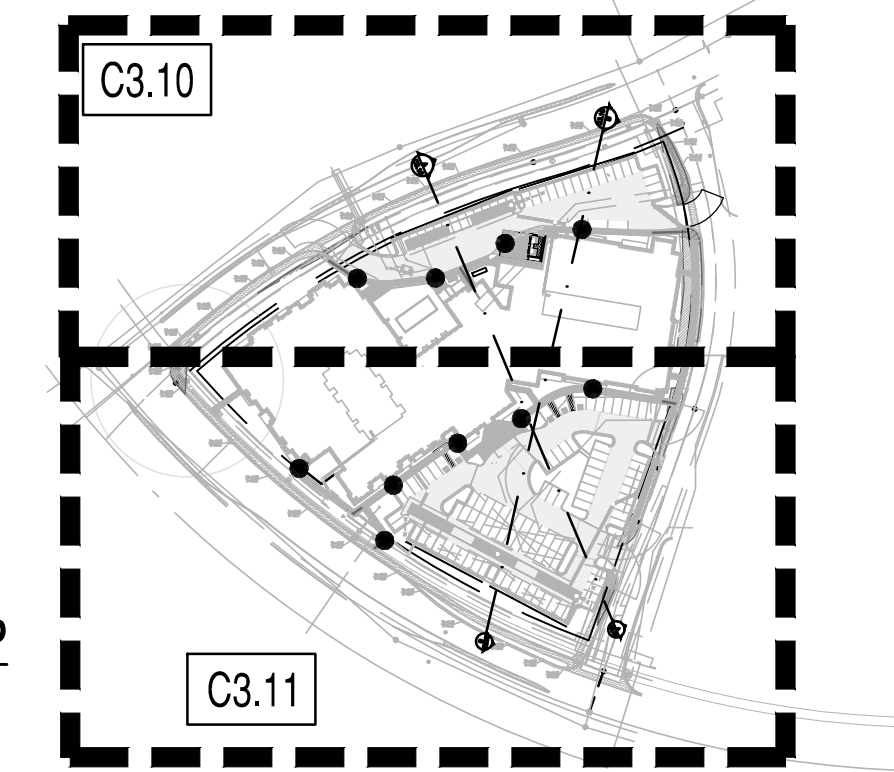


# NORTHSIGHT RESIDENTIAL HEALTHCARE PRELIMINARY GRADING AND DRAINAGE PLAN

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.

Plan # \_\_\_\_\_  
Case # 15-ZN-2022  
C-S # \_\_\_\_\_  
Accepted \_\_\_\_\_  
Corrections \_\_\_\_\_  
N. Barona 5/29/2023  
Reviewed By \_\_\_\_\_ Date \_\_\_\_\_



PRELIMINARY  
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CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP

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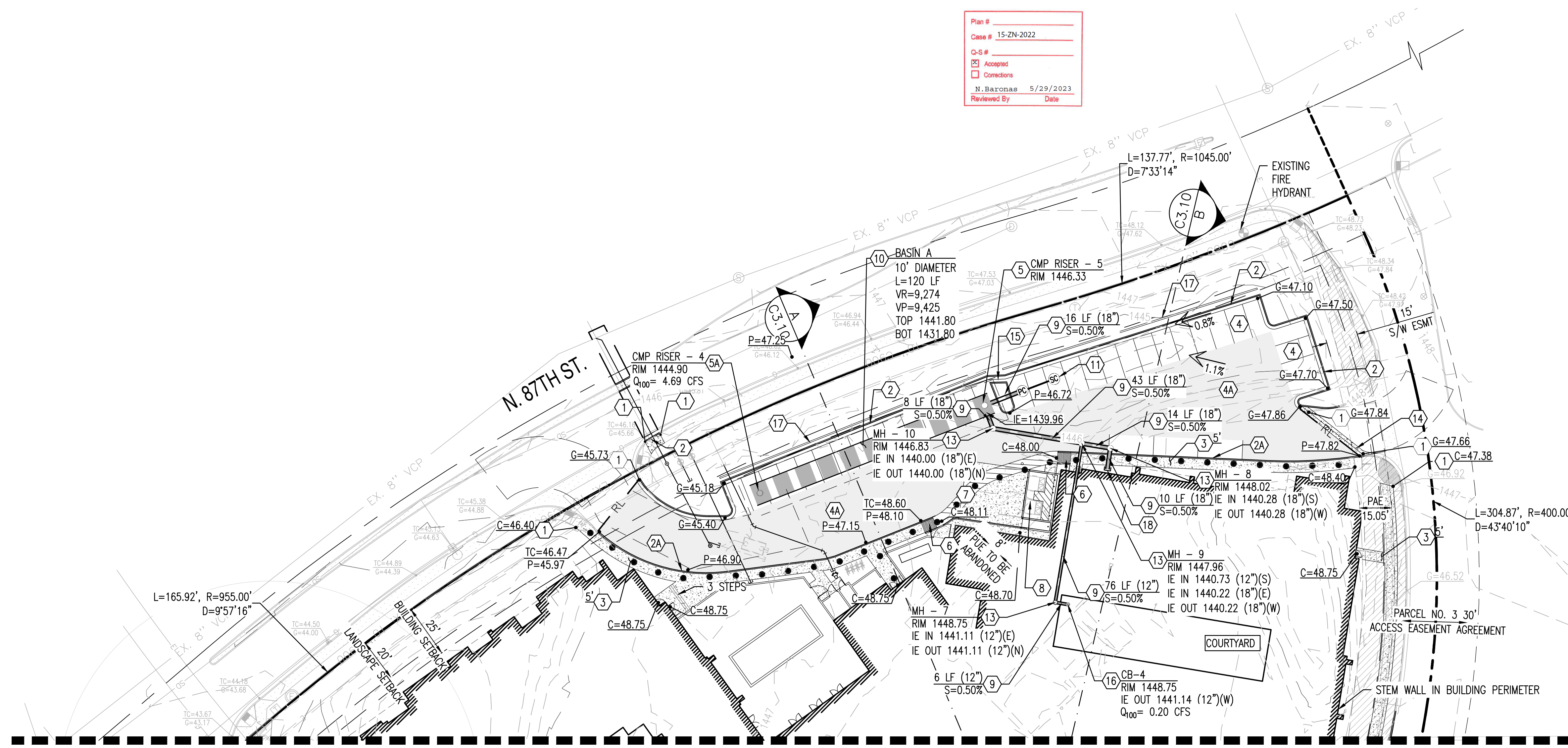
5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016  
WWW.AZSEG.COM TEL. 480.586.7226 FAX. 480.259.3534

**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  
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PHONE: 480-237-2507  
ATTN: ALI FAKIH  
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**ARCHITECT**  
CREBTIVE ARCHITECTS, LLC  
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PHONE: 602-834-0523  
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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



MATCHLINE - REFER TO SHEET C3.11

**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:**

- G=XX.XX GUTTER ELEVATION, TC = G+0.5'
- P=XX.XX PAVEMENT ELEVATION, TC = P+0.5'
- C=XX.XX CONCRETE ELEVATION
- PROPERTY LINE
- - - RIGHT OF WAY
- ==== CURB AND GUTTER
- RL --- RIDGELINE
- SETBACK
- FLOW ARROW
- CATCH BASIN
- STORM PIPE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- ADA PATH
- (SD) STORM MANHOLE
- (DW) DRYWELL
- (NY) NYLOPLAST BASIN

**EXISTING LEGEND:**

- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COX LINE
- UNDERGROUND STORM SEWER LINE
- (C) (SEE MONUMENT TABLE)
- (R) (SEE REFERENCE DOCUMENTS MEASURED)
- (M) SCHEDULE "B" ITEM
- (G) 24 INCH VERTICAL CURB & GUTTER
- (C) 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- CONCRETE SURFACE
- WALL
- AUTOMATIC TELLER MACHINE
- BANKING EQUIPMENT (VACUUM LINE)
- BACK FLOW PREVENTER

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

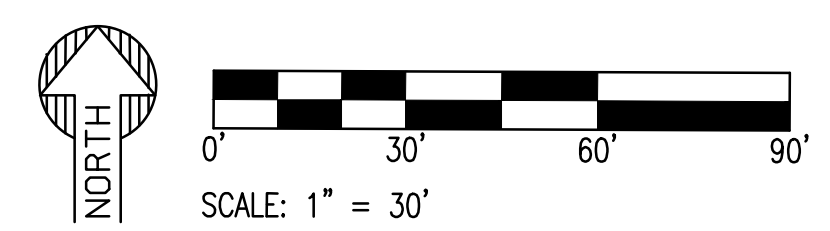
**PROJECT DESCRIPTION:**  
THE PROPOSED DEVELOPMENT CONSISTS OF THE DEMOLITION OF EXISTING STRUCTURES AND DESIGNATED PARKING LOTS FOR THE CONSTRUCTION OF A 3-STORY HEALTHCARE FACILITY WITH 143 UNITS. SITE IS APPROXIMATELY 4.51 ACRES.

