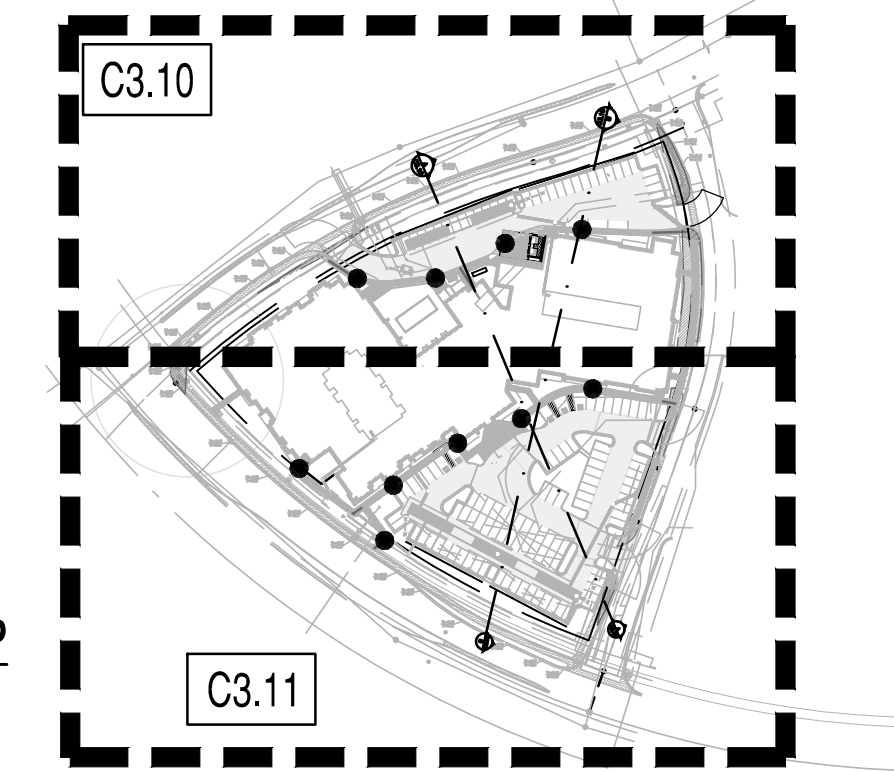


# NORTHSIGHT RESIDENTIAL HEALTHCARE PRELIMINARY GRADING AND DRAINAGE PLAN

13875 N NORTHSIGHT BLVD. SCOTTSDALE, ARIZONA 85260  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

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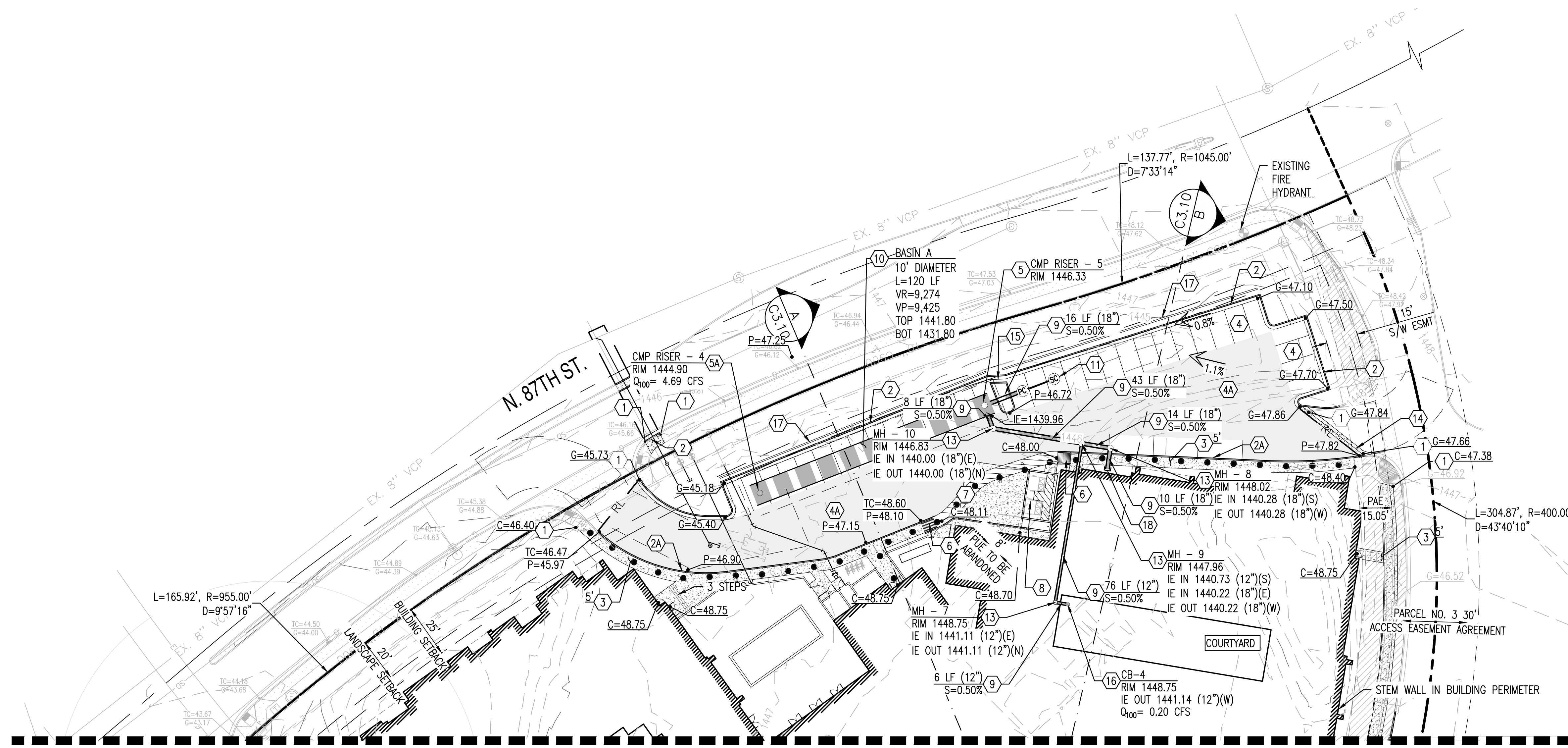
5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016  
WWW.AZSEG.COM TEL: 480.586.7226 FAX: 480.259.3534

