

Sewer Basis of Design

For

Lot 8 of DC Ranch Corporate Center



FINAL Basis of Design Report

- ☒ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT



Disclaimer: If approved; the approval is granted under the condition that the final construction documents submitted for city review will match the information herein. Any subsequent changes in the water or sewer design that materially impact design criteria or standards will require re-analysis, re-submittal, and approval of a revised basis of design report prior to the plan review submission.; this approval is not a guarantee of construction document acceptance. For questions or clarifications contact the Water Resources Planning and Engineering Department at 480-312-5685.

BY scan

DATE 7/13/2021

Prepared for:

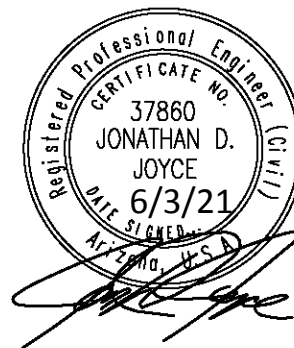
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Basis of Design - Sewer

Lot 8 of DC Ranch Corporate Center

TABLE OF CONTENTS

1.0	Introduction	
1.1	Purpose	1
1.2	Project Location	1
1.3	Project Development.....	1
2.0	Existing Sewer Supply	
3.0	Proposed Improvements	
3.1	Site Plan.....	2
3.2	Project Sewer System.....	2
4.0	Conclusions.....	2
6.0	References.....	2

EXHIBITS

A	Vicinity Aerial Map	C	Water/Sewer QS Map
B	Recorded Plat	D	Preliminary Sewer Plan

SECTION 1: INTRODUCTION

1.1 Purpose

sewer

The purpose of this report is to provide a water analysis as required by the City of Scottsdale to support development of this 1.341 acre project site. This report will analyze existing onsite and offsite water needs and supply and well as proposed improvements in order to ensure that all buildings can and will be serviced by the City of Scottsdale

1.2 Project Location

This project is located within the Corporate Center of DC Ranch, in particular Lot 8. More specifically, this project is located within a portion of the north half of the south half of Section 31, Township 4 North, Range 3 East of Maricopa County, Arizona, with an address of 9270 E Hidden Spur Trail, Scottsdale Arizona 85255. See Exhibits A and B.

The project is bounded by the public right-of-way for E Hidden Spur Trail to the northwest, the fully developed commercial lots (Lots 7 and 9 of said Corporate Center) to the north and west, by an Apartment complex to the east and by land owned by undeveloped land owned by the City of Scottsdale to the south.

1.3 Project Development

The project site (hereafter referred to as the subject site) is currently Zoned Ind-1 (Planned Industrial Zoning District). The proposed use is consistent with the current zoning and no changes are being proposed.

This development will consists of two buildings, one 12,515 sf and one 8,884 sf for a total under roof of 21,399 sf. The larger building is completed dedicated for vehicle storage with the smaller building having 7,750 sf dedicated for vehicle storage along with 1,134 sf dedicated for office space.

SECTION 2: EXISTING SEWER SUPPLY

2.1 City of Scottsdale Services

The City of Scottsdale has an 8" PVC within Hidden Spur Trail, the COS Sewer Map shows has the sewer invert being approximately 6.2 below rim. The City also has an 18" PVC located within a 20' sewer easement running east to west, and across the southern 20' of the project site.

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SECTION 3: PROPOSED IMPROVEMENTS

3.1 Site Plan

A Utility Site Plan is presented as Exhibit D. The Project Site is proposing a short (24 feet) 4" sewer service to connect to the existing 18" sewer line. If required the existing sewer tap provided off of Hidden Spur Trail could be utilized, however: that would entail installing approximately 350 lf of sewer just to service the one office/break area.

3.2 Project Sewer System

The sewer flow is minimal and either COS sewer system (8" or 18") has ample capacity to accept project flows.

SECTION 4: CONCLUSIONS

The existing COS sewer system is accept project flows.

