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

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 KNOWLED AND BELIEF.

REGISTERED LAND SURVEYOR

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

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 USE THE DESIGN OF THIS PROJECT HAVE BEEN FORMALLY ADOPTED BY THE AGENCIES THAT PREPA 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 QUARTE SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF OR 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 PIMA COUNTY OPUS CONTROL POINT 12S13E J25 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 POIN

12S13E J25 NAVD 88 DATUM 2552.47 FEET.

THIS PLAN IS NAVD 88 DATUM.

BENCHMARK NO. 2 IS CUT "+" SOUTHEAST CORNER TRANSFORMER PAD# LTF 51 PIMA COUI 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 GOLDER 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

SURVEY MONUMENT

HANDRAIL

REMOVABLE POST BARRICADE 200 CONCRETE SIDEWALK

CONCRETE SIDEWALK:

NEW TO EXISTING CONNECTION

CURB ACCESS RAMP CONCRETE CURB - TYPE 2 SINGLE VERTICAL

PAG STANDARD DETAILS

Engineering Planning Surveying

Landscape Architecture Urban Design

Offices located in Tucson, Phoenix and

4444 East Broadway

Flagstaff, Arizona, and Las Vegas, Nevada.

CONCRETE CURB -

CONCRETE CURB TRANSITION

CONCRETE CURB: NEW TO EXISTING CONNECTION

CONCRETE CURB TERMINAL SECTION

CATCH BASIN - TYPE 3 WING LENGTH AS NOTED

CATCH BASIN - TYPE 5

NUMBER OF GRATES AND TYPE AS NOTED

"24"" WATERTIGHT FRAME AND COVER"

CONNECTION TO EXISTING MANHOLE BASE HCS CONNECTION TO SEWER LINE

HCS CLEANOUTS

#B-11.11 PIPE CULVERT HEADWALLS

LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND

ORO VALLEY TOWNE CENTRE - AREA 4

AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).

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

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

HCS CONNECTION TO MANHOLES

ADOT STANDARD DETAILS

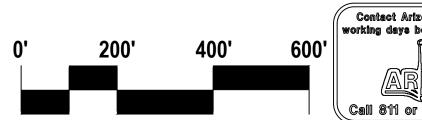
TULSA, OK 73154 (405) 841-1872

ATTN: PATRICK ROONEY PDROONEY@FNBOK.COM

TUCSON, AZ 85741 (520) 229-5443

ATTN: RICK MORRIS RICK.MORRIS@MDCH.COM

TUCSON, AZ. 85711 (520) 881-7480 ATTN: DAVID LITTLE, PE DLITTLE@wlbgroup.com





BENCHMARK #1

SHEET INDEX

SHEET DESCRIPTION

1..... COVER SHEET

2..... FINAL SITE PLAN NOTES

5-6...... HORIZONTAL CONTROL PLAN

38-40..... TYPICAL SECTIONS & DETAILS

ENGINEER'S EARTHWORK ESTIMATE

QUANTITIES ARE APPROXIMATE AND REFLECT 20%

SHRINK APPLIED TO FILL. 0.2' GROUND LOSS ASSUMED. CONTRACTOR TO VERIFY QUANTITIES

TOWN OF ORO VALLEY PLANNING & ZONING ADMINISTRATOR

TOWN OF ORO VALLEY TOWN ENGINEER

ORO VALLEY WATER UTILITY DIRECTOR

TOWN OF ORO VALLEY TOWN ENGINEER

4..... PROJECT OVERVIEW

22..... ENTRANCE DETAIL 23-31..... GRADING PLAN SHEETS

BACKWATER VALVE LIST

AND 69-75.

ACCEPTANCE

ACCEPTANCE

CUT: 214,431 C.Y. FILL: 70,937 C.Y.

NET: 143,494 C.Y. FILL

PRIOR TO CONSTRUCTION.

