

AS-BUILT CERTIFICATION:
(LANDSCAPE)

I HEREBY CERTIFY THAT THE PLANTING AND IRRIGATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE LANDSCAPING AND PLANTING GUIDELINES FOR PUBLIC SEWERS PER PIMA COUNTY RWRD ENGINEERING DESIGN STANDARDS SUBSECTION 7.7

REGISTERED LAND SURVEYOR _____ 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 _____

AS-BUILT CERTIFICATION:
(SEWER)

I HEREBY CERTIFY THAT THE AS-BUILT ANNOTATIONS PROVIDED ON THIS DRAWING WERE BASED ON AN AS-BUILT SURVEY CONDUCTED UNDER MY SUPERVISION AND ACCURATELY DEPICTS EXISTING FIELD CONDITIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____ EXPIRES _____

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 BEARING

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

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARK

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

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

WATER AND SEWER SERVICE PROVIDERS

WATER: METRO WATER
SEWER: PIMA COUNTY

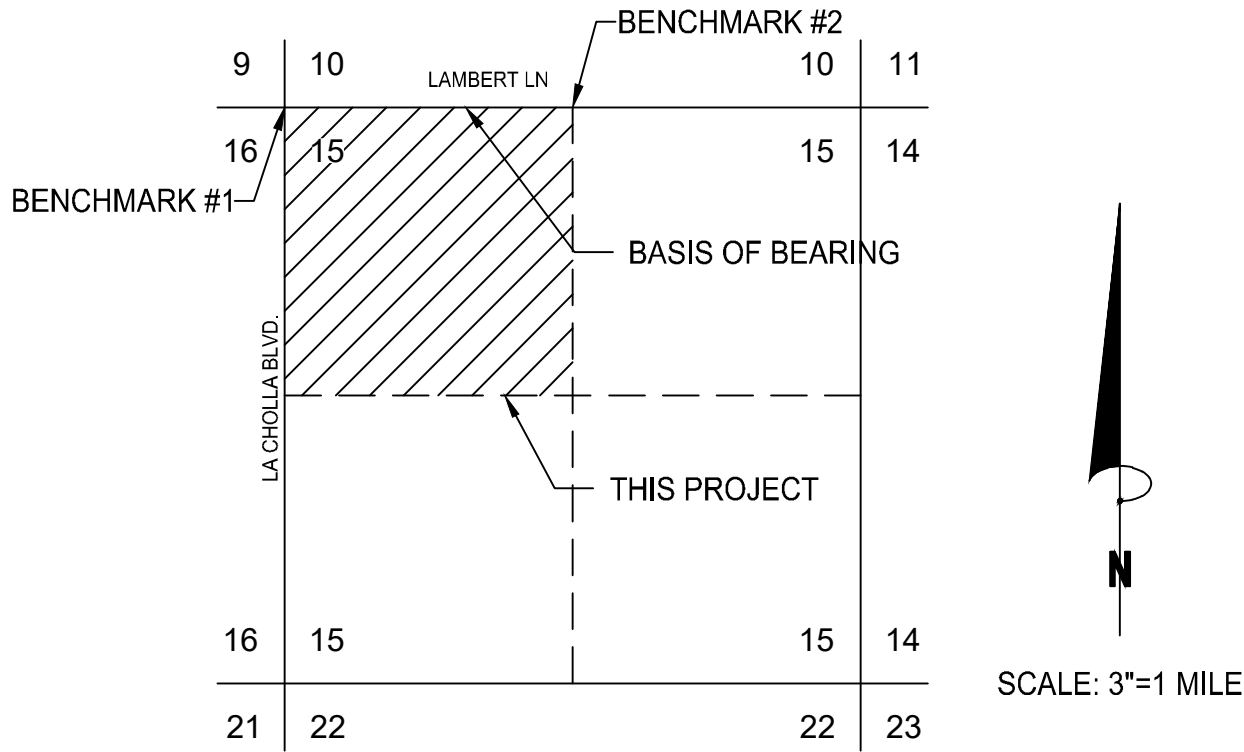
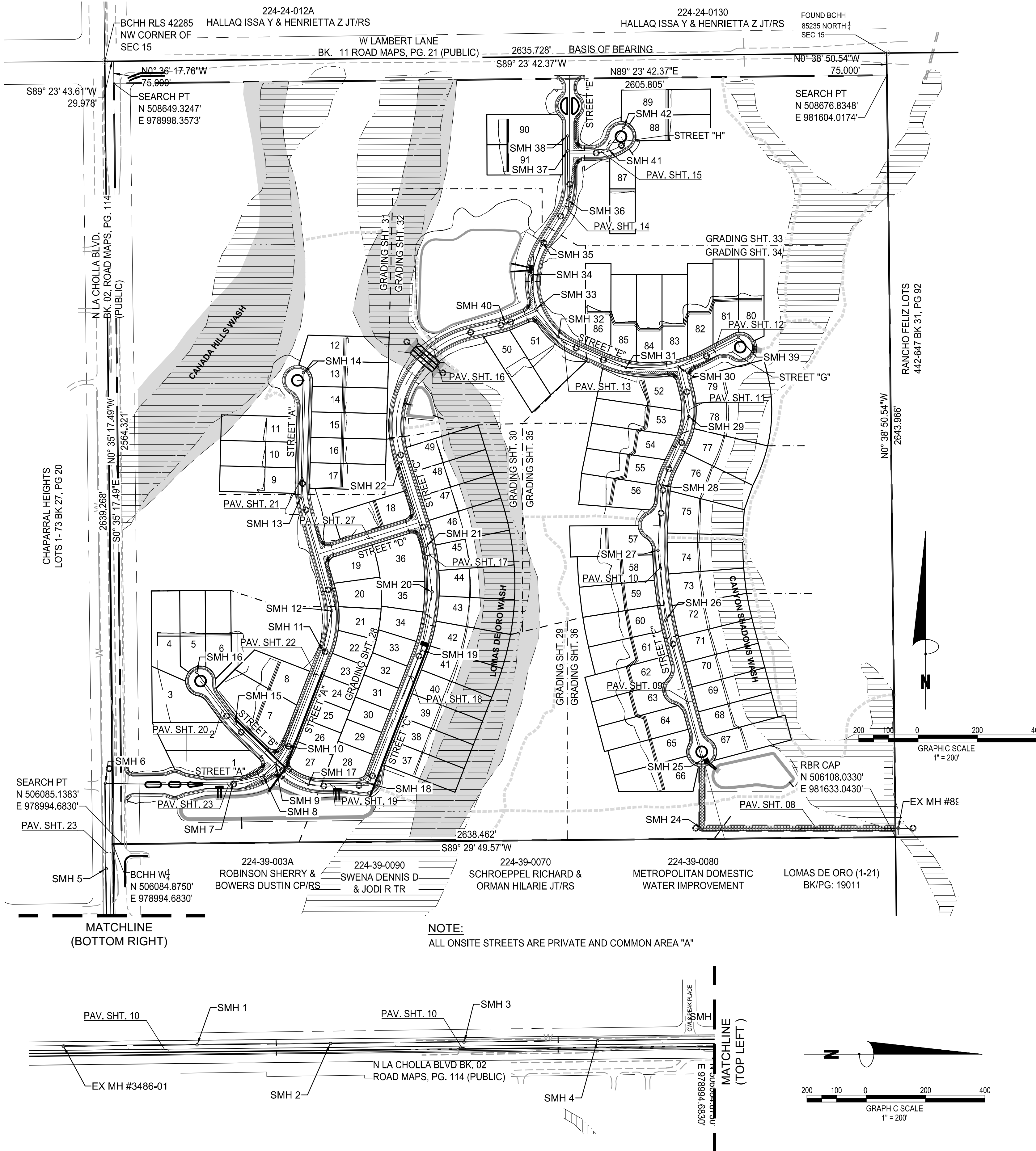
ESTIMATED EARTHWORK QUANTITIES

(NOT TO BE USED FOR BIDDING PURPOSE, CONTRACTOR IS RESPONSIBLE FOR HIS OWN CUT & FILL QUANTITIES)

	FILL (C.Y.)	CUT (C.Y.)
RAW QUANTITIES	119847	140165
COMPACTION SHRINKAGE (20%)*	23,969	0
TOTAL:	143,816	140,165
NET:	3,651	

FINAL SITE PLAN & IMPROVEMENT PLAN FOR SEC LAMBERT & LA CHOLLA LOTS 1 THROUGH 91

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



LOCATION MAP

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

OWNER

FUTURE ARIZONA INC.
1555 N. ASTOR STREET, APT 28W
CHICAGO, IL 60610
(XXX) XXX-XXXX
ATTN: PETER FASSEAS
XXX@XXX.COM

DEVELOPER

FUTURE ARIZONA INC.
1555 N. ASTOR STREET, APT 28W
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(XXX) XXX-XXXX
ATTN: PETER FASSEAS
XXX@XXX.COM

ENGINEER

BOWMAN CONSULTING, LLC
7464 N LA CHOLLA BLVD.
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LANDSCAPE ARCHITECT

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JENNIFER@WILDERLA.COM

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ACCEPTED

BY: _____ DATE _____
PLANNING & ZONING ADMINISTRATOR

BY: _____ DATE _____
ORO VALLEY WATER UTILITY DIRECTOR

BY: _____ DATE _____
TOWN CLERK

ACCEPTED (FOR IMPROVEMENT PLAN ELEMENTS)

TOWN OF ORO VALLEY, TOWN ENGINEER _____ DATE _____

ACCEPTED (FOR SEWER ONLY PLAN ELEMENTS)

TOWN OF ORO VALLEY, TOWN ENGINEER _____ DATE _____



Bowman

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COVER
SEC LAMBERT & LA CHOLLA
PIMA COUNTY
ORO VALLEY, AZ

050980-01-001
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=200' V:
JOB No.	050980-01-001
DATE	05/01/21

SHEET 01 OF 40

1. THE GROSS AREA OF THIS DEVELOPMENT IS 143.3 ACRES.
2. THE PROPOSED NUMBER OF RESIDENTIAL UNITS IS 91 (0.59 UNIT PER ACRE)
3. TOTAL LENGTH OF NEW PUBLIC STREET IS 00 MILES.
4. TOTAL LENGTH OF NEW PRIVATE STREET IS 1.48 MILES.
5. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND REVEGETATION BONDS SHOULD BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. ALL NEW RIGHTS OF WAY WILL BE DEDICATED BY FINAL PLAT.
7. GROSS AREA OF IMPERVIOUS SURFACES IS 143.3 AC.
8. EXISTING ZONING IS R1-144.
9. SEE SHEET 4 FOR OPEN SPACE REQUIREMENTS AND PROVISIONS.
10. THE TOTAL AREA OF LANDSCAPED AND/OR OPEN SPACE COMMON AREA PROVIDED IS XXX SF (XX.XX AC)
11. THE MAXIMUM LOT SIZE IS 37,257 SF (LOT #7). THE AVERAGE LOT SIZE IS 20,000 S.F.
12. CULTURAL RESOURCE AREA PROTECTIVE FENCING OR OTHER APPROVED PROTECTIVE MEASURES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE ASSOCIATED PHASE OF DEVELOPMENT WITHIN THE SUBDIVISION.

1. MAXIMUM BUILDING HEIGHT ALLOWED AND PROPOSED = 28' / 2-STORY,
2. TOTAL AMOUNT OF RECREATION AREA REQUIRED =98.90± AC. PER REZONING TOTAL AMOUNT OF RECREATION AREA PROVIDED = 99.26± AC. INCLUDING TOT-LOTS AND PEDESTRIAN/EQUESTRIAN TRAILS.
3. SETBACKS REQUIRED/PROVIDED PER (O)15-02 REZONING CONDITIONS OF APPROVAL: FRONT = 10' AS LONG AS A 20' ON-LOT DRIVEWAY IS PROVIDED; SIDE = 7.5'; REAR = 20'.
4. COMMON AREAS (COMMON AREA "A": PRIVATE STREETS AND COMMON AREA "B": OPEN SPACES) SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
5. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
6. A MINIMUM LOT SIZE REDUCTION TO 10,000 S.F. IN ACCORDANCE WITH THE CONSERVATION SUBDIVISION DESIGN LOT REDUCTION INCENTIVE. LOT SIZE RANGE SHOWN =10,000 S.F. TO 37,257 S.F.
7. BUFFERYARD TYPES: 40' NATURAL DESERT BUFFERYARD "B" ALONG LAMBERT LANE AND LA CHOLLA BLVD. 150' BUFFERYARD LONG EASTERN AND SOUTHERN SIDES.
8. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS OF THE ZONING CODE.
9. THE NATIVE PLANT SALVAGE AND MITIGATION REQUIREMENTS OF SECTION 27.6 ARE WAIVED FOR ALL DEVELOPMENT WITHIN DEVELOPMENT ENVELOPES, AS SHOWN HEREON.
10. E.S.L.O. FLEXIBLE DESIGN OPTIONS GRANTED TO THIS DEVELOPMENT INCLUDE: BUILDING SETBACKS, LANDSCAPE BUFFER YARDS, MINIMUM LOT SIZE/WIDTH, BUILDING HEIGHT, OFF-STREET PARKING, RECREATION AREA CREDIT, AND NATIVE VEGETATION PRESERVATION.
11. ALL DISTURBED AREAS WITHIN THE RESOURCE MANAGEMENT TIER 1 ENVELOPE SHALL BE REVEGETATED BACK TO NATURAL CONDITIONS USING PLANTS ON THE TOWN OF ORO VALLEY APPROVED NATIVE PLANT LIST.

1. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF ROADWAY SURFACE.
2. FINAL SITE PLANS AND IMPROVEMENT PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
3. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.
4. THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR PRIVATE ROADS IS 25 MPH. THE POSTED SPEED FOR LA CHOLLA ROAD/LAMBERT ROAD IS 45 MPH.
5. ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
6. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

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 STANDARDS AND PAID FOR BY THE DEVELOPER.
4. ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A Q100 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 UNTIL OWNERSHIP IS TRANSFERRED TO THE HOA.
7. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR PARCELS AFFECTED. AFFECTED PARCELS MUST BE SPECIFICALLY IDENTIFIED EITHER BY NUMBER IN NOTE OR OUTLINE ON THE DEVELOPMENT PLAN.
8. DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND THE MANNER EXISTING PRIOR TO DEVELOPMENT.
9. 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 THE PROPERTY OWNERS OR PROPERTY OWNERS ASSOCIATION.
10. DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
11. PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.
12. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED, AND A SUMMARY REPORT PREPARED A MINIMUM OF ONCE PER YEAR IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT.
13. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED, AND A SUMMARY REPORT PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER A MINIMUM OF ONCE EACH FIVE YEARS IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT.

1. PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS AS REFERENCED IN 18.71.030.A.
2. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
3. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
4. THE ON-SITE SANITARY SEWAGE COLLECTION LINES WILL BE PUBLIC AND DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS. ALL BUILDING CONNECTION SEWERS WILL BE PRIVATELY MAINTAINED.
5. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
6. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.

1. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, LOCATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

PARKS AND RECREATION GENERAL NOTES:

1. ALL TRAIL EASEMENTS ARE A PERMANENT NON-MOTORIZED PUBLIC RECREATION EASEMENT THAT IS GRANTED TO THE TOWN FOR USE BY THE GENERAL PUBLIC. NON-MOTORIZED USES GENERALLY INCLUDE WALKING, HIKING, JOGGING, RUNNING, BICYCLE RIDING, EQUINE RIDING, PET WALKING, ETC...

1. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
2. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
3. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
4. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED FOR 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 THE JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES.
5. 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.
6. 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.

THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:

- 2012 INTERNATIONAL BUILDING CODES WITH LOCAL AMENDMENTS
- 2011 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- 2012 TOWN OF ORO VALLEY POOL CODE
- PAG 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.

	MATCH LINE PAVING
	MATCH LINE GRADING
	PROPOSED CENTER LINE
	PROPOSED EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED SURVEY MARKER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER METER BOX
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED WEDGE CURB
	PROPOSED VERTICAL CURB
	EXISTING CONTOUR ELEVATION
	PROPOSED CONTOUR ELEVATION
	EXISTING AND PROPOSED GRADE
	GRADE BREAK
	PROPOSED SEWER CLEANOUT
	PROPOSED TRIAL
	PROPOSED STABILIZED TREATMENT
	EXISTING CULVERT
	EXISTING CULVERT
	DRAINAGE MANHOLE
	STORM DRAIN PIPE

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

ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PAG SSPi), EDITION OF 2015, EXCEPT AS MODIFIED HEREBY.

2. ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH PAGSSPI, EDITION OF 2015, EXCEPT AS MODIFIED HEREBY.
3. EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO P.A.G. SSPi, SECTION 203-5.
4. EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT OF RECORD, SHALL CONFORM TO P.A.G. SSPi SECTION 203.
5. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSPi, SECTION 303.
6. ASPHALTIC CONCRETE SHALL CONFORM TO PAG SSPi, SECTION 406, ASPHALTIC CONCRETE MIXTURE NO. 2 SPECIFICATIONS.
7. ALL CONCRETE SHALL CONFORM TO PAG SSPi, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
8. A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT ALL TIMES OR DURING CONSTRUCTION.
9. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
10. 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.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
12. CONTRACTOR SHALL INSTALL STREET SIGNS IN ACCORDANCE WITH THE TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS - SIGNAGE POLICY.
13. 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.
14. 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.
15. 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 PRIOR TO SUCH REVISIONS/CHANGES BEING MADE IN THE FIELD.
16. ALL STATIONING SHOWN ON PLAN AND PROFILE ARE ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
17. 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.
18. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
 - A. WALLS(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.

19. 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 ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR THEIR SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
20. 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.
21. 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.
22. 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.
23. A REPORT OF SOILS INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING REQUIRE HAS BEEN PREPARED BY WRIGHT ENGINEERS DATED OCTOBER 2017, JOB # 171809-001. ALL EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS MADE THERETO.
24. 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.
25. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.

26. 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.
27. 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.) ENCRANCHING 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.
28. THE PROFESSIONAL ENGINEER OF RECORD SHALL SUBMIT AS-BUILT RECORD DRAWINGS AND CERTIFY IN WRITING THAT ALL IMPROVEMENTS, WHETHER PRIVATE OR PUBLIC, HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS IN WRITING AND THE AS-BUILT RECORD DRAWINGS ARE TO BE RECEIVED BY THE TOWN OF ORO VALLEY A MINIMUM OF TWO (2) WEEKS PRIOR TO THE REQUEST FOR CERTIFICATES OF OCCUPANCY AND/OR FINAL INSPECTION BY THE DEPARTMENT OF PUBLIC WORKS AND THE RELEASE OF ASSURANCES, EXCEPT FOR MODEL HOMES INTENDED TO BE USED FOR SALES PURPOSES. IF THE PROJECT IS PHASED THE ABOVE PERTAINS TO EACH PHASE
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. ANY PROPOSED REVISION OR MODIFICATION TO THIS APPROVED PLAN SHALL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO SUCH CHANGES BEING MADE IN THE FIELD.
32. ALL TRAIL ALIGNMENTS MUST BE FIELD VERIFIED & DEDICATED BY FINAL PLAT.
33. LANDSCAPING SHALL BE LIMITED IN AREAS WHERE STORM DRAIN PIPES AND STRUCTURES ARE LOCATED.
34. 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.
35. ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27-SECTION 27.9 OF THE ORO VALLEY ZONING CODE REVISED, YEAR 2005.
36. ALL GENERAL NOTES, SITE DESIGN, AND CONDITIONS OF OV1600017 CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN APPROVAL APPLY.
37. ALL EXPOSED CUT SLOPES SHALL BE TREATED WITH A RESTORATIVE AGENT AND REVEGETATED TO REFLECT EXISTING NATIVE VEGETATION AND DENSITIES IN ADJACENT NATURAL AREAS. ALL AREAS OF DISTURBANCE SHALL BE RECONTOURED TO MIMIC EXISTING GRADES, PER THE APPROVED GRADING EXCEPTION.
38. THE GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED GRADING EXCEPTION (OV1602831)

DEVELOPER
FUTURE ARIZONA INC.
1555 N. ASTOR STREET, APT 28W
CHICAGO, IL 60610

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

PUBLIC SEWER GENERAL NOTES:

1. THE ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
(PCRWRD) ENGINEERING DESIGN STANDARDS (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSDC 2016). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PCRWRD WEBSITE (www.pima.gov/wastewaterreclamation).

2. ONLY APPROVED PLANS SHALL BE USED FOR THE CONSTRUCTION OF PUBLIC SANITARY SEWER FACILITIES. APPROVED PLANS REQUIRING DESIGN REVISIONS SHALL BE RESUBMITTED TO PIMA COUNTY FOR REVIEW AND RE-APPROVAL PRIOR TO THE START OF THE REVISED SEWER WORK.

1. SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL: (A) THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) OR ITS DELEGATED AUTHORITY HAS ISSUED A CONSTRUCTION AUTHORIZATION FOR THIS PROJECT; (B) THE CONTRACTOR HAS OBTAINED A PCRWRD PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PCRWRD PERMITS SECTION AT (520) 724-6649 FOR PERMIT APPLICATION REQUIREMENTS); (C) THE CONTRACTOR'S FLOW MANAGEMENT PLAN HAS BEEN SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND APPROVED BY PCRWRD FIELD ENGINEERING; AND (D) A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED PIMA COUNTY PROJECT FIELD INSPECTOR IS SCHEDULED AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO COMMENCING WITH SEWER CONSTRUCTION.

6. IMMEDIATELY REPORT ANY OF THE FOLLOWING TO THE PCRWRD OPERATIONS CONTROL CENTER (OCC) AT (520) 724-6500: ANY RELEASE OF SEWAGE, ANY DAMAGE TO THE PUBLIC SANITARY SEWER SYSTEM, OR THE DROPPING OF DEBRIS INTO A PUBLIC SANITARY SEWER MANHOLE. A PCRWRD REPRESENTATIVE WILL BE DISPATCHED TO THE SITE. THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CONTAIN A SANITARY SEWAGE OVERFLOW (SSO). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, MITIGATE THE RELEASE OF SEWAGE, DISINFECT THE RELEASE AREAS, AND ANY REGULATORY PENALTIES LEVIED ON PCRWRD FOR SEWAGE ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY THE PCRWRD FIELD REPRESENTATIVE.

7. STORM WATER AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY INSTALLED TO PROTECT PCRWRD MANHOLES AT THE BEGINNING OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTANTLY MAINTAIN STORM WATER AND SEDIMENT CONTROL MEASURES THAT PROTECT PCRWRD FACILITIES UNDER ALL CONDITIONS FOR THE DURATION OF THE PROJECT. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ALLOW STORM WATER, SEDIMENT, OR POTENTIAL POLLUTANTS FROM CONSTRUCTION SITE TO ENTER A PCRWRD MANHOLE. THE CONTRACTOR SHALL ENSURE THAT THEIR FLOW MANAGEMENT OPERATION INCLUDES CONTROLS TO PREVENT ANY INTRODUCTION OF STORM WATER, SEDIMENT, OR POLLUTANTS INTO THE PUBLIC SANITARY SEWER SYSTEM. FAILURE TO CONFORM TO THESE REQUIREMENTS SHALL RESULT IN CANCELLATION OF THE SEWER CONSTRUCTION PERMIT.

8. SPECIAL CARE SHALL BE TAKEN TO ENSURE DESIGN SLOPES ARE MAINTAINED. SEWERS CONSTRUCTED AT INSUFFICIENT SLOPES WILL NOT BE ACCEPTED BY PCRWRD FIELD ENGINEERING AND/OR ADEQ. CORRECTIVE ACTION, INCLUDING RE-CONSTRUCTION OF THE SEWER(S), WILL BE AT THE SOLE EXPENSE OF THE PROJECT OWNER/CONTRACTOR.

9. THE CONTRACTOR SHALL ADJUST OR RECONSTRUCT ALL SANITARY SEWER MANHOLES TO FINISHED ALL FRAMES AND COVER ADJUSTMENTS SHALL BE IN ACCORDANCE WITH PCRWRD SSDC 2016, DETAIL NOS. RWRD 211, 212, 304 OR 305 (AS APPLICABLE). THE CONTRACTOR SHALL PROTECT THE BENCH AND FLOW CHANNELS WITH A COVER PER PCRWRD SSDC 2016, DETAIL NO. RWRD 306. PRIOR TO COMMENCING ANY WORK TO THE MANHOLE AND REMOVE THE COVER AFTER ALL WORK IS COMPLETED. THE CONTRACTOR SHALL ENSURE THAT FRAMES AND COVERS ARE CLEAN AND FREE FROM ANY AND ALL ATTACHED MATERIALS (ASPHALT, CONCRETE, ETC.) AND THAT ALL VENT HOLES ARE OPEN AND CLEAR OF OBSTRUCTIONS, AS APPROVED BY THE PCRWRD FIELD ENGINEER. EXISTING FRAMES AND/OR COVERS THAT ARE DAMAGED OR CANNOT BE COMPLETELY CLEANED SHALL BE REPLACED WITH A NEW FRAME AND COVER IN ACCORDANCE WITH PCRWRD SSDC 2016, DETAIL NO. RWRD 213 - 218. COSTS ASSOCIATED WITH EXISTING FRAMES AND COVERS THAT ARE LOST OR DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

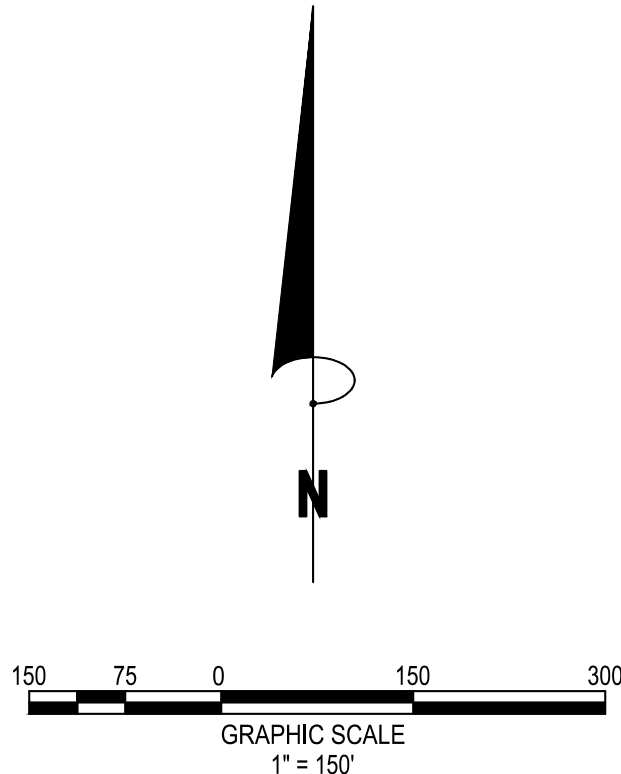
10. SANITARY SEWER IS MEASURED FROM INSIDE FACE OF STRUCTURE TO INSIDE FACE OF STRUCTURE AND ALL INVERTS INDICATE INSIDE FACE OF STRUCTURE ELEVATION.

1. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2000 EDITION OF THE PIMA COUNTY AND CITY OF TUCSON TRAFFIC SIGNING DESIGN MANUAL (2002 REVISION), THE CURRENT SUPPLEMENTAL SPECIFICATIONS, THESE PLANS AND THE SPECIAL PROVISIONS.
2. SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AS DIRECTED BY THE ENGINEER.
3. POST LENGTHS INDICATED ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL POST LENGTHS.
4. ALL NEW AND EXISTING SIGNS SHALL BE INSTALLED ON PERFORATED POST (SQUARE TUBE), AND SHALL BE INSTALLED IN A CONCRETE FOUNDATION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. ALL SIGN STATION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE ENGINEER PRIOR TO THE INSTALLATION OF ALL SIGNS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH BLUE STAKE AND FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD.
7. SPEED LIMIT SIGNS AND STOP SIGNS SHALL BE TYPE II (DIAMOND GRADE) SHEETING. ALL OTHER WARNING AND REGULATORY SIGNS SHALL BE TYPE III (HIGH INTENSITY) SHEETING UNLESS OTHERWISE DETERMINED BY THE JURISDICTION ENGINEER. STREET NAME SIGNS (D3) SHALL BE FABRICATED USING TYPE III (HIGH INTENSITY) SHEETING AND ADVANCE STREET NAME SIGNS (TE9) SHALL BE FABRICATED USING TYPE III SHEETING. NO PARKING SIGNS SHALL BE TYPE II SHEETING. ALL SCHOOL ZONE SIGNS SHALL BE FLUORESCENT YELLOW-GREEN, DIAMOND GRADE SHEETING. ALL OVERHEAD SIGNS SHALL BE DIAMOND GRADE SHEETING.
8. ALL NEW SIGNS SHALL HAVE ALUMINUM BACKING, UNLESS OTHERWISE SPECIFIED.
9. ANY SALVAGED SIGN THAT IS TO BE REUSED SHALL BE TEMPORARILY STORED IN A SAFE LOCATION UNTIL REINSTALLATION.
10. THE DESIGN SPEED FOR THIS DEVELOPMENT IS: 25 M.P.H. AND THE DESIGN VEHICLE IS: SU-30. THE POSTED SPEED LIMIT FOR TANGERINE ROAD/FIRST AVENUE IS: 45 M.P.H.
11. FINAL INSPECTION/ACCEPTANCE OF SIGNING SHALL BE PERFORMED BY THE ENGINEER.

1. ALL ESOS AREAS ARE TO HAVE A ROPE OR FENCE BARRIER INDICATING LIMITS PRIOR TO COMMENCING GRADING ACTIVITIES



PLAN STATUS		
DATE	DESCRIPTION	
RWS/ML DESIGN	KB/ML DRAWN	RWS CHKD
SCALE	H: V:	
JOB No.	050980-01-001	
DATE :	05/01/21	



REGIONAL DRAINAGE IMPROVEMENTS INCLUDED IN RESOURCE MANAGEMENT AREA 1 PER TOWN ZONING CODE SECTION 27.10.E.3.c and 27.10.F.2.2.f.vi.

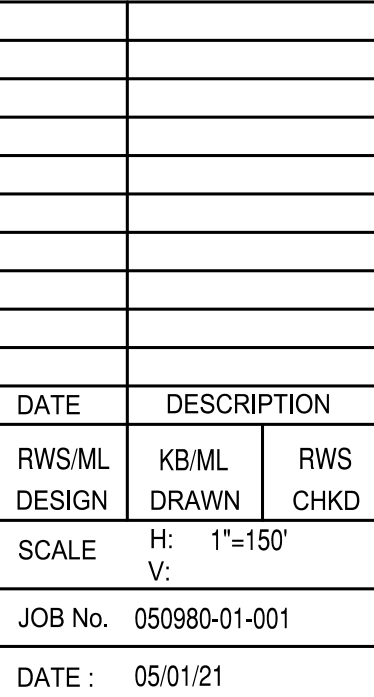
Bowman Consulting Group, Ltd.
7464 N. La Cholla Blvd.
Tucson, Arizona 85741

Phone: (520) 463-3200

www.bowmanconsulting.com

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050980-01-001
PROJECT NUMBER



SHEET 04 OF 40

CHAPARRAL HEIGHTS
LOTS 1-73
BK 27, PG 20

N LA CHOLLA BLVD.
BK 02, ROAD MAPS, PG. 114

N0° 35' 17.49"W
2564.321'

SEARCH PT
N 506085.1383'
E 978994.6830'
BCHH W₂
N 506084.8750'
E 978994.6830'

224-39-003A
ROBINSON SHERRY &
JOWERS DUSTIN CP/RS

224-39-0090
SWENA DENNIS D & JODI R
DEVELOPMENT ENVELOPE
(APPROXIMATE
GRADING LIMIT)

224-39-0070
SCHROEPPEL RICHARD &
ORMAN HILARIE JT/RS
EXISTING SLOPES >25%
(TYP.)

