

FINAL SITE PLAN , GRADING PLAN, PUBLIC SEWER IMPROVEMENT PLAN AND PRIVATE STREET IMPROVEMENT PLAN

# ORO VALLEY TOWN CENTRE - AREA 4

TO SERVE LOTS 1 THRU 77, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA)  
A PORTION OF SECTIONS 7 & 18, T12S, R14E, AND A PORTION OF SECTION 13, T12S, R13E, G&SRM,  
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

**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 LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**ENGINEER'S STANDARD DETAILS DISCLAIMER:**

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

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA. SAID BEARING BEING: N 89°10'07" E.

**BASIS OF ELEVATIONS**

BASIS OF ELEVATION: BASIS OF ELEVATION FOR THIS PROJECT IS 1/2" IRON PIN TAGGED "PCDOT GPS" PIMA COUNTY OPUS CONTROL POINT 12S13E\_L25 NAVD 88 DATUM 2552.47 FEET.  
BASIS OF ELEVATION = 2552.47 FEET NAVD 88 DATUM

**BENCHMARKS:**

BENCHMARK NO. 1 1/2" IRON PIN TAGGED "PCDOT GPS" PIMA COUNTY OPUS CONTROL POINT 12S13E\_L25 NAVD 88 DATUM 2552.47 FEET.  
THIS PLAN IS NAVD 88 DATUM.  
BENCHMARK NO. 2 IS CUT "4" SOUTHEAST CORNER TRANSFORMER PAD# LTF 51 PIMA COUNTY OPUS CONTROL POINT 12S13E\_L2S NAVD 88 DATUM 2590.13 FEET.

**PERMITTING DIVISION-BUILDING CODES**

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

- 2018 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- 2011 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2006 GOLDR RANCH FIRE DISTRICT STANDARDS AND FORMS
- 2012 ORO VALLEY POOL CODE
- 2015 PIMA ASSOCIATION OF GOVERNMENTS (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.

**STANDARD DETAILS**

**PAG STANDARD DETAILS**

- 103 SURVEY MONUMENT
- 105 HANDRAIL
- 107 REMOVABLE POST BARRICADE
- 200 CONCRETE SIDEWALK
- 203 CONCRETE SIDEWALK
- 207 NEW TO EXISTING CONNECTION
- 209 CURB ACCESS RAMP
- CONCRETE CURB - TYPE 2 SINGLE VERTICAL

**PAG STANDARD DETAILS**

- 209 CONCRETE CURB - TYPE 2 WEDGE
- 210 CONCRETE CURB TRANSITION
- 211 CONCRETE CURB:
- NEW TO EXISTING CONNECTION
- CONCRETE CURB TERMINAL SECTION
- 308 CATCH BASIN - TYPE 3
- WING LENGTH AS NOTED
- CATCH BASIN - TYPE 5
- NUMBER OF GRATES AND TYPE AS NOTED

**PIMA COUNTY RWRD STANDARD DETAILS**

- 108 SEWERWATER CROSSING DETAILS
- 111 SEWER EASEMENT TYPICAL SECTION
- 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
- 404 HCS CLEANOUTS

**ADOT STANDARD DETAILS**

- #B-11.11 PIPE CULVERT HEADWALLS

**OWNER**

CANADA DEL ORO LLC  
5101 N. WESTERN AVENUE  
TULSA, OK 73154  
(405) 841-1872  
ATTN: PATRICK ROONEY  
PDROONEY@FNOK.COM

**DEVELOPER**

RICHMOND AMERICAN  
3091 W. INA ROAD  
TUCSON, AZ 85741  
(520) 229-5443  
ATTN: RICK MORRIS  
RICK.MORRIS@MDCH.COM

**ENGINEER**

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

**ADMINISTRATIVE ADDRESS**

1900 E. RANCHO VISTOSO BOULEVARD  
ORO VALLEY, AZ 85755

**PROJECT OVERVIEW**

SCALE: 1"=200'

1902345



Received

Date 10/04/19 rlflores

**ACCEPTANCE**

(FOR F.S.P. ELEMENTS)

BY:

TOWN OF ORO VALLEY PLANNING & ZONING ADMINISTRATOR

DATE

BY:

TOWN OF ORO VALLEY TOWN ENGINEER

DATE

BY:

ORO VALLEY WATER UTILITY DIRECTOR

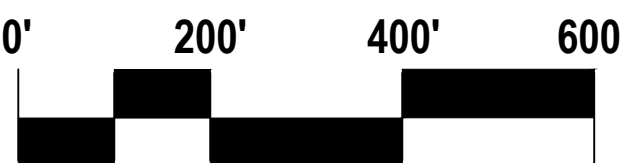
DATE

**ACCEPTANCE**

(FOR IMPROVEMENT PLAN ELEMENTS)

TOWN OF ORO VALLEY TOWN ENGINEER

DATE



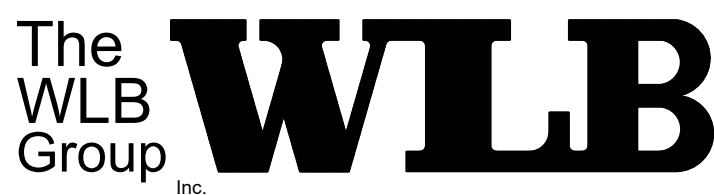
PROJECT NO: P19xxxx

G1800XXX

RELATED CASE #s

OV9-01-05, (O)02-33

OV1801569, (O)19-04



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

**ORO VALLEY TOWNE CENTRE - AREA 4**

LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).

A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E

G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title

FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
COVER SHEET

File:Q:\181057\N-009 Area 4\04 Platting\04 FSP\OV\TC\_FSP-IP\_01 Cover Sheet.dwg Plot Date: 10/4/2019 2:33 PM By: jflemans

No.

Date

Item

Scale

AS NOTED

Job No.

181057-N-009-0600

Date

OCTOBER 2019

Designed By

DWD/MDD/JF/MM

Checked By

DWL



Sheet

1

of

40