Preliminary Sewer Report
For
Salad and Go - Scottsdale

2323 N. Scottsdale Road
Scottsdale, AZ 85257

Prepared for:
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Mr. Beau Woodring

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Mesa, AZ 85202
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Mr. Jeff Wimmer, PE

December 12, 2016

Standage Project 161010

PRELIMINARY SEWER REPORT
FOR
SALAD AND GO - SCOTTSDALE

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APPENDICES

Salad And Go

1. Project Description

The project is a new building and site improvements for a restaurant in an existing retail center. The site is located at 2323 N. Scottsdale Road. The site is approximately 0.54 net acres on the northern approximately 92 feet of Parcel 303-40-990. The remaining southern approximately 59 feet is being split from the parcel and purchased by the property owners to the south. The site is bound to the south by Discount Tire, to the east by an alley way followed by a residential neighborhood, to the north by Smart & Final and to the west by Scottsdale Road.

2. Existing Capacity

There is an existing 8" sewer line that runs north/south along the ally adjacent to the East side of the site. This project will connect a building service and a grease interceptor to this existing sewer line. The proposed lines will be parallel to each other and will run southeast to the south property line then run east where it will then connect to the existing line. Both proposed sewer and grease line will be 4 inches.

3. Proposed System Demands

Per City of Scottsdale Design Standards & Policies Manual: Figure 6.1-2 Average Day Water Demands, there is proposed building of 748 square feet and 37,868 square feet of outdoor use for a total of 4,685 gallons per day (GPD) which is approximate to 3.3 gallons per minute (GPM). Below is a summary of the anticipated project demands.

Bldg.	Land Use	Inside Use	Unit	Outside Use	Unit	Total
Proposed Demand (Figure 6.1-2 - Design Standards & Policies Manual - City of Scottsdale)						
	Restaurant	748sq.ft.	1.2	37,868sq.ft.	0.1	4,685 GPD
	TOTAL AVERAGE DAY WATER DEMANDS IN GALLONS PER DAY					***4,685 GPD***

Assuming water demands are equal to waste water demands, the equivalent demands of the 4,685 GPD are approximately 3.3 GPM for the waste water.

All public sewer construction will be in accordance with City of Scottsdale, Maricopa County Environmental Services Division and Arizona Department of Environmental Quality standards. All on-site, private sewer-related construction and installation will be performed per the most recent release of the International Plumbing Code (IPC).

4. Summary and Conclusions

Basin on the result of our project sewer demand analysis, it could be concluded that –

- The equivalent demand of the 4,685 GPD is approximately 3.3 GPM.
- The site's existing infrastructure has adequate capacity for the demands of the new facility.

References

- Design Standards & Policies Manual. City of Scottsdale, Arizona. January 2010. http://www.scottsdaleaz.gov/design/DSPM