224-39-0080
METROPOLITAN DOMESTIC
WATER IMPROVEMENT

LOMAS DE ORO (1-21)
BK/PG: 19011

RBR CAP
N 506108.0330'
E 981633.0430'

BCHH RLS 42285
N 508724.0040'
E 978967.5890'

224-24-012A
HALLAQ ISSA Y &
HENRIETTA Z JT/RS

W LAMBERT LANE
BK. 11 ROAD MAPS, PG. 21
(PUBLIC)

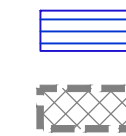
N89° 23' 42.37"E
2605.805'

224-24-0130
HALLAQ ISSA Y & HENRIETTA
Z JT/RS

BCHH 85235
N 508751.8300'
E 981603.1700'

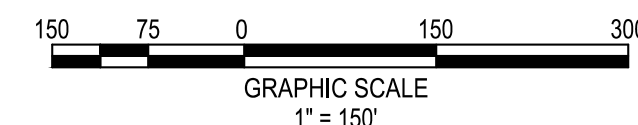
SEARCH PT
N 508676.8348'
E 981604.0174'

LEGEND



POST DEVELOPMENT 100-YR FLOODPLAIN

EXISTING SLOPES >25%



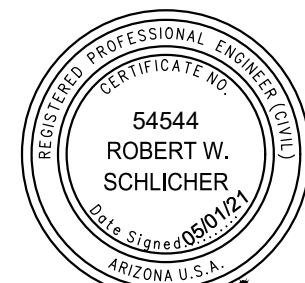
REGULATED HILLSIDE PLAN

SEC LAMBERT & LA CHOLLA

ORO VALLEY, AZ

PIMA COUNTY

050980-01-001
PROJECT NUMBER

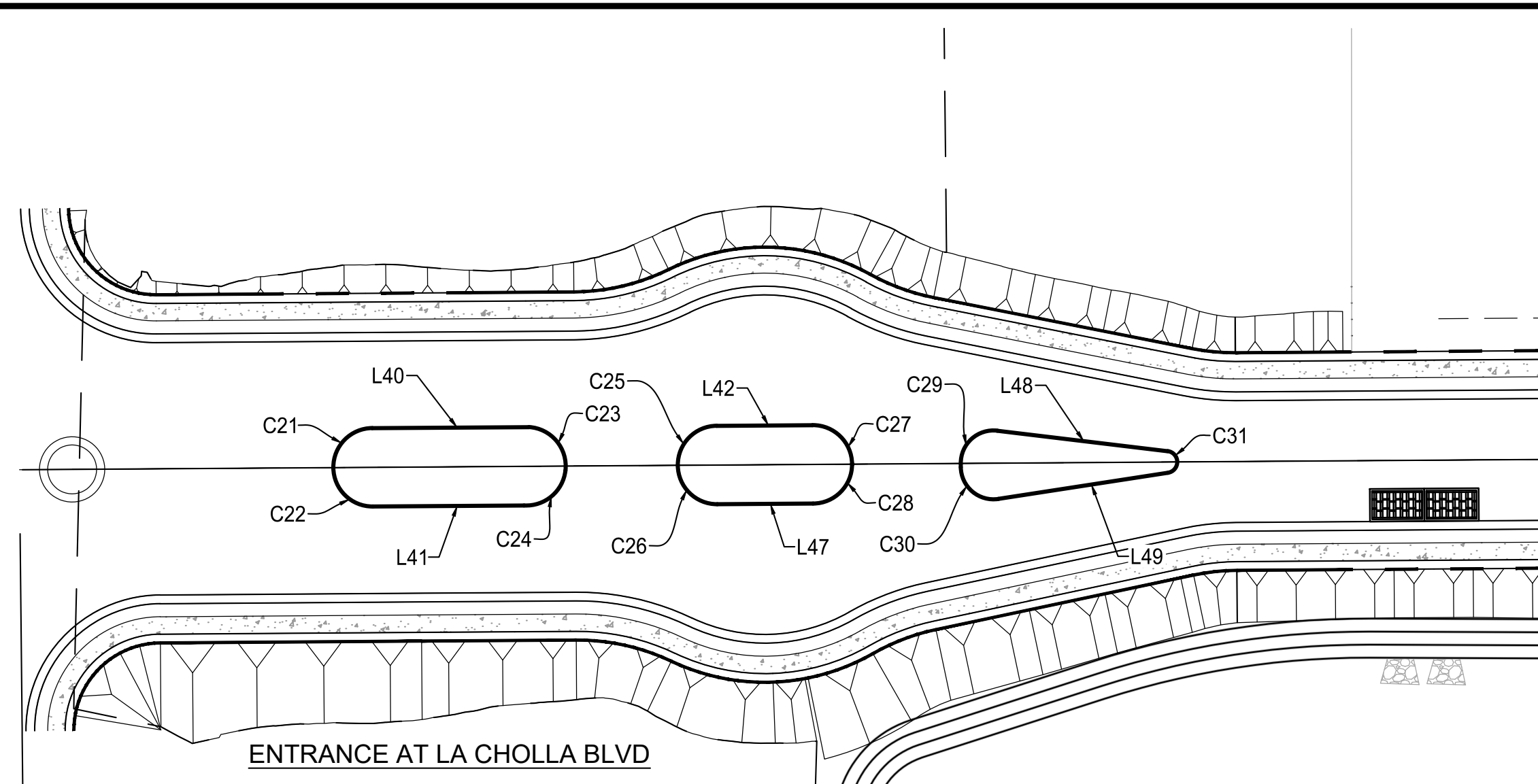
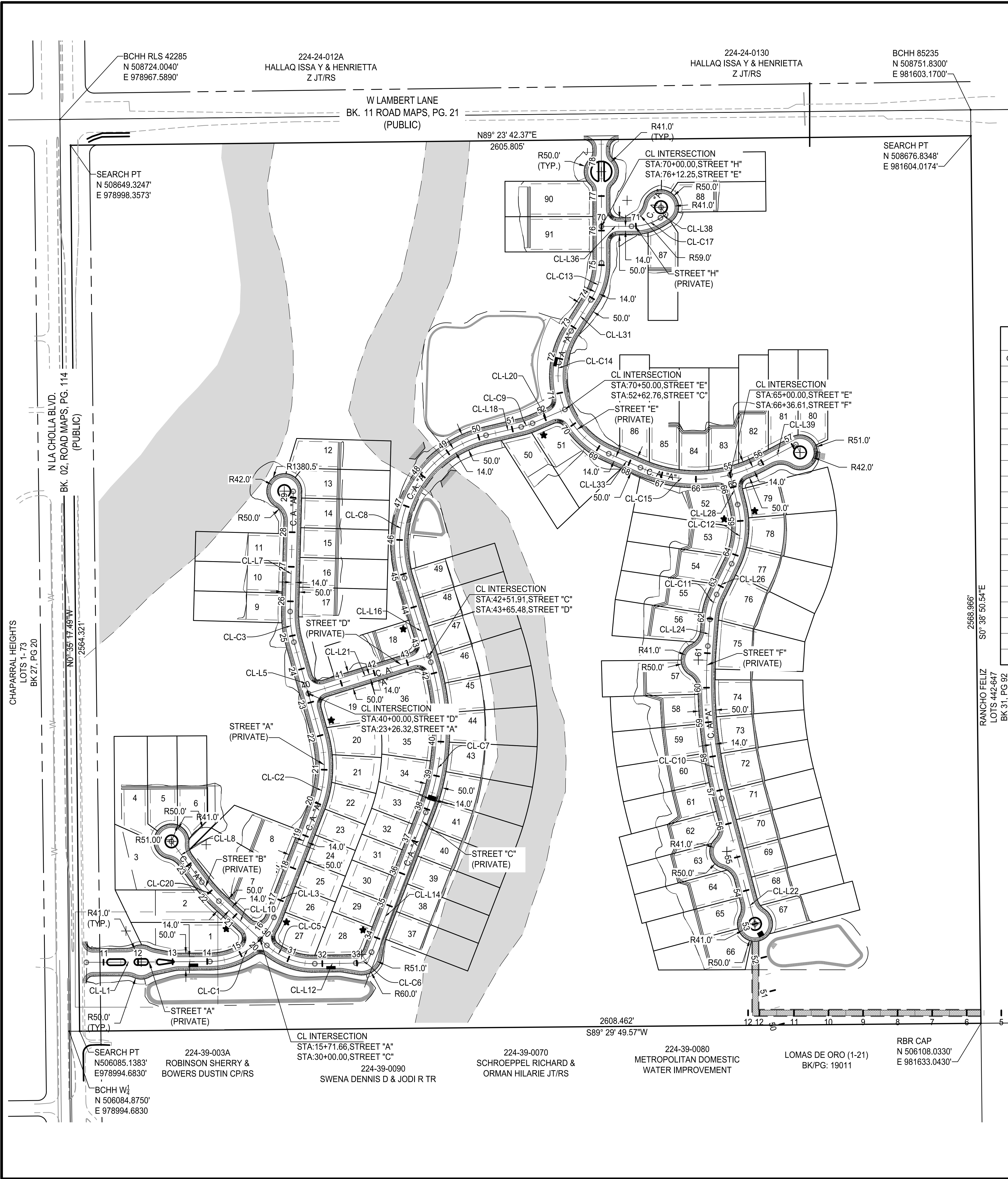


Plan Sign
PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=150' V:
JOB No.	050980-01-001
DATE:	05/01/21

SHEET 05 OF 40



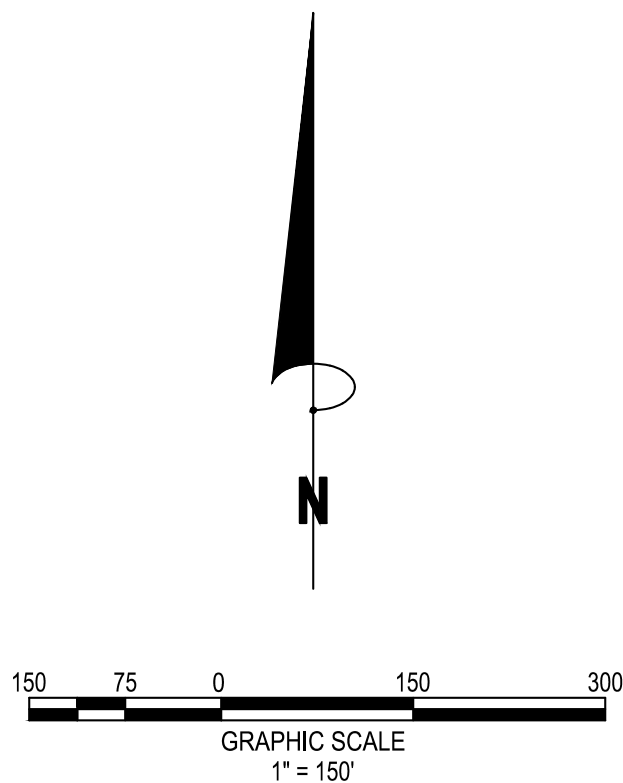
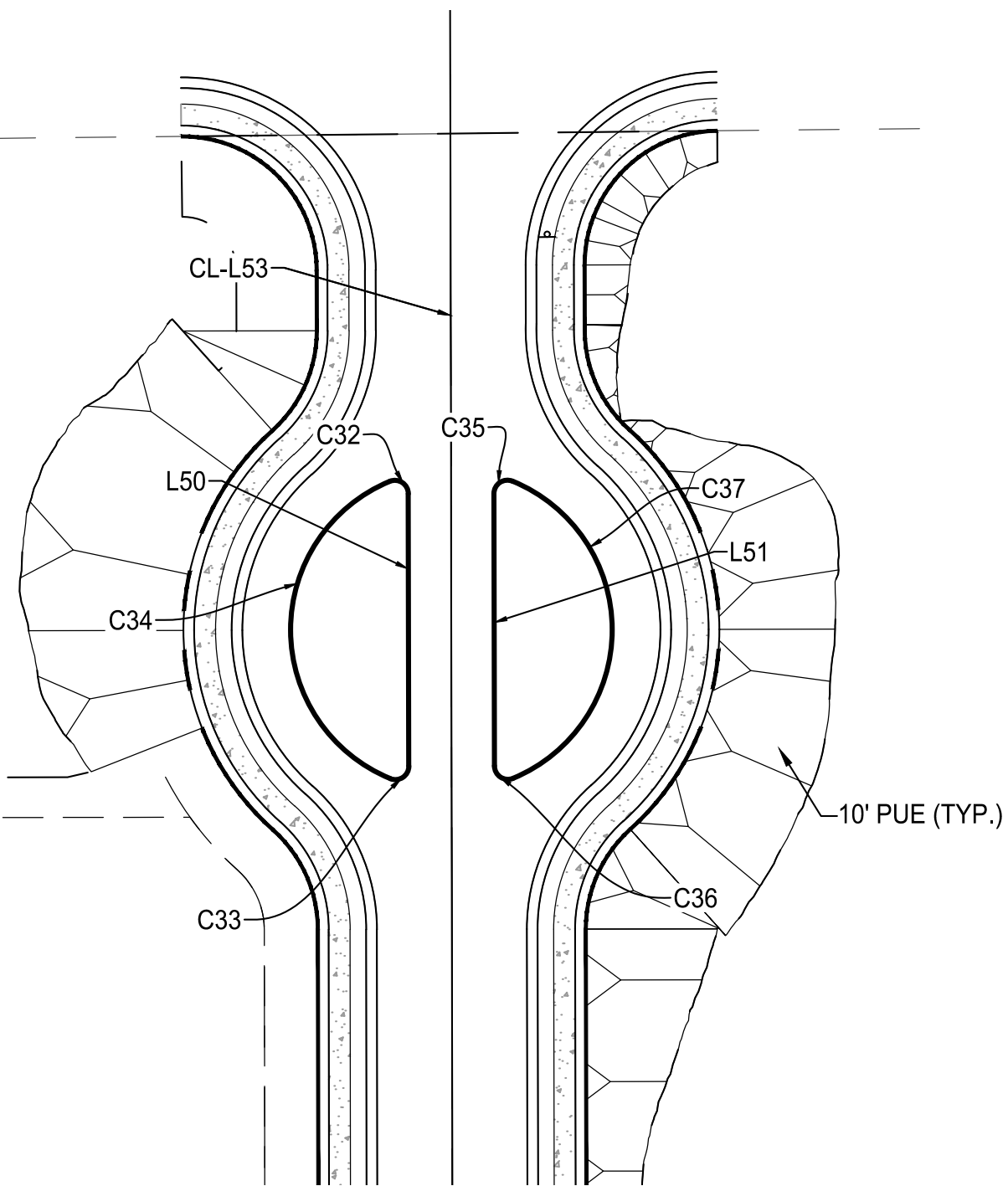


CURVE TABLE: ALIGNMENTS				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
CL-C1	200.00'	68°26'34"	238.91'	224.96'
CL-C2	330.00'	36°47'43"	211.93'	208.30'
CL-C3	300.00'	17°06'34"	89.58'	89.25'
CL-C4	400.00'	10°33'52"	73.75'	73.65'
CL-C5	200.00'	43°35'24"	152.16'	148.51'
CL-C6	50.00'	67°57'27"	59.30'	55.89'
CL-C7	660.00'	38°29'20"	443.36'	435.07'
CL-C8	325.00'	94°03'49"	533.56'	475.63'
CL-C9	200.00'	9°52'41"	34.48'	34.44'
CL-C10	1320.00'	19°18'15"	444.73'	442.63'
CL-C11	200.00'	21°30'56"	75.10'	74.66'
CL-C12	250.00'	40°18'38"	175.89'	172.28'
CL-C13	200.00'	32°25'37"	113.19'	111.69'
CL-C14	245.00'	98°41'14"	421.99'	371.73'
CL-C15	400.00'	51°29'51"	359.52'	347.54'
CL-C17	156.00'	32°25'31"	88.28'	87.11'
CL-C18	400.00'	10°33'52"	73.75'	73.65'
CL-C19	400.00'	10°33'52"	73.75'	73.65'
CL-C20	400.00'	10°33'52"	73.75'	73.65'

LINE TABLE: ALIGNMENTS		
LINE #	LENGTH	DIRECTION
CL-L8	147.14'	S36° 43' 04.16"E
CL-L10	163.02'	S47° 16' 56.15"E
CL-L12	118.69'	N89° 07' 39.97"E
CL-L14	433.67'	N21° 10' 12.78"E
CL-L16	255.12'	N17° 19' 06.86"W
CL-L18	104.54'	N76° 44' 42.35"E
CL-L20	101.84'	N66° 52' 01.49"E
CL-L21	365.48'	N72° 40' 53.14"E
CL-L22	376.07'	N14° 50' 42.93"W
CL-L24	77.38'	N4° 27' 31.83"E
CL-L26	98.93'	N25° 58' 27.89"E
CL-L28	88.50'	N14° 20' 10.32"W
CL-L31	106.21'	S32° 19' 19.01"W
CL-L33	100.18'	S66° 21' 54.96"E
CL-L36	87.11'	S89° 53' 42.37"W
CL-L38	17.89'	S57° 28' 11.73"W
CL-L39	115.70'	N62° 08' 14.10"E
CL-L53	356.52'	S0° 06' 17.63"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C21	9.00'	90°00'00"	14.14'	12.73'
C22	9.00'	90°00'00"	14.14'	12.73'
C23	9.00'	92°51'00"	14.58'	13.04'
C24	9.08'	86°28'07"	13.70'	12.43'
C25	9.00'	90°00'00"	14.14'	12.73'
C26	9.00'	90°00'00"	14.14'	12.73'
C27	9.00'	90°00'00"	14.14'	12.73'
C28	9.00'	90°00'00"	14.14'	12.73'
C29	7.50'	97°48'44"	12.80'	11.30'
C30	7.50'	97°48'44"	12.80'	11.30'
C31	2.50'	164°22'32"	7.17'	4.95'
C32	2.50'	112°26'47"	4.91'	4.16'
C33	2.50'	112°26'47"	4.91'	4.16'
C34	30.00'	135°06'26"	70.74'	55.45'
C35	2.50'	112°26'47"	4.91'	4.16'
C36	2.50'	112°26'47"	4.91'	4.16'
C37	30.00'	135°06'26"	70.74'	55.45'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L40	35.96'	S89° 36' 46.39"W
L41	34.73'	N89° 36' 46.39"E
L42	22.00'	N89° 36' 46.39"E
L47	22.00'	S89° 36' 46.39"W
L48	39.39'	N83° 08' 51.97"W
L49	39.39'	N81° 13' 40.43"E
L50	50.83'	N0° 06' 17.63"W
L51	50.83'	S0° 06' 17.63"E



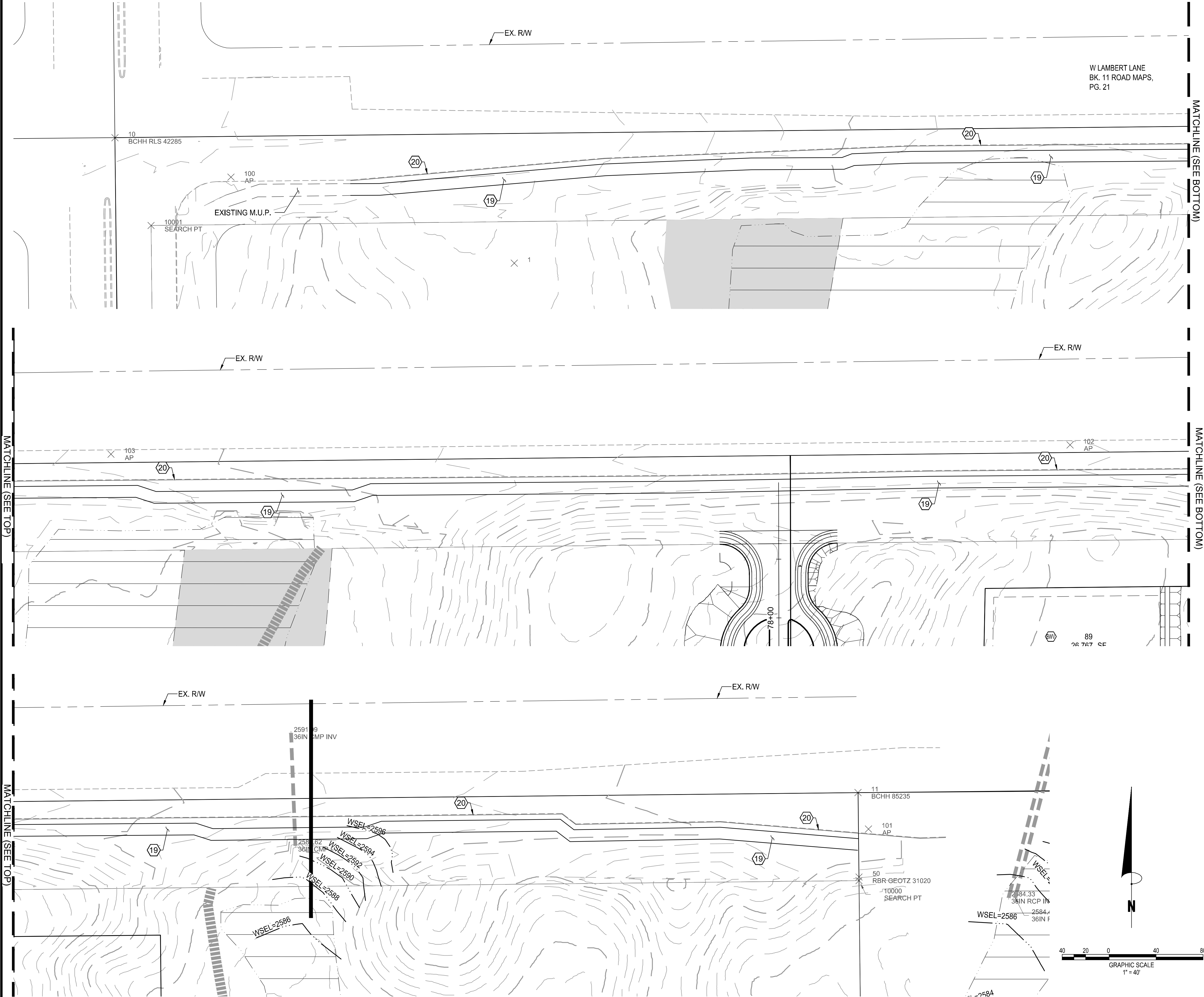
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PIMA COUNTY

HORIZONTAL CONTROL
SEC LAMBERT & LA CHOLLA
ORO VALLEY, AZ

050980-01-001 PROJECT NUMBER		
PLAN STATUS		
DATE	DESCRIPTION	
RWS/ML	KB/ML	RWS
DESIGN	DRAWN	CHKD
SCALE	H: 1"=150' V:	
JOB No.	050980-01-001	
DATE	05/01/21	
SHEET	06 OF 40	



EASEMENT KEYNOTES

- 1 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- 2 BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- 1 CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 2 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- 3 CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- 6 CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
- 7 INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
- 8 REMOVE CONE, SAWCUT MANHOLE BASE FOR NEW CONE INSTALLATION AT PROPOSED RIM ELEVATION.
- 9 EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- 10 EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- 11 INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
- 12 STABILIZED SURFACE PER STD. DTL. RWRD 111.

CONSTRUCTION KEYNOTES

- 1 INSTALL SURVEY MONUMENT PER P.A.G. STD. DTL. 103.
- 2 CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
- 3 CONSTRUCT 6" REVEAL CURB PER P.A.G. STD. DTL. 209, (TYPE 2).
- 4 CONSTRUCT MODIFIED TRANSITION CURB FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210. LENGTH PER PLAN.
- 5 CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
- 6 NEW CONCRETE CURB TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
- 7 SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
- 8 CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
- 9 INSTALL 3" AC OVER 6" ABC SEE DTL. 11, SHT. 38.
- 10 SLOPE STABILIZATION, SEE DTL. 9, SHT. 38
- 11 SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
- 12 INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
- 13 CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 38 FOR DETAILS.
- 14 INSTALL BANK PROTECTION PER DTL. 8 ON SHT. 38
- 15 INSTALL OUTLET STRUCTURE
- 16 INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN.
- 17 ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
- 18 RETAINING WALL BY OTHERS
- 19 M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
- 20 CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
- 21 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.

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OFFSITE MUP
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PIMA COUNTY

ORO VALLEY, AZ

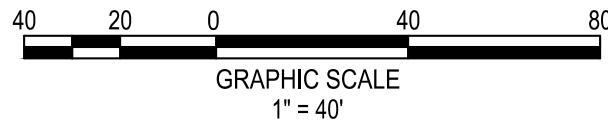
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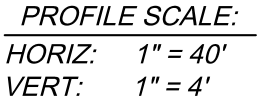
PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE	05/01/21





NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

- 1 CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 212
- 2 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- 3 CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- 6 CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
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Tucson, Arizona 85741**

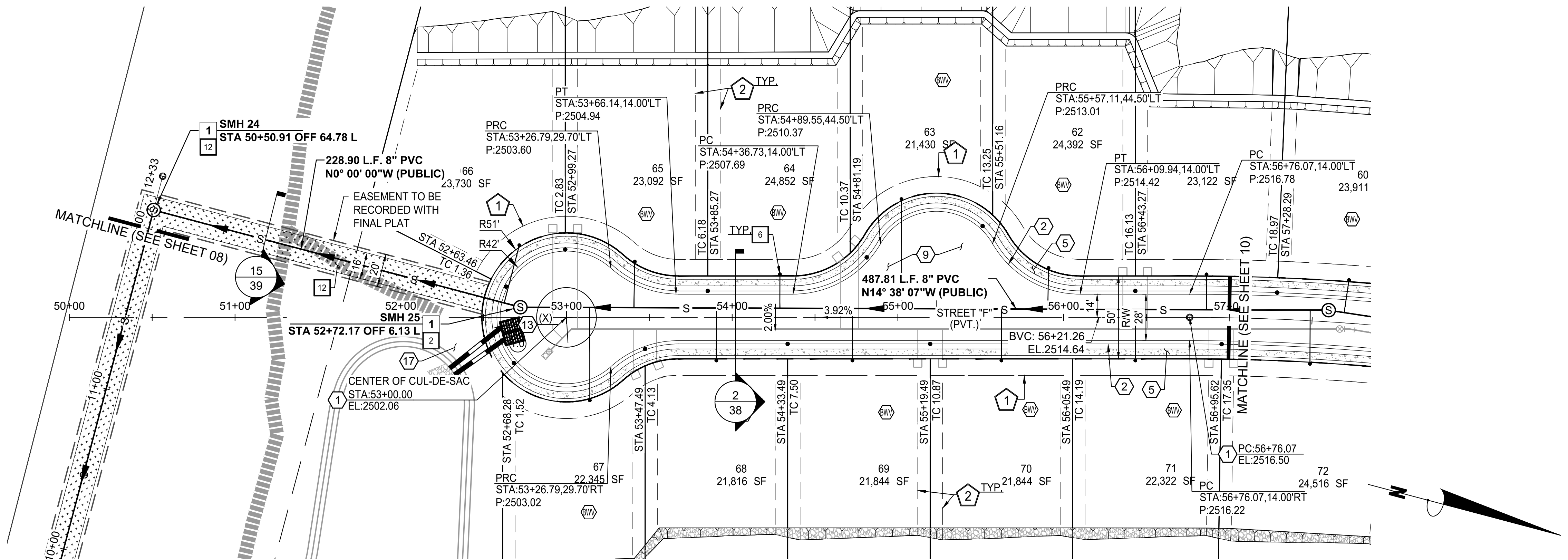
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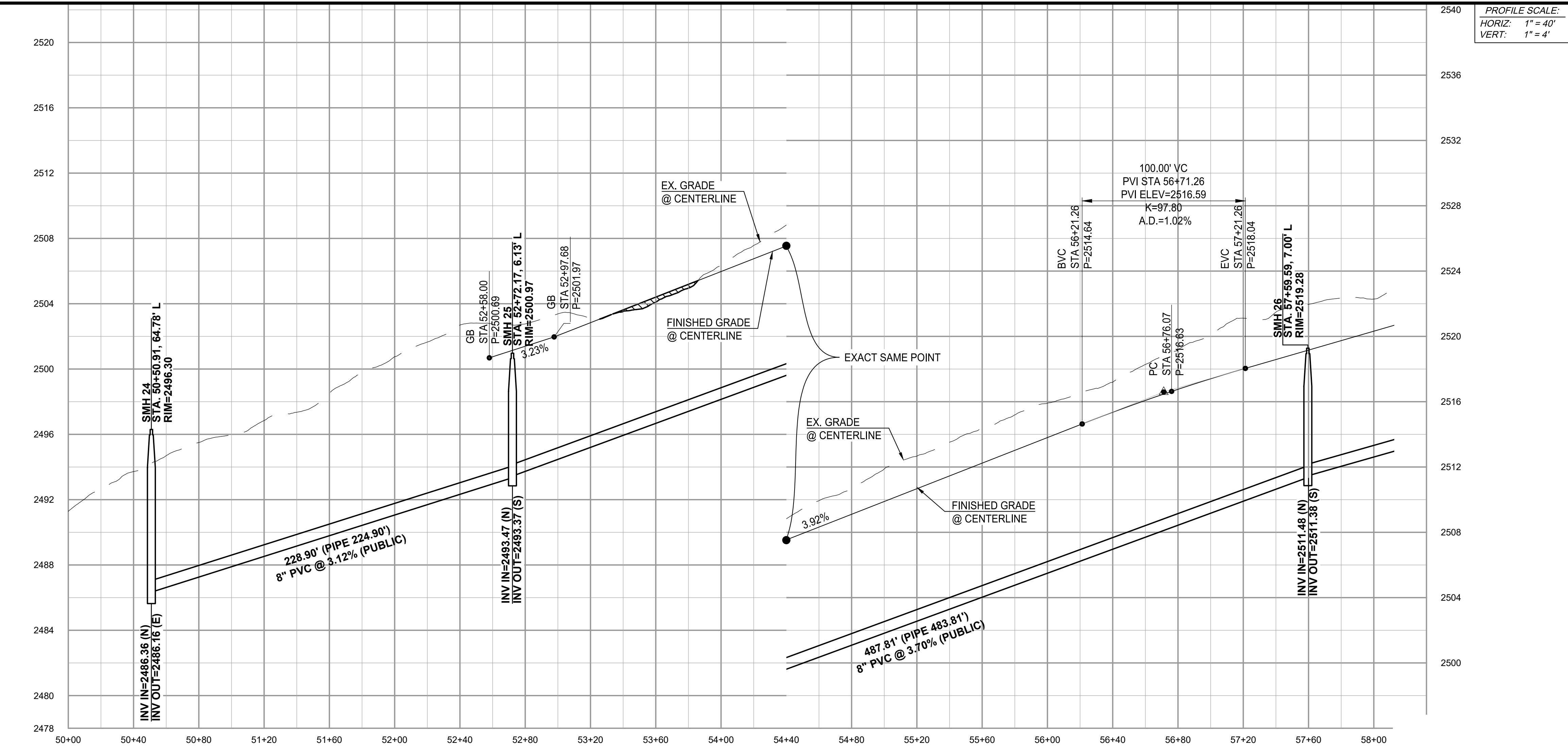
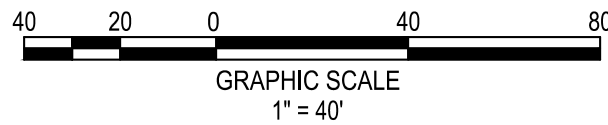
050980-01-001
PROJECT NUMBER

DATE : 05/01/21



STREET "F" (PRIVATE) STA. 50+00.00 TO STA. 57+00.00

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



EASEMENT KEYNOTES

- 1 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- 2 BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- 1 CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 2 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- 3 CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- 6 CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
- 7 INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
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- 10 EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- 11 INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
- 12 STABILIZED SURFACE PER STD. DTL. RWRD 111.

