

# RAIN WATER HARVESTING PLAN

## SEC LAMBERT & LA CHOLLA LOTS 1 THROUGH 91

### A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRB&M TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

#### 2101153

**GENERAL NOTES:**

- TOTAL AREA OF ALL NEW IMPERVIOUS SURFACES INCLUDING PAVEMENTS, SIDEWALKS, HARDSCAPE AND BUILDINGS IS 15.86 AC (690,862 S.F.).
- TOTAL VOLUME OF RAINWATER HARVESTING PROVIDED IS 52,296 CUBIC FEET.
- RAINWATER HARVESTING MEASURES EMPLOYED FOR THIS DEVELOPMENT CONSISTS OF THE FOLLOWING:
  - RAINWATER HARVESTING BASINS
- ALL RAINWATER HARVESTING MEASURES SHOWN ON THIS PLAN SHALL BE INTEGRATED INTO THE LANDSCAPE INSTALLATION AS WELL AS THE SITE GRADING CONSTRUCTION.
- EIGHTY (80) PERCENT OF ALL AREAS WITHIN LINEAR BUFFER YARDS, RECREATION AREAS AND COMMON AREAS TO BE GRADED TO A MINIMUM FOUR (4) INCHES FOR RAINWATER HARVESTING PURPOSES.
- THE LOT GRADING SCHEME (A,C,D,E,F) AS SHOWN ON THIS SHEET SHALL BE OFFERED TO THE INDIVIDUAL HOME BUYER FOR EACH LOT LISTED.

**RAIN WATER HARVESTING REQUIRED:**

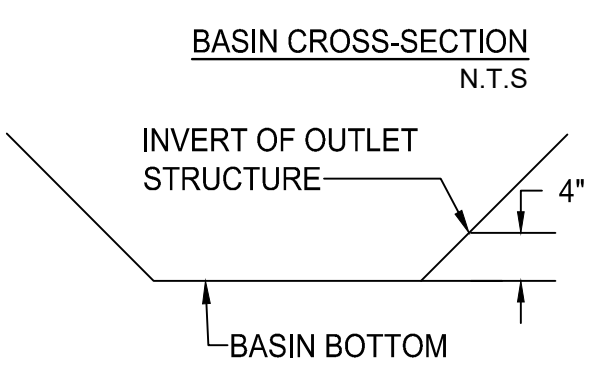
VOLUME REQUIRED (GAL) = AREA IMPERVIOUS COVER (AC) X 3,000 GAL/AC  
VOL. REQUIRED (GAL) = 15.86 AC X 3,000 GAL/AC = 47,580 GALLONS = 6,361 CUBIC FEET

**BASIS OF RAIN WATER HARVESTING CALCULATIONS:**

PER DRAINAGE CRITERIA MANUAL (DCM) TOWN OF ORO VALLEY-2010 EDITION SECTION 11.8.3.1; THE MAXIMUM DEPTH OF ANY OF OPEN WATER HARVESTING BASIN SHALL BE 4". CALCULATIONS BELOW ARE BASED ON DCM SECTION 11.8.3

**RAIN WATER HARVESTING PROVIDED SUMMARY:**

RAIN WATER HARVESTING PROVIDED			
BASIN ID	BASIN BOTTOM AREA (SF)	VOLUME PROVIDED (CF)	VOLUME PROVIDED (GAL)
C	7,153	1,776	13,285
N	92,402	30,825	230,587
SE	16,675	6,509	48,691
SW	39,558	13,186	98,638
<b>TOTAL</b>		<b>52,296</b>	<b>391,201</b>



**BASIS OF BEARING**

GRID NORTH AS DEFINED BY THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. THE BEARING EQUATION FOR THIS PROJECT IS THE NORTH LINE OF NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G.&S.R.M., PIMA COUNTY, ARIZONA HAVING A BEARING OF NORTH 89°23'42" EAST BETWEEN THE NORTHWEST CORNER OF SECTION 15 AND THE NORTH QUARTER CORNER OF SECTION 15.

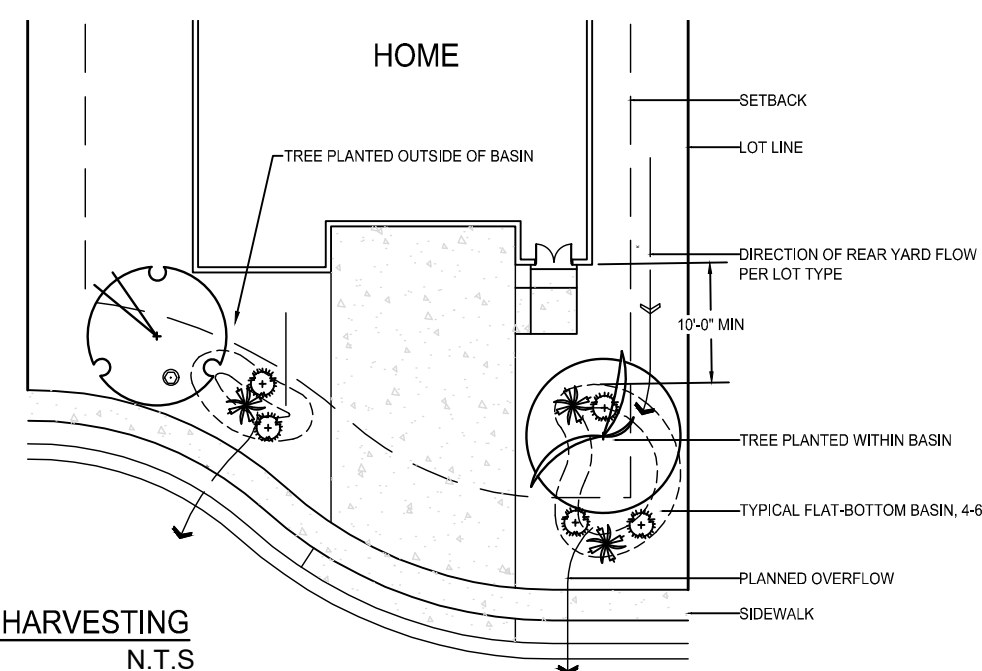
**BASIS OF ELEVATION**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

