

# **WATER STATEMENT**

FOR A DOMESTIC WATER and FIRE LINE  
SERVING

7474 E.PINNACLE PEAK ROAD

SCOTTSDALE, AZ 85260

**APN #212-05-531**

PINNACLE PEAK

**“PET RESORT”**

Plan Check #

QS #45-45



Prepared By

**KEOGH ENGINEERING. INC.**

650 N. 137<sup>TH</sup> Avenue Suite 110

Goodyear, Arizona 85338

Job No. 22270

February 2023

## **Basis of Design Report**

The purpose of this report is to provide justification for the connection of domestic water and fire line service serving the Pinnacle Peak Pet Resort. The City of Scottsdale Building Department requires that "Pinnacle Peak Pet Resort" domestic and fire line tie into the existing 2" Dom. And 4" Fire line located at the north property line of this site (see the Water Exhibit).

The subject site is located at the northwest corner of the intersection of Los Portones Drive and Pinnacle Peak Road and a part of the "Pinnacle Peak Office Park" in the City of Scottsdale.

Water QS #45-45 was analyzed for existing sewer facilities in the area (see Water Exhibit).

All new construction will conform to the City of Scottsdale and MCESD requirements.

### **Design Statement:**

The site is included and a part of the overall existing water system design of the "Pinnacle Peak Office Park". It is assumed that "Pinnacle Peak Office Park" has provided adequate pressure to include the "Pinnacle Peak Pet Resort" site.

This project will connect to an existing 2" domestic and 4" fire line located at the north property line of this site. The site will also provide 2" domestic and 4" fire line back flow preventers (see the Water Exhibit).

Per the Fire Flow Test there is a static pressure of 72 p.s.i. See Fire Flow Test dated 2-16-23

