

LOCATION: Z:\SHARED\PROJECTS\GREYSTAR\RESIDENTIAL HEALTHCARE-90TH ST & RAINTREE-SCOTTSDALE-200626\11 CAD (SEG)\11.3 CD\1\CD200626-C4.00.DWG SAVED BY: LAPTOP06 DATE: 2/2/2021

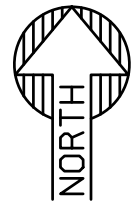
ARCHITECT:
TODD & ASSOCIATES, INC.
4019 N.44TH ST.
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PHONE: 602-952-8280
ATTN: RUSSELL KINDER
RKINDER@TODDASSOC.COM

CIVIL ENGINEER:
SUSTAINABILITY ENGINEERING GROUP
8280 E GELDING DR., SUITE 101
SCOTTSDALE, AZ 85260
PHONE 480-237-2507
ATTN: ALI FAKIH
ALF@AZSEG.COM

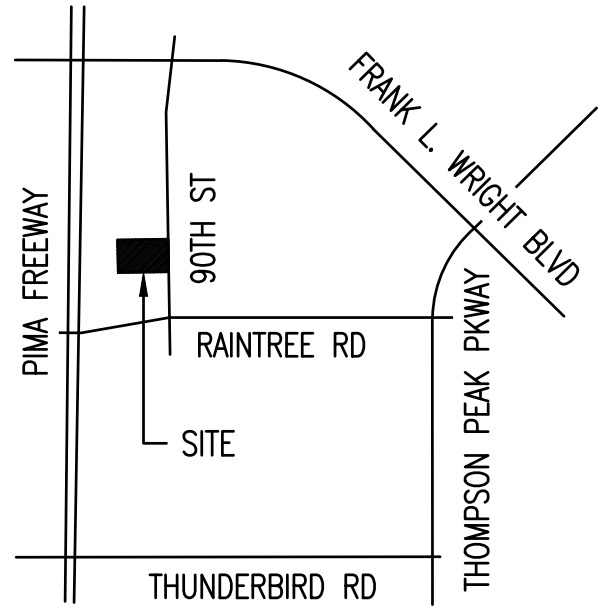
RESIDENTIAL HEALTHCARE FACILITY

UTILITY PLAN KEYMAP

90TH STREET AND RAINTREE
SCOTTSDALE, AZ 85260



VICINITY MAP:
(NTS)



SECTION 7
T3N, R5E

PROJECT ADDRESS
90TH STREET & RAINTREE DRIVE, SCOTTSDALE, ARIZONA
85260.

PROJECT DESCRIPTION
NEW 151-UNIT RESIDENTIAL HEALTHCARE FACILITY WITH 3
STORIES AND 4 STORIES COMPONENTS, PARKING, AND
COMMON AREA.

LEGAL DESCRIPTION
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

PROPOSED UTILITY LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- WATER LINE
- SEWER LINE
- FIRE HYDRANT
- FDC
- WATER METER
- GATE VALVE
- T.S.V.B.&C.
- BACK FLOW PREVENTER
- REDUCER
- CAP
- BUILDING CONNECTION
- SEWER MANHOLE
- SEWER CLEAN OUT

PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



8280 E. GELDING DRIVE SUITE 101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.299.3534



PROJECT
RESIDENTIAL HEALTH
CARE FACILITY

LOCATION
N 90TH ST. & RAINTREE
CIRCLE DR.
SCOTTSDALE, ARIZONA 85260

DRAWN: RM 02/02/2021
DESIGNED: RM 02/02/2021
QC: 01/25/2021
QA: AF
PROJ. MGR: AF 02/02/2021

DATE: 2/2/2021

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1		
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3		
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JOB NO.: 200626

SHEET TITLE:

UTILITY PLAN KEYMAP

PAGE NO.:

