



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:

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Submitted to:

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

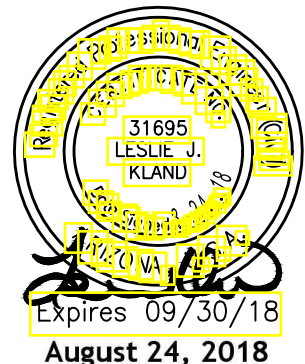


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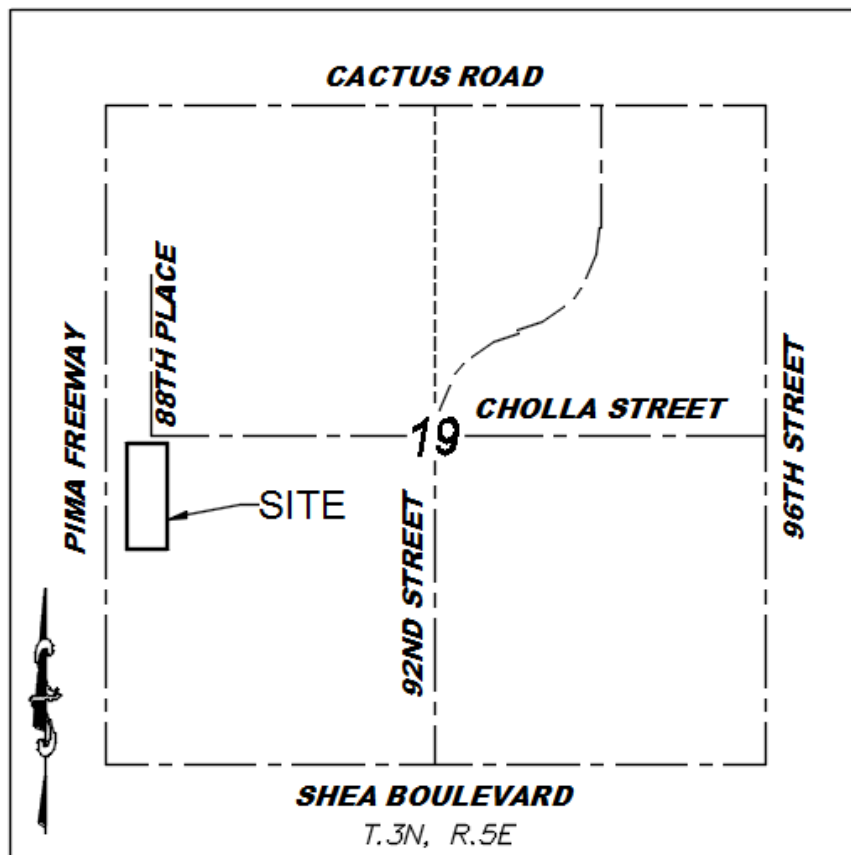
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1. Introduction

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

NOTICE

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

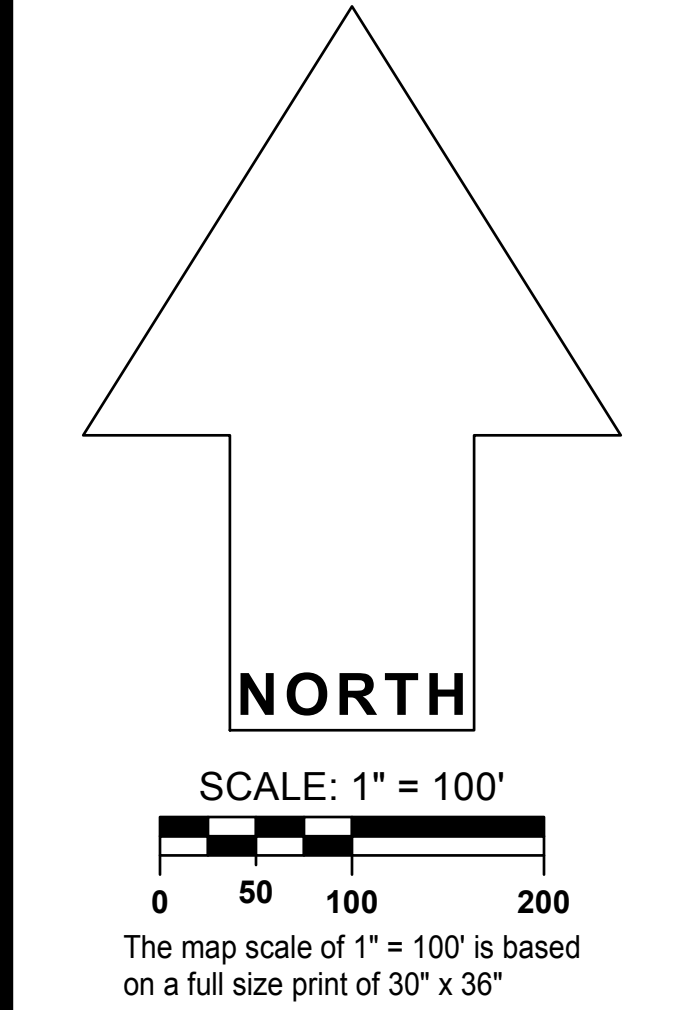
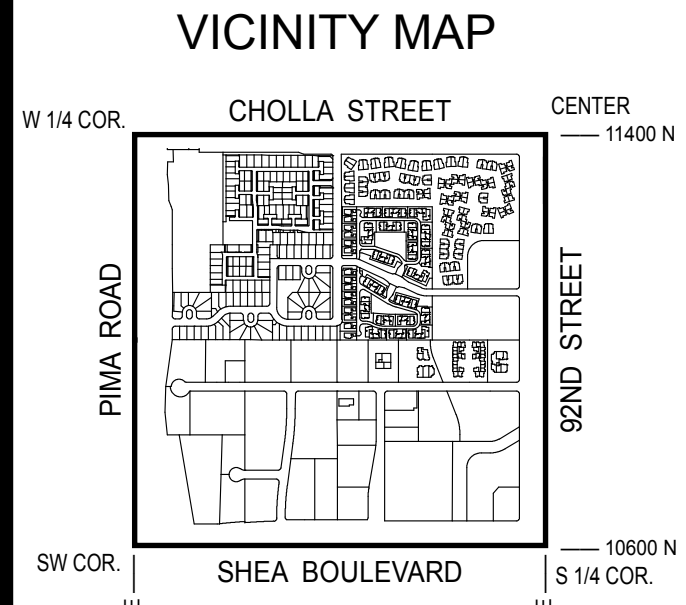
06-AUG-17

