



## PRELIMINARY WASTEWATER REPORT

FOR

**"DISTRICT AT THE QUARTER"**

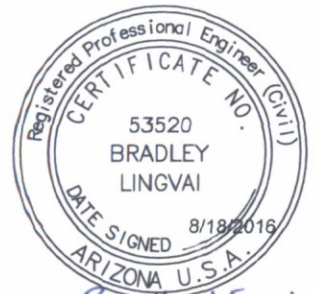
**NEC OF N. GREENWAY HAYDEN LOOP & N. DIAL BLVD  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA**

PREPARED FOR:

**KAPLAN ACQUISITIONS, LLC  
7150 EAST CAMELBACK ROAD, SUITE 444  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA 85251**

PREPARED BY:

**BIG RED DOG ENGINEERING | CONSULTING, INC.  
2021 E. 5<sup>TH</sup> STREET SUITE 110  
AUSTIN, TEXAS 78702  
ARIZONA ENGINEERING FIRM NO. 19744  
BRD H001.008**



*Bradley Lingvai*  
Expires: 6/30/2018

SUBMITTAL 2 - AUGUST 201



August 2016

H001.008

City of Scottsdale  
Planning and Development  
7447 E Indian School Rd  
Scottsdale, AZ 85251

**City of Scottsdale  
Water Resources Administration  
9379 E. San Salvador  
Scottsdale, AZ 85258**

RE: Preliminary Engineering Report  
District at the Quarter  
NEC Greenway Hayden Loop & N. Dial Blvd  
Scottsdale, Maricopa County, Arizona

To Whom It May Concern:

Please let this letter and enclosed report serve as our formal Final Grading and Drainage Report for the proposed development, District at the Quarter, at the northeast corner of N. Greenway Hayden Loop and N. Dial Boulevard. The proposed development will include the demolition of the existing structures followed by the construction of a  $\pm$  620 unit multi-story apartment complex which will be composed of (2) buildings wrapped around (2) structural parking garages along with all associated grading, drainage, utility, landscape, and hardscape improvements.

The subject site is currently zoned Industrial Park (I-1) and is in the process of being rezoned to Planned Unit Development (PUD). The associated General Plan Amendment and Rezoning Applications are currently under as application numbers 3-GP-2016 and 8-ZN-2016.

Comments were issued on June 29, 2016, and are addressed in the Final Grading and Drainage Reports and include with this submittal package.

Please feel free to contact me at 832-730-1901 or at [Patrick.Byrne@BIGREDDOG.com](mailto:Patrick.Byrne@BIGREDDOG.com) if you have any questions or concerns in regards to the information contained herein. We appreciate you working with us as we move forward with the associated development.

Sincerely,

**BIG RED DOG Engineering | Consulting**

A handwritten signature in blue ink that reads "Patrick Byrne". The signature is written in a cursive, flowing style.