SECTION 5: REFERENCES

1. City of Scottsdale Revised Code
2. City of Scottsdale Design Standards and Policies Manual

THIS DOCUMENT IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE CITY OF SCOTTSDALE DOES NOT WARRANT ITS ACCURACY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE. IT SHOULD NOT BE RELIED UPON WITHOUT FIELD VERIFICATION.

THE CITY OF SCOTTSDALE

02-SEP-2010

37-49



36-50

17800 N

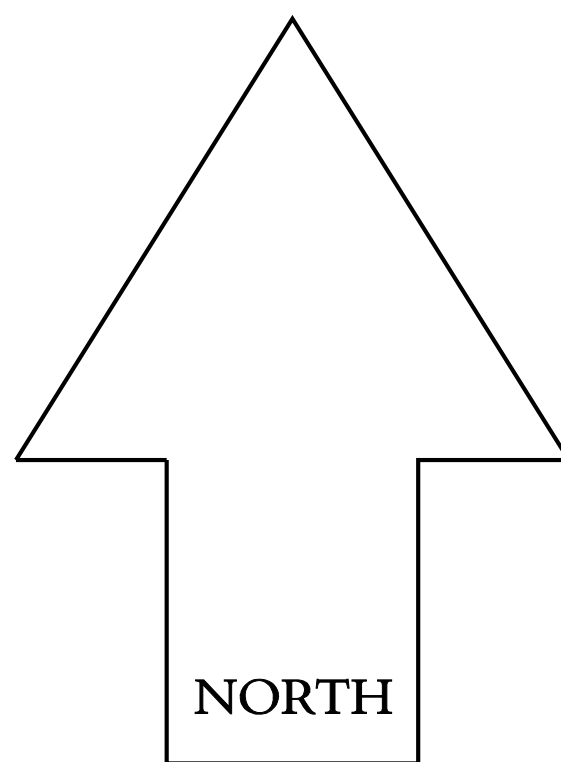
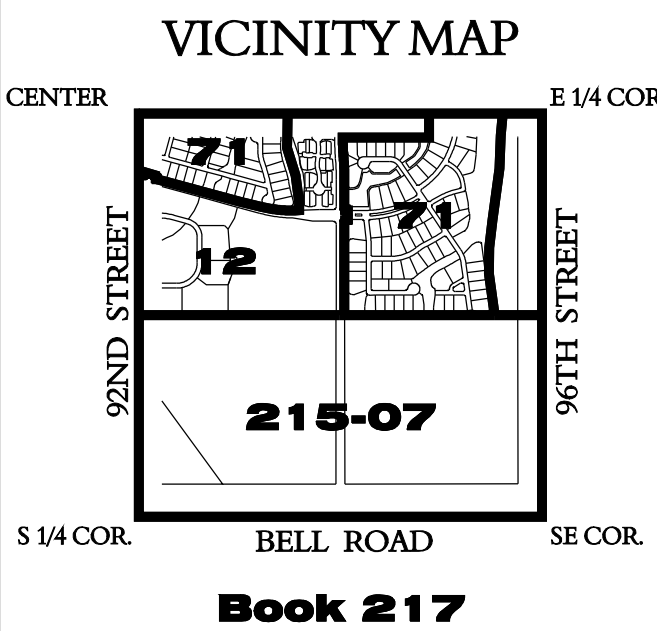
17000 N

9600 E

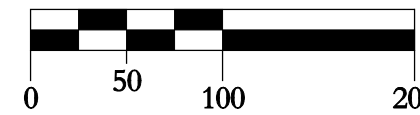
- GENERAL NOTES:
- THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE SCOTTSDALE RECORDS DEPARTMENT AT (480) 312-2356.
 - THE SECTION LINE BEARING AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE GPS SURVEY OF SEPTEMBER 1991. BEARINGS ARE MAGN. GRID. DISTANCES ARE FLATTENED TO GROUND. WHERE NO CORNER WAS FOUND THE DIMENSIONS ARE GIVEN TO CALCULATED SECTION CORNERS AND ARE NOTED AS "CALCULATED" ON THE MAP.