**OWNER**  
NORTHSIGHT PARTNERS, LLC  
13556 N 96TH PL  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-628-2530  
ATTN: BENJAMIN JOHNSON  
EMAIL: BEN@KBDEVCO.COM

**CIVIL ENGINEER**  
SUSTAINABILITY ENGINEERING GROUP  
5240 N 16TH STREET SUITE 105,  
PHOENIX, ARIZONA 85016  
PHONE: 480-237-2507  
ATTN: ALI FAKIH  
EMAIL: ALI@AZSEG.COM

**ARCHITECT**  
CREBTIVE ARCHITECTS, LLC  
7033 E GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, ARIZONA 85254  
PHONE: 602-834-0523  
ATTN: DANIELLE TORRES  
EMAIL: DANIELLE.TORRES@CREBTIVEARCHITECTS.COM

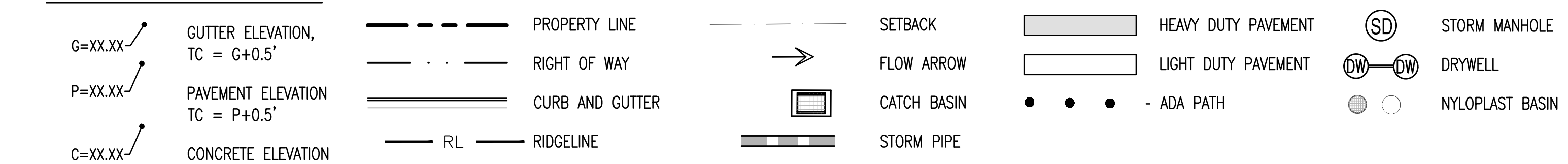
**SURVEYOR**  
ALLIANCE LAND SURVEYING LLC  
7900 N 70TH AVE SITE 104  
GLENDALE, ARIZONA 85303  
PHONE: 623-972-2200  
EMAIL: CONTACTUS@AZALS.COM



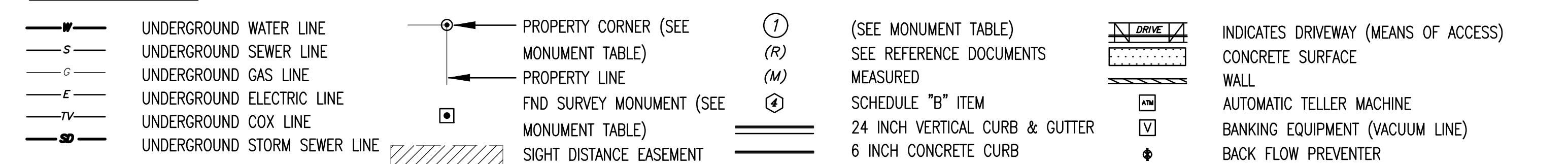
**FLOOD ZONE:**  
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 04013C1760L, DATED OCTOBER 16, 2013. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEEVES FROM 1% ANNUAL CHANCE FLOOD.

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	PANEL REVISION DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C1760L	045012	1760 10/16/2013	09/30/2005	L	X-SHADED	N/A

**PROPOSED GRADING LEGEND:**



**EXISTING LEGEND:**



**PROJECT LOCATION:**  
SITE ADDRESS: 13875 N NORTHSIGHT BLVD. SCOTTSDALE, ARIZONA 85260

**PROJECT DESCRIPTION:**  
THE PROPOSED DEVELOPMENT CONSISTS OF THE DEMOLITION OF EXISTING STRUCTURES AND DESIGNATED PARKING LOTS FOR THE CONSTRUCTION OF A 3-STORY HEALTHCARE FACILITY WITH 143 UNITS. SITE IS APPROXIMATELY 4.51 ACRES.

**SITE DATA:**  
ASSESSOR PARCEL NUMBER: 215-53-005D  
ZONING: C-2  
GROSS AREA: 251,880 SF (5.78 AC).  
NET AREA: 196,467 SF (4.51 AC).  
DISTURBED AREA: 200016 SF (4.59 AC)

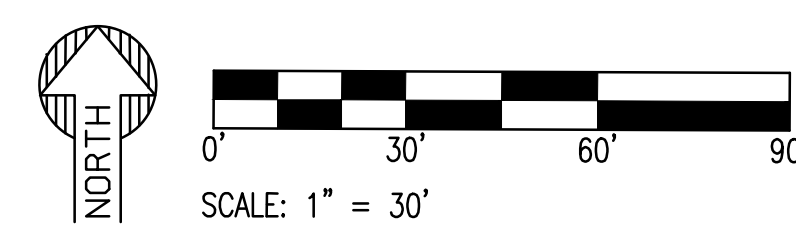
**BASIS OF BEARING:**  
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE MONUMENT LINE OF NORTHSIGHT BOULEVARD, USING A BEARING OF NORTH 89 DEGREES 52 MINUTES 51 SECONDS WEST, PER THE MAP OF DEDICATION "NORTHSIGHT", RECORDED IN BOOK 302, PAGE 11. MARICOPA COUNTY RECORDS.

