FINAL SITE PLAN AND PRIVATE DRAINAGE & PRIVATE STREET SITE IMPROVEMENT PLAN FOR LA POSADA AT PUSCH RIDGE PHASE 1 & 3 2102195

AS-BUILT CERTIFICATION:
(LANDSCAPE)

THESE LANDSCAPE PLANS ARE DESIGNED TO MEET THE REQUIREMENTS AND INTENTIONS OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT'S SECTION 7.7 OF THE ENGINEERING DESIGN STANDARDS AND STANDARD DETAILS RWRD 111 AND RWRD 112, LATEST EDITION.

REGISTERED LANDSCAPE ARCHITECT DATE

REGISTRATION NUMBER EXPIRES

AS-BUILT CERTIFICATION:
(PAVING & GRADING)

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 EXPIRES

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 79.5 ACRES.
2. THE GROSS FLOOR AREA OF THIS DEVELOPMENT IS 512,090 S.F.
3. THE PROPOSED NUMBER OF UNITS IN PHASE 1 IS AS FOLLOWS: 166 APARTMENT UNITS
4. ALL STREETS PROPOSED WITH THIS DEVELOPMENT ARE PRIVATE.
5. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. THE NAKOMA SKY P.A.D. IS THE REGULATORY DOCUMENT FOR THIS PROJECT.
7. ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. AREA INLETS AND STORMDRAINS WILL BE PROVIDED TO MEET THE FOUNDATION DRAINAGE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE.
9. ALL CUT AND FILL SLOPES SHALL BE TREATED WITH A RESTORATIVE AGENT AND REVEGETATED TO REFLECT EXISTING NATIVE VEGETATION. ALL AREAS OF DISTURBANCE SHALL BE RECONTOURED TO MIMIC EXISTING GRADES AND REVEGETATED TO REFLECT EXISTING NATIVE VEGETATION. ALL GRADING AREAS SHALL BE TREATED WITH AN APPROVED DUST CONTROL METHOD AS PROVIDED IN THE ZONING CODE.
10. A NON-MOTORIZED PUBLIC ACCESS EASEMENT OVER THE PUBLIC TRAIL IN THE EASTERNMOST WASH WAS DEDICATED AS PART OF THE FINAL PLAT.
11. THE TRANSIT STOP SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THE COMMERCIAL PORTION OF NAKOMA SKY (DEVELOPMENT AREAS G/F) OR AT THE TIME THE TOWN OF ORO VALLEY EXTENDS TRANSIT SERVICE NORTH ON FIRST AVENUE TO THE NAKOMA SKY PROPERTY, WHICHEVER OCCURS FIRST.
12. THE COMMUNITY PARK SHALL BE COMPLETED AS APPROVED BY THE TOWN COUNCIL (EXCEPT FOR THE SINGLE UNISEX/FAMILY RESTROOM) BY THE THIRD ANNIVERSARY OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE APARTMENT BUILDINGS AND PRIOR TO CONSTRUCTION OF ANY FUTURE RESIDENTIAL PHASE OF THE NAKOMA SKY DEVELOPMENT OUTSIDE OF PHASE 4. IF RESIDENTIAL DEVELOPMENT OUTSIDE OF PHASE 4 PROCEEDS WITHIN THREE YEARS OF THE FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, THE COMMUNITY PARK MAY BE CONSTRUCTED SIMULTANEOUSLY AND THE PARK MUST BE COMPLETED BY THE FINAL BUILDING PERMIT ISSUANCE FOR THAT PHASE OF RESIDENTIAL CONSTRUCTION. THE SINGLE FAMILY RESTROOM ASSOCIATED WITH THE COMMUNITY PARK SHALL BE REQUIRED TO BE CONSTRUCTED AT SUCH TIME AS A SEWER LINE HAS BEEN CONSTRUCTED IN THE STREET THAT WILL PROVIDE ACCESS TO THE RESIDENTIAL UNITS IN THE EASTERN PORTION OF DEVELOPMENT AREA A AND THE RESIDENTIAL UNITS IN DEVELOPMENT AREA A ARE BEING DEVELOPED. NAKOMA SKY SHALL PROVIDE THE TOWN APPROPRIATE ASSURANCES (SUCH AS A BOND) FOR THE COMMUNITY PARK AT THE TIME OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE MAIN CAMPUS APARTMENT BUILDING. THE ASSURANCES SHALL BE RELEASED AT THE TIME OF SUBSTANTIAL COMPLETION OF THE COMMUNITY PARK EXCLUDING THE RESTROOM. TOWN STAFF MAY DETERMINE ASSURANCES ARE NOT REQUIRED AT THE TIME OF FINAL CERTIFICATE OF OCCUPANCY IF THE COMMUNITY PARK IS 25% COMPLETE. A PUBLIC ACCESS EASEMENT OVER THE COMMUNITY PARK AND TRAILHEAD AREA WAS DEDICATED ON THE FINAL PLAT.

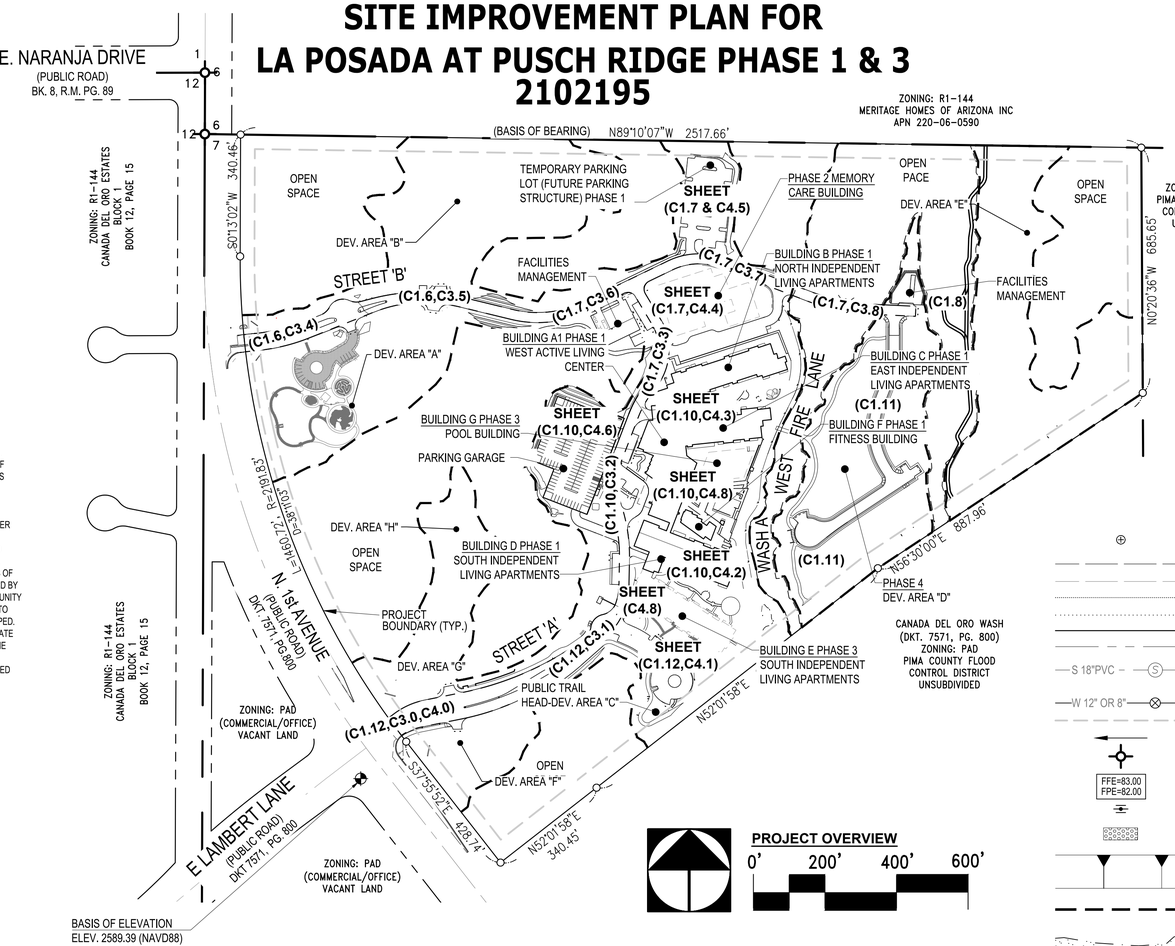
PLANNING GENERAL NOTES

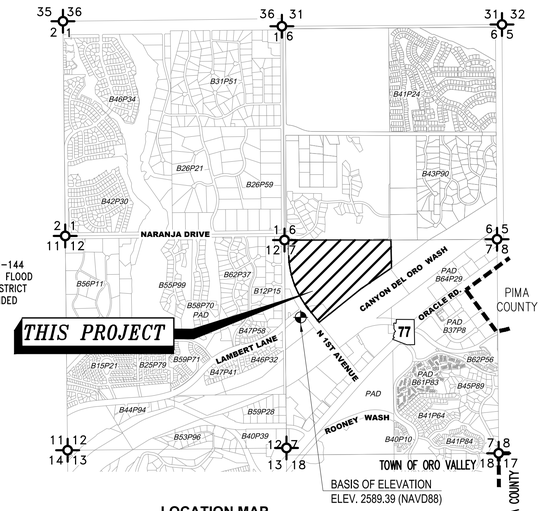
1. THE MAXIMUM ALLOWED BUILDING HEIGHTS FOR THIS PROJECT ARE PER THE NAKOMA SKY PAD AND ARE AS FOLLOWS:
   INDEPENDENT LIVING DISTRICT: 25' OR TWO STORIES.
   COMMERCIAL, MEDICAL AND SERVICE DISTRICT: 36'.
   MULTIPLE USE DISTRICT: 75' WITH AN ADDITIONAL 10' FOR ARCHITECTURAL FEATURES PERMITTED ON A MAXIMUM OF 25% OF THE BUILDING AREA.
2. THE PROPOSED BUILDING HEIGHTS/STORIES ARE AS FOLLOWS:
   BUILDING A — INDEPENDENT LIVING APARTMENTS, UP TO 3 STORIES, UP TO 45'.
   BUILDING B — INDEPENDENT LIVING APARTMENTS, UP TO 5 STORIES, UP TO 75'.
   BUILDING C — INDEPENDENT LIVING APARTMENTS, UP TO 5 STORIES, UP TO 75'.
   BUILDING D — INDEPENDENT LIVING APARTMENTS, UP TO 4 STORIES, UP TO 65'.
   BUILDING E — INDEPENDENT LIVING APARTMENTS, UP TO 5 STORIES, UP TO 86'
   BUILDING A4 — FITNESS BUILDING, UP TO 2 STORIES, UP TO 24'.
   BUILDING A6 — POOL BUILDING, 1 STORY, UP TO 45'.
   BUILDING F — MEMORY CARE, UP TO 3 STORIES, UP TP 36'
   BUILDING G — FACILITIES MANAGEMENT, 1 STORY, UP TO 24'.
3. THE TOTAL AMOUNT OF OPEN SPACE REQUIRED IS 23.85 ACRES (30% OF GROSS AREA OF SITE AS PER SECTION II-A.5 OF THE NAKOMA SKY PAD).
4. THE TOTAL AMOUNT OF OPEN SPACE PROVIDED IS 34.5 ACRES.
5. THE TOTAL AMOUNT OF LANDSCAPED AREA PROVIDED WITHIN THIS PROJECT IS 8.48 ACRES.
6. THE LANDSCAPE BUFFERYARDS FOR THIS PROJECT ARE AS PER SECTION II-O OF THE NAKOMA SKY PAD.
7. THE BUILDING SETBACKS FOR THIS PROJECT ARE AS PER THE NAKOMA SKY PAD AND ARE AS FOLLOWS:
   MULTIPLE USE DISTRICT:
   ADJACENT TO NORTHERN BOUNDARY OF SITE: 20 FEET
   ADJACENT TO CANADA DEL ORO WASH: 50 FEET
   INDEPENDENT LIVING DISTRICT:
   ADJACENT TO 1ST AVENUE: 50 FEET
   ADJACENT TO NORTHERN BOUNDARY OF SITE: 20 FEET (DEVELOPMENT AREA B AS SHOWN ON EXHIBIT P: PAD ZONING DISTRICTS WILL PROVIDE A 32 FOOT SETBACK ALONG ITS NORTHERN BOUNDARY TO MATCH THE BUILDING SETBACK OF THE RESIDENTIAL LOT LOCATED ON THE PROPERTY TO THE NORTH OF THIS SITE).
   ADJACENT TO EASTERN BOUNDARY OF SITE: 20 FEET.
   ADJACENT TO CANADA DEL ORO WASH:50 FEET.
   COMMERCIAL, MEDICAL AND SERVICE DISTRICT:
   ADJACENT TO 1ST AVENUE: 50 FEET.
   ADJACENT TO CANADA DEL ORO WASH: 50 FEET.
8. EXISTING ZONING IS NAKOMA SKY PLANNED AREA DEVELOPMENT.
9. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3. PUBLIC ART LOCATIONS ARE SHOWN ON THE FINAL LANDSCAPE PLAN.
10. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
11. ALL A.D.A. ACCESSIBLE WALKWAYS WILL BE PAVED AND LIGHTED.
12. ALL PROPOSED CROSSWALKS WILL CONSIST OF A RAISED, TEXTURED OR COLORED MATERIAL.
13. ENVIRONMENTALLY SENSITIVE OPEN SPACE (ESOS) ARE DEDICATED AS OPEN SPACE TRACT BY FINAL PLAT.

(SEE SHEET C1.1 FOR CONTINUATION OF NOTES)

PERMITTING DIVISION-BUILDING CODES

THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
2018 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
2011 NATIONAL ELECTRIC CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2018 I.F.C. WITH LOCAL AMENDMENTS
2008 ORO VALLEY POOL CODE
2015 P.A.G. STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
ORO VALLEY TOWN CODE, CURRENT REVISED.





LOCATION MAP
A PORTION OF SECTION 7, T12S, R14E, G & S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

3"=1 MILE

PROJECT OVERVIEW
0' 200' 400' 600'

LEGEND

NEW CONCRETE SURVEY MONUMENT PER PAG STD. DTL. 103	A1.1 CONCENTRATION POINT (SEE PLANS & TABLE ON SHEET C2.0)
PROP. MAJOR CONTOUR	CS13 WASH A (WEST) CROSS SECTION (SEE TABLE ON SHEET C2.0)
PROP. MINOR CONTOUR	
EXIST. MAJOR CONTOUR	
EXIST. MINOR CONTOUR	
PROJECT BOUNDARY	PROPOSED STORM DRAIN MANHOLE
EXISTING LOT LINE	PROPOSED STORM DRAIN
EXISTING SEWER LINE & MANHOLE	PROPOSED AREA DRAIN BASIN
EXISTING PUBLIC WATERLINE & VALVE	EXISTING STORM DRAIN
EXISTING EASEMENT LINE	WATERSHED BOUNDARY
DIRECTION OF FLOW	CRITICAL RESOURCE AREA (OPEN SPACE)
SECTION CORNER OR 1/4 SECTION CORNER	(C1.0, C2.0) INDEX MAP SHEET NUMBERS
FINISHED FLOOR ELEVATION / FINISHED PAD ELEVATION	C# & L# EDGE OF PVMT/FC CURVE & LINE LABELS
GRADE BREAK (GB/HP/LP)	C# R/W CURVE LABEL
TRUNCATED DOME (EARLY DETECTABLE WARNING)	A CULVERT MAINTENANCE DISTANCE ACCESS TYPE 1 - SKID LEADER ACCESS, MOUNT CURB
TOP OF SLOPE	
BOTTOM OF SLOPE	B CULVERT MAINTENANCE ACCESS TYPE 2 - 6:1 RAMP, DEPRESSED CURB OPENING, GATE.
MATCHLINE	
EXISTING 404 WASH	
100 YR FLOOD PLAIN	
EROSION HAZARD SETBACK	
PROPOSED RIPRAP	
PROPOSED MULTI-USE PATH	
PROPOSED CONCRETE SIDEWALK	
STABILIZED DECOMPOSED GRANITE	
ASPHALT PAVEMENT	
EXISTING SIGNAL HEAD AND MAST	
EXISTING STREET LIGHT	
SIGHT VISIBILITY TRIANGLE	
UGE UNDERGROUND ELECTRIC LINE	
100-YR FLOODPLAIN (PER FINAL PLAT #20182190002)	

SHEET INDEX

SHEET	DESCRIPTION
C1.0	COVER SHEET
C1.1	NOTES
C1.2	ROAD CENTERLINE CONTROL
C1.3	MASTER CONTROL PLAN
C1.4	PHASING PLAN
C1.5	E.S.O.S. PLAN
C1.6-C1.12	SITE PLAN
C2.0	DETAILS - STANDARD
C2.1-C2.2	DETAILS - SECTIONS
C2.3-C2.4	DETAILS - RAMPS
C2.5-C2.6	DETAILS - SECTIONS
C3.0-C3.3	STREET A PLAN & PROFILE
C3.4-C3.8	STREET B PLAN & PROFILE
C4.0-C4.7	GRADING AND DRAINAGE PLAN
C4.8	TEMPORARY GRADING PLAN
C5.0-C5.3	STORMDRAIN PLAN & PROFILES
C6.0-C6.4	RETAINING WALL PLAN & PROFILES
C7.0	SIGN SITE
C7.1	SIGN STREETS

APPROVED

BY: _____ 2022.09.20 11:57:01-07'00'
PLANNING AND ZONING ADMINISTRATOR DATE

BY: _____ 2022.09.15 16:49:22-07'00'
TOWN ENGINEER DATE

BY: Peter Abraham
Digitally signed by Peter Abraham
DN: cn=Peter Abraham, o=Oro Valley Water Utility, ou=OV Water Utility, email=pabraham@orovalleyaz.gov, c=US
Date: 2022.09.26 09:15:59 -07'00'
ORO VALLEY WATER UTILITY DIRECTOR DATE

ENGINEER'S STANDARD DETAILS DISCLAIMER:

COMPLYING WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION'S SUBSTANTIVE POLICY STATEMENT REGARDING SEALING OF STANDARD DETAILS, THE STANDARD DETAILS USED IN THE DESIGN OF THIS PROJECT HAVE BEEN FORMALLY ADOPTED BY THE AGENCIES THAT PREPARED THEM. IN VIEW OF THEIR LONG HISTORY OF USE, APPLICABILITY, AND/OR SOUNDNESS, THE ENGINEER ACCEPTS THEIR USE FOR THIS PROJECT AND FINDS NO NEED FOR ALTERATION.

BASIS OF BEARINGS

BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, G. & S.R.M. PIMA COUNTY, ARIZONA. SAID BEARING BEING: N89°10'07"W.

BASIS OF ELEVATION

BASIS OF ELEVATION: CHISELED "X" LOCATED ON END OF CURB, 5 FEET EAST OF TRAFFIC SIGNAL POLE ON FIRST AVENUE ON THE SOUTHWEST CORNER OF THE INTERSECTION WITH LAMBERT LANE. SAID ELEVATION BEING 2589.39 (NAVD 88). THIS PLAN SET IS DESIGNED IN (NAVD 88) DATUM

ENGINEER'S EARTHWORK ESTIMATE

CUT: 14,010 C.Y.
FILL: 41,570 C.Y.
NET: 26,440 C.Y. FILL

QUANTITIES ARE APPROXIMATE AND REFLECT 20% SHRINK APPLIED TO FILL. 0.2' GROUND LOSS ASSUMED. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION. THESE QUANTITIES DO NOT ACCOUNT FOR ANY SUBGRADE PREPARATIONS, BUT AREA MEASURED FROM TOP OF EXISTING GRADE TO TOP OF PROPOSED GRADE.

STANDARD DETAILS

PAG STANDARD DETAILS

103	SURVEY MONUMENT	209	CONCRETE CURB - TYPE 2 SINGLE VERTICAL
105	HANDRAIL	209	CONCRETE CURB - TYPE 2 WEDGE
109	SCREEN WALL	210	CONCRETE CURB TRANSITION
200	CONCRETE SIDEWALK	211	CONCRETE CURB: NEW TO EXISTING CONNECTION
203	CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION	213	CONCRETE HEADER
205.5	SIDEWALK SCUPPER - TYPE 3 MODIFIED-10" DEEP OPENING		
205.5	SIDEWALK SCUPPER - TYPE 3 W/TRITON FIRST FLUSH INSERT		
206	DRIVEWAY APRON		
207	CURB ACCESS RAMP		
209	CONCRETE CURB - TYPE 2 SINGLE VERTICAL		

PAG STANDARD DETAILS

302	STORM DRAIN MANHOLE
308	CATCH BASIN - TYPE 3 WING LENGTH AS NOTED
309	CATCH BASIN - TYPE 4 NUMBER OF GRATES AND TYPE AS NOTED

PIMA COUNTY RWRD STANDARD DETAILS

205	4' DIAMETER MANHOLE CONFIGURATIONS
211	CONCRETE COLLAR FOR PAVED AREAS
305	GRADE ADJUSTMENT FOR EXISTING PRECAST MANHOLE

ADOT STANDARD DETAILS

6.30-2	PIPE CULVERT HEADWALLS

OWNER/DEVELOPER

LA POSADA AT PARK CENTRE, INC
350 EAST MORNINGSIDE RD
GREEN VALLEY, AZ 85614
ATTN: JONI CONDIT
JONI@LAPOSADAGV.COM

ENGINEER

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: DAVID LITTLE, P.E.
DLITTLE@WLBGROUP.COM

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

The WLB Group Inc. WLB Engineering Planning Surveying Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway Tucson, Arizona (520) 881-7480

Project: LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title: FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
COVER SHEET

Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer CERTIFICATE 36234 DAVID W. LITTLE Expires 09/30/22 ARIZONA U.S.A.

Sheet C1.0

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GENERAL EARTHWORK AND PAVING NOTES:

1. ALL ONSITE STREETS ARE PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (P.A.G. SSPI), EDITION OF 2015, EXCEPT AS MODIFIED HEREBY.
3. ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH P.A.G. SSPI, EDITION OF 2015, EXCEPT AS MODIFIED HEREBY.
4. EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO P.A.G. SSPI, SECTION 203-5.
5. EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT OF RECORD, SHALL CONFORM TO P.A.G. SSPI SECTION 203.
6. AGGREGATE BASE COURSE SHALL CONFORM TO P.A.G. SSPI, SECTION 303.
7. ASPHALTIC CONCRETE SHALL CONFORM TO P.A.G. SSPI, SECTION 406. ASPHALTIC CONCRETE MIXTURE NO. 2 SPECIFICATIONS.
8. ALL CONCRETE SHALL CONFORM TO P.A.G. SSPI, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
9. A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT ALL TIMES OR DURING CONSTRUCTION.
10. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
11. CONTRACTOR SHALL CALL BLUE STAKE (ARIZONA 811) TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, A MINIMUM OF TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION.
12. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
13. CONTRACTOR SHALL INSTALL STREET SIGNS IN ACCORDANCE WITH THE TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS - SIGNAGE POLICY.
14. PAVING CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLES AND CLEANOUT RINGS AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE. ALL WORK SHALL COMPLY WITH THE APPLICABLE UTILITY'S STANDARDS.
15. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
16. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE TOWN OF ORO VALLEY ENGINEER'S OFFICE PRIOR TO SUCH REVISIONS/CHANGES BEING MADE IN THE FIELD.
17. ALL STATIONING SHOWN ON PLAN AND PROFILE ARE ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA, PAVEMENT, CURBS, CART PATHS AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES, IRRIGATION CONTROLS, DRAINS, STRUCTURES, OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED, OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED, AS DIRECTED BY THE ENGINEER AND IS A DEFINITE PART OF THIS PROJECT.
19. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
    A. WALL(S), RETAINING OR OTHER TYPE(S).
    B. ANY REINFORCED CONCRETE STRUCTURE(S).
    C. ANY EMBANKMENT(S) WHOSE PRIMARY PURPOSE IS TO FUNCTION AS A RETENTION/DETENTION STRUCTURE.
    THE ITEMS LISTED ABOVE ARE APPROVED FOR LOCATION ONLY. SEPARATE PLAN CHECKS AND PERMITS ARE REQUIRED, ALL IN ACCORDANCE WITH THE APPLICABLE CODES OF THE TOWN OF ORO VALLEY.
20. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN THEY SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. THEY SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED, AND SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR THEIR SUBCONTRACTORS MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
21. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AN AIR POLLUTION PERMIT.
22. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH A.D.E.Q. STORMWATER POLLUTION PREVENTION PERMITS IN ACCORDANCE WITH THE REPORT AND POLLUTION PLANS PREPARED BY THE ENGINEER. THE COST THEREOF TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
23. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN ±0.10 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER, STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN ±0.10 FEET OF FINISH SUBGRADE AS STAKED BY THE ENGINEER.
24. A REPORT OF SOILS INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURE HAS BEEN PREPARED BY TERRACON DATED MAY 11, 2015, REVISED MARCH 22, 2016 PROJECT NO. 63155007, REVISED JULY 15, 2021, 63155007. ALL EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS MADE THERETO.
25. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL CONSTRUCTION OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL, TRENCH EXCAVATION AND BACKFILL, MATERIAL TESTING, TOGETHER WITH PLACEMENT OF FILL. SAID ENGINEER SHALL CERTIFY IN WRITING, THAT ALL SOILS OPERATIONS AND MATERIALS USED FOR THIS DEVELOPMENT WERE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SET FORTH IN THE GEOTECHNICAL INVESTIGATION OF RECORD AND ARE IN CONFORMANCE WITH THE ACCEPTED PLANS AND SPECIFICATIONS. CERTIFICATION, IN WRITING, IS TO BE RECEIVED BY THE TOWN OF ORO VALLEY PRIOR TO THE REQUEST FOR FINAL INSPECTION AND RELEASE OF ASSURANCES.
26. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.
27. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE SURVEYOR PROVIDING THE CONSTRUCTION LAYOUT TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OBSERVED. SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT, THE ENGINEER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
28. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S), THEIR SUCCESSORS OR ASSIGNS, (AND/OR THEIR CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS AS APPLICABLE) TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC., FROM ALL NECESSARY OWNERS, PRIVATE AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHTS-OF-WAY ADJACENT TO (OR NEIGHBORING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE, STRUCTURES, ROADS, ETC.) ENCROACHING OR AFFECTING - DIRECTLY OR INDIRECTLY - ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS (OR) ON THIS PLAT.
29. THE TOWN OF ORO VALLEY WILL, UPON RECEIPT OF ALL NECESSARY CERTIFICATIONS AS OUTLINED ON THE IMPROVEMENT PLANS AND FINAL PLAT, PERFORM A FIELD REVIEW OF THE DEVELOPMENT, FIELD CONDITIONS, DESIGN OVERSIGHTS, ETC., MAY REQUIRE ADDITIONAL WORK AND/OR IMPROVEMENTS AS A RESULT OF SAID REVIEW.
30. ALL EASEMENTS MUST BE ACQUIRED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
31. ALL TRAIL ALIGNMENTS AND WIDTHS MUST BE FIELD VERIFIED & DEDICATED BY FINAL PLAT.
32. LANDSCAPING SHALL CONFORM TO ORO VALLEY STORM WATER AND LANDSCAPE REGULATIONS IN AREAS WHERE STORM DRAIN PIPES AND STRUCTURES ARE LOCATED.
33. ALL ARCHAEOLOGICAL MITIGATION SHALL BE APPROVED AND IMPLEMENTED TO THE SATISFACTION OF THE PLANNING AND ZONING ADMINISTRATION PRIOR TO ISSUANCE OF ANY GRADING PERMITS BY THE TOWN.
34. ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27-SECTION 27.9 OF THE ORO VALLEY ZONING CODE REVISED, YEAR 2005.
35. ALL GENERAL NOTES, SITE DESIGN, AND CONDITIONS OF 2102195 FINAL SITE PLAN AND LANDSCAPE PLAN APPROVAL APPLY.
36. CONSTRUCTION OF SLOPE PAVING SHALL CONFORM TO P.A.G. SSPI, SECTION 912. ROCK FACING FOR SLOPE PAVING SHALL BE INSTALLED PER P.A.G. SSPI SUBSECTION 912-3.07(C).

PRIVATE SANITARY SEWER GENERAL NOTES:

1. ALL SANITARY SEWERS ARE PRIVATE UNLESS OTHERWISE NOTED ON THE PLAN.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (RWRD SSDC) 2016 EDITION. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR SEWERS ARE TO BE IN ACCORDANCE WITH THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT MANUAL OF ENGINEERING STANDARDS AND PROCEDURES. SAID MANUAL IS ON FILE IN THAT OFFICE.
3. THE PROJECT WILL BE CONSTRUCTED AND INSPECTED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL "BLUE STAKE" AT 1-800-782-5348 A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.
5. PCRWRD STANDARD DETAIL WWM106 (AS REVISED 7/02) APPLIES TO THIS PROJECT.
6. BEDDING SHALL BE IN ACCORDANCE WITH PCRWRD STANDARD DETAILS RWRD 104 AND RWRD 105, OR AS SHOWN ON THE PLANS. SHOULD GROUND WATER OR OTHER UNANTICIPATED SOIL CONDITION BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED AS DIRECTED BY THE ENGINEER.
7. NO BUILDINGS PART OF THIS PROJECT WILL REQUIRE A BACKWATER VALVE
8. AFTER CONSTRUCTION AND FINAL INSPECTION, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARIZONA, WILL PREPARE "AS-BUILT" PLANS AND AN ENGINEERS CERTIFICATE OF COMPLETION, AND SUBMIT THAT INFORMATION TO PDEQ FOR APPROVAL ALONG WITH ALL CONSTRUCTION TESTING AS REQUIRED IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE R18-9-E301 AND THE CONSTRUCTION PLANS (INCLUDING MANHOLE TESTING, SEWER LINE LEAKAGE TESTING, DEFLECTION TESTING, UNIFORM SLOPE TESTING, AND HOLIDAY TESTING) IN ORDER TO RECEIVE A VERIFICATION OF GENERAL PERMIT CONFORMANCE. THE WORDS "PIMA COUNTY SANITARY SEWER" SHALL BE IMPRINTED ONLY ON COVERS OF MANHOLES, WHICH ARE TO BE PART OF THE PCRWRD (PUBLIC) SANITARY SEWAGE CONVEYANCE SYSTEM.
9. SEWER MANHOLE COVERS ON CONVEYANCE SYSTEMS TO BE OWNED AND OPERATED BY ANYONE OTHER THAN PIMA COUNTY SHALL HAVE CAST INTO THEM THE WORDS "PRIVATE SEWER".

GENERAL WASTEWATER NOTES:

1. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
2. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE 1991-140, AS AMENDED).
3. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
4. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

GOLDER RANCH FIRE GENERAL NOTES:

1. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 2500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
2. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.

- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A,B,E,F,H,I,M,R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO JURISDICTION. SECTION 903.2.8 GROUP R: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA INCLUDING ONE - AND TWO-FAMILY DWELLING AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES AND ONE- AND TWO-FAMILY DWELLING AND TOWNHOUSES.
- EXCEPTION: GROUP R-3 OCCUPANCIES ARE NOT REQUIRED TO INSTALL AUTOMATIC SPRINKLER SYSTEMS WHEN ALL OF THE FOLLOWING EXIST:
  1. GROUP R-3 OCCUPANCIES PROVIDING THE REQUIRED FIRE FLOW IN ACCORDANCE WITH SECTION B105 AND TABLES B105.1 (1) AND B105.1 (2).
  2. GROUP R-3 OCCUPANCIES WITHIN 600 FEET (182.880m) OF FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.
  3. GROUP R-3 OCCUPANCIES IN COMPLIANCE WITH SECTION D106 AND D107.

4. TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
5. THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENT'S EXISTING SYSTEM.

GENERAL DRAINAGE NOTES:

1. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
2. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
3. DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN OF ORO VALLEY STANDARDS AND PAID FOR BY THE DEVELOPER.
4. ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A 100 YR FLOW.
5. ALL DRAINAGE FACILITIES WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR ALL AFFECTED BUILDINGS.
6. THE DEVELOPER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS AND COMMON AREAS.
7. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO ISSUANCE OF ANY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
8. DRAINAGE WAYS MUST BE PROVIDED WHERE NECESSARY TO CARRY DRAINAGE FLOWS THROUGH OR FROM THE DEVELOPMENT AND SUCH DRAINAGE WAYS MUST BE DEDICATED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
9. DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
10. PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.
11. DRAINAGE MUST BE COLLECTED AND RELEASED FROM THE PROPOSED DEVELOPMENT AT THE LOCATIONS AND IN THE MANNER EXISTING PRIOR TO DEVELOPMENT.
12. A LETTER OF MAP REVISION (LOMR) WAS OBTAINED FROM FEMA ON MARCH 25, 2019. THIS LOMR REFLECTED THE CHANNELIZATION OF CANYON DEL ORO WASH.
13. DEVELOPER SHALL OBTAIN AND COMPLY WITH ALL REQUIREMENTS OF U.S. ARMY CORPS OF ENGINEERS (USACE) 404 STORMWATER PERMIT AND SHALL OBTAIN ALL CONSTRUCTION PERMITS REQUIRES BY ENVIRONMENTAL AND/OR FLOOD CONTROL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
14. DEVELOPER SHALL OBTAIN A RIGHT-OF-WAY (ROW) PERMIT FROM THE PIMA COUNTY FLOOD CONTROL DISTRICT FOR CONSTRUCTION OF THE SOIL CEMENT BANK PROTECTION AND BE SUBJECTED TO ALL CONDITIONS REQUIRED THEREIN. ISSUANCE OF A FLOOD PLAIN USE PERMIT BY THE TOWN WILL BE SUBJECT TO HAVING OBTAINED THIS ROW PERMIT.
15. ALL DRAINAGE INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED ON THE PLAN.
16. THE SITE IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE MAP (FIRM) No. 04019C1090L AND 04019C1089L. THE PROJECT IS LOCATED IN THE FLOOD HAZARD ZONES "AE" AND SHADED ZONE "X". CANYON DEL ORO WASH IS A LOCALLY REGULATED WASH BY PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT AND THE TOWN OF ORO VALLEY.
17. THIS PROJECT IS AFFECTED BY THE ORO VALLEY TOWN CODE CHAPTER 17 FLOODPLAIN AND EROSION HAZARD MANAGEMENT.
18. A TOWN OF ORO VALLEY FLOODPLAIN USE PERMIT (FPUP) WILL BE REQUIRED FOR THIS DEVELOPMENT

ORO VALLEY WATER GENERAL NOTES

1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES, ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
3. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE BEFORE THIS PROJECT BEGINS.
4. ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
5. ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.
6. WATER INFRASTRUCTURE SHOWN IS NOT THE FINAL DESIGN. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO ORO VALLEY WATER UTILITY FOR REVIEW AND APPROVAL.
7. PER THE REZONING CONDITIONS IN ORDINANCE NO. (O)15-14, A 100 FOOT BY 100 FOOT SITE WAS DEDICATED TO THE WATER UTILITY FOR A WELL LOCATION.
8. WATER INFRASTRUCTURE AS REPRESENTED ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO THE ORO VALLEY WATER UTILITY (OVWU) FOR TECHNICAL REVIEW AND COMPLIANCE WITH APPLICABLE STATUTES, CODES AND SPECIFICATIONS. ADDITIONAL WATER INFRASTRUCTURE MAY BE DEEMED NECESSARY UPON REVIEW OF THE IMPROVEMENT PLAN.
9. ORO VALLEY WATER UTILITY SHALL BE THE WATER PROVIDER.

GENERAL SIGNING NOTES:

1. ALL EQUIPMENT, MATERIALS, AND CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS CONTAINED IN THE CURRENT PAG STANDARD SPECIFICATIONS AND THE STANDARD DETAILS FOR THE PUBLIC IMPROVEMENTS, THE SPECIAL PROVISIONS AND THE APPROVED PLANS.
2. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION OF THE PIMA COUNTY AND CITY OF TUCSON TRAFFIC SIGNING DESIGN MANUAL (2002 REVISION), THE CURRENT SUPPLEMENT SPECIFICATIONS, THESE PLANS, AND THE SPECIAL PROVISIONS. SHOULD A CONFLICT ARISE BETWEEN THESE DOCUMENTS, THE ENGINEER, IN CONSULTATION WITH THE TOWN OF ORO VALLEY, SHALL MAKE THE FINAL DETERMINATION.
3. SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AS DIRECTED BY THE ENGINEER.
4. THE DESIGN VEHICLE IS SU-30, WITH THE EXCEPTION OF THE MAIN SERVICE AREA DELIVERY ROUTE WHICH HAS BEEN DESIGN TO ACCOMMODATE A WB-40 VEHICLE.
5. POST LENGTHS INDICATED ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL POST LENGTHS WITH THE ENGINEER PRIOR TO INSTALLATION.
6. ALL NEW EXISTING SIGNS SHALL BE INSTALLED ON PERFORATED POST (SQUARE TUBE), AND SHALL BE INSTALLED IN A CONCRETE FOUNDATION IN CONFORMANCE WITH PIMA COUNTY SIGNING MANUAL, SHEET NO. 8-2A, AND SHALL BE BREAKAWAY. UNLESS OTHERWISE DIRECTED BY ENGINEER.
7. ALL SIGN STATION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE ENGINEER PRIOR TO THE INSTALLATION OF ALL SIGNS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH BLUE STAKE, FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD AND FOR MAINTAINING ALL SIGNAGE UNTIL ACCEPTANCE BY THE TOWN OF ORO VALLEY.
9. ASTM TYPE 9 SHEETING (3M, DIAMOND GRADE OR EQUIVALENT) SHALL BE USED FOR ALL TRAFFIC CONTROL SIGNS. WARNING SIGNS SHALL BE FLUORESCENT YELLOW. SCHOOL SIGNS SHALL BE FLUORESCENT GREEN. ALL GROUND MOUNTED SIGNS SHALL INCLUDE CLEAR, PRESSURE SENSITIVE, PROTECTIVE OVERLAY FILM APPLIED TO THE FACE OF THE SIGN (3M, TYPE 1160 OR EQUIVALENT OF CORRESPONDING REFLECTIVE SHEETING MANUFACTURER). WITH THE EXCEPTION OF D3-1 STREET NAME SIGNS; A 3" X 2" PRESSURE SENSITIVE, UV RESISTANT LABEL INDICATING SIGN MANUFACTURERS NAME AND DATE OF MANUFACTURE SHALL BE PLACED AT UPPER RIGHT CORNER, BACK OF SIGN AT TIME OF INSTALL.
10. ALL NEW SIGNS SHALL HAVE 0.080 GAUGE, RADIUS CORNER, ALUMINUM BACKING, UNLESS OTHERWISE SPECIFIED.
11. PRIOR TO DISTURBING ANY TRAFFIC SIGNS, A SIGN CONDITION INVENTORY OF ALL EXISTING SIGNING SHALL BE CONDUCTED BY THE CONTRACTOR AND PROVIDED TO THE TOWN OF ORO VALLEY ENGINEERING DEPARTMENT. INVENTORY SHALL INDICATE CURRENT SIGN LOCATION AND CONDITION, INCLUDING ANY EXISTING DAMAGE OR DEFICIENCIES.
12. ANY SIGNS AND POSTS BEING RE-USED ON THIS PROJECT SHALL BE STOCKPILED IN A MANNER TO AVOID DAMAGE AND MAINTAIN THE INTEGRITY OF THE SIGNS. SAFE STORAGE OF STOCKPILE AND PAYMENT FOR DAMAGE TO THE STOCKPILE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL SIGNS AND POSTS NOT BEING RE-USED ON THIS PROJECT SHALL BE DISMANTLED, STACKED AND DELIVERED TO THE OWNER TOWN OF ORO VALLEY BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE STORAGE AT THE CONSTRUCTIONS SITE UNTIL DELIVERY, AND THE SAFE UNLOADING OF THE SALVAGED MATERIAL. NOTIFICATION OF DELIVERY SHALL BE MADE AT LEAST 2 WORKING DAYS PRIOR TO DELIVERY. TOWN OF ORO VALLEY 11000 N. LA CANADA DRIVE, ORO VALLEY AZ. 85737. NO FRIDAY DELIVERIES.
14. ANY SALVAGED SIGN THAT IS TO BE REUSED SHALL BE TEMPORARILY STORED IN A SAFE LOCATION UNTIL REINSTALLATION.
15. FINAL INSPECTION /ACCEPTANCE OF SIGNING SHALL BE PERFORMED BY THE ENGINEER.
16. ALL REGULATORY AND WARNING SIGNS SHALL BE STANDARD SIZE IN CONFORMANCE WITH THE 2009 EDITION OF THE MUTCD.

GENERAL UTILITY NOTES:

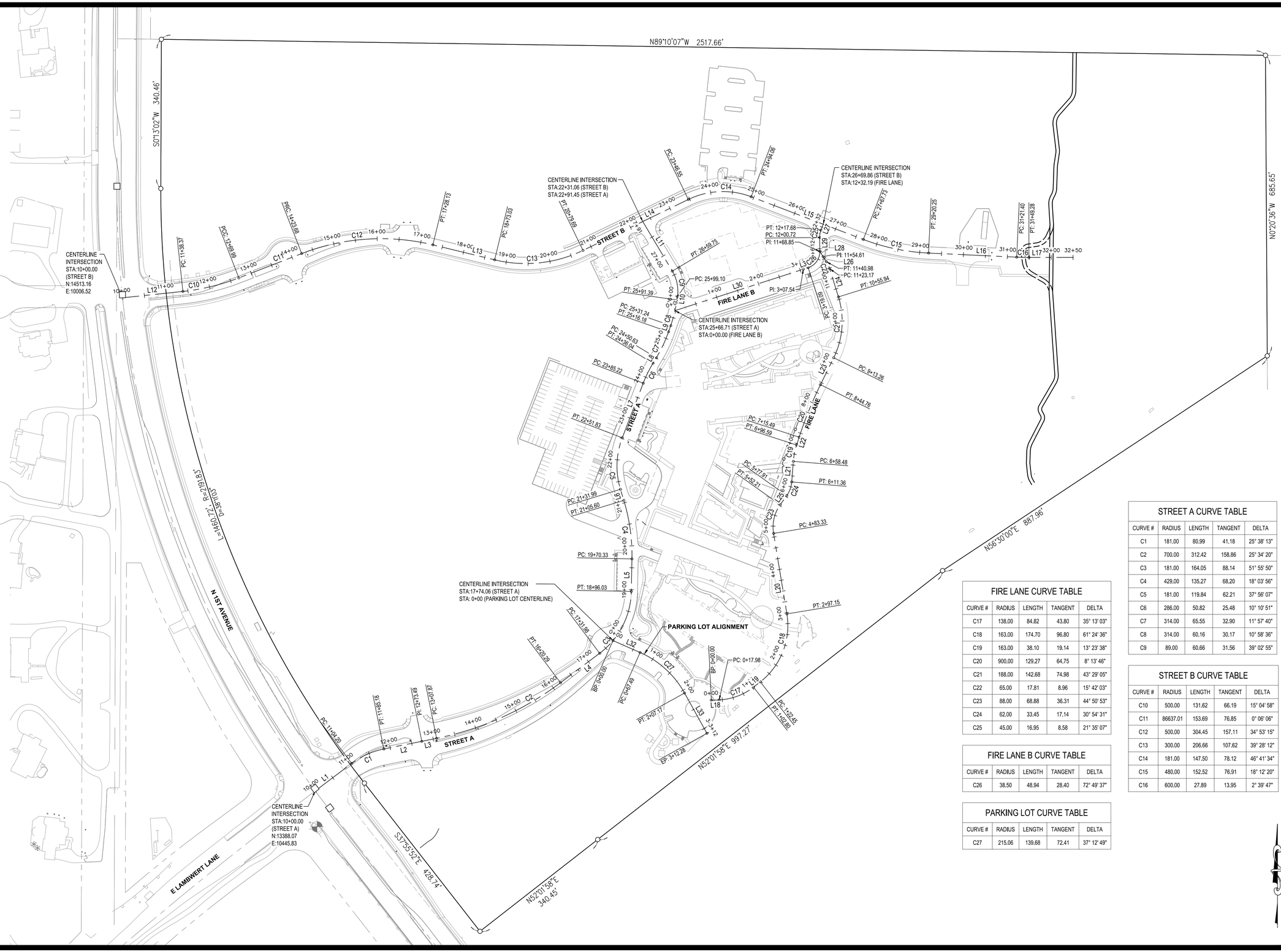
1. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, RELOCATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. ALL EXISTING PUBLIC WATER INFRASTRUCTURE MUST BE ADJUSTED TO FINISHED GRADE PER CURRENT OVWU STANDARDS.
3. ALL STORMDRAIN AND NEW SANITARY SEWER CROSSINGS AT WATERLINE TO BE POTHOLED PRIOR TO INSTALLATION.

ENGINEERING GENERAL NOTES

1. THE DESIGN VEHICLE IS SU-30, WITH THE EXCEPTION OF THE MAIN SERVICE AREA DELIVERY ROUTE WHICH HAS BEEN DESIGNED TO ACCOMMODATE A WB-40 VEHICLE.
2. ALL NEW ROADS WITHIN THIS PROJECT, AND ANY IMPROVEMENTS REQUIRED TO OFFSITE ROADS, WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN OF ORO VALLEY ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
3. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
4. MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
5. FINAL SITE PLANS AND IMPROVEMENT PLAN MUST BE APPROVED FOR COMMERCIAL LOTS OR PADS PRIOR TO ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
6. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.
7. DEVELOPER SHALL PROVIDE IMPROVEMENT PLANS AND BE RESPONSIBLE FOR ALL IMPROVEMENTS TO N. 1st AVENUE/LAMBERT LANE/STREET "A" INTERSECTION, INCLUDING MODIFICATION(S) TO THE EXISTING TRAFFIC SIGNAL.
8. BASIS OF ELEVATION: CHISELED "X" LOCATED ON END OF CURB, 5 FEET EAST OF TRAFFIC SIGNAL POLE ON FIRST AVENUE ON THE SOUTHEAST CORNER OF THE INTERSECTION WITH LAMBERT LANE. SAID ELEVATION BEING 2589.39 (NAVD 88).
9. DEVELOPER SHALL PROVIDE IMPROVEMENT PLANS AND BE RESPONSIBLE FOR ALL IMPROVEMENTS TO N. 1ST AVE/LAMBERT LANE/STREET "A" INTERSECTION INCLUDING MODIFICATION(S) TO THE EXISTING TRAFFIC SIGNAL.