CONSTRUCTION KEYNOTES

- 1 INSTALL SURVEY MONUMENT PER P.A.G. STD. DTL. 103.
- 2 CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
- 3 CONSTRUCT 6" REVEAL CURB PER P.A.G. STD. DTL. 209, (TYPE 2).
- 4 CONSTRUCT MODIFIED TRANSITION CURB FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210. LENGTH PER PLAN.
- 5 CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
- 6 NEW CONCRETE CURB TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
- 7 SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
- 8 CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
- 9 INSTALL 3" AC OVER 6" ABC SEE DTL. 11, SHT. 38.
- 10 SLOPE STABILIZATION, SEE DTL. 9, SHT. 38
- 11 SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
- 12 INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
- 13 CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 38 FOR DETAILS.
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- 15 INSTALL OUTLET STRUCTURE
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- 17 ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
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- 19 M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
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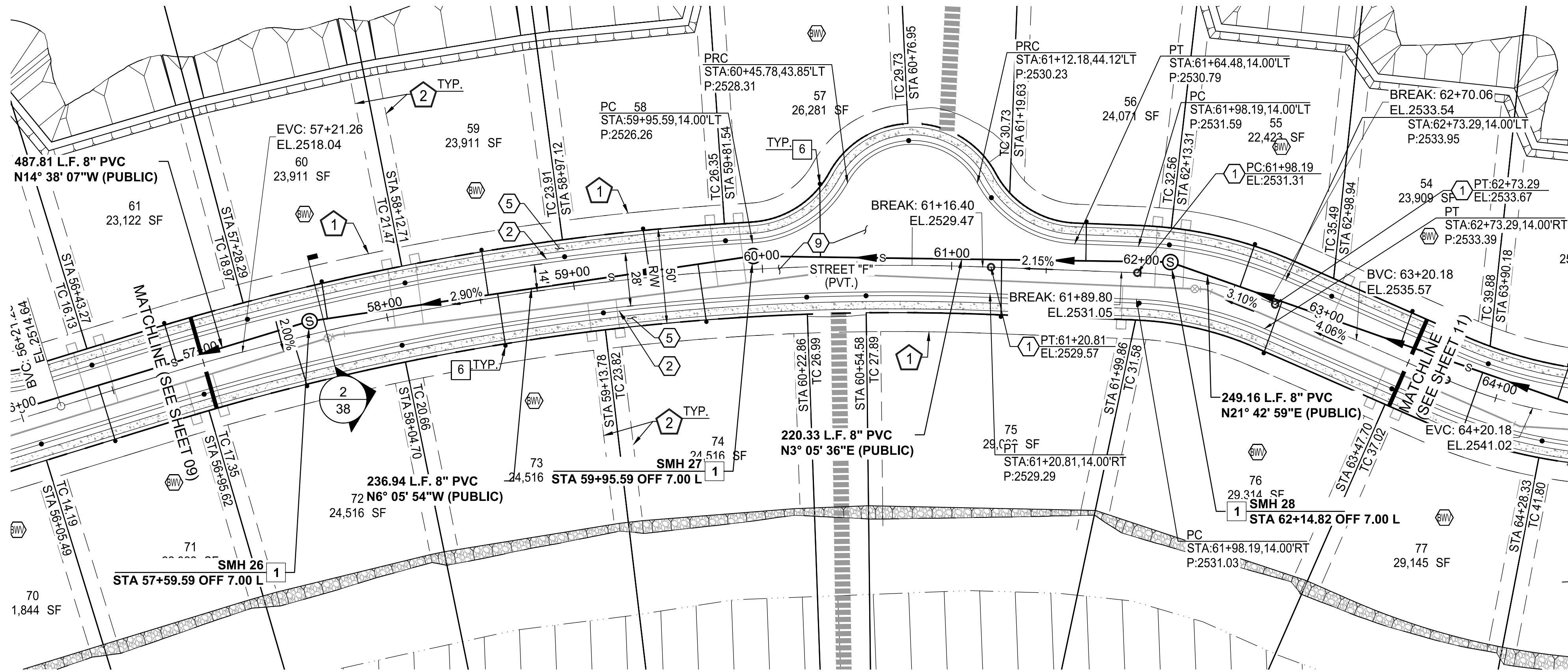
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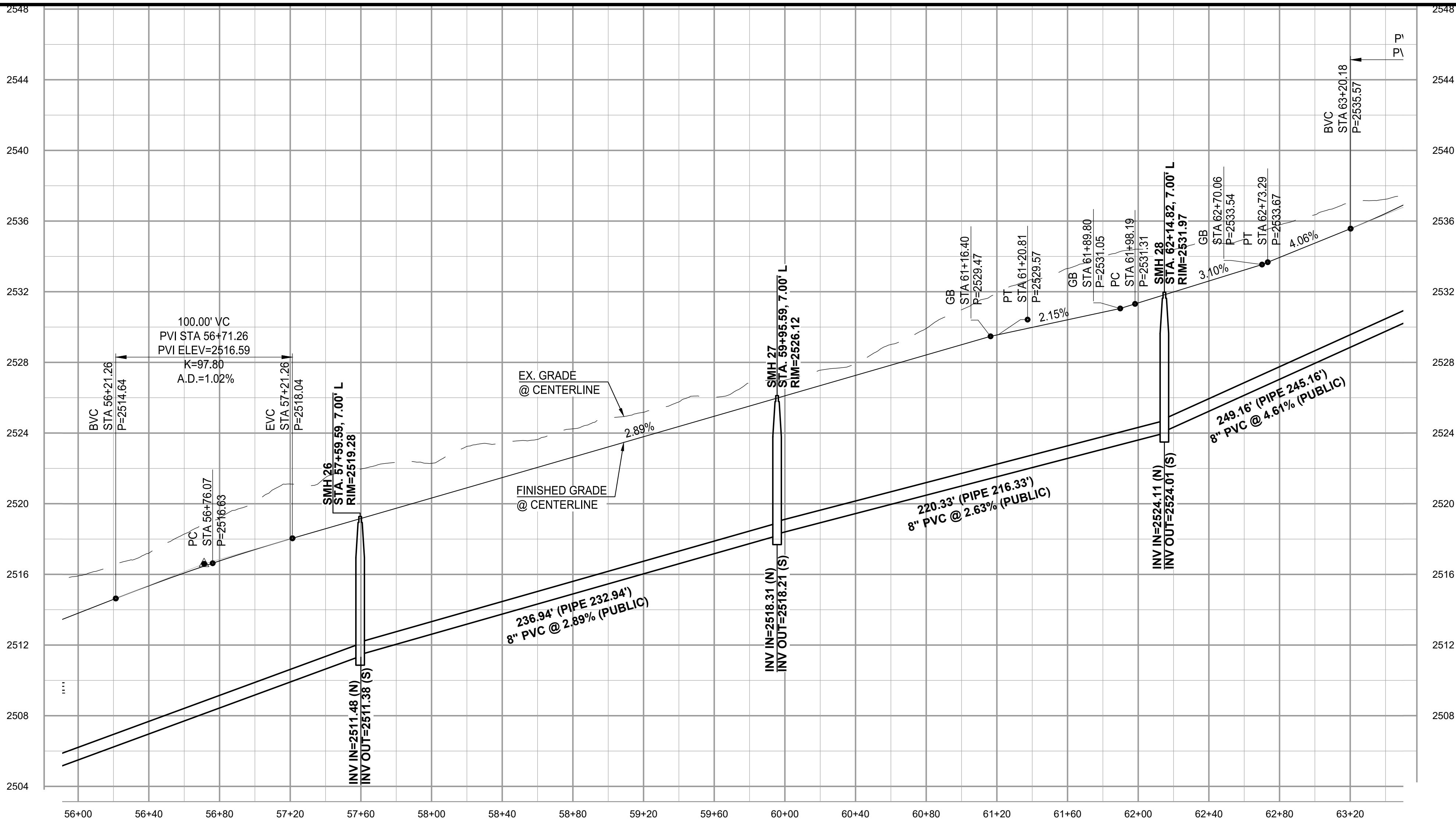
DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE	05/01/21





STREET "F" (PRIVATE) STA. 57+00.00 TO 63+50.00

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'

EASEMENT KEYNOTES

- 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
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- INSTALL BANK PROTECTION PER DTL. 8 ON SHT. 38
- INSTALL OUTLET STRUCTURE
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- ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
- RETAINING WALL BY OTHERS
- M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
- CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
- CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.

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050980-01-001
PROJECT NUMBER

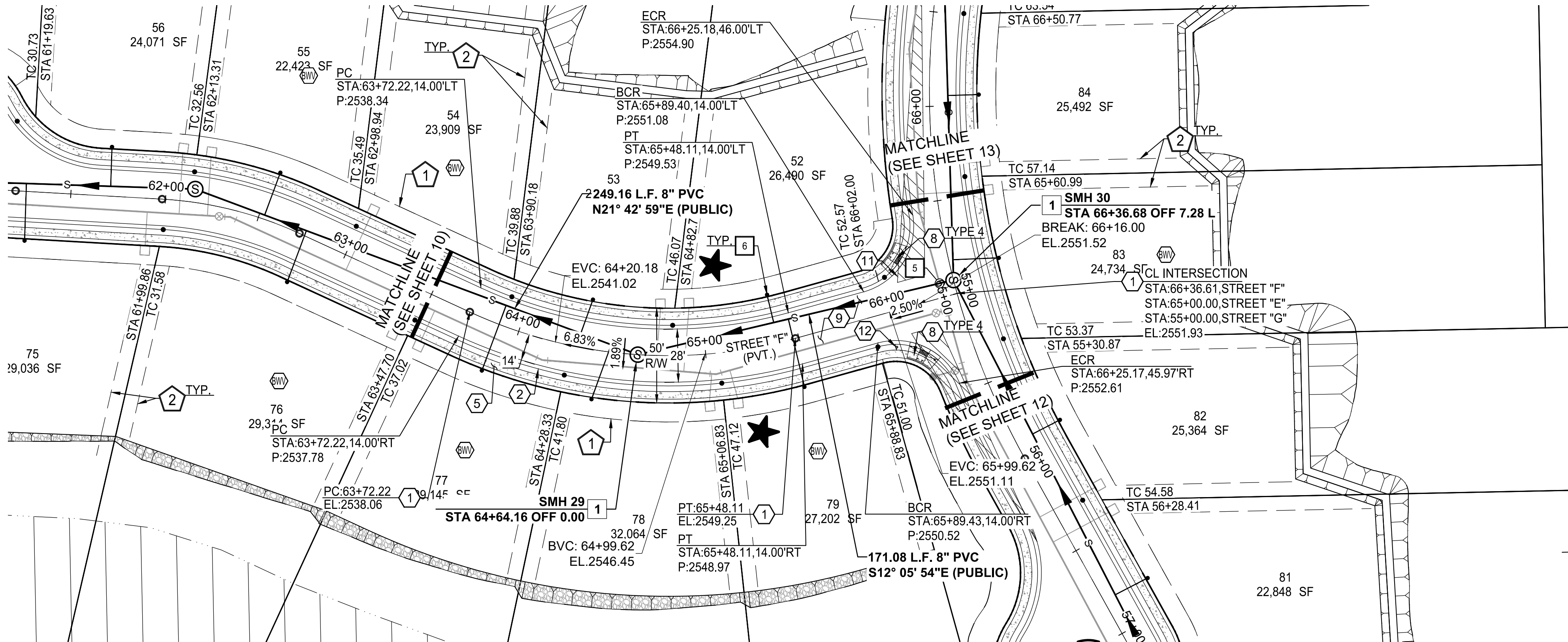


PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
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SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE	05/01/21

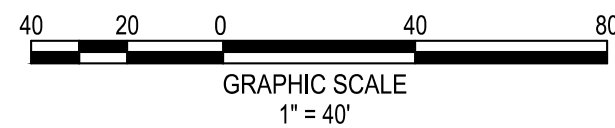


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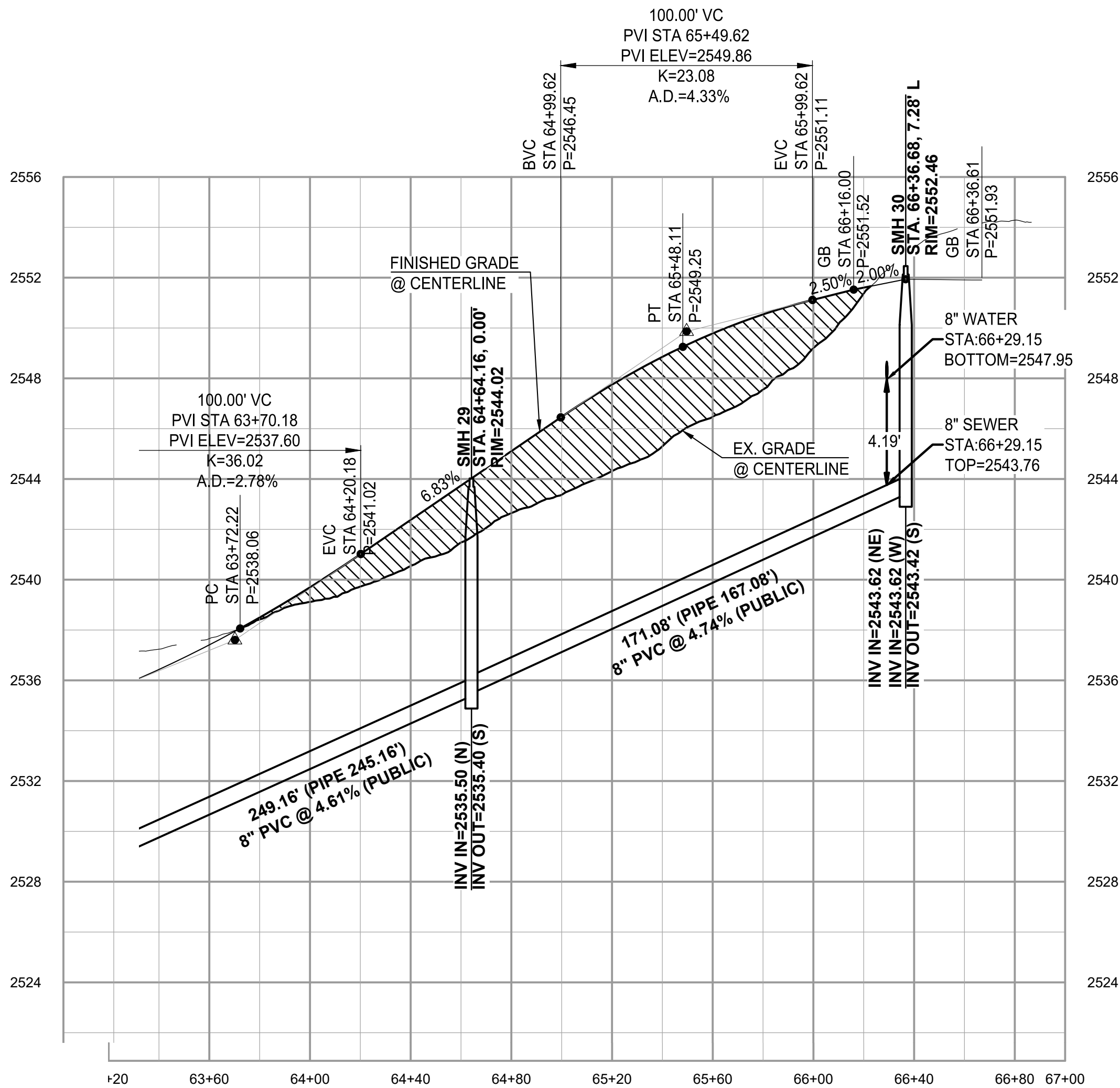


STREET "F" (PRIVATE) STA. 63+50.00 TO STA. 67+00.00

- NOTE:
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PROFILE SCALE:
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EASEMENT KEYNOTES

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CONSTRUCTION KEYNOTES

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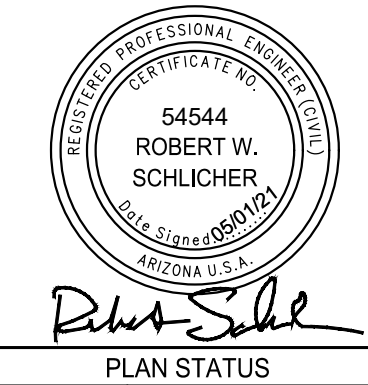
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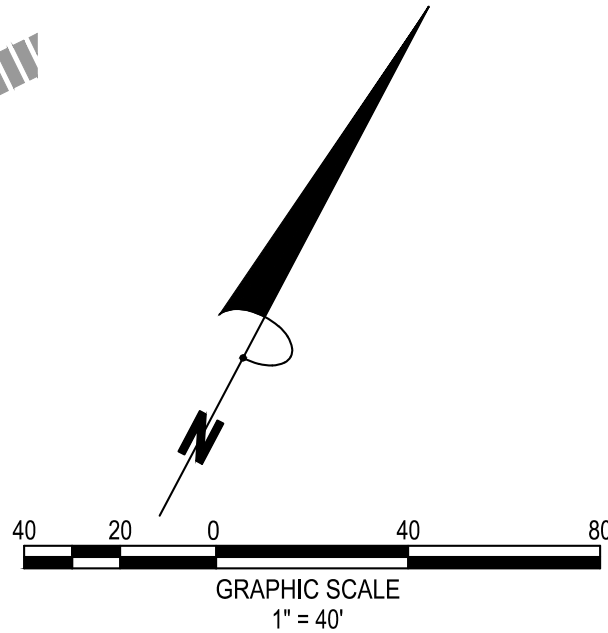
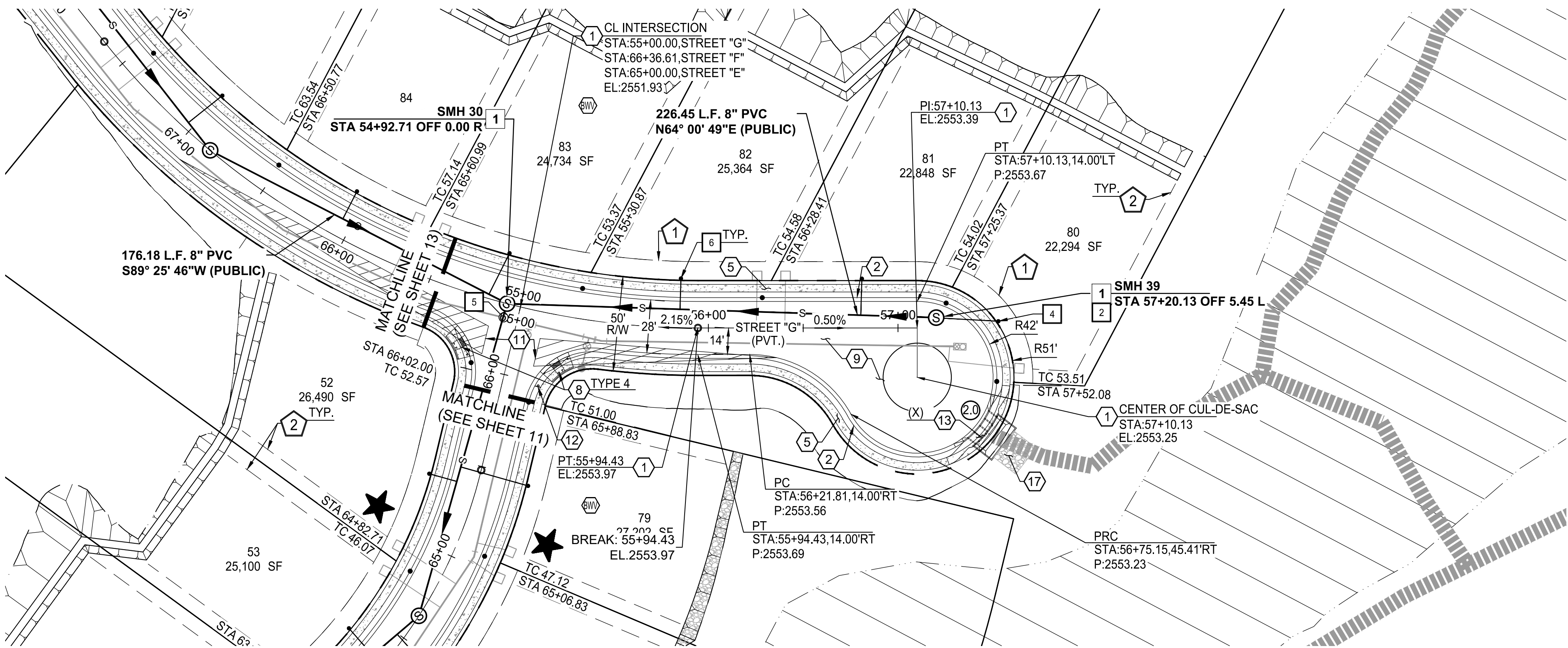
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PLAN STATUS

DATE	DESCRIPTION
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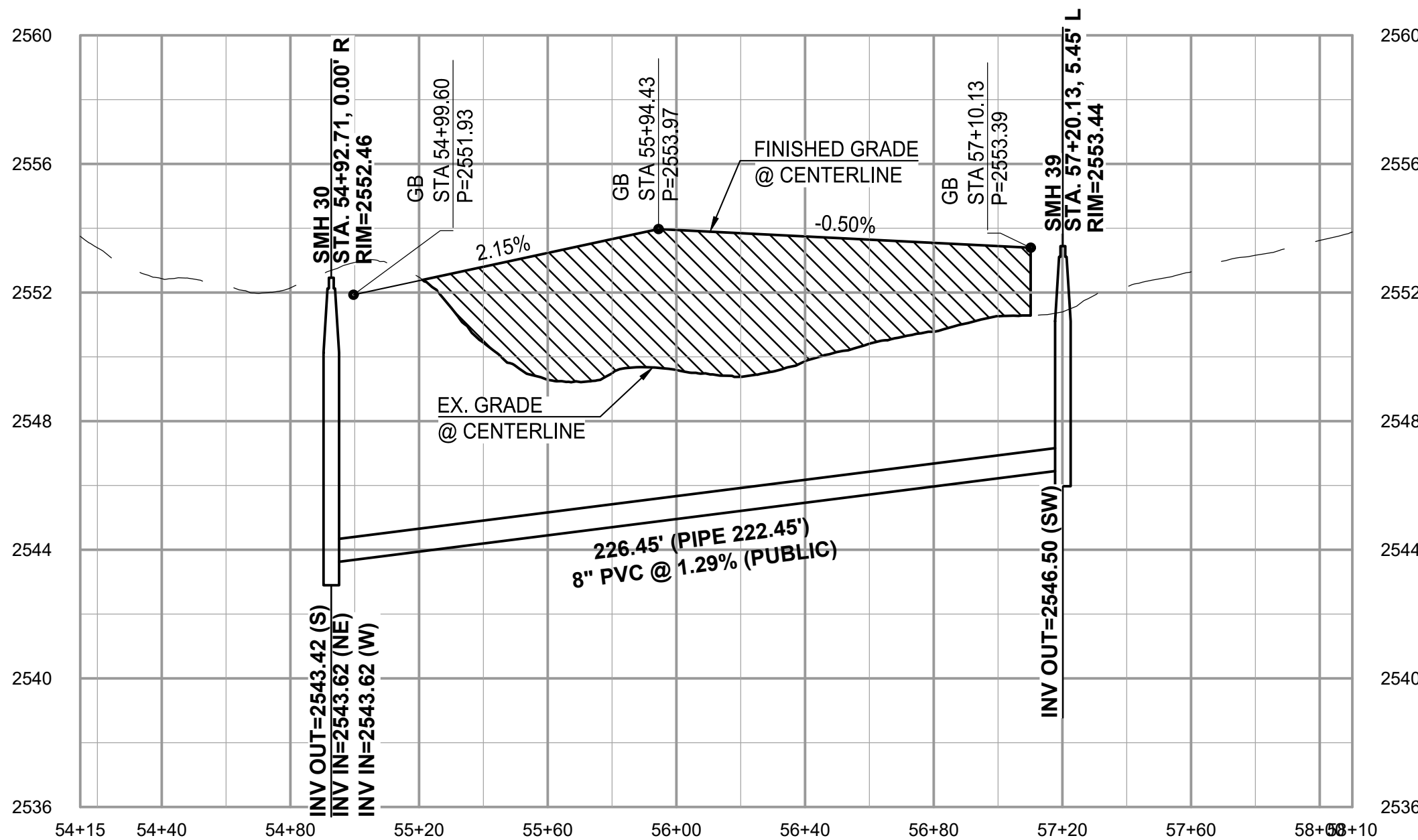




STREET "G" (PRIVATE) STA. 54+15.00 TO STA. 58+10.00

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.

PROFILE SCALE:
HORIZ: 1" = 40'
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EASEMENT KEYNOTES

- 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
- INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
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- EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
- STABILIZED SURFACE PER STD. DTL. RWRD 111.

CONSTRUCTION KEYNOTES

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- INSTALL OUTLET STRUCTURE
- INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN.
- ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
- RETAINING WALL BY OTHERS
- M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
- CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
- CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.

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SEC LAMBERT & LA CHOLLA

PIMA COUNTY

ORO VALLEY, AZ

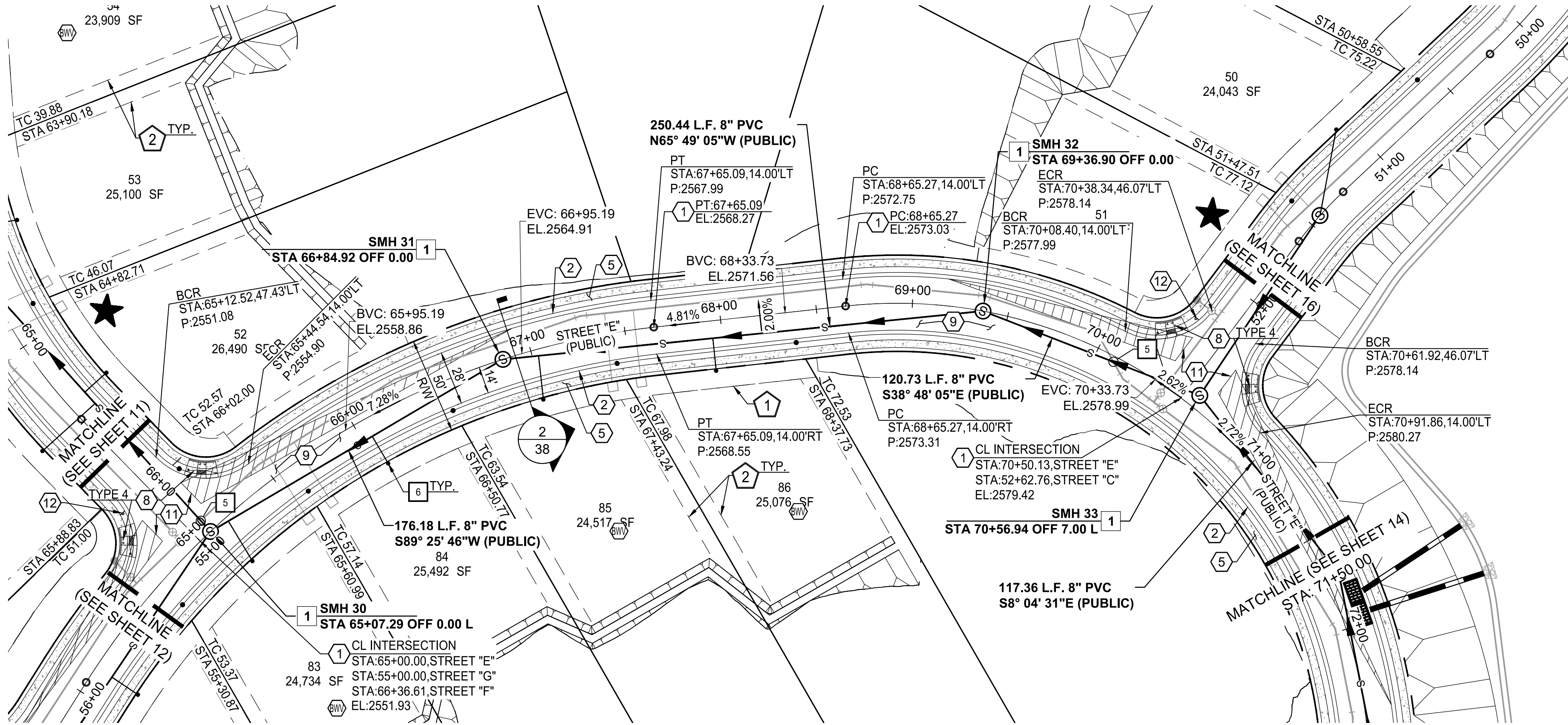
050980-01-001
PROJECT NUMBER



Plan Sheet
PLAN STATUS

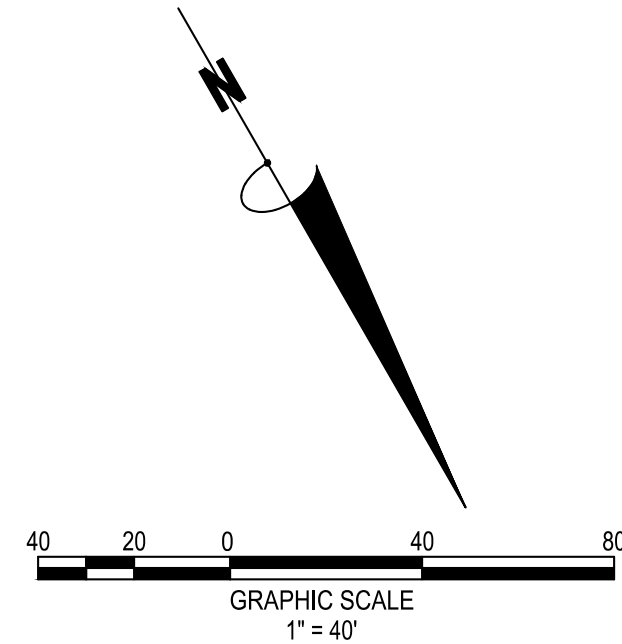
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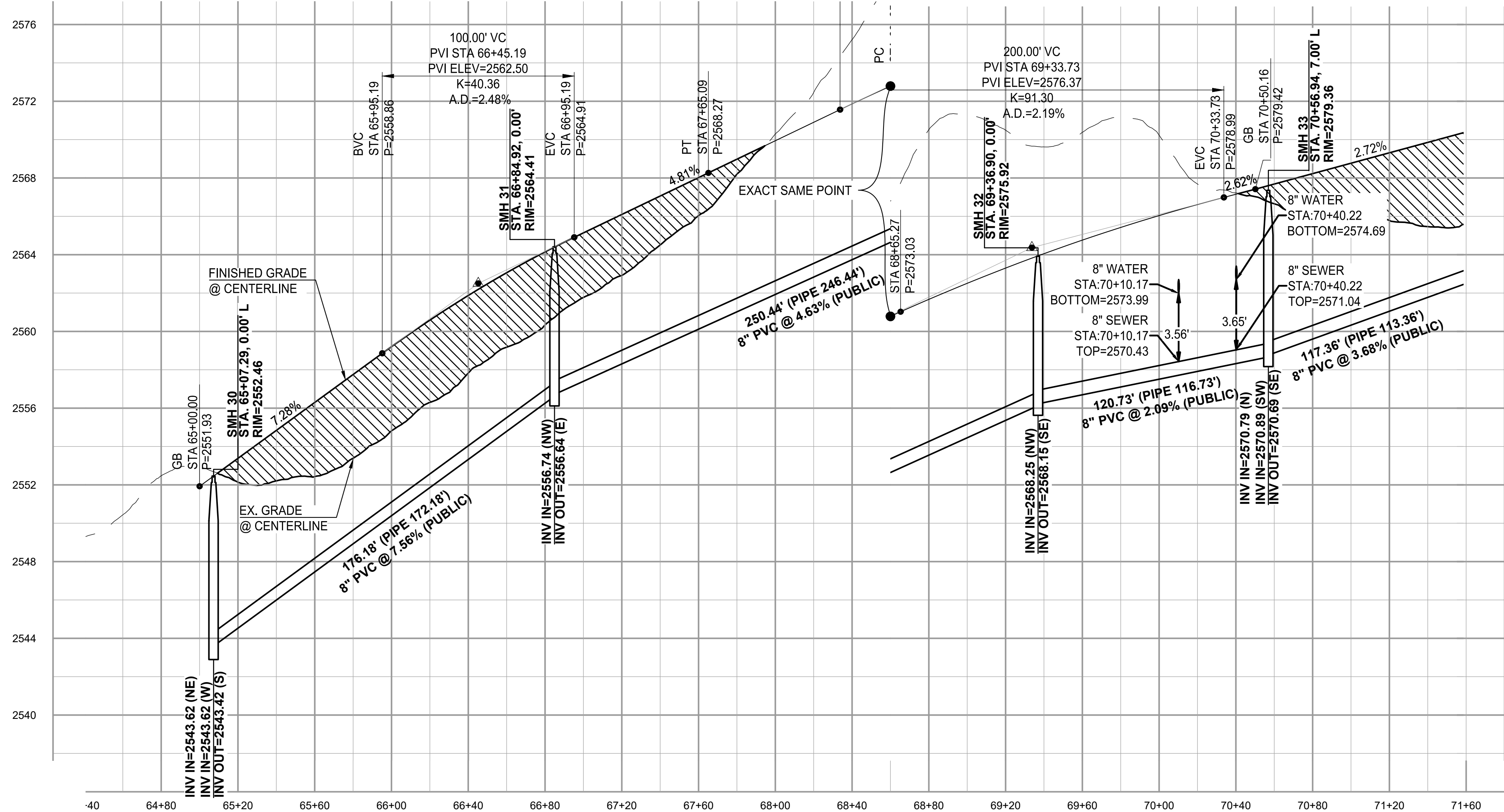


STREET "E" (PRIVATE) STA. 65+00.00 TO STA. 71+50.00

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



EASEMENT KEYNOTES

- 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
- INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
- REMOVE CONE, SAWCUT MANHOLE BASE FOR NEW CONE INSTALLATION AT PROPOSED RIM ELEVATION.
- EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
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- INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
- STABILIZED SURFACE PER STD. DTL. RWRD 111.