APPENDIX

AERIAL MAP

PLAN

FIGURE 6.1-2 AVERAGE DAY WATER DEMANDS

Map

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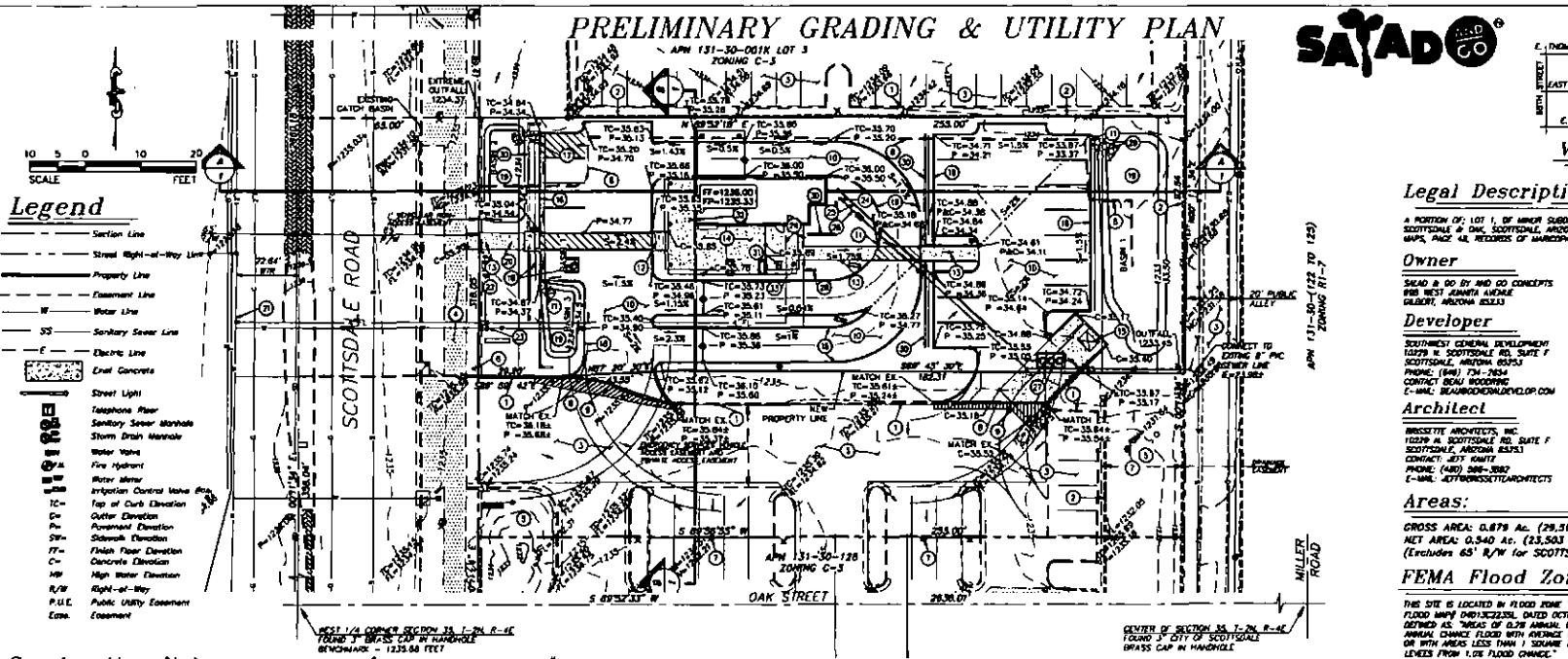
PRELIMINARY GRADING & UTILITY PLAN



