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**PARCEL DESCRIPTION:**  
HIGH-DENSITY, MULTI-USE DEVELOPMENT INCLUDING RETAIL, RESTAURANTS,  
AND UNDERGROUND PARKING.

**SITE DATA:**  
APN: 173-41-016B, 173-41-017A, 173-41-006A,  
173-41-005 AND 173-41-004.  
ZONING: C-2-DO/C-3-DO  
LOT SIZE: 3.03 ACRES (131,786 SF)  
FLOOD ZONE: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

**BASIS OF BEARING:**  
THE MONUMENT LINE OF CAMELBACK RD FROM THE WEST QUARTER  
CORNER TO THE CENTER OF SECTION 23 WHICH BEARS SOUTH 89  
DEGREES 31 MINUTES 36 SECONDS EAST.

**BENCHMARK:**  
FOUND BRASS CAP IN HAND HOLE WEST QUARTER CORNER OF SECTION  
23 TOWNSHIP 2 N RANGE 4 EAST AT INTERSECTION OF CAMELBACK RD. &  
SCOTTSDALE RD. ELEV=1,277.52 NAVD 88.

# SCOTTSDALE CITY CENTER PRELIMINARY UTILITY PLAN

7201 E. CAMELBACK ROAD, SCOTTSDALE, AZ 85251  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2  
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA.

## NOTES FOR IMPROVEMENT PLANS WHERE THERE IS 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 STD. DET. 403-3.

NO TAPPING SLEEVE AND VALVE SHALL BE USED ON ACP PIPE. VALVES WILL NEED TO  
BE CUT INTO ACP PIPE.

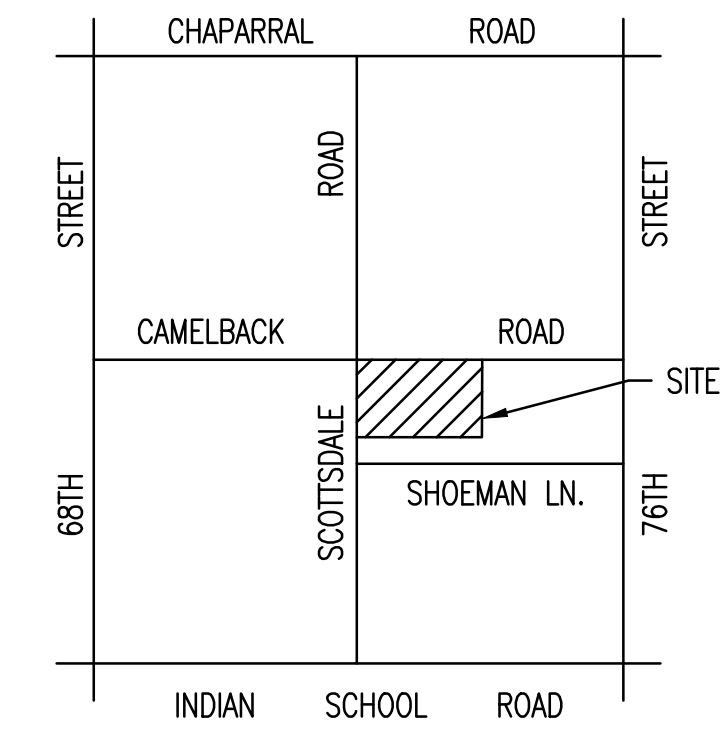
DISPOSAL OF MATERIALS CONTAINING ASBESTOS AND/OR LEAD SHALL BE IN  
CONFORMANCE WITH ALL REGULATIONS, LAWS AND ORDINANCES.

### PRELIMINARY WATER NOTES

- 1 CONNECTION TO EXISTING WATER LINE.
- 2 SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT.
- 3 PROPOSED TAPPING SLEEVE, VALVE, BOX & COVER.
- 4 PROPOSED FIRE HYDRANT ASSEMBLY.
- 5 6" DUCTILE IRON PIPE. LENGTH PER PLAN.
- 6 8" DUCTILE IRON PIPE. LENGTH PER PLAN.
- 6A 16" DUCTILE IRON PIPE. LENGTH PER PLAN.
- 7 2" COPPER DOMESTIC SERVICE CONNECTION.
- 8 1" IRRIGATION SERVICE CONNECTION.
- 9 BACKFLOW PREVENTION, SIZE TO MATCH WATER METER SIZE.
- 10 DOMESTIC CONNECTION TO BUILDING.
- 11 UTILITY CROSSING.
- 12 PROPOSED FIRE DEPARTMENT CONNECTION.
- 13 FIRE CONNECTION TO BUILDING. INCLUDING DOUBLE CHECK VALVE  
IN RISER ROOM
- 14 PROPOSED REMOTE FIRE DEPARTMENT CONNECTION.
- 15 PROPOSED FITTING, SIZE & ANGLE PER PLAN.
- 15A PROPOSED TEE, SIZE PER PLAN.
- 16 PROPOSED GATE VALVE WITH VALVE BOX AND COVER.
- 17 PROPOSED REDUCER.
- 18 VERTICAL REALIGNMENT.
- 19 AIR RELEASE VALVE.