NOTES:

PHOTO DATE:
NOVEMBER 2007



SCALE: 1" = 100'



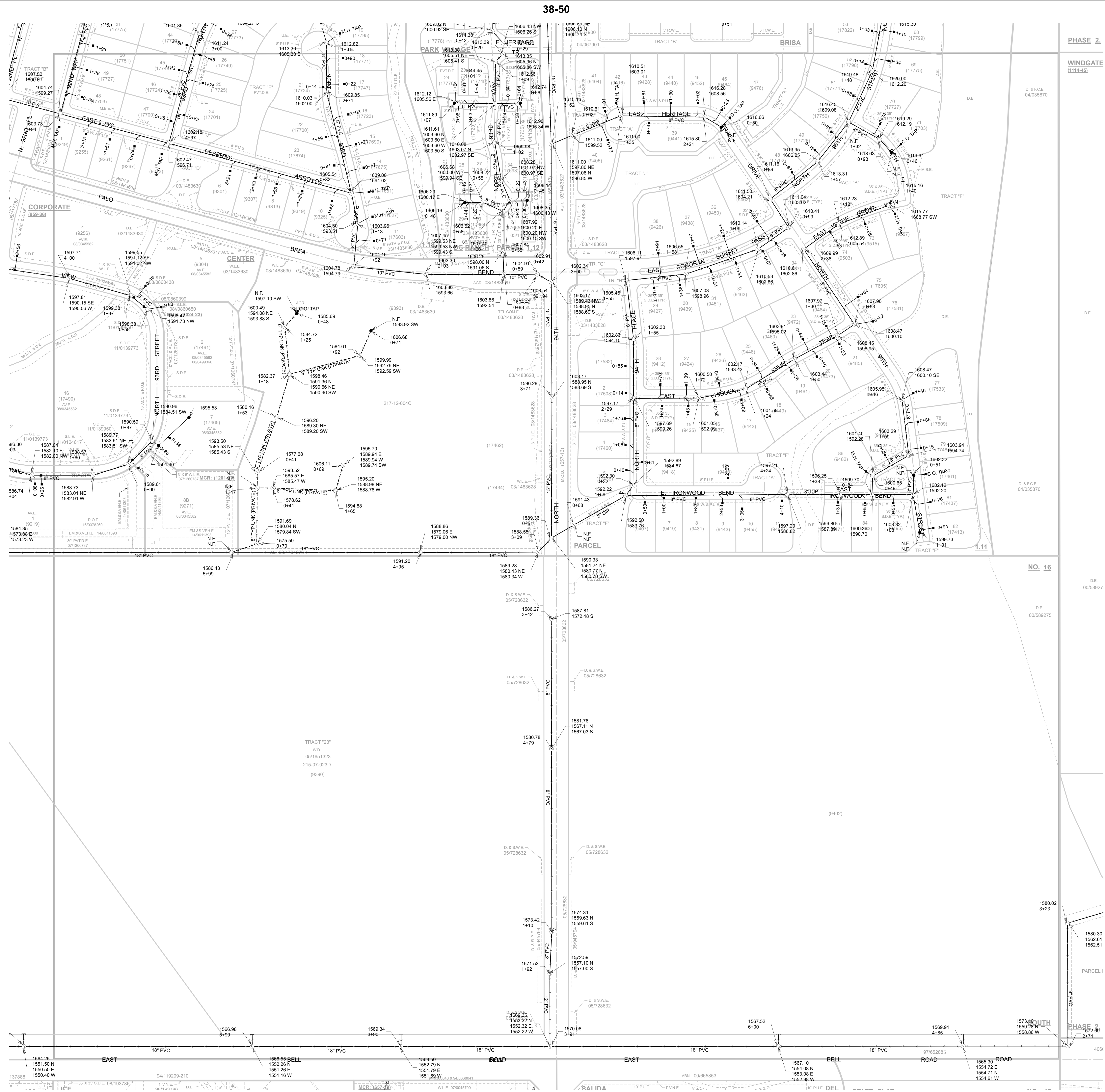
Note: The map scale of 1" = 100' is based on a full size print of 30" x 36'.