Patrick Byrne  
Principal

## A. INTRODUCTION

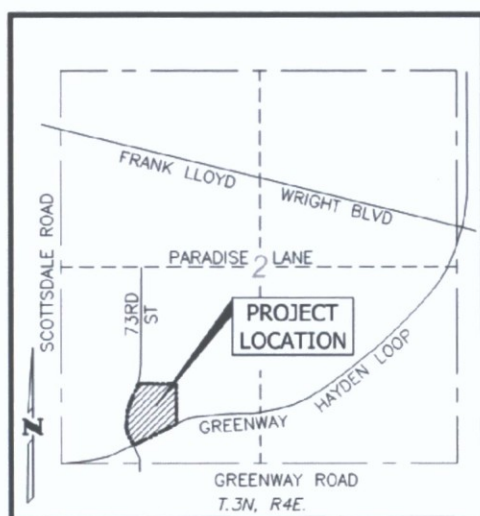
H001.008

### 1. Site Location / Description

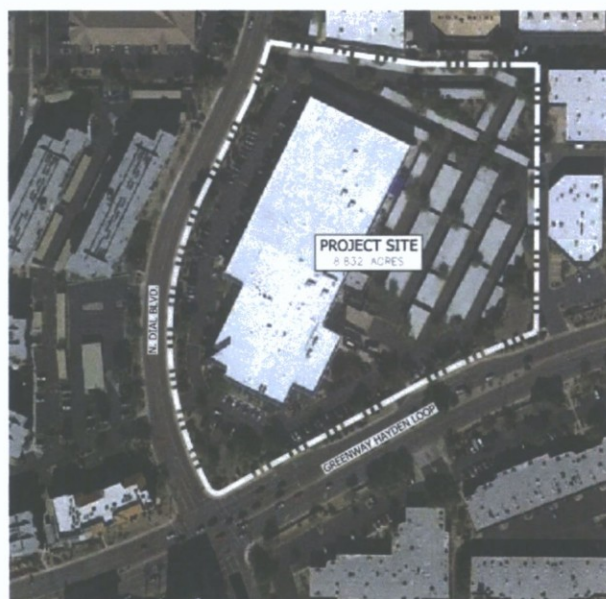
The subject site associated with this Preliminary Sanitary Report is for a proposed development, District at the Quarter, located at the northeast corner of N. Greenway Hayden Loop and N. Dial Blvd., in the Full Purpose Limits of the City of Scottsdale, AZ (see vicinity map and aerial below). The  $\pm 8.84$  acre site is currently developed with a  $\pm 129,689$  SF Office Building / Warehouse space, with associated utilities, desert landscaping, roadways and 4 retention ponds located throughout the site.

The proposed development will include the demolition of all existing structures followed by the construction of a  $\pm 620$  unit multi-story apartment complex which will be composed of (2) buildings wrapped around (2) structural parking garages along with all associated grading, drainage, utility, landscape, and hardscape improvements.

The subject site is currently zoned Industrial Park (I-1) and is in the process of being rezoned to Planned Unit Development (PUD). The associated General Plan Amendment and Rezoning Applications are currently underway as application numbers 3-GP-2016 and 8-ZN-2016.



**VICINITY MAP**  
NOT TO SCALE



### 2. Purpose / Objective

The purpose of this Preliminary Sanitary Report is to identify and analyze the existing and proposed sanitary utility conditions and characteristics as it relates to the proposed development.

## B. DESIGN DOCUMENTATION

### 1. Design Criteria

District at the Quarter is to be designed to meet the requirements of the following:





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BIG RED DOG Engineering and Consulting | 512-669-5560 | [www.BIGREDDOG.com](http://www.BIGREDDOG.com)

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- *City of Scottsdale Design Standard and Policies Manual (2010)*
- *MAG Uniform Standard Specifications for Public Work Construction (2016 Rev. to 2015 Ed.)*
- *City of Scottsdale Supplement to MAG Uniform Standard Specifications for Public Work Construction (2015)*
- *International Fire Code (2012)*

## 2. Methodologies

Design standards were taken from Section 7-1.403 of the City of Scottsdale Design Standards and Policies: Chapter 7 – Wastewater. Average and Peak value factors can be seen on Figure 7.1-2 Average Day Sewer Demand in Gallons.

## C. EXISTING CONDITIONS

### 1. Zoning / Land Use

The ±8.84 acre site is currently zoned (I-1) Industrial Park district and is currently developed with a ± 129,689 SF office building / warehouse, with all associated parking, desert landscaping, utilities, and stormwater retention ponds. The site is currently in the process of being rezoned to Planned Unit Development (PUD). The associated General Plan Amendment and Rezoning Applications are currently underway as application numbers 3-GP-2016 and 8-ZN-2016.

### 2. Existing Topography / Vegetation

The highest elevation point is 1,486 feet, along the northeast property line, with the lowest at 1,477 feet along the southwest property line, above Mean Sea Level. The site generally slopes from northeast to southwest. The site is fully developed but the required landscaping within the parking lots is made up of desert landscape area.

### 3. Existing Utilities

The existing sanitary system consists of a 15-inch VCP sewer main located northwest of the site and extends along N. Greenway Hayden Loop. A 10-inch VCP sewer main is also located to the west of the site along N. Dial Boulevard. An 8-inch VCP southwest of the site collects the flow and connects it to the 15-inch VCP located along N Greenway Hayden Loop. Two 8-inch VCP mains to the west of the site merge and connect the flow to the 10-inch VCP located along N. Dial Boulevard. Reference the *Existing Conditions* in the Appendix as **Exhibit 2**.

