

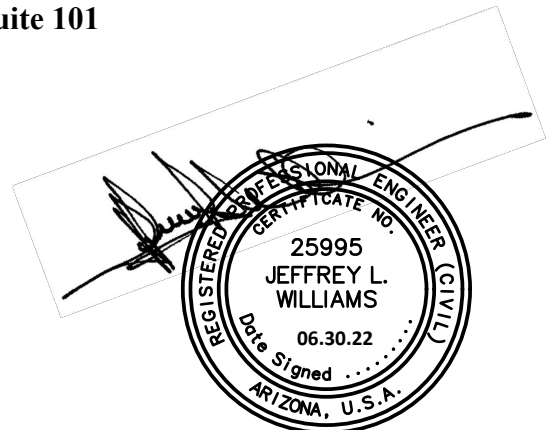
**PRELIMINARY SEWER REPORT  
FOR**

**Marshall Way Mixed Use**

**PREPARED FOR  
SYNECTIC DESIGN  
1111 WEST UNIVERSITY DRIVE  
SUITE 104  
TEMPE, AZ 85281**

**PREPARED BY  
R.B. Williams & Associates, Inc.  
1921 S. Alma School Road, Suite 101  
Mesa, AZ 85210  
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RBW #22048**

June 30, 2022



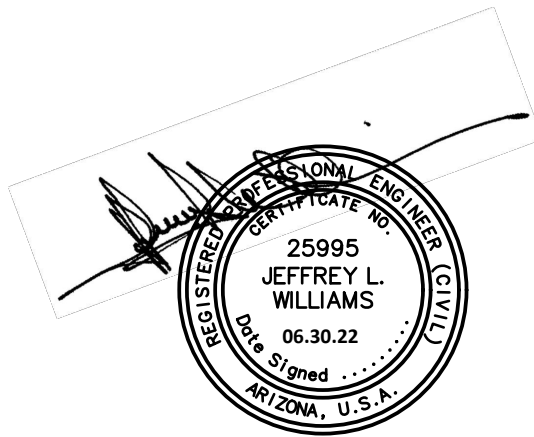
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## FIGURE 1

VICINITY MAP



## **1.0 INTRODUCTION**

### **1.1 SCOPE**

The scope of this Basis of Design is to provide a basis of design analysis for the Marshall Way Mixed Use project. This new development is a mixed-use project which includes one 4-story building with 13,717 sf of commercial use on the first floor, 60 residential units on the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors and underground parking in the basement. The area of the site is approximately 38,189 square feet.

This report will discuss the concepts for the waste water demand relating to this project. This report will follow the design procedures outlined by the City of Scottsdale's Design Standards & Policies Manual.

### **1.2 LOCATION**

The proposed project lies in the City of Scottsdale at the Southeast corner of N. Marshall Way and E. 3<sup>rd</sup> Avenue. This project is in Section 22, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County. The approximate gross area of the site is 57,337 square feet. The site is surrounded by E. 3<sup>rd</sup> Avenue on the North, N. Marshall Way on the West, existing commercial development on the South, and an alley on the East.

See Figure 1-Vicinity Map in Appendix A.

### **1.3 EXISTING CONDITIONS**

The site currently consists of an existing single-story commercial building, and an asphalt parking lot.

There is an existing City of Scottsdale 8 " VCP sewer main in the alley east of the project site. The 8" sewer main ties into the city's 10" sewer main in E. Indian School Road.

## **2.0 PROPOSED IMPROVEMENTS**

The new development consists of one 4-story, mixed use structure. The first floor will contain 13,717 square feet of commercial space. The 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors will consist of 60 residential units with parking provided in a basement parking garage.

## **4.0 DESIGN DEMAND**

The post-construction onsite demands were calculated using the City of Scottsdale Design Standards & Policies Manual.

Per City of Scottsdale, the wastewater demand for this project will be Gallons/Day/Unit. See Tables 1 & 2 below for waste water calculations.

**Table 1: 13,717 sf Commercial**

<b>Building ID</b>	<b>Area (sf)</b>	<b>Design Flow (gal/day/sf)</b>	<b>Peaking Factor</b>	<b>Peak Hour Demand (gpd)</b>
First Floor Commercial	13,717	0.5	3	20,755

