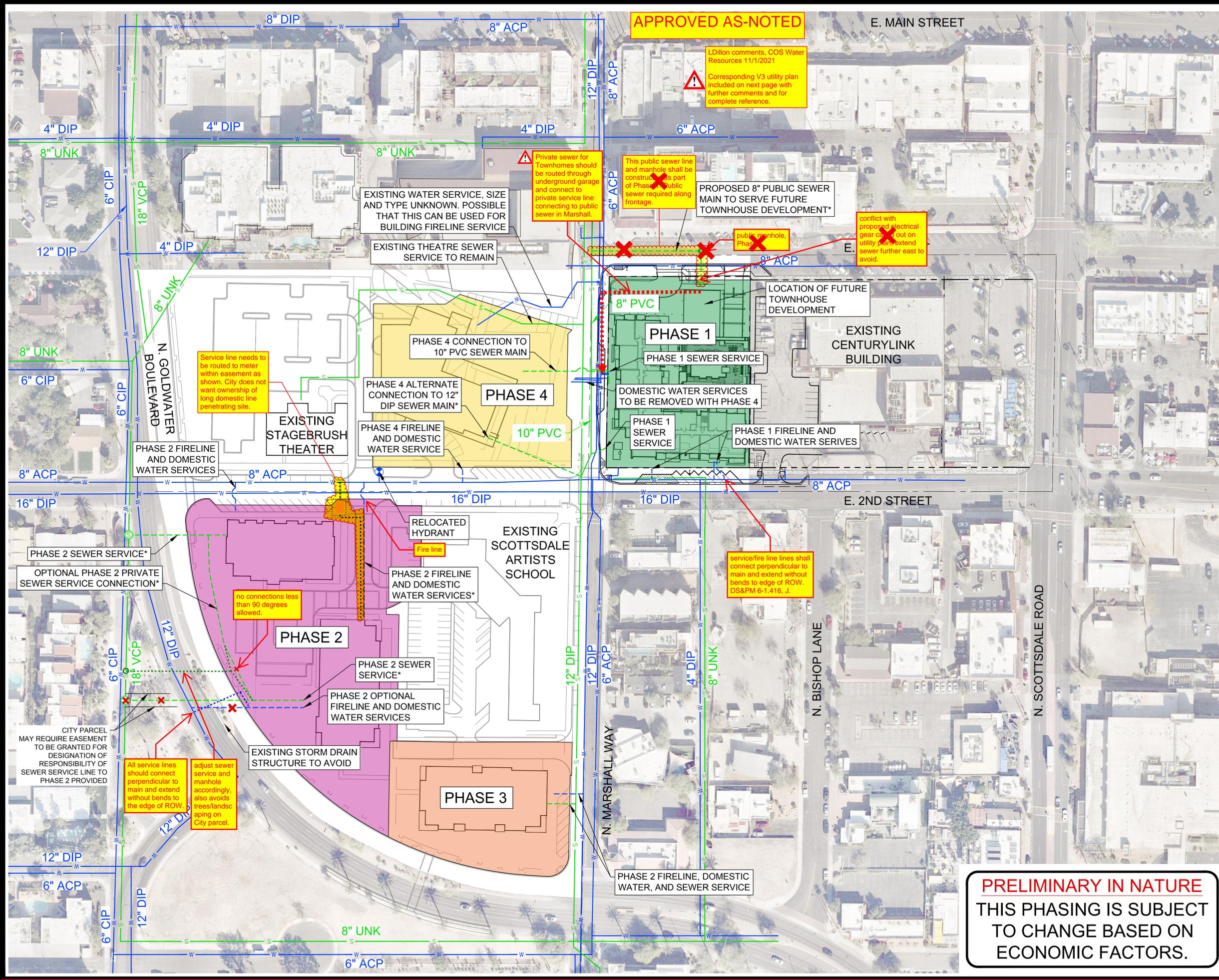


K:\PHX_Civil\291430000 - Museum Square\CADD\Exhibits\2021-04-23 Utility Phasing Exhibit.dwg Oct 05, 2021 traver.jones



APPROVED AS-NOTED

LDillon comments, COS Water Resources 11/1/2021
Corresponding V3 utility plan included on next page with further comments and for complete reference.

Private sewer for Townhomes should be routed through underground garage and connect to private service line connecting to public sewer in Marshall.