**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".

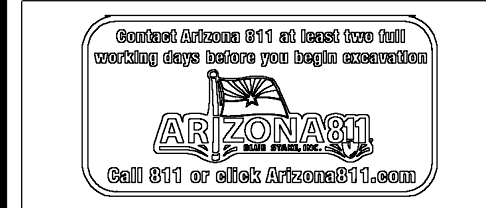
ELEVATION: 1443.639' NAVD 88 (MCDOT).



**PRELIMINARY GRADING NOTES**

- MATCH EXISTING GRADE.
- 6" VERTICAL CURB AND GUTTER.
- 6" VERTICAL CURB
- PROPOSED CONCRETE SIDEWALK. WIDTH PER PLAN.
- LIGHT DUTY PAVEMENT.
- HEAVY DUTY PAVEMENT.
- PROPOSED CMP RISER WITH STANDARD SOLID LID.
- PROPOSED CMP RISER WITH STANDARD GRATE LID.
- PROPOSED ADA RAMP.
- PAVEMENT WITH 2% MAXIMUM SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND 2% MAXIMUM CROSS SLOPE AT ADA ACCESSIBLE ROUTE.
- PROPOSED DOUBLE REFUSE ENCLOSURE PER C.O.S STD. DET. 2147-1
- PROPOSED HDPE PIPE.
- PROPOSED UNDERGROUND STORMWATER STORAGE SYSTEM.
- PROPOSED MAXWELL PLUS DRYWELL.
- PROPOSED NYLOPLAST DRAIN BASIN WITH SOLID LID.
- PROPOSED CONCRETE VALLEY GUTTER.
- PROPOSED CURB ISLAND OPENING.
- NEW CATCH BASIN.
- PROPOSED SCREEN WALL PER ARCHITECTURAL PLANS.
- PROPOSED 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:

SHEET TITLE:  
**PRELIMINARY GRADING AND DRAINAGE PLAN**

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

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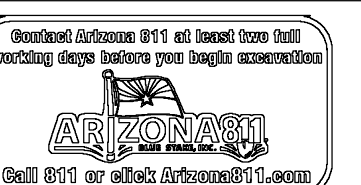
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NORTHSIGHT  
PARTNERS LLC



PROJECT  
KB DEVCO NORTHSIGHT

LOCATION  
13875 N. NORTHSIGHT BLVD.  
SCOTTSDALE, AZ 85260

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

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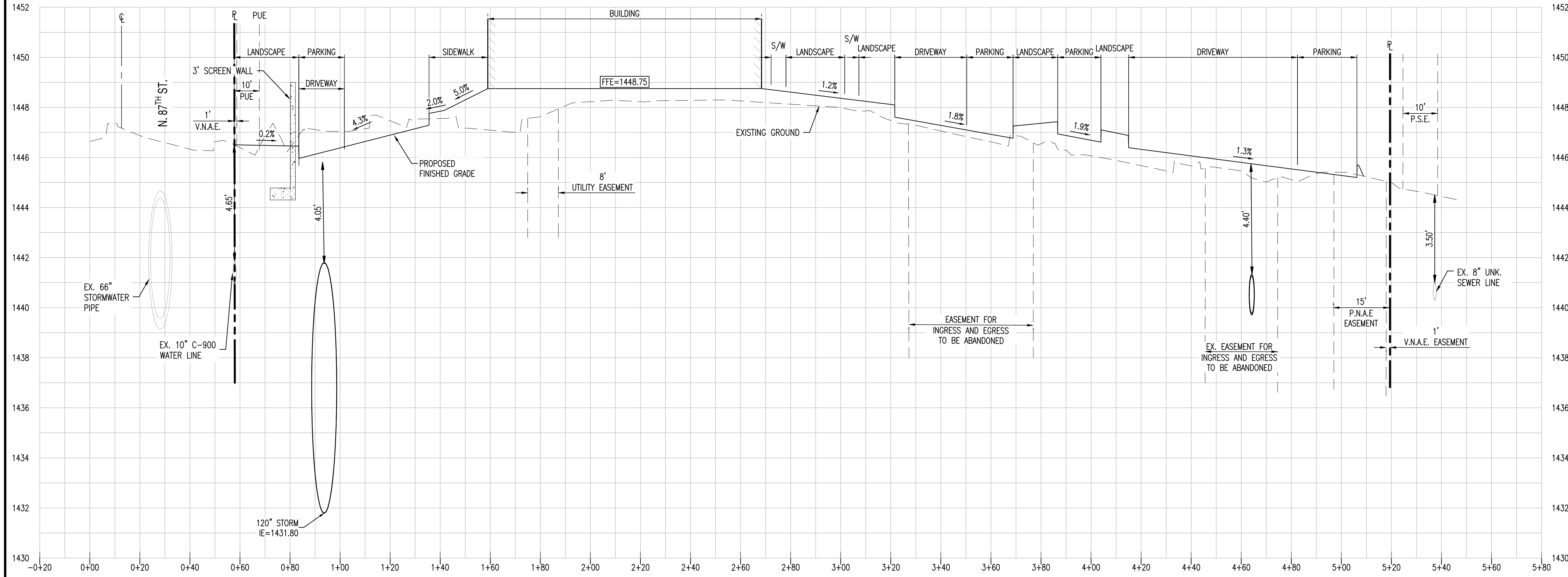
REVISION NO.:	DATE:

JOB NO.: 220609

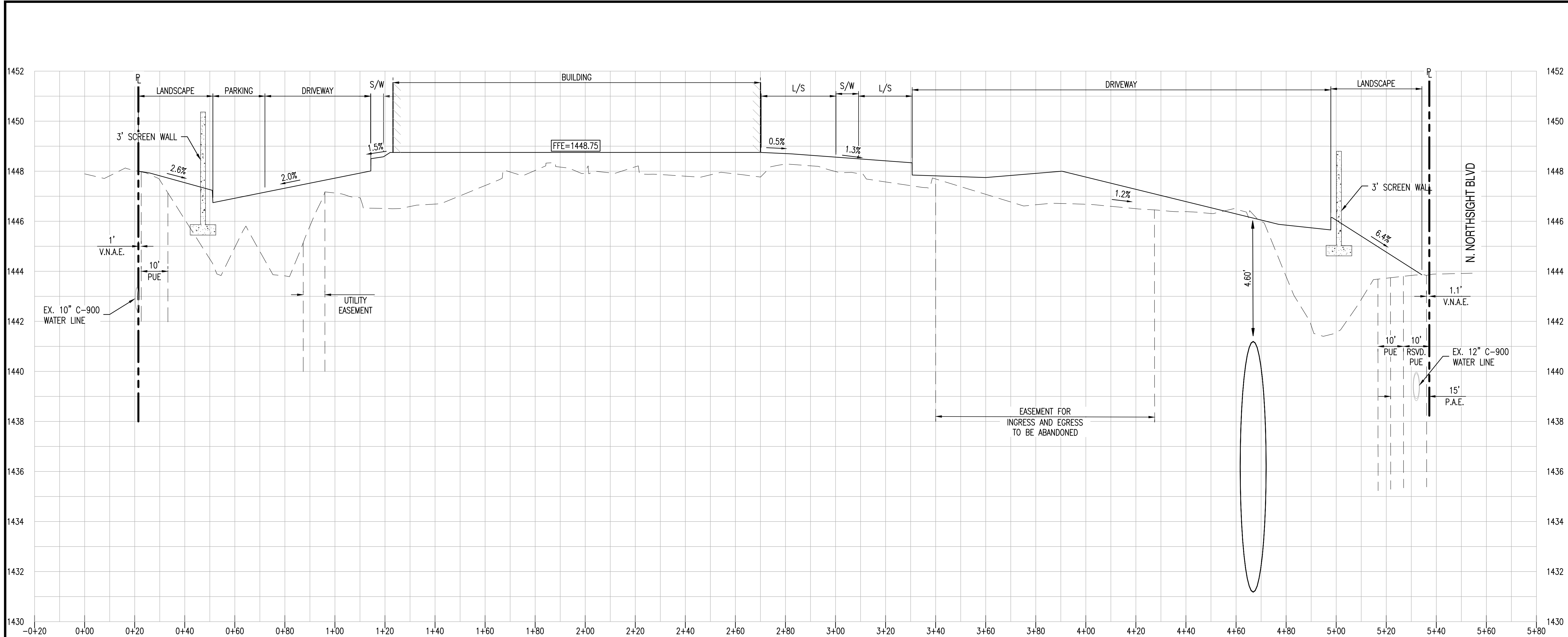
SHEET TITLE:  
**PRELIMINARY SITE  
CROSS SECTIONS**