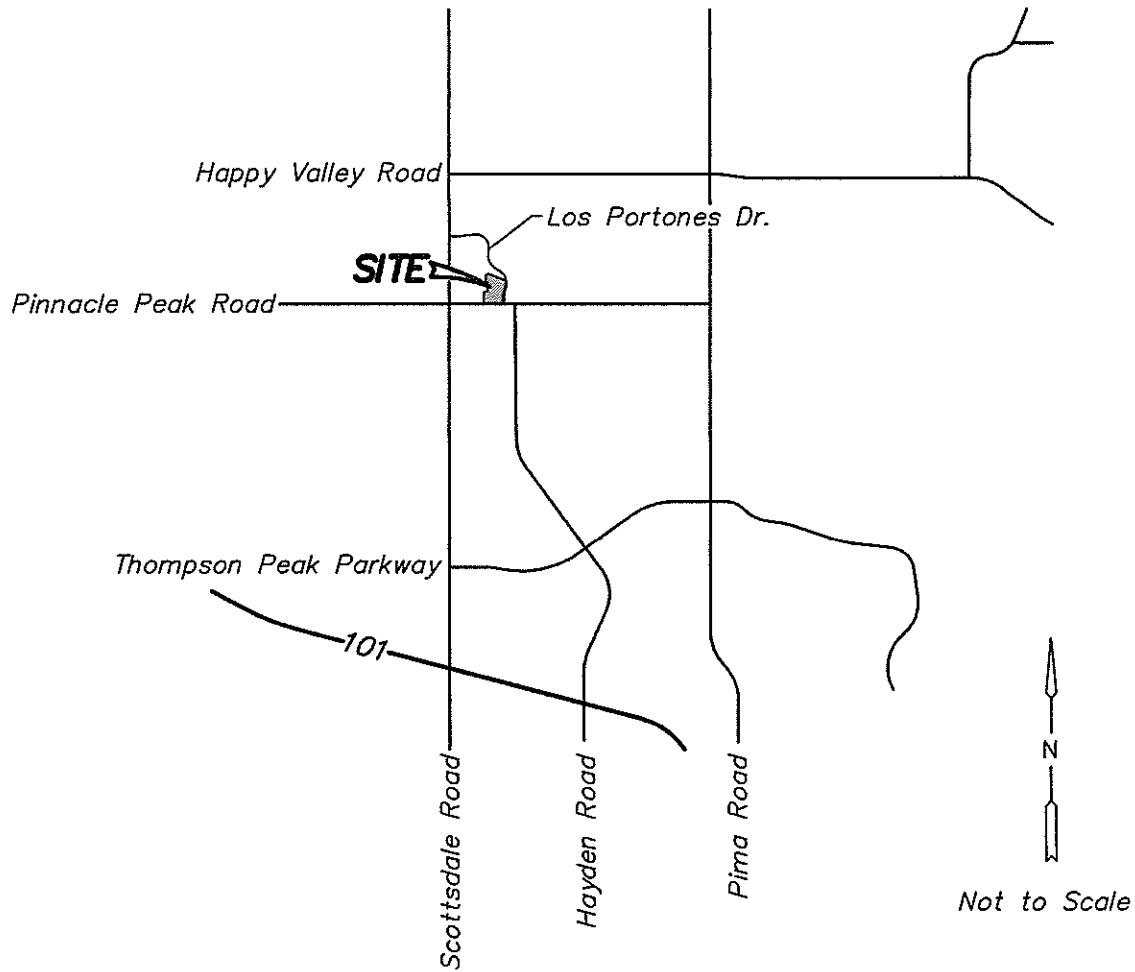
### **ESTIMATED QUATITIES:**

100 L.F. - 2" Domestic Water Service

1 Ea. - 2" Back Flow Preventer

100 L.F. - 4" Fire line

1 Ea. - 4" Back Flow Preventer



## Keogh Engineering, Inc.

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DESIGNED  
DFK/RMV

DATE  
2-17-23

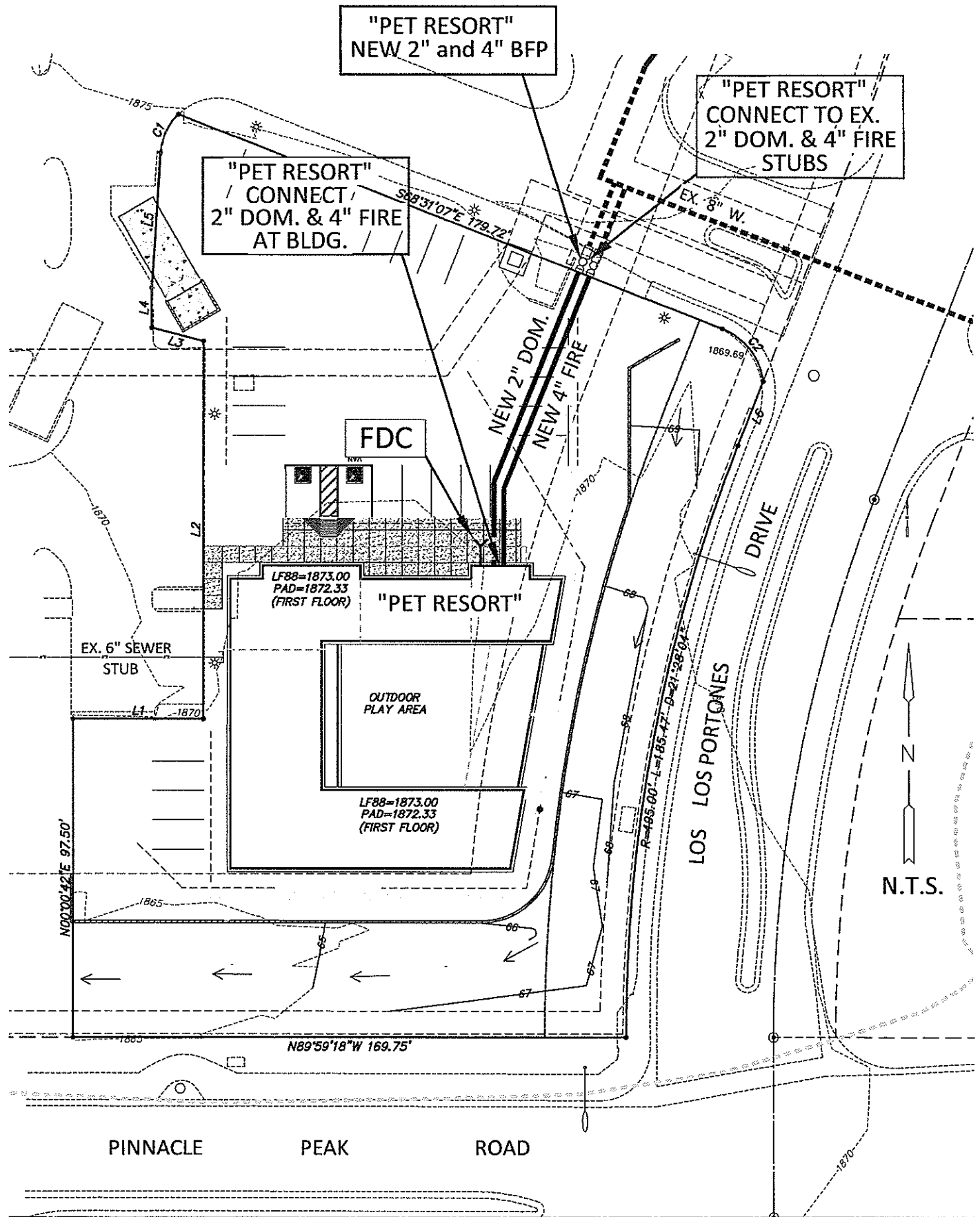
JOB NO.  
22270

BASIS OF DESIGN

## PINNACLE PEAK PET RESORT "VICINITY MAP"

7474 E. PINNACLE PEAK ROAD  
SCOTTSDALE, ARIZONA 85255

C:\VEOCH\JOBS\22270-ATLANTIC DEVELOPMENT\WATER MEMO\22270-PET RESORT WATER MEMO 2-16-23.DWG WATER MEMO EXHIBIT (02-17-23 9:35:47A



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DESIGNED  
DFK/RMV

DATE  
2-16-23

JOB NO.  
22270

## WATER MEMO

## "PINNACLE PEAK PET RESORT" WATER EXHIBIT

7474 E. PINNACLE PEAK ROAD  
SCOTTSDALE, ARIZONA 85255

# Arizona Flow Testing LLC

## HYDRANT FLOW TEST REPORT

|                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| Project Name:                       | Not Provided                                                  |
| Project Address:                    | 7474 East Pinnacle Peak Road, Scottsdale, Arizona, 85255      |
| Client Project No.:                 | Not Provided                                                  |
| Arizona Flow Testing Project No.:   | 23092                                                         |
| Flow Test Permit No.:               | C71323                                                        |
| Date and time flow test conducted:  | February 6, 2023 at 7:00 AM                                   |
| Data is current and reliable until: | August 6, 2023                                                |
| Conducted by:                       | Floyd Vaughan-Az Flow Testing, LLC (480-250-8154)             |
| Witnessed by:                       | Sonny Schreiner – City of Scottsdale-Inspector (602-819-7718) |

### Raw Test Data

Static Pressure: **92.0 PSI**  
(Measured in pounds per square inch)

Residual Pressure: **40.0 PSI**  
(Measured in pounds per square inch)

Pitot Pressure: **17.0 PSI**  
(Measured in pounds per square inch)

+

Diffuser Orifice Diameter: One 4-inch Pollard Diffuser  
(Measured in inches)

Coefficient of Diffuser: 0.9

Flowing GPM: **1,772 GPM**  
(Measured in gallons per minute)

GPM @ 20 PSI: **2,112 GPM**

### Data with 20 PSI Safety Factor

Static Pressure: **72.0 PSI**  
(Measured in pounds per square inch)

Residual Pressure: **20.0 PSI**  
(Measured in pounds per square inch)