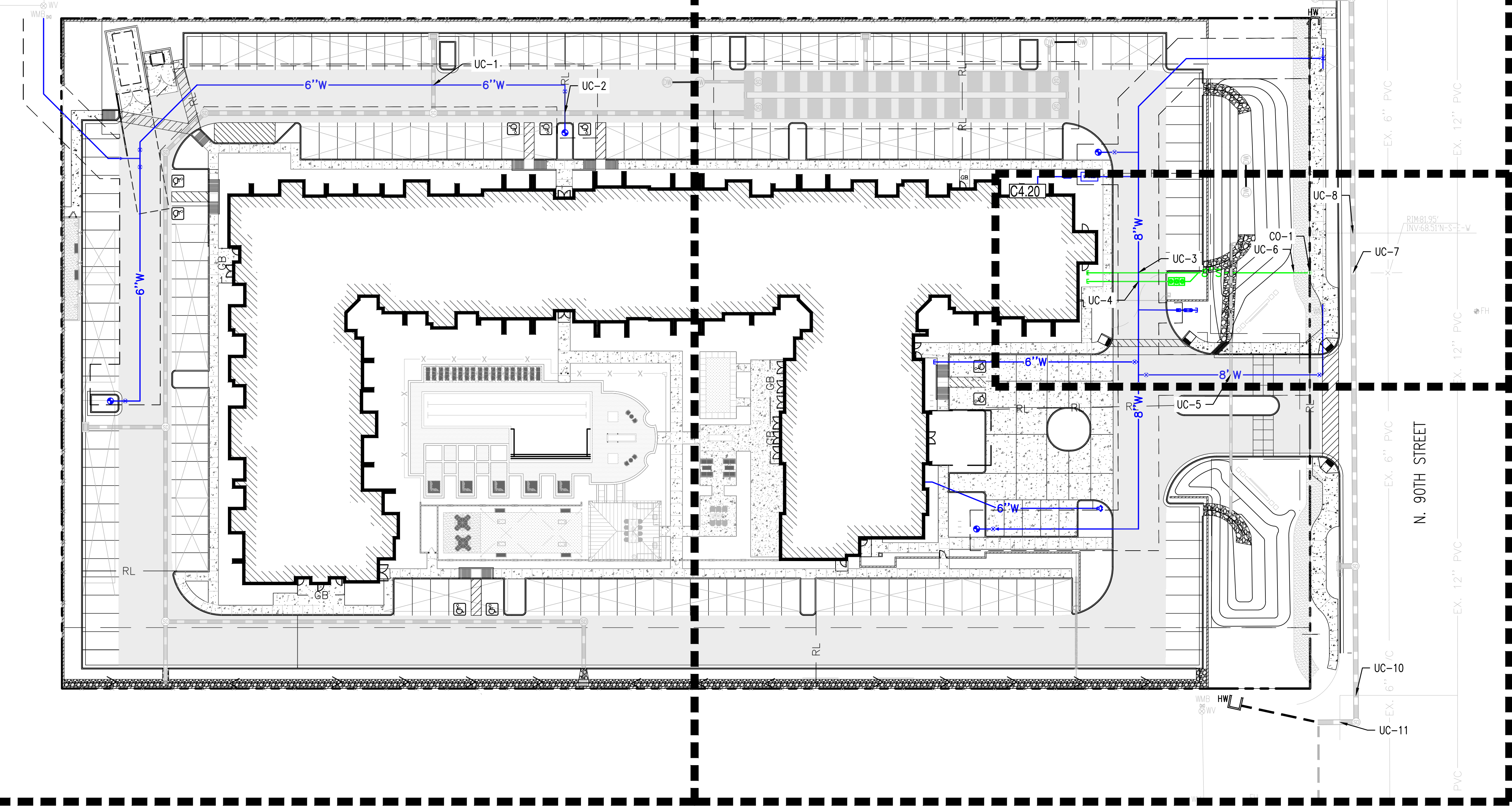
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UTILITY CROSSINGS

UC-1	6" WATER BOT	76.65	NO EXTRA PROTECTION REQUIRED	UC-7	24" STORM BOT	76.37	NO EXTRA PROTECTION REQUIRED
	18" STORM TOP	74.55			8" SEWER TOP	69.20	
UC-2	6" WATER BOT	76.65	NO EXTRA PROTECTION REQUIRED	UC-8	24" STORM BOT	76.41	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
	18" STORM TOP	72.77			8" WATER TOP	74.40	
UC-3	8" WATER BOT	76.51	NO EXTRA PROTECTION REQUIRED	UC-9	24" STORM BOT	77.67	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
	8" SEWER TOP	73.21			8" WATER TOP	75.60	
UC-4	8" WATER BOT	76.51	NO EXTRA PROTECTION REQUIRED	UC-10	24" STORM BOT	74.50	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
	4" SEWER TOP	73.04			12" WATER TOP	72.50	
UC-5	16" STORM BOT	76.44	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.	UC-11	24" STORM BOT	74.24	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
	8" WATER TOP	74.40			12" WATER TOP	72.20	
UC-6	8" WATER BOT	77.48	NO EXTRA PROTECTION REQUIRED				
	8" SEWER TOP	69.69					

● REQUIRES VERTICAL REALIGNMENT PER MAG STD. DET. 370.

BENCHMARK:

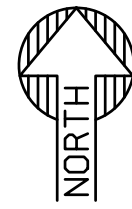
BENCHMARK IS A BRASS CAP FLUSH, BEING THE SOUTH
QUARTER CORNER OF SECTION 7, T3N, R5E.
ELEVATION: 1447.21' NAVD 88

BASIS OF BEARING:

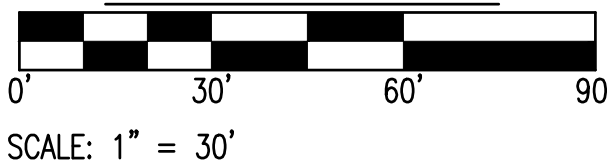
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN
HEREON IS BASED ON THE MONUMENT LINE OF 90TH STREET,
USING A BEARING OF SOUTH 00 DEGREES 03 MINUTES 34
SECONDS EAST, AS SHOWN ON RECORD OF SURVEY,
RECORDED IN BOOK 896, PAGE 1, MARICOPA COUNTY
RECORDS.

PARCEL INFORMATION:

APN: 217-15-033
ZONING: C-O
GROSS AREA: 217,800 SF (5.00 AC)
NET AREA: 202,950 SF (4.66 AC)
FLOOD ZONE: ZONE X IS DEFINED AS AREAS OF 0.2%
ANNUAL FLOOD.