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

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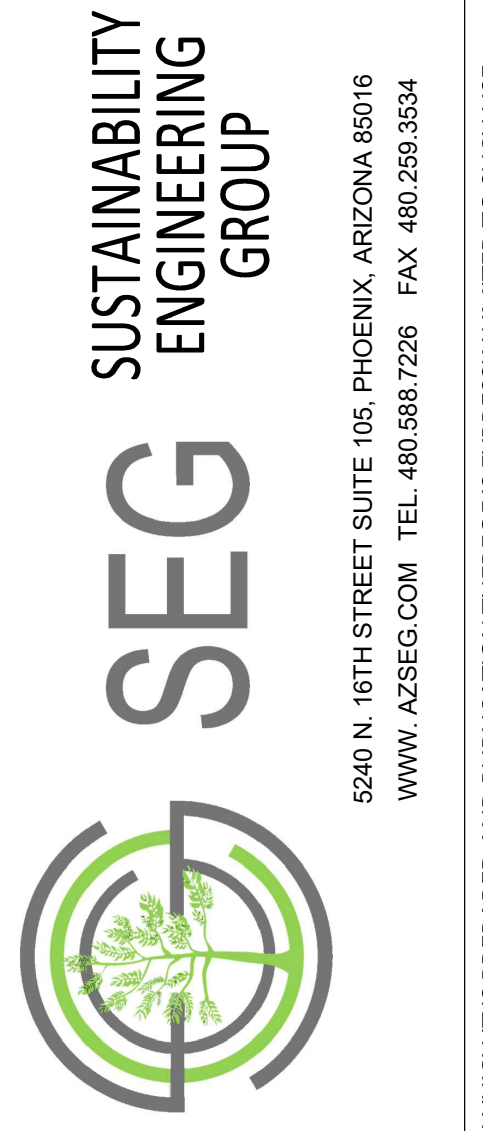


SECTION A-A C3.10  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



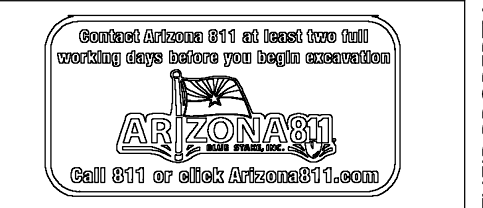
SECTION B-B C3.10  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'

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**NORTHSIGHT  
 PARTNERS LLC**



