

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

REGISTRATION NUMBER	EXPIRES
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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.

REGISTRATION NUMBER	EXPIRES
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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.

REGISTRATION NUMBER	EXPIRES
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AC	ACRES	N	NORTH
AC	ASPHALTIC CONCRETE (MIX NO.2)	N	MANNING'S ROUGHNESS COEFFICIENT
AEZ	AIRPORT ENVIRONS ZONE	N.O.S.	NATURAL OPEN SPACE
ANG	ANGLE POINT	OHE	OVERHEAD ELECTRIC
BCSM	BRASS CAP SURVEY MONUMENT	P.A.D.	PLANNED AREA DEVELOPMENT
BK	BOOK		PIMA ASSOCIATION OF
BLDG	BUILDING	PAG	GOVERNMENTS
BVC	BEGIN VERTICAL CURVE	PC	POINT OF CURVATURE
BW	BOTTOM OF WALL	PG	PAGE
BW	BOTTOM WIDTH	PROP	PROPOSED
C.A.	COMMON AREA	PT	POINT OF TANGENCY
C/L	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CF	CUBIC FEET	PVC	POLYVINYL CHLORIDE
CFS	CUBIC FEET PER SECOND	PVI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	Q	DRAINAGE DISCHARGE QUANTITY
CONC	CONCRETE	R	RADIUS
CS	CONCENTRATION POINT	R/W	RIGHT OF WAY
CP	CROSS-SECTION		REINFORCED CONCRETE BOX
CTRL	CONTROL	RCBC	CULVERT
D	TOTAL CHANNEL DEPTH	RCP	REINFORCED CONCRETE PIPE
d	CHANNEL FLOW DEPTH	REINF	REINFORCED
DG	DECOMPOSED GRANITE	RLS	REGISTERED LAND SURVEYOR
DKT	DOCKET	RT	RIGHT
DTL	DETAIL		REGIONAL WASTEWATER RECLAMA
E	EAST	RWRD	SOUTH
EG	EXISTING GRADE	S	SOUTH
EG	EXISTING GRADE	S/W	SIDEWALK
ELEV	ELEVATION	SD	STANDARD DETAIL
EOP	EDGE OF PAVEMENT	SDWLK	SIDEWALK
ESMT	EASEMENT	SE	SOUTHEAST
EVC	END VERTICAL CURVE	SEC	SECTION
EX	EXISTING	SEQ	SEQUENCE
EXIST	EXISTING	SF	SQUARE FEET (FOOT)
F/C	FACE OF CURB	SHT	SHEET
fb	CHANNEL FREEBOARD	SL	SLOPE
FD	FOUND	SRP	SPIRAL RIBBED PIPE
FFE	FINISHED FLOOR ELEVATION	SS	SIDESLOPE
FG	FINAL GRADE	STA	STATION
FPE	FINISHED PAD ELEVATION	SW	SOUTHWEST
GB	GRADE BREAK	TC	TOP OF CURB
GLO	GENERAL LAND OFFICE	THK	THICK/THICKNESS
HP	HIGH POINT	TOB	TOP OF BANK
HT or H	HEIGHT	TW	TOP OF WALL
HW	HEADWATER	Typ	TYPICAL
INV	INVERT	V	DRAINAGE DISCHARGE VELOCITY
IP	IRON PIN	W	WIDTH
JD	JURISDICTIONAL DELINEATION	W	WEST
L	LENGTH	WSEL	WATER SURFACE ELEVATION
L	LENGTH		
LF	LINEAR FEET	WWF	WELDED WIRE FABRIC
LP	LOW POINT		
LT	LEFT	YR	YEAR
MH	MANHOLE		
MIN	MINIMUM		

- 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- 2011 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- 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.

OV1214-35
G1800780

103	SURVEY MONUMENT
105	HANDRAIL
200	CONCRETE SIDEWALK
203	CONCRETE SIDEWALK: NEW TO EXISTING
205.5	SIDEWALK SCUPPER - TYPE 3 MODIFIED-10" DEEP OPENING
207	CURB ACCESS RAMP
209	CONCRETE CURB - TYPE 2 SINGLE VERTICAL
209	CONCRETE CURB - TYPE 2 WEDGE
210	CONCRETE CURB TRANSITION
211	CONCRETE CURB: NEW TO EXISTING
213	CONCRETE HEADER
216	TRENCH PATCH
310	CATCH BASIN - TYPE 5

108	SEWER/WATER CROSSING DETAILS
111	TYPICAL SEWER EASEMENT
113	SCOUR PROTECTION FOR SEWER LINES
205	4' DIAMETER MANHOLE CONFIGURATIONS
211	CONCRETE COLLAR FOR PAVED AREAS
212	CONCRETE COLLAR FOR UNPAVED AREAS
214	"24"" WATERTIGHT FRAME AND COVER"
301	CONNECTION TO EXISTING MANHOLE BASE
401	HCS CONNECTION TO SEWER LINE
402	HCS CONNECTION TO MANHOLES

CUT: 21,108 C.Y.
FILL: 25,076 C.Y.
NET: 3,968 C.Y. FILL
(20% SHRINK ON FILL, 0.25' SUBSIDENCE)
CONTRACTOR TO VERIFY QUANTITIES PRIOR TO
CONSTRUCTION

BASIS OF ELEVATION FOR THIS PROJECT IS A BCSM
LOCATED AT THE CENTERLINE INTERSECTION OF LA
CANADA DRIVE AND MASPALOMAS DRIVE PUNCHED,
STAMPED RLS 27739

ELEVATION BEING: 2928.51 (NGVD 29)

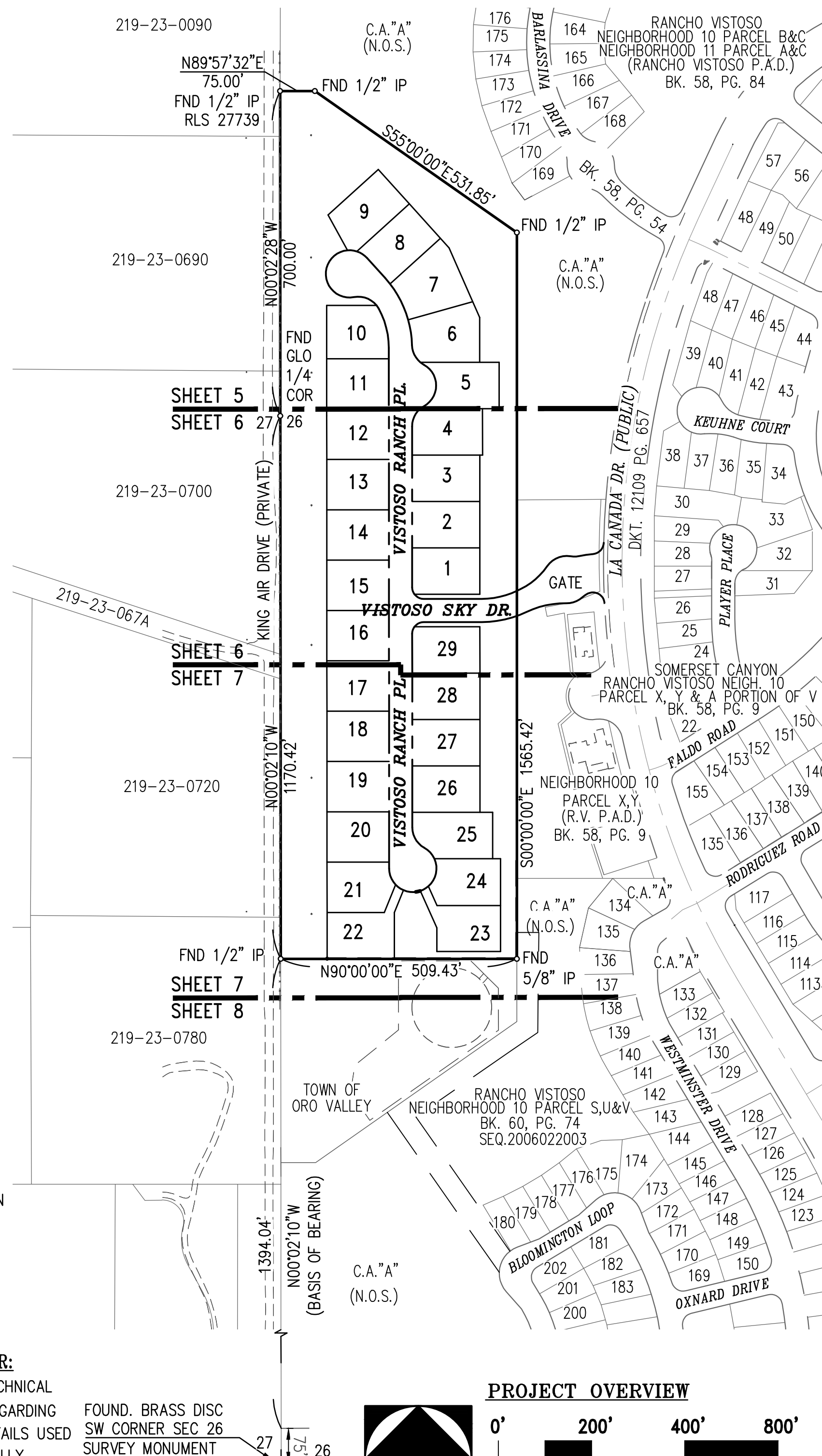
CONVERTS TO 2930.78 (NAVD 88)

$$\text{NGVD 29 (GRADE ON PLAN)} + 2.267' = \text{NAVD 88}$$

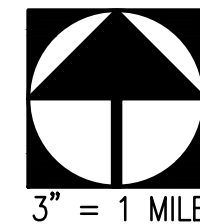
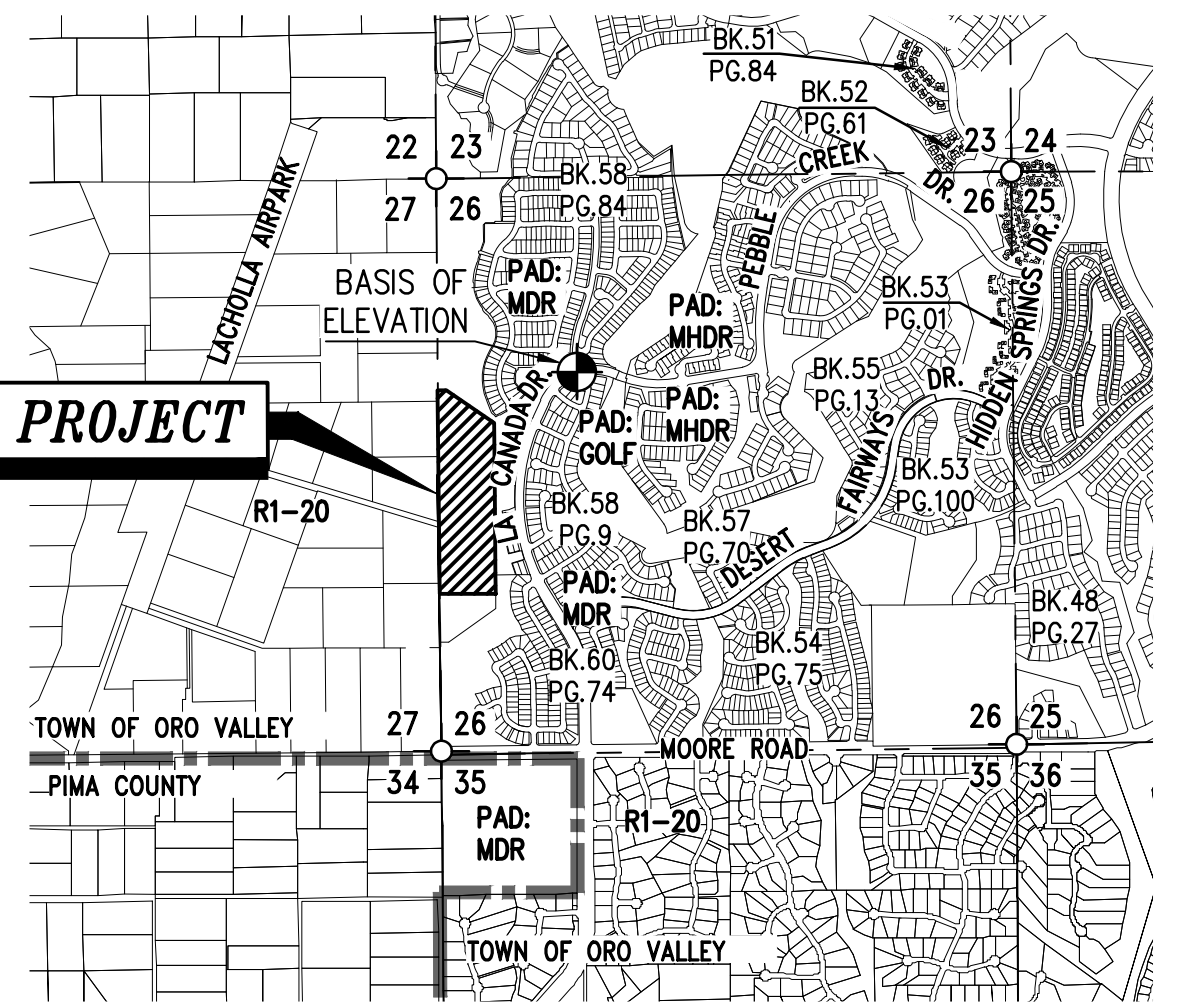
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA PER PLAT FINAL PLAT FOR RANCHO VISTOSO NEIGHBORHOOD 10 PARCELS S.U. & V LOTS 1 THRU 215 AND COMMON AREA A & B
SAID BEARING BEING N00°02'10"W

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.



	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOODPLAIN LINE
	EXISTING EROSION HAZARD SETBACK LINE
	EXISTING 404 JD-WASH
	EXISTING RIPARIAN LINE
	PROJECT BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED EASEMENT LINE AS NOTED
	SIGHT VISIBILITY TRIANGLE
	EXISTING PUBLIC SEWER LINE & MANHOLE
	EXISTING PUBLIC WATERLINE & VALVE
	EXISTING CULVERT
	EXISTING PAVEMENT
	EXISTING FENCE
	PROPOSED PUBLIC SEWER LINE & MANHOLE
	PROPOSED HCS & CLEANOUT
	PROPOSED PUBLIC WATERLINE & VALVE
	PROPOSED PUBLIC WATERLINE BENDS
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAIN W/CATCH BASIN
	PROPOSED ROCK RIPRAP
	PROPOSED PAVEMENT
	PROPOSED STABILIZED SURFACE TREATMENT PER DTL "A" OF STD DTL RWRD 111
	PROPOSED CONCRETE VERTICAL CURB
	PROPOSED CONCRETE WEDGE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CURB ACCESS RAMPS
	FFE: PROPOSED FINISHED FLOOR ELEVATION FPE: PROPOSED FINISHED PAD ELEVATION
	MATCH LINE
	CITY LIMITS
	DTL. NO. SHT. NO.
	CONCENTRATION POINT
	LOT GRADING TYPE
	NEW SURVEY MONUMENT
	SECTION CORNER OR 1/4 SECTION CORNER
	BENCHMARK
	DIRECTION OF FLOW
	LOT NUMBER
	PROPOSED SPOT ELEVATION
	LOT ACCESS LOCATION
	PROPOSED PUBLIC UTILITY EASMENT
	PROPOSED BUILDING SET BACK
	PROPOSED TOE OF BANK PROTECTION
	PROPOSED WATER SERVICE
	PROPOSED SLOPE INDICATOR
	STOP SIGN
	GRADING LIMITS
	NON-MOTORIZED PUBLIC RECREATION EASEMENT FOR TRAIL #325 AND TRAIL



A PORTION OF SECTION 26
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: KYLE MARQUEZ, P.E.
kmarquez@wlbgroup.com

OWNER/DEVELOPER
SAMIA ZARIFI
3400 E. FINGER ROCK CIR.
TUCSON, AZ. 85718
(520) 481-9722
ATTN: SAMIA ZARIFI
samiazarifi@gmail.com

SHEET 1.....	COVER SHEET
SHEET 2.....	GENERAL NOTES
SHEET 3.....	AEZ—OVERALL SITE PLAN & PRIVATE SEWER GENERAL NOTES
SHEET 4.....	TYPICAL SECTIONS & HYDROLOGY TABLES
SHEETS 5–8.....	GRADING PLANS
SHEETS 9–13.....	PLAN & PROFILES
SHEET 14.....	DETAIL SHEET
SHEET 15.....	HORIZONTAL CONTROL
SHEETS 51–53	STRUCTURAL ARCH CULVERT

BY: _____
TOWN OF ORO VALLEY – TOWN ENGINEER

BY: _____
TOWN CLERK

PLANNING AND ZONING ADMINISTRATOR

BY: _____
TOWN ENGINEER

BY: _____
ORO VALLEY UTILITY DIRECTOR

REC'D 02/08/2019

REF: OV114-023
OV1214-35
G-2018-060

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


ARIZONA811
A PUBLIC UTILITY NOTICE SERVICE

Call 811 or click Arizona811.com

1. THE GROSS AREA OF THIS DEVELOPMENT IS 20.38± ACRES.
2. THE PROPOSED NUMBER OF RESIDENTIAL UNITS IS 29 (1.4 UNITS PER ACRE)
3. TOTAL LENGTH OF NEW PUBLIC STREET IS 0.00 MILES.
4. TOTAL LENGTH OF NEW PRIVATE STREET IS 0.34 MILES.
5. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND REVEGETATION BONDS MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. ALL NEW RIGHTS OF WAY WILL BE DEDICATED BY FINAL PLAT.
7. THE PROJECT IS SUBJECT TO THE ZONING PROVISIONS OUTLINED IN CHAPTER 24.8, AIRPORT ENVIRON ZONE OF THE ORO VALLEY ZONING CODE.
8. AREAS WITHIN THE AEZ SHALL NOT CONTAIN HIGHLY REFLECTIVE SURFACES, LARGE AREAS OF STANDING WATER, OR ANY DEVICE WHICH CAN GENERATE SMOKE, STEAM OR OTHER VISUAL OBSTRUCTIONS. (TABLE 1 OF THE AEZ SECTION OF THE ZONING CODE).
9. ALL USES WITHIN THE AEZ MUST PROVIDE INSULATION, FENESTRATION AND RELATED BUILDING TECHNIQUES TO REDUCE THE INTERIOR NOISE LEVEL TO 45 DECIBELS OR LESS, AS SPECIFIED BY THE INTERNATIONAL RESIDENTIAL CODE, SECTION 324, THE INTERNATIONAL BUILDING CODE SECTION 1207, AND THE ARIZONA REVISED STATUTES SECTION 28-8461 (SECTION 24.8.G).
10. ALL PROSPECTIVE BUYERS OF LOTS WITHIN THIS SUBDIVISION SHALL BE INFORMED OF THE PRESENCE AND ACTIVITY OF THE LA CHOLLA AIRPARK, A PRIVATE AIRPORT LOCATED WEST OF THIS PROJECT. ALL PROSPECTIVE BUYERS SHALL BE INFORMED THAT LOW FLYING AIRCRAFT MAY BE A NUISANCE.
11. VIEW FENCING AS SHOWN HEREON SHALL BE INSTALLED ALONG THE REAR PROPERTY LINES OF ALL THE LOTS AND ALONG THE OPEN SPACE BOUNDARIES LOCATED INSIDE THE REAR PROPERTY LINES OF THE EASTERN AND NORTHERN LOTS.

1. MAXIMUM BUILDING HEIGHT ALLOWED AND PROPOSED = 30'. LOTS 16-18 & 26-29
MAXIMUM BUILDING HEIGHT SUBJECT TO LA CHOLLA AIRPARK GLIDE SLOPE LOWER LIMIT
(SEE SHEET 3).
2. TOTAL AMOUNT OF OPEN SPACE PROVIDED = 7.6 AC. (37.3% OF SITE).
3. TOTAL AMOUNT OF OPEN SPACE REQUIRED WITHIN LA CHOLLA AIRPARK A.E.Z. = 30% OF
3.56 AC. = 1.07 AC. REQUIRED. TOTAL AMOUNT OF OPEN SPACE PROVIDED WITHIN LA
CHOLLA AIRPARK A.E.Z. = 1.24 AC., 35% OF TOTAL A.E.Z. (SEE SHEET 3 FOR SUMMARY).
4. TOTAL AMOUNT OF LANDSCAPED COMMON AREAS = 0.56 AC.
5. SETBACKS REQUIRED/PROVIDED (PER P.A.D. L.D.R. STANDARDS): FRONT = 20' MIN.
(25'AVG.); SIDE = 8'; REAR = 25'.
6. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
7. EXISTING ZONING: RANCHO VISTOSO P.A.D., OPEN SPACE & VERY LOW DENSITY
RESIDENTIAL. LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS ARE BEING UTILIZED
FOR THIS PROJECT, AS ALLOWED BY P.A.D. SEC. 1.2.A.4.C.
8. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND
APPROVAL PROCESS.
9. MIN. LOT SIZE=14,520 S.F. AVERAGE LOT SIZE=14,888 S.F.
10. THE TRAIL EASEMENT SHOWN ON THIS DRAWING SHALL BE A "NON-MOTORIZED PUBLIC
ACCESS EASEMENT" FOR USE BY THE GENERAL PUBLIC. NON-MOTORIZED USES GENERALLY
INCLUDE HIKING, JOGGING, RUNNING, BICYCLE RIDING, EQUINE RIDING, PET WALKING, ETC.

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITION UNLESS OTHERWISE NOTED HEREIN.
2. THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR PRIVATE ROADS IS 25 MPH.
3. ALL NEW ROADS WITHIN THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.
4. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
5. THE BASIS OF ELEVATION FOR THIS PROJECT IS A BCSM LOCATED AT THE CENTERLINE INTERSECTION OF LA CANADA DRIVE AND MASPALOMAS DRIVE STAMPED R.L.S. NO. 27739 ELEVATION BEING 2928.51 (NAVD 29).
6. 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 THE FINISHED GRADE OF THE ROADWAY SURFACE.
7. FINAL SITE PLANS AND IMPROVEMENT PLANS MUST BE APPROVED FOR COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
8. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.

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.
7. ACTUAL FLOODPLAIN ENCROACHMENT WILL BE DETERMINED DURING THE INDIVIDUAL GRADING PERMIT STAGE.
8. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO ISSUANCE OF ANY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR PARCELS AFFECTED.
9. DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND IN A MANNER EXISTING PRIOR TO DEVELOPMENT. 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 OR PROPERTY OWNERS ASSOCIATION.

11. DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
12. PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.
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 REQUIRED BY ENVIRONMENTAL AND/OR FLOOD CONTROL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
14. THE DRAINAGEWAY WILL BE INSPECTED AFTER EVERY MAJOR STORM EVENT AND CLEARED OF ALL ORGANIC AND INORGANIC DEBRIS. AREAS IDENTIFIED TO HAVE POTENTIAL SEDIMENT AGGREGATION SHALL BE CLEANED AND CLEARED OF ANY ACCUMULATED SEDIMENT UPSTREAM OF ANY CULVERT OR STORMDRAIN AFTER EVERY MAJOR STORM EVENT OR ONCE EVERY 24 MONTHS, WHICHEVER OCCURS FIRST. AT A MINIMUM, INSPECTION OF THE DRAINAGEWAY AND ASSOCIATED MAINTENANCE RECORDS IS TO OCCUR ON AN ANNUAL BASIS.
15. A DRAINAGE SYSTEM MAINTENANCE PLAN SHALL BE INCLUDED IN THE CC&Rs.