29-48

30-49

28-49

- 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 Cleanout
 - 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

APPENDIX B

Water and Sewer Master Plan

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)

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.

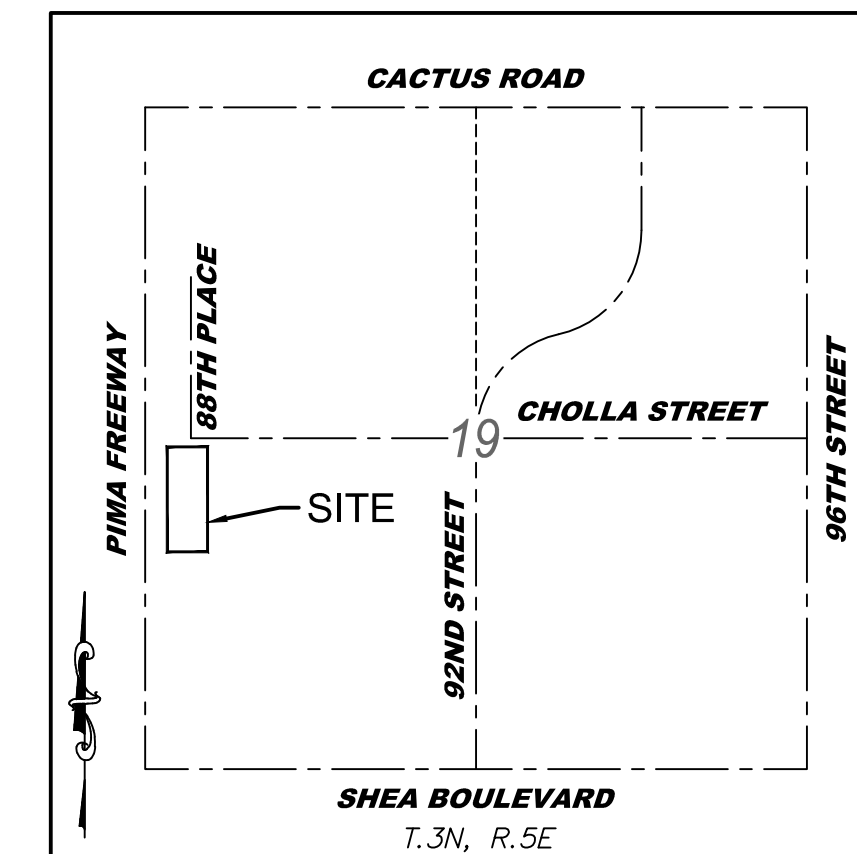
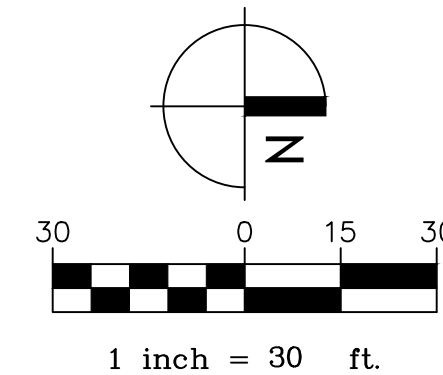
THE MONUMENT LINE OF 92ND STREET.
SAID LINE BEARS SOUTH 00 DEGREES
01 MINUTES 20 SECONDS EAST.

ACCORDING TO THE FLOOD INSURANCE
RATE MAP #04013C1760L, DATED
OCTOBER 16, 2013, THIS PROPERTY IS
LOCATED IN FLOOD ZONE "X".