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

DRAWN: MC 04/17/2023  
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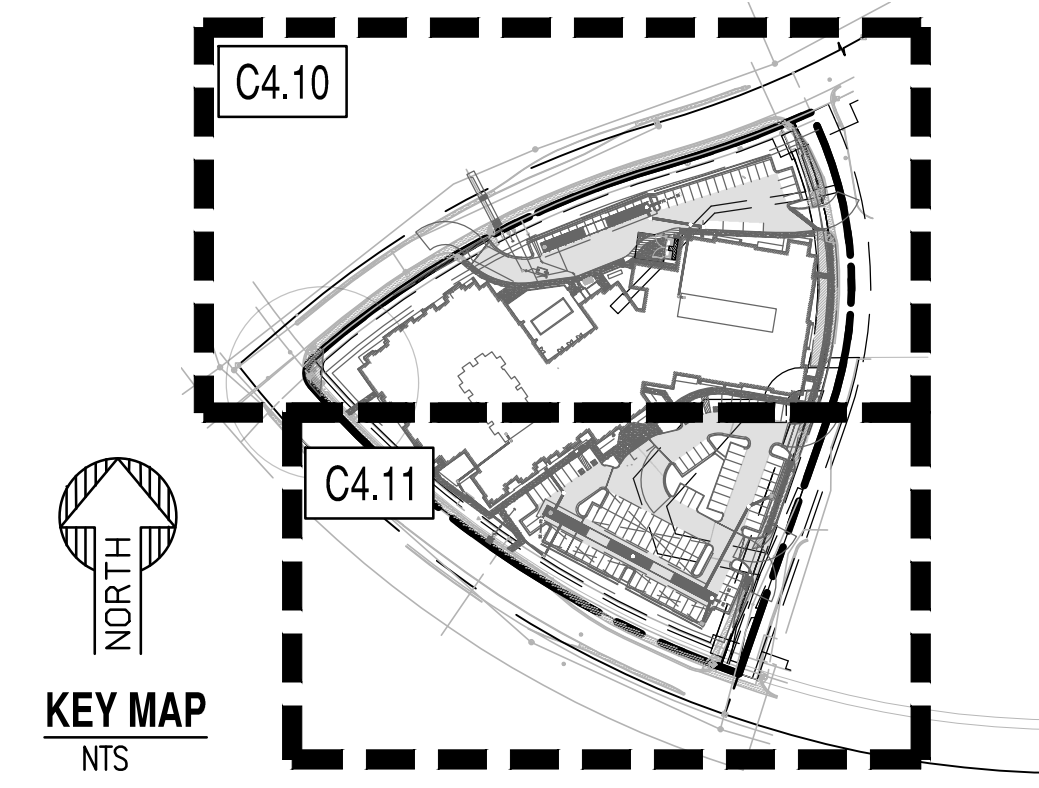
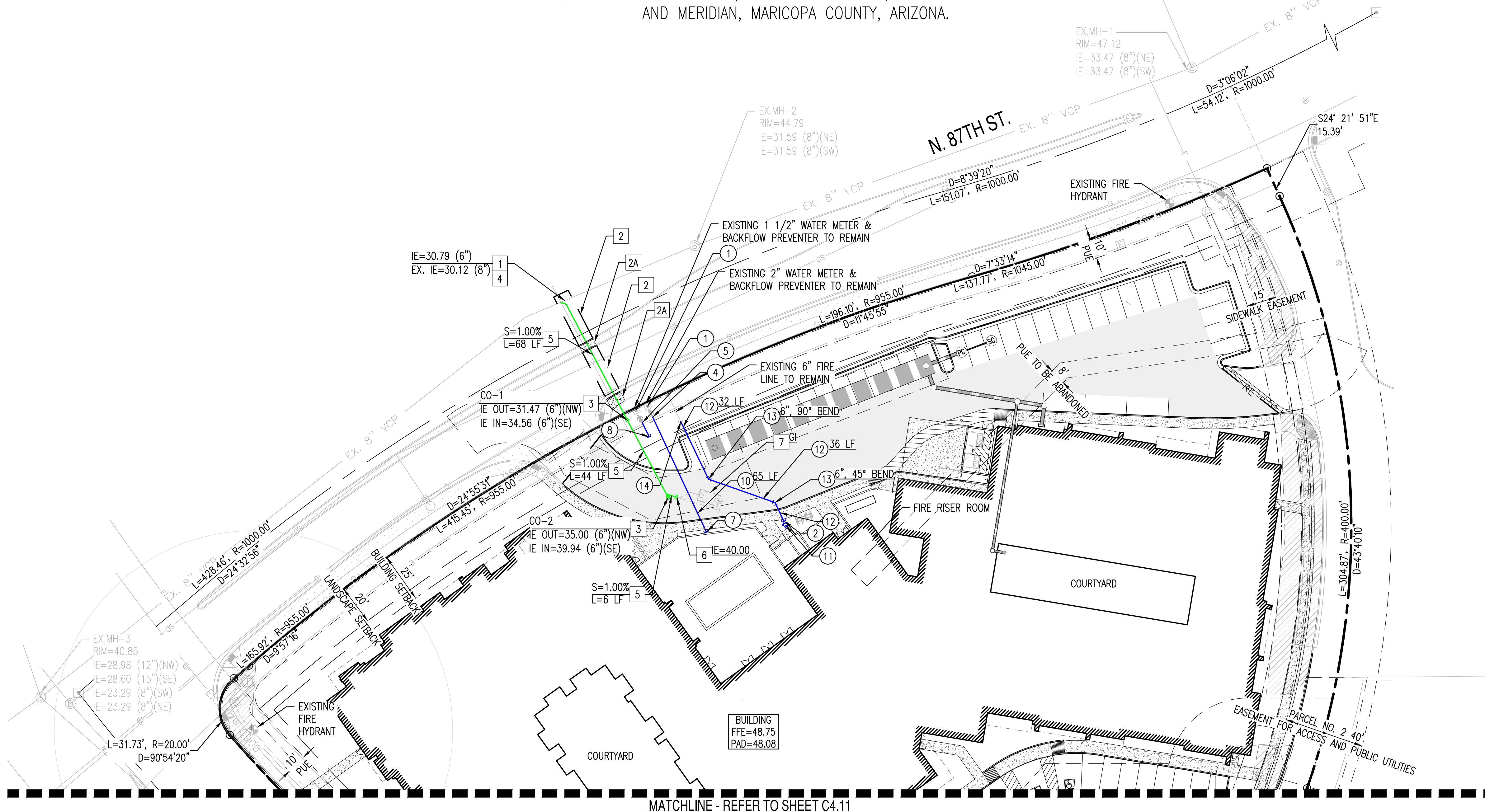
SHEET TITLE:  
**PRELIMINARY SITE  
 CROSS SECTIONS**

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

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# NORTHSIGHT RESIDENTIAL HEALTHCARE PRELIMINARY UTILITY PLAN

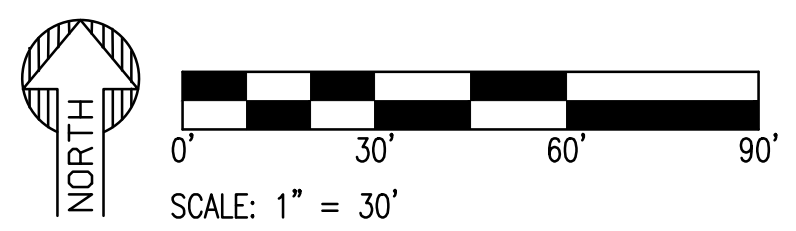
13875 N NORTHSIGHT BLVD. SCOTTSDALE, ARIZONA 85260  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE  
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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