## D. PROPOSED CONDITIONS

### 1. Proposed Sanitary Layout – Phase 1

Multiple sanitary sewer stubs are proposed in the N. Dial Blvd ROW to the restaurant, and south of the restaurant to the proposed development. The final stub in Phase 1 will occur along the south property line from N. Greenway Hayden Loop to the development. A *Preliminary Sanitary Sewer Layout* is in the Appendix of this report as **Exhibit 3**.

### 2. Proposed Sanitary Layout – Phase 2

Sanitary lines are proposed in the fire lane along the northern and eastern property lines. These lines will stub from N. Greenway Hayden Loop and N. Dial Blvd. from the proposed lines in the fire



lane, multiple stubs are then proposed to the development. One more stub will occur in N. Dial Blvd. and will tie into the proposed building north of the interior drive aisle. A *Preliminary Sanitary Sewer Layout* is in the Appendix of this report as **Exhibit 3**.

### 3. Maintenance

Sanitary infrastructure associated with Phase I will solely be service connections to existing lines within N Dial Blvd. and N Greenway Hayden Loop and therefore no public sanitary infrastructure is proposed with Phase I.

Phase II will require public sanitary lines to be installed within the 20' utility easement within the fire lane on the north and east side of the subject site. These lines will convey flows from the Phase II Building to N Dial Blvd. and N Greenway Hayden Loop and will be maintained by the City of Scottsdale.

## E. COMPUTATIONS

### 1. Average Day Sewer Demand and Peak Flow for Existing Building

The calculation for the average day sewer demand and peak flow for existing conditions are based off Design Flows located in Chapter 7 Section 7-1.403. Per the aforementioned table, "office" and "industrial" uses have a flow demand of 0.5 gallons per sf.

$$\begin{aligned}\text{Average Day Demand} &= \left(\frac{\text{gpd}}{\text{sf}}\right) * (\text{sf}) \\ &= (0.5) * (129,689) \\ &= \mathbf{64,845 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= (\text{Peaking Factor}) * (\text{Average Day Demand}) \\ &= (3) * (64,845) \\ &= \mathbf{194,535 \text{ gpd}}\end{aligned}$$

### 2. Average Day Sewer Demand and Peak Flow for Phase 1 of Proposed Development.

The proposed development consists of two phases with a total of 620 apartment units. Phase 1 contains 330 apartment units, 5,000 sf of restaurant space, a 5,373 sf fitness center, and 7,000 sf club house. Calculations for the proposed development are based of Design Flows Chapter 7 Section 7-1.403.

#### Apartment

$$\begin{aligned}\text{Average Day Demand} &= \left(100 \frac{\text{gpc}}{\text{d}}\right) * (\text{Demand Per Unit}) * (\text{Units}) \\ &= (100) * (2.5) * (330) \\ &= \mathbf{82,500 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= (\text{Peak Factor}) * (\text{Average Day Demand}) \\ &= (4) * (82,500) \\ &= \mathbf{330,000 \text{ gpd}}\end{aligned}$$





### Restaurant

$$\begin{aligned}\text{Average Day Demand} &= \left(\frac{gpd}{sf}\right) * (sf) \\ &= (1.2) * (5,000) \\ &= \mathbf{6,000 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= (\text{Peak Factor}) * (\text{Average Day Demand}) \\ &= (6) * (6,000) \\ &= \mathbf{36,000 \text{ gpd}}\end{aligned}$$

### Fitness Center

$$\begin{aligned}\text{Average Day Demand} &= \left(\frac{g}{sf}\right) * (sf) \\ &= (0.4) * (5,373) \\ &= \mathbf{2,149.2 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= (\text{Peak Factor}) * (\text{Average Day Demand}) \\ &= (3) * (2,149.2) \\ &= \mathbf{6,447.6 \text{ gpd}}\end{aligned}$$

### Club House

$$\begin{aligned}\text{Average Day Demand} &= \left(\frac{g}{sf}\right) * (sf) \\ &= (0.4) * (7,000) \\ &= \mathbf{2,800 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= (\text{Peak Factor}) * (\text{Average Day Demand}) \\ &= (3) * (2,800) \\ &= \mathbf{8,400 \text{ gpd}}\end{aligned}$$