1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO A.R.S. 45-576, AND WILL SERVE THIS DEVELOPMENT.
3. A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE.
4. 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 WATER IMPROVEMENT PLAN.
5. LOTS WITH FFE'S BELOW 2910 FOOT ELEVATION SHALL RECEIVE WATER PRESSURE IN EXCESS OF 80 P.S.I. AND SHALL HAVE AN INDIVIDUAL PRESSURE REDUCING VALVE (PRV) INSTALLED ON THE CUSTOMER SIDE OF THE WATER METER AT THE DEVELOPER OR BUILDER'S EXPENSE.

1. PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS AS REFERENCED IN 18.71.030.A.
2. THE SEWER INFRASTRUCTURE FOR THIS PROJECT IS PRIVATE.

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

1. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1000 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.
3. 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 WHICH EXCEED 3,600 SQUARE FEET IN FIRE FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
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.

1. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PAG SSP), 2015 EDITION, EXCEPT AS MODIFIED HEREBY.
2. ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH PAG SSP, EDITION OF 2015, EXCEPT AS MODIFIED HEREBY.
3. EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PAG SSP, SECTION 203-5. EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT ON RECORD, SHALL CONFORM TO PAG SSP, SECTION 203.
5. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSP, SECTION 303.
6. ASPHALTIC CONCRETE SHALL CONFORM TO PAG SSP, SECTION 406, ASPHALTIC CONCRETE MIXTURE NO. 2 SPECIFICATIONS.
7. ALL CONCRETE SHALL CONFORM TO PAG SSP, 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 OF CONSTRUCTION.
10. CONTRACTOR SHALL CALL "BLUE STAKE" (811 OR 1-800-782-5348) 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 MANHOLE AND CLEANOUT RING 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 (MUTCD) 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/ROADWAY 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. 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.
19. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE 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 HIS 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. STORM WATER DISCHARGE PERMIT 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 GEOTECHNICAL ENGINEERING EVALUATION REPORT, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY PATTISSON ENGINEERING, LLC. PROJECT NO. 14-120 DATED: 11/19/14 & UPDATED: 1/8/17, 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 (24) 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.) 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.
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 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 INSPECTION AND CODE COMPLIANCE DIVISION AND THE RELEASE OF ASSURANCES EXCEPT 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 PLAN, 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. DESIGN SPEED FOR PRIVATE STREETS IS 25 MPH. DESIGN VEHICLE FOR PRIVATE STREETS IS AN SU-30.
32. THE CONTRACTOR SHALL COORDINATE WITH GOLDER RANCH FIRE DEPT. TO ENSURE THAT INTERIM ACCESS IS MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
33. ALL GENERAL NOTES, SITE DESIGN, AND CONDITIONS OF OV1214-35 FINAL SITE, LANDSCAPE, AND RAINWATER HARVESTING PLAN APPROVAL APPLY.
34. CUT OR FILL SLOPES 3:1 (HORIZONTAL:VERTICAL) OR LESS STEEP SHALL BE REVEGETATED. CUT OR FILL SLOPES 2:1 OR LESS STEEP (BUT STEEPER THAN 3:1) SHALL BE ROCK RIP-RAPPED WITH FILTER FABRIC INSTALLED BENEATH THE ROCK. CUT OR FILL SLOPES STEEPER THAN 2:1 SHALL HAVE ROCK-FACE CONCRETE SLOPE PAVING OR RETAINING WALLS AS APPROPRIATE. NO SLOPE SHALL EXCEED 1:1.
35. NO IMPROVEMENTS BETWEEN THIRTY (30) AND SEVENTY-TWO (72) INCHES IN HEIGHT RELATIVE TO THE ADJACENT PAAL/ROADWAY WHICH MIGHT INTERFERE WITH THE PURPOSE AND INTENT OF THE SIGHT DISTANCE TRIANGLE SHALL BE PERMITTED, PLACED OR MAINTAINED WITHIN 15 (FIFTEEN) FEET OF A PAAL-TO-PAAL INTERSECTION.
36. EXISTING IRRIGATION LINES THAT ARE DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED WITHIN 3 CALENDAR DAYS. IRRIGATION LINES SHALL BE RECONNECTED SO THAT THE EXISTING PLANT MATERIAL RECEIVES IRRIGATION WATER, CONTRACTOR SHALL REMOVE AND REPLACE IN KIND, ANY PLANT MATERIAL THAT DIES AS A RESULT OF DAMAGED IRRIGATION OR CONSTRUCTION ACTIVITY.

37. CONTRACTOR TO PROVIDE TO THE ENGINEER OF RECORD ONE MYLAR PLAN SET OF AS-BUILT DRAWINGS. THE DRAWINGS PROVIDED SHALL BE SEALED BY A P.E. OR R.L.S. IN STATE OF AZ CERTIFYING THAT THE PROJECT HAS BEEN CONSTRUCTED PER "LINE AND GRADE" AS INDICATED ON THE APPROVED PLAN.

38. TOTAL AREA OF ALL NEW IMPERVIOUS SURFACES IS 1.88 ACRES (82,080 SQ. FT.) FOR THIS PROJECT.

39. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA PER PLAT FINAL PLAT FOR RANCHO VISTOSO NEIGHBORHOOD 10 PARCELS S.U. & V LOTS 1 THRU 215 AND COMMON AREA A & B SAID BEARING BEING N00°02'10"W.

40. THE BASIS OF ELEVATION FOR THIS PROJECT IS A BCSM LOCATED AT THE CENTERLINE INTERSECTION OF LA CANADA DRIVE AND MASPALOMAS DRIVE PUNCHED, STAMPED RLS 27739 ELEVATION BEING 2928.51 (NGVD 29).

41. ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27, SECTION 27.9 OF THE ORO VALLEY ZONING CODE REVISED, JULY 2007.

42. DEVELOPMENT & IMPROVEMENT PLANS MUST BE APPROVED PRIOR TO THE SUBMITTAL OF ANY PERMIT APPLICATIONS TO THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.

43. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

44. SHOULD EXISTING EASEMENTS BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF PERMITS.

45. THE 2012 INTERNATIONAL CODES ARE APPLICABLE TO THIS PROJECT.

46. STREET NAME SIGNAGE SHALL BE INSTALLED THROUGHOUT THE SUBDIVISION IN ACCORDANCE WITH THE MUTCD, LATEST EDITION.

47. SITE BENCHMARKS
BENCHMARK NO. 1 IS:
A BRASS CAP SURVEY MONUMENT AT THE NORTHEAST SECTION CORNER OF SECTIONS 34, T-11-S, R-13-E, G&S.R.M. ELEVATION BEING 2897.12 (NGVD 29)
BENCHMARK NO. 2 IS:
A BCSM STAMPED RLS 12214 CENTERLINE OF DESERT FAIRWAYS DRIVE 53' SOUTHWESTERLY OF THE INTERSECTION OF DESERT FAIRWAYS DRIVE AND TOUCAN DRIVE PER PLAT OF RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL "W" BOOK 57 MAPS AND PLATS PAGE 70. ELEVATION BEING 2899.89. (NGVD 29)

THE BASIS OF ELEVATION FOR THIS PROJECT IS A BCMN LOCATED AT THE CENTERLINE INTERSECTION OF LA CANADA DRIVE AND MASAPALOMAS DRIVE PUNCHED, STAMPED RLS 27739 ELEVATION BEING 2928.51 (NGVD 29)

2. BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA, PER FINAL PLAT OF RANCHO VISTOSO NEIGHBORHOOD 10 - PARCELS S.U. & V LOTS 1 THRU 215 AND COMMON AREA A AND B IN BOOK 60 AND PAGE 74.

BEARING = N 0°02'10" W

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

4. 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.

5. 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 PCWRD PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PCWRD 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 PCWRD 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 PCWRD 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 PCWRD 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 PCWRD FOR SEWAGE ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY THE PCWRD FIELD REPRESENTATIVE.

7. STORM WATER AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY INSTALLED TO PROTECT PCWRD MANHOLES AT THE BEGINNING OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTANTLY MAINTAIN STORM WATER AND SEDIMENT CONTROL MEASURES THAT PROTECT PCWRD 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 PCWRD MANHOLE. THE CONTRACTOR SHALL ENSURE THAT THEIR FLOW MANAGEMENT OPERATION INCLUDE 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 PCWRD 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 GRADE, ALL FRAMES AND COVERS ADJUSTMENTS SHALL BE IN ACCORDANCE WITH PCWRD SSDC 2016, DETAIL NWS. RWRD 212 - 214, 304 OR 305 (AS APPLICABLE). THE CONTRACTOR SHALL PROTECT EXISTING FLOW LINES WITH A COVER WITH A PCWRD 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 PCWRD 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 PCWRD 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

REF: OV114-023
OV1214-35
G-2018-060



Sheet 2

15

The WLB Group, Inc. **WLB**

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix,
& Flagstaff, AZ, and Las Vegas, NV.
4444 East Broadway Tucson, AZ 85711
(520) 881-7480

**RANCHO VISTOSO PARCEL 10-A, LOTS 1 THROUGH 29 & COMMON
AREAS "A" (PRIVATE STREETS) & "B" (LANDSCAPING DRAINAGE)
ORO VALLEY, ARIZONA**

GENERAL NOTES
FINAL SITE PLAN AND
PUBLIC/PRIVATE SEWER, GRADING AND PAVING IMPROVEMENT PLANS
G1800780

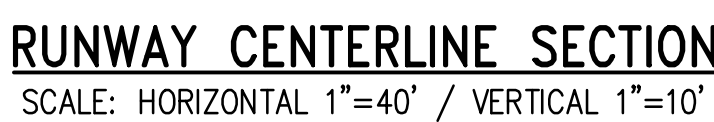
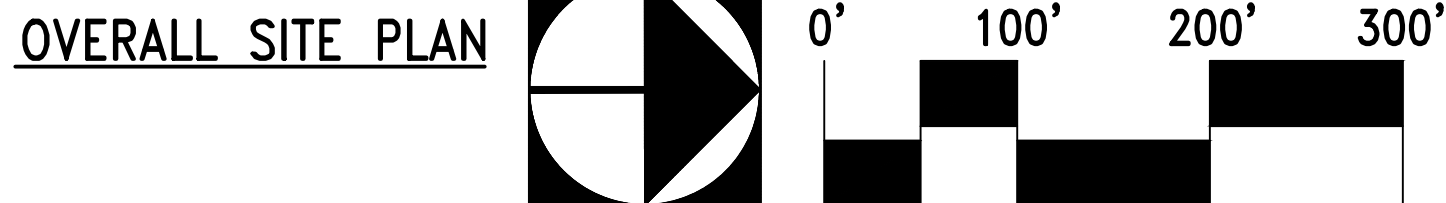
No.	Date	Item
Revisions		

Scale N/A Sheet 2
Job No. 185050-ZA-01/0600
Date JANUARY 2018
Designed By GJG
Checked By KJM



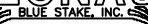
Q:\185050\7A-01 - RV Neigh 10A\04 Platting\04 FSP\FSP-RV10A-02.dwg Plotted: Jan 17, 2019

1. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PINA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCWRD) ENGINEERING DESIGN STANDARDS (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSDC 2016). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PCWRD WEBSITE (www.pima.gov/wastewatereclamation).
2. THE SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL: (A) THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) OR DELEGATED AUTHORITY OF ADEQ HAS ISSUED A CONSTRUCTION AUTHORIZATION FOR THIS PROJECT; (B) THE CONTRACTOR HAS OBTAINED A PCWRD PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PCWRD 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 PCWRD FIELD ENGINEERING; AND (D) A PRE-CONSTRUCTION MEETING SCHEDULED BY THE ASSOCIATED COUNTY PUBLIC FIELD INSPECTOR IS SCHEDULED AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO COMMENCING WITH SEWER CONSTRUCTION.
3. IMMEDIATELY REPORT ANY OF THE FOLLOWING TO THE PCWRD 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. IF A PCWRD 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 MEET REGULATORY REQUIREMENTS LEVELS FOR SEWAGE ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY THE PCWRD FIELD REPRESENTATIVE.
4. STORM WATER AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY INSTALLED TO PROTECT PCWRD MANHOLES AT THE BEGINNING OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTANTLY MAINTAIN STORM WATER AND SEDIMENT CONTROL MEASURES THAT PROTECT PCWRD 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 PCWRD MANHOLE. THE CONTRACTOR SHALL ENSURE THAT THEIR FLOW MANAGEMENT OPERATION INCLUDE CONTROLS TO PREVENT ANY INTRODUCTION OF STORM WATER, SEDIMENT, OR POLLUTANTS INTO THE SANITARY SEWER SYSTEM. FAILURE TO CONFORM TO THESE REQUIREMENTS SHALL RESULT IN CANCELLATION OF THE SEWER CONSTRUCTION PERMIT.
5. SPECIAL CARE SHALL BE TAKEN TO ENSURE DESIGN SLOPES ARE MAINTAINED, SEWERS CONSTRUCTED AT INSUFFICIENT SLOPE WILL NOT BE RE-CONSTRUCTED. ANY REPAIRS, 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.
6. THE CONTRACTOR SHALL ADJUST OR RECONSTRUCT ALL SANITARY SEWER MANHOLES TO FINISHED GRADE. ALL FRAMES AND COVER ADJUSTMENTS SHALL BE IN ACCORDANCE WITH PCWRD SSDC 2016, DETAIL NOS. RWDR 301, 312, 304 OR 305. (AS APPLICABLE) THE CONTRACTOR SHALL PROTECT THE BENCH AND FLOW CHANNELS WITH A COVER PER PCWRD SSDC 2016, DETAIL NO. RWDR 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 NOT DAMAGED AND FREED FROM ANY ALL ATTRACTIVE MATERIALS (ASPHALT, CONCRETE, AND OTHER) FROM JOINT HOLES ARE OPEN AND CLEAR OF OBSTRUCTIONS, AS APPROVED BY THE PCWRD 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 PCWRD SSDC 2016, DETAIL NO. RWDR 301. THE COST OF REPLACING DAMAGED FRAMES AND COVERS THAT ARE LOST OR DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

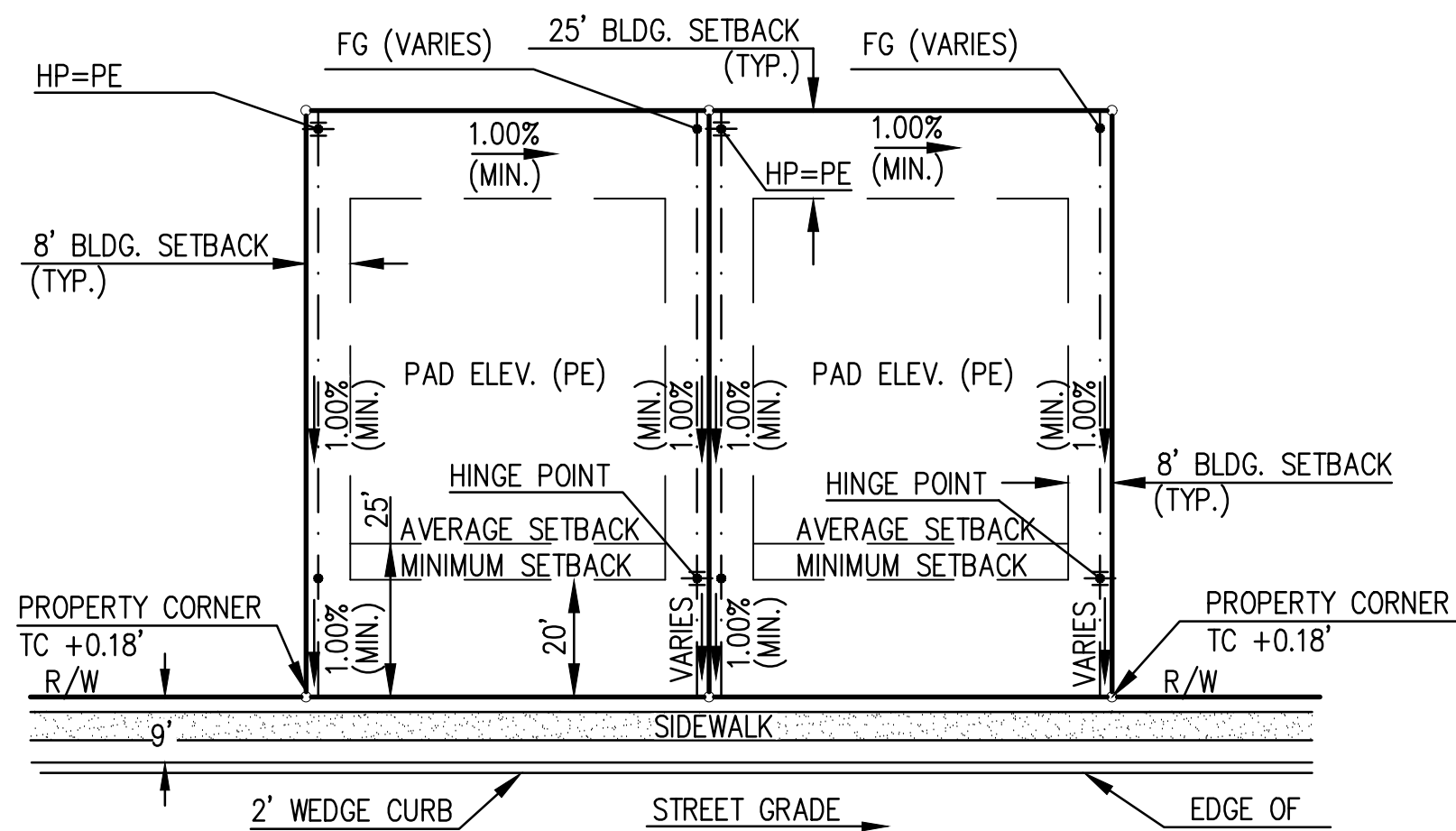


LOT #	FFE	GUIDE PATH ELEV	MAX. BLDG HT. (FT.)
16	2904.97	2921.30	16.33
17	2903.67	2922.10	18.43
18	2902.77	2922.60	19.83
26	2901.27	2926.80	25.53
27	2902.27	2926.20	28.47
28	2902.97	2925.60	22.63
29	2903.87	2925.00	21.13

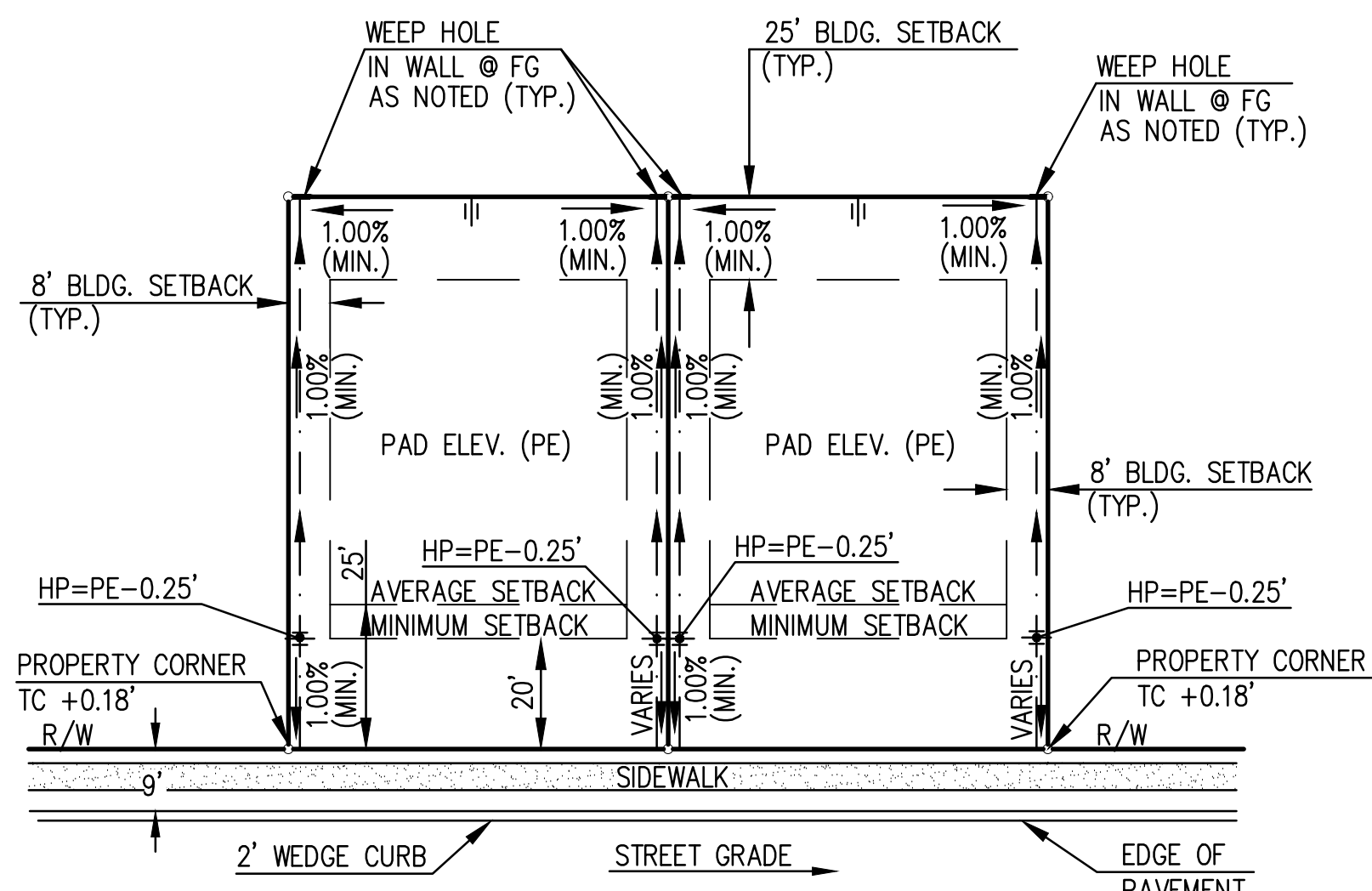
Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

