

Mountain View Medical
Center Redevelopment

Concept Drainage Report



Prepared for:
Mountain View Medical Center,
LLC

Prepared by:
Stantec Consulting Services, Inc.



EXPIRES 3/31/2021

September 20, 2018

GRADING, DRAINAGE, AND ROUTING SUMMARY

The Mountain View Medical Center Redevelopment Project is a 3-phase, approximately 10-acre project in Paradise Valley, AZ at the intersection of Tatum Boulevard and Shea Boulevard. The site's grading and drainage have been designed so that each of the 3 phases will stand alone, ensuring that the storm water systems will function independent of construction phase.

The majority of the site's storm water will collect in the curb and gutter and be routed to the perimeter of the project where it will collect in above and below ground retention basins. The above ground retention basins have a 3-foot maximum depth and collected storm water will percolate into the ground over time. In storm events that exceed the 100-year, 2-hour design storm, the basins have been designed with overflows that direct water away from structures and into the City's storm water system. For the above ground retention ponds that are not large enough to contain the full amount of the contributing sub-basins storm water volume, underground retention systems and dry wells will be utilized to capture and drain storm water in a controlled manner. The underground storage systems will be comprised of large diameter pipes, ranging in size from 6-foot diameter RCP to 10-foot diameter coated CMP. The systems will be provided by Contech or a similar manufacturer. The underground storage systems will empty into dry wells that have the capacity to drain 12,500 cubic feet of water over a 36-hour period. A total of 5 drywells will be utilized for this project.

In addition to the retention basins on the perimeter, there are two underground retention systems located under asphalt pavement parking lots and one above and below ground retention system located in an interior landscape area. These systems will function in a similar manner to the perimeter systems previously described.

STORM DRAIN METHODOLOGY AND DESIGN BASIS

Per the Paradise Valley Storm Drainage Design Manual, the retention requirement for this project is the runoff flowrate during the 100-year, 2-hour storm event in the post-development condition, so long as the calculated rainfall volume is greater than the first flush event. Upon completion of the analysis, the 100-year, 2-hour storm event was in fact larger than the first flush volume for all 22 drainage sub-basins in the project.

The 100-year, 2-hour design storm produces approximately 2.2 inches of rain as is shown on the Maricopa County Drainage Manual Figure A.56 (Rainfall Isoplethals). This rainfall value was used in the Storm Water Storage Volume formula provided in the Paradise Valley Drainage Design Manual. The formula is:

Required Storage Volume = Weighted Average Runoff Coefficient x (2.2/12) x Area

The weighted average runoff coefficient was determined by calculating the weighted average of impervious area vs. pervious area for each of the 22 sub-basins. The runoff coefficient values were taken from the Maricopa County Drainage Manual Table 3.2. Two runoff coefficients were used for the project, one for impervious surfaces (roofs and pavement) and one for pervious surfaces (landscape). Table 3.2 lists impervious surface as having a runoff coefficient of 0.94. The landscape coefficient used was 0.38, which corresponds to DL2 "landscaping without impervious under treatment." This value was

used across the entire site as all existing grass will be replaced with desert landscape. Summaries of the retention basins, flow routing, runoff coefficients, and drainage areas are shown on the Concept Grading and Drainage Plan.

CONCLUSION

In conformance with the Paradise Valley Storm Drainage Design Manual, the proposed drainage system will retain the required rainfall from the 100-year, 2-hour design storm across the +/- 10-acre project site. This will be accomplished through the utilization of on-site underground retention pipes and above ground retention ponds. The underground retention pipes will drain over a period of 36 hours via one of five total dry wells. In total, the above ground retention ponds have a volume of 39,900 cubic feet (cf), which is 1,406 cf more than required and the underground retention pipes have a total volume of 20,178 cf which is 182 cf more than required.



