

FINAL

~~PRELIMINARY~~ WASTEWATER DISTRIBUTION SYSTEM
BASIS OF DESIGN REPORT

FINAL Basis of Design Report

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT



Disclaimer: If approved; the approval is granted under the condition that the final construction documents submitted for city review will match the information herein. Any subsequent changes in the water or sewer design that materially impact design criteria or standards will require re-analysis, re-submittal, and approval of a revised basis of design report prior to the plan review submission.; this approval is not a guarantee of construction document acceptance. For questions or clarifications contact the Water Resources Planning and Engineering Department at 480-312-5685.

BY Levi Dillon

DATE 4/4/2025

FOR

The Arden

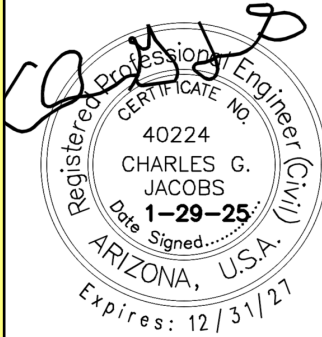
7601 E Polk Street

Scottsdale, Arizona

1-29-2025

Address applicable comments below and herein within submitted plans:

- 1) designate correct drop bowl and appurtances on submitted plans, Link: https://www.reliner.com/sites/default/files/products/pdfs/drop_bowl_3.pdf.
- 2) angle of new 6" private sewer service approach ok since existing services conflict and internal drop has bottom elbow that can be angled southwest to convey flow w/ direction of existing flows.
- 3) Call out onsite sewer as Private sewer on plans. DS&PM 7-1.501, N.
- 4) Provide private sewer profile in submitted plans and confirm invert elevations. DS&PM 7-1.501. Confirm no conflicts exist with other utilities by providing pipe profile in plan submittal, typ. all crossings. Provide extra protection at crossings where necessary.
- 5) ensure private sewer has at least 4 feet of cover depth at upper most end (and along entire length) or as applicable per plumbing code and city supplements. DS&PM 7-1.407
- 6) Where 90 degree horizontal elbow is shown in private 6" sewer, install 2X45 degree elbow and 2X COs.
- 7) Existing 4" sewer service to be capped and plugged (as called out on submitted utility plan)
- 8) As called out on the submitted utility plan in the BOD: install a Reliner (Duran Inc.) internal drop bowl service connection with all 316 stainless steel hardware. However, as a condition of allowing penetration and hardware attachment to the interior of the manhole the entire manhole shall be coated with per City approved coating system after the new manhole service is cored and unused services are abandoned/plugged but before the drop bowl w/ pipe/supports are installed.
- 9) Address comments on utility plan.



Prepared for

Tomcack Design
Mark Tomcack

JACOBS WALLACE, LLC
ENGINEERING PLANNING MANAGEMENT

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JACOBS WALLACE, LLC
ENGINEERING PLANNING MANAGEMENT

INTRODUCTION

The proposed project consists of a multi-story multi-family for rent townhouse style apartments. The existing building and parking will be demolished. Polk St will be abandoned.

The 1.2-acre site is located at the intersection of Miller Rd and Polk St on the east side of Miller Rd. The immediate NEC of the intersection is not a part of this project. The site is bordered on all sides by existing commercial/multifamily developments. There are 24 proposed 3 story units.

The site lies within the Northwest Quarter of Section 2, Township 1 North, Range 4 East of Gila and Salt River Base and Meridian. See the Appendix for a vicinity map.

EXISTING CONDITIONS

There is an existing 36" PVC sewer main within Miller Rd west of the proposed development. There is an existing 4" tap to this property. This tap is not able to be used for this project. The manhole is a 5' diameter reinforced concrete manhole that has 3 drop connection taps. There is an 8" heading west (public), 6" heading northeast (private neighbor to the north), and a 4" to the southeast (this property). The manhole has a depth of just over 19'. Per Maricopa county records there are no septic systems on these properties.

PROPOSED CONDITIONS

The proposed project will install a new 6-inch sewer service and 6-inch tap to the manhole in Miller Rd. A Reliner (Duran Inc.) internal drop bowl service connection with all 316 stainless steel hardware will be installed in lieu of a 6" drop connection due to the depth of the manhole. The entire manhole shall be coated with a City approved coating system after manhole service is cored and services are abandoned/plugged but before the drop bowl, pipes, and supports are installed. The existing 4" tap and service is to be abandoned. Cut and plugged at the property line and removed flush and filled with a grout plug within the manhole prior to the coating system being applied. The new private 6" PVC SDR-35 sewer line serving the project will be installed at 1% minimum slope.

