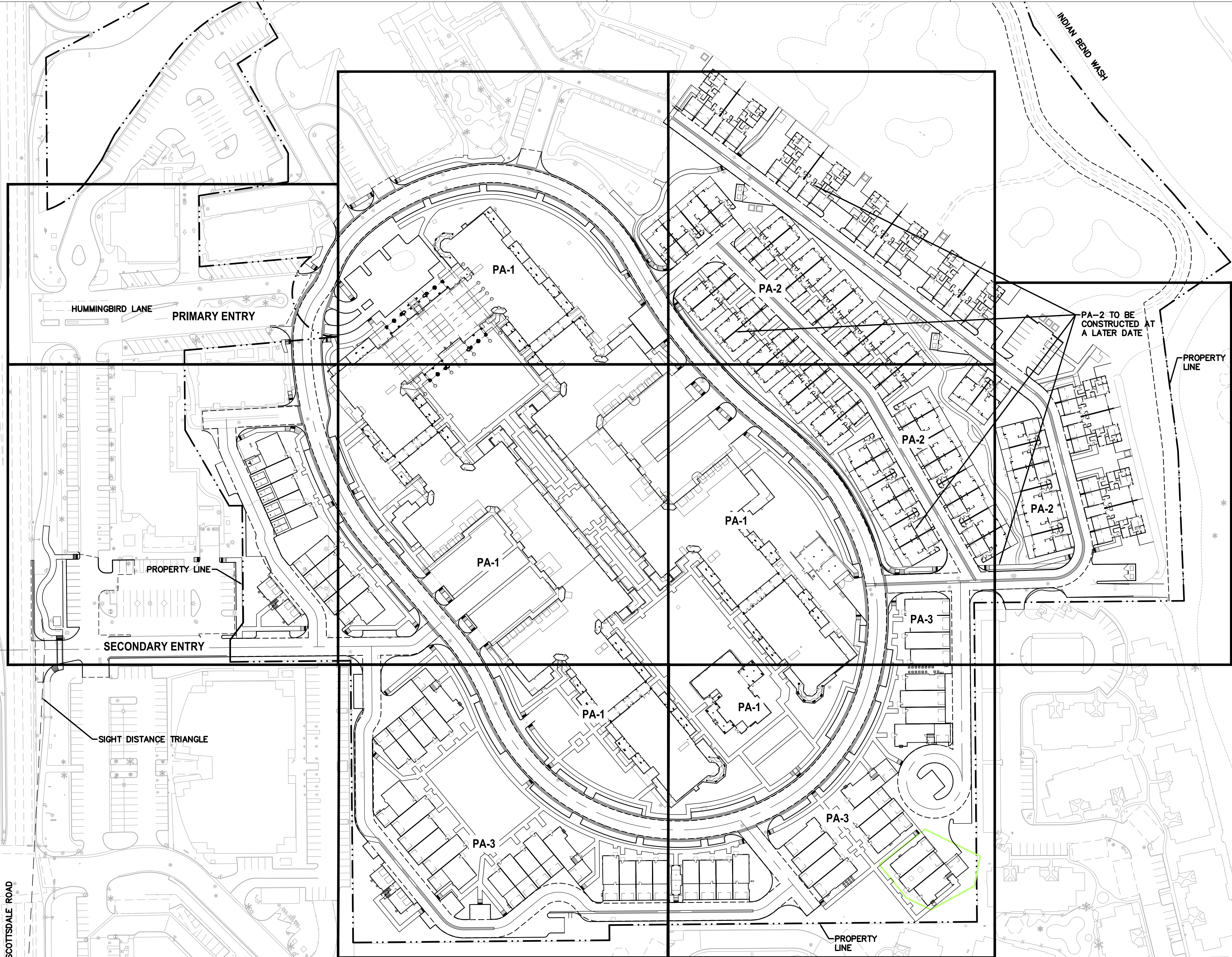


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Kimley»Horn
ENGINEER S. JOHANNSEN
PE NO. 62869, DATE 1/23

ARTESIA

ARTESIA
7201 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

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 |

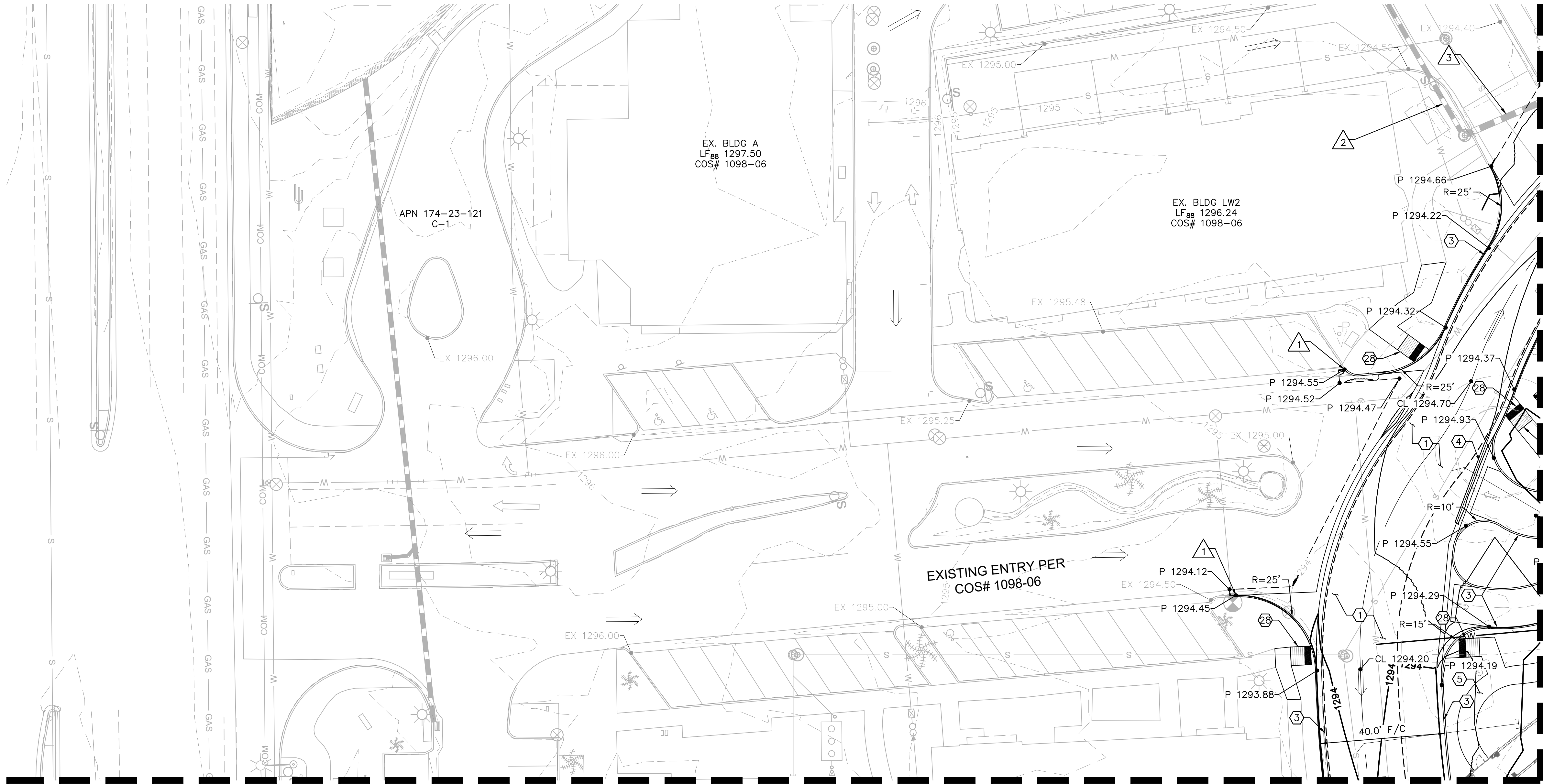
DRAWING NUMBER AND TITLE

SITE PLAN

DRAWING NUMBER AND TITLE

C-0.2

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GRADING CONSTRUCTION NOTES

- 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.
- 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

EXISTING IMPROVEMENT NOTES

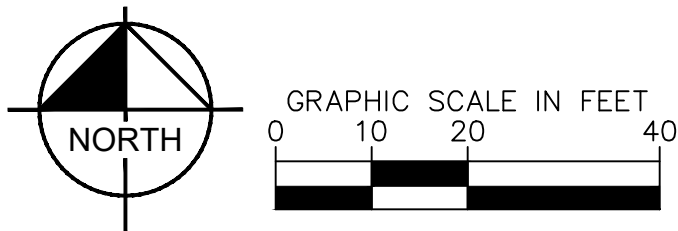
- 1 MATCH EXISTING CURB & GUTTER.
- 2 EX 18" STORM DRAIN.
- 3 EX 24" STORM DRAIN.

LEGEND

- | | |
|--|-------------------------|
| | 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 |

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.
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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 EXISTING 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.



MATCHLINE SEE SHEET C-3

MATCHLINE SEE SHEET C-2

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www.ccbgarchitects.com

AUTHORIZATION



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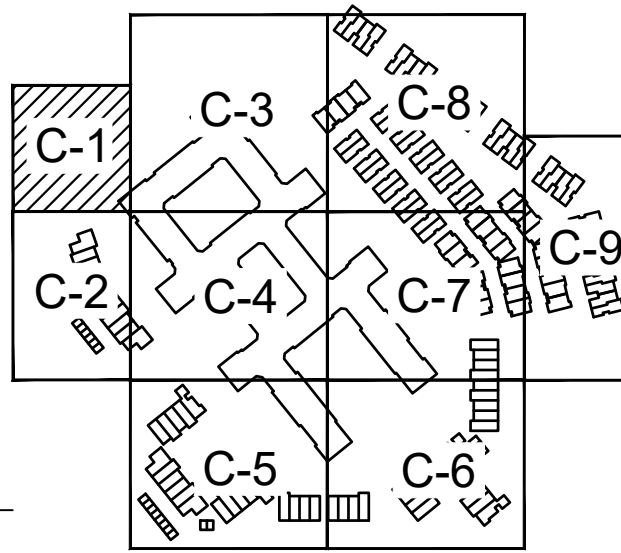
KimleyHorn

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

ARTESIA

7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



DRAWING ISSUES AND REVISIONS

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| 4. | 1/12/2023 | DRB RESUBMITTAL |

DRAWING NUMBER AND TITLE

**PRELIMINARY
GRADING &
DRAINAGE PLAN**

DRAWING NUMBER AND TITLE

C-1



A north arrow pointing upwards, with the word "NORTH" written below it. To the right of the north arrow is a graphic scale bar labeled "GRAPHIC SCALE IN FEET". The scale bar has markings at 0, 10, 20, and 40 feet, with alternating black and white segments.

C-2

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- 29 CONSTRUCT SIDEWALK RAMP
- 57 INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN.
- 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 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.
- 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

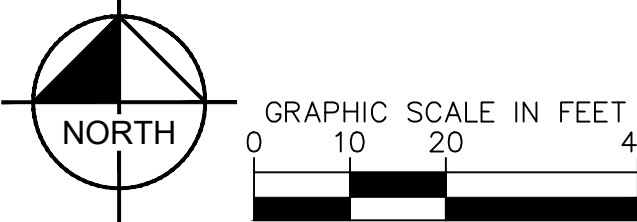
- 3 EX 24" STORM DRAIN.
- 4 EX 30" STORM DRAIN.
- 5 EX 8" STORM DRAIN.
- 6 EX 12" STORM DRAIN.