### PRELIMINARY SEWER NOTES (ENTIRE ON-SITE SYSTEM IS PRIVATE)

- 1 6" PRIVATE PVC SEWER LINE. LENGTH & SLOPE PER PLAN
- 1A 8" PRIVATE PVC SEWER LINE. LENGTH & SLOPE PER PLAN
- 1B 12" PRIVATE PVC SEWER LINE. LENGTH & SLOPE PER PLAN
- 1C 6" DIP FORCE MAIN. LENGTH PER PLAN
- 2 SEWER CONNECTION TO BUILDING
- 3 REMOVE CAP AND CONNECT TO EXISTING STUB.
- 4 PROPOSED GREASE INTERCEPTOR
- 4A PROPOSED GREASE INTERCEPTOR WITH TRAFFIC RATED COVER
- 5 PROPOSED 4' PRECAST CONCRETE SEWER MANHOLE
- 5A PROPOSED 5' PRECAST CONCRETE SEWER MANHOLE
- 5B PROPOSED 4' POLYMER SEWER MANHOLE (INCLUDING BASE, RISER, AND CONE)
- 6 PROPOSED SEWER CAP
- 7 PROPOSED WETWELL WITH TRAFFIC RATED COVER
- 8 PROPOSED VALVE VAULT WITH TRAFFIC RATED COVER
- 9 PROPOSED CLEANOUT WITH TRAFFIC RATED COVER