The private sewer line construction and design will conform to Uniform Plumbing Code.

WASTEWATER ANALYSIS

Residential: 23 units

Unit Daily Flows:

Residential: 140 gpd/unit

Average Daily Flow:

Residential: 23 units * 140 gpd/unit=3220 gpd

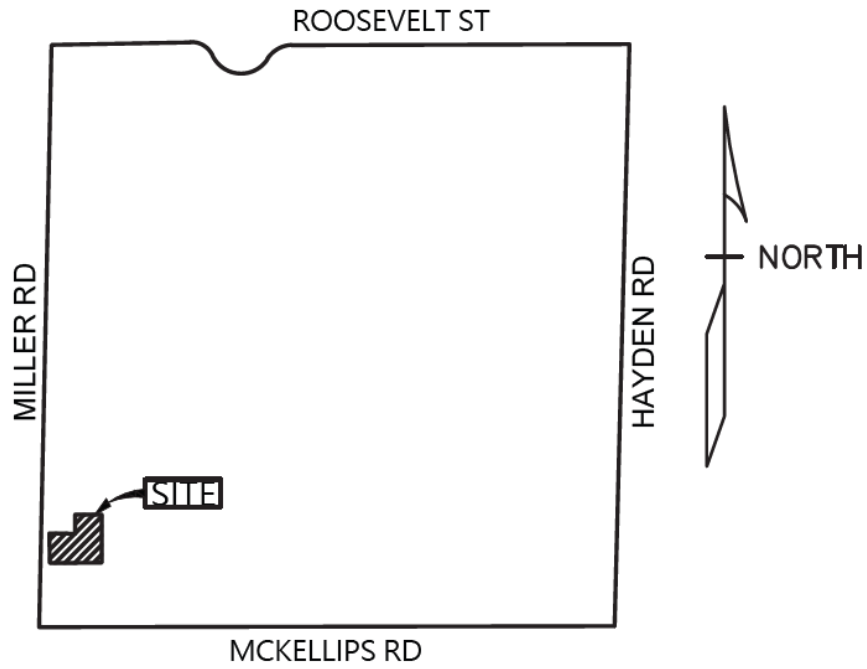
Peak Daily Flow:

3220 gpd * 4.5 = **14490 gpd = 10.1 gpm**

SUMMARY

A 6" line with a slope of 1.0% flowing at 75% full carries 229 gpm with a velocity of 3.29 fps. A 6" line carrying 10.5 gpm flows with a velocity of 1.4 fps. See attached calculations in the Appendix. These parameters fall within acceptable ranges as set forth in the City of Scottsdale guidelines.

Vicinity Map



VICINITY MAP
NOT TO SCALE

Calculations

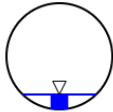
The Arden

Design Flow

Set units: m mm ft in [\[Hide this line\]](#)

Inputs		Results	
Pipe diameter, d_0	6 in	Flow depth, y	0.8400 in
Manning roughness, n	0.013	Flow area, a	2.4060 sq. in.
Pressure slope (possibly ? equal to pipe slope), S_0	1 % rise/run	Pipe area, a_0	28.2744 sq. in.
Relative flow depth, y/d_0	14 %	Relative area, a/a_0	0.0851 fraction
		Wetted perimeter, P_w	4.6020 in
		Hydraulic radius, R_h	0.5228 in
		Top width, T	4.1638 in
		Velocity, v	1.4152 ft/sec
		Velocity head, h_v	0.3735 in H2O
		Froude number, F	1.14
		Average shear stress (tractive force), τ	1.3022 N/m ²
		Flow, Q (See notes)	10.6124 gpm
		Full flow, Q_0	251.8086 gpm
		Ratio to full flow, Q/Q_0	0.0421 fraction

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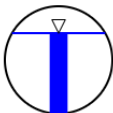
The Arden

Full Flow

Set units: m mm ft in [\[Hide this line\]](#)