### Combined

$$\begin{aligned}\text{Average Day Demand} &= \text{Apartment} + \text{Restaurant} + \text{Fitness Center} + \text{Club House} \\ &= 82,500 + 6,000 + 2,149.2 + 2,800 \\ &= \mathbf{93,449.2 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= \text{Apartment} + \text{Restaurant} + \text{Fitness Center} + \text{Club House} \\ &= 330,000 + 36,000 + 6,447.6 + 8,400 \\ &= \mathbf{380,848 \text{ gpd}}\end{aligned}$$

### **3. Average Day Sewer Demand and Peak Flow for Phase 2 of Proposed Development.**

The proposed development consists of two phases with a total of 620 apartment units. Phase 2 contains 290 apartment units, and a 2,500 sf deck club. Calculations for the proposed development are based of Design Flows Chapter 7 Section 7-1.403.





#### Apartment

$$\begin{aligned}\text{Average Day Demand} &= \left(100 \frac{\text{gpc}}{\text{d}}\right) * (\text{Demand Per Unit}) * (\text{Units}) \\ &= (100) * (2.5) * (290) \\ &= \mathbf{72,500 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= (\text{Peak Factor}) * (\text{Average Day Demand}) \\ &= (4) * (72,500) \\ &= \mathbf{290,000 \text{ gpd}}\end{aligned}$$

#### Deck Club

$$\begin{aligned}\text{Average Day Demand} &= \left(\frac{g}{sf}\right) * (sf) \\ &= (1.2) * (2,500) \\ &= \mathbf{3,000 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= (\text{Peak Factor}) * (\text{Average Day Demand}) \\ &= (6) * (3,000) \\ &= \mathbf{18,000 \text{ gpd}}\end{aligned}$$

#### Combined

$$\begin{aligned}\text{Average Day Demand} &= \text{Apartment} + \text{Deck Club} \\ &= 72,500 + 3,000 \\ &= \mathbf{75,500 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= \text{Apartment} + \text{Deck Club} \\ &= 290,000 + 18,000 \\ &= \mathbf{308,000 \text{ gpd}}\end{aligned}$$

#### 4. Combined Demand for Proposed Development

The combined development consists of 620 Apartment units, a Restaurant, Fitness Center, Club House, and Deck Club.

$$\begin{aligned}\text{Average Day Demand} &= \text{Phase 1} + \text{Phase 2} \\ &= 93,449.2 + 97,500 \\ &= \mathbf{190,949.2 \text{ gpd}}\end{aligned}$$

$$\begin{aligned}\text{Peak Flow} &= \text{Phase 1} + \text{Phase 2} \\ &= 380,848 + 308,000 \\ &= \mathbf{688,848 \text{ gpd}}\end{aligned}$$