Stantec Consulting Services, Inc.
8211 South 48th Street,
Phoenix, Arizona 85044

September 21, 2018
File: 180101666

Attention: Mr. Paul Michaud
Interim Development Director
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

Dear Mr. Michaud,

**Reference: Major Special Use Application for Mountain View Medical Center Review #2
Response to Comment 13**

In response to comment 13 provided by your office on September 5, 2018, requesting information regarding utilities located on and adjacent to the property, we offer the following information for your use:

Water service:

Water service is provided by the City of Phoenix and is located along Beryl Avenue, Tatum Boulevard and Shea Boulevard. Tatum Boulevard has an existing 12" waterline located on the east side and a 6" waterline located on the west side. The 12" line has two existing 6" fire lines that are stubbed to the property and three existing 2" services lines, all of which serve the existing development located on the property. There is also an 8" water line that runs along the north side of Shea Boulevard. No services are existing or currently expected to be proposed off the 8" line. There is a 6" line along Beryl Avenue, but no services are existing or currently expected to be proposed off the Beryl Avenue line

Calculation of fire flow requirements and evaluation of capacity will be provided as a separate document once the fire department is able to do a fire flow test on the existing fire hydrants adjacent to the property. Existing building plans indicate the original water pressure at Tatum Boulevard are about 60 psi.

Sewer service:

Sewer service is provided by the City of Phoenix and is located on both Tatum Boulevard and on Shea Boulevard. There is a 12" sewer line along Tatum Boulevard and an 18" sewer line along Shea Boulevard. The sewer line flows north along Tatum Boulevard and then east along Shea Boulevard. There appears to be a sewer service at the southwest corner of the site. Sewer coveys to a line along the eastern boundary of the property.

Electric:

APS is the service provider for Electric. The existing primary electric line enters the site off Tatum Boulevard near Beryl Avenue and runs along the eastern boundary of the property to Shea Boulevard. Services are provided off this line to serve the existing buildings. It appears that the gas line and electric line are within the same trench.

September 21, 2018

Mr. Paul Michaud

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Reference: Major Special Use Application for Mountain View Medical Center Review #2

Gas:

Southwest Gas is the service provider for gas to the property. Per record information, there is an 8" gas line on the property and each service is a 2" gas line with a pressure reducing valve for each existing building. The line enters the site off Beryl Avenue and runs along the eastern boundary of the property to Shea Boulevard. Services are provided off this line to serve the existing buildings. It appears that the gas line and electric line are within the same trench.

Phone/Cable:

Cox Communications is the service provider for fiber optic and telephone. There is an existing service line that enters the site off Beryl Avenue and runs along the eastern boundary of the property. Services are provided off this line to serve the existing buildings.

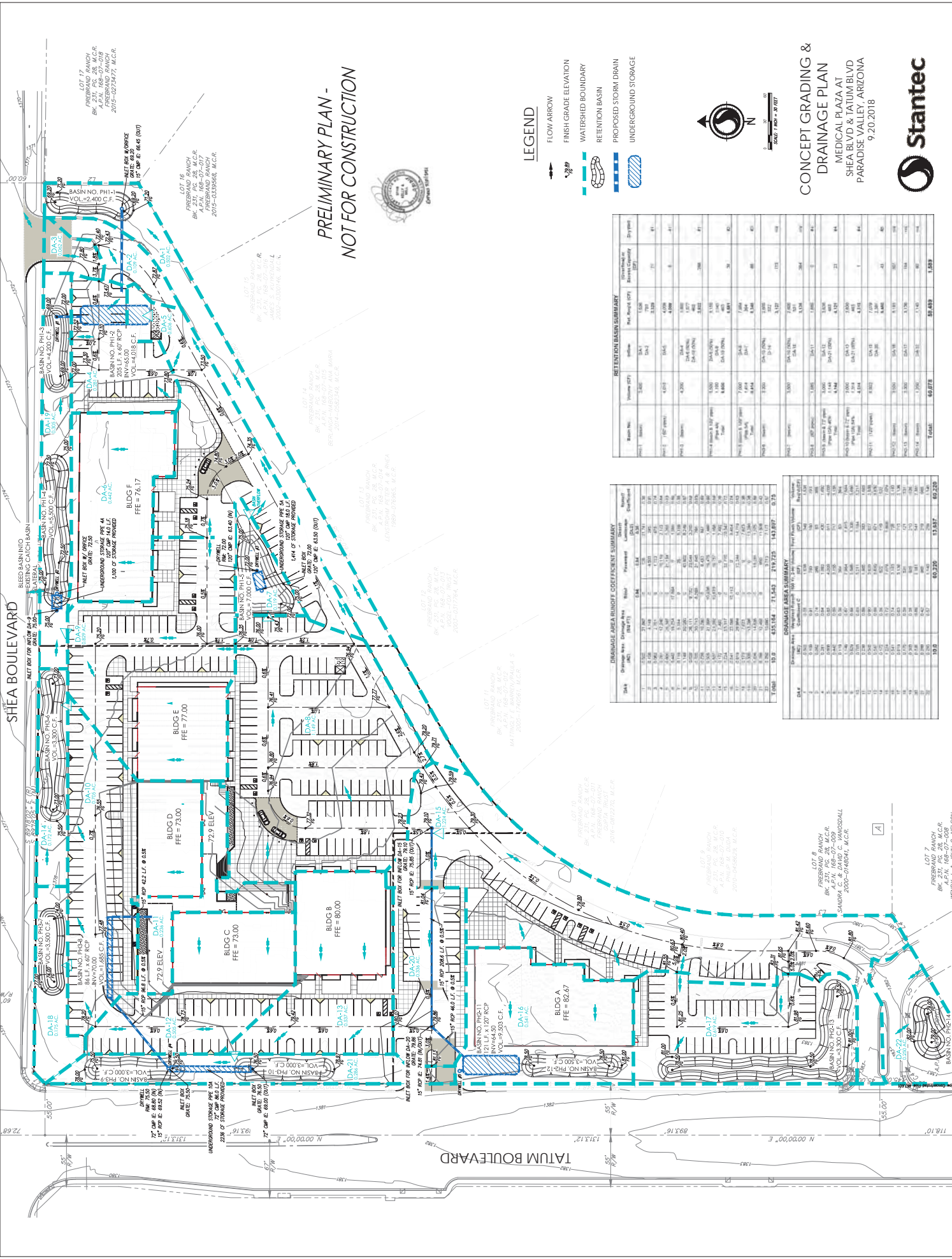
Please let me know if you need any additional information.

