

Basis of Design Sewer for SET JET



A portion of Lot 67
Thunderbird Industrial Airpark No. 2
Scottsdale, Arizona



FINAL Basis of Design Report <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISE AND RESUBMIT	 CITY OF SCOTTSDALE SCOTTSDALE WATER 9379 E San Salvador Dr. Scottsdale, AZ 85258
<small>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.</small>	
BY apritchard	DATE 6/9/2022

Prepared for:

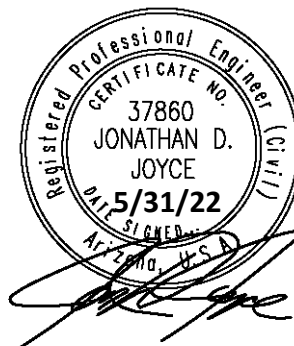
Jet Set, LLC

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Scottsdale AZ 85260
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Basis of Design Sewer

SET JET

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EXHIBITS

- A Vicinity Map
- B Aerial Map
- C Water/Sewer QS Map
- D Utility Plan

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SECTION 1: INTRODUCTION

1.1 Purpose

The purpose of this report is to provide a sewer analysis as required by the City of Scottsdale to support development of this 0.918 acre project site. This report will analyze existing onsite and offsite sewer needs and supply and well as proposed improvements to ensure that all buildings can and will be serviced by the City of Scottsdale

1.2 Project Location

This project is located within Thunderbird Industrial Airpark No 3. More specifically this project is located within a portion of Section 31, T4N, R5E of Maricopa County, Arizona, with an address of 15210 N 75st Street, Scottsdale Arizona 85260. See Exhibit 1, Vicinity Map.

Properties located adjacent to the subject site include similarly zoned and development properties with a taxiway adjacent to along the entire north property line. See Exhibits 2 Aerial Map.

1.3 Project Development

The project site is an undeveloped parcel created by means of a Lot Split. Lot 67 of Thunderbird Industrial Airpark was formerly an 81,764 sf lot and had the assessor's parcel number 215-56-067. After the Lot Split, two parcels were created: assessor's number 215-56-067A with 40,850 sf, and assessor's number 215-56-067B with 40,764 sf (the project site).

The project site is currently Zoned Ind-1 (Planned Industrial Zoning District). The proposed use is consistent with the current zoning with no changes proposed.

This development will consist of one 17,344 sf building, including covered parking for private planes (hanger), a front lobby and office space. The remaining property will consist of parking areas, a plane maneuvering area, drive aisles and landscape areas.

SECTION 2: EXISTING SEWER SUPPLY

2.1 City of Scottsdale Services

The City of Scottsdale has an 8" VCP Sewer Main located on the north side of North 75th Street. The project site does have an existing sewer tap and will be connecting to said existing service line. See Exhibit C.

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SECTION 3: PROPOSED IMPROVEMENTS

3.1 Site Plan

A utility Site Plan is presented as Exhibit E. As mentioned earlier the proposed building will connect to the existing sewer tap.

3.2 Demand

Private water demand comes from a single 1,587 sf office/lobby area with a total of 15 fixture units. The COS services this Industrial Airpark and has 8" VCP sewer lines in place to service commercial lots.

Commercial / Average Day Water Demand

$0.8 \text{ gpd} \times 1,587 = 1,270 \text{ GPD}$ or $0.00111 \times 1,587 = 1.76 \text{ GPM}$