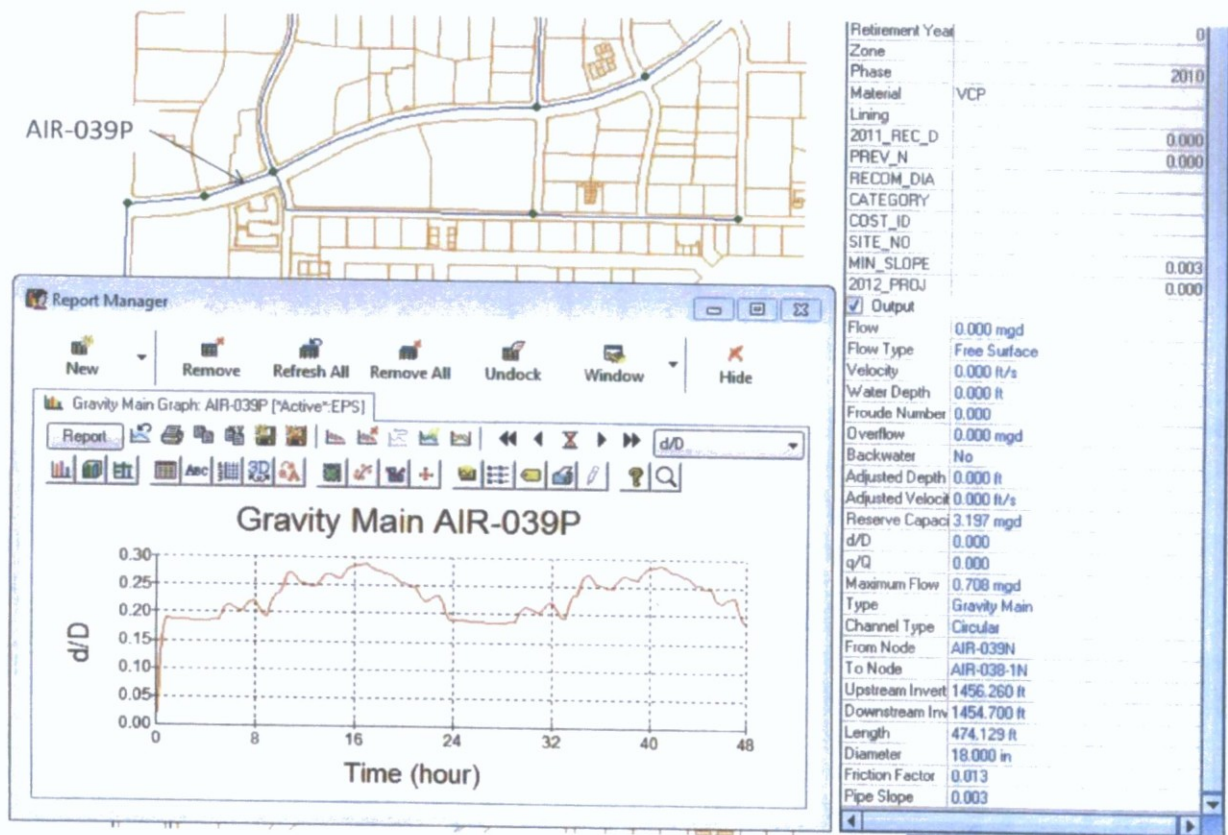


## F. DESIGN DOCUMENTATION

Design of the sanitary infrastructure has been done according to The City of Scottsdale Design Standards and Policies Manual: Chapter 7 – Wastewater, as well as Maricopa Associate of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction. The design complies with pipe size, material, location/placement, design flows and hydraulic requirements, as pointed out in the above references design manuals.

Per coordination with the City of Scottsdale, offsite sanitary sewer analysis is not required.

### 8-ZN-2016 District at the Quarter – Master Planned Offsite Sewer Flows (2035 DWF)





## G. SUMMARY

This Preliminary Sanitary Report outlines the existing and proposed conditions of the ±8.84 acre development located at the northeast corner of N. Greenway Hayden Loop and N. Dial Blvd, to include calculations and infrastructure layout. Current infrastructure has been captured from the City of Scottsdale GIS and design is in accordance with the design manuals referenced in Section H. References.

BIG RED DOG has proposed two stub located at N. Greenway Hayden Loop, as well as four stubs from N. Dial Blvd. The fire lane will contain sanitary lines along the northern and eastern property line with multiple stubs to the proposed buildings.

	<b>Demand Scenario</b>	
	Existing Conditions (gpd)	Proposed Conditions (gpd)
Average Daily Flow	64,845	190,449.2
Peak Flow	194,535	695,848

## H. REFERENCES

City of Scottsdale, Design Standards and Policies Manual: Chapter 7 – Wastewater – January 2010

MAG Uniform Standard Specifications and Details for Public Works Construction – January 2016

Scottsdale Geographic Information Systems – Water and Sewer Quarter Section Map 35-45





