#### BASIS OF BEARING

THE BEARING N.0°30'40"W. ON THE MONUMENT LINE OF SCOTTSDALE ROAD AS SHOWN ON PLAT RECORDED IN BOOK 226, PAGE 38, M.C.R.

### UTILITIES

CITY OF SCOTTSDALE ELECTRIC TELEPHONE COX COMMUNICATIONS SOUTHWEST GAS CO. CABLE T.V. COX COMMUNICATIONS

C-1 PCD

## **ZONING**

**CURRENT ZONING** APN: 174-23-603 CLASSIFICATION: R-5 PCD/

GROSS: 38.71 ACRES (1,686,208 SF)

FINISHED FLOOR ELEVATION

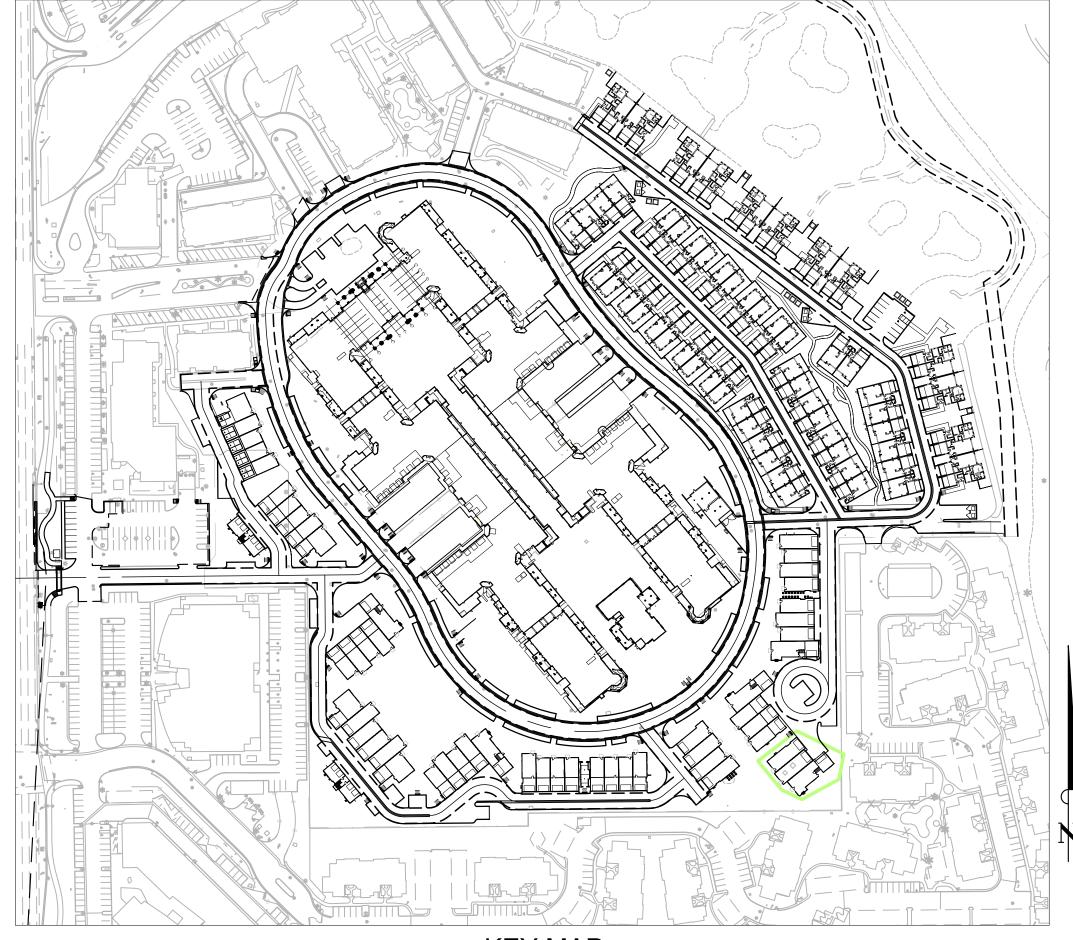
#### FLOOD INSURANCE RATE MAP (FIRM) INFORMATION PANEL # |SUFFIX | FIRM ZONE BASE FLOOD ELEVATION COMMUNITY |PANEL DÄTE NUMBER (IN AO ZONE, USE DEPTH) 045012 SEP 18, 2020 | X, SHADED ZONE X NONE, < 1'9/18/2020

## PRELIMINARY IMPROVEMENT PLANS

# **ARTESIA**

SCOTTSDALE, AZ

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, T-2-N, R-4-E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**KEY MAP** 1"=150'

### **SHEET INDEX:**

SHEET NO. **DESCRIPTION** C - 0.1COVER SHEET C - 0.2SITE PLAN C-1 - C-9GRADING & DRAINAGE PLANS C-10 - C-18

UTILITY PLANS

CITY OF SCOTTSDALE GENERAL NOTES 1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL

- 2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- 3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- 4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24
- HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750. 5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL
- "COLLECT" IF NECESSARY. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- 7. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

#### **ENGINEER'S STATEMENT**

THE ENGINEER OF RECORD ON THESE PLANS HAS RECEIVED A COPY OF THE APPROVED STIPULATIONS FOR THIS PROJECT AND HAS DESIGNED THESE PLANS IN CONFORMANCE WITH THE APPROVED STIPULATIONS.

1/12/23 REGISTERED CIVIL ENGINEER DATE

#### **ENGINEER'S CERTIFICATION** THE LOWEST FLOOR ELEVATION(S) AND/OR FLOODPROOFING

ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37- FLOODPLAIN & STORMWATER REGULATION.

1/12/23 REGISTERED CIVIL ENGINEER

#### "AS-BUILT CERTIFICATION"

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR DATE REGISTRATION NUMBER

#### **ENGINEER**

KIMLEY-HORN & ASSOCIATES 7740 N 16TH STREET, SUITE 300 PHOENIX, AZ 85020 PHONE: (602) 944-5500 FAX: (602) 944-7423 CONTACT: SHANE JOHANNSEN, P.E.

#### **ARCHITECTS**

STREET LIGHTS RESIDENTIAL CONTACT: DAVID BREEN 5080 N. 40TH ST., SUITE 475 PHOENIX, AZ 85018 PHONE: (480) 407-2902

#### **SURVEYOR**

HUBBARD ENGINEERING 1201 S. ALMA SCHOOL ROAD SCOTTSDALE, ARIZONA 85260 PH: (480) 892-3313 FAX: (480) 892-7051 CONTACT: ADAM M. BURCHAM, RLS

#### **BENCHMARK**

PAVING

G & D

W & S

RET. WALLS

ENGINEERING COORDINATION MANAGER (OR DESIGNEE)

BRASS CAP FLUSH-INTERSECTION OF SCOTTSDALE RD & CHENEY DR. ELEV=1295.08(NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF

1/12/23 DATE REGISTERED CIVIL ENGINEER

CIVIL APPROVAL

REVIEW AND RECOMMENDED APPROVAL BY:

TRAFFIC

PLANNING

FIRE

DATE

# **AUTHORIZATION**

DESIGN CONSULTANT

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DALLAS, TEXAS 75201 | TEL. 214-922-1182

INFO@STREETLIGHTSRES.COM

CCBG



PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

| Kimley»Horn

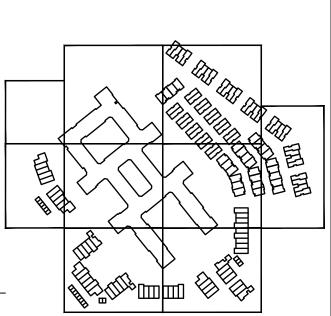
ENGINEER S. JOHANNSEN

PE NO. 62869 DATE 1/23

7291 N. SCOT SCOTTSDALI

Key Plan

RTE



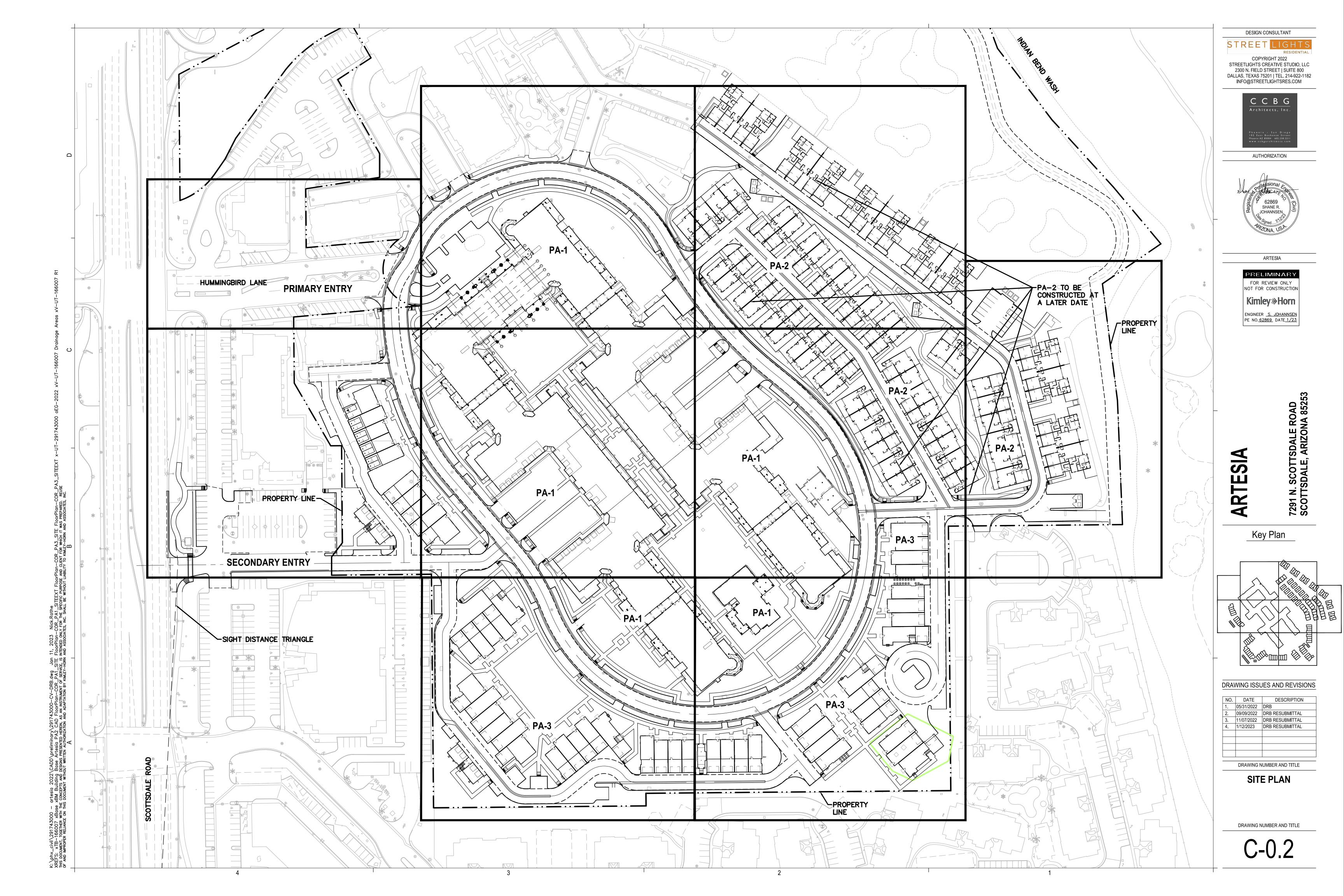
DRA	WING ISSL	JES AND REVISIONS
NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
		NO. DATE 1. 05/31/2022

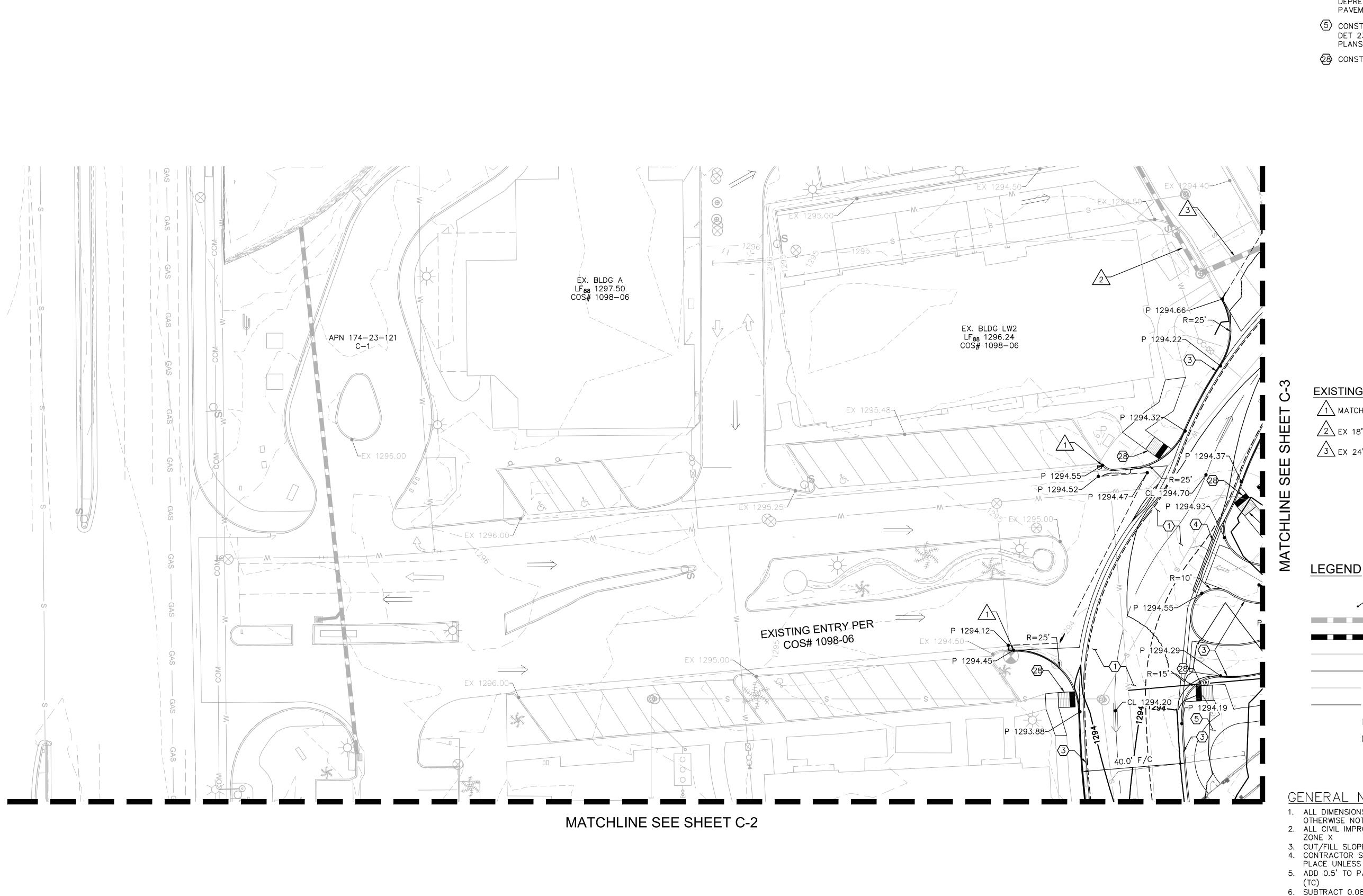
DRAWING NUMBER AND TITLE

**CIVIL COVER** SHEET

3. |11/07/2022 | DRB RESUBMITTAL

4. 1/12/2023 DRB RESUBMITTAL





K:\phx\_civil\291743000 — artesia 2022\CADD\preliminary\291743000—GD—DFXREFS: xBase xBM xTB—166007 x—UT—291743000 xV—UT—166007 R1 Artesia THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BAND AUTHORIZATION AND ADAPTATION BAND AUTHORIZATION AUTHOR

