FINAL SITE PLAN & PUBLIC SEWER & PRIVATE STREET IMPROVEMENT PLAN

FOR SAGUAROS VIEJOS EAST (PHASE II) LOTS 98 THROUGH 173 & COMMON AREAS "A" (PRIVATE STREETS) & "B" (LANDSCAPED AND NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

1902999

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 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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PROJECT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G.&S.R.M., PIMA COUNTY, ARIZONA. SAID BEARING BEING S89°58'29"E.

BASIS OF ELEVATION

BASIS OF ELEVATION: FOUND ALUMINUM CAPPED SURVEY MONUMENT 2 $\frac{1}{2}$" AT THE INTERSECTION OF NARANJA DRIVE AND LA CHOLLA BOULEVARD. SAID ELEVATION BEING 2696.18' (NAVD 88)

BENCHMARK #1

FOUND ALUMINUM CAPPED SURVEY MONUMENT 2 $\frac{1}{2}$" AT THE INTERSECTION OF NARANJA DRIVE AND LA CHOLLA BOULEVARD. SAID ELEVATION BEING 2696.18 (NAVD 88)

BENCHMARK #2

IS A BRASS CAP SURVEY MONUMENT STAMPED RLS 36235 BEING THE SOUTH QUARTER CORNER OF SECTION 4, SAID ELEVATION BEING 2685.19 (NAVD 88)

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. EXCEPT IN CASES WHERE ITS USE MUST BE MODIFIED BY THE ENGINEER IN ORDER TO WORK WITH PROPOSED DESIGN CONDITIONS. SUCH MODIFICATIONS SHALL BE NOTED ON PLAN AND SEALED BY THE REGISTRANT ACCORDINGLY.

STANDARD DETAILS

PAG STANDARD DETAILS

103	SURVEY MONUMENT
105	HANDRAIL
200	CONCRETE SIDEWALK
207	CURB ACCESS RAMP
209	CONCRETE CURB - TYPE 2 SINGLE VERTICAL
209	CONCRETE CURB - TYPE 2 WEDGE
210	CONCRETE CURB TRANSITION
313	HEADWALL

PAG STANDARD DETAILS

307	TYPE 1 CURB INLET
205.5	TYPE 3 SCUPPER

PIMA COUNTY RWRD STANDARD DETAILS

108	SEWER/WATER CROSSING DETAILS
205	4' DIAMETER MANHOLE CONFIGURATIONS
211	CONCRETE COLLAR FOR PAVED AREAS
402	HCS CONNECTION TO MANHOLE
401	HCS CONNECTION TO SEWER LINE
104	INSTALL PVC GRAVITY SEWER

OWNER

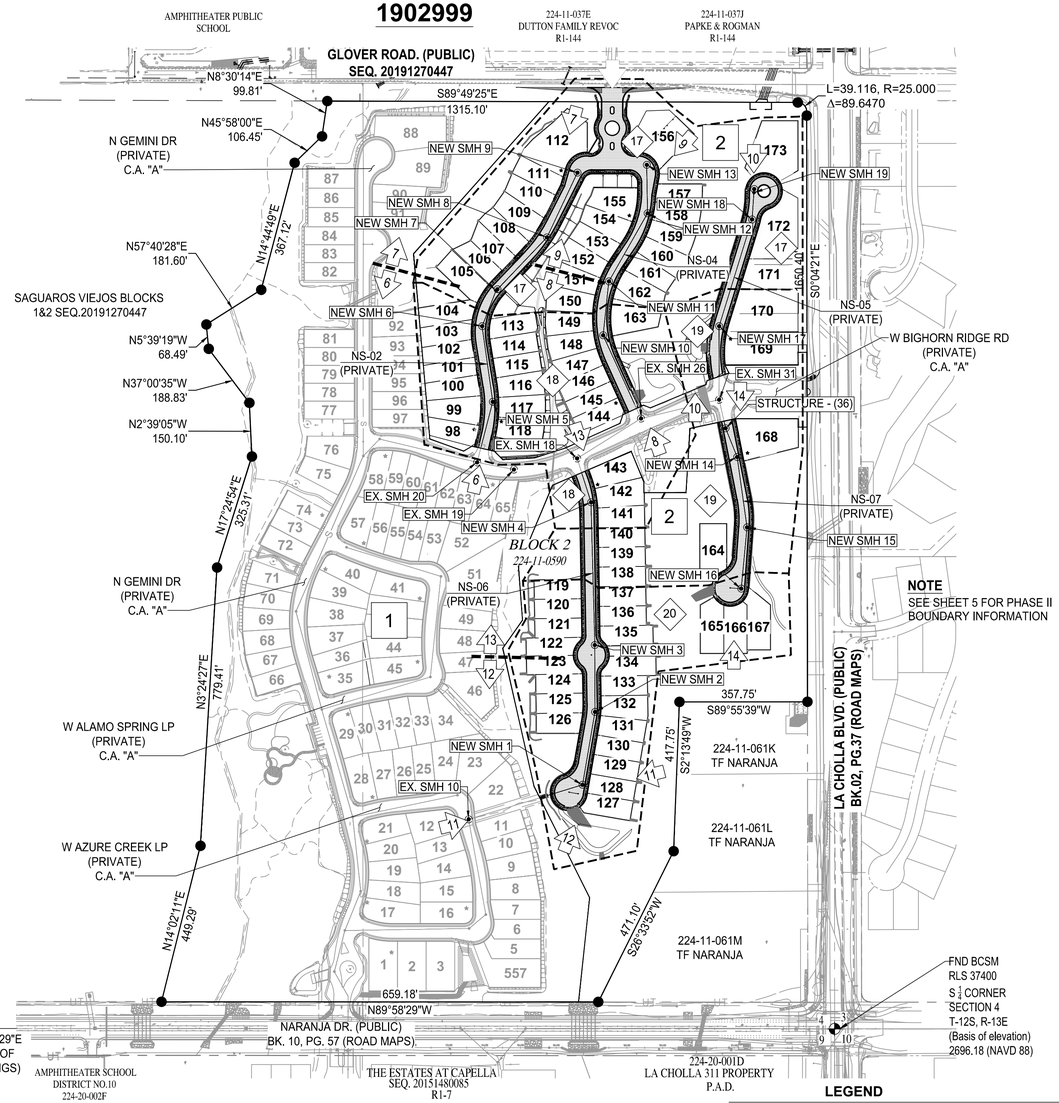
TITLE SECURITY AGENCY,LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE TRUST NO. 201909-T
1 S. CHURCH AVE, SUITE 1610
TUCSON, ARIZONA 85701
(520)740-0424

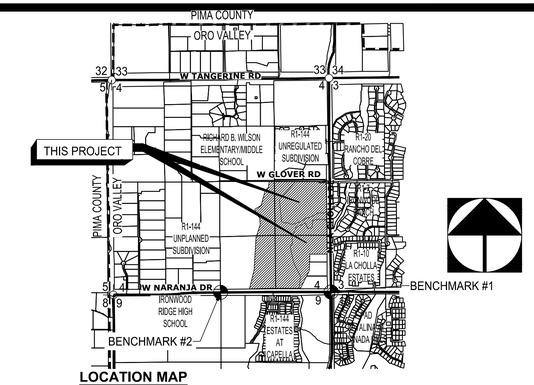
ENGINEER

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

DEVELOPER

MERITAGE HOMES
5326 N. LA CHOLLA BLVD.
TUCSON, ARIZONA 85741
PHONE: (520) 225-6800
ATTN: LISA HOSKIN
LISA.HOSKIN@MERITAGEHOMES.COM





LOCATION MAP

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, T. 12 S., R. 13 E., G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE:3"=1 MILE

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED 100-YEAR FLOODPLAIN LINE
- PROPOSED EROSION HAZARD SETBACK LINE
- RIPARIAN AREA
- SECTION LINE
- PROJECT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE AS NOTED
- EXISTING EASEMENT LINE AS NOTED
- SIGHT VISIBILITY TRIANGLE (SVT)
- EXISTING PUBLIC SEWER LINE & MANHOLE
- EXISTING PUBLIC WATERLINE & VALVE
- PROPOSED CULVERT
- EXISTING CULVERT
- EXISTING PAVEMENT
- EXISTING FENCE
- NEW PUBLIC SEWER LINE & MANHOLE
- NEW HCS & CLEANOUT
- PROPOSED PUBLIC WATERLINE & VALVE
- PROPOSED WATER METER
- PROPOSED PUBLIC WATERLINE BENDS
- PROPOSED FIRE HYDRANT
- PROPOSED TEP EQUIPMENT
- PROPOSED STORM DRAIN W/CATCH BASIN
- PROPOSED ROCK RIPRAP
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STABILIZED TREATMENT
- TOP OF SLOPE (SLOPES < 3:1 UNLESS NOTED) BOTTOM OF SLOPE
- PROPOSED CONCRETE WEDGE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB ACCESS RAMPS
- FFE=10.89 FPE=10.22 — FFE: PROPOSED FINISHED FLOOR ELEVATION; FPE: PROPOSED FINISHED PAD ELEVATION
- SHEET MATCH LINE
- A5 — CONCENTRATION POINT
- FLOW DIRECTION
- CHANNEL SECTION
- A/2 — DTL. NO / SHT. NO — TYPICAL CROSS SEC. CALL OUT
- SAGUAROS TO BE PRESERVED IN PLACE
- 6 — PLAN & PROFILE SHEET NUMBER DESIGNATION
- 1 — GRADING SHEET NUMBER DESIGNATION

ACCEPTED

BY:
PLANNING & ZONING ADMINISTRATOR DATE

BY:
ORO VALLEY WATER UTILITY DIRECTOR DATE

BY:
TOWN ENGINEER DATE

BACKWATER VALVE LIST

LOTS 106,110,111,115,116,119-121,125, 126,128,129,132,133,135-140,144, 149,152,153,157,158,160 AND 161

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	FINAL SITE PLAN NOTES
3	IMPROVEMENT PLAN NOTES
4	E.S.O.S. MAP
5	HORIZONTAL CONTROL AND LOT AREA SUMMARY
6-15	SEWER AND PAVING PLAN
16	STORM DRAIN & SCUPPER DTLS
17-20	GRADING PLAN
21-22	SECTIONS AND DETAILS
23	HCS TABLE

0' 200' 400' 600'

PROJECT OVERVIEW
SCALE 1"=200'

ENGINEER'S EARTHWORK ESTIMATE

CUT: 63,800 C.Y.
FILL: 42,600 C.Y.
NET (EXPORT): 12,680 C.Y.

QUANTITIES ARE APPROXIMATE AND REFLECT 20% SHRINK APPLIED TO FILL AND AN 0.2' GROUND LOSS ASSUMED. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

LEGEND

- LOT GRADING TYPE
- NEW SURVEY MONUMENT
- SECTION CORNER OR 1/4 SECTION CORNER
- BENCHMARK
- GRADE BREAK (GB/HP/LP)
- DRIVEWAY SIDE FOR SLOPED LOT/ROAD
- BWV — BACKWATER VALVE
- 1 — PHASE NUMBER
- BANK PROTECTION TOE-DOWN
- NS-02 — INTERIM STREET NAME
- GRADING LIMITS

NOTE

SEE SHEET 5 FOR PHASE II BOUNDARY INFORMATION

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

PROJECT: 1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

G 2020-

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

Project: **SAGUAROS VIEJOS EAST PHASE II**
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title: **COVER**
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No. Date Item — Revisions

Scale	AS NOTED
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 1 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\1 COVER.dwg Plot Date:4/30/2020 3:27 PM By:ggrizzle

ABBREVIATION

AC	ASPHALTIC CONCRETE (MIX NO.2)
ANG PT	ANGLE POINT
BCSM	BRASS CAP SURVEY MONUMENT
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
C.A.	COMMON AREA
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CP	CONCENTRATION POINT
CTRL	CONTROL
D	DEFLECTION
DG	DECOMPOSED GRANITE
DKT	DOCKET
DTL	DETAIL
EG	EXISTING GRADE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EXIST/EX	EXISTING
FD	FOUND
FFE	FINISHED FLOOR ELEVATION
FG	FINAL GRADE
FPE	FINISHED PAD ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
HT or H	HEIGHT
INV	INVERT
L	LENGTH
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MH/SMH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
P.A.D.	PLANNED AREA DEVELOPMENT
PAG	PIMA ASSOCIATION OF GOVERNMENTS
PC	POINT OF CURVATURE
PG	PAGE
PI	POINT OF INTERSECTION
PROP	PROPOSED
PT	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCED
RT	RIGHT
S	SLOPE
SD-1	STORM DRAIN RUN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SM-1	SEWER MAIN RUN
SRP	SPIRAL RIBBED PIPE
STA	STATION
SVT	SIGHT VISIBILTY TRIANGLE
THK	THICK/THICKNESS
TW	TOP OF WALL
TYP	TYPICAL
W	WIDTH
WSEL	WATER SURFACE ELEVATION
WWF	WELDED WIRE FABRIC

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT (PHASE 2) IS 37.93 ACRES.
2. THE PROPOSED NUMBER OF RESIDENTIAL UNITS (PHASE 2) IS 76 (2.00 UNITS PER ACRE)
3. TOTAL LENGTH OF NEW PUBLIC STREET IS 0.00 MILES.
4. TOTAL LENGTH OF NEW PRIVATE STREET IS 0.75 MILES.
5. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND RE-VEGETATION BONDS MUST 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 216,168 SF (PHASE 2)
8. EXISTING ZONING IS R1-7.
9. SEE SHEET 4 FOR OPEN SPACE REQUIREMENTS AND PROVISIONS.
10. THE MAXIMUM LOT SIZE IS 23,588 S.F. (LOT #168). THE AVERAGE LOT SIZE IS 8,938 S.F.
11. A CONSTRUCTION BOND FOR RECONSTRUCTION OF GLOVER ROAD ALONG THE PROJECT FRONTAGE SHALL BE REQUIRED PRIOR TO ISSUANCE OF THE 88TH SFR PERMIT OR IF RECONSTRUCTION HAS NOT BEEN COMPLETED BY AUGUST 2021, WHICHEVER OCCURS FIRST.