Inputs		Results	
Pipe diameter, d_0	6 in	Flow depth, y	4.5000 in
Manning roughness, n	0.013	Flow area, a	22.7467 sq. in.
Pressure slope (possibly ? equal to pipe slope), S_0	1 % rise/run	Pipe area, a_0	28.2744 sq. in.
Relative flow depth, y/d_0	75 %	Relative area, a/a_0	0.8045 fraction
		Wetted perimeter, P_w	12.5664 in
		Hydraulic radius, R_h	1.8101 in
		Top width, T	5.1962 in
		Velocity, v	3.2389 ft/sec
		Velocity head, h_v	1.9565 in H2O
		Froude number, F	0.95
		Average shear stress (tractive force), τ	4.5085 N/m ²
		Flow, Q (See notes)	229.6187 gpm
		Full flow, Q_0	251.8086 gpm
		Ratio to full flow, Q/Q_0	0.9119 fraction

Printable version (reload/refresh to restore)



Aerial Map



LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 140 FEET OF THE SOUTH 100 FEET OF THE NORTH 225 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 522 FEET;
THENCE EAST 278 FEET;
THENCE SOUTH 522 FEET TO THE SOUTH LINE OF SAID SECTION;
THENCE WEST 278 FEET TO THE BEGINNING.

PARCEL NO. 2:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2 THENCE RUNNING NORTH 389.00 FEET;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 140.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 72.00 FEET;
THENCE SOUTH 100.00 FEET;
THENCE SOUTH 88 DEGREES 37 MINUTES WEST 72.00 FEET;
THENCE NORTH 100.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:
THAT PART OF THE SOUTH 522 FEET OF THE WEST 278 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, THENCE RUNNING NORTH 389 FEET;
THENCE NORTH 88 DEGREES, 37 MINUTES EAST 212 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES, 37 MINUTES EAST 66 FEET,
THENCE SOUTH 100 FEET;
THENCE SOUTH 88 DEGREES, 37 MINUTES WEST 66 FEET;
THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:
THAT PORTION OF THE SOUTH 522.00 FEET OF THE WEST 278.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 2, A CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE, FROM WHICH THE CENTER OF SECTION 2, A STEM OF A BRASS CAP FLUSH, BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, BASIS OF BEARINGS, A DISTANCE OF 2643.58 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 522.15 FEET (MEASURED) 522 FEET RECORD, TO THE NORTH LINE OF THE SOUTH 522 FEET OF THE SOUTHEAST QUARTER OF SECTION 2;
THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH 522 FEET OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.01 FEET (MEASURED) 40.00 FEET RECORD, TO THE EAST LINE OF THE 40 FOOT RIGHT-OF-WAY LINE OF MILLER ROAD;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, AND PARALLEL WITH THE SOUTH LINE OF SECTION 2, A DISTANCE OF 110.23 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE EAST LINE OF THE WEST 278.00 FEET OF SAID SOUTHEAST QUARTER;
THENCE LEAVING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 278.00 FEET, A DISTANCE OF 100.03 FEET (MEASURED) 100.00 FEET RECORD;
THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 37 MINUTES 16 SECONDS WEST, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, A DISTANCE OF 127.84 FEET (MEASURED) 127.77 FEET RECORD TO THE SOUTHEAST CORNER OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF PARCEL 1 DESCRIBED IN DOCUMENT NO. 2014-579989, A DISTANCE OF 100.03 FEET (MEASURED) AND 100.00 FEET RECORD TO THE POINT OF BEGINNING.