LEGEND

- 94.21 P 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

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



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AUTHORIZATION

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
62869
SHANE R. JOHANNSEN
Date Signed: 11/1/23
ARIZONA, USA

ARTESIA

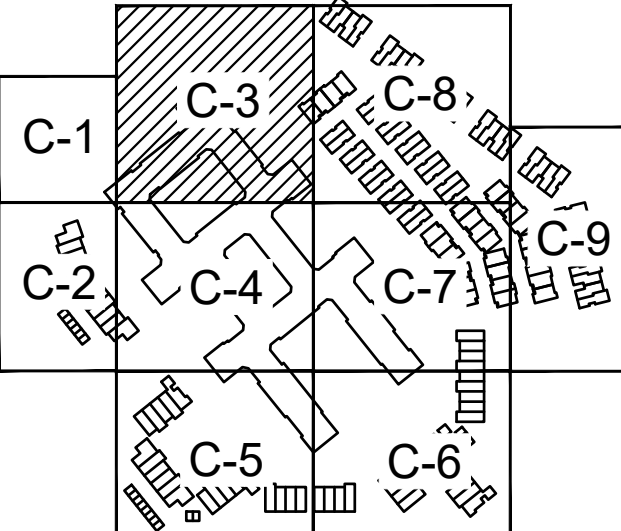
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ENGINEER S. JOHANNSEN
PE NO. 62869, DATE 1/23

ARTESIA

7201 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



DRAWING ISSUES AND REVISIONS

| NO. | DATE | DESCRIPTION |
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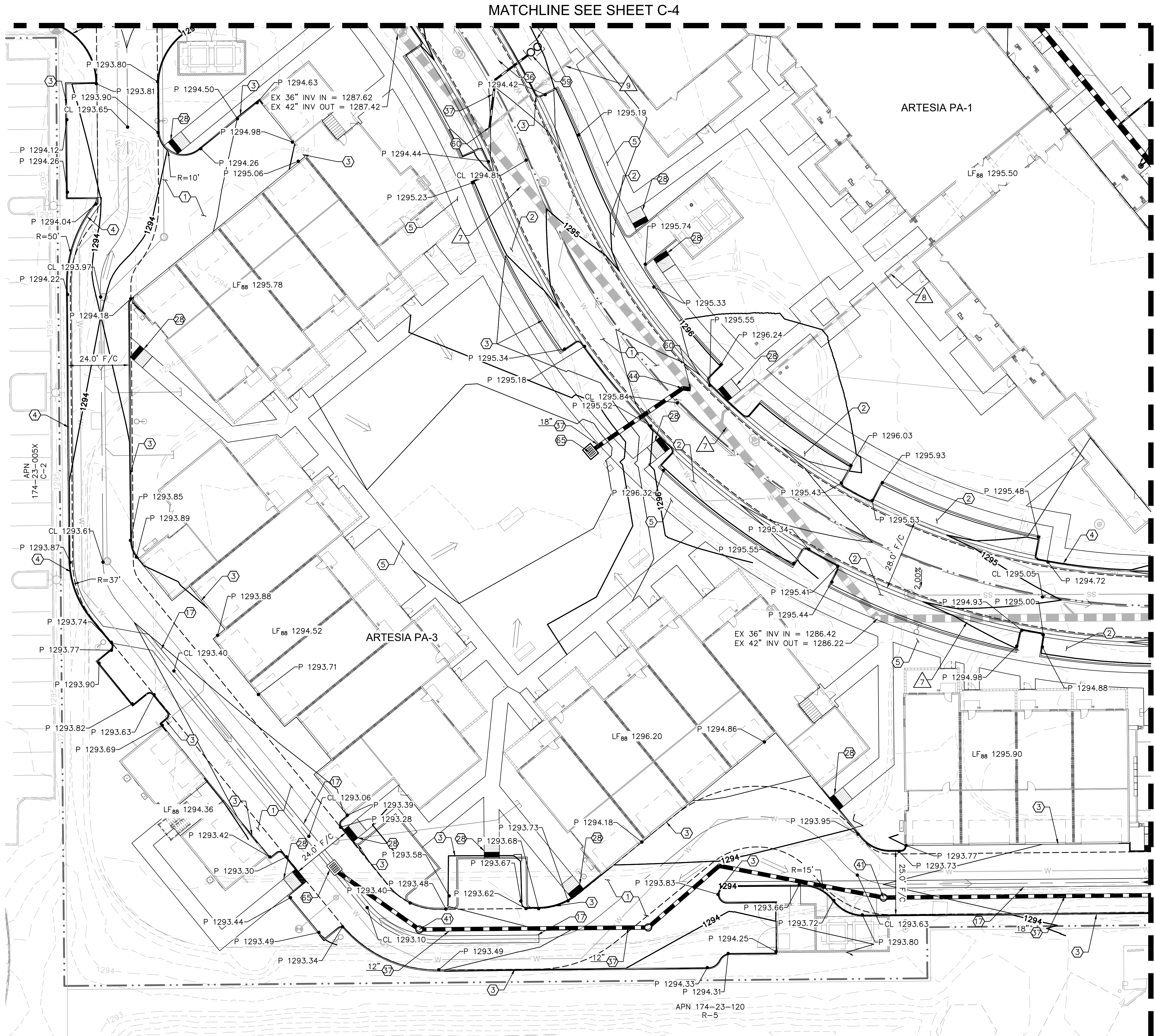
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**PRELIMINARY
GRADING &
DRAINAGE PLAN**

DRAWING NUMBER AND TITLE

C-3

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- 17 CONSTRUCT 3' WIDE CONCRETE VALLEY GUTTER PER MAG STD DET 240.
- 28 CONSTRUCT SIDEWALK RAMP
- 36 MATCH EXISTING ELEVATION.
- 57 INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN.
- 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.
- 59 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.
- 65 INSTALL CATCH BASIN PER MAG STD DET 535, GRATE AND INVERT ELEVATION PER PLAN.

EXISTING IMPROVEMENT NOTES

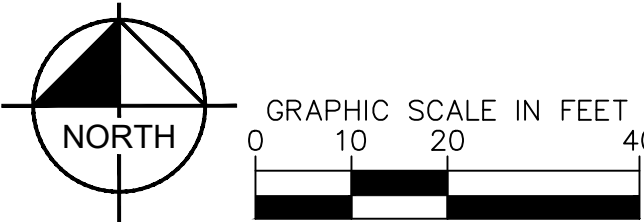
- 7 EX 36" STORM DRAIN.
- 8 EX 10" STORM DRAIN.
- 9 EX 42" STORM DRAIN.

LEGEND

- 94.21 P PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED MANHOLE

GENERAL NOTES:

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P.O. Box 1000, San Diego
Tel: 619-594-1100
www.ccbgarchitects.com

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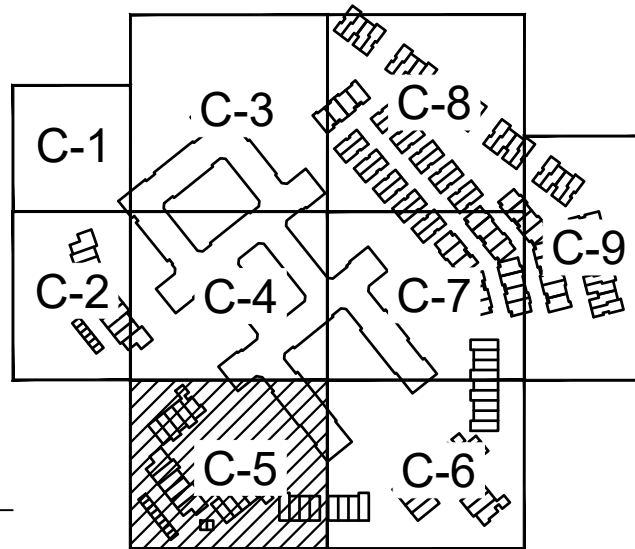
Professional Engineer (Civil)
62869
SHANE R. JOHANNSEN
Date Signed: 11/12/23
ARIZONA, USA

ARTESIA

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Kimley-Horn
ENGINEER S. JOHANNSEN
PE NO. 62869, DATE 1/23

ARTESIA
7201 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



DRAWING ISSUES AND REVISIONS

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| 1. | 05/31/2022 | DRB |
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| 4. | 1/12/2023 | DRB RESUBMITTAL |

DRAWING NUMBER AND TITLE

**PRELIMINARY
GRADING &
DRAINAGE PLAN**

DRAWING NUMBER AND TITLE

C-5

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- 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.
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- 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.
- ②③ CONSTRUCT TRASH ENCLOSURE PER COS STD DET 2146-1, REF ARCH PLANS FOR DETAILS.
- ②⑧ CONSTRUCT SIDEWALK RAMP
- ⑤⑦ INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN.
- ④① INSTALL 60" STORM DRAIN MANHOLE PER MAG STD DET 521 AND 522. RIM AND INVERT ELEVATIONS PER PLAN.
- ⑥① 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

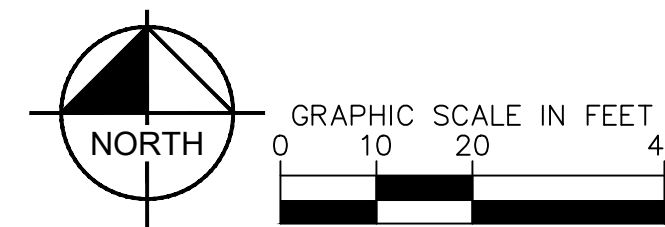
-  EX 24" STORM DRAIN.
 EX 8" STORM DRAIN.
 EX 36" STORM DRAIN.
 EX 42" STORM DRAIN.

LEGEND

- 94.21
P
- PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W
- EXISTING WATER LINE
- W
- PROPOSED WATER LINE
- SS
- EXISTING SANITARY SEWER
- SS
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED MANHOLE

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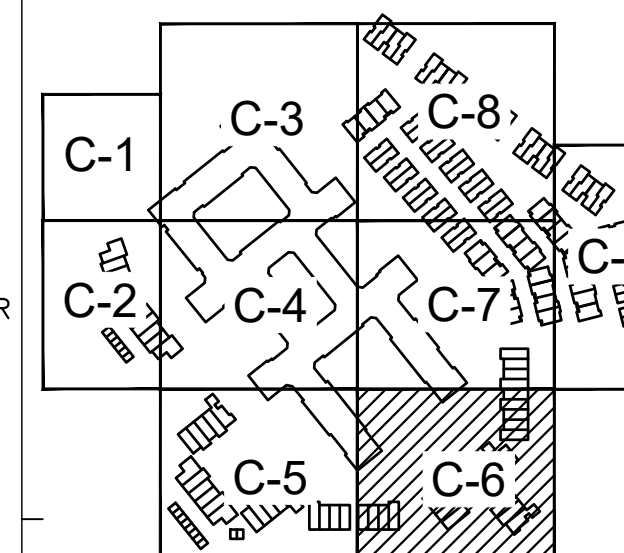
ENGINEER S. JOHANN
PE NO. 62869 DATE 1.