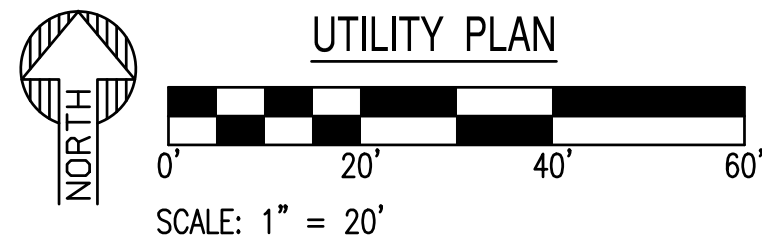
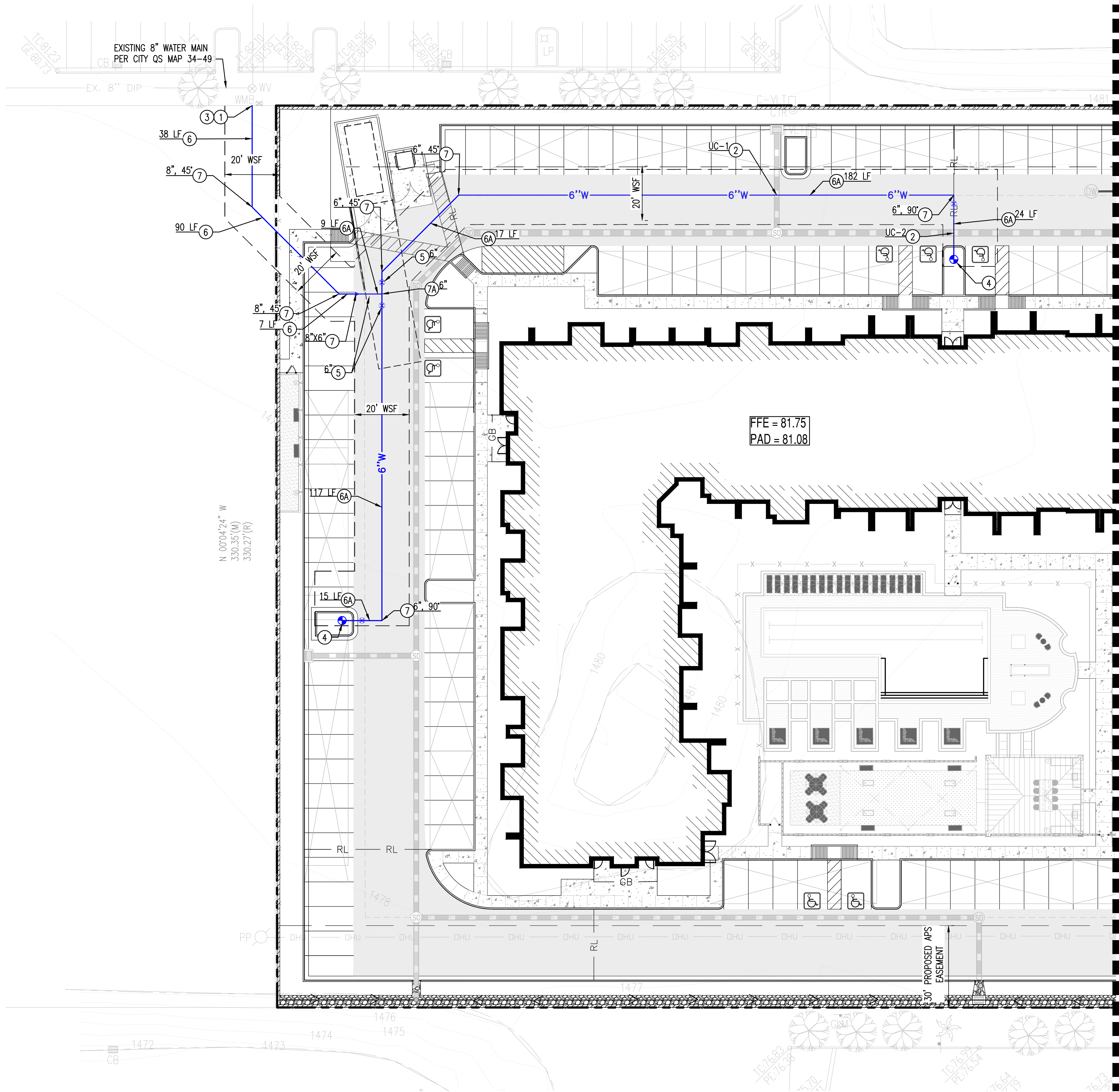
UTILITY PLAN KEYMAP



EXISTING LEGEND:

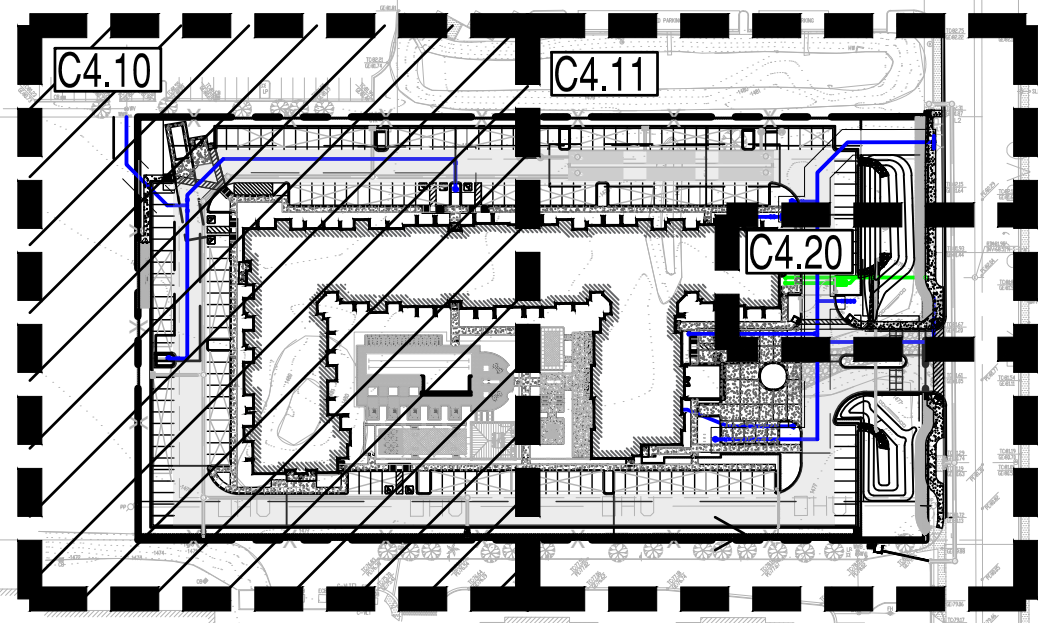
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- EX. SPOT ELEVATION
- EX. PAVEMENT ELEVATION
- EASEMENT LINE AS NOTED
- EX. S — SEWER LINE
- EX. W — WATER LINE
- WV — WATER VALVE
- FH — FIRE HYDRANT
- STORM MANHOLE
- GAS — GAS LINE
- IRR — IRRIGATION LINE
- SIGN
- STREET LIGHT
- STORM DRAIN LINE
- STORM CATCH BASIN

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PROPOSED UTILITY LEGEND:

	PROPERTY LINE		FIRE HYDRANT		T.S.V.B.&C		BUILDING CONNECTION
	EASEMENT LINE		FDC		BACK FLOW PREVENTER		SEWER MANHOLE
	WATER LINE		WATER METER		REDUCER		SEWER CLEAN OUT
	SEWER LINE		GATE VALVE		CAP		



KEY MAP
SCALE: 1"=150'

WATER CONSTRUCTION KEY NOTES

- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REFER TO MAG STD. DET. 404-1 & 404-2 FOR MINIMUM WATER AND SANITARY SEWER SEPARATION.
- CUT AND CONNECT TO EXISTING 8" LINE.
- FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY (COMPLETE WITH GATE VALVE, BOX & COVER) PER MAG STD. DET. 360. PROVIDE PAVEMENT MARKER (PM) PER C.O.S. STD. DET. 2363.
- FURNISH AND INSTALL GATE VALVE WITH VALVE BOX PER MAG STD. DET. 391-1, TYPE "C" WITH LOCKING LID. SIZE PER PLAN.
- FURNISH AND INSTALL 8" DUCTILE IRON PIPE, CLASS 350, CEMENT MORTAR LINED, WITH POLYETHYLENE WRAPPING. PROVIDE BLUE POLYETHYLENE LOCATING TAPE ABOVE ALL PUBLIC WATER LINES. MAINTAIN 3' MINIMUM COVER. LENGTH PER PLAN.
- FURNISH AND INSTALL 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH PER PLAN.
- INSTALL BEND WITH RESTRAINED JOINTS PER MAG 303 OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE PER PLAN.
- INSTALL TEE WITH RESTRAINED JOINTS PER MAG 303 OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE PER PLAN.
- INSTALL REDUCER WITH RESTRAINED JOINTS PER MAG 303 OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE PER PLAN.

UTILITY CROSSINGS

UC-1	6" WATER BOT	76.65	NO EXTRA PROTECTION REQUIRED
	18" STORM TOP	74.55	
UC-2	6" WATER BOT	76.65	NO EXTRA PROTECTION REQUIRED
	18" STORM TOP	72.77	

- REQUIRES VERTICAL REALIGNMENT PER MAG STD. DET. 370.