**BENCHMARK:**  
BENCHMARK IS AN ADOT ALUMINUM CAP LOCATED AT THE NORTHWEST CORNER OF SECTION 18, T3N, R5E. THE MONUMENT IS GDACS POINT NUMBER 26038-1 WHICH IS DESCRIBED AS THE "FD 3" ADOT AL CAP FL STAMPED "T3N R4E T3N R5E S7 S12 S18 22282 2001".

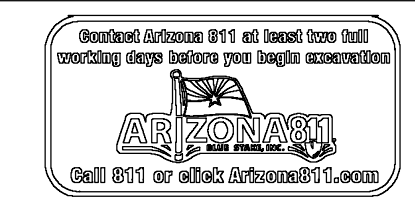
ELEVATION: 1443.639' NAVD 88 (MCDOT).

**PRELIMINARY GRADING NOTES**

- 1 MATCH EXISTING GRADE.
- 2 6" VERTICAL CURB AND GUTTER.
- 2A 6" VERTICAL CURB
- 3 PROPOSED CONCRETE SIDEWALK. WIDTH PER PLAN.
- 4 LIGHT DUTY PAVEMENT.
- 4A HEAVY DUTY PAVEMENT.
- 5 PROPOSED CMP RISER WITH STANDARD SOLID LID.
- 5A PROPOSED CMP RISER WITH STANDARD GRATE LID.
- 6 PROPOSED ADA RAMP.
- 7 PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- 8 PROPOSED DOUBLE REFUSE ENCLOSURE PER C.O.S STD. DET. 2147-1
- 9 PROPOSED HDPE PIPE.
- 10 PROPOSED UNDERGROUND STORMWATER STORAGE SYSTEM.
- 11 PROPOSED MAXWELL PLUS DRYWELL.
- 13 PROPOSED NYLOPLAST DRAIN BASIN WITH SOLID LID.
- 14 PROPOSED CONCRETE VALLEY GUTTER.
- 15 PROPOSED CURB ISLAND OPENING.
- 16 NEW CATCH BASIN.
- 17 PROPOSED SCREEN WALL PER ARCHITECTURAL PLANS.
- 18 ROOF DRAIN AND COURTYARD STORMWATER NETWORK CONNECTION.



NORTHSIGHT  
PARTNERS LLC



PROJECT: KB DEVCO NORTHSIGHT  
LOCATION: 13875 N. NORTHSIGHT BLVD. SCOTTSDALE, AZ 85260

DRAWN: MC 04/17/2023  
DESIGNED: JC 04/17/2023  
QC: SC 04/03/2023  
FINAL QC:  
PROJ. MGR: AF 04/17/2023

DATE: 04/17/2023  
ISSUED FOR: REVIEW

REVISION NO.	DATE

JOB NO.: 220609  
SHEET TITLE:  
**PRELIMINARY GRADING AND DRAINAGE PLAN**

PAGE NO.: 1 OF 4  
SHEET NO.: C3.10

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WWW.AZSEG.COM TEL: 480.986.7226 FAX: 480.259.3534

NORTHSIGHT  
PARTNERS LLC



PROJECT  
KB DEVCO NORTHSIGHT

LOCATION  
13875 N. NORTHSIGHT BLVD.  
SCOTTSDALE, AZ 85260

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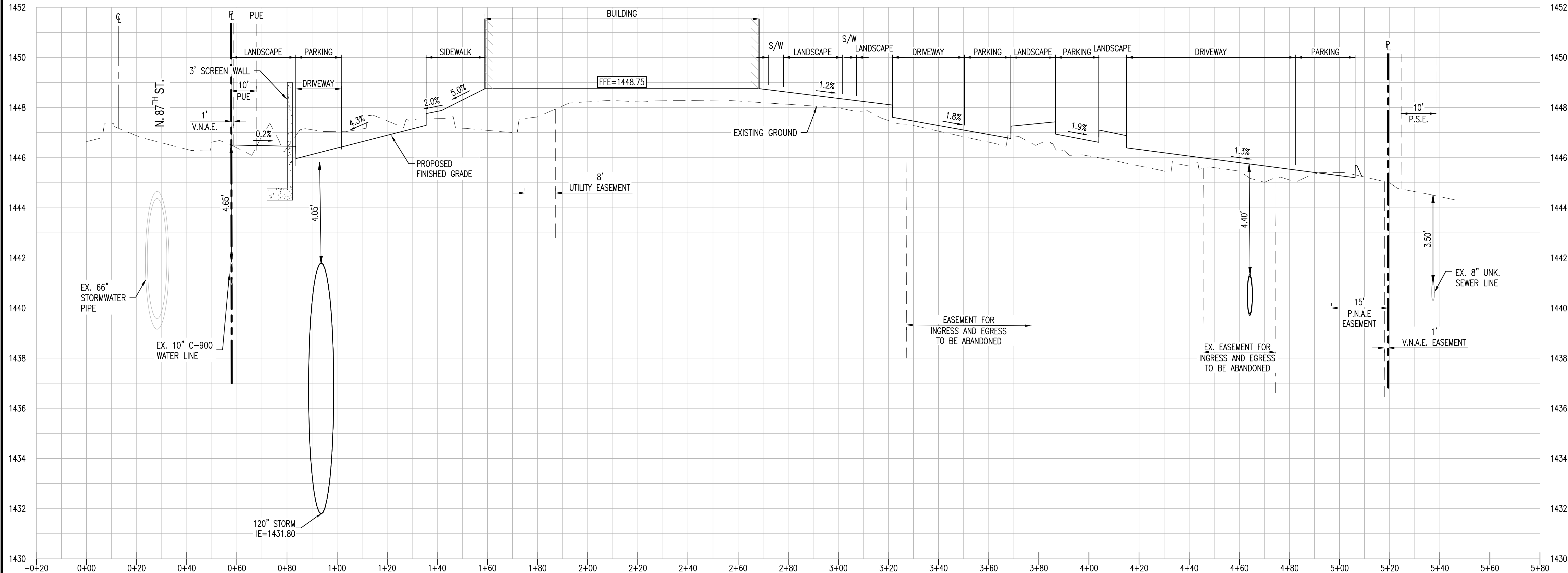
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JOB NO.: 220609