AERIAL
QUARTER SECTION MAP
37 - 50
SE 1/4 SEC. 31 T4N R5E

EXHIBIT A

10-JAN-21

37-49



GENERAL NOTES:

- THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE CITY OF SCOTTSDALE GIS DEPARTMENT AT (480) 312-7792.
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LEGEND:

- Cleanout
- Lift Station
- Manhole
- Non-GPS Point
- Plug
- Sewer Service Point
- Sewer Tap Point
- Sewer Valve
- Treatment Plant
- Sewer Main - Gravity
- Sewer Main - Force
- Sewer Main - Private

VICINITY MAP

NORTH

SCALE: 1" = 100'

The map scale of 1" = 100' is based on a full size print of 30" x 36"

SEWER

QUARTER SECTION MAP

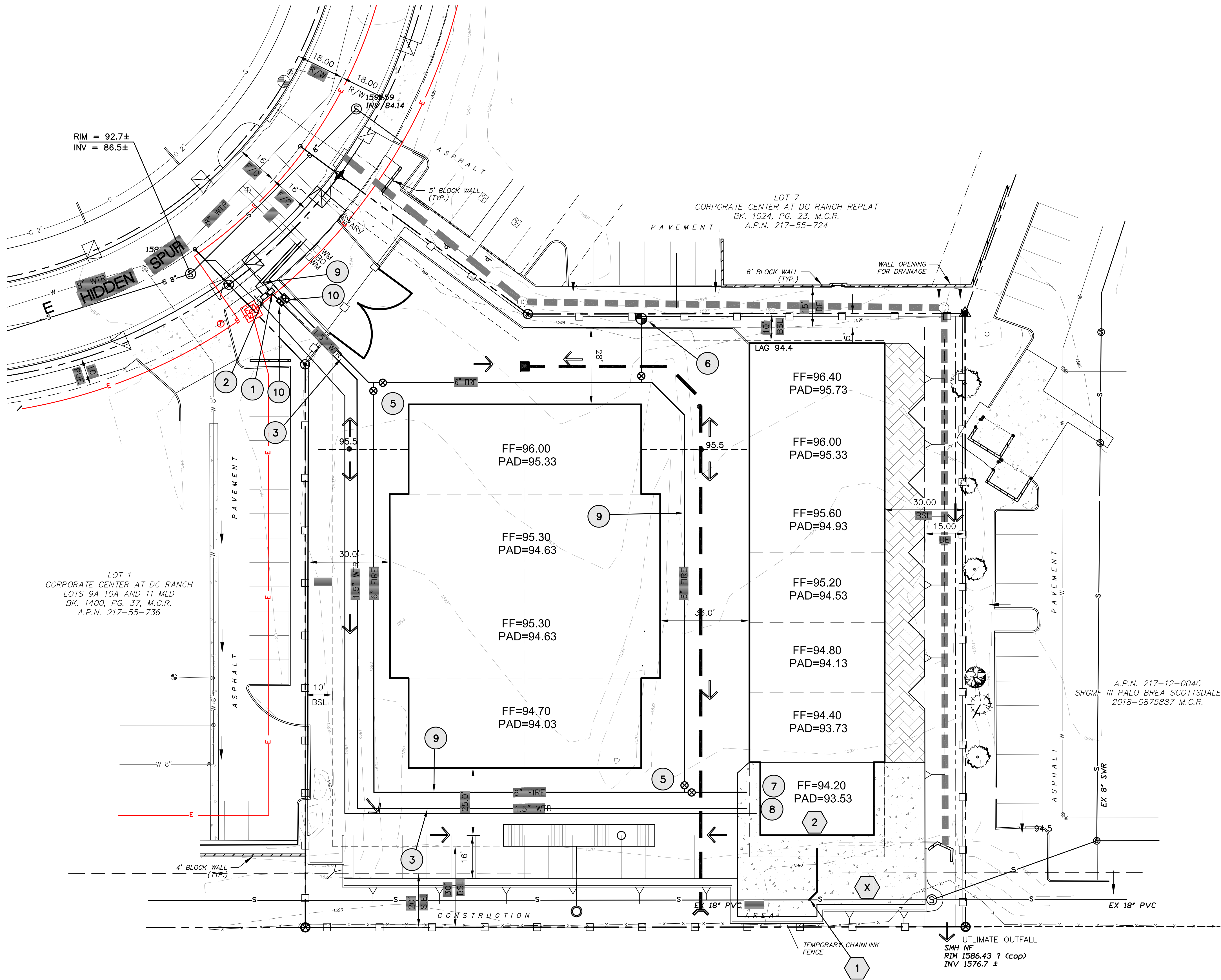
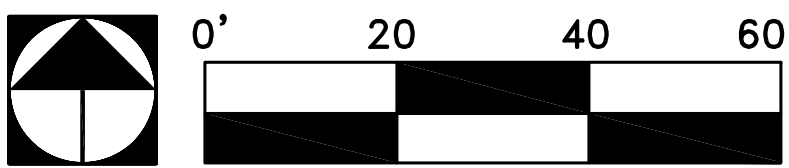
37-50