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MCKELLIPS AND MILLER ROAD AND HAVING AN ELEVATION OF

ELEVATION = 1192.22 NAVD 88 DATUM, MCOPT POINT ID# 64087-01

BENCHMARK CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA

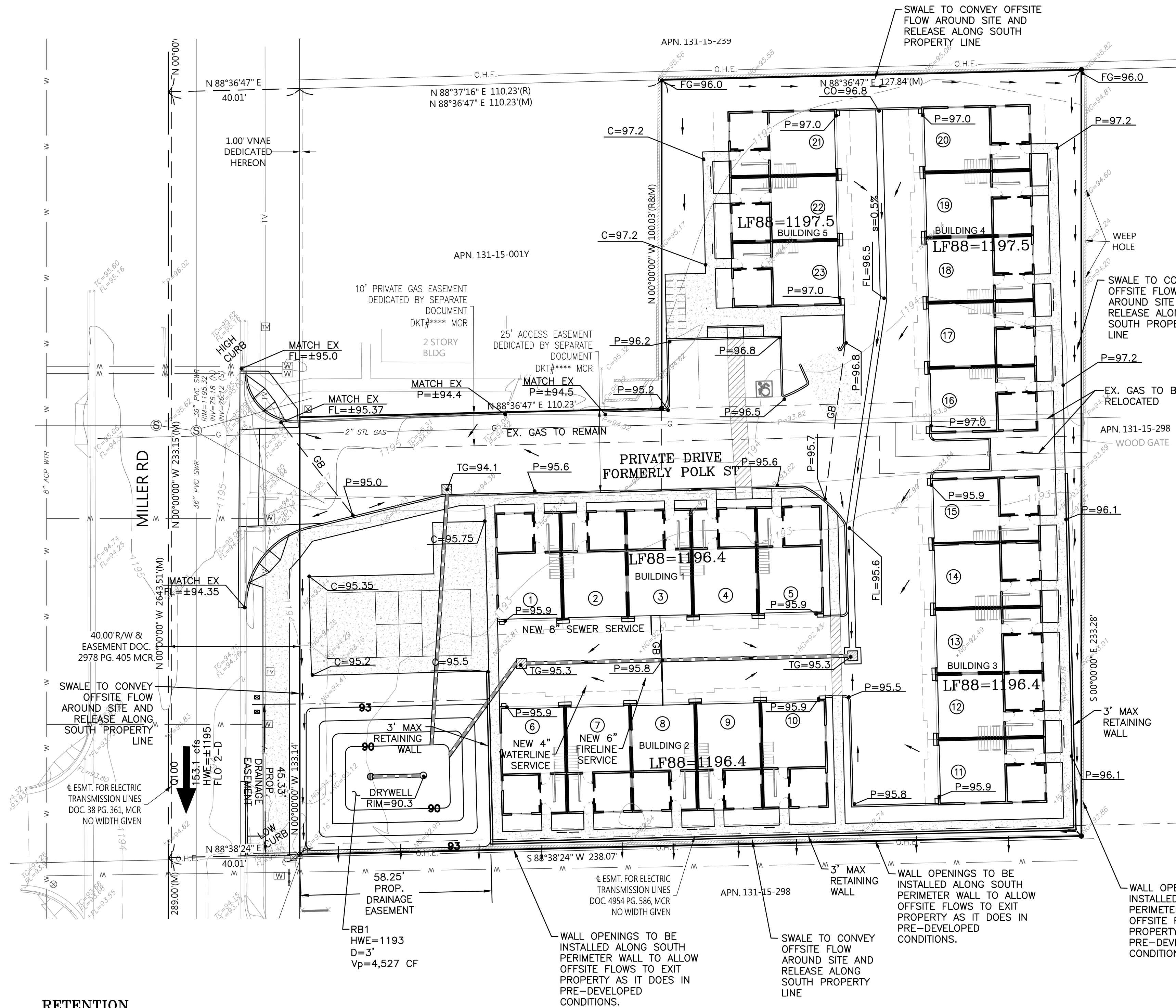
BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEARING = N 00°00'00" W



THE ARDEN
CONCEPTUAL GRADING AND DRAINAGE PLAN
7601 E POLK ST
A PORTION OF THE SE1/4 OF SECTION 2, T.1N., R.4E.
MARICOPA COUNTY, ARIZONA



RETENTION

RETENTION REQUIRED: 2,301 CF
RETENTION PROVIDED: 4,527 CF
SEE DRAINAGE REPORT FOR CALCULATIONS

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH)
045013	04013C	2235	09/18/20	M	02/08/24	UNSHADED X	N/A

FLOOD HAZARD ZONE X IS DEFINED AS AREAS AREA OF MINIMAL FLOOD HAZARD

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH)
045013	04013C	2235	09/18/20	M	02/08/24	SHADED X	N/A