SHEET TITLE:

PRELIMINARY SITE  
CROSS SECTIONS

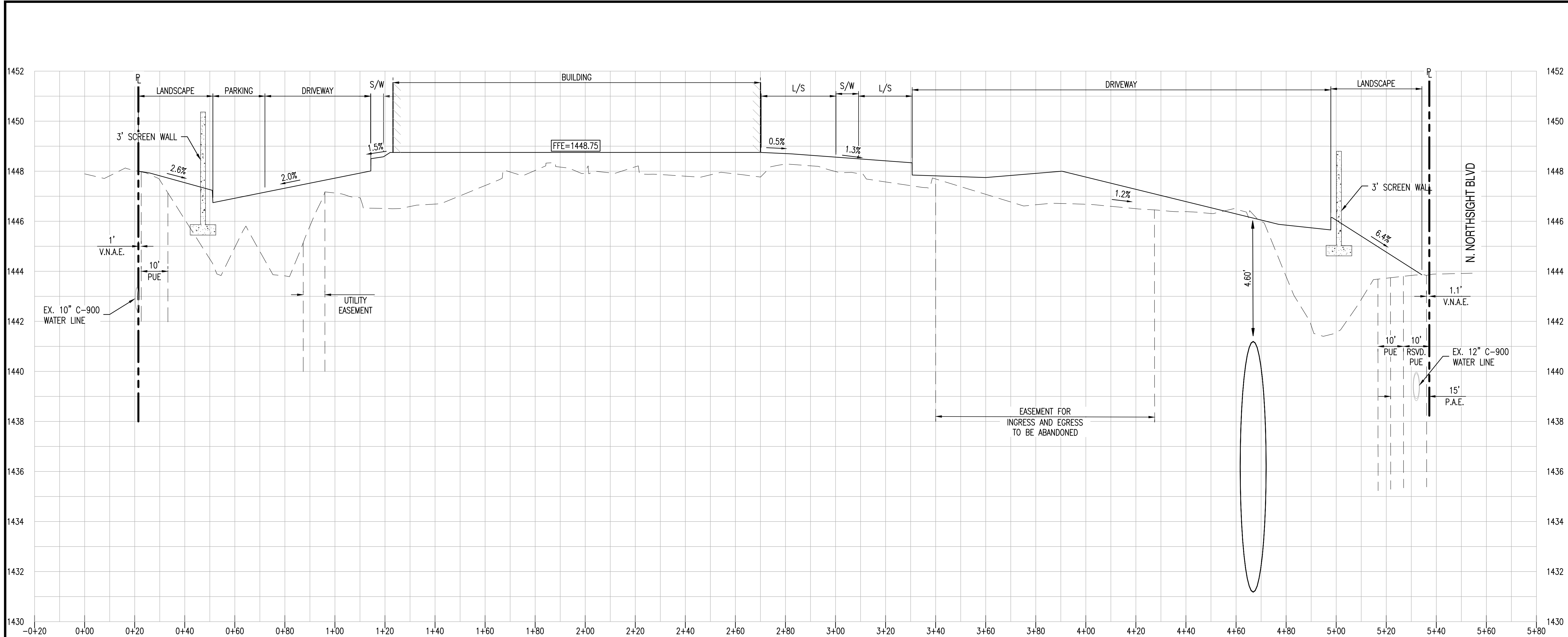
PAGE NO.: 3 OF 4  
SHEET NO.: C3.50



SECTION A-A C3.10

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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SECTION B-B C3.10  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

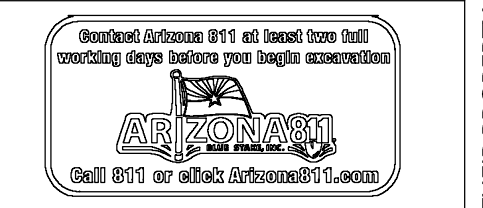
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**NORTHSIGHT  
 PARTNERS LLC**



PROJECT	KB DEVCO NORTHSIGHT	LOCATION	13875 N. NORTHSIGHT BLVD. SCOTTSDALE, AZ 85260
DRAWN	MC	04/17/2023	
DESIGNED	JC	04/17/2023	
QC	SC	04/03/2023	
FINAL QC			
PROJ. MGR.	AF	04/17/2023	

