



**KLAND** CIVIL ENGINEERS

# Preliminary Water & Sewer Basis of Design Report

## Megerdichian Assisted Seniors Center (MASC)

**8849 E CHOLLA ST, SCOTTSDALE, AZ 85260**

Kland# K15153

**Prepared for:**

AAk Architecture & Interiors, Inc.  
7585 E. Redfield Rd., Suite 106  
Scottsdale, AZ 85260-6937  
Contact: Artin Knadjian

**Prepared by:**

Kland Civil Engineers, L.L.C.  
7227 North 16th Street, Suite 217  
Phoenix, Arizona 85020  
Contact: Leslie Kland, P.E.

**Submitted to:**

City of Scottsdale  
7447 E. Indian School Road  
Scottsdale, Arizona 85251

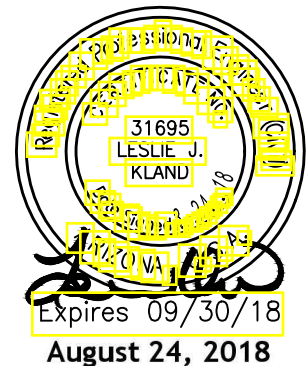


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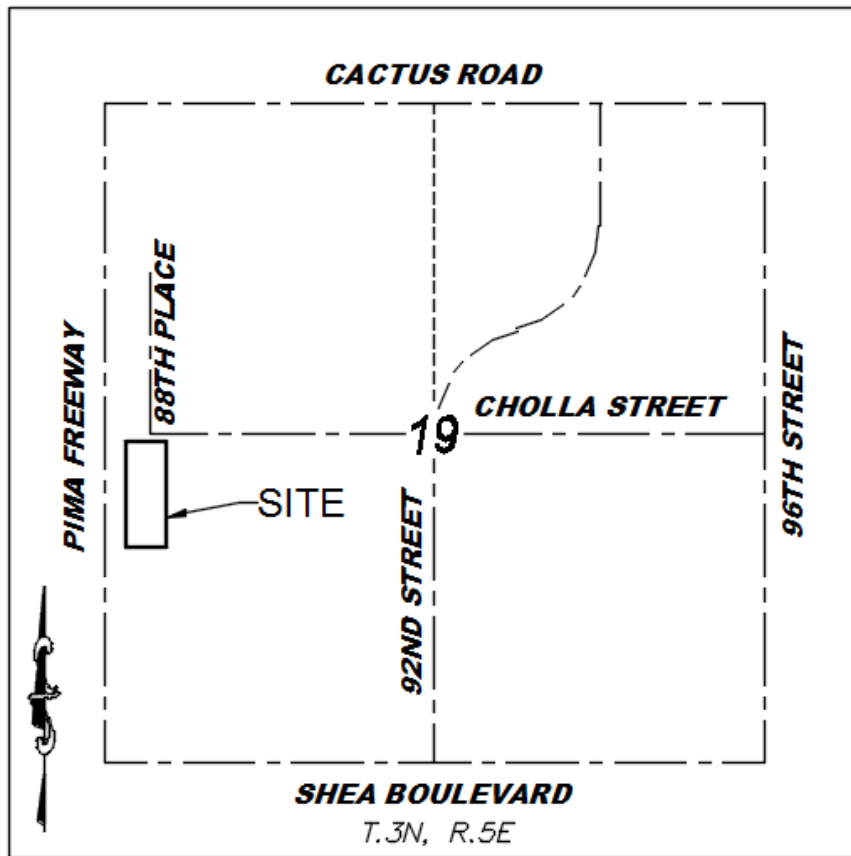
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# 1. Introduction

The Megerdichian Assisted Seniors Center (MASC) is located within a portion of Lot 3 in the Southwest Quarter of Section 19, Township 3 North, Range 5 East of Gila and Salt River base and Meridian, Maricopa County, Arizona. The site is bordered on the west by Pima Freeway, on north by Cholla Street, and on the east and south by previously developed properties. The current zoning of the site is R1-35 according to Maricopa County Assessor’s Office. Currently, the site includes several parking lots and paved driveways, three single story buildings which are connected by a dirt road, and a retention area. The remaining portion on the north of the site is open space area which the proposed development will occur on. The proposed development includes a senior center building (21,800 sf), and the required parking spaces.

