



Water and Wastewater Study
Combined

Preliminary Basis of Design

Sewer

FOR

Acoya Shea & Scottsdale Senior Living

APN# 175-33-093H

7373 E Shea Boulevard

Scottsdale, AZ 85260

Submittal - April 27, 2020

Prepared for:

Ryan A+E, Inc.

3900 E. Camelback Road, Suite 100

Phoenix, AZ 85018

Prepared by:

Mike Jackson, P.E.



1600 N Desert Drive, Suite 230

Tempe, AZ 85281

Phone: (480) 951-0517 Fax: (480) 951-2353

April 27, 2020



A handwritten signature in black ink, appearing to be 'Mike Jackson', written over the bottom portion of the professional seal.

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Appendix 1: Preliminary Grading/Utility Plan



A handwritten signature in black ink, appearing to read "Mike A. Jackson", written below the professional seal.

INTRODUCTION

Ryan Companies is planning to develop a new 4 story senior living building at the southwest corner of Shea Boulevard and N. 74th Street, serving the City of Scottsdale. The development is a 2.57acre site that will consist of 160 residential units with shared areas to be used for dining and entertainment. The site proposes a total of 137 parking spaces which will be provided in an underground garage and supplemented with minimal surface parking.

An existing sewer service is proposed to serve this project. Enclosed in this report are preliminary proposed demand calculations, and capacity calculations for the project.

EXISTING CONDITIONS

The site is currently a vacated car wash and service facility. There is an existing 10" VCP gravity sanitary sewer line located within 74th Street. There is an existing sewer line that taps into the 10" line and enters the site at the midpoint of the east property line.

For the purposes of this preliminary report, we have assumed the existing sewer is adequate and acceptable for reuse and the stub is a 6" diameter pipe with adequate depth. It is expected the stub depth, location, and size will need to be verified in the field prior to construction.

A sewer force main runs parallel to the 10" VCP line in 74th Street and an additional 8" PVC gravity line is located north of the centerline in Shea boulevard. We anticipate no connections or impacts to these existing lines located within the vicinity of our project.

PROPOSED USE

160 Units, Common Areas, and Amenities

Building Area

46,801 sf Garage Area

178,267 sf Building Area (excluding underground garage area)

225,068 sf Total Area

DESIGN CRITERIA

Average Sewer Design Flows (per unit) per DS&PM Figure 7-1.2¹:

380 gpm per unit

Peaking factor = 4.5.

¹ The Average Daily Demand was calculated using the "Resort Hotel (includes site amenities)" land use from Figure 7-1.2 of the DS&PM

PROPOSED DESIGN FLOW

Average Day Demand = $380 \text{ gpd/room} * 160 = 60,800 \text{ gpd}$ (42.2 gpm or 0.09 cfs)

DESIGN FLOW WITH PEAKING FACTOR

Design Flow with Peaking Factor = $60,800 * 4.5 = 273,600 \text{ gpd}$ (190 gpm or 0.42 cfs)

Maximum Design Flowrate = 190 gpm (0.42 cfs)

CAPACITY CALCULATIONS

The proposed Boutique Hotel demand based on unit demands and peaking factor above is 190 gpm.

Based on the City of Scottsdale existing sewer model, to be verified by the City, it is our understanding that there is capacity in the existing 8" line for this additional flow. However, this has not been confirmed with existing demand data or existing flow modeling.

Proposed 6" Service

The capacity of the existing 6" sewer at an assumed slope of 2.0% @ $0.70 \text{ d/D} = 298 \text{ gpm}$ (0.665 cfs)

The depth of flow at the Maximum Design Flowrate = 0.25 feet, which is $\text{d/D} = 0.50$

The velocity of flow at the Maximum Design Flowrate = 3.95 ft/s

CONCLUSIONS

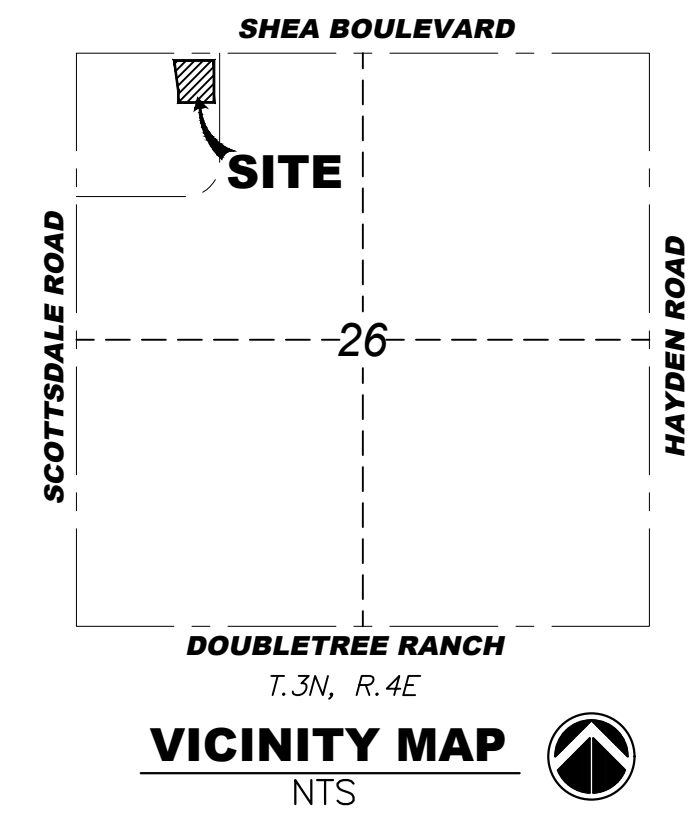
It is proposed to utilize the existing 6" sewer service at the east property line. It is assumed the existing line will be adequate to serve the proposed project, pending slope verification and existing flow modeling. The sewer lines at the project will conform to the City of Scottsdale and UPC standards with a minimum pipe slope of 2%. Proposed sewer construction, materials, and appurtenances shall be per DSPM, Chapters 6 & 7 and the City of Scottsdale Standard Detail Series 2300 and 2400.