11/11/2019

ARTESIA

77291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



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| 4. | 1/12/2023 | DRB RESUBMITTAL |
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DRAWING NUMBER AND TITLE

PRELIMINARY GRADING & DRAINAGE PLAN

DRAWING NUMBER AND TITLE

C-6

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MATCHLINE SEE SHEET C-4

MATCHLINE SEE SHEET C-8

MATCHLINE SEE SHEET C-9

MATCHLINE SEE SHEET C-6

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- 62 INSTALL NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRADE OR APPROVED EQUAL. RIM AND INVERT ELEVATION PER PLAN.

EXISTING IMPROVEMENT NOTES

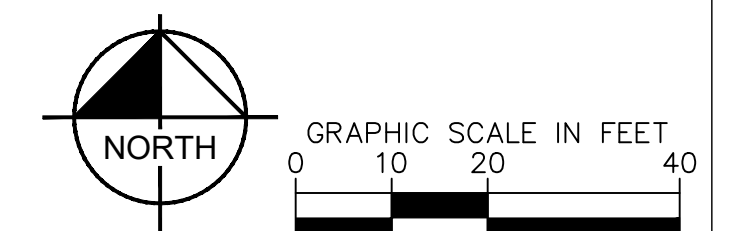
- 2 EX 18" STORM DRAIN.
- 4 EX 30" STORM DRAIN.
- 5 EX 8" STORM DRAIN.
- 7 EX 36" STORM DRAIN.
- 9 EX 42" STORM DRAIN.
- 10 EX 60" STORM DRAIN.
- 12 EX STORM DRAIN OPENING.

LEGEND

| | |
|--|-------------------------|
| | 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 |

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 EXISTING 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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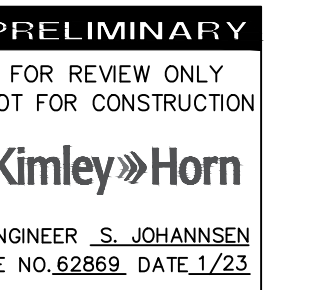
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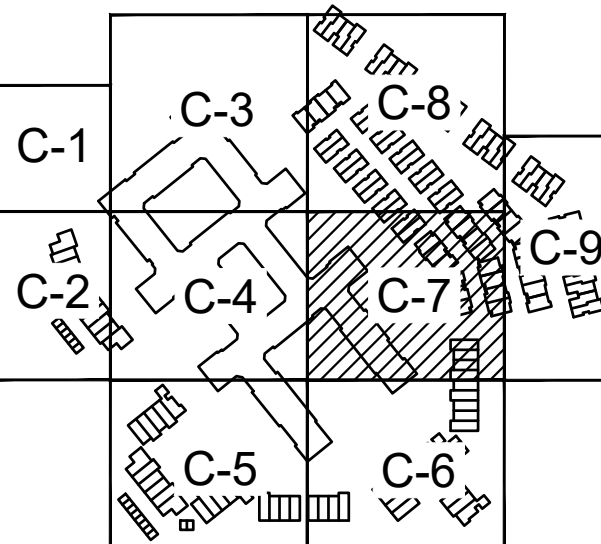
ARTESIA



ARTESIA

7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

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**

DRAWING NUMBER AND TITLE

C-7

K:\proj_sch\29743000 - artesia 2022\0400 preliminary\29743000-00-DRB.dwg Jun 11, 2023 Nick Rottke
K:\proj_sch\29743000 - artesia 2022\0400 preliminary\29743000-00-DRB.dwg Jun 11, 2023 Nick Rottke
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MATCHLINE SEE SHEET C-3

MATCHLINE SEE SHEET C-7

MATCHLINE
SEE SHEET C-9

GRADING CONSTRUCTION NOTES

- 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.
- 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.
- ②3 CONSTRUCT TRASH ENCLOSURE PER COS STD DET 2146-1, REF ARCH PLANS FOR DETAILS.
- ②8 CONSTRUCT SIDEWALK RAMP
- ⑤7 INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN.
- ④4 INSTALL ADS BEND FITTING OR APPROVED EQUIVALENT, INVERTS AND ANGLE PER PLAN.
- ⑥0 CUT EXISTING STORM DRAIN AND INSTALL 8"x8" HDPE WYE. INVERT PER PLAN.

EXISTING IMPROVEMENT NOTES

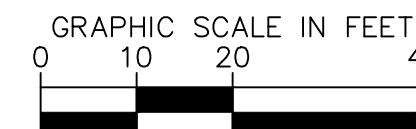
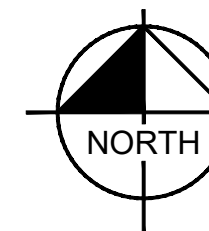
- ④ EX 30" STORM DRAIN.
- ⑤ EX 8" STORM DRAIN.

LEGEND

| | |
|--|-------------------------|
| | 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 |

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.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC)
- SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
- ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- CONTRACTOR TO VERIFY DEPTH OF ALL EXISTING UTILITIES AT CROSSING AND NOTIFY ENGINEER OF CONFLICTS. CONTRACTOR TO UTILIZE MAG STD DET 404-1 AT ALL CROSSING WITH LESS THAN MINIMUM SEPARATION.
- ALL LF88 ELEVATIONS ARE ELEVATED ABOVE THE RFE ADJACENT TO INDIAN BEND WASH.



DESIGN CONSULTANT

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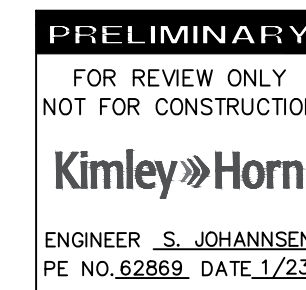
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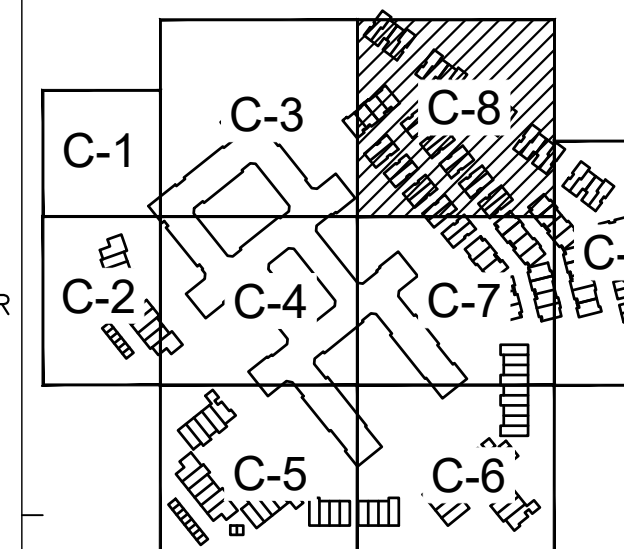
ARTESIA



ARTESIA

7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



DRAWING ISSUES AND REVISIONS

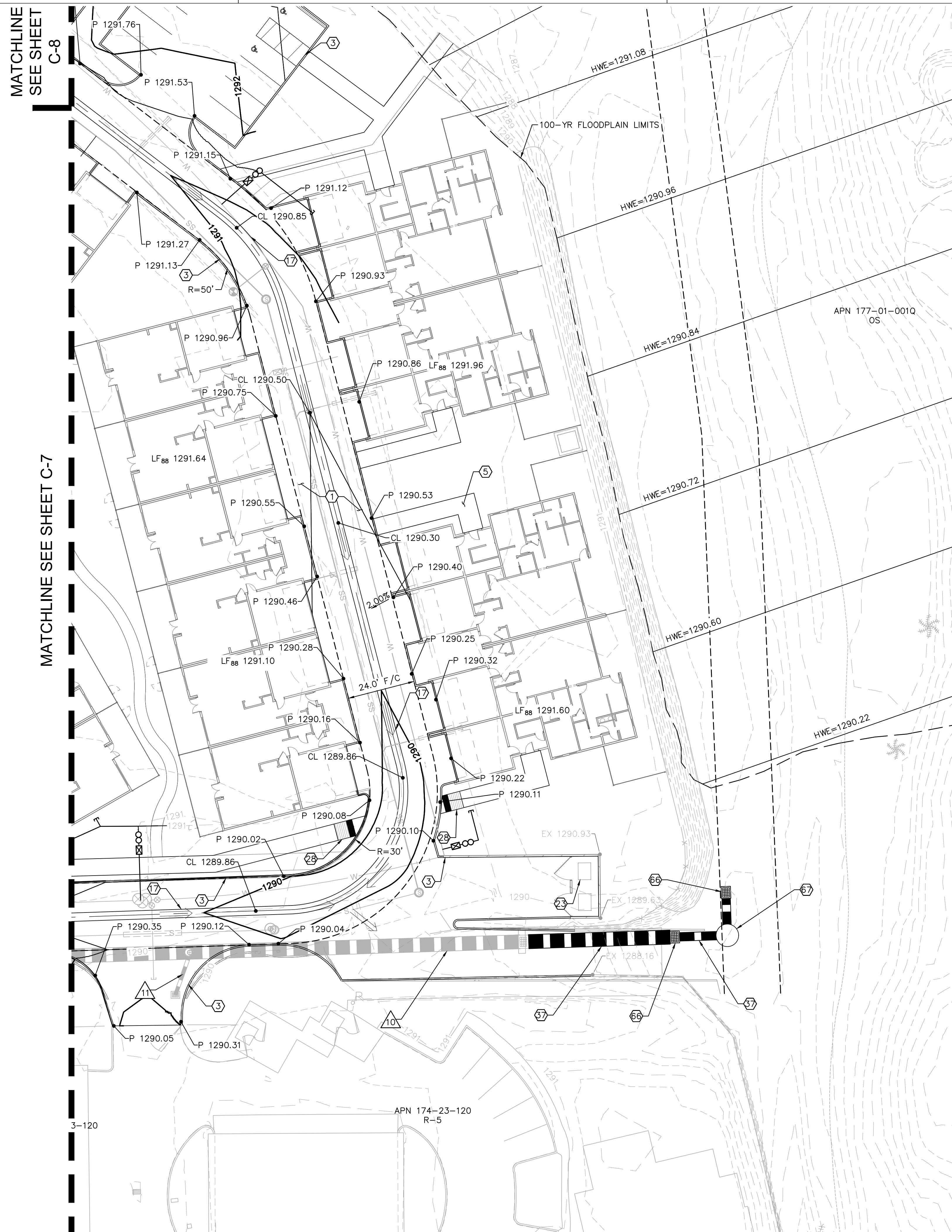
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| 4. | 1/12/2023 | DRB RESUBMITTAL |
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DRAWING NUMBER AND TITLE

**PRELIMINARY
GRADING &
DRAINAGE PLAN**

DRAWING NUMBER AND TITLE

C-8

[illegible]

GRADING CONSTRUCTION NOTES

- 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.
- ⑨ CONSTRUCT TRASH ENCLOSURE PER COS STD DET 2146-1, REF ARCH PLANS FOR DETAILS.
- ⑪ CONSTRUCT SIDEWALK RAMP
- ⑬ INSTALL ADS N-12 HDPE STORM DRAIN OR APPROVED EQUAL, LENGTH, SIZE AND SLOPE PER PLAN.
- ⑮ INSTALL BUBBLE UP PER MODIFIED MAG STD DET 535 TYPE 1" DOUBLE GRATE STRUCTURE.
- ⑰ INSTALL OLD-CASTLE DVS-96C DUAL VORTEX HYDRODYNAMIC SEPARATOR.