Regards,



Kelly J. Bell, PE
Principal

Phone: 602.707.4642
Kelly.bell2@stantec.com



**PRELIMINARY PLAN -
NOT FOR CONSTRUCTION**



LEGEND

- ▶ FLOW ARROW
- FINISH GRADE ELEVATION
- WATERSHED BOUNDARY
- RETENTION BASIN
- PROPOSED STORM DRAIN
- UNDERGROUND STORAGE



SCALE: 1" = 40' (SEE SHEET)

**CONCEPT GRADING &
DRAINAGE PLAN**
MEDICAL PLAZA AT
SHEA BLVD & TATAM BLVD
PARADISE VALLEY, ARIZONA
9.20.2018



Basin No.	Volume (CY)	Volume (MG)	Retention Coefficient	Retention Volume (MG)
PH-1	1,200	0.04	0.25	0.01
PH-2	1,200	0.04	0.25	0.01
PH-3	1,200	0.04	0.25	0.01
PH-4	1,200	0.04	0.25	0.01
PH-5	1,200	0.04	0.25	0.01
PH-6	1,200	0.04	0.25	0.01
PH-7	1,200	0.04	0.25	0.01
PH-8	1,200	0.04	0.25	0.01
PH-9	1,200	0.04	0.25	0.01
PH-10	1,200	0.04	0.25	0.01
PH-11	1,200	0.04	0.25	0.01
TOTAL	12,000	0.40	0.25	0.10

Basin	Drainage Area (AC)	Runoff Coefficient	Runoff Volume (MG)
1	10.0	0.50	0.50
2	10.0	0.50	0.50
3	10.0	0.50	0.50
4	10.0	0.50	0.50
5	10.0	0.50	0.50
6	10.0	0.50	0.50
7	10.0	0.50	0.50
8	10.0	0.50	0.50
9	10.0	0.50	0.50
10	10.0	0.50	0.50
11	10.0	0.50	0.50
TOTAL	110.0	0.50	55.0

Basin	Drainage Area (AC)	Runoff Coefficient	Runoff Volume (MG)
1	10.0	0.50	0.50
2	10.0	0.50	0.50
3	10.0	0.50	0.50
4	10.0	0.50	0.50
5	10.0	0.50	0.50
6	10.0	0.50	0.50
7	10.0	0.50	0.50
8	10.0	0.50	0.50
9	10.0	0.50	0.50
10	10.0	0.50	0.50
11	10.0	0.50	0.50
TOTAL	110.0	0.50	55.0

PROPOSED LOT 7
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-018
MWD 197-097703, M.C.E.

PROPOSED LOT 16
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-017
MWD 197-097703, M.C.E.