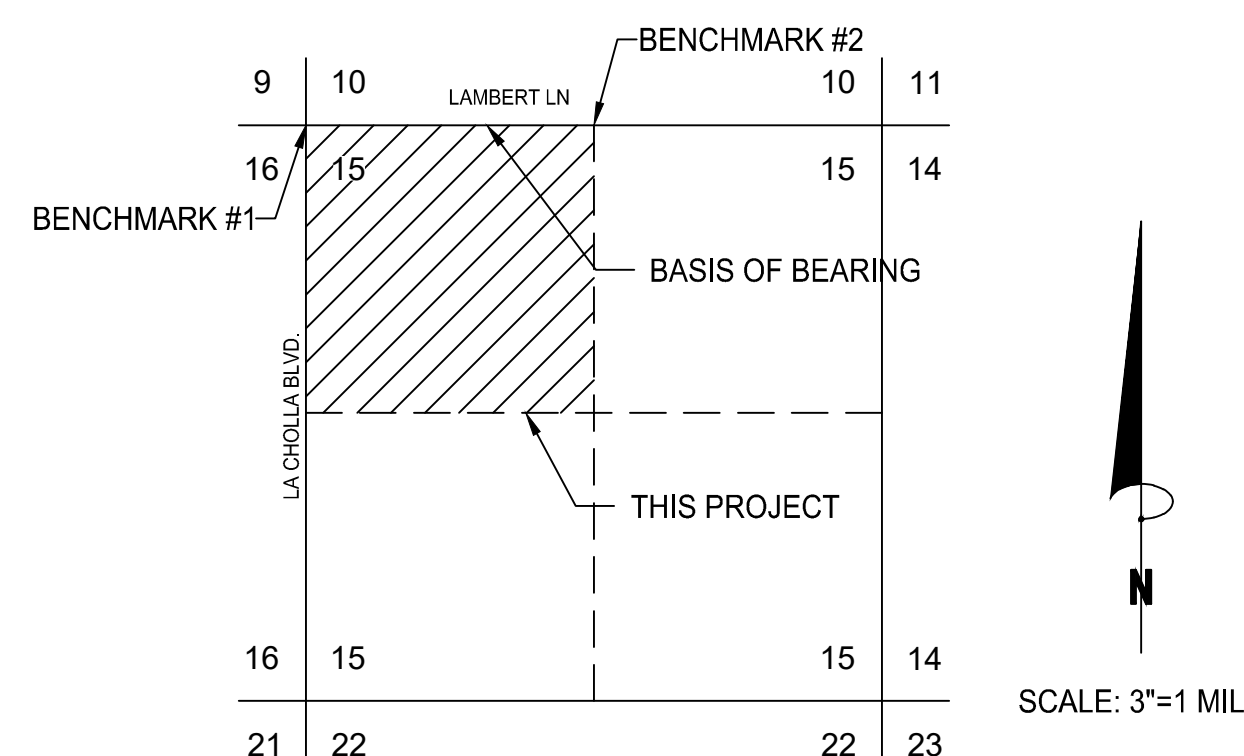
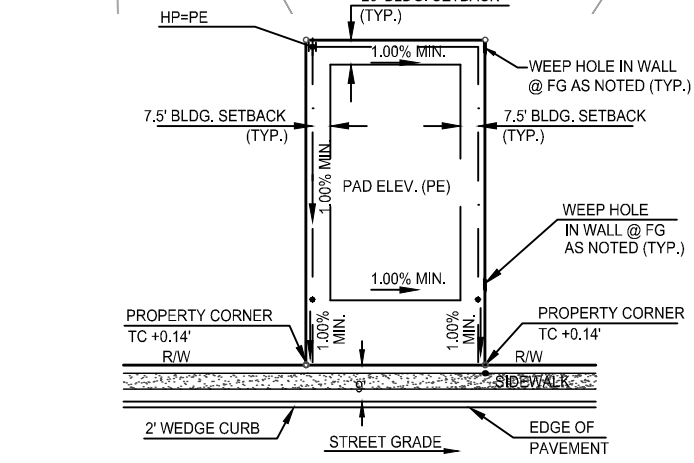
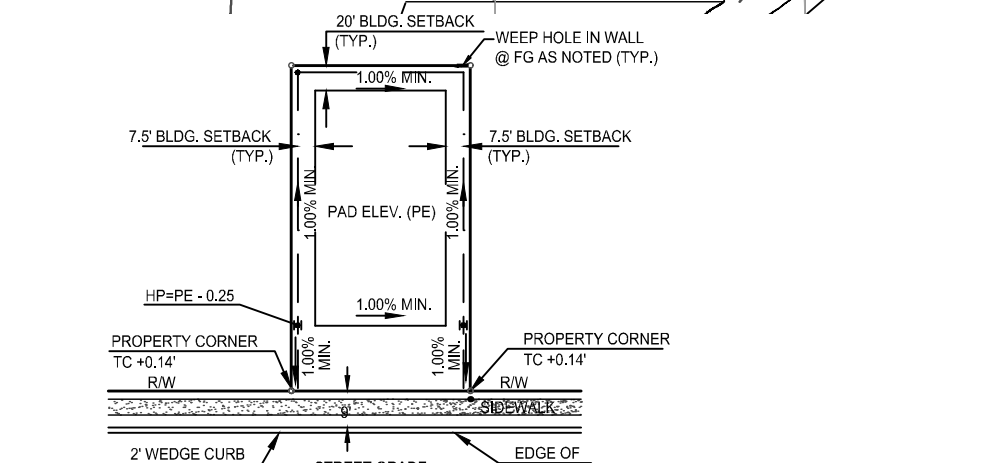
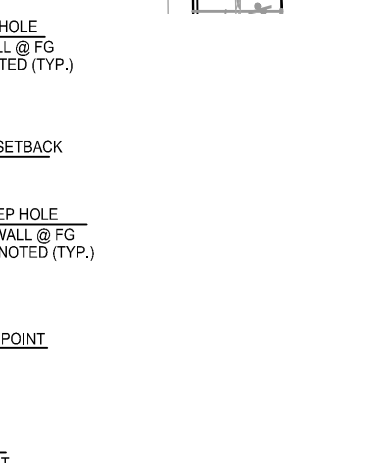
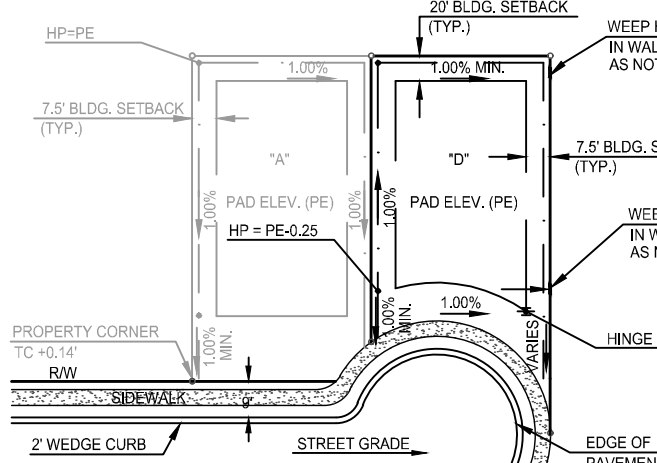
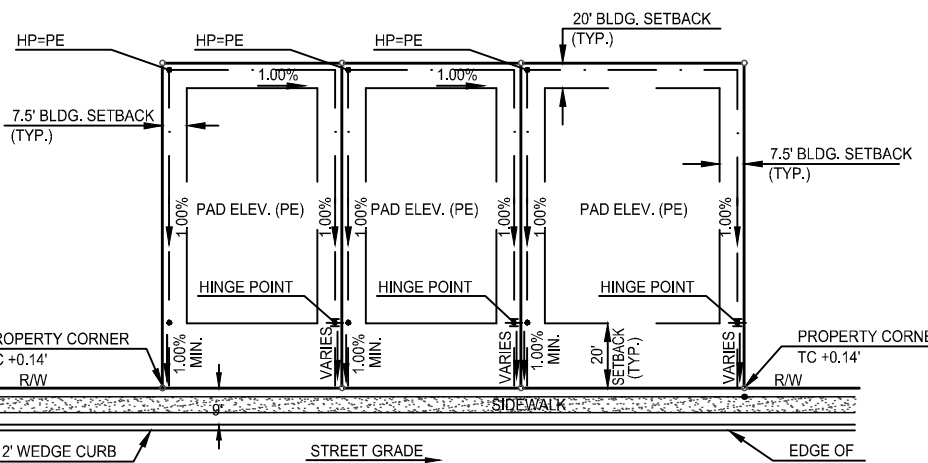
**BENCHMARK**

**BENCHMARK #1:** DESCRIPTION  
NORTHWEST CORNER OF SECTION 15  
BRASS CAP IN HANDHOLE RLS 42285  
ELEVATION = 2607.67 FEET

**BENCHMARK #2:** DESCRIPTION  
NORTH QUARTER CORNER OF SECTION 15  
BRASS CAP IN HANDHOLE RLS 85235  
ELEVATION = 2600.64 FEET



- NOTES**
- FRONT 20' OF ALL LOT TYPES, DRAIN FORWARD TOWARDS THE ROADWAY AND SHALL FOLLOW THIS DETAIL FOR RAINWATER HARVESTING.
  - PASSIVE WATER HARVESTING (BASINS) SHALL BE INCORPORATED INTO FRONT YARD LANDSCAPE TO SUPPLEMENT IRRIGATION AND ENCOURAGE INFILTRATION OF RAINWATER (TOWN OF ORO VALLEY ZONING CODE, 27.6.D.4.C.II).
  - BASINS WILL BE A MINIMUM OF 10' FROM BUILDING FOUNDATION, AND A MINIMUM OF 1' FROM THE EDGE OF WALKWAYS AND DRIVEWAYS.
  - TREE SPECIES WILL DETERMINE PLACEMENT IN RELATION TO BASIN - EITHER IN OR OUTSIDE OF BASIN.
  - ALL BASINS WILL HAVE PLANNED OVERFLOW AWAY FROM STRUCTURES.



**LOCATION MAP**  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRB&M TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

**OWNER**  
FUTURE ARIZONA INC.  
1555 N. ASTOR STREET, APT 28W  
CHICAGO, IL 60610  
(773) 495-9400  
ATTN: ALEXIS FASSEAS  
ALXS@ME.COM

**DEVELOPER**  
FUTURE ARIZONA INC.  
1555 N. ASTOR STREET, APT 28W  
CHICAGO, IL 60610  
(773) 495-9400  
ATTN: ALEXIS FASSEAS  
ALXS@ME.COM

**ENGINEER**  
LJA ENGINEERING  
7458 N. LA CHOLLA BLVD.  
TUCSON, AZ. 85741  
(520) 257-3446  
ATTN: ROB SCHLICHER, PE  
RSCHLICHER@LJA.COM

