

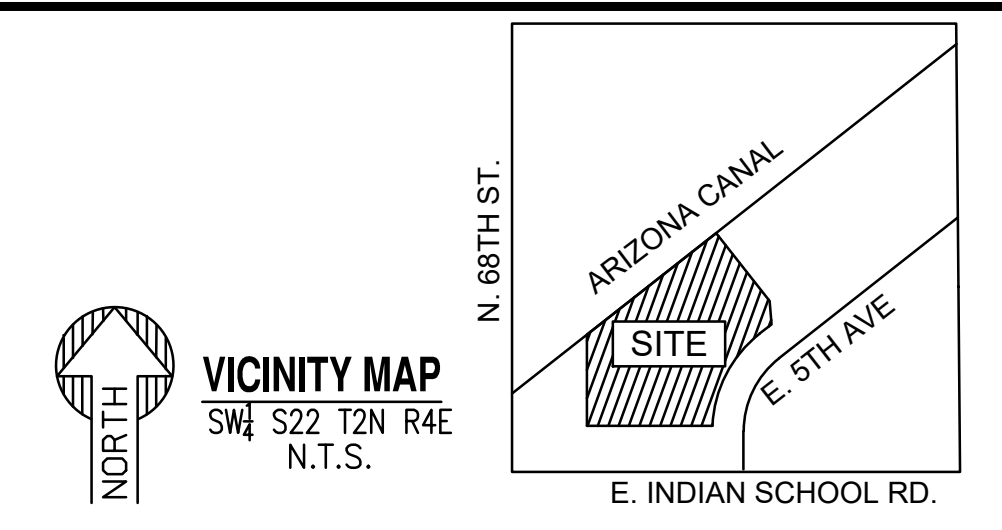
PRELIMINARY OFF-SITE UTILITY PLAN
 SCALE: 1" = 20'

