

Water Study

WATER BASIS OF DESIGN REPORT FOR **SAFARI PHASE II RESIDENTIAL**

PREPARED FOR

HIGH STREET RESIDENTIAL 2231 E. CAMELBACK ROAD, STE 102 PHOENIX, AZ 85016

PRELIMINARY Basis of Design Report **ACCEPTED** ACCEPTED AS NOTED REVISE AND RESUBMIT



Disclaimer: If accepted; the preliminary approval is granted under the condition that a final basis of design report will also be submitted for city review and approval (typically during the DR or PP case). The final report shall incorporate further water or sewer design and analysis requirements as defined in the city design standards and policy manual and address those items noted in the preliminary review comments (both separate and included herein). The final report shall be submitted and approved prior to the plan review submission. For questions or clarifications contact the Water Resources Planning and Engineering Department at 480-312-5685. BY Idillon DATE 10/2/2018

address comments throughout for final BOD.

PREPARED BY

VICENTE RUIZ, P.E. DAVID EVANS & ASSOCIATES, INC. 4600 E WASHINGTON STREET, SUITE 250 PHOENIX, AZ 85034 (602) 678-5151

AUGUST 2018

DEA PROJECT NO. ESGA0002



TABLE OF CONTENTS

A. INTRODUCTION	.2
1. PROJECT LOCATION 2. SITE ZONING 3. GENERAL PLAN	.2 .2 .2
B. DESIGN DOCUMENTATION	.3
1. Design Procedures 2. Software	.3 .3
C. EXISTING CONDITIONS	.3
 ZONING AND LAND USE EXISTING TOPOGRAPHY, VEGETATION, AND LANDFORM FEATURES	.3 .4 .4 .4
D. PROPOSED CONDITIONS	.4
1. SITE PLAN	.4
E. COMPUTATIONS	.5
1. COMPUTER CALCULATIONS 2. DEMAND SUMMARY 3. WATER MODELING RESULTS	.5 .5 .6
F. SUMMARY	.7

EXHIBITS

1 2

APPENDICES

- Α
- В

С

D E

VICENTE RUIZ PRIZONA U.S. M. C. F. F. 6 130/19

<u>TITLE</u>

City of Scottsdale Water Quarter Section Map Concept Water and Sewer Plan

<u>TITLE</u>

Vicinity Map Fire Hydrant Flow Test Results Fire Flow Calculation Table Water Demand Table Water Modeling Output

A. INTRODUCTION

This basis of design report was completed under a contract with ESGA Architects, for High Street Residential, owner and developer of Safari Phase II Residential. The project will consist of 2 multistory story apartment buildings with 160 units. The water infrastructure that will support this project was built in 2006 as part of the Safari Phase I development. The site is also a part of the development agreement with the adjacent Bluesky Project. The site was previously approved through DRB for a project known as Peacock in July 2017, with the same number of residential units.

1. Project Location

The Safari Phase II project is located within the northwest quarter of Section 23 of Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian within City of Scottsdale, AZ. The site is approximately 2.08 acres and irregularly shaped. It is generally bound by 72nd Place to the west, existing Safari Drive Phase 1 condominium units to the south, 72nd Way to the east, and Coolidge Street to the north. The area's street system in relationship to the location of the site is illustrated in Appendix A, the project's vicinity map.

2. Site Zoning

The zoning of the Safari Ph II site is discussed in Section C.1 of this report.

3. General Plan

The Safari Ph II project will provide strong support for the goals and policies of the City's General Plan. It will be consistent with the Downtown Plan and reflect its vision, goals, and policies. It will support the City's efforts to "boldly look to its metropolitan future" through the development of an urban oasis that brings to life the City's vision for:

- Mixed-use urban neighborhoods
- World class planning, architecture, and design
- Sustainability
- Connectivity and walkability
- Economic vitality, and
- Worldwide recognition as the premier destination in the United States

B. DESIGN DOCUMENTATION

1. Design Procedures

The analysis of the proposed water system was done in compliance with the City of Scottsdale Design Standards & Policies Manual.

The proposed water distribution system will serve the project in accordance with City of Scottsdale design standards and the ADEQ Engineering Bulletin 10.