Appendix 1: Preliminary Grading/Utility Plan

7373 E SHEA BOULEVARD SCOTTSDALE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 908.81 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 53 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHEA BOULEVARD, MARKING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 07 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.62 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 112.00 FEET TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89 DEGREES 46 MINUTES 45 SECONDS, FOR AN ARC DISTANCE OF 18.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 74TH STREET; THENCE SOUTH 00 DEGREES 11 MINUTES 22 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 313.05 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 07 SECONDS WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 55.05 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 115.00 FEET TO THE LEFT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 20 MINUTES 12 SECONDS, FOR AN ARC DISTANCE OF 16.73 FEET; THENCE NORTH 08 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 203.20 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 100.00 FEET TO THE RIGHT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 27 MINUTES 46 SECONDS, FOR AN ARC DISTANCE OF 14.77 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 37.57 FEET TO THE POINT OF BEGINNING.

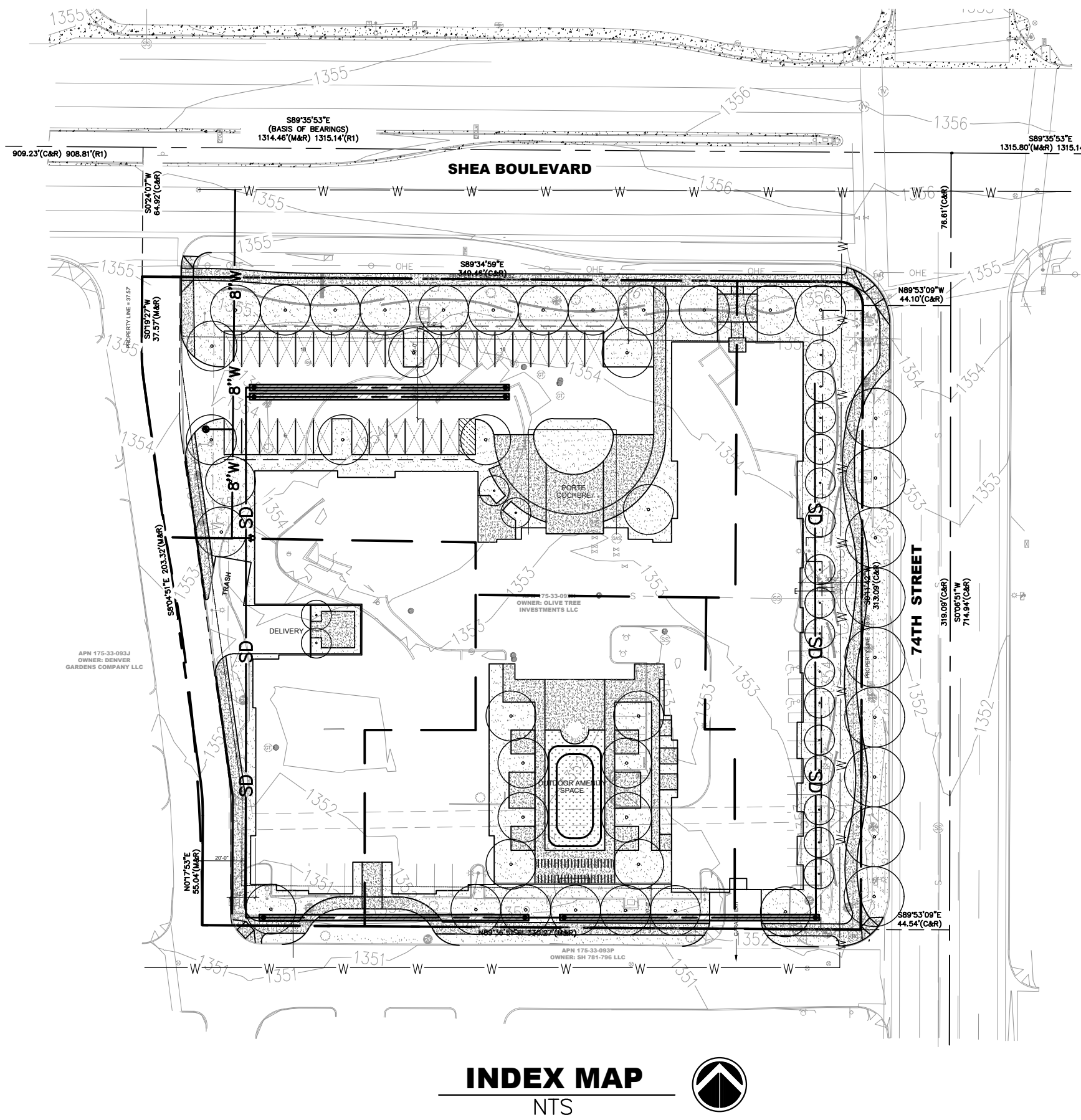
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LEGEND

---	PROPERTY BOUNDARY	S	SLOPE
---	SAWCUT LINE/LIMITS OF GRADING	FT	FOOT
---	CENTER LINE	TC	TOP OF CURB ELEVATION
---	EXISTING MINOR CONTOUR	GB	GRADE BREAK
---	EXISTING MAJOR CONTOUR	SW	SIDEWALK
---	PROPOSED MINOR CONTOUR	P	PAVEMENT
---	PROPOSED MAJOR CONTOUR	C	CONCRETE
---	PROPOSED WATER LINE SERVICE	1.0%	GRADE BREAK
---	CONCEPTUAL GAS LINE	1.0%	FLOW ARROW
---	PROPOSED SANITARY SEWER LINE	P=1425.00	PROPOSED SPOT ELEVATION
---		(P=1424.25)	EXISTING SPOT ELEVATION

DRAINAGE STATEMENT

THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE CITY OF SCOTTSDALE STORM DRAINAGE DESIGN REQUIREMENTS. DUE TO THE SITE BEING COMPLETELY DEVELOPED AND LACKING ANY APPARENT EXISTING RETENTION VOLUME, THE FIRST FLUSH VOLUME IS GREATER THAN THE PRE VS POST VOLUME. A RATIONAL METHOD ANALYSIS WAS PERFORMED FOR THE FIRST FLUSH AND THE PROPOSED DRAINAGE IMPROVEMENTS WILL INCLUDE AN ABOVE GROUND BASIN AND UNDERGROUND RETENTION SYSTEMS. PROPOSED STORM DRAIN INLETS AND STORM DRAIN PIPES WILL BE ADEQUATELY SIZED TO CONVEY THE EXPECTED PEAK FLOWS TO THE UNDERGROUND STORAGE SYSTEMS. THE UNDERGROUND STORAGE WILL DISCHARGE TO THE EXISTING STORM DRAIN NETWORK SOUTH OF THE PROPERTY. EXCESS FLOWS GENERATED ONSITE WILL OVERFLOW TO THE EXISTING STREETS AND DRAIN TO THE SOUTH, WHICH GENERALLY MATCH THE HISTORIC OVERFLOW PATTERN. NO ADVERSE IMPACTS TO THE OFFSITE DOWNSTREAM PROPERTIES ARE ANTICIPATED AS A RESULT OF THE PROPOSED IMPROVEMENTS.