GENERAL STRIPING NOTES:

1. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION PIMA COUNTY/CITY OF TUCSON STANDARDS AND SPECIFICATIONS.
2. THE PAVEMENT MARKINGS ON PAVEMENT MARKINGS MAY BE MODIFIED AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE
3. THE



STREET A LINE TABLE

LINE #	LENGTH	DIRECTION
L1	104.20	N52° 57' 39.50"E
L2	88.31	N78° 35' 52.73"E
L3	34.37	N78° 35' 52.73"E
L4	111.68	N53° 01' 32.95"E
L5	74.31	N1° 07' 18.08"E
L6	26.39	N16° 56' 38.38"W
L7	133.39	N20° 59' 28.38"E
L8	14.59	N31° 10' 19.64"E
L9	15.06	N19° 12' 39.58"E
L10	7.71	N8° 14' 03.49"E
L11	131.69	N30° 48' 51.28"W

STREET B LINE TABLE

LINE #	LENGTH	DIRECTION
L12	138.37	N83° 56' 34.68"E
L13	144.90	S76° 21' 14.28"E
L14	266.86	N64° 10' 33.40"E
L15	273.68	S69° 07' 52.79"E
L16	201.14	S87° 20' 13.20"E
L17	100.75	N90° 00' 00.00"E

FIRE LANE LINE TABLE

LINE #	LENGTH	DIRECTION
L18	17.98	N87° 15' 01.37"E
L19	19.64	N52° 01' 58.00"E
L20	186.18	N9° 22' 37.57"W
L21	47.12	N4° 33' 43.82"E
L22	18.90	N17° 57' 22.06"E
L23	68.50	N26° 11' 08.11"E
L24	67.22	N17° 17' 56.62"W
L25	25.71	N35° 28' 15.00"E
L26	13.63	N33° 00' 00.00"W
L27	14.51	N20° 52' 07.21"E
L28	14.24	N31° 25' 37.26"W
L29	31.88	N0° 42' 59.88"W

FIRE LANE B LINE TABLE

LINE #	LENGTH	DIRECTION
L30	307.54	N72° 06' 05.82"E
L31	11.55	N72° 06' 05.82"E

PARKING LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L32	67.49	S66° 13' 41.00"E
L33	105.10	S29° 00' 52.00"E

STREET A CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C1	181.00	80.99	41.18	25° 38' 13"
C2	700.00	312.42	158.86	25° 34' 20"
C3	181.00	164.05	88.14	51° 55' 50"
C4	429.00	135.27	68.20	18° 03' 56"
C5	181.00	119.84	62.21	37° 56' 07"
C6	286.00	50.82	25.48	10° 10' 51"
C7	314.00	65.55	32.90	11° 57' 40"
C8	314.00	60.16	30.17	10° 58' 36"
C9	89.00	60.66	31.56	39° 02' 55"

FIRE LANE CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C17	138.00	84.82	43.80	35° 13' 03"
C18	163.00	174.70	96.80	61° 24' 36"
C19	163.00	38.10	19.14	13° 23' 38"
C20	900.00	129.27	64.75	8° 13' 46"
C21	188.00	142.68	74.98	43° 29' 05"
C22	65.00	17.81	8.96	15° 42' 03"
C23	88.00	68.88	36.31	44° 50' 53"
C24	62.00	33.45	17.14	30° 54' 31"
C25	45.00	16.95	8.58	21° 35' 07"

STREET B CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C10	500.00	131.62	66.19	15° 04' 58"
C11	86637.01	153.69	76.85	0° 06' 06"
C12	500.00	304.45	157.11	34° 53' 15"
C13	300.00	206.66	107.62	39° 28' 12"
C14	181.00	147.50	78.12	46° 41' 34"
C15	480.00	152.52	76.91	18° 12' 20"
C16	600.00	27.89	13.95	2° 39' 47"

FIRE LANE B CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C26	38.50	48.94	28.40	72° 49' 37"

PARKING LOT CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C27	215.06	139.68	72.41	37° 12' 49"

GRAPHIC SCALE

100 0 50 100 200

HORIZONTAL SCALE 1"=100'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811 BLUE STAKE, INC.

Call 811 or click Arizona811.com

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Engineering Planning Surveying
Landscape Architecture Urban Design
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Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

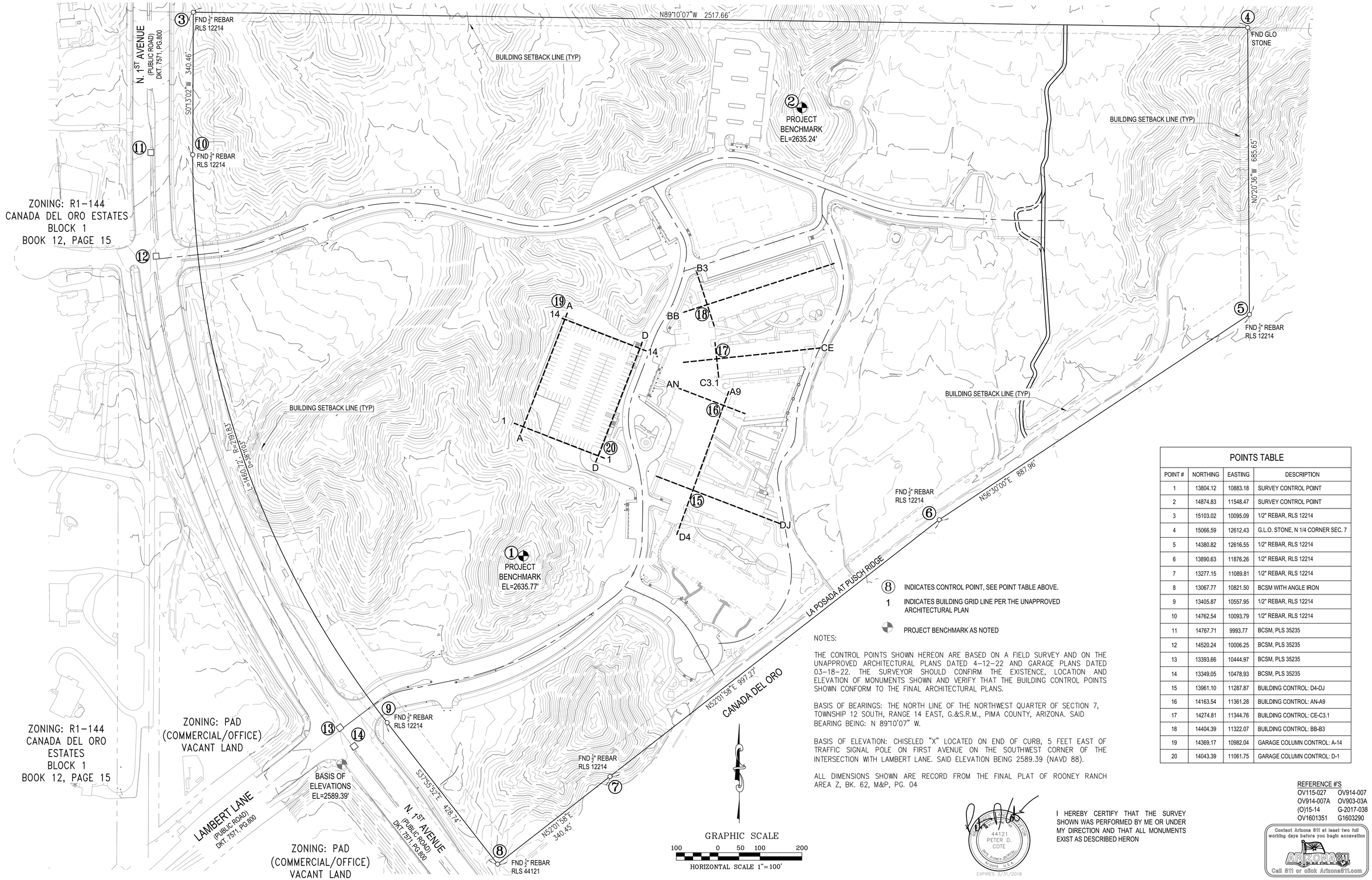
Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
ROAD CENTERLINE CONTROL PLAN

Revision No. Date Item

Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Arizona U.S.A. 6/3/2022

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW
Sheet	C1.2

N:\181057G01_LPPR Design\dwg\Cut Sht\Improvement\CDs\CC.dwg 6/3/2022 3:16:39 PM



POINTS TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	13804.12	10883.18	SURVEY CONTROL POINT
2	14874.83	11548.47	SURVEY CONTROL POINT
3	15103.02	10095.09	1/2" REBAR, RLS 12214
4	15066.59	12612.43	G.L.O. STONE, N 1/4 CORNER SEC. 7
5	14380.82	12616.55	1/2" REBAR, RLS 12214
6	13890.63	11876.26	1/2" REBAR, RLS 12214
7	13277.15	11089.81	1/2" REBAR, RLS 12214
8	13067.77	10821.50	BCSM WITH ANGLE IRON
9	13405.87	10557.95	1/2" REBAR, RLS 12214
10	14762.54	10093.79	1/2" REBAR, RLS 12214
11	14767.71	9993.77	BCSM, PLS 35235
12	14520.24	10006.25	BCSM, PLS 35235
13	13393.66	10444.97	BCSM, PLS 35235
14	13349.05	10478.93	BCSM, PLS 35235
15	13961.10	11287.87	BUILDING CONTROL: D4-DJ
16	14163.54	11361.28	BUILDING CONTROL: AN-A9
17	14274.81	11344.76	BUILDING CONTROL: CE-C3.1
18	14404.39	11322.07	BUILDING CONTROL: BB-B3
19	14369.17	10982.04	GARAGE COLUMN CONTROL: A-14
20	14043.39	11061.75	GARAGE COLUMN CONTROL: D-1

(8) INDICATES CONTROL POINT, SEE POINT TABLE ABOVE.

1 INDICATES BUILDING GRID LINE PER THE UNAPPROVED ARCHITECTURAL PLAN

PROJECT BENCHMARK AS NOTED

NOTES:

THE CONTROL POINTS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND ON THE UNAPPROVED ARCHITECTURAL PLANS DATED 4-12-22 AND GARAGE PLANS DATED 03-18-22. THE SURVEYOR SHOULD CONFIRM THE EXISTENCE, LOCATION AND ELEVATION OF MONUMENTS SHOWN AND VERIFY THAT THE BUILDING CONTROL POINTS SHOWN CONFORM TO THE FINAL ARCHITECTURAL PLANS.

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, G.&S.R.M., PIMA COUNTY, ARIZONA. SAID BEARING BEING: N 89°10'07" W.

BASIS OF ELEVATION: CHISELED "X" LOCATED ON END OF CURB, 5 FEET EAST OF TRAFFIC SIGNAL POLE ON FIRST AVENUE ON THE SOUTHWEST CORNER OF THE INTERSECTION WITH LAMBERT LANE. SAID ELEVATION BEING 2589.39 (NAVD 88).

ALL DIMENSIONS SHOWN ARE RECORD FROM THE FINAL PLAT OF ROONEY RANCH AREA Z, BK. 62, M&P, PG. 04

REGISTERED PROFESSIONAL ENGINEER
44121
PETER D. COTE
DATE SIGNED 06/30/2022
ARIZONA U.S.A.
EXPIRES 3/31/2018

I HEREBY CERTIFY THAT THE SURVEY SHOWN WAS PERFORMED BY ME OR UNDER MY DIRECTION AND THAT ALL MONUMENTS EXIST AS DESCRIBED HERON

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
MASTER CONTROL PLAN / SURVEY

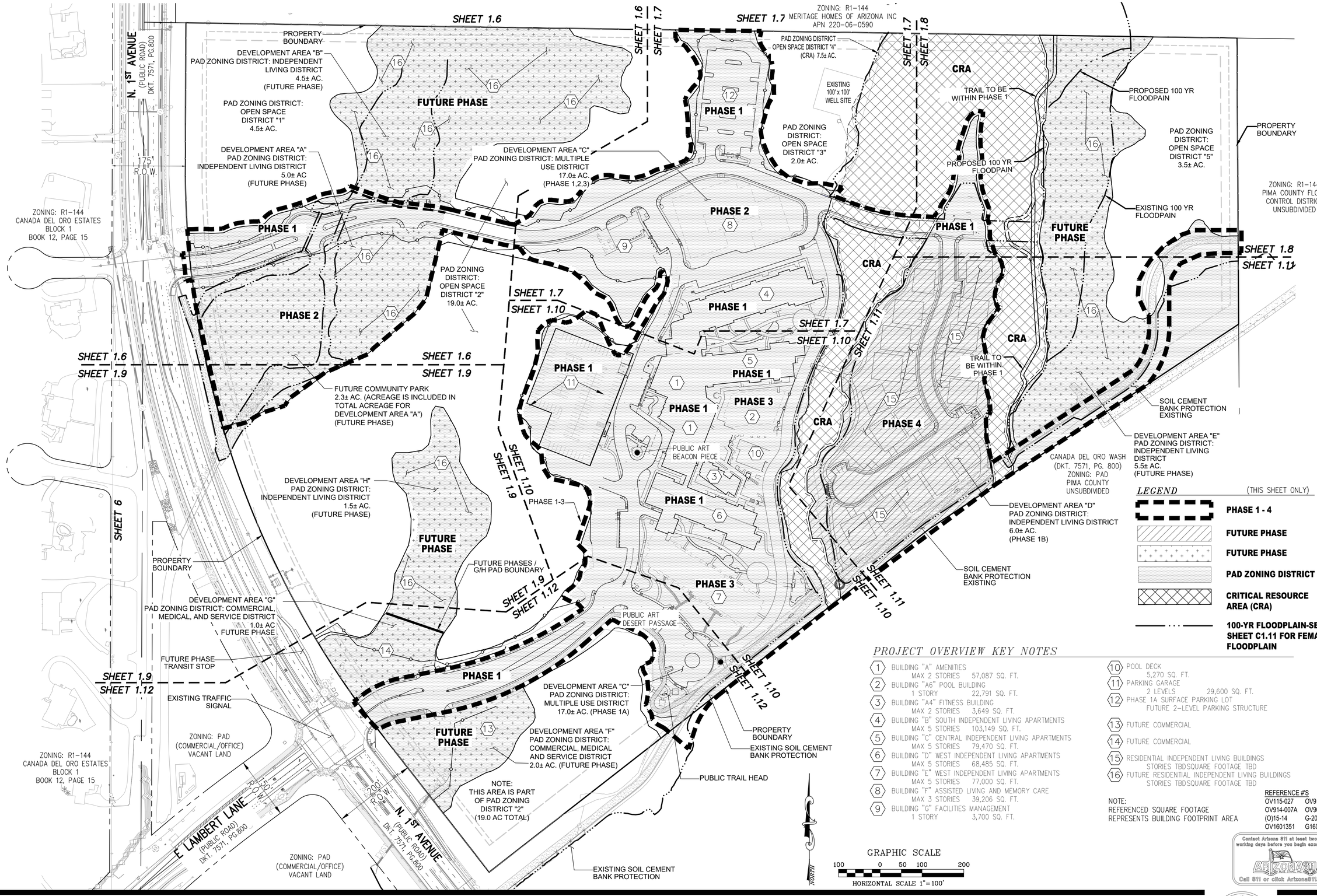
Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
36234
DAVID W.
LITTLE
ARIZONA U.S.A.

Sheet C1.3

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LEGEND (THIS SHEET ONLY)

- PHASE 1 - 4
- FUTURE PHASE
- FUTURE PHASE
- PAD ZONING DISTRICT
- CRITICAL RESOURCE AREA (CRA)
- 100-YR FLOODPLAIN-SEE SHEET C1.11 FOR FEMA FLOODPLAIN

PROJECT OVERVIEW KEY NOTES

1. BUILDING "A" AMENITIES MAX 2 STORIES 57,087 SQ. FT.
2. BUILDING "A6" POOL BUILDING 1 STORY 22,791 SQ. FT.
3. BUILDING "A4" FITNESS BUILDING MAX 2 STORIES 3,649 SQ. FT.
4. BUILDING "B" SOUTH INDEPENDENT LIVING APARTMENTS MAX 5 STORIES 103,149 SQ. FT.
5. BUILDING "C" CENTRAL INDEPENDENT LIVING APARTMENTS MAX 5 STORIES 79,470 SQ. FT.
6. BUILDING "D" WEST INDEPENDENT LIVING APARTMENTS MAX 5 STORIES 68,485 SQ. FT.
7. BUILDING "E" WEST INDEPENDENT LIVING APARTMENTS MAX 5 STORIES 77,000 SQ. FT.
8. BUILDING "F" ASSISTED LIVING AND MEMORY CARE MAX 3 STORIES 39,206 SQ. FT.
9. BUILDING "G" FACILITIES MANAGEMENT 1 STORY 3,700 SQ. FT.
10. POOL DECK 5,270 SQ. FT.
11. PARKING GARAGE 2 LEVELS 29,600 SQ. FT.
12. PHASE 1A SURFACE PARKING LOT FUTURE 2-LEVEL PARKING STRUCTURE
13. FUTURE COMMERCIAL
14. FUTURE COMMERCIAL
15. RESIDENTIAL INDEPENDENT LIVING BUILDINGS STORIES TBD SQUARE FOOTAGE TBD
16. FUTURE RESIDENTIAL INDEPENDENT LIVING BUILDINGS STORIES TBD SQUARE FOOTAGE TBD

NOTE:
REFERENCED SQUARE FOOTAGE REPRESENTS BUILDING FOOTPRINT AREA

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
PHASING PLAN

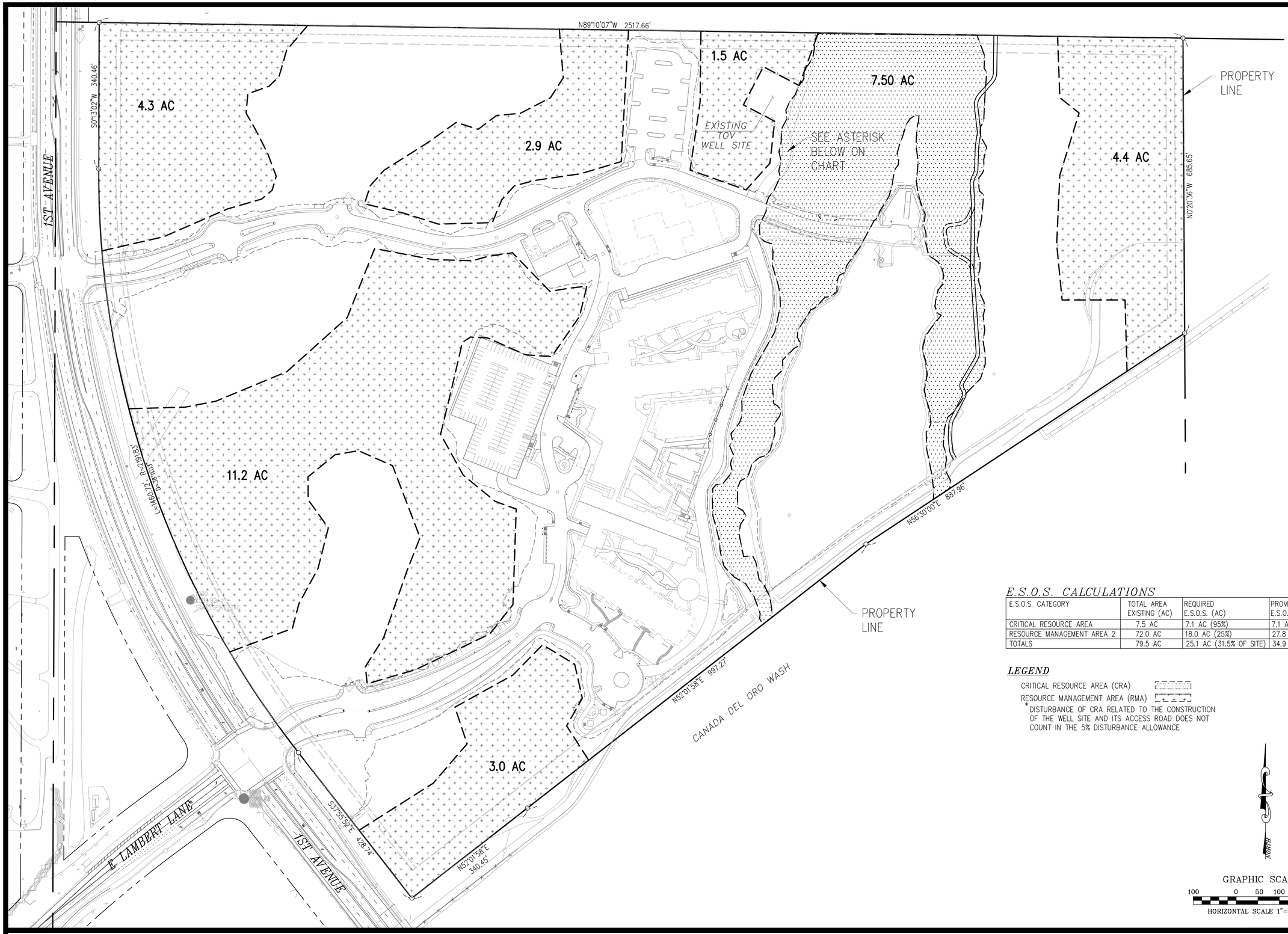
Revision No. Date Item

Registered Professional Engineer Civil
CERTIFICATE NO. 36234
DAVID W. LITTLE
Date Signed 6/3/22
ARIZONA U.S.A.

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	AS SHOWN/WL/EJW

Sheet C1.4

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E.S.O.S. CALCULATIONS

E.S.O.S. CATEGORY	TOTAL AREA EXISTING (AC)	REQUIRED E.S.O.S. (AC)	PROVIDED E.S.O.S. (AC)	SURPLUS (AC)
CRITICAL RESOURCE AREA	7.5 AC	7.1 AC (95%)	7.1 AC (95%)	0
RESOURCE MANAGEMENT AREA 2	72.0 AC	18.0 AC (25%)	27.8 AC (38%)	9.8
TOTALS	79.5 AC	25.1 AC (31.5% OF SITE)	34.9 AC (44% OF SITE)	9.8

LEGEND

CRITICAL RESOURCE AREA (CRA)

RESOURCE MANAGEMENT AREA (RMA)

* DISTURBANCE OF CRA RELATED TO THE CONSTRUCTION OF THE WELL SITE AND ITS ACCESS ROAD DOES NOT COUNT IN THE 5% DISTURBANCE ALLOWANCE

NORTH

GRAPHIC SCALE

100 0 50 100 200

HORIZONTAL SCALE 1"= 100'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
E.S.O.S. PLAN

Revision No. Date Item

Scale PER SHEET
Job No. 181057-Y-003
Date JUNE 2022
Designed By DWD/EJW
Checked By DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

Sheet C1.5

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ZONING: RT-1-J-J
MERITAGE HOMES OF ARIZONA INC
APN 220-03-0590

40' NATURAL BUFFERYARD
20' BUILDING SETBACKS
15' ENHANCED BUFFERYARD
PROJECT BOUNDARY
Q_{100}=196cfs
N89°10'07"W
2517.66'
100 YR FLOODPLAIN
404 JURISDICTION WASH AREA (TYP)
CS 20
WSE:2637.2
CS 19
WSE:2634.8
CS 18
WSE:2631.8
CS 17
WSE:2628.
CS 16
WSE:2627.6
CS 15
WSE:2626.3
CS 14
WSE:2622.1
CS 13
WSE:2621.0
CS 12
WSE:2618.7
CS 11
WSE:2616.4
CS 10
WSE:2615.2
CS 9
WSE:2613.8
CS 8
WSE:2612.
CS 7
WSE:2609.2
DEVELOPED AREA BOUNDARY
WATERSHED BOUNDARY
25.0' SET BACK
EXISTING EROSION HAZARD SETBACK
25.0' SETBACK
OPEN SPACE
GOLDEN PEAK
HILLSIDE VIEW
LOMITA VERDE
MATCHLINE, SEE SHT. C1.7
MATCHLINE, SEE SHT. C1.9
NOTE:
SEE SHEETS C3.0–C3.8 & C4.0–C4.8 FOR GRADING, DRAINAGE, AND UTILITY DETAIL.

40' NATURAL BUFFERYARD
175' ROW
50' BUILDING SETBACKS
S01°30'02"W
340.46'
1ST AVENUE
(PUBLIC ROAD)
(DKT. 7571 PG. 800)
L=1460.72'
R=2191.83'
Δ=38°10'03"
PERMIT REQUIRED FOR ANY & ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY
EXISTING HDWL INV.=2609.46
CULVERT 1
EXISTING CULVERT
Q_{100}=30.00 cfs
SLOPE EASEMENT DKT. 7506 PG. 979
SIDEWALK IN THIS AREA TO BE CONSTRUCTED COINCIDENT WITH THE CONSTRUCTION OF DEVELOPMENT AREA "B"
VEHICLE TURN AROUND AREA
TRAFFIC RATED PULL BOX SPACED UNDER 450' PER ELECTRICAL SITE PLAN SHEET ES.000
EXISTING HDWL INV.=2622.66
LPOS-20
LPOS-19
LPOS-18
LPOS-17
LPOS-16
SVT 15x580
SVT 15x190
SVT 15x240
SVT 15x740
R42.00'
VIA VALLE DORADO
STREET 'B'
COMMON AREA 'A'
(PRIVATE STREET)
EXISTING HDWL INV.=2607.88
EXISTING DRAINAGE CHANNEL
PUBLIC IMPROVEMENTS
FUTURE COMMUNITY PARK
WATERSHED BOUNDARY
100-YR FLOODPLAIN
404 JURISDICTION WASH AREA (TYP)
APPLICABLE EROSION HAZARD SETBACKS WILL BE MITIGATED WITH BANK STABILIZATION IN THIS DEVELOPMENT AREA
15' ENHANCED BUFFERYARD
DEVELOPED AREA BOUNDARY
OPEN SPACE
WATERSHED BOUNDARY
NORTH

PAVED ROADWAY
NEW HANDRAIL PER P.A.G. STD. DTL. 105
21' & VARIES
EXIST. GRADE
1'W x 2'D CONC HEADER
MAX 1
3' MAX
1.33'
NEW HANDRAIL PER P.A.G. STD. DTL. 105
PAVED PARKING AREA
10"W x 2'D CONC HEADER
ROCK FACED SLOPE PAVING, D_{50}=6" W/ 50% EMBED IN 6" CONC. OR GUNITE REINF. W/ 6x6 W1.4xl.4 WWF

A TYPICAL SECTION
NTS

C1.6
C1.7
C1.8
C1.11
C1.10
C1.9
C1.12
N
KEY

GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1"= 40'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 38234 DAVID W. LITTLE 6/3/2022 ARIZONA U.S.A.

Sheet C1.6

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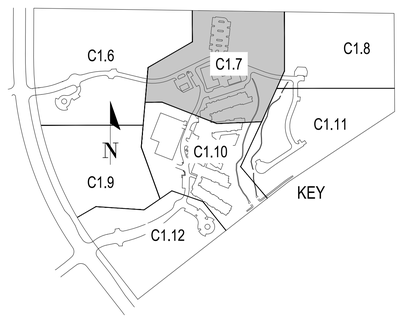
ZONING: R1-144
MERITAGE HOMES OF ARIZONA INC
APN 220-05-0590

15' ENHANCED BUFFERYARD
40' NATURAL BUFFERYARD
20' BUILDING SETBACKS
40' NATURAL BUFFERYARD
N69°10'07"W 2317.66'
PROJECT BOUNDARY
EXIST. MH#5310-B5
RIM=2607.96
INV IN (N)=2598.10
INV OUT (SE)=2598.00'
EXIST. MH#5310-B4
RIM=2608.05
INV IN (NW)=2597.91
INV OUT (E)=2597.81
EX. 12" PVC (PUBLIC)
G-89-023
WATERSHED BOUNDARY
EXISTING EROSION HAZARD SETBACK
EXISTING 100' x 100' WELL SITE OWNED AND MAINTAINED BY ORO VALLEY WATER UTILITY
404 JURISDICTION WASH AREA (TYP)
Q_{100}= 728cfs
WELLSITE ACCESS ROAD BY O.V.W.U.
100-YR FLOODPLAIN
CRITICAL RESOURCE AREA LIMITS
MATCHLINE, SEE SHT. C1.8
VAN PARKING
DEVELOPED AREA BOUNDARY
OPEN SPACE
DEVELOPED AREA BOUNDARY
LPOSW-1
50.0' SETBACK
MATCHLINE, SEE SHT. C1.6
WATERSHED BOUNDARY (TYP.)
LPOS-15
A7
TRAFFIC RATED PULL BOX SPACED UNDER 450' PER ELECTRICAL SITE PLAN SHEET ES.000
59.22' L.F. 48" SRP @ 0.62%
24.87' L.F. 48" SRP @ 0.62%
LPOS-24
LPOS-14
A7.1
SVT 15x190
SVT 15x240
25+00
VIA VALLE DORADO STREET 'B'
23+00
SVT 15x140
SVT 15x240
22+00
21+00
SVT 15x240
20+00
DEVELOPED AREA BOUNDARY
FUTURE MEMORY CARE
FFE=101.50
PAD=100.50
LPOS-13
LPOS-12
VIA POSADA DE ORO STREET 'A'
COMMON AREA 'A' (PRIVATE STREET)
A6
SVT 15x180
26+00
27+00
SVT 15x190
28+00
29+00
B
3+68
3+00
2+00
1+00
0+00
PASSENGER DROP OFF
28' WIDE EASEMENT FOR NAKOMA SKY FINAL PLAT, DATED 7.20.18
FACILITIES MANAGEMENT FUTURE BUILDING
PROPOSED EASEMENT 1,307 SF
A1.9
A1.11
A5
A4
A3o
LOADING ZONE
DEVELOPED AREA BOUNDARY
WATERSHED BOUNDARY (TYP.)
NEW 8" WATERLINE
SEE WATER NOTES ON SHEET C3.3
BUILDING B
FFE=95.00
PAD=94.00
BUILDING A
FFE=95.00
PAD=94.00
100-YR FLOODPLAIN
CS 24
WSE:2600.9
CS 21
WSE:2595.9
CS 20
WSE:2595.0
Q_{100}= 5.14cfs (MAX)
CS 19
WSE:2593.8
CS 18
WSE:2593.2
CS 17
WSE:2592.4
CS 16
WSE:2591.8
CS 15
WSE:2591.0
MATCHLINE, SEE SHT. C1.11
CRITICAL RESOURCE AREA LIMITS
404 JURISDICTION WASH AREA (TYP)
MATCHLINE, SEE SHT. C1.10
MATCHLINE, SEE SHT. C1.6

0' 40' 80' 120'
NORTH

GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1"= 40'

NOTE:
SEE SHEETS C3.0-C3.8 & C4.0-C4.8 FOR GRADING, DRAINAGE, AND UTILITY DETAIL.



REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

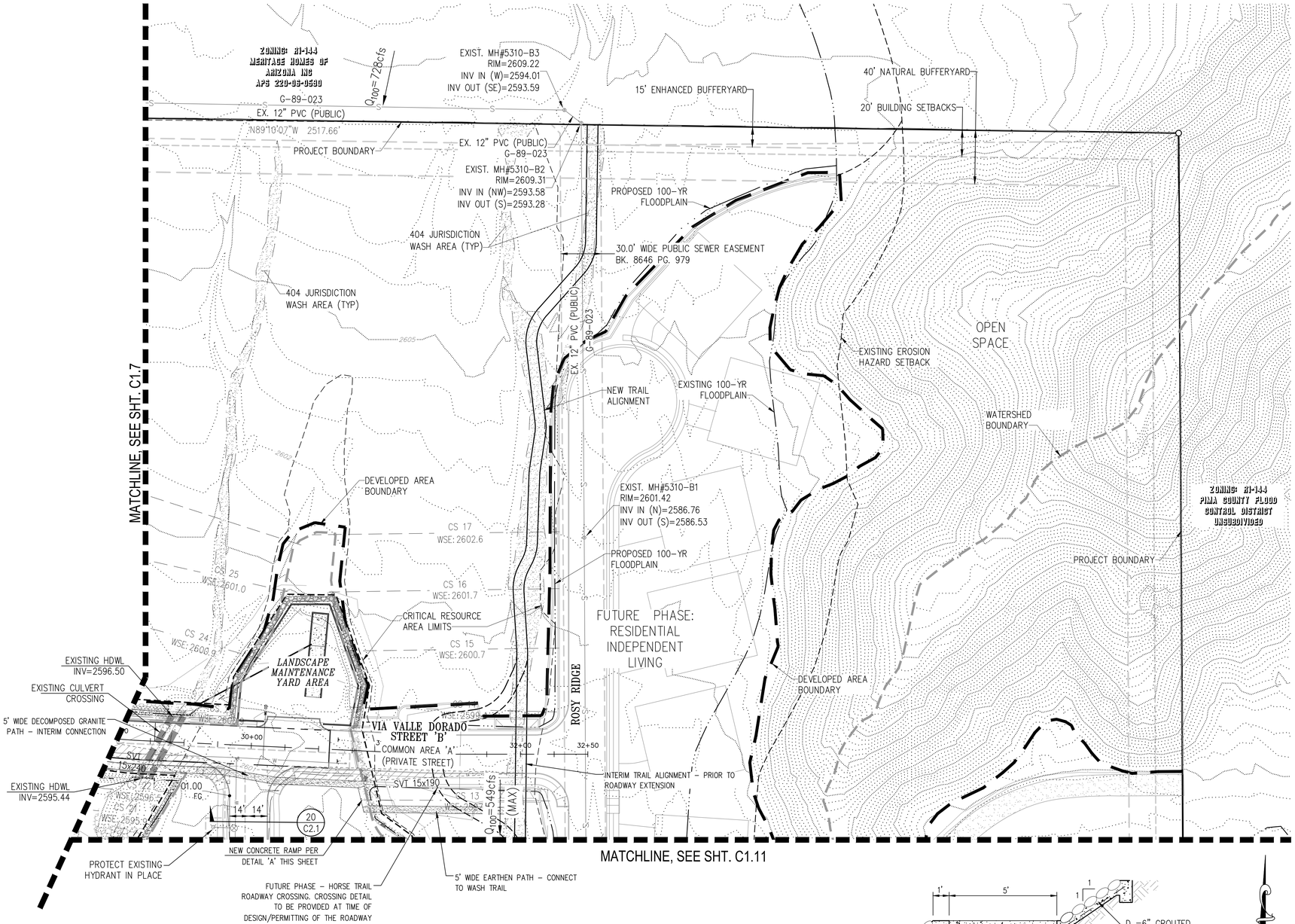
Revision No. Date Item

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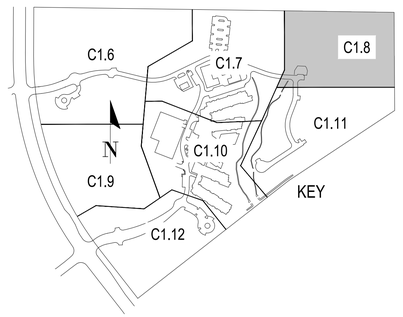
Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Expires 9/30/22 ARIZONA U.S.A.

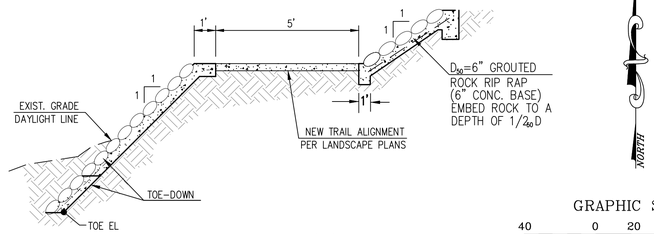
Sheet C1.7

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NOTE:
SEE SHEETS C3.0–C3.8 & C4.0–C4.8 FOR GRADING, DRAINAGE, AND UTILITY DETAIL.





DETAIL 'A'
NOT TO SCALE

NORTH

GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1"= 40'

REFERENCE #S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Registered Professional Engineer Civil CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

Sheet C1.8

N:\181057\GEO1_LPPR Design\dwg\Cut-Shts\Improvement\CDs\FSP.dwg, 6/3/2022 3:17:53 PM

MATCHLINE, SEE SHT. C1.6

SLOPE EASEMENT DKT. 7506 PG. 979

EXISTING DRAINAGE CHANNEL

25.0' SETBACK

EXISTING EROSION HAZARD SET-BACK

404 JURISDICTION WASH AREA (TYP)

DEVELOPED AREA BOUNDARY

FUTURE COMMUNITY PARK

SEE FINAL LANDSCAPE PLAN AND RECREATION PLAN FOR MORE DETAIL

15' ENHANCED BUFFERYARD

100-YR FLOODPLAIN

B.1

B.2

B

WATERSHED BOUNDARY (TYP.)

OPEN SPACE

FUTURE PHASE: RESIDENTIAL INDEPENDENT LIVING

DEVELOPED AREA BOUNDARY

WATERSHED BOUNDARY (TYP.)

MATCHLINE, SEE SHT. C1.10

LOOKOUT VIEW

EXISTING CULVERT

50' BUILDING SETBACKS

40' NATURAL BUFFERYARD

EXISTING PAVED SPILLWAY

200' ROW

PUBLIC IMPROVEMENTS

PRIVATE IMPROVEMENTS

PROJECT BOUNDARY

N. 1ST AVENUE (PUBLIC ROAD) DK. 7571, PG. 800

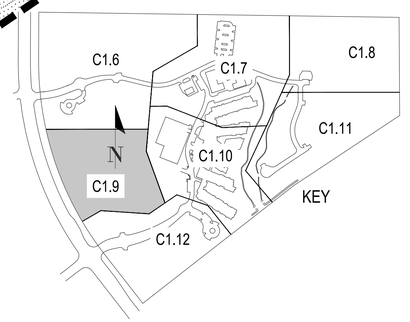
SVT 15x580'

SVT 15x740'

CANADA DEL ORO LLC
ZONING: PAD
ROONEY RANCH ORO VALLEY CENTER
LUC: COMMERCIAL

MATCHLINE, SEE SHT. C1.12

NOTE:
SEE SHEETS C3.0-C3.8 & C4.0-C4.8 FOR GRADING, DRAINAGE, AND UTILITY DETAIL.



NORTH

GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1"= 40'

REFERENCE #S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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4444 East Broadway Tucson, Arizona (520) 881-7480

Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

Revision No.	Date	Item

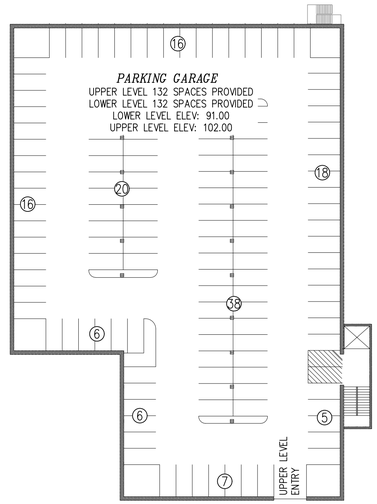
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

Sheet C1.9

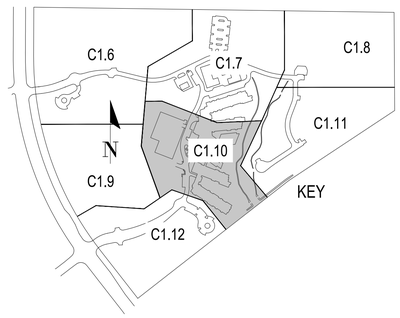
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A PARKING GARAGE UPPER LEVEL PLAN
NOT TO SCALE

NOTE:
SEE SHEETS C3.0-C3.8 & C4.0-C4.8 FOR GRADING, DRAINAGE, AND UTILITY DETAIL.



REFERENCE #S

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OV914-007A	OV903-03A
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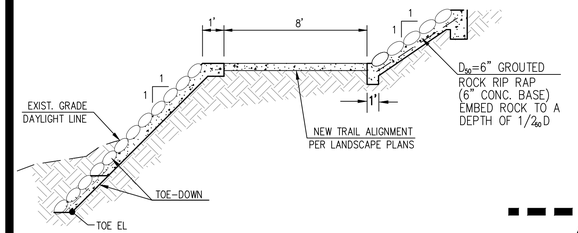
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Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE 6-30-2023 ARIZONA U.S.A.

Sheet C1.10

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DETAIL 'B'

NOT TO SCALE

MATCHLINE, SEE SHT. C1.8

MATCHLINE, SEE SHT. C1.7

MATCHLINE, SEE SHT. C1.10

FUTURE PHASE: RESIDENTIAL INDEPENDENT LIVING

FUTURE PHASE: RESIDENTIAL INDEPENDENT LIVING

OPEN SPACE

CANYON WASH

ROSY RIDGE

NEW TRAIL ALIGNMENT

DEVELOPED AREA BOUNDARY

PROJECT BOUNDARY

N020°36'W 685.65'

EXISTING 16' WIDE MULTI-USE PATH/ SOIL CEMENT BANK BANK PROTECTION WITH HANDRAIL PER PAG STD DTL 105

EXISTING INTERIM DIKE

CRITICAL RESOURCE AREA LIMITS

404 JURISDICTION WASH AREA (TYP)

PROPOSED 100-YR FLOODPLAIN

100-YR FLOODPLAIN

EXIST. MH#5310-25
RIM=2591.24
INV IN (NE)=2576.41
INV OUT (SW)=2576.41

EX. 8" PVC (PUBLIC)
G-89-023

EXIST. MH#5310-23
RIM=2591.73
INV IN (SE)=2573.08
INV IN (N)=2572.88
INV OUT (SW)=2572.23

FUTURE PEDESTRIAN BRIDGE

EX. 18" PVC (PUBLIC)
G-89-023

SEWER EASEMENT
BK. 8646 PG. 979
TO BE PARTIALLY ABANDONED
BY SEPARATE INSTRUMENT

100-YR FEMA FLOODPLAIN

EXISTING HAMMERHEAD

NEW CONCRETE RAMP PER DETAIL 'B' THIS SHEET

NEW TRAIL ALIGNMENT

GATE WITH EQUESTRIAN ACCESS

EXIST. MH#5310-24
RIM=2588.24
INV IN (NE)=2573.99
INV OUT (NW)=2573.76

ACCESS RAMP

50' BUILDING SETBACKS

X-SEC 99 (TIS)
100YR WSE = 2591.3

50' BUFFER OPEN SPACE AREA WITH 10' ENHANCED BUFFERYARD

N56°30'00"E
887.96

CANADA DEL ORO WASH
(DKT. 7571, PG. 800)
FLOOD CONTROL DISTRICT
PIMA COUNTY UNSUBDIVIDED
ASSESSOR'S PARCEL No.
220091170

EXIST. MH#5310-22
RIM=2583.77
INV IN (NE)=2568.02
INV OUT (SW)=2568.02

50.0' NATURAL BUFFERYARD

EXISTING 16' WIDE MULTI-USE PATH OVER SOIL CEMENT PROTECTION WITH HANDRAIL PER PAG STD DTL 105

SEWER EASEMENT
BK. 8646 PG. 979
TO BE PARTIALLY ABANDONED
BY SEPARATE INSTRUMENT

50' OPEN SPACE AREA WITH 10' ENHANCED BUFFERYARD

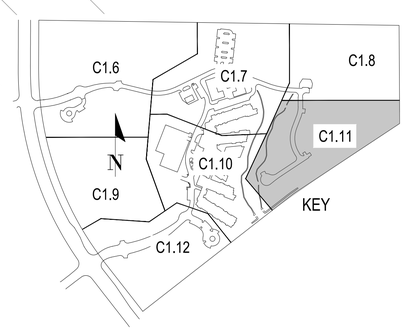
100-YR FEMA FLOODPLAIN

50' BUILDING SETBACKS

CANADA DEL ORO WASH
22,100cfs

X-SEC 98 (TIS)
100YR WSE = 2586.1

S20°51'56"E
697.77



NORTH

GRAPHIC SCALE

40 0 20 40 80

HORIZONTAL SCALE 1"= 40'

NOTE:

- SEE SHEETS C3.0-C3.8 & C4.0-C4.8 FOR GRADING, DRAINAGE, AND UTILITY DETAIL.
- THE HATCHED AREA ABOVE INDICATED THE FEMA FLOOD PLAIN LIMITS PER THE NAKOMA SKY LOMR. SEE GENERAL DRAINAGE NOTE 12 ON SHEET C1.1 FOR LOMR INFORMATION

REFERENCE #'S

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FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

Revision No.	Date	Item

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Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE 6/30/2022 ARIZONA U.S.A.

Sheet C1.11

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THREE (3) WAY STOP
EACH STOP SIGN TO BE AUGMENTED WITH SIGN STATING: "THROUGH TRAFFIC DOES NOT STOP". STOP SIGNS TO BE INSTALLED COINCEDENT WITH THE CONSTRUCTION OF DEVELOPMENT AREA "H". STOP SIGN IN COMMERCIAL AREA TO BE INSTALLED COINCEDENT WITH CONSTRUCTION OF DEVELOPMENT OF AREA "F".

MATCHLINE, SEE SHT. C1.9

MATCHLINE, SEE SHT. C1.10

FUTURE PHASE: COMMERCIAL

DEVELOPED AREA BOUNDARY

OPEN SPACE

STREET 'H' COMMON AREA 'A' (PRIVATE STREET)

VIA POSADA DE ORO STREET 'A' COMMON AREA 'A' (PRIVATE STREET)

PASSAGEWAY TR

LPOS-1
LPOS-2
LPOS-3
LPOS-4
LPOS-5
LPOS-6
LPOS-22
LPOS-23

SVT 15x240
SVT 15x190
SVT 15x580

TRAFFIC RATED PULL BOX SPACED UNDER 450' PER ELECTRICAL SITE PLAN SHEET ES.000

EX. 18" PVC (PUBLIC) G-89-023

PUBLIC ART PER LANDSCAPE PLANS, SHEET H1.6

GRADING LIMITS

INV OUT (SE)=2579.35

SEWER EASEMENT BK. 8646 PG. 979 TO BE PARTIALLY ABANDONED BY SEPARATE INSTRUMENT

EXISTING SEWER PER G-89-23

PUBLIC TRAIL HEAD - SEE FINAL LANDSCAPE PLAN AND RECREATION AREA PLAN

DEVELOPED 100-YR FEMA FLOODPLAIN

EXISTING 16' WIDE MULTI-USE PATH OVER SOIL CEMENT BANK PROTECTION

257.46 100-YR W.S.E.

N52°01'58"E 967.27'

SIGNALIZED INTERSECTION AND ANY REQUIRED MODIFICATIONS REQUIRED TO ACCOMMODATE THE PROJECT WILL BE PAID FOR BY THE DEVELOPER

E LAMBERT LANE (PUBLIC ROAD) DKT. 7571, PG.800

150' ROW

15' ENHANCED BUFFERYARD

PERMIT REQUIRED FOR ANY & ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY

N. 1ST AVENUE (PUBLIC ROAD) DKT. 7571, PG.800

200' ROW

50' BUILDING SETBACKS

40' NATURAL BUFFERYARD

EXISTING CULVERT

30' - 50' DRAINAGE EASEMENT

INV OUT (SW)=2567.25

PROJECT BOUNDARY

S37°55'52"E 428.14'

N52°01'58"E 340.45'

WATERSHED BOUNDARY (TYP.)

EXISTING SOIL CEMENT BANK PROTECTION

50' BUILDING SETBACKS

50' NATURAL BUFFERYARD

CANADA DEL ORO WASH 22,100cfs

EXISTING SOIL CEMENT BANK PROTECTION

100 YR FEMA FLOODPLAIN

100-YR FEMA FLOODPLAIN

CANADA DEL ORO WASH (DKT. 7571, PG. 800) ZONING: PAD PIMA COUNTY UNSUBDIVIDED

CANADA DEL ORO LLC ZONING: PAD (ROONEY RANCH ORO VALLEY CENTER LOT: COMMERCIAL

NOTE:
SEE SHEETS C3.0-C3.8 & C4.0-C4.8 FOR GRADING, DRAINAGE, AND UTILITY DETAIL.