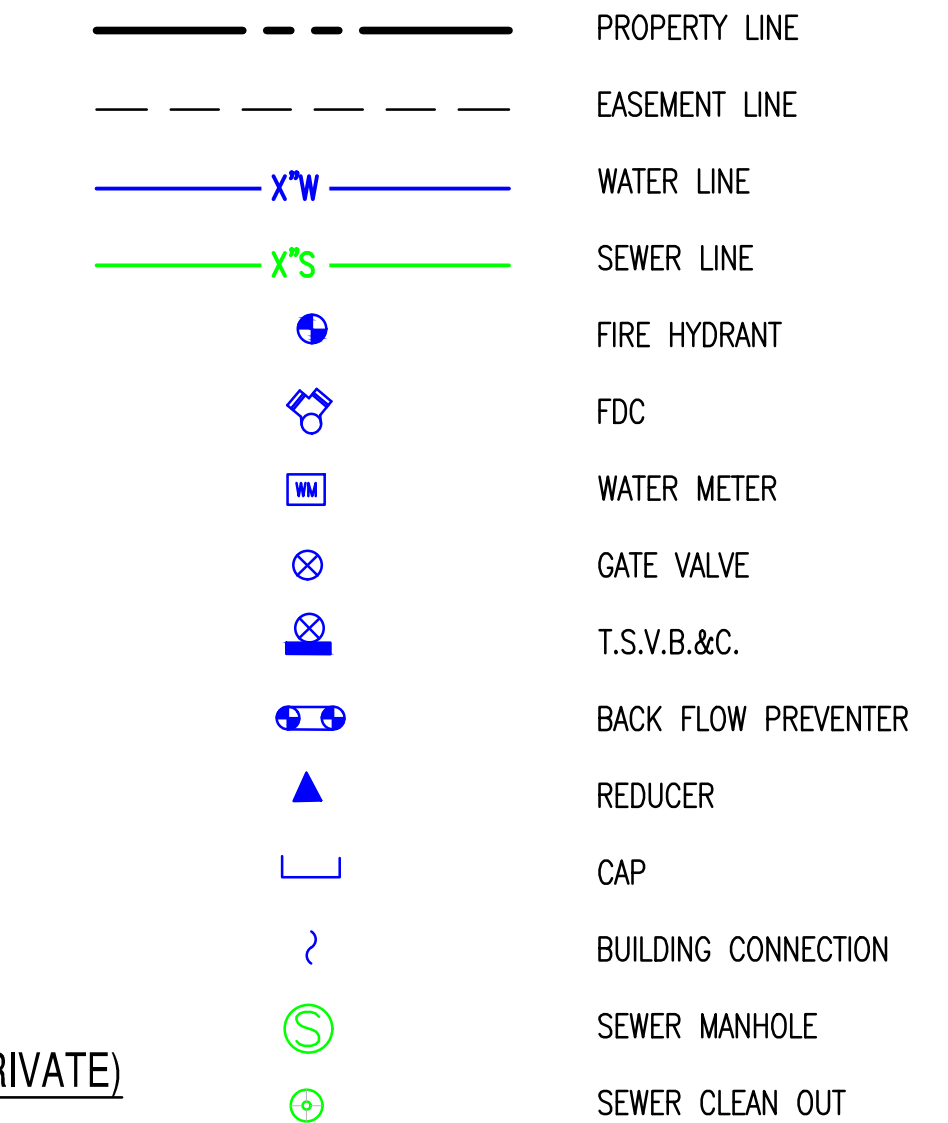


**VICINITY MAP**  
S12 T2N R4E  
NTS

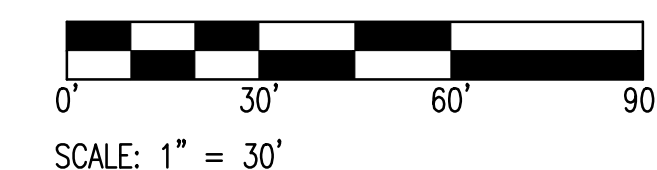
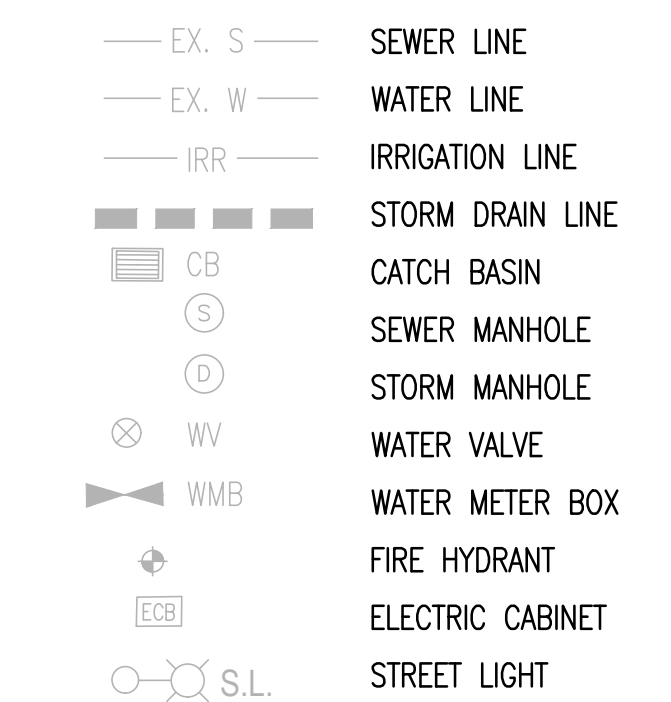
### STREET LIGHT & ELECTRICAL NOTES:

- 1 PRIOR TO ISSUANCE OF PERMITS, STREET LIGHT SHALL  
BE EVALUATED FOR COMPLIANCE WITH STREET-SCAPE  
PHASING PLAN AND CITY STANDARDS AND REQUIREMENTS.  
ANY LIGHTS NOT MEETING THESE STANDARDS OR  
REQUIREMENTS WILL BE UPGRADED OR REPLACED WITH  
CONFORMING STREET LIGHTS.
- 2 EXISTING POWER POLES AND LINES TO BE REMOVED. NEW  
ELECTRIC SERVICE WILL BE INSTALLED UNDERGROUND.
- 3 PROPOSED PEDESTRIAN CROSSING WITH HAWK TRAFFIC  
CONTROLS. SEE GRADING PLAN FOR DETAILS.

### PROPOSED UTILITY LEGEND:



### EXISTING LEGEND

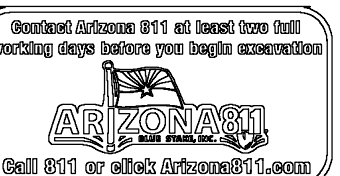


PRELIMINARY  
NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP



SMITHGROUP



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DRAWN: MM 06/13/2025  
DESIGNED: MM 07/30/2025  
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DATE: 07/30/2025

ISSUED FOR: DRB

REVISION NO.: DATE:

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PRELIMINARY UTILITY  
PLAN

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1 OF 1

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C4.00

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