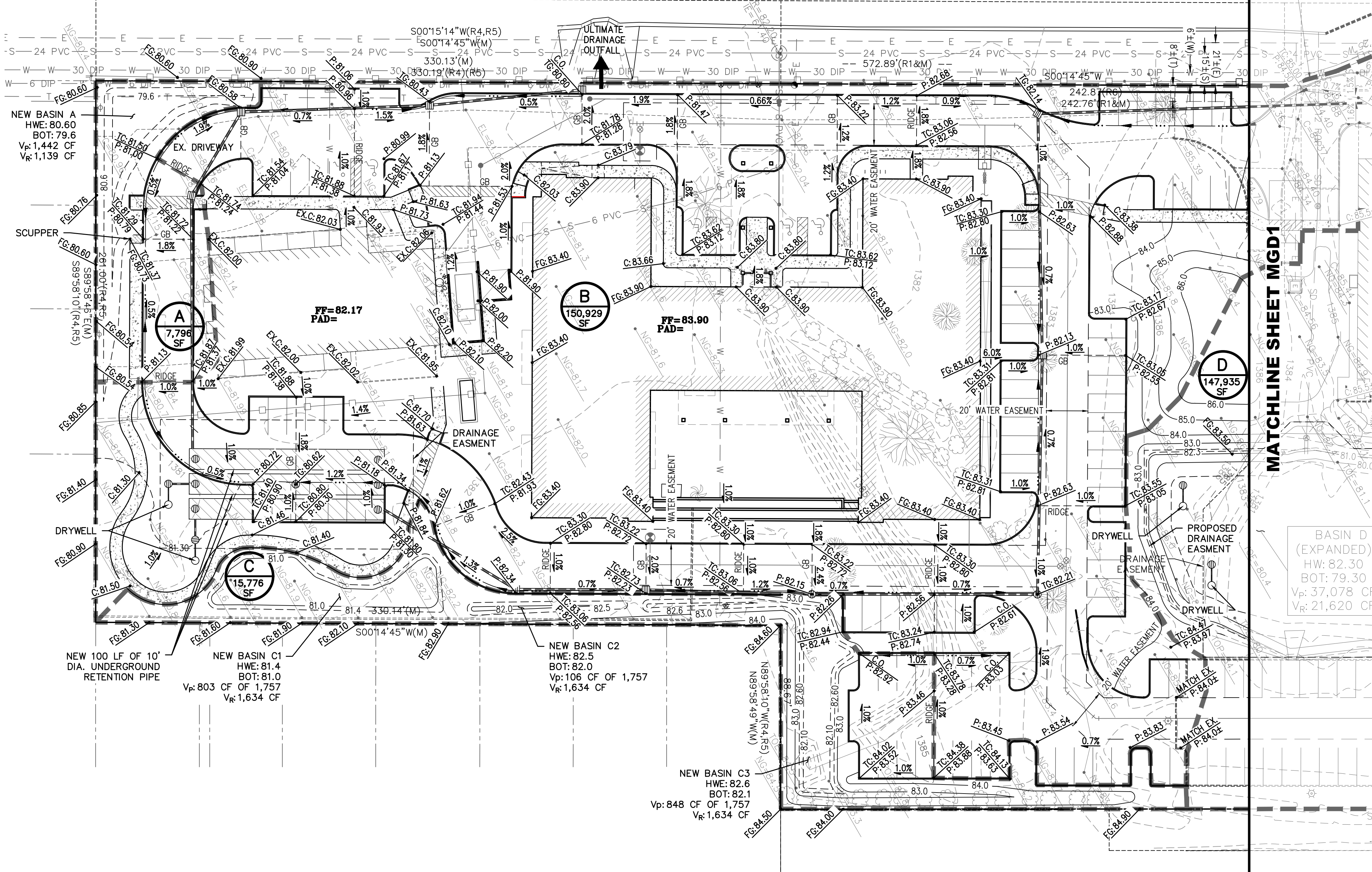
DATE: 12/08/2020
JOB NUMBER: 1727-00
KLAND PROJECT NUMBER: K15153

**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



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.	08-03-2020
3	2nd Review	
4	REZONING & C.U.P.	12-08-2020
5	3rd Review	
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



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

MGD2
OF 2