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## Aerial Map | 1

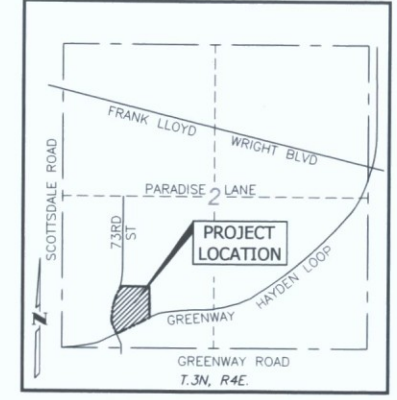
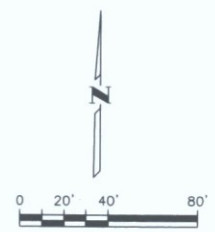
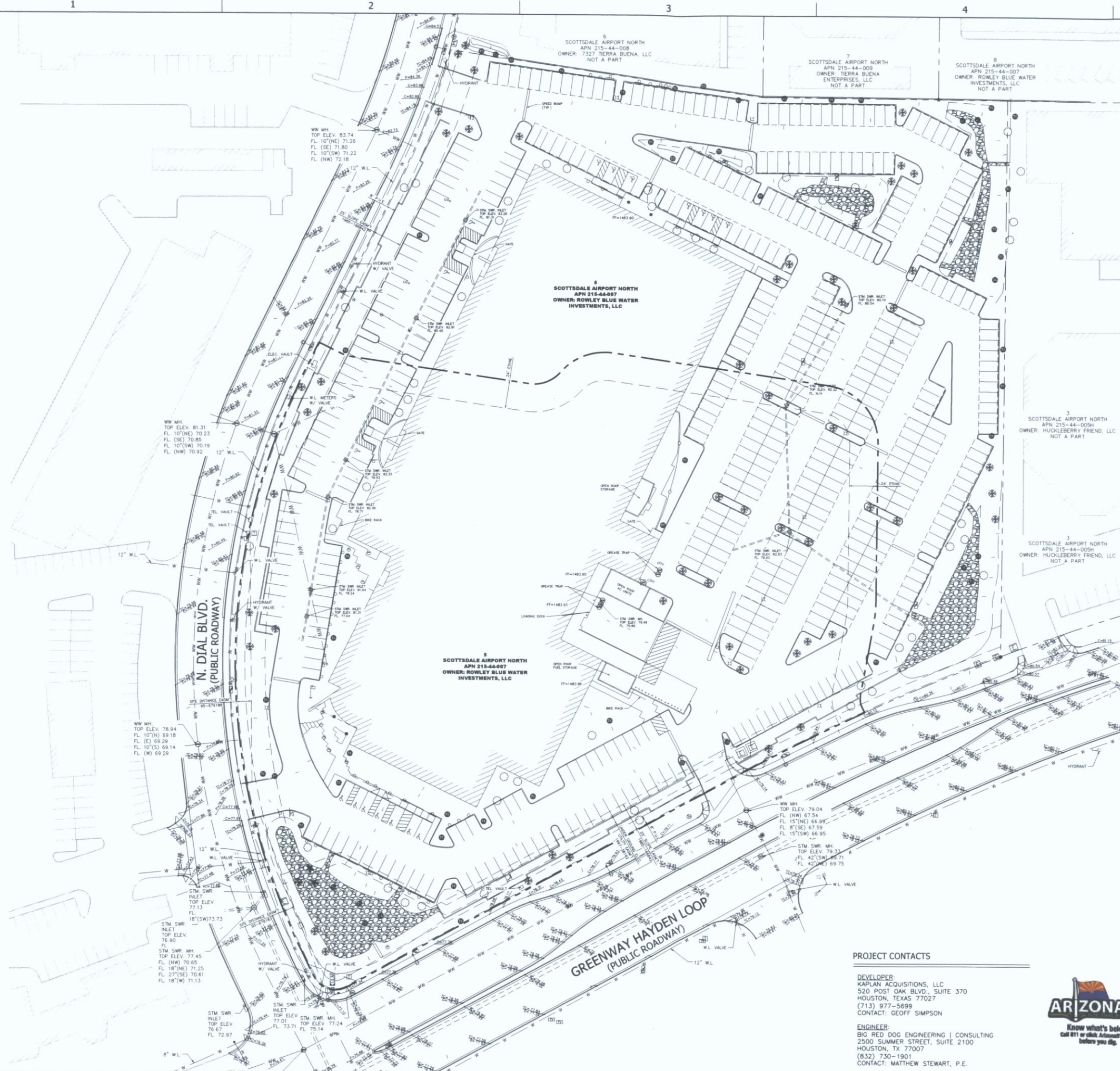




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## Existing Conditions | 2





**VICINITY MAP**  
NOT TO SCALE

**ELEVATIONS:**  
ALL EXISTING AND PROPOSED ELEVATIONS WILL REQUIRE AN ADJUSTMENT OF +1,400 FEET.

**CAUTION:**  
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

<b>SITE INFORMATION:</b>	
ADDRESS: 15510 N. 73RD STREET SCOTTSDALE, ARIZONA 85260	
<b>LEGAL DESCRIPTION</b>	
LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA.	
<b>FLOODPLAIN:</b>	
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1760 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (HATCHED).	
<b>BENCHMARK</b>	
CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE 0.4' DOWN AT THE INTERSECTION OF GREENWAY ROAD AND 76TH STREET. ELEVATION=1475.534 (NAVD88)	
<b>LAND USE SUMMARY:</b>	
GROSS ACREAGE:	8.83 ACRES