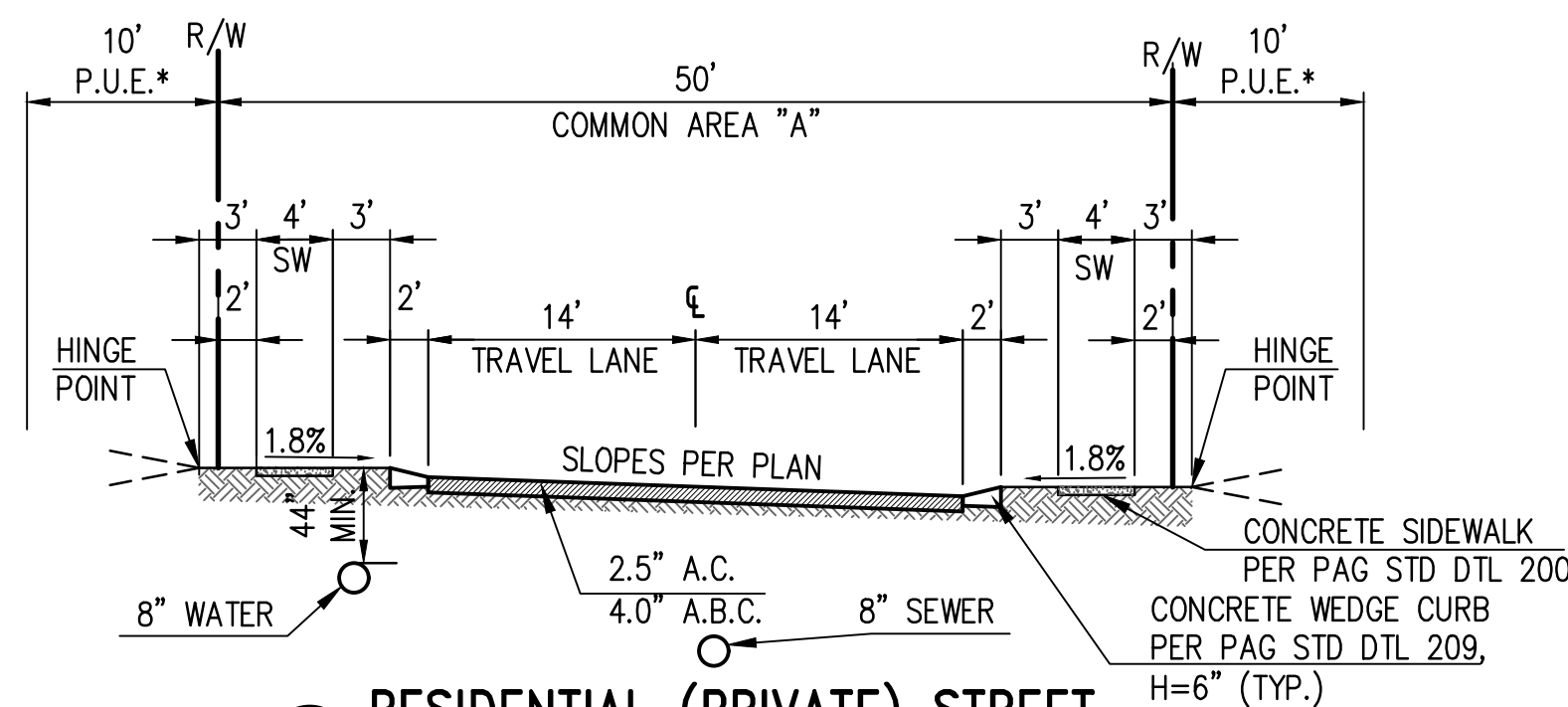


TYPE "A" LOT GRADING

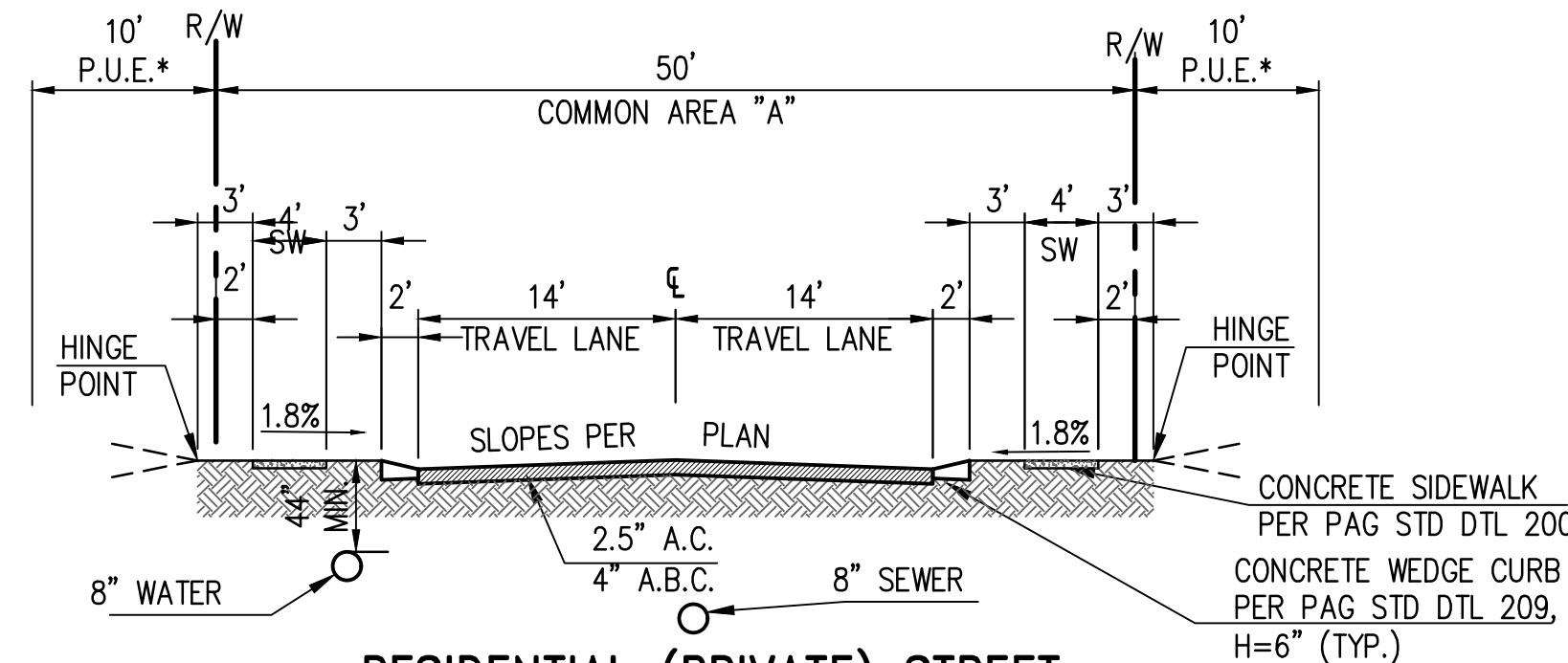


TYPE "C" LOT GRADING

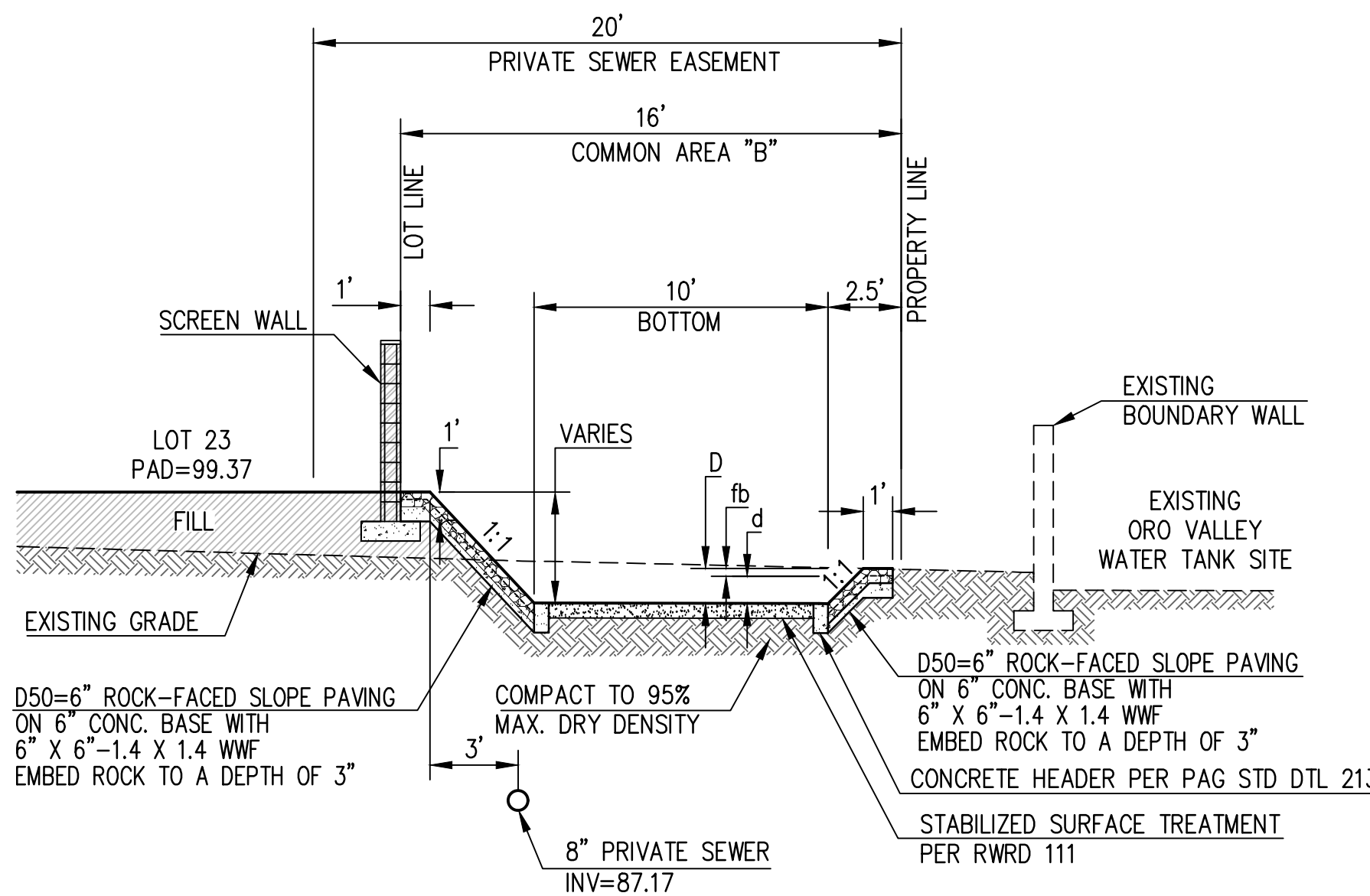
1 LOT GRADING DETAIL
NTS



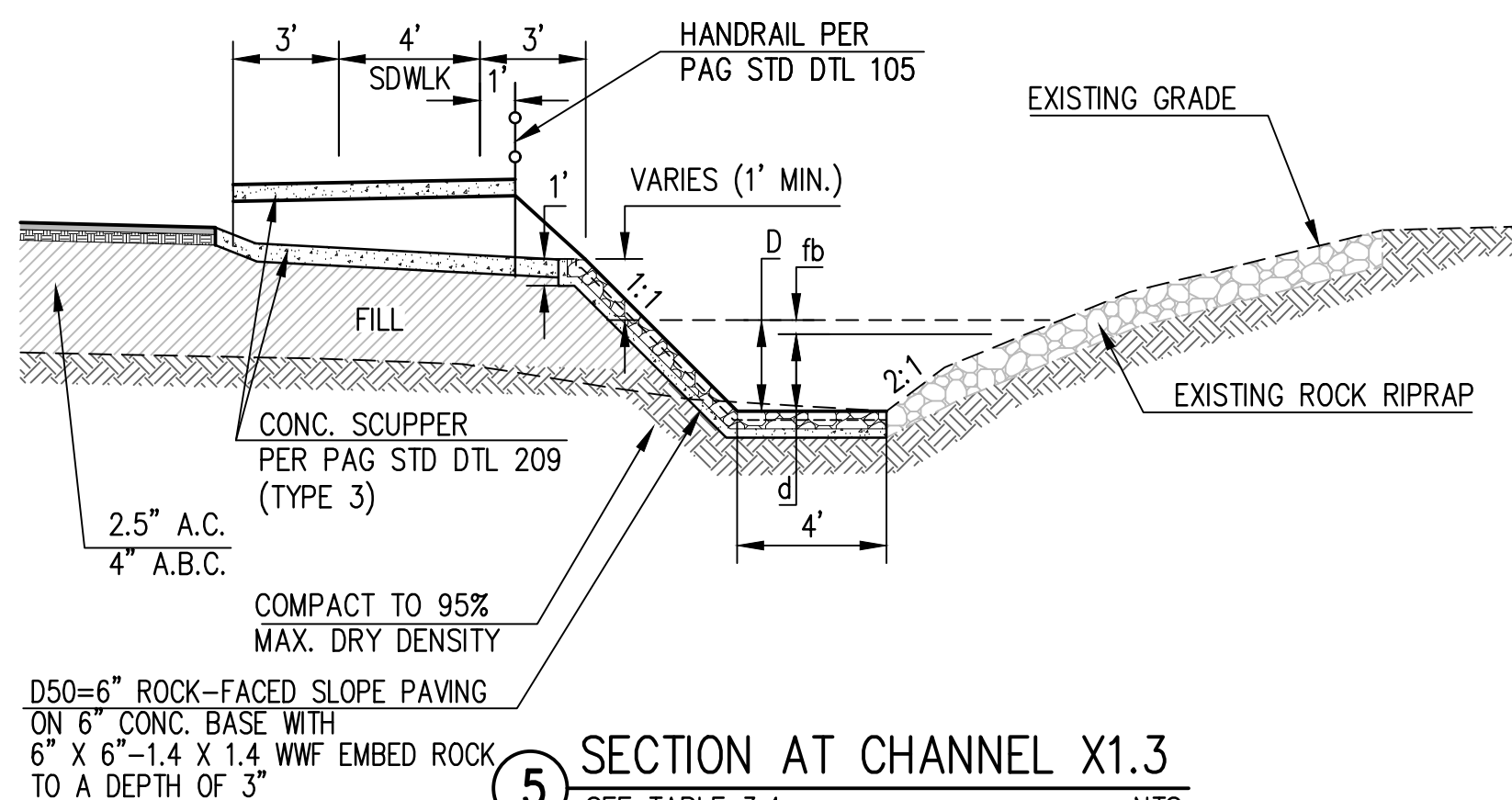
2 RESIDENTIAL (PRIVATE) STREET
*PUBLIC UTILITY EASEMENT (P.U.E.)
AS/IF NOTED ON PLANS
NTS



3 RESIDENTIAL (PRIVATE) STREET
*PUBLIC UTILITY EASEMENT (P.U.E.)
AS/IF NOTED ON PLANS
NTS



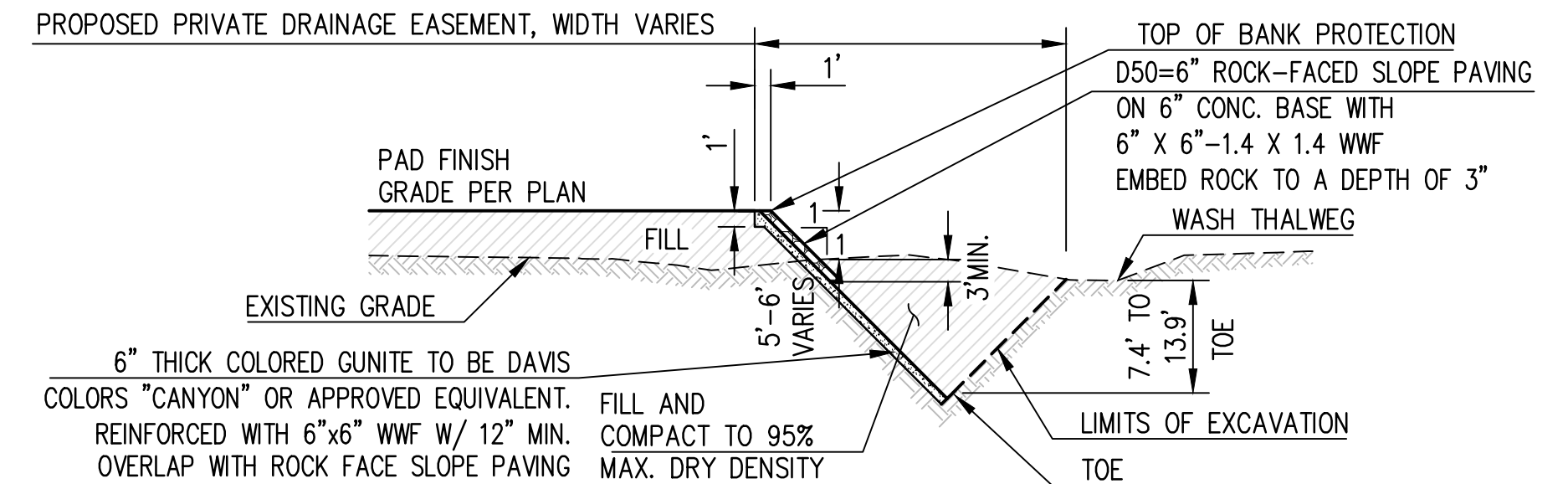
4 SECTION AT CHANNEL X1.1
SEE TABLE 3.4
NTS



5 SECTION AT CHANNEL X1.3
SEE TABLE 3.4
NTS

X-SECTION	Q100 (cfs)	V100 (fps)	fb (ft)	d (ft)	D (ft)	SLOPE (%)	BW (ft)	SS	n
X1.1	25.30	4.70	0.14	0.57	0.71	1.33	10.00	1	0.030
X1.3	44*	3.92	0.33	1.18	1.51	0.80	4.00	1 & 2	0.036

* INCLUDES UPSTREAM FLOW FROM SOMERSET CANYON



6 BANK PROTECTION DETAIL
N.T.S.

TABLE 3.1 Off-site/On-site PRE DEVELOPED DISCHARGES

CONCENTRATION POINT	DRAINAGE AREA	2-YR (cfs)	10-YR (cfs)	50-YR (cfs)	100-YR (cfs)
1.0E	954.0	354.0	681.0	1062.0	1241.0
2.0E	1.3	1.6	4.8	8.5	8.7
3.0E	5.1	5.2	15.8	28.1	28.9

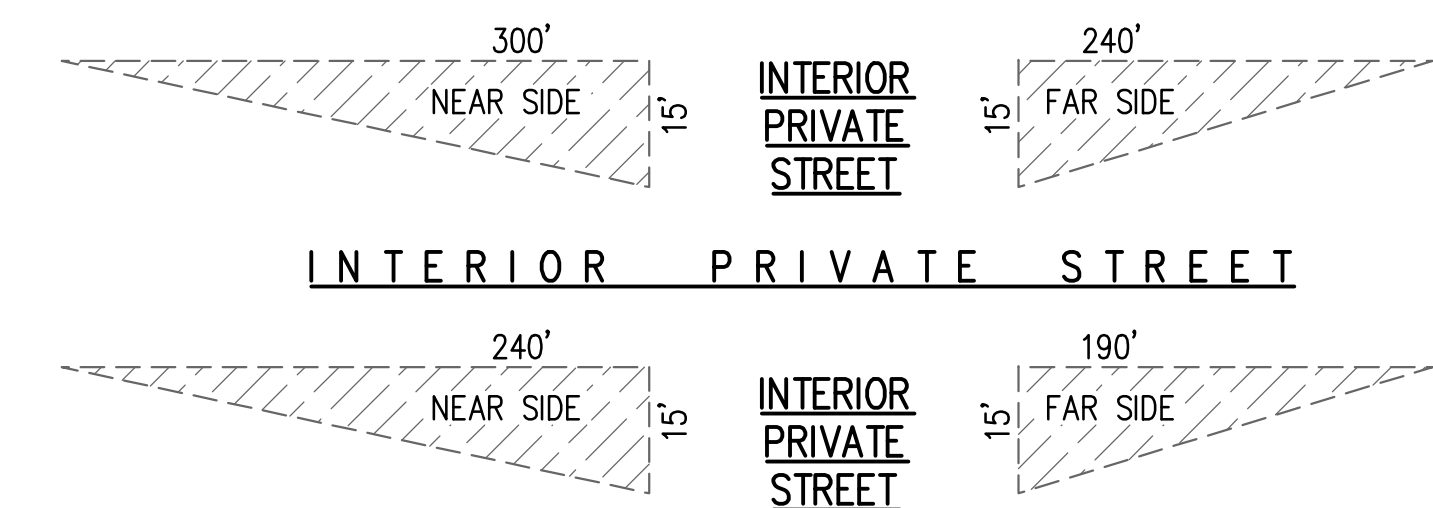
TABLE 3.2 POST DEVELOPED DISCHARGES

CONCENTRATION POINT	DRAINAGE AREA	2-YR (cfs)	10-YR (cfs)	50-YR (cfs)	100-YR (cfs)
1.0E	954.0	354.0	681.0	1062.0	1241.0
1.1	3.9	11.4	22.4	33.9	36.1
1.2	3.9	11.9	22.8	34.2	36.6
1.3	1.5	5.0	9.0	13.1	14.1
3.0	4.7	11.3	26.1	41.6	43.7

TABLE 3.3 HYDRAULIC STRUCTURES

CP	Q100 (cfs)	STRUCTURE
1.1	36.1	20' WIDE TYPE-3 SIDEWALK SCUPPER (5 CELLS) WITH 6" CURB REVEAL, HW=10"
1.2	36.6	TYPE-5 CATCH BASIN WITH 2 EF-1 GRATES WITH 1-16" WING 115.6 LF 1-30" SRP @ 0.98%
1.3	14.1	12' WIDE TYPE-3 SIDEWALK SCUPPER (3 CELLS) WITH 6" CURB REVEAL
LOMAS DE ORO WASH	1241.0	70 LF 3-12'-4"x6'-1" CON-ARCH @ 1.00% HW=3.46'