#### GRADING CONSTRUCTION NOTES

- CONSTRUCT HEAVY DUTY 3" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (3) CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- 4 CONSTRUCT 6" VERTICAL CURB AND GUTTER (TYPE A) PER MAG STD DET 220. GUTTER SHALL BE DÉPRESSED AS NECESSARY TO MATCH ADJACENT PAVEMENT SLOPE.
- (5) CONSTRUCT 4" CONCRETE SIDEWALK PER MAG STD DET 230, 6' UNLESS OTHERWISE NOTED. REF ARCH PLANS FOR COLOR AND PATTERN.
- (28) CONSTRUCT SIDEWALK RAMP

DESIGN CONSULTANT

STREET LIGHT

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**AUTHORIZATION** 



ARTESIA

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

Kimley»Horn

ENGINEER S. JOHANNSEN PE NO.<u>62869</u> DATE<u>1/23</u>

7291 N. SCOT SCOTTSDALE

**EXISTING IMPROVEMENT NOTES** 

 $^{\prime}$ 1 $^{\setminus}$  MATCH EXISTING CURB & GUTTER.

/2ackslash EX 18" STORM DRAIN.

 $\sqrt{3}$  EX 24" STORM DRAIN.

PROPOSED ELEVATION TAG EXISTING STORM DRAIN PROPOSED STORM DRAIN EXISTING WATER LINE - PROPOSED WATER LINE EXISTING SANITARY SEWER PROPOSED SANITARY SEWER EXISTING MANHOLE PROPOSED MANHOLE

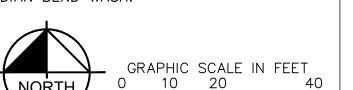
#### C-2 C-4

ARTE

#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN
- PLACE UNLESS OTHERWISE NOTED. 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL
- DEPRESSION. 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS.
  CONTRACTOR TO UTILIZE MAG STD DET 404—1 AT ALL
  CROSSING WITH LESS THAN MINIMUM SEPARATION.

  9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE
  ADJACENT TO INDIAN BEND WASH.



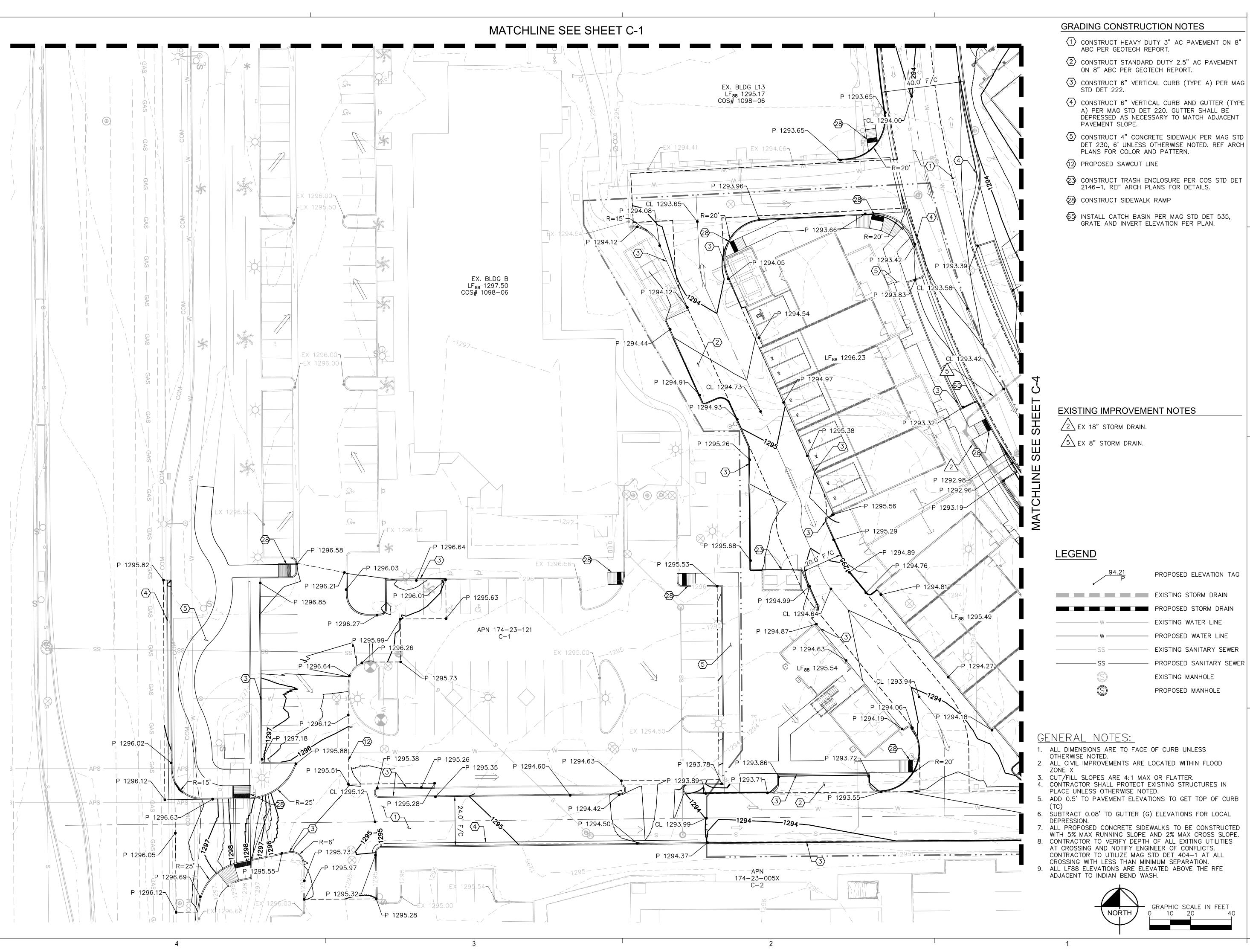
DRAWING ISSUES AND REVISIONS

Key Plan

NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL
	<del>                                     </del>	+

DRAWING NUMBER AND TITLE

**PRELIMINARY GRADING & DRAINAGE PLAN** 



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AUTHORIZATION



ARTESIA

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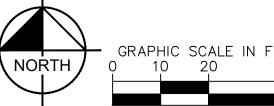
Kimley»Horn

ENGINEER S. JOHANNSEN PE NO.<u>62869</u> DATE 1/23

PROPOSED ELEVATION TAG EXISTING STORM DRAIN PROPOSED STORM DRAIN EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER PROPOSED SANITARY SEWER EXISTING MANHOLE PROPOSED MANHOLE

- 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD

- ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED
- WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL
- CROSSING WITH LESS THAN MINIMUM SEPARATION. 9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE ADJACENT TO INDIAN BEND WASH.



DRAWING ISSUES AND REVISIONS

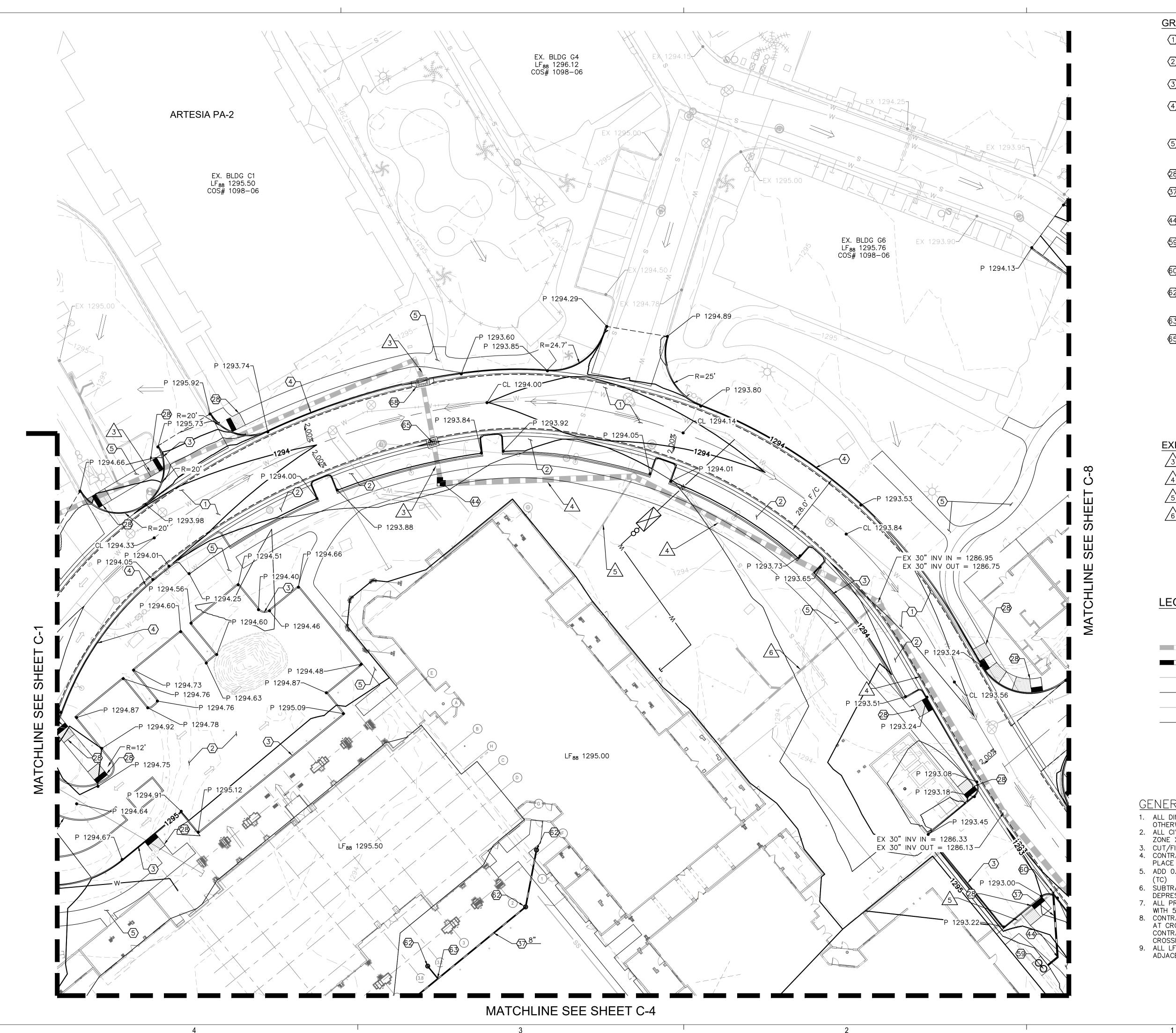
Key Plan

C-2

NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**PRELIMINARY GRADING & DRAINAGE PLAN** 



- (1) CONSTRUCT HEAVY DUTY 3" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (2) CONSTRUCT STANDARD DUTY 2.5" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (3) CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- 4 CONSTRUCT 6" VERTICAL CURB AND GUTTER (TYPE A) PER MAG STD DET 220. GUTTER SHALL BE DEPRESSED AS NECESSARY TO MATCH ADJACENT PAVEMENT SLOPE.
- (5) CONSTRUCT 4" CONCRETE SIDEWALK PER MAG STD DET 230, 6' UNLESS OTHERWISE NOTED. REF ARCH PLANS FOR COLOR AND PATTERN.
- 28) CONSTRUCT SIDEWALK RAMP
- (37) INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER
- (44) INSTALL ADS BEND FITTING OR APPROVED EQUIVALENT, INVERTS AND ANGLE PER PLAN.
- 59 RELOCATE EXISTING INTERCEPTOR AND CONNECT TO EXISTING STORM DRAIN SYSTEM. REF MEP
- 60 CUT EXISTING STORM DRAIN AND INSTALL 8"X8" HDPE WYE. INVERT PER PLAN.
- 62 INSTALL NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRADE OR APPROVED EQUAL. RIM AND INVERT ELEVATION PER PLAN.
- (63) INSTALL TEE, SIZE, AND INVERT PER PLAN.
- 65 INSTALL CATCH BASIN PER MAG STD DET 535, GRATE AND INVERT ELEVATION PER PLAN.