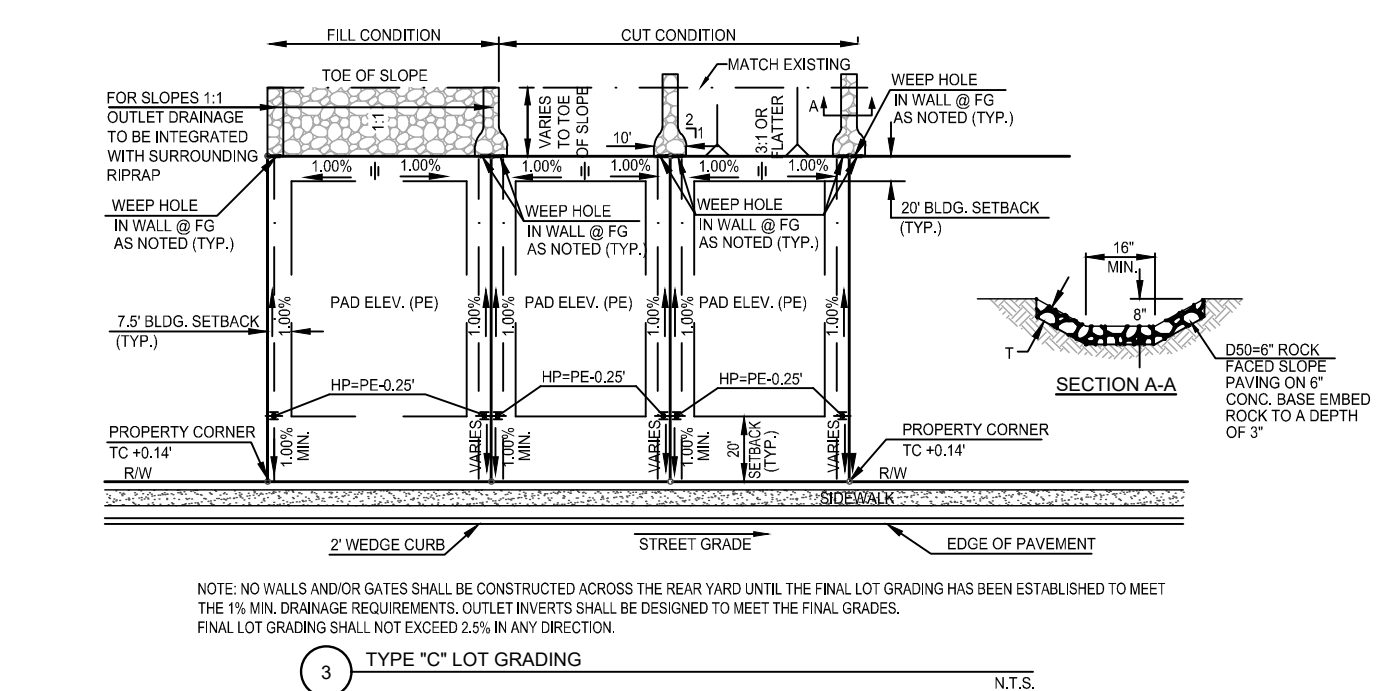
**LANDSCAPE ARCHITECT**  
WILDER LANDSCAPE ARCHITECTS  
2738 E. ADAMS STREET  
(520) 320-3936  
ATTN: JENNIFER PATTON  
JENNIFER@WILDERLA.COM

**LEGEND**

- PROPOSED CENTER LINE
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED SEWER LINE
- ⊙ PROPOSED SEWER MANHOLE
- PROPOSED WEDGE CURB
- PROPOSED VERTICAL CURB
- PROPOSED TRAIL
- CRITICAL RESOURCE AREA
- PROPOSED STABILIZED TREATMENT
- DRAINAGE MANHOLE
- STORM DRAIN PIPE
- RETAINING WALL
- EX. 100-YEAR FLOOD PLAIN
- EX. EROSION HAZARD SETBACK
- PROPOSED 100-YR FLOOD PLAIN
- RAIN WATER HARVESTING LIMITS

**ABBREVIATIONS LIST**

- B/C BACK OF CURB
- BLDG BUILDING
- C CONCRETE
- CB CATCH BASIN
- TOV TOWN OF ORO VALLEY
- EOP EDGE OF PAVEMENT
- ESMT EASEMENT
- EX EXISTING
- F FIRE
- FF FINISHED FLOOR ELEVATION
- FP FINISHED PAD ELEVATION
- FG FINISHED GRADE
- FBG FINISHED GRADE BOTTOM
- FGT FINISHED GRADE TOP
- GR GRATE
- PC PIMA COUNTY
- NG NATURAL GRADE
- G GUTTER
- P PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- S/W SIDEWALK
- SDMH STORM DRAIN MANHOLE
- S SEWER
- STW STEMWALL
- TC TOP OF CURB
- VG VALLEY GUTTER
- VNAE VEHICLE NON ACCESS EASEMENT
- W WATER
- TBM TEMPORARY BENCH MARK



**NOTE:**  
ALL ONSITE STREETS ARE PRIVATE AND COMMON AREA "A"  
PRIVATE STREETS WILL INCLUDE DRAINAGE AND MAINTENANCE EASEMENTS TO PROVIDE NECESSARY ACCESS FOR MAINTENANCE AND CONVEYANCE

**APPROVALS**

BY: **Bayer Vella**  
PLANNING & ZONING ADMINISTRATOR

DATE: **2025.01.23**

BY: *[Signature]*  
TOWN ENGINEER

DATE: **16:34:00-07'00'**

**FINAL SITE PLAN CASE #2201777**  
**GRADING PERMIT #2500131**

**LJA Engineering, Inc.**  
7458 N. La Cholla Boulevard,  
Tucson, AZ 85741  
Phone 520.257.3400

**RAIN WATER HARVESTING PLAN**  
SUNDARA RIDGE  
LOTS 1 THROUGH 91  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

APP.	REVISION	DATE	NO.

**PLAN STATUS:**  
FOR REVIEW   
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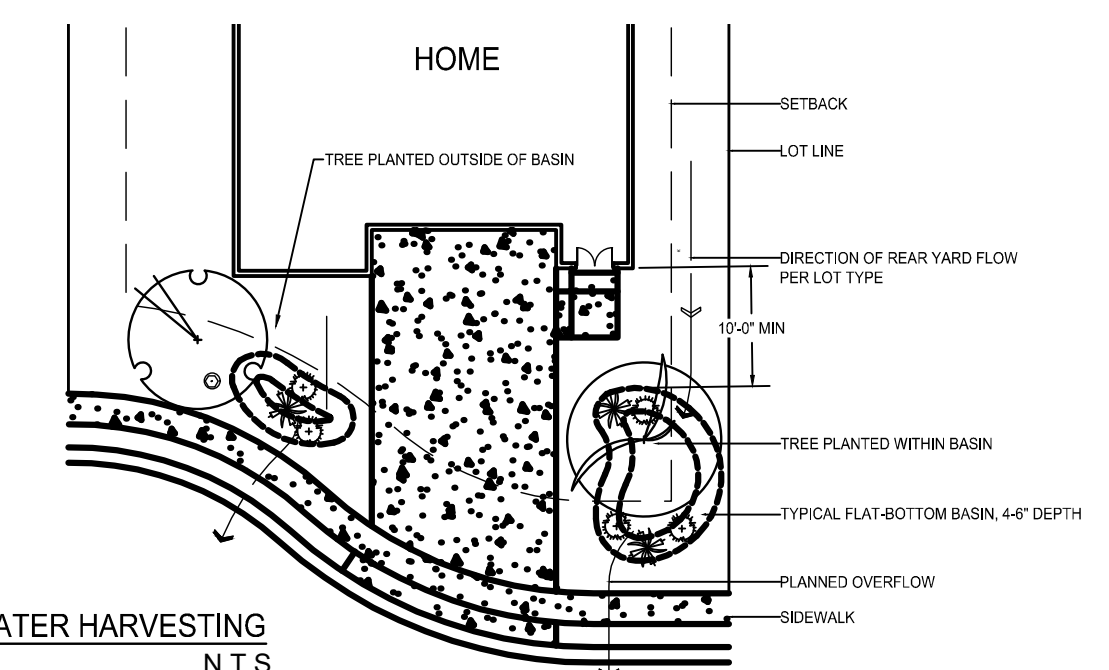
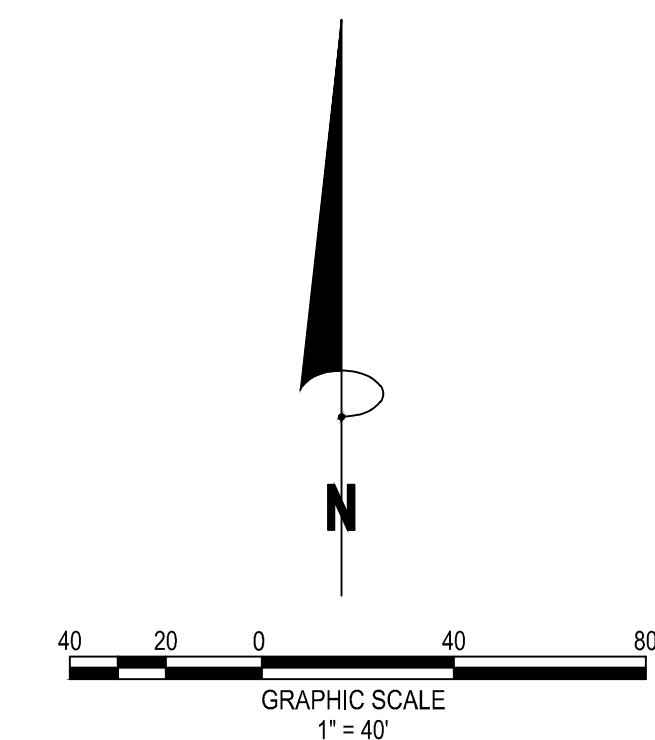
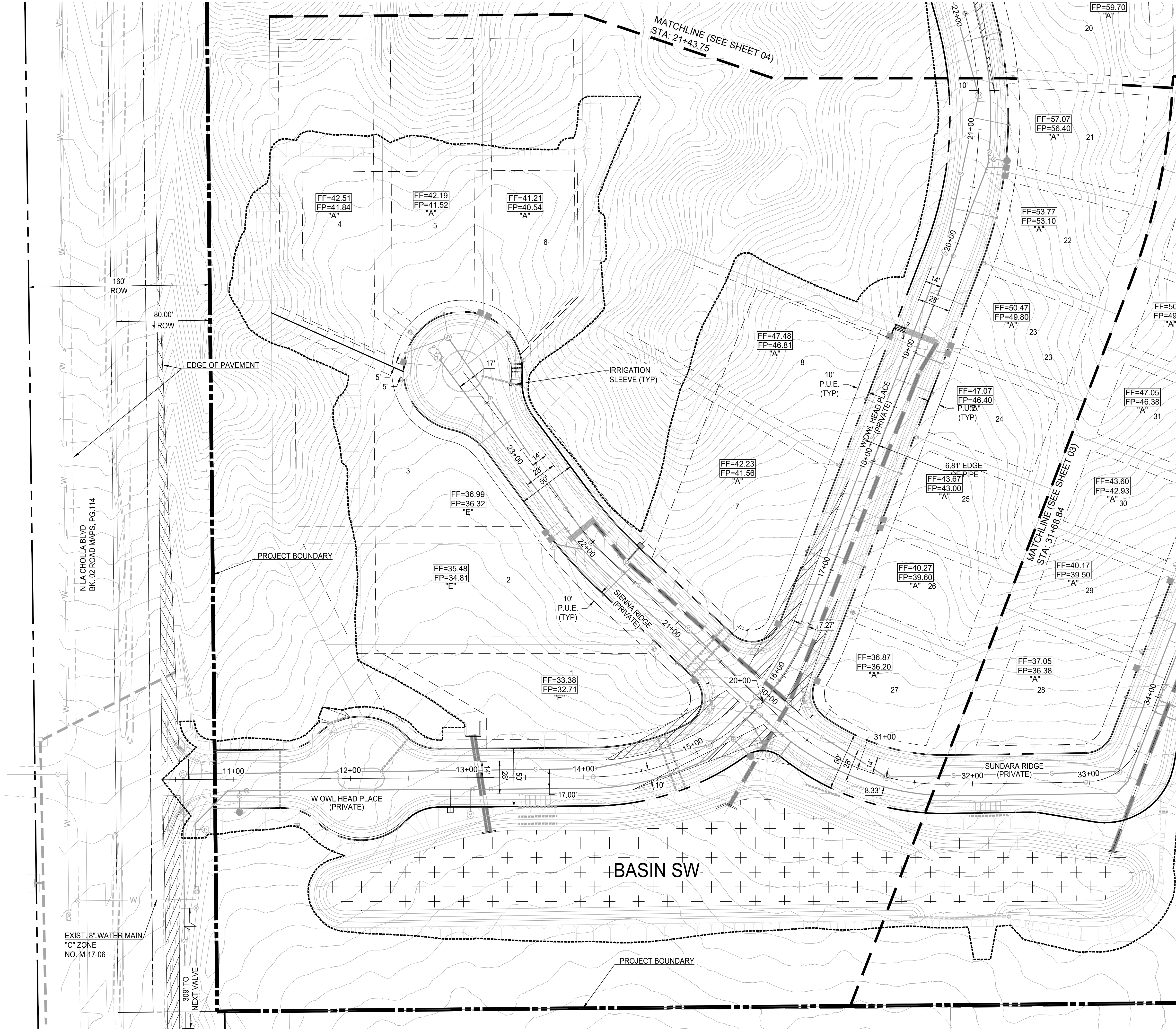
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KBR/P  
DRAWN BY  
LJA  
DESIGNED BY  
RWS  
CHECKED BY