This public sewer line and manhole shall be constructed as part of Phase 4 public sewer required along frontage.

conflict with proposed electrical gear cabinet out on utility plan extend sewer further east to avoid.

Service line needs to be routed to meter within easement as shown. City does not want ownership of long domestic line penetrating site.

service/fire line lines shall connect perpendicular to main and extend without bends to edge of ROW. DS&PM 6-1.416, J.

All service lines should connect perpendicular to main and extend without bends to the edge of ROW.

adjust sewer service and manhole accordingly, also avoids trees/landscaping on City parcel.

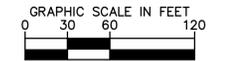
no connections less than 90 degrees allowed.

CITY PARCEL MAY REQUIRE EASEMENT TO BE GRANTED FOR DESIGNATION OF RESPONSIBILITY OF SEWER SERVICE LINE TO PHASE 2 PROVIDED

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- W — EXISTING WATER
- S — EXISTING SANITARY SEWER
- - - W - - - PROPOSED WATER
- - - S - - - PROPOSED SANITARY SEWER
- ⊗ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED SANITARY SEWER MANHOLE

- NOTES:**
1. DOMESTIC WATER SERVICES TO BE REMOVED SHALL BE REMOVED TO THE MAIN, WITH THE CORP STOP CLOSED AT THE MAIN.
 2. FIRELINE SERVICES TO BE REMOVED SHALL BE REMOVED TO THE MAIN, WITH THE TEE REMOVED FROM THE MAIN AND REPLACED WITH A PIPE SPOOL.
 3. ON-SITE SEWER COLLECTION SYSTEMS SHALL NOT TRAVERSE BELOW SEPARATE STRUCTURES.
 4. THE OWNER SHALL PROVIDE ALL WATER AND WASTEWATER INFRASTRUCTURE IMPROVEMENTS, INCLUDING ANY NEW SERVICE LINES, CONNECTION, FIRE HYDRANTS, AND MANHOLES, NECESSARY TO SERVE EACH PHASE OF THE PROJECT AS IT DEVELOPS.
 5. THE OWNER SHALL PROVIDE FIRE HYDRANT(S) AND RELATED WATER INFRASTRUCTURE ADJACENT TO LOT, IN THE LOCATIONS DETERMINED BY THE FIRE DEPARTMENT CHIEF, OR DESIGNEE.
 6. ALL EXISTING ABOVE GROUND UTILITY LINES ALONG AND WITHIN PROJECT BOUNDARIES, AND ANY NEW OR RELOCATED UTILITY LINES, SHALL BE PLACED UNDERGROUND.
- *DENOTES SERVICE LOCATIONS THAT ARE DIFFERENT FROM THE MASTER BOB REPORT PREPARED BY SEG ENGINEERING FOR THE ZONING CASE 13-ZN-2018.