The estimated Average Day Demand of the Safari Phase II project was determined based on the following Average Day Demand values. All of the values below include both inside use and outside use demands.

• Residential Units = 185.3 gallons per unit per day

use gpm values in 2018 DS&PM Ch6

The Maximum Day Demand was calculated using a factor of 2.0 times the Average Day Demand. The Peak Hour Demand was determined by multiplying the Average Day Demand by 3.5.

2. Software

Water demands were determined using a Microsoft Excel spreadsheet. DEA created a WaterCAD[™] model of the proposed water system. WaterCAD is a water distribution system modeling software created by Haestad Methods. To run WaterCAD, a user inputs the water system map, waterline sizes, and demand locations. WaterCAD connects these elements as a system and uses mathematical equations to determine flow directions, flow magnitudes and pressures for the water system modeled.

C. EXISTING CONDITIONS

1. Zoning and Land Use

The site falls under the Downtown Regional Multiple Use Type 2 Land Use designation. The site is currently zoned Downtown Regional Commercial Office, Type 2, Planned Block Development Downtown Overlay (D/RCO-2 PBD DO) with amended development standards.

2. Existing Topography, Vegetation, and Landform Features

Generally, the existing topography slopes in a southeasterly direction at approximately 0.40%, with approximately 1 feet of fall across the property. The site in its existing condition is generally an unimproved dirt lot. The site shares the boundary with existing Safari Drive condominiums Phase 1 located to the south and east of the site. The future Bluesky parcel is located to the west across 72nd Place. The entrance road also provides access to a commercial development located to the north of the site.

3. Existing Utilities

There is existing water infrastructure located within the adjacent streets as illustrated on the City of Scottsdale Quarter Section map provided in the Appendix. This infrastructure includes an existing 6-inch ACP and an existing 16-inch DIP waterline within Scottsdale Road. There is also an existing 8-inch DIP waterline within Coolidge Street. An 8-inch waterline is located within the northern portion of 72^{nd} Place and connects to the waterline in Coolidge Street. The fire hydrant at the end of this line will be relocated at the end of 72^{nd} Place and another existing hydrant is relocated at the NE of north building as shown on the Concept Water and Sewer Plan. Existing 6 inch stubs for fire are provided along Coolidge, as well as a 4 inch water line.

4. Existing Master Plans or Design Reports

A *Water Basis of Design Report for Safari Drive* was prepared by DEA in 2006 for the Safari Drive condominiums. Phase 1 of Safari Drive has been constructed.

5. Certified Flow Testing

A fire flow test was performed for this project on fire hydrants adjacent to the project site. The results and location of the test are provided in Appendix B.

Confirm with fire department

D. PROPOSED CONDITIONS

1. Site Plan

Exhibit 2 Concept Water and Sewer Plan illustrates the proposed site improvements.

2. Proposed Connections

Exhibit 2 illustrates the proposed connections to the existing system. An existing 4-inch domestic line connected to the existing 8-inch line within Coolidge Street was provided, however, only a 2 inch line would be required based on peak domand. A public hydrant will be relocated closer to the southern residential building. An additional hydrant will be added at the northwest corner of the site, and an existing hydrant at the northeast corner will be adjusted to avoid the new sidewalk ramp, Additionally, two 6-inch fire lines, with a valve on main between, will connect to the existing 8-inch main within Coolidge Street. A booster pump will be provided in the south building to supply pressure to upper floors.

Private water service lines will be installed under landscaping. Backflow prevention assemblies will be installed on private waterlines.

3. Water Zone, Fire Flow, and System Pressures

The Safari Ph II development lies within the City of Scottsdale Water Zone 1-A per the 2008 *Integrated Water Master Plan* prepared by Carollo. This zone serves areas with ground

elevations from 1250 feet to 1330 feet. The finished floor (FF) elevation of the first level of the main building is at 1280.50.

