COSANTI COMMONS

PRELIMINARY COVER SHEET & KEYMAP

7000 E. SHEA BLVD SCOTTSDALE, AZ 85254
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

INDEX OF DRAWINGS

SHEET INDEX

		SHEET NO.:	DESCRIPTION:	LATEST DATE:	REVISION:
●	1	C4.00	PRELIMINARY COVER SHEET & KEYMAP	04/08/2025	
●	2	C4.10	PRELIMINARY UTILITY PLAN	04/08/2025	
●	3	C4.11	PRELIMINARY UTILITY PLAN	04/08/2025	

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

QUANTITIES

WATER QUANTITIES

DESC.	QTY.	UNIT
6" DIP	86	LF
2" TYPE "K" COPPER LINE	74	LF
1" TYPE "K" COPPER LINE	39	LF
8"X6" TEE	2	EA
8"X6" BEND	1	EA
FIRE HYDRANT ASSEMBLY (INLCUDES GV)	2	EA
2" WATER METER	2	EA
1" WATER METER	1	EA
2" BACKFLOW PREVENTER	2	EA
1" BACKFLOW PREVENTER	1	EA

SEWER QUANTITIES

DESC.	QTY.	UNIT
6" PVC	177	LF
8" PVC	16	LF

(QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITIES FOR BIDDING PURPOSES.)

LEGEND

PROPOSED UTILITY LEGEND:

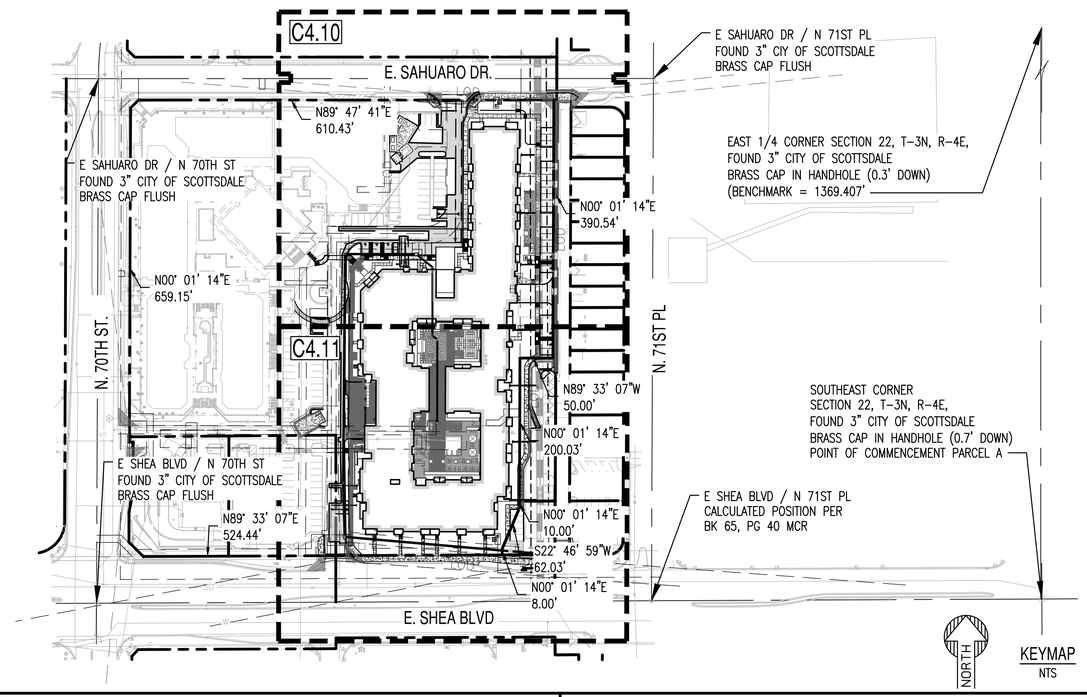
- PROPERTY LINE
- EASEMENT LINE
- X"W — WATER LINE
- X"S — SEWER LINE
- FIRE HYDRANT
- FDC
- WM — WATER METER
- GATE VALVE
- T.S.V.B.&C.
- BACK FLOW PREVENTER
- CAP
- BUILDING CONNECTION
- SEWER CLEAN OUT