3..... IMPROVEMENT PLAN NOTES & LEGEND

7-21...... PRIVATE SEWER AND STREET PLAN AND PROFILE

36............. HCS, MANHOLES, STORM DRAIN PIPES & STRUCTURES TABLES

1-9, 11, 12, 14, 16, 19, 21, 23, 25-27, 29, 30, 32-34, 36, 43, 45, 54, 56, 59, 68,

32...... DETAILED GRADING RECREATION AREA PLAN

33-35..... STORM DRAIN PROFILES AND DETAIL SHEET

37..... PAVEMENT MARKING AND SIGNING PLAN

LOCATION MAP

A PORTION OF SECTIONS 7 AND 18, T11S, RANGE 14E, AND A PORTION OF SECTION 13, T11S, RANGE 13E, G&SRM. TOWN OF ORO VALLEY, PIMA COUNTY,

> PROJECT NO: P19xxxx **G1800XXX RELATED CASE #s** OV9-01-05, (O)02-33 OV1801569, (O)19-04

(FOR IMPROVEMENT PLAN ELEMENTS)

(FOR F.S.P. ELEMENTS)

DATE

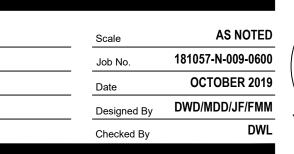
DATE

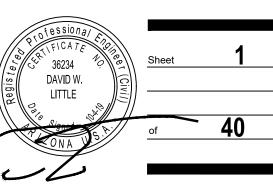
DATE

DATE



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\OVTC_FSP-IP_01 Cover Sheet.dwg Plot Date:10/4/2019 2:33 PM By:jfernando





SED	FOUND BRASS DISSURVEY MONUME FOUND F RLS1691	12 13 PCP 2 889°46'19"	N7°32'36"E 120.04' "E 890.74' (TIE)	00"W 18.23' 36"W 95.48' 09"W 143.25'		FOUND 1/4 CORNER ACP LS13019	LA RESERVE BK. 40, M&P, PG. 1 ZONING: P.A.D. 895.37
Ē	POINT OF CONNECTION LAT 32° 23' 37.2270" N LON 110° 57' 40.9838 W MH-2729-	Δ=0°31'55" MH-03 MH-023	S69°46'53"E 141.65' N40' N77 MH-05 S87°37'54"E 142.8	54' MH-12H		BLOCK 2	
ISED IN EPARED ARTER OF FORO	L=125.14', R=1014.94	66' MH-01 8	V /// /	56 12 11 43 44 55 Mi	70		8'10"W 1211.00" RAM'S HILL AT
N86° POINT L R= Δ=(Δ=1°50'02" 0°00'38"W 122.72' 3°05'01"E 98.39' °24'02"E 121.81' L=15.80', =3719.72 -0°14'36" N65°39'07"W 50.3	23 24 25 17/16 26 27 28 2 MH-24 25 26 27 28 2	C.A. "B" STREET-D MH-26 (PRIVATE) C.A. "A" MH-17 MH-27 MH-28 9 30 31 32 33 34 35 36 37	42 46 53 40 48 52 39 49 51 51	75 76 77 STREET-6 (PRIVATE) C.A. "A		LA RESERVE BK. 39, M&P, PG. 100 ZONING: P.A.D.
COUNTY	SAN JOSE PLAZA SEQ. #20113250003 ZONING: P.A.D,	C.A. "B"	220-1	N89°47'33"W 2635.35' 5-3330		FOUND 1/2" IP LS10171	
	PIMA COUNTY RWRI 108 SEWER/W	D STANDARD DETAILS VATER CROSSING DETAILS ASEMENT TYPICAL SECTION		DEVELOPER DISTADOR PATIO HOMES DISTADOR DI		Received 0/04/19 rflores ADMINISTRATIVE ADDRES	SS
B - TYPE 2 WEDGE	205 4' DIAMET 211 CONCRET	TER MANHOLE CONFIGURATIONS TE COLLAR FOR PAVED AREAS TE COLLAR FOR UNPAVED AREAS	OWNER CANADA DEL ORO LLC 5101 N. WESTERN AVENUE TULSA, OK 73154	<u>DEVELOPER</u> RICHMOND AMERICAN 3091 W. INA ROAD TUCSON, AZ 85741	THE WLB GROUP, INC. 4444 E. BROADWAY BLVD. TUCSON, AZ. 85711	1900 E. RANCHO VISTOSO BOU ORO VALLEY, AZ 85755	