SHEET INDEX	
DRAWING NUMBER	SHEET TITLE
C1	COVER SHEET
C2	PRELIMINARY GRADING & DRAINAGE PLAN
C3	PRELIMINARY UTILITY PLAN

ARCHITECT

RYAN A+E, INC.
533 S. THIRD STREET, SUITE 100
MINNEAPOLIS, MINNESOTA 55415
PHONE: 612-492-4000
CONTACT: CARY MOLASH

CIVIL ENGINEER

IMEG CORP
1600 N. DESERT DRIVE, SUITE 230
TEMPE, AZ 85281
PHONE: 480-378-3925
CONTACT: MIKE JACKSON

SITE DATA

A.P.N.: 175-33-093H
AREA : 112,072 SF OR 2,573 AC.
ADDRESS: 7373 E. SHEA BOULEVARD
SCOTTSDALE, AZ 85260

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26. SAID LINE BEARS SOUTH 89 DEGREES 35 MINUTES 53 SECONDS WEST.

SITE BENCHMARK

FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE 160' EAST OF THE INTERSECTION OF SHEA BLVD AND MILLER ROAD. THE NORTH QUARTER CORNER OF SECTION 26

ELEVATION = 1355.13 (NAVD'88)

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1760L, DATED OCTOBER 16, 2013.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
04013	1760 10/16/13	L	12.04.2015	X	N/A



RYAN A+E, INC.
3900 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

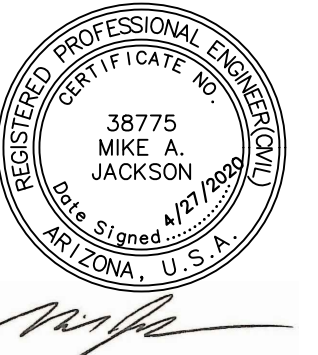
WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS



1600 N. DESERT DRIVE
SUITE 230
TEMPE, AZ 85281
PH: 480.951.0517
FAX: 480.951.2353
www.imegcorp.com



PROJECT INFORMATION

ACOYA SHEA SENIOR LIVING

7373 E. SHEA BLVD.
SCOTTSDALE, AZ 85260

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

MIKE JACKSON

REGISTRATION NO. DATE
38775 4/27/2020

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DRAWN BY CHECKED BY
AM MJ

JOB NO. DATE
20001090.00 04.27.2020



COVER SHEET

C1



Call at least two full working days before you begin excavation
Arizona Blue State, Inc.
Dial 8-1-1 or 1-800-STAKE-11 (782-5348)
in Maricopa County (602) 963-1100

NOT FOR CONSTRUCTION

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PRELIMINARY
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PRELIMINARY GRADING & DRAINAGE PLAN

C2

SCOTTSDALE ROAD

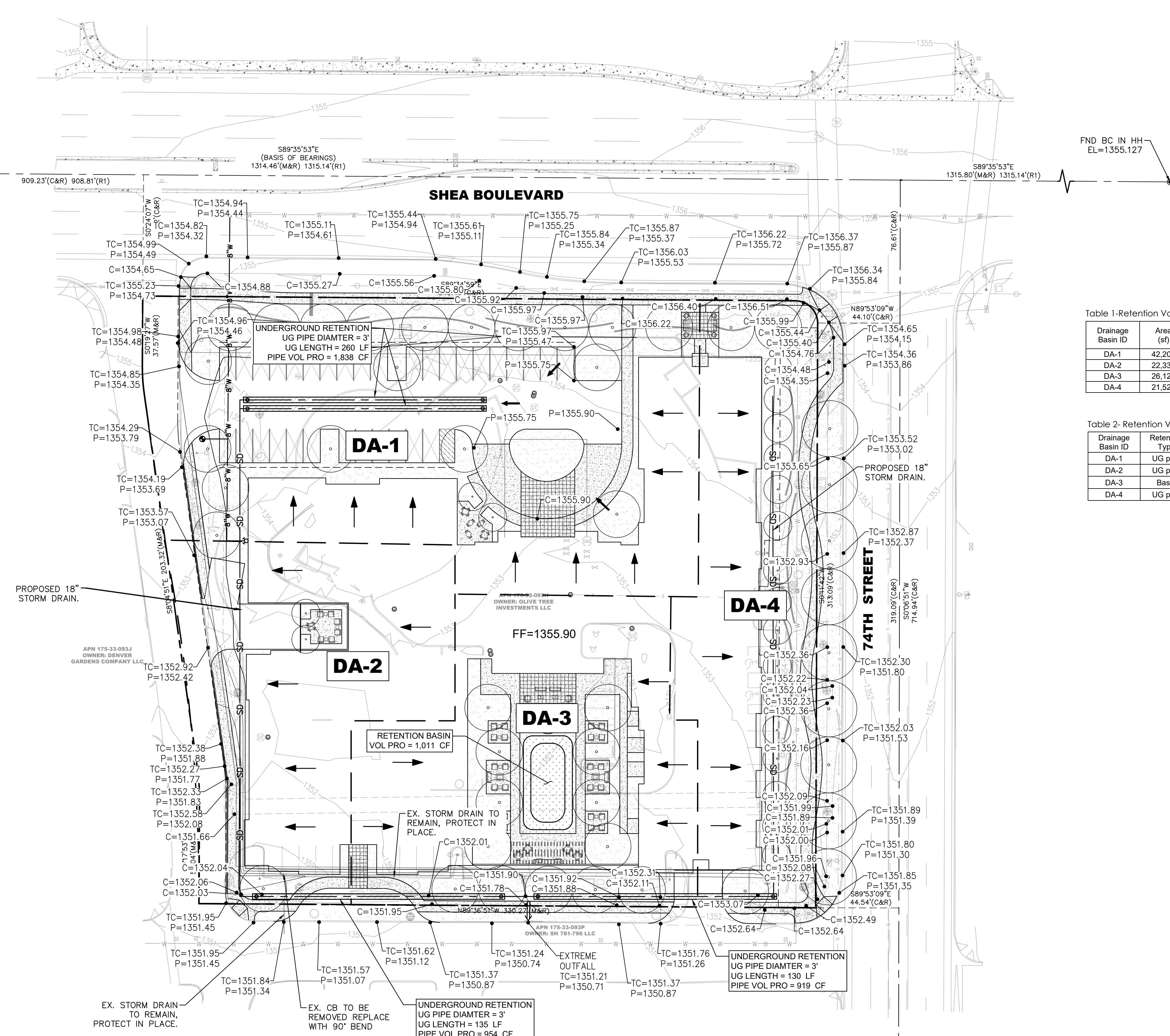
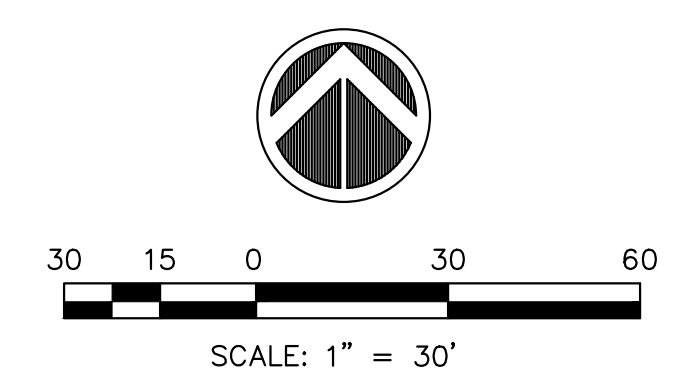