The static pressure within the 8-inch waterline in Coolidge is approximately 100 psi based on the flow test performed by FPES. A maximum static pressure of 72 psi will be used for modeling purposes as required by the City of Scottsdale *Design Standards and Policies Manual*. The buildings will incorporate private booster pumps to supply water to the upper floors and will be designed to maintain a minimum residual pressure of 50 psi at the highest finished floor level under normal operating conditions. The building system will maintain a minimum pressure of 20 psi under fire flow conditions.

The building area is 265,000 sf and will be fully sprinkled. The garage will be fully sprinkled and will be of Type IB construction.

The *Design Standards and Policies Manual* dictates that the minimum fire flow for commercial structures is 1,500 gpm. Additionally, up to a 75% reduction may be taken when the building is supplied with an approved automatic sprinkler system. Based on this information and the table provided in Appendix C, the fire flow for the Safari Phase II development will be 2,000 gpm with a residual pressure of 30 psi at the fire node.

E. COMPUTATIONS

1. Computer Calculations

A hard copy of the demand calculations and the WaterCAD output for this report has been provided in Appendices D and E.

2. Demand Summary

Table E.2.1 summarizes the water demands for the Safari Ph II project. A detailed demand table that breaks down the values listed below is provided in Appendix D.

IND			
Phase	Average Day (gpm)	Max Day (gpm)	Peak Hour (gpm)
Safari Ph II	41.5	82.6	144.4
use gpm values ir 2018 DS&PM Che adjust values as required	δ,		
92			Water Basis of De

TABLE E.2.1 – WATER DEMAND SUMMARY

ESGA-0002

Why is min pressure at J-3? Should be J-7.Check and correct this.

3. Water Modeling Results

Average Day, Max Day, Max Day + FF, and Peak Hour demand scenarios were analyzed for Safari Ph II. The water demand for the Safari Phase II development was modeled at the same location (J-9) that it was originally modeled in the *Water Basis of Design Report for Safari Drive*. This location conforms to the location of the single water service that was proposed for the Safari Phase II project.

The WaterCAD output for the most conservative scenarios (Max Day + FF and Peak Hour) for the proposed water system modeled can be found in Appendix E. This output includes system pressures, pipe velocities, demands, and headloss information for each of the two phases modeled.

All pressures in the model are at street level. The lowest pressure available in the system during the Peak Hour Scenario is 72 psi. Based on the City's criteria requiring 50 psi at the buildings' highest levels, any building requiring water above two stories will require a private booster pump system.

The following table summarizes the expected pressures during the Safari Phase II scenario. The pressures at each junction are 72 psi for the average day and peak hour scenarios.

Model S	cenario	Min	Max	Ave
Assessed Devi	Pressure (psi)	72	72	72
Average Day	Node	Multiple, See Output	Multiple, See Output	-
Mar Davidar FF	Pressure (psi)	41	71	56
Max Day plus FF	Node	J- y	J-5	-
Peak Hour	Pressure (psi)	72	72	72
	Node	Multiple, See Output	Multiple, See Output	-

 TABLE E.3.1 – PHASE 1 PRESSURE SUMMARY

All nodes pass the Max Day + Fire Flow scenario with all pressures greater than or equal to 30 psi.

All non-fire flow headlosses are less than 10 ft/1000ft. Detailed modeling output has been provided in Appendix E. Based on the modeling results, the existing infrastructure and proposed water line improvements can support the project.

F. SUMMARY

The proposed Safari Ph II water distribution system is illustrated on Exhibit 2. New water services, a new fire line, and a new hydrant will be installed as part of this project. Two existing fire hydrants will be relocated, as well.

The proposed water improvements meet all City of Scottsdale pressure, velocity, and headloss requirements. It is recommended that the Safari Ph II water distribution system improvements be designed as dictated in this report.