OWNER
 MAGNOLIA PROPERTY CO.
 2435 E. SOUTHLAKE BLVD. SUITE 150
 SOUTHLAKE, TEXAS. 76092
 PHONE: 817-769-2580

ARCHITECT
 WILDER ARCHITECTS, LLC.
 16904 CLUB HILL DR.
 DALLAS, TEXAS. 75248
 PHONE: 214-616-5196

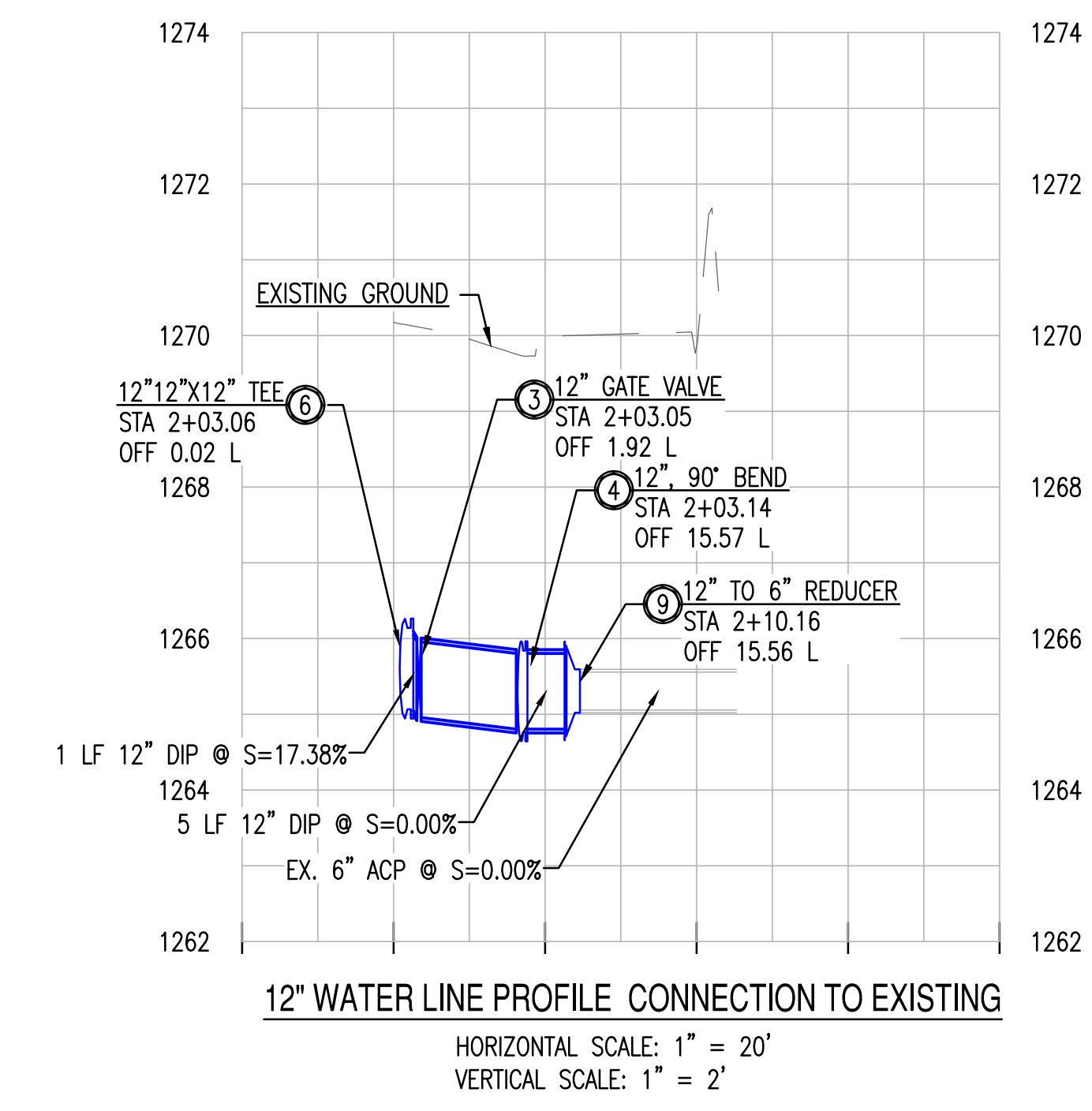
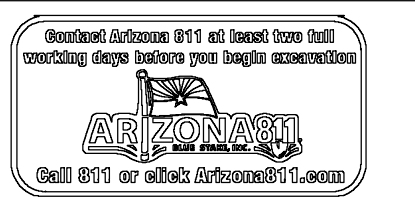
CIVIL ENGINEER
 SUSTAINABILITY ENGINEERING GROUP
 8280 E. GELDING DR. SUITE 101
 SCOTTSDALE, ARIZONA 85260
 PHONE: 480-237-2507
 ATTN: ALI FAKIH

SURVEYOR
 MLC SERVICES, LLC.
 3231 S. COUNTRY CLUB WAY., SUITE 103
 TEMPE, ARIZONA. 85282
 PHONE: 602-393-2030
 ATTN: CHRISTOPHER J. WILSON



PRELIMINARY
 NOT FOR
 CONSTRUCTION

SUSTAINABILITY
 ENGINEERING
 GROUP



12" WATER LINE PROFILE CONNECTION TO EXISTING
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

UTILITY CROSSINGS			
● UC-4	24" STORM BOT	1263.65	NO ADDITIONAL PROTECTION REQUIRED.
	12" WATER TOP	1261.54	

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

NOTES FOR IMPROVEMENTS PLANS WHERE THERE IS AN EXISTING ACP OR PVC PIPE:

ANY WATER LINE PROJECT THAT INVOLVES CONNECTING TO AN EXISTING ACP OR PVC PIPE REQUIRES SPECIAL ATTENTION. PER DSPM SECTION 6-1.408: FITTINGS INSTALLED INTO ASBESTOS CEMENT PIPE (ACP) OR PVC PIPE WITHIN 6- FEET OF ANOTHER FITTING OR JOINT WILL REQUIRE THAT SECTION OF PIPE TO BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE (DIP). EXISTING TEES, TAPPING SLEEVES AND RELATED APPURTENANCES THAT ARE NOT UTILIZED BY A DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR. A MINIMUM 3-FOOT SECTION OF PIPE SHALL BE REMOVED, WITH NO LESS THAN 6 FEET REMAINING TO THE NEAREST JOINT. THE REMOVED PIPE SHALL BE REPLACED WITH DIP. WHEN MORE THAN 3- FEET OF EXISTING ACP OR PVC WATER LINES ARE EXPOSED DURING CONSTRUCTION AND THE BEDDING IS DISTURBED, THE WATER LINE MUST BE REPLACED WITH DIP (MINIMUM CLASS 350) WITH MECHANICAL JOINTS OR FLANGED JOINTS TO 3- FEET PAST THE SIDES OF THE EXPOSED CROSSING TRENCH. REFER TO MAG STANDARD DETAIL NO. 403-3. NO TAPPING SLEEVE AND VALVE SHALL BE USED ON ACP PIPE. VALVES WILL NEED TO BE CUT INTO ACP PIPE. DISPOSAL OF MATERIALS CONTAINING ASBESTOS AND/OR LEAD SHALL BE IN CONFORMANCE WITH ALL REGULATIONS, LAWS AND ORDINANCES.