Table 1-Retention Volume Requirements

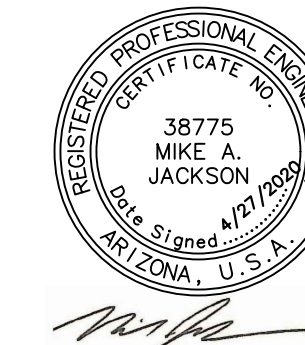
Drainage Basin ID	Area (sf)	Area (ac)	C _w *	Precipitation** (in)	Retention Volume Required (cf)
DA-1	42,203	0.97	1	0.5	1,758
DA-2	22,339	0.51	1	0.5	931
DA-3	26,127	0.60	1	0.5	1,089
DA-4	21,524	0.49	1	0.5	897

Table 2- Retention Volume Provided

Drainage Basin ID	Retention Type	Pipe Dia (ft)	Pipe area (sf)	Length (ft)	Volume (cf)
DA-1	UG pipe	3	7.07	260	1,838
DA-2	UG pipe	3	7.07	135	954
DA-3	Basin	na	na	na	1,011
DA-4	UG pipe	3	7.07	130	919



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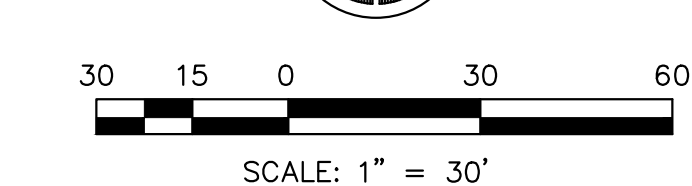
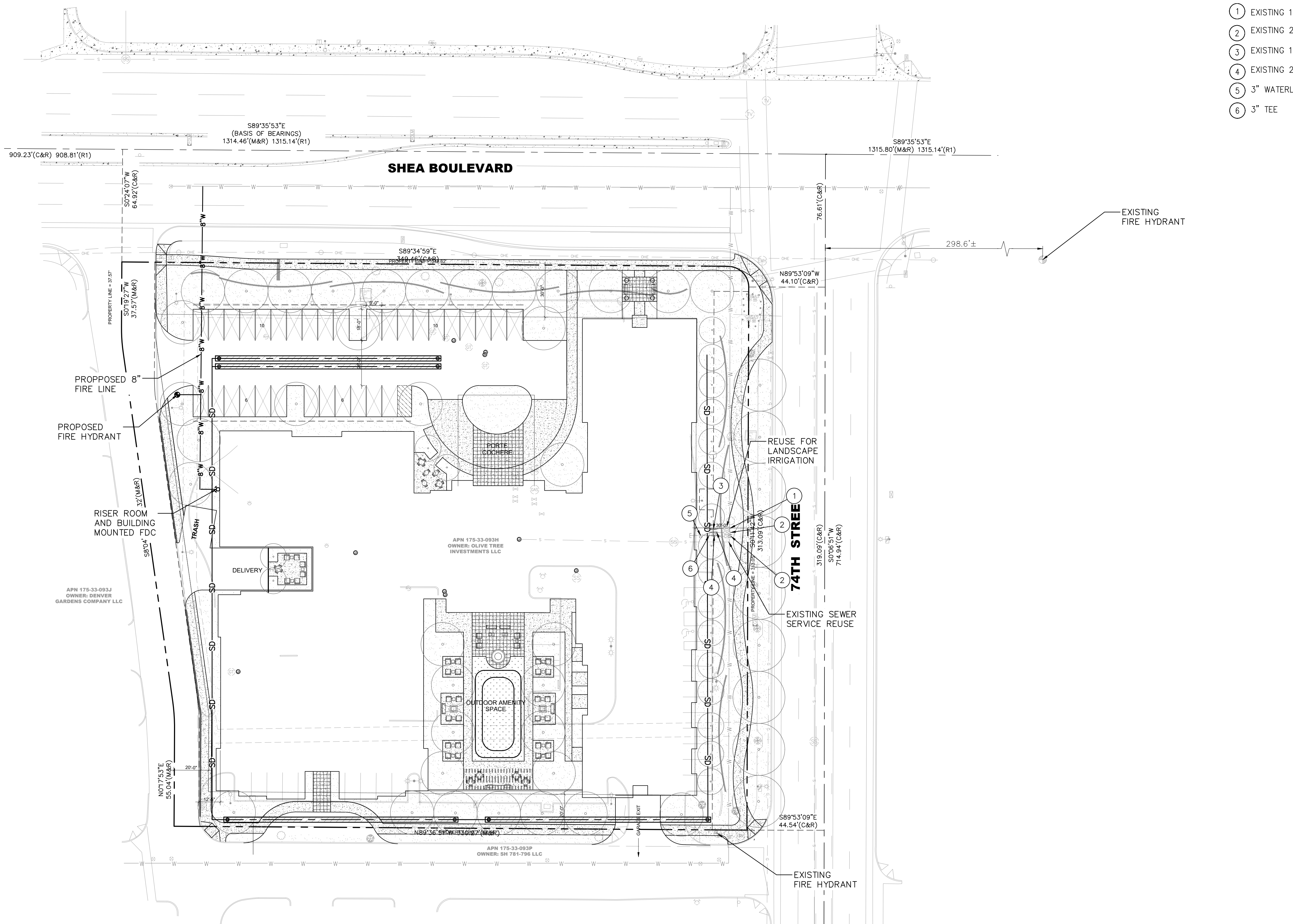
PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY
UTILITY PLAN