PROPOSED LOT 17
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-018
MWD 197-097703, M.C.E.

PROPOSED LOT 18
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-019
MWD 197-097703, M.C.E.

PROPOSED LOT 19
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-020
MWD 197-097703, M.C.E.

PROPOSED LOT 20
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-021
MWD 197-097703, M.C.E.

PROPOSED LOT 21
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-022
MWD 197-097703, M.C.E.

PROPOSED LOT 22
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-023
MWD 197-097703, M.C.E.

PROPOSED LOT 23
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-024
MWD 197-097703, M.C.E.

PROPOSED LOT 24
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-025
MWD 197-097703, M.C.E.

PROPOSED LOT 25
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-026
MWD 197-097703, M.C.E.

PROPOSED LOT 26
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-027
MWD 197-097703, M.C.E.

PROPOSED LOT 27
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-028
MWD 197-097703, M.C.E.

PROPOSED LOT 28
PHEASANT HUNTER
BK. 231, PG. 28, M.C.R.
A.P.N. 168-07-029
MWD 197-097703, M.C.E.

City of Phoenix, Water Services Department Fire Flow Test



Location: 12944 N 44th STREET Q.S. No. 29-39
For: HENDERSON ENGINEERING
Requested By: Request Date: 10/15/2018
Phone: N/A Fax Number: E-MAIL
Test Type: 2.5" Std. X 4" Std. X Complex
Observers: CAMPBELL YARD - CMFFTF
Test Time: 11:30 AM Test Date: 10/22/2018

CAUTION:

Results of this flow test identify water system characteristics for the date, time, and locations of this test only.

Pressure and flows within the water system vary of time, it is expected and should be considered when preparing designs based upon fire flow test data.

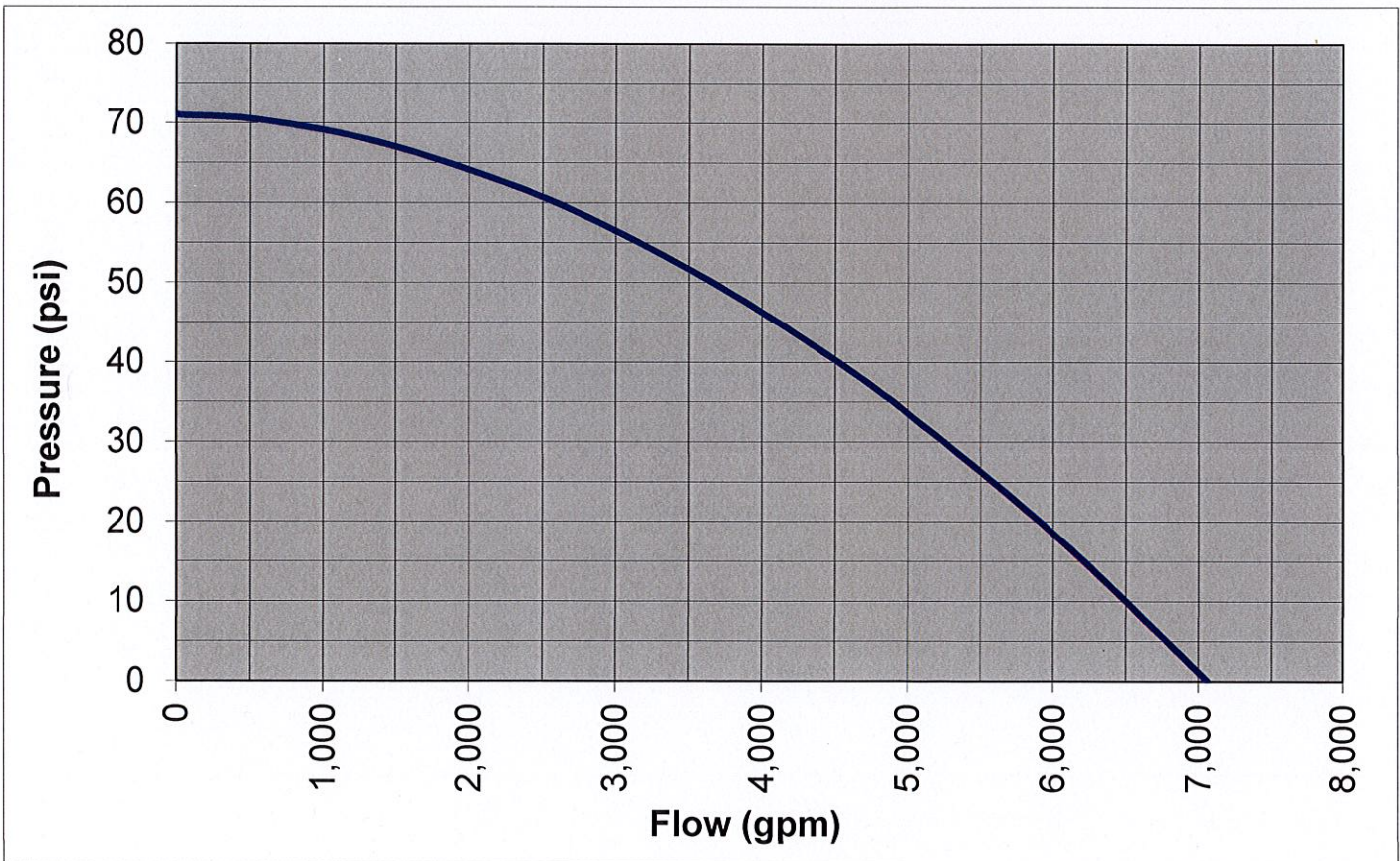
Numerous factors affect the water system, such as water level fluctuations in reservoirs, operating pressure ranges at booster pump stations, elevations at point of use, daily demand fluctuations, seasonal demands, emergency demands, water treatment plant availability, increased demands due to growth, operation/maintenance schedules, etc.