Fire Flow Requirements

A minimum of 1,500 gpm for commercial/industrial

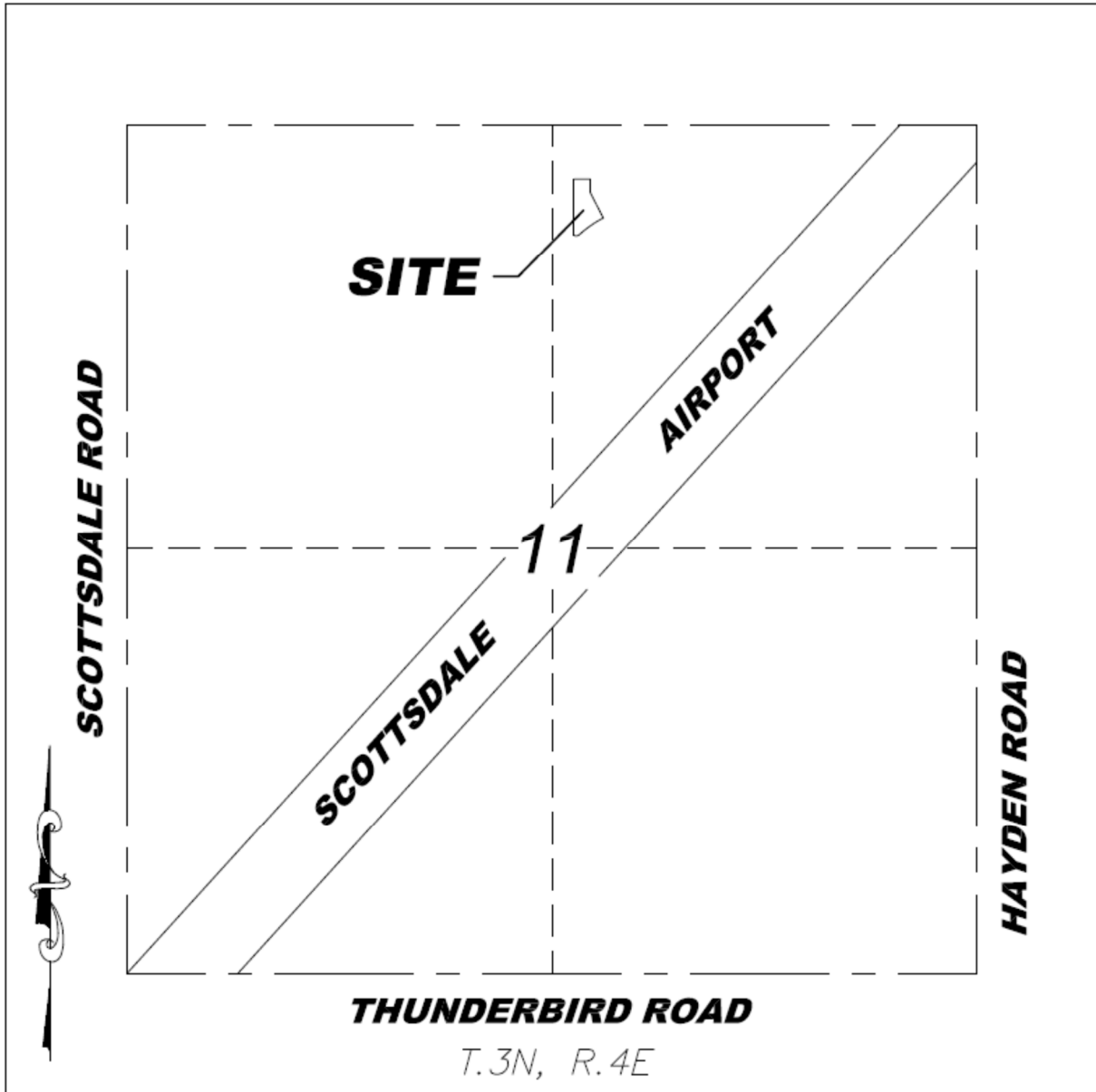
SECTION 4: CONCLUSIONS

The existing COS water system is adequate to meet both the domestic and fire flow needs without additional improvements.