C3

WATER KEYNOTES

- 1 EXISTING 1.5" WATER METER
- 2 EXISTING 2" WATER METER
- 3 EXISTING 1.3" BACKFLOW
- 4 EXISTING 2" BACKFLOW
- 5 3" WATERLINE
- 6 3" TEE



NOT FOR CONSTRUCTION

Preliminary Basis of Design

Water

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Appendix 1: Preliminary Grading/Utility Plan



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INTRODUCTION

Ryan Companies is planning to develop a new 4 story senior living building at the southwest corner of Shea Boulevard and N. 74th Street, serving the City of Scottsdale. The development is a 2.57 acre site that will consist of 160 residential units with shared areas to be used for dining and entertainment. The site proposes a total of 137 parking spaces which will be provided in an underground garage and supplemented with minimal surface parking.

An existing 1.5" landscape service, and two existing 2" domestic water services will be utilized and will be adequate to service the site as outlined below. An 8" fire line will be required to meet the new fire flow requirements on-site, it is expected this line will tap off a 12" water line in Shea Boulevard. In addition to the fire service, a new private fire hydrant will tee off the 8" tap on-site.

EXISTING CONDITIONS

The site is currently a vacated car wash and service facility. There is an existing 6" DIP waterline in N 74th Street. There are three existing water meters that currently service the site which tap off of the existing 6" DIP line. These meters include a 1.5" meter and two 2" meters with backflows located at the east property line. In addition to the three meters a fireline service taps off of the existing 12" ACP waterline in Shea Boulevard and enters the northeast corner of the site.

Two existing fire hydrants are located within the vicinity of the project. One is located at the southeast corner of the site tapped off the 6" DIP and one east of 74th Street along the south side of Shea Boulevard that is tapped off the 12" ACP. A fireflow test for each hydrant is pending.

PROPOSED USE

160 Units, Common Areas, and Amenities

Building Area

46,801 sf Garage Area

178,267 sf Building Area (excluding underground garage area)

225,068 sf Total Area

DESIGN CRITERIA

Average Day Water Demands (per unit):

0.56 gpm (inside use)

0.07 gpm (outside use)

0.63 gpm (Total Use) per DS&PM figure 6-1.2¹

¹ The Average Daily Demand was calculated using the "Resort Hotel (includes site amenities)" land use from Figure 6-1.2 of the DS&PM

Max Day Peak Factor = 2.0

Peak Hour Factor = 3.5

Peaking Factors are taken from the DS&PM Section 6-1.404

Building construction Type is VA. The minimum fire flow for this coverage area, would be 8,000 gpm per IFC Appendix B. The building will be sprinklered and we anticipate that the city fire department will allow for at least a 50% reduction in required fire flow to the site.

Minimum Fire Flow = Max Day + 4,000 gpm

PROPOSED DESIGN FLOW

Average Day Demand = $0.63 \text{ gpm} * 160 = 100.8 \text{ gpm}$

Maximum Day Demand = $100.8 * 2 = 201.6 \text{ gpm}$

Peak Hour Demand = $100.8 * 3.5 = 352.8 \text{ gp}$

DOMESTIC METER SIZING

This project will utilize the existing meters and reroute the onsite service to accommodate the new development.

The following design process is used to determine the meter size per Figure 6-1.4 of Scottsdale DS&PM. As required, the Initial Service Line Design Flow is calculated from 2015 IPC Appendix E.

The number of fixture units per room is calculated based on a lavatory, water closet, and shower. The assumed number of water supply fixture units per room is 4.3. Since there are 160 rooms, we anticipate a total number of fixture units of 688. Using the 2015 IPC Appendix E Table E103.3(3), the total demand is 159 gpm. Based on the criteria in the DS&PM, add 10 gpm² and multiply by 1.5 safety factor. The final initial service line design flow is 253.5 gpm. There are two existing 2-inch meters that can supply 160 gpm each. The existing 2-inch services will be manifolded after the existing backflow preventers and brought into the building as a 3-inch water service.

CONCLUSIONS

The proposed project will utilize the three existing water service lines. We anticipate the new fire line will be an 8-inch service once reduced fire flow requirements are confirmed with the fire department. The water lines servicing the project will conform to the City of Scottsdale DS&PM and 2015 IPC. Proposed water construction, materials, and appurtenances shall be per DSPM, Chapters 6 & 7 and the City of Scottsdale Standard Detail Series 2300 and 2400.

² Per the DS&PM 6-1.202, 10 gpm is added to account for a hose bib or a single zone of irrigation.