EXISTING IMPROVEMENT NOTES

-  EX 60" STORM DRAIN.
-  EX 15" STORM DRAIN.

LEGEND

94.21
P

PROPOSED ELEVATION TAG

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

EXISTING WATER LINE

PROPOSED WATER LINE

EXISTING SANITARY SEWER

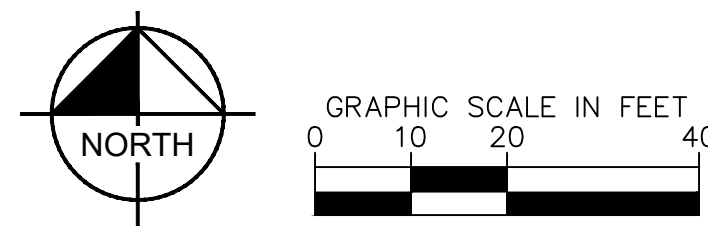
PROPOSED SANITARY SEWER

EXISTING MANHOLE

PROPOSED MANHOLE

GENERAL NOTES:

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



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102 East Buchanan Street
Phoenix AZ 85024 602.258.2311
www.ccbgarchitects.com

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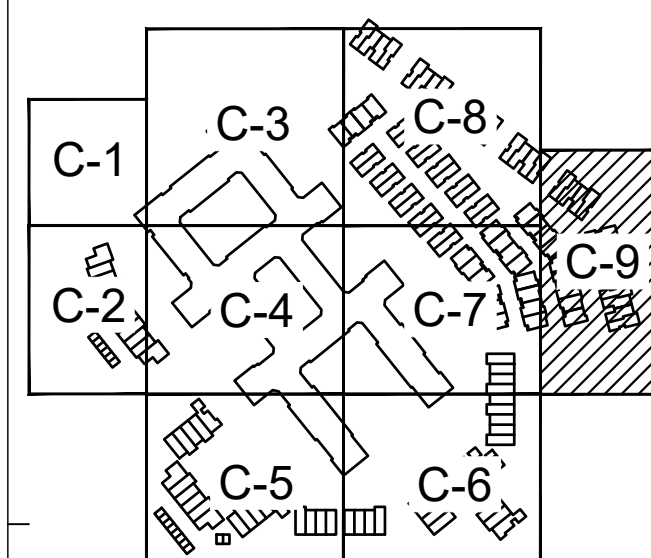
Kimley»Horn

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

ARTESIA

77291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



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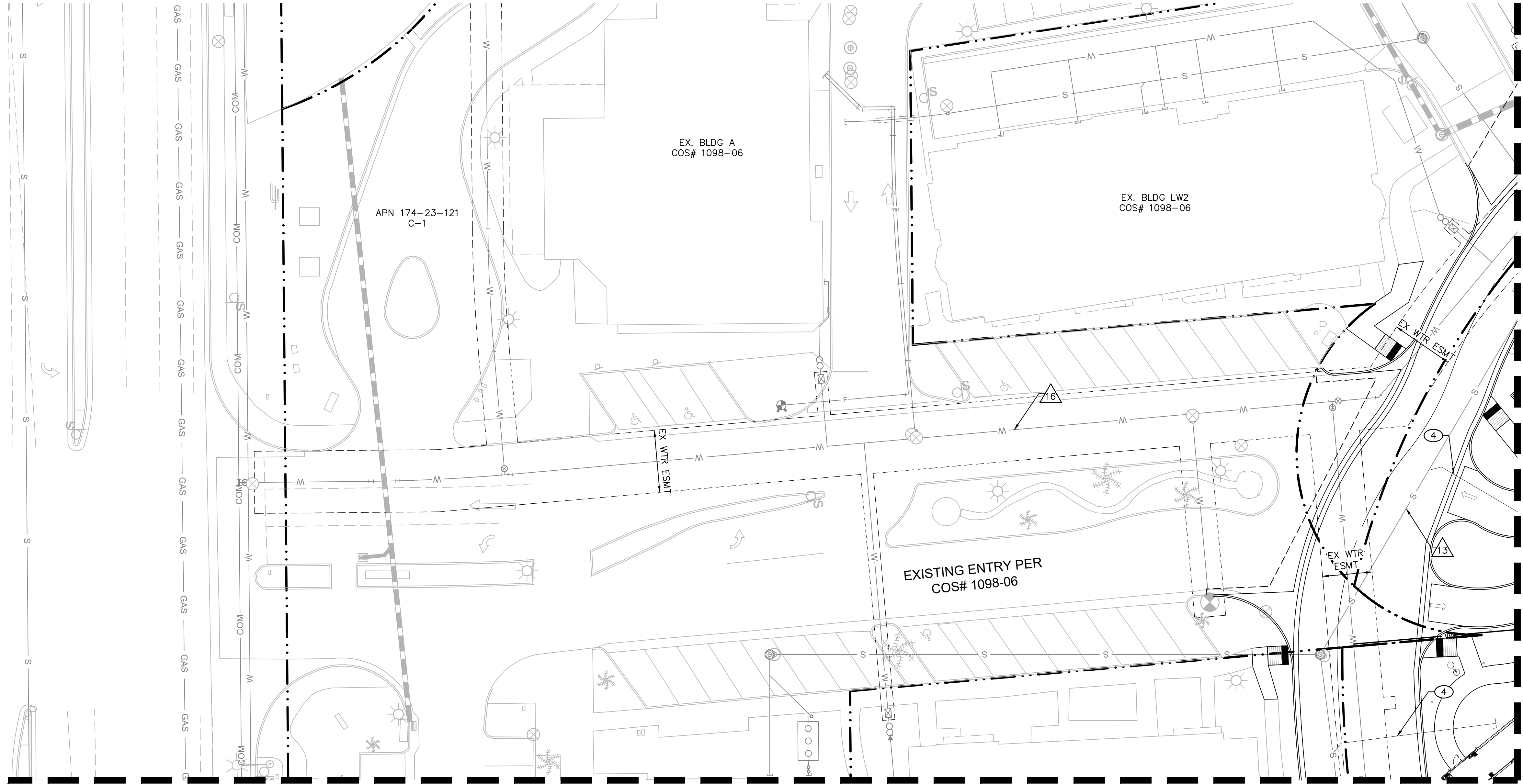
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**PERLIMINARY
GRADING &
DRAINAGE PLAN**

DRAWING NUMBER AND TITLE

C-9

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WATER CONSTRUCTION NOTES

SEWER CONSTRUCTION NOTES

- ④ INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')

EXISTING IMPROVEMENT NOTES

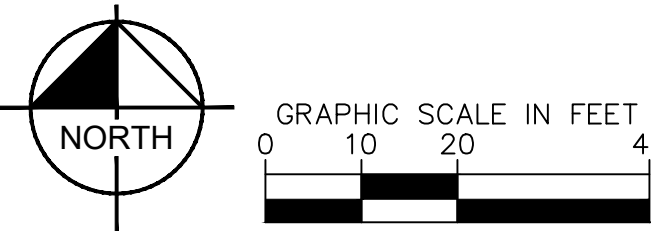
- ⑬ EX 8" SEWER PER COS# 1098-06.
⑯ EX 8" WATER PER COS# 1098-06.

LEGEND

- 94.21 P PROPOSED ELEVATION TAG
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
W EXISTING WATER LINE
W PROPOSED WATER LINE
SS EXISTING SANITARY SEWER
SS PROPOSED SANITARY SEWER
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT

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.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC).
- SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
- ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- CONTRACTOR TO VERIFY DEPTH OF ALL EXISTING 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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AUTHORIZATION

Registered Professional Engineer (Civil)
62869
SHANE R. JOHANNSEN
Date Signed: 1/12/23
ARIZONA, USA