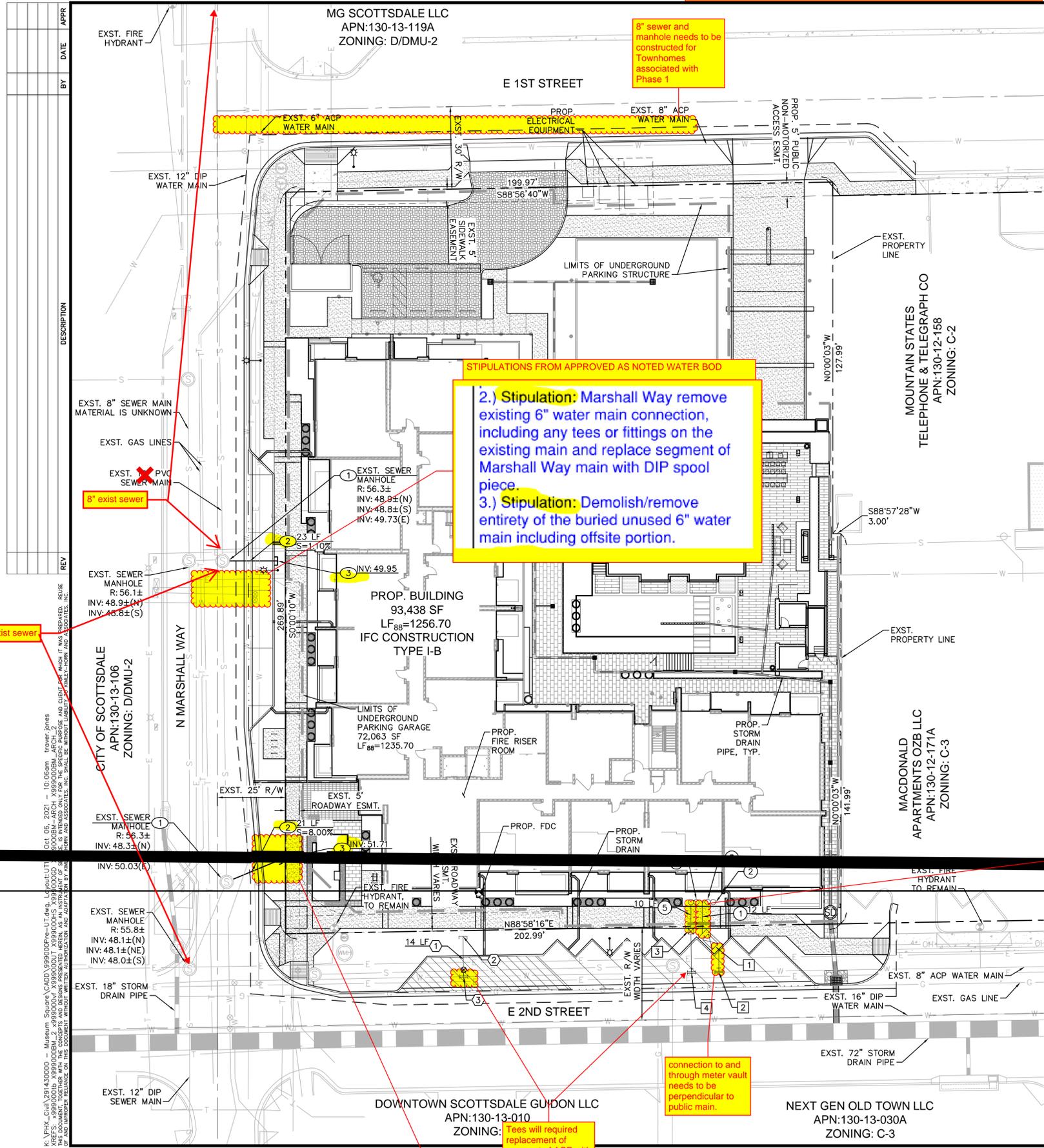


PRELIMINARY IN NATURE
THIS PHASING IS SUBJECT TO CHANGE BASED ON ECONOMIC FACTORS.

MUSEUM SQUARE PHASING EXHIBIT UTILITIES 10/5/2021
Kimley»Horn

APPROVED AS-NOTED BY WATER RESOURCES (SEPARATE CITY PLAN REVIEW APPROVAL REQUIRED)

LDillon, COS Water Resources, 11/1/2021



DEVELOPER/OWNER
ARC SCOTTSDALE HOLDINGS, LLLP
3225 N CENTRAL AVE, STE 100
PHOENIX, AZ 85012
PH: (480) 315-1108
CONTACT: BILL BORDERS

LAND SURVEYOR
SURVEY INNOVATION GROUP, INC
22425 N 16TH ST, STE 1
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PH: (480) 922-0780
CONTACT: JARED HANSMANN, R.L.S.

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC
7740 N 16TH STREET, STE 300
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CONTACT: TRAYER JONES, PE

ARCHITECT
SWABACK PLLC
7550 E MCDONALD DR
SCOTTSDALE, ARIZONA 85250
PH: (480) 367-2100
CONTACT: JEFF DENZAK

FLOOD INFORMATION
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235L DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK
FOUND 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF OSBORN ROAD AND SCOTTSDALE ROAD.
GDACS DATA
NAVD88
ELEVATION = 1246.52'

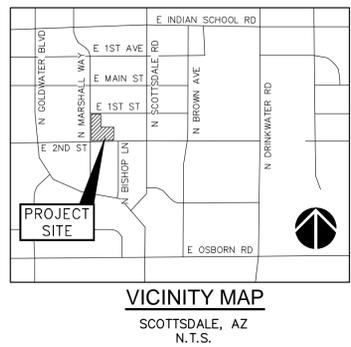
BASIS OF BEARING
THE CENTERLINE OF 2ND STREET AS IN BOOK 32, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS N89°03'00".