KEY
C1.6 C1.7 C1.8 C1.9 C1.10 C1.11 C1.12

NORTH

GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1"= 40'

REFERENCE #'S

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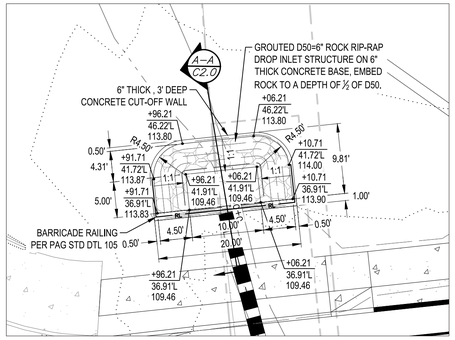
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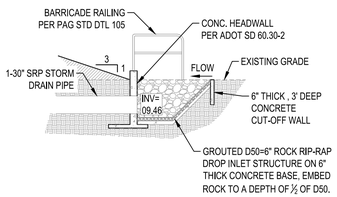
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Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE EXPIRES 09/30/2022 ARIZONA U.S.A.

Sheet C1.12

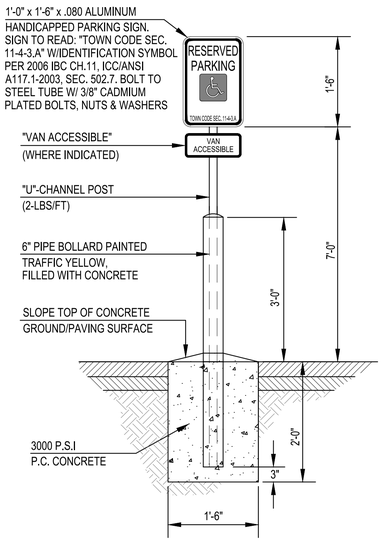
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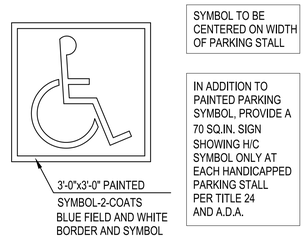
1 DROP INLET STRUCTURE DETAIL

NTS



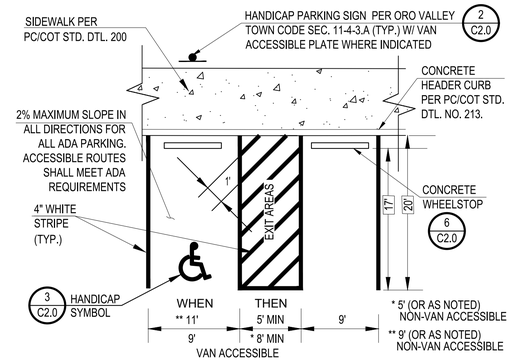
2 TYPICAL ACCESSIBLE PARKING SIGN

N.T.S.



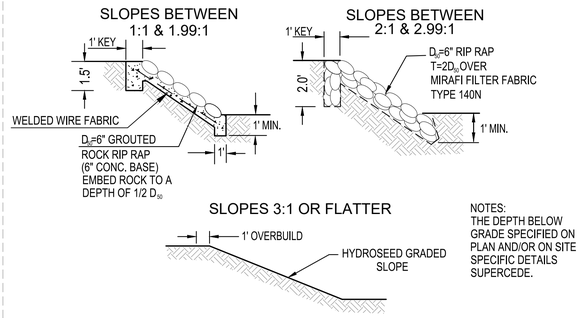
3 TYPICAL HANDICAP SYMBOL

N.T.S.



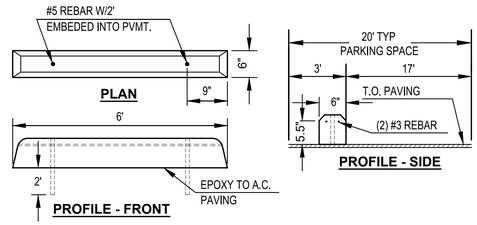
4 TYPICAL HANDICAP PARKING SPACE STRIPING

N.T.S.



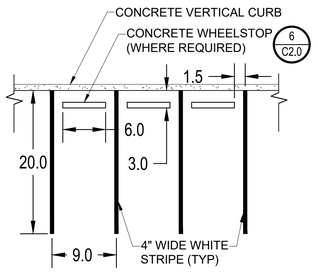
5 SLOPE STABILIZATION DETAILS

NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN) N.T.S.



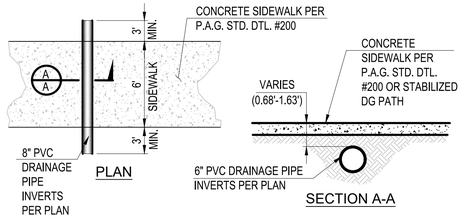
6 CONCRETE WHEEL STOP

N.T.S.



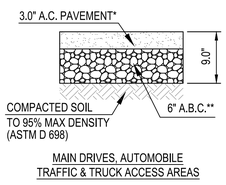
7 TYPICAL PARKING SPACE STRIPING

N.T.S.



8 6" PVC DRAINAGE PIPE DETAIL

REFERENCE SHEETS : SHEET 31 AND SHEET 32 (KEYNOTE 24). NTS



9 PAVEMENT STRUCTURE

* SEE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY TERRACON CONSULTANTS, INC PROJECT #63155007 DATED MAY 11, 2015 AND REVISED MARCH 31, 2016 & JULY 15, 2021. NTS

** COMPACT ABC IN CONFORMANCE WITH REQUIREMENTS OF P.A.G. SSPI SUBSECTION 303-3.01.

WASH A (WEST) FLOODPLAIN TABLE				
CROSS SECTION	Q100(cfs) (SPLIT FLOW)	POST-DEV. WSEL (ft) (SPLIT FLOW)	Q100(cfs) (FULL FLOW)	POST-DEV. WSEL (ft) (FULL FLOW)
26	728	2601.47	728	2601.47
25	728	2600.96	728	2600.96
24	728	2600.92	728	2600.92
23	728	2600.92	728	2600.92
22	533.6	2596.49	728	2596.67
21	533.6	2595.89	728	2596.07
20	533.6	2594.99	728	2595.20
19	533.6	2593.81	728	2594.02
18	533.6	2593.18	728	2593.55
17	533.6	2592.44	728	2592.70
16	533.6	2591.60	728	2591.89
15	533.6	2590.96	728	2591.24
14	533.6	2589.85	728	2590.07
13	533.6	2588.72	728	2588.94
12	533.6	2587.64	728	2587.96
11	533.6	2587.13	728	2587.48
10	533.6	2586.12	728	2586.41
9	533.6	2584.68	728	2584.91
8	533.6	2582.97	728	2583.19
7	533.6	2581.99	728	2582.51
6	533.6	2581.97	728	2582.40
5	533.6	2581.51	728	2581.89
4	533.6	2581.33	728	2581.72
3	533.6	2580.88	728	2581.20
2	533.6	2580.56	728	2580.88
1	533.6	2580.64	728	2580.64

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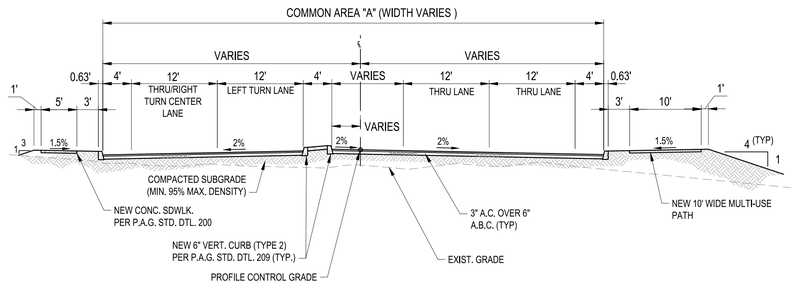
Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STANDARD DETAILS

Revision No.	Date	Item

NTS

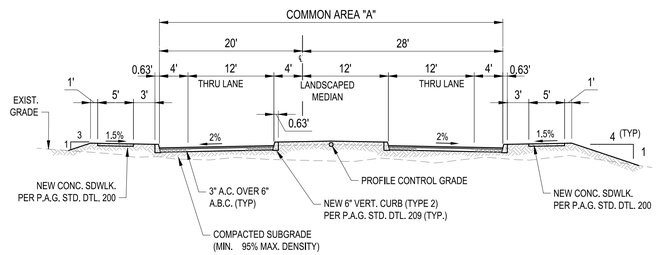
Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Date Signed 6/3/22 ARIZONA U.S.A.

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW
Sheet	C2.0



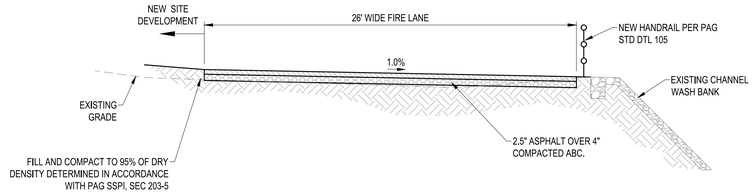
10 TYPICAL ROADWAY SECTION

STREET "A" (STA: 10+93.07 TO STA: 11+91.86) SCALE: 1"=10'



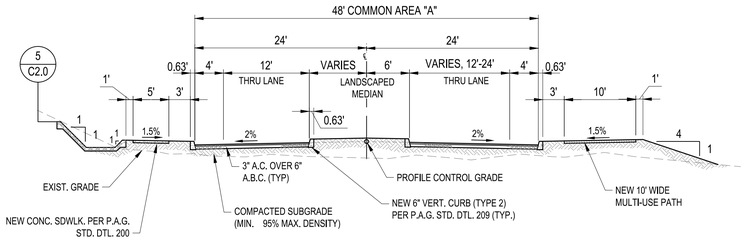
11 TYPICAL ROADWAY SECTION

STREET "B" (STA: 12+61.08 TO STA: 13+37.73) SCALE: 1"=10'



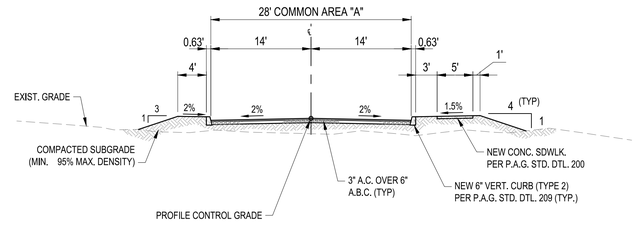
12 FIRE LANE ADJACENT TO BANK PROTECTION

FIRE LANE STA: 3+69 TO STA: 7+36
STA: 8+79 TO STA: 9+07
STA: 10+40 TO STA: 11+57
SCALE: 1"=5'



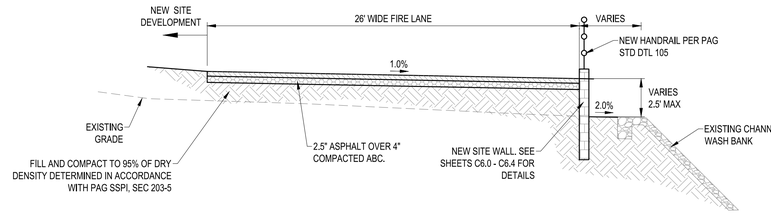
13 TYPICAL ROADWAY SECTION

STREET "A" (STA: 15+41.70 TO STA: 16+73.23) SCALE: 1"=10'



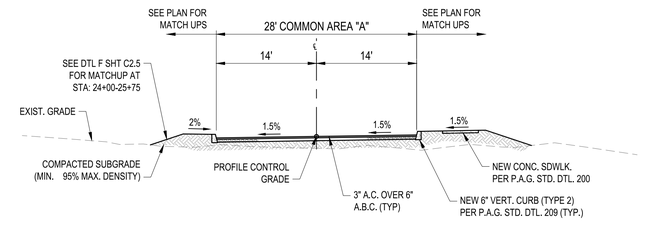
14 TYPICAL ROADWAY SECTION

STREET "B" CROWN SECTION W/ VERTICAL CURB (STA: 16+00.00 TO STA: 21+00.00) SCALE: 1"=10'



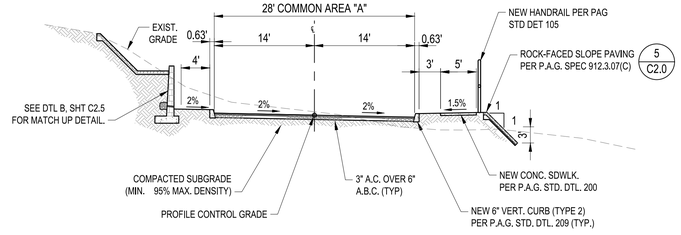
15 FIRE LANE ADJACENT TO BANK PROTECTION

FIRE LANE (STA: 7+36 TO STA: 8+79) SCALE: 1"=5'



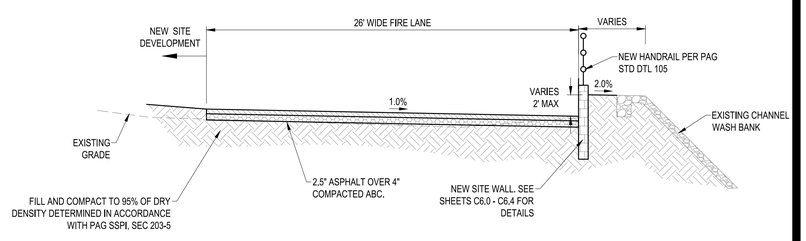
16 TYPICAL ROADWAY SECTION

STREET "A" (STA: 19+75.00 TO STA: 27+58.00) SCALE: 1"=10'



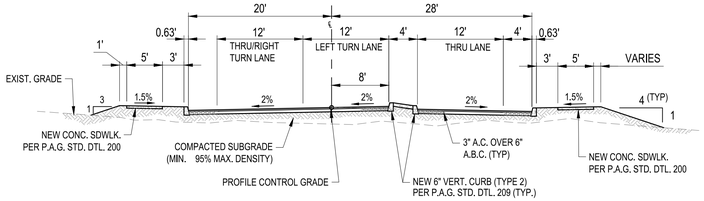
17 TYPICAL ROADWAY SECTION

STREET "B" WARPED SECTION W/ VERTICAL CURB (STA: 22+00.00 TO STA: 30+57.96) SCALE: 1"=10'



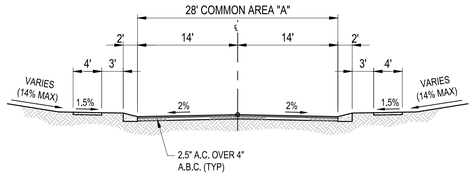
18 FIRE LANE ADJACENT TO BANK PROTECTION

FIRE LANE (STA: 9+07 TO STA: 10+40) SCALE: 1"=5'



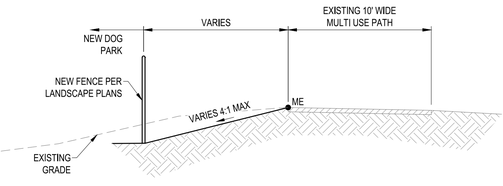
19 TYPICAL ROADWAY SECTION

STREET "B" (STA: 10+63.06 TO STA: 11+80.03) SCALE: 1"=10'



20 TYPICAL ROADWAY SECTION

FUTURE STREET CROWN SECTION W/ WEDGE CURB SCALE: 1"=10'



21 TYPICAL CROSS SECTION

SCALE: 1"=5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

TYPICAL SECTIONS

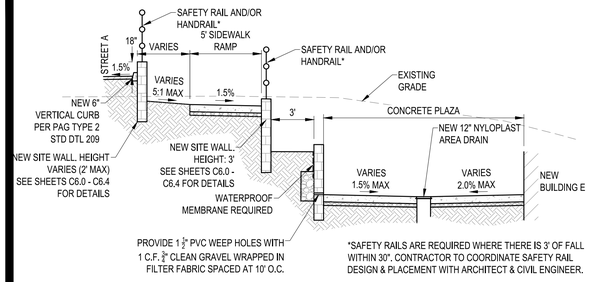
Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

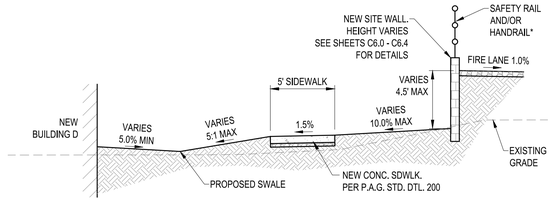
Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE Expires 9/30/22 ARIZONA U.S.A.

Sheet C2.1

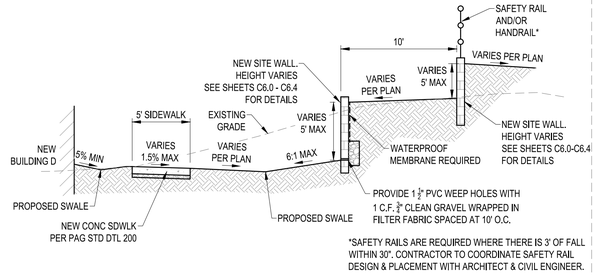
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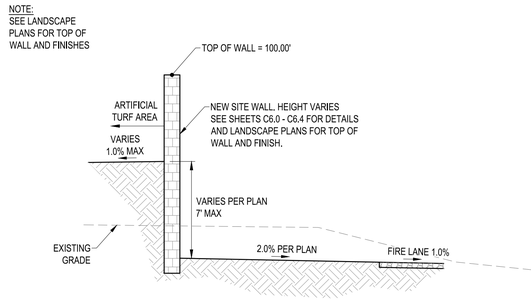
22 TYPICAL CROSS SECTION
N.T.S.



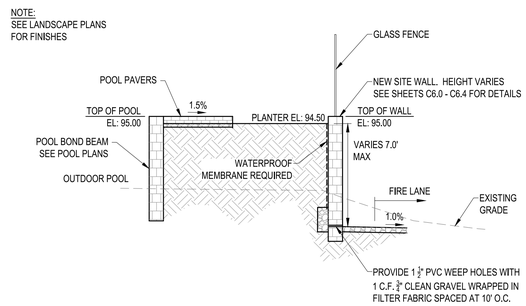
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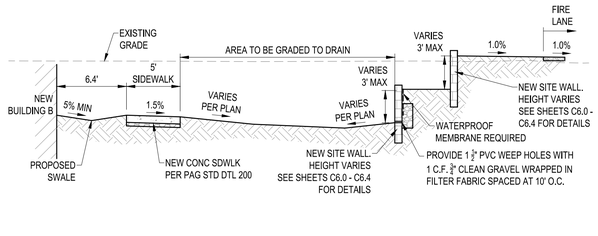
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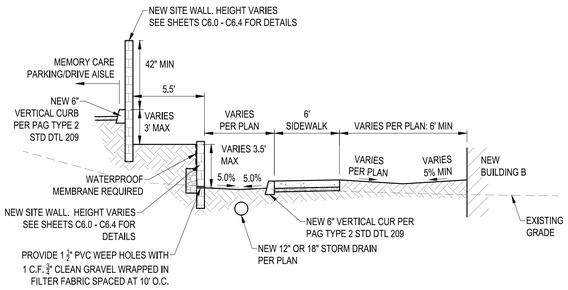
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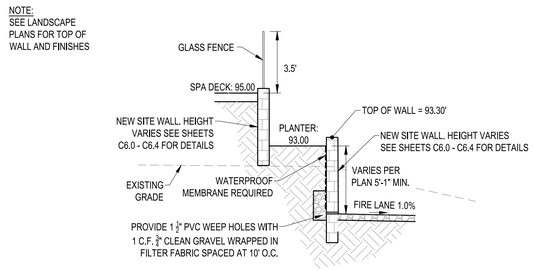
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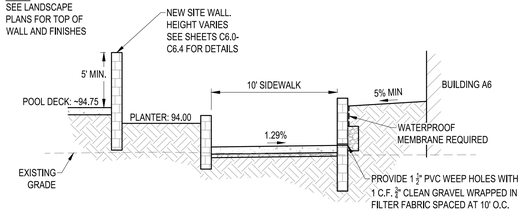
27 TYPICAL CROSS SECTION
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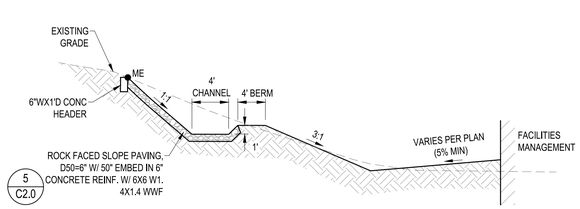
28 TYPICAL CROSS SECTION
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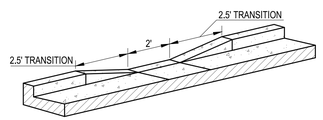
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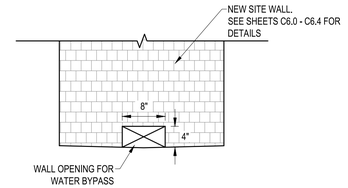
30 TYPICAL CROSS SECTION
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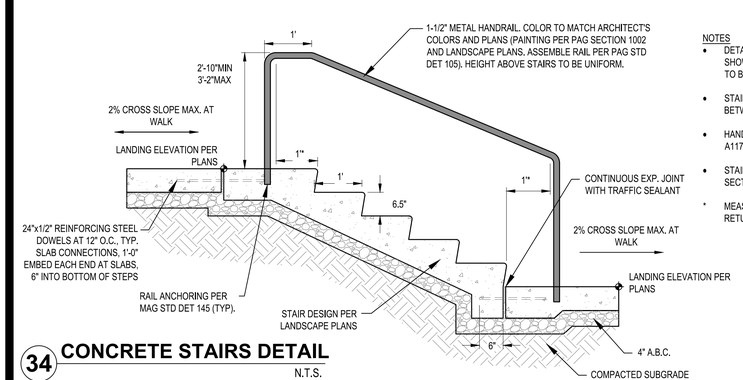
31 TYPICAL CROSS SECTION
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32 CURB OPENING DETAIL
N.T.S.

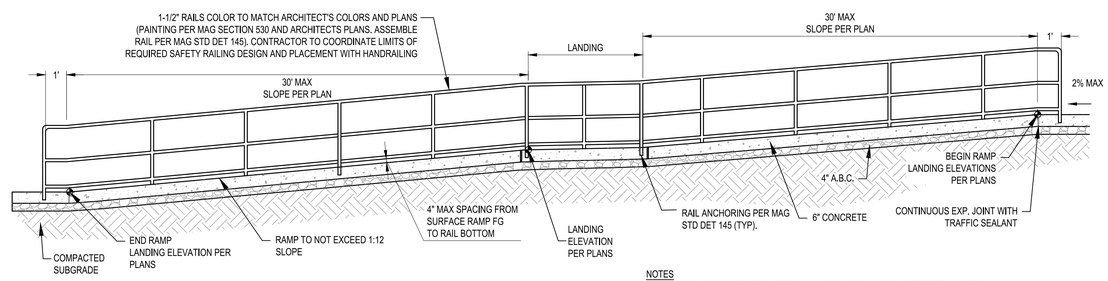


33 WALL OPENING DETAIL
N.T.S.



34 CONCRETE STAIRS DETAIL
N.T.S.

NOTES
- DETAIL IS FOR TYPICAL LAYOUT. NUMBER OF STAIRS SHOWN IN DETAIL MAY NOT MATCH NUMBER OF STAIRS TO BE CONSTRUCTED AS SHOWN ON THE PLAN VIEW.
- STAIR SET VERTICAL RISE SHALL NOT EXCEED 12' BETWEEN LANDINGS.
- HANDRAILS FOR STAIRS SHALL COMPLY WITH 2003 A117.1 SECTIONS 505.
- STAIRS SHALL COMPLY WITH 2003 A117.1 / 2010 ADA SECTIONS 504, AND 2009 IBC SECTIONS 1009.
- * MEASURED FROM STAIR TO START OF HANDRAIL RETURN RADIUS.



35 CONCRETE RAMP DETAIL
N.T.S.

NOTES
- MAXIMUM RAMP VERTICAL RISE IS 30" FOR A SINGULAR RUN BETWEEN LANDINGS.
- HANDRAILS FOR RAMPS SHALL COMPLY WITH 20003 A117.1 SECTIONS 505.
- RAMPS ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH 20003 A117.1 SECTIONS 405.
- DETAIL IS FOR TYPICAL LAYOUT. LENGTH OF RAMP SHOWN IN DETAIL MAY NOT MATCH LENGTH OF RAMP TO BE CONSTRUCTED AS SHOWN WITHIN THE PLAN VIEW.
- ALL LANDINGS NOT TO EXCEED 2% IN ANY DIRECTION.

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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N:\181057\GE01_LPRR Design\dwg\Cut-Shts\Improvement\CDs\DT.dwg, 6/3/2022 2:19:08 PM

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

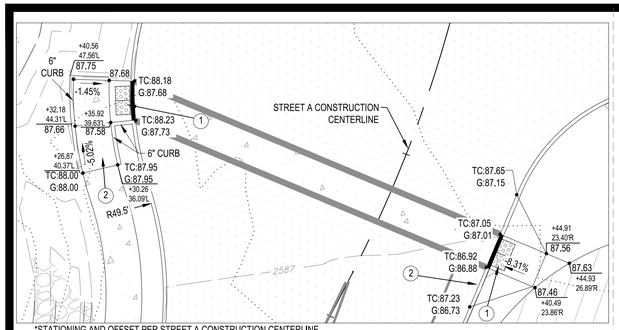
Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
DETAILS

Revision No. Date Item

Scale	PER SHEET
Job No.	181057-Y-003
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Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

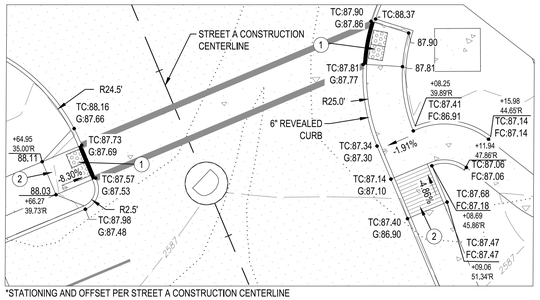
Sheet C2.2



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

36 SIDEWALK RAMP DETAIL

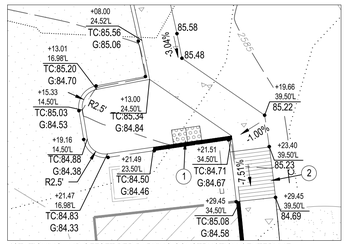
STREET A STA: 17+25 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

37 SIDEWALK RAMP DETAIL

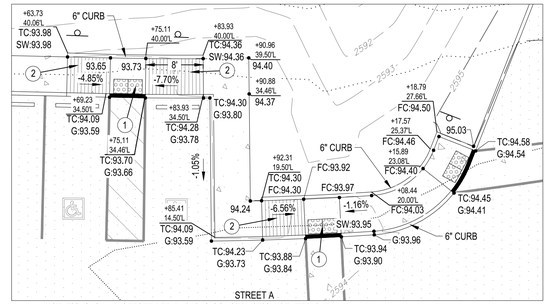
S PARKING LOT/ STREET A INTERSECTION SCALE: 1"=10'



*STATIONING AND OFFSET PER PARKING CONSTRUCTION CENTERLINE

38 SIDEWALK RAMP DETAIL

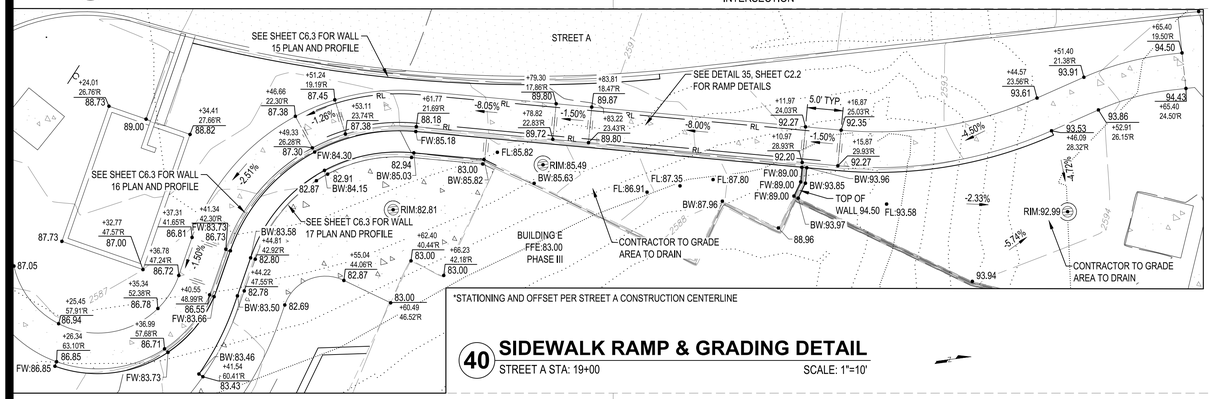
SOUTH PARKING LOT SCALE: 1"=10'



*STATIONING AND OFFSET PER PARKING CONSTRUCTION CENTERLINE

39 SIDEWALK RAMP DETAIL

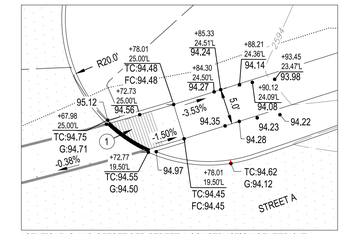
STREET A STA: 20+00 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

40 SIDEWALK RAMP & GRADING DETAIL

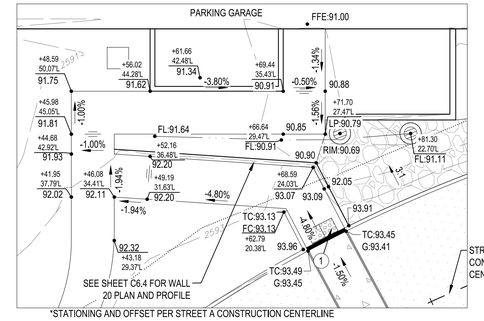
STREET A STA: 19+00 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

41 SIDEWALK GRADING DETAIL

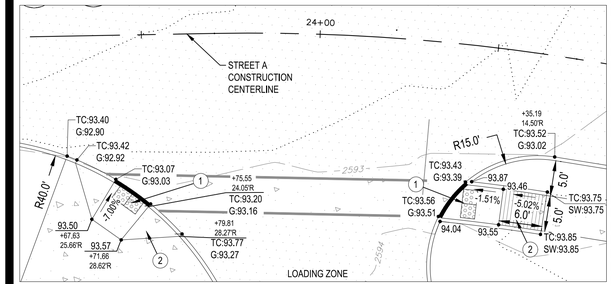
STREET A STA: 19+75 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

42 SIDEWALK GRADING DETAIL

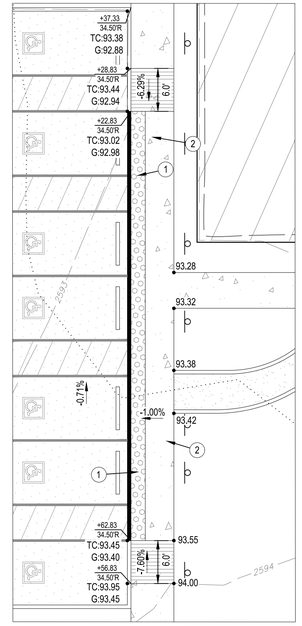
STREET A STA: 21+75 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

43 SIDEWALK RAMP DETAIL

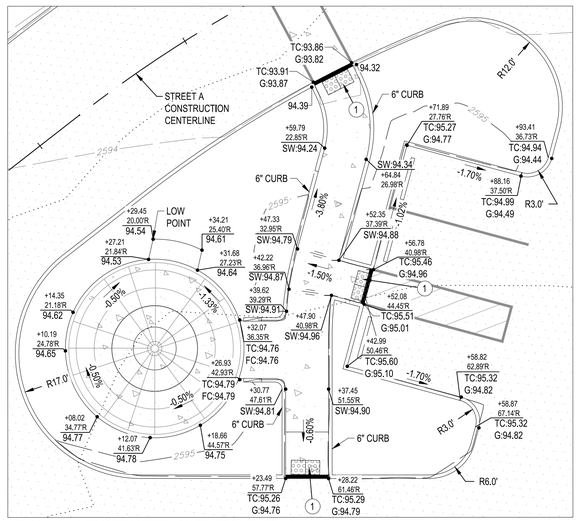
STREET A STA: 24+00 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

44 SIDEWALK RAMP DETAIL

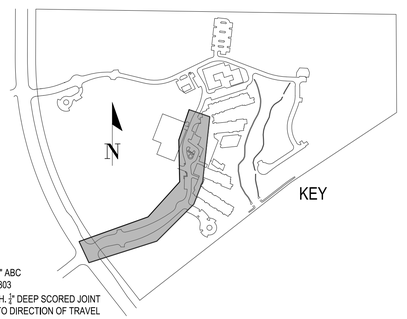
STREET A STA: 22+75 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

46 SIDEWALK GRADING DETAIL

STREET A STA: 21+75 SCALE: 1"=10'



RAMP NOTES

- 6" THICK CLASS A CONCRETE OVER 3" ABC
- SUBGRADE PREP PER PAG SECTION 303
- RAMP TO HAVE ROUGH BROOM FINISH. ¼" DEEP SCORED JOINT SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL

(1) DETECTABLE WARNING STRIP STRIP TO SPAN ENTIRE WIDTH OF RAMP

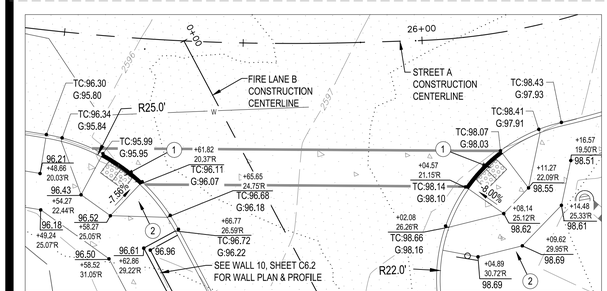
(2) RAMP PER PAG STANDARD DETAIL 207

FLUSH CURB

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

45 SIDEWALK RAMP DETAIL

STREET A STA: 25+75 SCALE: 1"=10'

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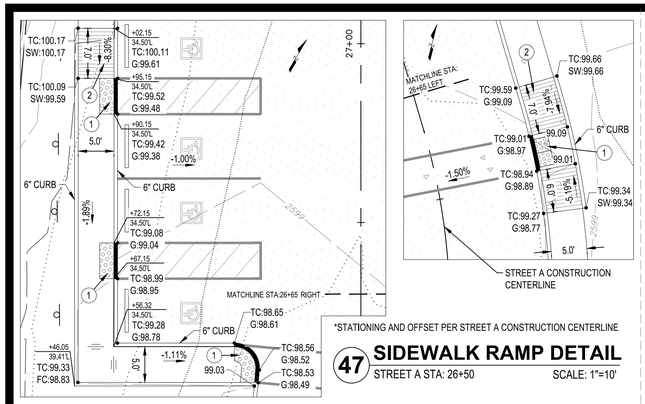
Revision No.	Date	Item

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Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

Sheet C2.3

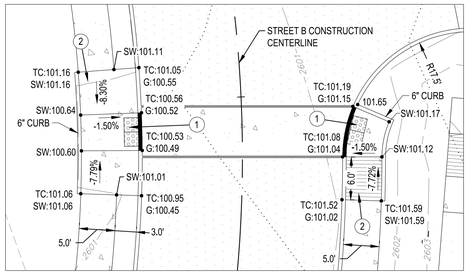
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*STATIONING AND OFFSET PER STREET A CONSTRUCTION CENTERLINE

47 SIDEWALK RAMP DETAIL

STREET A STA: 26+50 SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET B CONSTRUCTION CENTERLINE

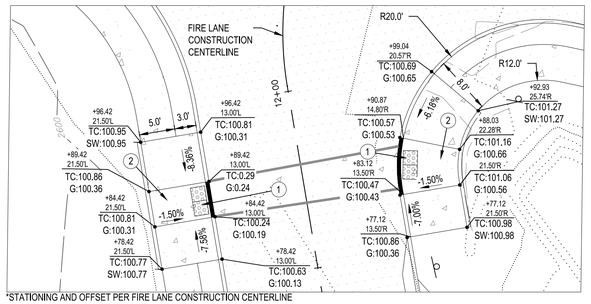
48 SIDEWALK RAMP DETAIL

STREET B STA: 24+25 SCALE: 1"=10'

DELETED

49 SIDEWALK RAMP DETAIL

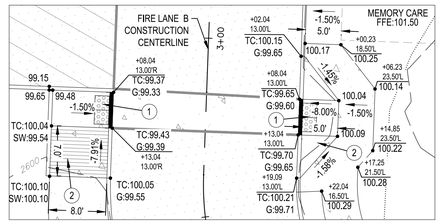
SOUTH OF MEMORY CARE SCALE: 1"=10'



*STATIONING AND OFFSET PER FIRE LANE CONSTRUCTION CENTERLINE

50 SIDEWALK RAMP DETAIL

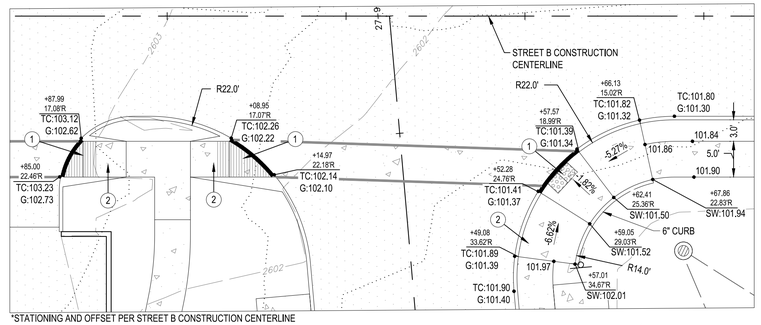
FIRE LANE/STREET B INTERSECTION SCALE: 1"=10'



*STATIONING AND OFFSET PER FIRE LANE B CONSTRUCTION CENTERLINE

51 SIDEWALK RAMP DETAIL

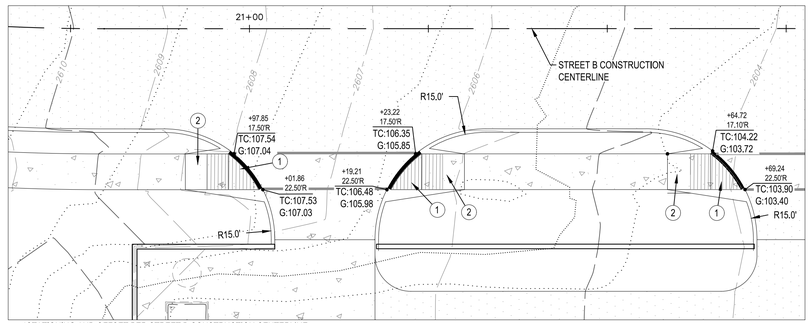
SE CORNER OF MEMORY CARE SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET B CONSTRUCTION CENTERLINE

52 SIDEWALK RAMP & GRADING DETAIL

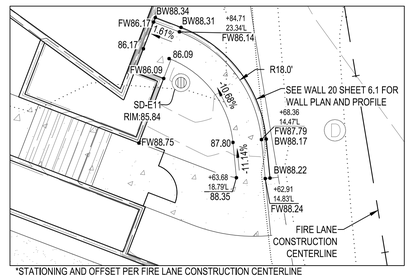
STREET A & B INTERSECTION SCALE: 1"=10'



*STATIONING AND OFFSET PER STREET B CONSTRUCTION CENTERLINE

53 SIDEWALK RAMP & GRADING DETAIL

STREET B STA: 21+00 SCALE: 1"=10'



*STATIONING AND OFFSET PER FIRE LANE CONSTRUCTION CENTERLINE

54 SIDEWALK RAMP & GRADING DETAIL

SCALE: 1"=10'

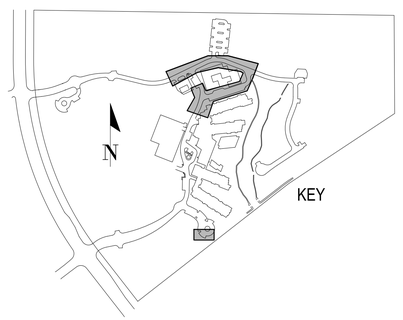
RAMP NOTES

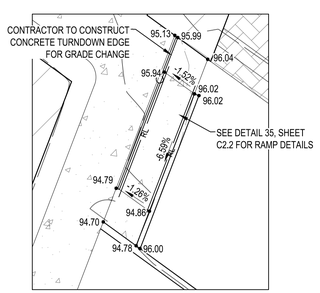
- 6" THICK CLASS A CONCRETE OVER 3" ABC
- SUBGRADE PREP PER PAG SECTION 303
- RAMP TO HAVE ROUGH BROOM FINISH, ¾" DEEP SCORED JOINT SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL

(1) DETECTABLE WARNING STRIP PER PAG STD DETAIL 207, SHEET 10

(2) RAMP PER PAG STANDARD DETAIL 207

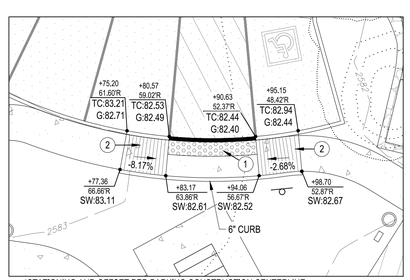
FLUSH CURB





55 SIDEWALK RAMP & GRADING DETAIL

SCALE: 1"=10'



*STATIONING AND OFFSET PER PARKING CONSTRUCTION CENTERLINE

55A CURB RAMP DETAIL

SCALE: 1" = 10'

REFERENCE #S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Project
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LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
RAMP DETAILS ALONG STREETS A & B

Revision No. Date Item

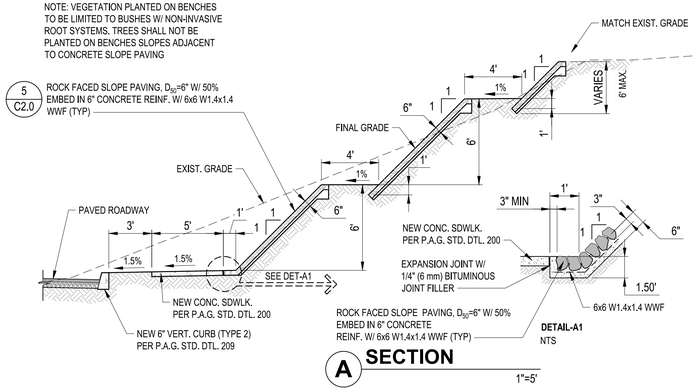
Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

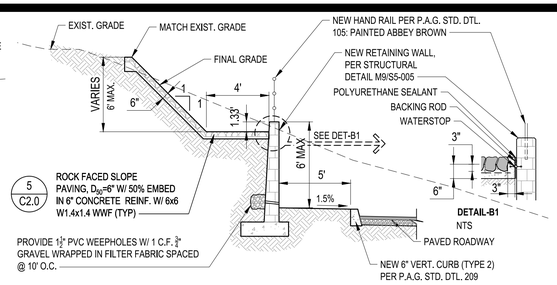
Sheet C2.4

N:\181057\GE01_LPPR Design\dwg\Cur-Shts\Improvement\CD\sDT_RAMP.dwg, 6/3/2022 2:22:55 PM

NOTE: VEGETATION PLANTED ON BENCHES TO BE LIMITED TO BUSHES W/ NON-INVASIVE ROOT SYSTEMS. TREES SHALL NOT BE PLANTED ON BENCHES SLOPES ADJACENT TO CONCRETE SLOPE PAVING

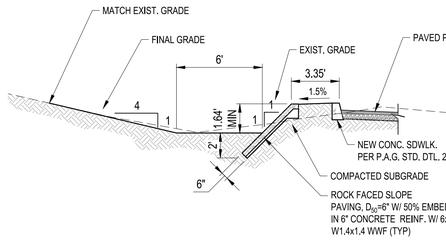


A SECTION
1"=5'



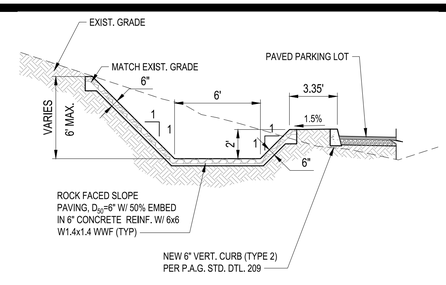
CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
A7.1	12.50	2.44	0.20'	1.12'	1.32'	0.50	4'	1:1 / 0:1	0.036

B SECTION
1"=5'



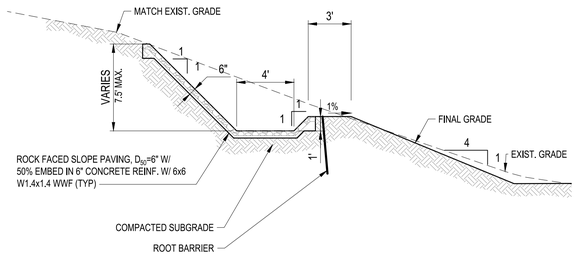
CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
A7.3	48.9	4.07	0.27'	1.37'	1.64'	1.00	6'	3:1 / 1:1	0.022

C SECTION
NORTH SIDE OF NORTH PARKING LOT
1"=5'



CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
A7.3	48.9	6.86	0.29'	1.02'	1.31'	3.70	6'	1:1 / 1:1	0.036

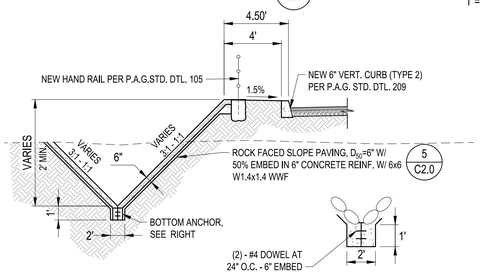
D SECTION
EAST SIDE OF NORTH PARKING LOT
1"=5'



CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
* A1.9	* 7.10	2.56	0.12'	0.60'	0.72'	1.00	4'	1:1 / 1:1	0.036

* PRORATED PORTION

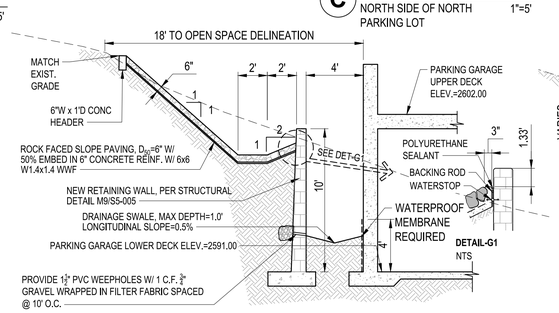
E SECTION
1"=5'



CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
A1.7	* 14.5	2.82	0.22'	1.21'	1.43'	1.00	0'	1:1 / 6:1	0.036