**PROJECT CONTACTS**

**DEVELOPER:**  
KAPLAN ACQUISITIONS, LLC  
520 POST OAK BLVD., SUITE 370  
HOUSTON, TEXAS 77027  
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CONTACT: GEOFF SIMPSON

**ENGINEER:**  
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HOUSTON, TX 77007  
(832) 730-1901  
CONTACT: MATTHEW STEWART, P.E.



WWW.BIGREDDOG.COM  
ARIZONA FIRM NO. 19744

ENGINEERING | CONSULTING  
2021 E. 5TH STREET, SUITE 110, AUSTIN, TEXAS 78702  
ARIZONA FIRM NO. 19744

512.669-5560

**DISTRICT AT THE QUARTER**  
15510 N. 73RD STREET  
SCOTTSDALE, MARICOPA COUNTY, ARIZONA 85260

**EXISTING CONDITIONS**

Title: District At The Quarter (KAD) (Preliminary Design) (ARIZONA FIRM NO. 19744)  
 Date: 16/2016 12:29 PM  
 Author: [unreadable]  
 Designer: [unreadable]  
 Checker: [unreadable]





BIG RED DOG Engineering and Consulting | 512-669-5560 | [www.BIGREDDOG.com](http://www.BIGREDDOG.com)

## Overall Site Plan w/ Phasing | 3







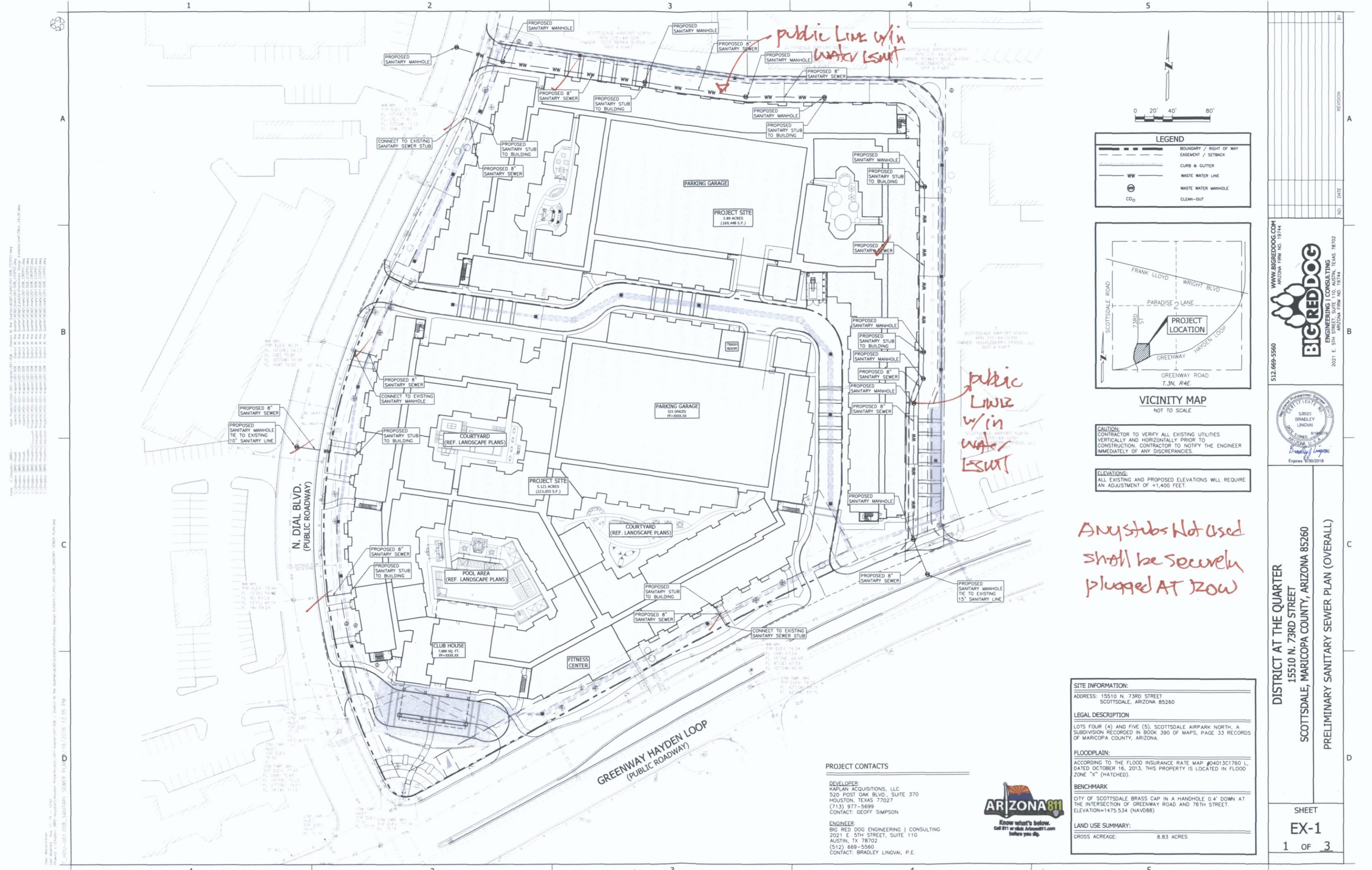
## Preliminary Sanitary Sewer, 4

EX – 1 | OVERALL SANITARY LAYOUT

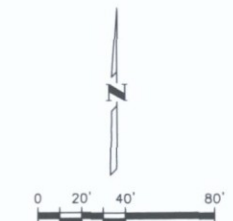
EX – 2 | PHASE I SANITARY LAYOYUT

EX – 3 | PHASE II SANITARY LAYOUT

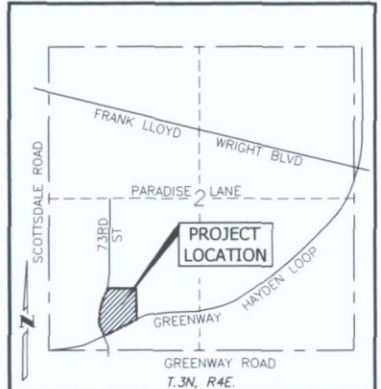




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LEGEND	
	BOUNDARY / RIGHT OF WAY EASEMENT / SETBACK
	CURB & GUTTER
	WASTE WATER LINE