FLOOD HAZARD SHADED ZONE X IS DEFINED AS AREAS .2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

CIVIL ENGINEER

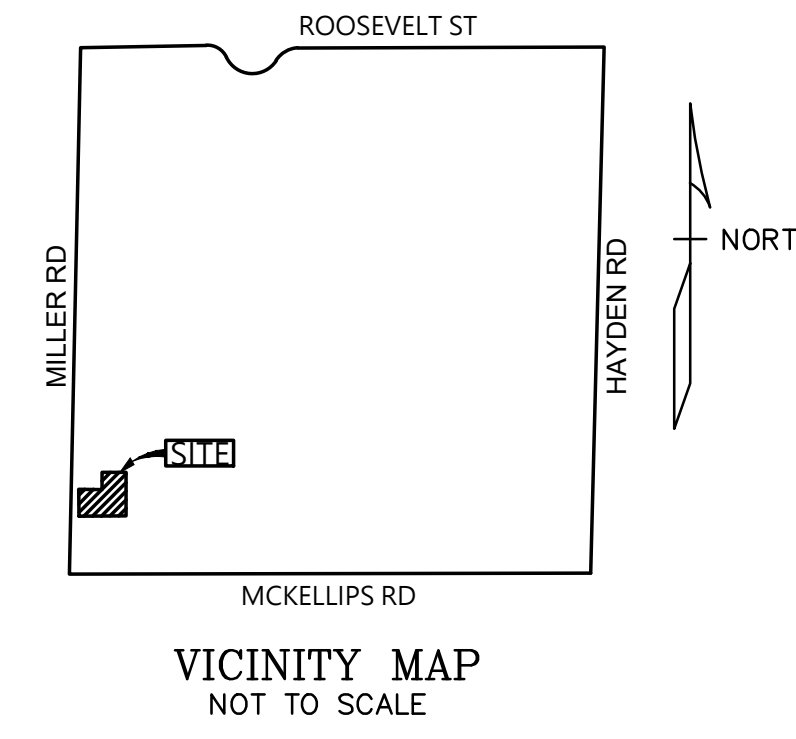
JACOBS WALLACE, LLC
2233 W. BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
602.757.5964

ARCHITECT

MARK TOMCEK, R.A.
TOMCEK DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
TEL 602 619 7751
FAX 480 718 8387

OWNER

POLK DEVCO LLC
15721 N GREENWAY HAYDEN LP
STE 105
SCOTTSDALE, AZ 85260
DAVID FREE



CONSTRUCTION TYPE

V-B

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MULTIFAMILY APARTMENT DEVELOPMENT ON AN INFILL LOT. EXISTING STRUCTURES HAVE BEEN SCRAPPED AND THE LOT IS DIRT. POLK STREET IS BEING ABANDONED AND A PLAT WILL COMBINE THE VARIOUS PARCEL THAT MAKE UP THIS PROJECT.

ASSESSOR PARCEL NUMBERS

131-15-001S, 131-15-001F, 131-15-001N, 131-15-001L

SITE AREA

NET AREA = 44485 SF OR 1.02 AC
DISTURBED AREA = 44485 SF OR 1.02 AC

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 1/2" REBAR
- FOUND NAIL IN PAVEMENT
- FOUND IRON PIPE
- POST
- SIGN
- LIGHT POLE
- WATER MANHOLE
- FIRE HYDRANT
- ELECTRIC JUNCTION BOX
- SANITARY SEWER MANHOLE
- GAS VALVE
- TELEPHONE RISER
- ELECTRIC CABINET
- PVC PIPE
- ELECTRIC METER
- WATER METER
- WATER VALVE
- SAGUARO CACTUS
- GAS METER
- AC UNIT
- DOWN GUY
- UTILITY POLE
- PALO VERDE TREE
- MESQUITE TREE
- PALM TREE
- SEWER CLEANOUT
- LIGHT POLE
- TREE

- (R) RECORD DATA
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY
- BK., PG. BOOK AND PAGE NUMBER
- DOCUMENT NUMBER
- DOCKET AND PAGE NUMBER
- ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY

- PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- STREET CENTERLINE
- WOOD FENCE
- STEEL RAIL FENCE
- CHAIN LINK FENCE
- WATER LINE
- SEWER LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- ELECTRIC LINE

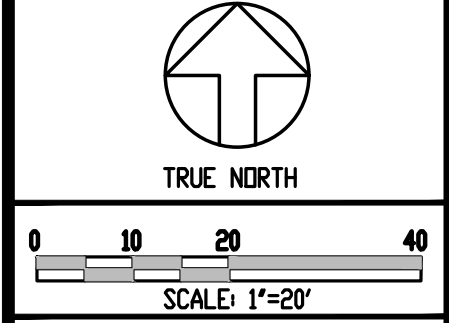
NOTE ALL EXISTING SERVICES TO SITE TO BE ABANDONED/REMOVED. EXISTING GAS IN POLK ST TO REMAIN WITHIN A NEWLY DEDICATED EASEMENT