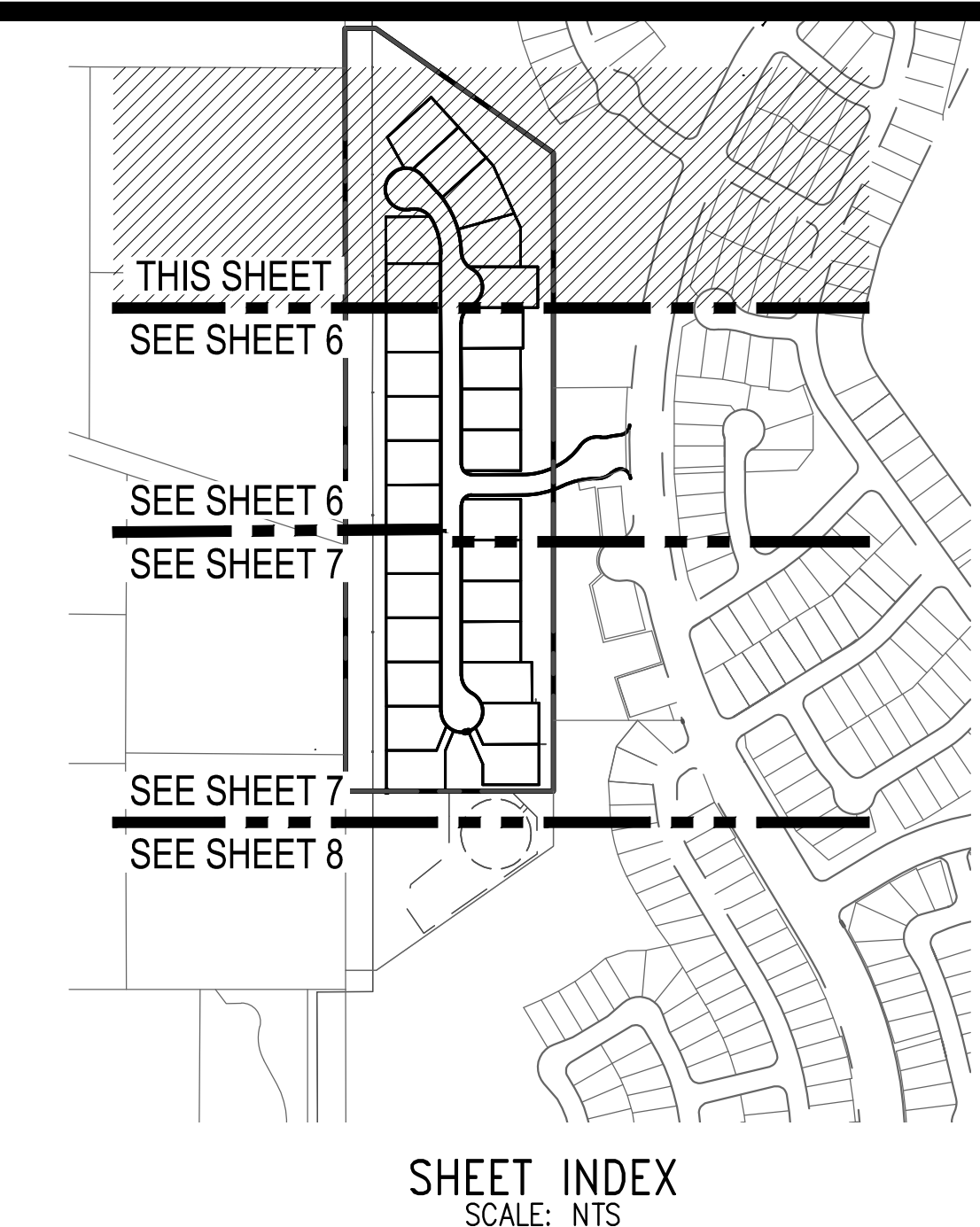
LA CANADA DRIVE



7 SIGHT VISIBILITY TRIANGLE
N.T.S.

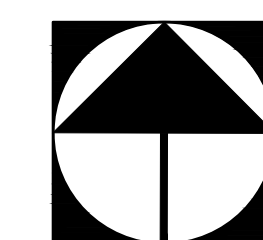
REF: OV114-023
OV1214-35
G-2018-060





- ① CONSTRUCT 2 WEDGE CURB (H=6") PER PAG STD DTL 209
- ② CONSTRUCT 6" REVEAL VERTICAL CURB PER PAG STD DTL 209 (TYPE 2)
- ③ CONSTRUCT CONC HEADER PER PAG STD DTL 213
- ④ CONSTRUCT CONC TRANSITION CURB PER PAG STD DTL 210
- ⑤ CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207 (TYPE AS NOTED)
- ⑥ CONSTRUCT 4 WIDE CONC SIDEWALK PER PAG STD DTL 200
- ⑦ CONSTRUCT CONC SIDEWALK SCUPPER TYPE-3 PER PAG STD DTL 205.5 (HW=10"). NUMBER OF CELLS PER PLAN.
- ⑧ CONSTRUCT CATCH BASIN TYPE-5 WITH 16" WING, (2)EF-1 GRATES PER PAG STD DTL 310 AND 115.6 LF OF 1-30" SRP @ 0.98%, GUTTER=2901.41, INV= 2898.15, HWE=2900.22
- ⑨ CONSTRUCT 70 L.F. 3-12"-4"x6'-1" CON ARCH @ 1.00% INLET WSEL=2902.93 OUTLET WSEL=2897.49
- ⑩ PROPOSED GATE
- ⑪ CONSTRUCT HANDRAIL PER PAG STD DTL 105
- ⑫ CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD DTL 203
- ⑬ CONCRETE CURB: NEW TO EXISTING CONNECTION PER PAG STD DTL 211
- ⑭ CONSTRUCT TRENCH PATCH PER PAG STD DTL 216
- ⑮ SURVEY MONUMENT PER PAG STD DTL 103
- ⑯ 4' WIDE EARTHEN PUBLIC TRAIL
- ⑰ CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207. INSTALL TRUNCATED DOMES PER ADA SPECIFICATIONS
- ⑱ PREFORMED SCOUR HOLE DETAIL PER DETAIL 3 SHEET 14

- | | |
|---|---|
|  | ASPHALT PAVEMENT (2.5" A.C./4" A.B.C.) |
| | STABILIZED SURFACE TREATMENT PER DTL "A" OF STD
DTL RWRD 111 |



REF: OV114-023
OV1214-35
G-2018-060

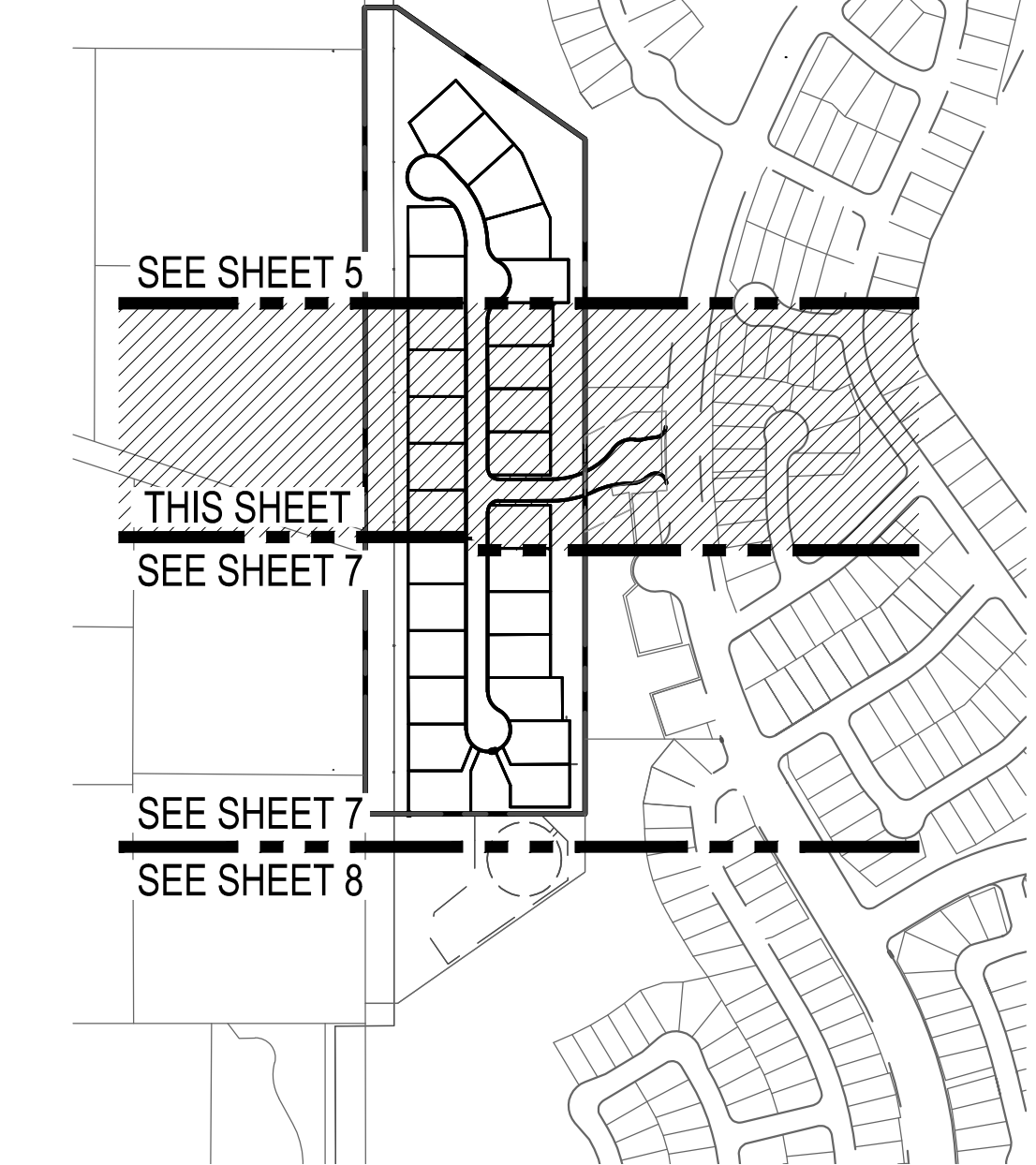
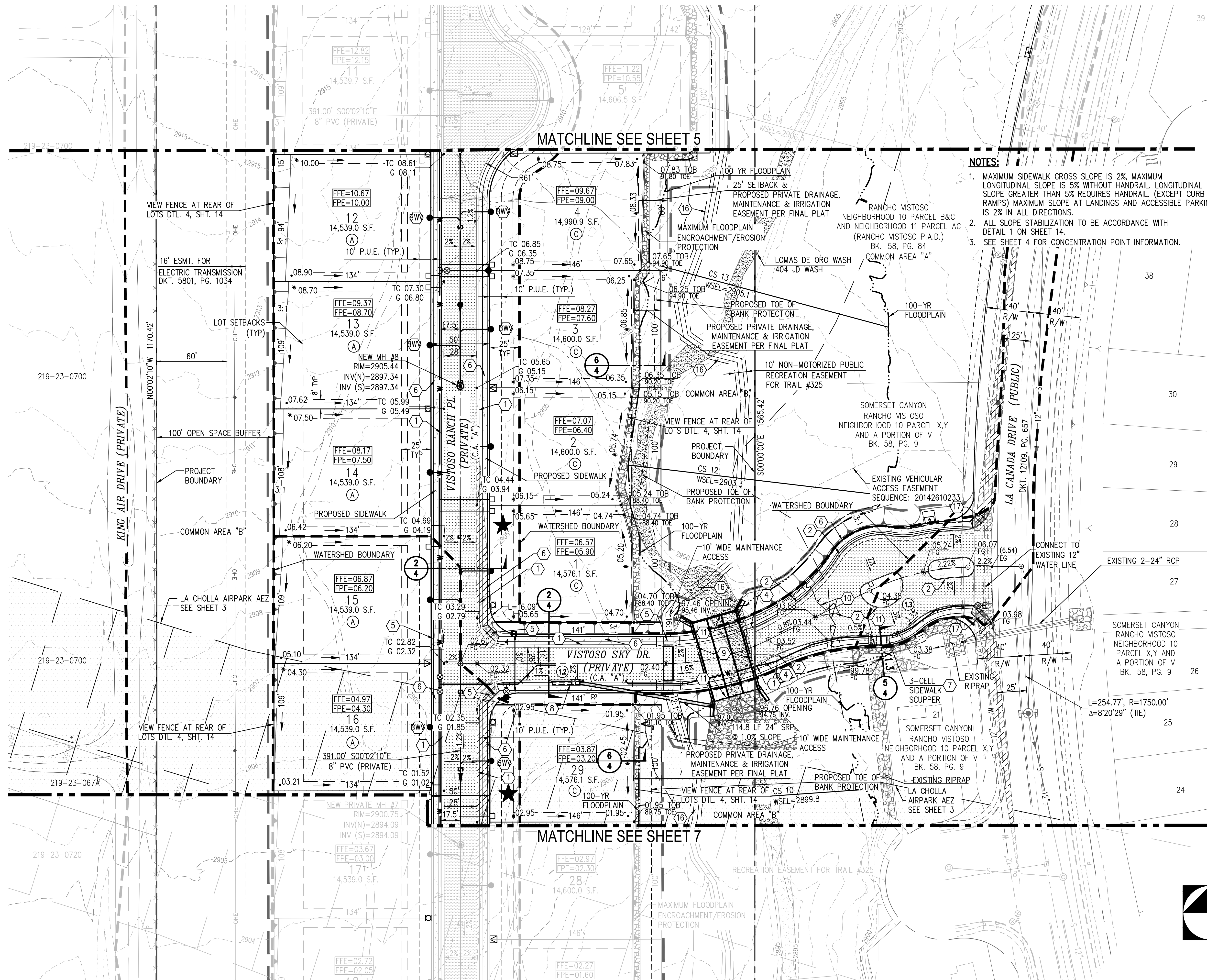


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RANCHO VISTOSO PARCEL 10-A, LOTS 1 THROUGH 29 & COMMON AREAS "A" (PRIVATE STREETS) & "B" (LANDSCAPING DRAINAGE) ORO VALLEY, ARIZONA

GRADING PLANS
FINAL SITE PLAN AND
PUBLIC/PRIVATE SEWER, GRADING AND PAVING IMPROVEMENT PLANS
G1800780

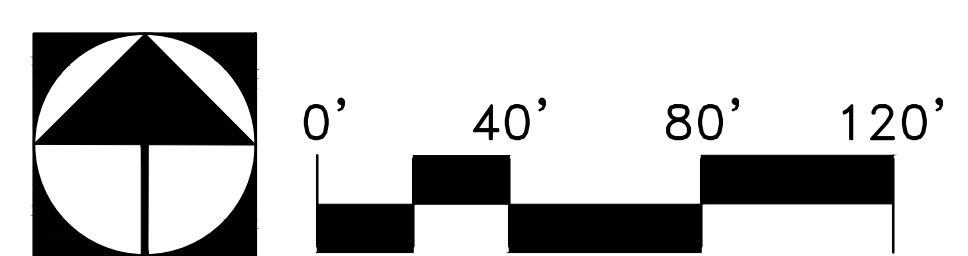
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			Job No.	185050-ZA-01/0600
			Date	JANUARY 2018
			Designed By	GJG
Revisions			Checked By	KJM



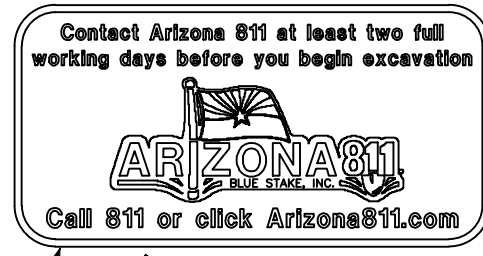
SHEET INDEX
SCALE: NTS

- CONSTRUCTION KEYNOTES**
- 1. CONSTRUCT 2" WEDGE CURB (H=6") PER PAG STD DTL 209
 - 2. CONSTRUCT 6" REVEAL VERTICAL CURB PER PAG STD DTL 209 (TYPE 2)
 - 3. CONSTRUCT CONC HEADER PER PAG STD DTL 213
 - 4. CONSTRUCT CONC TRANSITION CURB PER PAG STD DTL 210
 - 5. CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207 (TYPE AS NOTED)
 - 6. CONSTRUCT 4 WIDE CONC SIDEWALK PER PAG STD DTL 200
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 - 10. PROPOSED GATE
 - 11. CONSTRUCT HANDRAIL PER PAG STD DTL 105
 - 12. CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD DTL 203
 - 13. CONCRETE CURB: NEW TO EXISTING CONNECTION PER PAG STD DTL 211
 - 14. CONSTRUCT TRENCH PATCH PER PAG STD DTL 216
 - 15. SURVEY MONUMENT PER PAG STD DTL 103
 - 16. 4' WIDE EARTHEN PUBLIC TRAIL
 - 17. CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207. INSTALL TRUNCATED DOMES PER ADA SPECIFICATIONS
 - 18. PREFORMED SCOUR HOLE DETAIL PER DETAIL 3 SHEET 14

- ASPHALT PAVEMENT (2.5"A.C./4"A.B.C.)
- STABILIZED SURFACE TREATMENT PER DTL "A" OF STD DTL RWRD 111

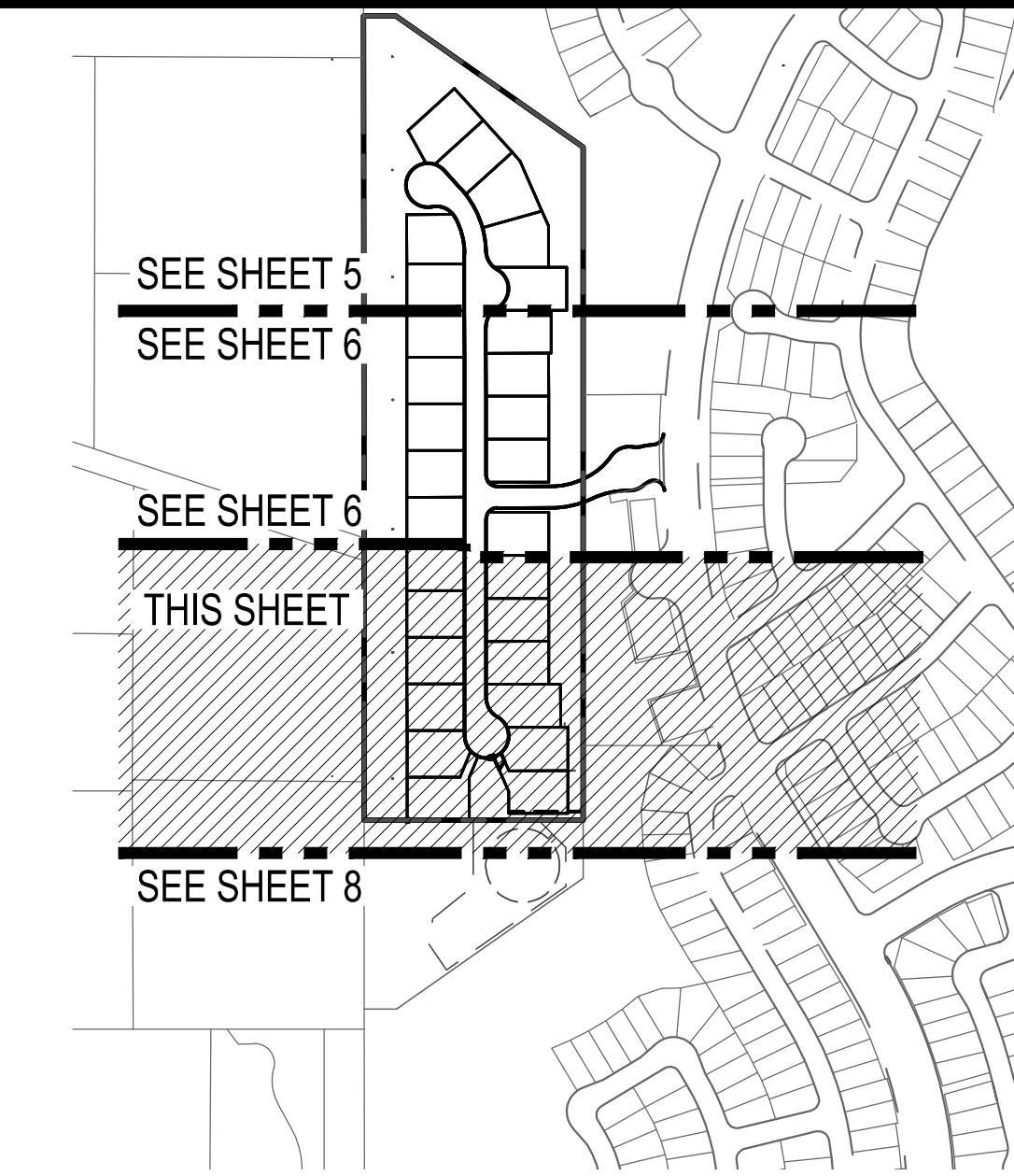


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OV1214-35
G-2018-060



No.	Date	Item

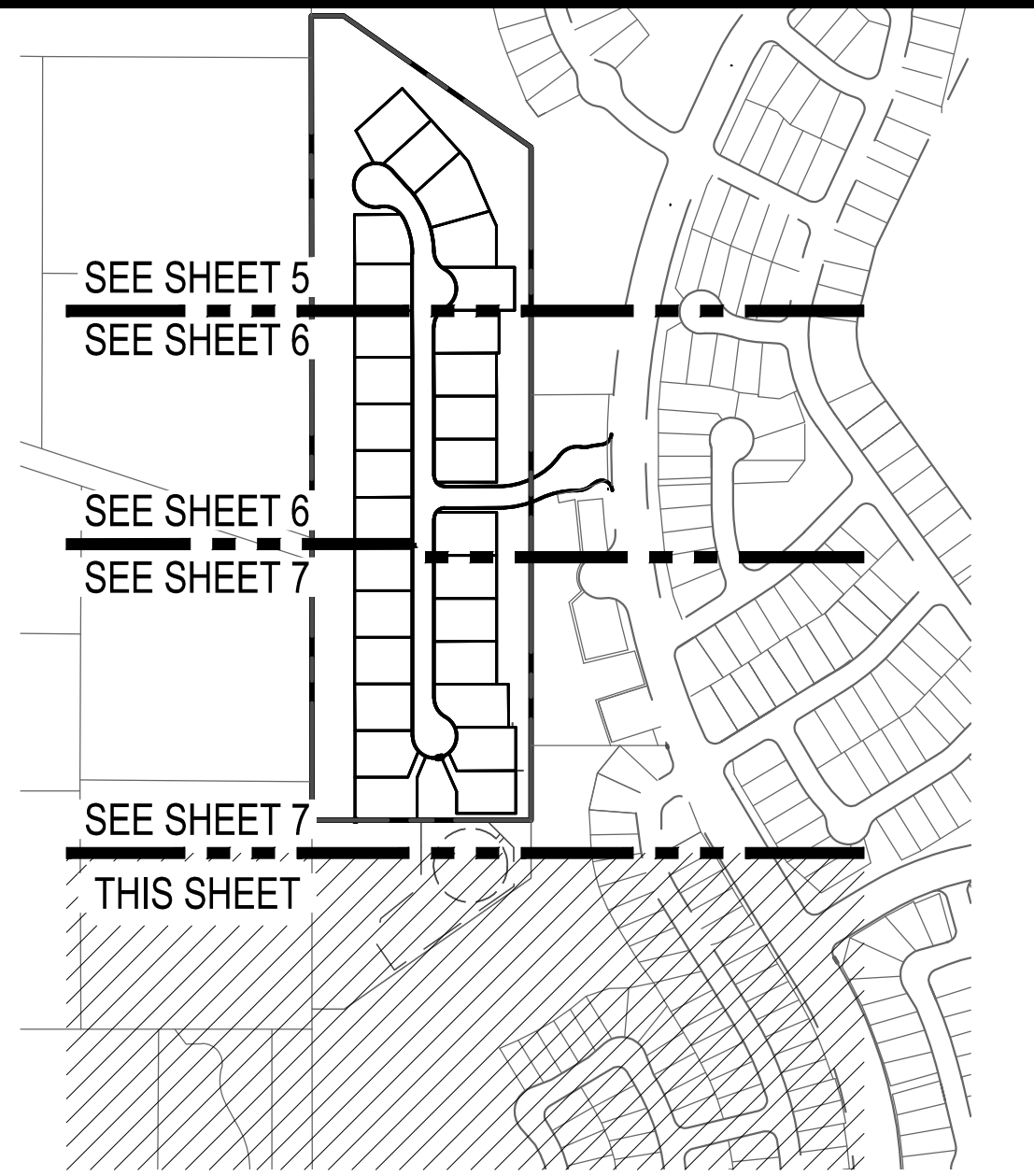
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Job No.	185050-2A-01/0600
Date	JANUARY 2018
Designed By	GJG
Checked By	KJM



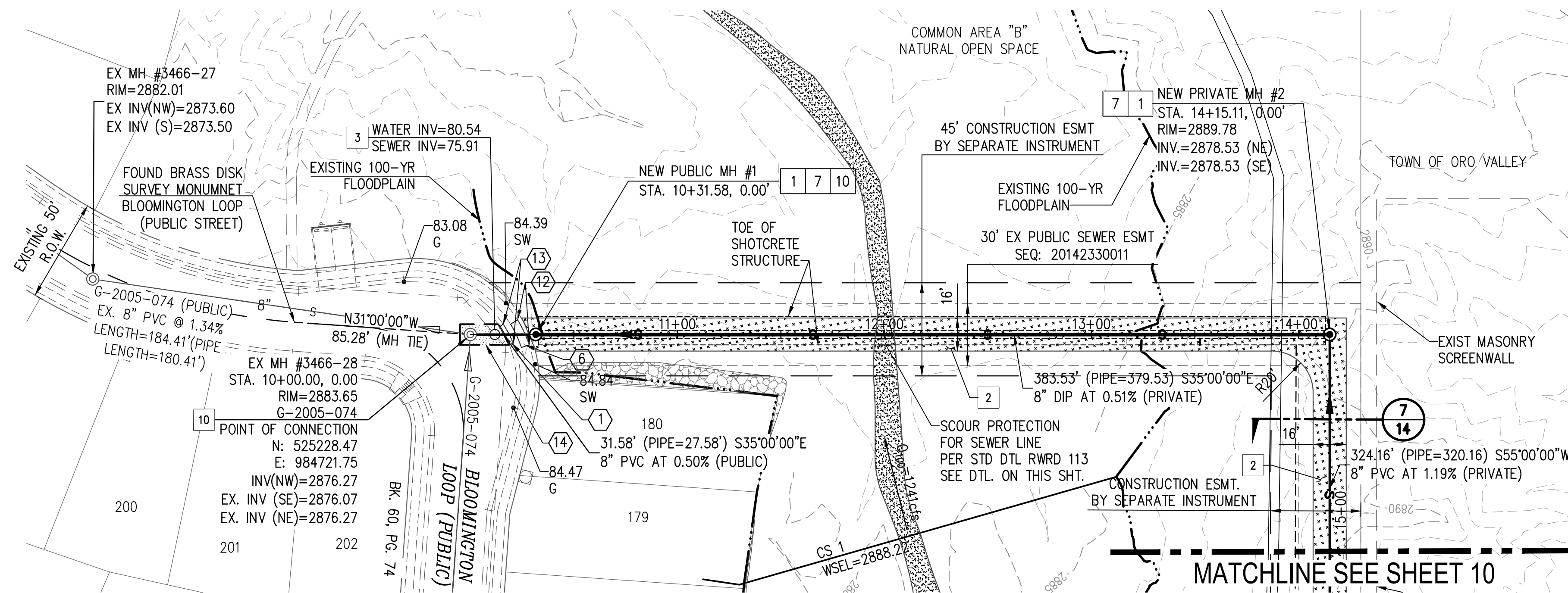
Contact Arizona 811 at least two full working days before you begin excavation.



