

**KEY ESSENTIALS HANGAR**  
 16060 N. 82ND ST, SCOTTSDALE, AZ 85260  
 PRELIMINARY GRADING & DRAINAGE PLAN

**ENGINEER:**

JMC ENGINEERING, PLLC  
 7315 N 16TH STREET, SUITE 101  
 PHOENIX, AZ 85020  
 CONTACT: JOSEPH M. CIRONE, P.E.  
 PHONE: (602) 374-4148  
 EMAIL: JCIRONE@JMC-ENG.COM

**ARCHITECT:**

DPA ARCHITECTS, INC  
 3719 N 75TH STREET, SUITE 105  
 SCOTTSDALE, AZ 85251

CONTACT: JOHN S. SZAFRAN  
 EMAIL: JSSZAFRAN@DPAARCHITECTS.COM

**ADDRESS:**

16060 N 82ND ST  
 SCOTTSDALE, AZ 85260

**APN NUMBERS:**

215-48-005R

**BENCHMARK:**

EAST QUARTER CORNER OF SECTION 1, BEING  
 GDACS POINT NUMBER 26006-21 HAVING AN  
 ELEVATION OF 1523.687, NAVD88 DATUM PER  
 THE MCDOT SURVEY DATA SHEET AVAILABLE  
 ONLINE. THE BENCHMARK MONUMENT IS  
 DESCRIBED AS 4 SET 5/8" RB W/ 2" MARICOPA  
 COUNTY AL CAP FL STAMPED "T3N R4E R5E  
 1/4 S1 2005 RLS 21782"

**BASIS OF BEARING:**

THE MONUMENT LINE OF 83RD  
 STREET, USING A BEARING OF  
 S00°29'12"W, PER THE MAP OF  
 DEDICATION, RECORDED IN BOOK  
 299, PAGE 20, M.C.R.

**BENCHMARK STATEMENT:**

"I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON  
 NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA"

JOSEPH M. CIRONE, P.E.  
 DATE

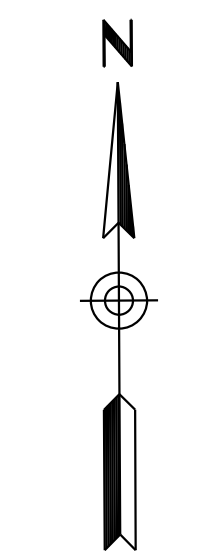
03/09/2023  
 DATE

**LEGEND:**

- PROPERTY LINE
- ROADWAY CENTERLINE
- SAWCUT LINE
- SETBACK LINE
- EASEMENT
- (X) NO. PARKING SPACES
- (H) HANDICAP PARKING
- (C) CONCRETE
- (FH) EXISTING FIRE HYDRANT
- (SMH) EXISTING SEWER MANHOLE
- 8" W (PVC) EXISTING WATER LINE
- 8" S (VCP) EXISTING SEWER LINE
- E EXISTING ELECTRIC LINE
- G EXISTING GAS LINE
- DIRECTION OF FLOW & SLOPE
- P=XX.XX PROPOSED PAVEMENT ELEVATION
- TC=XX.XX PROPOSED TOP OF CURB ELEVATION
- G=XX.XX PROPOSED GUTTER ELEVATION
- C=XX.XX PROPOSED CONCRETE ELEVATION
- FL=XX.XX PROPOSED FLOWLINE ELEVATION
- FF=XX.XX FINISH FLOOR ELEVATION
- GB GRADE BREAK
- (O) PROPOSED UNDERGROUND RETENTION STORAGE TANK
- PROPOSED STORM DRAIN
- (O) PROPOSED STORM DRAIN MANHOLE
- (O) PROPOSED GRATED AREA DRAIN
- (O) PROPOSED ADS NYLOPLAST INLINE DRAIN WITH SOLID COVER
- (O) PROPOSED ROOF DRAIN CLEANOUT
- (O) PROPOSED DRYWELL
- (O) PROPOSED CATCH BASIN
- PROPOSED TRENCH DRAIN
- DRAINAGE AREA DELINEATION
- 1P DRAINAGE AREA ID

**KEY NOTES:**

- 1 NEW SEWER MANHOLE
- 2 NEW SEWER SERVICE
- 3 NEW SEWER CLEANOUT
- 4 NEW DOMESTIC WATER METER & BACKFLOW
- 5 NEW DOMESTIC WATER SERVICE
- 6 NEW IRRIGATION METER, SERVICE & BACKFLOW
- 7 NEW TAPPING SLEEVE
- 8 NEW FIRE SERVICE
- 9 NEW FIRE LINE BACKFLOW
- 10 NEW FIRE RISER
- 11 NEW REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- 12 NEW 20,000 GALLON JET-A UNDERGROUND FUEL TANK
- 13 NEW BELOW GROUND EQUIPMENT VAULT



**NOTE:**  
 VERIFY PAD GRADE WITH  
 FINAL BUILDING PLANS

Contact Arizona 811 at least two full  
 working days before you begin excavation  
  
 Call 811 or click Arizona811.com

REVISIONS		
NO.	DESCRIPTION	DATE

APN: 215-48-056A  
 2003-1037001, M.C.R.  
 MAKES CENTS LLC

APN: 215-48-0040  
 1998-1013612, M.C.R.  
 BROS AND ASSOCIATES LLC

LOT 35 (R9)  
 APN: 215-48-005  
 2020-1078003, M.C.R.  
 4GROUP BUILDING LLC

LOT 34 (R9)  
 APN: 215-48-054  
 2110197738, M.C.R.  
 OUS ADVENTURES LLC

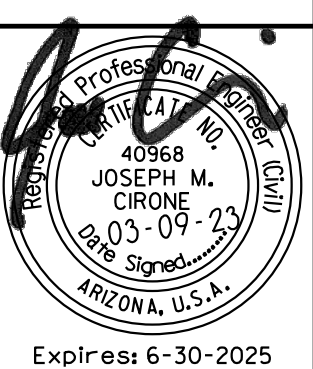
APN: 215-48-096  
 2014-0055751, M.C.R.  
 TENACIOUS ADVENTURES LLC

**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:**

COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (FT) (BASE FLOOD DEPTH IN ZONE A0)
045012	1320	10/16/13	L	07/20/21	ZONE X (SHADED)	N/A

**RETENTION SUMMARY TABLE (SEE COMPANION DRAINAGE REPORT)**

DESCRIPTION	EVENT	Vr	Vp	EXCESS	NOTE
DRAINAGE AREA 1P	100YR-2HR	3,358 CF	3,534 CF	176 CF	TO UNDERGROUND TANK (UST-01)
DRAINAGE AREA 2P	100YR-2HR	4,667 CF	5,105 CF	438 CF	TO UNDERGROUND TANK (UST-02)



7315 N 16TH STREET  
 SUITE 101  
 PHOENIX, AZ 85020  
 JCIRONE@JMC-ENG.COM  
 PROJECT NO: 0140  
 DATE: 9-MAR-2023  
 DESIGNED: JMC/HFF  
 DRAWN: MJR  
 JMC ENGINEERING  
 COPYRIGHT 2023