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SCOTTSDALE, ARIZONA 85260

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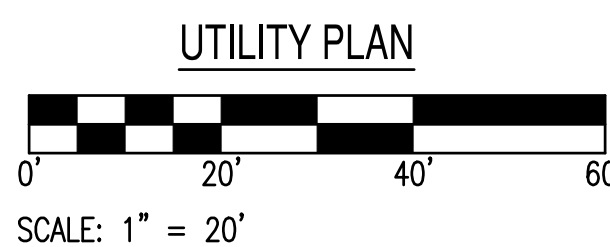
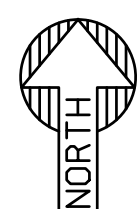
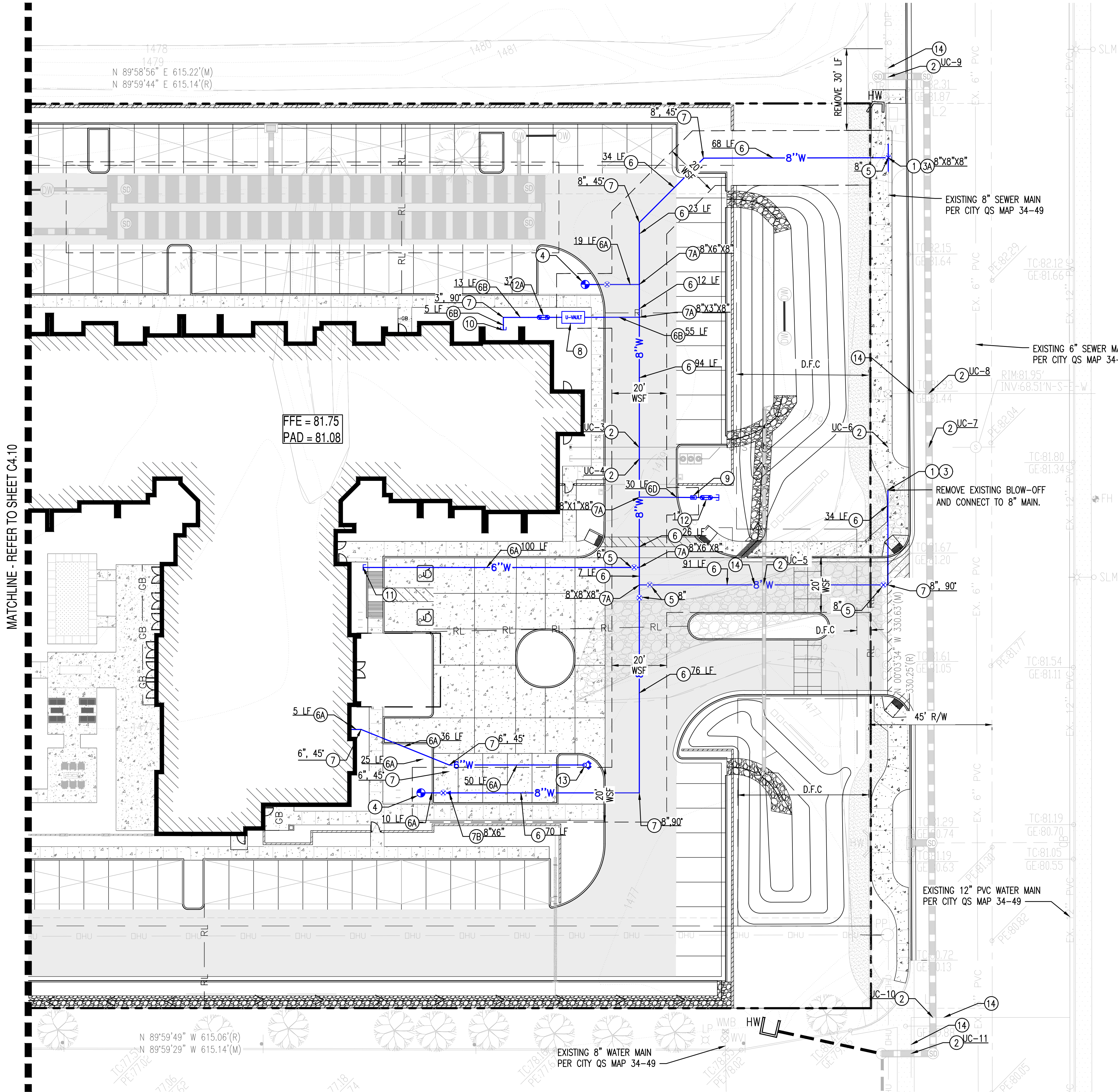
WATER PLAN

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PROPOSED UTILITY LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- 8" W WATER LINE
- 8" S SEWER LINE

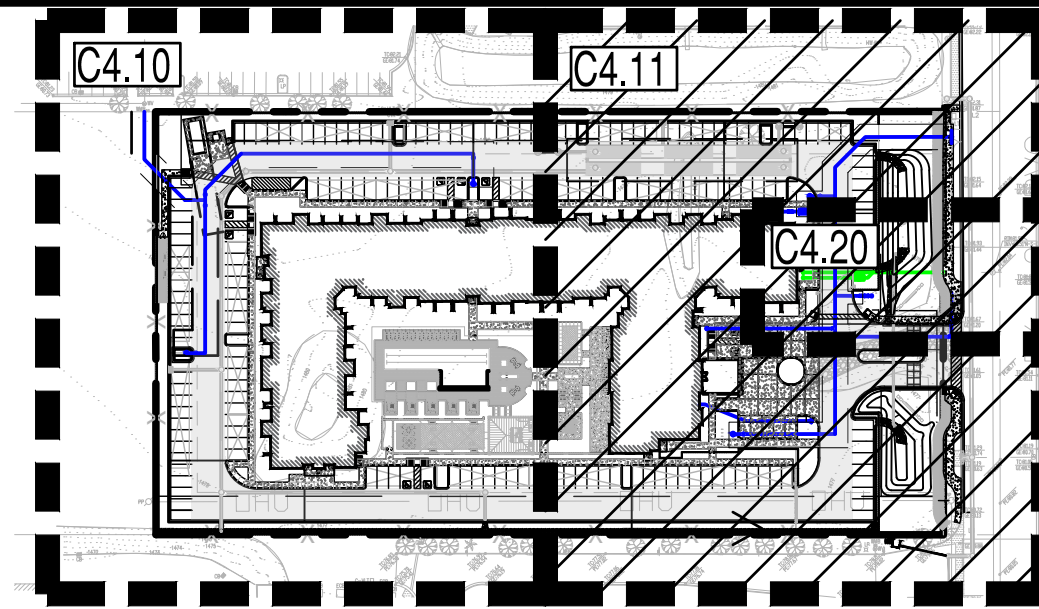
- FIRE HYDRANT
- FDC
- WATER METER
- GATE VALVE