Call 811 or click Arizona811.com



Registered Professional Engineer
 CERTIFICATE NO.
 61771
 KYLE J
 MARQUEZ
 Date Signed 04/17/19
 ARIZONA U.S.A.



NEW SANITARY SEWER (PRIVATE)

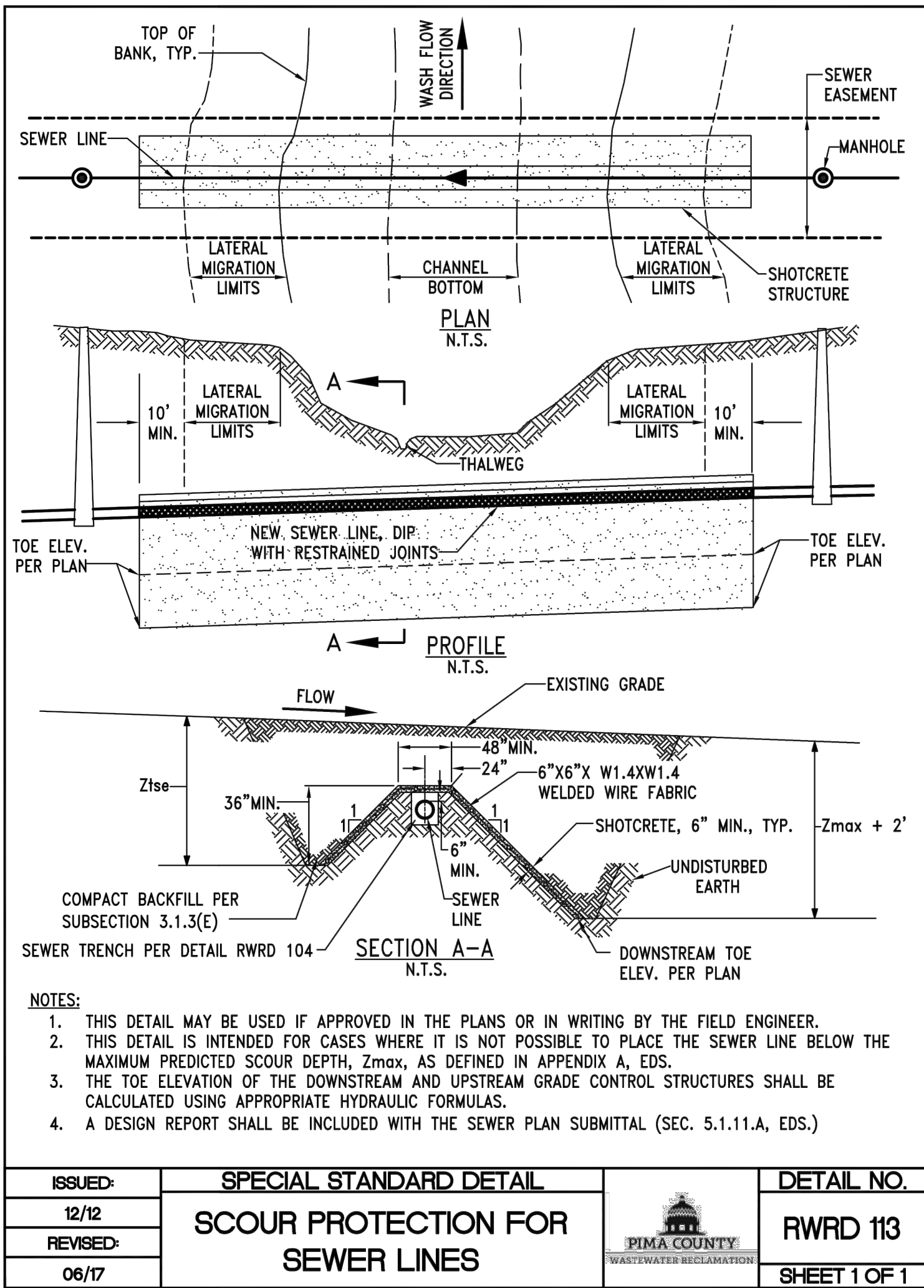
CONSTRUCTION KEYNOTES

- 1 CONSTRUCT 2' WEDGE CURB (H=6") PER PAG STD DTL 209
- 6 CONSTRUCT 4' WIDE CONC SIDEWALK PER PAG STD DTL 200
- 12 CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD DTL 203
- 13 CONCRETE CURB: NEW TO EXISTING CONNECTION PER PAG STD DTL 211
- 14 CONSTRUCT TRENCH PATCH PER PAG STD DTL 216

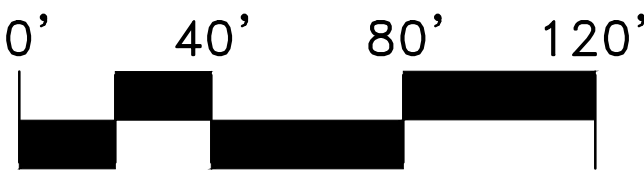
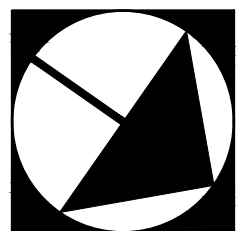
SEWER KEYNOTES

- 1 4" DIAMETER MANHOLE PER STD DTL RWRD 205
- 2 TYPICAL SEWER EASEMENT (STABILIZED SURFACE PER PLAN) PER STD DTL RWRD 111
- 3 SEWER/WATER CROSSING PER STD DTL RWRD 108
- 4 HCS CONNECTION TO SEWER LINE PER STD DTL RWRD 401
- 5 HCS CONNECTION TO MANHOLE PER STD DTL RWRD 402
- 6 CONCRETE COLLAR FOR PAVED AREA PER STD DTL RWRD 211
- 7 CONCRETE COLLAR FOR UNPAVED AREA PER STD DTL RWRD 212
- 8 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG 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.
- 9 SCOUR PROTECTION FOR SEWER LINES PER STD DTL RWRD 113
- 10 24" WATERTIGHT FRAME & COVER PER STD DTL. RWRD 214

- ASPHALT PAVEMENT (2.5"A.C./4"A.B.C.)
- STABILIZED SURFACE TREATMENT PER DTL "A" OF STD DTL RWRD 111



CONTOUR INTERVAL = 1'
STATIONING IS ALONG PIPE
CENTERLINE UNLESS
OTHERWISE NOTED



REF: OV114-023
OV1214-35
G-2018-060

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RANCHO VISTOSO PARCEL 10-A, LOTS 1 THROUGH 29 & COMMON
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ORO VALLEY, ARIZONA

SEWER PLAN AND PROFILE SHEETS
FINAL SITE PLAN AND
PUBLIC/PRIVATE SEWER, GRADING AND PAVING IMPROVEMENT PLANS
G1800780

No. Date Item

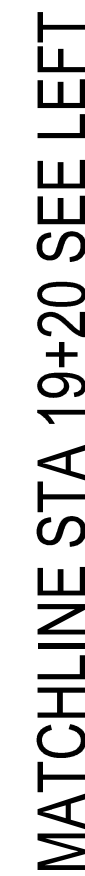
Revisions

Scale: H: 1"=40' V: 1"=4'
Job No. 185050-2A-01/0600
Date: JANUARY 2018
Designed By: GJG
Checked By: KJM

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

ARIZONA 811
Call 811 or click Arizona811.com

Sheet 9
of 15



CONSTRUCTION KEYNOTES

- ① CONSTRUCT 2' WEDGE CURB (H=6") PER PAG STD DTL 209
- ⑥ CONSTRUCT 4' WIDE CONC SIDEWALK PER PAG STD DTL 200
- ⑦ CONSTRUCT CONC SIDEWALK SCUPPER TYPE-3 PER PAG STD DTL 205.5 (HW=10"). NUMBER OF CELLS PER PLAN.

SEWER KEYNOTES

- | | |
|----|---|
| 1 | 4" DIAMETER MANHOLE PER STD DTL RWRD 105 |
| 2 | TYPICAL SEWER EASEMENT (STABILIZED SURFACE PER PLAN) PER STD DTL RWRD 111 |
| 3 | SEWER/WATER CROSSING PER STD DTL RWRD 108 |
| 4 | HCS CONNECTION TO SEWER LINE PER STD DTL RWRD 401 |
| 5 | HCS CONNECTION TO MANHOLE PER STD DTL RWRD 402 |
| 6 | CONCRETE COLLAR FOR PAVED AREA PER STD DTL RWRD 211 |
| 7 | CONCRETE COLLAR FOR UNPAVED AREA PER STD DTL RWRD 212 |
| 8 | INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG 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. |
| 9 | SCOUR PROTECTION FOR SEWER LINES PER STD DTL RWRD 113 |
| 10 | 24" WATERTIGHT FRAME & COVER PER STD DTL. RWRD 214 |

	ASPHALT PAVEMENT (2.5" A.C./4" A.B.C.)
	STABILIZED SURFACE TREATMENT PER DTL "A" OF STD DTL RWRD 111

CONTOUR INTERVAL = 1'
STATIONING IS ALONG PIPE
CENTERLINE UNLESS
OTHERWISE NOTED

REF: OV114-023
OV1214-35
G-2018-060



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**RANCHO VISTOSO PARCEL 10-A, LOTS 1 THROUGH 29 & COMMON
AREAS "A" (PRIVATE STREETS) & "B" (LANDSCAPING DRAINAGE)
ORO VALLEY, ARIZONA**

SEWER PLAN AND PROFILE SHEETS
FINAL SITE PLAN AND
PUBLIC/PRIVATE SEWER, GRADING AND PAVING IMPROVEMENT PLANS
G1800780

No.	Date	Item
Revisions		

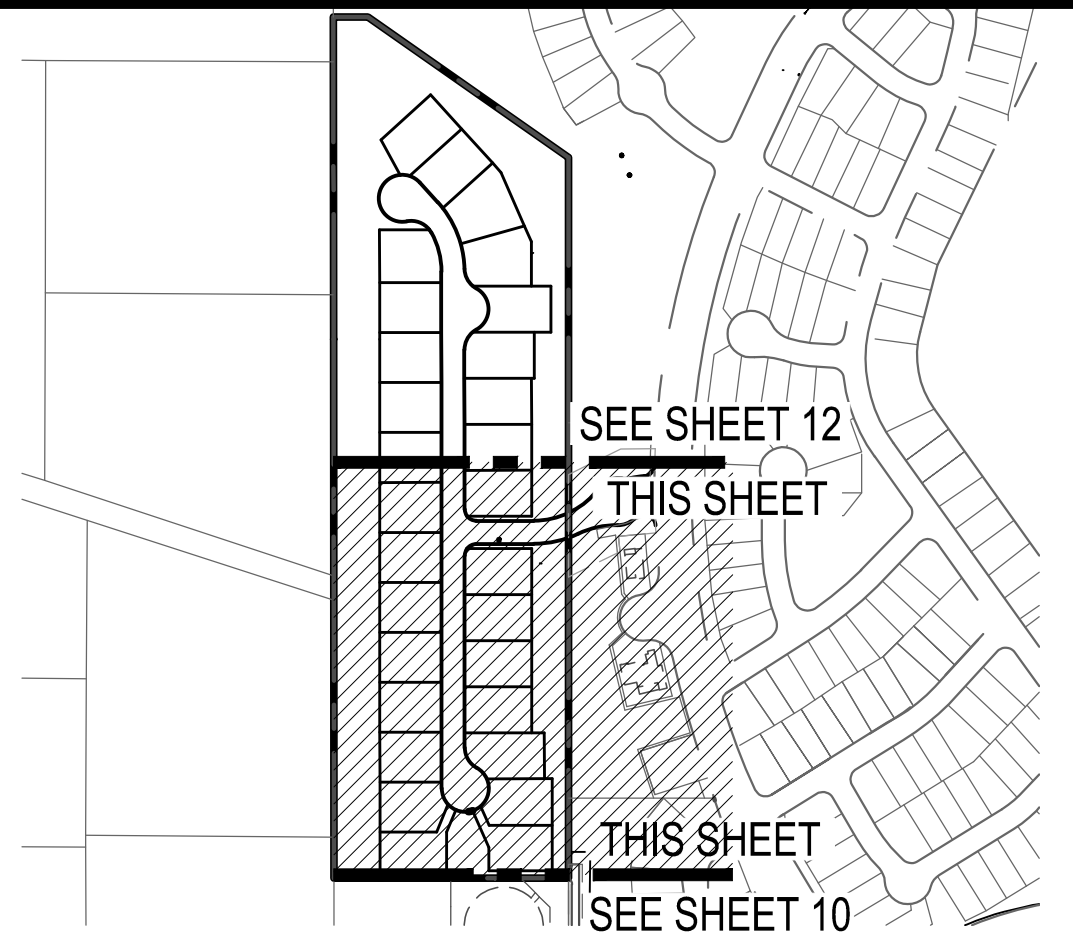
Scale	H: 1" = 40' V: 1" = 4'
Job No.	185050-ZA-01/0600
Date	JANUARY 2018
Designed By	GJG
Checked By	KJM



Registered Professional Engineer Seal
 CERTIFICATE NO. 61771
 KYLE J MARQUEZ
 Date Signed 01/17/19
 ARIZONA U.S.A.

Sheet 10

15



SHEET INDEX
SCALE: NTS

CONSTRUCTION KEYNOTES

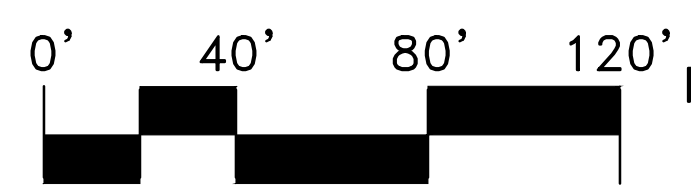
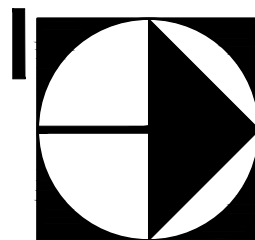
1. CONSTRUCT 2' WEDGE CURB (H=6") PER PAG STD DTL 209
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3. CONSTRUCT CONC HEADER PER PAG STD DTL 213
4. CONSTRUCT CONC TRANSITION CURB PER PAG STD DTL 210
5. CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207 (TYPE AS NOTED)
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7. CONSTRUCT CONC SIDEWALK SCUPPER TYPE-3 PER PAG STD DTL 205.5 (HW=10"). NUMBER OF CELLS PER PLAN.
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11. CONSTRUCT HANDRAIL PER PAG STD DTL 105
12. CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD DTL 203
13. CONCRETE CURB: NEW TO EXISTING CONNECTION PER PAG STD DTL 211
14. CONSTRUCT TRENCH PATCH PER PAG STD DTL 216
15. SURVEY MONUMENT PER PAG STD DTL 103
16. 4' WIDE EARTHEN PUBLIC TRAIL
17. CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207. INSTALL TRUNCATED DOMES PER ADA SPECIFICATIONS
18. PREFORMED SCOUR HOLE DETAIL PER DETAIL 3 SHEET 14

SEWER KEYNOTES

1. 4' DIAMETER MANHOLE PER STD DTL RWRD 205
2. TYPICAL SEWER EASEMENT (STABILIZED SURFACE PER PLAN) PER STD DTL RWRD 111
3. SEWER/WATER CROSSING PER STD DTL RWRD 108
4. HCS CONNECTION TO SEWER LINE PER STD DTL RWRD 401
5. HCS CONNECTION TO MANHOLE PER STD DTL RWRD 402
6. CONCRETE COLLAR FOR PAVED AREA PER STD DTL RWRD 211

- ASPHALT PAVEMENT (2.5"A.C./4"A.B.C.)
- STABILIZED SURFACE TREATMENT PER DTL "A" OF STD

CONTOUR INTERVAL = 1'
STATIONING IS ALONG STREET
CENTERLINE UNLESS OTHERWISE
NOTED

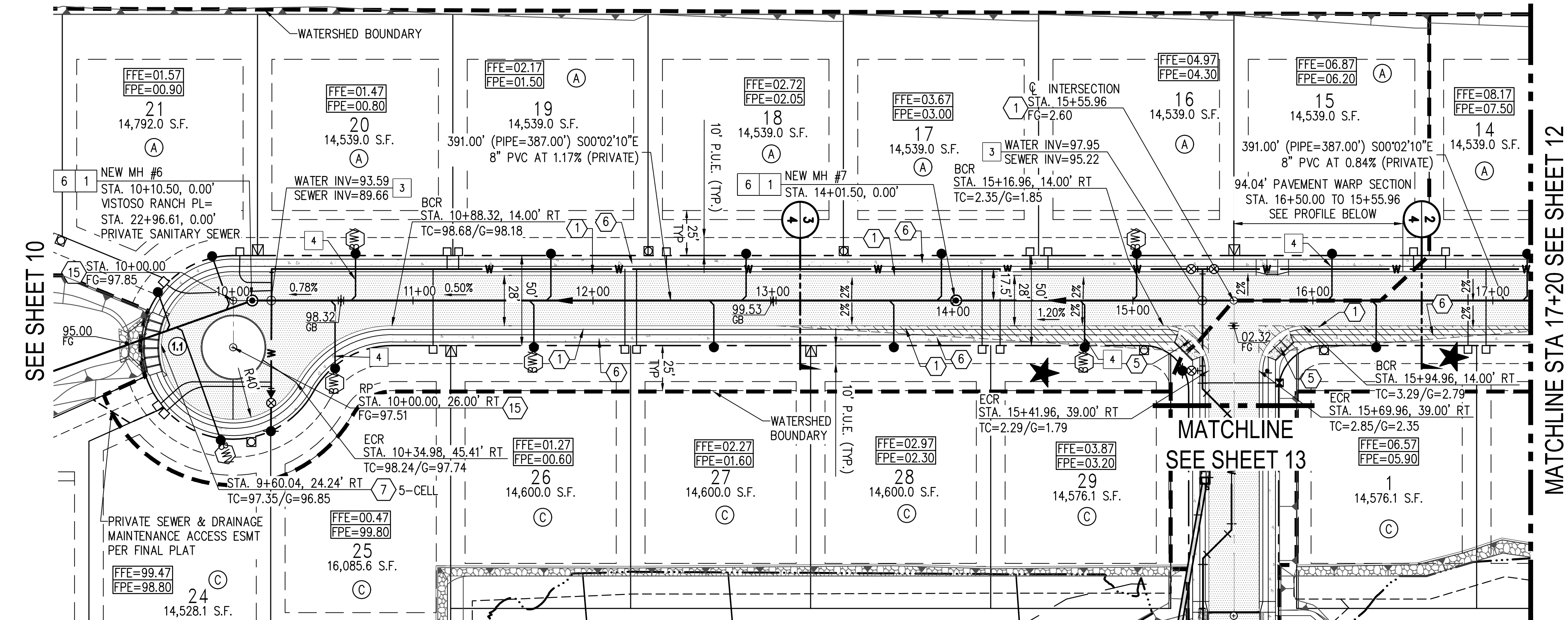


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OV1214-35
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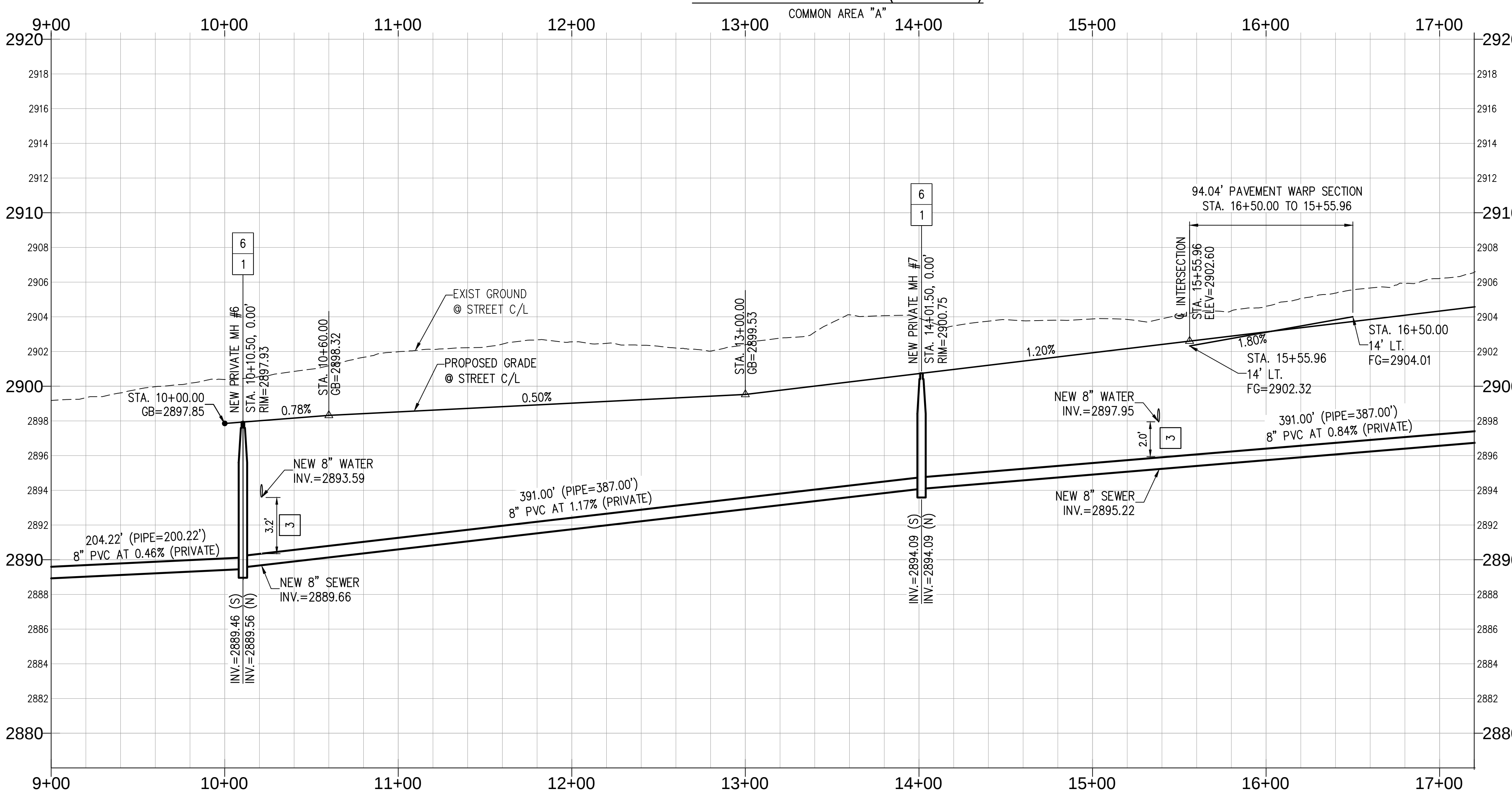