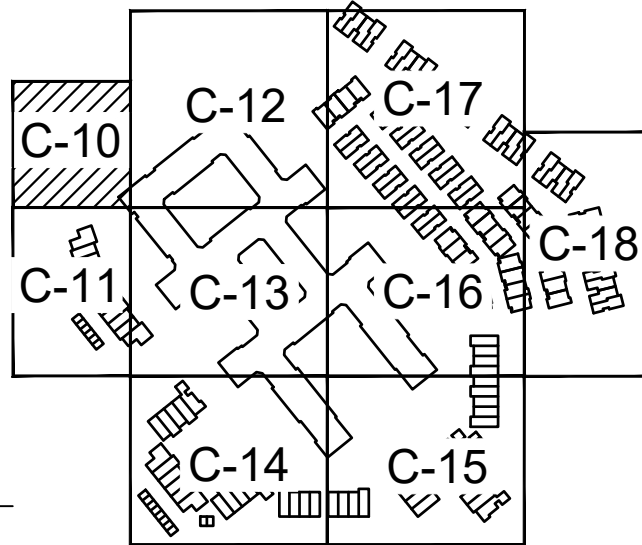
ARTESIA

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

ARTESIA

7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



DRAWING ISSUES AND REVISIONS

| NO. | DATE | DESCRIPTION |
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| 1. | 05/31/2022 | DRB |
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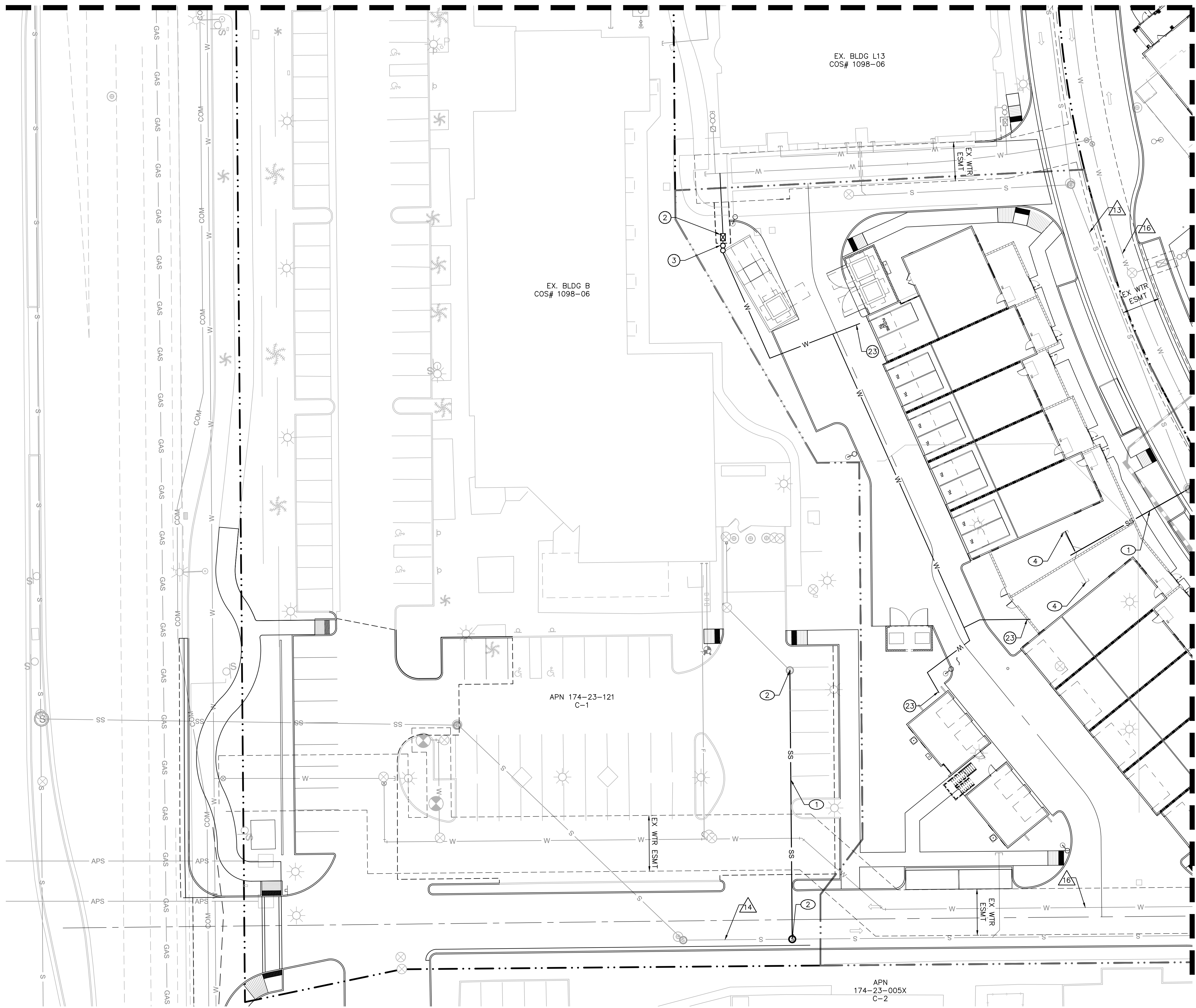
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**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

C-10

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WATER CONSTRUCTION NOTES

- 2 INSTALL 1.5" WATER METER PER COS STD DET 2330.
- 3 INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2354.
- 23 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.
- 4 INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')
- 8 CONNECT TO EXISTING SEWER MANHOLE, INVERT PER PLAN.

EXISTING IMPROVEMENT NOTES

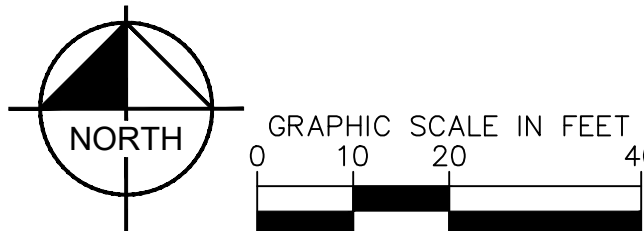
- 13 EX 8" SEWER PER COS# 1098-06.
- 14 EX 12" SEWER PER COS# 1098-06.
- 16 EX 8" WATER PER COS# 1098-06.

LEGEND

- 94.21 P PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- 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.



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Portland, OR 97201 - 503.231.1234
www.ccbgarchitects.com

AUTHORIZATION

Professional Engineer (Civil)
62869
SHANE R. JOHANNSEN
Exp. 12/31/2023
ARIZONA, USA

ARTESIA

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

ARTESIA

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SCOTTSDALE, ARIZONA 85253

Key Plan

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| 4. | 1/12/2023 | DRB RESUBMITTAL |

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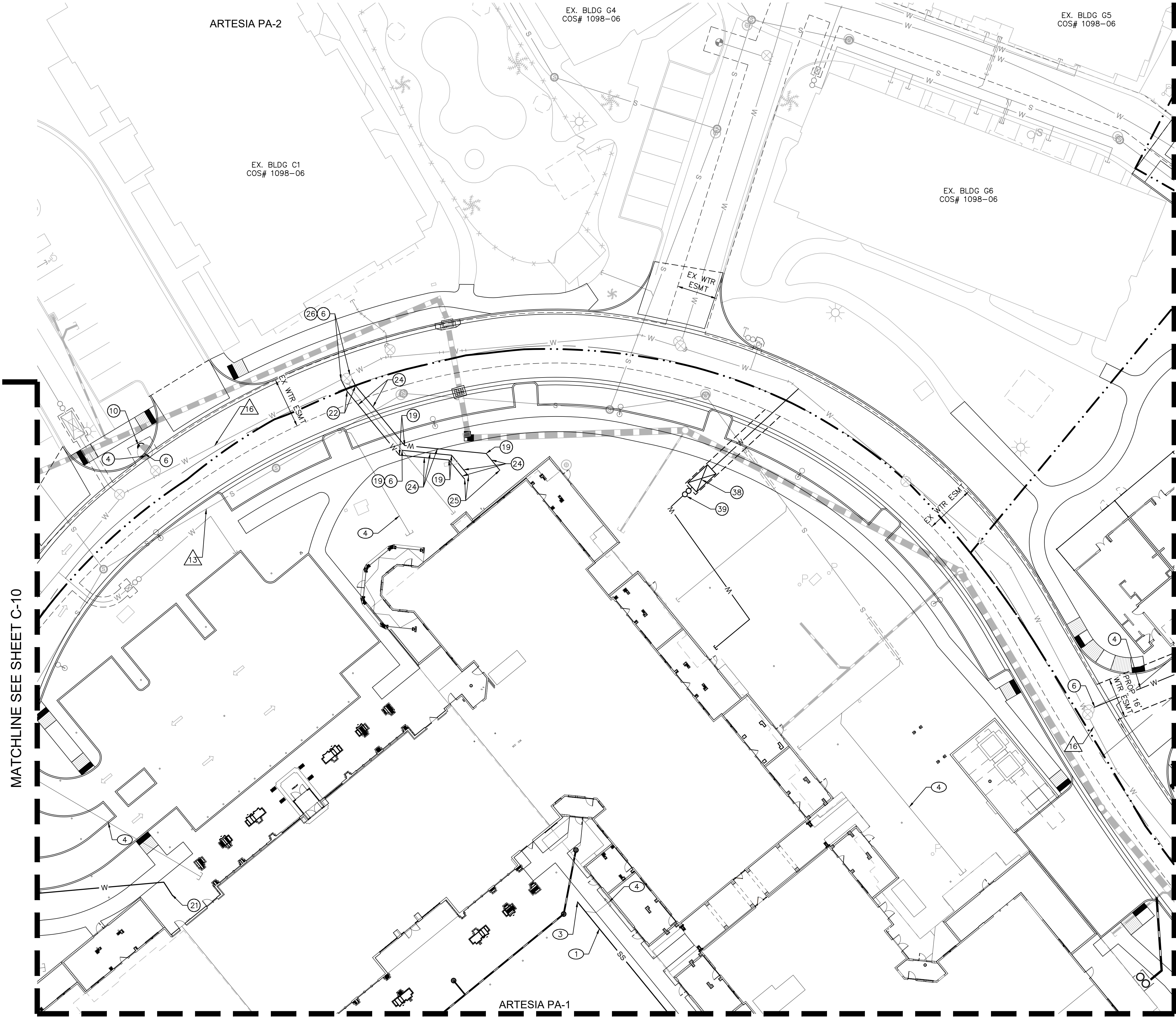
**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

C-11

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MATCHLINE SEE SHEET C-10



ARTESIA PA-1

MATCHLINE SEE SHEET C-13

WATER CONSTRUCTION NOTES

- 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 303-2.
- 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 SPRINKLER RISER. SEE BUILDING SPRINKLER PLANS FOR CONSTRUCTION DETAILS. CONTRACTOR TO VERIFY SIZE AND LOCATION OF FIRELINE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 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

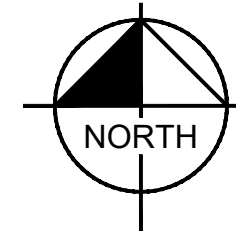
- 13 EX 8" SEWER PER COS# 1098-06.
- 16 EX 8" WATER PER COS# 1098-06.

LEGEND

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

GENERAL NOTES:

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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 EXISTING 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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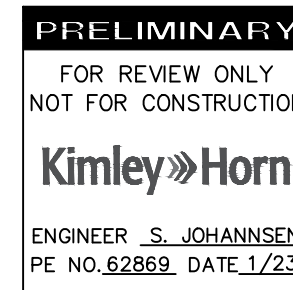
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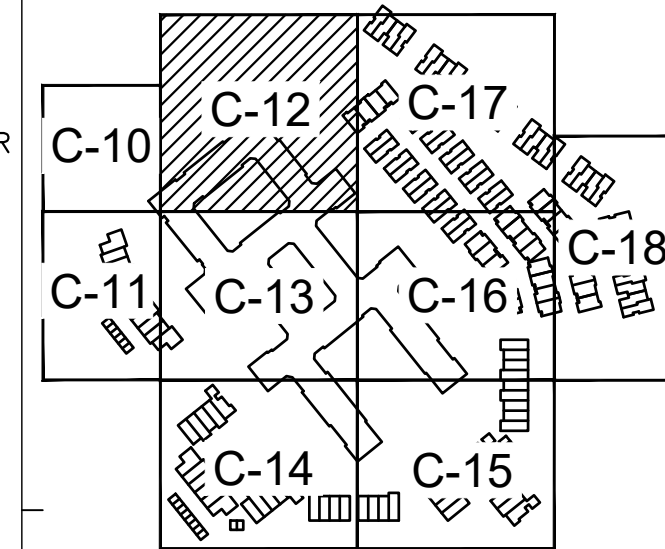
ARTESIA