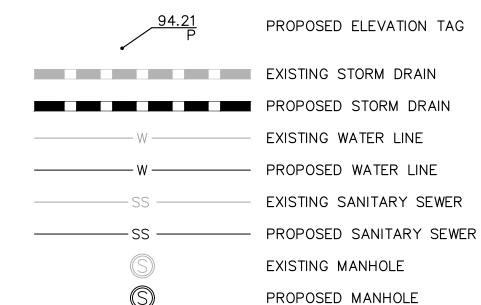
#### **EXISTING IMPROVEMENT NOTES**

/3\EX 24" STORM DRAIN.

/4\EX 30" STORM DRAIN.

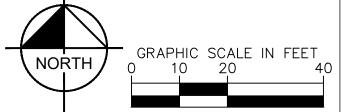
 $\sqrt{5}$  EX 8" STORM DRAIN.

#### **LEGEND**



#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN
- PLACE UNLESS OTHERWISE NOTED. 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS.
  CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL
  CROSSING WITH LESS THAN MINIMUM SEPARATION.
- 9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE ADJACENT TO INDIAN BEND WASH.



DESIGN CONSULTANT

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AUTHORIZATION



ARTESIA

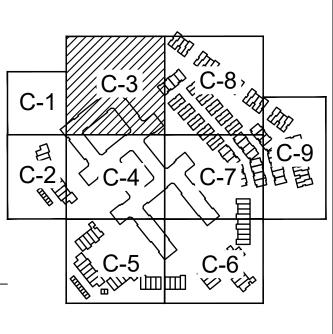
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Kimley»Horn

ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE 1/23

6 EX 12" STORM DRAIN.

Key Plan

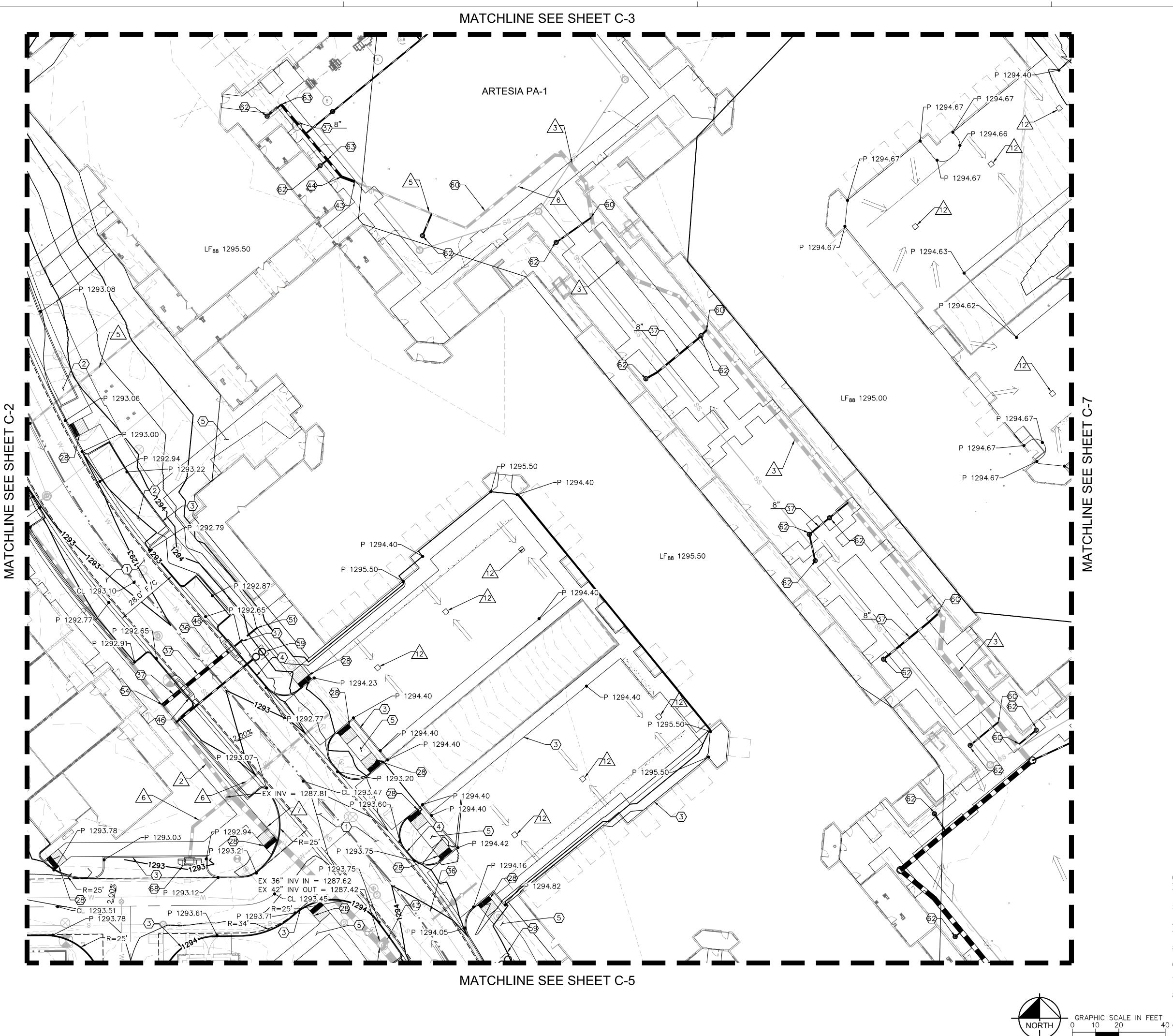


#### DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**PRELIMINARY GRADING & DRAINAGE PLAN** 



- CONSTRUCT HEAVY DUTY 3" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (2) CONSTRUCT STANDARD DUTY 2.5" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (3) CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- (4) CONSTRUCT 6" VERTICAL CURB AND GUTTER (TYPE A) PER MAG STD DET 220. GUTTER SHALL BE DEPRESSED AS NECESSARY TO MATCH ADJACENT PAVEMENT SLOPE.
- (5) CONSTRUCT 4" CONCRETE SIDEWALK PER MAG STD DET 230, 6' UNLESS OTHERWISE NOTED. REF ARCH PLANS FOR COLOR AND PATTERN.
- (28) CONSTRUCT SIDEWALK RAMP
- 36 MATCH EXISTING ELEVATION.
- INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN.
- CONNECT TO EXISTING STORM DRAIN WITH PIPE COLLAR PER MAG STD DET 505. INVERT PER PLAN.
- (4) INSTALL ADS BEND FITTING OR APPROVED EQUIVALENT, INVERTS AND ANGLE PER PLAN.
- (46) INSTALL DOUBLE CATCH BASIN PER MAG STD DET 534 'TYPE D', GRATE AND INVERT ELEVATION PER PLAN.
- (51) PROPOSED BUILDING CONNECTION, INVERT PER
- CUT EXISTING PIPE AND INSTALL 18"X18" TEE. INVERTS PER PLAN.
- RELOCATE EXISTING INTERCEPTOR AND CONNECT TO EXISTING STORM DRAIN SYSTEM. REF MEP PLANS.
- 60 CUT EXISTING STORM DRAIN AND INSTALL 8"X8" HDPE WYE. INVERT PER PLAN.
- (62) INSTALL NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRADE OR APPROVED EQUAL. RIM AND INVERT ELEVATION PER PLAN.
- (3) INSTALL TEE, SIZE, AND INVERT PER PLAN.
- (S) INSTALL CATCH BASIN PER MAG STD DET 534, GRATE AND INVERT ELEVATION PER PLAN.

#### **EXISTING IMPROVEMENT NOTES**

2 EX 18" STORM DRAIN.

3 EX 24" STORM DRAIN.

5 EX 8" STORM DRAIN.

6 FV 40" CTORW BRAIN

 $\sqrt{6}$  EX 12" STORM DRAIN.

 $\sqrt{7}$  EX 36" STORM DRAIN.

12 EX STORM DRAIN OPENING.

## LEGEND

94.21 PROPOSED ELEVATION TAG

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

W EXISTING WATER LINE

PROPOSED WATER LINE

SS EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

© EXISTING MANHOLE

PROPOSED MANHOLE

#### GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS

ADJACENT TO INDIAN BEND WASH.

- OTHERWISE NOTED.

  2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
- CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.
   CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC)
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.

  8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404–1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.

  40 9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE

#### DESIGN CONSULTANT

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AUTHORIZATION



ARTESIA

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley» Horn

ENGINEER S. JOHANNSEN
PE NO. 62869 DATE 1/23

1 N. SCOTTSDALE ROAD OTTSDALE, ARIZONA 852

Key Plan

C-3 C-8, C-1 C-3 C-8, C-2 C-4 C-7 C-7 C-6

NO. DATE DESCRIPTION

1. 05/31/2022 DRB

2. 09/09/2022 DRB RESUBMITTAL

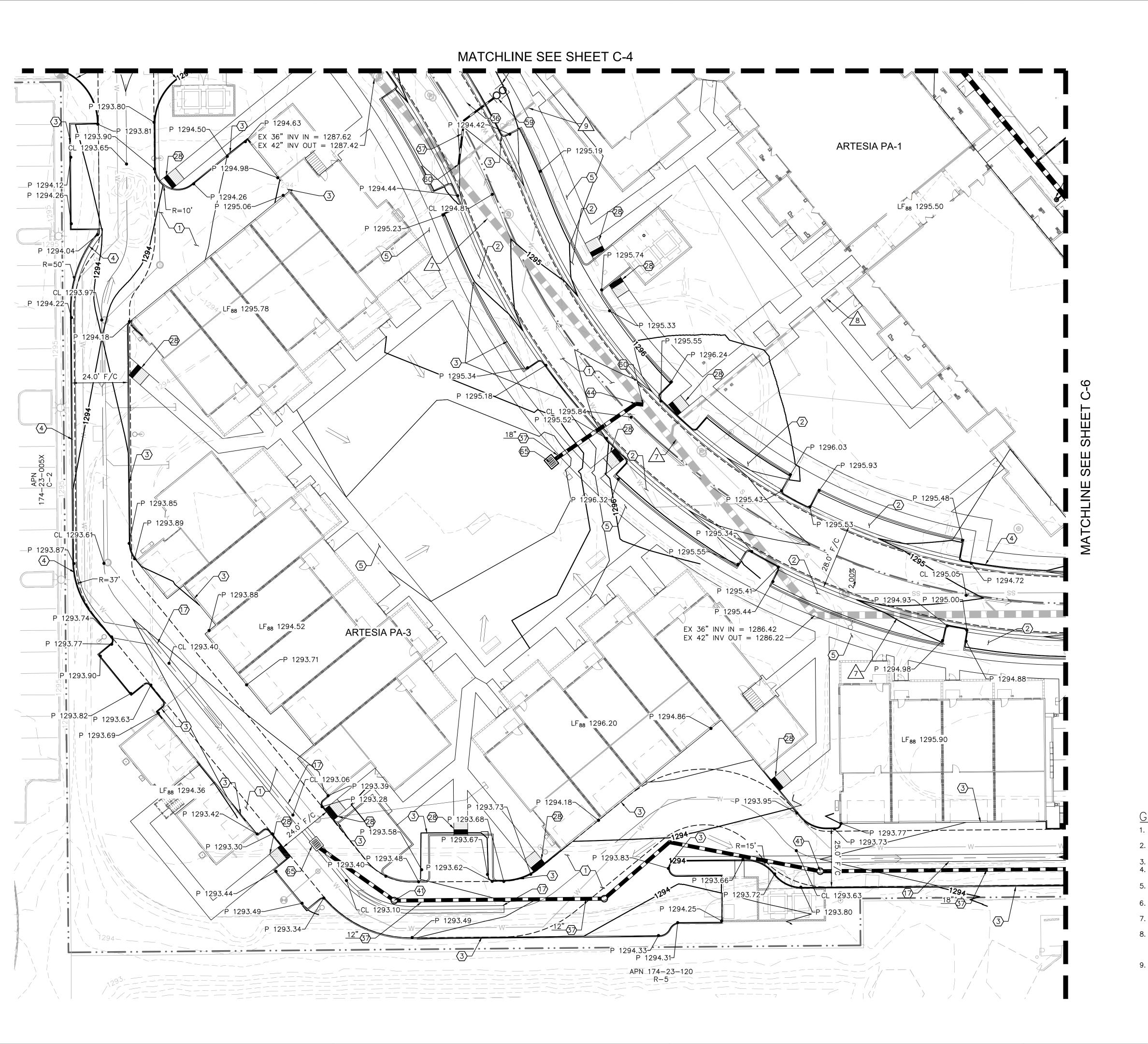
3. 11/07/2022 DRB RESUBMITTAL

4. 1/12/2023 DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

PRELIMINARY GRADING & DRAINAGE PLAN

DRAWING NUMBER AND TITLE



- CONSTRUCT HEAVY DUTY 3" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (2) CONSTRUCT STANDARD DUTY 2.5" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (3) CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- CONSTRUCT 6" VERTICAL CURB AND GUTTER (TYPE
  A) PER MAG STD DET 220. GUTTER SHALL BE
  DEPRESSED AS NECESSARY TO MATCH ADJACENT
- PAVEMENT SLOPE.

  (5) CONSTRUCT 4" CONCRETE SIDEWALK PER MAG STD DET 230, 6' UNLESS OTHERWISE NOTED. REF ARCH PLANS FOR COLOR AND PATTERN.
- CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER MAG STD DET 240.
- CONSTRUCT SIDEWALK RAMP
- (36) MATCH EXISTING ELEVATION.
- INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER
- 41) INSTALL 60" STORM DRAIN MANHOLE PER MAG STD DET 521 AND 522. RIM AND INVERT ELEVATIONS PER PLAN.
- (44) INSTALL ADS BEND FITTING OR APPROVED EQUIVALENT, INVERTS AND ANGLE PER PLAN.
- RELOCATE EXISTING INTERCEPTOR AND CONNECT TO EXISTING STORM DRAIN SYSTEM. REF MEP PLANS.
- © CUT EXISTING STORM DRAIN AND INSTALL 8"X8" HDPE WYE. INVERT PER PLAN.
- 62 INSTALL NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRADE OR APPROVED EQUAL. RIM AND INVERT ELEVATION PER PLAN.
- 65 INSTALL CATCH BASIN PER MAG STD DET 535, GRATE AND INVERT ELEVATION PER PLAN.

