

SEWER STATEMENT

FOR A PRIVATE SEWER SERVICE CONNECTION
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. 137TH Avenue Suite 110

Goodyear, Arizona 85338

Job No. 22270

July 2023

Basis of Design Report

The purpose of this report is to provide justification for the connection to a existing 6" sewer service within the Pinnacle Peak Office Park. The project has the ability to tie-in to an existing 6" sewer stub located at the west property line (see the Sewer Exhibit).

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

Sewer and water QS #45-45 was analyzed for existing sewer facilities in the area (see Sewer 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 sewer system design of the "Pinnacle Peak Office Park". It is assumed that "Pinnacle Peak Office Park" has provided adequate capacity to include the "Pinnacle Peak Pet Resort" site.

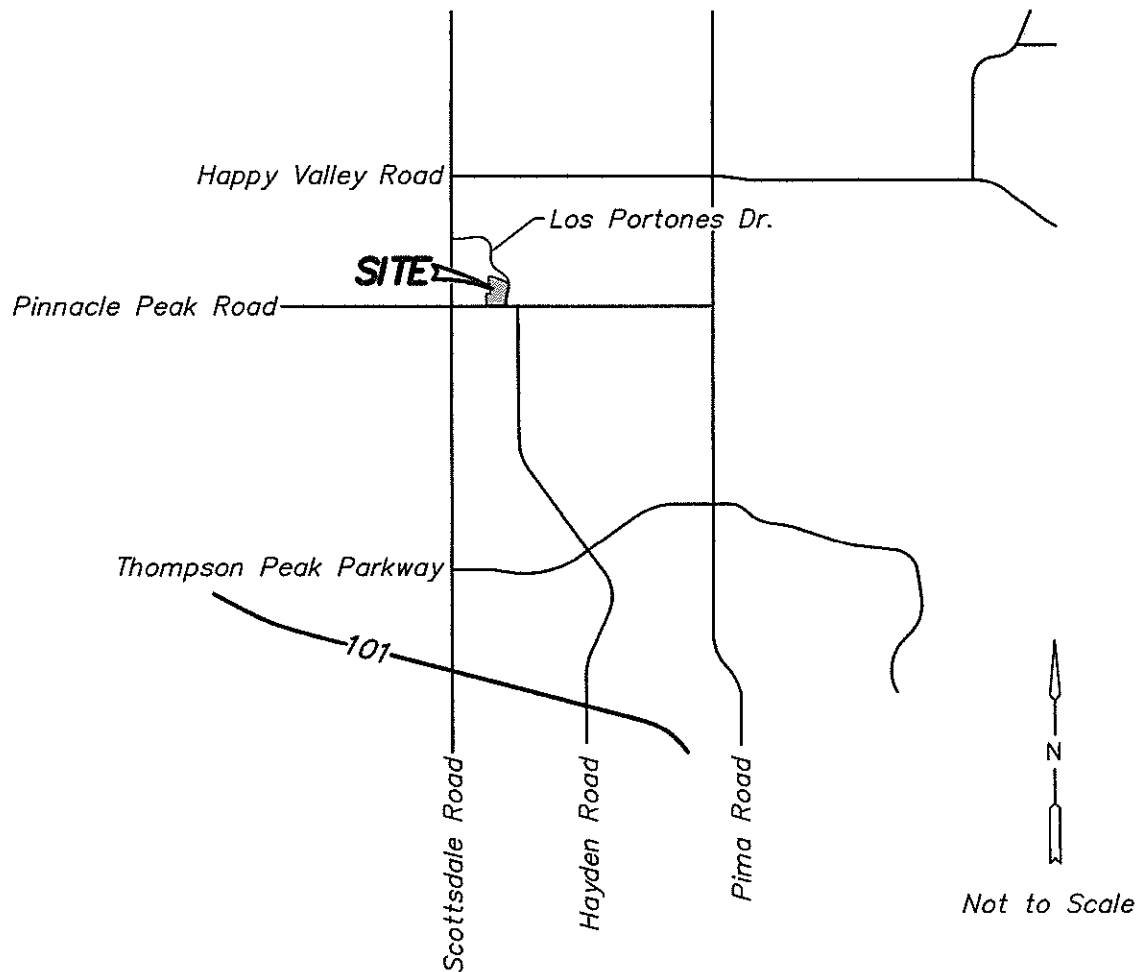
This project will connect to an existing 6" stub located at the west property line

ESTIMATED QUATITIES:

- 1 ea - Remove 6" stub
- 1 ea.- Connect to existing 6" stub.