CONSTRUCTION KEYNOTES

- INSTALL SURVEY MONUMENT PER P.A.G. STD. DTL. 103.
- CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
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- CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
- NEW CONCRETE CURB TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
- SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
- CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
- INSTALL 3" AC OVER 6" ABC SEE DTL. 11, SHT. 38.
- SLOPE STABILIZATION, SEE DTL. 9, SHT. 38.
- SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
- INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
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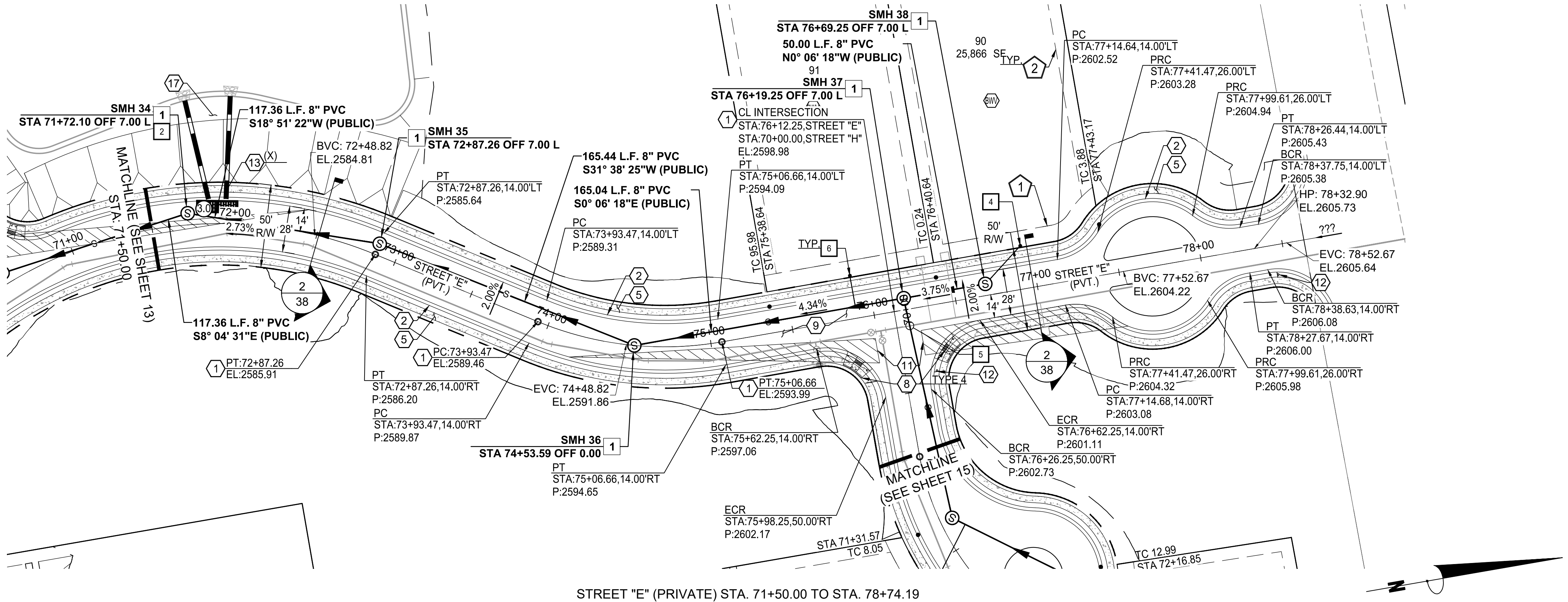
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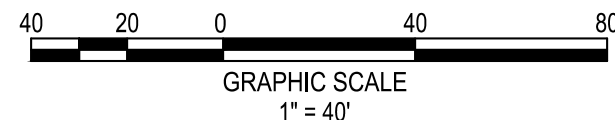
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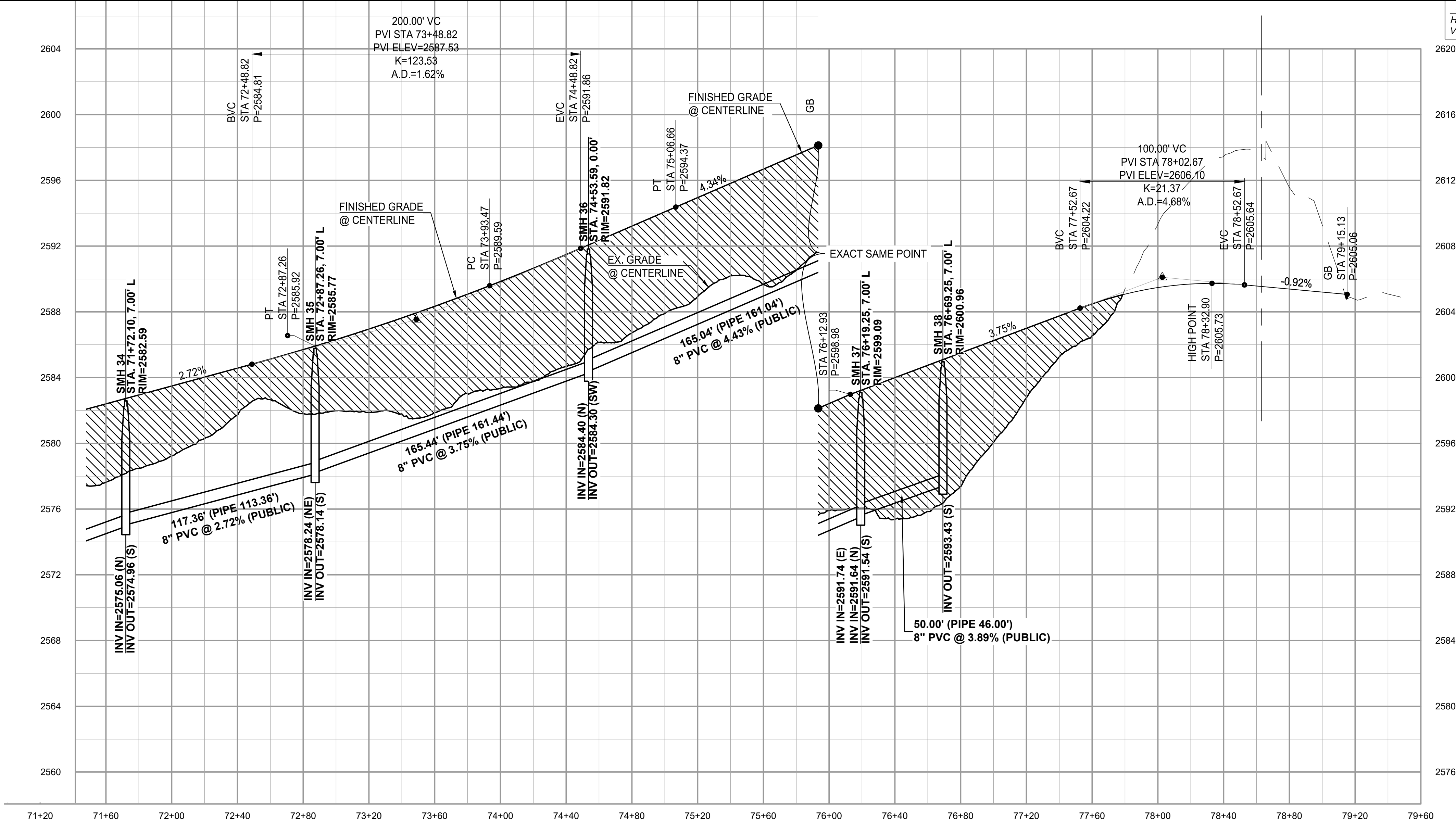


STREET "E" (PRIVATE) STA. 71+50.00 TO STA. 78+74.19

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EASEMENT KEYNOTES

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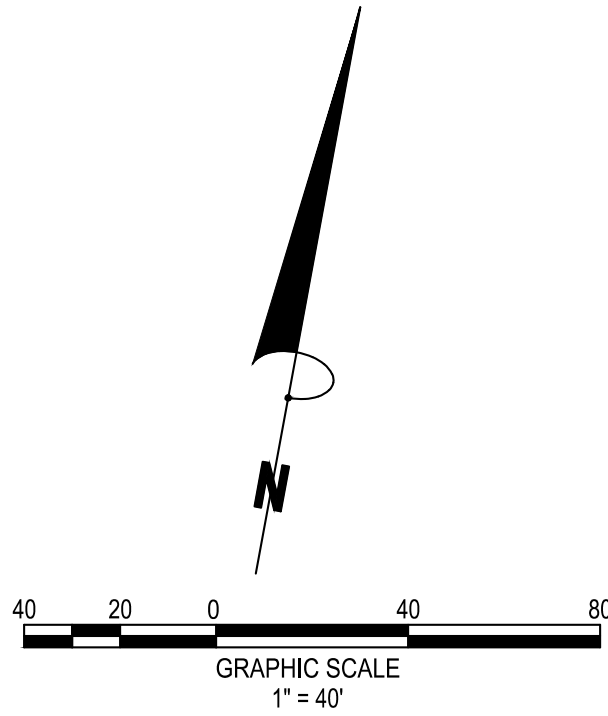
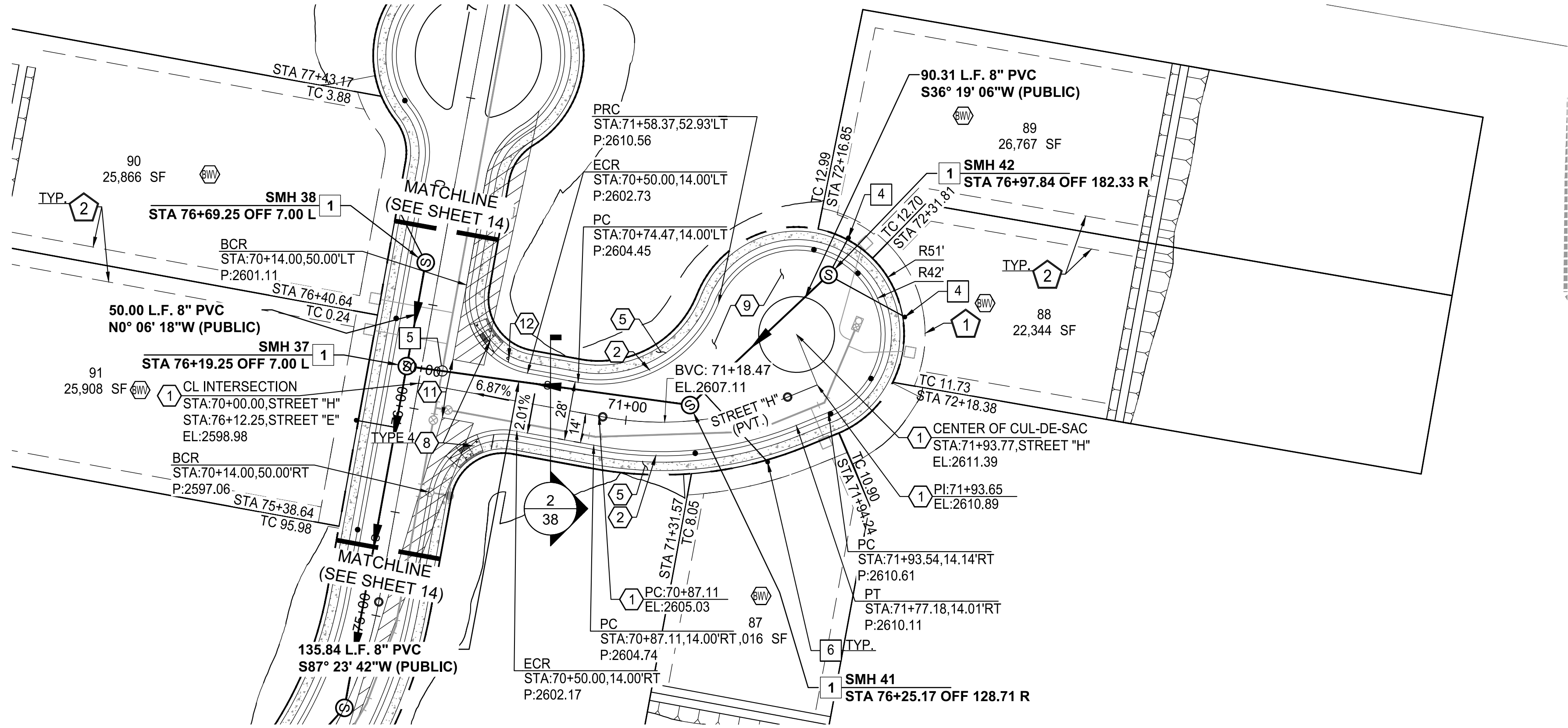
54544
ROBERT W. SCHLICHER
REGISTERED PROFESSIONAL ENGINEER
ARIZONA

PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
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Call at least two full working days
before you begin excavation!
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

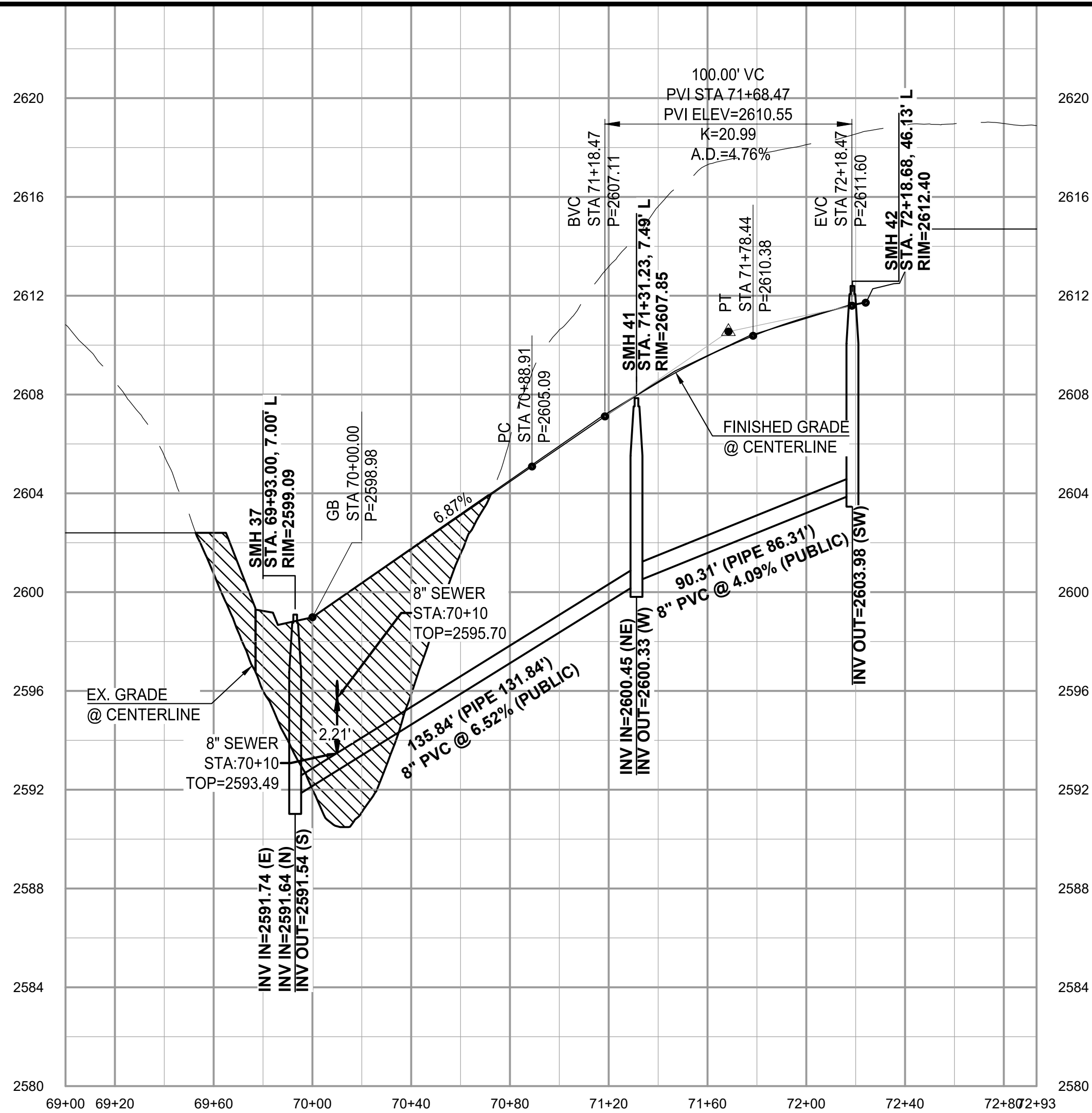
SHEET 14 OF 40



STREET "H" (PRIVATE) STA. 70+00.00 TO STA. 71+93.28

- NOTE:
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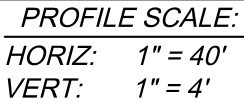
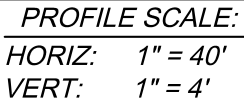
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PROJECT NUMBER



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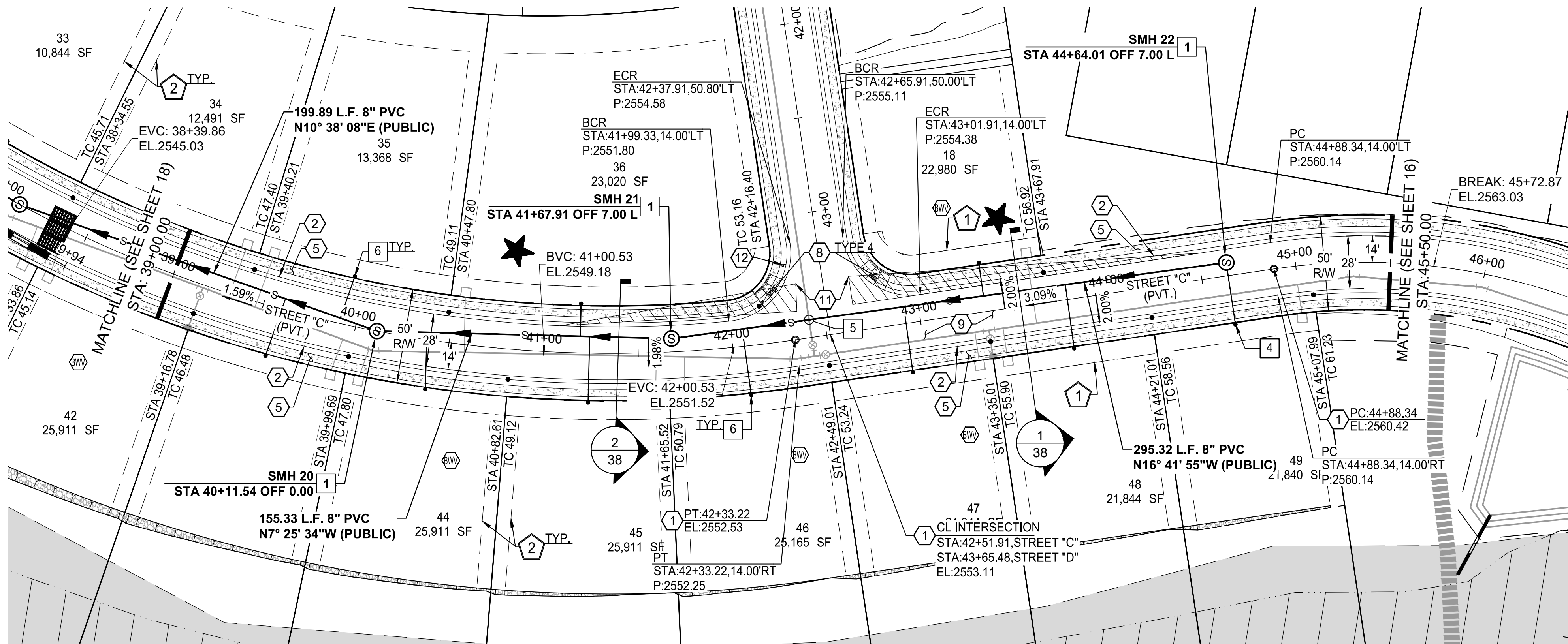


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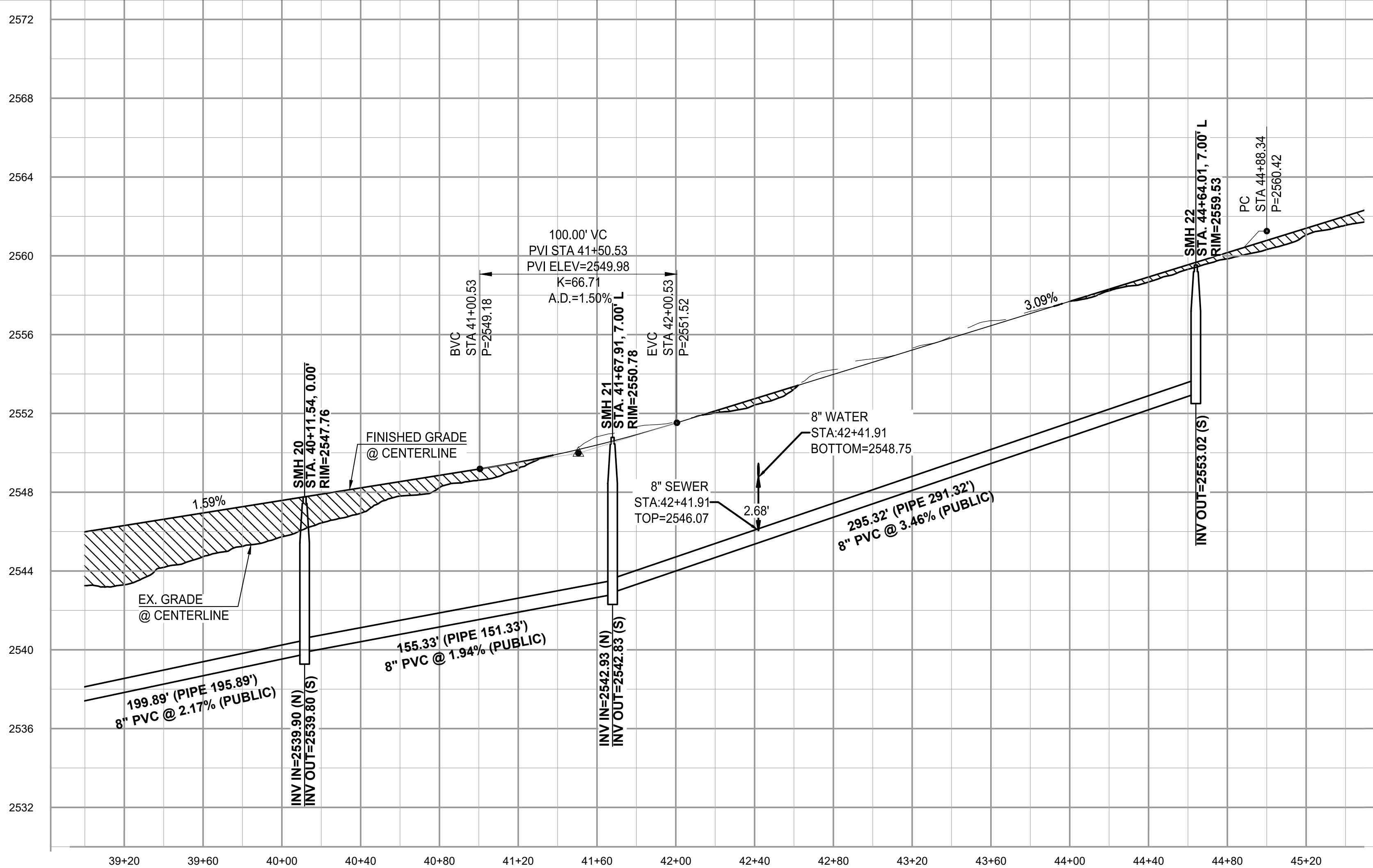
Dial 8-1-1 or 1-800-STAKE-IT (782-5341)
In Maricopa County: (602) 263-1100