ALL PROPOSED ONSITE UTILITIES ARE PRIVATE

PRELIMINARY SUBMITTAL	DATE	BY	APP. DESCRIPTION
CGJ	1-29-25	CGJ	
CGJ	10-14-24	CGJ	
B	A		

TEH ARDEN
7601 E POLK STREET
SCOTTSDALE, AZ
CONCEPTUAL
G & D PLAN

JACOBS WALLACE, LLC
ENGINEERING - PLANNING - MANAGEMENT
2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



OCTOBER 2024

DRAWING NO.
C1.0
JOB: 0293

LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 140 FEET OF THE SOUTH 100 FEET OF THE NORTH 225 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION 522 FEET;
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THENCE SOUTH 522 FEET TO THE SOUTH LINE OF SAID SECTION;
THENCE WEST 278 FEET TO THE BEGINNING.

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THENCE NORTH 88 DEGREES 37 MINUTES EAST 140.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 37 MINUTES EAST 72.00 FEET;
THENCE SOUTH 100.00 FEET;
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THENCE SOUTH 88 DEGREES, 37 MINUTES WEST 66 FEET;
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BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF MCKELLIPS AND MILLER ROAD AND HAVING AN ELEVATION OF

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BENCHMARK CERTIFICATION

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

BEARING = N 00°00'00" W

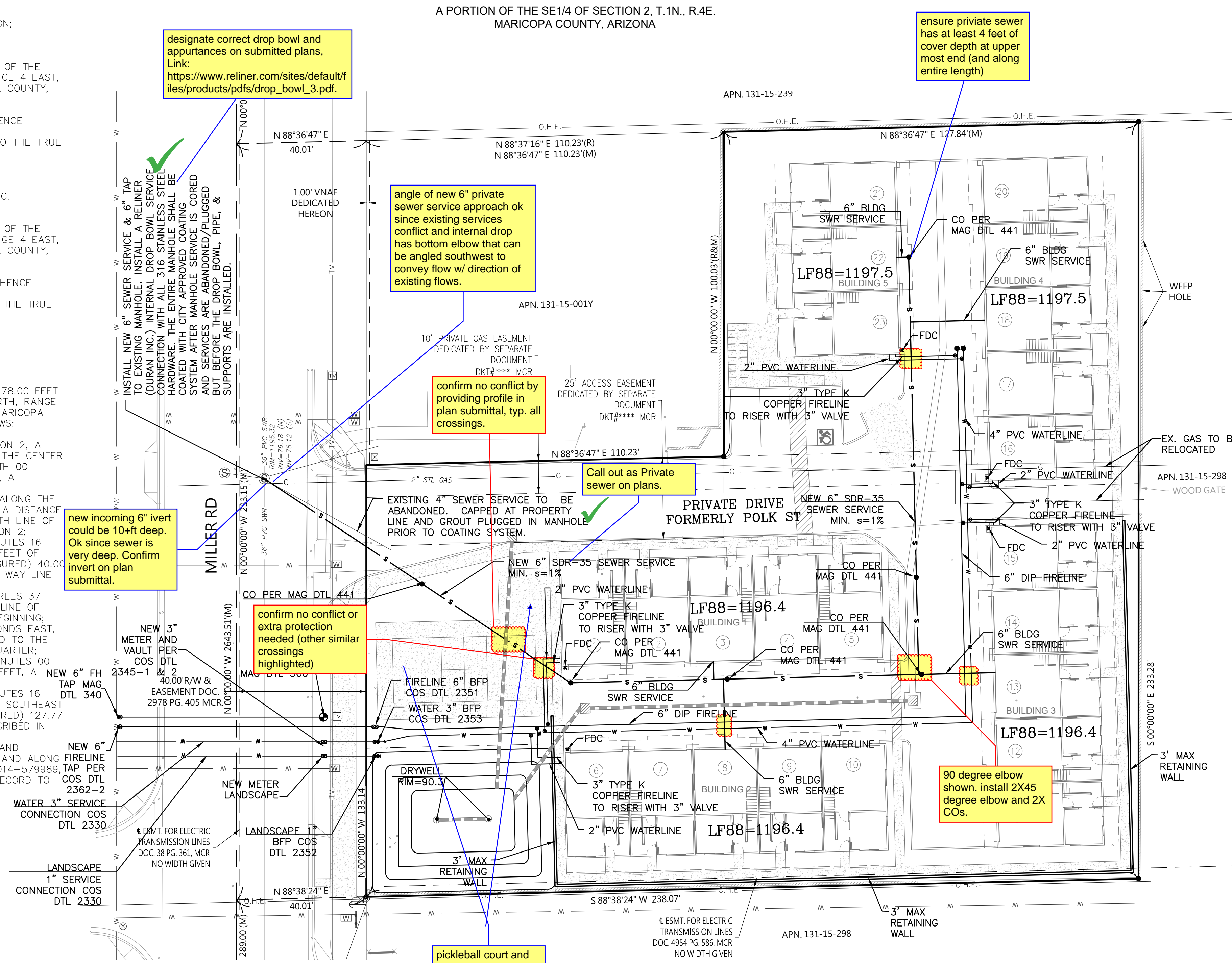