ARTESIA

7201 N. SCOTTS DALE ROAD
SCOTTSDALE, ARIZONA 85253

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 |

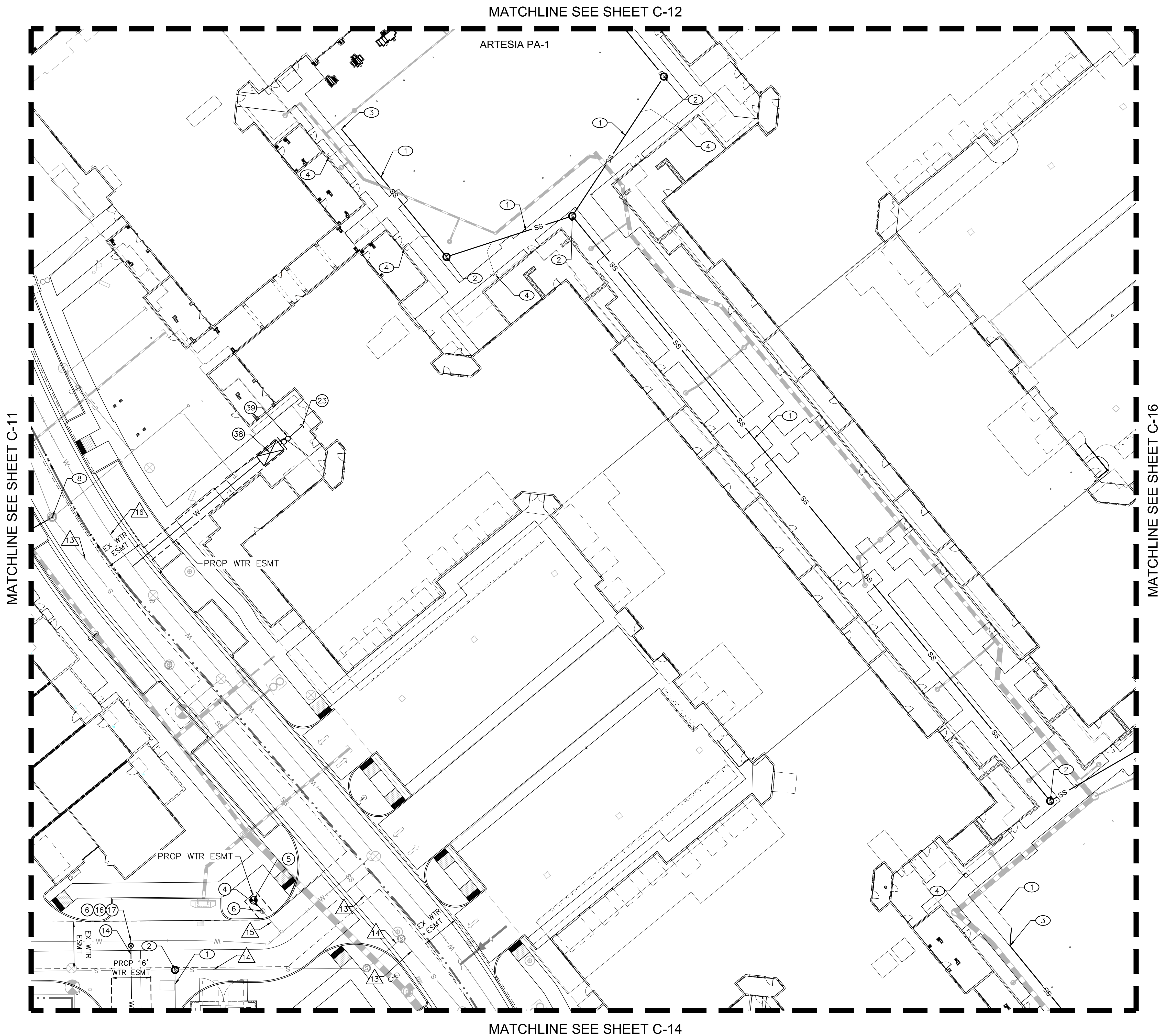
DRAWING NUMBER AND TITLE

**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

C-12

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WATER CONSTRUCTION NOTES

- 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, TYPE 'C'.
- ⑳ BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.
- ㉔ INSTALL 4" WATER METER PER COS STD DET 2345.
- ㉟ 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 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 CONNECT TO EXISTING SEWER MANHOLE, INVERT PER PLAN.

EXISTING IMPROVEMENT NOTES

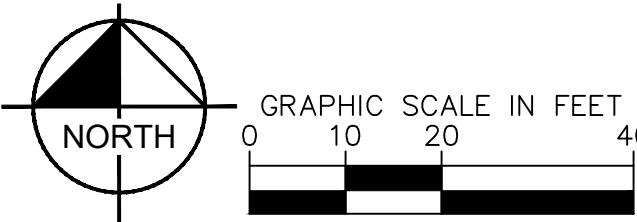
- ⑬ EX 8" SEWER PER COS# 1098-06.
- ⑭ EX 12" SEWER PER COS# 1098-06.
- ⑮ EX 6" WATER PER COS# 1098-06.
- ⑯ EX 8" WATER PER COS# 1098-06.

LEGEND

- 94.21
P
- 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
- 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.
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AUTHORIZATION

Professional Engineer (Civil)
62869
SHANE R. JOHANNSEN
Date Signed: 1/12/23
ARIZONA, USA

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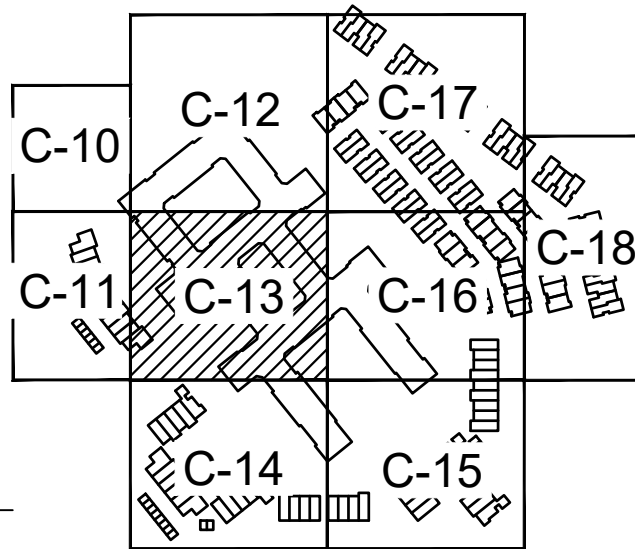
KimleyHorn

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

ARTESIA

7201 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



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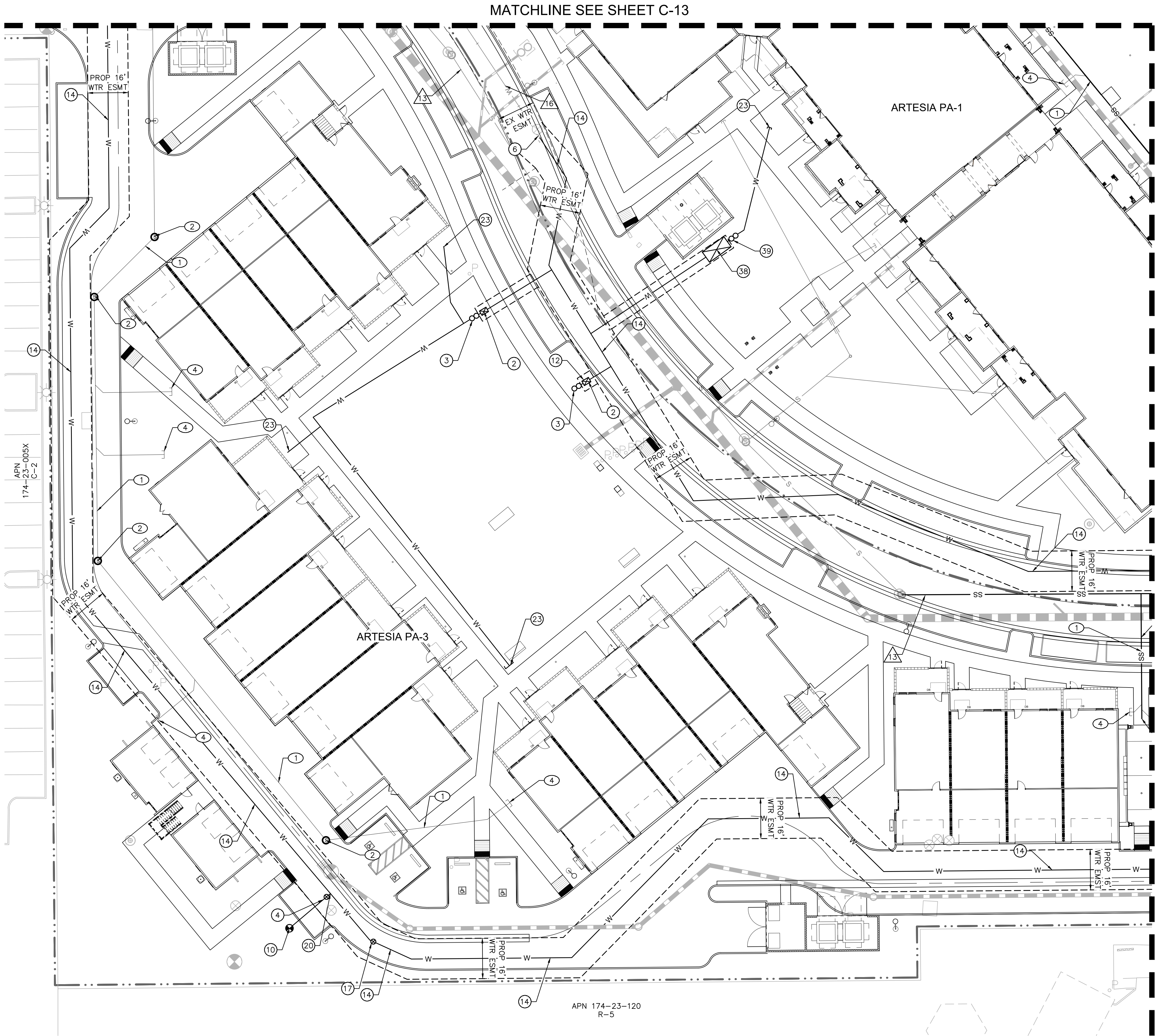
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**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

C-13

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WATER CONSTRUCTION NOTES

- INSTALL 1.5" WATER METER PER COS STD DET 2330.
- INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2354.
- INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- CONNECT TO EXISTING WATER LINE.
- INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- INSTALL 2" IRRIGATION METER. REF IRRIGATION PLANS.
- INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- INSTALL 8" GATE VALVE PER MAG STD DET 391-1, TYPE 'C'.
- 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.
- INSTALL 4" WATER METER PER COS STD DET 2345.
- INSTALL 4" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2353.

SEWER CONSTRUCTION NOTES

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

EXISTING IMPROVEMENT NOTES

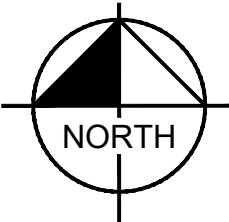
- EX 8" SEWER PER COS# 1098-06.
- EX 8" WATER PER COS# 1098-06.