SECTION 5: REFERENCES

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

Exhibit A – Vicinity Map



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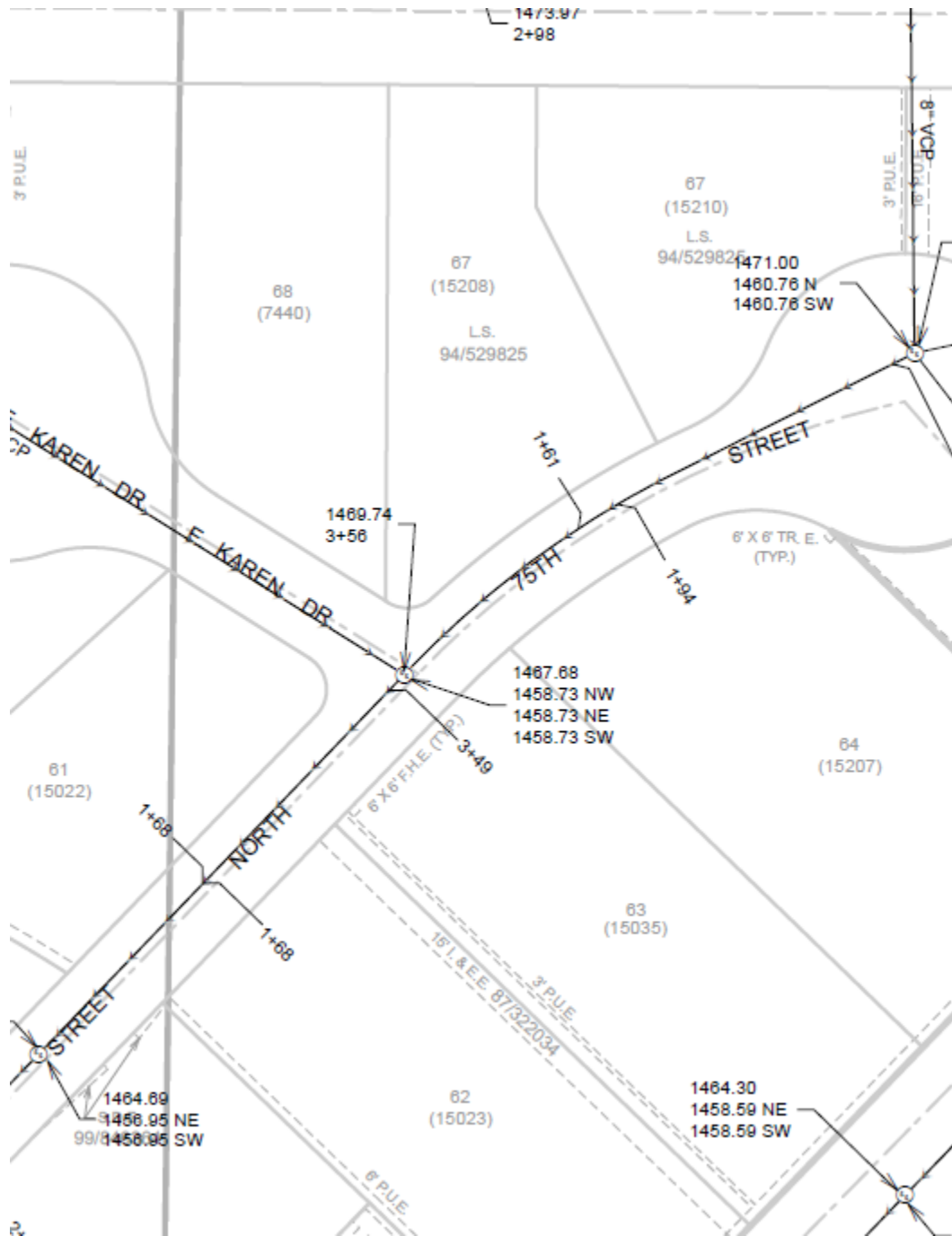
EXHIBIT B – AERIAL MAP



Basis of Design Sewer

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Exhibit C – Sewer ¼ Section Map



WATER NOTES

1. INSTALL 1.5" WATER TAP AND WATER SERVICE LINE (50 LF)
2. INSTALL 1.5" WATER METER AND BACKFLOW PREVENTOR
3. EXTEND NEW WATER SERVICE TO 5' OUTSIDE OF BUILDING (16 LF)
4. INSTALL 8" X 6" TAPPING SLEEVE AND VALVE, REPLACE SECTIN OF AC PIPE AT TAP WITH DIP CLASS 350. SEE SECTIONS 6-1.408 AND 6-1.413 OF THE COS DESIGN STANDARDS AND POLICIES MANUAL
5. INSTALL 45° BEND
6. INSTALL 6" DIP FIRE LINE
7. EXTEND FIRE LINE TO WITHIN 5' OF BUILDING
8. INSTALL BACKFLOW PREVENTOR IN FIRE ROOM
9. INSTALL FIRE DEPARTMENT CONNECTION