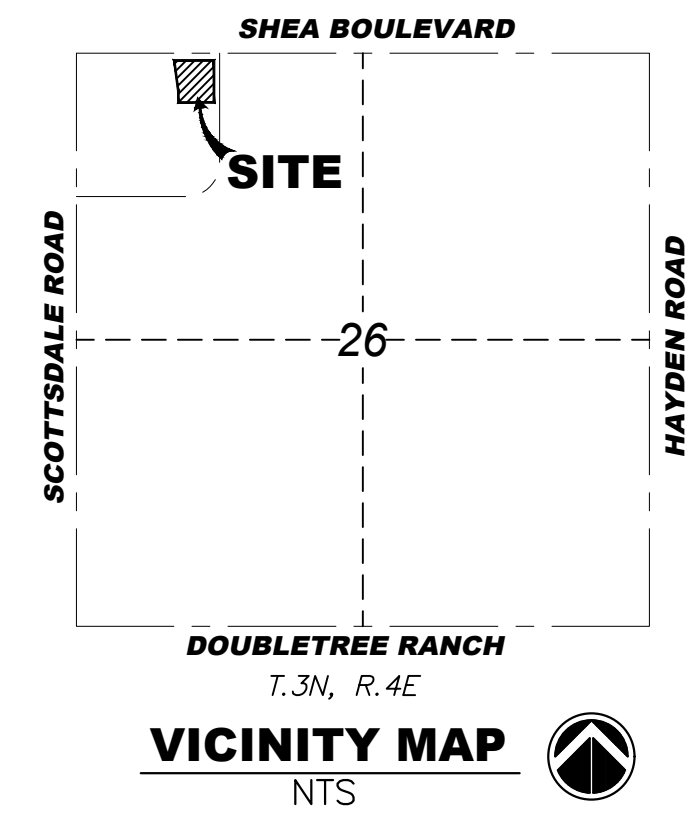


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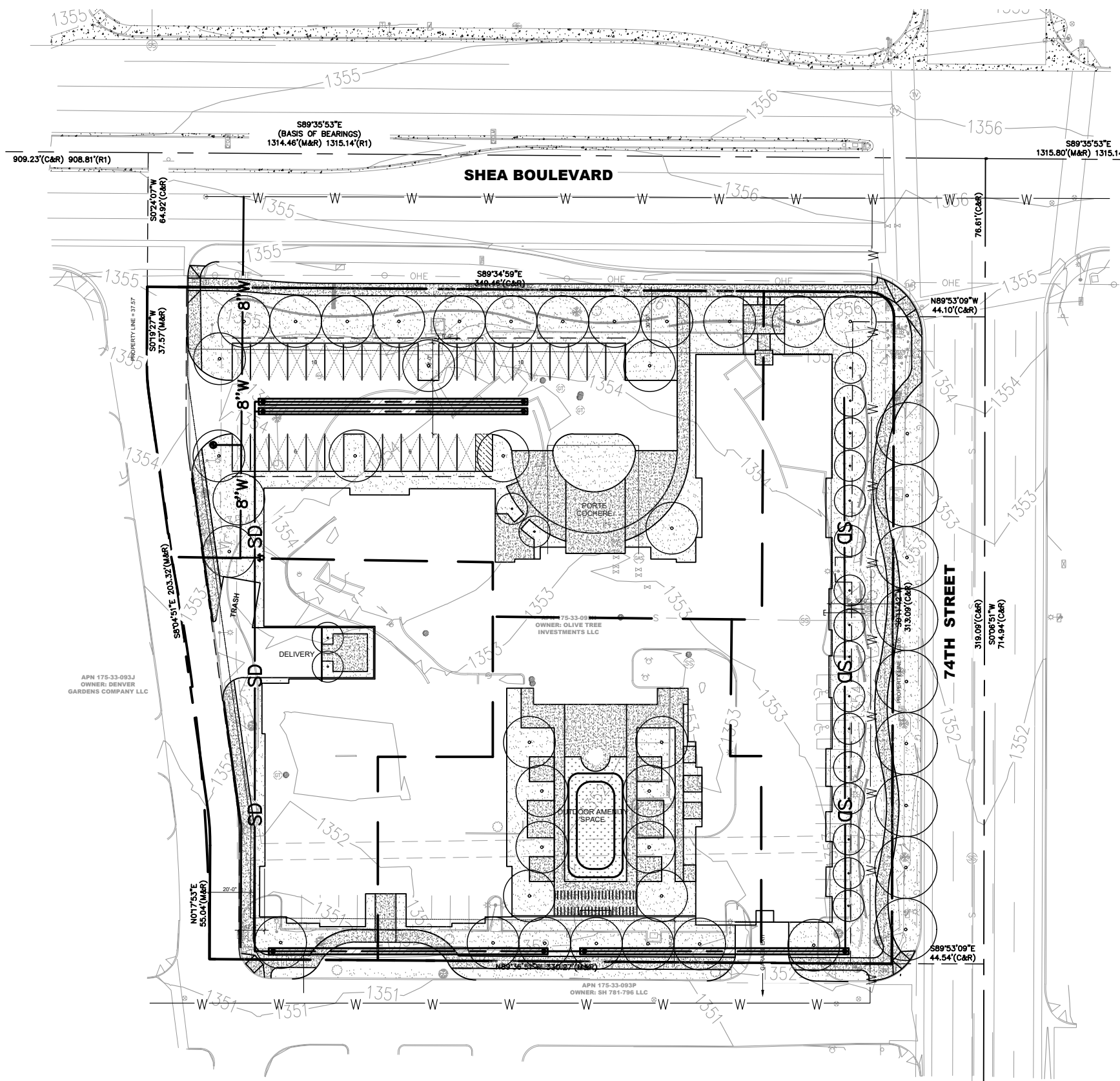
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---	1581 PROPOSED MINOR CONTOUR	P	PAVEMENT
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---	PROPOSED WATER LINE SERVICE	1.0%	GRADE BREAK
---	CONCEPTUAL GAS LINE	1.0%	FLOW ARROW
---	6" S PROPOSED SANITARY SEWER LINE	P=1425.00	PROPOSED SPOT ELEVATION
---		(P=1424.25)	EXISTING SPOT ELEVATION

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533 S. THIRD STREET, SUITE 100
MINNEAPOLIS, MINNESOTA 55415
PHONE: 612-492-4000
CONTACT: CARY MOLASH

CIVIL ENGINEER

IMEG CORP
1600 N. DESERT DRIVE, SUITE 230
TEMPE, AZ 85281
PHONE: 480-378-3925
CONTACT: MIKE JACKSON

SITE DATA

A.P.N.: 175-33-093H
AREA : 112,072 SF OR 2.573 AC.
ADDRESS: 7373 E. SHEA BOULEVARD
SCOTTSDALE, AZ 85260

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26. SAID LINE BEARS SOUTH 89 DEGREES 35 MINUTES 53 SECONDS WEST.