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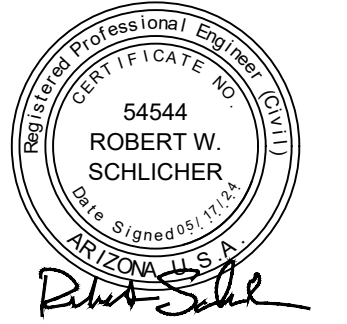




1 WATER HARVESTING  
N.T.S

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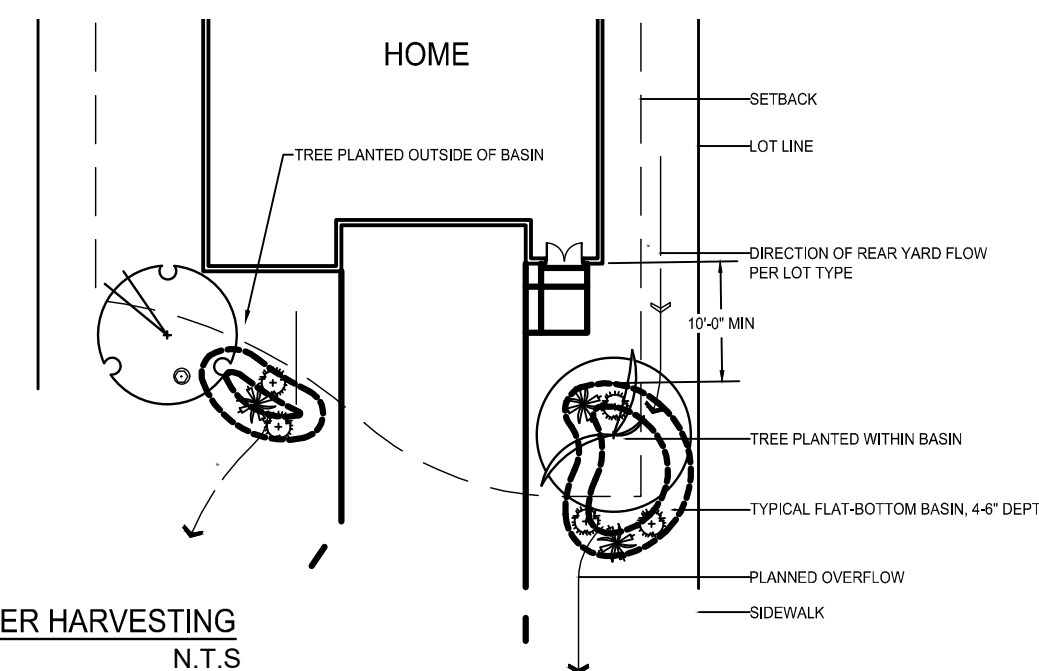
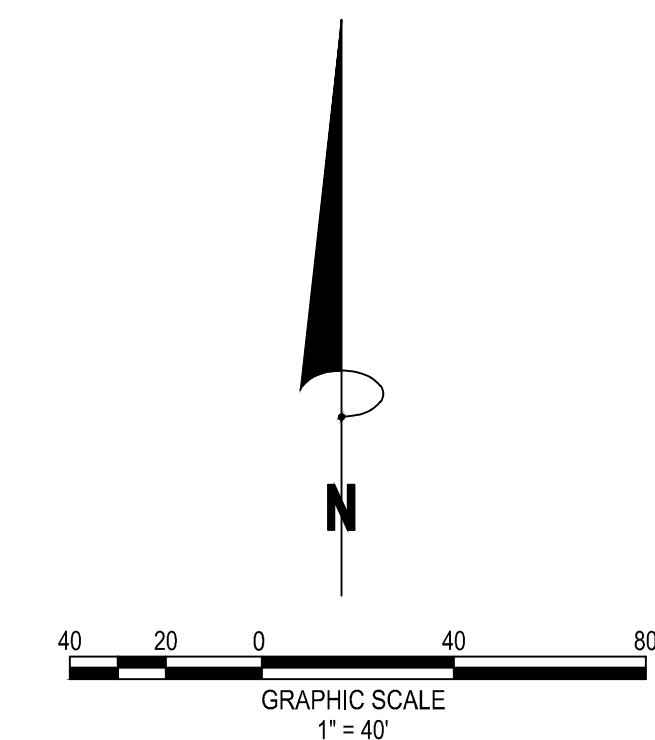
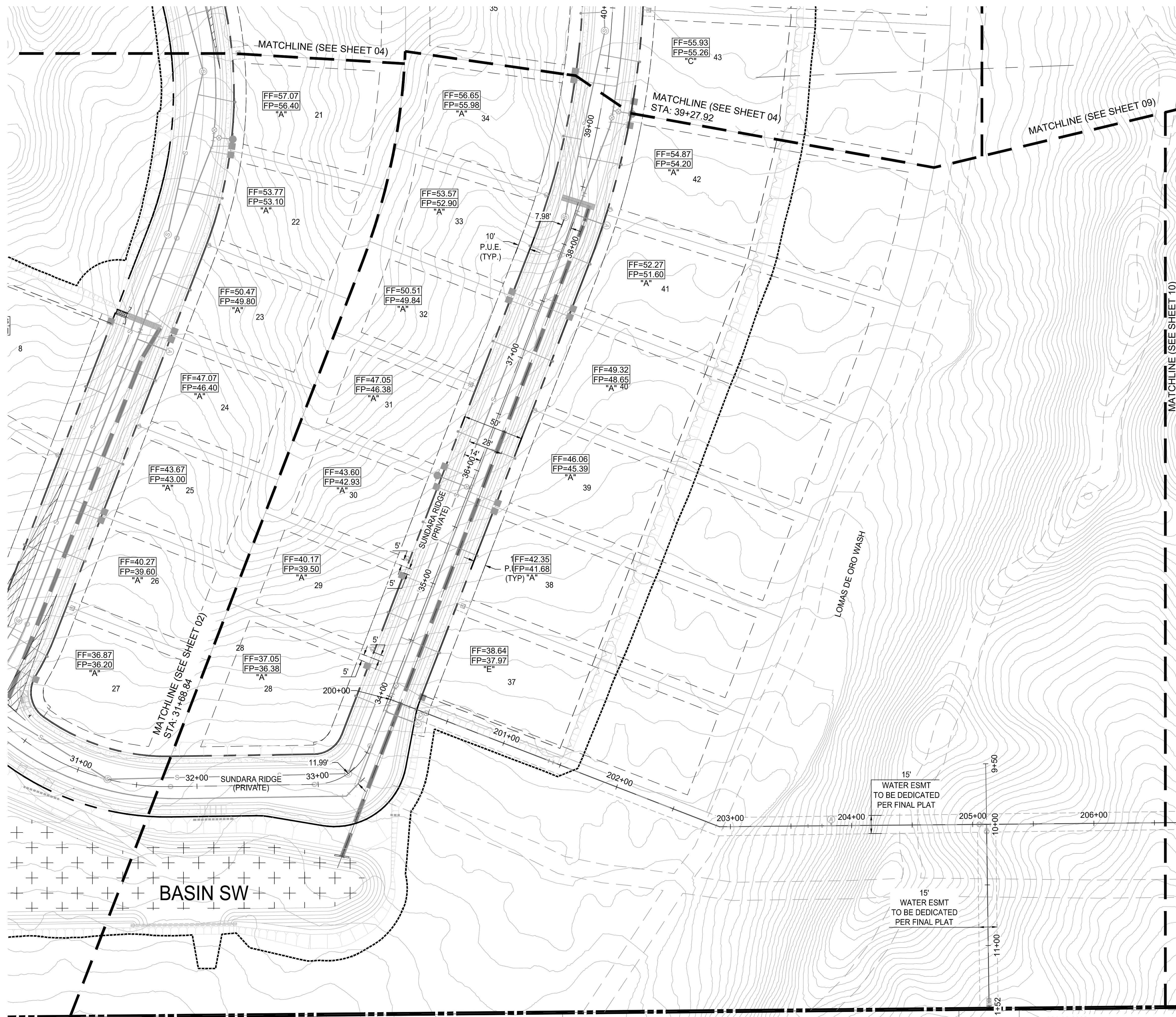
RELATED CASE #  
OV914-009  
2100731  
OV114-018