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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

DATE: 04/17/2023  
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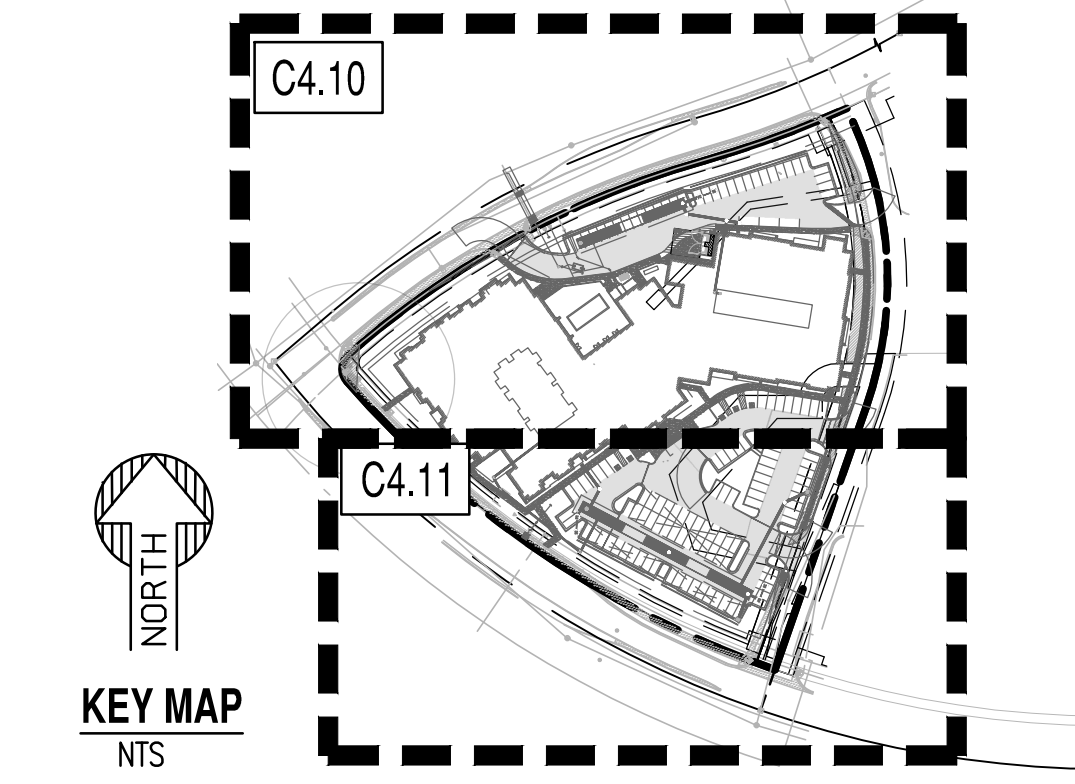
JOB NO.: 220609  
SHEET TITLE: PRELIMINARY UTILITY PLAN

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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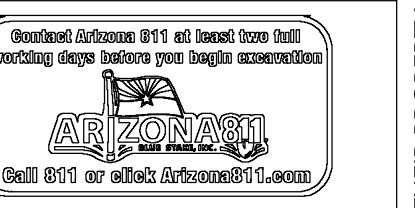
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## NORTHSIGHT PARTNERS LLC



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LOCATION: 13875 N. NORTHSIGHT BLVD. SCOTTSDALE, AZ 85260