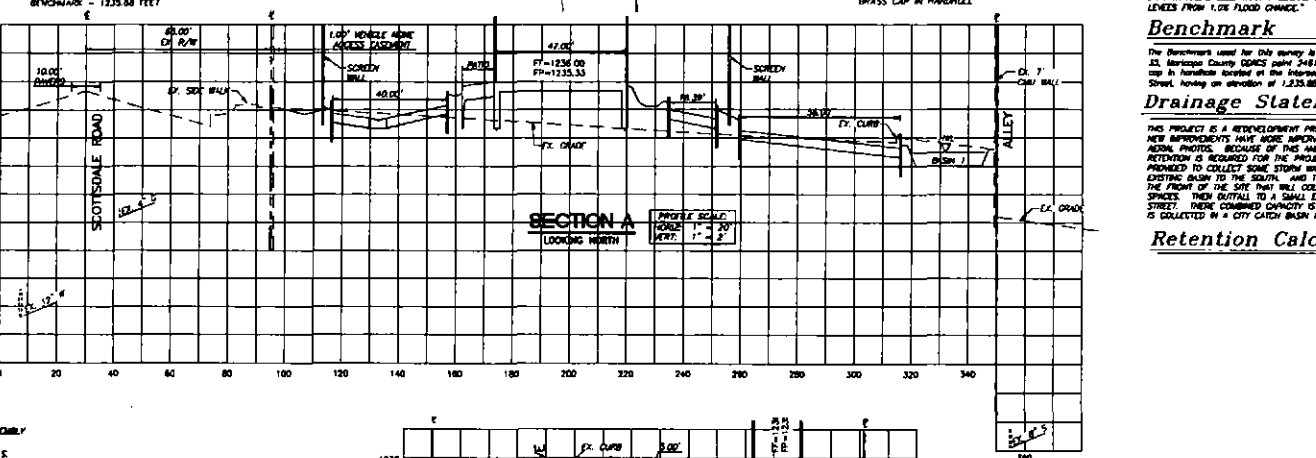
10 5 0 10 20
SCALE FEET

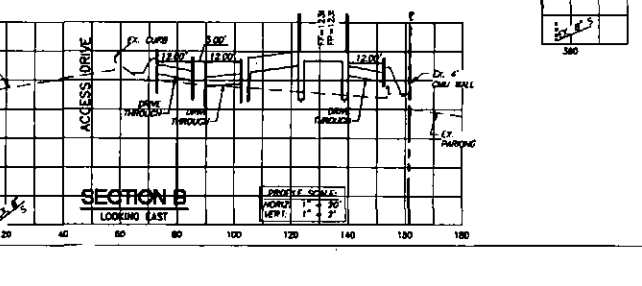
Legend

- Section Line
- Street Right-of-Way Line
- Property Line
- Easement Line
- W — Water Line
- SS — Sanitary Sewer Line
- E — Electric Line
- Cmt. Concrete
- Street Light
- Telephone Riser
- Sanitary Sewer Manhole
- Storm Drain Manhole
- Water Valve
- Fire Hydrant
- Water Meter
- Irrigation Control Valve (ICV)
- TC= Top of Curb Elevation
- Gu= Gutter Elevation
- Pa= Pavement Elevation
- Sw= Sidewalk Elevation
- FF= Finish Floor Elevation
- C= Concrete Elevation
- MH= Man Hole Elevation
- R/W = Right-of-Way
- P.U.E. = Public Utility Easement
- Esmt. = Easement

Construction Notes

1. EXISTING CURB OR CURB & GUTTER TO REMAIN.
2. EXISTING CMU WALL TO REMAIN.
3. EXISTING PAVEMENT TO REMAIN.
4. EXISTING SIDEWALK TO REMAIN.
5. EXISTING BASIN TO REMAIN.
6. EXISTING STOP SIGN TO REMAIN.
7. EXISTING CATCH BASIN TO REMAIN.
8. SAWCUT AND REMOVE EXISTING CURB.
9. SAWCUT AND REMOVE EXISTING PAVEMENT.
10. CONSTRUCT PAVEMENT PER SOILS REPORT.
11. CONSTRUCT 3' CURB OPENING.
12. CONSTRUCT SIDEWALK RAMP PER ADA REQUIREMENTS 12:1 MAX SLOPE.
13. CONSTRUCT SIDEWALK PER MAG STD DTL 230.
14. CONSTRUCT CONCRETE PATIO.
15. CONSTRUCT TRASH ENCLOSURE WITH GREASE CONTAINMENT AREA PER C.O.S. STD DTL. 2146-3.
16. CONSTRUCT 6" SINGLE CURB
17. CONSTRUCT WALL OPENING
18. CONSTRUCT ADA PARKING STALL WITH ADA STRIPING AND PARKING SIGN.
19. CONSTRUCT RETENTION BASIN WITH MAX 4:1 SIDE SLOPE
20. INSTALL 7' WIDE SIDEWALK SCUPPER PER MAG STD DTL 300
21. INSTALL TAPPING SLEEVE AND VALVE FOR 4" FIRE LINE PER C.O.S. STD DTL 2382-3
22. INSTALL 4" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD DTL 2351
23. INSTALL 1 ½" WATER METER, BOX AND SERVICE LINE PER C.O.S. STD DTL 3.100
24. CONNECT TO BUILDING PER PLUMBING MEP PLANS
25. 4" GREASE LINE
26. 4" SEWER LINE
27. GREASE INTERCEPTOR PER ARCHITECT PLANS
28. INSTALL ¾" REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY AND LANDSCAPE SERVICE LINE PER C.O.S. STD DTL 2353
29. INSTALL RIPRAP
30. SCREEN WALL
31. BIKE RACK
32. INSTALL BUILDING MOUNTED FDC





Legal Description:

A PORTION OF: LOT 1, OF MINER SUBDIVISION PLAT DESCOUNT TIRE SCOTTSDALE & OAK, SCOTTSDALE, ARIZONA, ACCORDING TO BOOK 1093 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA

Owner

SALAD & GO BY AND CO CONCEPTS
6155 WEST ADMIRA AVENUE
GILBERT, ARIZONA 85233

Developer

SOUTHWEST GENERAL DEVELOPMENT
10379 N. SCOTTSDALE RD, SUITE F
SCOTTSDALE, ARIZONA 85253
PHONE: (646) 734-2634
CONTACT: BEAU WOODERING
E-MAIL: BEAU@GOLDENVALLEYDEVELOP.COM

Architect

BROSSETTE ARCHITECTS, INC.
10239 N. SCOTTSDALE RD. SUITE F
SCOTTSDALE, ARIZONA 85253
CONTACT: JEFF KANTZ
PHONE: (480) 998-3982
E-MAIL: JEFF@BROSSETTEARCHITECTS

Areas:

GROSS AREA: 0.879 Ac. (29,382 S.F.±)
NET AREA: 0.540 Ac. (23,503 S.F.±)
(Excludes 65' R/W for SCOTTSDALE Rd Ave.)