SITE BENCHMARK

FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE 160' EAST OF THE INTERSECTION OF SHEA BLVD AND MILLER ROAD. THE NORTH QUARTER CORNER OF SECTION 26

ELEVATION = 1355.13 (NAVD'88)

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1760L, DATED OCTOBER 16, 2013.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV (IN AO ZONE, USE DEPTH)
04013	1760 10/16/13	L	12.04.2015	X	N/A

RYAN

RYAN A+E, INC.
3900 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

IMEG

1600 N. DESERT DRIVE
SUITE 230
TEMPE, AZ 85281

PH: 480.951.0517
FAX: 480.951.2353
www.imegcorp.com



PROJECT INFORMATION

ACOYA SHEA SENIOR LIVING

7373 E. SHEA BLVD.
SCOTTSDALE, AZ 85260

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

MIKE JACKSON

REGISTRATION NO.	DATE
38775	4/27/2020

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DRAWN BY	CHECKED BY
AM	MJ

JOB NO.	DATE
20001090.00	04.27.2020

PRELIMINARY
NOT FOR
CONSTRUCTION

COVER SHEET

C1



ACOYA SHEA SENIOR LIVING

7373 E. SHEA BLVD.
SCOTTSDALE, AZ 85260

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DRAWN BY CHECKED BY
AM MJ
JOB NO. DATE
20001090.00 04.27.2020

PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY GRADING & DRAINAGE PLAN

C2

SCOTTSDALE ROAD

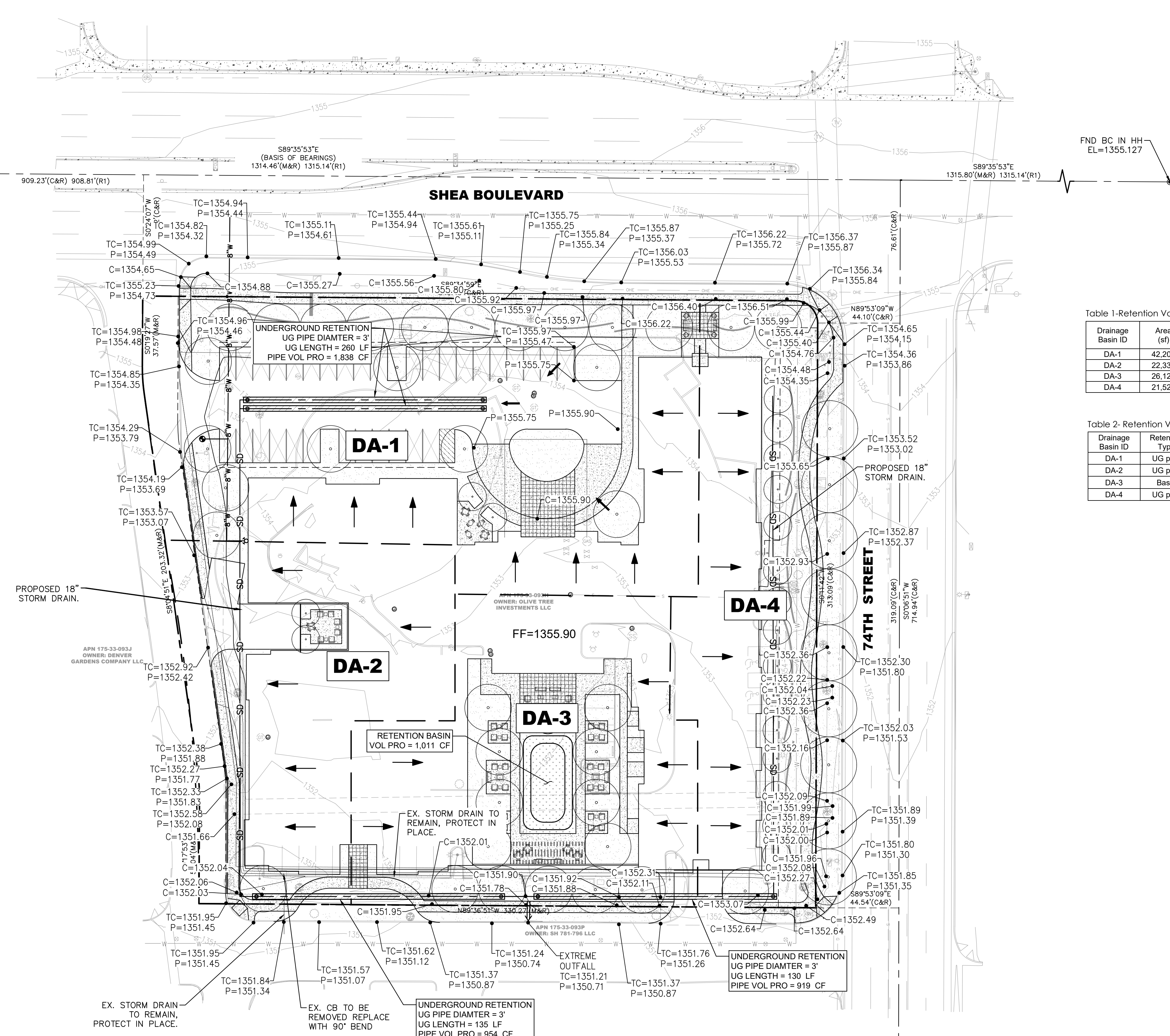
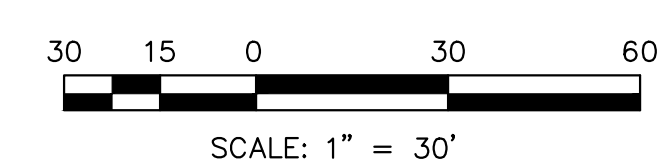
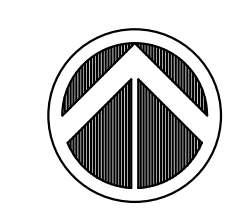