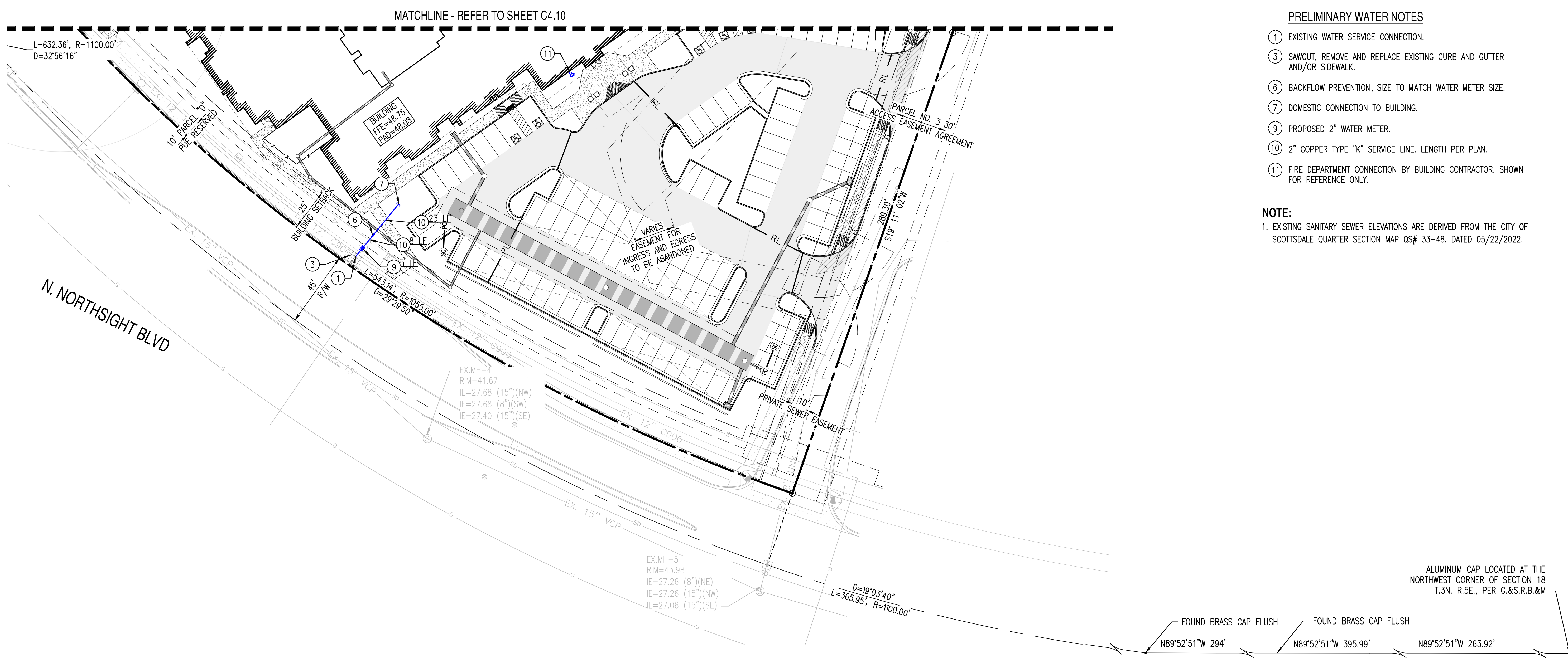
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QC: SC 04/03/2023  
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PROJ. MGR.: AF 04/17/2023

DATE: 04/17/2023  
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REVISION NO.	DATE

JOB NO.: 220609  
SHEET TITLE: **PRELIMINARY UTILITY PLAN**

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:

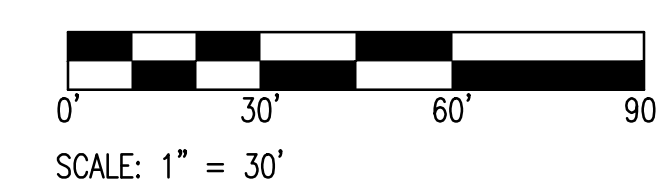
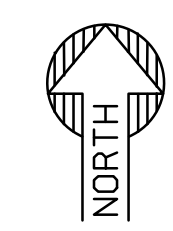
1. EXISTING SANITARY SEWER ELEVATIONS ARE DERIVED FROM THE CITY OF SCOTTSDALE QUARTER SECTION MAP QS# 33-48. DATED 05/22/2022.

### 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
WATER LINE	WATER METER	BUILDING CONNECTION	BUILDING CONNECTION
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 MEASURED)	CONCRETE SURFACE	ELECTRIC BOX	DISABLED SPACE	SEWER MANHOLE	TRAFFIC SIGNAL BOX
UNDERGROUND GAS LINE	FND SURVEY MONUMENT (SEE MONUMENT TABLE)	SCHEDULE "B" ITEM	WALL	ELECTRIC MANHOLE	LIGHT POLE	SPRINKLER HOOK-UP (FIRE DEPARTMENT)	WATER METER
UNDERGROUND ELECTRIC LINE	SIGHT DISTANCE EASEMENT	24 INCH VERTICAL CURB & GUTTER	AUTOMATIC TELLER MACHINE	ELECTRIC METER	MANHOLE	STORM DRAIN MANHOLE	WATER VALVE
UNDERGROUND COX LINE		6 INCH CONCRETE CURB	BANKING EQUIPMENT (VACUUM LINE)	ELECTRIC TRANSFORMER	TELEPHONE MANHOLE	TELEPHONE RISER	PHYSICAL ACCESS TO & FROM ADJOINING PROPERTY
UNDERGROUND STORM SEWER LINE			BACK FLOW PREVENTER	FIRE HYDRANT	TELEPHONE RISER		



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