PLANNING GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT ALLOWED AND PROPOSED = 25' / 2-STORY.
2. TOTAL AMOUNT OF RECREATION AREA REQUIRED = 2.0± AC. (ALL PHASES COMBINED). TOTAL AMOUNT OF RECREATION AREA PROVIDED = 2.1± AC. (ALL PHASES COMBINED). INCLUDING TOT-LOTS AND PEDESTRIAN/EQUESTRIAN TRAILS.
3. SETBACKS REQUIRED/PROVIDED FRONT = 20' AS LONG AS A 20' ON-LOT DRIVEWAY IS PROVIDED; SIDE = 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 7,000 S.F. IN ACCORDANCE WITH THE CONSERVATION SUBDIVISION DESIGN LOT REDUCTION INCENTIVE. LOT SIZE RANGE SHOWN = 7,000 S.F. TO 23,588 S.F.
7. BUFFERYARD TYPES: 25' NATURAL DESERT BUFFERYARD "B" (ALONG NARANJA DRIVE), 25' NATURAL DESERT BUFFERYARD "B" (ALONG LA CHOLLA BLVD) 20' NATURAL BUFFERYARD "A" (ALONG GLOVER ROAD WEST OF ENTRANCE, NORTH BOUNDARY) AND 15' BUFFERYARD "A" (ALONG GLOVER DRIVE EAST OF ENTRANCE).
8. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS OF THE ZONING CODE.
9. E.S.L.O. FLEXIBLE DESIGN OPTIONS GRANTED TO THIS DEVELOPMENT INCLUDE: BUILDING SETBACKS, MINIMUM LOT SIZE/WIDTH, AND RECREATION AREA CREDIT.
10. ALL DISTURBED AREAS WITHIN THE RESOURCE MANAGEMENT TIER 2 ENVELOPE SHALL BE RE-VEGETATED BACK TO NATURAL CONDITIONS USING PLANTS ON THE TOWN OF ORO VALLEY APPROVED NATIVE PLANT LIST.

ENGINEERING GENERAL NOTES

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 DESIGN SPEED FOR NARANJA DRIVE/ LA CHOLLA BLVD IS 50 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.

DRAINAGE GENERAL NOTES

1. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
2. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
3. DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN 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. DRAINAGE STRUCTURES:
    A. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED A MINIMUM OF ONCE EACH YEAR IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE ANNUAL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE TOWN UPON REQUEST.
    B. 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. COPIES OF THE 5-YEAR ANNUAL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE TOWN UPON REQUEST. THE REPORT SHALL IDENTIFY THE MAINTENANCE NEEDS FOR THE NEXT 5-YEAR PERIOD, INCLUDING ANTICIPATED ANNUAL COSTS OF MAINTENANCE AND REPAIR

ORO VALLEY WATER GENERAL NOTES

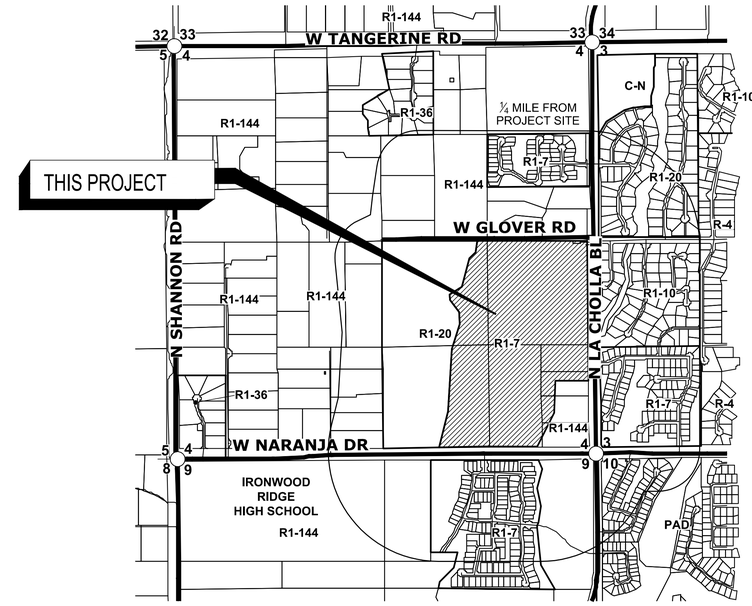
1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO A.R.S. 45-576, AND WILL SERVE THIS DEVELOPMENT.
3. A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE.
4. WATER INFRASTRUCTURE SHOWN IS NOT NECESSARILY THE FINAL DESIGN. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO ORO VALLEY WATER UTILITY FOR REVIEW AND APPROVAL.
5. ORO VALLEY WATER WILL BE THE WATER SERVICE PROVIDER.

WASTEWATER GENERAL NOTES

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.

GOLDER RANCH FIRE GENERAL NOTES

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. EXCEPTION: GROUP R-3 OCCUPANCIES ARE NOT REQUIRED TO INSTALL AUTOMATIC SPRINKLER SYSTEMS WHEN ALL OF THE FOLLOWING EXIST:
5. GROUP R-3 OCCUPANCIES PROVIDING THE REQUIRED FIRE FLOW IN ACCORDANCE WITH SECTION B105 AND TABLES B105.1 (1) AND B105.1 (2)
6. GROUP R-3 OCCUPANCIES WITHIN 600 FEET (182.880M) OF FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.
7. GROUP R-3 OCCUPANCIES IN COMPLIANCE WITH SECTION D106 AND D107.
8. 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.
9. 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.
10. ALL RESIDENCES WITHIN THIS DEVELOPMENT WILL REQUIRE A FIRE SPRINKLER SYSTEM.
11. 2018 IFC SECTION 503.6 GATES: ELECTRIC GATE OPERATORS SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. DURING THE INSPECTION THE GRFD CODE, OPTICOM, AND KNOX SWITCH SHALL BE TESTED. KNOX PRODUCTS CAN BE ORDERED ONLINE AT THE ADDRESS BELOW OR THROUGH THE GRFD WEBSITE. https://www.knoxbox.com/store/selectProduct.cfm?fdID=3217



ZONING MAP
N.T.S.

REZONING CONDITIONS OF APPROVAL (O)18-16

1. ALL SAGUAROS SHOWN ON THE TENTATIVE DEVELOPMENT PLAN SHALL BE PRESERVED IN PLACE. TO ENSURE PRESERVATION OF THESE SAGUAROS, THE APPLICANT MUST ADJUST LOT LINES ACCORDINGLY AS PART OF THE FINAL SITE PLAN REVIEW PROCESS (OV1701685).
2. THIS DEVELOPMENT SHALL BE RESPONSIBLE FOR THE RECONSTRUCTION OF GLOVER ROAD TO INCLUDE A PAINTED MEDIAN, BIKE LANES ON BOTH SIDES AND A SHARED USE PATH ON THE SOUTH SIDE OF THE ROAD. TIMING OF THE IMPROVEMENT IS TO BE COORDINATED WITH THE AMPHITHEATER SCHOOL DISTRICT AND IS TO COINCIDE WITH DEVELOPMENT OF SAGUAROS VIEJOS WEST (PHASE 1) OR SAGUAROS VIEJOS EAST (PHASE 2, THIS PROJECT), WHICHEVER CONNECTS TO GLOVER ROAD FIRST.
3. THIS DEVELOPMENT SHALL DEDICATE 50 FEET OF RIGHT-OF-WAY ON GLOVER ROAD; THIS INCLUDES THE PORTION OF PARCEL 224-11-037B THAT HAS BEEN IDENTIFIED AS EXCLUDED FROM THIS REZONING. SAID DEDICATION SHALL EXTEND TO THE LA CHOLLA BOULEVARD WESTERN RIGHT-OF-WAY BOUNDARY.
4. THE WATER UTILITY DEPARTMENT HAS REQUESTED THE FOLLOWING ITEMS BE REQUIRED:
   4.1. EXTEND THE TWELVE (12") INCH "E" ZONE MAIN ACROSS LA CHOLLA BOULEVARD ON GLOVER ROAD TO THE PROPERTY'S WESTERN BOUNDARY.
   4.2. EXTEND THE TWELVE (12") INCH "E" ZONE MAIN IN THE SOUTH RIGHT-OF-WAY OF GLOVER WEST TO THE PROPERTY'S WESTERN BOUNDARY.
   4.3. CONNECT THE ABOVE MENTIONED MAINS WITH EIGHT (8") INCH MAINS THROUGH THE DEVELOPMENT.

THE FOLLOWING CONDITIONS WERE ADDED BY TOWN COUNCIL, THROUGH THEIR MOTION OF APPROVAL ON APRIL 4, 2018.

5. THE MINIMUM LOT SIZE FOR THE DEVELOPMENT SHALL BE 7,000 SQUARE FEET.
6. ALL LOTS ALONG NARANJA DRIVE SHALL BE A MINIMUM LOT SIZE OF 10,000 SQUARE FEET.

G 2020-

GENERAL UTILITY NOTES

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.

PARKS AND RECREATION GENERAL NOTES

1. TRAIL EASEMENT IS 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...

PERMITTING DIVISION-BUILDING CODES

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.

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
FINAL SITE PLAN NOTES
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

Revisions

Scale	
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 2 of 23

GENERAL PAVING/GRADING NOTES:

1. 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 PAG SSPI, 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 PROCEDURE HAS BEEN PREPARED BY WRIGHT ENGINEERS DATED FEBRUARY 2017, PROJECT # 162288. 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.) ENCROACHING OR AFFECTING - DIRECTLY OR INDIRECTLY - ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS (OR) ON THIS PLAT.
28. THE PROFESSIONAL ENGINEER OF RECORD SHALL SUBMIT AS-BUILT RECORD DRAWINGS AND

GENERAL PAVING/GRADING NOTES (CONT.)

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 1902999 FINAL SITE PLAN AND LANDSCAPE PLAN APPROVAL APPLY.
37. TEMPORARY METAL FENCING (CHAIN LINK FENCING) MUST BE IN PLACE TO PROTECT SIGNIFICANT SAGUAROS (AS SHOWN WITH SYMBOL PER LEGEND) PRIOR TO ANY GRADING AND UNTIL CONSTRUCTION IS COMPLETE.
38. OWNER
    TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED
    LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201909-T
    1 S. CHURCH AVE., SUITE 1610
    TUCSON, ARIZONA 85701
    520740-0424

    DEVELOPER
    MERITAGE HOMES
    5326 N. LA CHOLLA, BLVD.
    TUCSON, ARIZONA 85741
    PHONE: (520) 225-6800
    ATTN: LISA HOSKIN
    lisa.hoskin@meritagehomes.com

GOLDER RANCH FIRE GENERAL NOTES

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. EXCEPTION: GROUP R-3 OCCUPANCIES ARE NOT REQUIRED TO INSTALL AUTOMATIC SPRINKLER SYSTEMS WHEN ALL OF THE FOLLOWING EXIST:
5. GROUP R-3 OCCUPANCIES PROVIDING THE REQUIRED FIRE FLOW IN ACCORDANCE WITH SECTION B105 AND TABLES B105.1 (1) AND B105.1 (2)
6. GROUP R-3 OCCUPANCIES WITHIN 600 FEET (182.880M) OF FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.
7. GROUP R-3 OCCUPANCIES IN COMPLIANCE WITH SECTION D106 AND D107.
8. 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.
9. 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.
10. ALL RESIDENCES WITHIN THIS DEVELOPMENT WILL REQUIRE A FIRE SPRINKLER SYSTEM.
11. 2018 IFC SECTION 503.6 GATES: ELECTRIC GATE OPERATORS SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. DURING THE INSPECTION THE GRFD CODE, OPTICOM, AND KNOX SWITCH SHALL BE TESTED. KNOX PRODUCTS CAN BE ORDERED ONLINE AT THE ADDRESS BELOW OR THROUGH THE GRFD WEBSITE.

https://www.knoxbox.com/store/selectProduct.cfm?fdID=3217

PUBLIC SEWER GENERAL NOTES:

1. BASIS OF ELEVATION: FOUND ALUMINUM CAPPED SURVEY MONUMENT 2 $\frac{1}{2}$" AT THE INTERSECTION OF NARANJA DRIVE AND LA CHOLLA BOULEVARD. SAID ELEVATION BEING 2696.18' (NAVD 88)
2. THE BASIS OF BEARING FOR THIS PROJECT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G.&S.R.M., PIMA COUNTY, ARIZONA. SAID BEARING BEING N89°58'29"E.
3. 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).
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 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 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 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 GRADE. 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.