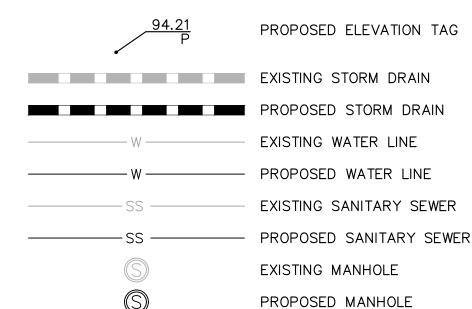
#### EXISTING IMPROVEMENT NOTES

/7 EX 36" STORM DRAIN.

/8 EX 10" STORM DRAIN.

9 EX 42" STORM DRAIN.

#### LEGEND



#### GENERAL NOTES:

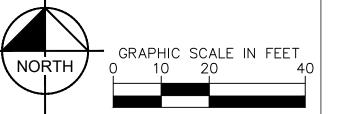
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
   ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD
- ZONE X
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN
- PLACE UNLESS OTHERWISE NOTED.

  5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB
- (TC)
  6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL
- DEPRESSION.

  7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS.

  CONTRACTOR TO UTILIZE MAG STD DET 404—1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.
- CROSSING WITH LESS THAN MINIMUM SEPARATION.

  9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE ADJACENT TO INDIAN BEND WASH.



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Kimley»Horn

ENGINEER S. JOHANNSEN
PE NO. 62869 DATE 1/23

1 N. SCOTTSDALE ROA OTTSDALE, ARIZONA 8

Key Plan

C-3 C-8, C-9 C-2, C-4) C-7 日日 C-5 C-6

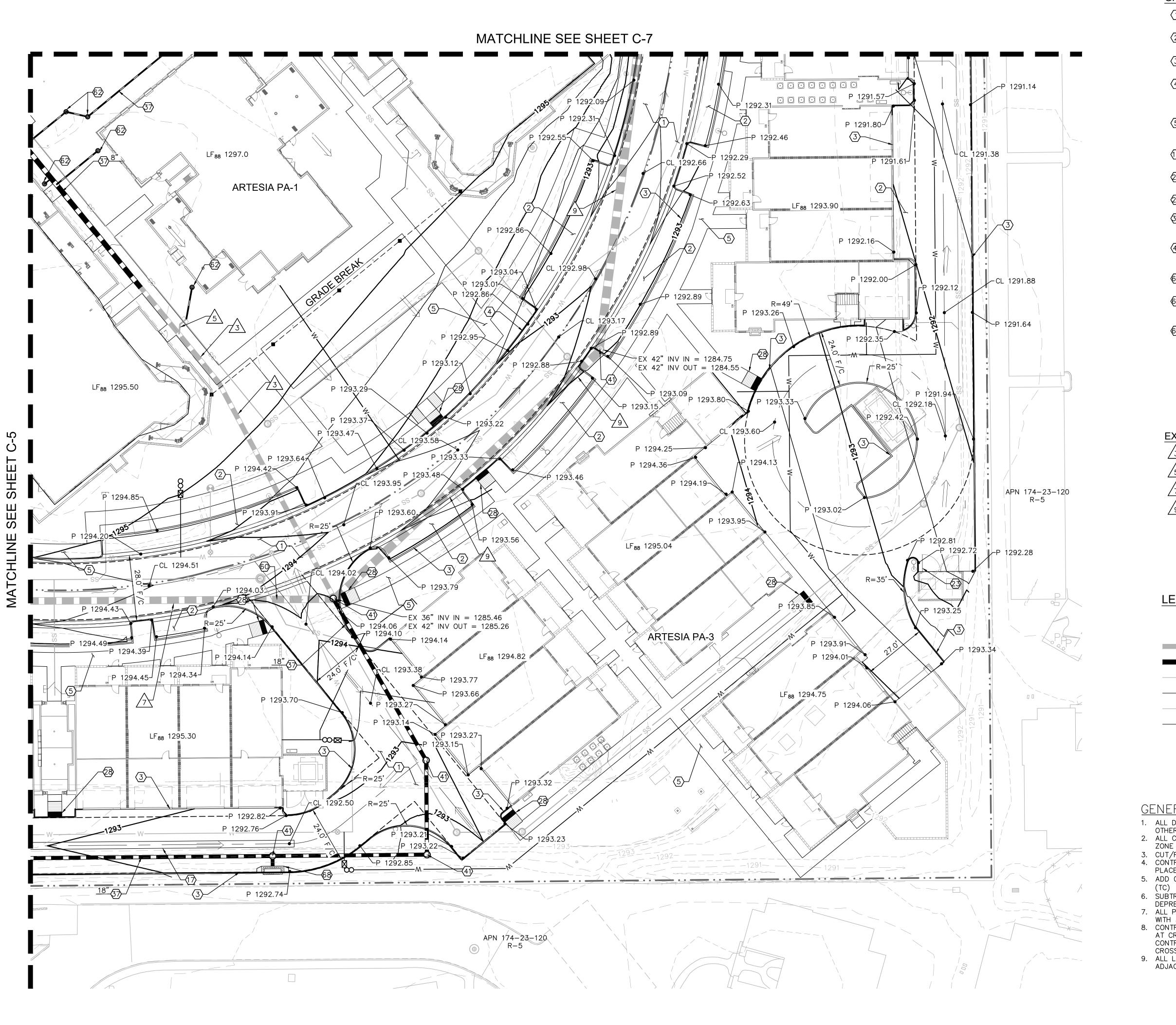
DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

PRELIMINARY
GRADING &
DRAINAGE PLAN

DRAWING NUMBER AND TITLE



- (1) CONSTRUCT HEAVY DUTY 3" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (2) CONSTRUCT STANDARD DUTY 2.5" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (3) CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- 4 CONSTRUCT 6" VERTICAL CURB AND GUTTER (TYPE A) PER MAG STD DET 220. GUTTER SHALL BE
- DÉPRESSED AS NECESSARY TO MATCH ADJACENT PAVEMENT SLOPE. (5) CONSTRUCT 4" CONCRETE SIDEWALK PER MAG STD DET 230, 6' UNLESS OTHERWISE NOTED. REF ARCH
- (7) CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER MAG STD DET 240.

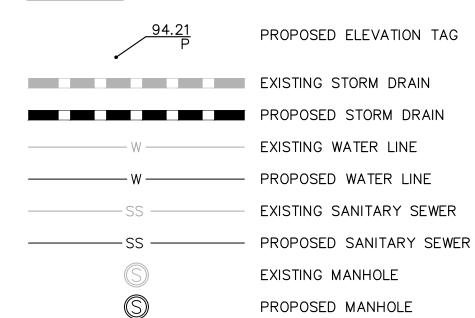
PLANS FOR COLOR AND PATTERN.

- CONSTRUCT TRASH ENCLOSURE PER COS STD DET 2146-1, REF ARCH PLANS FOR DETAILS.
- 28 CONSTRUCT SIDEWALK RAMP
- (37) INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER
- (4) INSTALL 60" STORM DRAIN MANHOLE PER MAG STD DET 521 AND 522. RIM AND INVERT ELEVATIONS PER PLAN.
- 60 CUT EXISTING STORM DRAIN AND INSTALL 8"X8" HDPE WYE. INVERT PER PLAN.
- (62) INSTALL NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRADE OR APPROVED EQUAL. RIM AND INVERT ELEVATION PER PLAN.
- (68) INSTALL CATCH BASIN PER MAG STD DET 534, GRATE AND INVERT ELEVATION PER PLAN.

#### **EXISTING IMPROVEMENT NOTES**

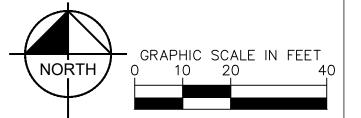
/3\EX 24" STORM DRAIN.

/5\EX 8" STORM DRAIN.



#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN
- PLACE UNLESS OTHERWISE NOTED. 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL
- CROSSING WITH LESS THAN MINIMUM SEPARATION. 9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE ADJACENT TO INDIAN BEND WASH.



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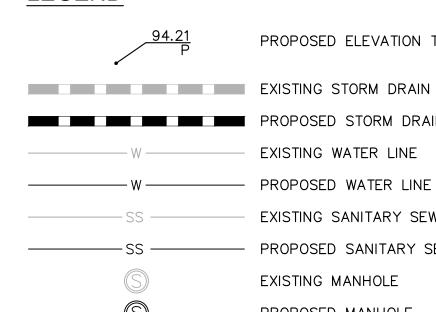
ENGINEER S. JOHANNSEN PE NO.<u>62869</u> DATE 1/23

Kimley»Horn

/7\EX 36" STORM DRAIN.

/9\EX 42" STORM DRAIN.

**LEGEND** 

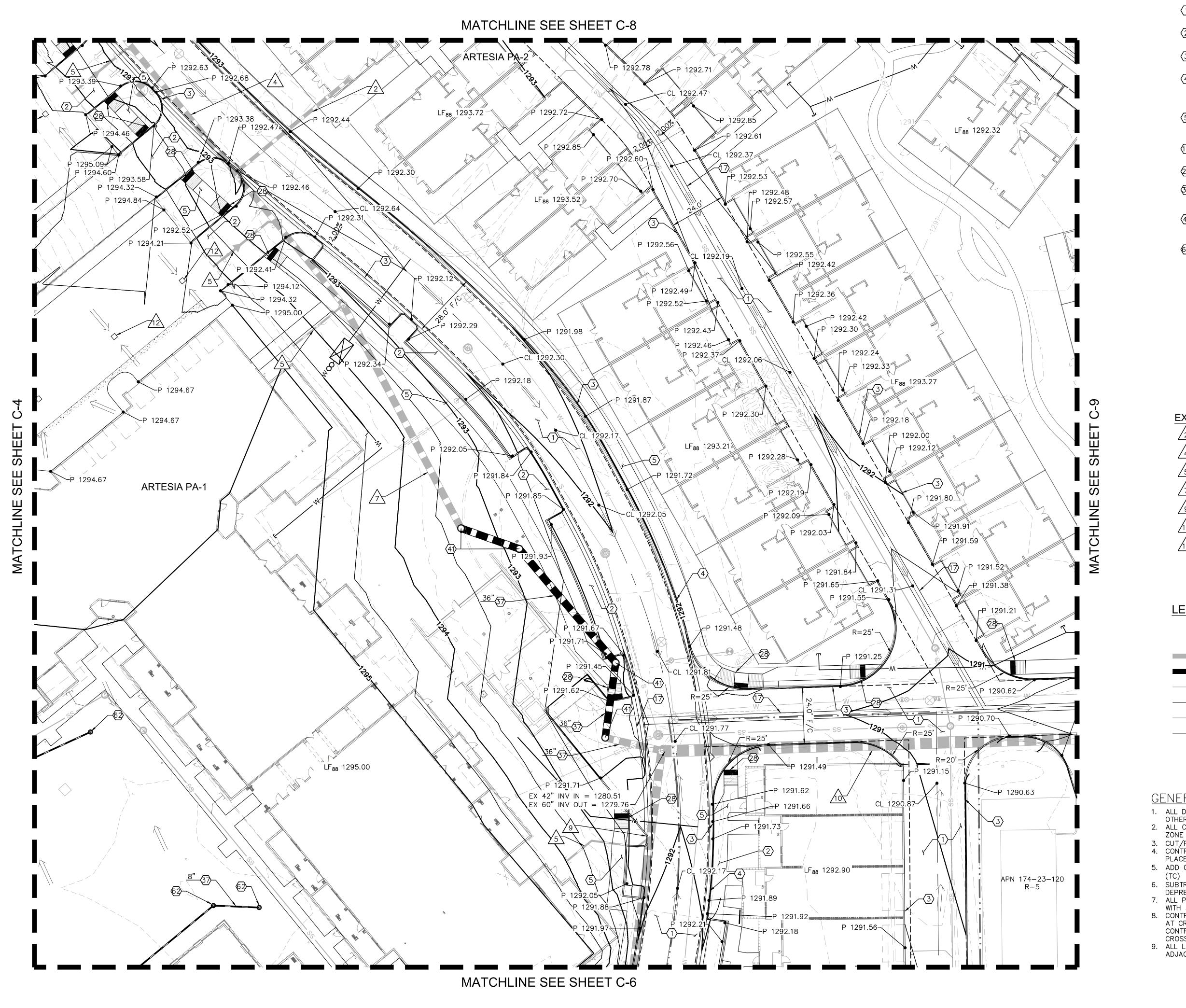


	DATE	DESCRIPTION
1.	05/31/2022	DRB
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3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL

Key Plan

DRAWING NUMBER AND TITLE

**PRELIMINARY GRADING & DRAINAGE PLAN** 



- CONSTRUCT HEAVY DUTY 3" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (2) CONSTRUCT STANDARD DUTY 2.5" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (3) CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- (4) CONSTRUCT 6" VERTICAL CURB AND GUTTER (TYPE A) PER MAG STD DET 220. GUTTER SHALL BE DEPRESSED AS NECESSARY TO MATCH ADJACENT PAVEMENT SLOPE.
- (5) CONSTRUCT 4" CONCRETE SIDEWALK PER MAG STD DET 230, 6' UNLESS OTHERWISE NOTED. REF ARCH PLANS FOR COLOR AND PATTERN.
- CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER MAG STD DET 240.
- 28 CONSTRUCT SIDEWALK RAMP
- (37) INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN.
- (4) INSTALL 60" STORM DRAIN MANHOLE PER MAG STD DET 521 AND 522. RIM AND INVERT ELEVATIONS PER PLAN.
- 62 INSTALL NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRADE OR APPROVED EQUAL. RIM AND INVERT ELEVATION PER PLAN.