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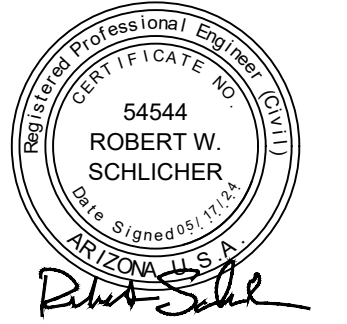


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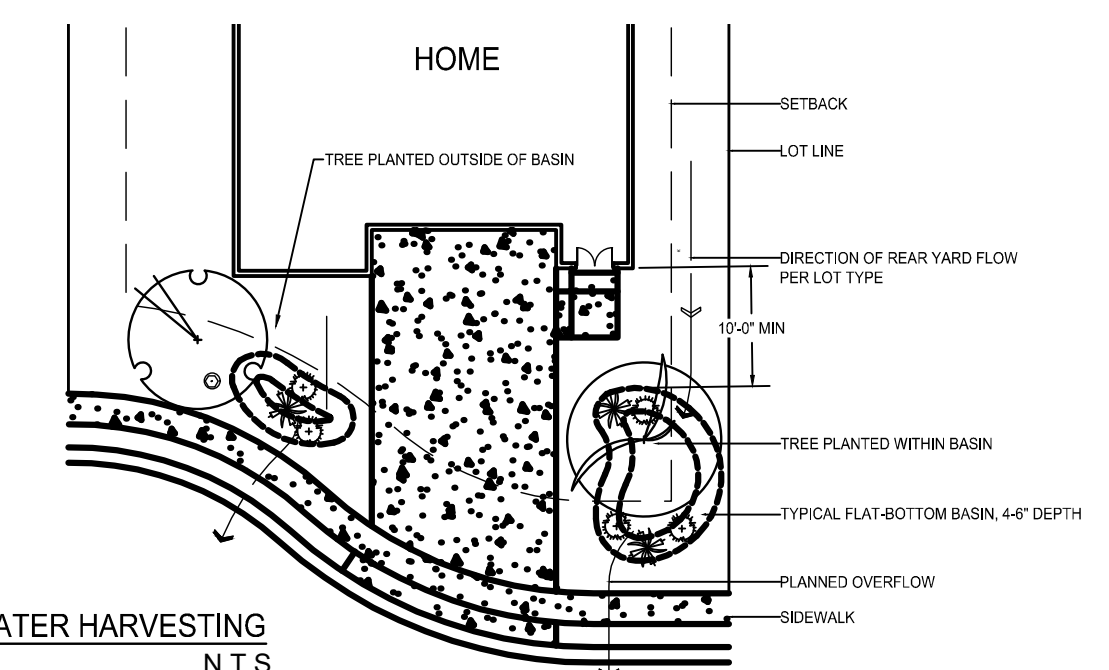
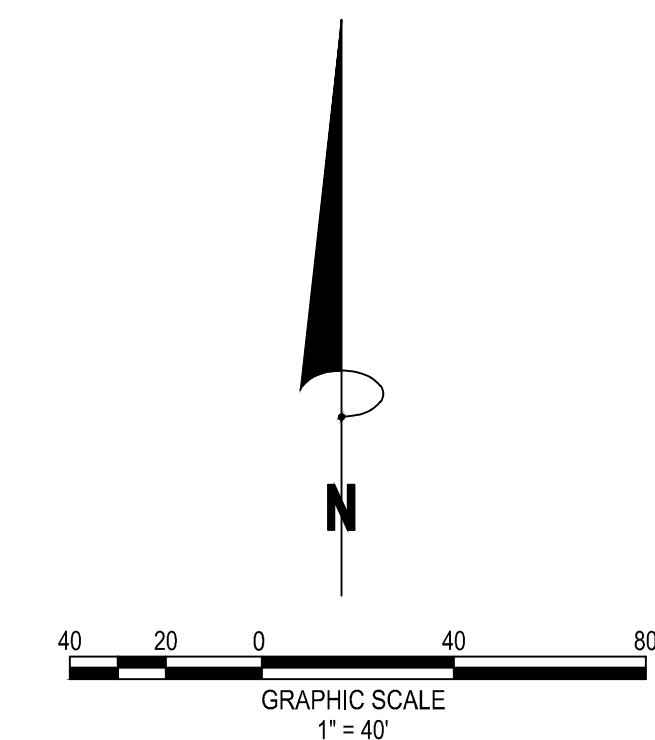
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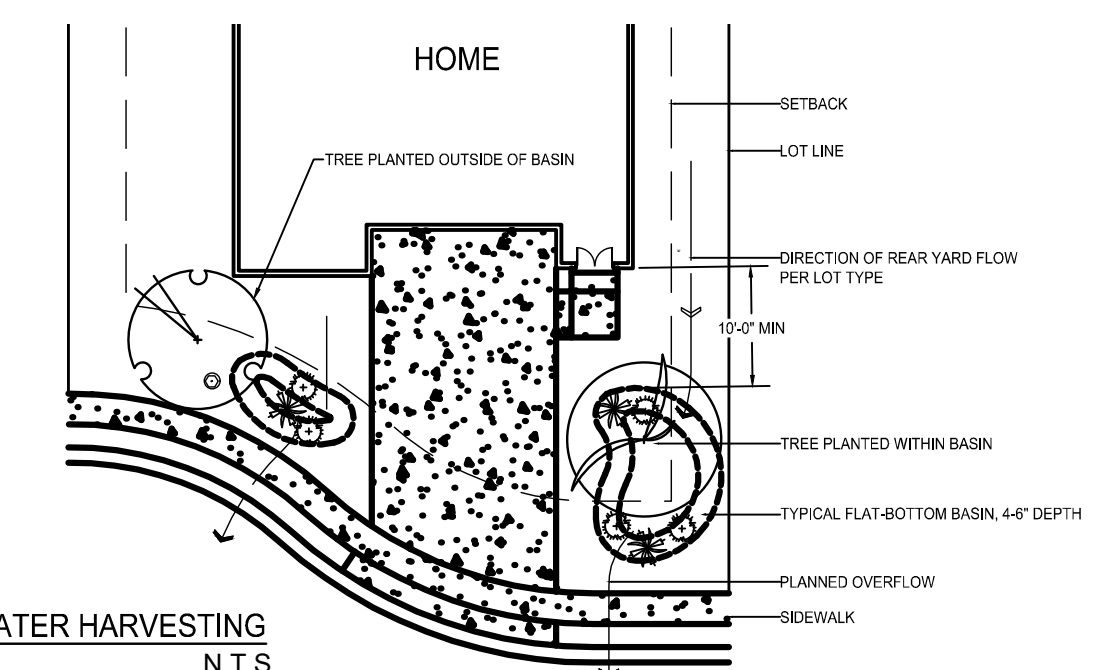
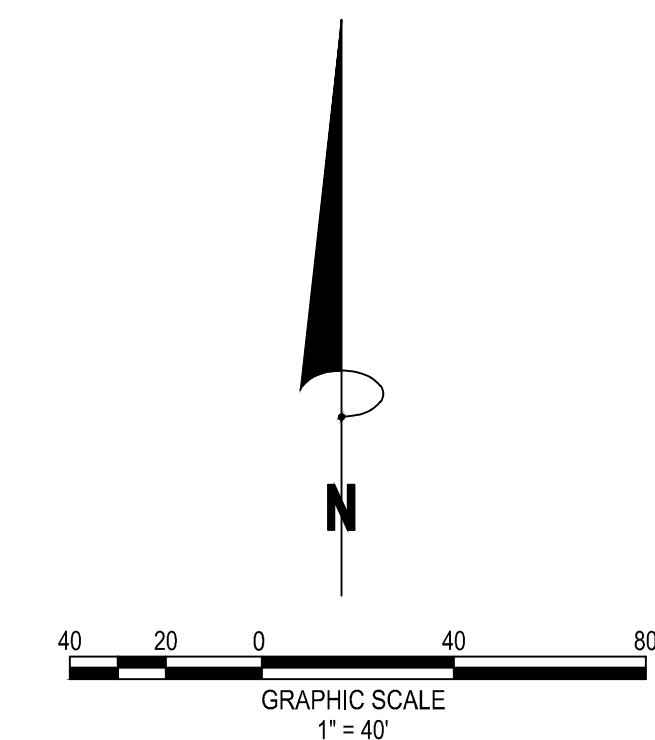
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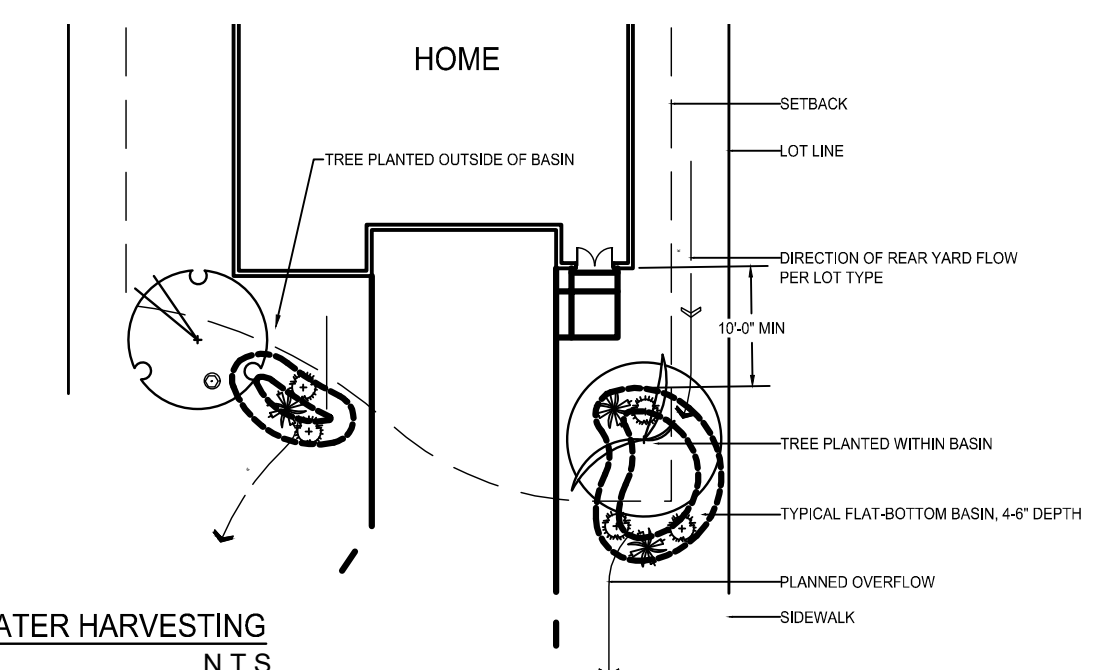
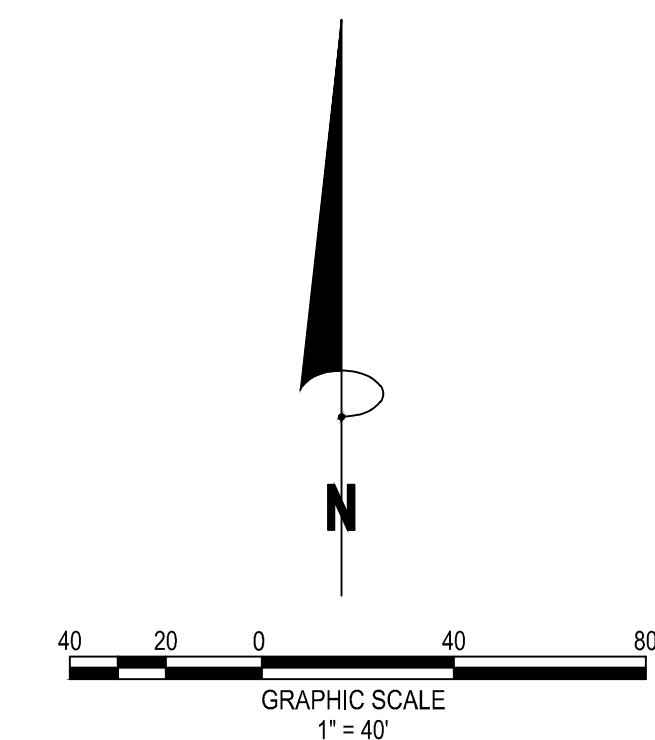
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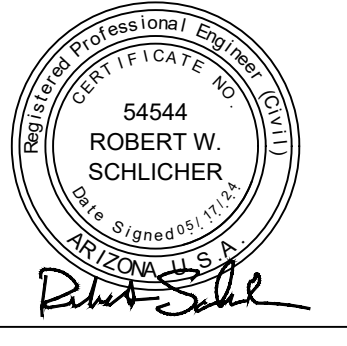