GENERAL WASTEWATER NOTES:

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

GENERAL UTILITY NOTES:

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

GENERAL SIGNING NOTES:

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 IX (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 NARANJA DRIVE IS: 35 m.p.h. THE POSTED SPEED LIMIT FOR LA CHOLLA BOULEVARD IS: 45 m.p.h.
11. FINAL INSPECTION/ACCEPTANCE OF SIGNING SHALL BE PERFORMED BY THE ENGINEER.

G 2020-

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

PROJECT: 1902999

REFERENCE: OV1701685 OV1602876 OV1802848

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

Project: SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title: IMPROVEMENT PLAN NOTES
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

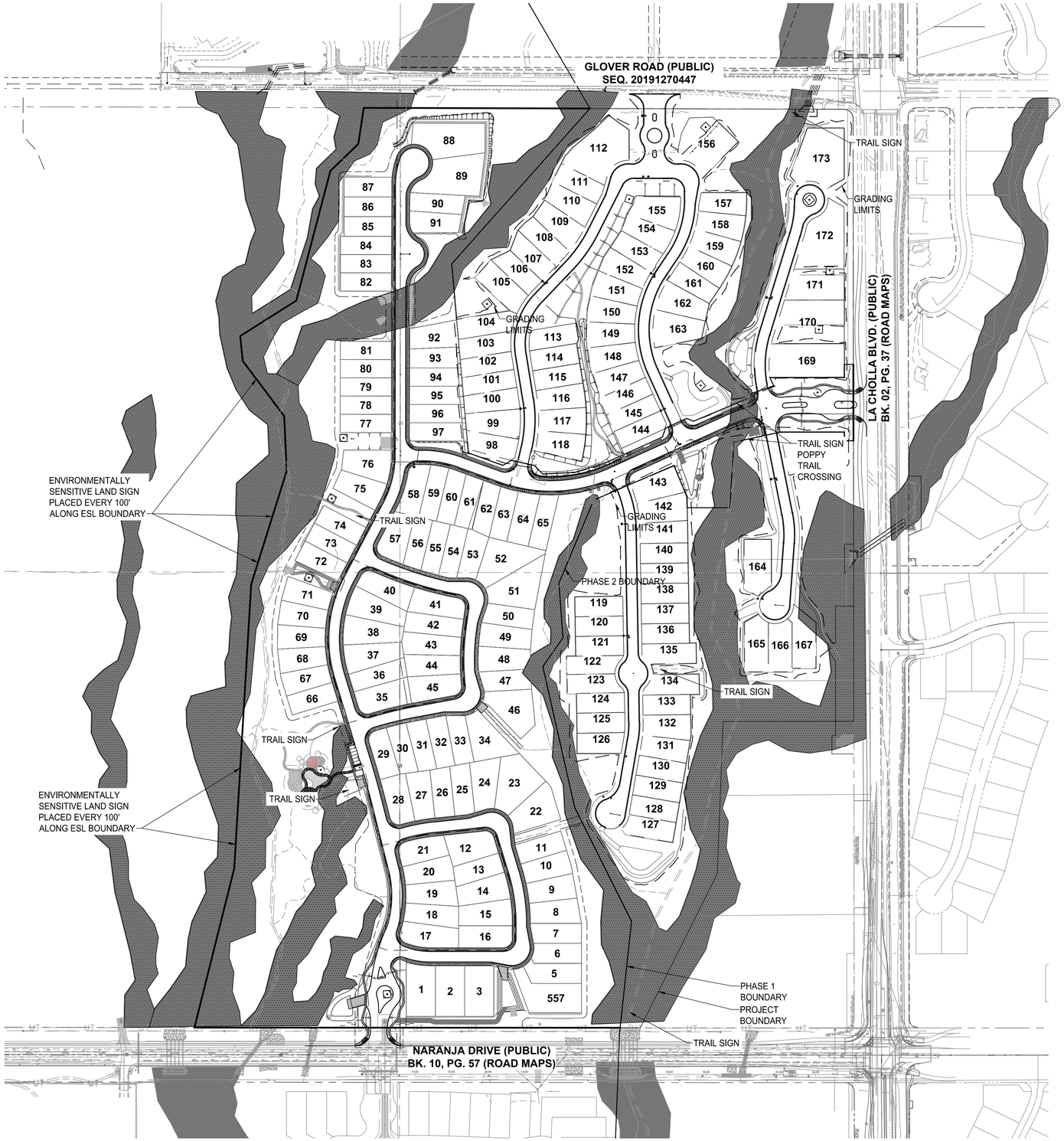
Revisions

Scale	
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 3 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\3 IP NOTES.dwg Plot Date:4/30/2020 3:28 PM By:gguderian

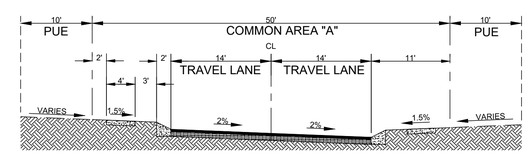


E.S.O.S. CALCULATIONS FOR ENTIRE PROJECT

E.S.O.S. CATEGORY	EXISTING AREA	REQUIRED AREA (PER REZONING)	PROVIDED ESOS THIS PROJECT
CRITICAL RESOURCE AREA	745,930 SQ. FT. (17.1 AC.)	95% OF TOTAL C.R.A. 708,634 SQ. FT. (16.27 AC.)	708,634 SQ. FT. (16.27 AC.)
RESOURCE MANAGEMENT AREA 2	2,966,831 SQ. FT. (68.1 AC.)	25% OF TOTAL R.M.A. 2 741,708 SQ. FT. (17.03 AC.)	741,708 SQ. FT. (17.03 AC.)

NOTE: DEED RESTRICTIONS ARE REQUIRED FOR ALL ESOS AREAS, IN ACCORDANCE WITH TOWN OF ORO VALLEY ZONING CODE 27.10.E.3.

1 **E.S.O.S./TRAIL SIGNS**



2 **TYPICAL ROADWAY CROSS SECTION**
N.T.S.

0' 150' 300' 450'

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

G 2020-

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
E.S.O.S. MAP
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

Revisions

Scale	H:1"=150'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 4 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\4 E.S.O.S. MAP.dwg Plot Date:4/30/2020 3:29 PM By:ddame

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
BL30	519.74	S5° 02' 04"E
BL31	100.40	S70° 05' 57"E
BL32	27.61	N59° 48' 29"E
BL33	64.03	S77° 13' 08"E
BL34	32.82	S44° 19' 21"E
BL35	88.68	N86° 55' 58"E
BL36	89.83	N72° 23' 52"E
BL37	168.30	N65° 42' 32"E
BL38	24.79	N19° 09' 29"E
BL39	7.95	N65° 42' 32"E
BL40	1.03	N24° 17' 28"W
BL41	56.41	N65° 26' 51"E
BL42	20.35	S68° 14' 53"E
BL43	168.24	N67° 20' 21"E
BL44	11.76	N16° 38' 51"E
BL45	64.60	N71° 02' 15"E
BL46	25.08	N25° 37' 41"W
BL47	204.01	N89° 55' 39"E
BL48	35.38	N0° 04' 21"W
BL49	25.00	N89° 55' 39"E
BL50	673.54	N0° 04' 21"W
BL52	695.58	N89° 49' 25"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
BL53	569.12	S41° 41' 00"W
BL54	293.05	N6° 06' 04"E
BL55	348.96	N26° 29' 21"W
BL56	395.04	N12° 45' 19"W
BL57	95.79	N35° 10' 25"E
BL58	150.66	N4° 12' 28"W
BL59	246.37	N22° 45' 28"E
BL60	239.20	N66° 37' 15"E
BL61	92.97	S22° 24' 32"E
BL62	29.78	S0° 57' 27"E
BL63	117.17	N90° 00' 00"E
BL64	179.77	N3° 35' 55"E
BL65	129.80	N77° 53' 58"E
BL66	175.37	N90° 00' 00"E
BL67	23.52	S0° 04' 21"E
BL68	25.00	N89° 55' 39"E
BL69	767.84	S0° 04' 21"E
BL70	357.75	S89° 55' 39"W
BL71	417.75	S2° 13' 49"W
BL72	471.10	S26° 33' 52"W
BL73	55.26	N89° 58' 29"W

PARCEL TABLE		
LOT	SQ.FT.	ACRES
98	7667	0.1760
99	9617	0.2208
100	8071	0.1853
101	7322	0.1681
102	7143	0.1640
103	7892	0.1812
104	8608	0.1976
105	9387	0.2155
106	7168	0.1646
107	7238	0.1662
108	7804	0.1792
109	9097	0.2088
110	8452	0.1940
111	7451	0.1711
112	9518	0.2185
113	10946	0.2513
114	7575	0.1739
115	7150	0.1641
116	7150	0.1641
117	7950	0.1825
118	8397	0.1928
119	8367	0.1921
120	7075	0.1624
121	7075	0.1624
122	7073	0.1624

PARCEL TABLE		
LOT	SQ.FT.	ACRES
123	7013	0.1610
124	7324	0.1681
125	7074	0.1624
126	7193	0.1651
127	7012	0.1610
128	7401	0.1699
129	7150	0.1641
130	7150	0.1641
131	7150	0.1641
132	7674	0.1762
133	8259	0.1896
134	7150	0.1641
135	7846	0.1801
136	7935	0.1822
137	7150	0.1641
138	7150	0.1641
139	7150	0.1641
140	7150	0.1641
141	7150	0.1641
142	7546	0.1732
144	8760	0.2011
145	7000	0.1607
146	7000	0.1607
147	7000	0.1607
148	7846	0.1801

PARCEL TABLE		
LOT	SQ.FT.	ACRES
149	7977	0.1831
150	8025	0.1842
151	8025	0.1842
152	8025	0.1842
153	8022	0.1842
154	7504	0.1723
155	8127	0.1866
156	9863	0.2264
157	17266	0.3964
158	7266	0.1668
159	7918	0.1818
160	7918	0.1818
161	7804	0.1792
162	7223	0.1658
163	9235	0.2120
164	10435	0.2396
165	15942	0.3660
166	11073	0.2542
167	9472	0.2175
168	11735	0.2694
169	23588	0.5415
170	18974	0.4356
171	17264	0.3963
172	17017	0.3907
173	18867	0.4331

1 LOT AREA SUMMARY

BOUNDARY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
BC30	39.16	25.00	89°45'04"

CURVE TABLE: ALIGNMENTS				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	22°01'30"	350.00'	134.54'	133.72'
C2	52°48'40"	180.00'	165.91'	160.10'
C3	16°47'40"	400.00'	117.25'	116.83'
C4	63°08'40"	50.00'	55.10'	52.36'
C5	90°00'00"	50.00'	78.54'	70.71'
C6	33°42'10"	275.00'	161.76'	159.44'
C7	57°59'40"	275.00'	278.35'	266.62'
C8	28°15'20"	300.00'	147.94'	146.45'
C9	14°40'40"	300.00'	76.85'	76.64'
C12	15°18'00"	300.00'	80.11'	79.87'

LINE TABLE: ALIGNMENTS		
LINE	LENGTH	DIRECTION
L1	146.46'	N12°52'00"E
L2	124.81'	N9°09'30"W
L3	120.80'	N43°39'10"E
L4	149.01'	N26°51'20"E
L5	56.16'	N90°00'00"E
L6	374.38'	N0°00'00"E
L7	46.68'	N90°00'00"W
L8	23.82'	N0°00'00"E
L9	60.64'	N33°42'10"E
L10	257.35'	N24°17'30"W
L11	60.61'	N11°10'20"W
L12	281.89'	N17°05'00"E
L13	20.94'	N2°24'20"E
L17	294.70'	S11°10'20"E
L18	192.10'	S4°07'40"W

0' 150' 300' 450'

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

G 2020-

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
HORIZONTAL CONTROL AND LOT AREA SUMMARY
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