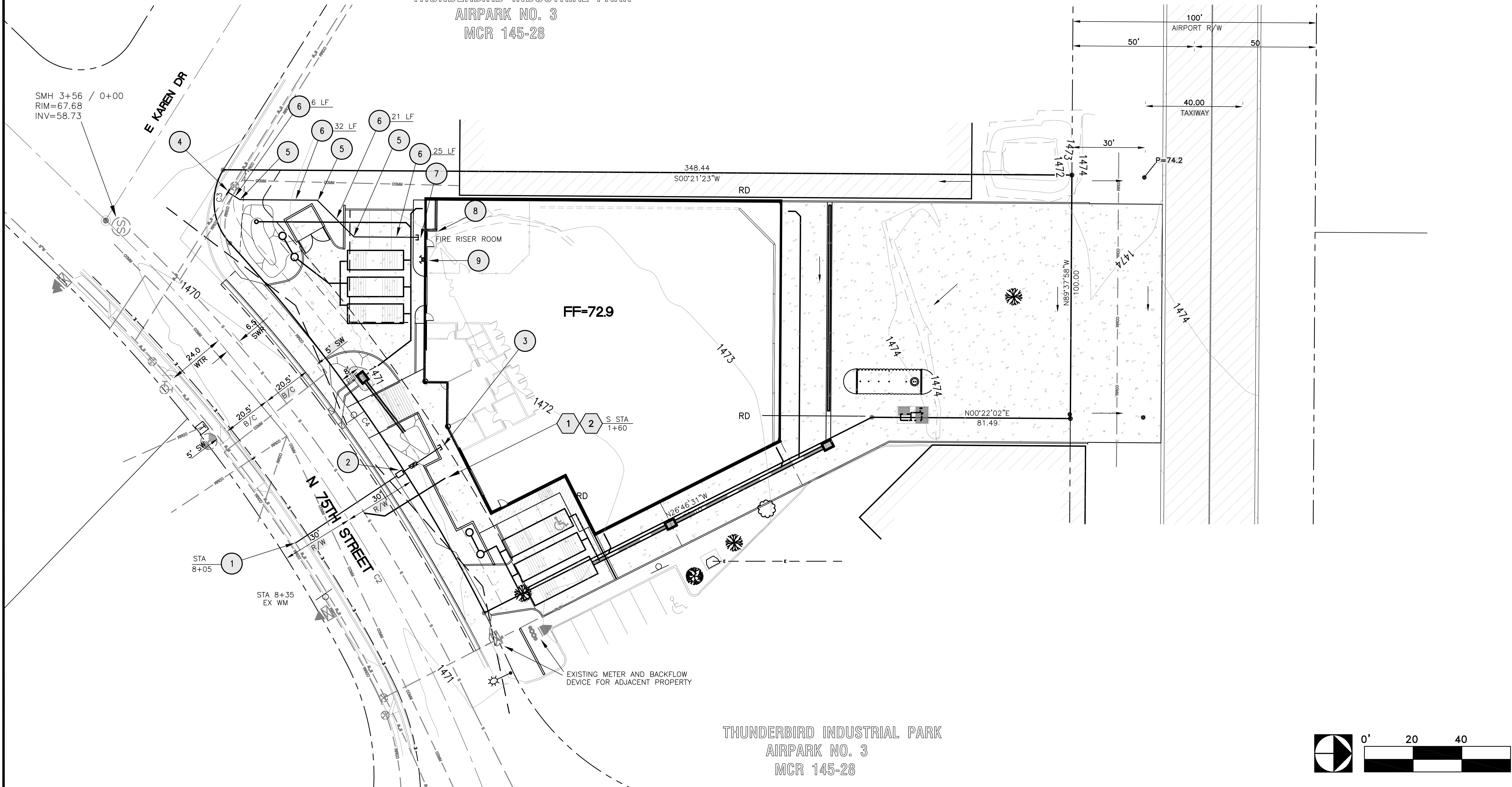
SEWER NOTES

1. EXISTING SEWER TAP
2. CONNECT NEW 6" SEWER SERVICE TO WITHIN 5' OF BUILDING

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	⊙	BRASS CAP FLUSH
—SD—	STORM DRAIN	(M)	BRASS CAP IN HANDHOLE
—G—	GAS LINE	(R)	MEASURED
R/W	RIGHT OF WAY	(C)	RECORDED
PUE	PUBLIC UTILITY EASEMENT	ML	CALCULATED
TC	TOP OF CURB	CL	MONUMENT LINE
G	GUTTER	BSL	CENTERLINE
C	CONCRETE	DE	BUILDING SETBACK LINE
P	PAVEMENT		DRAINAGE EASEMENT
X	EXISTING GRADE		

THUNDERBIRD INDUSTRIAL PARK
AIRPARK NO. 3
MCR 145-28



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AIRPARK NO. 3
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REV. NO.	DESCRIPTION	DATE

CONDUCT ARIZONA 811 AT LEAST TWO WEEKS BEFORE YOU BEGIN EXCAVATION
ARIZONA 811
 CALL 811 OR CLICK ARIZONA811.COM

FOUR PEAKS DESIGN GROUP

SET JET
EXHIBIT D
PRELIMINARY UTILITY PLAN

PROFESSIONAL ENGINEER
 37860
 JONATHAN D. JOYCE
 5/31/22
 STATE OF ARIZONA

DRAWING	SPECIFICS
PROJECT:	2110
DATE:	5/31/22
SCALE:	1" = 20'
DRAWN BY:	STAFF
DESIGNED BY:	JDJ
CHECKED BY:	JDJ