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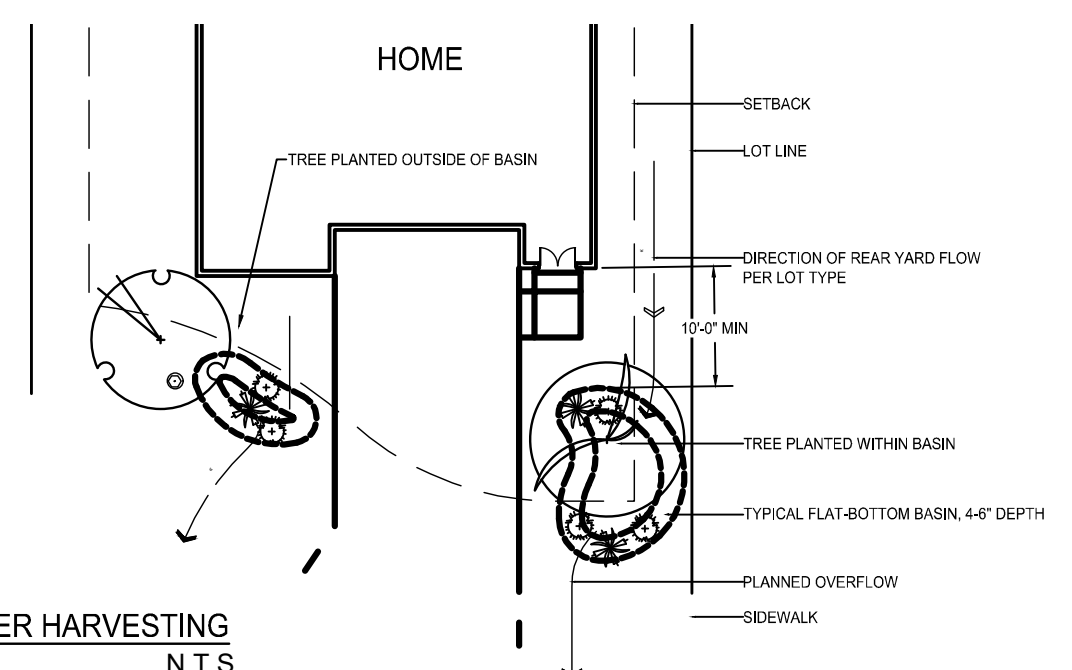
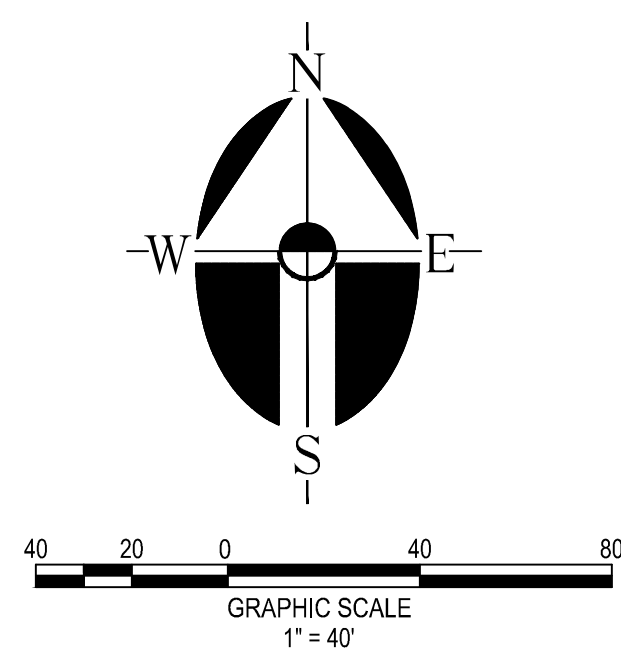
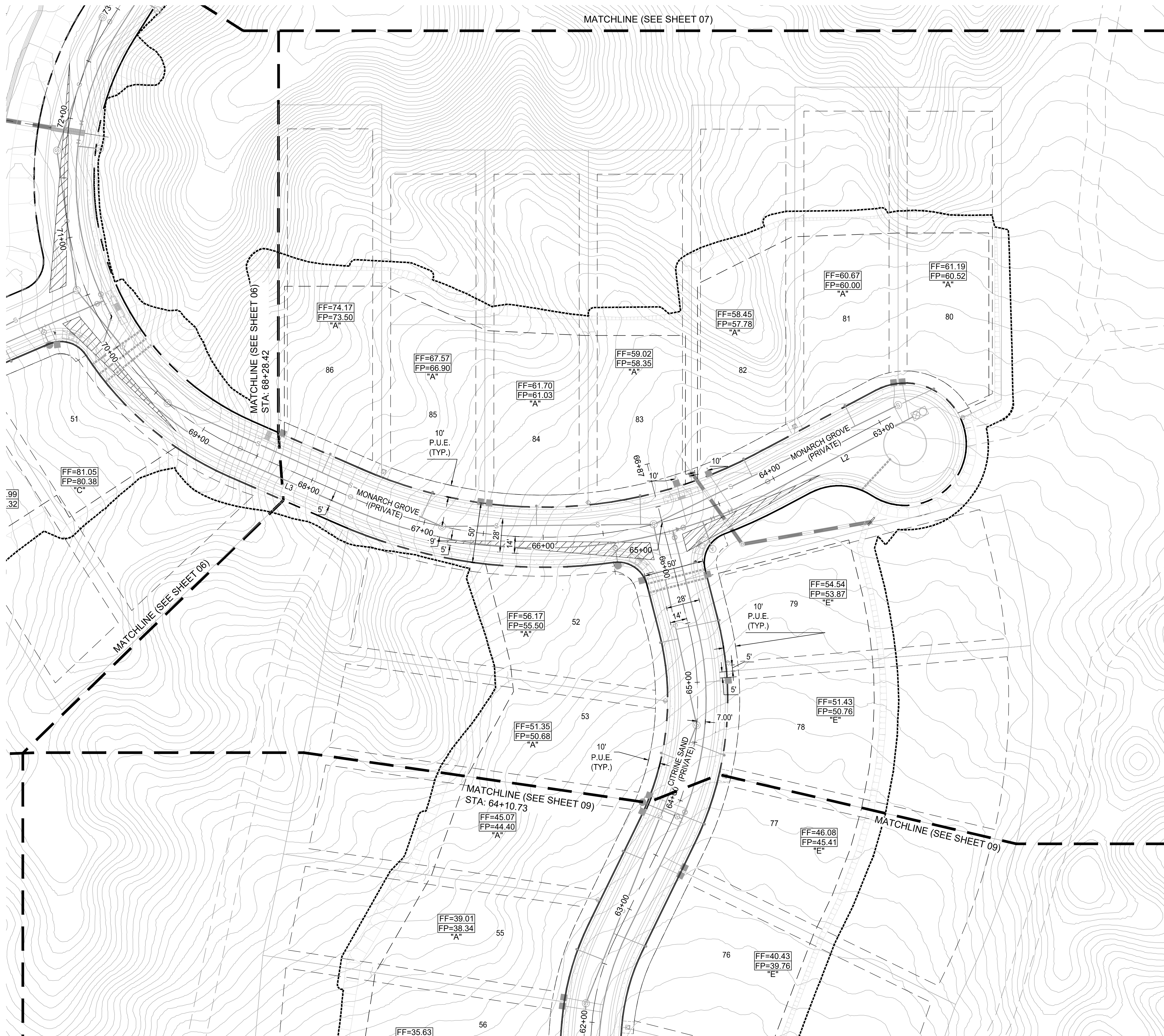
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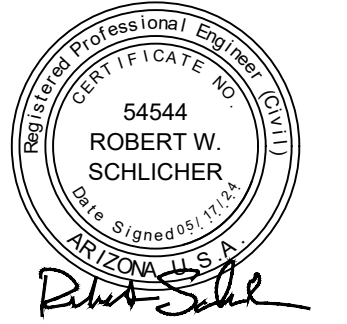