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ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE <u>1/23</u>

## EXISTING IMPROVEMENT NOTES

2 EX 18" STORM DRAIN.

4 EX 30" STORM DRAIN.

5 EX 8" STORM DRAIN.

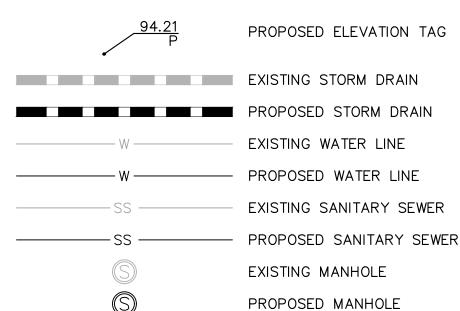
7 EX 36" STORM DRAIN.

9 EX 42" STORM DRAIN.

EX 60" STORM DRAIN.

12 EX STORM DRAIN OPENING.

## LEGEND

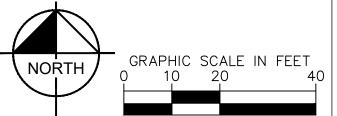


#### GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.
- 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
  5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB
- (TC)
  6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION
- DEPRESSION.

  7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.
- CROSSING WITH LESS THAN MINIMUM SEPARATION.

  9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE ADJACENT TO INDIAN BEND WASH.



DRAWING ISSUES AND REVISIONS

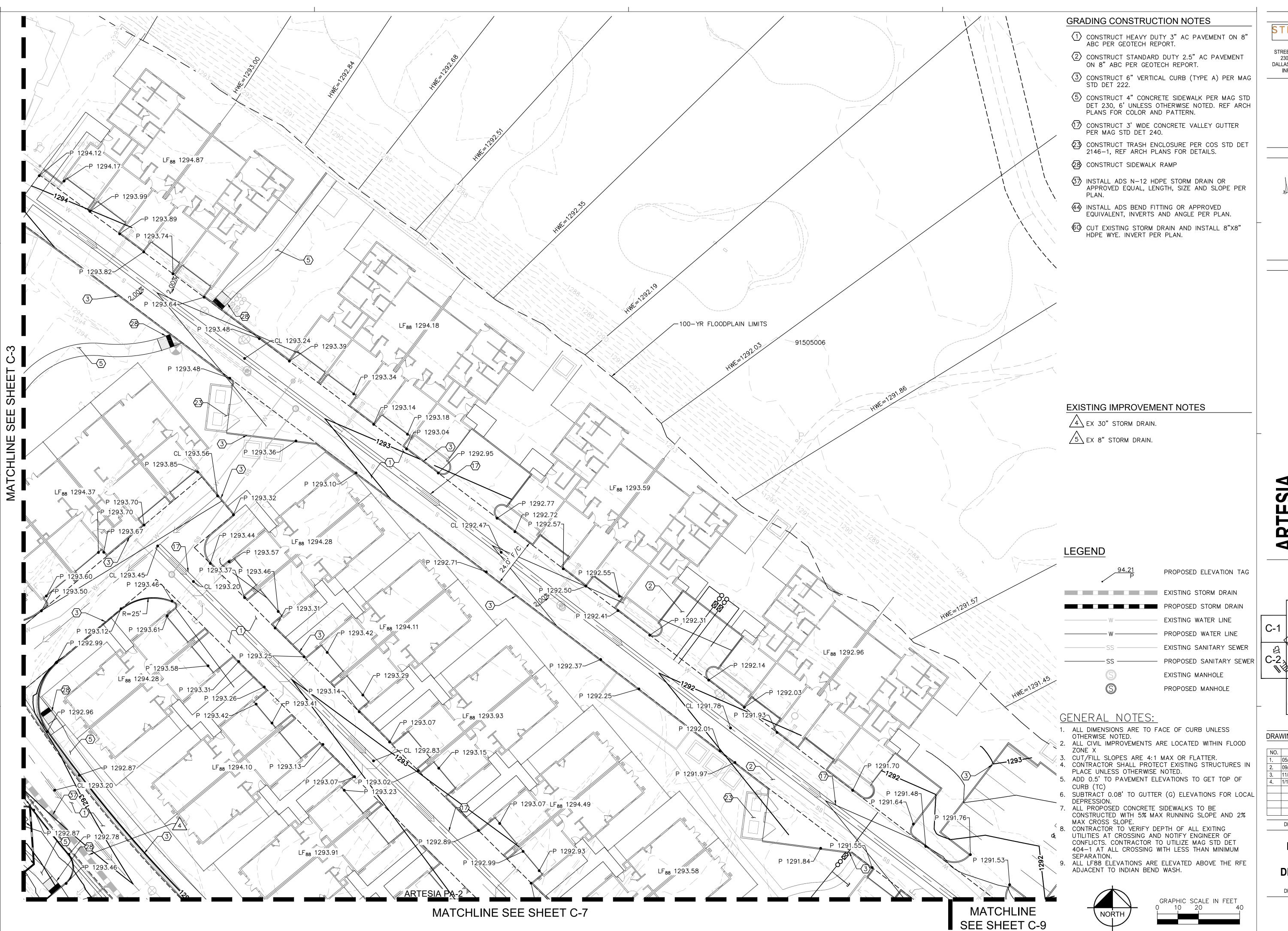
Key Plan

NO.	DATE	DESCRIPTION
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4.	1/12/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

PRELIMINARY
GRADING &
DRAINAGE PLAN

DRAWING NUMBER AND TITLE



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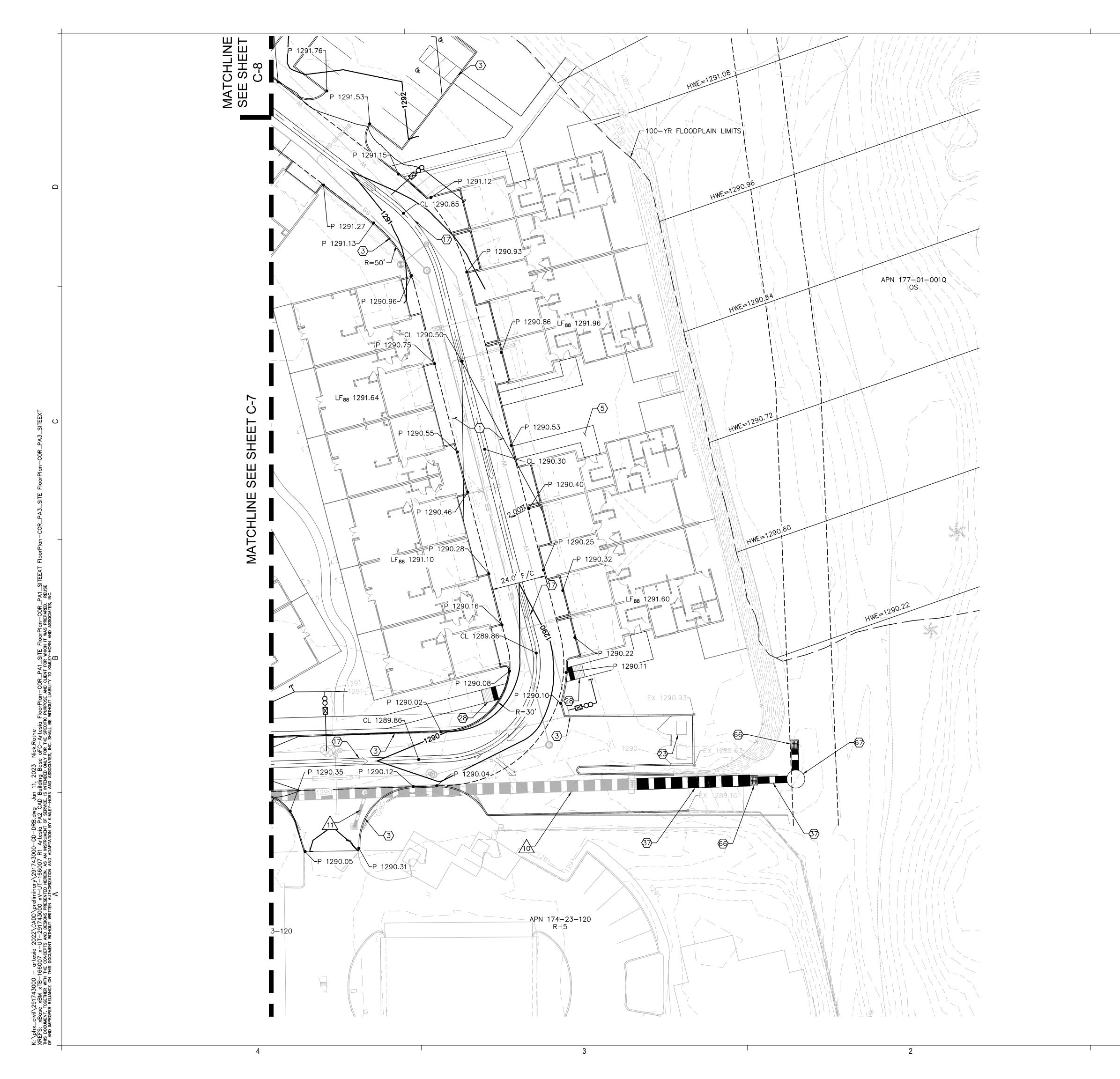
DRAWING ISSUES AND REVISIONS

Key Plan

NO. DATE DESCRIPTION 05/31/2022 DRB 09/09/2022 DRB RESUBMITTAL 11/07/2022 DRB RESUBMITTAL 1/12/2023 DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**PRELIMINARY GRADING & DRAINAGE PLAN** 



- (1) CONSTRUCT HEAVY DUTY 3" AC PAVEMENT ON 8" ABC PER GEOTECH REPORT.
- (3) CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- (5) CONSTRUCT 4" CONCRETE SIDEWALK PER MAG STD DET 230, 6' UNLESS OTHERWISE NOTED. REF ARCH PLANS FOR COLOR AND PATTERN.
- (7) CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER MAG STD DET 240.
- CONSTRUCT TRASH ENCLOSURE PER COS STD DET 2146-1, REF ARCH PLANS FOR DETAILS.
- 28 CONSTRUCT SIDEWALK RAMP
- (3) INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN
- 66 INSTALL BUBBLE UP PER MODIFIED MAG STD DET 535 TYPE 'F' DOUBLE GRATE STRUCTURE.
- (5) INSTALL OLD-CASTILE DVS-96C DUAL VORTEX HYDRODYNAMIC SEPARATOR.

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ENGINEER S. JOHANNSEN

PE NO.<u>62869</u> DATE 1/23

Key Plan

C-2

10 EX 60" STORM DRAIN.

11 EX 15" STORM DRAIN.

**EXISTING IMPROVEMENT NOTES** 

## LEGEND

PROPOSED ELEVATION TAG

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

EXISTING WATER LINE

PROPOSED WATER LINE

SS EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

EXISTING MANHOLE

PROPOSED MANHOLE

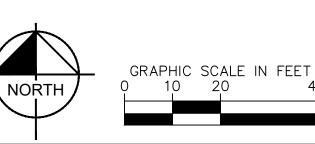
## GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS
- OTHERWISE NOTED.

  2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.
  4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC)
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
  7. ALL PROPOSED CONCRETE SIDEWALKS TO BE
- CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.

  8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM
- SEPARATION.

  9. ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE ADJACENT TO INDIAN BEND WASH.



DRAWING NUMBER AND TITLE

DRAWING ISSUES AND REVISIONS

09/09/2022 DRB RESUBMITTAL

11/07/2022 DRB RESUBMITTAL

1/12/2023 DRB RESUBMITTAL

NO. DATE DESCRIPTION

05/31/2022 DRB

PERLIMINARY GRADING &

**DRAINAGE PLAN** 

DRAWING NUMBER AND TITLE

MAG STD DET 440-3, TYPE 'C')

EXISTING IMPROVEMENT NOTES

13 EX 8" SEWER PER COS# 1098-06.

16 EX 8" WATER PER COS# 1098-06.

EXISTING STORM DRAIN

LEGEND

4 INSTALL BUILDING SEWER CONNECTION WITH

(SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER

PROPOSED ELEVATION TAG

PROPOSED STORM DRAIN

EXISTING WATER LINE

PROPOSED WATER LINE

EXISTING MANHOLE

PROPOSED MANHOLE

EXISTING WATER VALVE

PROPOSED WATER VALVE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING SANITARY SEWER

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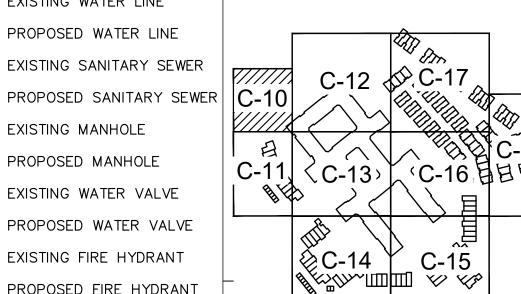
Kimley»Horn

ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE <u>1/23</u>

7291 N. SCOT SCOTTSDALE

ARTE

Key Plan



GENERAL NOTES:

 ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X

3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.

5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC) 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR

LOCAL DEPRESSION.

7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND

2% MAX CROSS SLOPE. 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.