Sheet 11

of 15



VISTOSO RANCH PL (PRIVATE)



MATCHLINE STA 17+20 SEE SHEET 12

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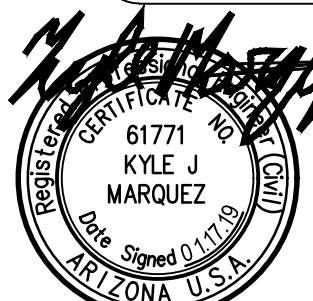
RANCHO VISTOSO PARCEL 10-A, LOTS 1 THROUGH 29 & COMMON
AREAS "A" (PRIVATE STREETS) & "B" (LANDSCAPING DRAINAGE)
ORO VALLEY, ARIZONA

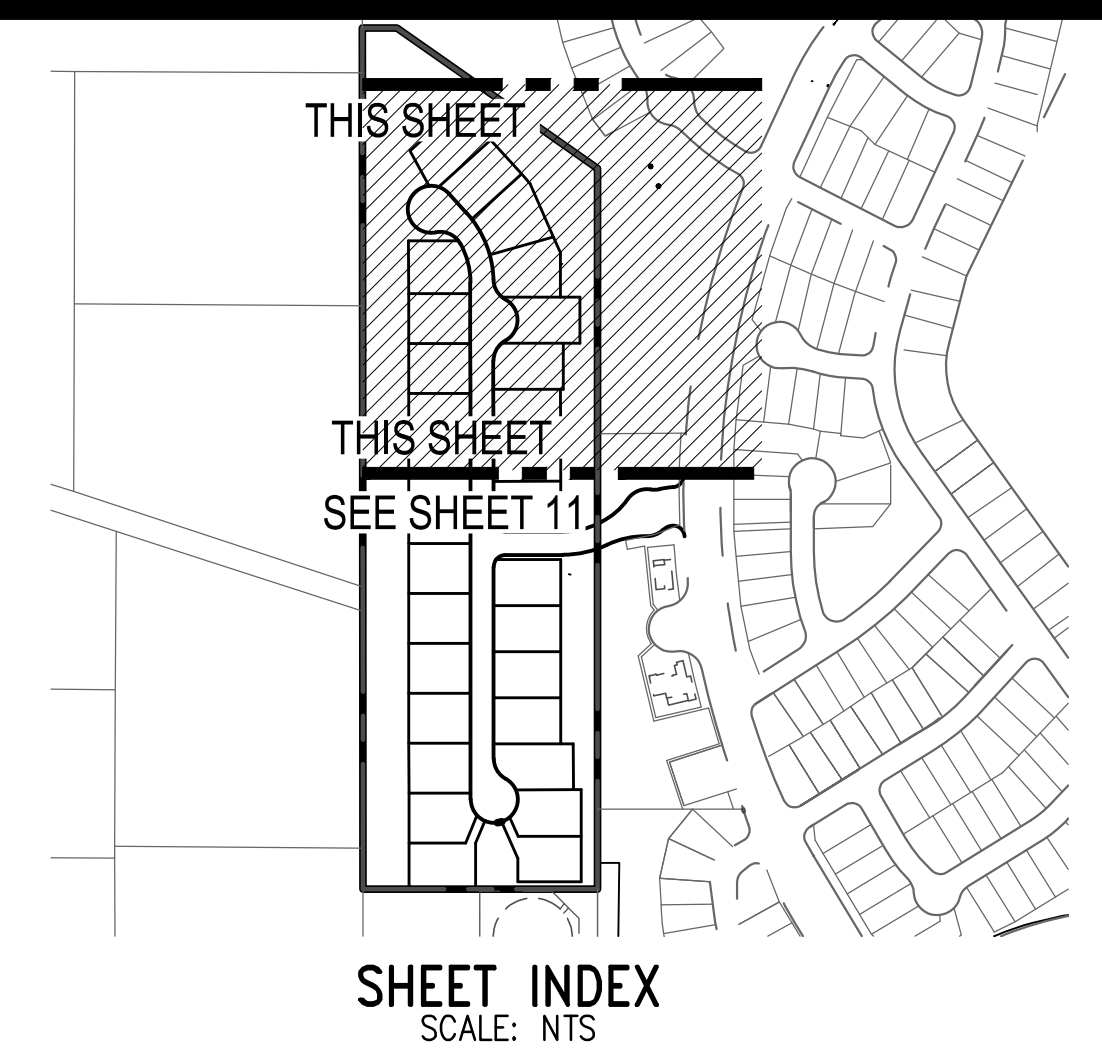
ROAD PLAN AND PROFILE SHEETS
FINAL SITE PLAN AND
PUBLIC/PRIVATE SEWER, GRADING AND PAVING IMPROVEMENT PLANS
G1800780

Sheet Title

No.	Date	Item

Scale: H: 1"=40' V: 1"=4'
Job No. 185050-ZA-01/0600
Date JANUARY 2018
Designed By GJG
Checked By KJM





CONSTRUCTION KEYNOTES

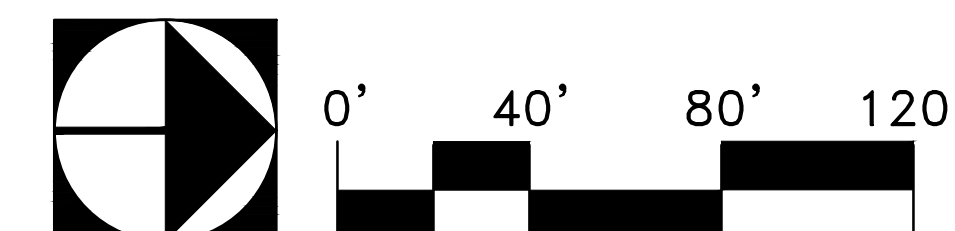
- ① CONSTRUCT 2' WEDGE CURB (H=6") PER PAG STD DTL 209
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- ⑯ 4' WIDE EARTHEN PUBLIC TRAIL
- ⑰ CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207. INSTALL TRUNCATED DOMES PER ADA SPECIFICATIONS
- ⑱ PREFORMED SCOUR HOLE DETAIL PER DETAIL 3 SHEET 14

SEWER KEYNOTES

- | | |
|---|---|
| 1 | 4' DIAMETER MANHOLE PER STD DTL RWRD 205 |
| 2 | TYPICAL SEWER EASEMENT (STABILIZED SURFACE PER PLAN) PER STD DTL RWRD 111 |
| 3 | SEWER/WATER CROSSING PER STD DTL RWRD 108 |
| 4 | HCS CONNECTION TO SEWER LINE PER STD DTL RWRD 401 |
| 5 | HCS CONNECTION TO MANHOLE PER STD DTL RWRD 402 |
| 6 | CONCRETE COLLAR FOR PAVED AREA PER STD DTL RWRD 211 |

 ASPHALT PAVEMENT (2.5" A.C./4" A.B.C.)
 STABILIZED SURFACE TREATMENT PER DTL "A" OF STD

CONTOUR INTERVAL = 1'
STATIONING IS ALONG STREET
CENTERLINE UNLESS OTHERWISE
NOTED



REF: OV114-023
OV1214-35
G-2018-060



Scale H: 1" = 40' V: 1" = 4'

Job No. 185050-ZA-01/0600

Date JANUARY 2018

Designed By GJG

Checked By KJM

Sheet 12 of 15

Realtek
CERTIFICATE NO. 61771
KYLE J MARQUEZ
Date Signed 01/17/18
ARIZONA U.S.A.

The WLB Group Inc. **WLB**

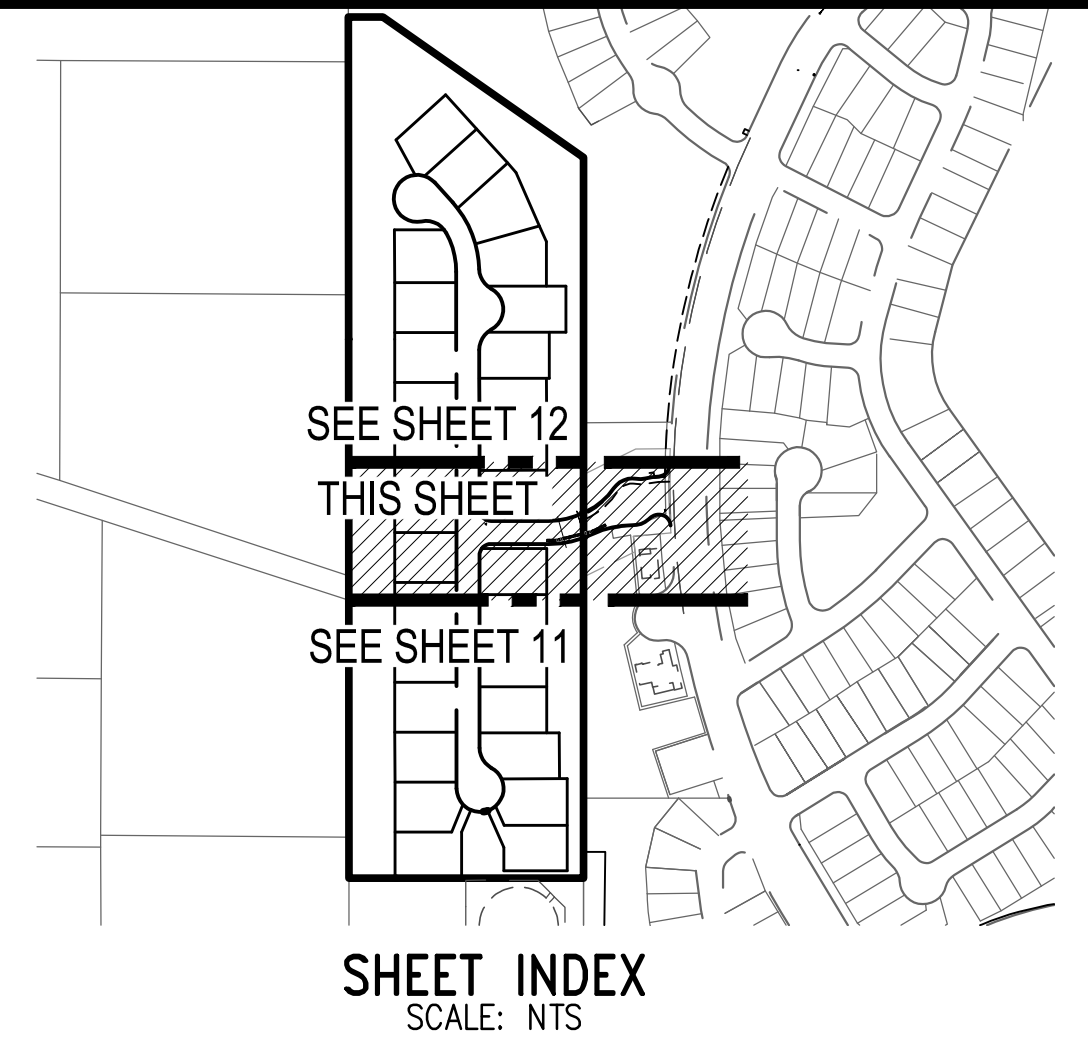
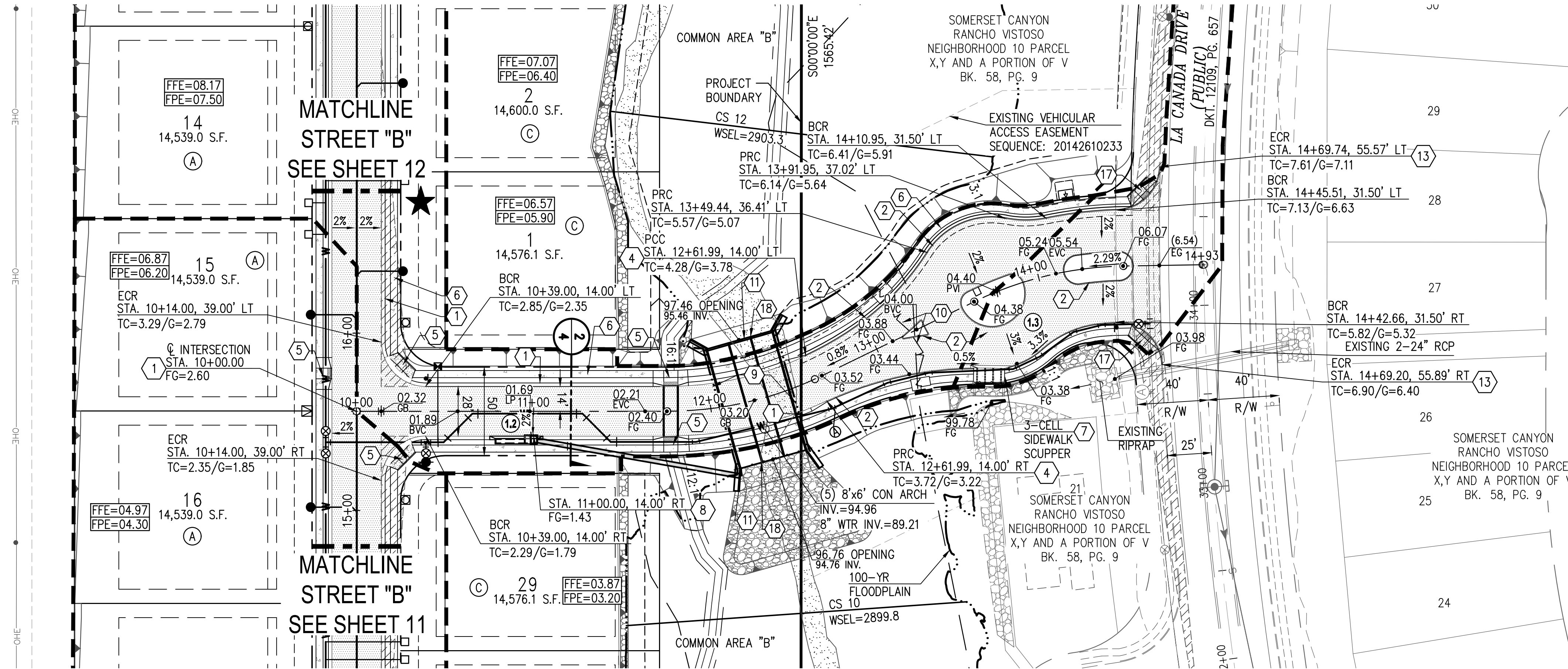
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RANCHO VISTOSO PARCEL 10-A, LOTS 1 THROUGH 29 & COMMON AREAS "A" (PRIVATE STREETS) & "B" (LANDSCAPING DRAINAGE) ORO VALLEY, ARIZONA

ROAD PLAN AND PROFILE SHEETS
FINAL SITE PLAN AND
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G1800780

Sheet Title

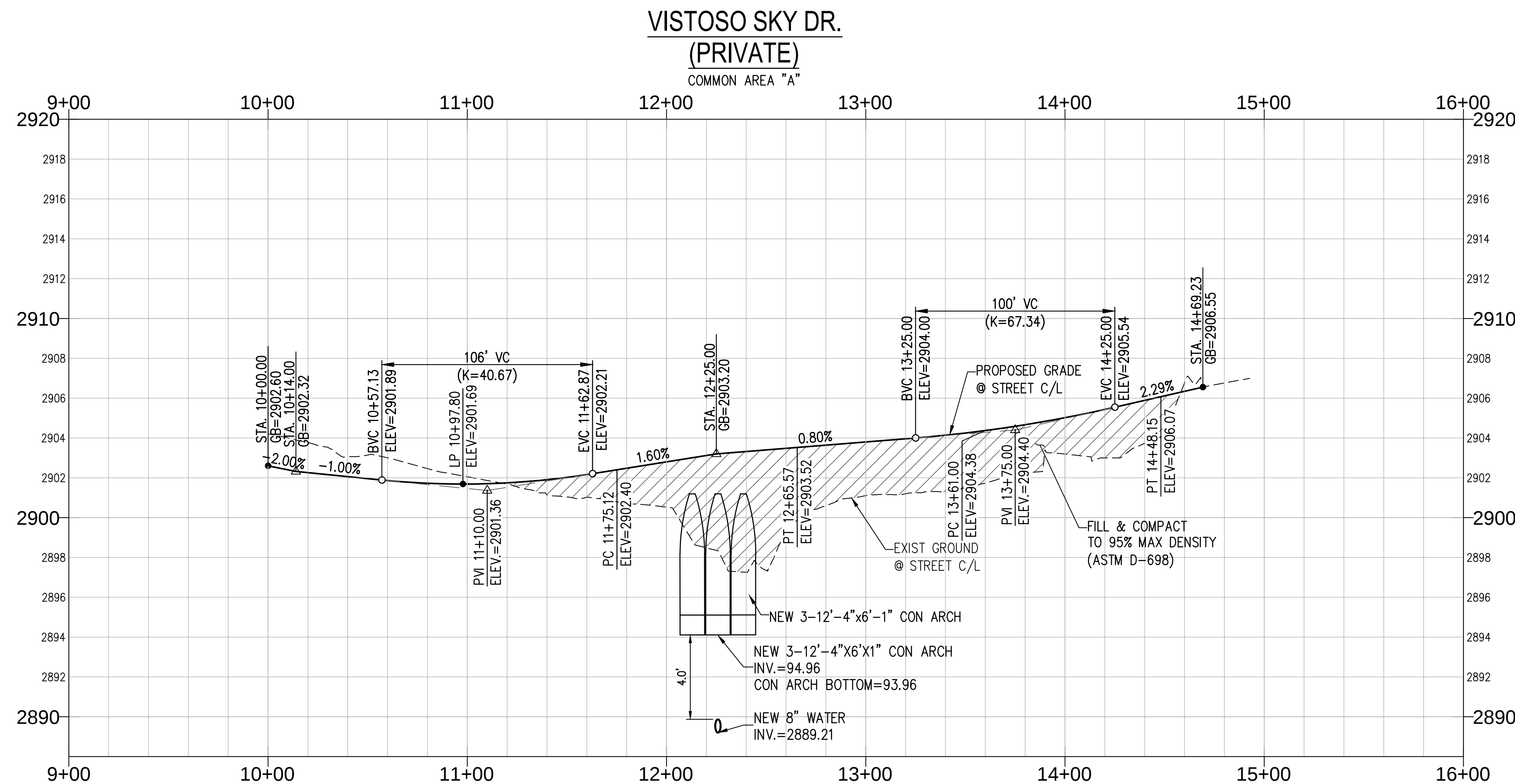
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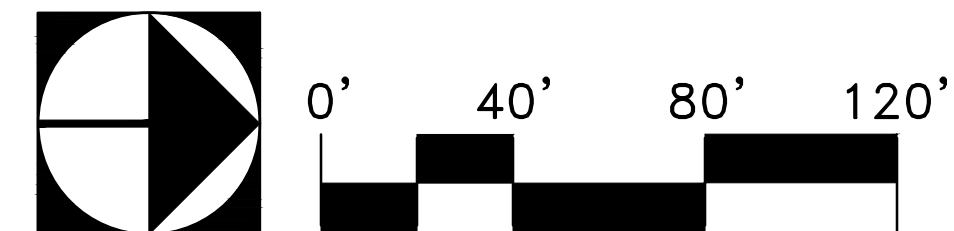
CONSTRUCTION KEYNOTES

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5. CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207 (TYPE AS NOTED)
6. CONSTRUCT 4 WIDE CONC SIDEWALK PER PAG STD DTL 200
7. CONSTRUCT CONC SIDEWALK SCUPPER TYPE-3 PER PAG STD DTL 205.5 (HW=10"). NUMBER OF CELLS PER PLAN.
8. CONSTRUCT CATCH BASIN TYPE-5 WITH 16' WING, (2)EF-1 GRATES PER PAG STD DTL 310 AND 115.6 LF OF 1'-30" SRP @ 0.98%, GUTTER=2901.41, INV= 2898.15, HWE=2900.22
9. CONSTRUCT 70 L.F. 3'-12'-4"x6'-1" CON ARCH @ 1.00% INLET WSEL=2902.93 OUTLET WSEL=2897.49
10. PROPOSED GATE
11. CONSTRUCT HANDRAIL PER PAG STD DTL 105
12. CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER PAG STD DTL 203
13. CONCRETE CURB: NEW TO EXISTING CONNECTION PER PAG STD DTL 211
14. CONSTRUCT TRENCH PATCH PER PAG STD DTL 216
15. SURVEY MONUMENT PER PAG STD DTL 103
16. 4' WIDE EARTHEN PUBLIC TRAIL
17. CONSTRUCT CURB ACCESS RAMP PER PAG STD DTL 207. INSTALL TRUNCATED DOMES PER ADA SPECIFICATIONS
18. PREFORMED SCOUR HOLE DETAIL PER DETAIL 3 SHEET 14