* PRORATED PORTION

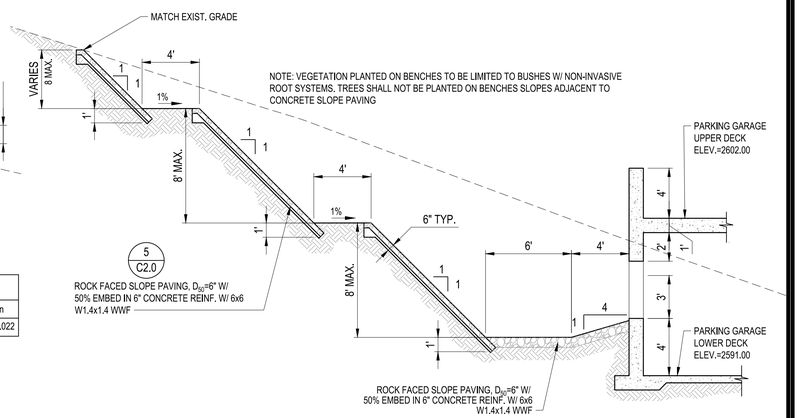
F SECTION
1"=5'



CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
A1.7	* 4.50	2.57	0.07'	0.26'	0.33'	0.50	6'-0"	1:1 / 2:1	0.022

* PRORATED PORTION

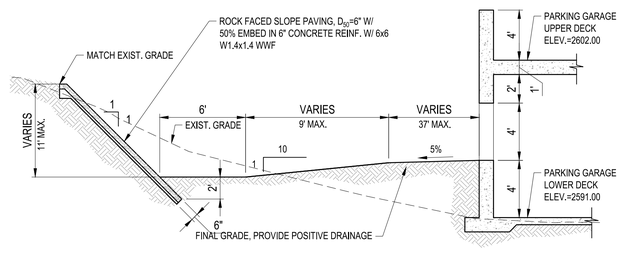
G SECTION
WEST SIDE OF PARKING GARAGE
1"=5'



CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
A1.7	* 8.70	3.23	0.09'	0.29'	0.39'	1.00	6'	1:1 / 4:1	0.022

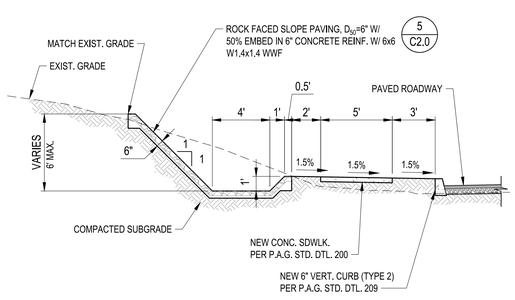
* PRORATED PORTION

H SECTION
1"=5'



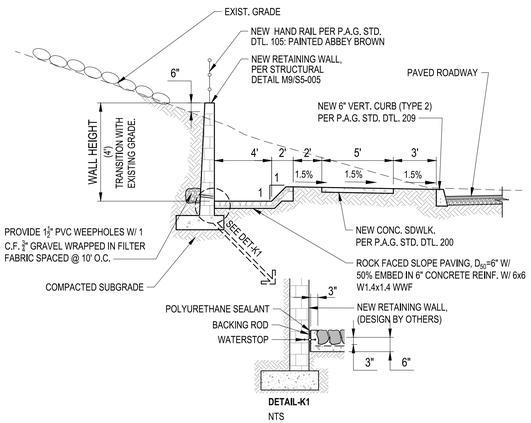
CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
A1.6B	4.4	2.58	0.07'	0.29'	0.36'	1.00	6'	1:1 / 10:1	0.036

I SECTION
SOUTHWEST CORNER OF PARKING GARAGE
1"=5'



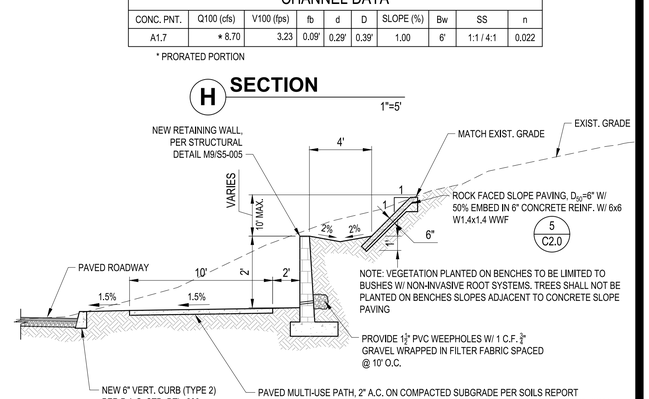
CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
C5	4.7	2.57	0.08'	026'	0.34'	2.50	4'	1:1 / 1:1	0.036

J SECTION
STA. 13+99.00 TO STA.14+62.72
1"=5'



CHANNEL DATA									
CONC. PNT.	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
C5	4.7	1.79	0.11'	0.61'	0.72'	0.50	4'	1:1 / 0:1	0.036

K SECTION
STA. 13+51.47 TO STA. 13+99.00
1"=5'



L SECTION
STA. 14+72.10 TO STA.07+16.53
1"=5'

NOTE:
d = 100 YR EVENT FLOW DEPTH
D = REQUIRED CHANNEL DEPTH WITH FREEBOARD

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
SECTION DETAILS

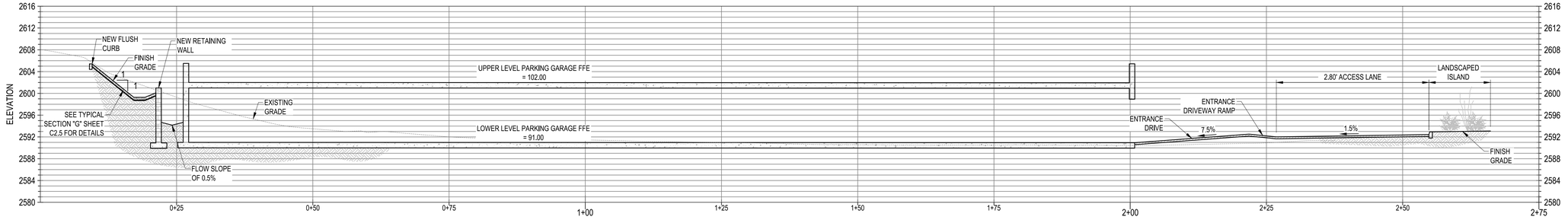
Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

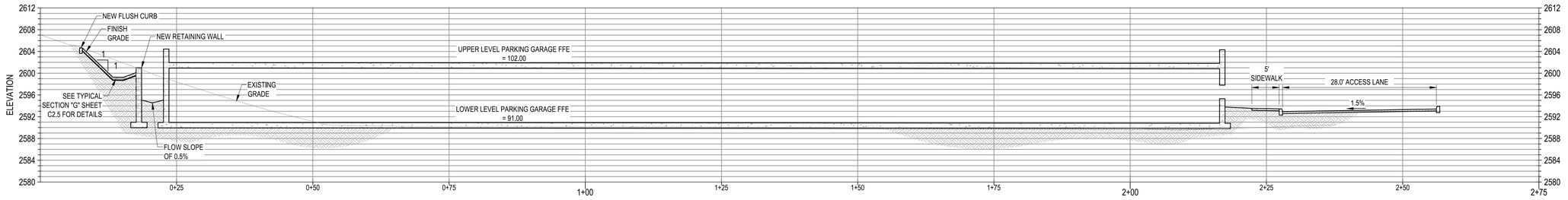
Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

Sheet C2.5

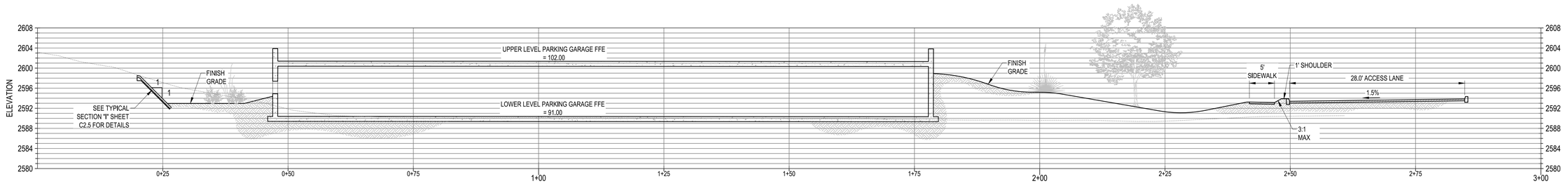
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A SECTION A - A
NOT TO SCALE



B SECTION B - B
NOT TO SCALE



C SECTION C - C
NOT TO SCALE

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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SECTION DETAILS

Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
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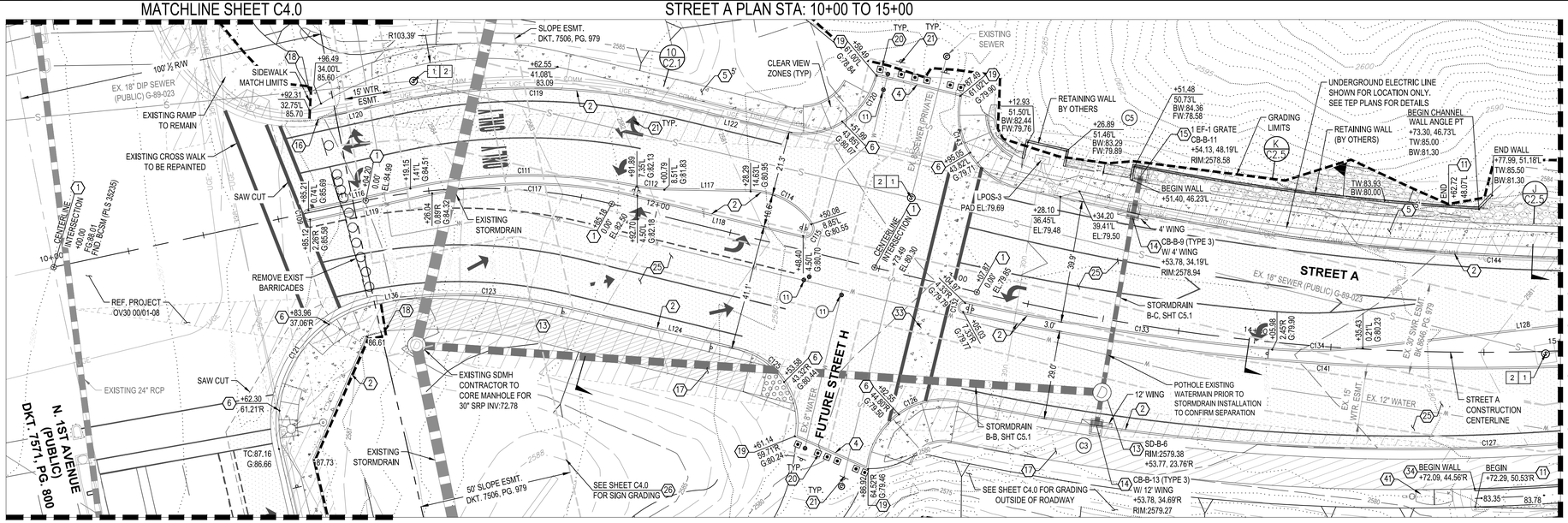
Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Expires 9/30/22 ARIZONA U.S.A.

Sheet C2.6

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MATCHLINE SHEET C4.0

STREET A PLAN STA: 10+00 TO 15+00



MATCHLINE SHEET C3.1 STA: 15+00

CONSTRUCTION KEYNOTES

1. NEW SURVEY MONUMENT PER PAG STD DTL 103.
2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
3. NEW CONCRETE WEDGE CURB PER PAG STD DTL 209.
4. NEW CONCRETE HEADER PER PAG STD DTL 213.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
6. NEW CURB ACCESS RAMP PER PAG STD DTL 207.
11. ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
13. NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.
14. NEW CATCH BASIN - TYPE 3 PER PAG STD DTL 308, WING LENGTH AS NOTED. INSTALL REM TRITON FILTER BY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS.
15. NEW CATCH BASIN - TYPE 4 PER PAG STD DTL 309, NUMBER & TYPE OF GRATES PER PLAN.
16. CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD DTL 211.
17. NEW 10' WIDE ASPHALT PAVEMENT MULTI-USE PATH.
18. CONCRETE SIDEWALK NEW TO EXISTING CONNECTION PER PAG STD DTL 203.
19. NEW CONCRETE CURB TERMINAL SECTION PER PAG STD DTL 212.
20. NEW POST BARRICADES PER PAG STD DTL 107.
21. NEW SIGN PER SIGNAGE & STRIPING PLAN. REFER TO SHT C.7.1.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0.
26. MONUMENT SIGNAGE PER ARCHITECTURAL PLAN (TYPICAL).
28. NYLOPLAST JUNCTION STRUCTURE / CLEANOUT.
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
34. 2' HIGH LANDSCAPE WALL/BENCH. SEE LANDSCAPE PLAN FOR DETAILS.
41. NEW CONCRETE PAD FOR BENCH PER LANDSCAPE PLANS.

SEWER KEYNOTES

1. ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.
2. CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

WATER KEYNOTES

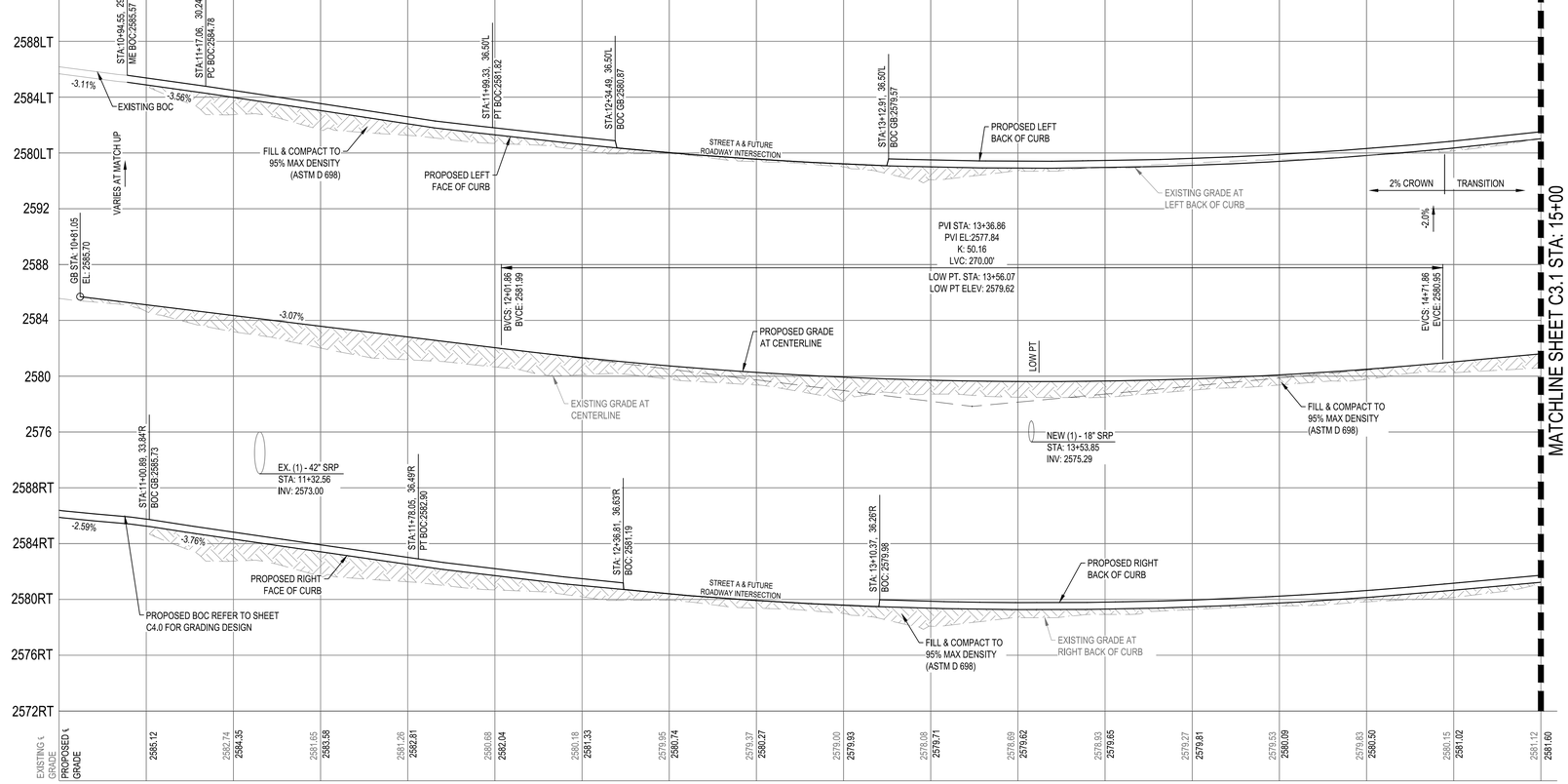
11. ADJUST EXISTING WATER VALVE TO FINISH GRADE PER STD DTL SD-300.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

MATCHLINE SHEET C4.0

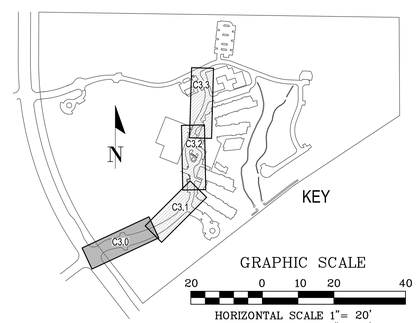
STREET A PROFILE STA: 10+00 TO 15+00



MATCHLINE SHEET C3.1 STA: 15+00

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C109	4.71'	1.50	INFINITY	180° 00' 00"
C111	74.51'	182.50	37.78	23° 23' 31"
C112	9.00'	50.50	4.51	10° 12' 21"
C114	23.43'	24.50	12.70	54° 47' 04"
C115	6.01'	2.50	6.47	137° 45' 29"
C117	67.58'	150.50	34.37	25° 43' 44"
C119	94.98'	211.50	48.30	25° 43' 44"
C120	38.98'	24.50	25.00	91° 10' 07"
C121	63.22'	39.00	41.01	92° 52' 56"
C123	52.87'	152.37	26.70	19° 52' 47"
C125	36.99'	24.37	23.11	86° 57' 51"
C126	41.63'	24.50	27.87	97° 21' 23"
C127	348.86'	700.50	178.13	28° 32' 04"
C132	4.71'	1.50	INFINITY	180° 00' 00"
C133	101.49'	771.48	50.82	7° 32' 15"
C134	29.65'	150.50	14.87	11° 17' 20"
C141	237.91'	774.50	119.90	17° 36' 00"
C143	39.14'	24.50	25.16	91° 31' 37"
C144	367.48'	870.50	186.52	24° 11' 15"

BACK OF CURB LINE TABLE		
LINE#	LENGTH	DIRECTION
L116	34.14	N52° 52' 09"E
L117	28.17	N66° 03' 19"E
L118	55.69	S78° 35' 53"W
L119	40.76	S52° 52' 09"W
L120	24.65	N52° 52' 09"E
L122	35.17	N78° 35' 53"E
L124	57.32	N78° 35' 53"E
L128	105.86	N58° 34' 35"E
L136	10.00	N54° 43' 03"E



GRAPHIC SCALE

20 0 10 20 40

HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
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OV1601351	G1603290

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LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STREET A PLAN & PROFILE STA: 10+00 TO 15+00

Revision No.	Date	Item

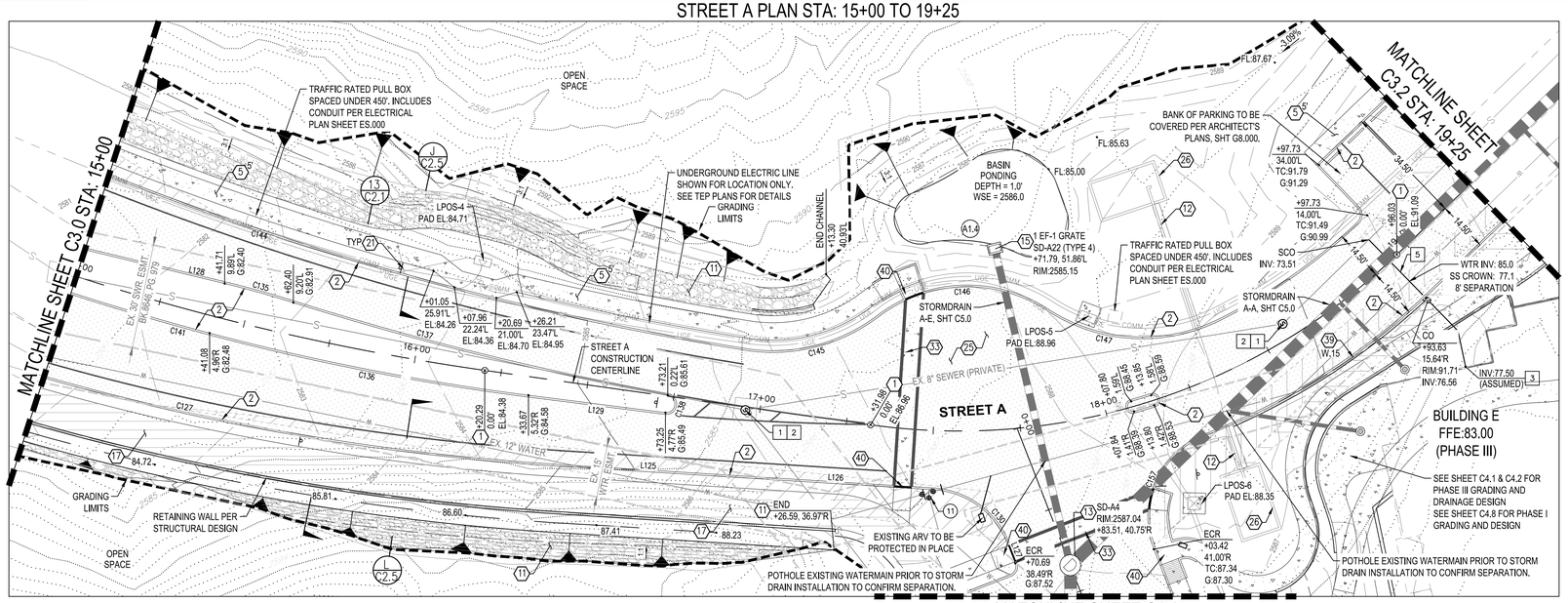
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE Expires 09/30/22 ARIZONA U.S.A.

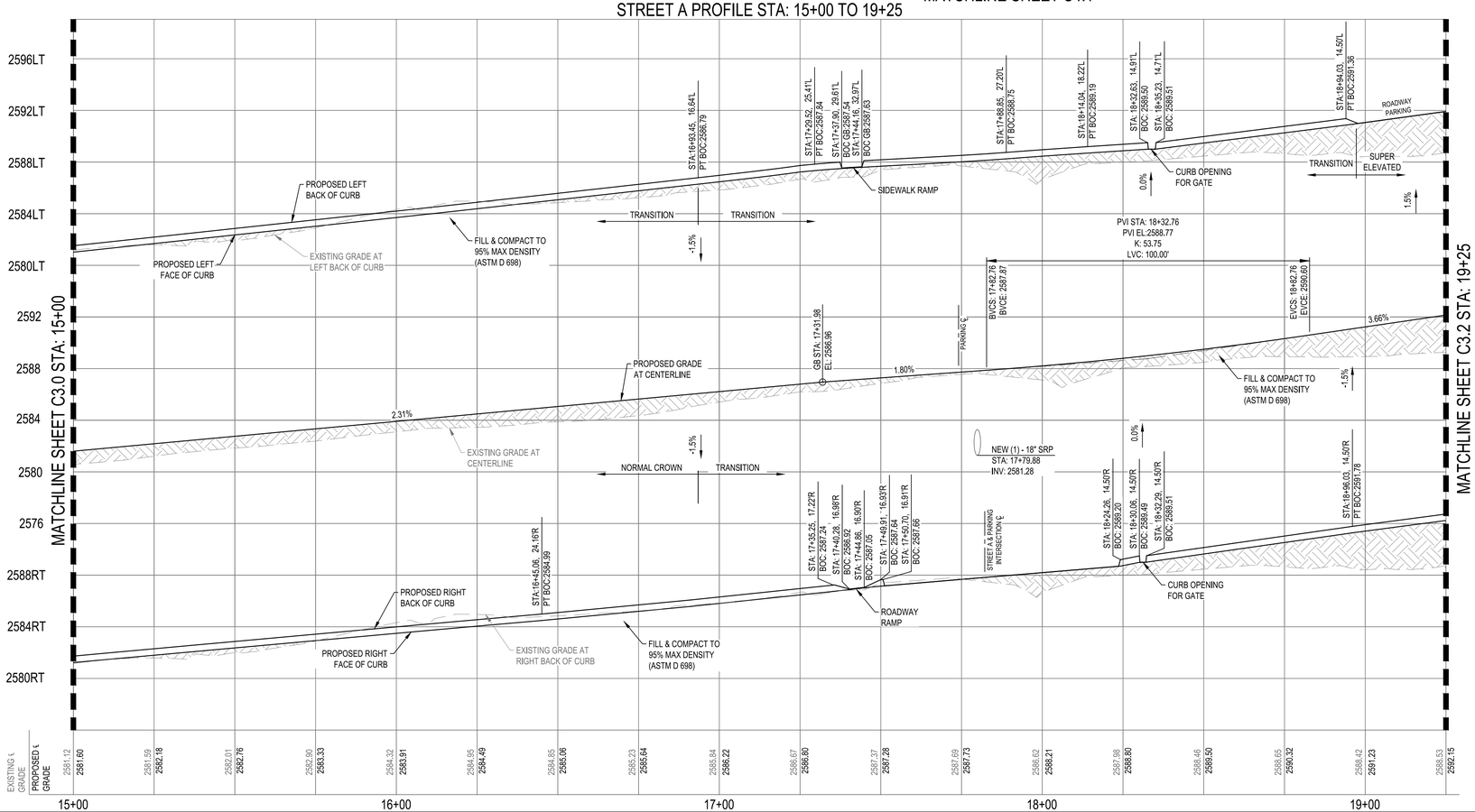
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STREET A PLAN STA: 15+00 TO 19+25



STREET A PROFILE STA: 15+00 TO 19+25



CONSTRUCTION KEYNOTES

1. NEW SURVEY MONUMENT PER PAG STD DTL 103.
2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
4. NEW CONCRETE HEADER PER PAG STD DTL 213.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
11. ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
12. PROPOSED SLIDING GATE TO BE CLOSED DURING NON-VISITOR HOURS.
13. NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.
15. NEW CATCH BASIN - TYPE 4 PER PAG. STD DTL 309, NUMBER & TYPE OF GRATES PER PLAN.
17. NEW 10' WIDE ASPHALT PAVEMENT MULTI-USE PATH.
21. NEW SIGN PER SIGNAGE & STRIPING PLAN. REFER TO SHT C.7.1.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0.
26. MONUMENT SIGNAGE PER ARCHITECTURAL PLAN (TYPICAL).
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
39. NEW SITE RETAINING WALLS. SHOWN FOR LOCATION & ELEVATION ONLY. WALL DESIGN PER LANDSCAPE PLANS & BY OTHERS. SEE SHEETS C6.0-C6.4 FOR EARTH GRADE PROFILES & CONTROL ALONG WALLS.
40. NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHTS C2.3-C2.4.

SEWER KEYNOTES

1. ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.
2. CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.
3. SEWER INVERT. SEE PLUMBING PLANS FOR CONTINUATION.
5. 6" HCS @ 2.0%

WATER KEYNOTES

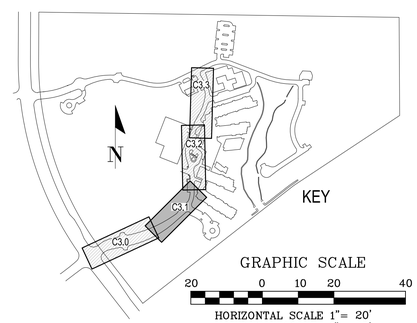
11. ADJUST EXISTING WATER VALVE TO FINISH GRADE PER STD DTL SD-300.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

BACK OF CURB LINE TABLE		
LINE#	LENGTH	DIRECTION
L125	51.36	N48° 35' 24"E
L126	56.31	N48° 35' 24"E
L127	5.89	S66° 13' 41"E
L128	105.86	N58° 34' 35"E
L129	39.59	S52° 14' 08"W

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C127	348.86'	700.50	178.13	28° 32' 04"
C130	27.87'	24.50	15.66	65° 10' 55"
C135	20.42'	299.50	10.22	3° 54' 26"
C136	93.17'	705.50	46.65	7° 34' 01"
C137	110.64'	887.50	55.39	7° 08' 33"
C138	7.61'	2.50	51.33	174° 25' 22"
C141	237.91'	774.50	119.90	17° 36' 00"
C144	367.48'	870.50	186.52	24° 11' 15"
C145	40.02'	49.50	21.18	46° 19' 29"
C146	52.33'	42.50	30.06	70° 32' 36"
C147	51.40'	49.50	28.29	59° 29' 43"
C157	39.30'	25.00	25.03	90° 04' 03"



GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STREET A PLAN & PROFILE STA: 15+00 TO 19+25

Revision No.	Date	Item

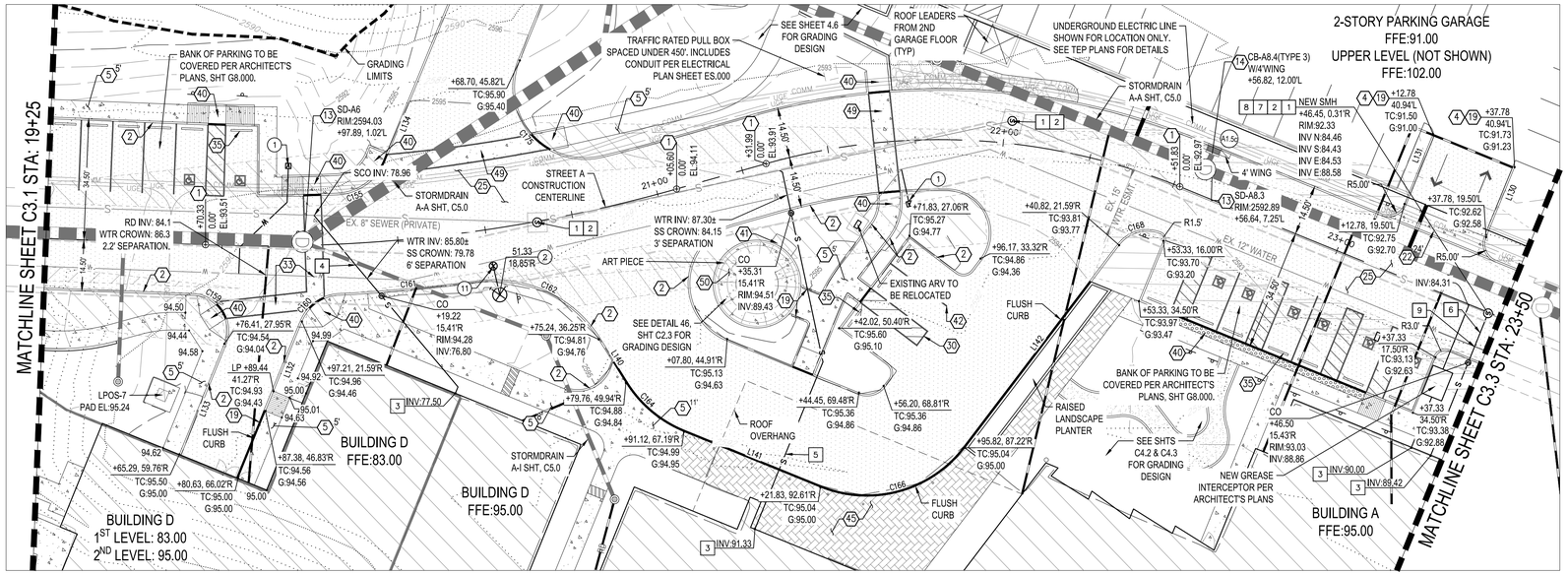
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE 6/30/2022 ARIZONA U.S.A.

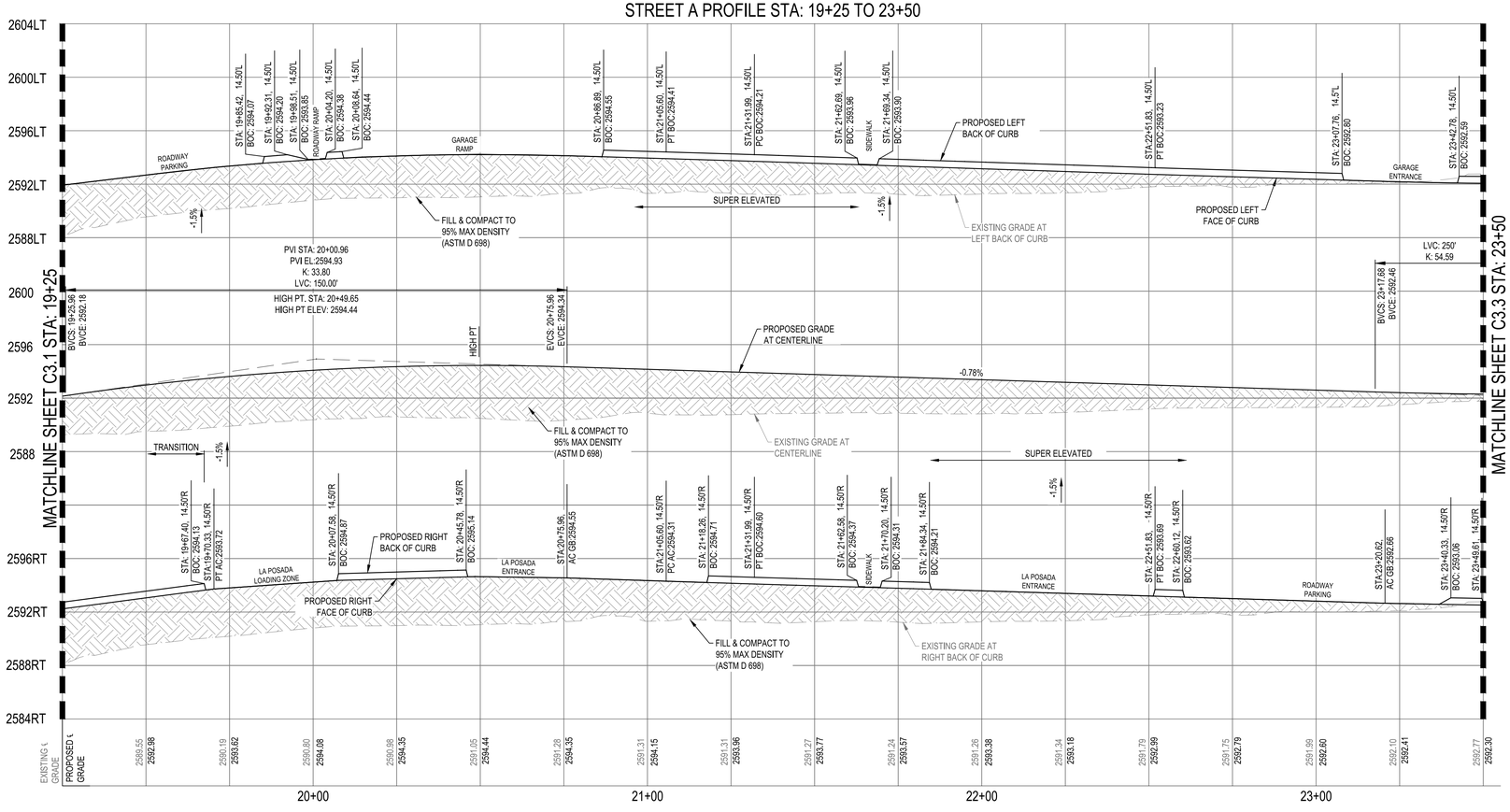
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STREET A PLAN STA: 19+25 TO 23+50



STREET A PROFILE STA: 19+25 TO 23+50



SEWER KEYNOTES CONTINUED

3 SEWER INVERT. SEE PLUMBING PLANS FOR CONTINUATION.
4 6" HCS @ 1.07%
5 6" HCS @ 2.0%
6 8" HCS @ 2.0%
7 INSTALL LOW DROP MANHOLE CONNECTION PER STD DTL RWRD 229.
8 CONSTRUCTION 5' CAST IN PLACE SEWER MANHOLE PER STD DTL RWRD 201.
9 CONTRACTOR TO VERTICALLY RELOCATE EXISTING WATERLINE TO MAINTAIN 2' OF SEPARATION AND PROVIDE EXTRA PROTECTION PER SD STD DTL 106.

WATER KEYNOTES

1 RELOCATE 2" ARV PER STD DET SD-331
2 1-12" x 6" TEE
1-6" VALVE, B&C
10.00 L.F. 6" DIP
1-FH ASSEMBLY
INSTALLATION PER SD-500
11 ADJUST EXISTING WATER VALVE TO FINISH GRADE PER STD DTL SD-300.

CONSTRUCTION KEYNOTES

1 NEW SURVEY MONUMENT PER PAG STD DTL 103.
2 NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
4 NEW CONCRETE HEADER PER PAG STD DTL 213.
5 NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
13 NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.
14 NEW CATCH BASIN - TYPE 3 PER PAG STD DTL 308, WING LENGTH AS NOTED. INSTALL REM TRITON FILTERBY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS
19 NEW CONCRETE CURB TERMINAL SECTION PER PAG STD DTL 212.
22 NEW DRIVEWAY APRON PER PAG STD DTL 206.
25 NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.
30 ADA PARKING & SIGN PER DTLS 2 & 4 ON SHT C2.0.
33 NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
35 NEW WHEEL STOP PER DTL 6 SHT C2.0 (TYPICAL).
40 NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHT C2.3-C2.4.
41 NEW CONCRETE PAD FOR BENCH PER LANDSCAPE PLANS.
42 NEW 4" WIDE WHITE STRIPING.
45 NEW ARTISTIC PAVERS PER LANDSCAPE PLANS.
50 NEW CONCRETE SIDEWALK PER PAG STD DTL 200. INCLUDES AN EXPOSED AGGREGATE FINISH PER LANDSCAPE PLANS.

SEWER KEYNOTES

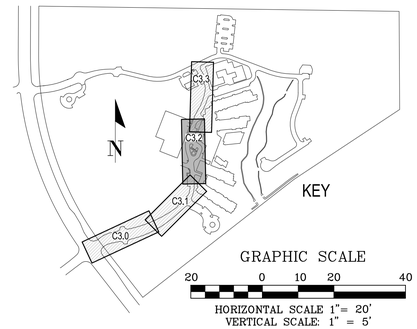
1 ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.
2 CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.
- WATERLINE IMPROVEMENTS BY SEPARATE PLANS.

BACK OF CURB LINE TABLE		
LINE#	LENGTH	DIRECTION
L130	21.44	N69° 00' 32"W
L131	21.44	N69° 00' 32"W
L132	48.09	S69° 00' 25"E
L133	33.88	S69° 00' 00"E
L134	61.79	N68° 47' 05"W
L140	14.56	N56° 50' 50"E
L141	41.81	N21° 00' 00"E
L142	72.29	N53° 52' 47"W

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C155	16.97'	15.00	9.52	64° 49' 03"
C159	19.18'	10.00	14.25	109° 52' 42"
C160	13.64'	12.00	7.67	65° 08' 49"
C161	39.49'	443.50	19.76	5° 06' 04"
C162	40.20'	35.00	22.64	65° 48' 06"
C164	21.90'	35.00	11.32	35° 50' 50"
C166	45.74'	35.00	26.80	74° 52' 47"
C168	13.07'	10.00	7.66	74° 52' 16"
C175	43.86'	20.00	38.97	125° 39' 39"



REFERENCE #'S	
OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Sheet Title
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STREET A PLAN & PROFILE STA: 19+25 TO 23+50

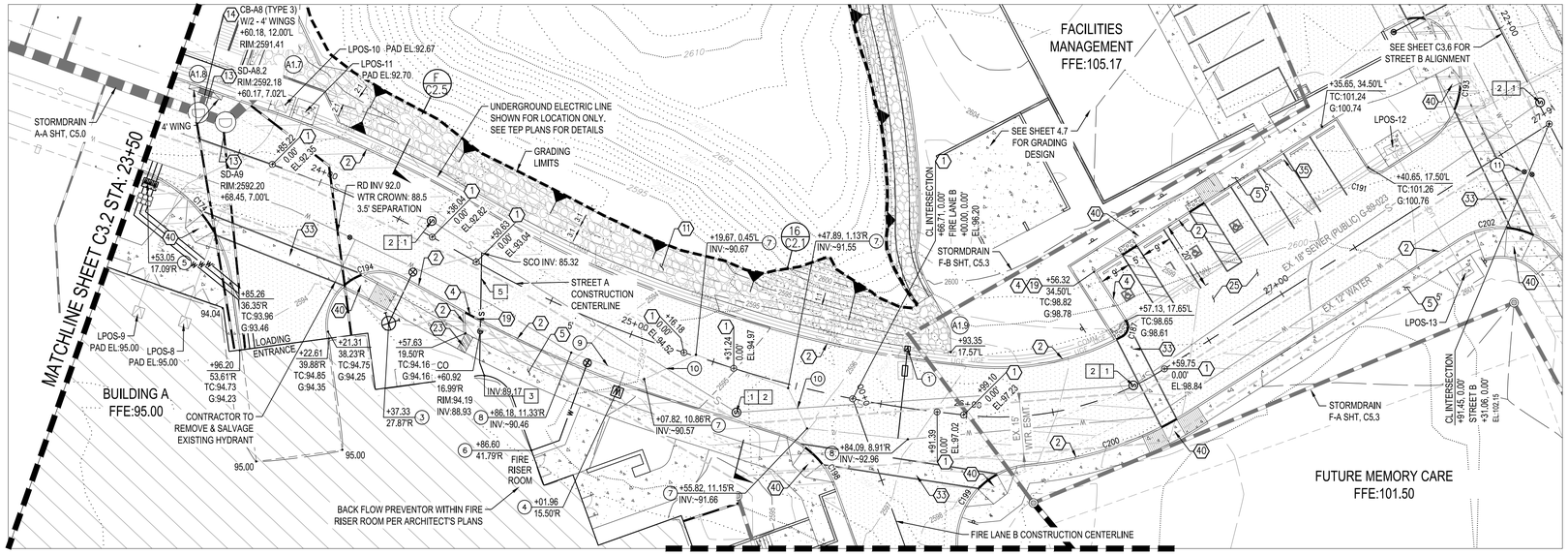
Revision No. Date Item

Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE Date Signed 6/3/22 ARIZONA U.S.A.

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW
Sheet	C3.2

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STREET A PLAN STA: 23+50 TO 27+91



STREET A PROFILE STA: 23+50 TO 27+91

SEWER KEYNOTES CONTINUED

3 SEWER INVERT, SEE PLUMBING PLANS FOR CONTINUATION.

5 6" HCS @ 2.0%

WATER KEYNOTES

1 RELOCATE 2" ARV PER STD DET SD-331.

2 1-12" x 6" TEE
1-6" VALVE, B&C
10.00 L.F. 6" DIP
1-FH ASSEMBLY
INSTALLATION PER SD-500

3 1-12" x 6" TEE
1-6" VALVE, B&C
16.00 L.F. 6" DIP
1-FH ASSEMBLY
INSTALLATION PER SD-500

4 2" METER & BACKFLOW PREVENTOR ABOVE GROUND

5 (3)-2" WATER METER BANK PER STD DTL SD 311, INCLUDES METER BACKFLOW PREVENTOR IMMEDIATELY DOWNSTREAM OF WATER METER

6 1-12" x 8" TEE
1-8" VALVE, B&C
34.00 L.F. 6" DIP
6" FIRE SERVICE WITH BACKFLOW PREVENTOR

7 45° HORIZONTAL BEND PER STD DTL SD 600.

8 WATERLINE CONNECTION POINT WITH 11.25° HORIZONTAL BEND.

9 NEW 12" WATERMAIN TRENCHING PER STD DTL SD-115.

10 4' VERTICAL SEPARATION.

11 ADJUST EXISTING WATER VALVE TO FINISH GRADE PER STD DTL SD-300.

WATER INSTALLATION KEYNOTES ARE PUBLIC WATER SYSTEM RELOCATION KEYNOTES

NOTE:
SEPARATE WATER PLANS WILL BE SUBMITTED AND REVIEWED FOR ALL WATER IMPROVEMENTS

CONSTRUCTION KEYNOTES

1 NEW SURVEY MONUMENT PER PAG STD DTL 103.

2 NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.

4 NEW CONCRETE HEADER PER PAG STD DTL 213.

5 NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.

6 NEW CURB ACCESS RAMP PER PAG STD DTL 207.

11 ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.

13 NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.

14 NEW CATCH BASIN - TYPE 3 PER PAG STD DTL 308, WING LENGTH AS NOTED. INSTALL REM TRITON FILTER BY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS.

19 NEW CONCRETE CURB TERMINAL SECTION PER PAG STD DTL 212.

23 NEW 2' WIDE TYPE 2 METAL SCUPPER PER PAG STD DTL 205.

25 NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.

33 NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.

35 NEW WHEEL STOP PER DTL 6 SHT C2.0 (TYPICAL).

40 NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHTS C2.3-C2.4.

SEWER KEYNOTES

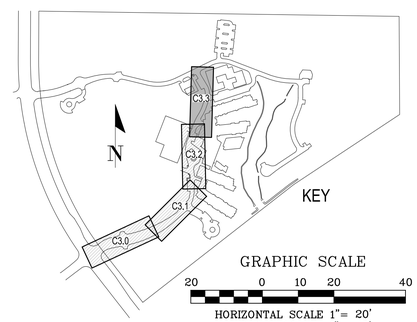
1 ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.