Designers should consider the above when preparing designs based upon fire flow test data. The City of Phoenix may be able to provide additional information on water system characteristics upon request.

NOTE: TEST LOCATION SKETCH IS ATTACHED

Observed Test Data						
Hydrant Designation	Hydrant Number	Flow Opening (2.5" or 4")	Static Pressure (psi)	Residual Pressure (psi)	Pitot Pressure (psi)	Flow (gpm)
Pressure; R	109		71	48		
Flow, F1	156	4			20	1921
Flow, F2	110	4			20	1921
Flow, F3						
Flow, F4						
Note: Hydrant Nozzle Coef. = 0.9			(1) Pressure Drop % 32.4%	Total Flow: 3842		

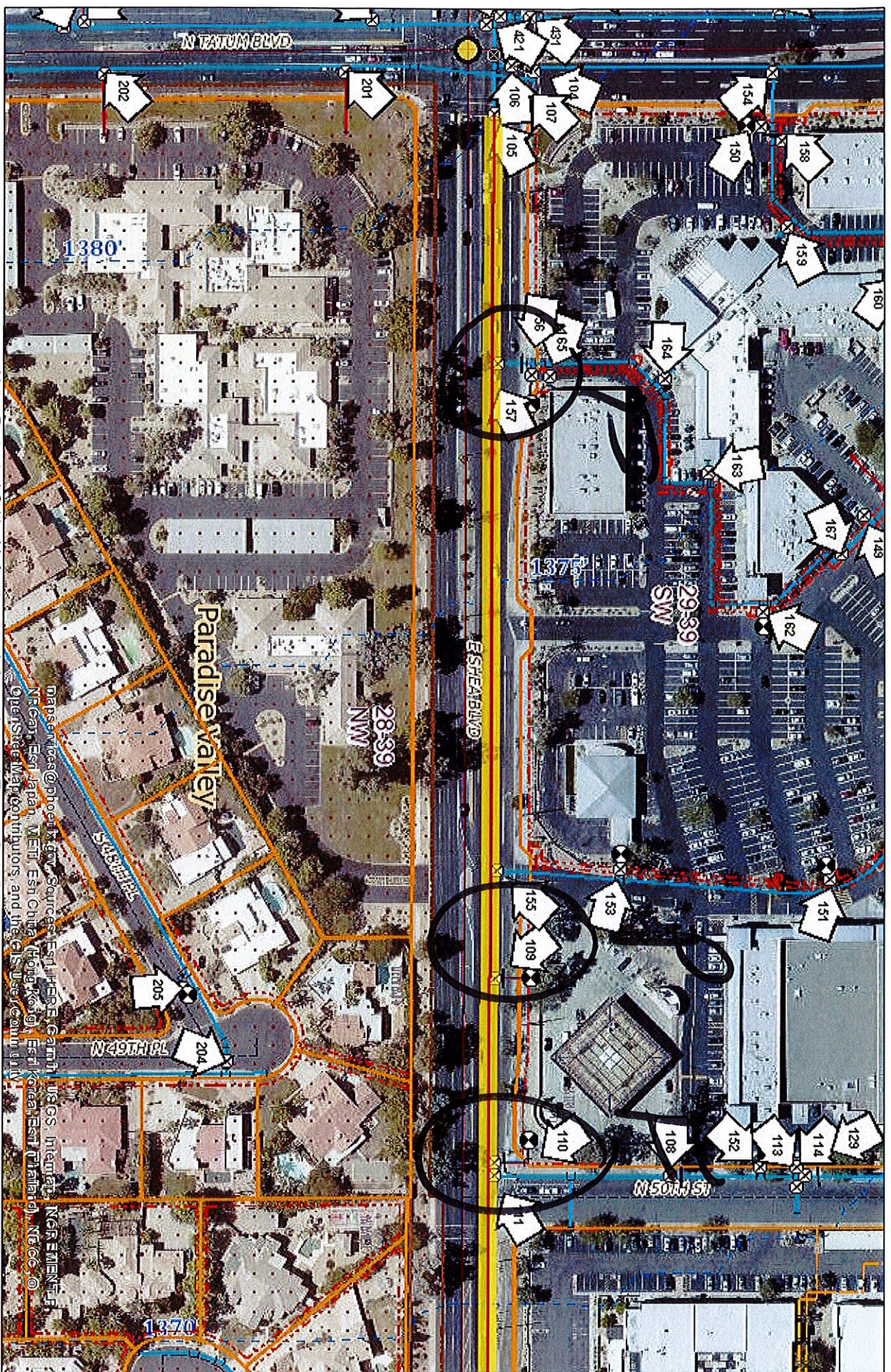
Calculated Results			NOTES: (1) To obtain satisfactory test results of theoretical calculation of expected flows or rated capacities, sufficient discharge should be achieved to cause a drop in pressure at the residual hydrant of at least 25%, or to flow the total demand necessary for fire-fighting purposes. (2) Calculated flow values will not appear if a 25% pressure drop between static and residual pressures is not reached. If additional volume is required, a complex 4-inch port fire flow test may be needed.
Pressure (psi)	20	25	
(2) Flow (gpm)	5906	5586	



Revision Date: 05/16/2013 (NPR)

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SEC Shea & Tatum



Note: Protected Critical Infrastructure Information and Exempt from Public Disclosure



City Of Phoenix
Water Services Department
Infrastructure Record Services

10/4/2018

STANTEC CONSULTING SERVICES INC.
8211 S 48TH ST
PHOENIX AZ 85044

RE: 10555-10599 N TATUM BOULEVARD