SHEET 16 OF 40



STREET "C" (PRIVATE) STA. 39+00.00 TO STA. 45+50.00

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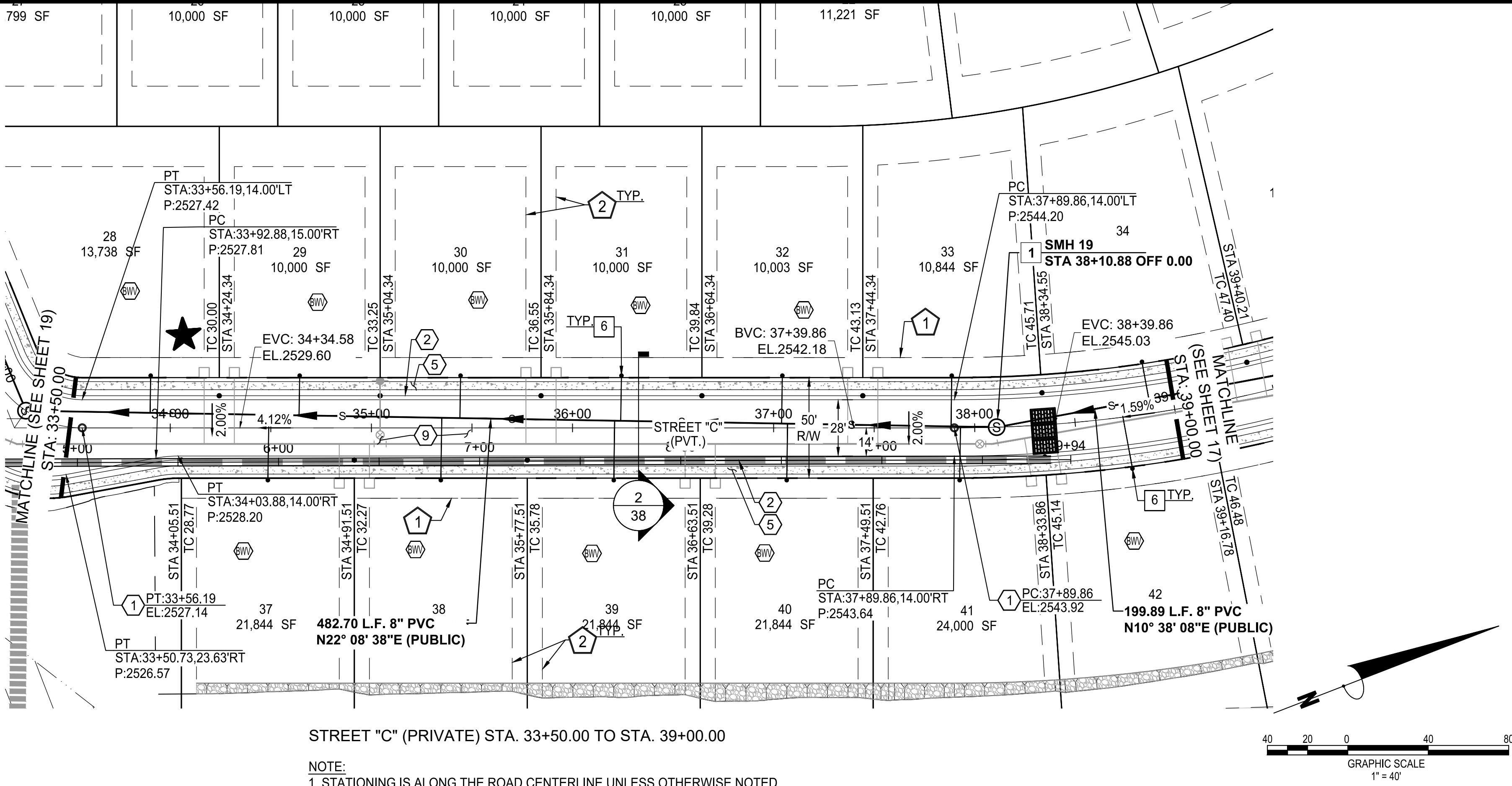
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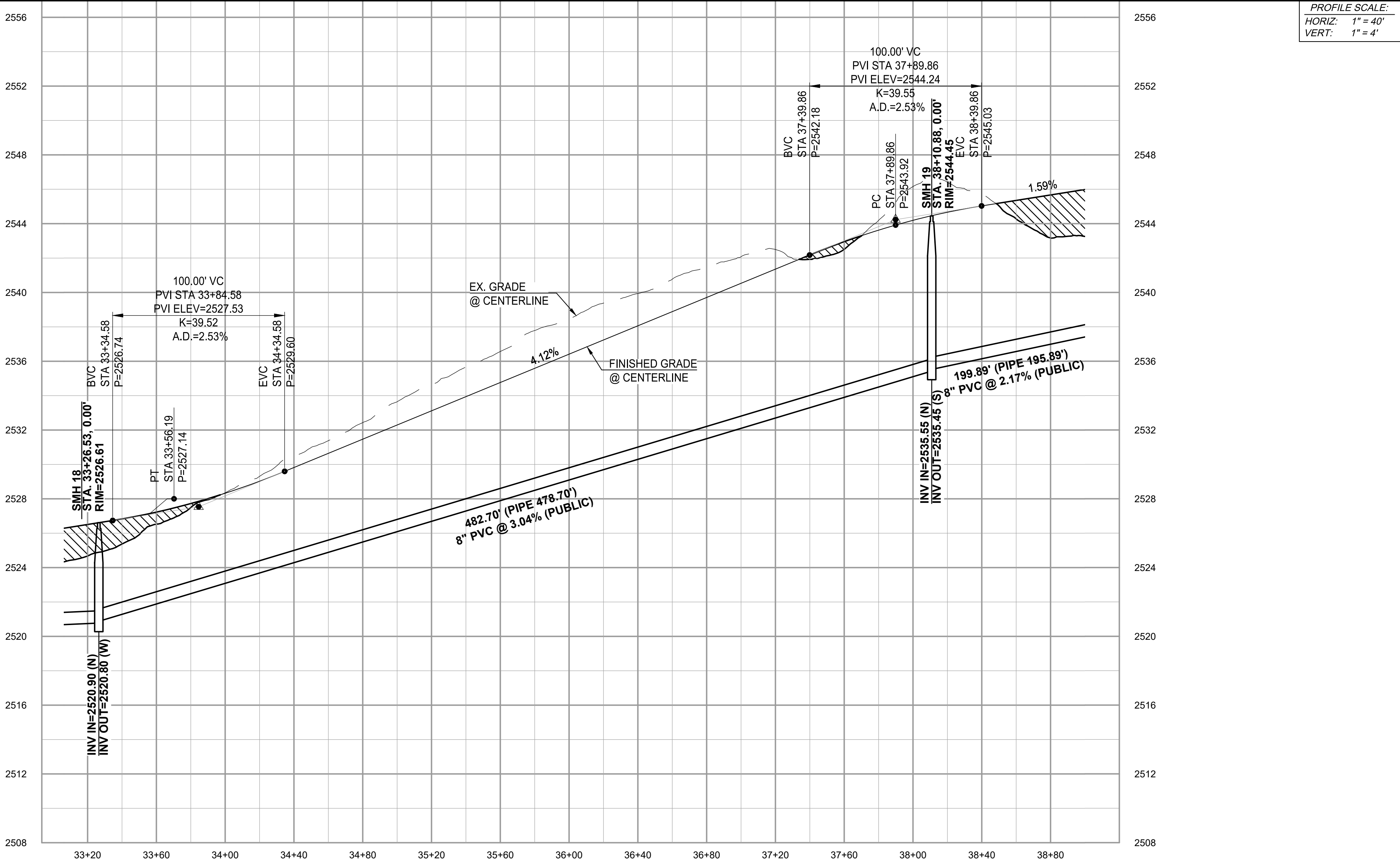
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 - INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
 - REMOVE CONE, SAWCUT MANHOLE BASE FOR NEW CONE INSTALLATION AT PROPOSED RIM ELEVATION.
 - EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
 - EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
 - INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
 - STABILIZED SURFACE PER STD. DTL. RWRD 111.

- CONSTRUCTION KEYNOTES**
- INSTALL SURVEY MONUMENT PER P.A.G. STD. DTL. 103.
 - CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
 - CONSTRUCT 6" REVEAL CURB PER P.A.G. STD. DTL. 209, (TYPE 2).
 - CONSTRUCT MODIFIED TRANSITION CURB FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210. LENGTH PER PLAN.
 - CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
 - NEW CONCRETE CURB TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
 - SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
 - CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
 - INSTALL 3" AC OVER 6" ABC SEE DTL. 11, SHT. 38.
 - SLOPE STABILIZATION, SEE DTL. 9, SHT. 38.
 - SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
 - INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
 - CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 38 FOR DETAILS.
 - INSTALL BANK PROTECTION PER DTL. 8 ON SHT. 38
 - INSTALL OUTLET STRUCTURE
 - INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN.
 - ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
 - RETAINING WALL BY OTHERS
 - M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
 - CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
 - CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.

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Tucson, Arizona 85741
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PAVING PLAN AND PROFILE

SEC LAMBERT & LA CHOLLA

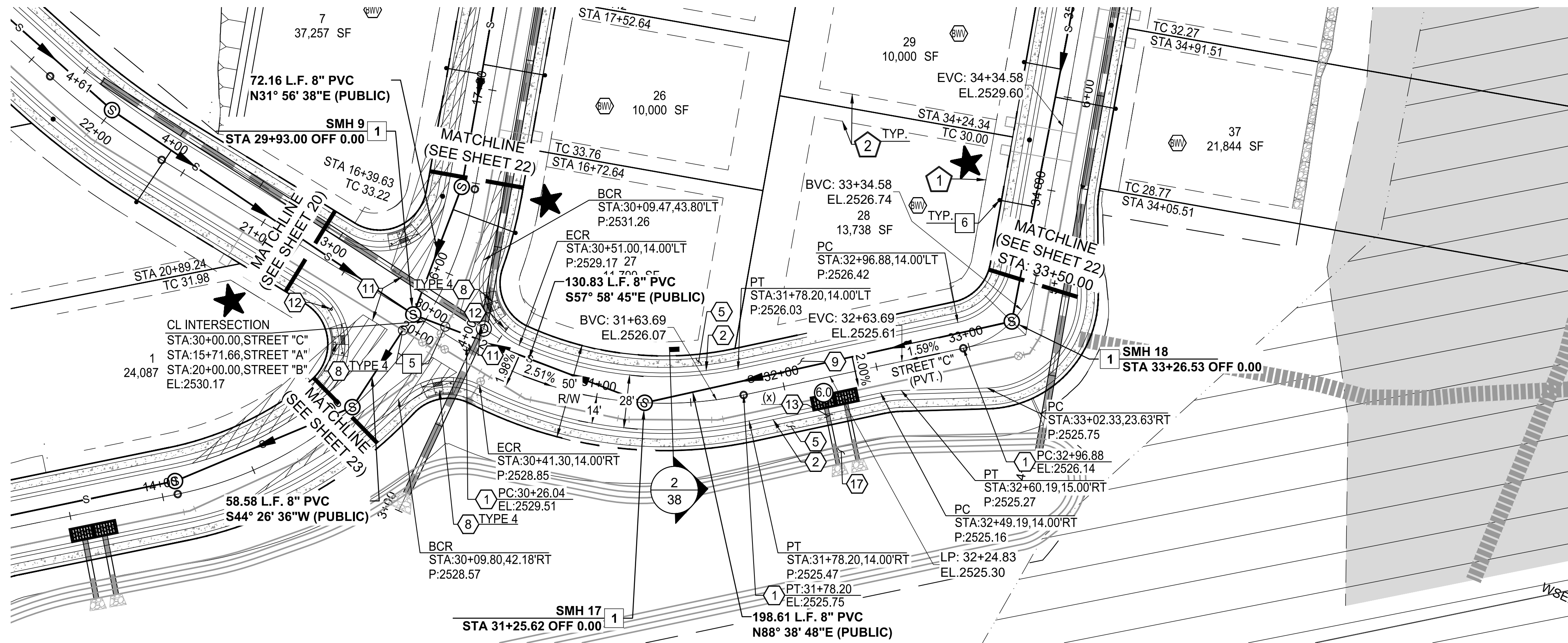
PIMA COUNTY

ORO VALLEY, AZ

050980-01-001 PROJECT NUMBER		
REGISTERED PROFESSIONAL ENGINEER 54544 ROBERT W. SCHLICHER ARIZONA 0000114 <i>Robert W. Schlicher</i>		
PLAN STATUS		
DATE	DESCRIPTION	
RWS/ML	KB/ML	RWS
DESIGN	DRAWN	CHKD
SCALE	H: 1"=40'	V: 1"=4'
JOB No.	050980-01-001	
DATE	05/01/21	

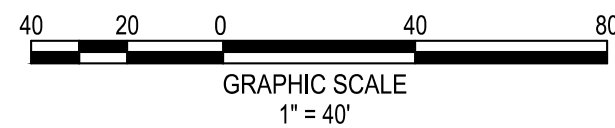
Call at least two full working days
before you begin excavation!

ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

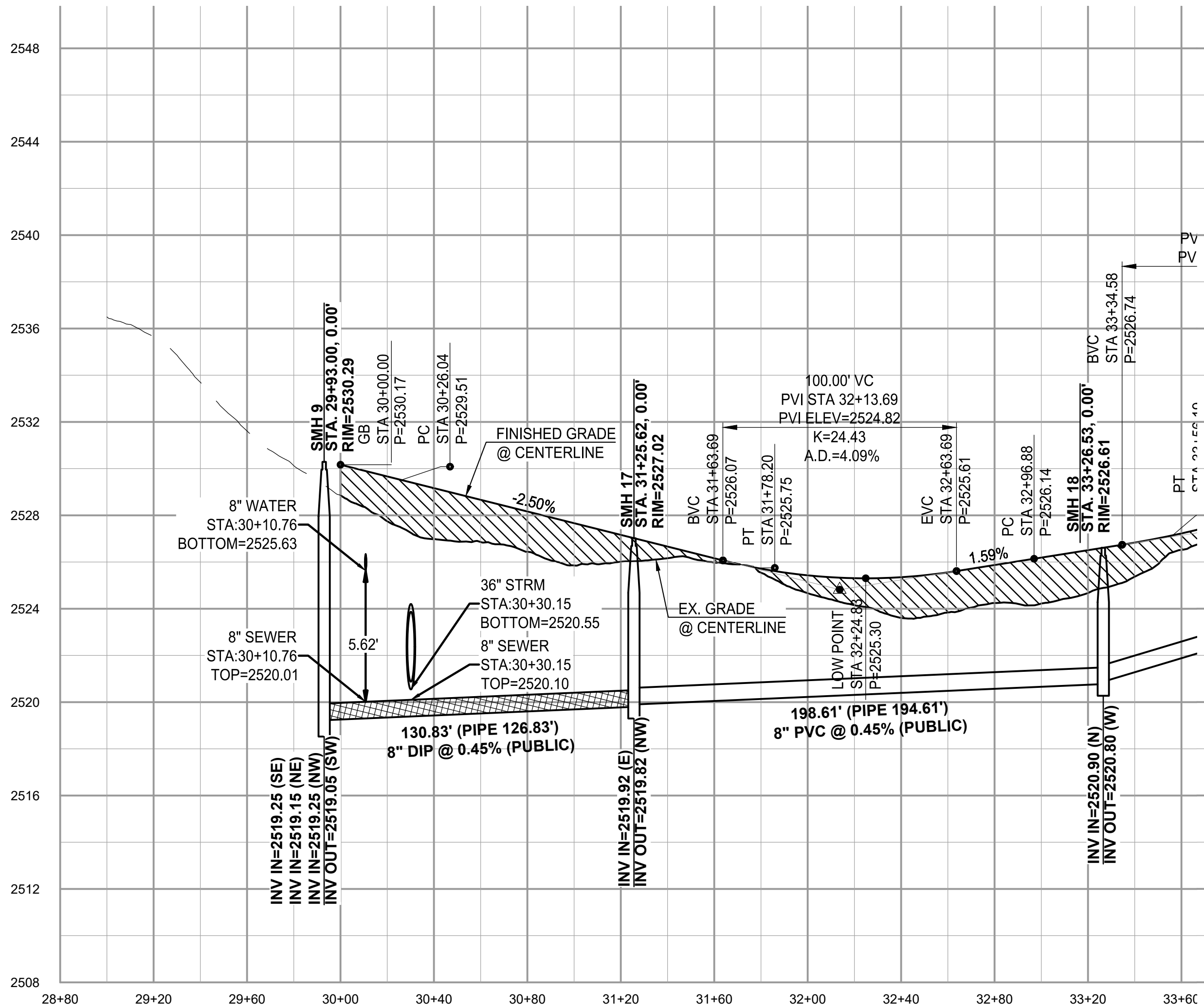


STREET "C" (PRIVATE) STA. 30+00.00 TO STA. 33+50.00

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



EASEMENT KEYNOTES

- 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
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- INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
- STABILIZED SURFACE PER STD. DTL. RWRD 111.

CONSTRUCTION KEYNOTES

- INSTALL SURVEY MONUMENT PER P.A.G. STD. DTL. 103.
- CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
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- CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
- NEW CONCRETE CURB TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
- SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
- CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
- INSTALL 3" AC OVER 6" ABC SEE DTL. 11, SHT. 38.
- SLOPE STABILIZATION, SEE DTL. 9, SHT. 38
- SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
- INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
- CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 38 FOR DETAILS.
- INSTALL BANK PROTECTION PER DTL. 8 ON SHT. 38
- INSTALL OUTLET STRUCTURE
- INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN.
- ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
- RETAINING WALL BY OTHERS
- M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
- CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
- CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.

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SEC LAMBERT & LA CHOLLA

PIMA COUNTY

ORO VALLEY, AZ

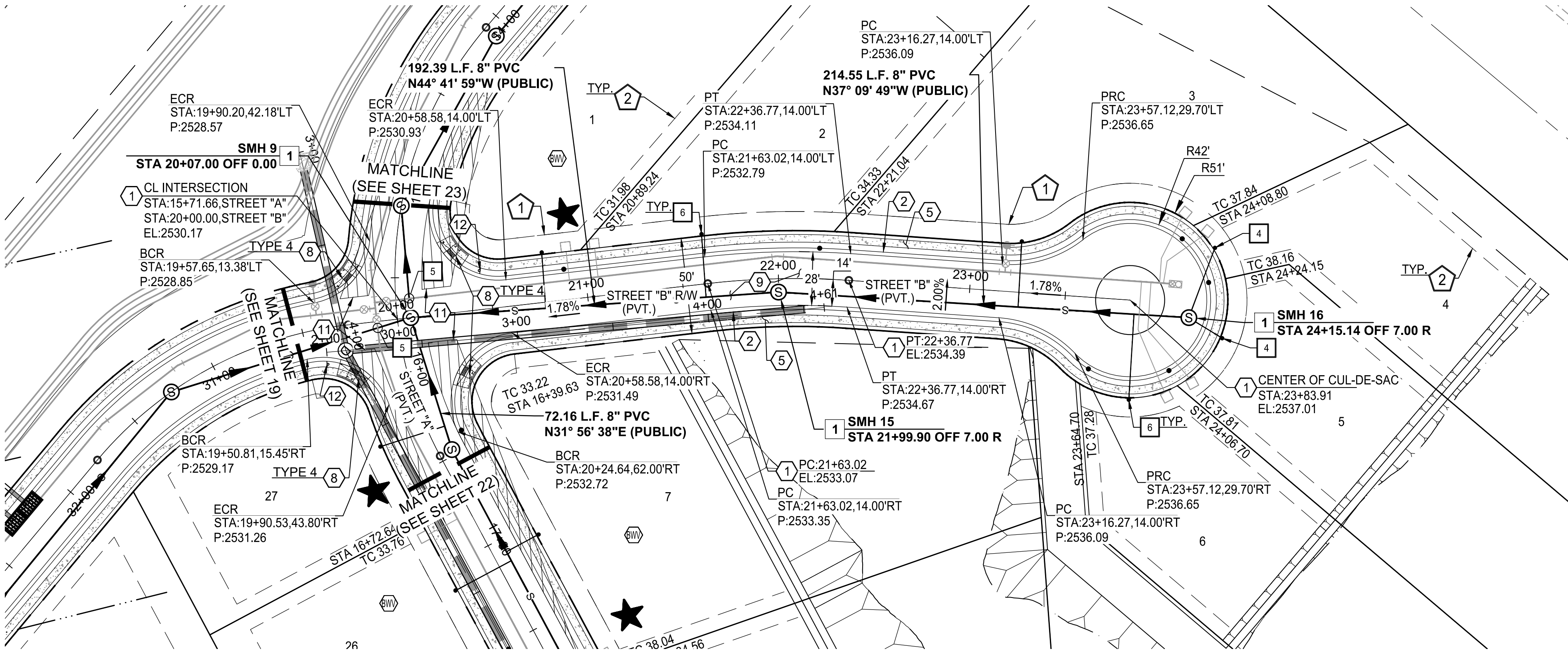
050980-01-001
PROJECT NUMBER



PLAN STATUS

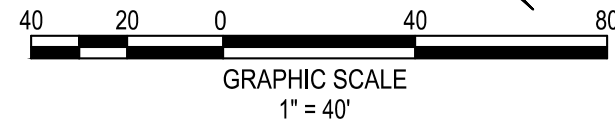
DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE	05/01/21



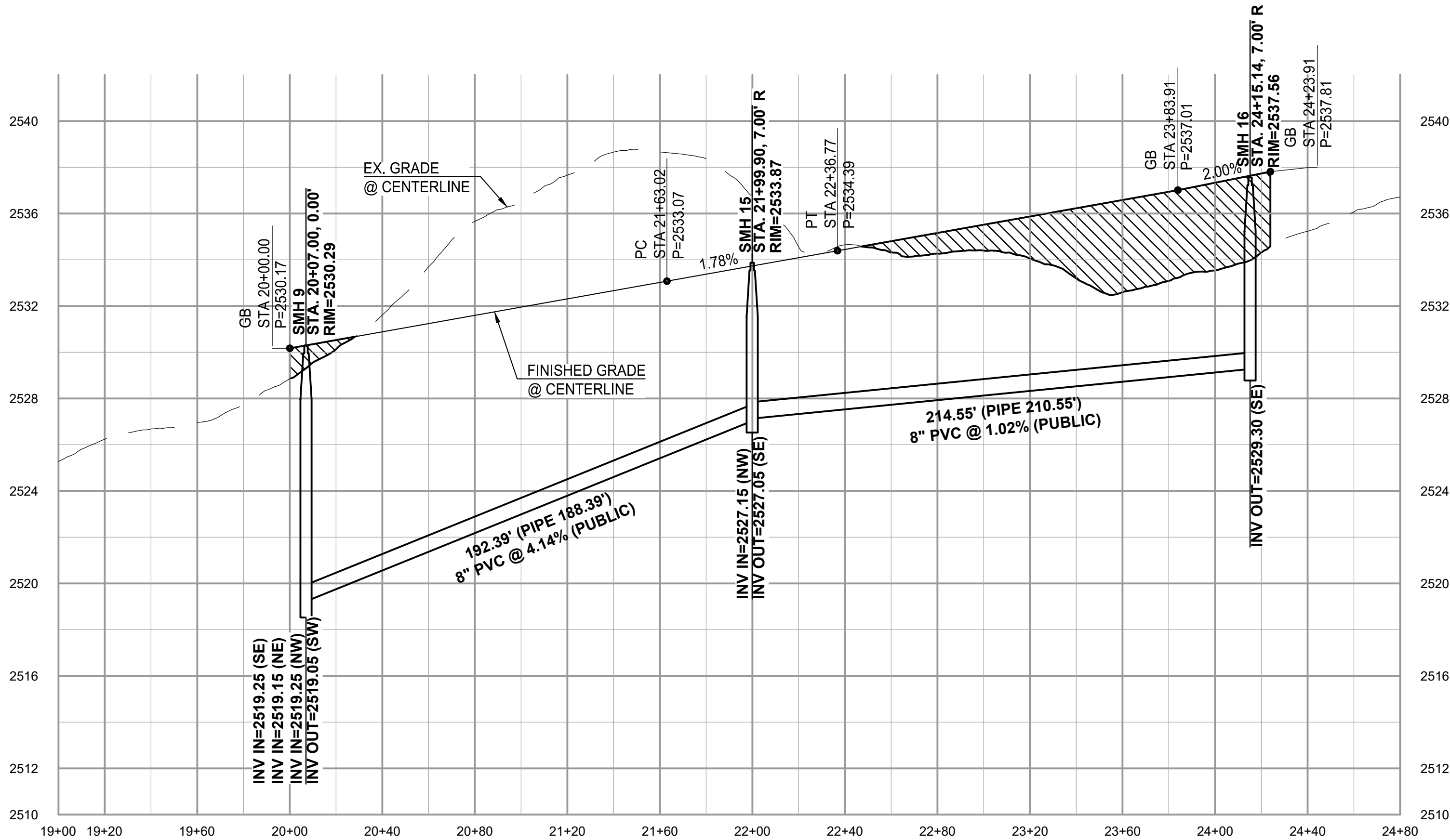


STREET "B" (PRIVATE) STA. 20+00.00 TO STA. 23+83.91

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



EASEMENT KEYNOTES

- 1 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- 2 BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- 1 CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 2 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- 3 CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- 6 CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
- 7 INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
- 8 REMOVE CONE, SAWCUT MANHOLE BASE FOR NEW CONE INSTALLATION AT PROPOSED RIM ELEVATION.
- 9 EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- 10 EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- 11 INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
- 12 STABILIZED SURFACE PER STD. DTL. RWRD 111.

CONSTRUCTION KEYNOTES

- 1 INSTALL SURVEY MONUMENT PER P.A.G. STD. DTL. 103.
- 2 CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
- 3 CONSTRUCT 6" REVEAL CURB PER P.A.G. STD. DTL. 209, (TYPE 2).
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- 7 SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
- 8 CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
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- 11 SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
- 12 INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
- 13 CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 38 FOR DETAILS.
- 14 INSTALL BANK PROTECTION PER DTL. 8 ON SHT. 38
- 15 INSTALL OUTLET STRUCTURE
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- 17 ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
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- 19 M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
- 20 CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
- 21 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.

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PAVING PLAN AND PROFILE
SEC LAMBERT & LA CHOLLA

PIMA COUNTY

ORO VALLEY, AZ

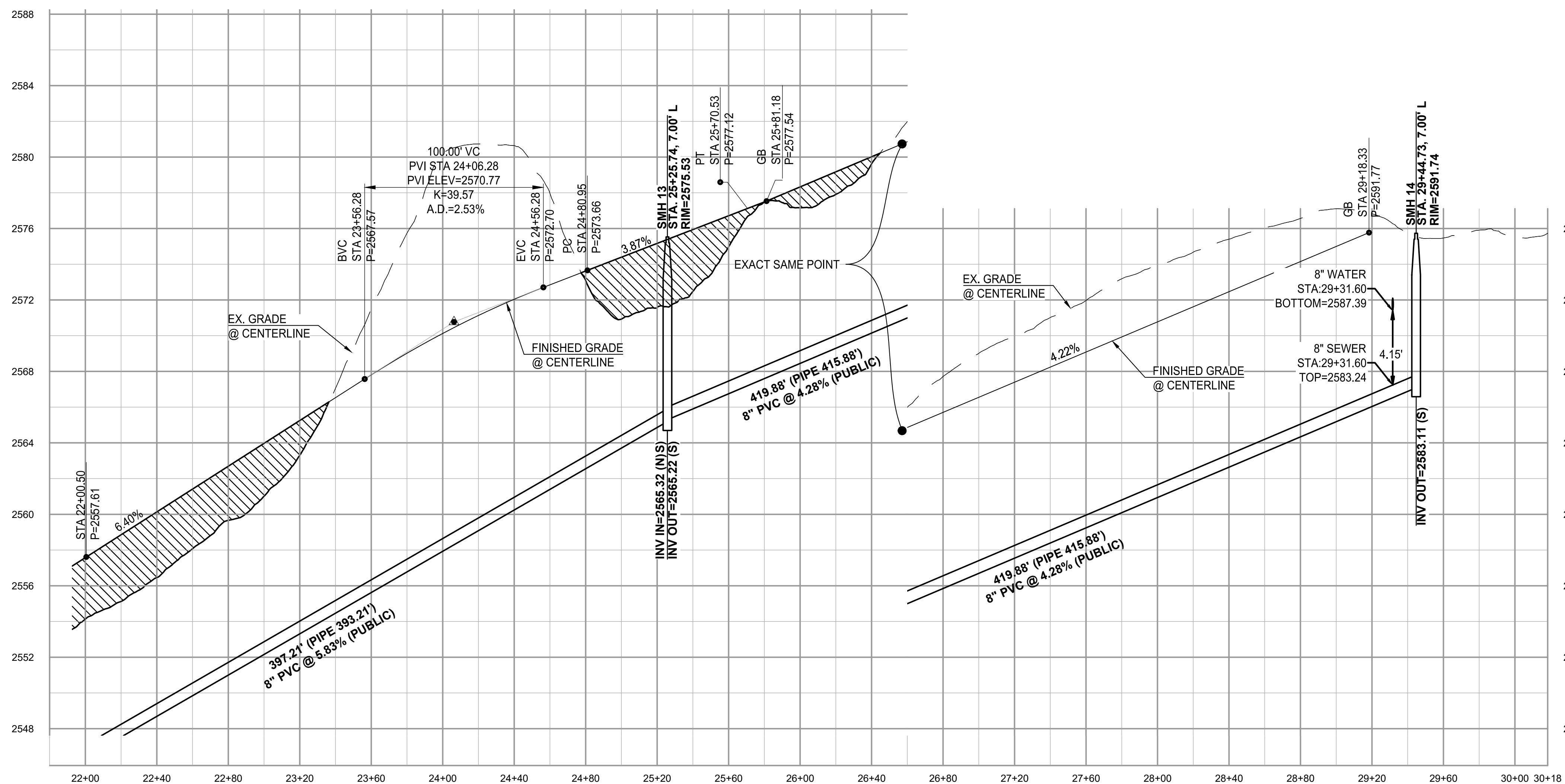
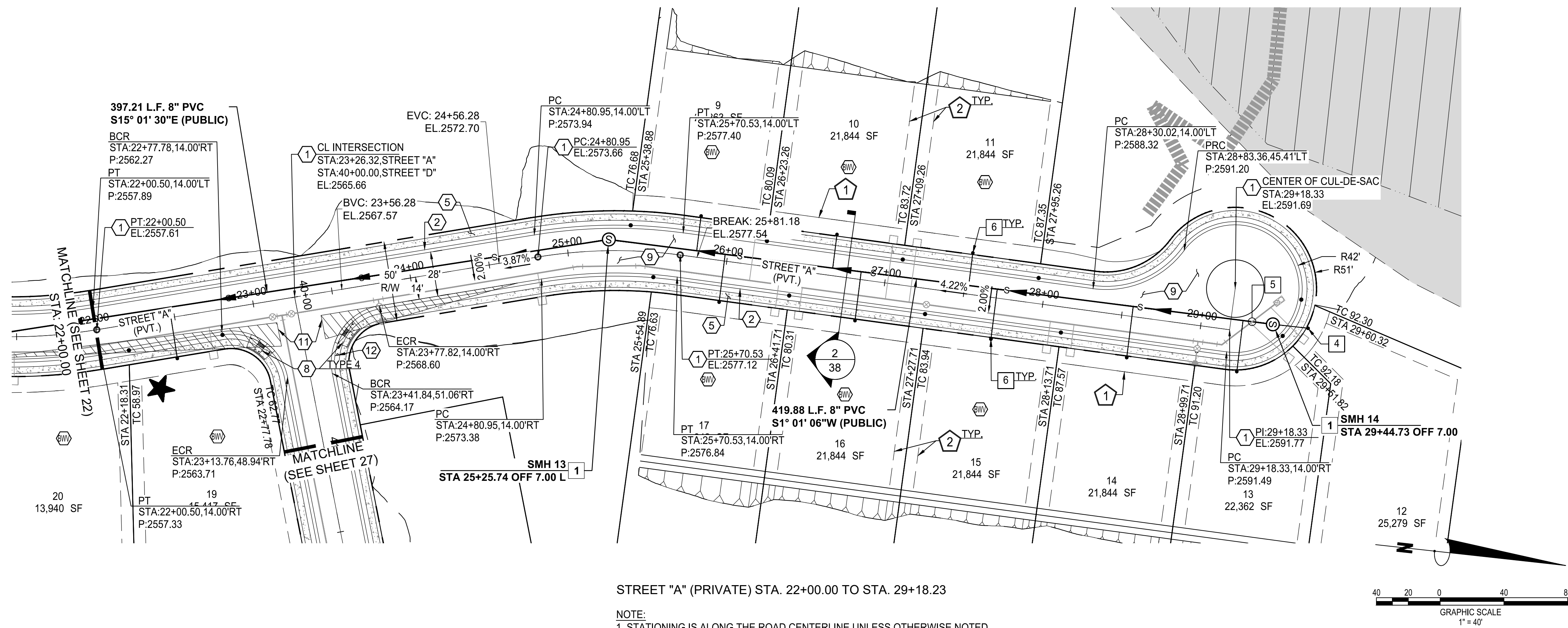
050980-01-001
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE	05/01/21



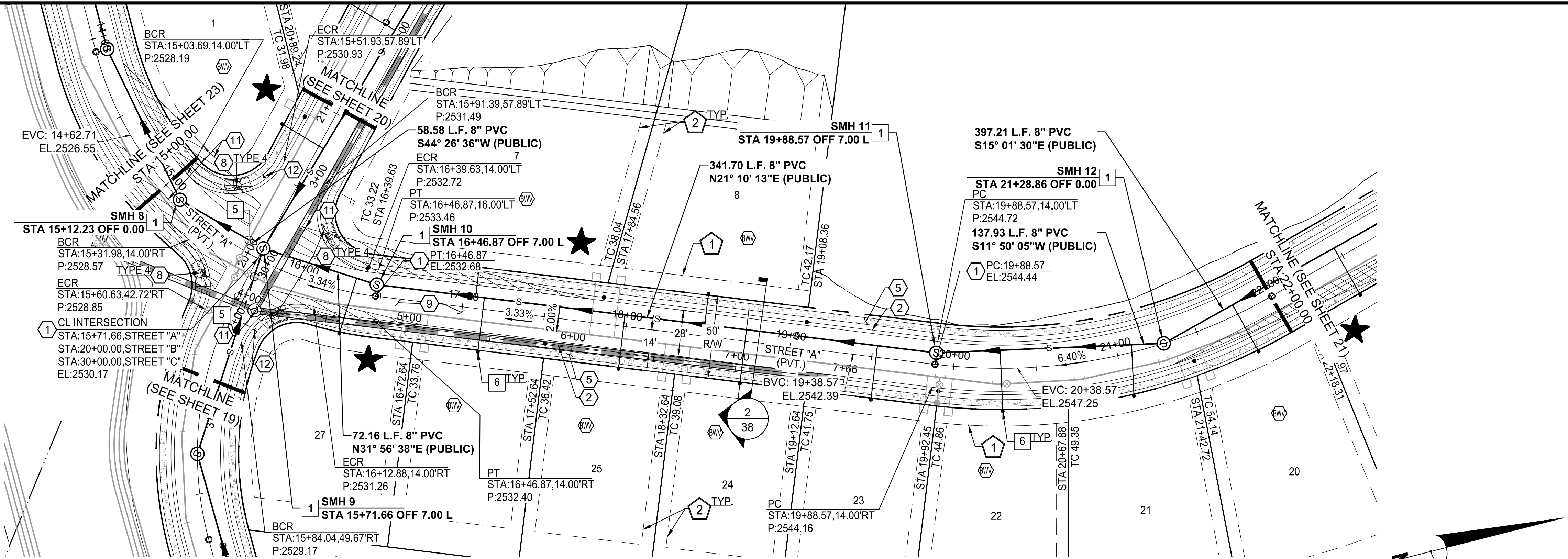


- ## EASEMENT KEYNOTES

Call at least two full working days
before you begin excavation.