2 CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.
- WATERLINE IMPROVEMENTS BY SEPARATE PLANS.

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C174	43.99'	40.00	24.52	63° 00' 32"
C187	4.93'	3.00	3.22	94° 05' 35"
C191	4.71'	3.00	3.00	90° 00' 00"
C193	32.64'	22.00	20.16	85° 00' 35"
C194	33.29'	15.00	30.20	127° 10' 20"
C198	23.08'	25.00	12.43	52° 53' 26"
C199	40.29'	22.00	28.63	104° 55' 35"
C200	50.29'	103.50	25.65	27° 50' 32"
C202	36.47'	22.00	24.00	94° 59' 25"



GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S
OV115-027 OV914-007
OV914-007A OV903-03A
(O)15-14 G-2017-038
OV1601351 G1603290

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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STREET A PLAN & PROFILE STA: 23+50 TO 27+91

Revision No.	Date	Item

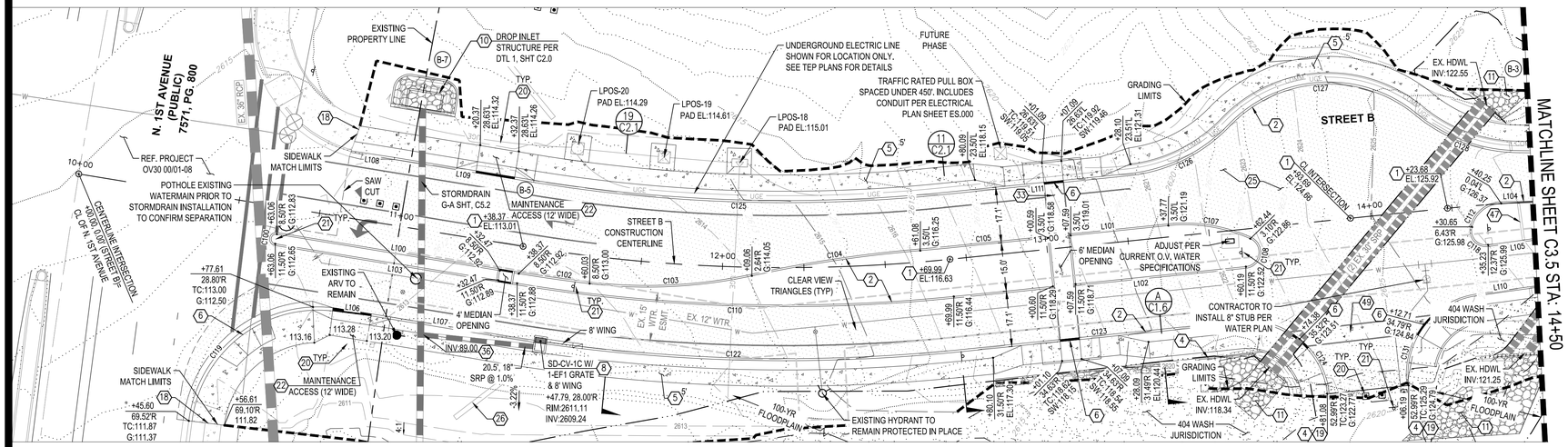
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Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

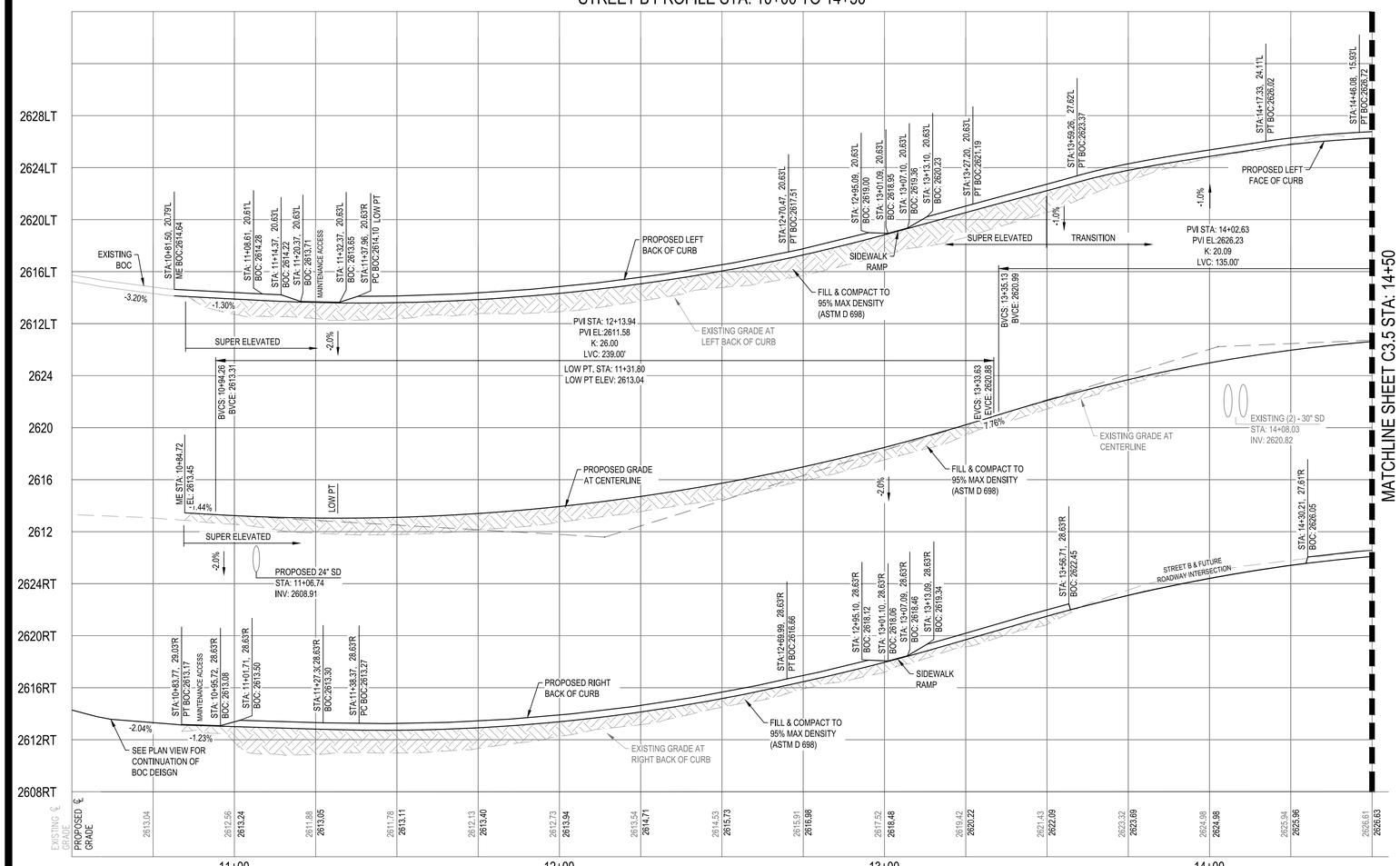
Sheet C3.3

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STREET B PLAN STA: 10+00 TO 14+50



STREET B PROFILE STA: 10+00 TO 14+50



CONSTRUCTION KEYNOTES

1. NEW SURVEY MONUMENT PER PAG STD DTL 103.
2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
4. NEW CONCRETE HEADER PER PAG STD DTL 213.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
6. NEW CURB ACCESS RAMP PER PAG STD DTL 207.
8. NEW CATCH BASIN TYPE 5 PER PAG STD DTL 310. NUMBER & TYPE OF GRATES PER PLAN.
9. NEW HANDRAIL PER PAG STD DTL 105
10. NEW CONCRETE HEADWALL PER ADOT SD 6.30-2, SD 6.30-3, SD 6.30-4, & SD 6.30-5.
11. ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
18. CONCRETE SIDEWALK NEW TO EXISTING CONNECTION PER PAG STD DTL 203.
19. NEW CONCRETE CURB TERMINAL SECTION PER PAG STD DTL 212.
20. NEW POST BARRICADES PER PAG STD DTL 107.
21. NEW SIGN PER SIGNAGE & STRIPING PLAN. REFER TO SHT C.6.1.
22. NEW DRIVEWAY APRON PER PAG STD DTL 206.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.
26. MONUMENT SIGNAGE PER ARCHITECTURAL PLAN (TYPICAL).
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
36. STORM DRAIN CONNECTION TO MAIN PER "INSERTA TEE" OR APPROVED EQUAL.
47. PROPOSED SECONDARY GATE - SEE LANDSCAPE PLANS.

SEWER KEYNOTES

1. ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.
2. CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

NOTES:

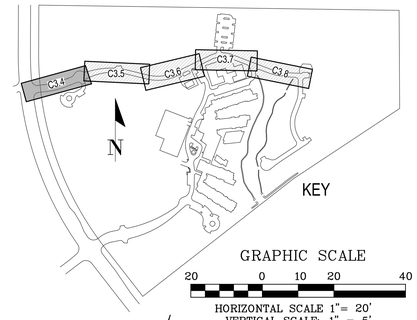
- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

BACK OF CURB LINE TABLE

LINE#	LENGTH	DIRECTION
L100	75.31	N83° 56' 35"E
L101	37.17	N68° 49' 40"E
L102	90.22	S68° 49' 49"W
L103	75.31	S83° 56' 35"W
L104	23.18	N73° 18' 50"E
L105	23.29	S66° 49' 49"W
L106	11.96	N81° 57' 57"E
L107	42.65	N83° 56' 35"E
L108	13.48	N83° 23' 30"E
L109	43.38	N83° 56' 35"E
L110	28.89	N66° 49' 49"E
L111	56.87	N68° 50' 24"E

BACK OF CURB CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C100	4.71'	1.50	INFINITY	180° 00' 00"
C102	22.03'	553.73	11.02	2° 16' 47"
C103	50.13'	150.50	25.30	19° 05' 10"
C104	52.34'	399.50	26.21	7° 30' 26"
C105	39.45'	4694.52	19.73	0° 28' 54"
C107	25.83'	49.50	13.21	29° 53' 40"
C108	11.79'	4.50	16.83	150° 03' 58"
C110	134.65'	511.50	67.72	15° 04' 58"
C112	12.38'	9.50	7.25	74° 40' 52"
C118	8.78'	4.50	6.65	111° 52' 05"
C119	60.92'	39.00	38.66	89° 30' 00"
C122	139.16'	528.63	69.98	15° 04' 58"
C123	86.76'	70789.45	43.38	0° 04' 13"
C124	38.28'	24.37	24.37	90° 00' 08"
C125	126.67'	482.46	63.70	15° 02' 35"
C126	34.72'	49.37	18.11	40° 17' 52"
C127	63.93'	42.63	39.70	85° 55' 11"
C128	33.44'	49.37	17.39	38° 48' 26"
C131	38.35'	24.83	24.19	88° 29' 31"



GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STREET B PLAN & PROFILE STA: 10+00 TO 14+50

Revision No. Date Item

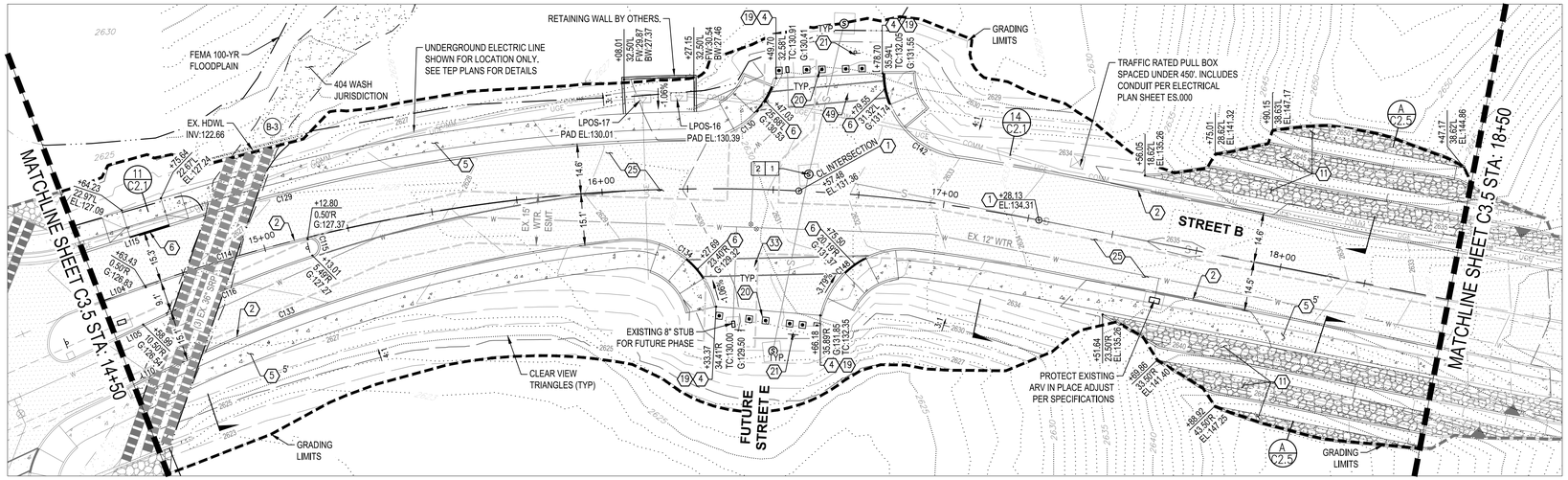
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A. 6-30-2022

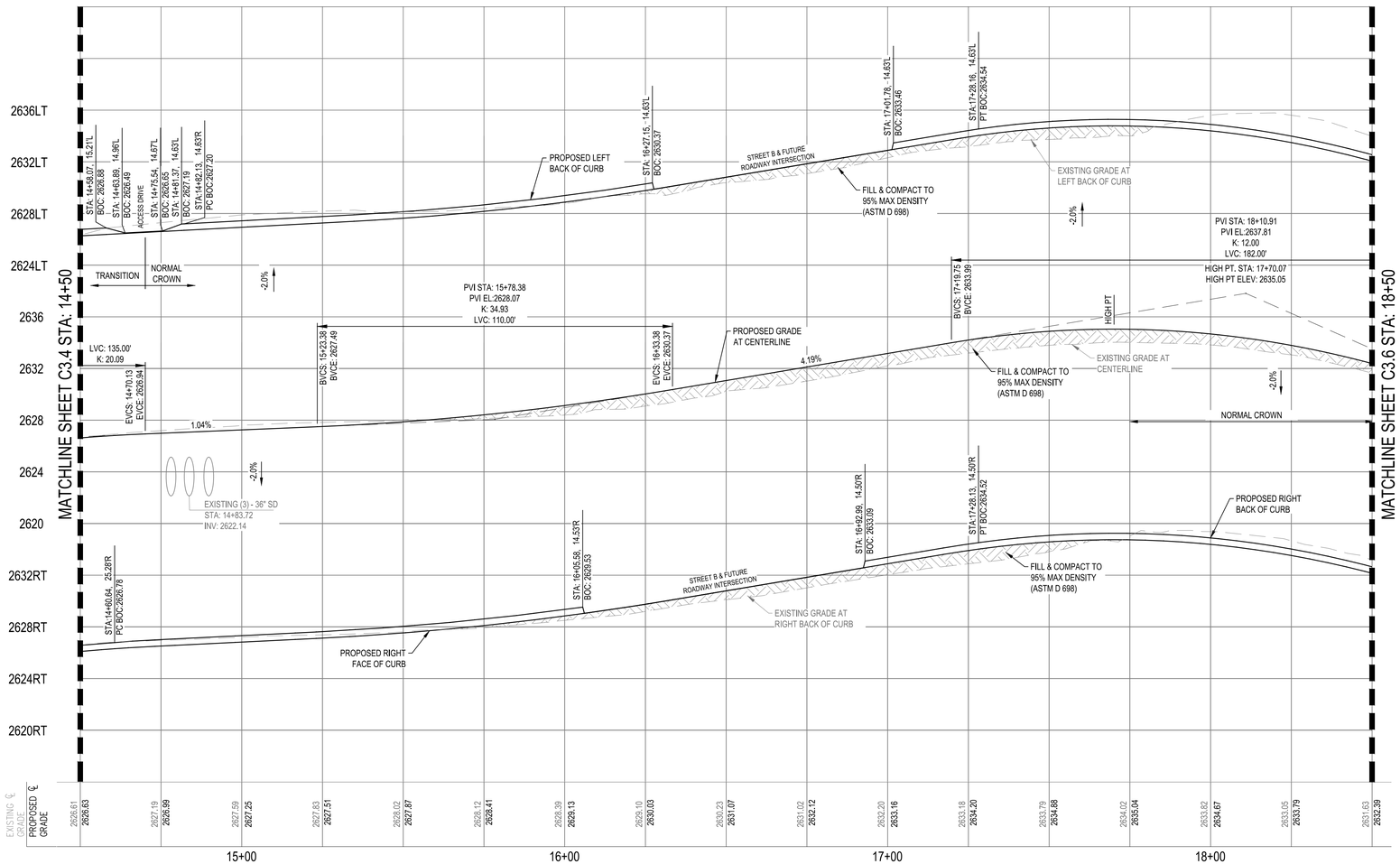
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STREET B PLAN STA: 14+50 TO 18+50



STREET B PROFILE STA: 14+50 TO 18+50



CONSTRUCTION KEYNOTES

1. NEW SURVEY MONUMENT PER PAG STD DTL 103.
2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
4. NEW CONCRETE HEADER PER PAG STD DTL 213.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
6. NEW CURB ACCESS RAMP PER PAG STD DTL 207.
11. ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
19. NEW CONCRETE CURB TERMINAL SECTION PER PAG STD DTL 212.
20. NEW POST BARRICADES PER PAG STD DTL 107.
21. NEW SIGN PER SIGNAGE & STRIPING PLAN. REFER TO SHT C.6.1.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.

SEWER KEYNOTES

[1] ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.

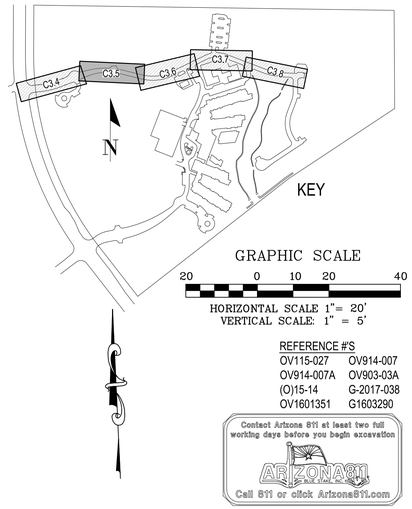
[2] CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

BACK OF CURB LINE TABLE		
LINE #	LENGTH	DIRECTION
L104	23.18	N73° 18' 50"E
L105	23.29	S66° 49' 49"W
L110	28.89	N66° 49' 49"E
L115	37.17	N75° 27' 22"E

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C114	49.32'	499.50	24.68	5° 39' 27"
C115	7.65'	2.50	60.17	175° 14' 29"
C116	53.41'	414.50	26.74	7° 22' 56"
C129	149.27'	514.63	75.16	16° 37' 06"
C130	31.19'	24.37	18.14	73° 20' 05"
C133	139.80'	399.50	70.62	20° 03' 00"
C134	35.84'	24.50	21.99	83° 48' 32"
C142	34.74'	24.34	21.07	81° 46' 01"
C148	36.09'	24.50	22.22	84° 24' 14"



REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STREET B PLAN & PROFILE STA: 14+50 TO 18+50

Revision No.	Date	Item

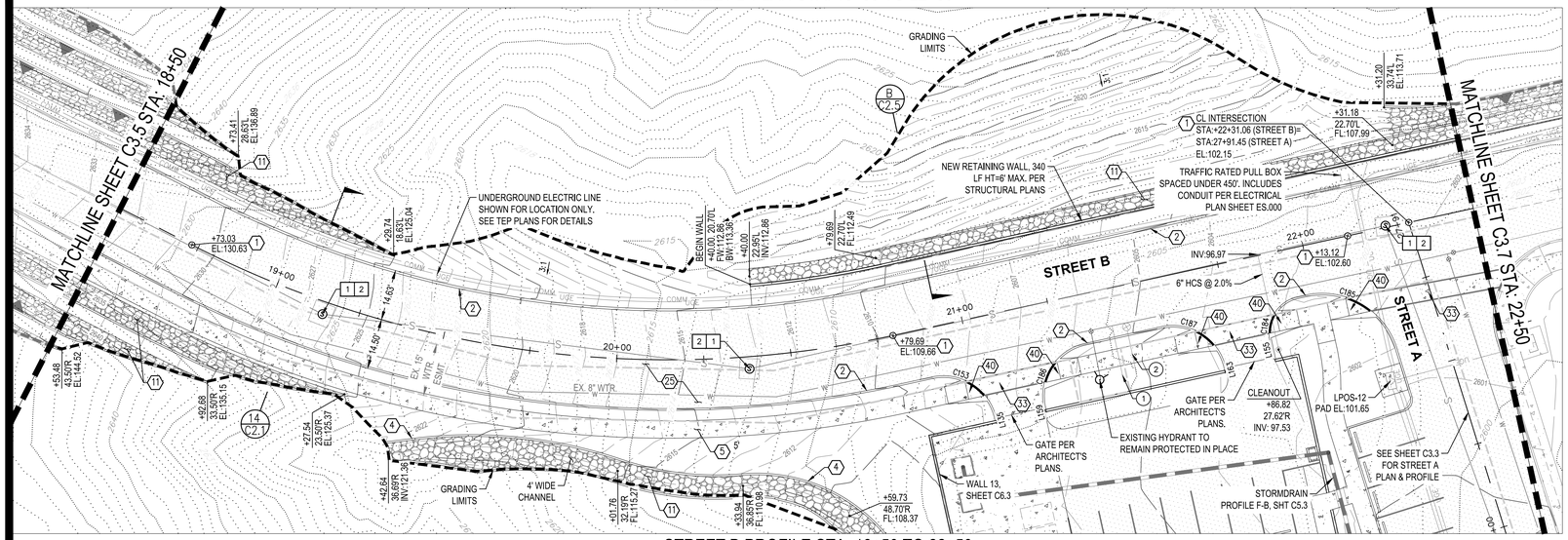
Registered Professional Engineer Certificate 36234 DAVID W. LITTLE Expires 9/30/22 ARIZONA U.S.A.

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

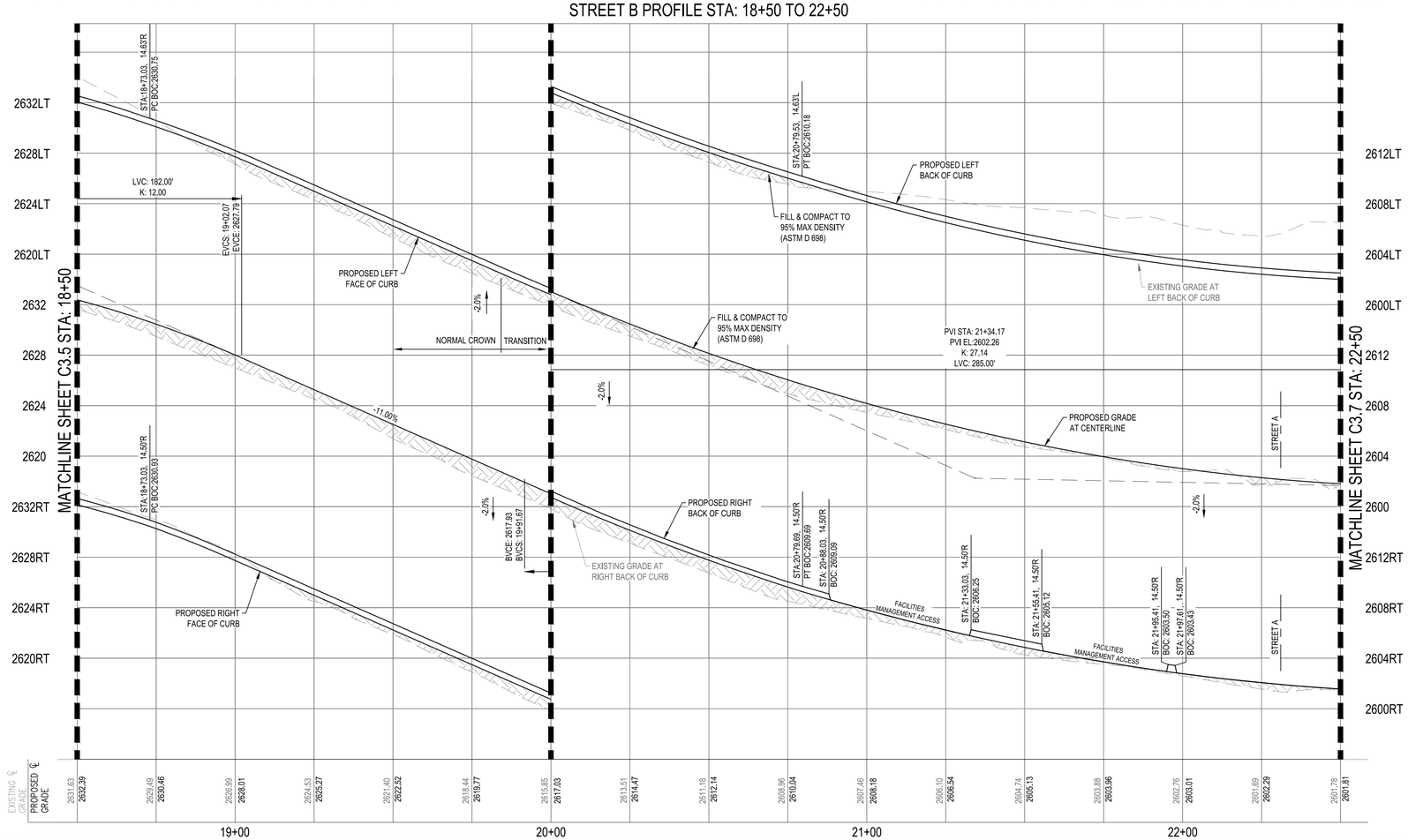
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STREET B PLAN STA: 18+50 TO 22+50



STREET B PROFILE STA: 18+50 TO 22+50



WATER KEYNOTES

1. 2" WATER SERVICE STUB OUT – LINE TO EXTEND PAST AT A 5' MINIMUM FROM NEW BACK OF CURB.
2. 1 – 12"x4" TAPPING SLEEVE & VALVE
   15.00 LF 4" DIP
   4" FIRE SERVICE
   BACKFLOW PREVENTOR INSTALLED WHEN FUTURE MAINTENANCE BUILDING IS CONSTRUCTED.

CONSTRUCTION KEYNOTES

1. NEW SURVEY MONUMENT PER PAG STD DTL 103.
2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
4. NEW CONCRETE HEADER PER PAG STD DTL 213.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
11. ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
40. NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36–55 ON SHTS C2.3–C2.4.

SEWER KEYNOTES

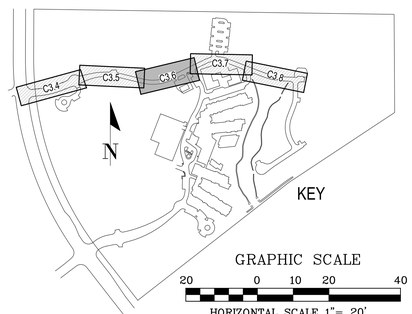
1. ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.
2. CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

NOTES:

- REFERENCE SHEETS C5.0–C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0–C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

BACK OF CURB LINE TABLE		
LINE #	LENGTH	DIRECTION
L135	1.55	S25° 49' 27"E
L155	4.91	N26° 01' 04"W
L159	2.21	N25° 48' 54"W
L163	1.55	S25° 49' 27"E

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C153	23.56'	15.00	15.00	90° 00' 00"
C184	15.80'	10.03	10.08	90° 16' 37"
C185	32.64'	22.00	20.16	85° 00' 35"
C186	23.56'	15.00	15.00	90° 00' 00"
C187	23.56'	15.00	15.00	90° 00' 00"



GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STREET B PLAN & PROFILE STA: 18+50 TO 22+50

Revision No.	Date	Item

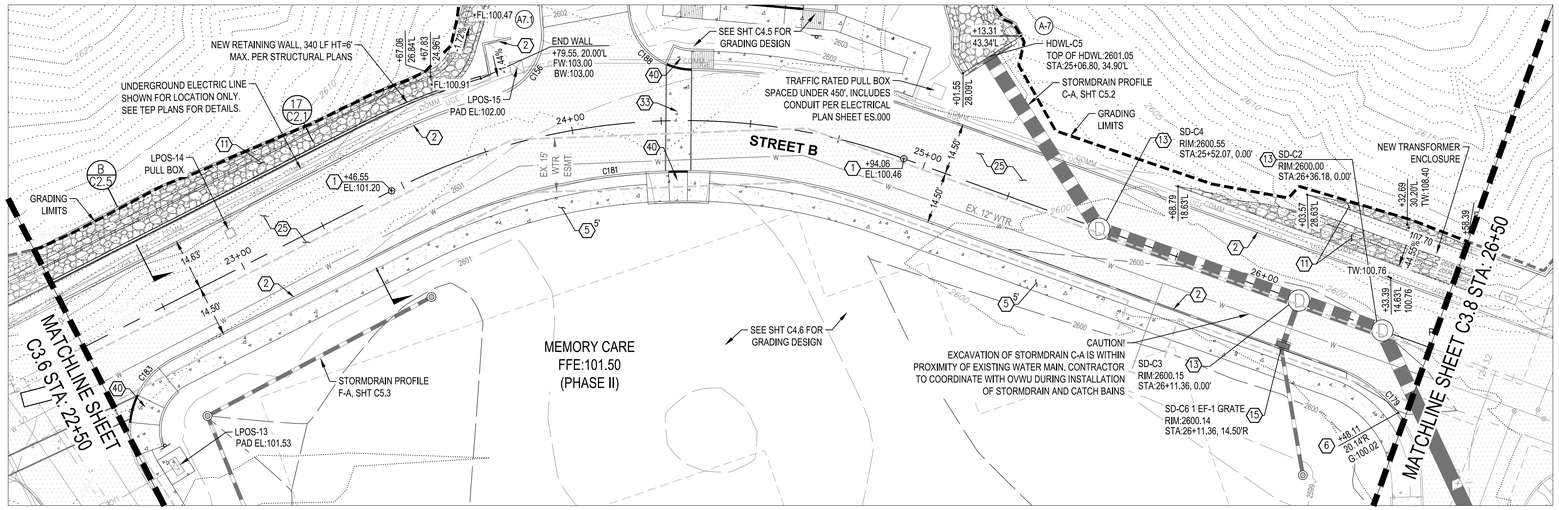
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE Expires 09/30/22 ARIZONA U.S.A.

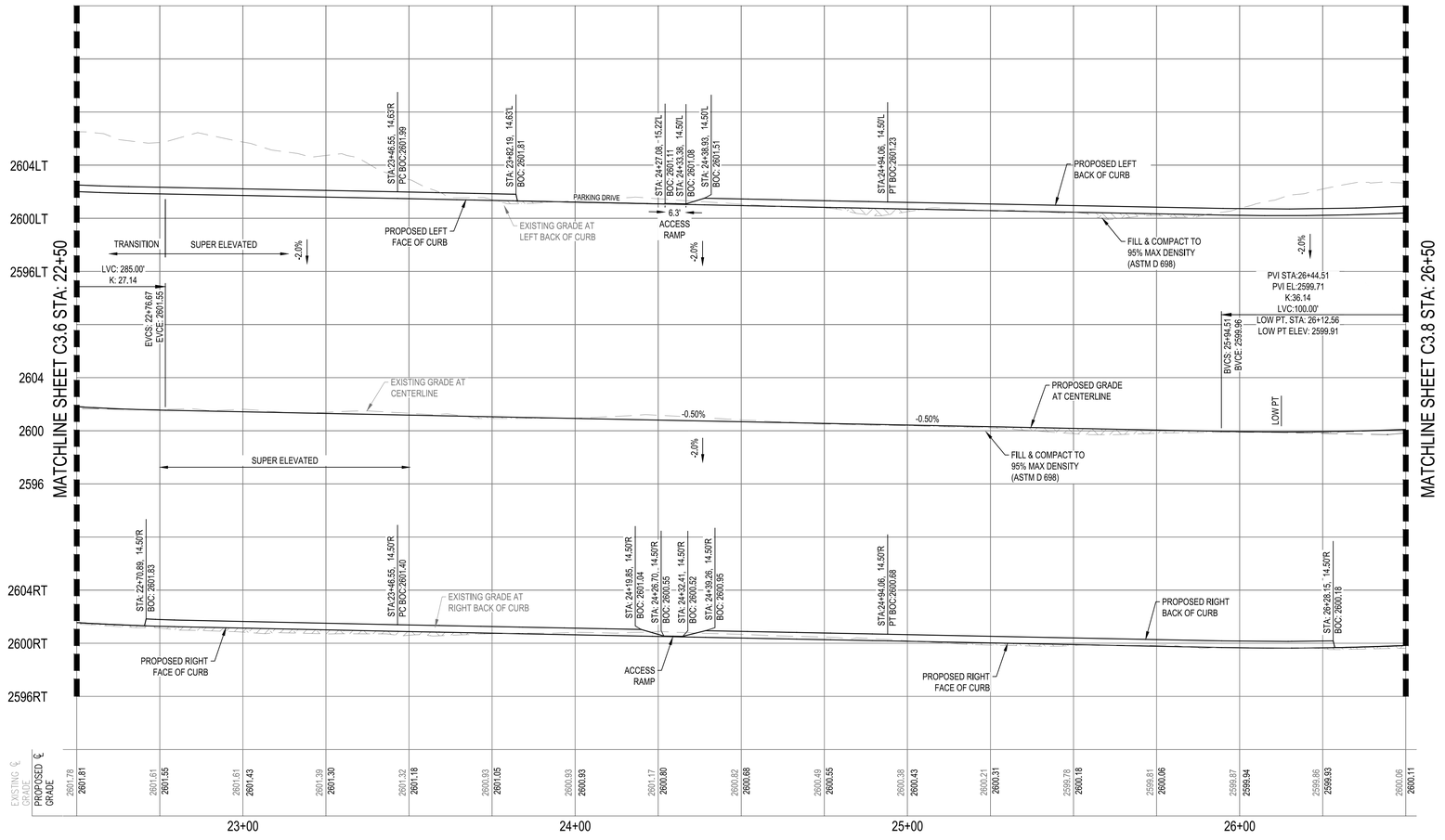
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STREET B PLAN STA: 22+50 TO 26+50



STREET B PROFILE STA: 22+50 TO 26+50



CONSTRUCTION KEYNOTES

1. NEW SURVEY MONUMENT PER PAG STD DTL 103.
2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
6. NEW CURB ACCESS RAMP PER PAG STD DTL 207.
11. ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
13. NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.
15. NEW CATCH BASIN - TYPE 5 PER PAG STD DTL 309, NUMBER OF GRATES PER PLAN. INSTALL REM TRITON FILTER BY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
40. NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHTS C2.3-C2.4.

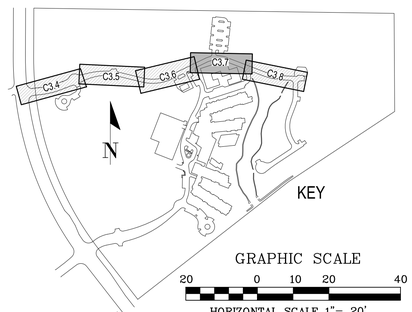
SEWER KEYNOTES

[1] ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.
[2] CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C156	24.40'	17.37	14.70	80° 28' 27"
C179	41.79'	35.00	23.79	68° 24' 53"
C181	135.69'	166.50	71.87	46° 41' 34"
C183	36.47'	22.00	24.01	94° 59' 47"
C188	25.91'	17.50	15.98	84° 48' 52"



GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STREET B PLAN & PROFILE STA: 22+50 TO 26+50

Revision No. Date Item

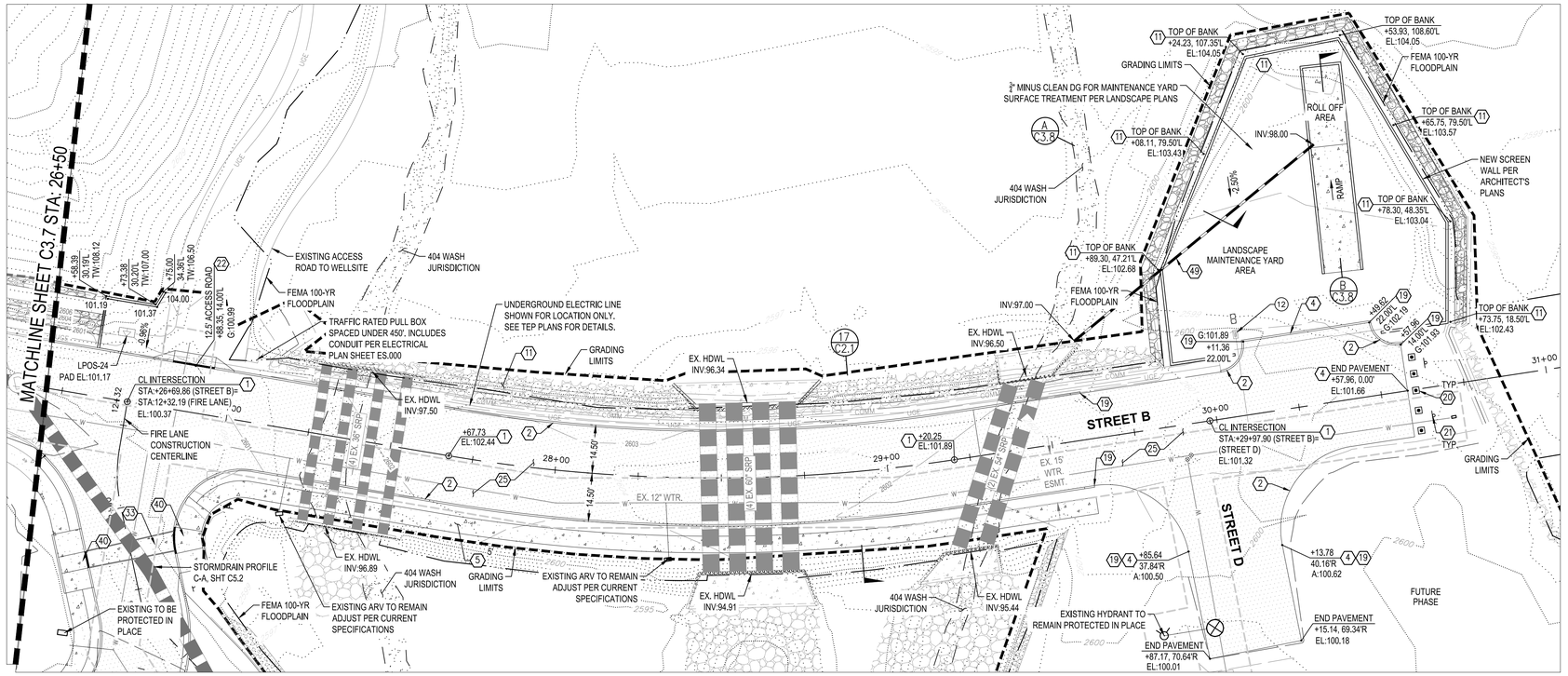
Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Date Signed 6/3/22 ARIZONA U.S.A.

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

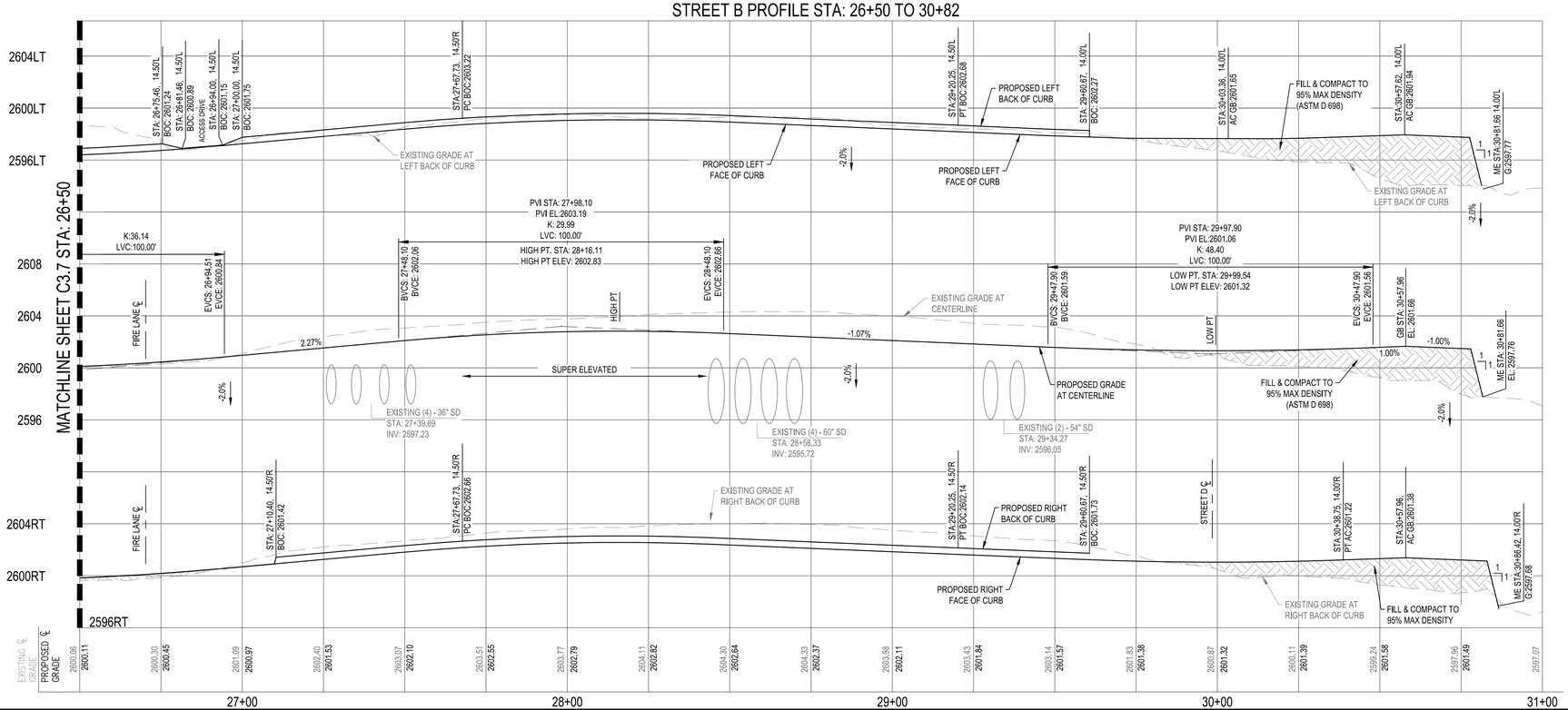
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STREET B PLAN STA: 26+50 TO 30+82



STREET B PROFILE STA: 26+50 TO 30+82



CONSTRUCTION KEYNOTES

1. NEW SURVEY MONUMENT PER PAG STD DTL 103.
2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
4. NEW CONCRETE HEADER PER PAG STD DTL 213.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
11. ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
19. NEW CONCRETE CURB TERMINAL SECTION PER PAG STD DTL 212.
20. NEW POST BARRICADES PER PAG STD DTL 107.
21. NEW SIGN PER SIGNAGE & STRIPING PLAN. REFER TO SHT C.6.1.
22. NEW DRIVEWAY APRON PER PAG STD DTL 206.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
40. NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHTS C2.3-C2.4.
49. NEW 8" PVC DRAIN PIPE WITH TRITON T-DAM FILTER AT INLET. INLET TO BE 8" INLINE CATCH BASIN.INSTALL BACKWATER VALVE ON 8" LINE.

SEWER KEYNOTES

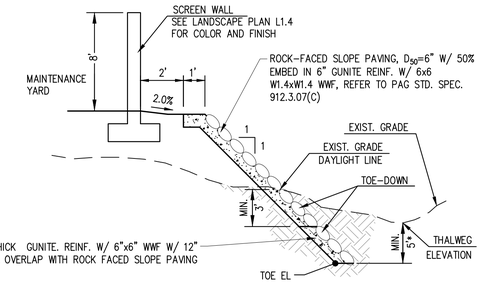
1. ADJUST EXISTING SEWER MANHOLE TO FINISH GRADE PER STD DTL RWRD 305.
2. CONSTRUCT CONCRETE COLLAR FOR PAVED AREAS PER STD DTL RWRD 211.

WATER KEYNOTES

12. (1) – 1" METER AND BACKFLOW PREVENTOR IMMEDIATELY DOWNSTREAM FROM WATER METER

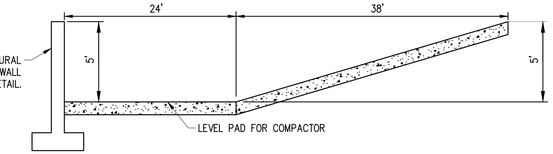
NOTES:

- REFERENCE SHEETS C5.0–C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0–C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.



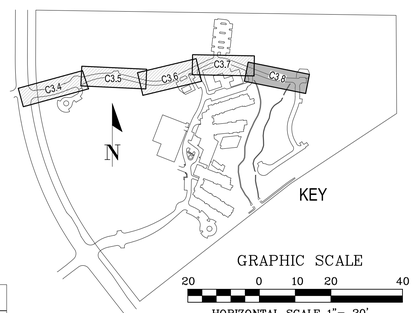
A TYPICAL CROSS SECTION

NTS



B GARAGE COMPACTOR RAMP DETAIL

NTS



GRAPHIC SCALE

20 0 10 20 40

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE: 1" = 5'

BACK OF CURB LINE TABLE		
LINE #	LENGTH	DIRECTION
L145	39.29	S87° 20' 13"E
L146	29.00	S02° 39' 47"W
L148	29.71	S00° 00' 00"E
L149	29.00	N90° 00' 00"W
L150	33.34	N00° 00' 00"E

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C165	12.28'	7.50	8.02	93° 49' 21"
C167	13.13'	7.56	8.93	99° 28' 20"
C170	39.62'	24.50	25.67	92° 39' 50"
C174	37.35'	24.50	23.39	87° 20' 13"
C178	38.95'	20.00	29.42	111° 35' 07"

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
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STREET B PLAN & PROFILE STA: 26+50 TO 30+82

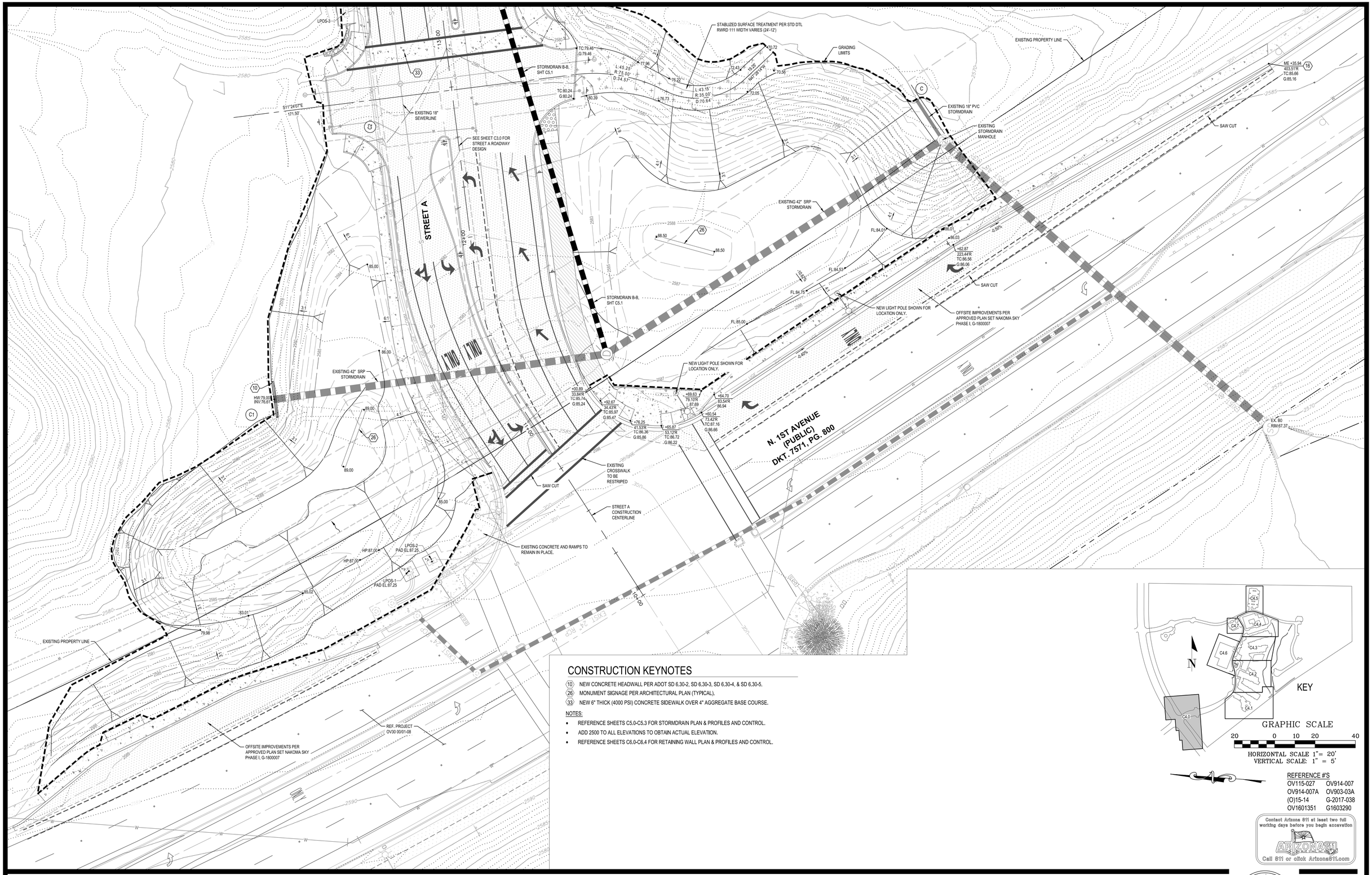
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Checked By	DWL/EJW

Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE 9-30-2022 ARIZONA U.S.A.