Please see Vicinity Map below.



## **VICINITY MAP**

N.T.S.

An existing 30” DIP public water and 24” PVC public sewer are located along the west property boundary. Please refer to “Appendix A - Sewer and Water Quarter Section Map” for detailed information.

## **2. Sewer Distribution System**

The site will be serviced by a sewer main connected to the existing 24-inch public sewer line along the west boundary of the property. It is anticipated that 6-inch sewer line will provide enough capacity for the proposed site plan. The building also will be serviced with 4-inch sewer pipes. The details of the building service lines will be provided by the plumbing engineer at the time of final design.

As can be seen in the preliminary plan attached to the report, there is an existing 8" PVC pipe in the site which might conflict with the new senior center building. Therefore, this pipe is proposed to be removed and replaced with the 6" sewer pipes expanded from the aforementioned existing 24" sewer line.

Please see "Appendix B - Preliminary Water and Sewer Plan" for more information.

## **3. Water System**

With respect to the water line design, it is planned to service the new building by connecting the new water line to an existing 6" water pipe in the north of the site. This existing 6" water line is connected to the existing 8" ACP water line along Cholla Street. The waterline will be looped through the site and connect back to the 30" water line on the west side of the site. The domestic water supply and fire sprinkler feed will be tapped off of the new loop. In addition this new water line will feed the fire hydrants in two locations on the west and east side of the new senior center building. The existing senior living building will continue to be fed by the existing services.

It is worth mentioning that the existing water line which crosses the proposed senior center building will be completely removed and the new building will be serviced via the mentioned water line.

Please see "Appendix B - Preliminary Water and Sewer Plan" for more information.

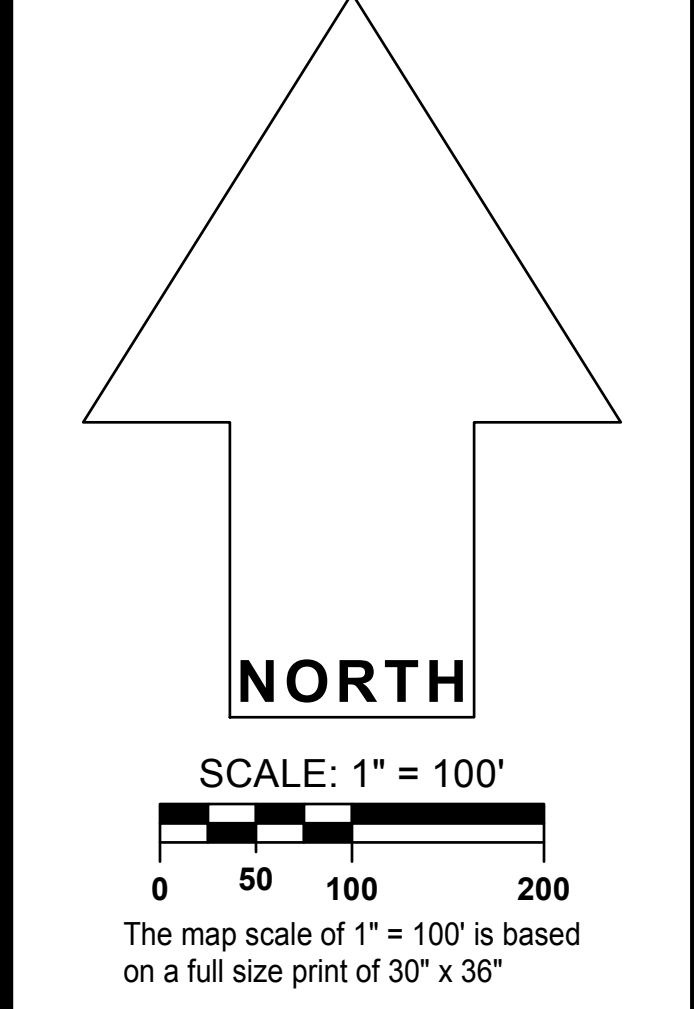
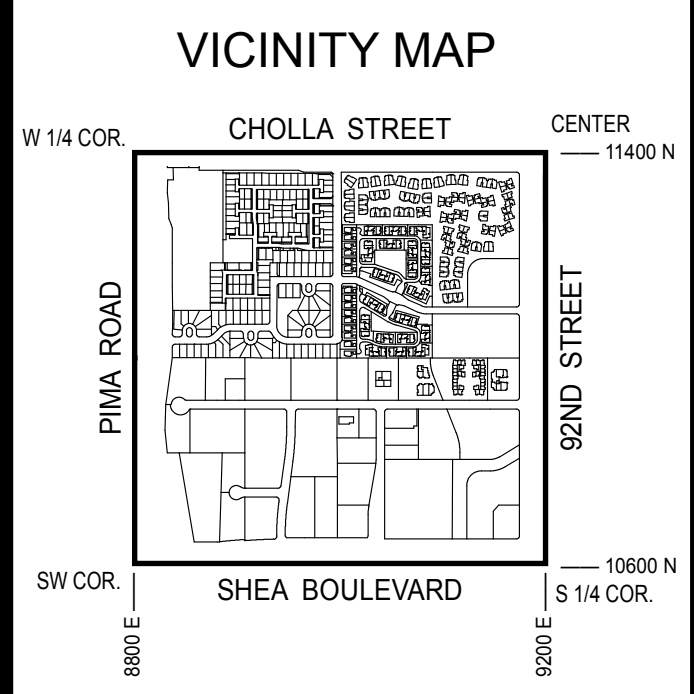
# APPENDIX A