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JOB NO.: 220609

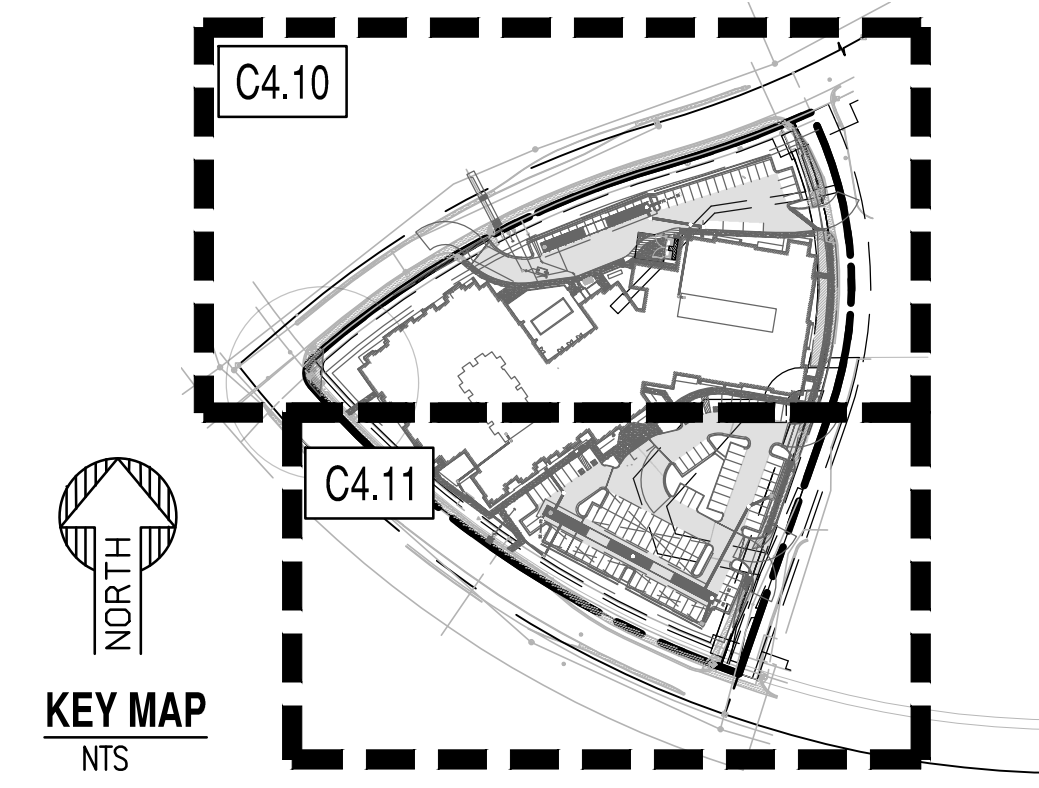
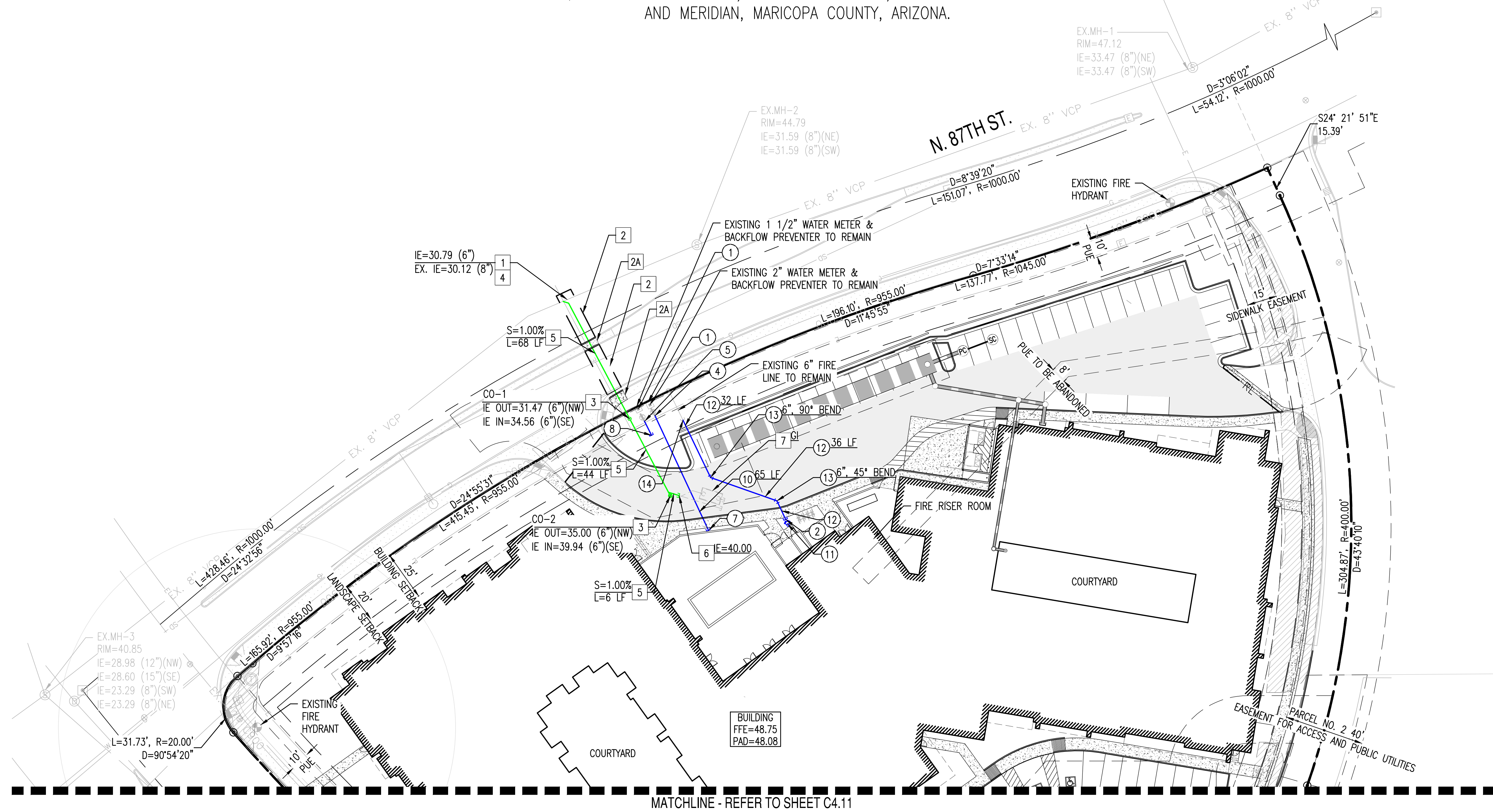
SHEET TITLE:  
**PRELIMINARY SITE  
 CROSS SECTIONS**