Sheet C3.8

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CONSTRUCTION KEYNOTES

(10) NEW CONCRETE HEADWALL PER ADOT SD 6.30-2, SD 6.30-3, SD 6.30-4, & SD 6.30-5.
(26) MONUMENT SIGNAGE PER ARCHITECTURAL PLAN (TYPICAL).
(33) NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
GRADING PLAN

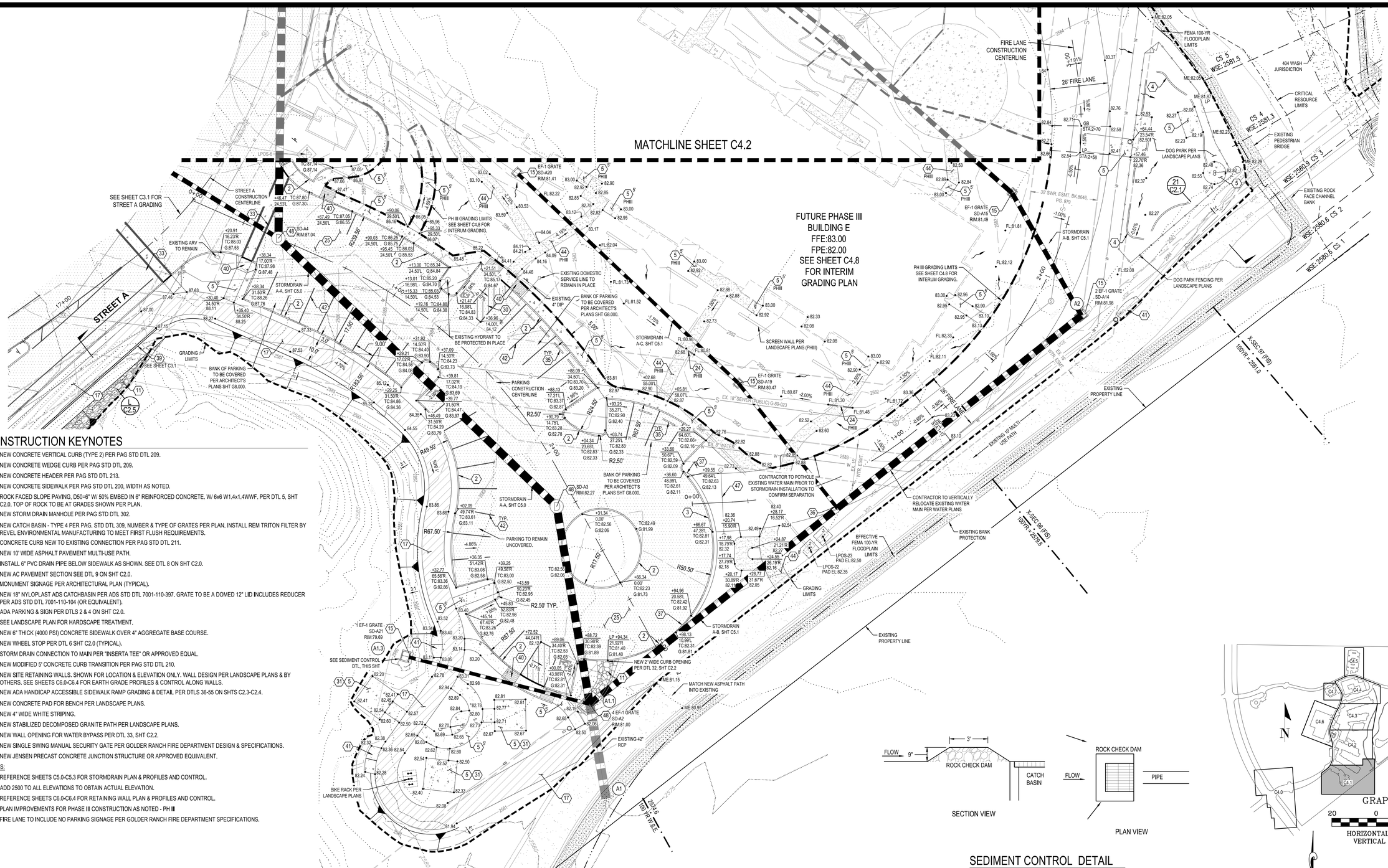
Revision No. Date Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Expires 6/30/2022 ARIZONA U.S.A.

Sheet C4.0

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CONSTRUCTION KEYNOTES

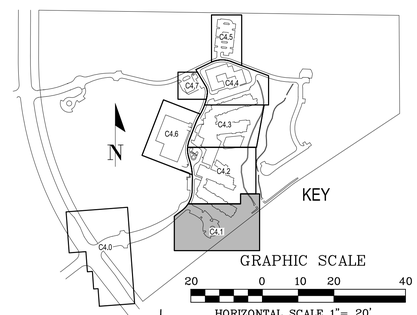
(2) NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
(3) NEW CONCRETE WEDGE CURB PER PAG STD DTL 209.
(4) NEW CONCRETE HEADER PER PAG STD DTL 213.
(5) NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
(11) ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF, PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
(13) NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.
(15) NEW CATCH BASIN - TYPE 4 PER PAG. STD DTL 309, NUMBER & TYPE OF GRATES PER PLAN. INSTALL REM TRITON FILTER BY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS.
(16) CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD DTL 211.
(17) NEW 10' WIDE ASPHALT PAVEMENT MULTI-USE PATH.
(24) INSTALL 6" PVC DRAIN PIPE BELOW SIDEWALK AS SHOWN. SEE DTL 8 ON SHT C2.0.
(25) NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0.
(26) MONUMENT SIGNAGE PER ARCHITECTURAL PLAN (TYPICAL).
(27) NEW 18" NYLOPLAST ADS CATCHBASIN PER ADS STD DTL 7001-110-397. GRATE TO BE A DOMED 12" LID INCLUDES REDUCER PER ADS STD DTL 7001-110-104 (OR EQUIVALENT).
(30) ADA PARKING & SIGN PER DTLS 2 & 4 ON SHT C2.0.
(31) SEE LANDSCAPE PLAN FOR HARDSCAPE TREATMENT.
(33) NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
(35) NEW WHEEL STOP PER DTL 6 SHT C2.0 (TYPICAL).
(36) STORM DRAIN CONNECTION TO MAIN PER "INSERTA TEE" OR APPROVED EQUAL.
(37) NEW MODIFIED 5' CONCRETE CURB TRANSITION PER PAG STD DTL 210.
(39) NEW SITE RETAINING WALLS. SHOWN FOR LOCATION & ELEVATION ONLY. WALL DESIGN PER LANDSCAPE PLANS & BY OTHERS. SEE SHEETS C6.0-C6.4 FOR EARTH GRADE PROFILES & CONTROL ALONG WALLS.
(40) NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHTS C2.3-C2.4.
(41) NEW CONCRETE PAD FOR BENCH PER LANDSCAPE PLANS.
(42) NEW 4" WIDE WHITE STRIPING.
(44) NEW STABILIZED DECOMPOSED GRANITE PATH PER LANDSCAPE PLANS.
(46) NEW WALL OPENING FOR WATER BYPASS PER DTL 33, SHT C2.2.
(47) NEW SINGLE SWING MANUAL SECURITY GATE PER GOLDER RANCH FIRE DEPARTMENT DESIGN & SPECIFICATIONS.
(48) NEW JENSEN PRECAST CONCRETE JUNCTION STRUCTURE OR APPROVED EQUIVALENT.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.
- PLAN IMPROVEMENTS FOR PHASE III CONSTRUCTION AS NOTED - PH III
- FIRE LANE TO INCLUDE NO PARKING SIGNAGE PER GOLDER RANCH FIRE DEPARTMENT SPECIFICATIONS.

SEDIMENT CONTROL DETAIL

NOT TO SCALE



GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

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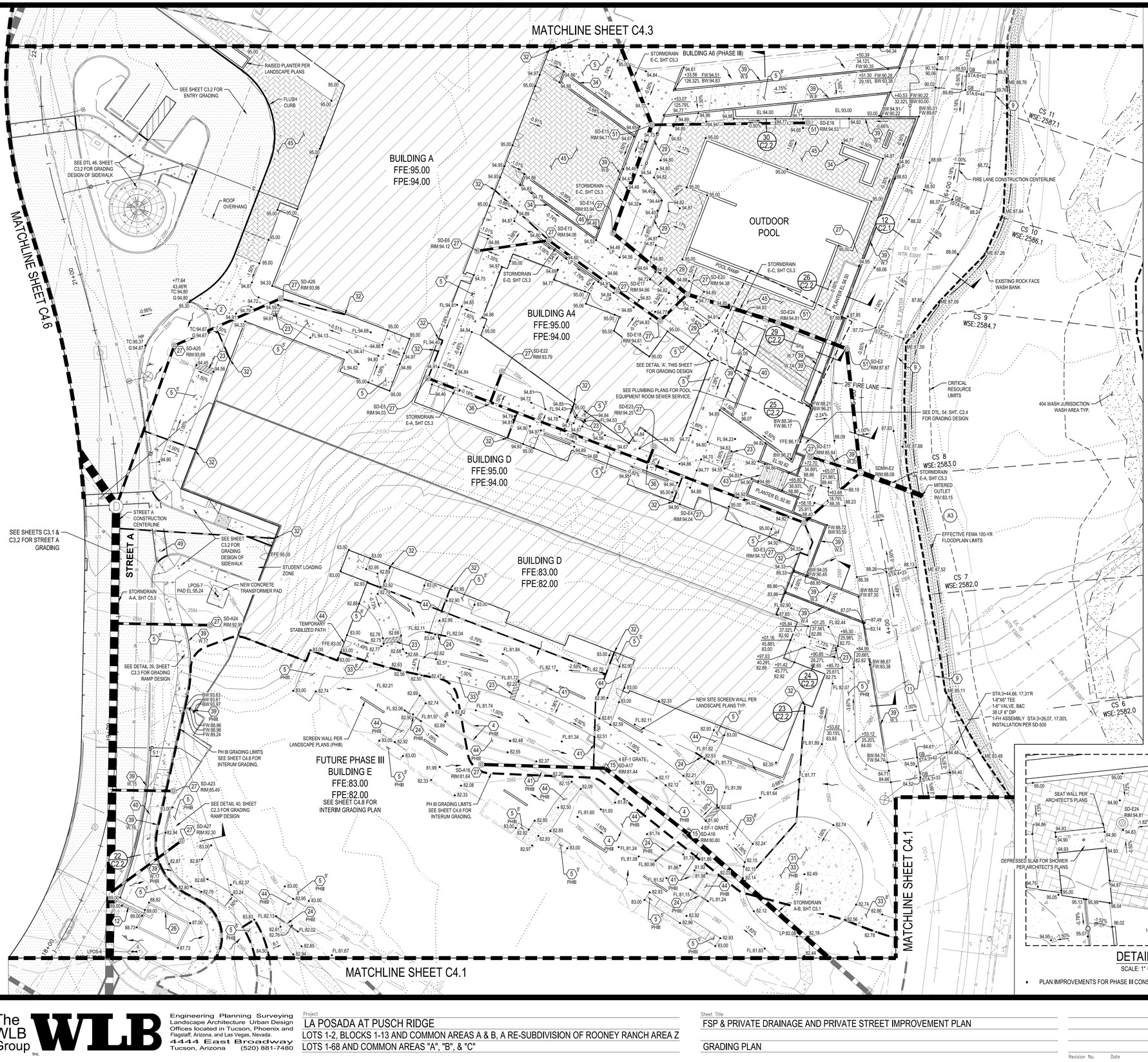
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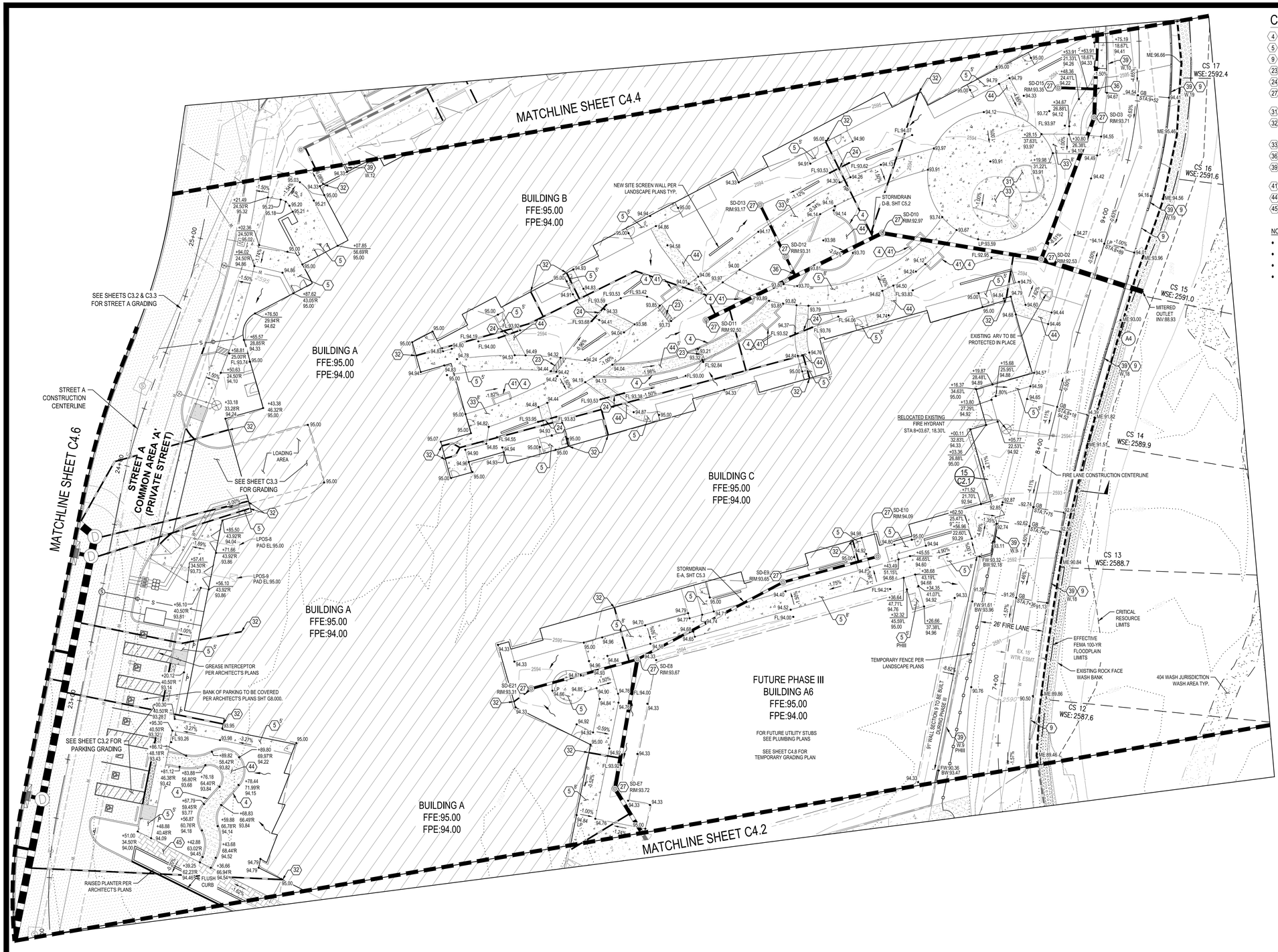
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Registered Professional Engineer (Civil) CERTIFICATE No. 36234 DAVID W. LITTLE Expires 09/30/22 ARIZONA U.S.A.

Sheet C4.1

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MATCHLINE SHEET C4.3
MATCHLINE SHEET C4.6
MATCHLINE SHEET C4.1
BUILDING A
FFE:95.00
FPE:94.00
BUILDING A4
FFE:95.00
FPE:94.00
BUILDING D
FFE:95.00
FPE:94.00
BUILDING D
FFE:83.00
FPE:82.00
FUTURE PHASE III
BUILDING E
FFE:83.00
FPE:82.00
SEE SHEET C4.8 FOR INTERIM GRADING PLAN
OUTDOOR POOL
STREET A
STREET A CONSTRUCTION CENTERLINE
SEE SHEETS C3.1 & C3.2 FOR STREET A GRADING
SEE SHEET C3.2 FOR ENTRY GRADING
RAISED PLANTER PER LANDSCAPE PLANS
FLUSH CURB
ROOF OVERHANG
SEE DTL 46, SHEET C3.2 FOR GRADING DESIGN OF SIDEWALK
SEE SHEET C3.2 FOR GRADING DESIGN OF SIDEWALK
STUDENT LOADING ZONE
NEW CONCRETE TRANSFORMER PAD
LPOS-7 PAD EL:95.24
LPOS-6
STORMDRAIN A-A, SHT C5.0
TEMPORARY STABILIZED PATH
SEE DETAIL 39, SHEET C2.3 FOR GRADING RAMP DESIGN
SEE DETAIL 40, SHEET C2.3 FOR GRADING RAMP DESIGN
PH III GRADING LIMITS SEE SHEET C4.8 FOR INTERUM GRADING.
SCREEN WALL PER LANDSCAPE PLANS (PHIII)
NEW SITE SCREEN WALL PER LANDSCAPE PLANS TYP.
STORMDRAIN E-C, SHT C5.3
STORMDRAIN E-D, SHT C5.3
STORMDRAIN E-A, SHT C5.3
STORMDRAIN A-B, SHT C5.1
SEE DETAIL 'A', THIS SHEET FOR GRADING DESIGN
SEE PLUMBING PLANS FOR POOL EQUIPMENT ROOM SEWER SERVICE.
POOL RAMP
PLANTER EL:94.85
PLANTER EL:92.90
EL:94.00
EL:93.00
26' FIRE LANE
FIRE LANE CONSTRUCTION CENTERLINE
CRITICAL RESOURCE LIMITS
SEE DTL, 54, SHT, C2.4 FOR GRADING DESIGN
EXISTING ROCK FACE WASH BANK
404 WASH JURISDICTION WASH AREA TYP.
MITERED OUTLET INV:83.15
EFFECTIVE FEMA 100-YR FLOODPLAIN LIMITS
STA:3+44.66, 17.31'R
1-8"X6" TEE
1-6" VALVE, B&C
38.1.F 6" DIP
1-FH ASSEMBLY STA:3+26.07, 17.00'L
INSTALLATION PER SD-500
CS 11 WSE: 2587.1
CS 10 WSE: 2586.1
CS 9 WSE: 2584.7
CS 8 WSE: 2583.0
CS 7 WSE: 2582.0
CS 6 WSE: 2582.0
SDMH-E2 RIM:88.08
SD-E1 RIM:85.84
SD-E2 RIM:87.87
SD-E15 RIM:94.71
SD-E16 RIM:94.53
SD-E14 RIM:93.94
SD-E13 RIM:94.06
SD-E6 RIM:94.12
SD-E17 RIM:94.68
SD-E20 RIM:94.38
SD-E24 RIM:94.81
SD-E18 RIM:94.61
SD-E22 RIM:93.79
SD-E23 RIM:94.25
SD-E5 RIM:94.03
SD-E4 RIM:94.04
SD-E3 RIM:94.12
SD-A26 RIM:93.96
SD-A25 RIM:93.69
SD-A24 RIM:92.99
SD-A23 RIM:85.49
SD-A27 RIM:82.30
SD-A18 RIM:81.64
SD-A17 RIM:81.44
SD-A16 RIM:80.60
4 EF-1 GRATE
SEE DETAIL 54, SHT, C2.4 FOR GRADING DESIGN
SEE DETAIL 40, SHEET C2.3 FOR GRADING RAMP DESIGN
PH III GRADING LIMITS SEE SHEET C4.8 FOR INTERUM GRADING.
SEE DETAIL 39, SHEET C2.3 FOR GRADING RAMP DESIGN
SEE SHEET C3.2 FOR GRADING DESIGN OF SIDEWALK
SEE SHEETS C3.1 & C3.2 FOR STREET A GRADING
SEE DETAIL 'A', THIS SHEET FOR GRADING DESIGN
SEE PLUMBING PLANS FOR POOL EQUIPMENT ROOM SEWER SERVICE.
SEE DETAIL 54, SHT, C2.4 FOR GRADING DESIGN
SEE SHEET C3.2 FOR GRADING DESIGN OF SIDEWALK
SEE SHEET C4.8 FOR INTERIM GRADING PLAN
SEE DETAIL 40, SHEET C2.3 FOR GRADING RAMP DESIGN
SEE DETAIL 39, SHEET C2.3 FOR GRADING RAMP DESIGN
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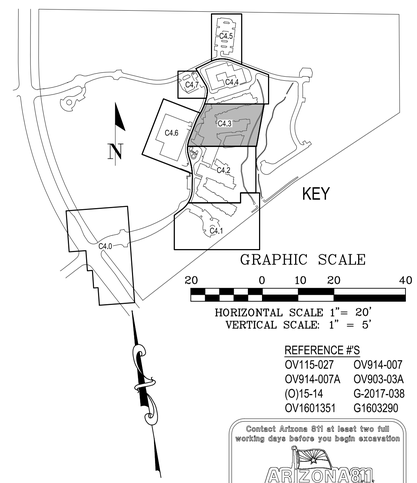


CONSTRUCTION KEYNOTES

- (4) NEW CONCRETE HEADER PER PAG STD DTL 213.
- (5) NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
- (9) NEW HANDRAIL PER PAG STD DTL 105
- (23) NEW 2' WIDE TYPE 2 METAL SCUPPER PER PAG STD DTL 205.
- (24) INSTALL 6" PVC DRAIN PIPE BELOW SIDEWALK AS SHOWN. SEE DTL 8 ON SHT C2.0.
- (27) NEW 18" NYLOPLAST ADS CATCHBASIN PER ADS STD DTL 7001-110-397. GRATE TO BE A DOMED 12" LID INCLUDES REDUCER PER ADS STD DTL 7001-110-104 (OR EQUIVALENT).
- (31) SEE LANDSCAPE PLAN FOR HARDSCAPE TREATMENT.
- (32) CONNECTION TO PROPOSED ROOF DRAIN LOCATION. INCLUDES 6" PVC PIPE TO CONNECT ROOF DRAIN TO UNDERGROUND STORMDRAIN NETWORK.
- (33) NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
- (36) STORM DRAIN CONNECTION TO MAIN PER "INSERTA TEE" OR APPROVED EQUAL.
- (39) NEW SITE RETAINING WALLS. SHOWN FOR LOCATION & ELEVATION ONLY. WALL DESIGN PER LANDSCAPE PLANS & BY OTHERS. SEE SHEETS C6.0-C6.4 FOR EARTH GRADE PROFILES & CONTROL ALONG WALLS.
- (41) NEW CONCRETE PAD FOR BENCH PER LANDSCAPE PLANS.
- (44) NEW STABILIZED DECOMPOSED GRANITE PATH PER LANDSCAPE PLANS.
- (45) NEW ARTISTIC PAVERS PER LANDSCAPE PLANS.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
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Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE 6-30-2022 ARIZONA U.S.A.

Sheet C4.3

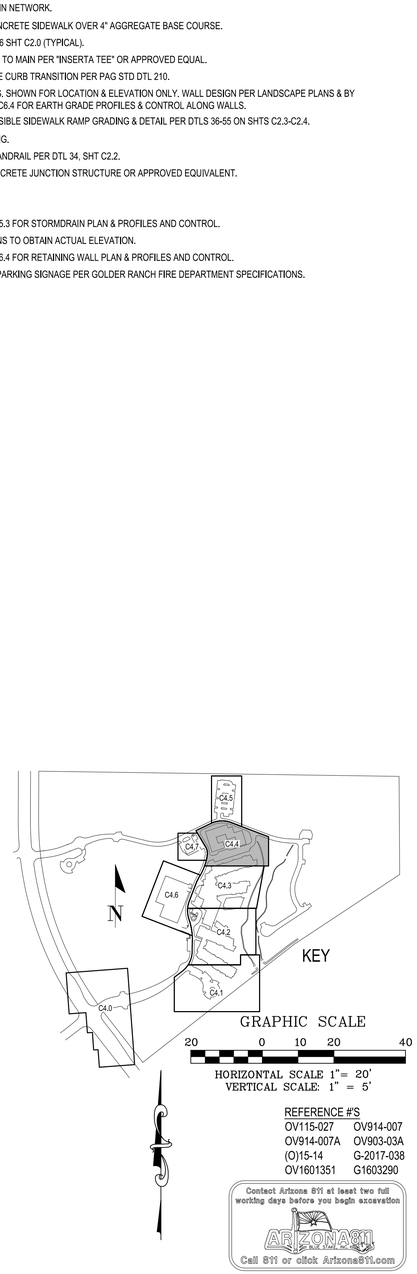
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CONSTRUCTION KEYNOTES

2. NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
3. NEW CONCRETE WEDGE CURB PER PAG STD DTL 209.
5. NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
9. NEW HANDRAIL PER PAG STD DTL 105
13. NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.
15. NEW CATCH BASIN - TYPE 5 PER PAG. STD DTL 309, NUMBER & TYPE OF GRATES PER PLAN. INSTALL REM TRITON FILTER BY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS.
23. NEW 2' WIDE TYPE 2 METAL SCUPPER PER PAG STD DTL 205.
25. NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.
27. NEW 18" NYLOPLAST ADS CATCHBASIN PER ADS STD DTL 7001-110-397. GRATE TO BE A DOMED 12" LID INCLUDES REDUCER PER ADS STD DTL 7001-110-104 (OR EQUIVALENT). INSTALL REM TRITON FILTER BY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS.
30. ADA PARKING & SIGN PER DTLS 2 & 4 ON SHT C2.0.
32. CONNECTION TO PROPOSED ROOF DRAIN LOCATION. INCLUDES 6" PVC PIPE TO CONNECT ROOF DRAIN TO UNDERGROUND STORMDRAIN NETWORK.
33. NEW 6" THICK (4000 PSI) CONCRETE SIDEWALK OVER 4" AGGREGATE BASE COURSE.
35. NEW WHEEL STOP PER DTL 6 SHT C2.0 (TYPICAL).
36. STORM DRAIN CONNECTION TO MAIN PER "INSERTA TEE" OR APPROVED EQUAL.
37. NEW MODIFIED 5' CONCRETE CURB TRANSITION PER PAG STD DTL 210.
39. NEW SITE RETAINING WALLS. SHOWN FOR LOCATION & ELEVATION ONLY. WALL DESIGN PER LANDSCAPE PLANS & BY OTHERS. SEE SHEETS C6.0-C6.4 FOR EARTH GRADE PROFILES & CONTROL ALONG WALLS.
40. NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHTS C2.3-C2.4.
42. NEW 4" WIDE WHITE STRIPING.
43. NEW SIDEWALK STAIRS & HANDRAIL PER DTL 34, SHT C2.2.
48. NEW JENSEN PRECAST CONCRETE JUNCTION STRUCTURE OR APPROVED EQUIVALENT.

NOTES:

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HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

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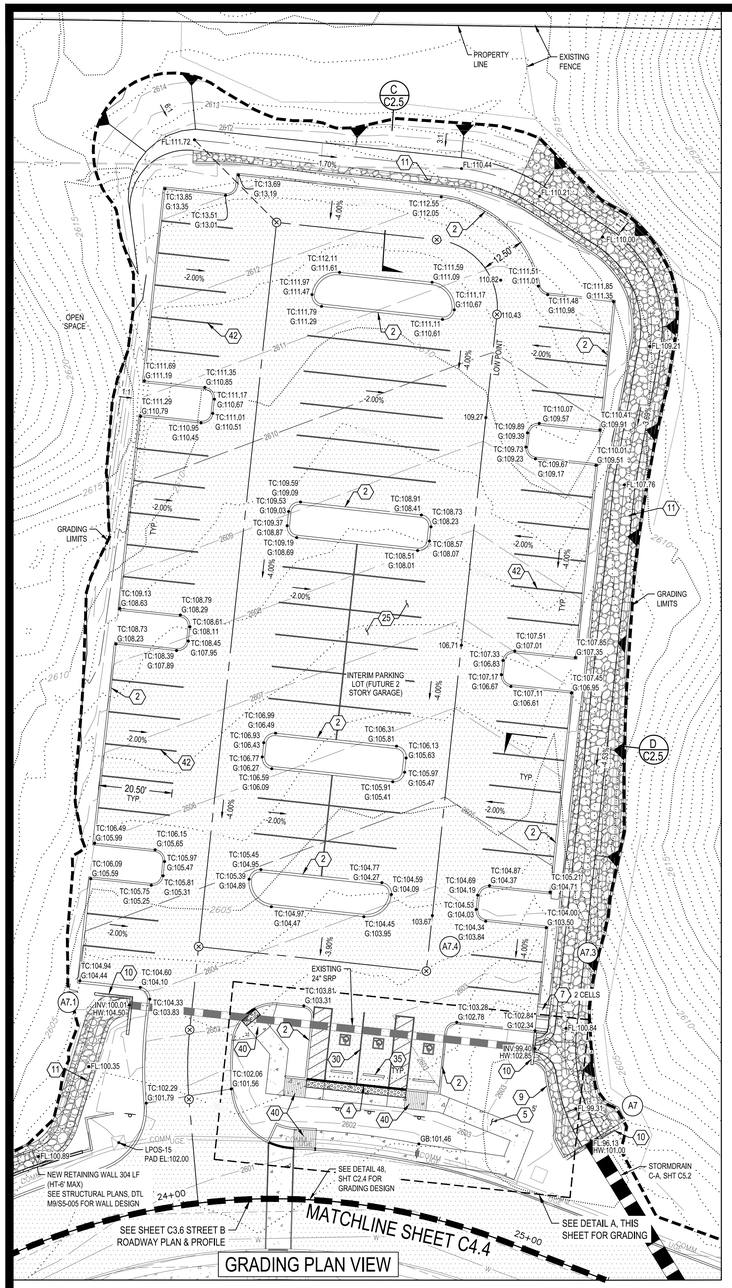
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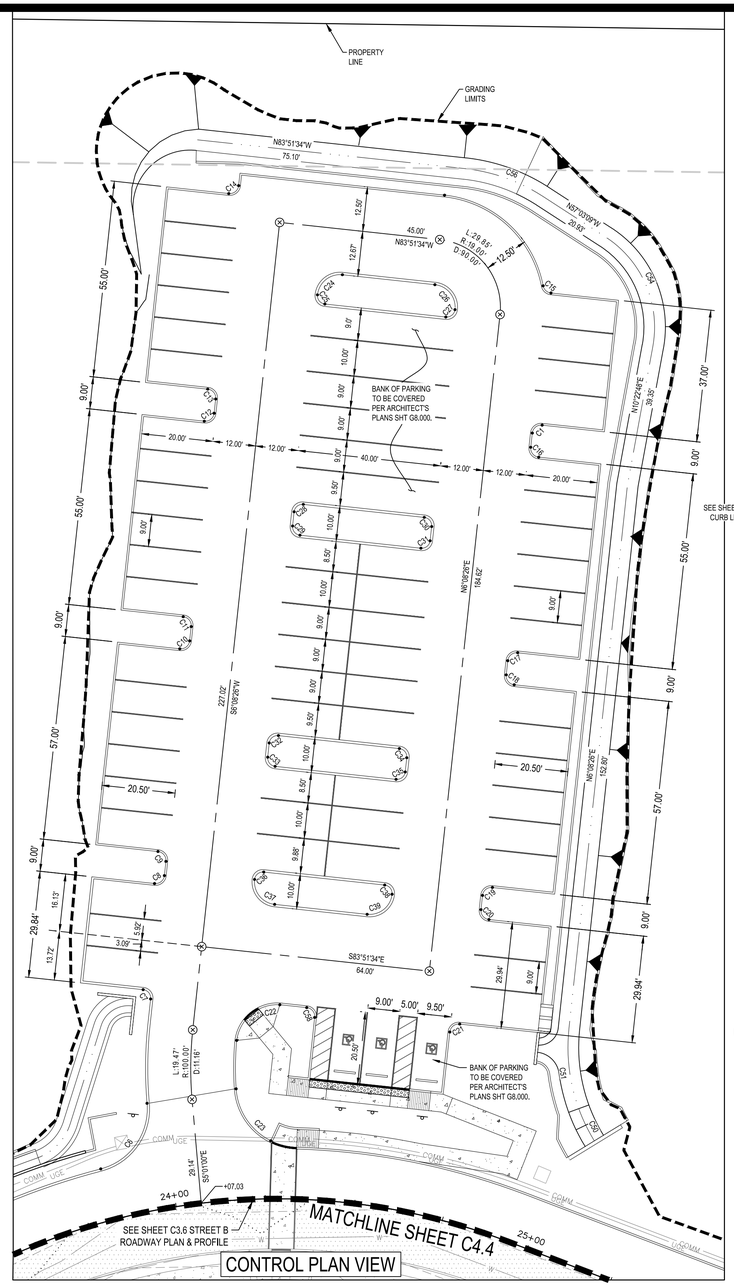
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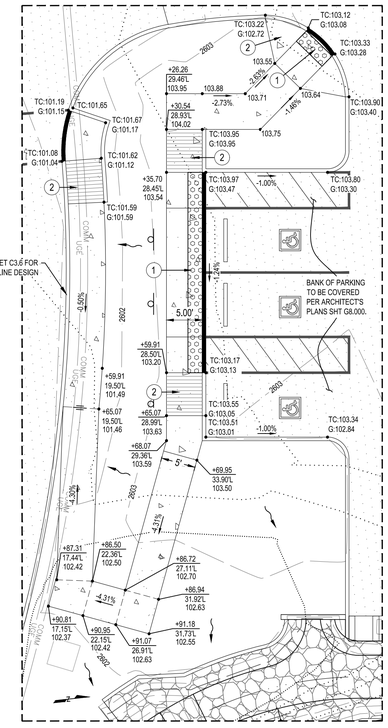
Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE Date Signed 6/3/2022 ARIZONA U.S.A.

Sheet C4.4

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- STATIONING & OFFSET PER STREET B CONSTRUCTION CENTERLINE

A RAMP & PARKING GRADING DETAIL

SCALE: 1"=10'

RAMP NOTES
- 6" THICK CLASS A CONCRETE OVER 3" ABC
- SUBGRADE PREP PER PAG SECTION 303
- ROUGH BROOM FINISH. ½" DEEP SCORED JOINT SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL

(1) DETECTABLE WARNING STRIP PER PAG STD DETAIL 207

(2) RAMP PER PAG STANDARD DETAIL 207

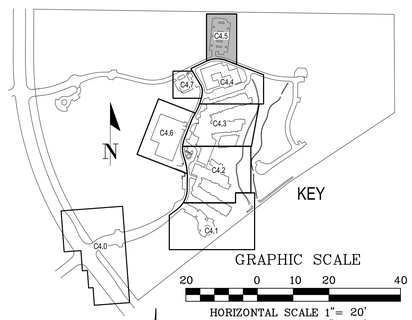
FLUSH CURB

CONSTRUCTION KEYNOTES

(2) NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.
(4) NEW CONCRETE HEADER PER PAG STD DTL 213.
(5) NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.
(7) NEW SIDEWALK SCUPPER - TYPE 3 PER PAG STD DTL 205.5 (MODIFIED) WITH TRITON FIRST FLUSH INSERT. # OF CELLS PER PLAN.
(9) NEW HANDRAIL PER PAG STD DTL 105
(10) NEW CONCRETE HEADWALL PER ADOT SD 6.30-2, SD 6.30-3, SD 6.30-4, & SD 6.30-5.
(11) ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.
(25) NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0.
(30) ADA PARKING & SIGN PER DTLS 2 & 4 ON SHT C2.0.
(35) NEW WHEEL STOP PER DTL 6 SHT C2.0 (TYPICAL).
(40) NEW ADA HANDICAP ACCESSIBLE SIDEWALK RAMP GRADING & DETAIL PER DTLS 36-55 ON SHTS C2.3-C2.4.
(42) NEW 4" WIDE WHITE STRIPING.

NOTES:
- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C50	32.84'	50.00	17.04	37° 38' 10"
C51	32.84'	50.00	17.04	37° 38' 10"
C54	35.31'	30.00	20.02	67° 25' 57"
C56	23.39'	50.00	11.91	26° 48' 25"



GRAPHIC SCALE
20 0 10 20 40
HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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Tucson, Arizona (520) 881-7480

Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
GRADING & CONTROL PLAN

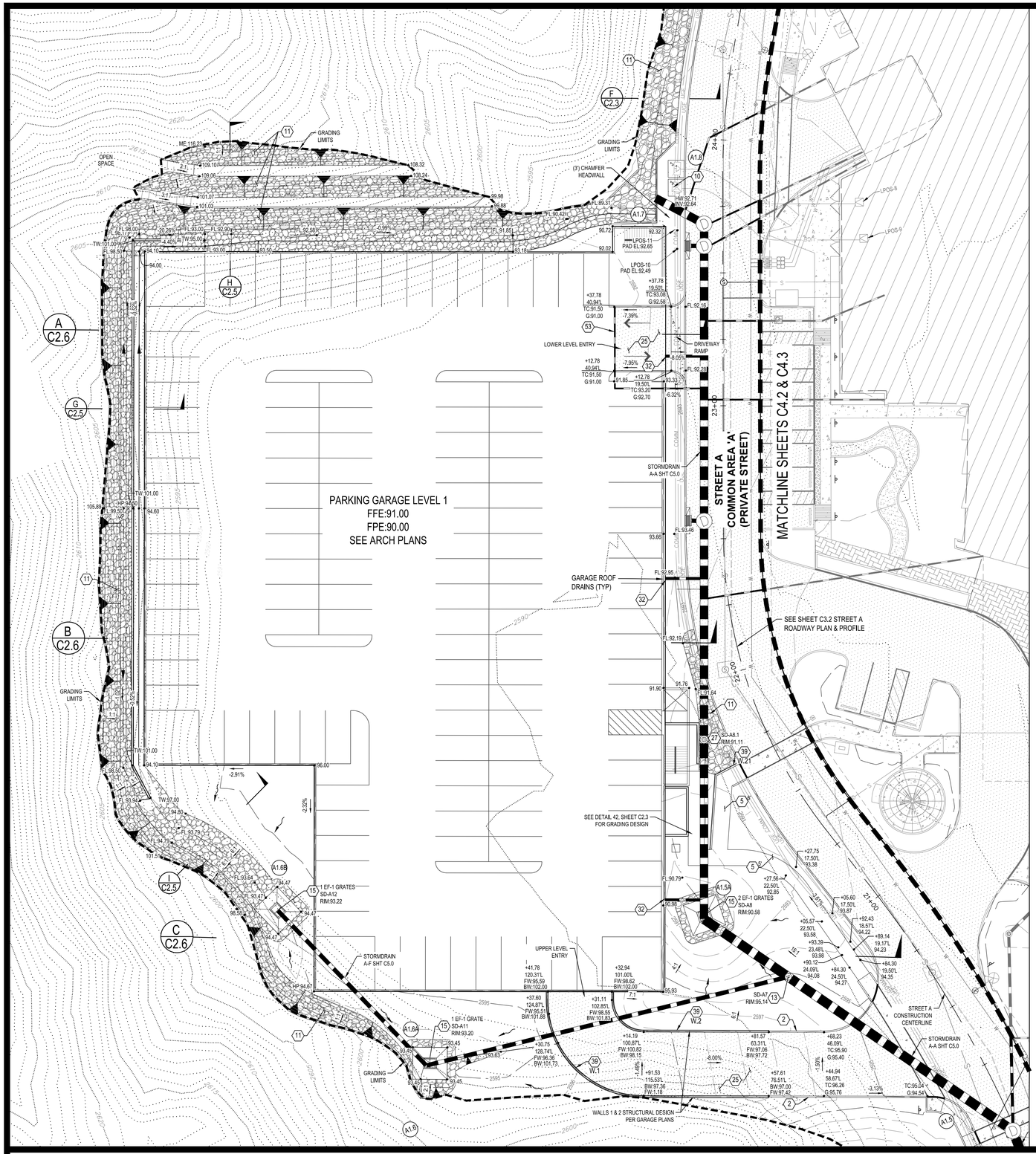
Revision No. Date Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

Sheet C4.5

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CONSTRUCTION KEYNOTES

(2) NEW CONCRETE VERTICAL CURB (TYPE 2) PER PAG STD DTL 209.

(5) NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.

(10) NEW CONCRETE HEADWALL PER ADOT SD 6.30-2, SD 6.30-3, SD 6.30-4, & SD 6.30-5.

(11) ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.

(13) NEW STORM DRAIN MANHOLE PER PAG STD DTL 302.

(15) NEW CATCH BASIN - TYPE 4 PER PAG. STD DTL 309, NUMBER & TYPE OF GRATES PER PLAN.

(25) NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0 OR MATCH EXISTING WHICHEVER IS GREATER.

(27) NEW 18" NYLOPLAST ADS CATCHBASIN PER ADS STD DTL 7001-110-397, GRATE TO BE A DOMED 12" LID INCLUDES REDUCER PER ADS STD DTL 7001-110-104 (OR EQUIVALENT). INSTALL REM TRITON FILTER BY REVEL ENVIRONMENTAL MANUFACTURING TO MEET FIRST FLUSH REQUIREMENTS.

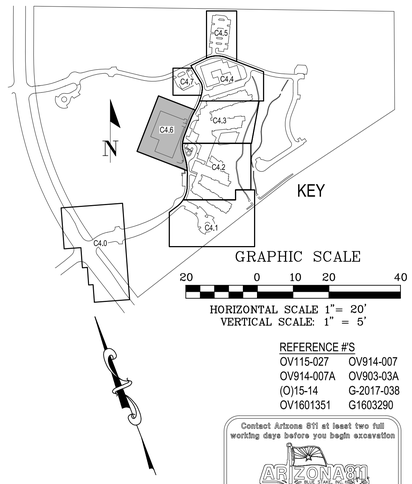
(32) CONNECTION TO PROPOSED ROOF DRAIN LOCATION. INCLUDES 6" PVC PIPE TO CONNECT ROOF DRAIN TO UNDERGROUND STORMDRAIN NETWORK.

(39) NEW SITE RETAINING WALLS. SHOWN FOR LOCATION & ELEVATION ONLY. WALL DESIGN PER LANDSCAPE PLANS & BY OTHERS. SEE SHEETS C6.0-C6.4 FOR EARTH GRADE PROFILES & CONTROL ALONG WALLS.

(53) NEW 2" DURA TRENCH PER DURA TRENCH DTL DTPF2-MDGS05ZPA. TRENCHING PER MANUFACTURER'S DETAIL. INCLUDES ALL FITTINGS FOR INSTALLATION.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.



GRAPHIC SCALE

20 0 10 20 40

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
GRADING PLAN

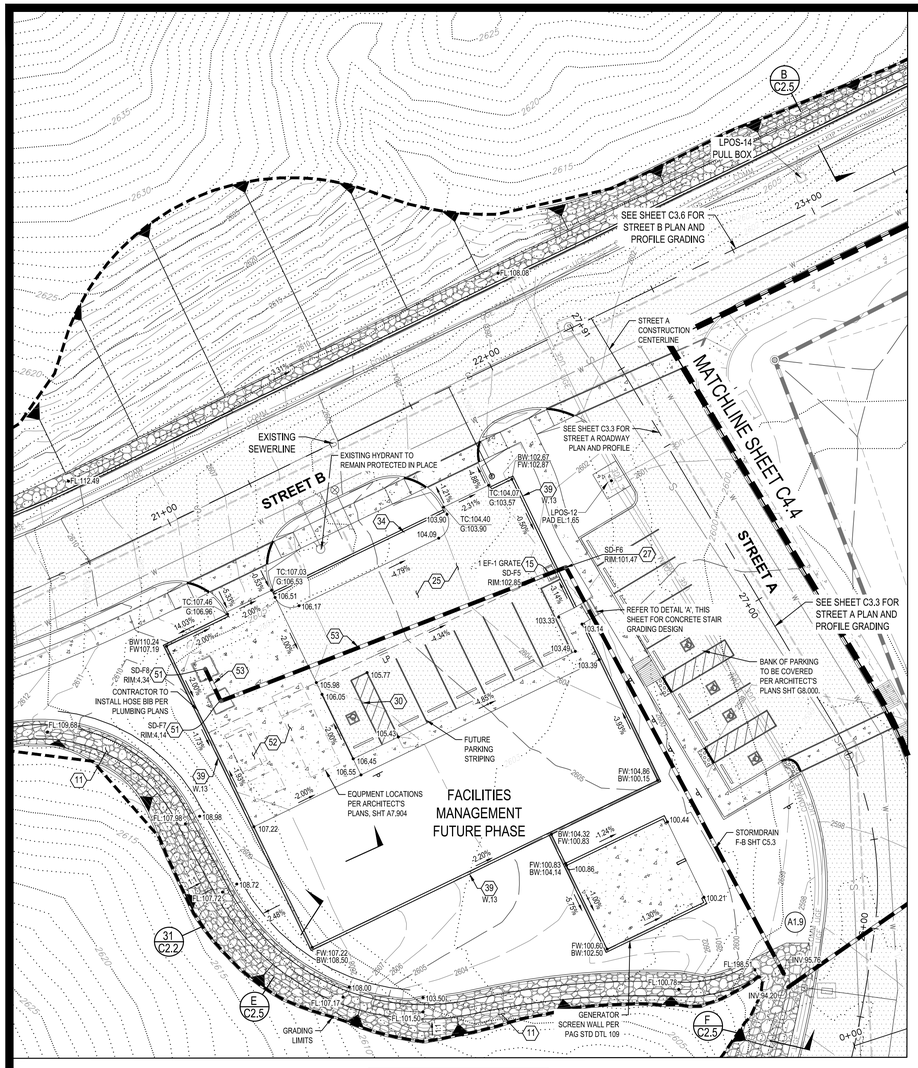
Revision No. Date Item

Scale	PER SHEET
Job No.	181057-Y-003
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Designed By	DWD/EJW
Checked By	DWL/EJW

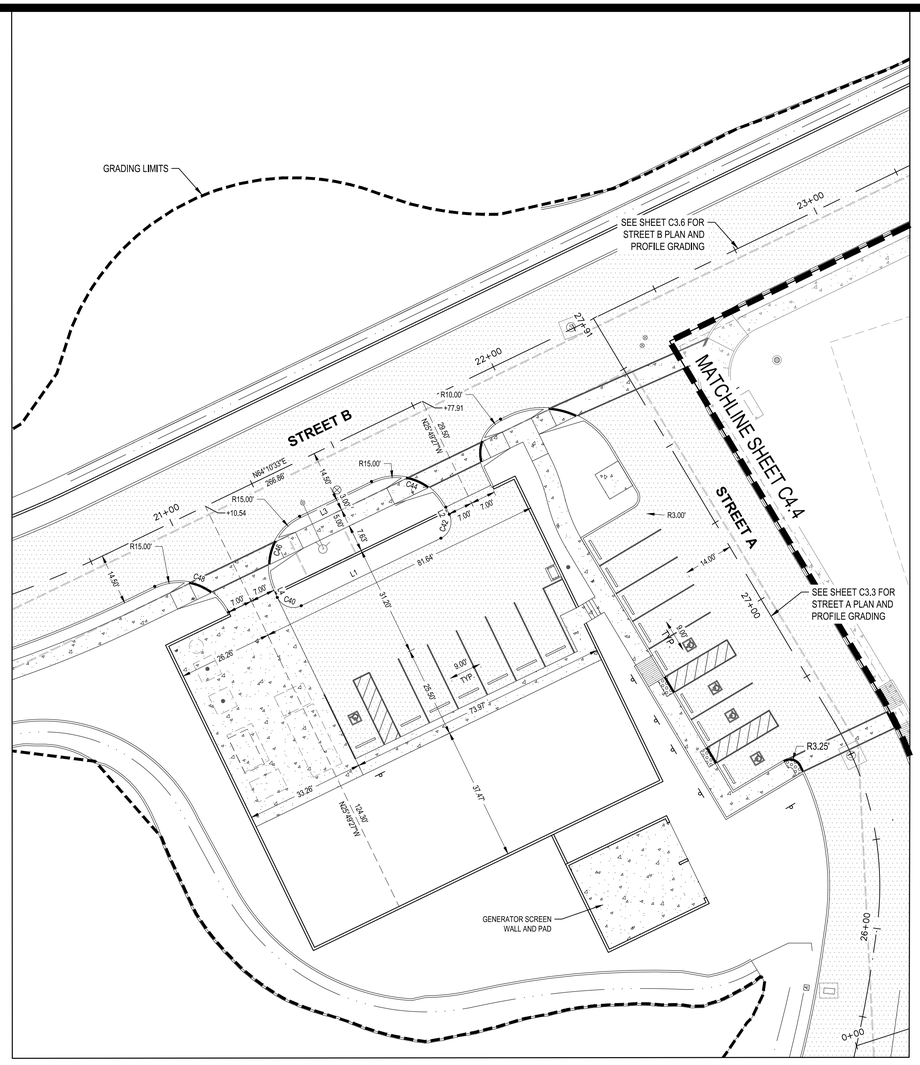
Registered Professional Engineer
CERTIFICATE NO. 36234
DAVID W. LITTLE
Expires 9/30/2023
ARIZONA U.S.A.