## Water and Sewer Quarter Section Map

GENERAL NOTES:  
THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE CITY OF SCOTTSDALE GIS DEPARTMENT AT (480) 312-7792.  
THE SECTION LINE BEARING AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE GPS SURVEY OF SEPTEMBER, 1991. BEARINGS ARE NAD 83 GRID AND 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.

LEGEND:

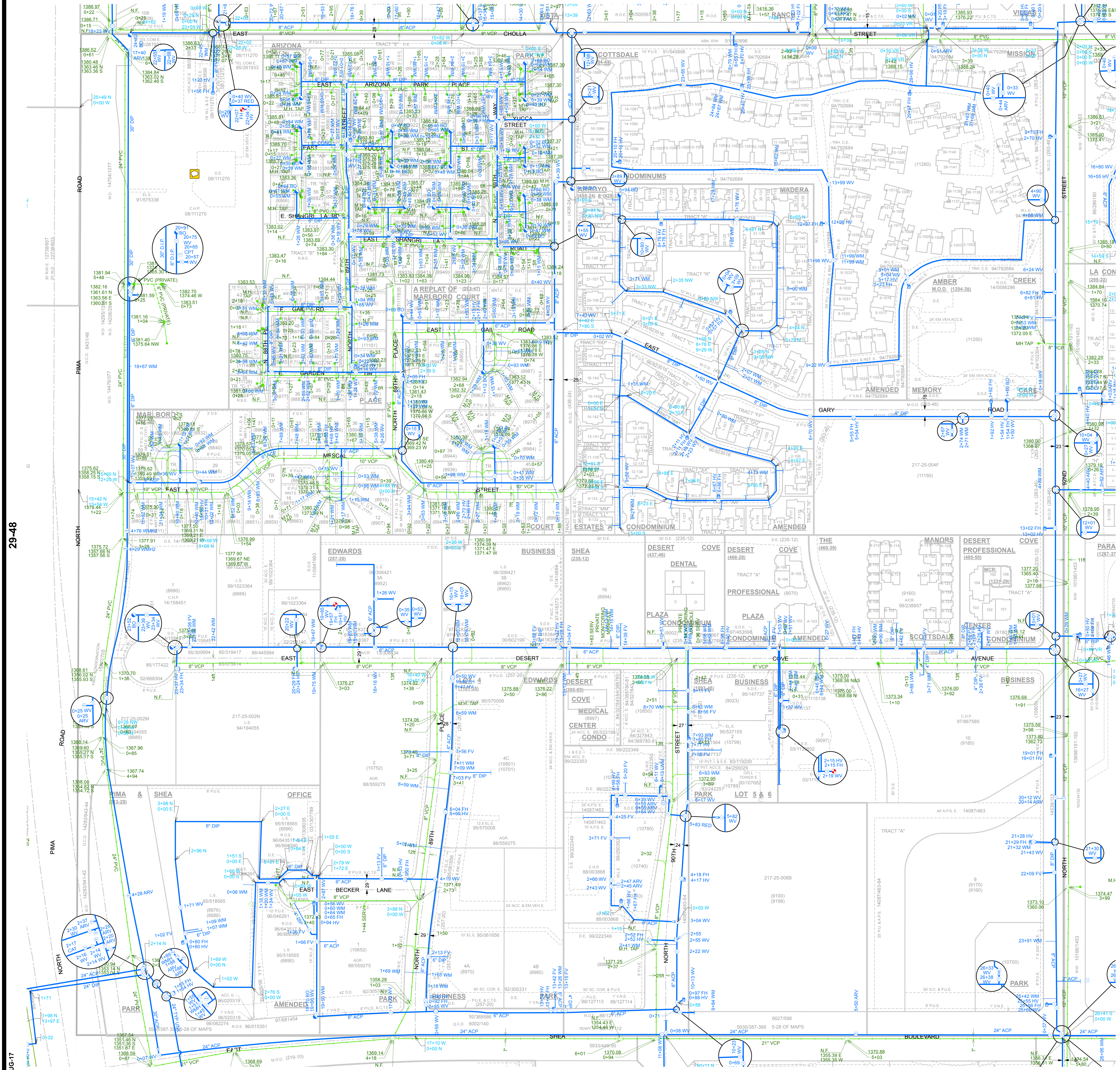
- Water Valve
- Non-potable Water Valve
- Fire Hydrant
- Water Blowoff
- Water Main Reducer
- Water Sample Station
- Water Air Release Valve
- Non-potable Water Air Release Valve
- Water Pressure Reducing Valve
- Water Vault
- Water Manhole
- Non-Potable Water Manhole
- Water Pump
- Water Main
- Non-Potable Water Main
- Fire Line
- Water Service
- Non-Scottsdale Water Main
- Sewer Manhole
- Sewer Lift Station
- Sewer Treatment Plant
- Sewer Main - Gravity
- Sewer Main - Force
- Non-Scottsdale Sewer Main
- Sewer Service



**WATER & SEWER**  
QUARTER SECTION MAP  
**29-49**  
SW 1/4 SEC. 19 T3N R5E

**CITY OF SCOTTSDALE**  
SCOTTSDALE GEOGRAPHIC INFORMATION SYSTEMS  
3629 North Drinkwater Boulevard  
Scottsdale, Arizona 85251

**NOTICE**  
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THE CITY OF SCOTTSDALE



# APPENDIX B

## Water and Sewer Master Plan

**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.

**FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760L, DATED OCTOBER 18, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