- T.S.V.B.&C
- BACK FLOW PREVENTER
- REDUCER
- CAP

- BUILDING CONNECTION
- SEWER MANHOLE
- SEWER CLEAN OUT



KEY MAP
SCALE: 1"=150'



WATER CONSTRUCTION KEY NOTES

- CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATER LINE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REFER TO MAG STD. DET. 404-1 & 404-2 FOR MINIMUM WATER AND SANITARY SEWER SEPARATION.
- CUT AND CONNECT TO EXISTING 8" LINE.
- FURNISH AND INSTALL 8" X 8" CUT-IN TEE.
- FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY (COMPLETE WITH GATE VALVE, BOX & COVER) PER MAG STD. DET. 360. PROVIDE PAVEMENT MARKER (PM) PER C.O.S. STD. DET. 2363.
- FURNISH AND INSTALL GATE VALVE WITH VALVE BOX PER MAG STD. DET. 391-1, TYPE "C" WITH LOCKING LID. SIZE PER PLAN.
- FURNISH AND INSTALL 8" DUCTILE IRON PIPE, CLASS 350, CEMENT MORTAR LINED, WITH POLYETHYLENE WRAPPING. PROVIDE BLUE POLYETHYLENE LOCATING TAPE ABOVE ALL PUBLIC WATER LINES. MAINTAIN 3" MINIMUM COVER. LENGTH PER PLAN.
- FURNISH AND INSTALL 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH PER PLAN.
- FURNISH AND INSTALL 3" SERVICE LINE, LENGTH PER PLAN.
- FURNISH AND INSTALL 1" SERVICE LINE, LENGTH PER PLAN.
- INSTALL BEND WITH RESTRAINED JOINTS PER MAG 303 OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE PER PLAN.
- INSTALL TEE WITH RESTRAINED JOINTS PER MAG 303 OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE PER PLAN.
- INSTALL REDUCER WITH RESTRAINED JOINTS PER MAG 303 OR THRUST BLOCK PER MAG STD. DET. 303 & 380. SIZE PER PLAN.
- FURNISH AND INSTALL 3" WATER METER VAULT AND METER PER C.O.S. STD. DET. 2345-1 & 2345-2. METER TO BE PROVIDED BY CITY AFTER PAYMENT FEES.
- FURNISH AND INSTALL 1" TYPE "K" COPPER IRRIGATION SERVICE CONNECTION PER C.O.S. STD. DET. 2330. INSTALL 1" METER BOX PER MAG STD. DET. 320 AND 315. (CONNECTION AND METER TO BE INSTALLED BY CITY FORCES)
- DOMESTIC CONNECTION TO BUILDING, REFER TO MEP PLAN FOR CONTINUATION.
- FIRE CONNECTION TO BUILDING, REFER TO PLAN FOR CONTINUATION.
- FURNISH AND INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPPBA) PER C.O.S. STD. DET. 2354. SIZE PER PLAN.
- FURNISH AND INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RPPBA) PER C.O.S. STD. DET. 2353. SIZE PER PLAN.
- INSTALL REMOTE FIRE DEPARTMENT CONNECTION PER C.O.S. STD. DET. 2367.
- CONSTRUCT VERTICAL REALIGNMENT PER MAG STD. DET. 370.

UTILITY CROSSINGS

UC	8" WATER BOT	8" SEWER TOP	NO EXTRA PROTECTION REQUIRED
UC-3	76.51	73.21	NO EXTRA PROTECTION REQUIRED
UC-4	76.51	73.04	
UC-5	76.44	74.40	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
UC-6	77.48	69.69	NO EXTRA PROTECTION REQUIRED
UC-7	76.37	69.20	
UC-8	76.41	74.40	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
UC-9	77.67	75.60	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
UC-10	74.50	72.50	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.
UC-11	74.24	72.20	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.

- REQUIRES VERTICAL REALIGNMENT PER MAG STD. DET. 370.