Sheet C4.6

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GRADING PLAN VIEW



CONTROL PLAN VIEW

CONSTRUCTION KEYNOTES

(11) ROCK FACED SLOPE PAVING, D50=6" W/ 50% EMBED IN 6" REINFORCED CONCRETE. W/ 6x6 W1.4x1.4WWF. PER DTL 5, SHT C2.0. TOP OF ROCK TO BE AT GRADES SHOWN PER PLAN.

(15) NEW CATCH BASIN - TYPE 4 PER PAG. STD DTL 309, NUMBER & TYPE OF GRATES PER PLAN.

(25) NEW AC PAVEMENT SECTION SEE DTL 9 ON SHT C2.0.

(27) NEW 18" NYLOPLAST ADS CATCHBASIN PER ADS STD DTL 7001-110-397. GRATE TO BE A DOMED 12" LID INCLUDES REDUCER PER ADS STD DTL 7001-110-104 (OR EQUIVILANT).

(34) 2' HIGH LANDSCAPE WALL/BENCH. SEE LANDSCAPE PLAN FOR DETAILS.

(39) NEW SITE RETAINING WALLS. SHOWN FOR LOCATION & ELEVATION ONLY. WALL DESIGN PER LANDSCAPE PLANS & BY OTHERS. SEE SHEETS C6.0-C6.4 FOR EARTH GRADE PROFILES & CONTROL ALONG WALLS.

(51) NEW 18" NYLOPLAST ADS CATCHBASIN PER ADS STD DTL 7001-110-397. GRATE TO BE A PEDESTRIAN H-10 RATED LID INCLUDES REDUCER PER ADS STD DTL 7001-110-104 (OR EQUIVALENT). INSTALL TRITON T-DAM FILTER AT INLET.

(52) NEW CONCRETE PAD PER STRUCTURAL SECTION.

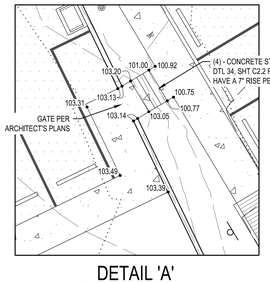
(53) NEW 12" PVC DRAIN PIPE WITH TRITON T-DAM FILTER AT INLET. INLET TO BE 8" INCLINE CATCHBASIN.

NOTES:

- REFERENCE SHEETS C5.0-C5.3 FOR STORMDRAIN PLAN & PROFILES AND CONTROL.
- ADD 2500 TO ALL ELEVATIONS TO OBTAIN ACTUAL ELEVATION.
- REFERENCE SHEETS C6.0-C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.

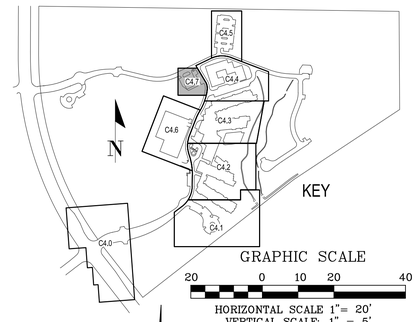
PVMT/FC LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	43.38	N64° 11' 24"E
L2	2.22	N25° 49' 27"W
L3	22.38	S64° 10' 33"W
L4	2.21	S25° 49' 27"E

BACK OF CURB CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C40	7.85'	5.00	5.00	89° 59' 09"
C42	7.86'	5.00	5.00	90° 00' 51"
C44	24.35'	15.50	15.50	90° 00' 00"
C46	24.35'	15.50	15.50	89° 59' 55"
C48	24.36'	15.48	15.52	90° 10' 32"



DETAIL 'A'

SCALE: 1" = 10'



GRAPHIC SCALE

20 0 10 20 40

HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE: 1" = 5'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
GRADING AND HORIZONTAL CONTROL

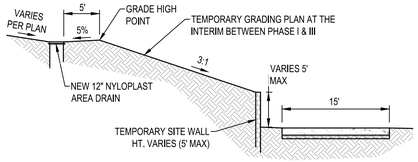
Revision No. Date Item

Scale	PER SHEET
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Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE Date Signed 6/2/22 ARIZONA U.S.A.

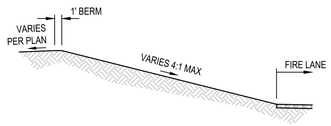
Sheet C4.7

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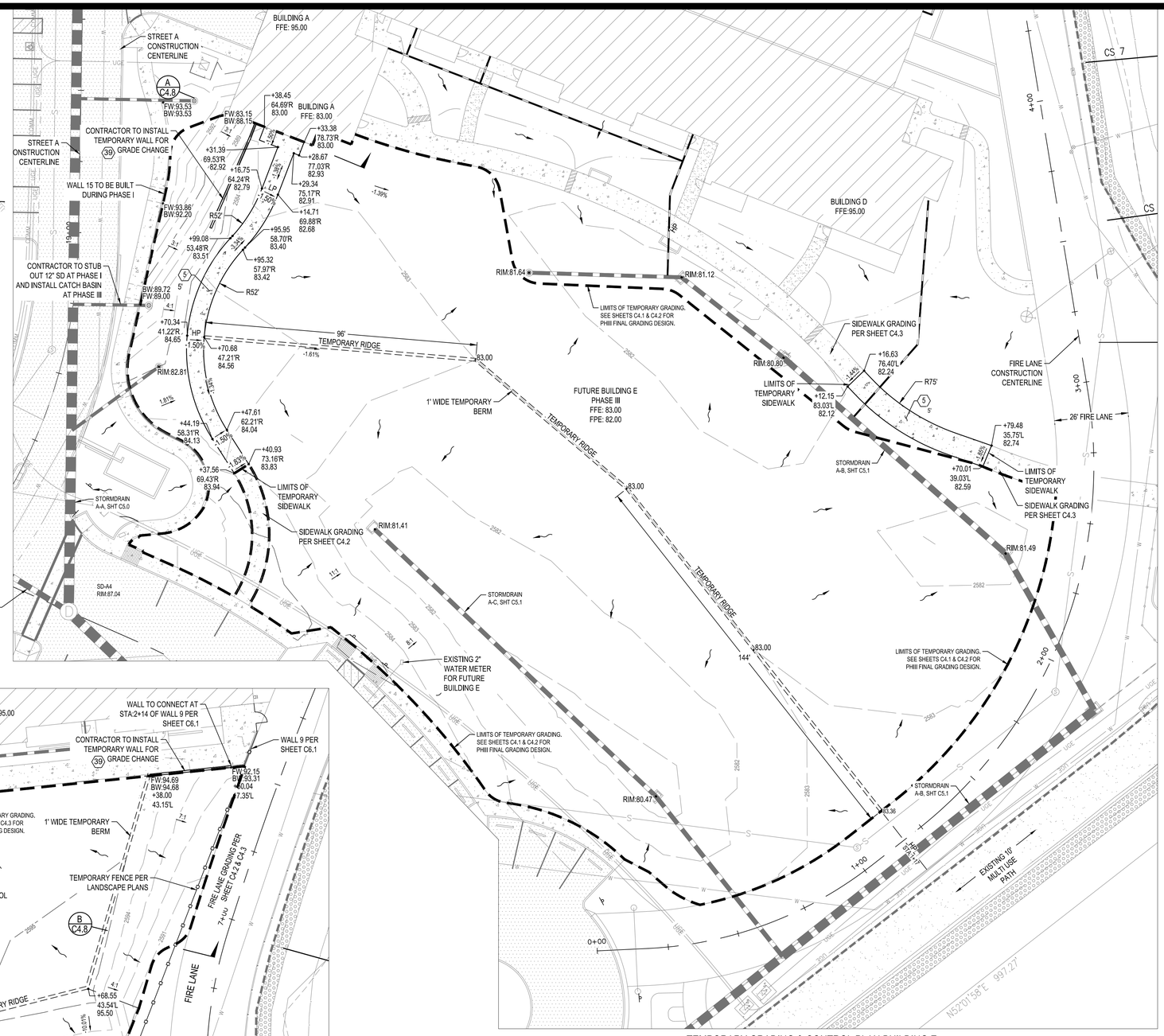
A TYPICAL CROSS SECTION

N.T.S.



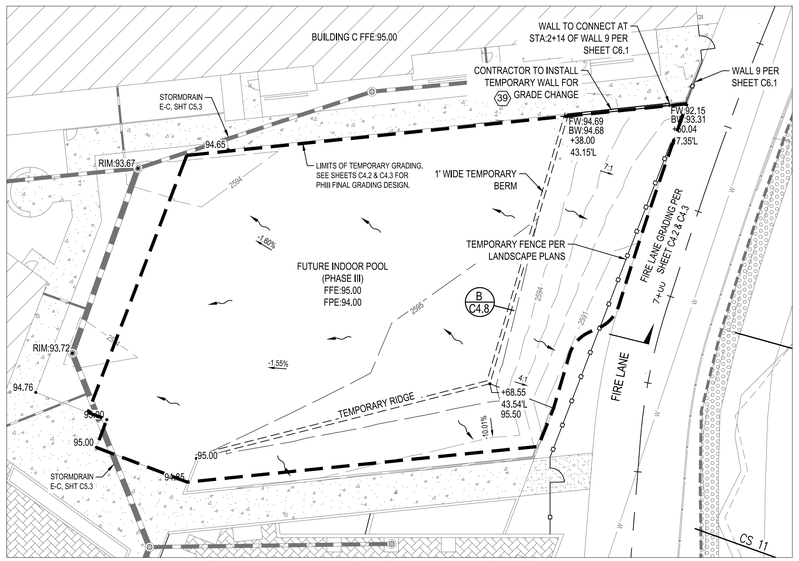
B TYPICAL CROSS SECTION

N.T.S.



TEMPORARY GRADING & CONTROL PLAN BUILDING E

CONTOURS SHOWN WITHIN THIS PLAN ARE TEMPORARY
FOR THE INTERIM GRADING BETWEEN PHASES



TEMPORARY GRADING & CONTROL PLAN INDOOR POOL

CONTOURS SHOWN WITHIN THIS PLAN ARE TEMPORARY
FOR THE INTERIM GRADING BETWEEN PHASES

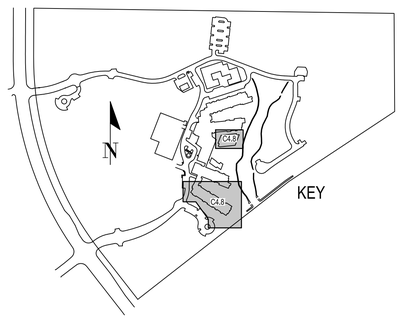
CONSTRUCTION KEYNOTES

(5) NEW CONCRETE SIDEWALK PER PAG STD DTL 200, WIDTH AS NOTED.

(39) NEW SITE RETAINING WALLS. SHOWN FOR LOCATION & ELEVATION ONLY. WALL DESIGN PER LANDSCAPE & BY OTHERS. SEE SHEETS C6.0–C6.4 FOR EARTH GRADE PROFILES & CONTROL ALONG WALLS.

NOTES:

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- REFERENCE SHEETS C6.0–C6.4 FOR RETAINING WALL PLAN & PROFILES AND CONTROL.



GRAPHIC SCALE

20 0 10 20 40

HORIZONTAL SCALE 1" = 20'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
TEMPORARY GRADING PLAN

Revision No. Date Item

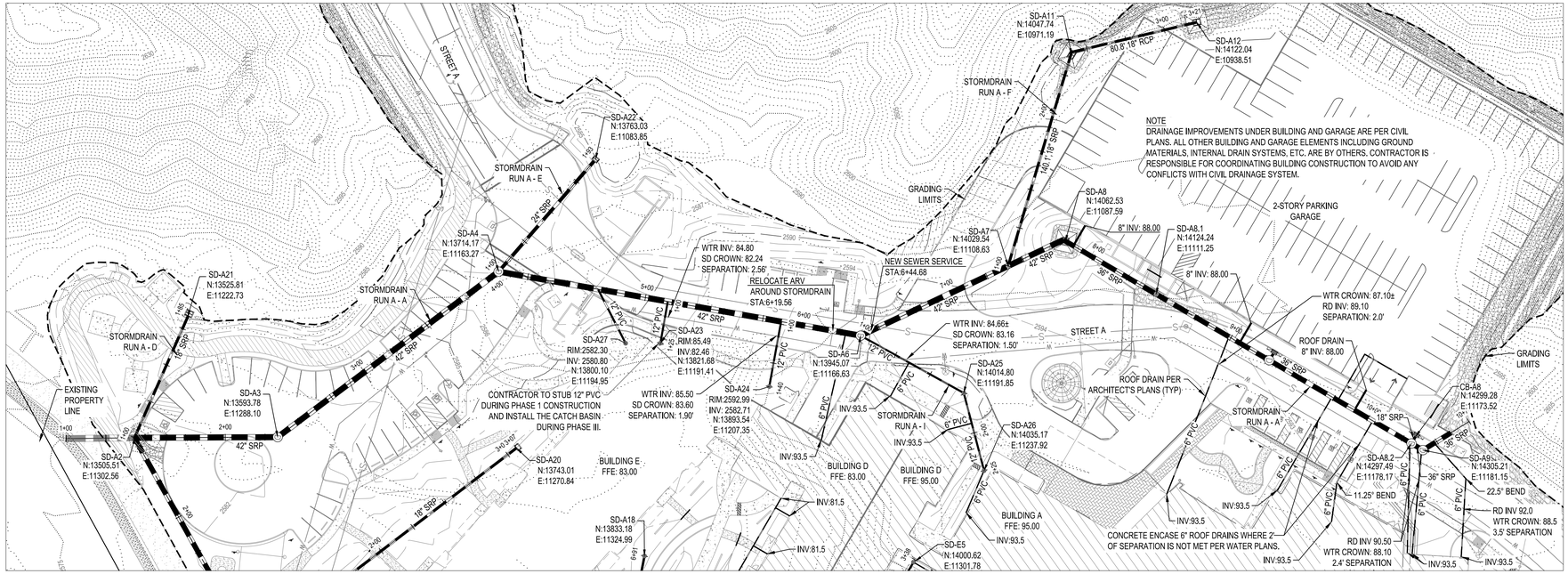
Scale	PER SHEET
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Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE Expires 9/30/22 ARIZONA U.S.A.

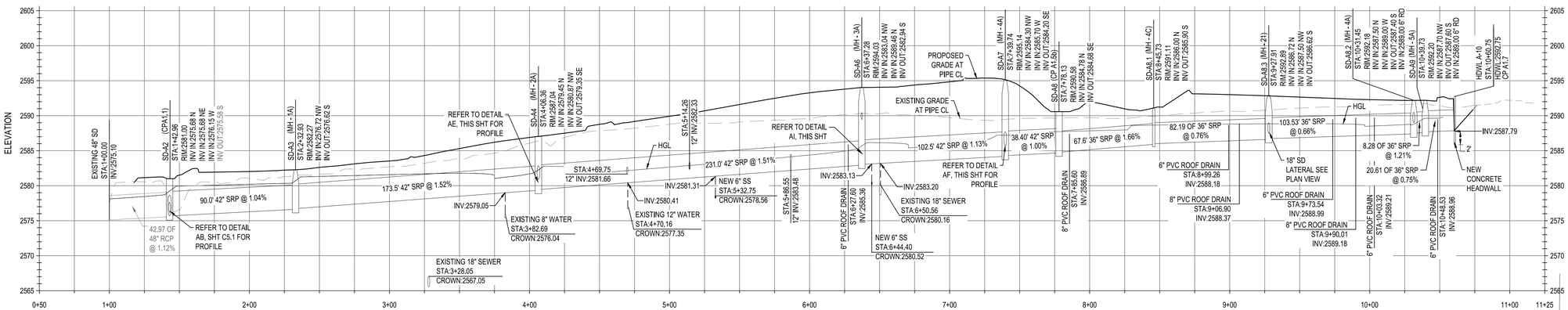
Sheet C4.8

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STORMDRAIN A-SERIES PLAIN VIEW

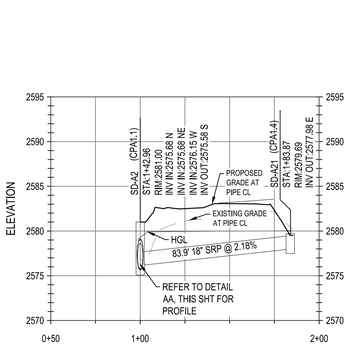


NOTES:
- CONTRACTOR TO TAKE EXTREME CAUTION WHEN INSTALLING STORM DRAIN INFRASTRUCTURE NEAR THE EXISTING WATERLINE.



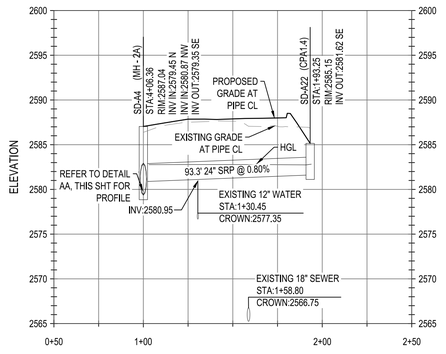
AA STORMDRAIN PROFILE A-A

1" = 40'



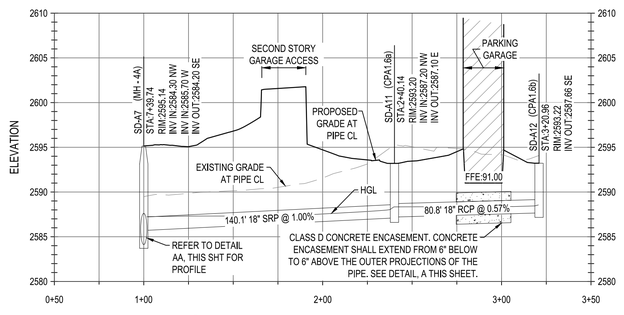
AD STORMDRAIN RUN A-D

1" = 40'



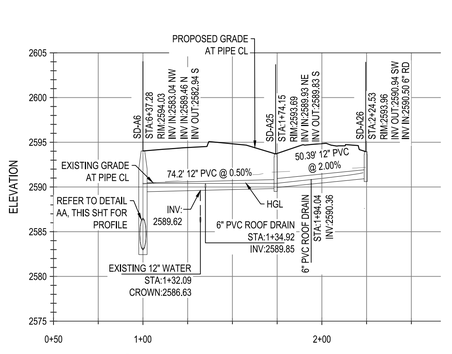
AE STORMDRAIN RUN A-E

1" = 40'



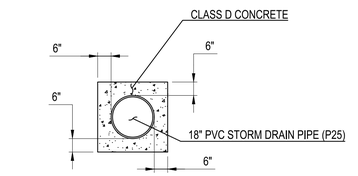
AF STORMDRAIN PROFILE A-F

1" = 40'



AI STORMDRAIN RUN A-I

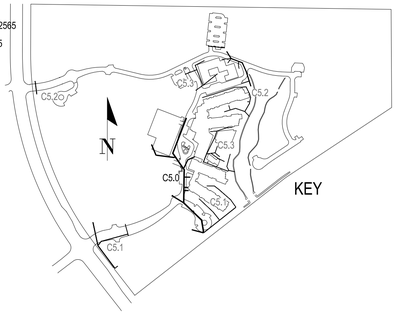
1" = 40'



NOTE:
CONCRETE ENCASEMENT SHALL EXTEND FROM 6 INCHES BELOW TO 6 INCHES ABOVE THE OUTER PROJECTIONS OF THE PIPE .

A PIPE ENCASEMENT

NTS



REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

GRAPHIC SCALE

40 0 20 40 80

HORIZONTAL SCALE 1" = 40'

VERTICAL SCALE: 1" = 8'

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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STORMDRAIN PLAN AND PROFILES FOR RUNS A-A & A-F

Revision No.	Date	Item

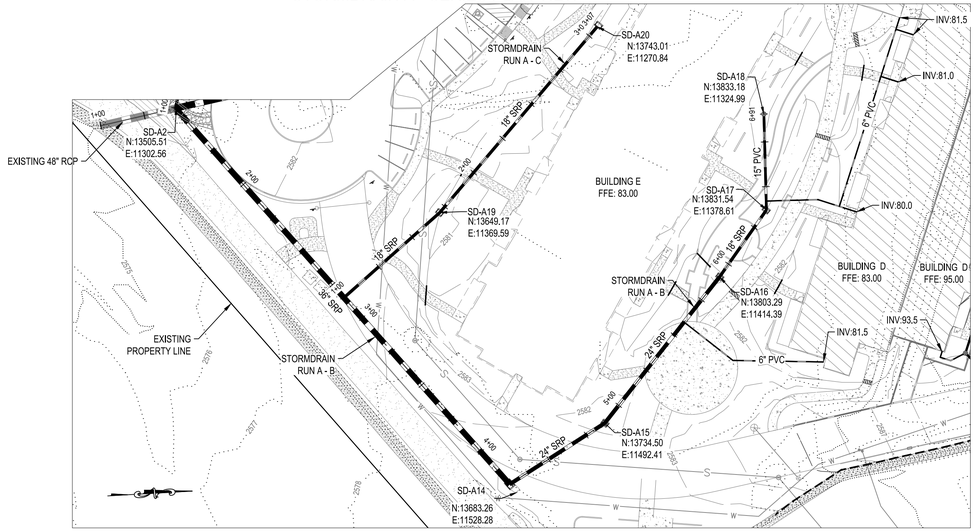
Scale	PER SHEET
Job No.	181057-Y-003
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Checked By	DWL/EJW

Registered Professional Engineer (Civil) CERTIFICATE NO. 36234 DAVID W. LITTLE STATE OF ARIZONA U.S.A. Expires 9/30/2022

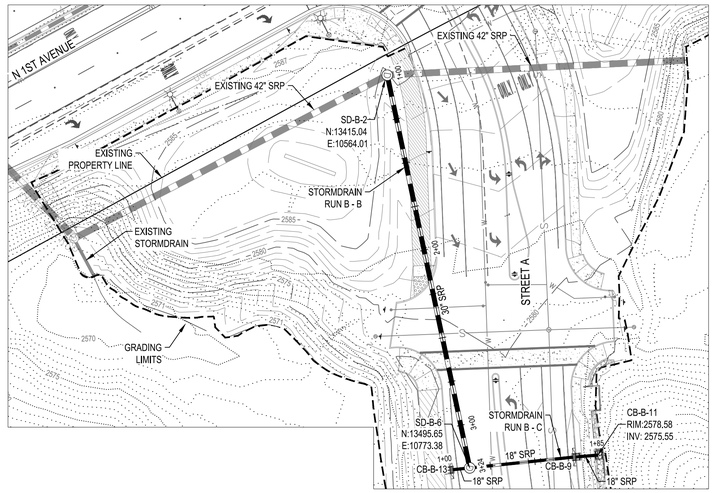
Sheet C5.0

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STORMDRAIN A - SERIES PLAN VIEW

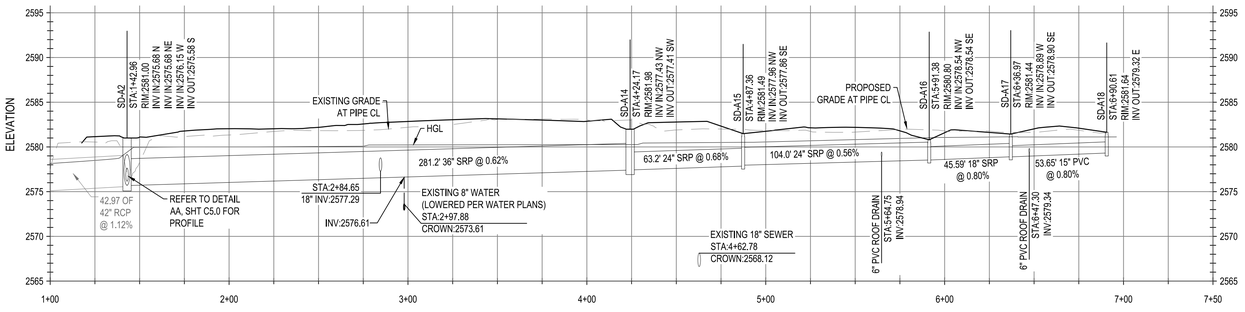


STORMDRAIN B - SERIES PLAN VIEW



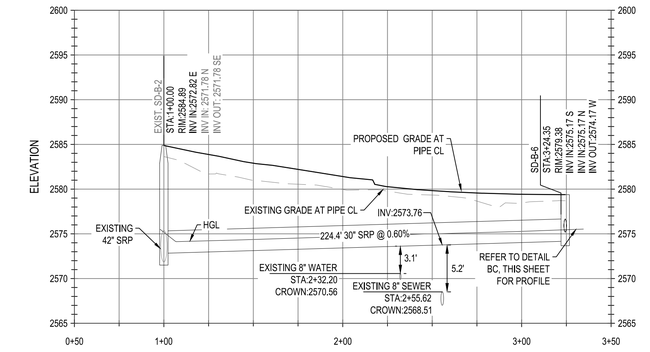
AB STORMDRAIN PROFILE A-B

1" = 40'



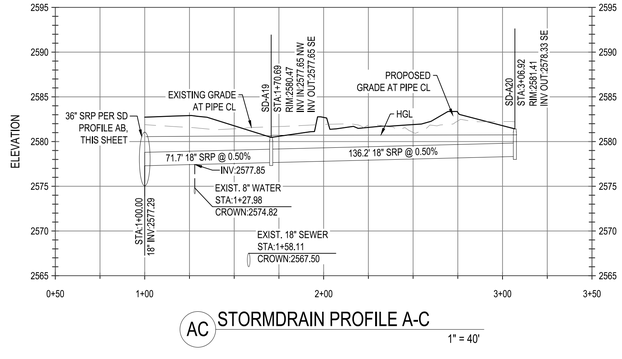
BB STORMDRAIN PROFILE B-B

1" = 40'



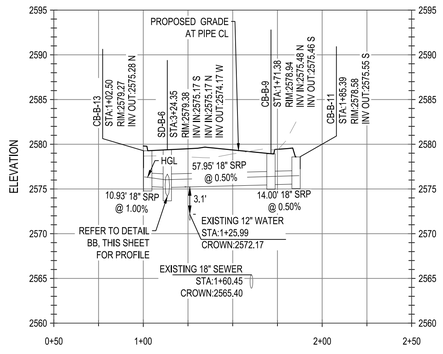
AC STORMDRAIN PROFILE A-C

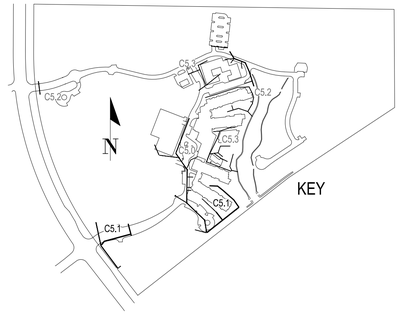
1" = 40'



BC STORMDRAIN RUN B-C

1" = 40'





NOTES:

- CONTRACTOR TO TAKE EXTREME CAUTION WHEN INSTALLING STORM DRAIN INFRASTRUCTURE NEAR THE EXISTING WATERLINE.

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

GRAPHIC SCALE

40 0 20 40 80

HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE: 1" = 8'

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Tucson, Arizona (520) 881-7480

Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STORMDRAIN PLAN AND PROFILES A & B SERIES

Revision No.	Date	Item

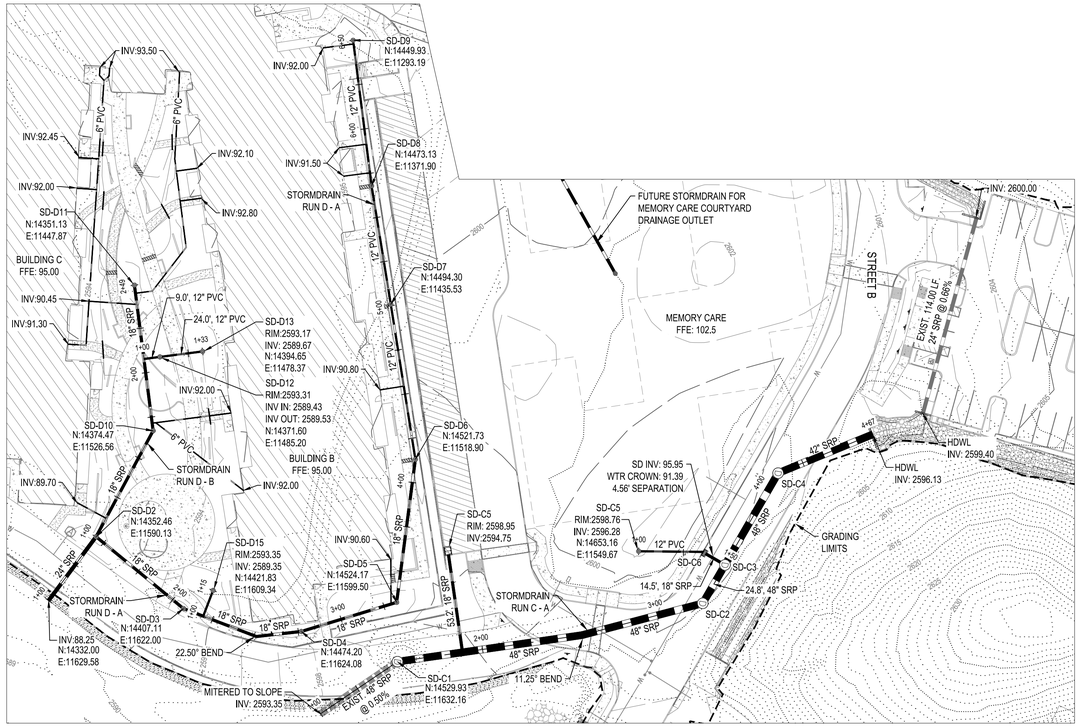
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer
CERTIFICATE NO. 36234
DAVID W. LITTLE
Expires 9/30/23
ARIZONA U.S.A.

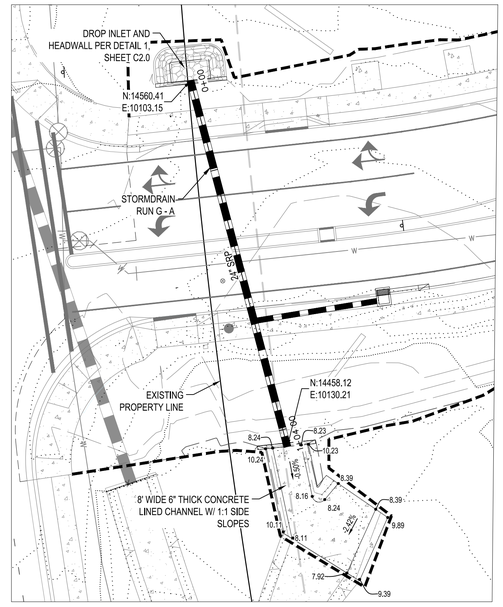
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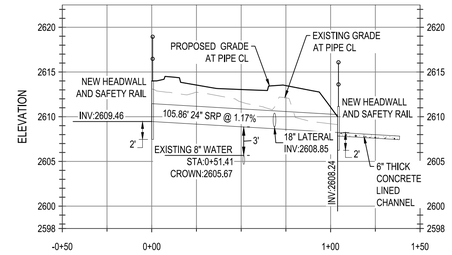
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STORMDRAIN RUNS C & D SERIES PLAN VIEW

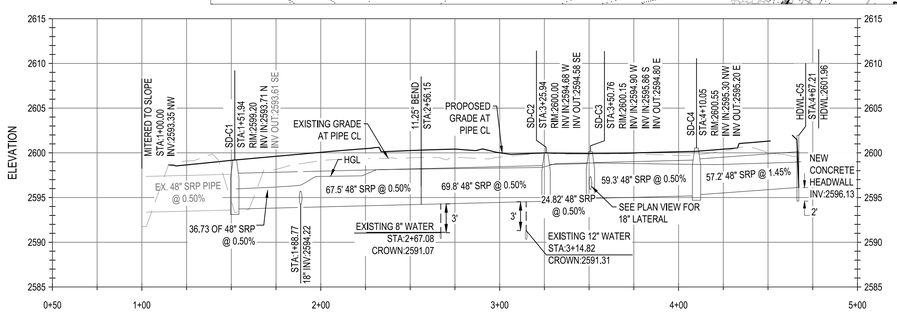


STORMDRAIN RUN G SERIES PLAN VIEW

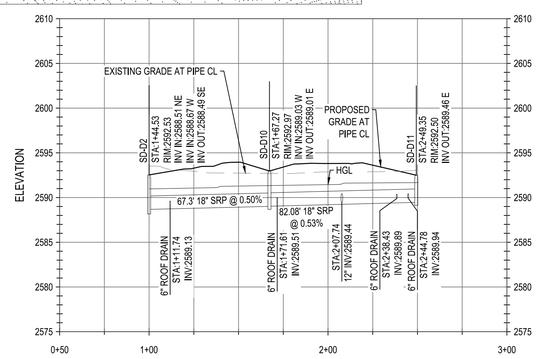




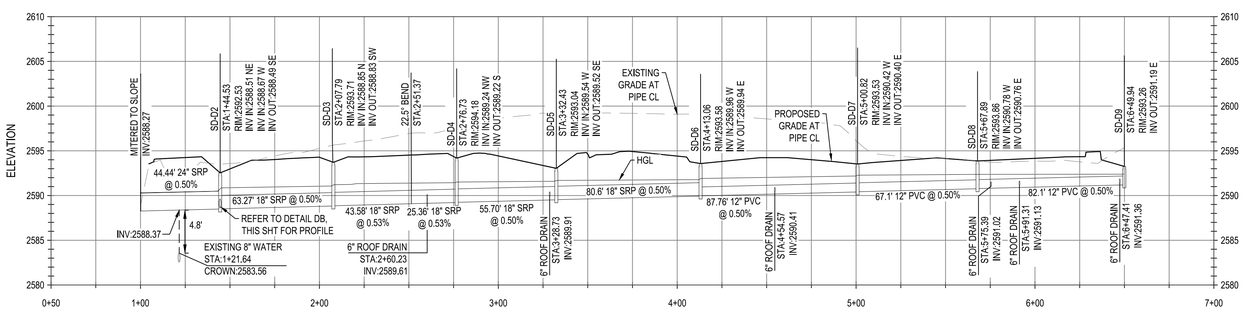
STORMDRAIN RUN G-A



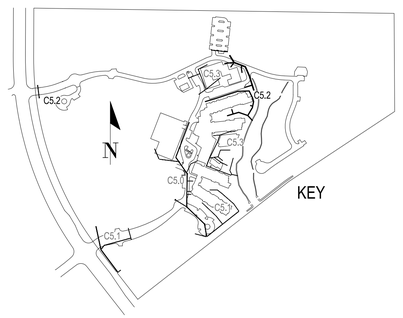
CA STORMDRAIN PROFILE C-A
1" = 40'



DB STORMDRAIN PROFILE D-B
1" = 40'



DA STORMDRAIN PROFILE D-A
1" = 40'



NOTES:
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GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE: 1" = 8'

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STORMDRAIN PLAN AND PROFILE C, D & G SERIES

Revision No.	Date	Item

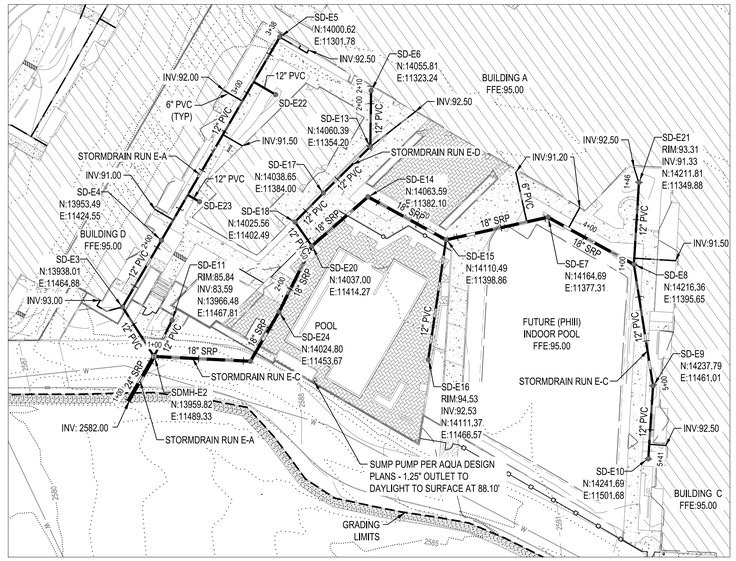
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer
CERTIFICATE NO.
36234
DAVID W.
LITTLE
Date 6/3/2022
ARIZONA U.S.A.

Sheet C5.2

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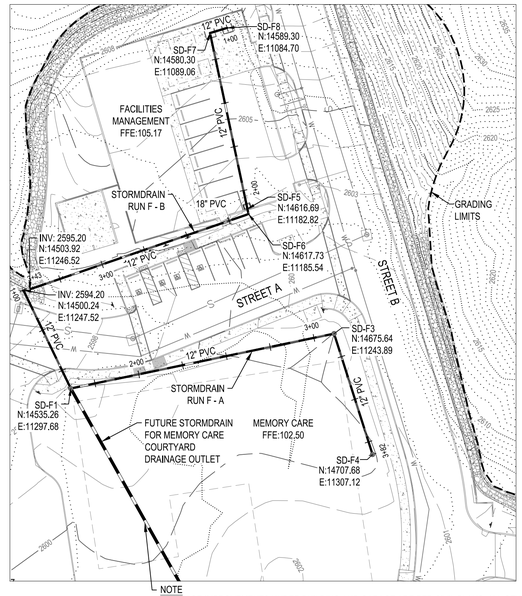
STORMDRAIN RUNS E - SERIES PLAIN VIEW



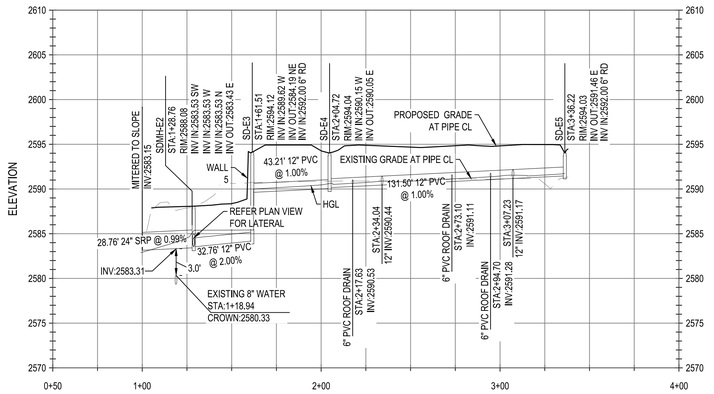
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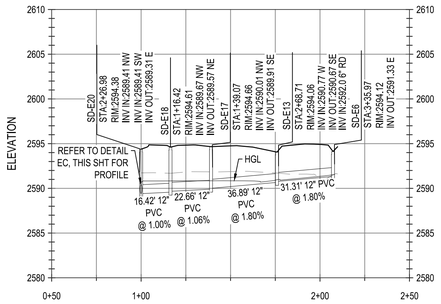
STORMDRAIN RUN F - SERIES PLAN VIEW



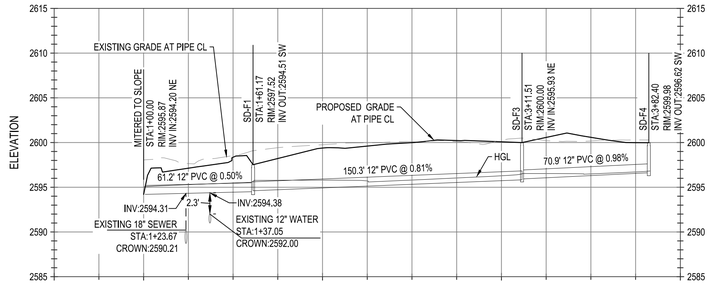
NOTE
DRAINAGE IMPROVEMENTS UNDER BUILDING AND GARAGE ARE PER CIVIL PLANS. ALL OTHER BUILDING AND GARAGE ELEMENTS INCLUDING GROUND MATERIALS, INTERNAL DRAIN SYSTEMS, ETC. ARE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BUILDING CONSTRUCTION TO AVOID ANY CONFLICTS WITH CIVIL DRAINAGE SYSTEM.



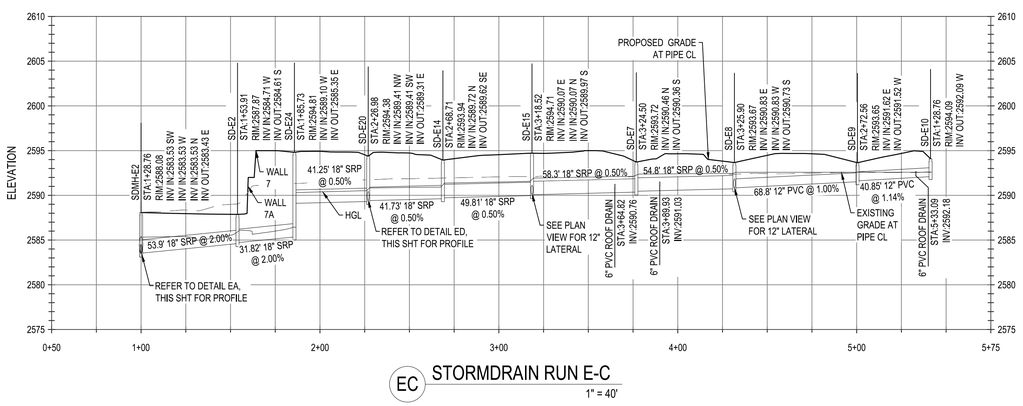
EA STORMDRAIN PROFILE E-A
1" = 40'



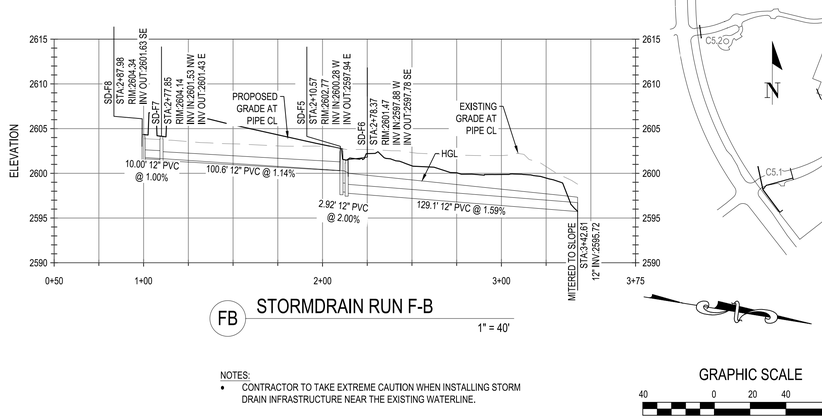
ED STORMDRAIN RUN E-D
1" = 40'



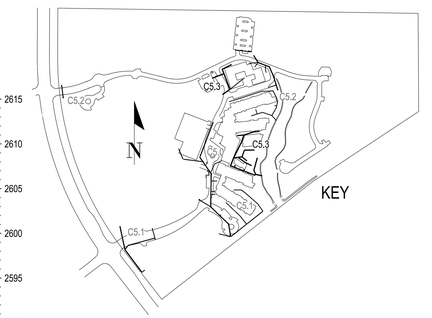
FA STORMDRAIN RUN F-A
1" = 40'



EC STORMDRAIN RUN E-C
1" = 40'



FB STORMDRAIN RUN F-B
1" = 40'



NOTES:
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GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1" = 40'
VERTICAL SCALE: 1" = 8'

REFERENCE #'S

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OV914-007A	OV903-03A
(O)15-14	G-2017-038
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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
STORMDRAIN PLAN AND PROFILE FOR E & F SERIES

Revision No. Date Item

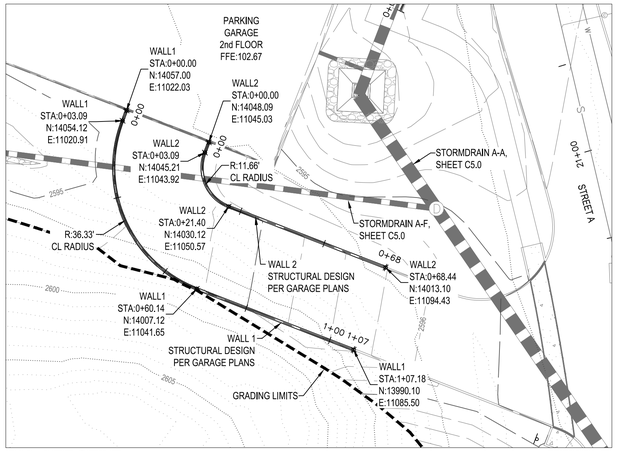
Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Arizona U.S.A.