Approx. distance between hydrants: 340 Feet

Main size: Not Provided

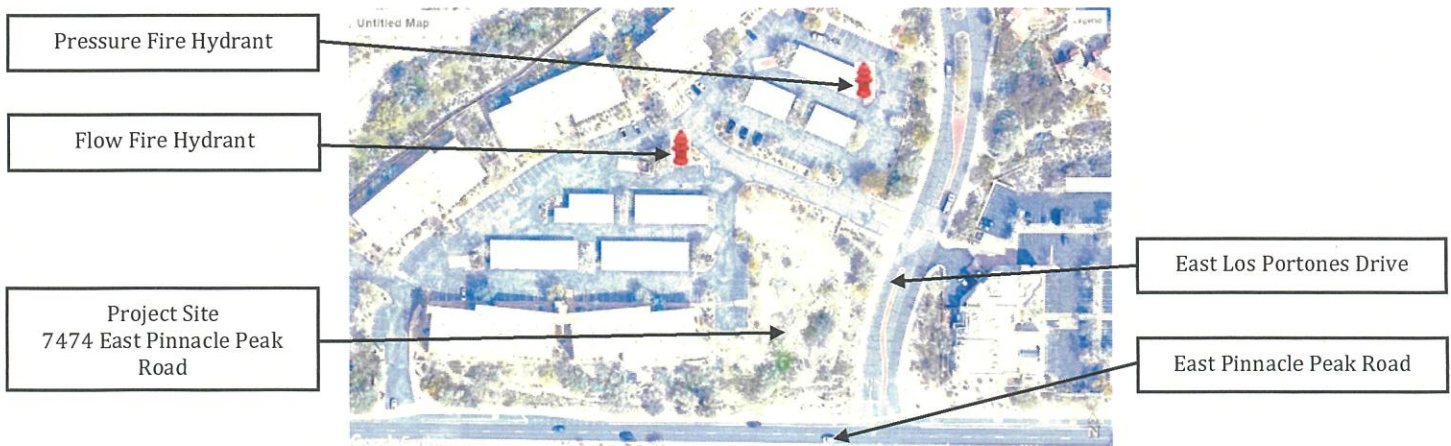
Flowing GPM: **1,772 GPM**

GPM @ 20 PSI: **1,772 GPM**

Scottsdale requires a  
maximum Static  
Pressure of 72 PSI for  
AFES Design.