LEGEND

- 94.21 P PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

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.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES IN PLACE UNLESS OTHERWISE NOTED.
- ADD 0.5' TO PAVEMENT ELEVATIONS TO GET TOP OF CURB (TC).
- SUBTRACT 0.08' TO GUTTER (G) ELEVATIONS FOR LOCAL DEPRESSION.
- ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 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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REGISTERED PROFESSIONAL ENGINEER (CIVIL)
62869
SHANE R. JOHANNSEN
PE No. 62869, DATE 1/23
ARIZONA, USA

AUTHORIZATION

ARTESIA

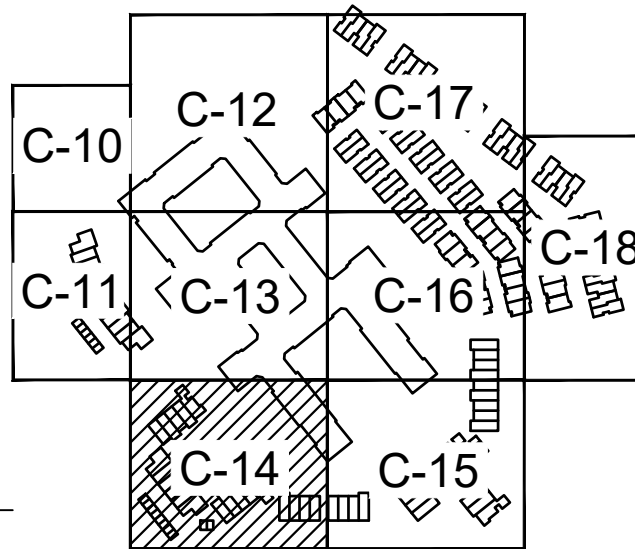
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ENGINEER S. JOHANNSEN
PE NO. 62869, DATE 1/23

ARTESIA

7201 N. SCOTTSDALE ROAD
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Key Plan



DRAWING ISSUES AND REVISIONS

| NO. | DATE | DESCRIPTION |
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| 4. | 1/12/2023 | DRB RESUBMITTAL |
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**PRELIMINARY
UTILITY PLAN**

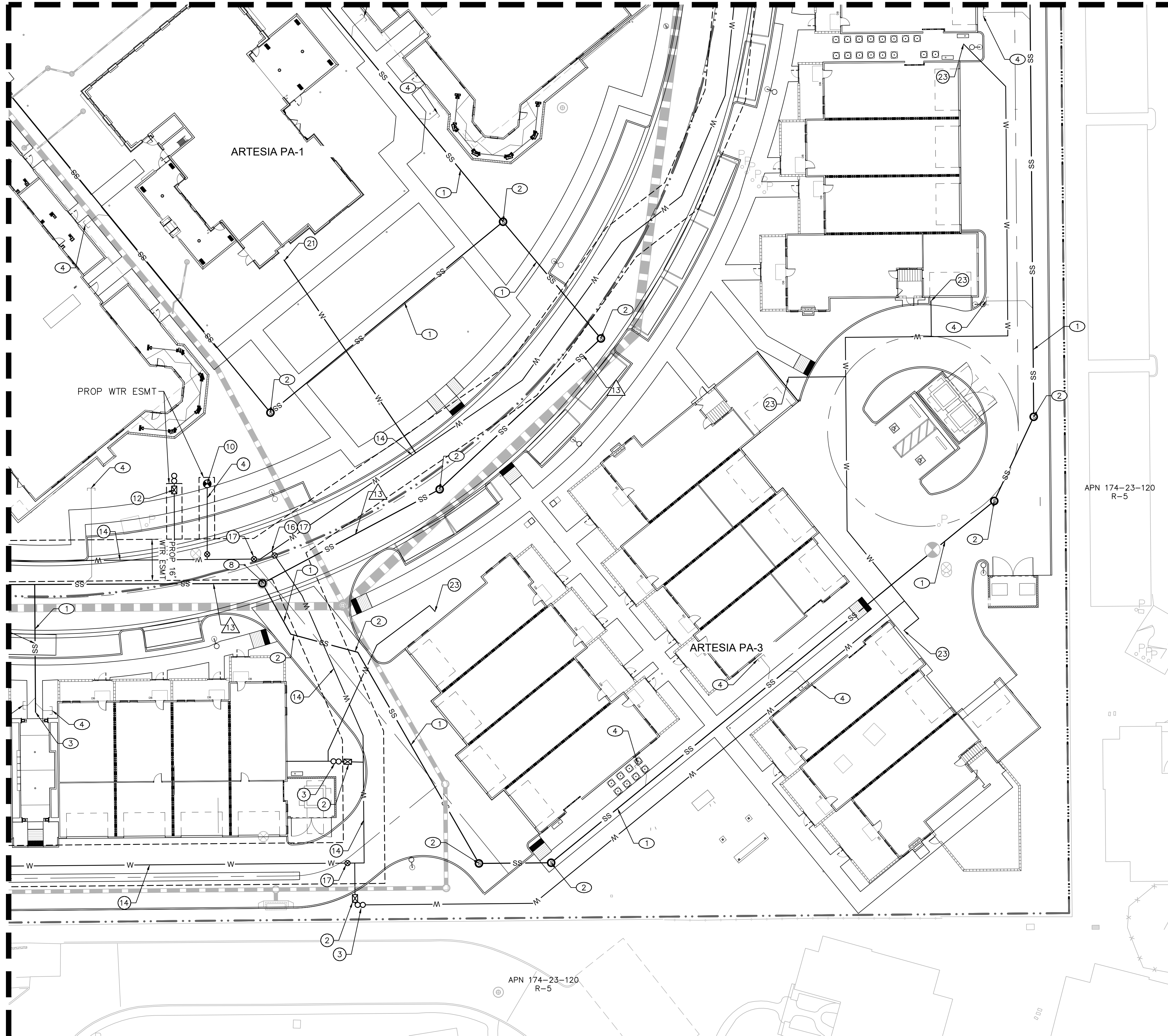
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C-14

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MATCHLINE SEE SHEET C-14

MATCHLINE SEE SHEET C-16



WATER CONSTRUCTION NOTES

- 2 INSTALL 1.5" WATER METER PER COS STD DET 2330.
- 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.
- 10 INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- 12 INSTALL 2" IRRIGATION METER, REF IRRIGATION PLANS.
- 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.
- 23 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 CONNECT TO EXISTING SEWER MANHOLE, INVERT PER PLAN.

EXISTING IMPROVEMENT NOTES

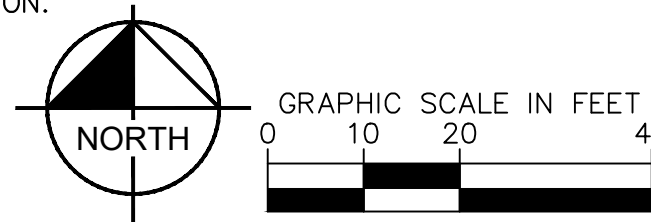
- 13 EX 8" SEWER PER COS# 1098-06.

LEGEND

- 94.21 P PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- 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.
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- 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 EXISTING 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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Architects, Inc.

ARCHITECTS, INC.

PROPOSED BY: SHANE R. JOHANNSEN
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Phoenix, AZ 85004
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AUTHORIZATION

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
62869
SHANE R. JOHANNSEN
Date Signed: 1/11/23
ARIZONA, USA

ARTESIA

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Kimley-Horn

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

ARTESIA

7201 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan

C-10 C-12 C-17 C-18
C-11 C-13 C-16
C-14 C-15

DRAWING ISSUES AND REVISIONS

| NO. | DATE | DESCRIPTION |
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**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

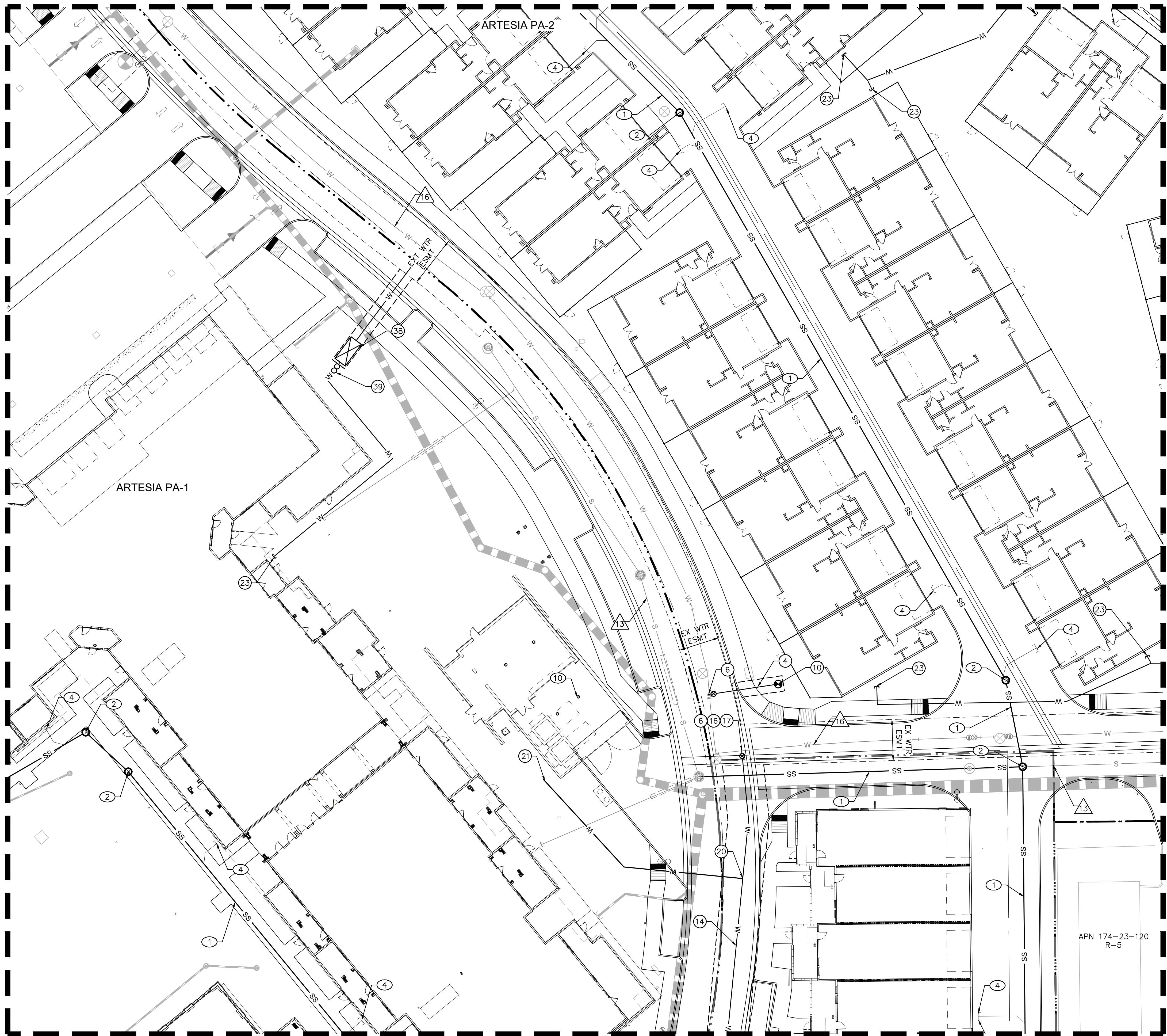
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MATCHLINE SEE SHEET C-13

MATCHLINE SEE SHEET C-17

MATCHLINE SEE SHEET C-18



MATCHLINE SEE SHEET C-15

WATER CONSTRUCTION NOTES

- 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.
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- ⑰ INSTALL 8" GATE VALVE PER MAG STD DET 391-1, TYPE 'C'.
- 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.
- ㉓ BUILDING CONNECTION. FOR CONTINUATION OF WATERLINE SEE PLUMBING PLANS.
- ㉘ INSTALL 4" WATER METER PER COS STD DET 2345.
- ㉙ INSTALL 4" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2353.

SEWER CONSTRUCTION NOTES

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- ② INSTALL 48" DIAMETER SEWER MANHOLE PER MAG STD DET 420, RIM AND INVERT ELEVATIONS PER PLAN.
- ④ INSTALL BUILDING SEWER CONNECTION WITH (SCHEDULE 40 PVC PRIVATE SEWER SERVICE PER MAG STD DET 440-3, TYPE 'C')
- ⑩ INSTALL 500 GAL GREASE INTERCEPTOR

EXISTING IMPROVEMENT NOTES

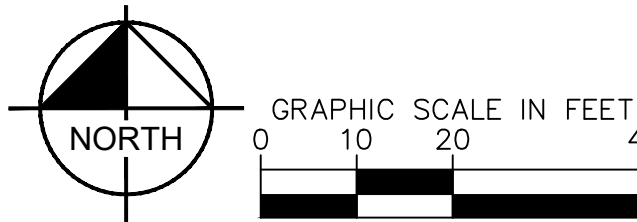
- △ 13 EX 8" SEWER PER COS# 1098-06.
- △ 16 EX 8" WATER PER COS# 1098-06.