c:\VEGOH JOBS\22270-ATLANTIC DEVELOPMENT\SEWER MENO\22270-VICINITY MAP 2-17-23.DWG SHEET 1 (02-17-23 9:00:00AM) RDV-183



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DESIGNED
DFK/RMV

DATE
2-17-23

JOB NO.
22270

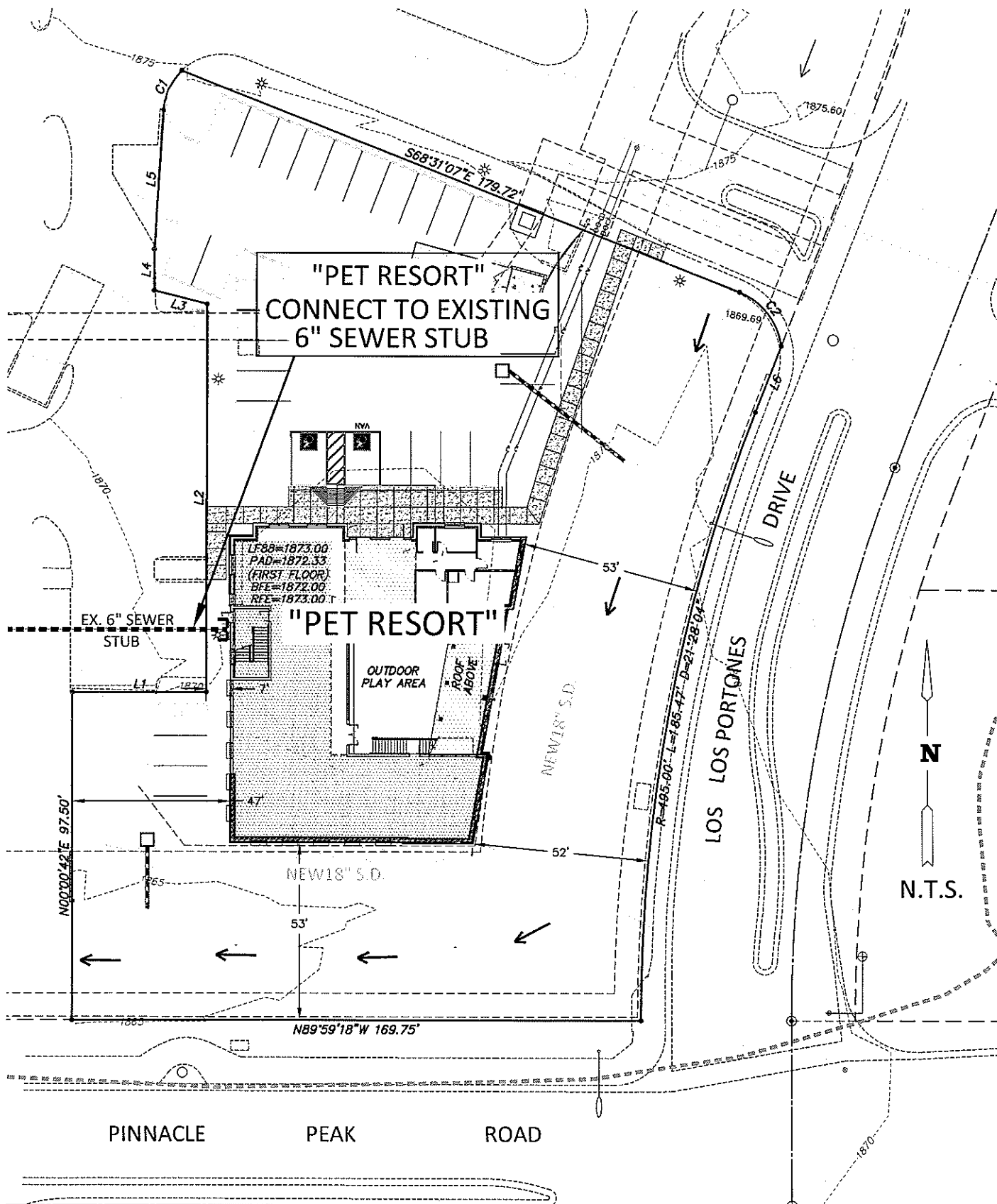
BASIS OF DESIGN

PINNACLE PEAK PET RESORT

"VICINITY MAP"