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

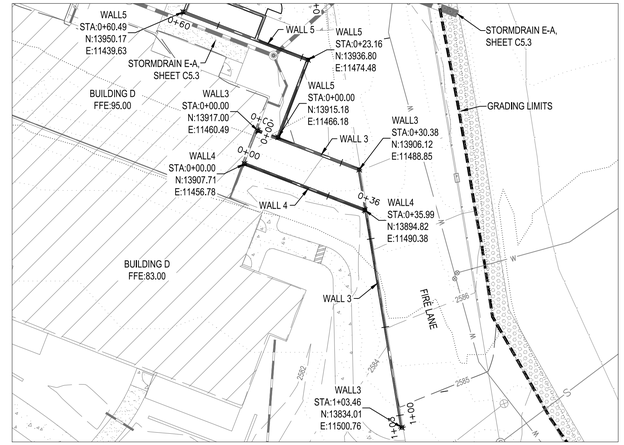
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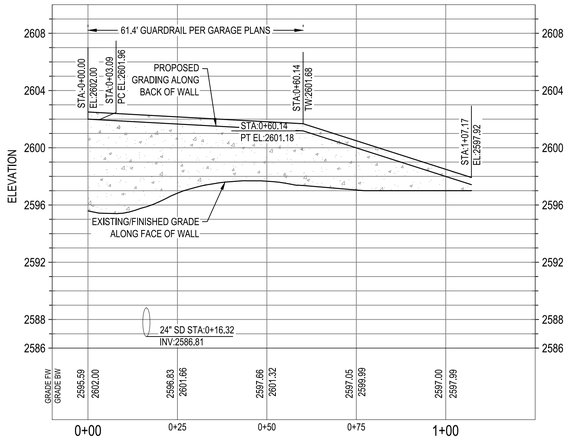
WALLS 1 & 2 PLAN VIEW



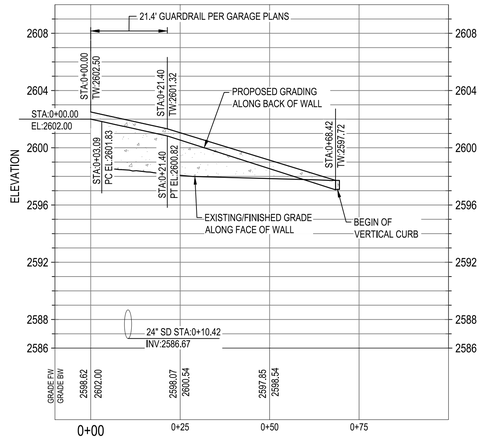
WALLS 3,4 & 5 PLAN VIEW



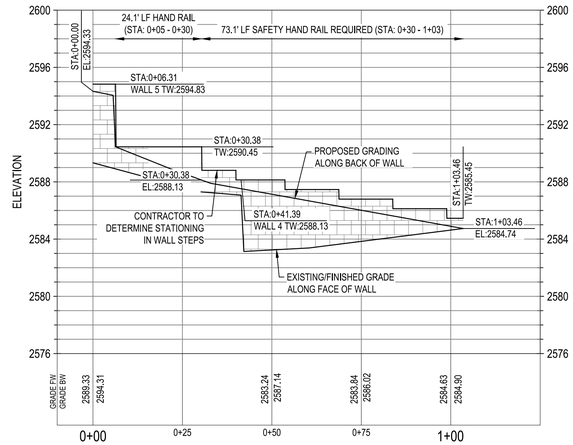
WALL 1 PROFILE



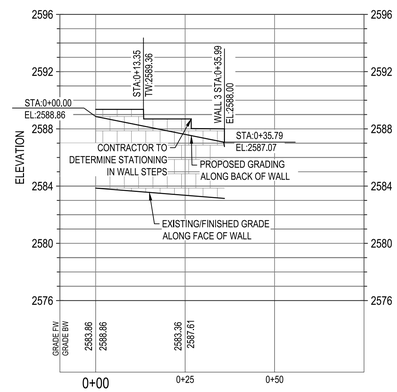
WALL 2 PROFILE



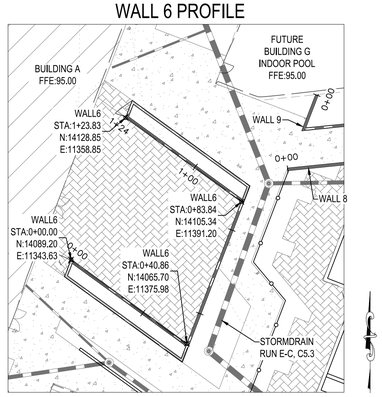
WALL 3 PROFILE



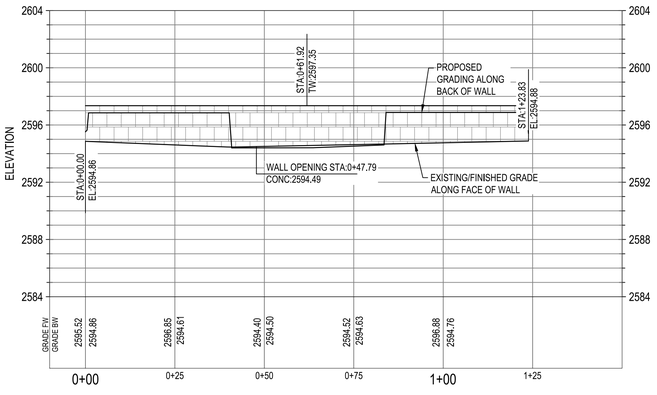
WALL 4 PROFILE



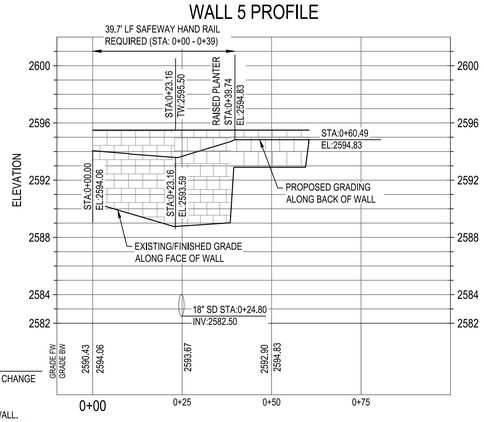
WALL 6 PROFILE



WALL 6 PROFILE



WALL 5 PROFILE



WALL NOTES

- SAFETY RAIL IS REQUIRED, AT A MINIMUM, WHERE THE ELEVATION CHANGE WITHIN 36" OF A PATH IS 30" OR GREATER.
- SAFETY AND HAND RAIL DESIGN ARE PER THE LANDSCAPE PLANS.
- ELEVATIONS SHOWN ARE FINISHED GRADES AT FACE & BACK OF WALL.
- TOP OF WALL ELEVATIONS TO BE MINIMUM OF 6" ABOVE ADJACENT GRADE. SEE LANDSCAPE PLANS FOR DETAIL.
- STATIONING, RADII, NORTHINGS, AND EASTINGS, ARE ALONG CENTERLINE OF WALL.
- TOP OF WALL TO BE MINIMUM OF 6" ABOVE BACK OF WALL GRADE PER LANDSCAPE PLANS.
- ALL WALLS TO BE COLORED AND TEXTURED - SEE LANDSCAPE PLANS.
- SEE STRUCTURAL PLANS DETAIL M9/S5-006 FOR WALL AND FOOTING DESIGN.
- A SEPARATE WALL PERMIT REQUIRED FOR ALL SITE WALLS.

REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
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GRAPHIC SCALE

20' 0 10 20 40

HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE 1" = 5'

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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
WALL PLAN AND PROFILES

Revision No. Date Item

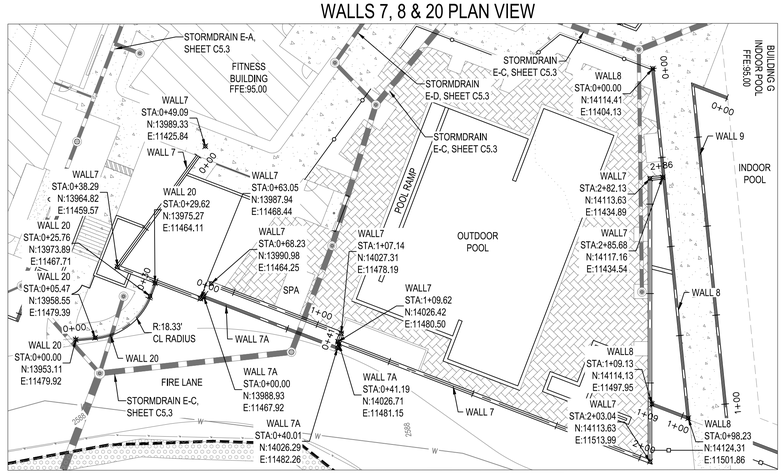
Scale PER SHEET
Job No. 181057-Y-003
Date JUNE 2022
Designed By DWD/EJW
Checked By DWL/EJW

Registered Professional Engineer
CERTIFICATE NO.
36234
DAVID W.
LITTLE
Expires 09/30/2022
ARIZONA U.S.A.

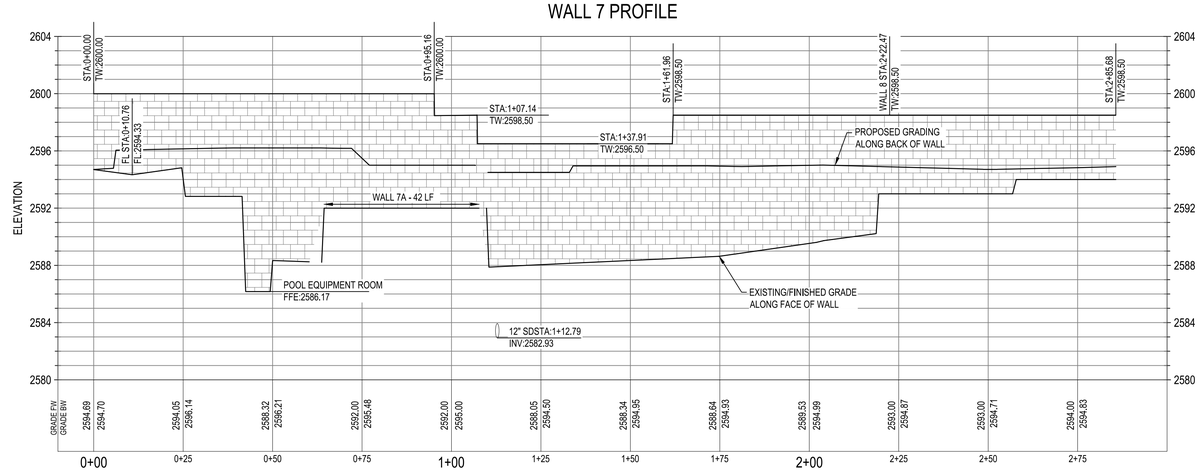
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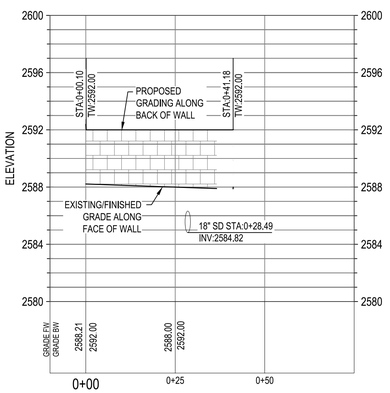
WALLS 7, 8 & 20 PLAN VIEW



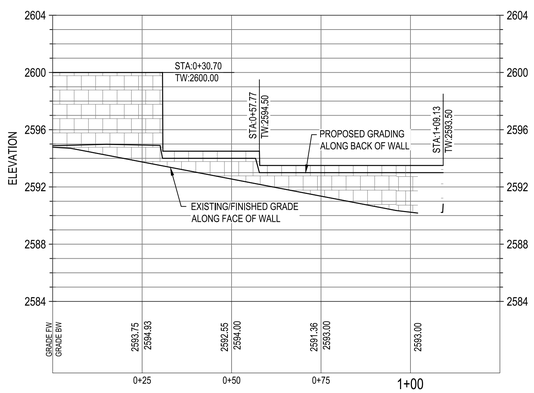
WALL 7 PROFILE



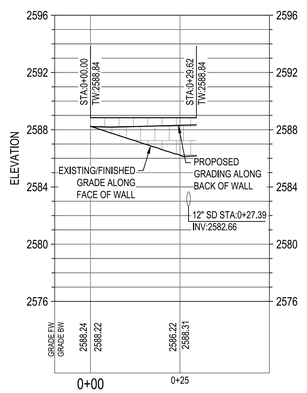
WALL 7A PROFILE



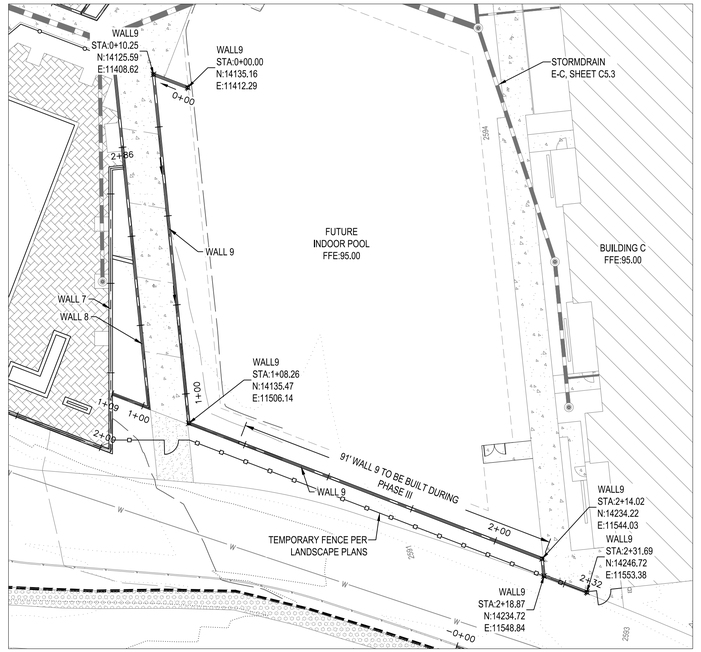
WALL 8 PROFILE



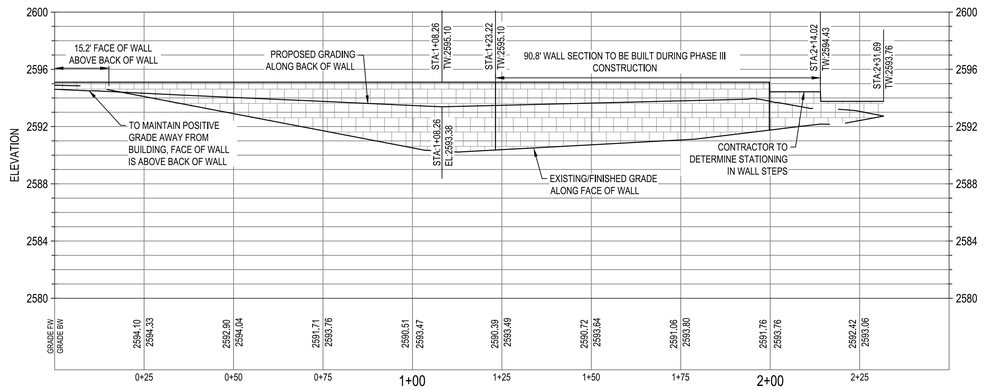
WALL 20 PROFILE



WALL 9 PLAN VIEW



WALL 9 PROFILE



WALL NOTES

- SAFETY RAIL IS REQUIRED, AT A MINIMUM, WHERE THE ELEVATION CHANGE WITHIN 36" OF A PATH IS 30" OR GREATER.
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GRAPHIC SCALE

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HORIZONTAL SCALE 1" = 20'
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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
WALL PLAN AND PROFILES

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Scale	PER SHEET
Job No.	181057-Y-003
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Checked By	DWL/EJW

Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE ARIZONA U.S.A.

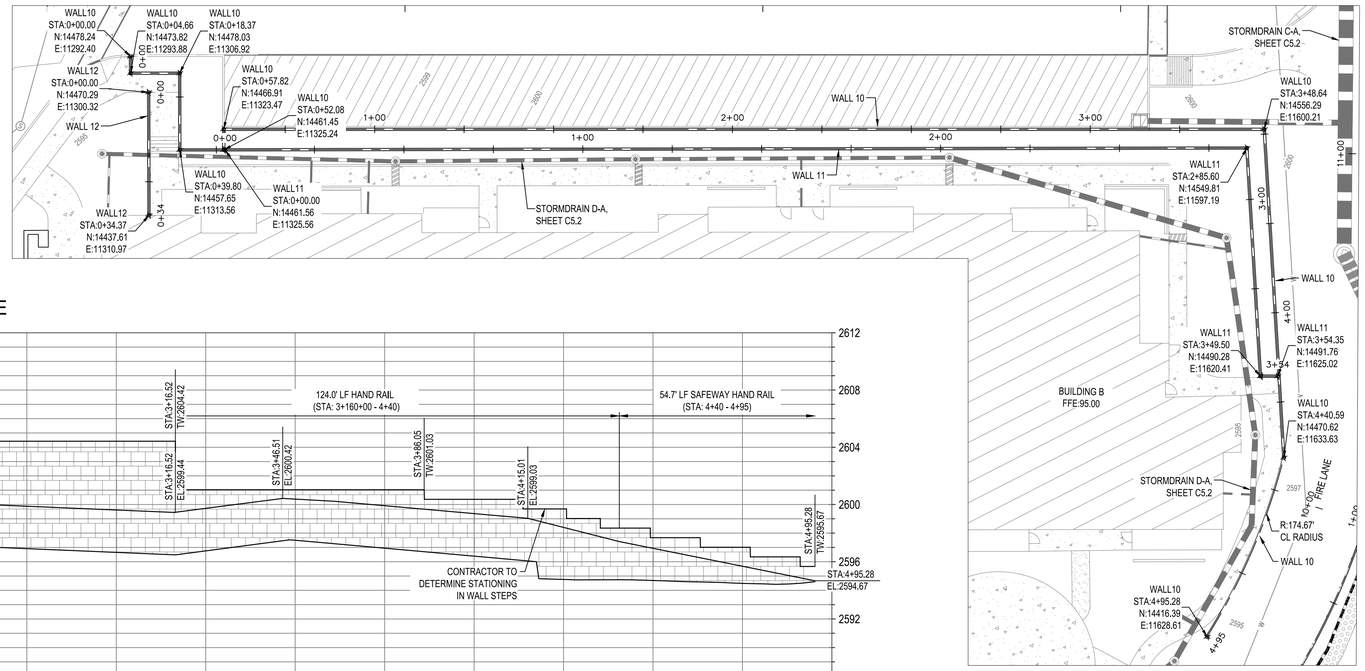
Sheet C6.1

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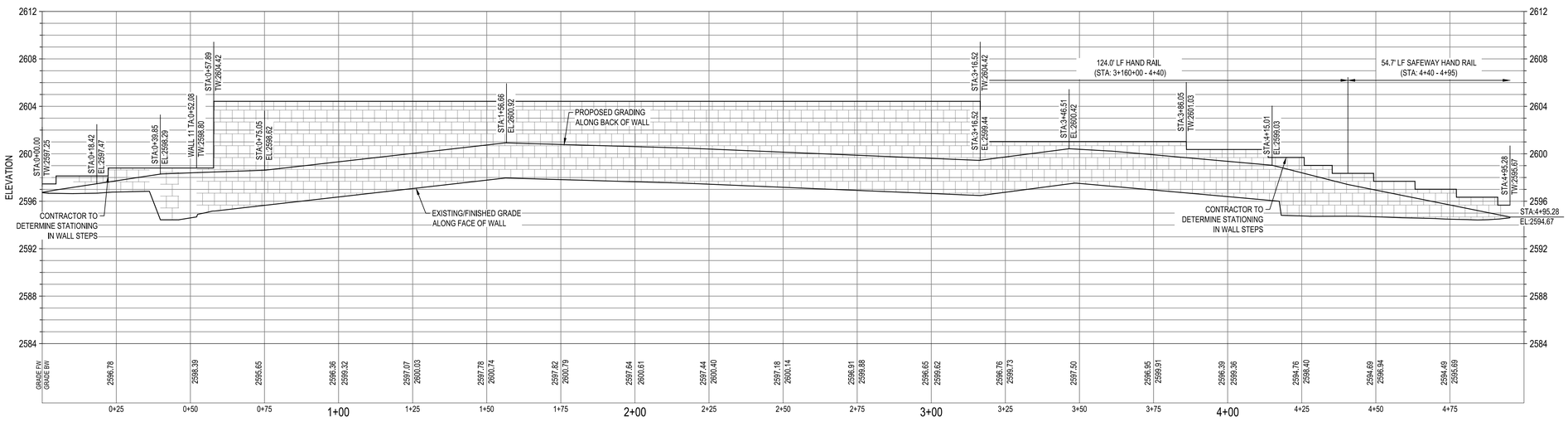
WALL NOTES

- SAFETY RAIL IS REQUIRED, AT A MINIMUM, WHERE THE ELEVATION CHANGE WITHIN 36" OF A PATH IS 30" OR GREATER.
- SAFETY AND HAND RAIL DESIGN ARE PER THE LANDSCAPE PLANS.
- ELEVATIONS SHOWN ARE FINISHED GRADES AT FACE & BACK OF WALL.
- TOP OF WALL ELEVATIONS TO BE MINIMUM OF 6" ABOVE ADJACENT GRADE. SEE LANDSCAPE PLANS FOR DETAIL.
- STATIONING, RADII, NORTHINGS, AND EASTINGS, ARE ALONG CENTERLINE OF WALL.
- TOP OF WALL TO BE MINIMUM OF 6" ABOVE BACK OF WALL GRADE PER LANDSCAPE PLANS.
- ALL WALLS TO BE COLORED AND TEXTURED - SEE LANDSCAPE PLANS.
- SEE STRUCTURAL PLANS DETAIL M9/S5-006 FOR WALL AND FOOTING DESIGN.
- A SEPARATE WALL PERMIT REQUIRED FOR ALL SITE WALLS.

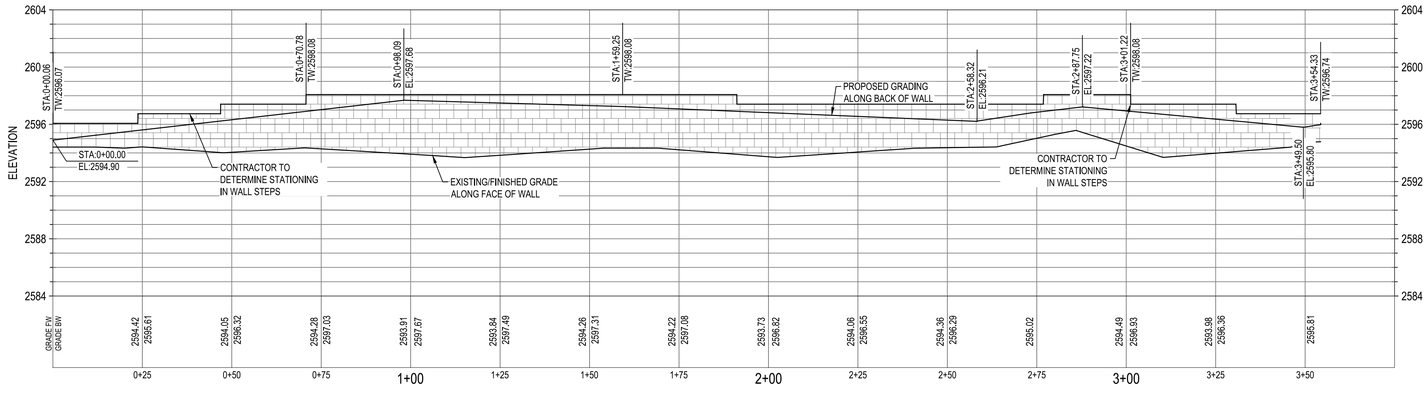
WALLS 10,11 & 12 PLAN VIEW



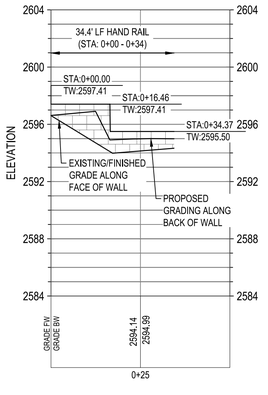
WALL 10 PROFILE



WALL 11 PROFILE



WALL 12 PROFILE



REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

GRAPHIC SCALE
20' 0 10 20 40
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'

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Project
LA POSADA AT PUSCH RIDGE
LOTS 1-2, BLOCKS 1-13 AND COMMON AREAS A & B, A RE-SUBDIVISION OF ROONEY RANCH AREA Z
LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

WALL PLAN AND PROFILES

Revision No. Date Item

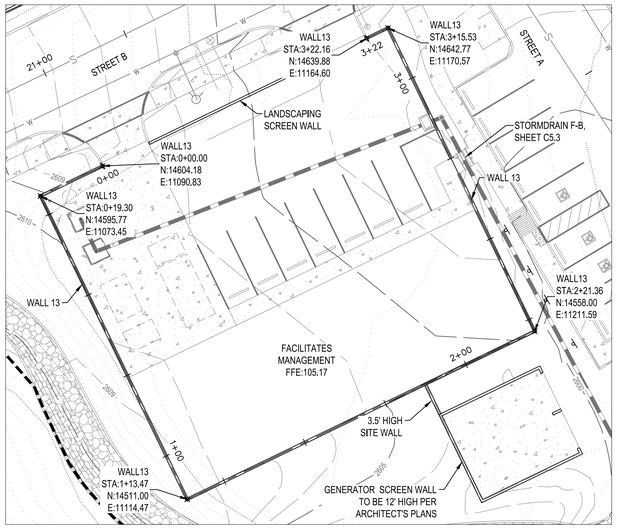
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer Certificate No. 36234 DAVID W. LITTLE Expires 9/30/22 ARIZONA U.S.A.

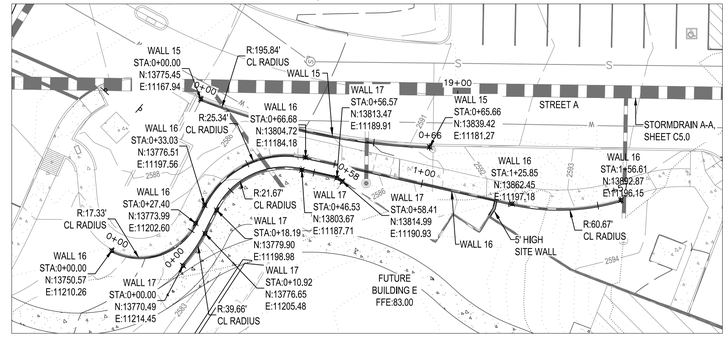
Sheet C6.2

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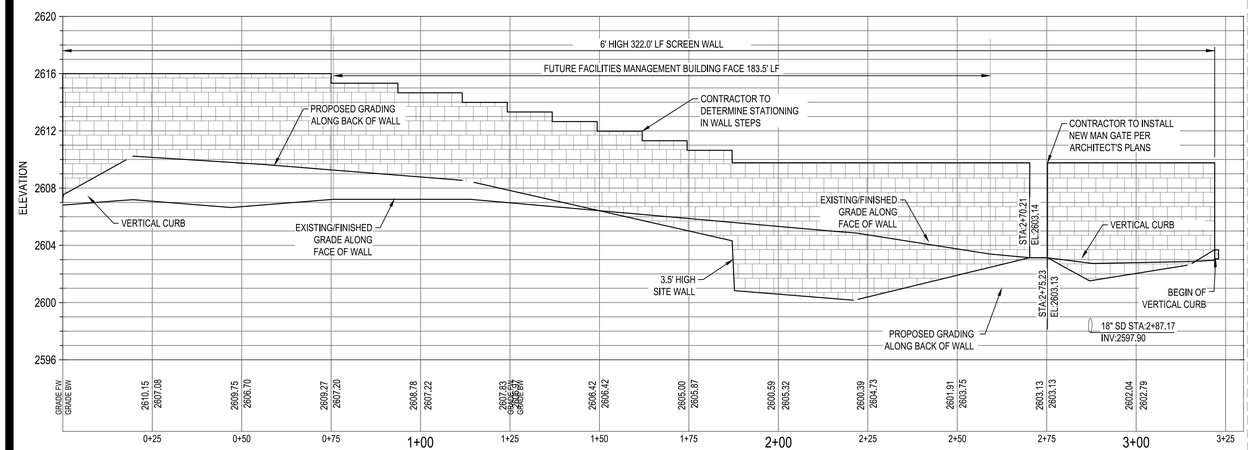
WALL 13 PLAN VIEW



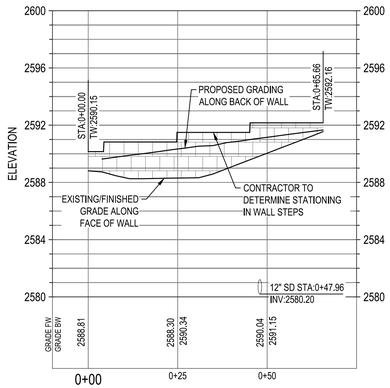
WALLS 15, 16 & 17 PLAN VIEW



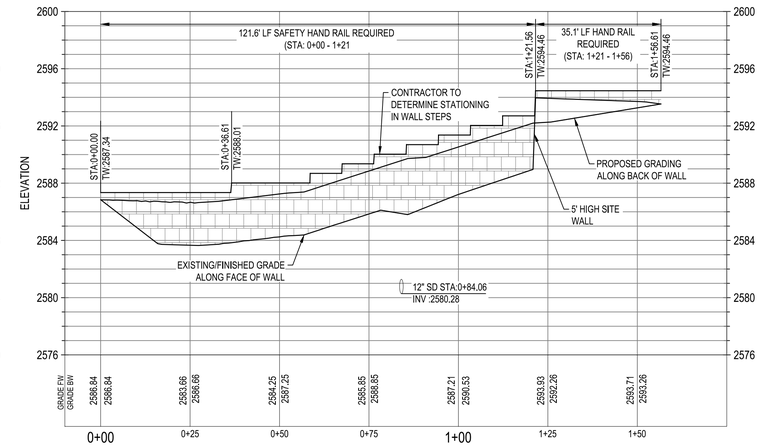
WALL 13 PROFILE



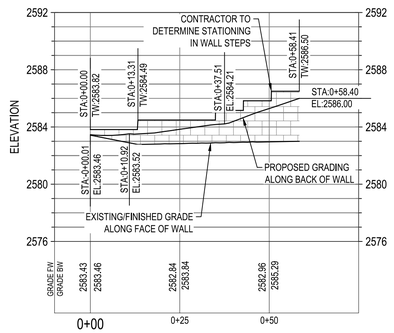
WALL 15 PROFILE



WALL 16 PROFILE



WALL 17 PROFILE



WALL NOTES

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REFERENCE #'S

OV115-027	OV914-007
OV914-007A	OV903-03A
(O)15-14	G-2017-038
OV1601351	G1603290

GRAPHIC SCALE

20' 0 10 20 40

HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'

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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

WALL PLAN AND PROFILES

Revision No.	Date	Item

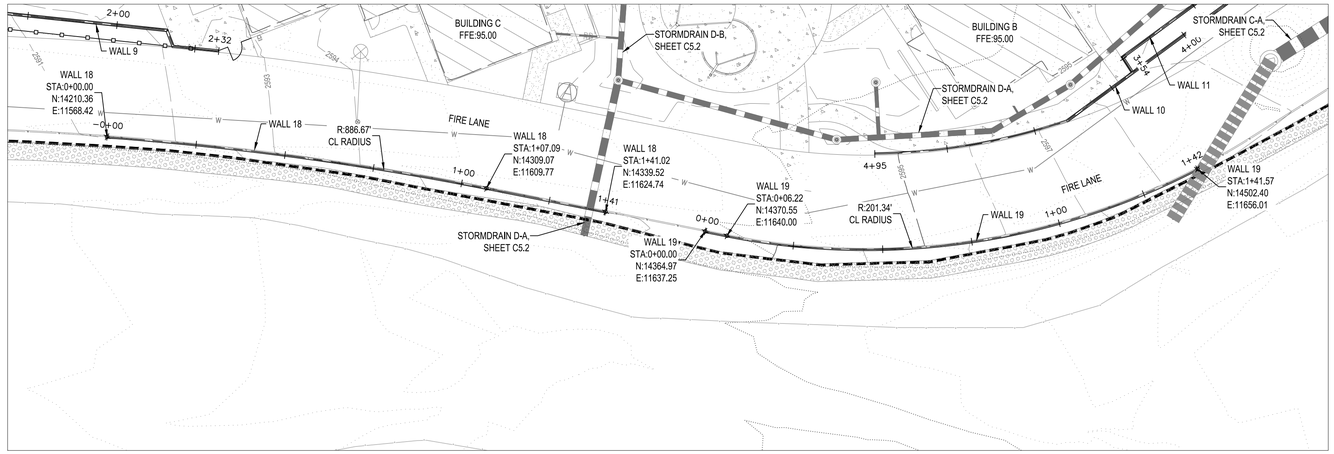
Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer
CERTIFICATE NO.
36234
DAVID W.
LITTLE
ARIZONA U.S.A.

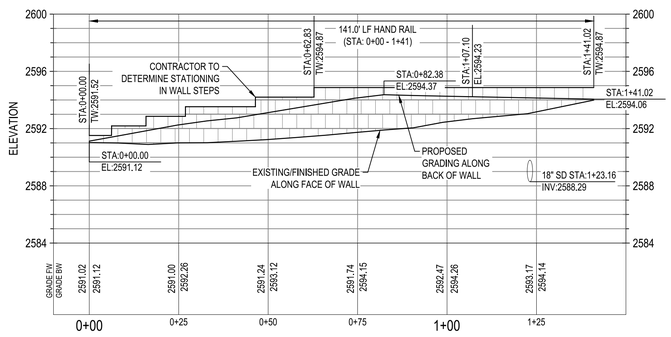
Sheet C6.3

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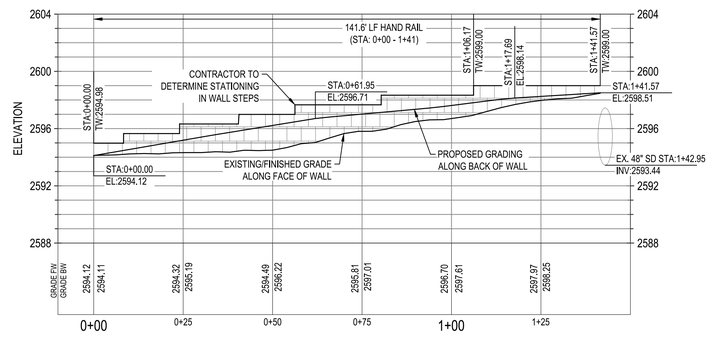
WALLS 18 & 19 PLAN VIEW



WALL 18 PROFILE



WALL 19 PROFILE



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GRAPHIC SCALE

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HORIZONTAL SCALE 1"= 20'
VERTICAL SCALE 1" = 5'

REFERENCE #'S

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OV914-007A	OV903-03A
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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

WALL PLAN AND PROFILES

Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer
CERTIFICATE NO.
36234
DAVID W.
LITTLE
Date Signed 6/2/22
ARIZONA U.S.A.

Sheet C6.4

N:\181057\GE01_LPPR Design\dwg\Cut-Shts\Improvement\CDs\PP_WALL.dwg, 6/3/2022 1:50:54 PM

SEE SHEET C7.1
FOR CONTINUATION OF
STREET-A SIGNING &
MARKING

SEE SHEET C7.1
FOR CONTINUATION OF
STREET-B SIGNING & MARKING

STREET-A
(PRIVATE)

STREET-B
(PRIVATE)

R1-1
STA 20+21
STREET-A

7 SPACES

'ADA PARKING
ACROSS FROM
GARAGE'
STA 20+55
STREET-A

3 SPACES

R1-1
STA 22+47
STREET-A

R1-1
STA 27+59
STREET-A

R2-1 24"x30"
STA 26+40
STREET-A

WS12
STA 27+67
STREET-A

6 SPACES

4 SPACES

R1-1
STA 27+59
STREET-A

R1-1
STA 26+04
STREET-A

R1-1
STA 23+93
STREET-B

WS12

3 SPACES

6 SPACES

4 SPACES

INSTALL SIGNAGE THAT READ
' DO NOT ENTER, MAINTENANCE
AND EMERGENCY ACCESS ONLY. '

R1-1
STA 27+05
STREET-B

SEE SHEET C7.1
FOR CONTINUATION OF
STREET-B SIGNING &
MARKING

SIGNING & MARKING KEYNOTES

1	INSTALL ACCESSIBLE PARKING SIGN PER	2 C2.0
2	INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLATE PER	2 C2.0
3	PAINT HANDICAP SYMBOL PER	3 C2.0
4	STRIPE VAN ACCESSIBLE HANDICAP PARKING SPACE PER	4 C2.0
5	STRIPE NON-VAN ACCESSIBLE HANDICAP PARKING SPACE PER	4 C2.0
6	STRIPE TYPICAL PARKING SPACE PER	7 C2.0

GRAPHIC SCALE
40 0 20 40 80
HORIZONTAL SCALE 1"= 40'

REFERENCE #S

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OV914-007A	OV903-03A
(O)15-14	G-2017-038
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LOTS 1-68 AND COMMON AREAS "A", "B", & "C"

Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN
SIGNING & MARKING (SITE)

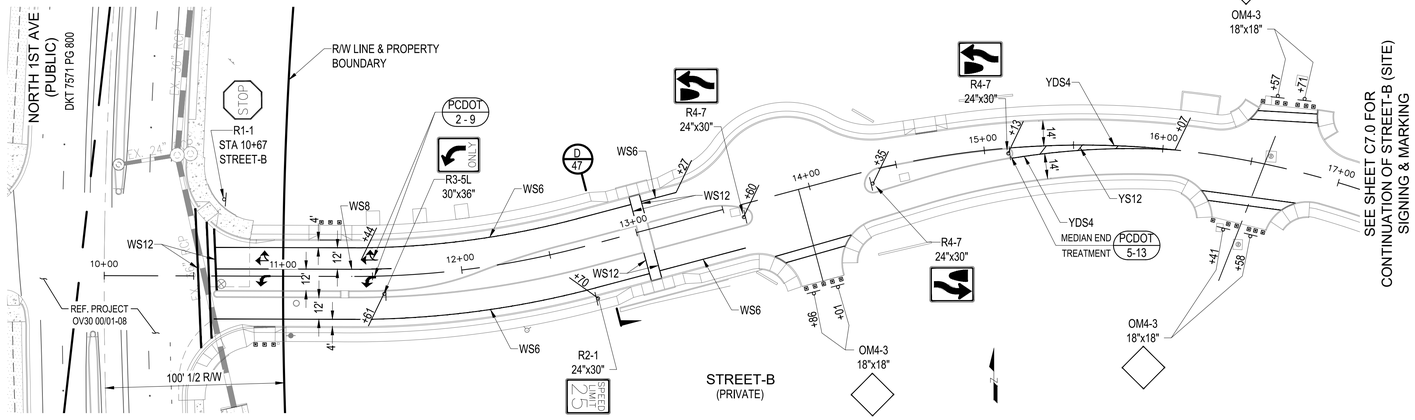
Revision No. Date Item

Scale PER SHEET
Job No. 181057-Y-003
Date JUNE 2022
Designed By DWD/EJW
Checked By DWL/EJW

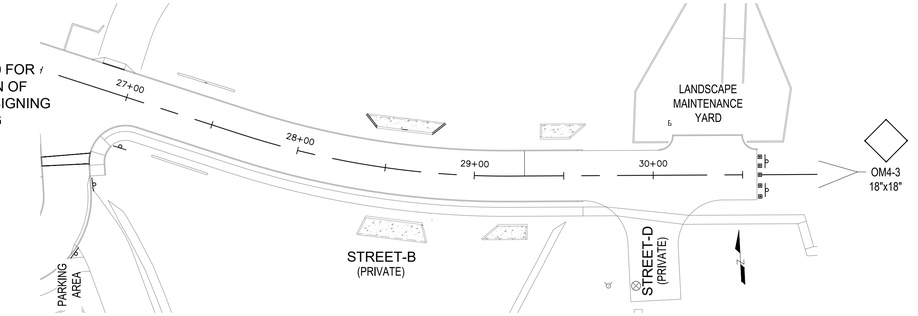
Registered Professional Engineer CERTIFICATE NO. 36234 DAVID W. LITTLE Expires 9/30/22 ARIZONA U.S.A.

Sheet C7.0

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SEE SHEET C7.0 FOR CONTINUATION OF STREET-B (SITE) SIGNING & MARKING

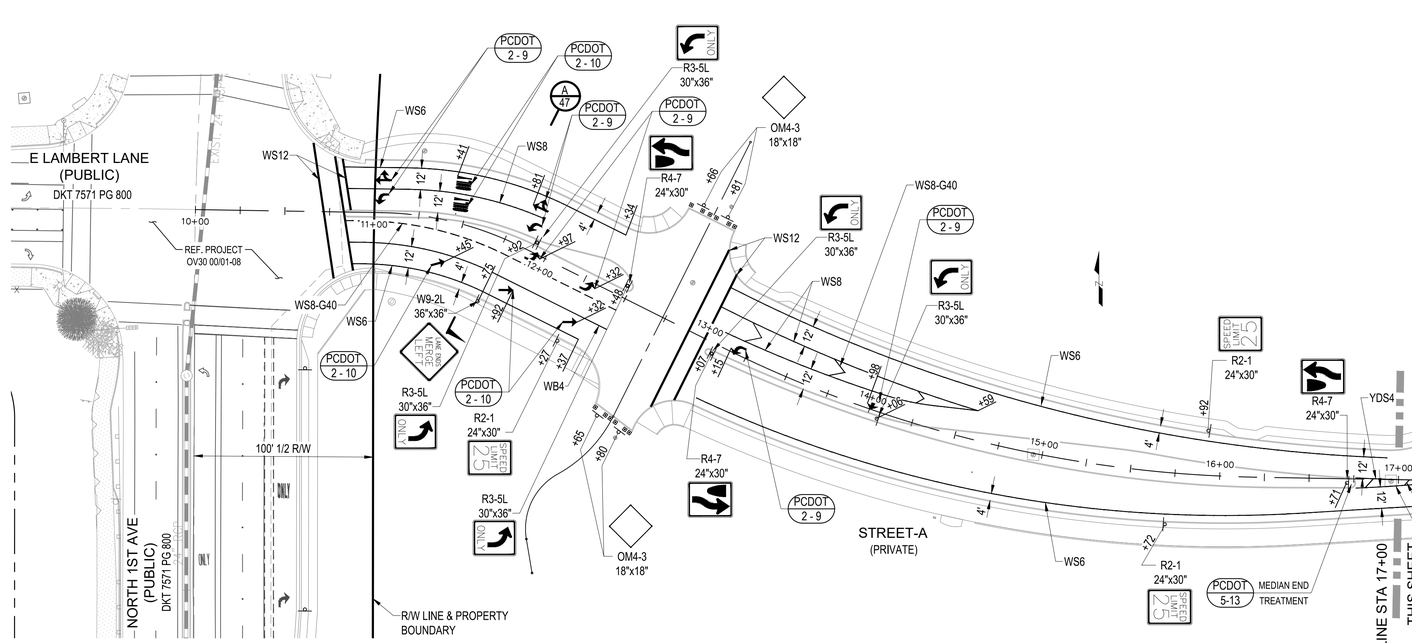


SEE SHEET C7.0 FOR CONTINUATION OF STREET-B (SITE) SIGNING & MARKING

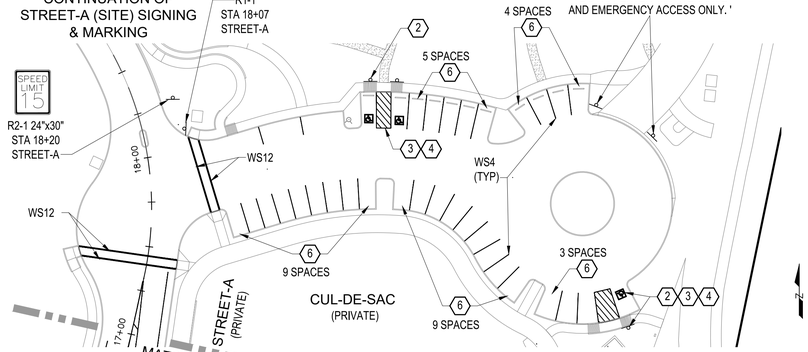
APPROXIMATE SIGN QUANTITIES		
ITEM	QUANTITY	UNIT
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R3-5L	6	EA
R4-7	6	EA
OM4-3	12	EA
W9-2L	1	EA

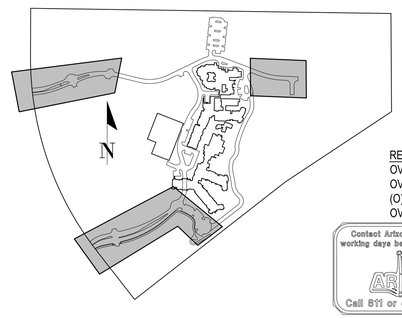
APPROXIMATE PAVEMENT MARKINGS QUANTITIES		
ITEM	QUANTITY	UNIT
WB4	153	LF
WS4	600	LF
WS6	1717	LF
WS8	513	LF
WS12	465	LF
WS8-G40	160	LF
YDS4	315	LF
YS12	25	LF

SIGNING & MARKING KEYNOTES		
2	INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLATE PER	2 C2.0
3	PAINT HANDICAP SYMBOL PER	3 C2.0
4	STRIPE VAN ACCESSIBLE HANDICAP PARKING SPACE PER	4 C2.0
6	STRIPE TYPICAL PARKING SPACE PER	7 C2.0



SEE SHEET C7.0 FOR CONTINUATION OF STREET-A (SITE) SIGNING & MARKING





GRAPHIC SCALE

40 0 20 40 80

HORIZONTAL SCALE 1"= 40'

REFERENCE #'S

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(O)15-14	G-2017-038
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Sheet Title
FSP & PRIVATE DRAINAGE AND PRIVATE STREET IMPROVEMENT PLAN

SIGNING & STRIPING (STREETS)

Revision No.	Date	Item

Scale	PER SHEET
Job No.	181057-Y-003
Date	JUNE 2022
Designed By	DWD/EJW
Checked By	DWL/EJW

Registered Professional Engineer (Civil) No. 36234 DAVID W. LITTLE Date Signed 6/3/22 ARIZONA U.S.A.

Sheet C7.1

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