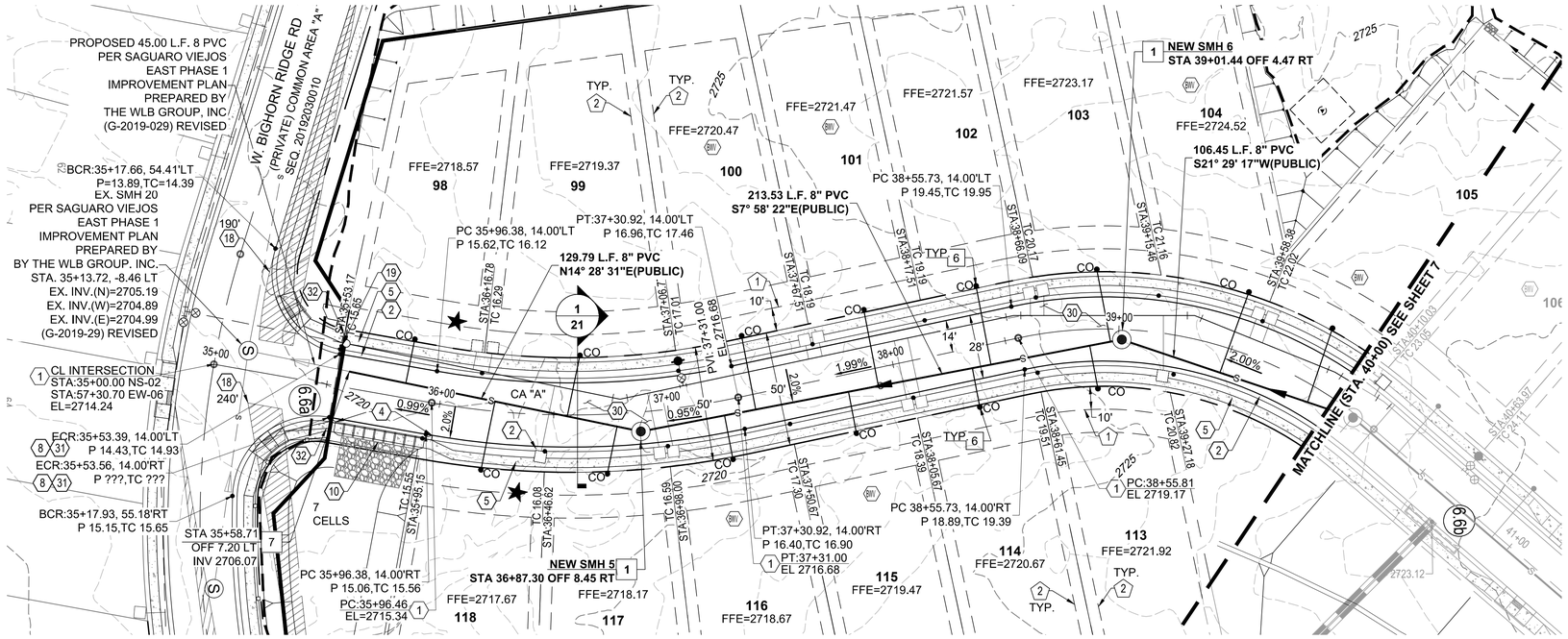
Revisions

Scale	H:1"=150'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

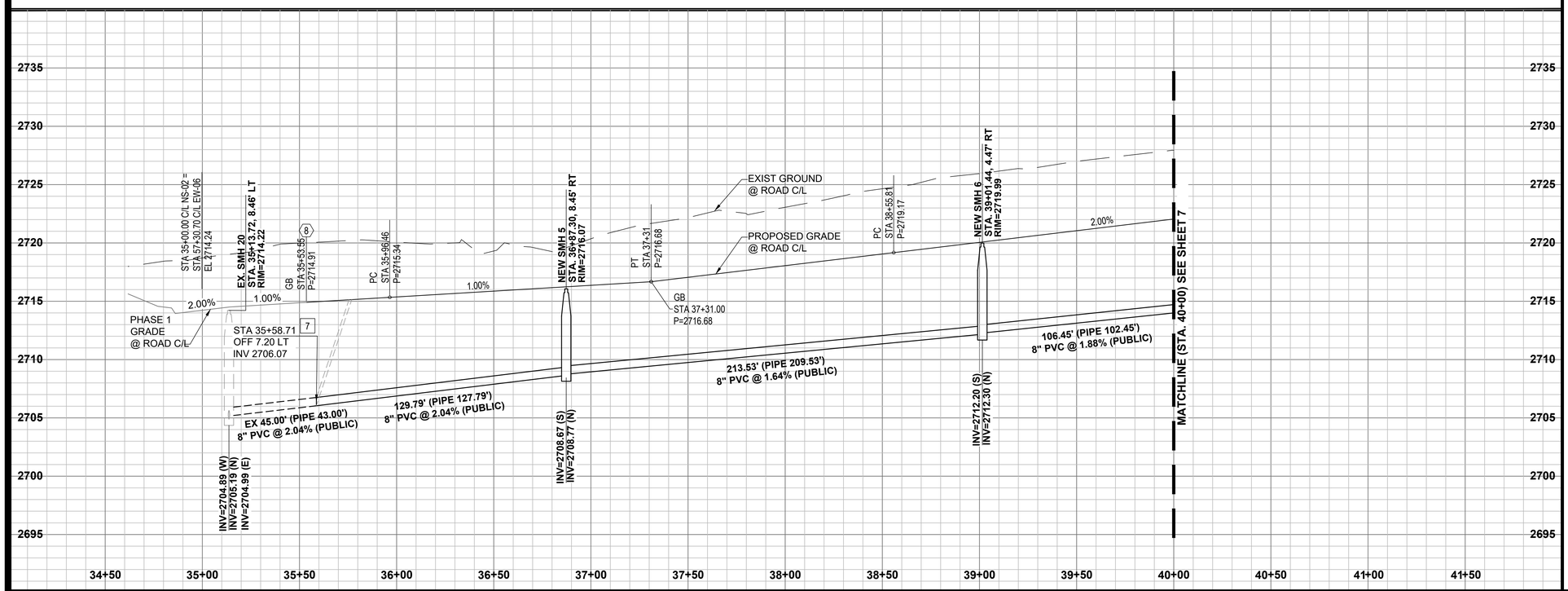
Sheet 5 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\5 HORIZONTAL CONTROL.dwg Plot Date:4/30/2020 3:31 PM By:ddame



NS-02 (PRIVATE) STA. 35+00.00 TO STA 40+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. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

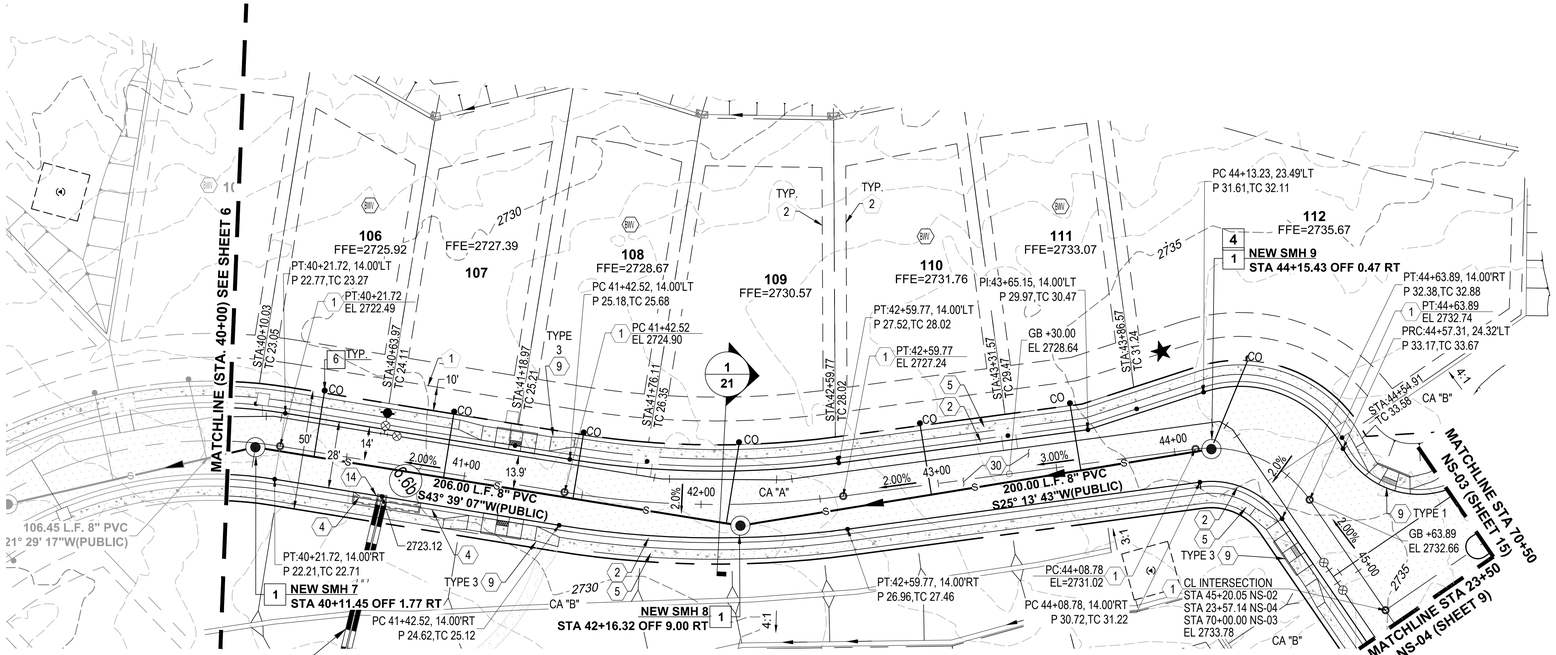
Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 6
of 23

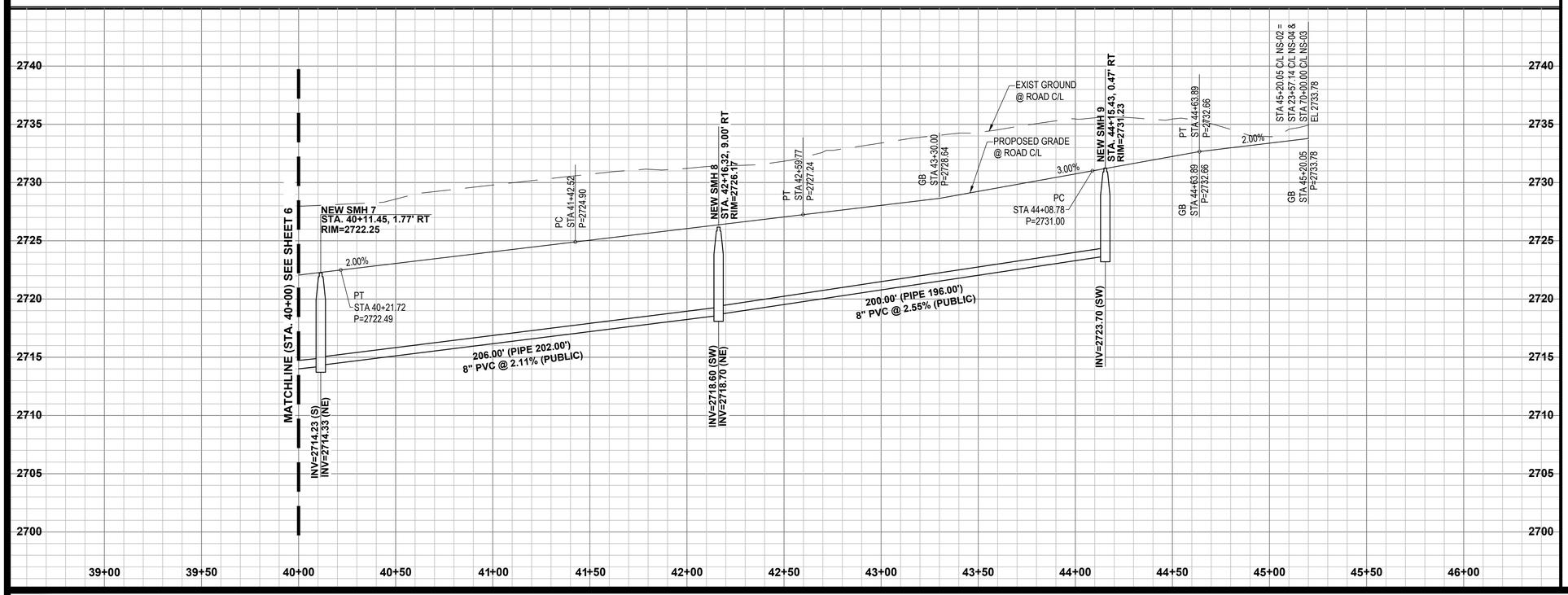
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\6 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:31 PM By:gguderian



NS-02 (PRIVATE) STA. 40+00.00 TO STA 45+20.00

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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT: 1902999

REFERENCE: OV1701685 OV1602876 OV1802848

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

Project: **SAGUAROS VIEJOS EAST PHASE II**
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title: **PUBLIC SEWER AND PRIVATE STREET PLAN**
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