EXISTING LEGEND

- S — SEWER LINE
- S — SEWER MANHOLE
- W — WATER LINE
- WV — WATER VALVE
- FIRE HYDRANT
- G — GAS LINE
- TV — UNDERGROUND TELEVISION LINE
- E — UNDERGROUND ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- T — ELECTRIC TRANSFORMER
- E — ELECTRIC JUNCTION BOX
- E — ELECTRIC METER
- SD — STORM DRAIN LINE
- CB — STORM CATCH BASIN
- D — STORM MANHOLE

REMOVAL LEGEND:

- ////////////////// PIPE REMOVAL



NO-CONFLICT BLOCK

NO CONFLICT SIGNATURE BLOCK

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SUBMITED
ELECTRIC	APS	ADRIANNE BRENNAN	(602) 493-4401	01/24/2023
TELEPHONE	CENTURYLINK	KATHY HADRICH	(602) 630-5480	01/24/2023
NATURAL GAS	SW GAS	X	(XXX) XXX-XXXX	01/24/2023
CABLE/TV	COX	GLENN STEPHENS	(XXX) XXX-XXXX	01/24/2023
OTHER	X	X	(XXX) XXX-XXXX	XX/XX/XXXX

ENGINEER'S CERTIFICATION:
I, AUSTIN BROOKS, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNATURE _____ DATE _____

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 THE DEVELOPMENT SHALL BE REMOVED BY THE CONTRACTOR.

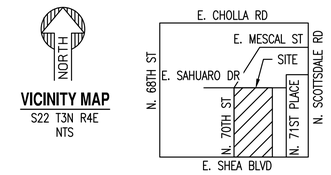
A MINIMUM 3-FOOT SECTION OF PIPE SHALL BE REMOVED, WITH NO LESS THAN 6 FEET REMAINING TO THE NEAREST JOINT. THE REMOVED PIPE SHALL BE REPLACED WITH DIP.

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.

VICINITY MAP



PROJECT TEAM

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ATTN.: ALI FAKIH
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LANDSCAPE
COLLECTIV LANDSCAPE ARCHITECTS
1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
PHONE: 602.358.7711 EXT. 106
ATTN: MICHAEL CHAPMAN
EMAIL: MIKEC@COLLECTIVLA.COM

PROJECT INFO

PROJECT LOCATION:
SITE ADDRESS: 7000 E. SHEA BLVD SCOTTSDALE, AZ 85254

PROJECT DESCRIPTION:
THIS PROJECT IS FOR A MIXED USE NEIGHBORHOOD BUILDING, WITH TWO COURTYARD TERRACES.

SITE DATA:

ASSESSOR PARCEL NUMBER:	175-42-140
ZONING:	PUD-PSD
GROSS AREA:	375,468.94 SF (8.62 AC)
NET AREA:	315,981.40 SF (7.25 AC)
DISTURBED AREA:	189,956.46 SF (4.36 AC)

BASIS OF BEARING:
MONUMENT LINE OF SCOTTSDALE ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, USING A BEARING OF NORTH 00 DEGREES 13 MINUTES 09 SECONDS EAST PER THE RECORD OF SURVEY "GEODETIC DENSIFICATION AND CADASTRAL SURVEY", IN BOOK 763 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY IS THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT ID 5842, BEING A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD & CHOLLA STREET, HAVING AN ELEVATION OF 1369.407 FEET, NAVD88.

LEGAL PARCEL DESCRIPTION:
LOT 1 OF 7000 EAST SHEA BOULEVARD, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1701 OF MAPS, PAGE 37.

NOT FOR CONSTRUCTION

SUSTAINABILITY ENGINEERING GROUP
SEG
5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT: COSANTI COMMONS
LOCATION: 7000 E. SHEA BLVD. SCOTTSDALE, AZ 85254

DRAWN	LR	12/27/2024
DESIGNED	DJ	12/27/2024
CHECKED	SC	01/15/2025
FINAL QC	AB	01/21/2025
PROJ. MGR.	AB	04/08/2025

DATE: 04/08/2025
ISSUED FOR: DRB

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 230113

SHEET TITLE: PRELIMINARY COVER SHEET & KEYMAP

PAGE NO.: 1 OF 3
SHEET NO.: C4.00

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CASE FILE NO's 973-PA-2022, 6-ZN-2023, 2-GP-2023