THE ARDEN

PRELIMINARY UTILITY PLAN

7601 E POLK ST

A PORTION OF THE SE1/4 OF SECTION 2, T.1N., R.4E.
MARICOPA COUNTY, ARIZONA



designate correct drop bowl and appurtenances on submitted plans.
Link:
https://www.reliner.com/sites/default/files/products/pdfs/drop_bowl_3.pdf.

ensure private sewer has at least 4 feet of cover depth at upper most end (and along entire length)

angle of new 6" private sewer service approach ok since existing services conflict and internal drop has bottom elbow that can be angled southwest to convey flow w/ direction of existing flows.

confirm no conflict by providing profile in plan submittal, typ. all crossings.

Call out as Private sewer on plans.

new incoming 6" lvert could be 10-ft deep. Ok since sewer is very deep. Confirm invert on plan submittal.

confirm no conflict or extra protection needed (other similar crossings highlighted)

90 degree elbow shown. install 2X45 degree elbow and 2X COs.

pickleball court and bbQ area

FIRE RISER & SPRINKLERS

FIRE RISER TO BE INSTALLED WITHIN EXTERIOR WALL AND HAVE ACCESS PANEL. BFP AT RISER IS NOT REQUIRED DUE TO HAVE A DEDICATED FIRELINE THAT ALREADY HAS BFP. THIS WILL BE A 13D SYSTEM

CIVIL ENGINEER

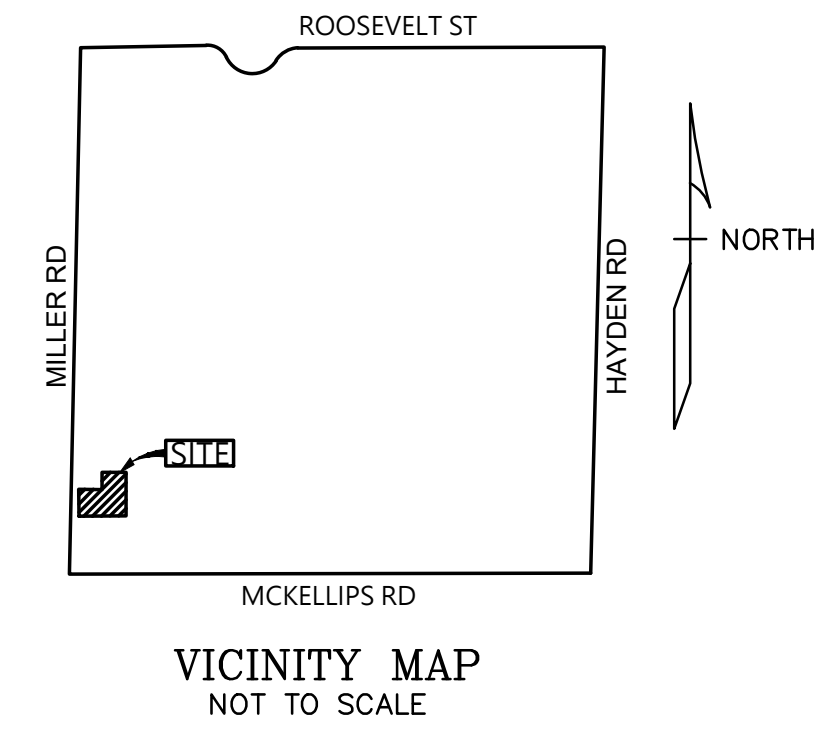
JACOBS WALLACE, LLC
2233 W. BETHANY HOME RD
PHOENIX, AZ 85015
CHUCK JACOBS
602.757.5964