**ARCHITECT**

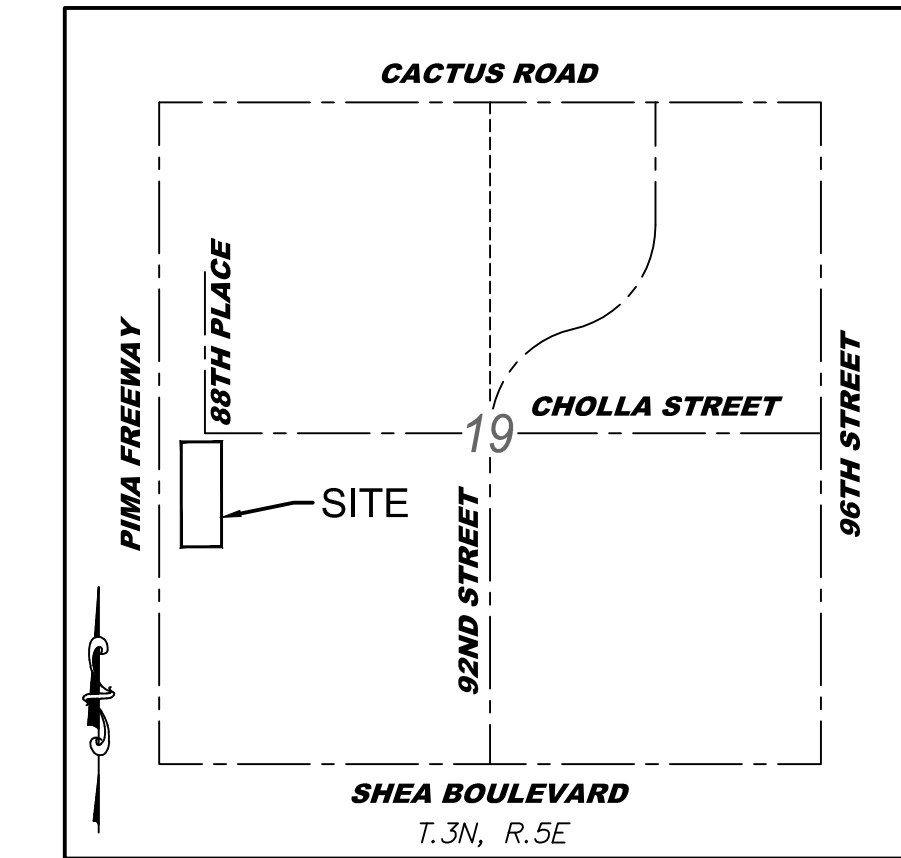
AAKAI ARCHITECTURE AND INTERIORS  
7585 E. REDFIELD RD., STE 106  
SCOTTSDALE, AZ 85260  
PH: (480) 588-5852  
CONTACT:

**ENGINEER**

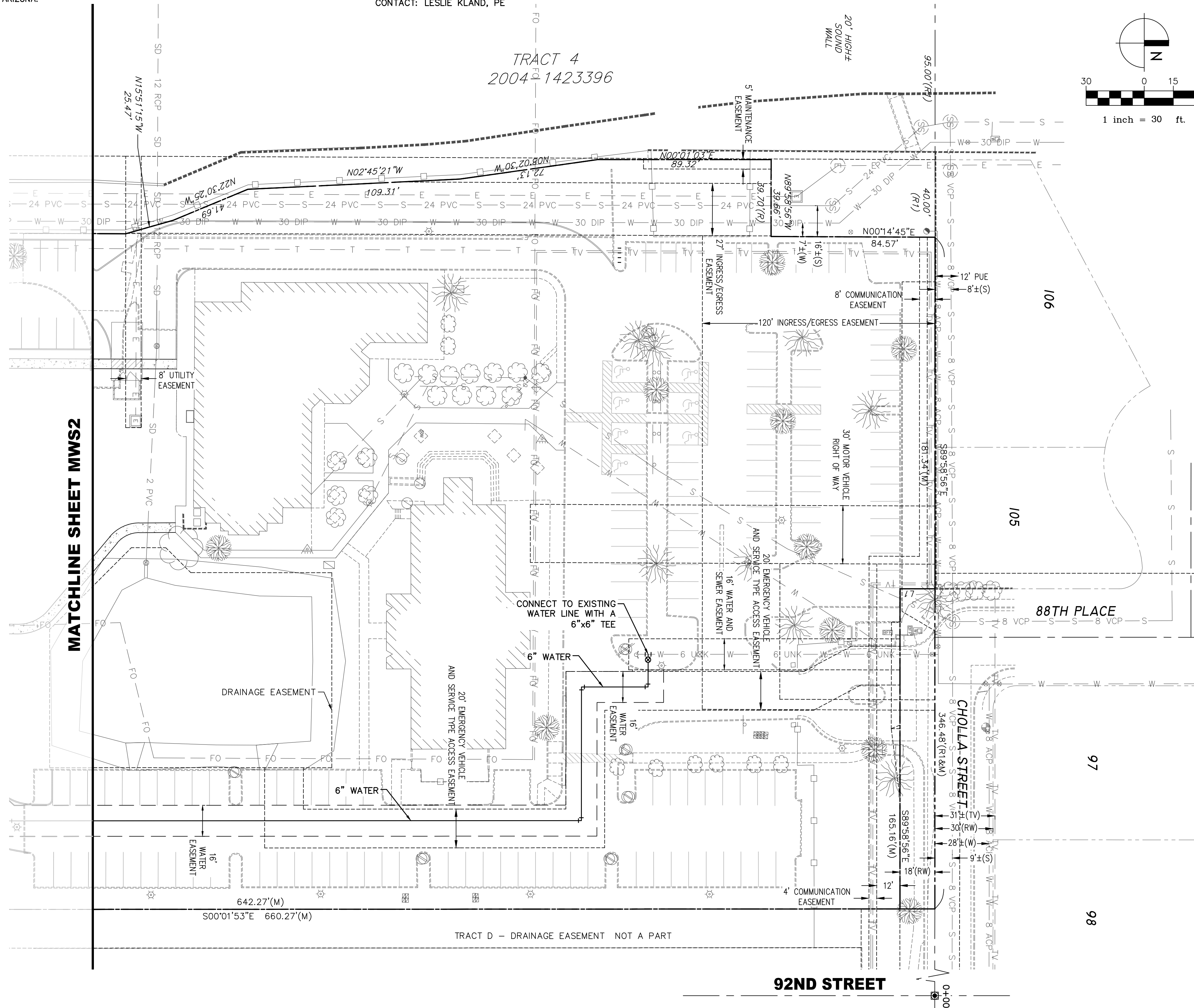
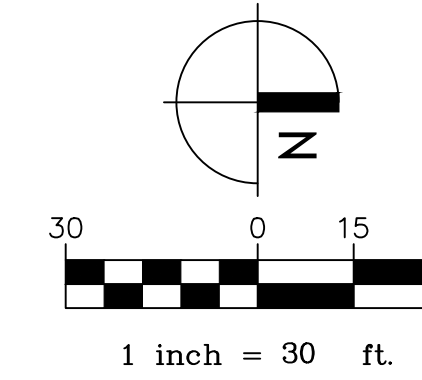
KLAND CIVIL ENGINEERS  
7227 N. 16TH ST., STE 217  
PHOENIX, AZ 85020  
PH: (480) 344-0480  
CONTACT: LESLIE KLAND, PE

**MASTER WATER AND SEWER 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.



EXISTING	DESCRIPTION	PROPOSED
●	SURVEY MARKER	○
—	CURB AND GUTTER	—
—	SIDEWALK	—
—	SINGLE CURB	—
—	WATER FITTINGS	—
—	WATER METER	—
—	WATER LINE	—
—	FIRE HYDRANT	—
—	SEWER LINE	—
—	SEWER MANHOLE/CLEANOUT	—
—	STORM DRAIN	—
—	CATCH BASIN	—
—	UNDERGROUND STORAGE TANK	—
—	DRY WELL	—
—	FINISHED FLOOR	—
—	GAS LINE/METER/VALVE	—
—	ELECTRIC LINE/METER	—
—	CABLE/JUNCTION BOX	—
—	COMMUNICATION LINE	—
—	OVERHEAD ELECTRIC/POLE	—
—	VEGETATION	—
—	BOUNDARY LINE	—
—	CENTER LINE	—
—	EASEMENT	—

FF = 49.81  
PAD =

**MEGERDICHIAN SENIOR CENTER**  
8849 E. CHOLLA ST.  
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	
NO.	ISSUED FOR: DATE

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 WATER AND SEWER PLAN**

DATE: 08/24/2018  
JOB NUMBER: 1727-00  
KLAND PROJECT NUMBER: K15153



**MWS1 OF 2**