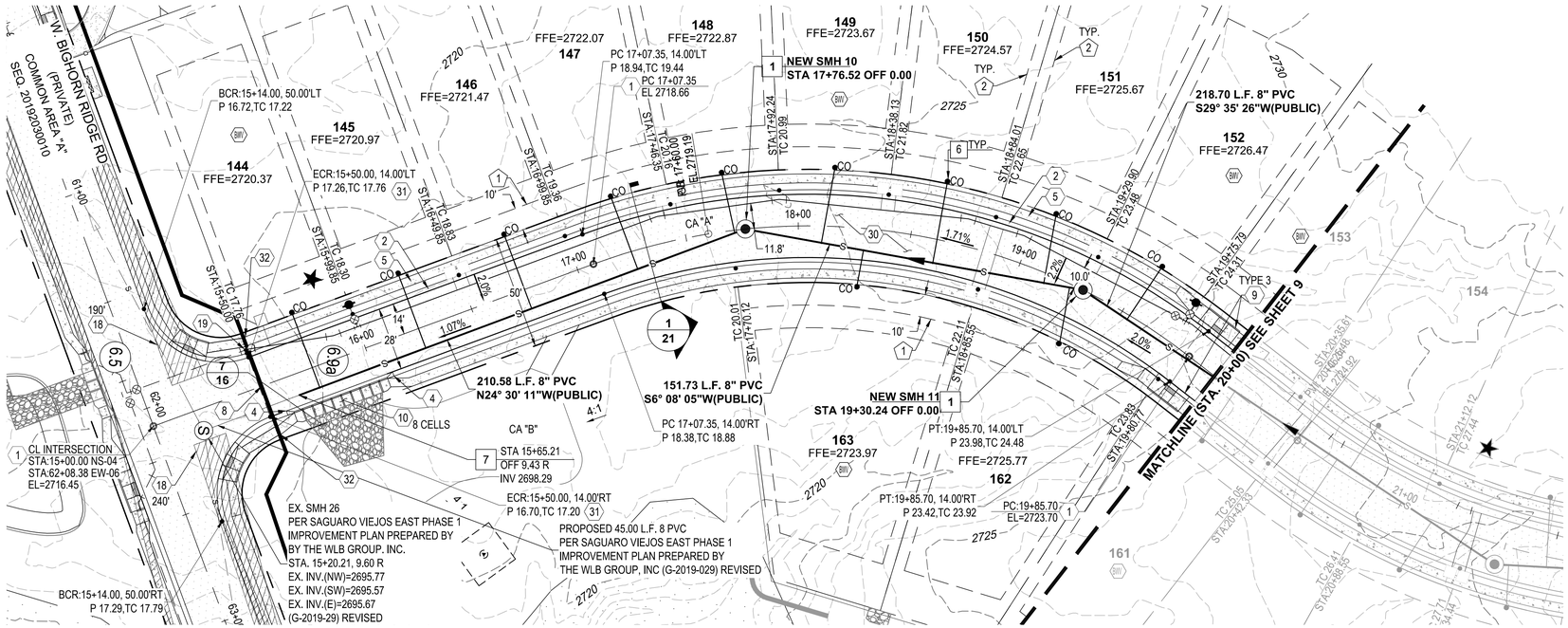
Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 7 of 23

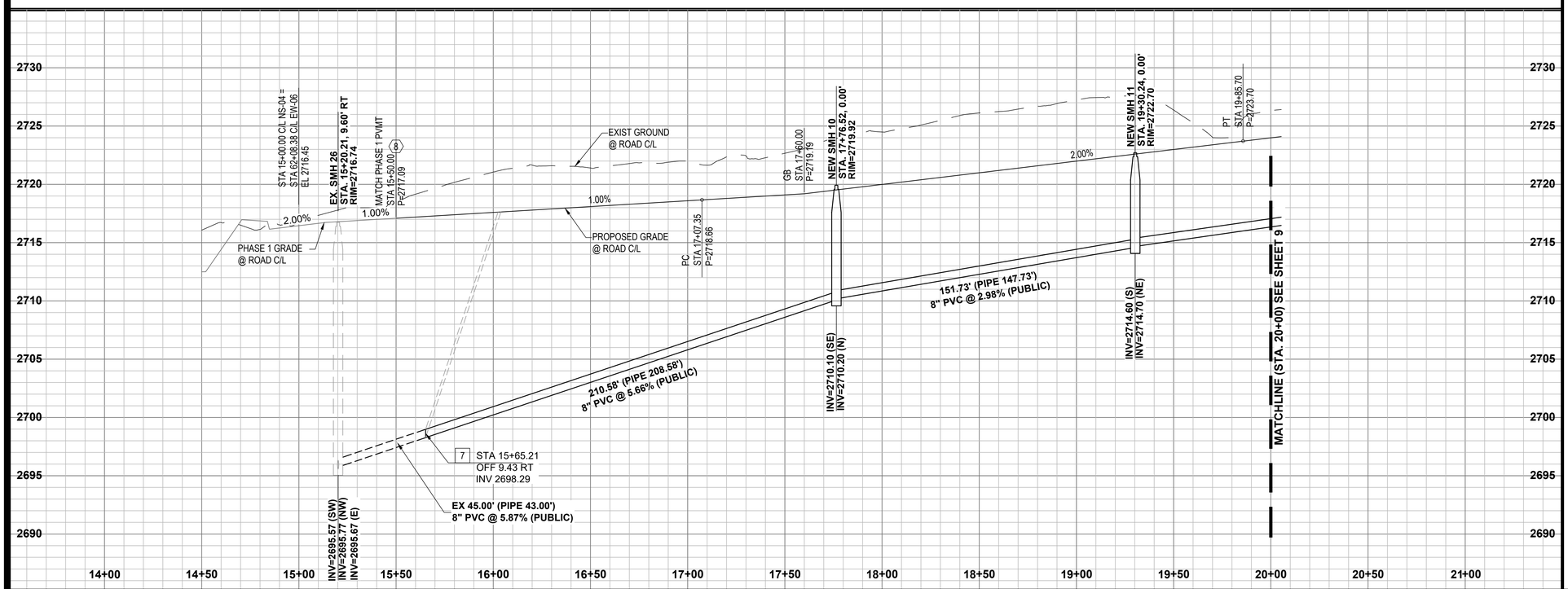
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\7 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:37 PM By:cdame



NS-04 (PRIVATE) STA. 15+00.00 TO STA 20+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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT: 1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

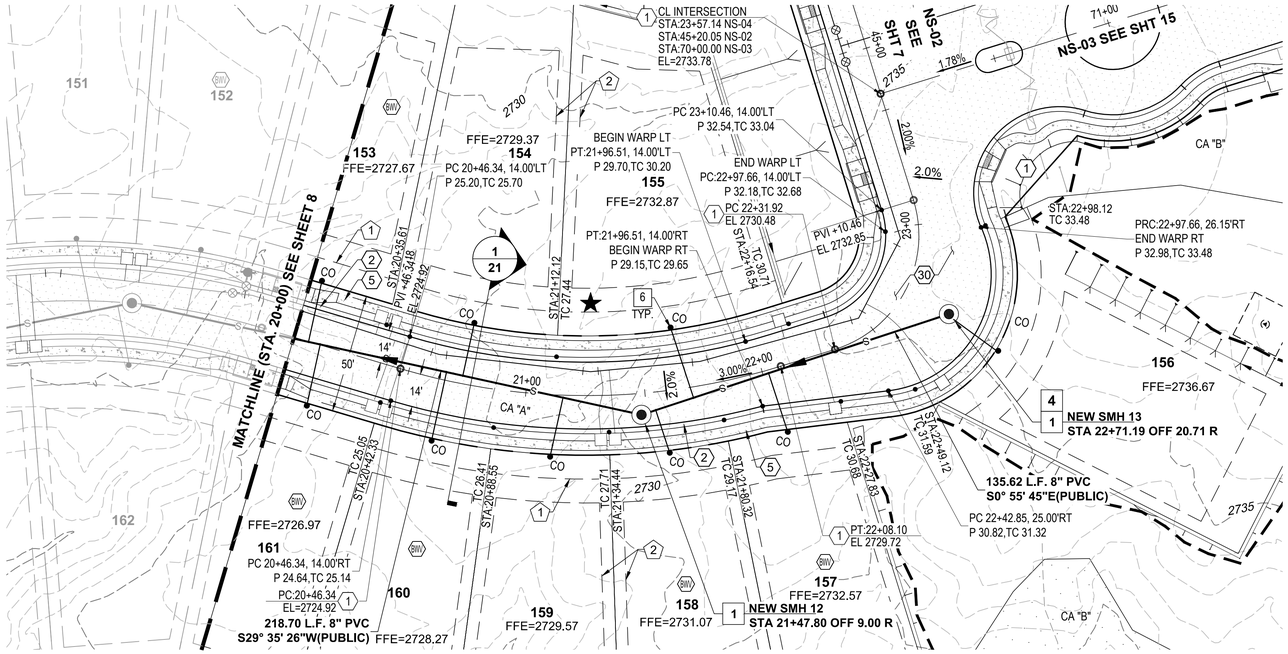
Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 8 of 23

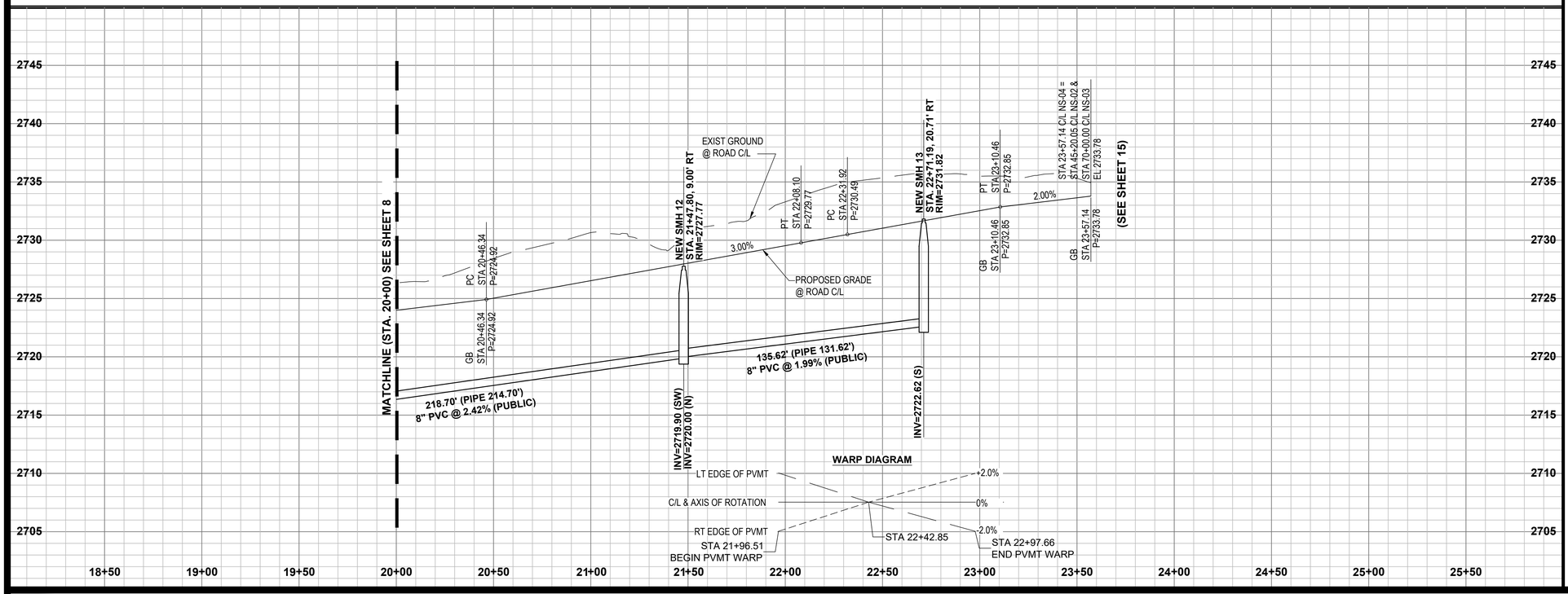
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\8 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:38 PM By:ddame



NS-04 (PRIVATE) STA. 20+00.00 TO STA 23+57

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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