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PROJECT
RESIDENTIAL HEALTH
CARE FACILITY

LOCATION
N 90TH ST & RAINTREE
ORACLE DR.
SCOTTSDALE, ARIZONA 85260

DRAWN: RM 02/02/2021
DESIGNED: RM 02/02/2021
CHECKED: SC 01/25/2021
PROJECT MGR: AF 02/02/2021

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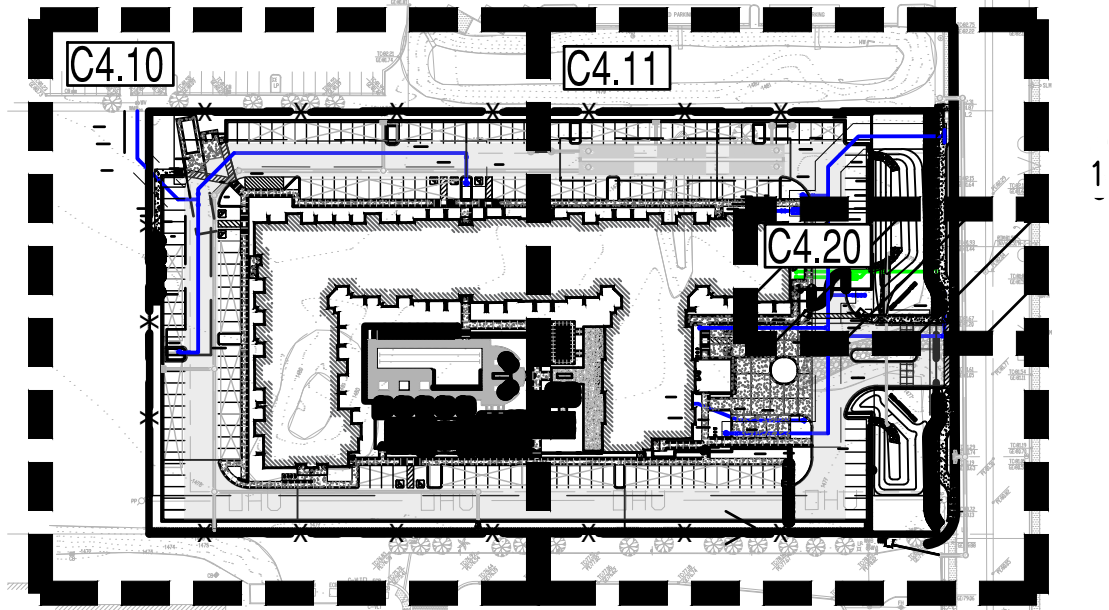
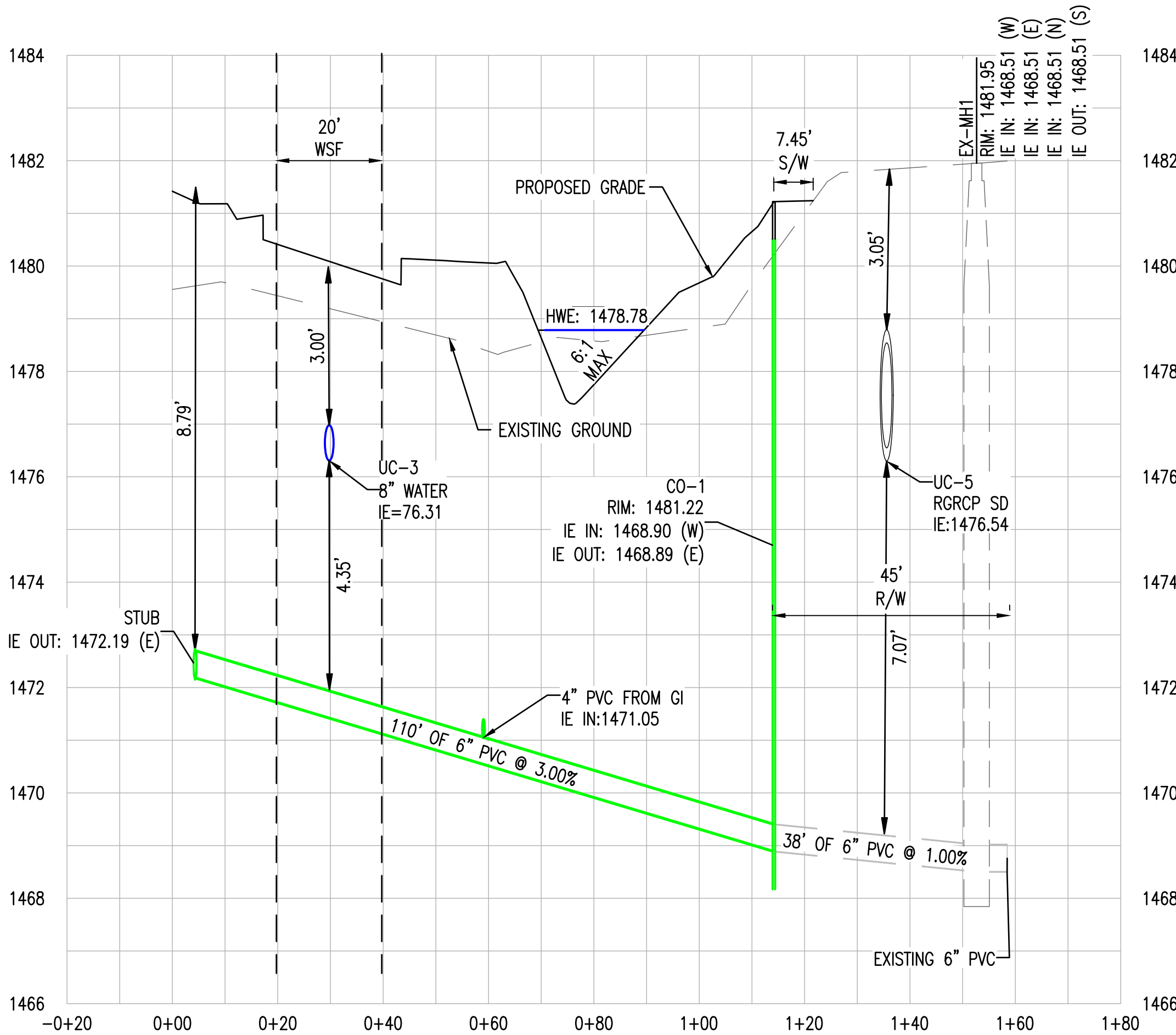
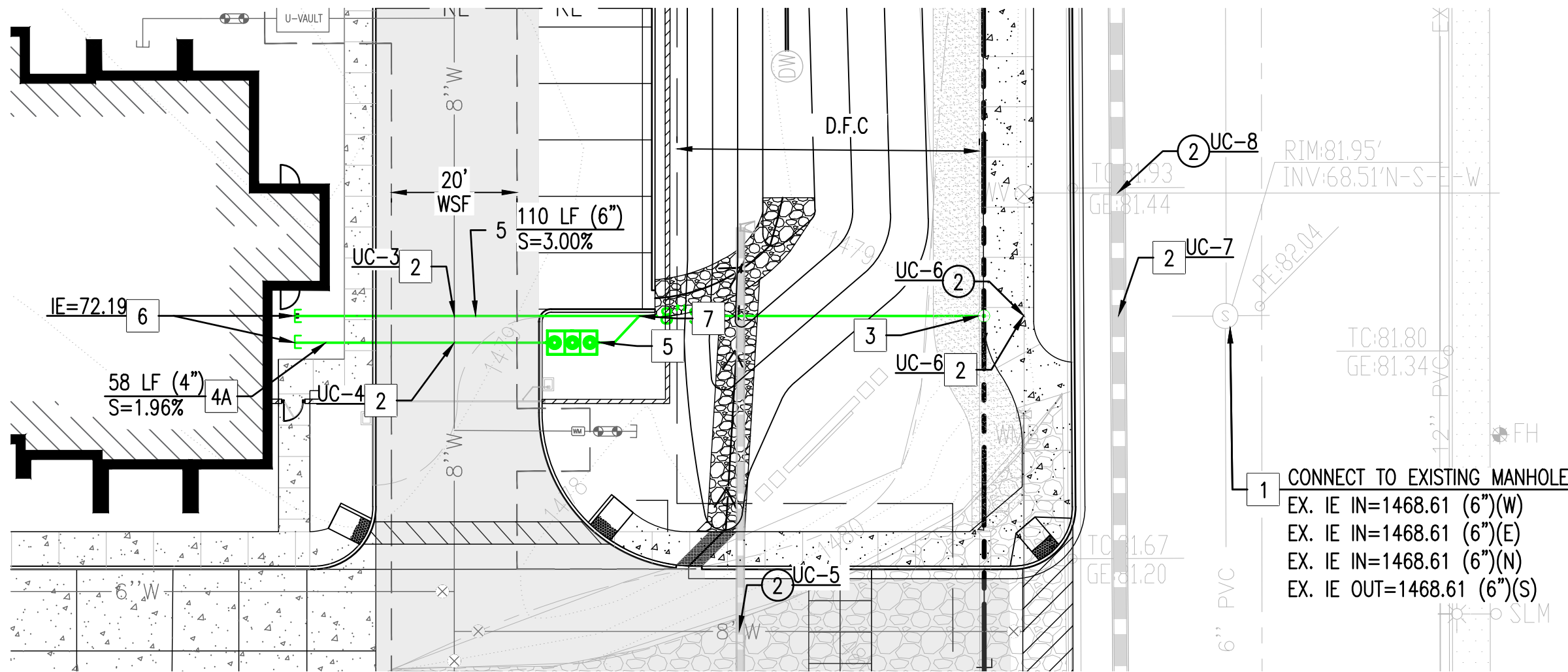
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WATER PLAN