**Table 2: 60 Residential Units**

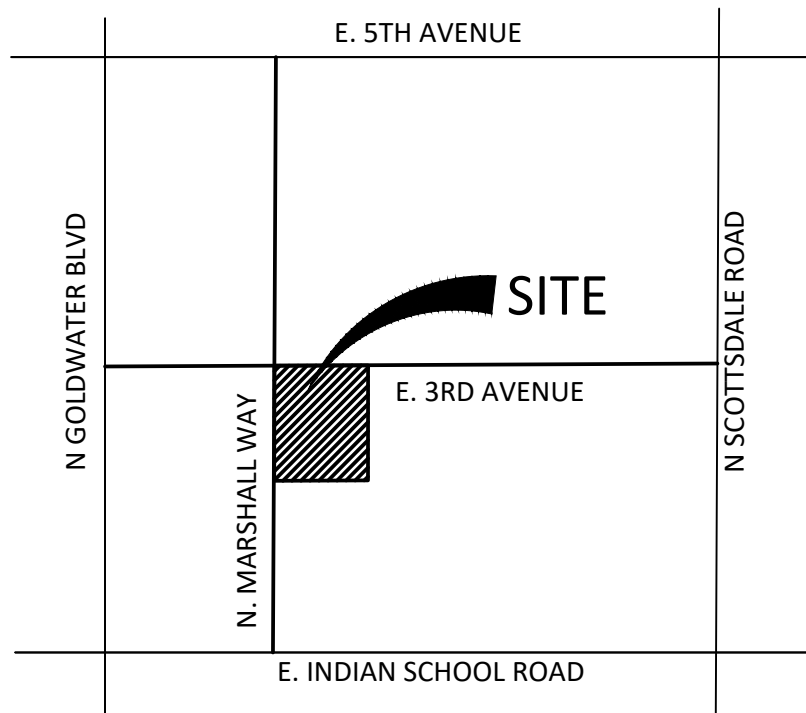
<b>Building ID</b>	<b>Number of Units</b>	<b>Design Flow (gal/day/unit)</b>	<b>Peaking Factor</b>	<b>Peak Hour Demand (gpd)</b>
Residential Units	60	140	4.5	37,800

A total waste water demand for the project is 58,550 gpd (41 gpm).

# APPENDIX

VICINITY MAP

EXISTING & PROPOSED SEWER LAYOUT



## VICINITY MAP

T2N, R4E, S 22  
(N.T.S.)

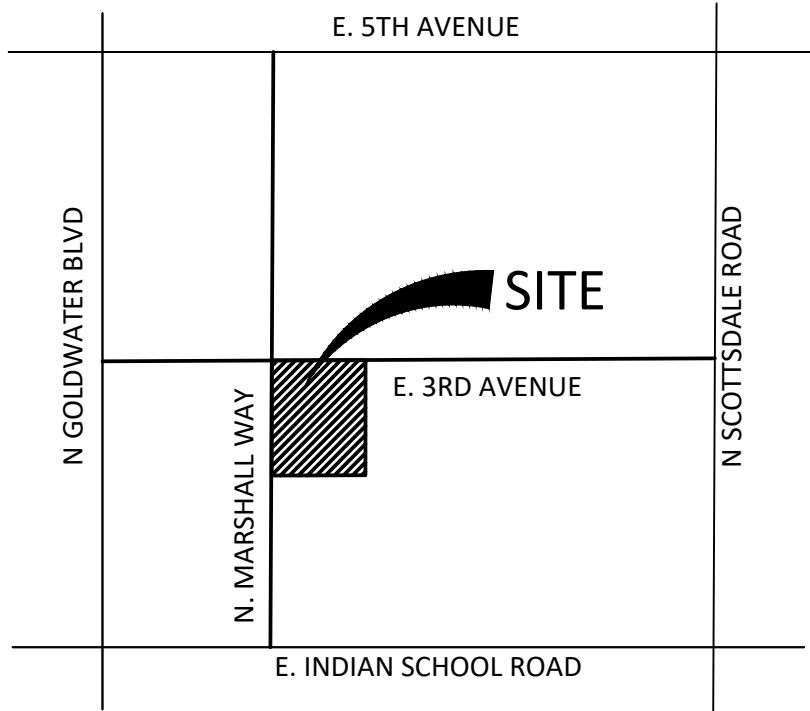
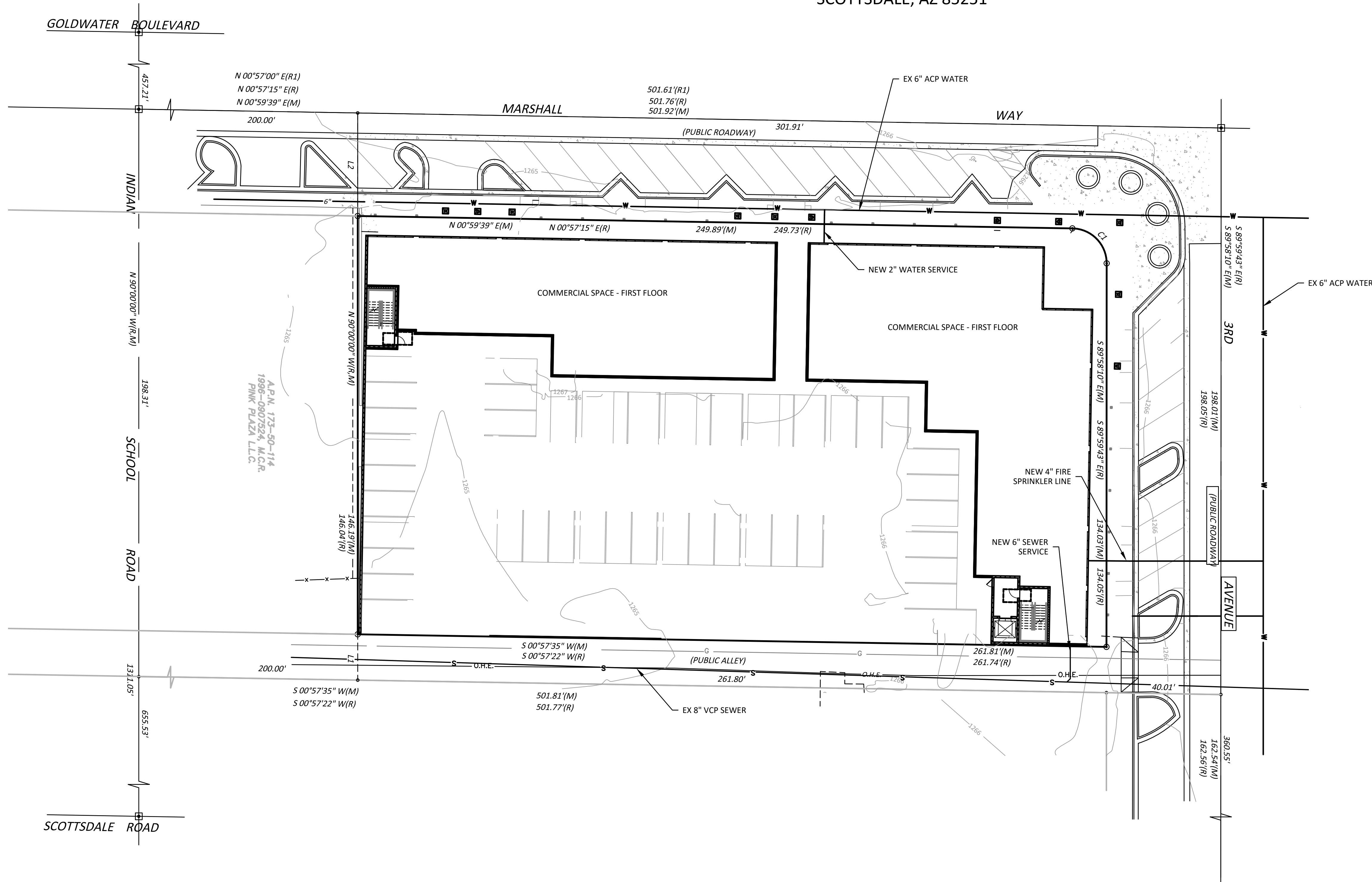
**R.B. WILLIAMS & ASSOCIATES, INC.**