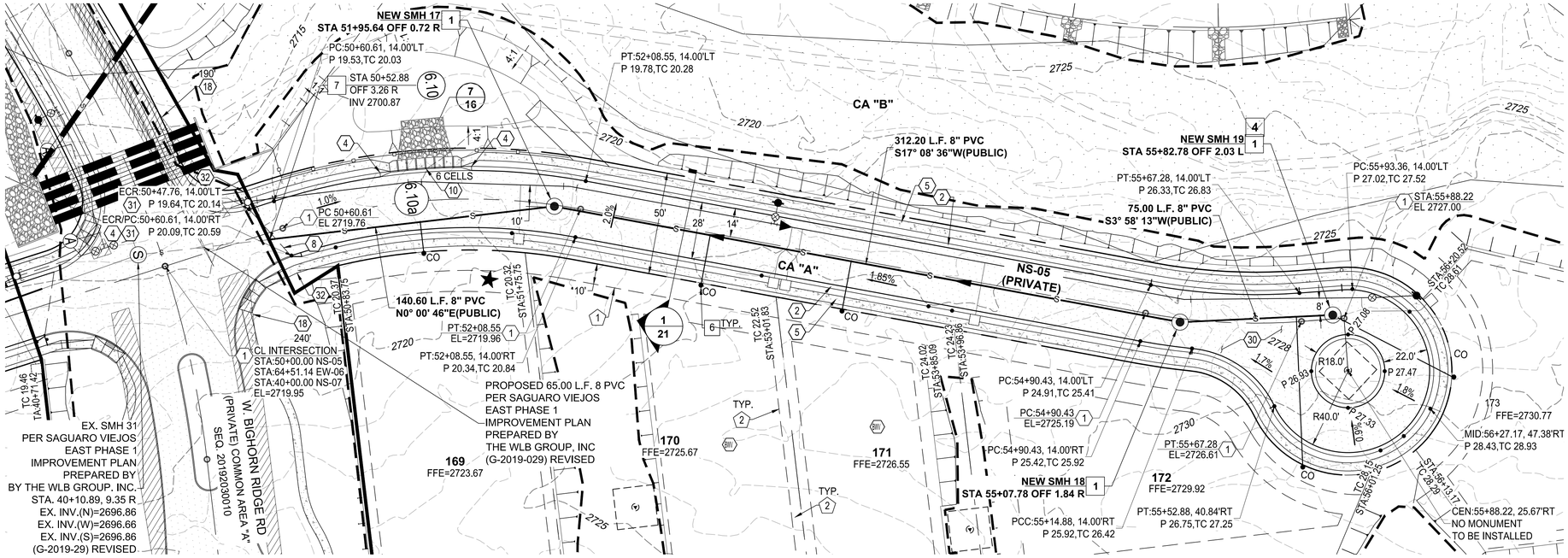
No.	Date	Item

Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

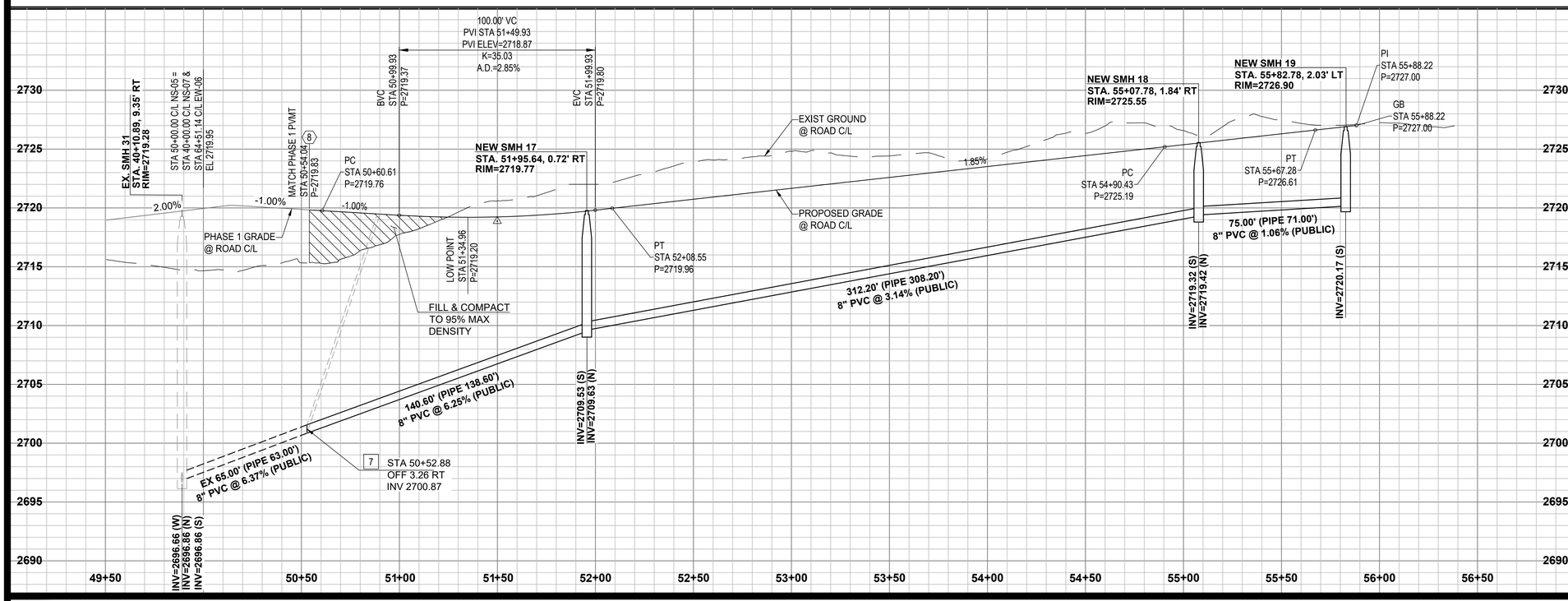
Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 9
of 23



NS-05 (PRIVATE) STA. 50+00.00 TO STA 55+93.36

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. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

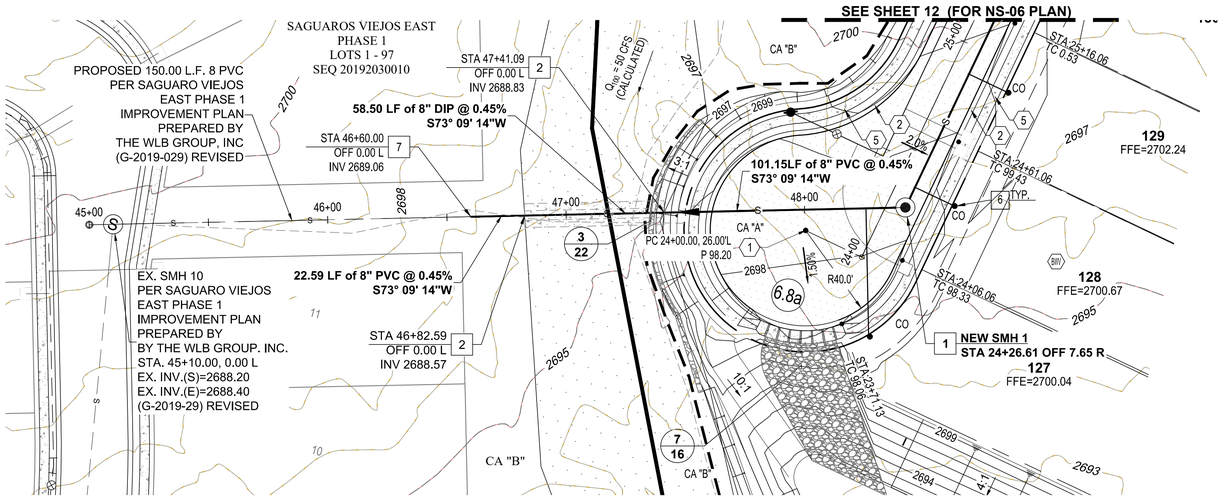
Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 10 of 23

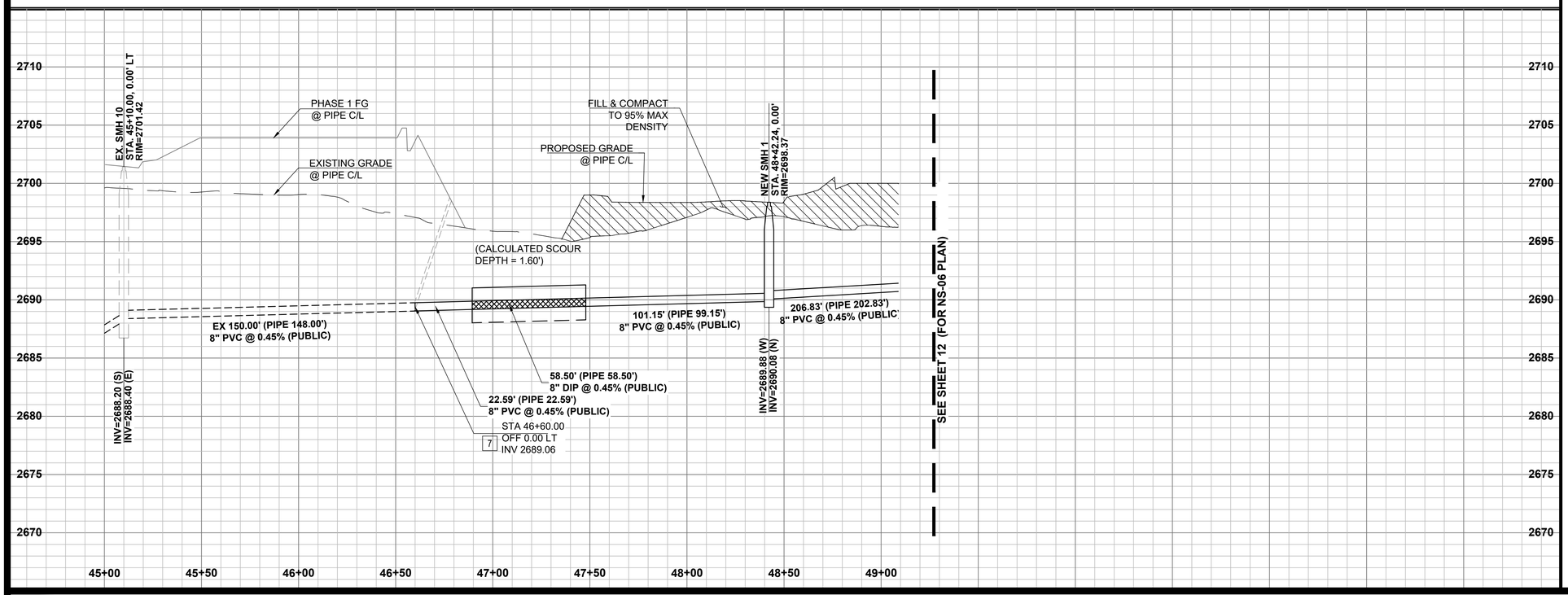
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\10 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:42 PM By:ddame



EW-02 (PRIVATE) STA. 45+10.00 TO STA 48+42.24

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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT: 1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