APPENDIX A CITY OF SCOTTSDALE WATER QUARTER SECTION MAP

ESGA-0002

Water Basis of Design Report Safari Ph II



T I C E ENLINE CITY OF

CORNERS AND ARE NOTED AS "CALCULATI	ED' ON THE MAP.								
LEGEND:									
Air Release Valve	۲								
Non-potable Air Release Valve	۲								
Blowoff	•								
Cap	_								
Cathodic Protection	C								
Fill Drain	-								
Fire Hydrant	۲								
Non-GPS Point	0								
Pressure Reducing Valve	1								
Pump	-								
Reducer	Δ								
Sample Station	6								
Water Manhole	•								
Non-Potable Manhole	3								
Well	-								
Valve	\otimes								
Non-potable Valve									
Vault	www.								
Water Main									
Non-Potable Main									
Fire / Private Main									
Non-Scottsdale Main									
Not found per improvement plans	4								
Not found per improvement plans and/or Q.S. maps	(5)								
Found in field	6								
Map Error Point	(7)								

VICINITY MAP



...

APPENDIX B FIRE HYDRANT FLOW TEST RESULTS

ESGA-0002

Water Basis of Design Report Safari Ph II



HYDRANT FLOW TEST SUMMARY REPORT

4242 W. Topeka Dr. | Glendale, Arizona 85308 P: (623) 587-1844 | F: (623) 587-7992 E-mail: FPES@Cox.Net



FLOW #2 HYDRANT 4"OUTLET 35 PITOT

APPENDIX C FIRE FLOW CALCULATION TABLE

ESGA-0002

Water Basis of Design Report Safari Ph II

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Calculated Residual) (psi)	Junction w/ Minimum Pressure (System)	Pipe w/ Maximum Velocity	Velocity of Maximum Pipe (ft/s)	Junction w/ Minimum Pressure (Zone)	Pressure (Calculated Zone Lower Limit @ Total Flow Needed) (psi)
J-1	True	2,000	2,001	2,000	2,001	71	J-5	P-3	13.04	J-5	71
J-7	True	2,000	2,001	2,000	2,001	41	J-3	P-3	13.04	J-3	50

Fire Flow Node FlexTable: Fire Flow Report

Why is min pressure at J-3? Should be J-7.Check and correct this.

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203 -755-1666

APPENDIX D WATER DEMAND TABLE

ESGA-0002

Water Basis of Design Report Safari Ph II

WATER DEMANDS

SAFARI SCOTTSDALE

					Average	Average		Maximum		Peak
					Daily Demand	Daily Demand		Daily		Hour
			Area	Dwellings	Per Unit	Based on 12 Hr Day	Max. Day	Demand	Peak Hour	Demand
Building	Phase	Land Use and Description	Sq. Ft.	Served	(gpd)	(gpm)	Factor	(gpm)	Factor	(gpm)
Main	1	Residential Units		160	185.3	20.6	2.0	41.2	3.5	72.1
Total	R					20.6		41.2		72.1

2?, should also incorporate Phase 1.

APPENDIX E WATER MODELING OUTPUT

ESGA-0002

Water Basis of Design Report Safari Ph II



AVG DAY FlexTable: Junction Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
34	J-1	0.00	0	166.32	72
39	J-3	0.00	0	166.32	72
44	J-4	0.00	0	166.32	72
47	J-5	0.00	21	166.30	72
55	J-7	0.00	0	166.32	72
57	J-9	0.00	0	166.32	72

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

AVG DAY FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Length (ft)
37	P-2	16	R-1	PMP-1	8.0	Ductile Iron	130.0	0.000	21	0.13	1
38	P-3	21	PMP-1	J-1	8.0	Ductile Iron	130.0	0.220	21	0.13	21
45	P-5	160	J-1	J-4	8.0	Ductile Iron	130.0	4.100	21	0.13	160
49	P-7	29	J-5	J-4	4.0	Ductile Iron	130.0	0.000	-21	0.53	29
58	P-8	96	J-4	J-9	8.0	Ductile Iron	130.0	8.200	0	0.00	96
59	P-9	249	J-9	J-3	8.0	Ductile Iron	130.0	1.800	0	0.00	249
60	P-10	177	J-7	J-9	8.0	Ductile Iron	130.0	3.200	0	0.00	177

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

AVG DAY

FlexTable: Pump Table

ID	Label	Elevation (ft)	Pump Definition	Status (Initial)	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
33	PMP-1	0.00	Pump Definition - 1	On	0.00	166.32	21	166.32

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)
32	R-1	0.00	21	0.00

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Flow (Out net) (gpm)	Hydraulic Grade (ft)	
32	R-1	0.00	41	0.00	