NOTES
1. ADD 1200' TO ALL ELEVATIONS.
2. ALL ELEVATIONS ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED.
3. EXISTING WATER SERVICES SHALL BE REMOVED AT THE CONNECTION TO THE MAIN. THE SERVICE TEE SHALL BE REMOVED AND REPLACED WITH A PIPE SPOOL.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- EXISTING SEWER MAIN
- EXISTING PUBLIC WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN

SCALE
1" = 20'



STIPULATIONS FROM APPROVED AS NOTED WATER BOD

2.) Stipulation: Marshall Way remove existing 6" water main connection, including any tees or fittings on the existing main and replace segment of Marshall Way main with DIP spool piece.

3.) Stipulation: Demolish/remove entirety of the buried unused 6" water main including offsite portion.

MAG 440-3 is standard with CO in ROW. Double cleanout on private property may suffice. Defer to plan reviewer.

Need to call out double cleanout MAG detail.

SEWER CONSTRUCTION NOTES

- CONNECT TO EXISTING SANITARY SEWER MANHOLE, RIM AND INVERT ELEVATIONS PER PLAN.
- INSTALL 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN. BEDDING AND BACKFILL PER COS STD DET 2201.
- CONNECT TO BUILDING AT TWO-WAY CLEANOUT, INVERT PER PLAN. REF MEP PLANS FOR CONTINUATION.

FIRE CONSTRUCTION NOTES

- INSTALL 8" CLASS 350 MORTAR LINED DIP FIRE LINE POLYWRAPPED WITH TRACER WIRE, LENGTH PER PLAN. MINIMUM 3" COVER. BEDDING AND BACKFILL PER COS STD DET 2201.
- CONNECT TO BUILDING FIRE LINE, REF MEP PLANS FOR CONTINUATION. BACKFLOW PREVENTOR TO BE IN FIRE RISER ROOM.
- INSTALL 8"X8" TEE AND 8" GATE VALVE PER MAG STD DET 391-1.

PUBLIC WATER CONSTRUCTION NOTES

- INSTALL TYPE "K" COPPER WATER SERVICE LINE CONNECTION WITH 3" DOMESTIC WATER METER AND VAULT PER COS STD DET 2345-1, METER BOX PER MAG STD DET 321. METER TO BE INSTALLED BY CITY FORCES. BOTH VAULT STEEL VENT PIPES TO BE LOCATED ON NORTH SIDE OF VAULT.
- INSTALL 8"X3" TAPPING SLEEVE.
- INSTALL TYPE "K" COPPER WATER SERVICE LINE CONNECTION WITH 1" LANDSCAPE DOMESTIC WATER FORCES.
- INSTALL 8"X1" TAPPING SLEEVE.

PRIVATE WATER CONSTRUCTION NOTES

- INSTALL 4" TYPE "K" COPPER DOMESTIC WATER SERVICE, LENGTH PER PLAN.
- BUILDING DOMESTIC WATER CONNECTION.
- INSTALL 3" REDUCED PRESSURE BACKFLOW ASSEMBLY PER COS STD DET 2353.
- INSTALL LANDSCAPE 1" REDUCED PRESSURE BACKFLOW ASSEMBLY PER COS STD DET 2354.
- INSTALL 1" TYPE "K" COPPER LANDSCAPE WATER SERVICE, LENGTH PER PLAN.

Yes tee required

section shall have CLSM backfill if not adjacent to meter vault.

connection to and through meter vault needs to be perpendicular to public main.

Pool backwash shall be routed here per stipulation

Tees will required replacement of segment of ACP with DIP per City standard. Possibly will need to be done on tapping sleeves if too close to joint.

Kimley»Horn
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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

PRELIMINARY UTILITY PLAN
7108 E. 2ND STREET
SCOTTSDALE, ARIZONA 85251

PROJECT No. 291999000
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: [Signature]
DESIGN BY: BEQ
CHECK BY: TMJ
DATE: 10/05/21

Professional Engineer (PE) No. 52738
TRAYER JONES
Arizona, USA
Exp. 12/15/21

UT1
1 OF 1 SHEETS

REV	DESCRIPTION	DATE	BY	APPR

Oct 05, 2021 - 10:06am - trayer.jones
500008M-ARCH_X999000M_ARCH_2
K:\PHX_Civil\291430000 - Museum_Survey\CADD\999000Pre-UT.dwg, L:\X:\UT
XREFS: X999000M_ARCH_X999000M_ARCH_2 X999000M_ARCH_X999000M_ARCH_2
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