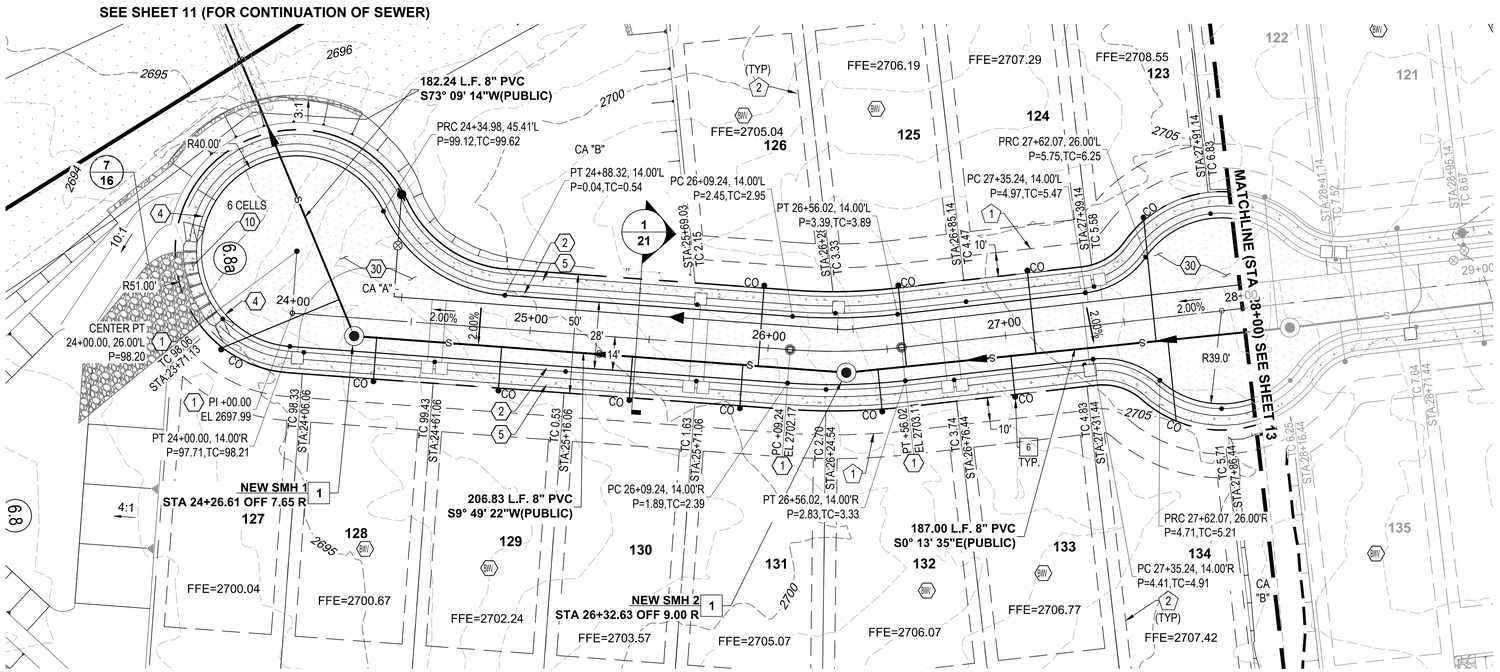
No.	Date	Item

Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Sheet 11 of 23

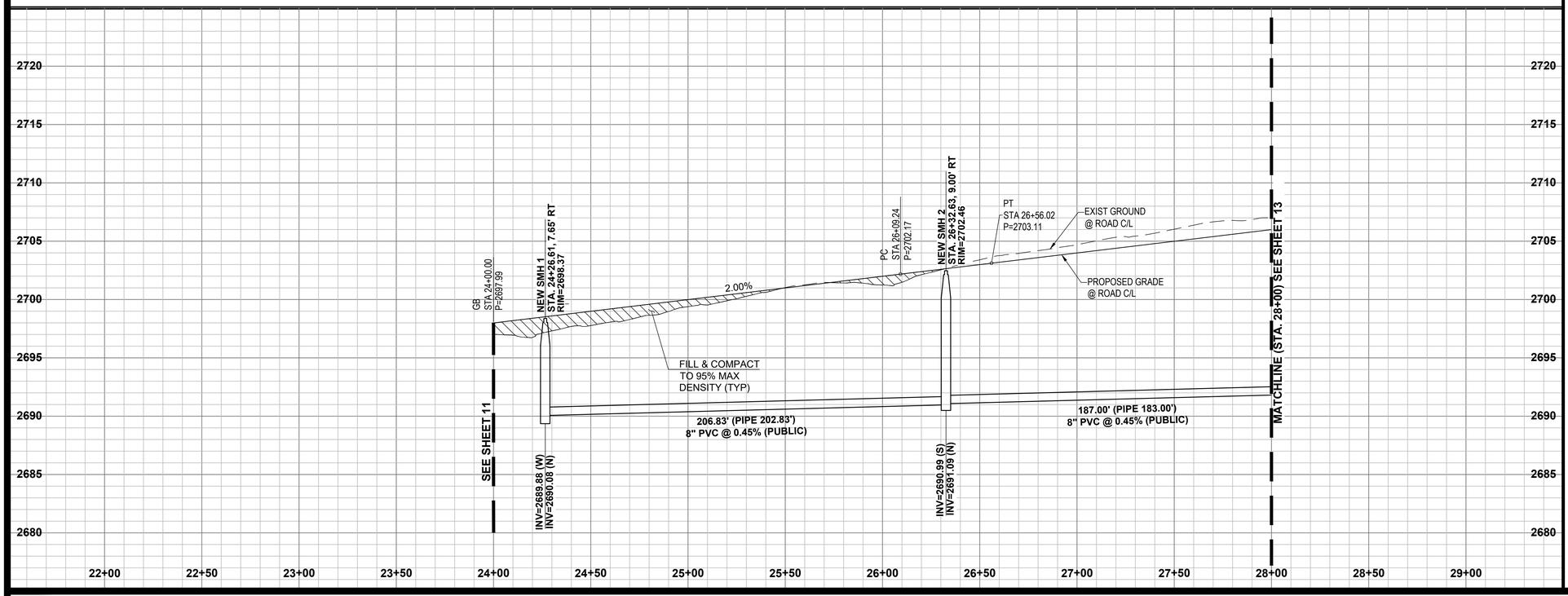
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\11 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:42 PM By:cdame



NS-06 (PRIVATE) STA. 24+00.00 TO STA 28+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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

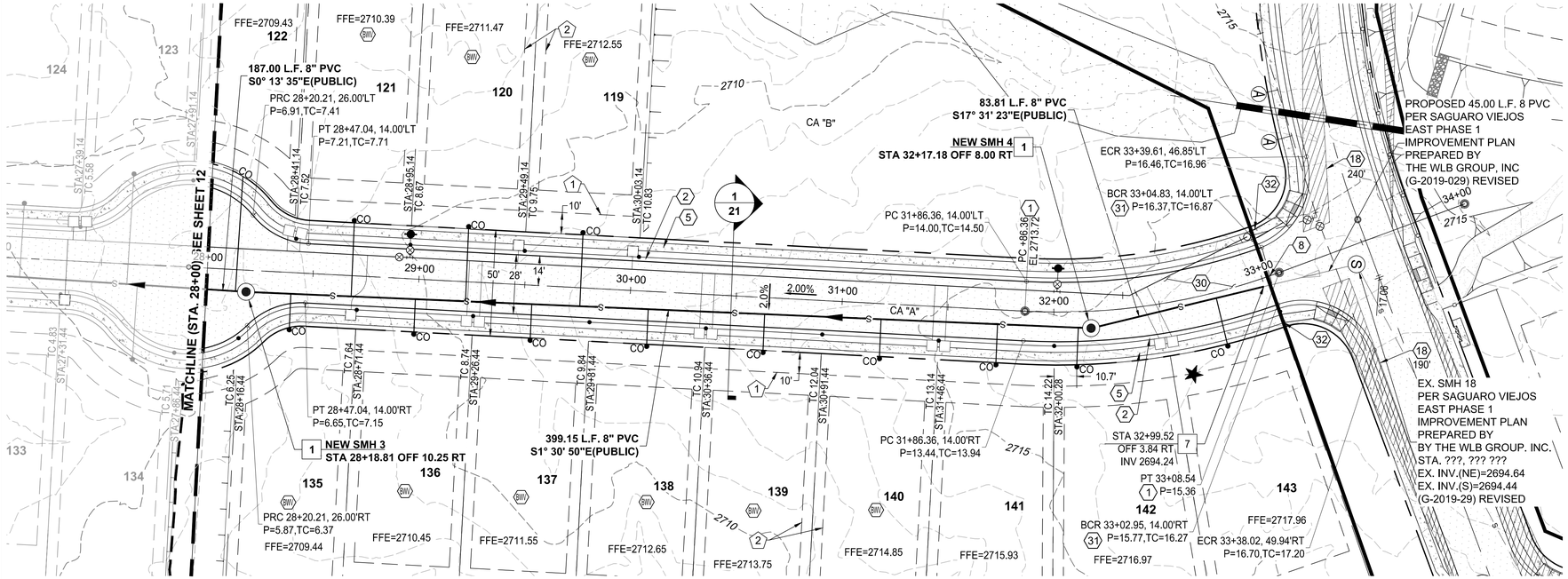
Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 12 of 23

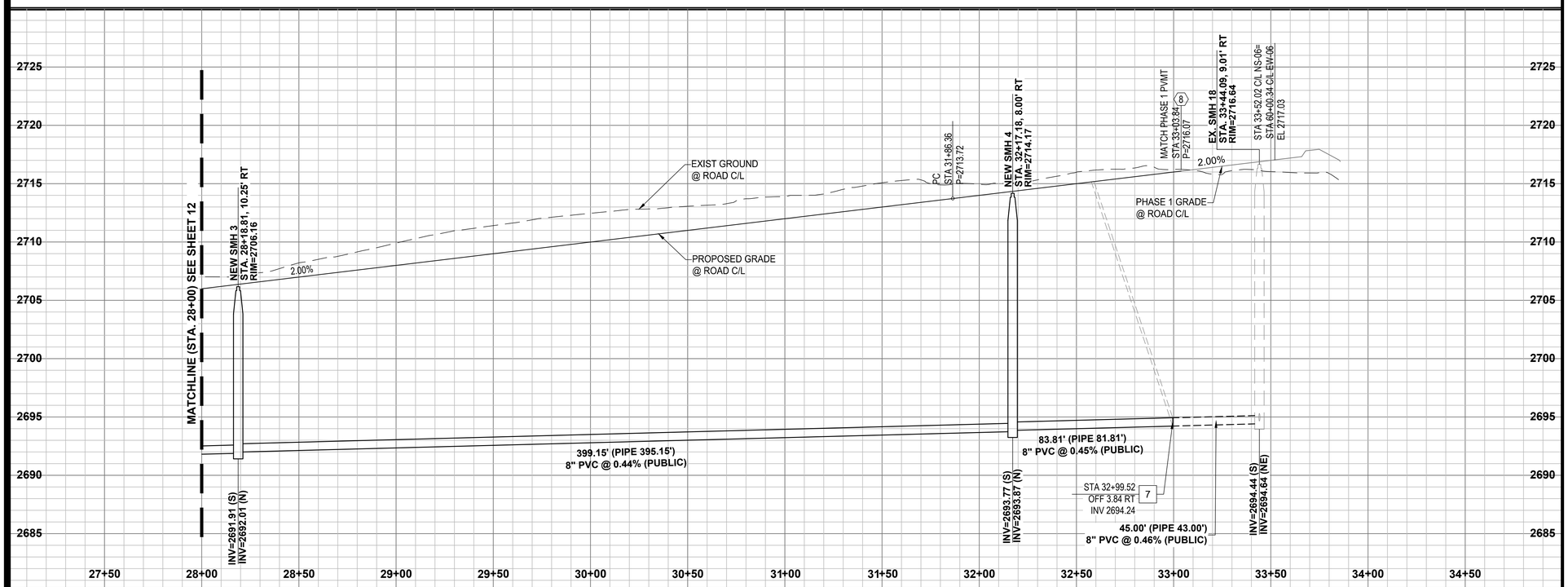
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\12 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:43 PM By:ddame



NS-06 (PRIVATE) STA. 28+00.00 TO STA 34+02.00

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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

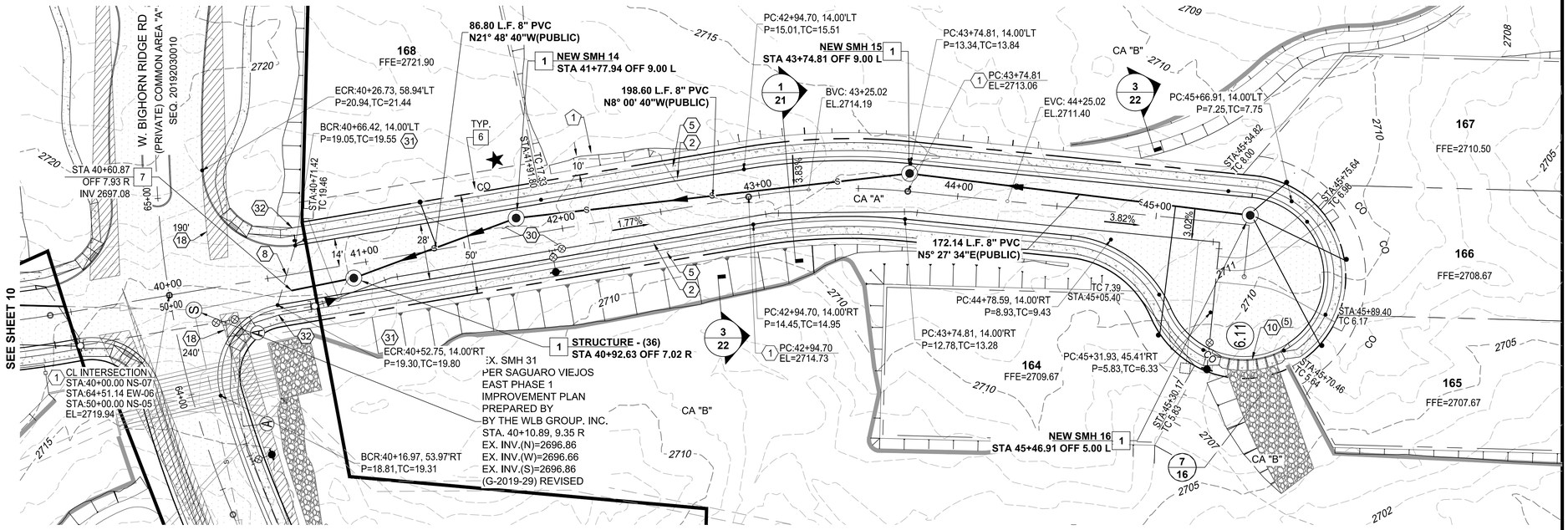
Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 13
of 23