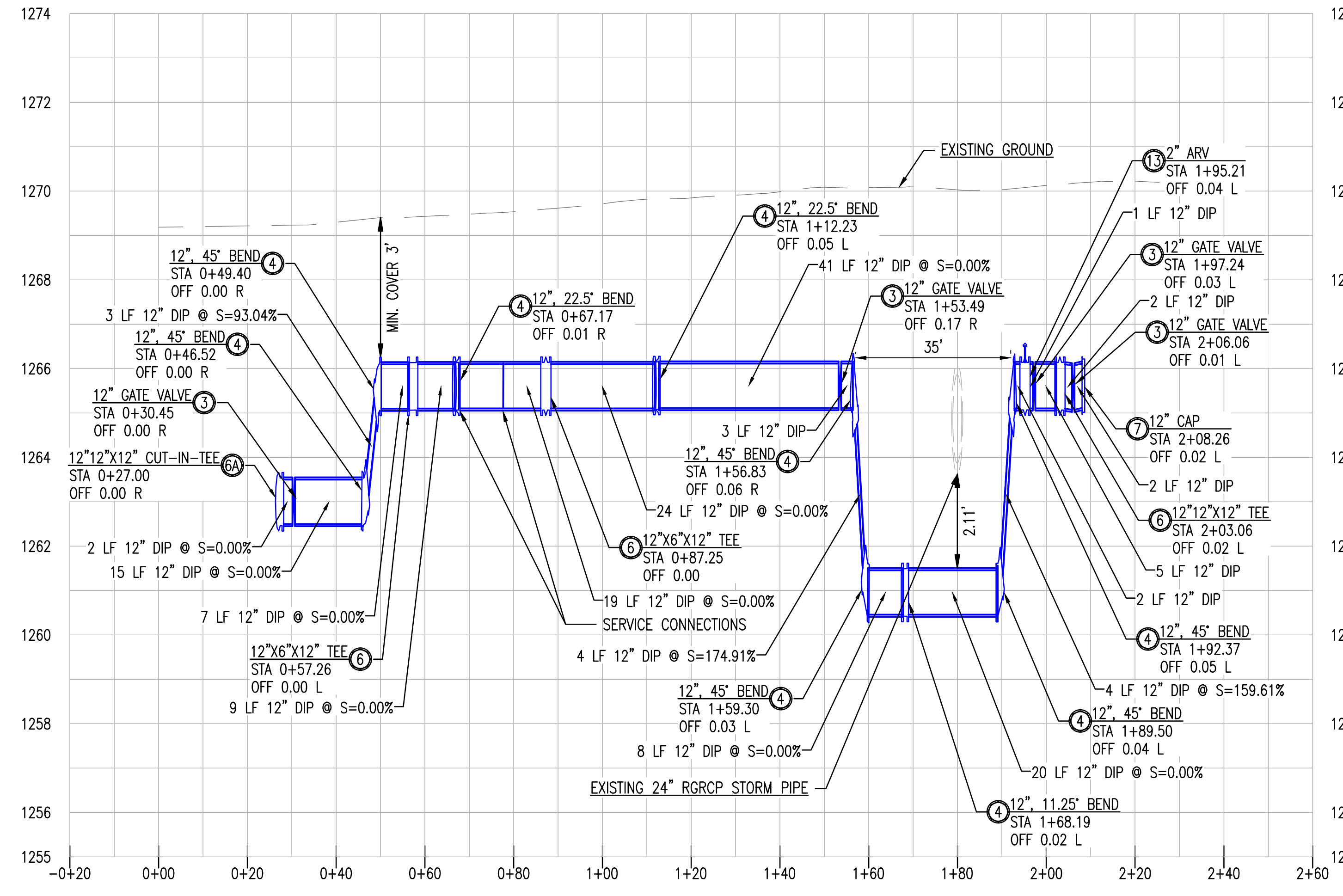
PROPOSED UTILITY LEGEND:		EXISTING LEGEND	
---	PROPERTY LINE	EX. S	SEWER LINE
---	EASEMENT LINE	EX. W	WATER LINE
---	WATER LINE	IRR	IRRIGATION LINE
---	SEWER LINE	---	STORM DRAIN LINE
---	WATER METER	CB	CATCH BASIN
---	GATE VALVE	⊙	SEWER MANHOLE
---	CAP	⊙	STORM MANHOLE
---	REDUCER	⊙	WATER VALVE
---	SEWER MANHOLE	⊙	WATER METER BOX
		⊙	FIRE HYDRANT
		⊙	ELECTRIC CABINET