SE 1/4 SEC. 31 T4N R5E

CITY OF SCOTTSDALE

SCOTTSDALE GEOGRAPHIC INFORMATION SYSTEMS

3629 North Drinkwater Boulevard
Scottsdale, Arizona 85251



LEGEND

---	PROPERTY LINE	ADA ROUTE
---	RIGHT OF WAY	FIRE HYDRANT
---	MONUMENT LINE	WATER VALVE
---	EASEMENT	SEWER MANHOLE
-x-x-x-	FENCE LINE	POWER POLE
OHE	OVERHEAD ELECTRIC	LIGHT POLE
E	ELECTRIC	PROPERTY CORNER NOTHING FOUND
W	WATER LINE	1/2" REBAR
S	SEWER LINE	NAIL IN WASHER
SD	STORM DRAIN	BRASS CAP FLUSH
G	GAS LINE	BRASS CAP IN HANHOLE
R/W	RIGHT OF WAY	(M) MEASURED
PUE	PUBLIC UTILITY EASEMENT	(R) RECORDED
SVT	SIGHT VISIBILITY TRIANGLE	(C) CALCULATED
TC	TOP OF CURB	ML MONUMENT LINE
G	GUTTER	CL CENTERLINE
C	CONCRETE	BSL BUILDING SETBACK LINE
P	PAVEMENT	DE DRAINAGE EASEMENT
NG	NATURAL GROUND	

WATER NOTES

1. RELOCATE WATER METER
2. RELOCATE LANDSCAPE METERINSTALL 6" VERTICAL CURB
3. INSTALL 2" DOMESTIC SERVICE
4. INSTALL 6" FIRE LINE
5. INSTALL WVB & C
6. INSTALL FIRE HYDRANT
7. INSTALL FIRE LINE TO 5' SHORT OF BUILDING SEE PLUMBING PLAN FOR CONNECTION
8. INSTALL WATER SERVICE TO 5' SHORT OF BUILDING SEE PLUMBING PLAN FOR CONNECTION
9. EXTEND FIRE LINE
10. INSTALL BACKFLOW PREVENTOR

SEWER NOTES

1. INSTALL 6" SEWER TAP ON EXISTING 18" MAIN
2. EXTEND TO 5' SHORT OF BUILDING SEE PLUMBING PLANS FOR CONNECTION



LOT 8 OF THE CORPORATE CENTER
AT DC RANCH
PRELIMINARY UTILITY EXHIBIT



DRAWING	SPECIFICS
PROJECT:	2110
DATE:	6/03/21
SCALE:	N/A
DRAWN BY:	STAFF
DESIGNED BY:	JDJ
CHECKED BY:	JDJ