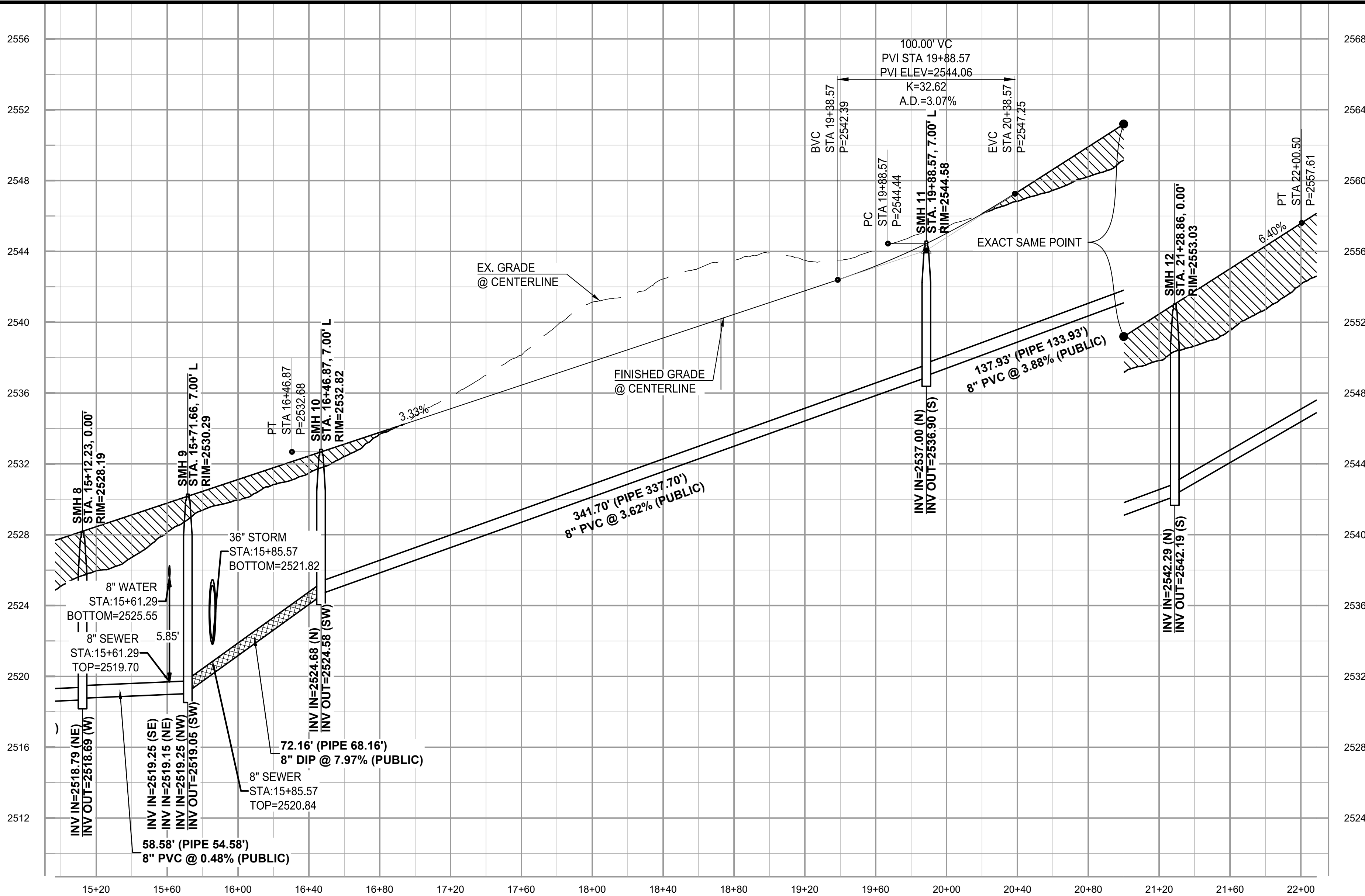
ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5341)
In Maricopa County: (602) 263-1100



STREET "A" (PRIVATE) STA. 15+00.00 TO STA. 22+00.00

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



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PIMA COUNTY

PAVING PLAN AND PROFILE

SEC LAMBERT & LA CHOLLA

ORO VALLEY, AZ

050980-01-001
PROJECT NUMBER

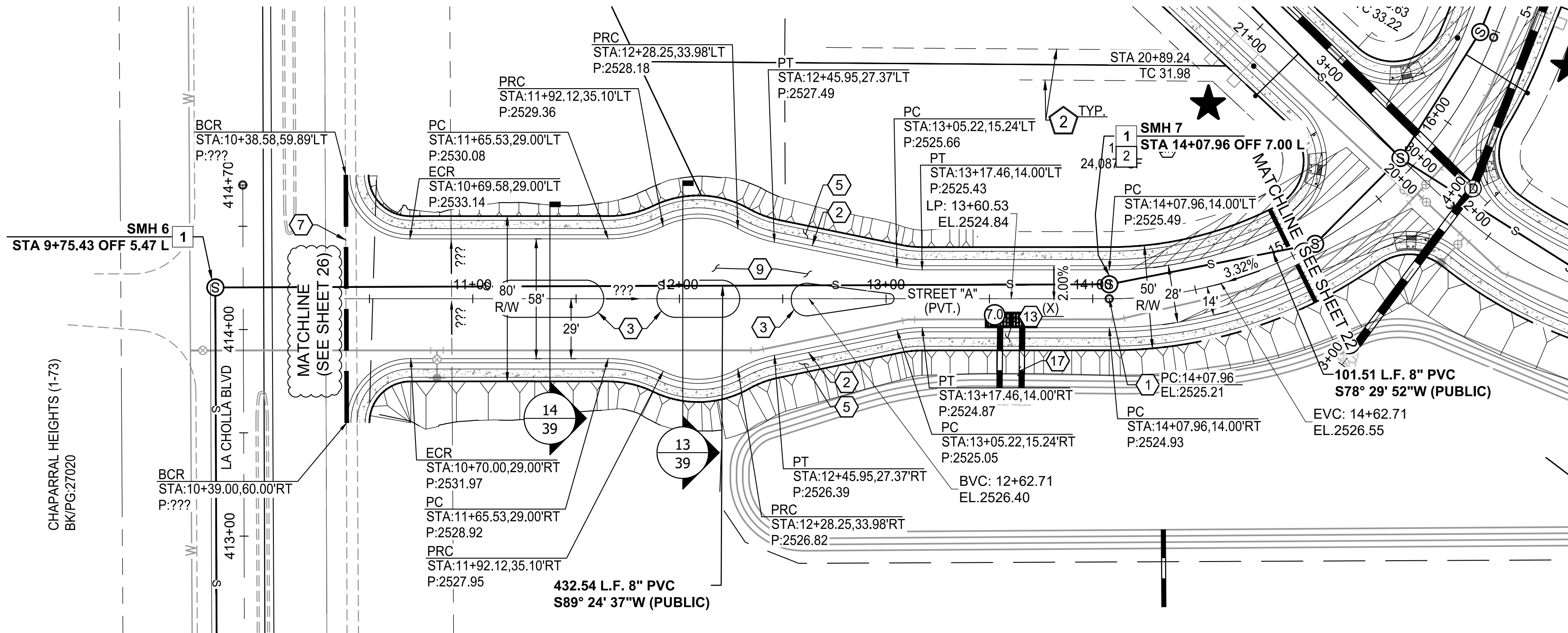


PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE:	05/01/21

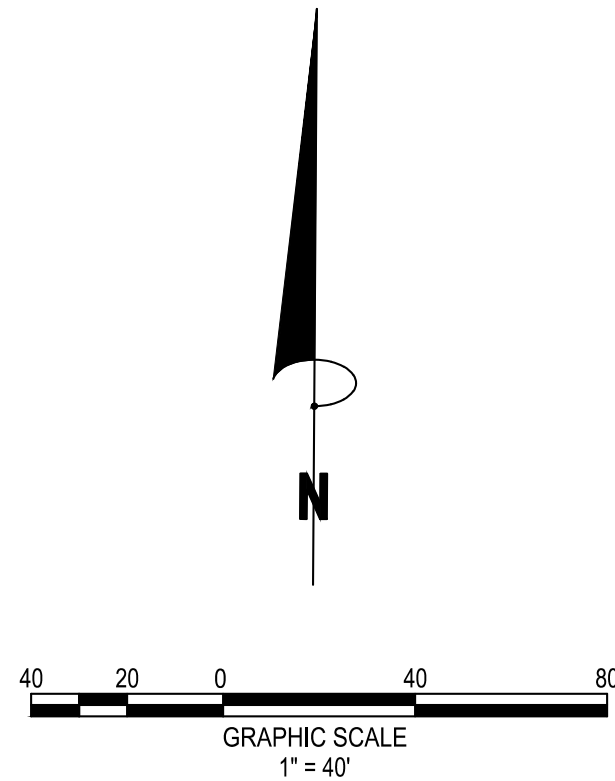


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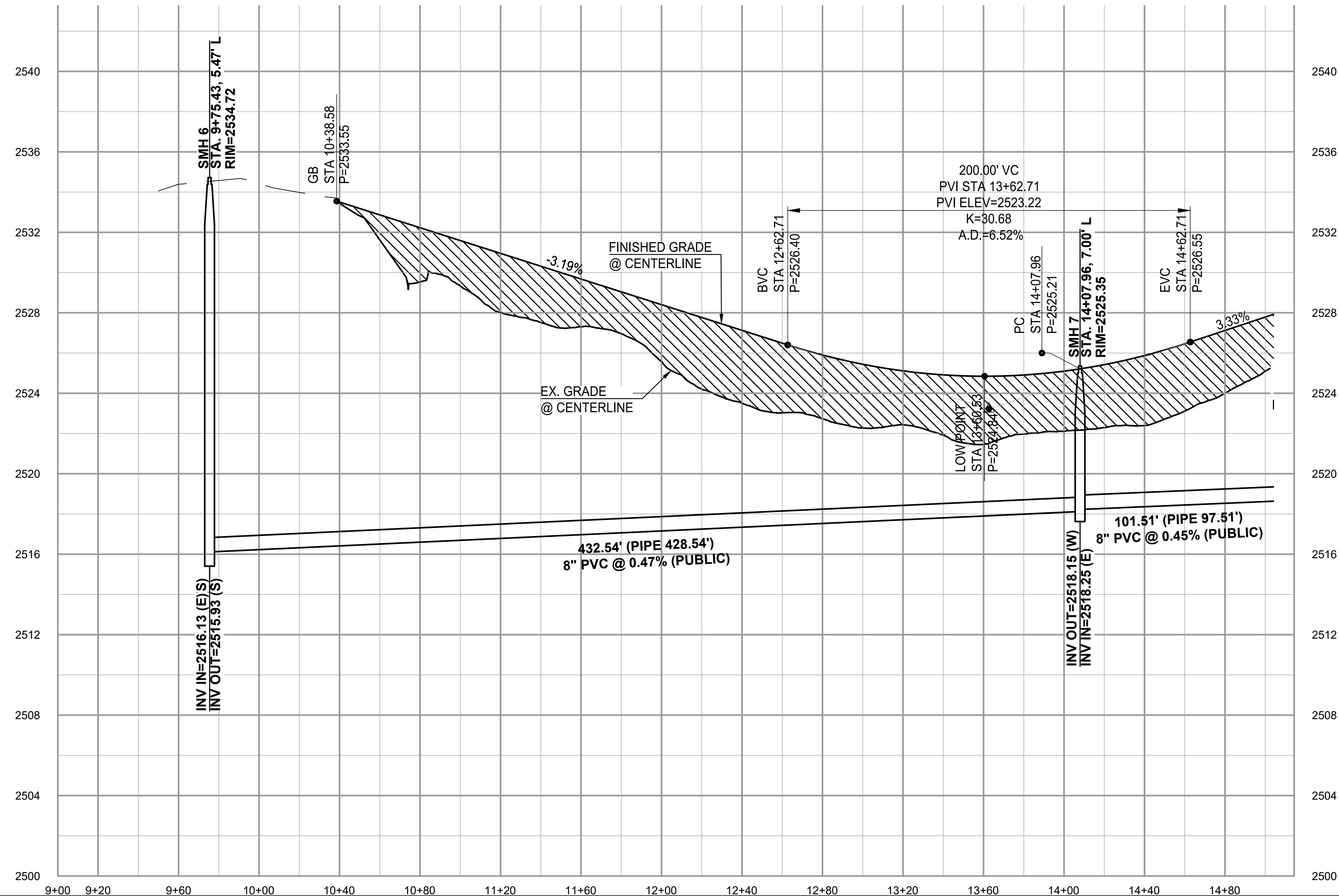


STREET "A" (PRIVATE) STA. 9+50.00 TO STA. 15+00.00

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- ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
- RETAINING WALL BY OTHERS
- M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
- CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
- CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.

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Tucson, Arizona 85741
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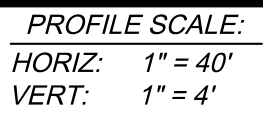
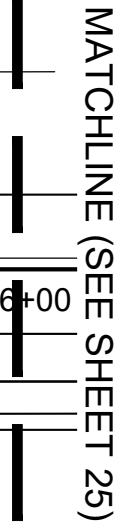
PAVING PLAN AND PROFILE
SEC LAMBERT & LA CHOLLA
PIMA COUNTY
ORO VALLEY, AZ

050980-01-001
PROJECT NUMBER

54544
ROBERT W. SCHLICHER
Professional Engineer
Arizona
Plan Status

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE	05/01/21

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



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SHEET 24 OF 40

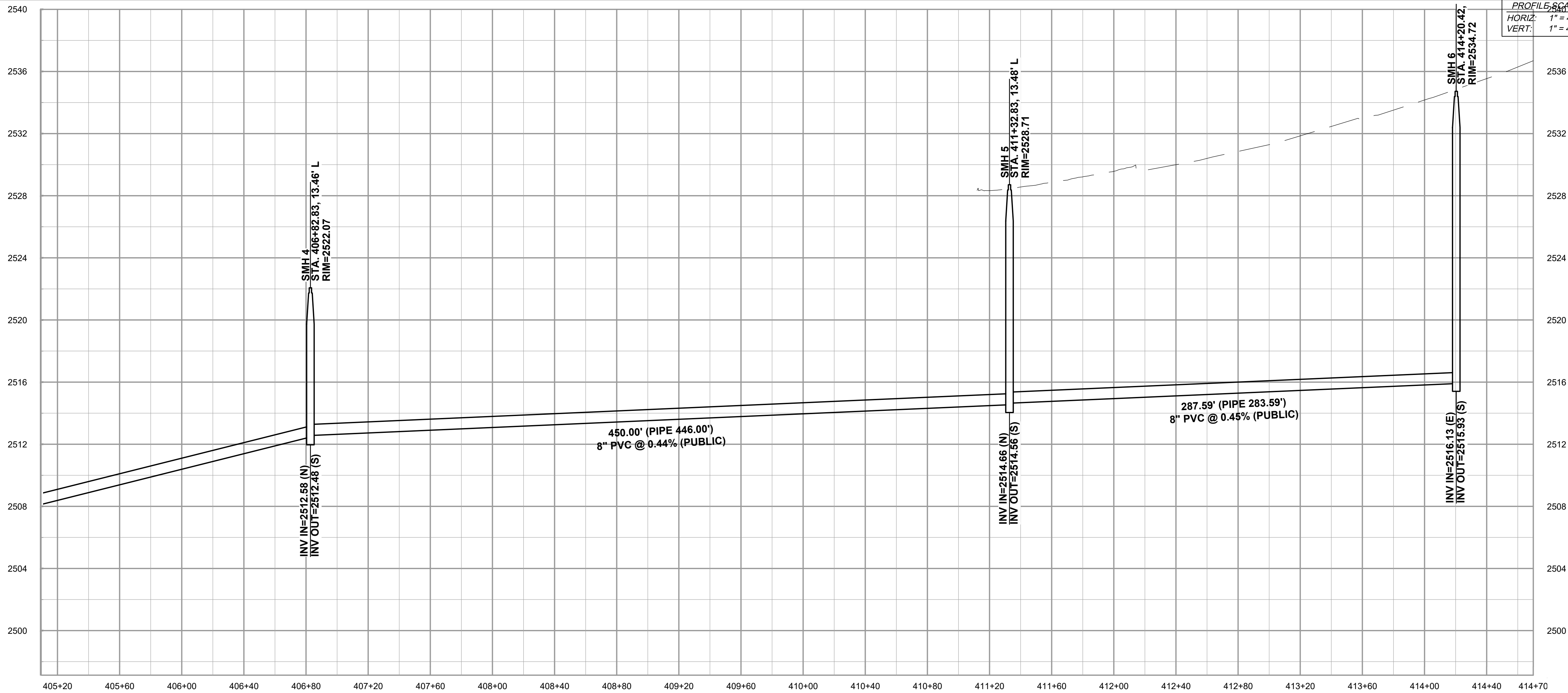


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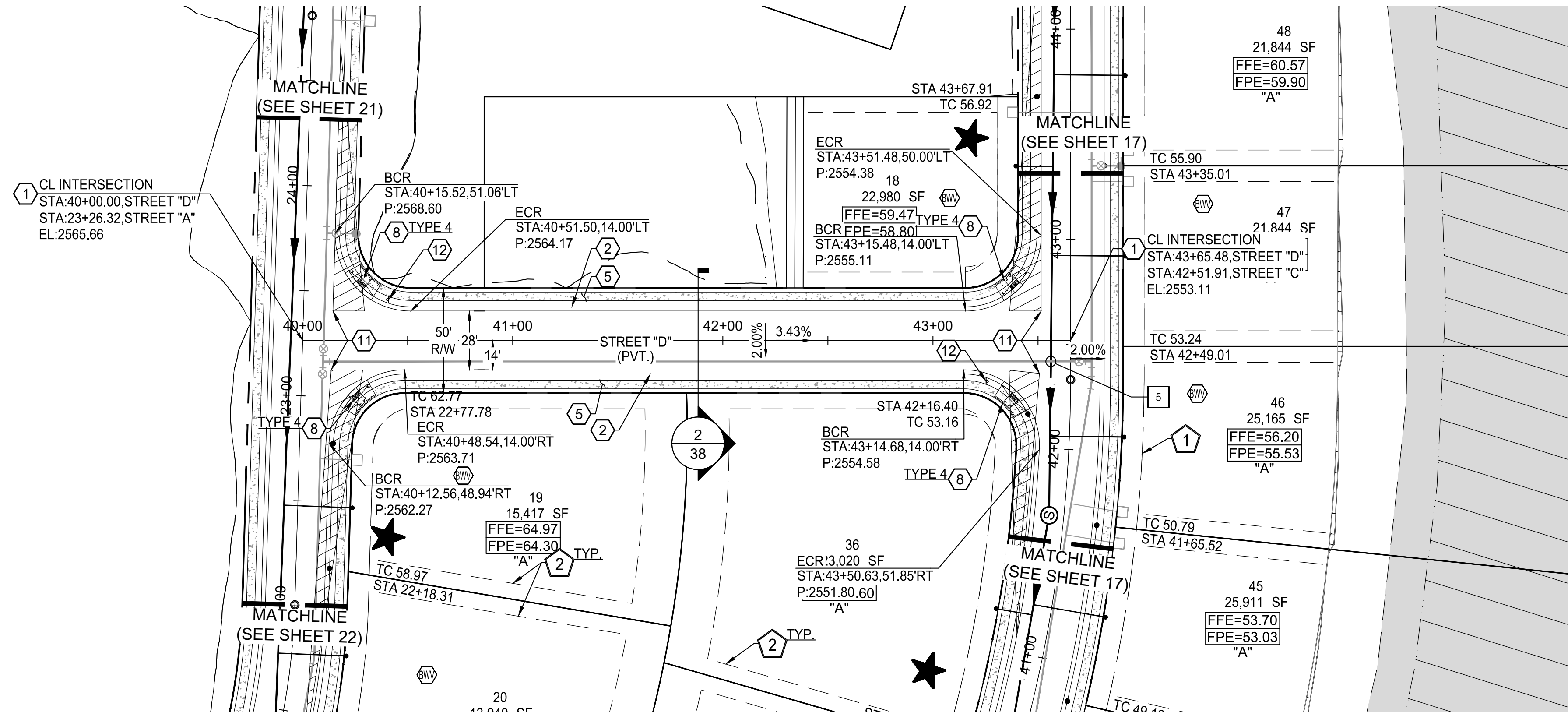
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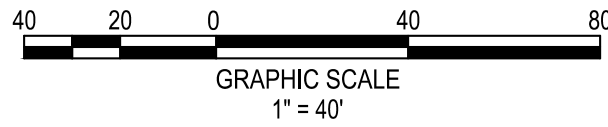
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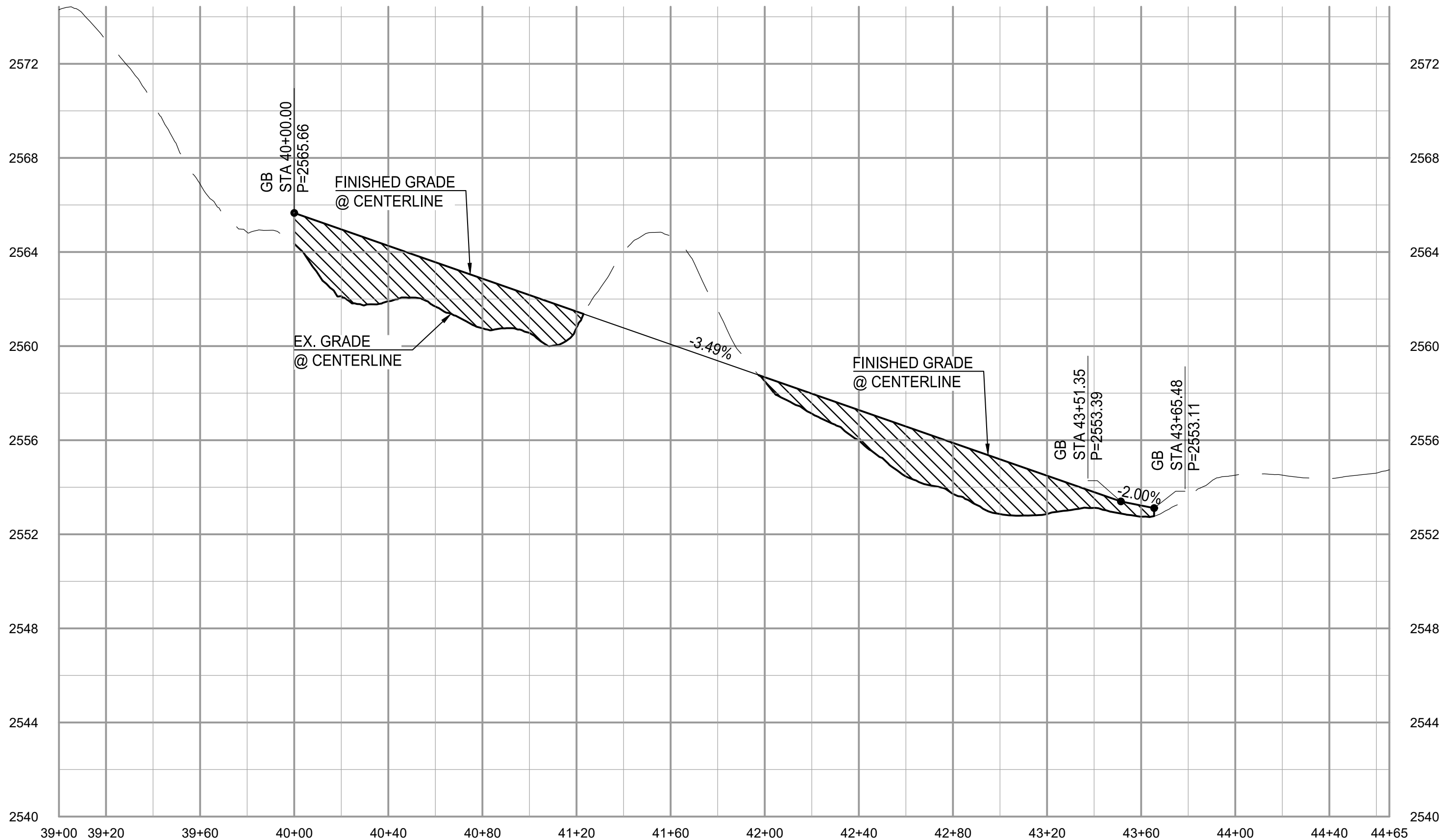


STREET "D" (PRIVATE) STA. 40+00.00 TO STA. 43+65.48

- NOTE:
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.



PROFILE SCALE:
HORIZ: 1" = 40'
VERT: 1" = 4'



EASEMENT KEYNOTES

- 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- CONSTRUCT 4" DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
- INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
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- STABILIZED SURFACE PER STD. DTL. RWRD 111.