7474 E. PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA 85255

L:\22270\SEWER MEMO\22270-PET RESORT SEWER MEMO 2-16-23\LONG SEWER EXHIBIT (07-10-23 3:10:48PM) RUDY-153



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DESIGNED
DFK/RMV

DATE
7-10-23

JOB NO.
22270

SEWER BASIS OF DESIGN

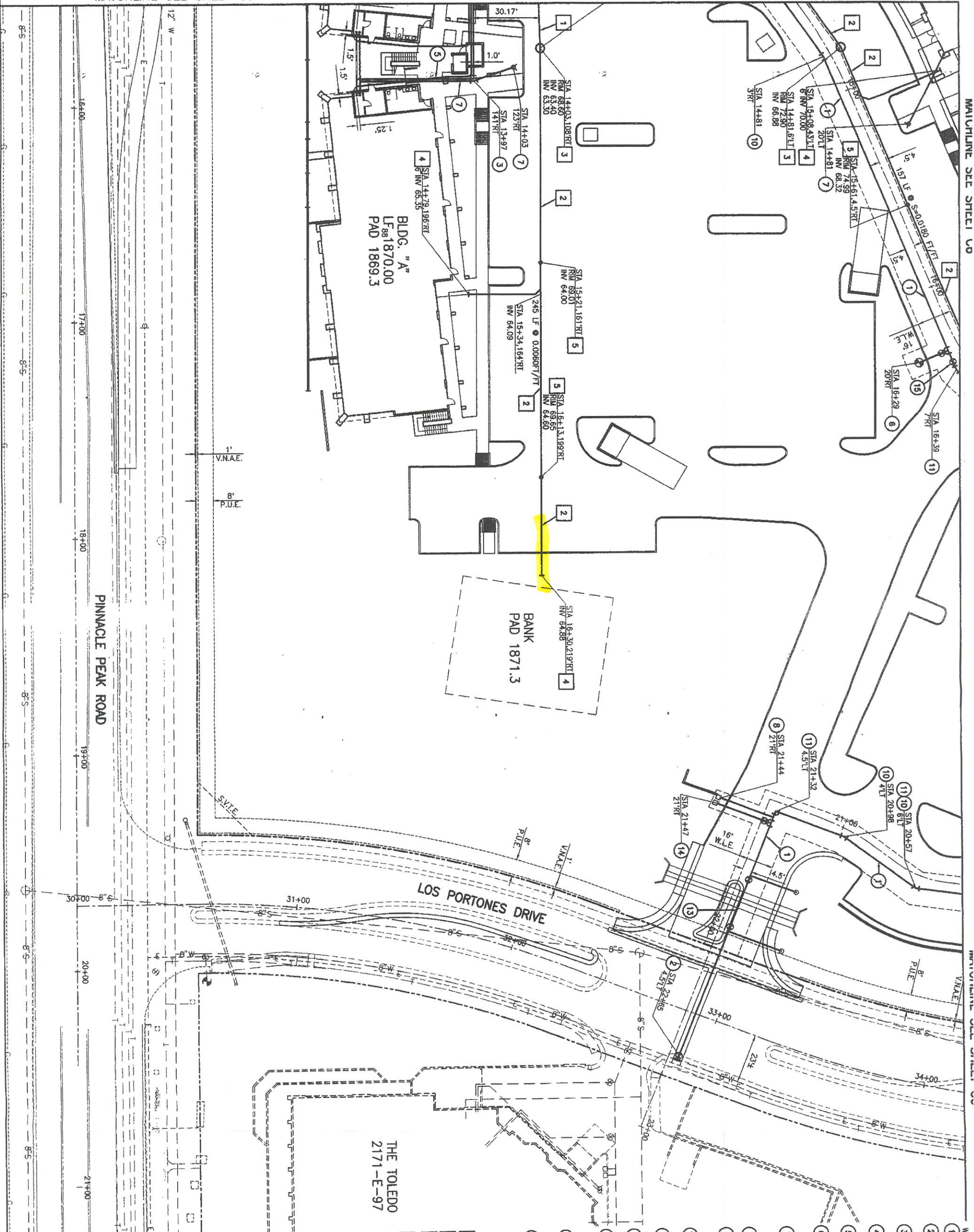
"PINNACLE PEAK PET RESORT" SEWER EXHIBIT

7474 E. PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA 85255

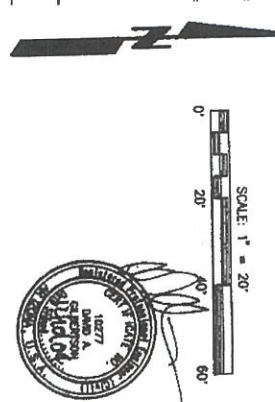
MATCHLINE SEE SHEET C8

MATCHLINE SEE SHEET C8

MATCHLINE SEE SHEET C8



1. INSTALL 8" D.I.P. CLASS 350 WATERLINE WITH POLYMER. (3" MIN. COVER)
2. INSTALL 8"x6" T.S.V.B.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"x6" 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 LANDSCAPE 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"x6" REDUCER, 6" V.B.C. TYPE 'C', PER M.A.G. STD. DETAIL 360 WITH RESTRAINED JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
7. INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL ON SHEET C1 WITH 4" D.I.P. CLASS 350 FIRELINE, 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"x6" TEE WITH 6" V.B.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"x6" 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"x6" 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 RELINEMENT OF WATER LINE PER C.O.S. STD. DETAIL 2370 & MODIFIED WITH ONE VALVE AND AIR RELEASE VALVES SHOWN, PER C.O.S. STD. DETAIL 2348 & MEGALUG JOINTS PER M.A.G. STD. DETAIL 303-1 & 303-2.
14. INSTALL 8"x4" TEE WITH 4" D.I.P. FIRELINE CLASS 350 WITH 2" CLIMB STOP AND FLUSHING PIPE PER M.A.G. STD. DETAIL 390-B 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.
- 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.



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PINNACLE PEAK OFFICE PARK

UTILITY PLAN

Designed by: TUE Drawn by: RUG / CUI
Date: DECEMBER 10, 2004 Job No.: 10022 Sheet C7 of 17