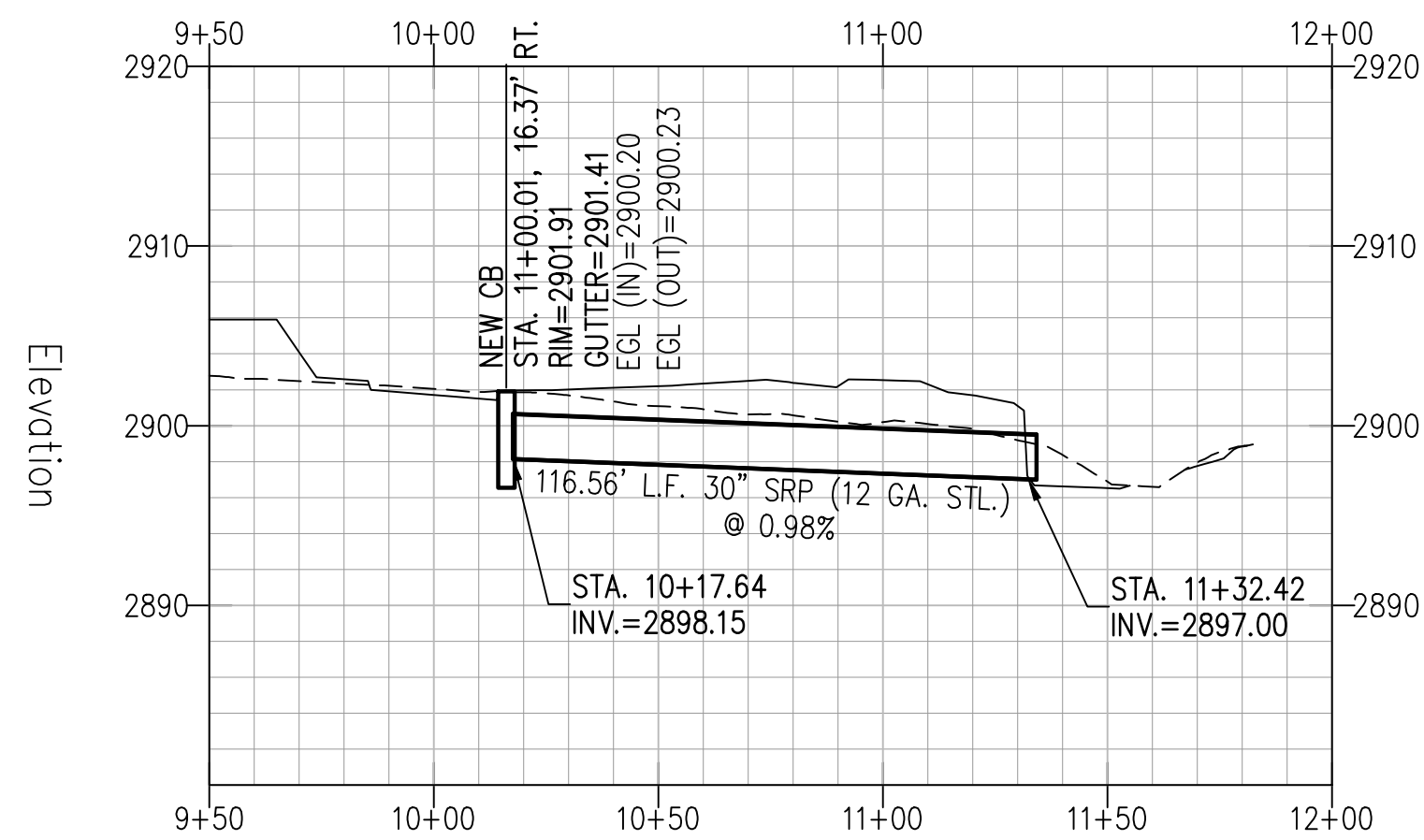
- ASPHALT PAVEMENT (2.5"A.C./4"A.B.C.)
- STABILIZED SURFACE TREATMENT PER DTL "A" OF STD



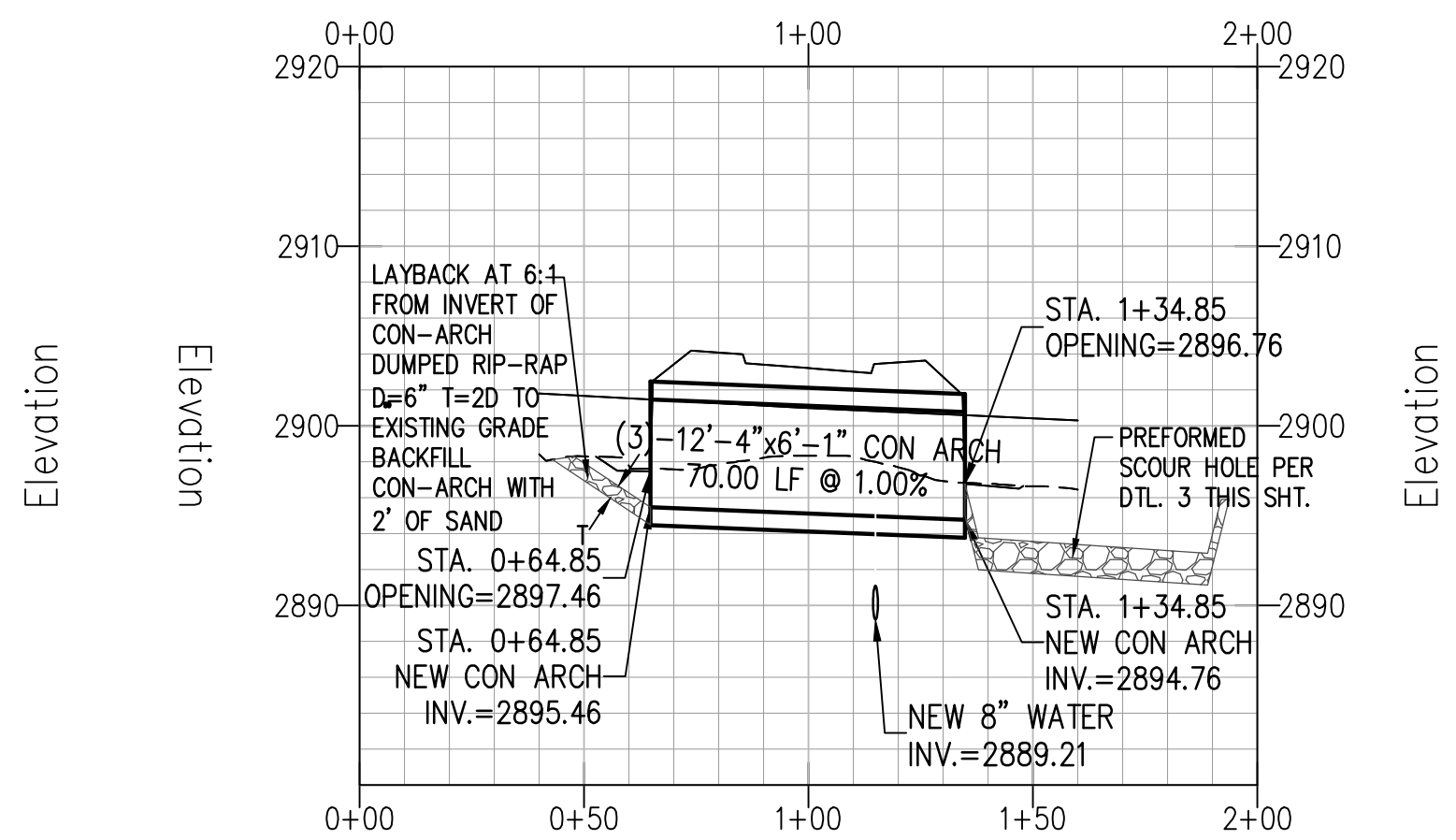
CONTOUR INTERVAL = 1'
STATIONING IS ALONG STREET
CENTERLINE UNLESS OTHERWISE
NOTED



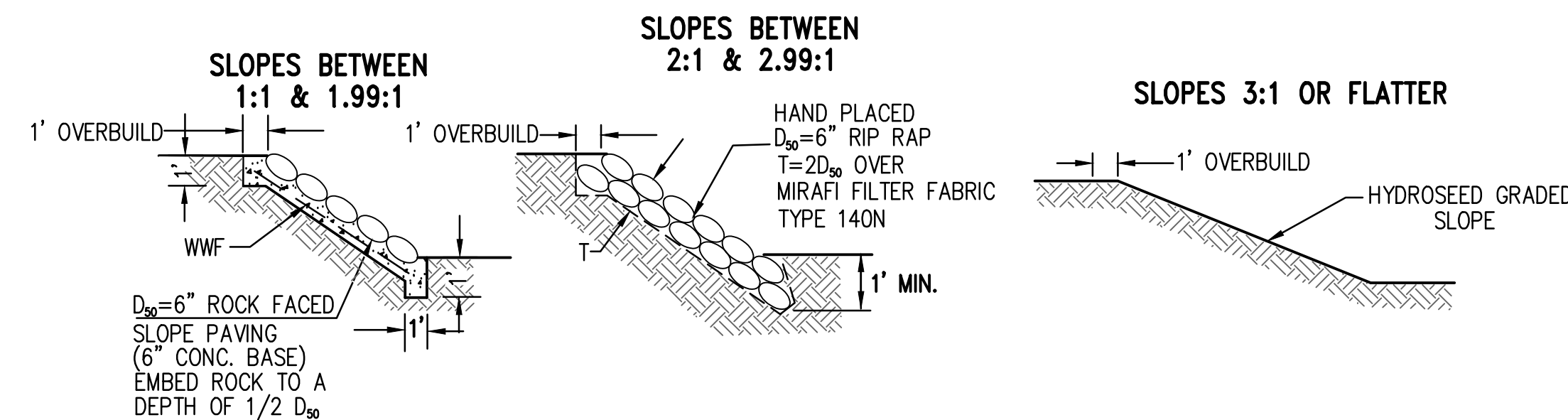
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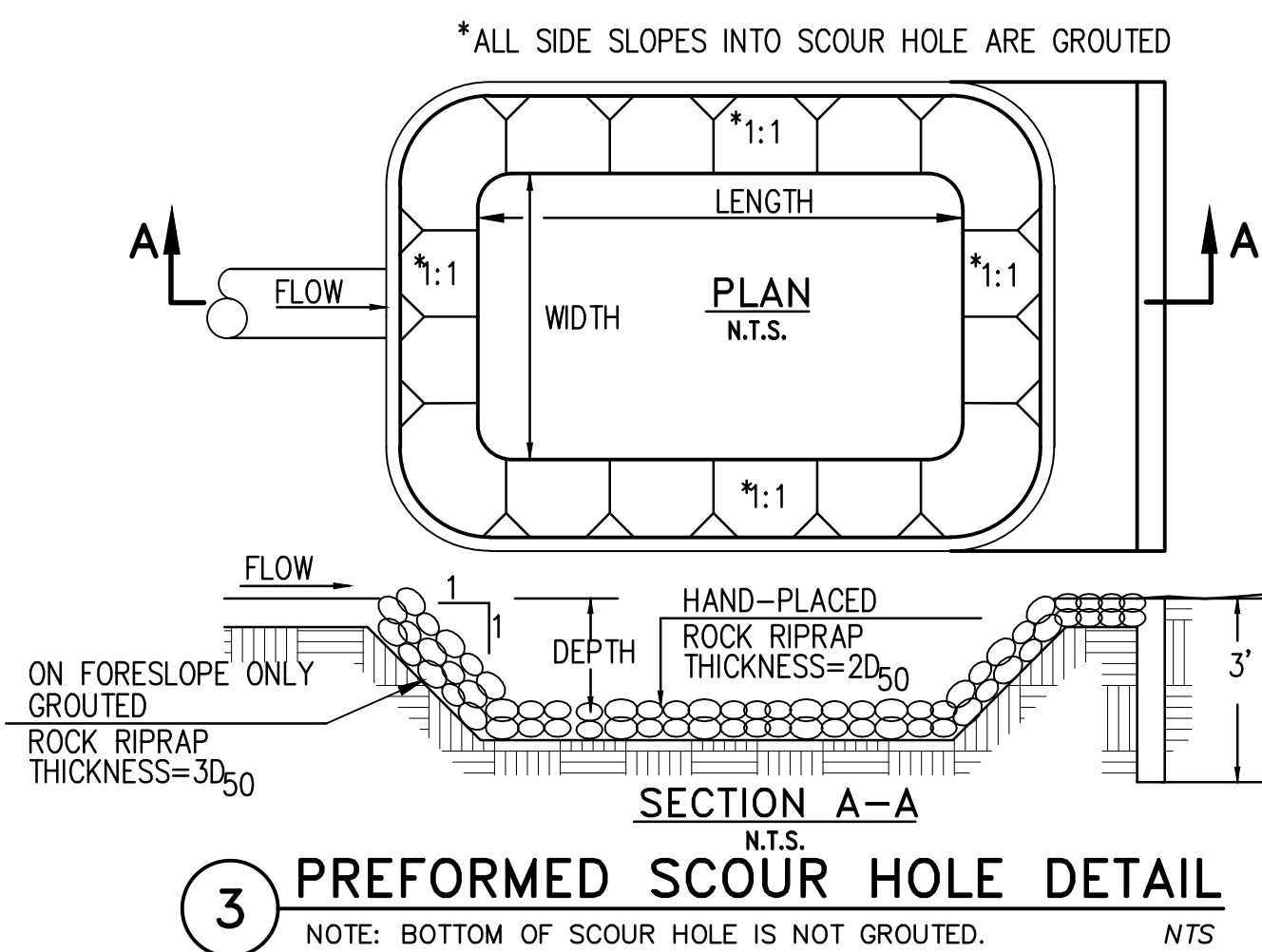
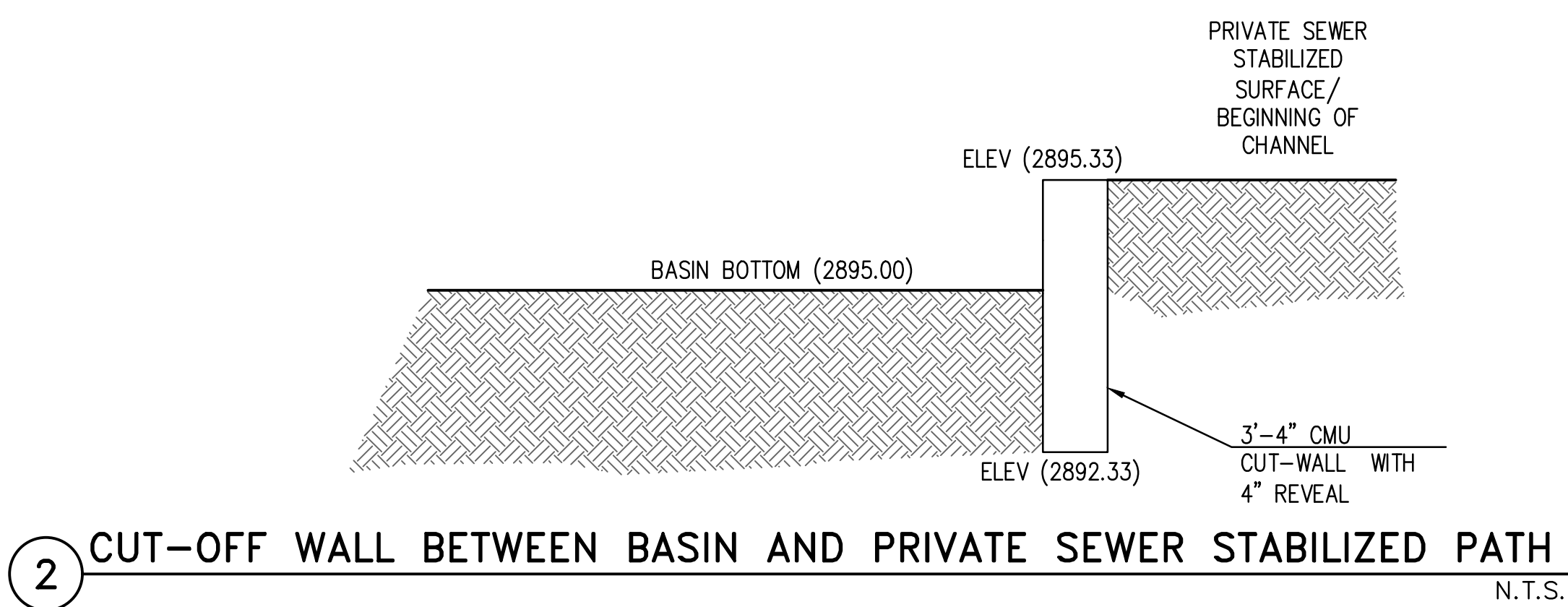
SECTION "Stormdrain"



SECTION "CON-ARCH"