### Flow Test Location

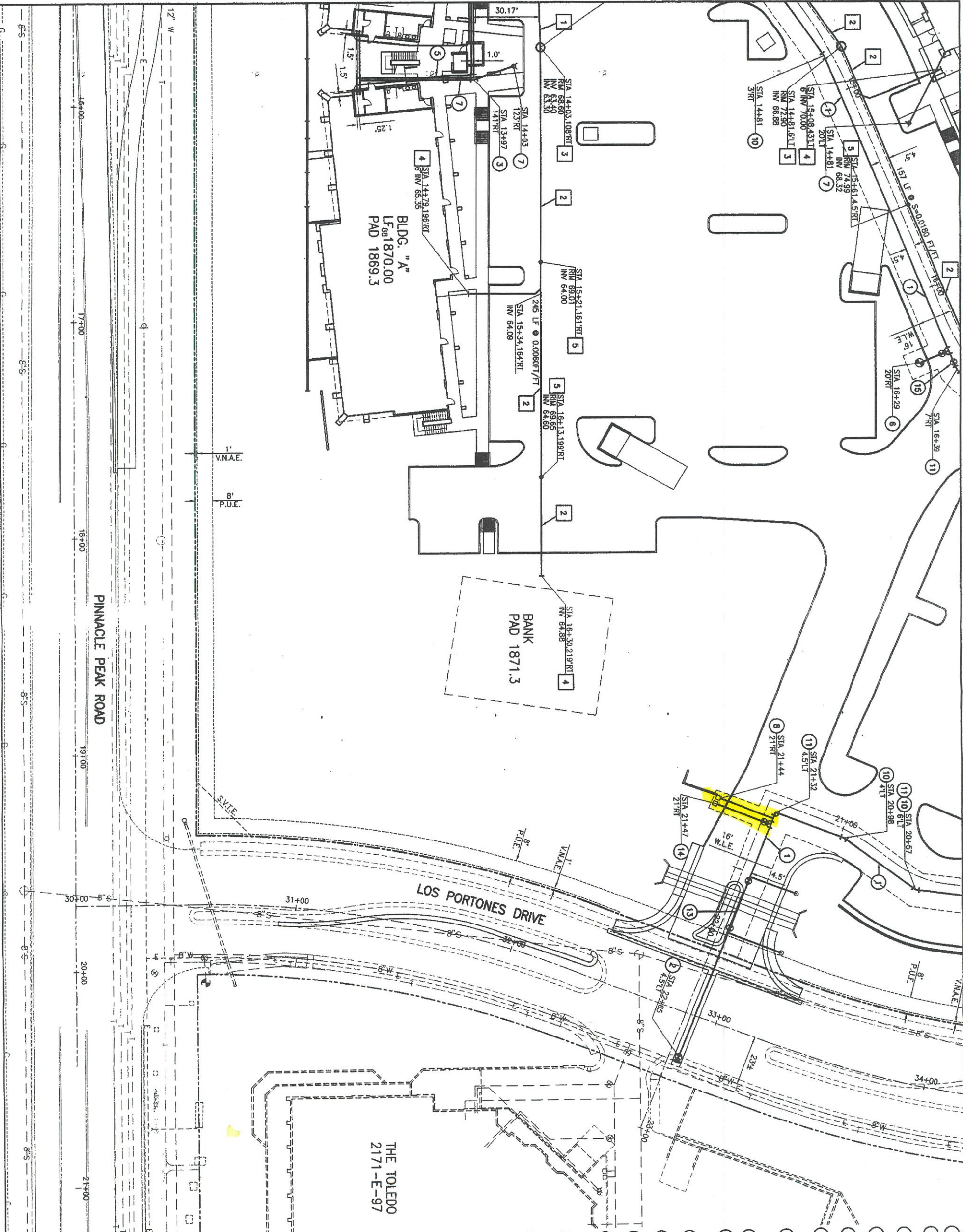
North ↑



MATCHLINE SEE SHEET C8

MATCHLINE SEE SHEET C8

MATCHLINE SEE SHEET C8



THE TOLEDO  
2171-E-97

- SEWER
1. INSTALL 8" P.V.C. SEWER LINE.
  2. INSTALL 6" P.V.C. SEWER LINE.
  3. CONSTRUCT MANHOLE PER M.A.G. STD. DETAIL 420 & 424.
  4. INSTALL 6" P.V.C. SEWER LINE TO 5' FROM BUILDING. SEE PLUMBING PLANS.
  5. INSTALL CLEANOUT PER U.P.C.

- WATER
1. INSTALL 8" D.I.P. CLASS 350 WATERLINE WITH POLYMER (3" MIN. COVER).
  2. INSTALL 8" x 8" T.S.V.B.A.C. TYPE "C" PER M.A.G. STD. DETAIL 340 & 391-1-C WITH RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  3. INSTALL 11" BEND WITH ELECTRONIC MARKER PER C.O.S. SPEC. 610.4 AND RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  4. INSTALL 2" WATER SERVICE PER C.O.S. STD. DETAIL 2330 FOR LANDSCAPE SEE PLUMBING PLANS FOR METER SIZE.
  5. INSTALL 6" D.I.P. CLASS 350 FIRELINE TO FLANGE ABOVE FINISH FLOOR. SEE FIRE SPRINKLER PLANS. (3" MIN. COVER).
  6. INSTALL 8" x 6" T.S.V.B.A.C. TYPE "C" PER M.A.G. STD. DETAIL 391-1-TYPE "C" WITH RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  7. INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL ON SHEET C17 WITH 4" D.I.P. CLASS 350 FIRELINE FOR F.O.C. TO FLANGE 6" ABOVE FINISH FLOOR. SEE FIRE SPRINKLER PLANS.
  8. INSTALL 2" WATER SERVICE PER C.O.S. STD. DETAIL 2330. SEE PLUMBING PLANS FOR METER SIZE.
  9. INSTALL 8" x 6" TEE WITH 6" V.B.A.C. PER M.A.G. STD. DETAIL 391-1-TYPE "C" WITH RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  10. INSTALL 11" BEND WITH ELECTRONIC MARKER PER C.O.S. SPEC. 610.4 AND RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  11. INSTALL 22" BEND WITH ELECTRONIC MARKER PER C.O.S. SPEC. 610.4 AND RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  12. INSTALL 90° BEND WITH ELECTRONIC MARKER PER C.O.S. SPEC. 610.4 AND RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  13. INSTALL VERTICAL ALIGNMENT OF WATER LINE PER C.O.S. STD. DETAIL 2370 & MODIFIED WITH ONE VALVE AND AIR RELEASE VALVES SHOWN. PER M.A.G. STD. DETAIL 2348 & MEGALUG JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
  14. INSTALL 8" x 6" TEE WITH 4" D.I.P. FIRELINE CLASS 350 WITH 2" CIRC8 STOP AND FLUSHING PIPE PER M.A.G. STD. DETAIL 390-8 FOR FUTURE BANK PAD FIRE SPRINKLER. (3" MIN. COVER).
  15. INSTALL 8" C.V.B. & C. PER M.A.G. STD. DETAIL 391-1 AND RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.



**GILBERTSON ASSOCIATES, INC.**  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
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**PINNACLE PEAK OFFICE PARK**

**UTILITY PLAN**

Designed by: JNE  
Drawn by: MJD / CML  
Date: DECEMBER 10, 2004  
Sheet 07 of 17