PAGE NO.: 4 OF 4  
 SHEET NO.: **C3.51**

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# NORTHSIGHT RESIDENTIAL HEALTHCARE PRELIMINARY UTILITY PLAN

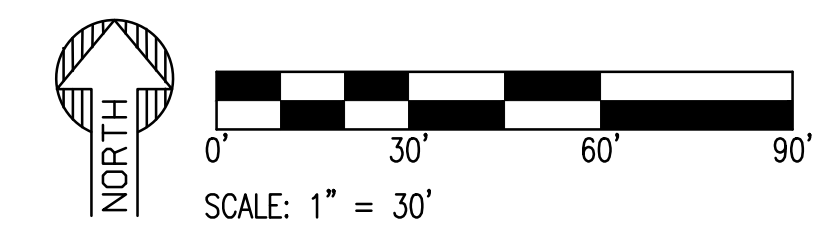
13875 N NORTHSIGHT BLVD. SCOTTSDALE, ARIZONA 85260  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



- ### PRELIMINARY WATER NOTES
- 1 EXISTING WATER SERVICE CONNECTION.
  - 2 FIRE CONNECTION TO BUILDING.
  - 4 EXISTING 2" WATER SERVICE TO BE USED FOR DOMESTIC SUPPLY.
  - 5 EXISTING 1 1/2" WATER SERVICE TO BE USED FOR IRRIGATION.
  - 7 DOMESTIC CONNECTION TO BUILDING.
  - 8 CAP END. REFER TO LANDSCAPE PLANS FOR CONTINUATION.
  - 7 DOMESTIC CONNECTION TO BUILDING.
  - 8 CAP END. REFER TO LANDSCAPE PLANS FOR CONTINUATION.
  - 10 2" COPPER TYPE "K" SERVICE LINE. LENGTH PER PLAN.
  - 11 FIRE DEPARTMENT CONNECTION BY BUILDING CONTRACTOR. SHOWN FOR REFERENCE ONLY.
  - 12 6" DUCTILE IRON PIPE. LENGTH PER PLAN.
  - 13 BEND, SIZE AND ANGLE PER PLAN.
  - 14 REMOVE CAP AND CONNECT TO EXISTING STUB.

- ### PRELIMINARY SEWER 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 SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT.
  - 2A SAWCUT, REMOVE AND REPLACE EXISTING CURB AND GUTTER AND/OR SIDEWALK.
  - 3 PROPOSED CLEAN-OUT.
  - 4 SEWER WYE CONNECTION.
  - 5 6" PVC SEWER SERVICE. LENGTH AND SLOPE PER PLAN.
  - 6 SEWER CONNECTION TO BUILDING. REFER TO BUILDING PLUMBING PLANS.
  - 7 GREASE INTERCEPTOR BY BUILDING CONTRACTOR.

**NOTE:**  
1. EXISTING SANITARY SEWER ELEVATIONS ARE DERIVED FROM THE CITY OF SCOTTSDALE QUARTER SECTION MAP QS# 33-48. DATED 05/22/2022.



<b>PROPOSED UTILITY LEGEND:</b>			
	PROPERTY LINE		FIRE HYDRANT
	EASEMENT LINE		FDC
	WATER LINE		WATER METER
	SEWER LINE		GATE VALVE
	T.S.V.B.&C		BACK FLOW PREVENTER
	GREASE INTERCEPTOR BY BUILDING CONTRACTOR.		SEWER LINE BY BUILDING CONTRACTOR
	BUILDING CONNECTION		SEWER CLEANOUT
	BUILDING CONNECTION		
<b>EXISTING LEGEND:</b>			
	UNDERGROUND WATER LINE		PROPERTY CORNER (SEE MONUMENT TABLE)
	UNDERGROUND SEWER LINE		(SEE MONUMENT TABLE)
	UNDERGROUND GAS LINE		SEE REFERENCE DOCUMENTS
	UNDERGROUND ELECTRIC LINE		MEASURED
	UNDERGROUND COX LINE		SCHEDULE "B" ITEM
	UNDERGROUND STORM SEWER LINE		24 INCH VERTICAL CURB & GUTTER
	SIGHT DISTANCE EASEMENT		6 INCH CONCRETE CURB
	INDICATES DRIVEWAY (MEANS OF ACCESS)		CATCH BASIN
	CONCRETE SURFACE		ELECTRIC BOX
	WALL		ELECTRIC MANHOLE
	AUTOMATIC TELLER MACHINE		ELECTRIC METER
	BANKING EQUIPMENT (VACUUM LINE)		ELECTRIC TRANSFORMER
	BACK FLOW PREVENTER		FIRE HYDRANT
	GUARD POST OR GATE POST		SEWER CLEAN OUT
	DISABLED SPACE		SEWER MANHOLE
	LIGHT POLE		SPRINKLER HOOK-UP (FIRE DEPARTMENT)
	MANHOLE		STORM DRAIN MANHOLE
	METAL COVER		TELEPHONE MANHOLE
	METAL GRATE		TELEPHONE RISER
	TRAFFIC SIGNAL POLE		PHYSICAL ACCESS TO & FROM ADJOINING PROPERTY
	TRAFFIC SIGNAL BOX		
	WATER METER		
	WATER VALVE		

PRELIMINARY NOT FOR CONSTRUCTION

SUSTAINABILITY ENGINEERING GROUP

5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016  
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**NORTHSIGHT PARTNERS LLC**