LEGEND

- 94.21
P
PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W
EXISTING WATER LINE
- W
PROPOSED WATER LINE
- SS
EXISTING SANITARY SEWER
- SS
PROPOSED SANITARY SEWER
- ⊙
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.
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PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
62869
SHANE R. JOHANNSEN
DESIGNED: 11/2/23
ARIZONA, USA

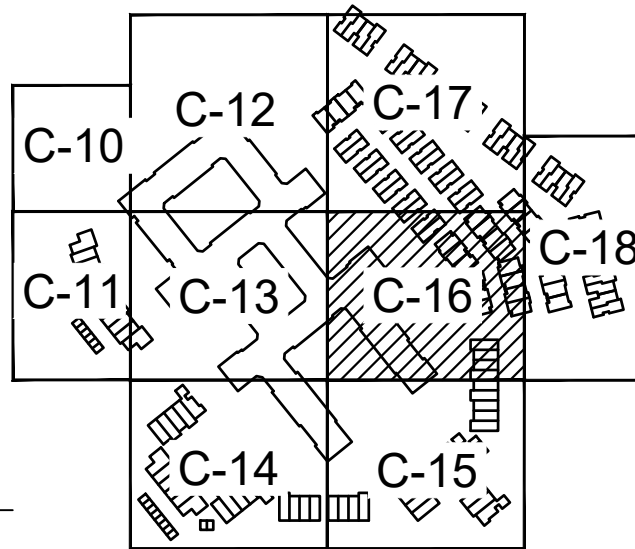
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Kimley-Horn
ENGINEER S. JOHANNSEN
PE NO. 62869, DATE 1/23

ARTESIA

7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

Key Plan



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DRAWING NUMBER AND TITLE

**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

C-16

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MATCHLINE SEE SHEET C-12



MATCHLINE SEE SHEET C-16

WATER CONSTRUCTION NOTES

- 2 INSTALL 1.5" WATER METER PER COS STD DET 2330.
- 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.

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

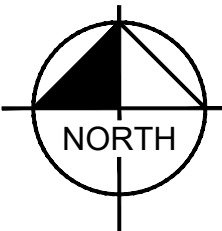
- 13 EX 8" SEWER PER COS# 1098-06.
- 16 EX 8" WATER PER COS# 1098-06.

LEGEND

- 94.21 P PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- 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.



GRAPHIC SCALE IN FEET
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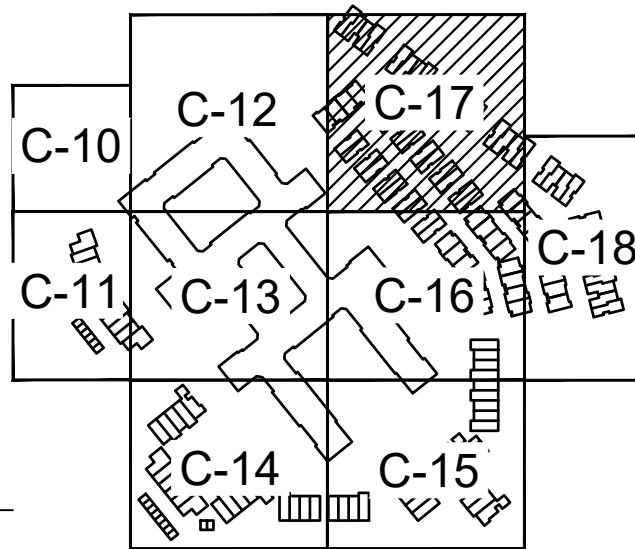
ARTESIA

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER S. JOHANNSEN
PE NO. 62869, DATE 1/23

ARTESIA

7201 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

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 |
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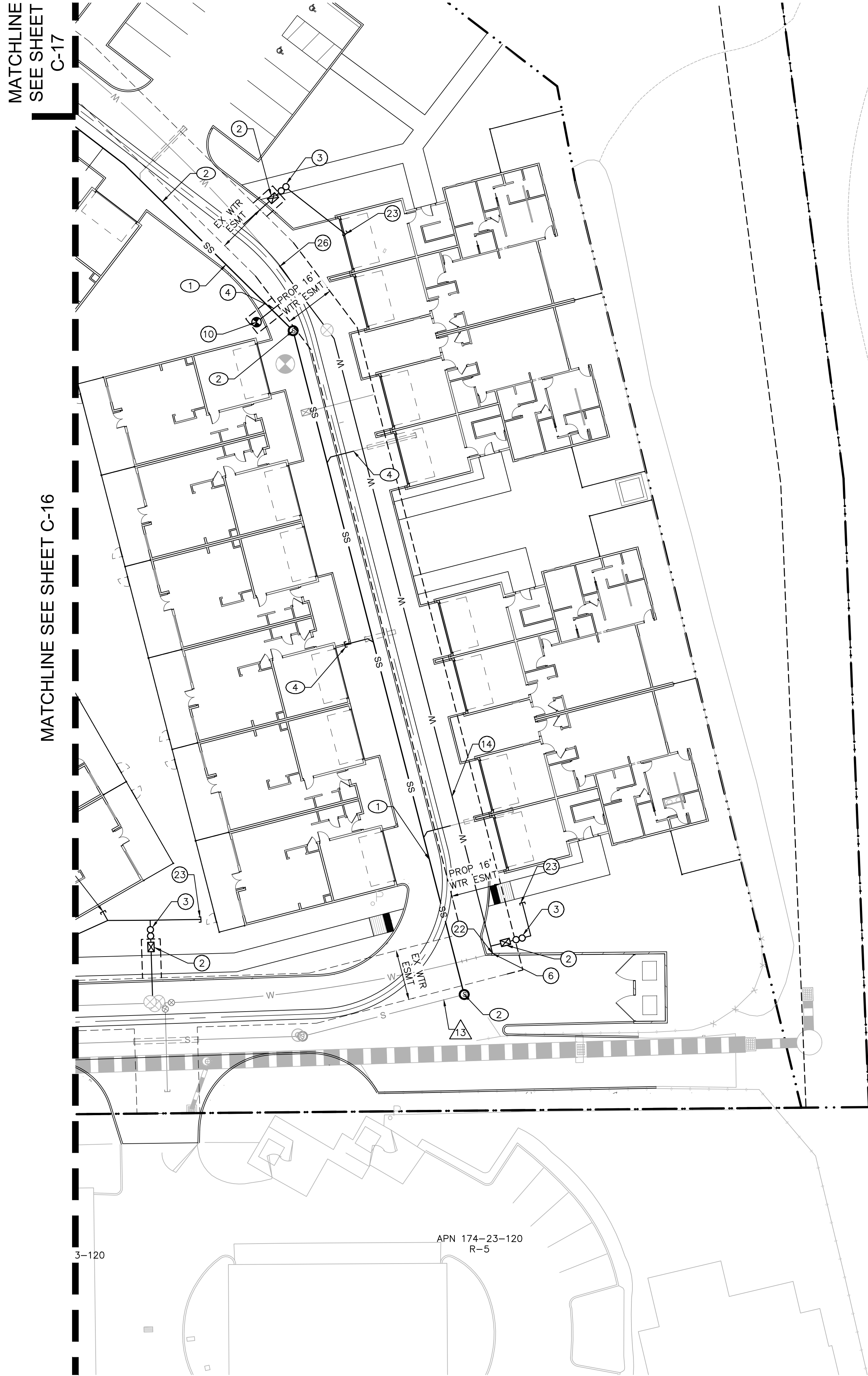
DRAWING NUMBER AND TITLE

**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

C-17

K:\proj_sch\291743000 - artesia 2022\CAD\preliminary\291743000-UT-DRB.dwg Jun 11, 2023 Nick Rottke
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MATCHLINE
SEE SHEET
C-17

MATCHLINE SEE SHEET C-16

APN 177-01-001Q
OS

APN 174-23-120
R-5

3-120

WATER CONSTRUCTION NOTES

- INSTALL 1.5" WATER METER PER COS STD DET 2330.
- INSTALL 1.5" FEBCO REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2354.
- INSTALL 6" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- CONNECT TO EXISTING WATER LINE.
- INSTALL FIRE HYDRANT ASSEMBLY WITH 6" VALVE PER MAG STD DET 360.
- INSTALL 8" DIP WATER MAIN, CLASS 350, POLYWRAPPED, LENGTH PER PLAN. 3' MIN COVER, BEDDING AND BACKFILL PER COS STD DET 2201.
- 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.
- INSTALL 8"x6" TAPPING SLEEVE AND VALVE PER MAG STD DET 340.

SEWER CONSTRUCTION NOTES

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

EXISTING IMPROVEMENT NOTES

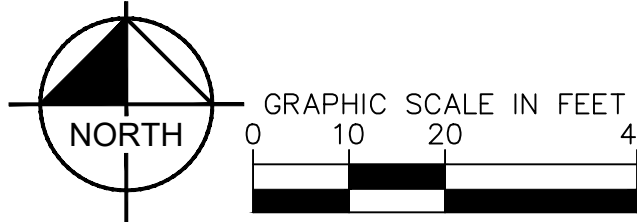
- EX 8" SEWER PER COS# 1098-06.

LEGEND

- 94.21
P PROPOSED ELEVATION TAG
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED MANHOLE
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- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

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- ALL PROPOSED CONCRETE SIDEWALKS TO BE CONSTRUCTED WITH 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE.
- 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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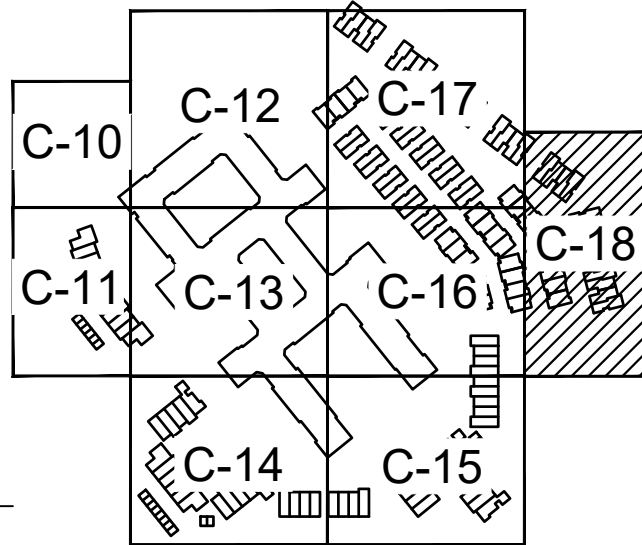
ARTESIA



ARTESIA

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SCOTTSDALE, ARIZONA 85253

Key Plan



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DRAWING NUMBER AND TITLE

**PRELIMINARY
UTILITY PLAN**

DRAWING NUMBER AND TITLE

C-18