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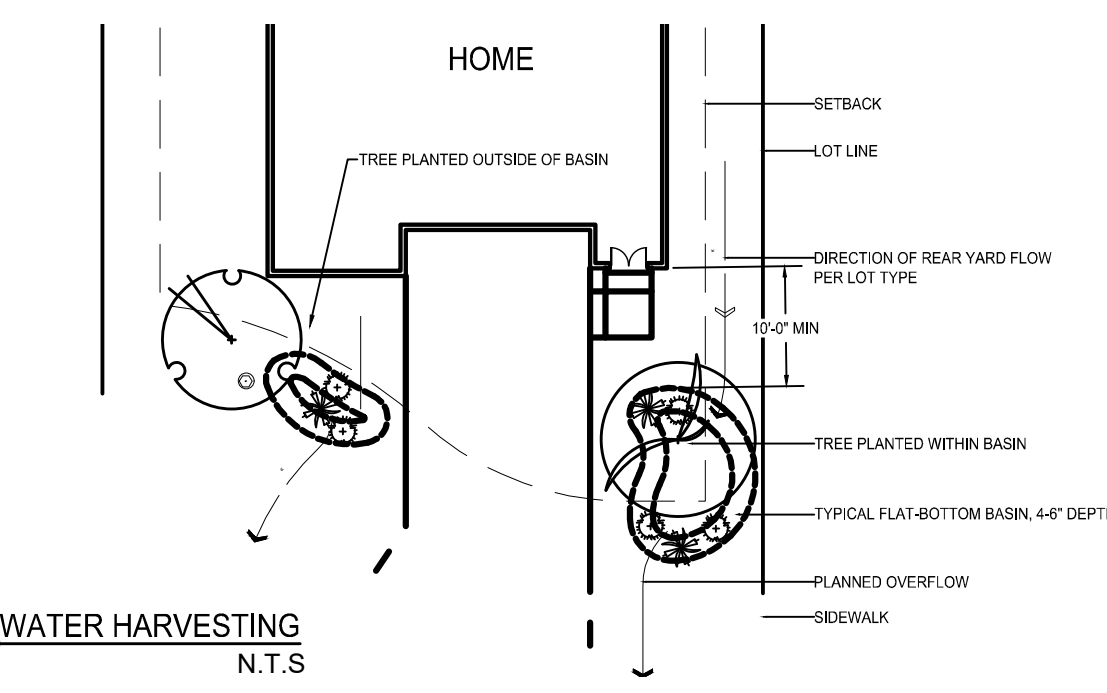
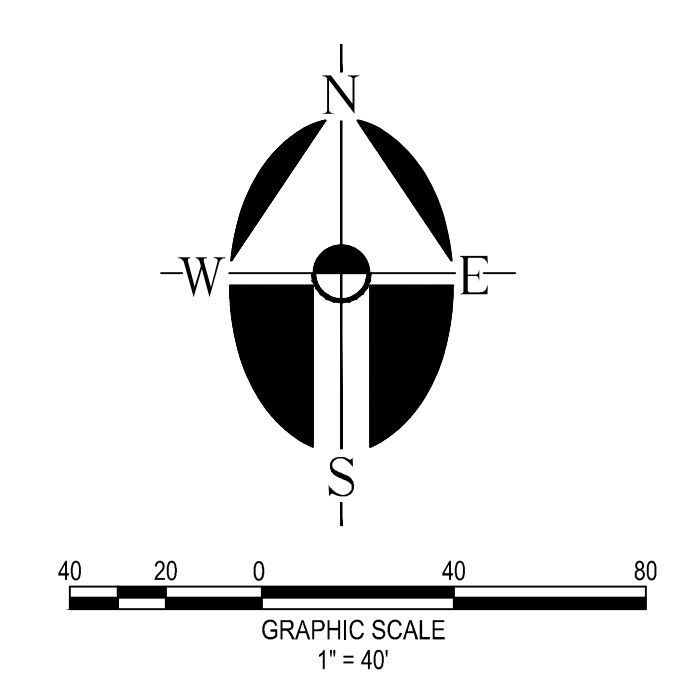


GRADING PERMIT #2500131

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S:\ARIZ\Tucson\AZ4072\400LAND\_LJA MOVING FORWARD\BASE FILES\RWHP\08 RWHP.dwg 06/27/2024





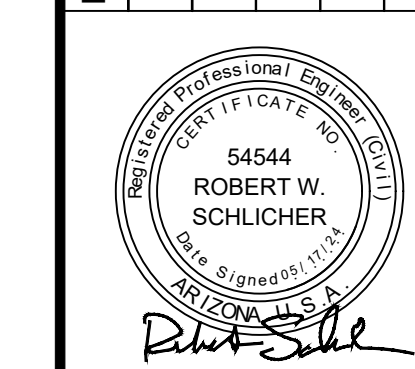
1 WATER HARVESTING  
N.T.S.