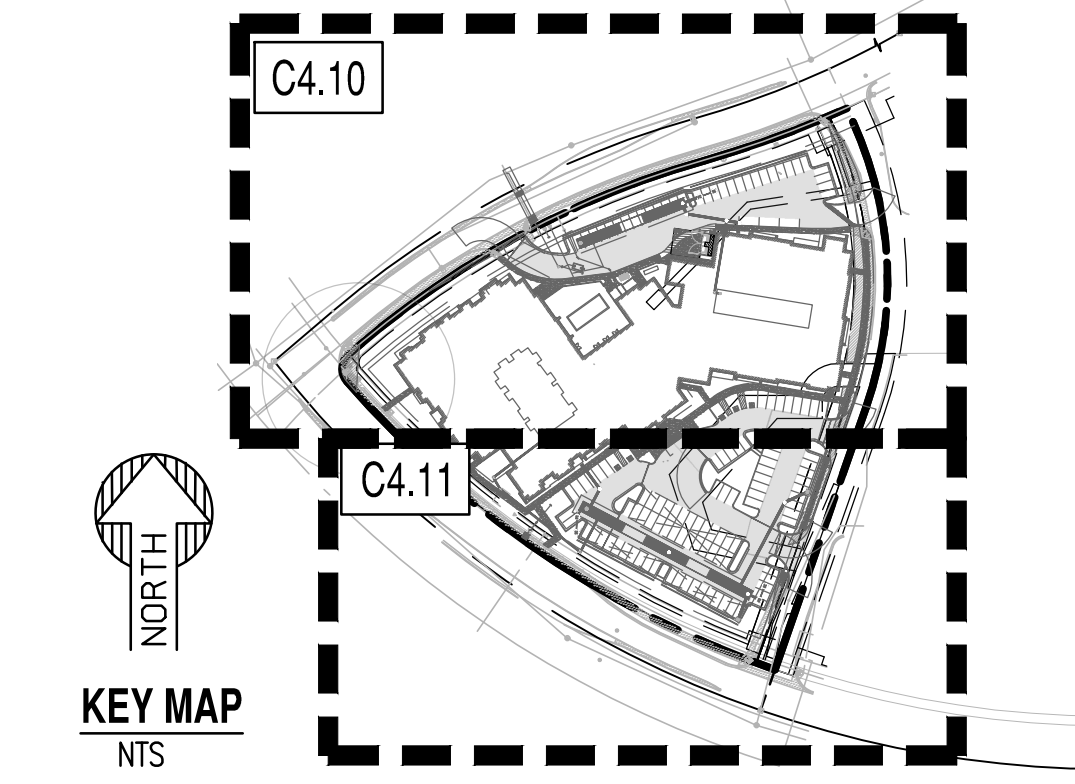
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PROJECT KB DEVCO NORTHSIGHT	LOCATION 13875 N. NORTHSIGHT BLVD. SCOTTSDALE, AZ 85260	DRAWN MC 04/17/2023	DESIGNED JC 04/17/2023
		QC SC 04/03/2023	FINAL QC
		PROJ. MGR. AF 04/17/2023	DATE 04/17/2023
ISSUED FOR: REVIEW			
REVISION NO.:		DATE:	
JOB NO.: 220609			
SHEET TITLE: PRELIMINARY UTILITY PLAN			
PAGE NO.: 1 OF 2		SHEET NO.: C4.10	

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# NORTHSIGHT RESIDENTIAL HEALTHCARE PRELIMINARY UTILITY PLAN

13875 N NORTHSIGHT BLVD. SCOTTSDALE, ARIZONA 85260  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE  
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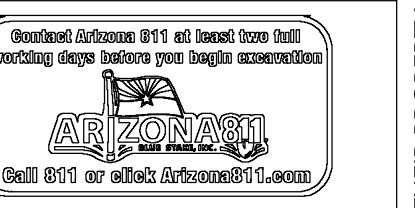
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## NORTHSIGHT PARTNERS LLC