CONSULTING ENGINEERS

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PRELIMINARY UTILITY PLAN  
FOR  
MARSHALL AVENUE MIXED USE DEVELOPMENT  
4151 N. MARSHALL AVENUE  
SCOTTSDALE, AZ 85251



VICINITY MAP  
T2N, R4E, S 22  
(N.T.S.)

ENGINEER

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SYNETIC DESIGN  
1111 W. UNIVERSITY DRIVE  
SUITE 104  
TEMPE, AZ 85281  
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PROPERTY AREA

NET AREA: 38,189 SF  
GROSS AREA: 57,337 SF

BENCHMARK

FOUND NGS MONUMEN "AJ3679", BEING PID # 1DH1  
ELEVATION: 1344.495  
DATUM: CITY OF SCOTTSDALE NAVD 88

PROJECT DESCRIPTION

NEW 4-STORY MIXED USE PROJECT WITH 13,717 SF OF COMMERCIAL SPACE ON THE FIRST FLOOR AND 65 RESIDENTIAL UNITS ON FLOORS 2-4. PARKING WILL BE PROVIDED IN A BASEMENT PARKING GARAGE. THE SITE IS CURRENTLY A 1-STORY COMMERCIAL CENTER. THE EXISTING COMMERCIAL CENTER WILL BE DEMOLISHED PRIOR TO CONSTRUCTION OF THE NEW 4-STORY MIXED USE PROJECT.

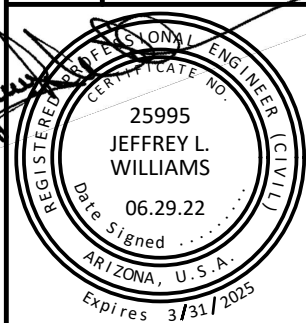
LEGAL DESCRIPTION

LOT 19, OF MARSHALL WAY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 718 OF MAPS, PAGE 35.

A.P.N.: 173-50-129



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CONSULTING ENGINEERS  
25995  
JEFFREY L. WILLIAMS  
06.29.22  
SCOTTSDALE, AZ 85251  
PROJECT NAME  
MARSHALL WAY  
MIXED USE DEVELOPMENT  
4151 N. MARSHALL AVENUE  
SCOTTSDALE, AZ 85251



REVISIONS:  
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DESIGN  
DRAWN  
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22048UP01.DWG  
UP01  
SHEET NO.  
1/1

PRELIMINARY  
UTILITY PLAN

14-ZN-2022  
11/3/2022