- NOTES
1. FRONT 20' OF ALL LOT TYPES, DRAIN FORWARD TOWARDS THE ROADWAY AND SHALL FOLLOW THIS DETAIL FOR RAINWATER HARVESTING.
  2. PASSIVE WATER HARVESTING (BASINS) SHALL BE INCORPORATED INTO FRONT YARD LANDSCAPE TO SUPPLEMENT IRRIGATION AND ENCOURAGE INFILTRATION OF RAINWATER (TOWN OF ORO VALLEY ZONING CODE, 27.6.D.4.C.II).
  3. BASINS WILL BE A MINIMUM OF 10' FROM BUILDING FOUNDATION, AND A MINIMUM OF 1' FROM THE EDGE OF WALKWAYS AND DRIVEWAYS.
  4. TREE SPECIES WILL DETERMINE PLACEMENT IN RELATION TO BASIN - EITHER IN OR OUTSIDE OF BASIN.
  5. ALL BASINS WILL HAVE PLANNED OVERFLOW AWAY FROM STRUCTURES.

**LJA Engineering, Inc.**  
7458 N. La Cholla Boulevard,  
Tucson, AZ 85741  
Phone 520.257.3400

**RAIN WATER HARVESTING PLAN**  
SUNDARA RIDGE  
LOTS 1 THROUGH 91  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12  
SOUTH, RANGE 13 EAST, G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

NO.	DATE	REVISION	APP.



PLAN STATUS:  
FOR REVIEW   
FOR CONSTRUCTION

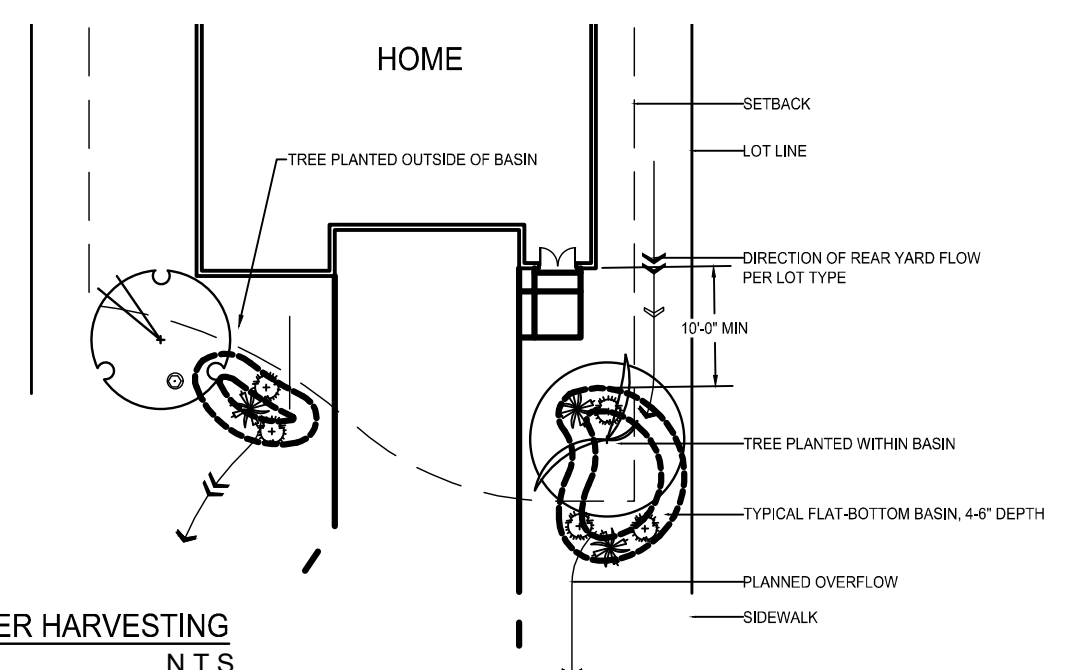
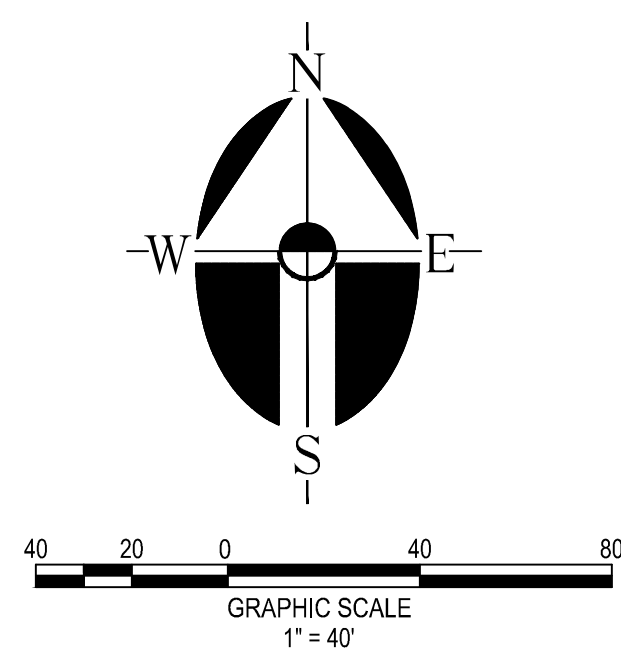
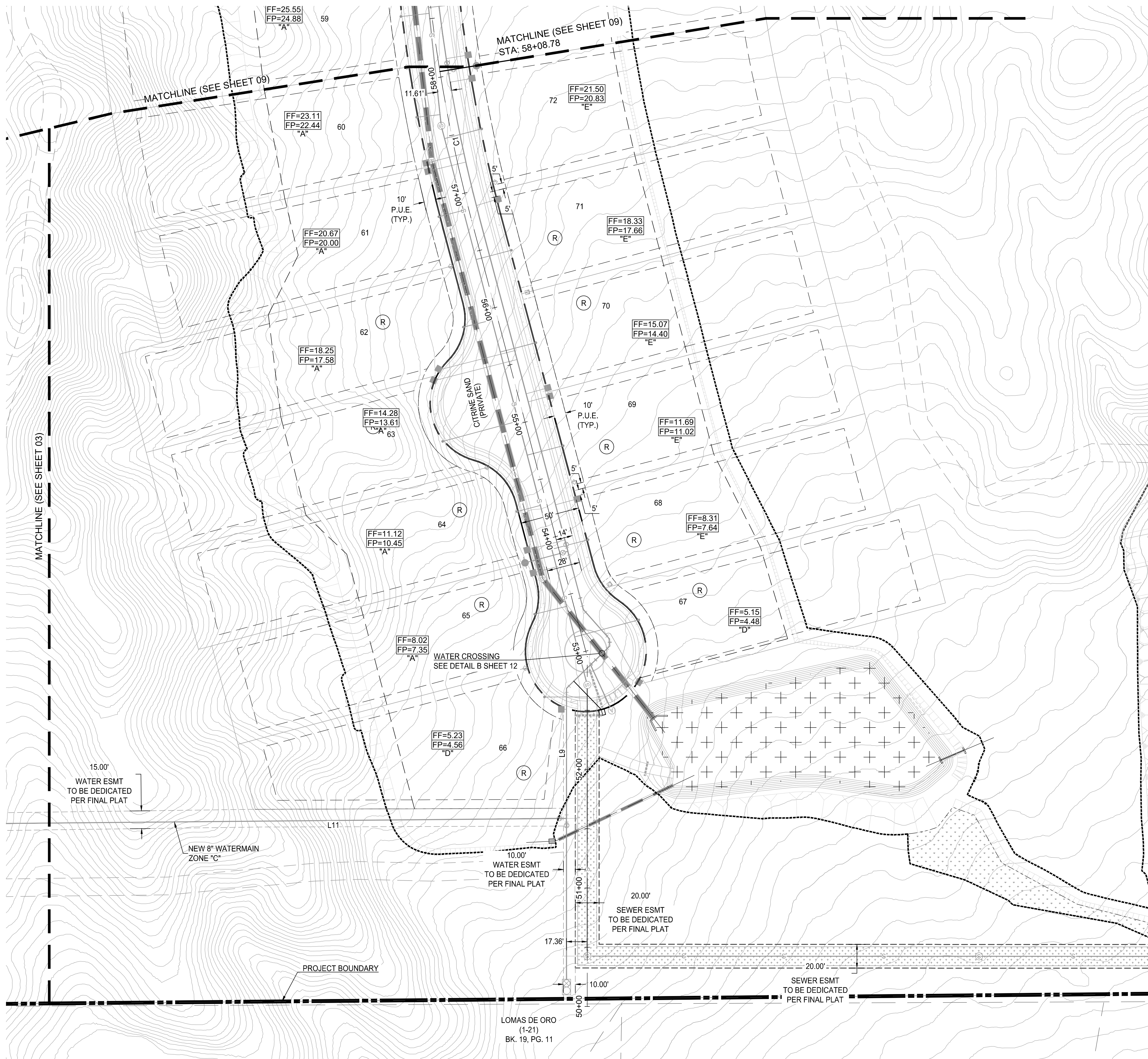
H: C.I.=2'  
V:  
SCALE  
05/17/24  
DATE  
AZ4072-1004  
JOB NUMBER  
KB/RP  
DRAWN BY  
LJA  
DESIGNED BY  
RWS  
CHECKED BY

RELATED CASE #  
OV914-009  
2100731  
OV114-018



GRADING PERMIT #2500131



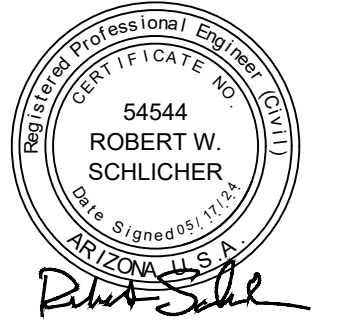


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