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

Label	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gpm)	Fire Flow (Available) (gpm)	Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Calculated Residual) (psi)	Junction w/ Minimum Pressure (System)	Pipe w/ Maximum Velocity	Velocity of Maximum Pipe (ft/s)	Junction w/ Minimum Pressure (Zone)	Pressure (Calculated Zone Lower Limit @ Total Flow Needed) (psi)
J-1	True	2,000	2,001	2,000	2,001	71	J-5	P-3	13.04	J-5	71
J-7	True	2,000	2,001	2,000	2,001	41	J-3	P-3	13.04	J-3	50

Fire Flow Node FlexTable: Fire Flow Report

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203 -755-1666

FlexTable: Junction Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
34	J-1	0.00	0	166.32	72
39	J-3	0.00	0	166.31	72
44	J-4	0.00	0	166.31	72
47	J-5	0.00	41	166.26	72
55	J-7	0.00	0	166.31	72
57	J-9	0.00	0	166.31	72

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Length (ft)
37	P-2	16	R-1	PMP-1	8.0	Ductile Iron	130.0	0.000	41	0.26	1
38	P-3	21	PMP-1	J-1	8.0	Ductile Iron	130.0	0.220	41	0.26	21
45	P-5	160	J-1	J-4	8.0	Ductile Iron	130.0	4.100	41	0.26	160
49	P-7	29	J-5	J-4	4.0	Ductile Iron	130.0	0.000	-41	1.05	29
58	P-8	96	J-4	J-9	8.0	Ductile Iron	130.0	8.200	0	0.00	96
59	P-9	249	J-9	J-3	8.0	Ductile Iron	130.0	1.800	0	0.00	249
60	P-10	177	J-7	J-9	8.0	Ductile Iron	130.0	3.200	0	0.00	177

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

FlexTable: Pump Table

ID	Label	Elevation (ft)	Pump Definition	Status (Initial)	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
33	PMP-1	0.00	Pump Definition - 1	On	0.00	166.32	41	166.32

WA-SAFARI-PHII-MODEL-.wtg 8/16/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

Peak Hour FlexTable: Junction Table

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
34	J-1	0.00	0	166.32	72
39	J-3	0.00	0	166.28	72
44	J-4	0.00	0	166.28	72
47	J-5	0.00	72	166.16	72
55	J-7	0.00	0	166.28	72
57	J-9	0.00	0	166.28	72

WA-SAFARI-PHII-MODEL-.wtg 8/7/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

Peak Hour FlexTable: Pipe Table

ID	Label	Length (Scaled) (ft)	Start Node	Stop Node	Diameter (in)	Material	Hazen-Williams C	Minor Loss Coefficient (Local)	Flow (gpm)	Velocity (ft/s)	Length (ft)
37	P-2	16	R-1	PMP-1	8.0	Ductile Iron	130.0	0.000	72	0.46	1
38	P-3	21	PMP-1	J-1	8.0	Ductile Iron	130.0	0.220	72	0.46	21
45	P-5	160	J-1	J-4	8.0	Ductile Iron	130.0	4.100	72	0.46	160
49	P-7	29	J-5	J-4	4.0	Ductile Iron	130.0	0.000	-72	1.84	29
58	P-8	96	J-4	J-9	8.0	Ductile Iron	130.0	8.200	0	0.00	96
59	P-9	249	J-9	J-3	8.0	Ductile Iron	130.0	1.800	0	0.00	249
60	P-10	177	J-7	J-9	8.0	Ductile Iron	130.0	3.200	0	0.00	177

WA-SAFARI-PHII-MODEL-.wtg 8/7/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666

Peak Hour FlexTable: Pump Table

ID	Label	Elevation (ft)	Pump Definition	Status (Initial)	Hydraulic Grade (Suction) (ft)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
33	PMP-1	0.00	Pump Definition - 1	On	0.00	166.32	72	166.32

WA-SAFARI-PHII-MODEL-.wtg 8/7/2018 Bentley Systems, Inc. Haestad Methods Solution Center 27 Siemon Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666