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- CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
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- NEW CONCRETE CURB TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
- SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
- CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
- INSTALL 3" AC OVER 6" ABC SEE DTL. 11, SHT. 38.
- SLOPE STABILIZATION, SEE DTL. 9, SHT. 38
- SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
- INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
- CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 38 FOR DETAILS.
- INSTALL BANK PROTECTION PER DTL. 8 ON SHT. 38
- INSTALL OUTLET STRUCTURE
- INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN.
- ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
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SEC LAMBERT & LA CHOLLA

PIMA COUNTY

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050980-01-001
PROJECT NUMBER

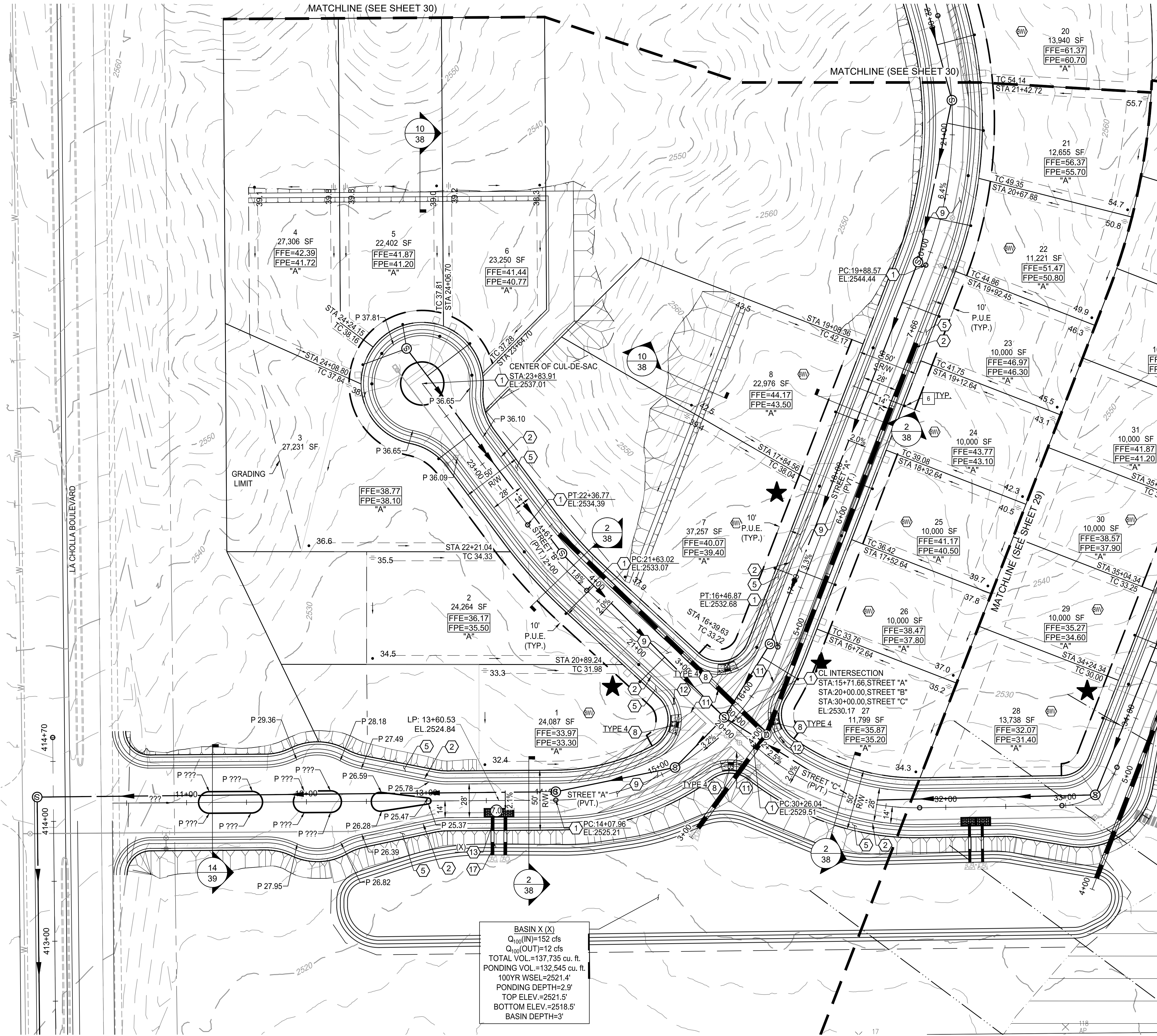


Plan Status
DATE: 05/01/21

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V: 1"=4'
JOB No.	050980-01-001
DATE	05/01/21



SHEET 27 OF 40



BASIN X(X)
Q₁₀₀(IN)=152 cfs
Q₅₀(OUT)=12 cfs
TOTAL VOL.=137,735 cu. ft.
PONDING VOL.=132,545 cu. ft.
100YR WSEL=2521.4'
PONDING DEPTH=2.9'
TOP ELEV.=2521.5'
BOTTOM ELEV.=2518.5'
BASIN DEPTH=3'

EASEMENT KEYNOTES

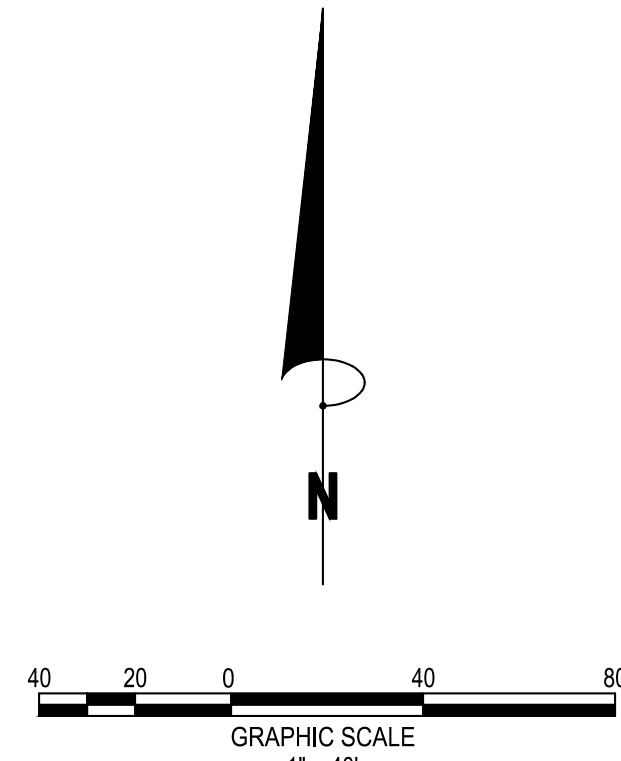
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- BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

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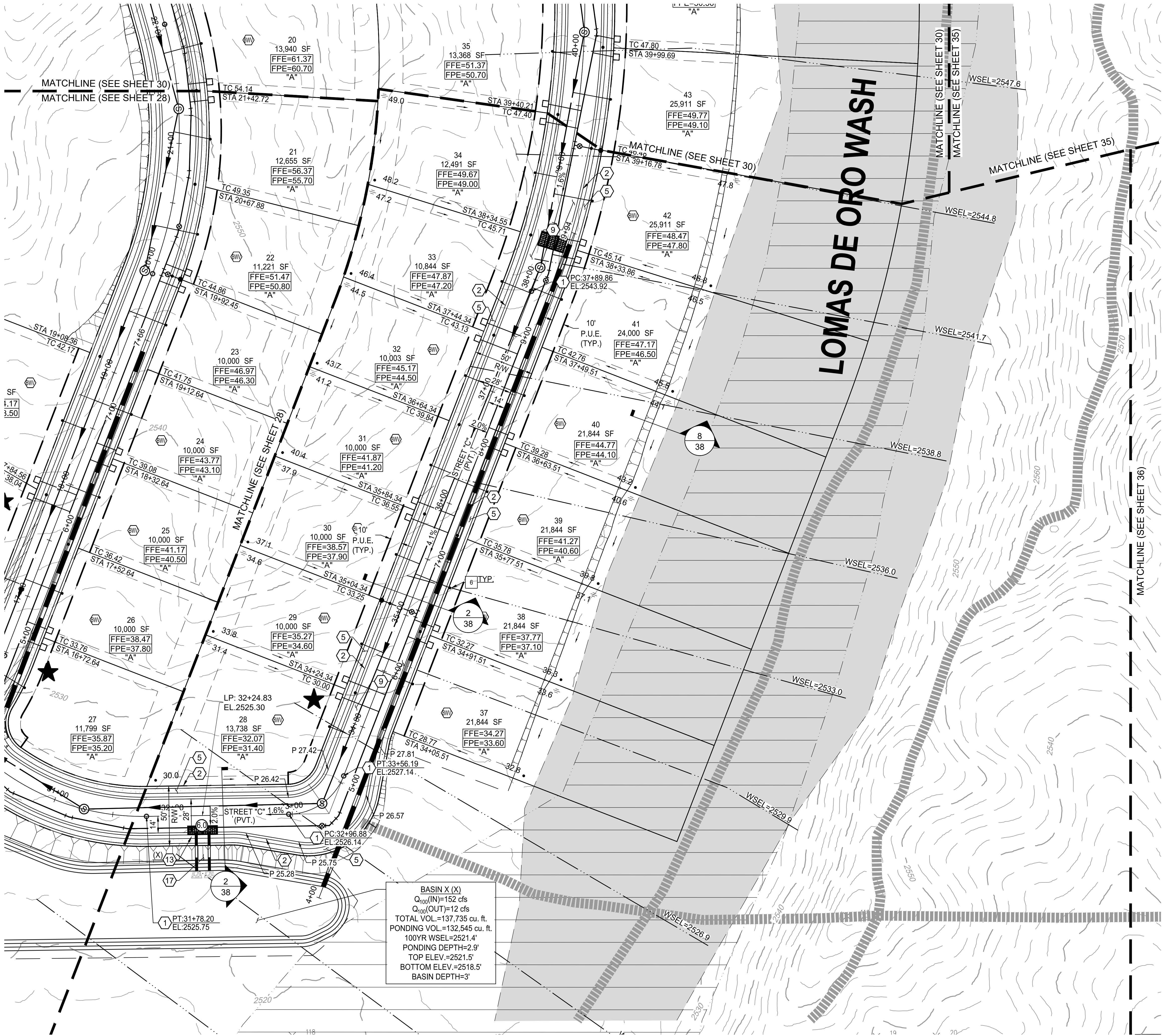
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PIMA COUNTY
ORO VALLEY, AZ

050980-01-001 PROJECT NUMBER		
PLAN STATUS		
DATE	DESCRIPTION	
RWS/ML	KB/ML	RWS
DESIGN	DRAWN	CHKD
SCALE	H: 1"=40'	V:
JOB No.	050980-01-001	
DATE:	05/01/21	
SHEET	28	OF 40



BASIN X (X)
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Q₁₀₀(OUT)=12 cfs
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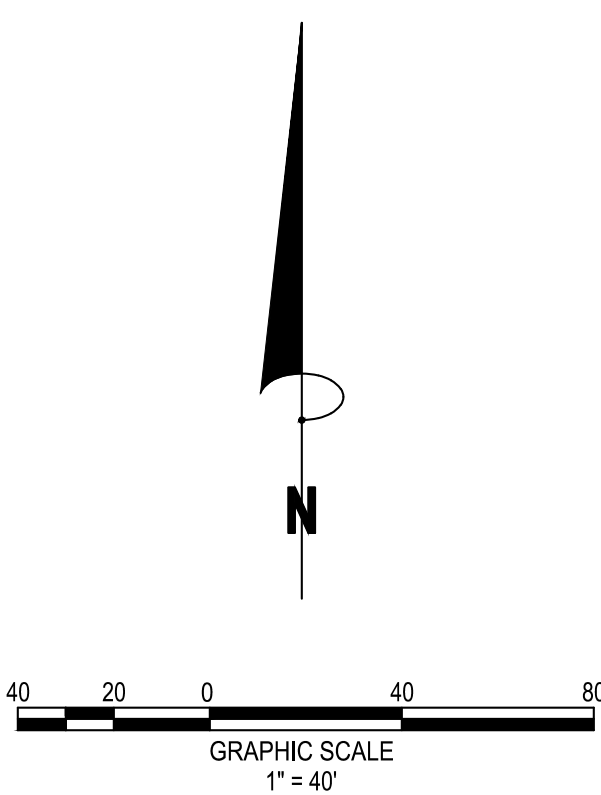
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050980-01-001
PROJECT NUMBER

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Professional Engineer
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Robert W. Schlicher
PLAN STATUS

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RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V:
JOB No.	050980-01-001
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CANADA HILLS WASH



EASEMENT KEYNOTES

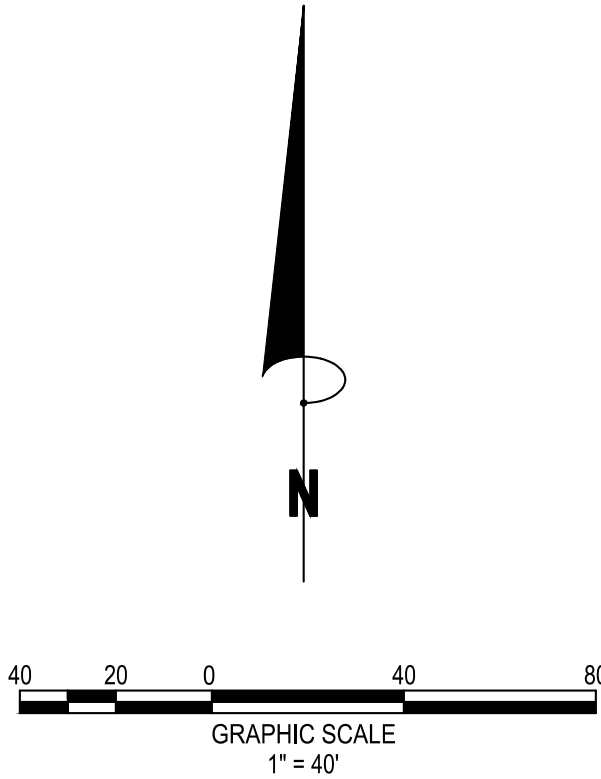
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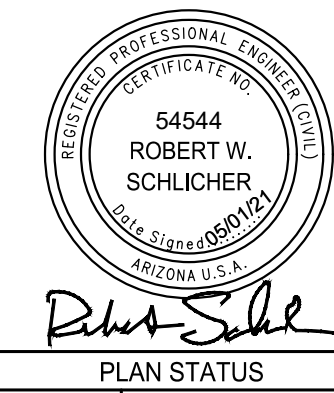


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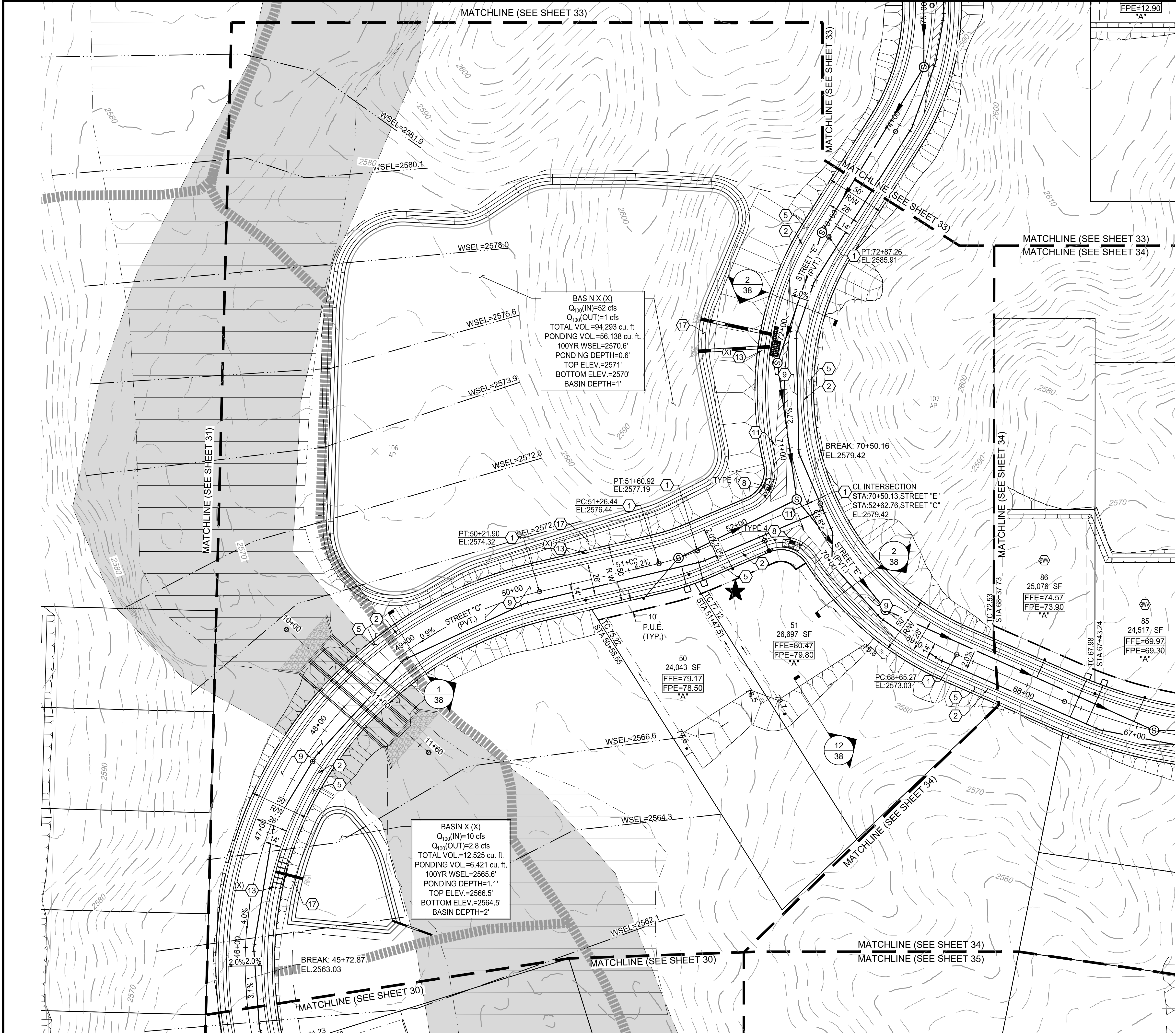
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EASEMENT KEYNOTES

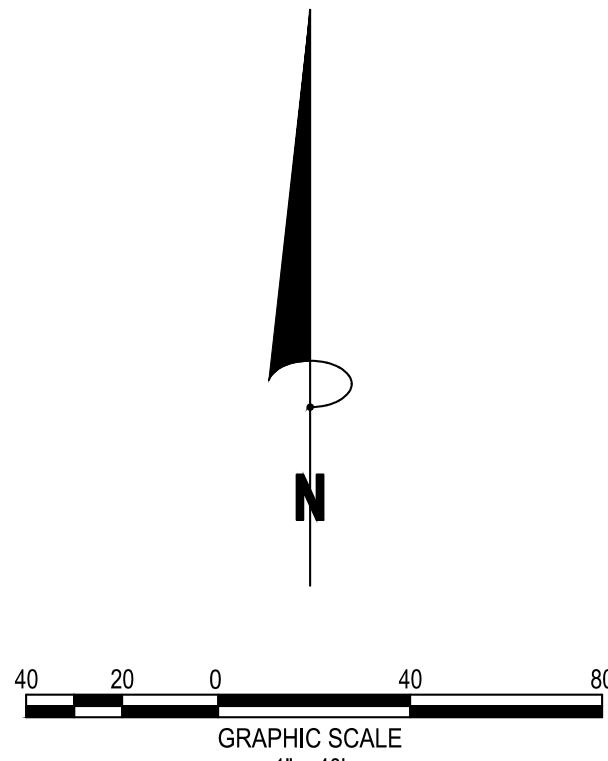
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- 2 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
- 3 CONNECTION TO EXISTING MANHOLE BASE STD. DTL. RWRD 301.
- 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
- 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
- 6 CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
- 7 INSTALL BLOCK OUT PER RWRD 203, SIZE AND INVERT PER PLAN. INSTALL AT MANHOLE CONNECTION TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG IS TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
- 8 REMOVE CONE, SAWCUT MANHOLE BASE FOR NEW CONE INSTALLATION AT PROPOSED RIM ELEVATION.
- 9 EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- 10 EXISTING SEWER TO BE ABANDONED OR REMOVED AFTER ACCEPTANCE OF REPLACEMENT 8" TRUNK SEWER BY PCWWM.
- 11 INSTALL 8" CAP @ END OF PRIVATE SEWER LINE, INV. PER PLAN
- 12 STABILIZED SURFACE PER STD. DTL. RWRD 111.

CONSTRUCTION KEYNOTES

- 1 INSTALL SURVEY MONUMENT PER P.A.G. STD. DTL. 103.
- 2 CONSTRUCT 2' WEDGE CURB (H=6") PER P.A.G. STD. DTL. 209.
- 3 CONSTRUCT 6" REVEAL CURB PER P.A.G. STD. DTL. 209, (TYPE 2).
- 4 CONSTRUCT MODIFIED TRANSITION CURB FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210. LENGTH PER PLAN.
- 5 CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
- 6 NEW CONCRETE CURB TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
- 7 SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
- 8 CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. 207. SEE PLAN FOR TYPE OF RAMPS.
- 9 INSTALL 3" AC OVER 6" ABC SEE DTL. 11, SHT. 38.
- 10 SLOPE STABILIZATION, SEE DTL. 9, SHT. 38
- 11 SIGHT VISIBILITY TRIANGLE, SEE DTL. 4, SHT. 38.
- 12 INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
- 13 CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 38 FOR DETAILS.
- 14 INSTALL BANK PROTECTION PER DTL. 8 ON SHT. 38
- 15 INSTALL OUTLET STRUCTURE
- 16 INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN.
- 17 ROCK RIP-RAP SPLASH PAD, SEE DTL. 3, SHT. 38 FOR CULVERTS AND DTL. 3, SHT. 38 FOR SCUPPERS
- 18 RETAINING WALL BY OTHERS
- 19 M.U.P PAVEMENT STRUCTURAL SECTION, SEE DTL. X SHT. XX.
- 20 CONSTRUCT CONCRETE VERTICAL CURB PER PAG STD. DTL. 209 (TYPE 1).
- 21 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.



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GRADING

SEC LAMBERT & LA CHOLLA

PIMA COUNTY

ORO VALLEY, AZ

050980-01-001
PROJECT NUMBER

PROFESSIONAL ENGINEER
54544
ROBERT W. SCHLICHER
ARIZONA
PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V:
JOB No.	050980-01-001
DATE:	05/01/21

DATE

DESCRIPTION

RWS/ML

KB/ML

RWS

DESIGN

DRAWN

CHKD

SCALE

H: 1"=40'

V:

JOB No.

050980-01-001

DATE:

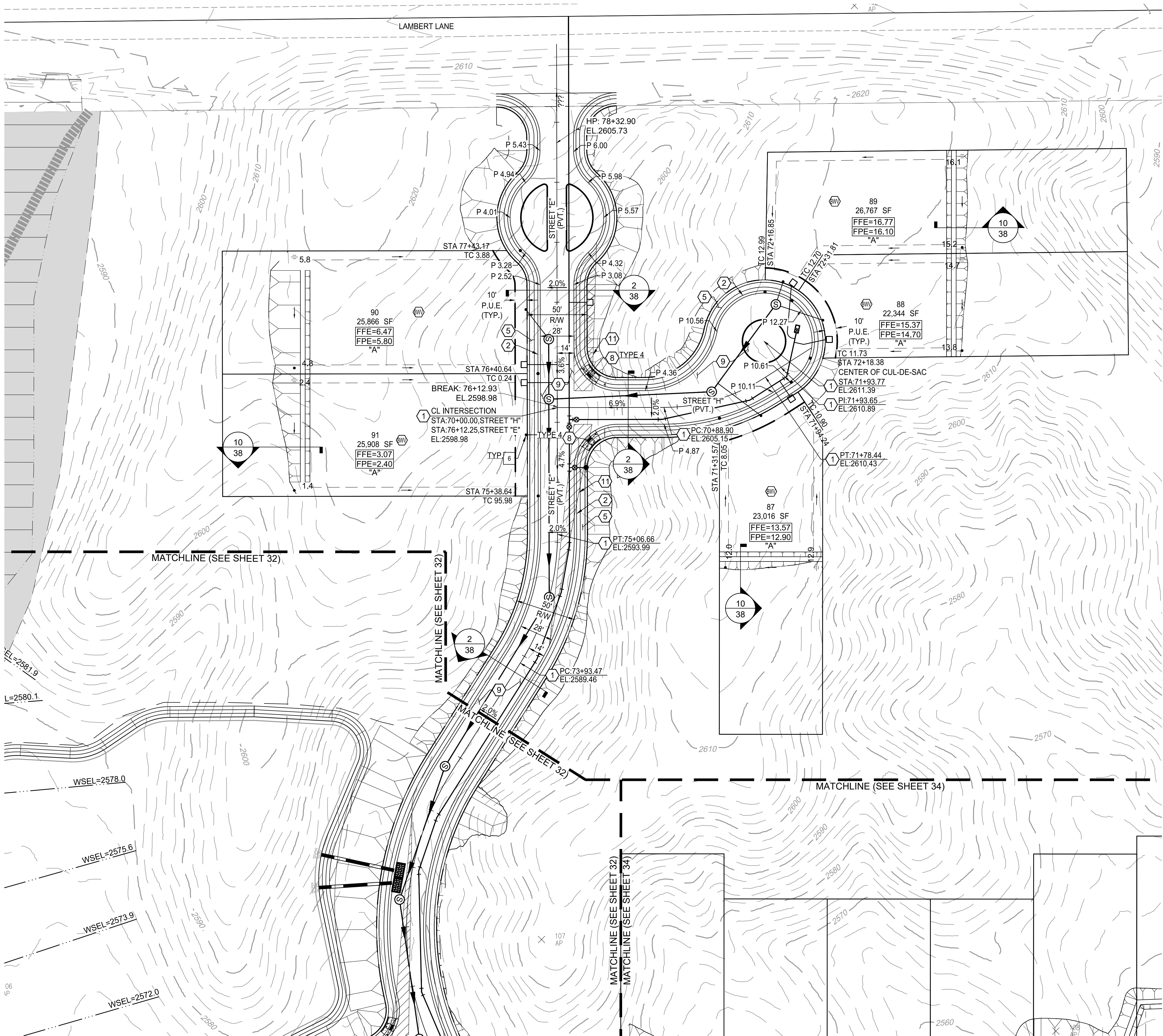
05/01/21

SHEET

32

OF

40



EASEMENT KEYNOTES

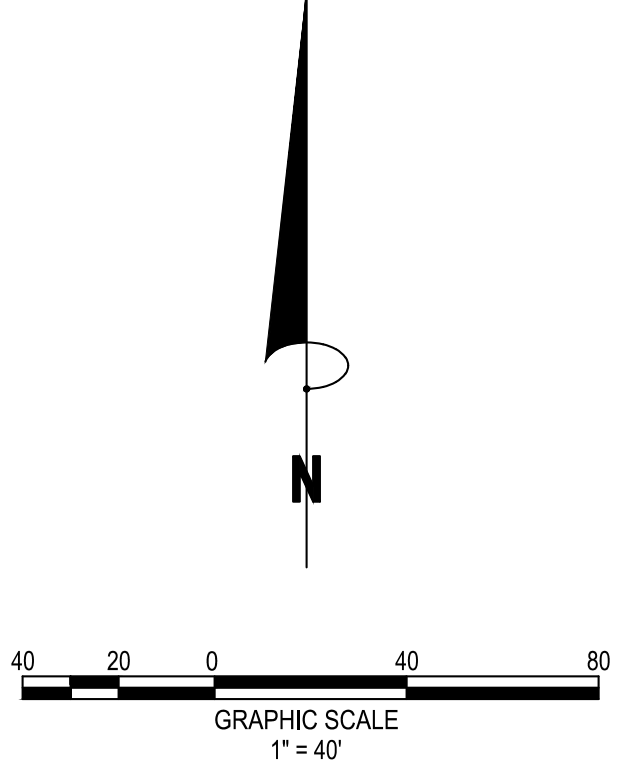
- 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, & SIGNAGE EASEMENT BY FINAL PLAT
- BUILDING SETBACK LINE, SEE DTL. 7 SHT 38.

SEWER KEYNOTES

- CONSTRUCT 4" DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 211
- 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
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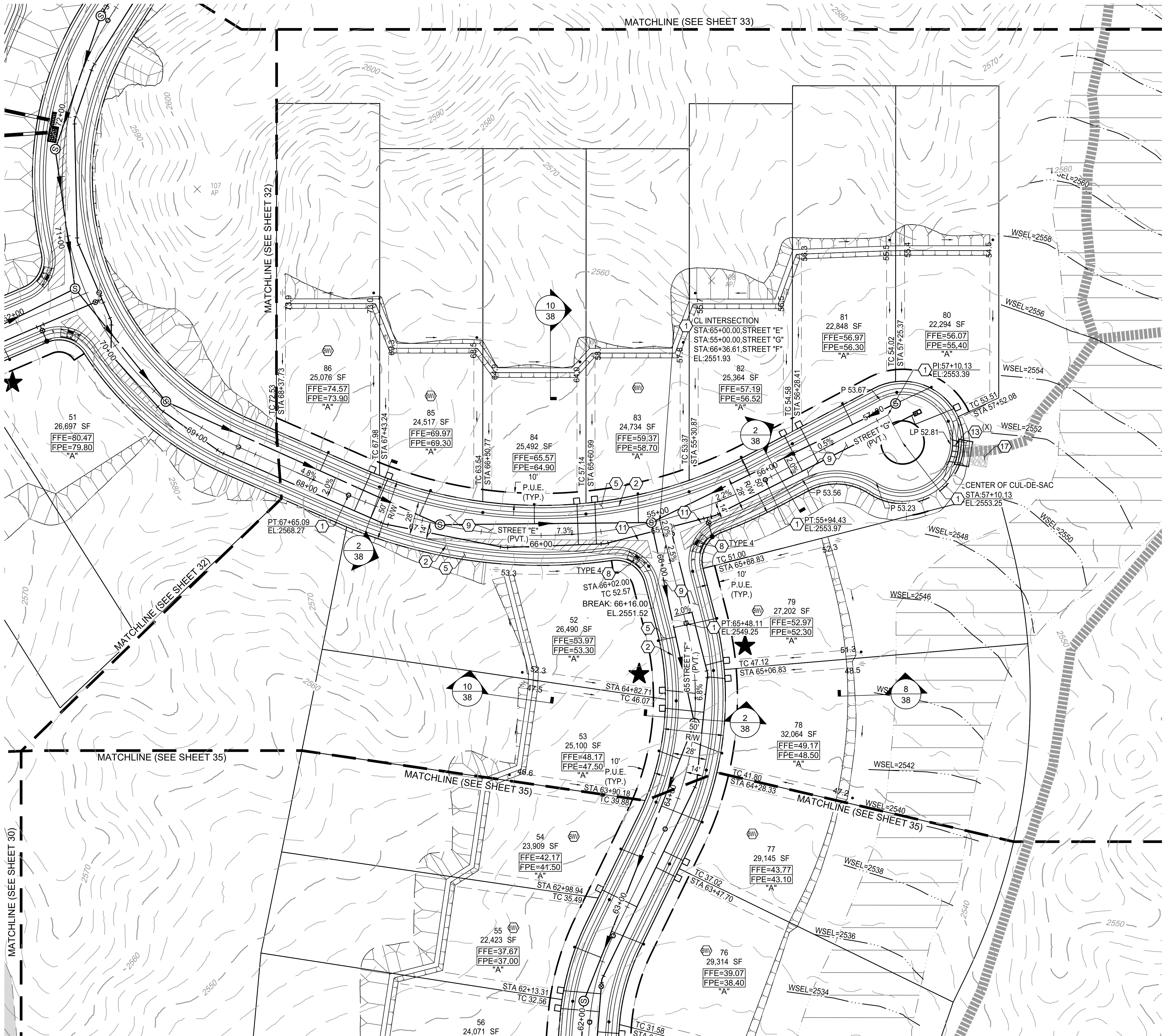
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GRADING
SEC LAMBERT & LA CHOLLA
PIMA COUNTY
ORO VALLEY, AZ

050980-01-001 PROJECT NUMBER		
PLAN STATUS		
DATE	DESCRIPTION	
RWS/ML	KB/ML	RWS
DESIGN	DRAWN	CHKD
SCALE	H: 1"=40'	V:
JOB No.	050980-01-001	
DATE:	05/01/21	
SHEET	33	OF 40



EASEMENT KEYNOTES

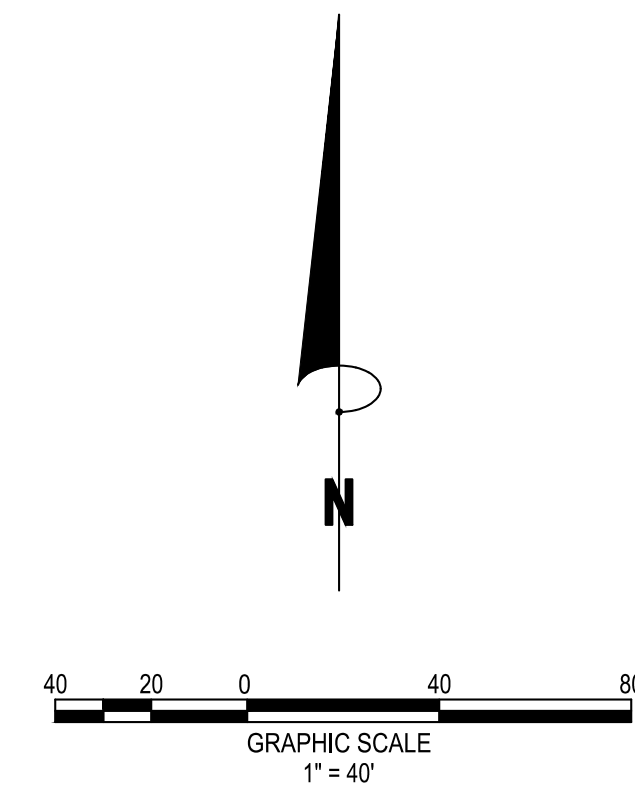
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GRADING

SEC LAMBERT & LA CHOLLA

PIMA COUNTY

ORO VALLEY, AZ

050980-01-001
PROJECT NUMBER



Robert W. Schlicher
PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
DESIGN	DRAWN CHKD
SCALE	H: 1"=40' V:
JOB No.	050980-01-001
DATE:	05/01/21