	WASTE WATER MANHOLE
	CLEAN-OUT



**CAUTION:**  
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

**ELEVATIONS:**  
 ALL EXISTING AND PROPOSED ELEVATIONS WILL REQUIRE AN ADJUSTMENT OF +1,400 FEET.

*Any stubs Not used shall be securely plugged AT ROW*

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LOTS FOUR (4) AND FIVE (5), SCOTTSDALE AIRPARK NORTH, A SUBDIVISION RECORDED IN BOOK 390 OF MAPS, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA.	
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<b>BENCHMARK</b>	
CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE 0.4' DOWN AT THE INTERSECTION OF GREENWAY ROAD AND 76TH STREET. ELEVATION=1475.534 (NAVD88)	
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**PROJECT CONTACTS**

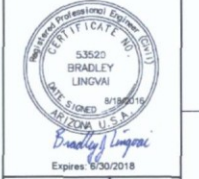
**DEVELOPER:**  
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 HOUSTON, TEXAS 77027  
 (713) 977-5699  
 CONTACT: GEOFF SIMPSON

**ENGINEER:**  
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 CONTACT: BRADLEY LINGVAI, P.E.



512-669-5560  
 WWW.BIGREDDOG.COM  
 ARIZONA FIRM NO. 19174

**BIG RED DOG**  
 ENGINEERING | CONSULTING  
 2021 E. 5TH STREET, SUITE 110, AUSTIN, TEXAS 78702  
 ARIZONA FIRM NO. 19174



**DISTRICT AT THE QUARTER**  
 15510 N. 73RD STREET  
 SCOTTSDALE, MARICOPA COUNTY, ARIZONA 85260

**PRELIMINARY SANITARY SEWER PLAN (OVERALL)**