PUBLIC WATER 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.
- GATE VALVE WITH VALVE BOX. SIZE PER PLAN.
- FITTING WITH FULLY RESTRAINED PIPE PER MAG 303. SIZE AND ANGLE PER PLAN.
- 12" DUCTILE IRON PIPE, CLASS 350, CEMENT MORTAR LINED, WITH POLYETHYLENE WRAPPING, PROVIDE BLUE POLYETHYLENE LOCATING TAPE ABOVE ALL PUBLIC WATER LINES. MAINTAIN 4' MINIMUM COVER. LENGTH PER PLAN.
- TEE WITH RESTRAINED JOINTS PER MAG 303. SIZE PER PLAN.
- CAP END AND PROVIDE FLUSHING PIPE PER MAG STD. DET. 390, TYPE "B" WITH TRAFFIC RATED BOX AND COVER NO. 1324 PER MAG STD. DET. 319.
- 2" TYPE "K" COPPER DOMESTIC SERVICE CONNECTION. 2" METER BOX.
- 1" TYPE "K" COPPER DOMESTIC SERVICE CONNECTION. 1" METER BOX.
- 1" TYPE "K" COPPER IRRIGATION SERVICE CONNECTION. 1.5" METER BOX.
- REDUCER WITH MECHANICAL JOINTS RESTRAINTS PER MAG STD. DET. 303-1 AND 303-2. SIZE PER PLAN.
- PROVIDE CUT-IN-TEE CONNECTION TO EXISTING ACP PIPE PER C.O.S. DS&PM SECTION 6-1.408. REFER TO NOTES FOR IMPROVEMENTS PLANS WHERE THERE IS AN EXISTING ACP OR PVC PIPE. SIZE PER PLAN.
- FURNISH AND INSTALL 12" DIP SPOOL.
- FURNISH AND INSTALL AIR/VACUUM RELEASE VALVE PER C.O.S. STD. DET. 2348.
- INSTALL 2" COPPER "K" SERVICE LINE. LENGTH PER PLAN.
- FURNISH AND INSTALL SWEEP. MATERIAL AND SIZE TO MATCH SERVICE LINE. ANGLE PER PLAN.
- 6" DUCTILE IRON PIPE, CLASS 350, WITH POLYETHYLENE WRAPPING. LENGTH PER PLAN.

PUBLIC SEWER KEY NOTES

- 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.
- 5' DIAMETER PRECAST CONCRETE SEWER MANHOLE PER MAG STD. DET. 420-1 (NO STEPS) WITH 12 CONCRETE COLLAR PER C.O.S. STD. DET. 2270 (18" COLLAR IN UNPAVED LOCATIONS). 30" WATERTIGHT COVER PER MAG STD. DET. 424-2 AND C.O.S. STD. DET. 2421. CAST-IN-PLACE BASE
- 6" PVC-SDR 35 SEWER LINE CONNECTION PER MAG STD. DET. 440-1. S=1.00% MINIMUM. LENGTH AND SLOPE PER PLAN.
- DROP SEWER CONNECTION PER MAG STD. DET. 426. TYPE "A"
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT FOR TRENCHING PER C.O.S. STD. DET. 2200 & 2201 (T-TOP).



12" WATER LINE PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

PROJECT	LOCATION
68th AND ISR	6824 E. INDIAN SCHOOL ROAD, SCOTTSDALE, ARIZONA, 85251.

DATE	ISSUED FOR	REVISION NO.	DATE
09/29/2022	DRB		

JOB NO.	SHEET TITLE
210903	PRELIMINARY OFF-SITE UTILITY PLAN

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