PROJECT: KB DEVCO NORTHSIGHT  
LOCATION: 13875 N. NORTHSIGHT BLVD. SCOTTSDALE, AZ 85260

DRAWN: MC 04/17/2023  
DESIGNED: JC 04/17/2023  
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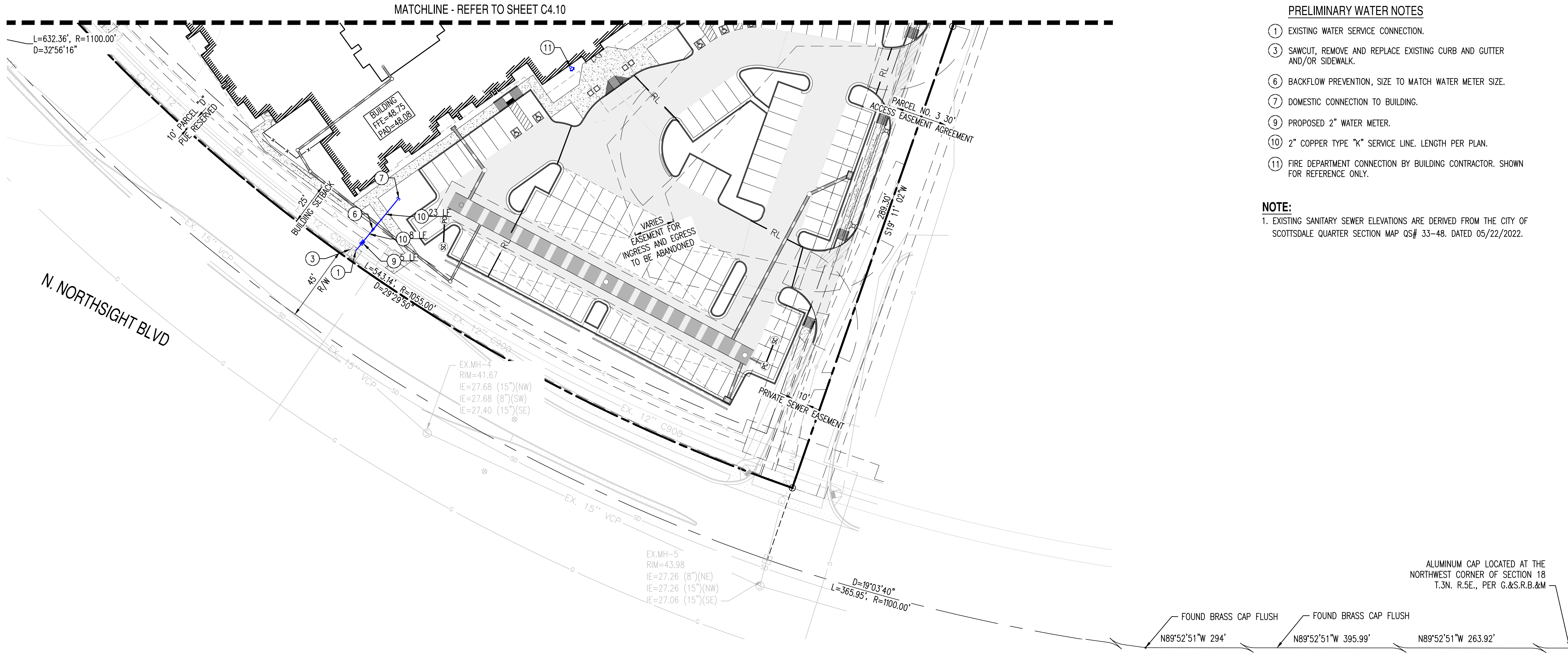
PAGE NO.: 2 OF 2  
SHEET NO.: C4.11

### PRELIMINARY WATER NOTES

- ① EXISTING WATER SERVICE CONNECTION.
- ③ SAWCUT, REMOVE AND REPLACE EXISTING CURB AND GUTTER AND/OR SIDEWALK.
- ⑥ BACKFLOW PREVENTION, SIZE TO MATCH WATER METER SIZE.
- ⑦ DOMESTIC CONNECTION TO BUILDING.
- ⑨ PROPOSED 2" WATER METER.
- ⑩ 2" COPPER TYPE "K" SERVICE LINE. LENGTH PER PLAN.
- ⑪ FIRE DEPARTMENT CONNECTION BY BUILDING CONTRACTOR. SHOWN FOR REFERENCE ONLY.

### NOTE:

1. EXISTING SANITARY SEWER ELEVATIONS ARE DERIVED FROM THE CITY OF SCOTTSDALE QUARTER SECTION MAP QS# 33-48. DATED 05/22/2022.

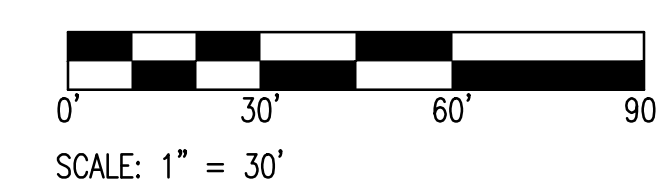
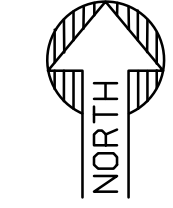


### PROPOSED UTILITY LEGEND:

--- PROPERTY LINE	FIRE HYDRANT	T.S.V.B.&C	GREASE INTERCEPTOR BY BUILDING CONTRACTOR.
--- EASEMENT LINE	FDC	BACK FLOW PREVENTER	--- SEWER LINE BY BUILDING CONTRACTOR
--- X"W WATER LINE	WATER METER	BUILDING CONNECTION	--- BUILDING CONNECTION
--- X"S SEWER LINE	GATE VALVE	SEWER CLEANOUT	

### EXISTING LEGEND:

--- UNDERGROUND WATER LINE	PROPERTY CORNER (SEE MONUMENT TABLE)	(SEE MONUMENT TABLE)	INDICATES DRIVEWAY (MEANS OF ACCESS)	CATCH BASIN	GUARD POST OR GATE POST	SEWER CLEAN OUT	TRAFFIC SIGNAL POLE
--- UNDERGROUND SEWER LINE	PROPERTY LINE	(SEE REFERENCE DOCUMENTS)	CONCRETE SURFACE	ELECTRIC BOX	DISABLED SPACE	SEWER MANHOLE	TRAFFIC SIGNAL BOX
--- UNDERGROUND GAS LINE	FND SURVEY MONUMENT (SEE MONUMENT TABLE)	(MEASURED)	WALL	ELECTRIC MANHOLE	LIGHT POLE	SPRINKLER HOOK-UP (FIRE DEPARTMENT)	WATER METER
--- UNDERGROUND ELECTRIC LINE	SIGHT DISTANCE EASEMENT	SCHEDULE "B" ITEM	AUTOMATIC TELLER MACHINE	ELECTRIC METER	MANHOLE	STORM DRAIN MANHOLE	WATER VALVE
--- UNDERGROUND COX LINE		24 INCH VERTICAL CURB & GUTTER	BANKING EQUIPMENT (VACUUM LINE)	ELECTRIC TRANSFORMER	TELEPHONE MANHOLE	TELEPHONE RISER	PHYSICAL ACCESS TO & FROM ADJOINING PROPERTY
--- UNDERGROUND STORM SEWER LINE		6 INCH CONCRETE CURB	BACK FLOW PREVENTER	FIRE HYDRANT	METAL COVER		



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