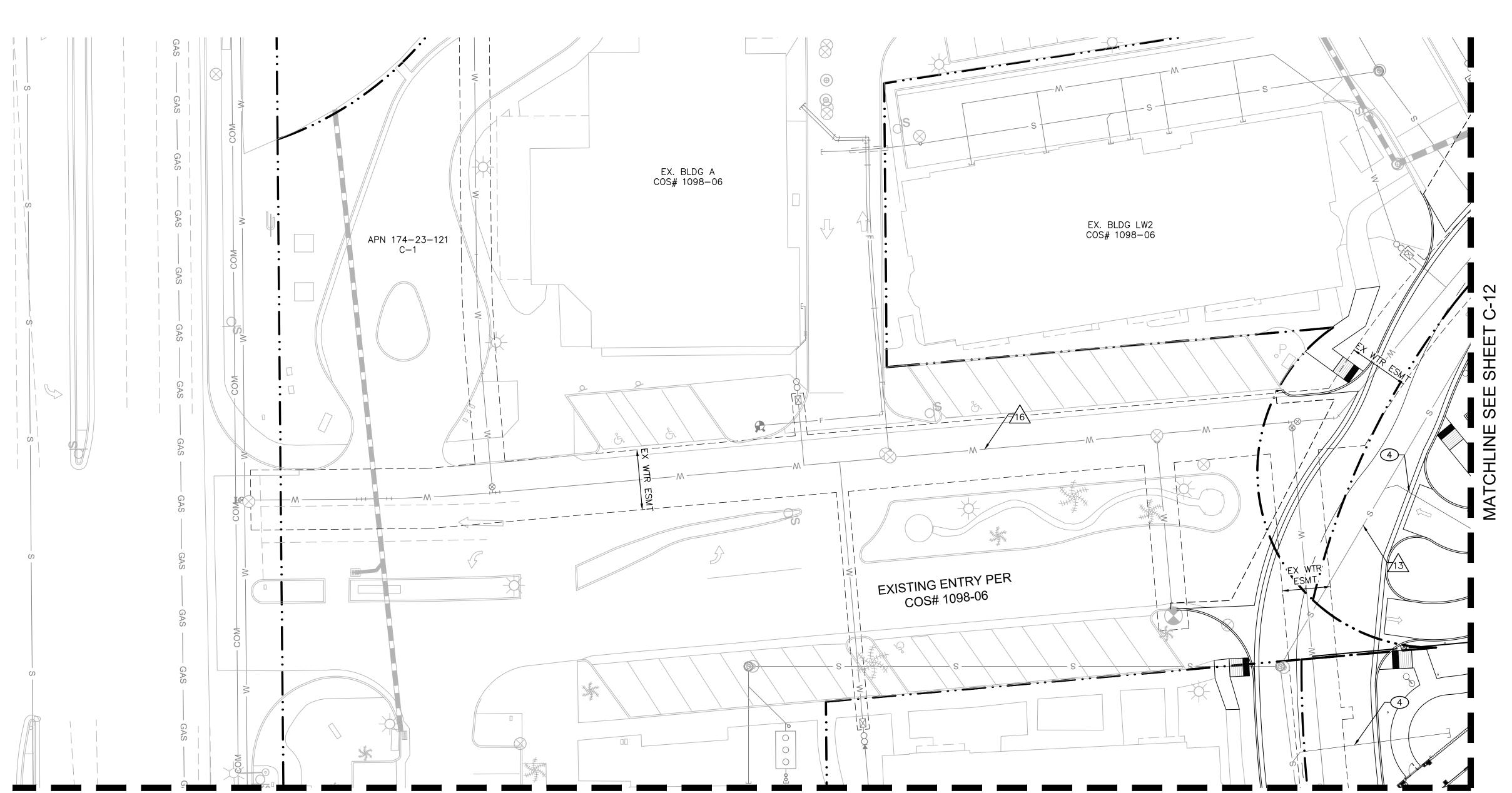


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4. 1/12/2023 DRB RESUBM	
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DRAWING NUMBER AND TITLE

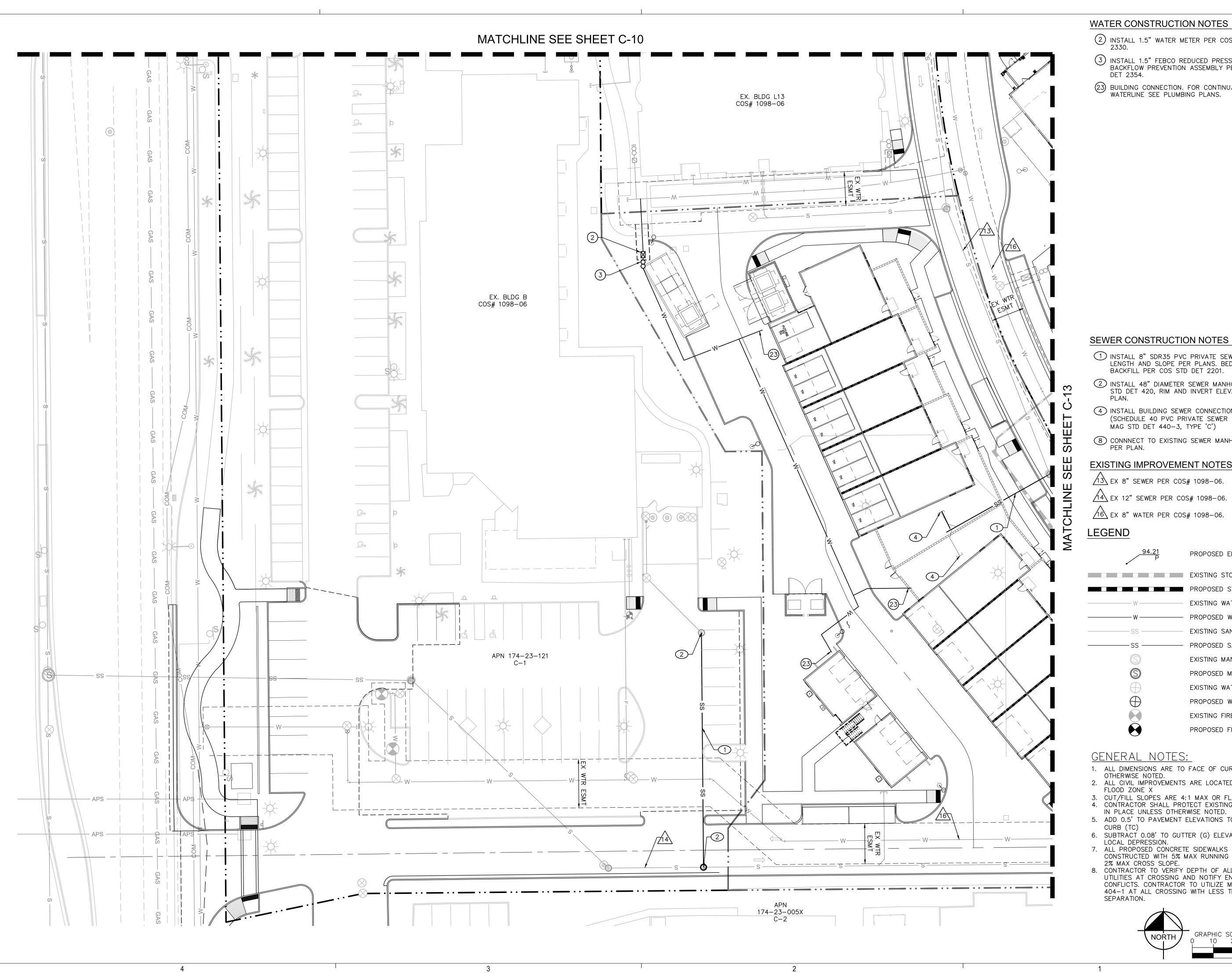
**PRELIMINARY UTILITY PLAN** 

DRAWING NUMBER AND TITLE



MATCHLINE SEE SHEET C-11

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XREFS: xBase xBM xTB—166007 x—UT—291743000 xV—UT—166007 R1 SitePlan FloorPlan—COR\_SITEPLAN Artesia PA2 CAD Building Base FloorPlan—COR\_BA1.
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- 2 INSTALL 1.5" WATER METER PER COS STD DET
- 3 INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD
- BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.



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NOT FOR CONSTRUCTION Kimley»Horn

ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE <u>1/23</u>

- 1 INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER
- 4 INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')
- 8 CONNNECT TO EXISTING SEWER MANHOLE, INVERT

#### **EXISTING IMPROVEMENT NOTES**

13 EX 8" SEWER PER COS# 1098-06.

14 EX 12" SEWER PER COS# 1098-06.

16 EX 8" WATER PER COS# 1098-06.

<del></del>	
94.21 P	PROPOSED ELEVATION TA
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
W	EXISTING WATER LINE
——— W ———	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWE
SS	PROPOSED SANITARY SEV
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING WATER VALVE
$\bigoplus$	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
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#### <u>GENERAL NOTES:</u>

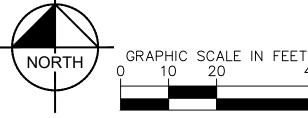
- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS
- OTHERWISE NOTED.

  2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF

PROPOSED FIRE HYDRANT

- 6. SUBTRÀCT 0.08' TO GUTTER (G) ELEVATIONS FOR
- LOCAL DEPRESSION.

  7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM



DRAWING ISSUES AND REVISIONS

€C-14 C-15

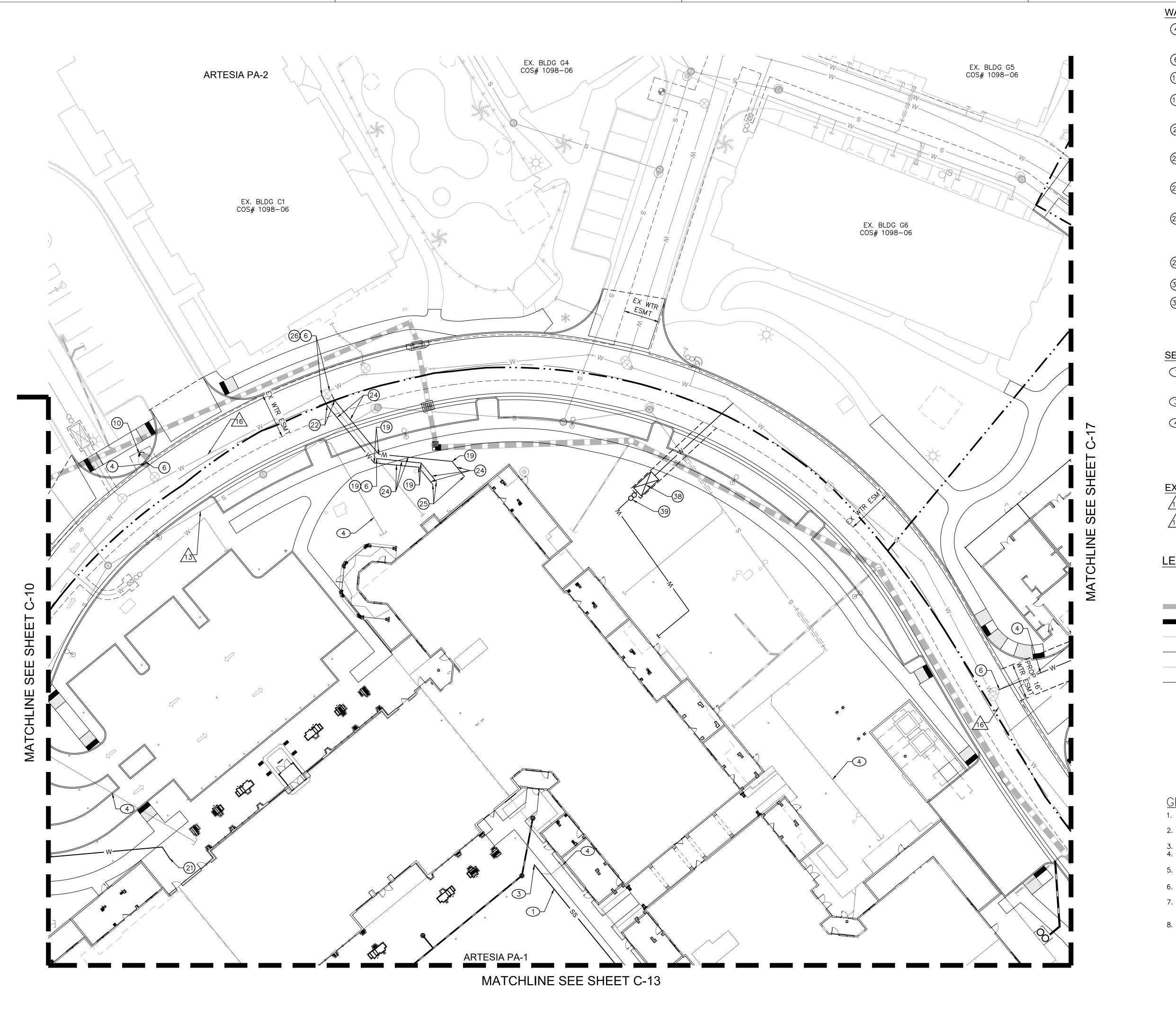
Key Plan

(C-13)

NO.	DATE	DESCRIPTION
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4.	1/12/2023	DRB RESUBMITTAL
	1	

DRAWING NUMBER AND TITLE

**PRELIMINARY UTILITY PLAN** 



- (4) INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- (6) CONNECT TO EXISTING WATER LINE.
- 10 INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- 19 INSTALL 6" 45 DEGREE DIP BEND WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
- (21) INSTALL FIRE DEPARTMENT CONNECTION PER COS STD DET 2367. SEE BUILDING PLANS FOR CONTINUATION.
- 22 INSTALL 6" 11.5 DEGREE DIP BEND WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND
- (24) INSTALL 6" DIP CLASS 350 , POLYWRAPPED FIRELINE, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- (25) INSTALL FIRE SPRINKER RISER. SEE BUILDING SPRINKLER PLANS FOR CONSTRUCTION DETAILS. CONTRACTOR TO VERIFY SIZE AND LOCATION OF FIRELINE PRIOR TO CONSTRCUTION AND NOTIFY ENGINEER OF ANY DISCEPANCIES.
- 26) INSTALL 8"X6" TAPPING SLEEVE AND VALVE PER MAG STD DET 340.
- (38) INSTALL 4" WATER METER PER COS STD DET 2345.
- 39 INSTALL 4" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2353.