ARCHITECT

MARK TOMCAK, R.A.
TOMCAK DESIGN
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
TEL 602 619 7751
FAX 480 718 8387

OWNER

POLK DEVCO LLC
15721 N GREENWAY HAYDEN LP
STE 105
SCOTTSDALE, AZ 85260
DAVID FREE



CONSTRUCTION TYPE

V-B

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MULTIFAMILY APARTMENT DEVELOPMENT ON AN INFILL LOT. EXISTING STRUCTURES HAVE BEEN SCRAPED AND THE LOT IS DIRT. POLK STREET IS BEING ABANDONED AND A PLAT WILL COMBINE THE VARIOUS PARCEL THAT MAKE UP THIS PROJECT.

ASSESSOR PARCEL NUMBERS

131-15-001S, 131-15-001F, 131-15-001N, 131-15-001L

SITE AREA

NET AREA = 44485 SF OR 1.02 AC
DISTURBED AREA = 44485 SF OR 1.02 AC

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 1/2" REBAR
- FOUND NAIL IN PAVEMENT
- FOUND IRON PIPE
- POST
- SIGN
- LIGHT POLE
- WATER MANHOLE
- FIRE HYDRANT
- ELECTRIC JUNCTION BOX
- SANITARY SEWER MANHOLE
- GAS VALVE
- TELEPHONE RISER
- ELECTRIC CABINET
- PVC PIPE
- ELECTRIC METER
- WATER METER
- WATER VALVE
- SAGUARO CACTUS
- GAS METER
- AC UNIT
- DOWN GUY
- UTILITY POLE
- PALO VERDE TREE
- MESQUITE TREE
- PALM TREE
- SEWER CLEANOUT
- LIGHT POLE
- TREE

- (R) RECORD DATA
- (M) MEASURED DATA PER THIS SURVEY
- (C) CALCULATED DATA PER THIS SURVEY

- BK., PG. BOOK AND PAGE NUMBER
- DOC. DOCUMENT NUMBER
- DKT., PG. DOCKET AND PAGE NUMBER
- APN ASSESSOR PARCEL NUMBER
- R/W RIGHT OF WAY

- PROPERTY BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- STREET CENTERLINE
- WOOD FENCE
- STEEL RAIL FENCE
- CHAIN LINK FENCE
- WATER LINE
- SEWER LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- ELECTRIC LINE

PRELIMINARY SUBMITTAL	CGJ	DATE	BY	APP. DESCRIPTION
1-29-25	CGJ	10-14-24		
B	A			

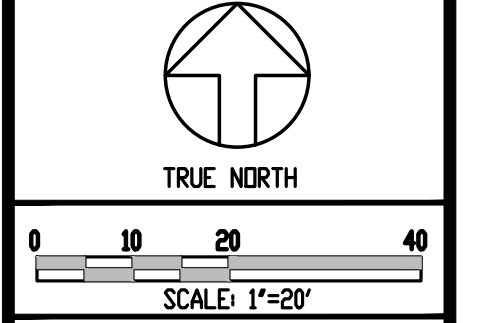
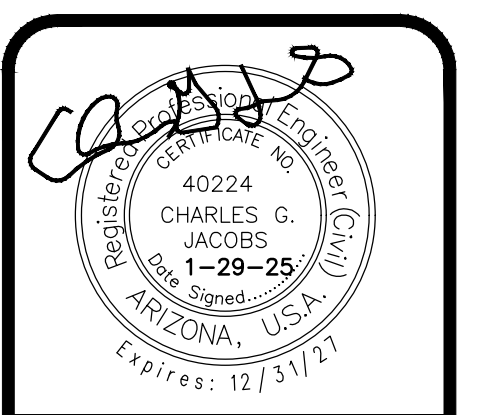
TEH ARDEN
7601 E POLK STREET
SCOTTSDALE, AZ

PRELIMINARY
UTILITY PLAN

JACOBS WALLACE, LLC

ENGINEERING - PLANNING - MANAGEMENT

2233 W. BETHANY HOME ROAD
PHOENIX, AZ 85015
602.757.5964



OCTOBER 2024

DRAWING NO.
C2.0
JOB: 0293

NOTE ALL EXISTING SERVICES TO SITE TO BE ABANDONED/REMOVED. EXISTING GAS IN POLK ST TO REMAIN WITHIN A NEWLY DEDICATED EASEMENT

ALL PROPOSED ONSITE UTILITIES ARE PRIVATE