PAGE NO.:

SHEET NO.:

C4.11



SEWER CONSTRUCTION KEY NOTES

- 1 CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SANITARY SEWER LINE BEFORE PROCEEDING WITH TRENCHING. CONTRACTOR SHALL CONTACT ENGINEER IF EXISTING SEWER ELEVATION IS HIGHER THAN PROPOSED TIE-IN INVERT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 2 CONTRACTOR SHALL VERIFY ALL INVERTS AND CLEARANCE OF CROSSING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- 3 FURNISH AND INSTALL SEWER CLEAN-OUT PER MAG STD. DET. 441.
- 4 FURNISH AND INSTALL 8" PVC SDR-35 SEWER LINE. SIZE, LENGTH AND SLOPE PER PLAN & PROFILE. MAINTAIN 4' MINIMUM COVER.
- 4A FURNISH AND INSTALL 4" PVC SDR-35 SEWER LINE. SIZE, LENGTH AND SLOPE PER PLAN. MAINTAIN 4' MINIMUM COVER.
- 5 PROPOSED LOCATION OF FUTURE GREASE INTERCEPTOR. (BY BUILDING CONTRACTOR)
- 6 REFER TO BUILDING PLUMBING PLANS FOR CONTINUATION.
- 7 FURNISH AND INSTALL 6" PVC-SDR 35 SEWER LINE CONNECTION PER MAG STD. DET. 440-1. LENGTH AND SLOPE PER PLAN.

UTILITY CROSSINGS				
UC-3	8" WATER BOT	76.51	NO EXTRA PROTECTION REQUIRED	
	8" SEWER TOP	73.21		
UC-4	8" WATER BOT	76.51	NO EXTRA PROTECTION REQUIRED	
	4" SEWER TOP	73.04		
UC-5	16" STORM BOT	76.44	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.	
	8" WATER TOP	74.40		
UC-6	8" WATER BOT	77.48	NO EXTRA PROTECTION REQUIRED	
	8" SEWER TOP	69.69		
UC-7	24" STORM BOT	76.37	NO EXTRA PROTECTION REQUIRED	
	8" SEWER TOP	69.20		
UC-8	24" STORM BOT	76.41	PROVIDE VERTICAL REALIGNMENT PER MAG STD. DET. 370.	
	8" WATER TOP	74.40		

- REQUIRES VERTICAL REALIGNMENT PER MAG STD. DET. 370.

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WASTEWATER PLAN &
PROFILE

PAGE NO.: SHEET NO.:

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