#### SEWER CONSTRUCTION NOTES

- 1) INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 3 INSTALL SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
- 4 INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')

#### **EXISTING IMPROVEMENT NOTES**

13 EX 8" SEWER PER COS# 1098-06.

16 EX 8" WATER PER COS# 1098-06.

### **LEGEND**

PROPOSED ELEVATION TAG EXISTING STORM DRAIN PROPOSED STORM DRAIN EXISTING WATER LINE — PROPOSED WATER LINE EXISTING SANITARY SEWER PROPOSED SANITARY SEWER | C-10 EXISTING MANHOLE PROPOSED MANHOLE EXISTING WATER VALVE PROPOSED WATER VALVE

#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS
- OTHERWISE NOTED. 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

- 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC)
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND
- 2% MAX CROSS SLOPE. 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.



DESIGN CONSULTANT

STREET LIGHT

DALLAS, TEXAS 75201 | TEL. 214-922-1182

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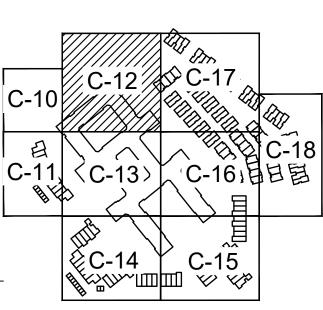
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PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

Kimley»Horn ENGINEER <u>S. JOHANNSEN</u>

PE NO.<u>62869</u> DATE 1/23

Key Plan

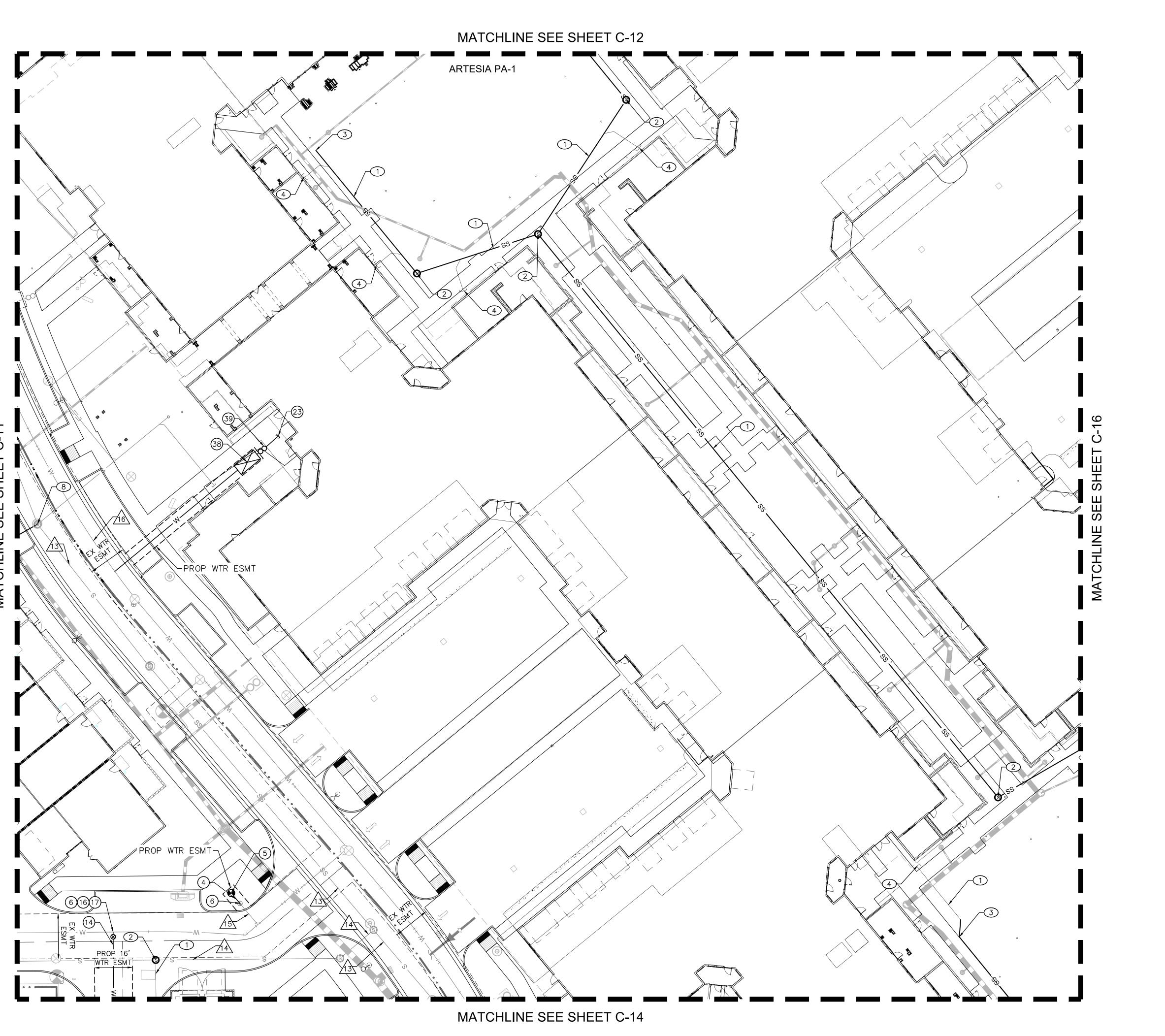


DRAWING ISSUES AND REVISIONS

STATEMENT OF THE STOREST		
NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**PRELIMINARY UTILITY PLAN** 



- (4) INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 5) RELOCATE EXISTING FIRE HYDRANT AND INSTALL PER MAG STD DET 360.
- (6) CONNECT TO EXISTING WATER LINE.
- 14) INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 16) INSTALL 8"X8" DIP TEE WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
- (17) INSTALL 8" GATE VALVE PER MAG STD DET 391-1,
- BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.
- 38) INSTALL 4" WATER METER PER COS STD DET 2345.
- 39 INSTALL 4" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2353.

#### SEWER CONSTRUCTION NOTES

- 1) INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER
- 3 INSTALL SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
- (4) INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')
- 8 CONNNECT TO EXISTING SEWER MANHOLE, INVERT

#### EXISTING IMPROVEMENT NOTES

13 EX 8" SEWER PER COS# 1098-06.

/14\ EX 12" SEWER PER COS# 1098-06.

15 EX 6" WATER PER COS# 1098-06.

16 EX 8" WATER PER COS# 1098-06.

#### **LEGEND**

PROPOSED ELEVATION TAG EXISTING STORM DRAIN PROPOSED STORM DRAIN

EXISTING WATER LINE - PROPOSED WATER LINE

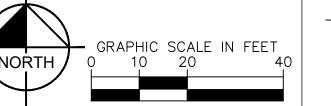
EXISTING SANITARY SEWER PROPOSED SANITARY SEWER | C-10 EXISTING MANHOLE PROPOSED MANHOLE

EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS
- OTHERWISE NOTED. 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES
- IN PLACE UNLESS OTHERWISE NOTED. 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC)
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.



DESIGN CONSULTANT

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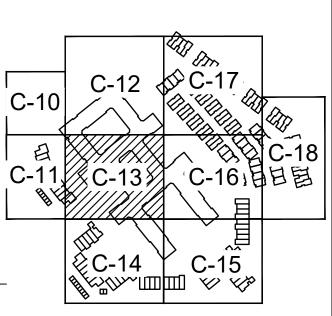
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ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE 1/23

Key Plan

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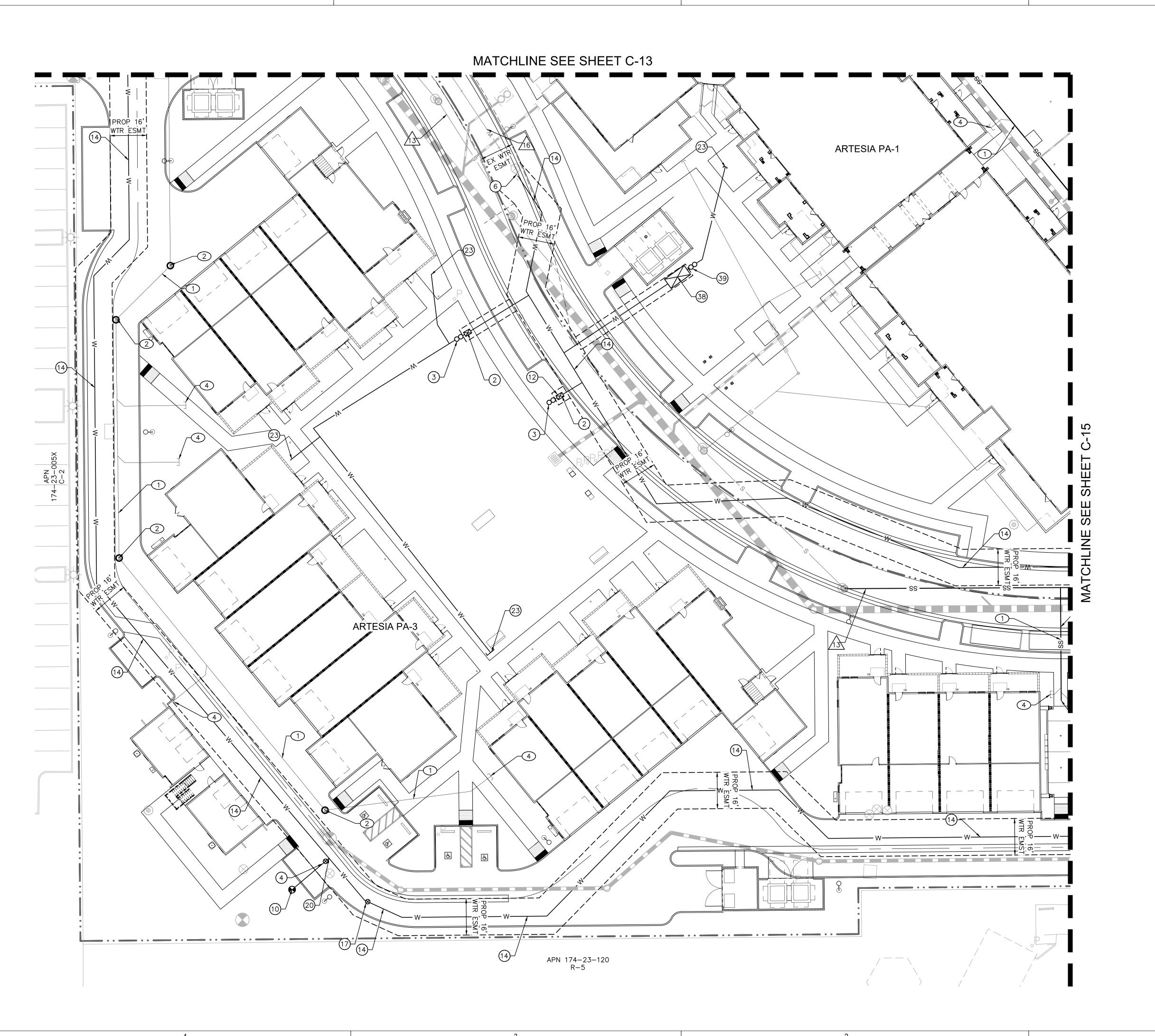


DRAWING ISSUES AND REVISIONS

NO. DATE DESCRIPTION 05/31/2022 DRB 09/09/2022 DRB RESUBMITTAL 11/07/2022 DRB RESUBMITTAL 1/12/2023 DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**PRELIMINARY UTILITY PLAN** 



- 2 INSTALL 1.5" WATER METER PER COS STD DET
- 3 INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD
- (4) INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 6) CONNECT TO EXISTING WATER LINE.
- 10 INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- 12) INSTALL 2" IRRIGATION METER. REF IRRIGATION
- (14) INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- (17) INSTALL 8" GATE VALVE PER MAG STD DET 391-1,
- 20 INSTALL 8"X6" DI TEE WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
- BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.
- 38 INSTALL 4" WATER METER PER COS STD DET 2345.
- 39 INSTALL 4" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2353.

#### SEWER CONSTRUCTION NOTES

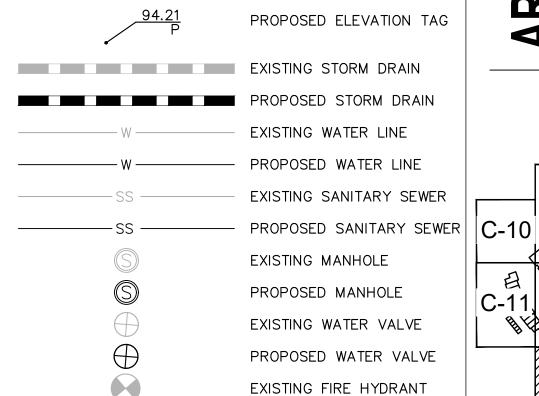
- 1) INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER
- 3 INSTALL SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
- 4 INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')

#### **EXISTING IMPROVEMENT NOTES**

13 EX 8" SEWER PER COS# 1098-06.

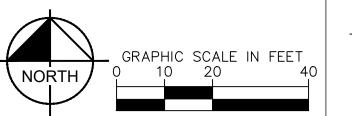
16 EX 8" WATER PER COS# 1098-06.

### **LEGEND**



#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS
- OTHERWISE NOTED. 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC) 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR
- LOCAL DEPRESSION. 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND
- 2% MAX CROSS SLOPE. 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.