APN 168-07-001C
Q.S.# 28-39

Kelly J Bell PE

Your request for water/sewer availability to the mentioned properties/street has been reviewed. The property has direct frontage to the City of Phoenix public water and sewer mains.

If you have any questions regarding these guidelines, please contact via email
Leticia.saenz@phoenix.gov or call (602) 256-4276

Sincerely,

Leticia Saenz 
Water Services Department
Infrastructure Record Services

Enclosures:

CC: Shauna Johnson, Water Services Department - Infrastructure Record Services

Shane Hurd, Water Services Department - Infrastructure Record Services



Water and Sewer Availability Request

September 25, 2018

Via Email: irspubliccounterwsd@phoenix.gov

City of Phoenix
Water Services Department
Infrastructure Record Services
975 E. Armstrong Way, Bldg. K
Chandler, AZ. 85286

Project: Mountain View Medical Center
10555-10599 North Tatum Boulevard, Town of Paradise Valley, Arizona.

Quarter Section 29, Township 3 North, Range 4E, Maricopa County, Arizona.

Please consider this inquiry for water and sewer service availability for the above-mentioned property at the southeast corner of Tatum and Shea Boulevards in the City of Phoenix Service District. Attached please find a site location map for your consideration.

Please feel free to contact our office with any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly J. Bell".

Kelly J. Bell, PE

Principal

STANTEC CONSULTING SERVICES INC.

8211 South 48th Street, Phoenix AZ 85044-5355

Phone: (602) 707.4642

Kelly.Bell2@stantec.com