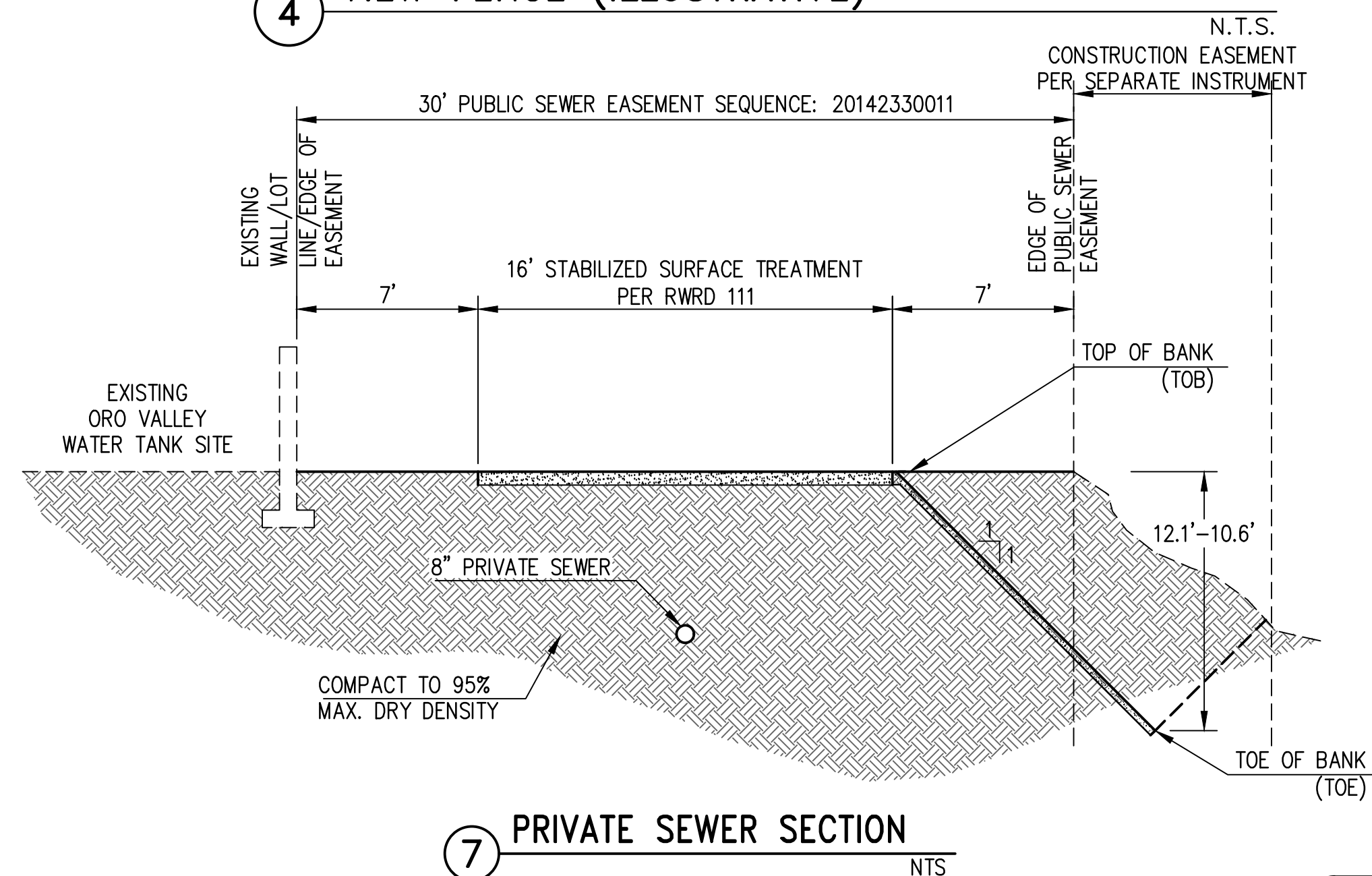
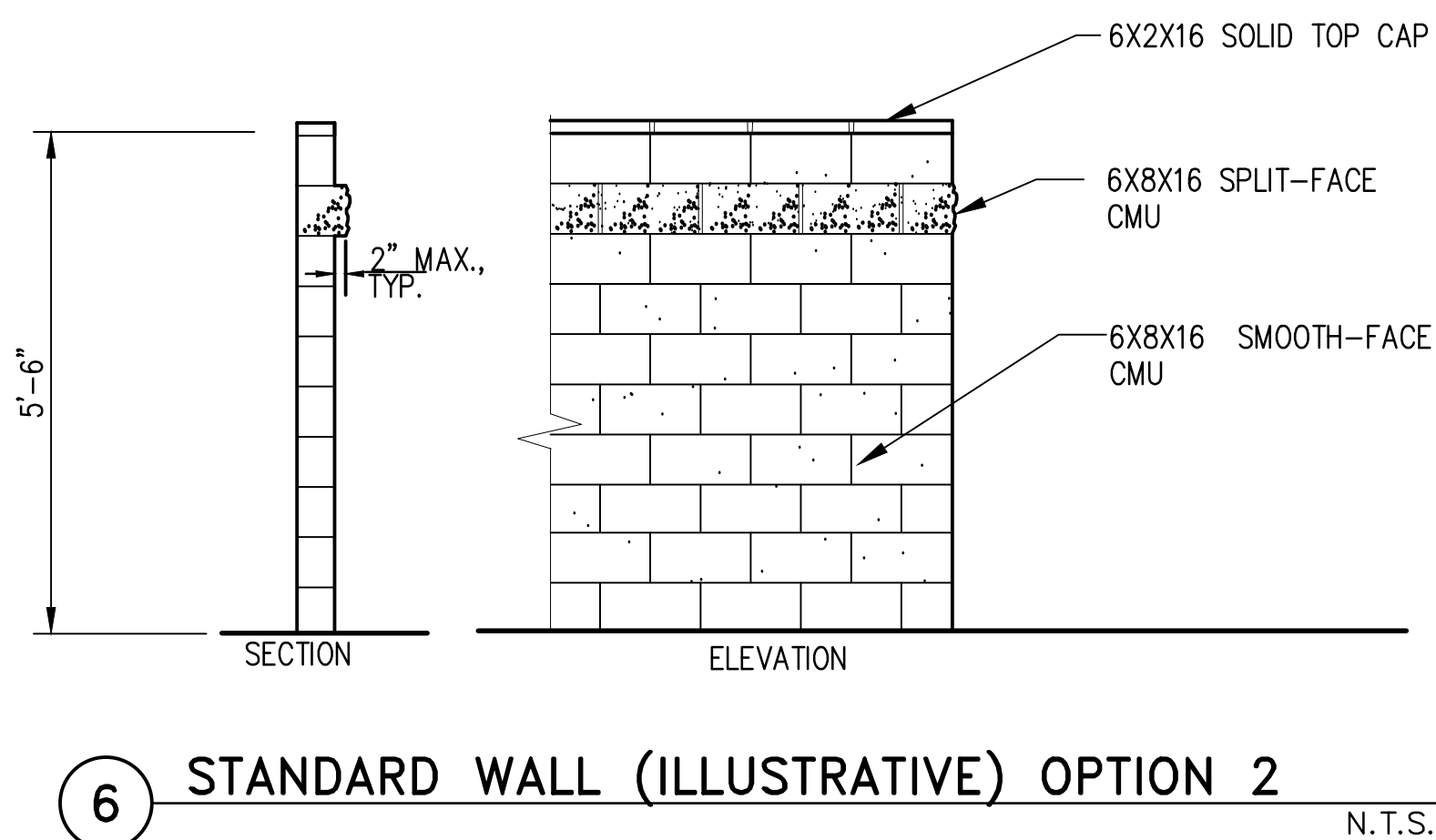
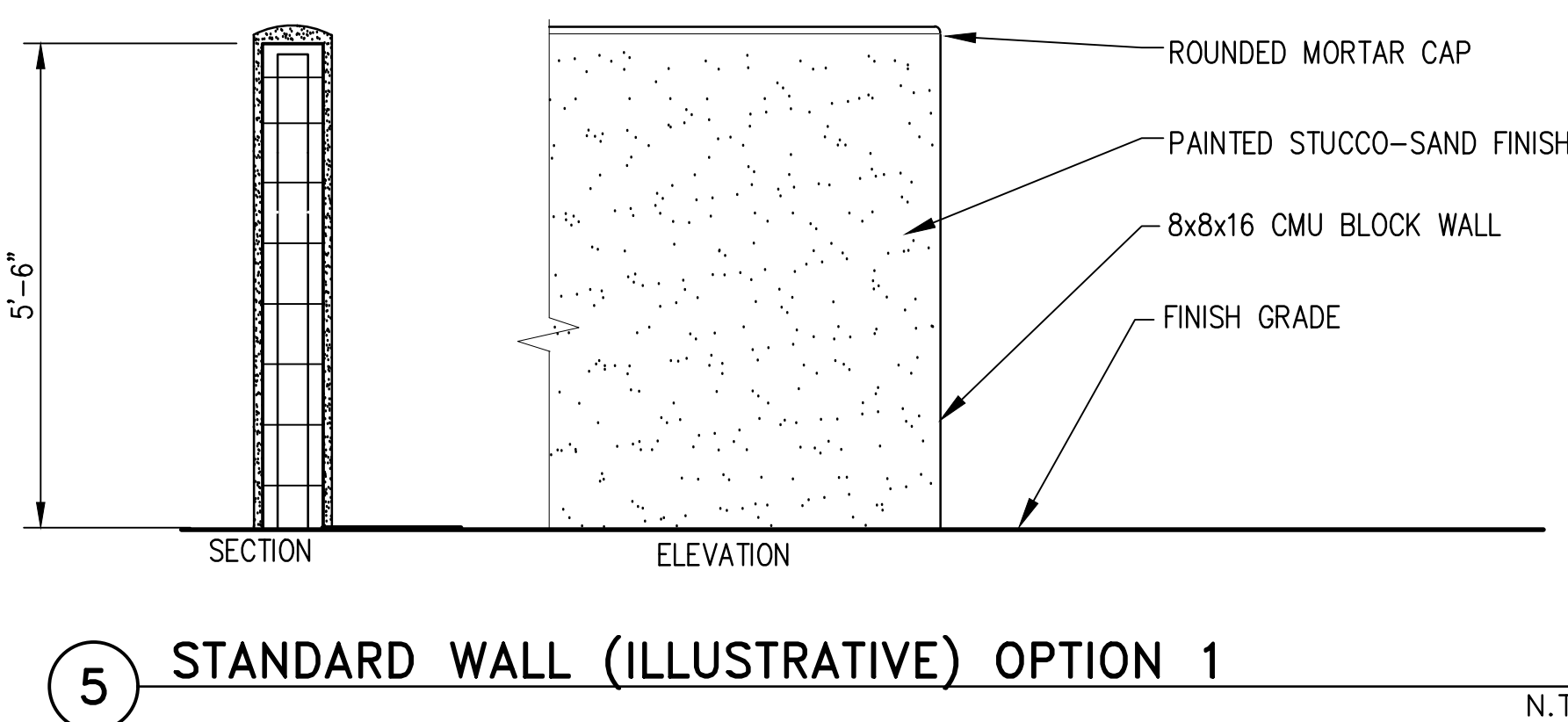
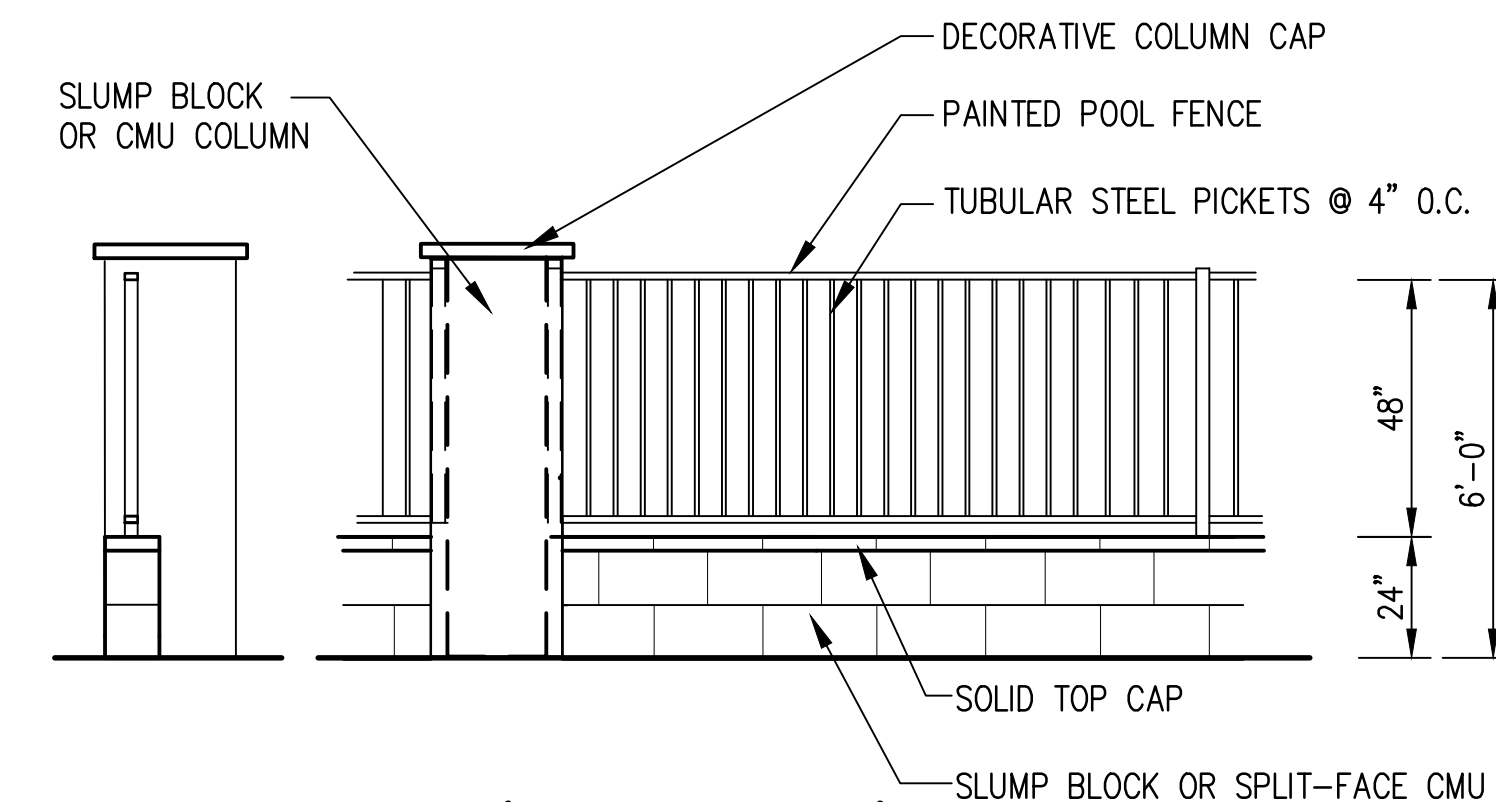


1 SLOPE STABILIZATION DETAILS
NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN) REFERENCE 2015 PAG STANDARD SPECIFICATIONS SECTION 912 FOR MORE DETAIL. N.T.S.



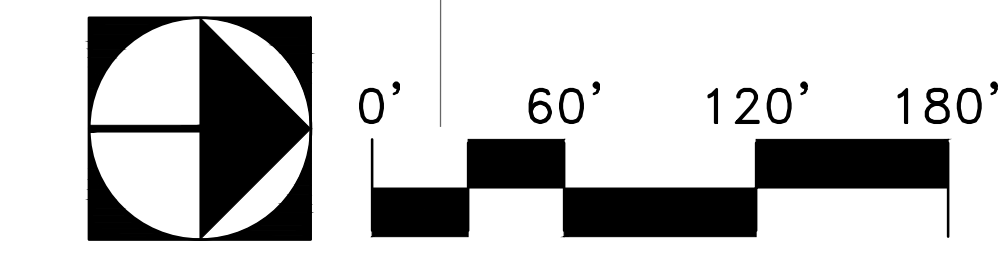
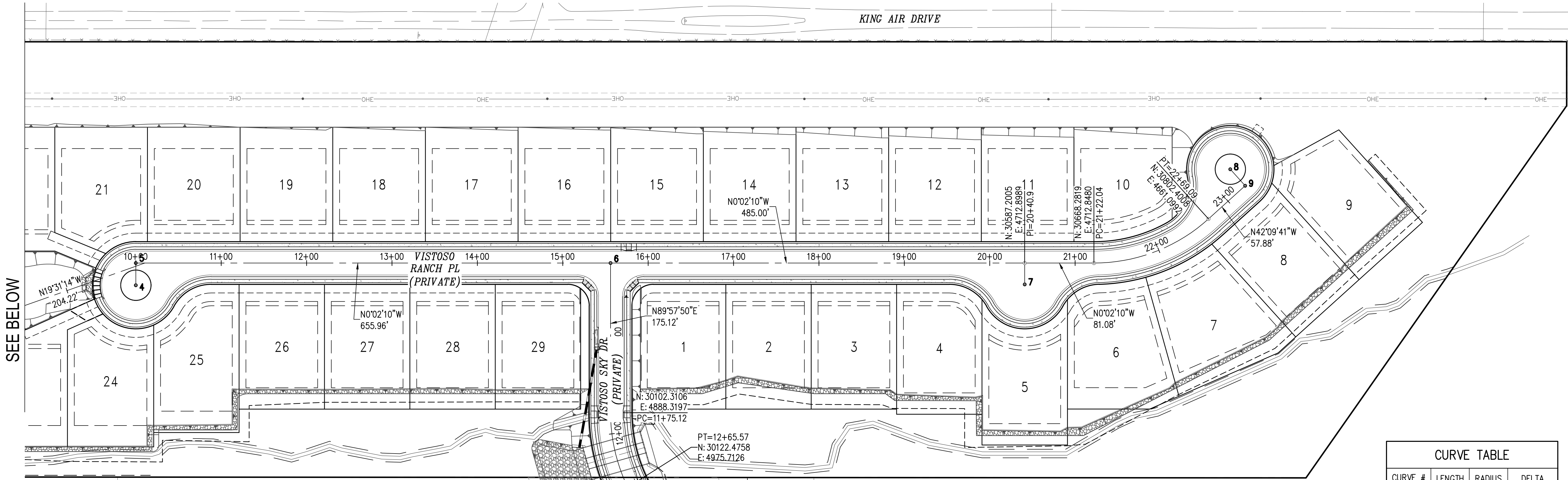
PRE-FORMED SCOUR HOLES				
CONC. PT.	BOTTOM LENGTH (ft)	BOTTOM WIDTH (ft)	DEPTH (ft)	D ₅₀ (in)
1.OE	40	75	3	15

NOTE: ALL FLOOR BOTTOM DUMPED ROCK TO BE 2D₅₀ THICK WITH MIRAFI 140N FILTER FABRIC OR EQUIVALENT.

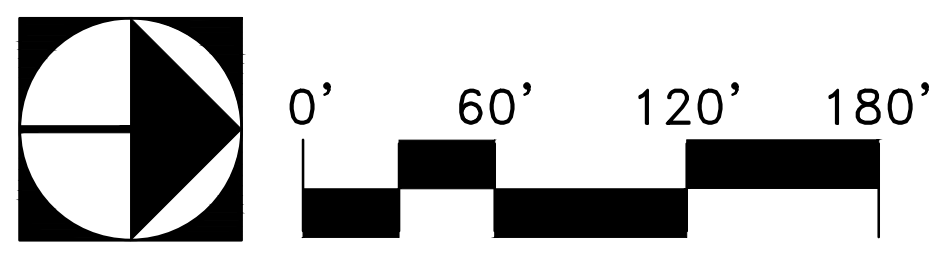
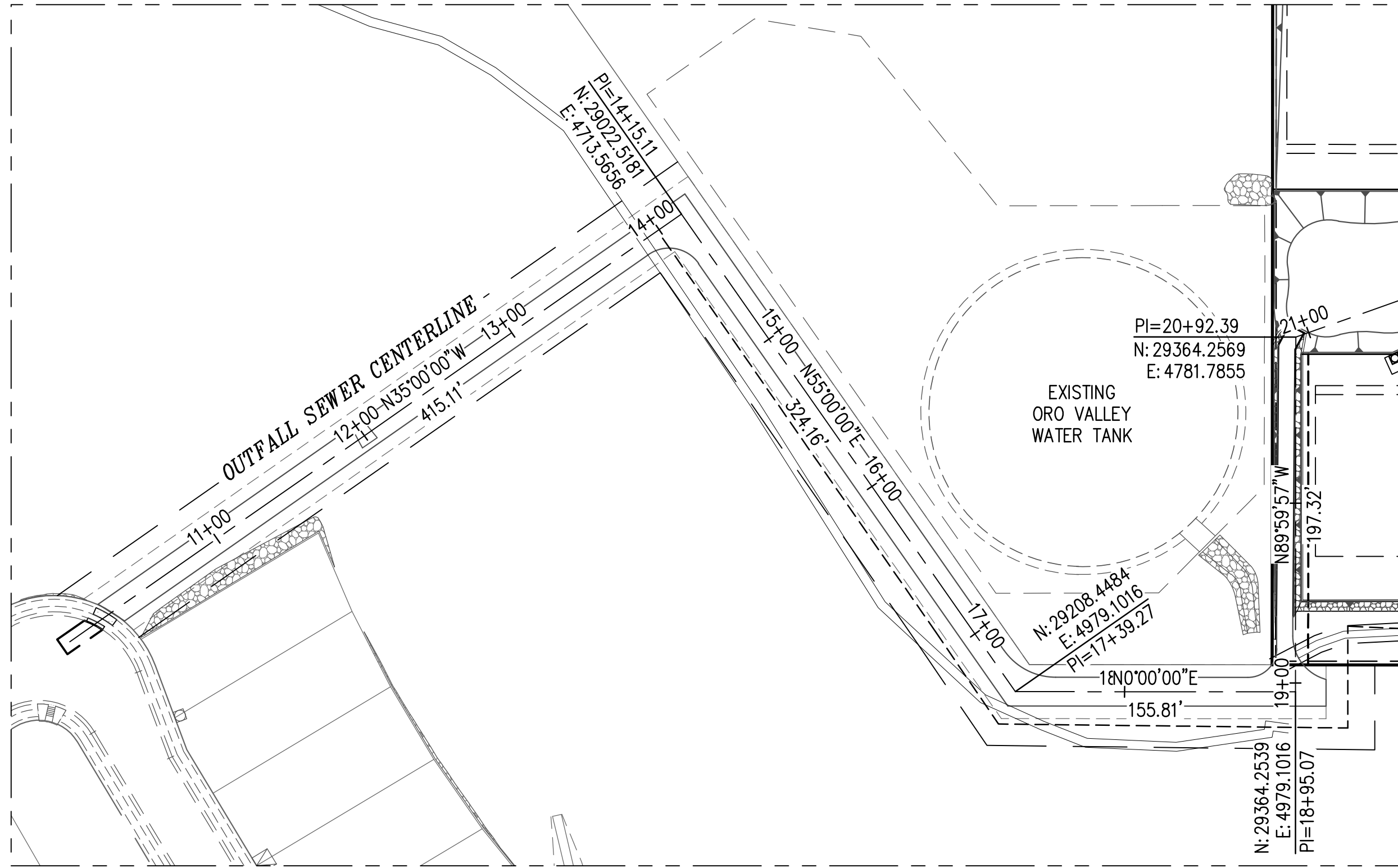


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VISTOSO SKY DR &
VISTOSO RANCH PL
(PRIVATE)



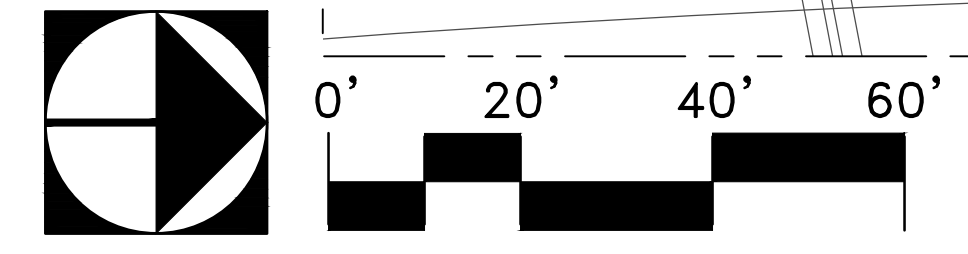
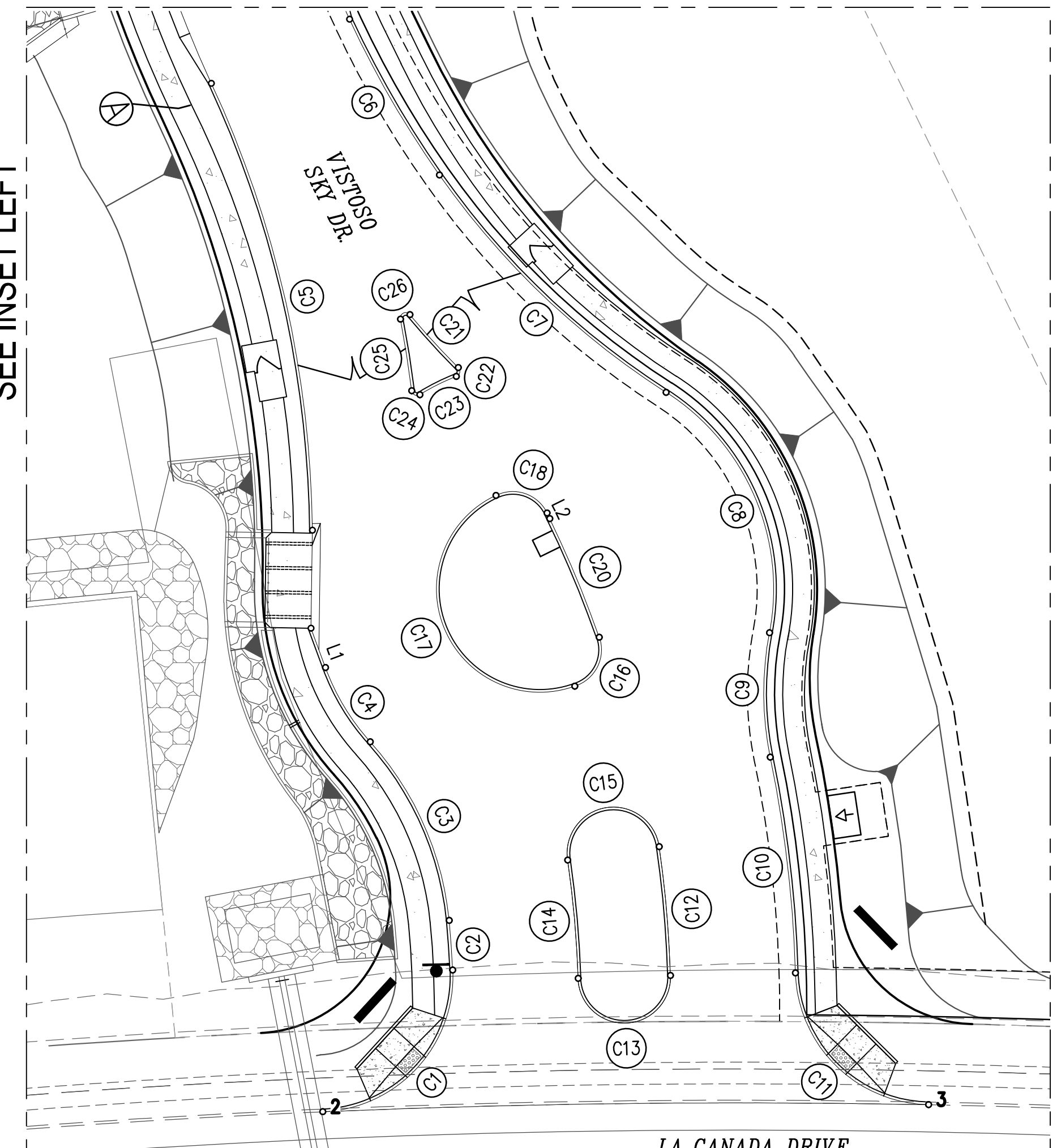
OUTFALL SANITARY SEWER

SEE ABOVE LEFT

POINT TABLE		
POINT #	NORTHING	EASTING
1	30185.1337	5191.2994
2	30128.8473	5167.6096
3	30240.3020	5166.2382
4	29546.2575	4739.5528
5	29546.2412	4713.5528
6	30102.2006	4713.2036
7	30587.2162	4737.8989
8	30827.8497	4602.9790
9	30845.3015	4622.2517

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.72'	N69°49'40"E
L2	1.16'	N64°02'59"E

SEE INSET LEFT



VISTOSO SKY DR.
ENTRY & MEDIAN
ISLANDS

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CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.29'	25.00'	90°03'07"
C2	9.16'	168.50'	3°06'53"
C3	36.53'	57.50'	36°24'09"
C4	16.05'	42.00'	21°54'03"
C5	84.96'	200.00'	24°20'26"
C6	33.13'	186.00'	10°12'19"
C7	58.14'	150.00'	22°12'32"
C8	51.10'	43.00'	68°05'18"
C9	23.06'	59.00'	22°23'25"
C10	40.00'	231.50'	9°54'02"
C11	38.03'	25.00'	87°09'55"
C12	23.81'	207.96'	6°33'36"
C13	26.70'	8.50'	180°00'00"
C14	21.86'	190.96'	6°33'36"
C15	26.70'	8.50'	180°00'00"
C16	11.21'	7.00'	91°45'45"
C17	57.94'	19.00'	174°42'44"
C18	11.01'	7.00'	90°09'20"
C20	23.66'	207.00'	6°32'56"
C21	13.19'	170.00'	4°26'47"
C22	1.97'	1.00'	113°07'05"
C23	7.50'	42.00'	101°3'34"
C24	2.00'	1.00'	114°28'29"
C25	13.34'	220.00'	3°28'25"
C26	2.63'	1.00'	150°33'12"