PROPOSED FIRE HYDRANT

DESIGN CONSULTANT

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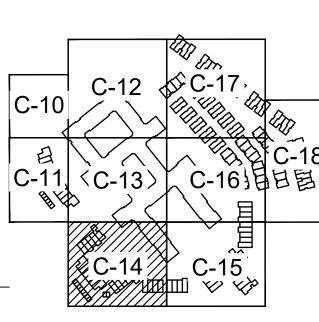


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Kimley»Horn ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE <u>1/23</u>

Key Plan

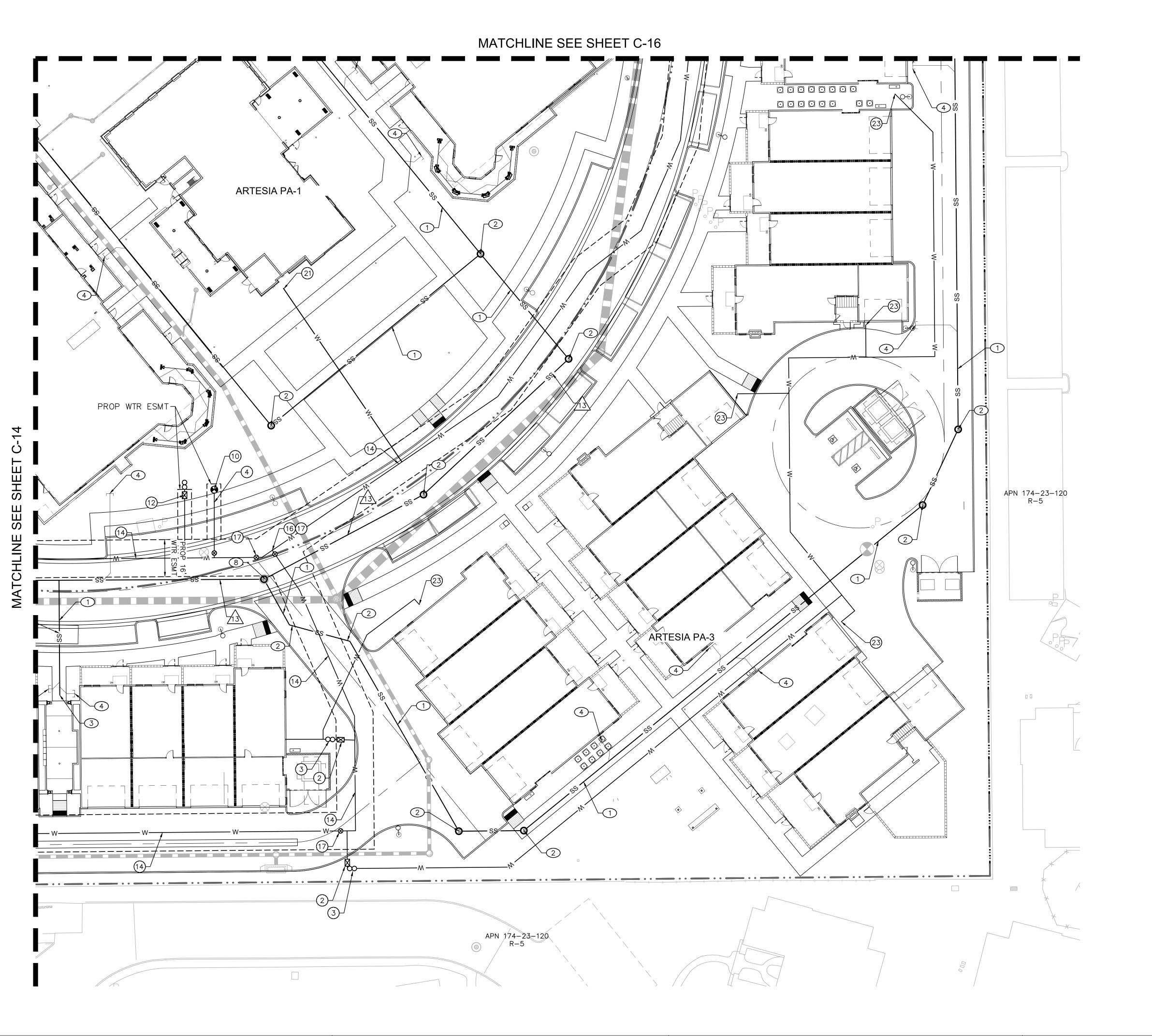


DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**PRELIMINARY UTILITY PLAN** 



- 2) INSTALL 1.5" WATER METER PER COS STD DET
- 3 INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2354.
- 4 INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.

  10 INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- 12) INSTALL 2" IRRIGATION METER. REF IRRIGATION
- 14) INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 16) INSTALL 8"X8" DIP TEE WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
- 17) INSTALL 8" GATE VALVE PER MAG STD DET 391-1, TYPE 'C'.
- (21) INSTALL FIRE DEPARTMENT CONNECTION PER COS STD DET 2367. SEE BUILDING PLANS FOR CONTINUATION.
- BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.

#### SEWER CONSTRUCTION NOTES

- 1 INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER PLAN.
- 3 INSTALL SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
- (4) INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')
- 8 CONNNECT TO EXISTING SEWER MANHOLE, INVERT PER PLAN.

#### **EXISTING IMPROVEMENT NOTES**

13 EX 8" SEWER PER COS# 1098-06.

#### LEGEND

PROPOSED ELEVATION TAG

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

EXISTING WATER LINE

PROPOSED WATER LINE

EXISTING SANITARY SEWER

SS PROPOSED SANITARY SEWER

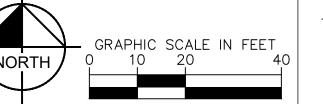
EXISTING MANHOLE

EXISTING WATER VALVE

PROPOSED WATER VALVE

#### GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
   CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.
- 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
  5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF OURD (TO)
- CURB (TC)
  6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR
- LOCAL DEPRESSION.
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.



EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

DESIGN CONSULTANT

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DALLAS, TEXAS 75201 | TEL. 214-922-1182
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AUTHORIZATION



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Kimley»Horn

ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE <u>1/23</u>

69 DATE 1/23

SDALE ROAD ARIZONA 85253

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Key Plan

C-12 C-17 C-10 C-13 C-16 E

C-15

)RA\	WING ISSI	JES AND REVISIONS
NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

PRELIMINARY UTILITY PLAN

DRAWING NUMBER AND TITLE

- (4) INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- (6) CONNECT TO EXISTING WATER LINE.
- 10 INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- (14) INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 16 INSTALL 8"X8" DIP TEE WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
- (17) INSTALL 8" GATE VALVE PER MAG STD DET 391-1,
- 20 INSTALL 8"X6" DI TEE WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
- 21) INSTALL FIRE DEPARTMENT CONNECTION PER COS STD DET 2367. SEE BUILDING PLANS FOR CONTINUATION.
- BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.
- (38) INSTALL 4" WATER METER PER COS STD DET 2345.
- 39 INSTALL 4" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2353.

#### SEWER CONSTRUCTION NOTES

- 1) INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER
- (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')
- (10) INSTALL 500 GAL GREASE INTERCEPTOR

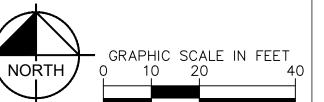
#### **EXISTING IMPROVEMENT NOTES**

13 EX 8" SEWER PER COS# 1098-06.

### **LEGEND**

PROPOSED ELEVATION TAG EXISTING STORM DRAIN PROPOSED STORM DRAIN EXISTING WATER LINE — PROPOSED WATER LINE EXISTING SANITARY SEWER PROPOSED SANITARY SEWER | C-10 EXISTING MANHOLE PROPOSED MANHOLE EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING FIRE HYDRANT PROPOSED FIRE HYDRANT

- 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN
- 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER. 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED. 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF
- CURB (TC) 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR
- LOCAL DEPRESSION. 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND
- 2% MAX CROSS SLOPE. 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.



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DESIGN CONSULTANT

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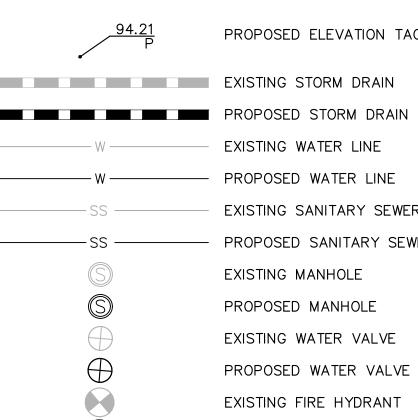
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ENGINEER <u>S. JOHANNSEN</u>

PE NO.<u>62869</u> DATE 1/23

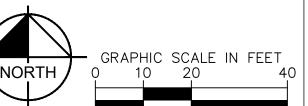
4) INSTALL BUILDING SEWER CONNECTION WITH

16 EX 8" WATER PER COS# 1098-06.



#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS
- OTHERWISE NOTED. FLOOD ZONE X



DRAWING ISSUES AND REVISIONS

&C-14

Key Plan

NO. DATE DESCRIPTION 05/31/2022 DRB 09/09/2022 DRB RESUBMITTAL 11/07/2022 DRB RESUBMITTAL 1/12/2023 DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**UTILITY PLAN** 

**PRELIMINARY** 



- 2 INSTALL 1.5" WATER METER PER COS STD DET
- 3 INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2354.
- 6 CONNECT TO EXISTING WATER LINE.
- 14) INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 23) BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.
- 28 CUT EXISTING WATERLINE AND INSTALL 8"X8" DI TEE WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.

#### DESIGN CONSULTANT

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Kimley»Horn

ENGINEER <u>S. JOHANNSEN</u> PE NO.<u>62869</u> DATE <u>1/23</u>

SEWER CONSTRUCTION NOTES

- 1) INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER PLAN.
- 3 INSTALL SEWER CLEANOUT PER MAG STD DET 441, INVERT PER PLAN.
- 4 INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')

#### **EXISTING IMPROVEMENT NOTES**

13 EX 8" SEWER PER COS# 1098-06.

16 EX 8" WATER PER COS# 1098-06.

### LEGEND

PROPOSED ELEVATION TAG

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

EXISTING WATER LINE

PROPOSED WATER LINE

SS EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

EXISTING MANHOLE

PROPOSED MANHOLE

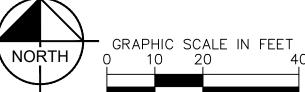
EXISTING WATER VALVE

PROPOSED WATER VALVE

#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN FLOOD ZONE X
- CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.
   CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC)
- 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.

  7. ALL PROPOSED CONCRETE SIDEWALKS TO BE
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.



EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

DRAWING ISSUES AND REVISIONS

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日 C-11 (C-13) C-16 目目目

Key Plan

NO.	DATE	DESCRIPTION
1.	05/31/2022	DRB
2.	09/09/2022	DRB RESUBMITTAL
3.	11/07/2022	DRB RESUBMITTAL
4.	1/12/2023	DRB RESUBMITTAL
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DRAWING NUMBER AND TITLE

PRELIMINARY UTILITY PLAN

DRAWING NUMBER AND TITLE



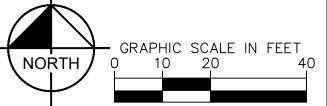
- 2 INSTALL 1.5" WATER METER PER COS STD DET
- 3 INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2354.
- (4) INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 6) CONNECT TO EXISTING WATER LINE.
- 10 INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- (14) INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 22 INSTALL 6" 11.5 DEGREE DIP BEND WITH THRUST RESTRAINTS PER MAG STD DET 303-1 AND 303-2.
- BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.
- 26 INSTALL 8"X6" TAPPING SLEEVE AND VALVE PER MAG STD DET 340.

#### SEWER CONSTRUCTION NOTES

- 1) INSTALL 8" SDR35 PVC PRIVATE SEWER PIPE, LENGTH AND SLOPE PER PLANS. BEDDING AND BACKFILL PER COS STD DET 2201.
- 2 INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER
- MAG STD DET 440-3, TYPE 'C')

PROPOSED ELEVATION TAG EXISTING STORM DRAIN PROPOSED STORM DRAIN EXISTING WATER LINE ----- PROPOSED WATER LINE EXISTING SANITARY SEWER - PROPOSED SANITARY SEWER $|m{C-10}|$ EXISTING MANHOLE PROPOSED MANHOLE EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING FIRE HYDRANT

- 2. ALL CIVIL IMPROVEMENTS ARE LOCATED WITHIN
- FLOOD ZONE X 3. CUT/FILL SLOPES ARE 4:1 MAX OR FLATTER.
- IN PLACE UNLESS OTHERWISE NOTED. 5. ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF
- CURB (TC) 6. SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
- 7. ALL PROPOSED CONCRETE SIDEWALKS TO BE
- 2% MAX CROSS SLOPE. 8. CONTRACTOR TO VERIFY DEPTH OF ALL EXITING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF



PROPOSED FIRE HYDRANT

STREET LIGH

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ARTESIA

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

Kimley»Horn

Key Plan

C-11 (C-13)

&C-14

DRAWING ISSUES AND REVISIONS

09/09/2022 DRB RESUBMITTAL

11/07/2022 DRB RESUBMITTAL

1/12/2023 DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

**PRELIMINARY** 

**UTILITY PLAN** 

DRAWING NUMBER AND TITLE

NO. DATE DESCRIPTION

05/31/2022 DRB

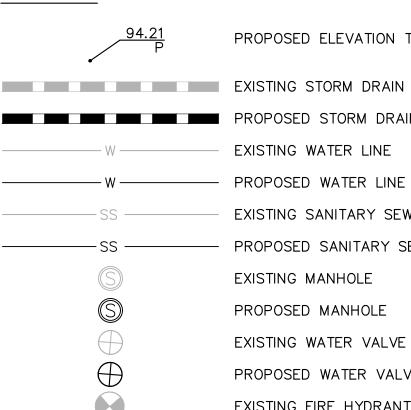
ENGINEER S. JOHANNSEN PE NO.<u>62869</u> DATE 1/23

4) INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER

#### **EXISTING IMPROVEMENT NOTES**

13 EX 8" SEWER PER COS# 1098-06.

### **LEGEND**



#### GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 4. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES
- CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND
- CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.