EASEMENT KEYNOTES

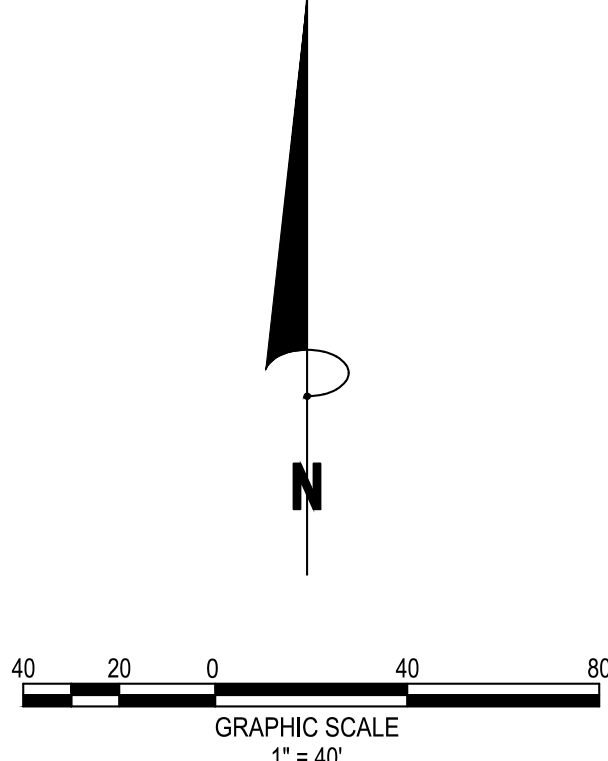
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CONSTRUCTION KEYNOTES

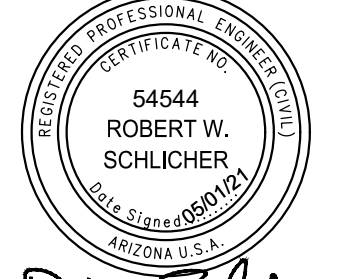
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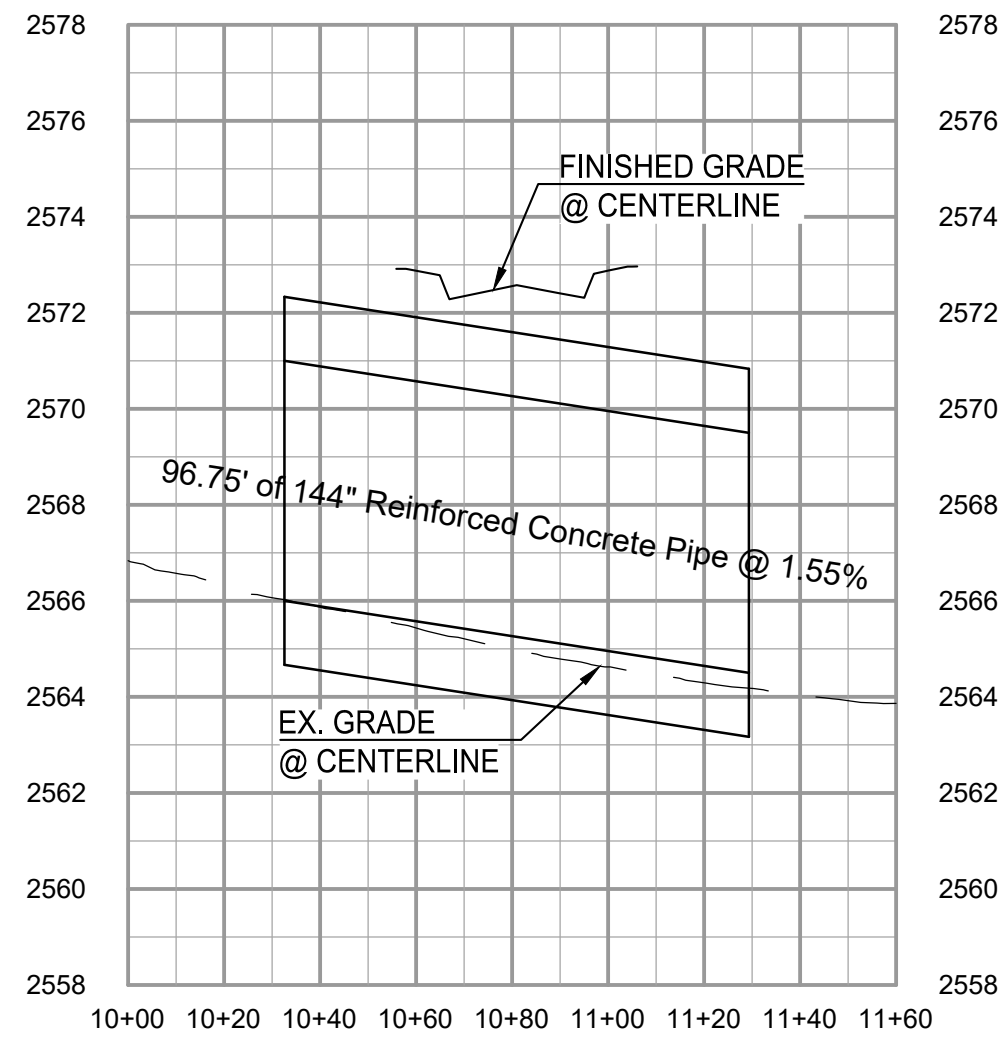


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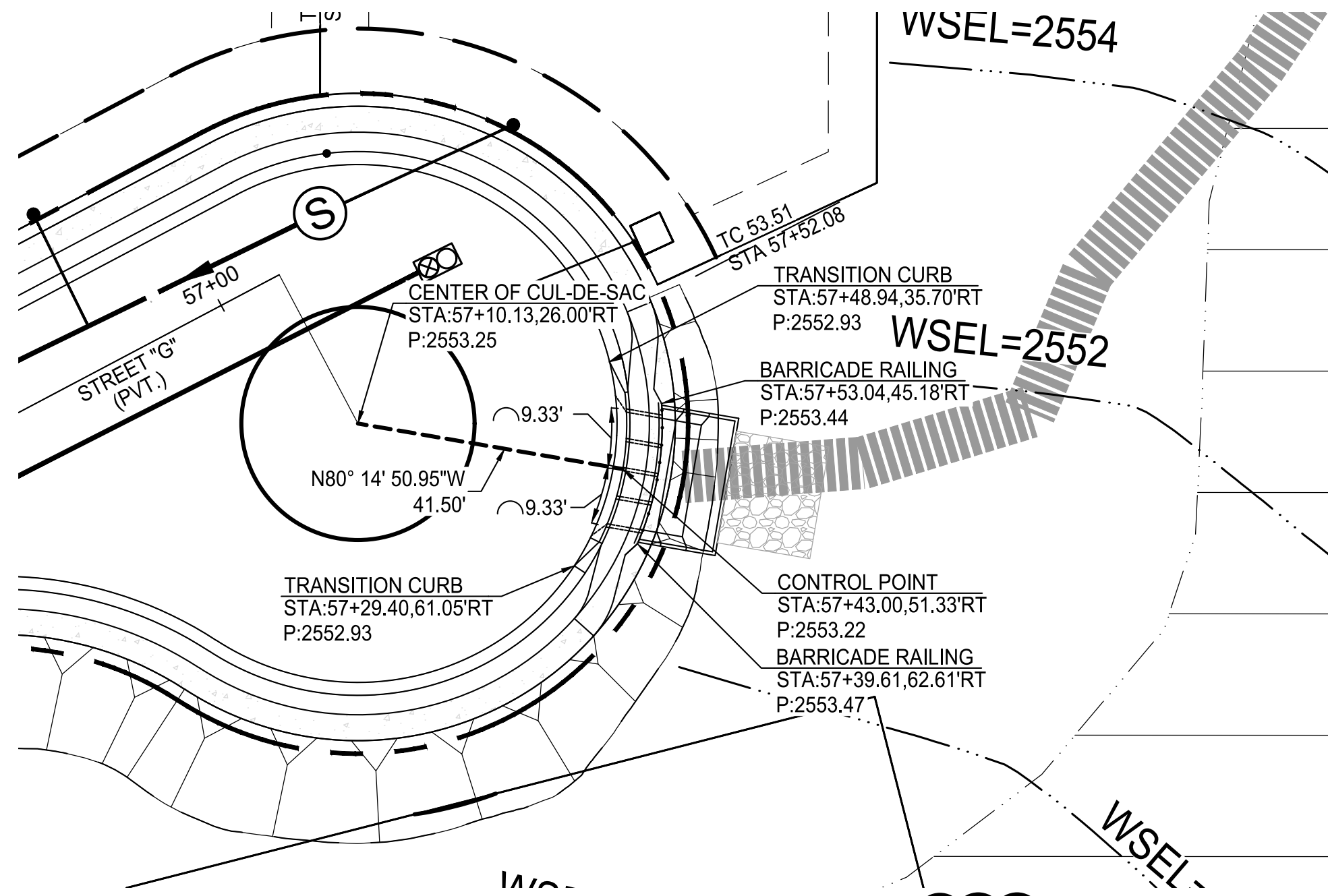
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PIMA COUNTY
ORO VALLEY, AZ

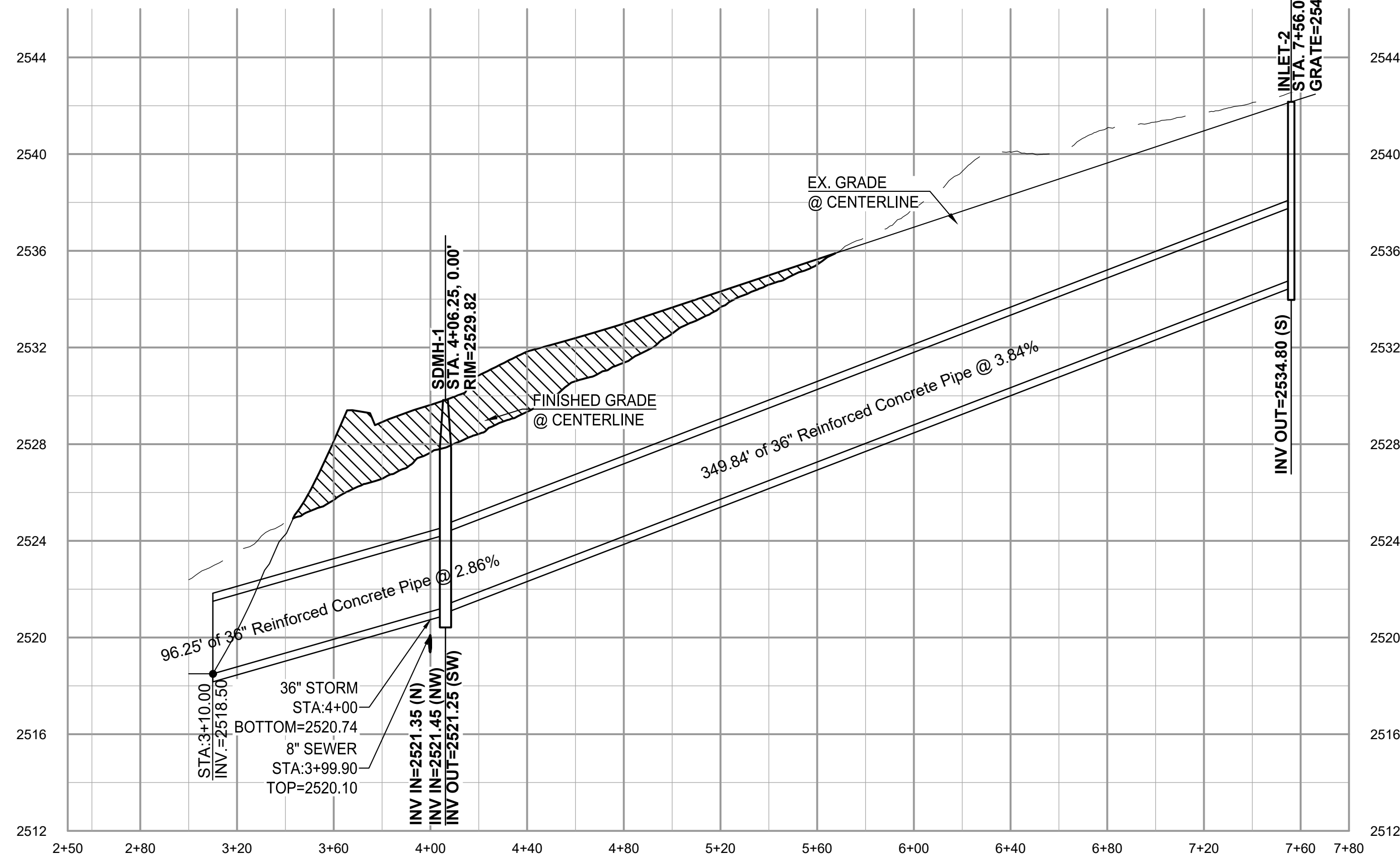
050980-01-001 PROJECT NUMBER		
		
PLAN STATUS		
DATE	DESCRIPTION	
ML	ML	RWS
DESIGN	DRAWN	CHKD
SCALE	H: 1"=40'	V:
JOB No.	050980-01-001	
DATE:	05/01/21	
SHEET	35	OF 40



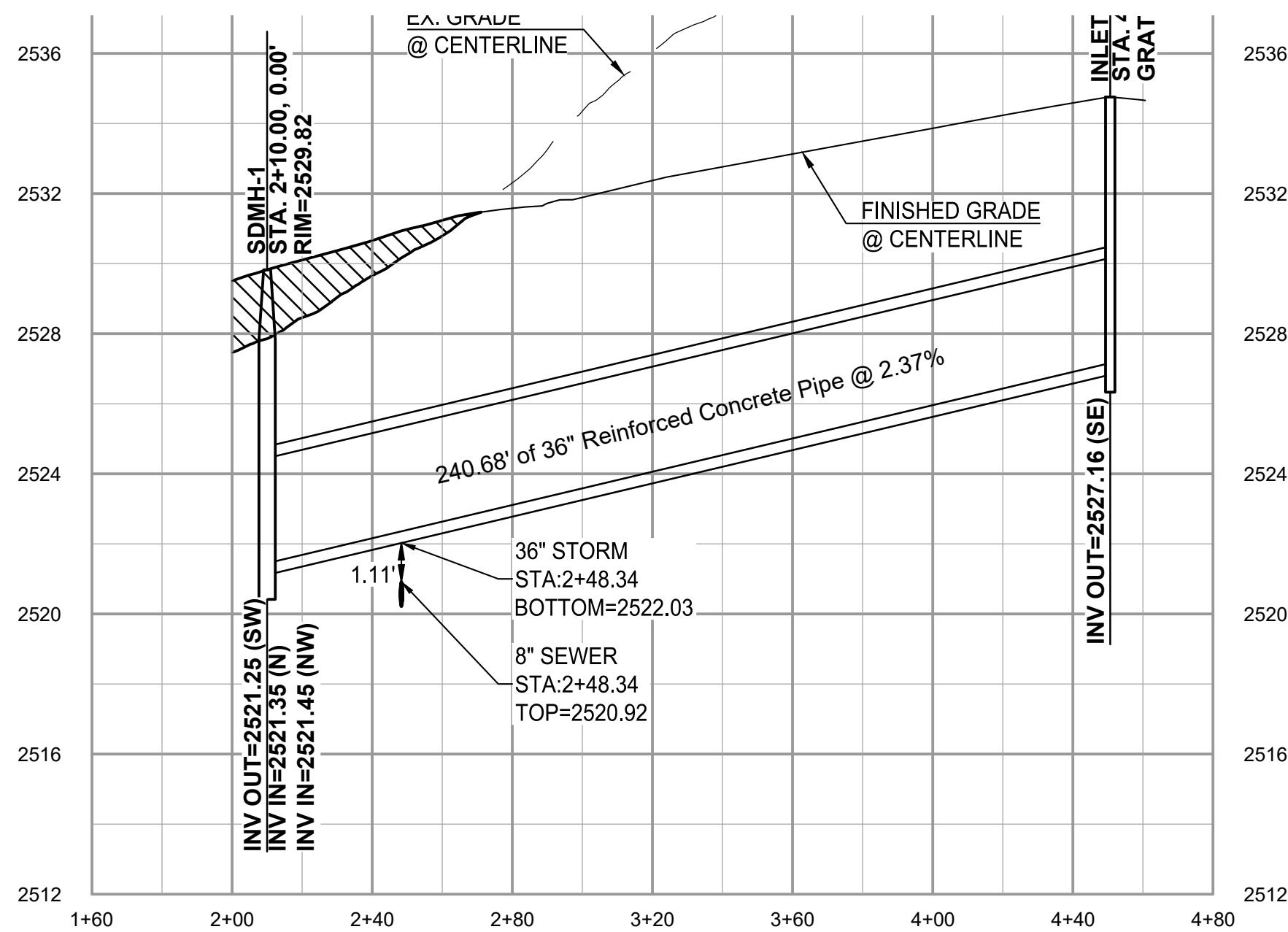
1 STORM DRAIN RUN SD-X.0
SCALE: H:1"=40', V:1"=4'



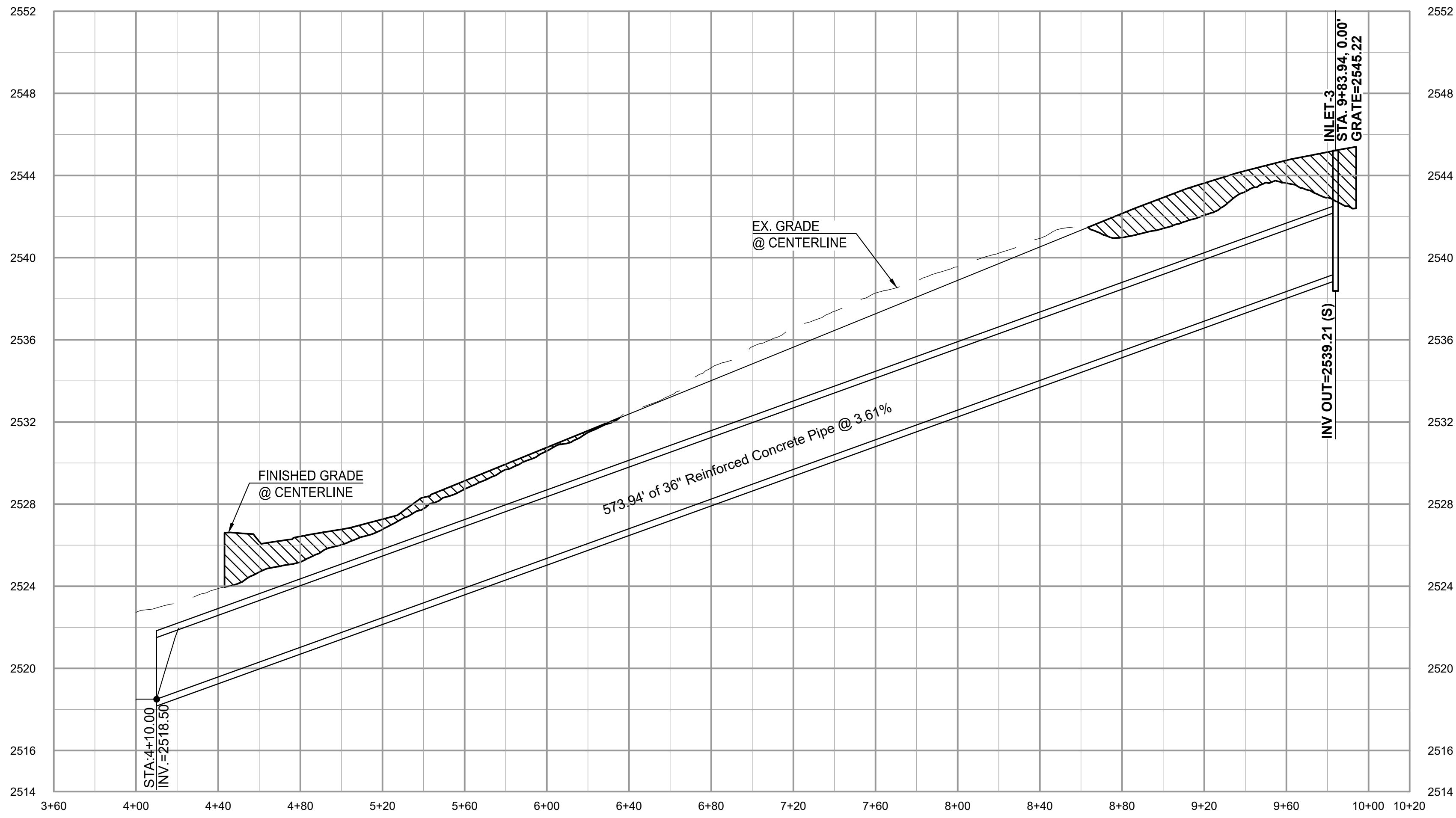
2 STORM DRAIN SCUPPER SD-X.0
SCALE: 1"=20'



3 STORM DRAIN RUN SD-X.0
SCALE: H:1"=40', V:1"=4'



4 STORM DRAIN RUN SD-X.0
SCALE: H:1"=40', V:1"=4'



5 STORM DRAIN RUN SD-X.0
SCALE: H:1"=40', V:1"=4'

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STORM DRAIN PLAN AND PROFILE
SEC LAMBERT & LA CHOLLA
PIMA COUNTY
ORO VALLEY, AZ

050980-01-001
PROJECT NUMBER

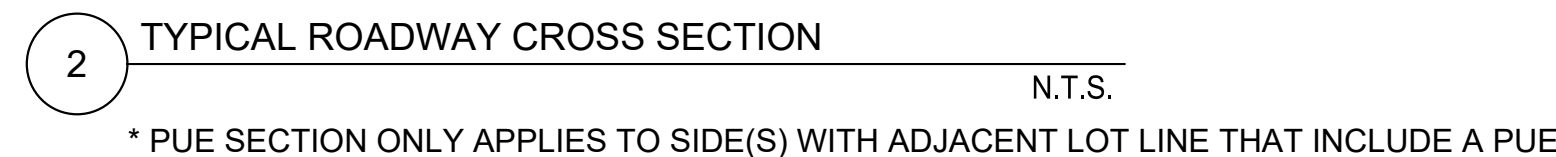
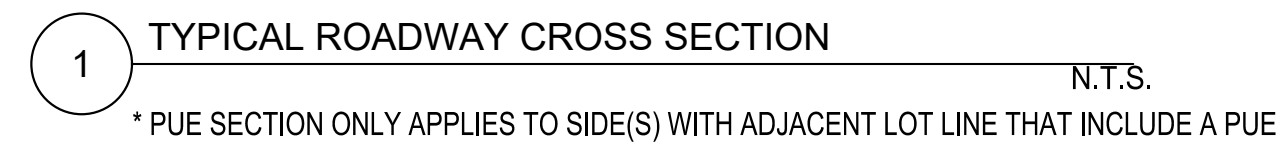


PLAN STATUS

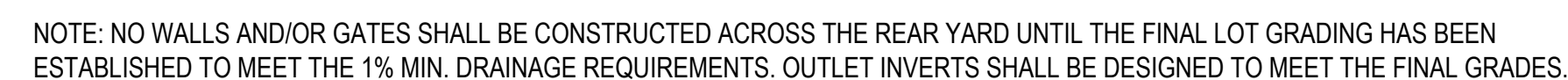
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SCALE	CHKD
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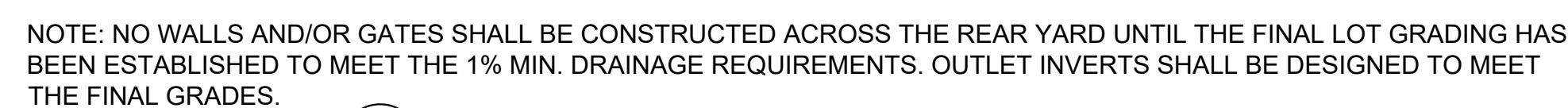
SHEET 37 OF 40



RIP-RAP GRADATION TABLE PER P.A.G. STD.
SPEC 912 FOR SLOPE PAVING & 913 FOR BANK
PROTECTION TO BE USED ON ALL OF PROJECT
UNLESS OTHERWISE NOTED. ALL RIP-RAP SHALL
BE OF A NATURAL COLOR AND BLEND IN WITH
THE ENVIRONMENT.



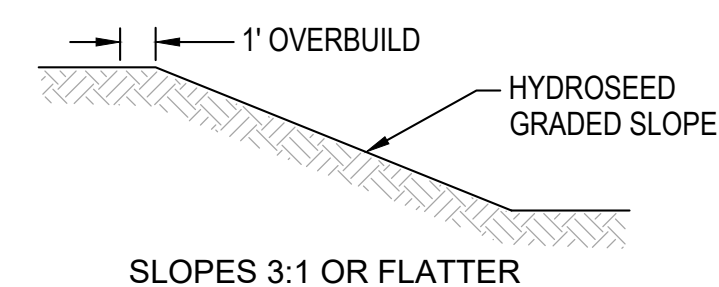
5 TYPE "A" LOT GRADING N.T.S.



6 TYPE "B" LOT GRADING N.T.S.



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SLOPE STABILIZATION DETAILS

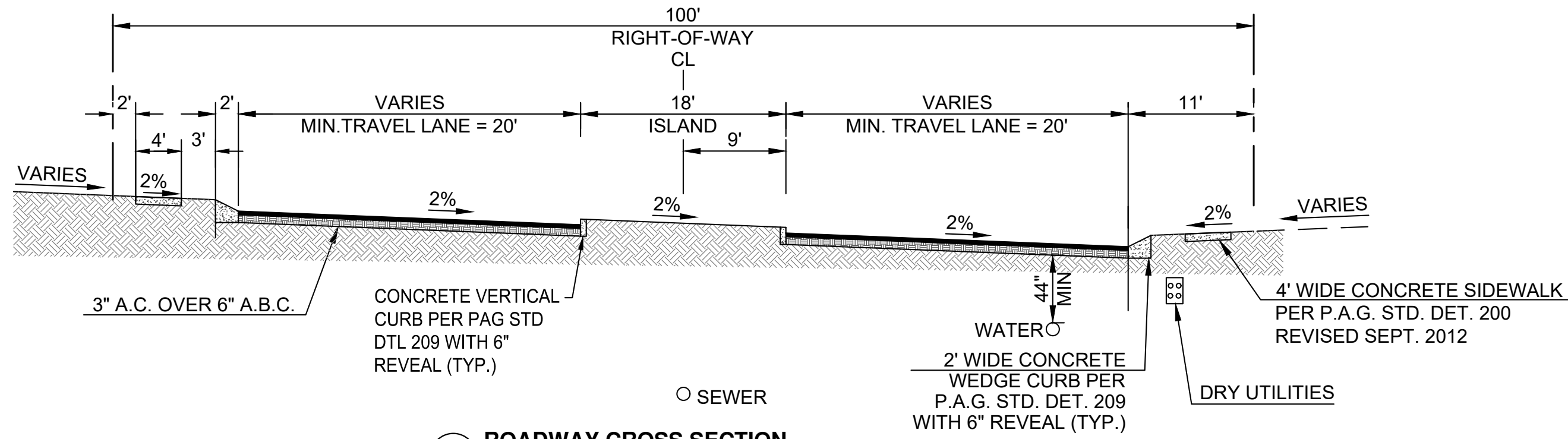
N.T.S.

NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN)
REFERENCE 2015 P.A.G. STANDARD SPECIFICATIONS SECTION 912
FOR MORE DETAIL.



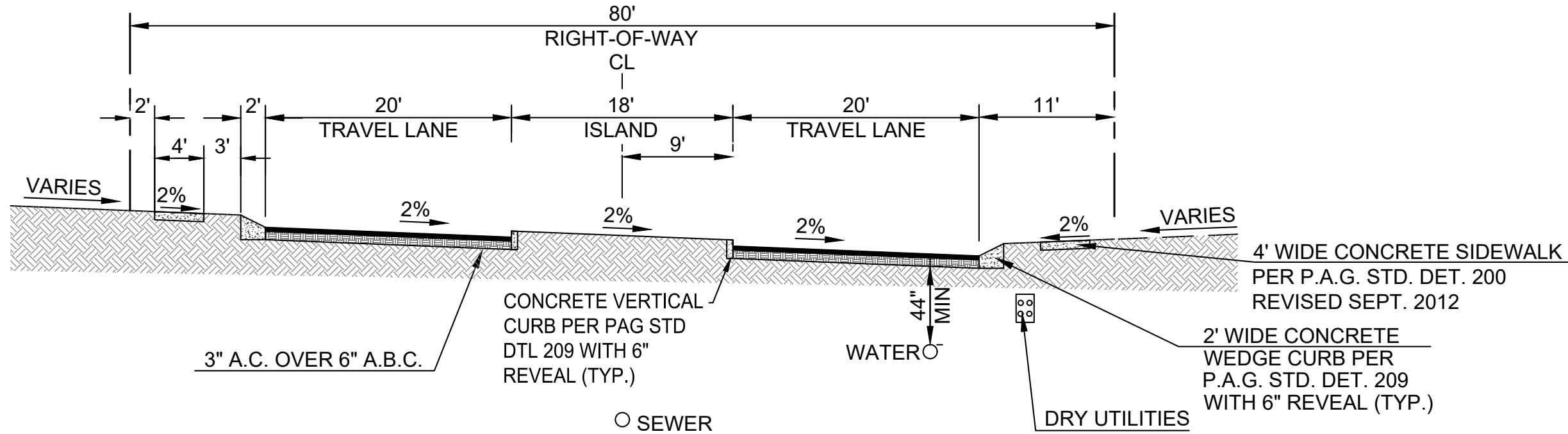
PAVEMENT STRUCTURE





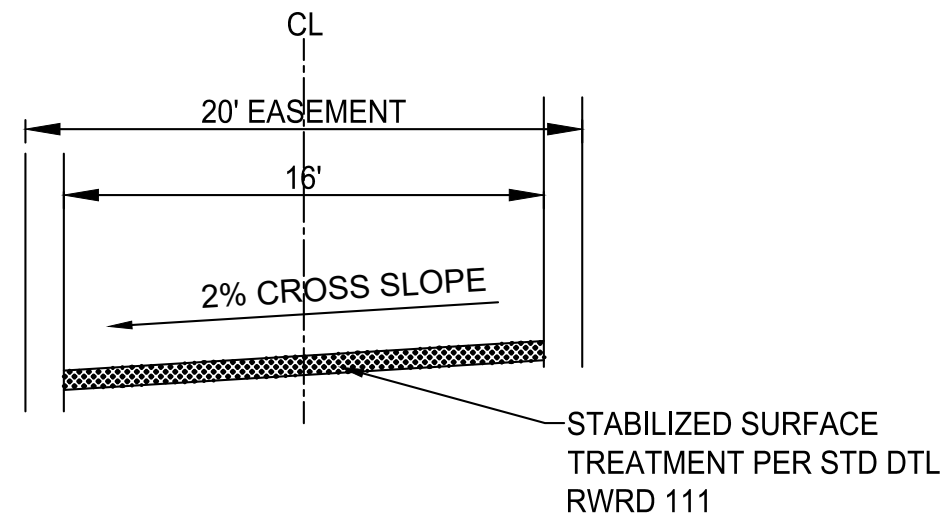
13 ROADWAY CROSS SECTION

NOTE:
LOCATION OF UTILITIES VARIES, SEE PLAN FOR LOCATION



14 ROADWAY CROSS SECTION

NOTE:
LOCATION OF UTILITIES VARIES, SEE PLAN FOR LOCATION



15 SEWER EASEMENT

N.T.S.



PLAN STATUS

DATE	DESCRIPTION
RWS/ML	KB/ML RWS
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