FEMA Flood Zone:

THIS SITE IS LOCATED IN FLOOD ZONE 'X' AS DESIGNATED IN FEMA FLOOD MAP# 04013C2235L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE AREAS PROTECTED BY LEVEES FROM 1.0% FLOOD CHANCE."

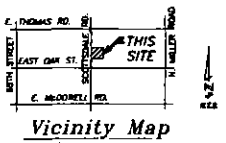
Benchmark

The Benchmark used for this survey is the West quarter corner of Section 33, Maricopa County GDACS point 34810-1, being marked by a 3" brass cap in handhole located at the intersection of Scottsdale Road & Oak Street, having an elevation of 1,235.68 feet (NAVD88).

Drainage Statement

THIS PROJECT IS A REDEVELOPMENT PROJECT ON APPROXIMATELY 1/2 ACRE. THE NEW IMPROVEMENTS HAVE MORE IMPERVIOUS AREA THAN THE OLD SITE DID BASED ON AERIAL PHOTOS. BECAUSE OF THIS AND THE SIZE OF THE SITE, NO STORM WATER RETENTION IS REQUIRED FOR THE PROJECT. THREE SMALL 6" DEEP BASINS ARE PROVIDED TO COLLECT SOME STORM WATER. THE REAR BASIN WILL OUTFALL TO THE EXISTING BASIN TO THE SOUTH. AND THERE ARE TWO SHALLOW PONDING AREAS IN THE FRONT OF THE SITE THAT WILL COLLECT NUISANCE WATER FROM THE PARKING SPACES. THEN OUTFALL TO A SMALL EXISTING BASIN TO THE NORTH, THEN OUT THE STREET. THERE COMBINED CAPACITY IS 1,069 C.F. OFFSITE STORM WATER RUNOFF IS COLLECTED IN A CITY CATCH BASIN IN FRONT OF THE SITE.

Retention Calculations



Vicinity Map

SALAD & GO

REVISIONS:

PRELIMINARY GRADING & UTILITY PLAN

Standage & Associates, Ltd.
Consulting Engineers

NOT FOR CONSTRUCTION

SHEET: 1 OF 1
PROJECT #: 161010

5. Show in calculations that the minimum water pressure requirements are met at the highest proposed finish floor elevation (with and without fire flow).

AVERAGE DAY WATER DEMANDS				
Land Use	**Inside Use**	**Outside Use**	**Total Use**	
Residential Demand per Dwelling Unit:				
< 2 DU/ac	208.9	276.7	485.6	per unit
2 – 2.9 DU/ac	193.7	276.7	470.4	per unit
3 – 7.9 DU/ac	175.9	72.3	248.2	per unit
8 – 11.9 DU/ac	155.3	72.3	227.6	per unit
12 – 22 DU/ac	155.3	72.3	227.6	per unit
High Density Condominium	155.3	30	185.3	per unit
Resort Hotel (includes site amenities)	401.7	44.6	446.3	per room
Service and Employment:				
Restaurant	1.2	0.1	1.3	per sq.ft.
Commercial/Retail	0.7	0.1	0.8	per sq.ft.
Commercial High Rise	0.5	0.1	0.6	per sq.ft.
Office	0.5	0.1	0.6	per sq.ft.
Institutional	670	670	1340	per acre
Industrial	873	154	1027	per acre
Research and Development	1092	192	1284	per acre
Special Use Areas:				
Natural Area Open Space	0	0	0	per acre
Developed Open Space – Parks	0	1786	1786	per acre
Developed Open Space – Golf Course	0	4285	4285	per acre

FIGURE 6.1-2 AVERAGE DAY WATER DEMANDS IN GALLONS PER DAY

6. Pipes and nodes - ID, demand, pressure, elevation, hydraulic grades, length, status, diameter, velocity, headloss / 1000 ft.
7. Reservoirs and pumps - ID, elevation, hydraulic grade, inflow, outflow.
8. PRVs - ID, elevation, upstream and downstream hydraulic grade.
9. Include diagrams clearly showing all water pipe and node references.
10. Pay particular attention to water demand factors used for restaurants or specialty developments.
11. Use scour analysis where surface flows exceed 500 cubic feet per second (cfs).

F. Summary

1. Provide a summary of the proposed water improvements stating that all the city's design standards and policies have been met or indicate any variance or exception. Note why the developer is requesting any variance or exception.
2. Include a brief project schedule indicating the proposed start and completion of the developments improvements.