AAKAI ARCHITECTURE AND INTERIORS
7585 E. REDFIELD RD., STE 106
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CONTACT:

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

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.

DESCRIPTION

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	

PROPOSED

FF=43.81
PAD=

PAD=

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

[illegible]

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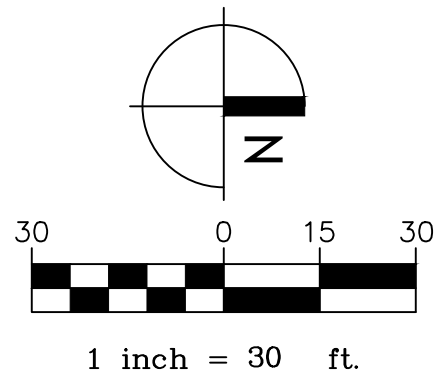
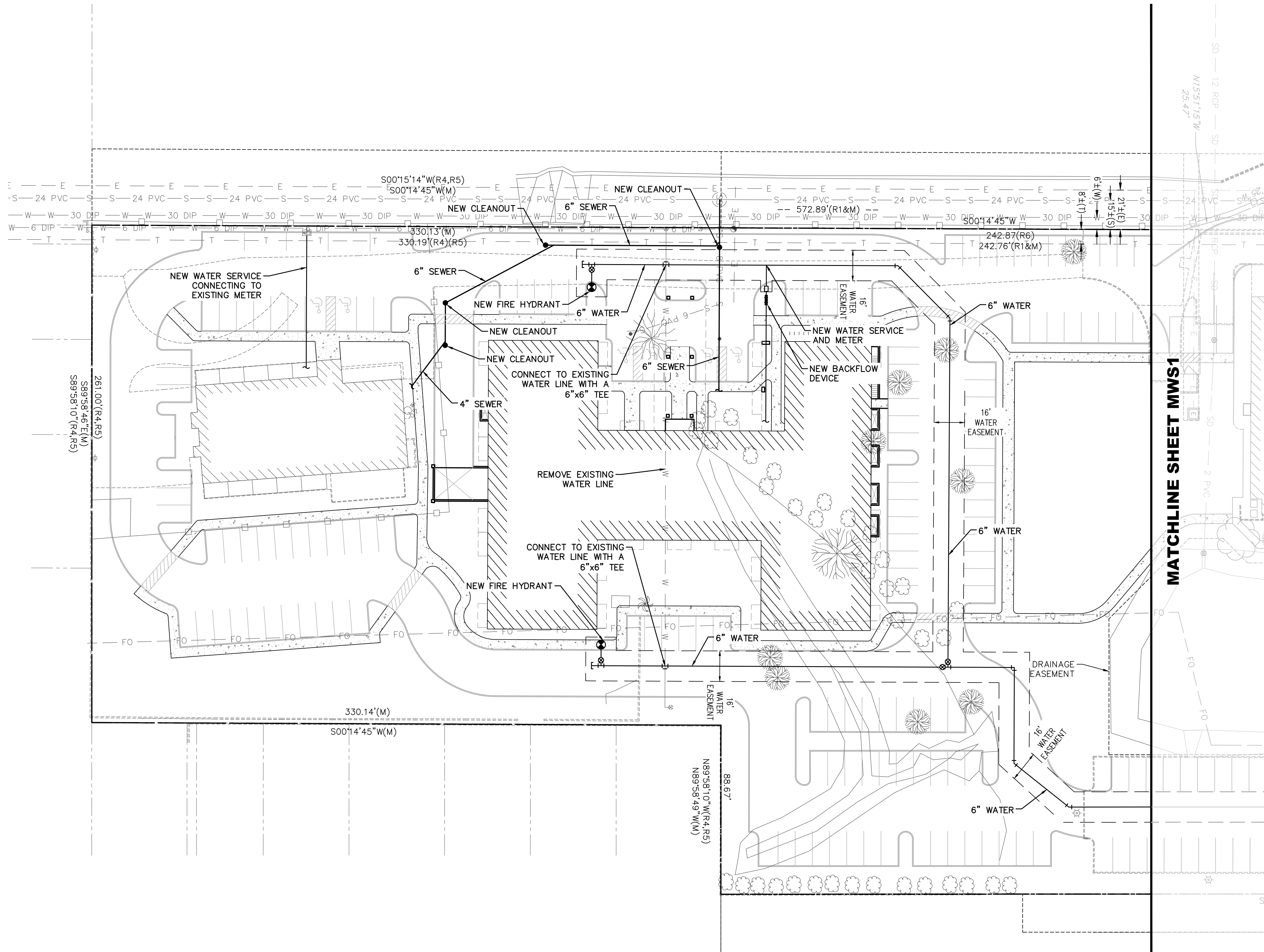
SHEET TITLE

MASTER WATER AND SEWER PLAN

DATE: 08/24/201
JOB NUMBER 1727-0
KLAND PROJECT NUMBER: K1515

MWS1
OF 2





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

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



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SHEET TITLE
**MASTER WATER AND
SEWER PLAN**

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

**MWS2
OF 2**