Table 1-Retention Volume Requirements

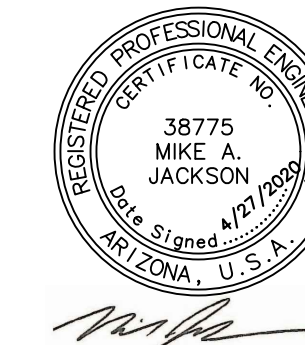
Drainage Basin ID	Area (sf)	Area (ac)	Cw *	Precipitation** (in)	Retention Volume Required (cf)
DA-1	42,203	0.97	1	0.5	1,758
DA-2	22,339	0.51	1	0.5	931
DA-3	26,127	0.60	1	0.5	1,089
DA-4	21,524	0.49	1	0.5	897

Table 2- Retention Volume Provided

Drainage Basin ID	Retention Type	Pipe Dia (ft)	Pipe area (sf)	Length (ft)	Volume (cf)
DA-1	UG pipe	3	7.07	260	1,838
DA-2	UG pipe	3	7.07	135	954
DA-3	Basin	na	na	na	1,011
DA-4	UG pipe	3	7.07	130	919



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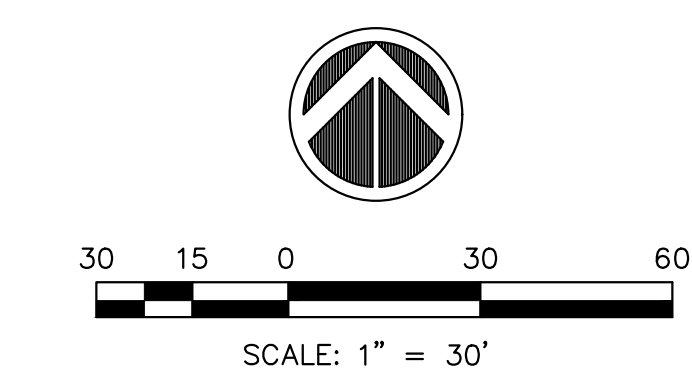
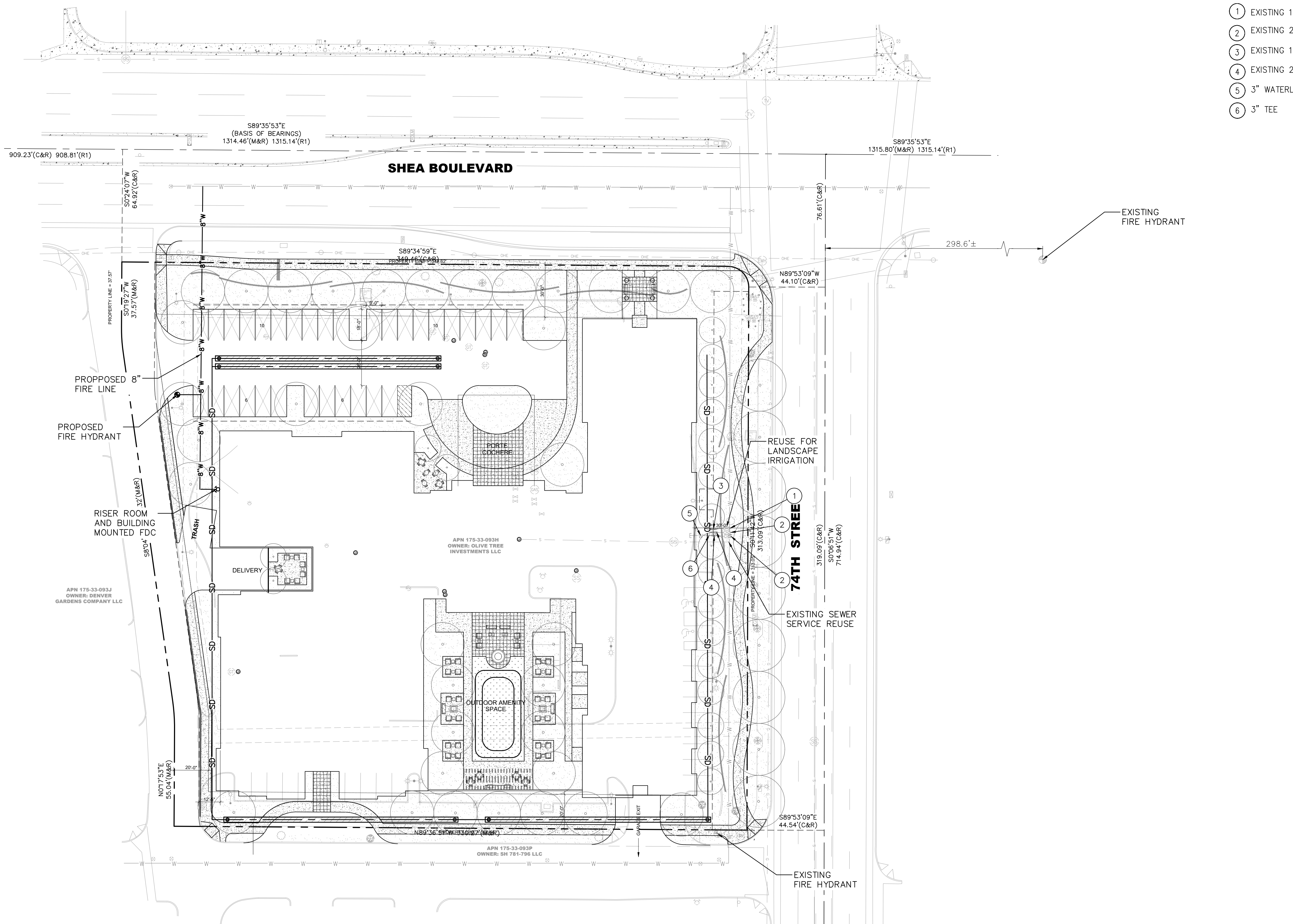
PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY UTILITY PLAN

C3

WATER KEYNOTES

- 1 EXISTING 1.5" WATER METER
- 2 EXISTING 2" WATER METER
- 3 EXISTING 1.3" BACKFLOW
- 4 EXISTING 2" BACKFLOW
- 5 3" WATERLINE
- 6 3" TEE



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