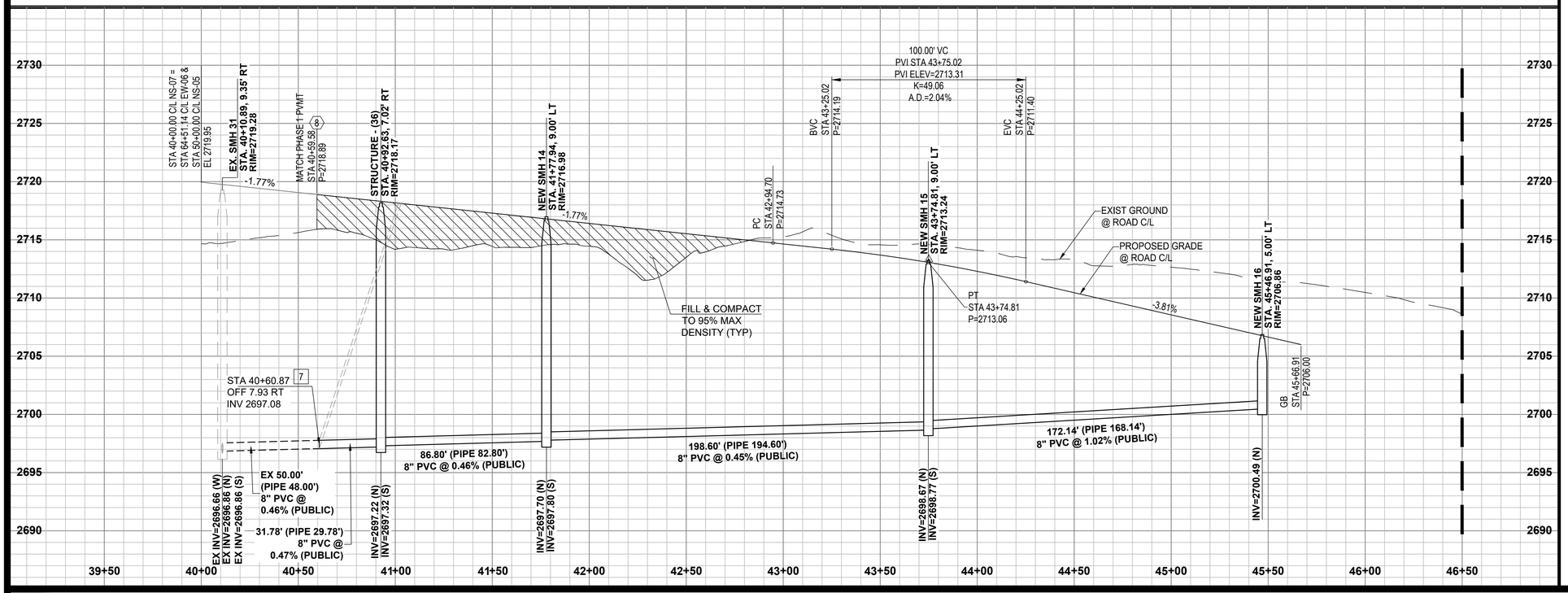
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\13 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:47 PM By:ddame



NS-07 (PRIVATE) STA. 40+00.00 TO STA 45+66.84

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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

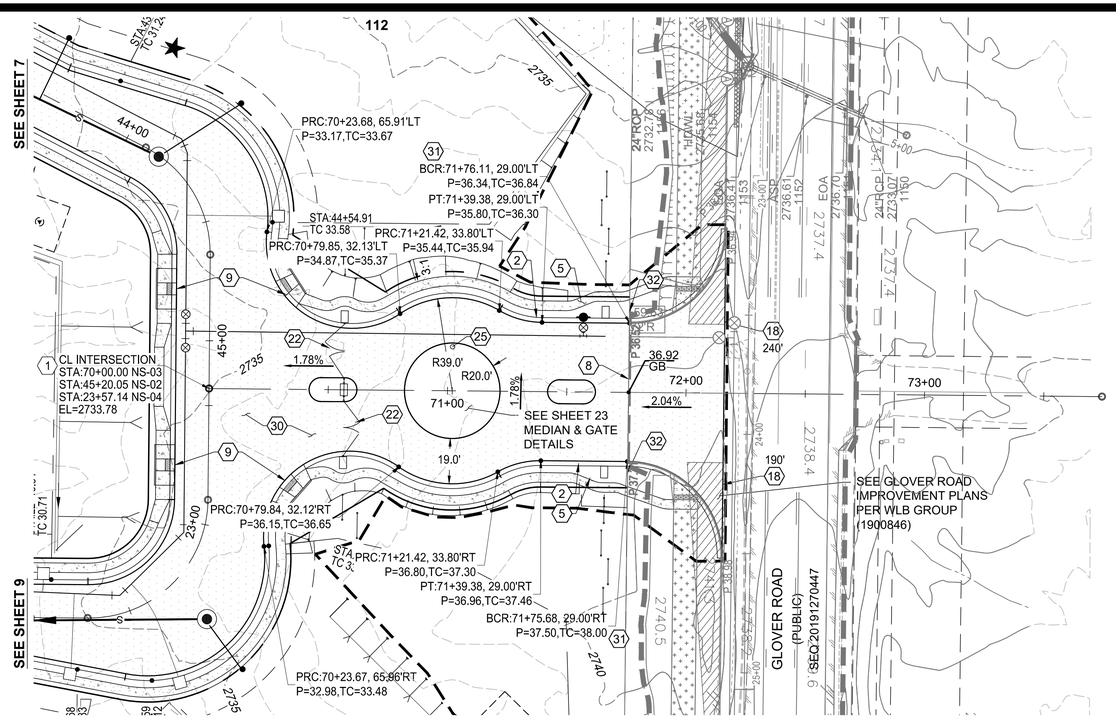
Revisions

Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 14
of 23

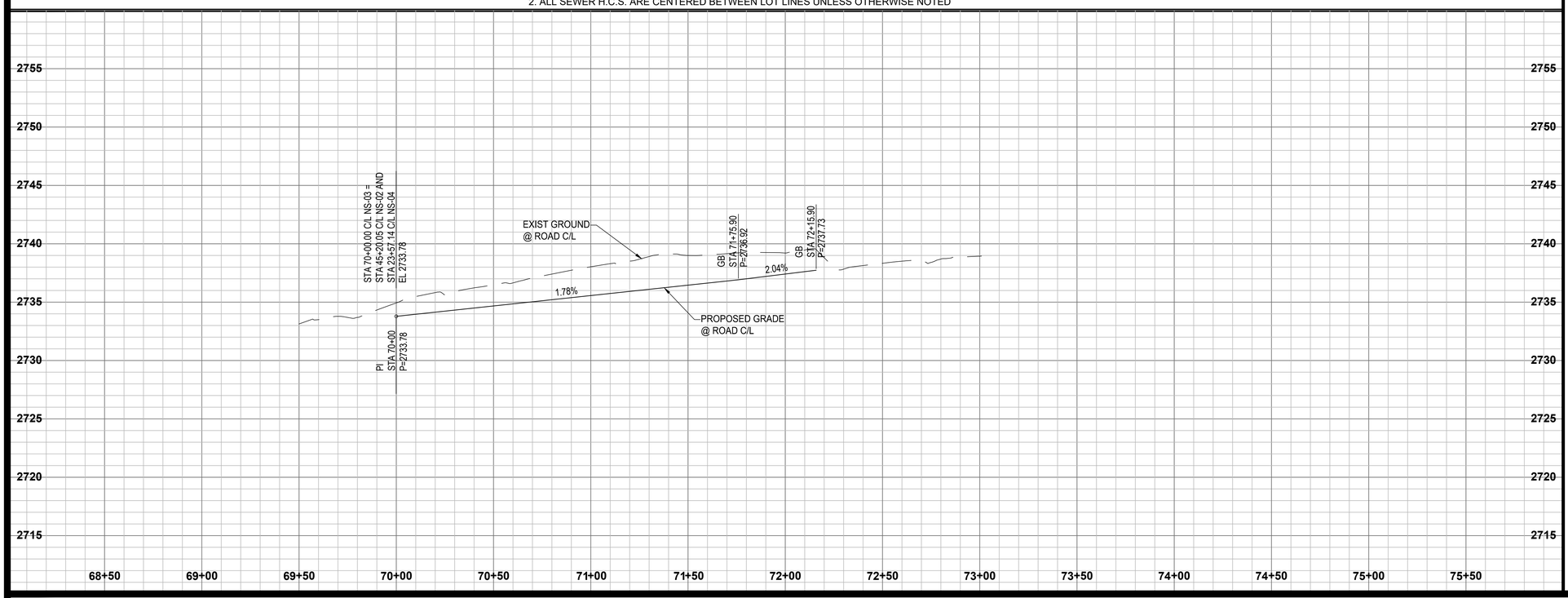
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\14 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:47 PM By:ddame



NS-03 (PRIVATE) STA. 70+00.00 TO STA 73+74.00

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

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
PUBLIC SEWER AND PRIVATE STREET PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

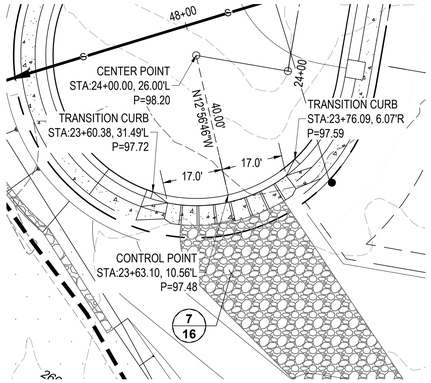
No.	Date	Item

Revisions

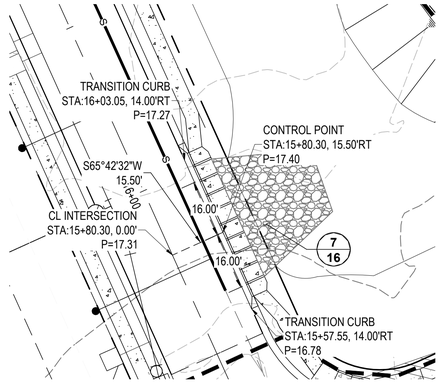
Scale	H:1"=30',V:1"=5'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Sheet 15 of 23

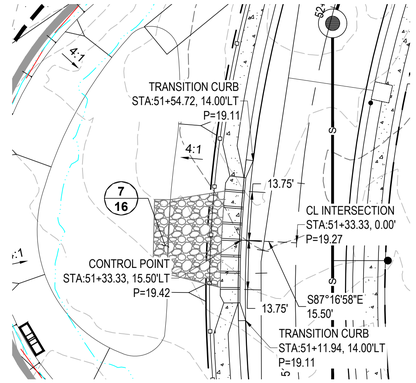
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\15 PUBLIC SEWER AND PRIVATE STREET PLAN.dwg Plot Date:4/30/2020 3:48 PM By:gguderian



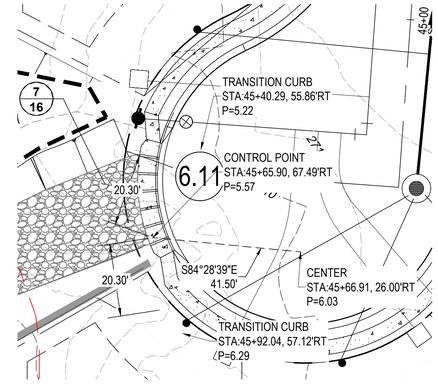
1 **STORM DRAIN SCUPPER 6.8a**
SCALE: 1"=20'



2 **STORM DRAIN SCUPPER 6.9a**
SCALE: 1"=20'

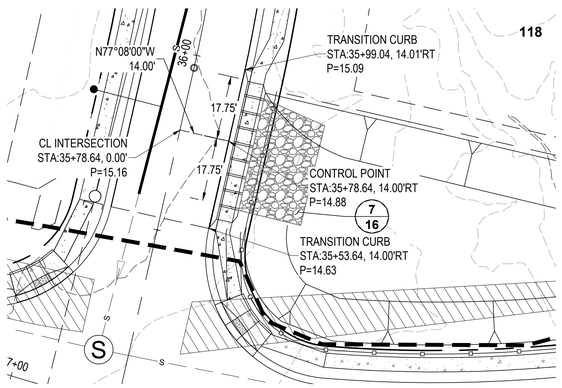


3 **STORM DRAIN SCUPPER 6.10a**
SCALE: 1"=20'

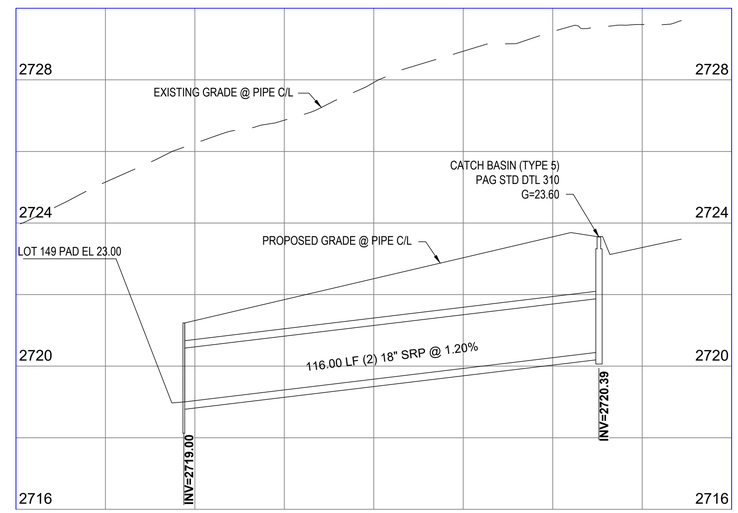


4 **STORM DRAIN SCUPPER 6.11**
SCALE: 1"=20'

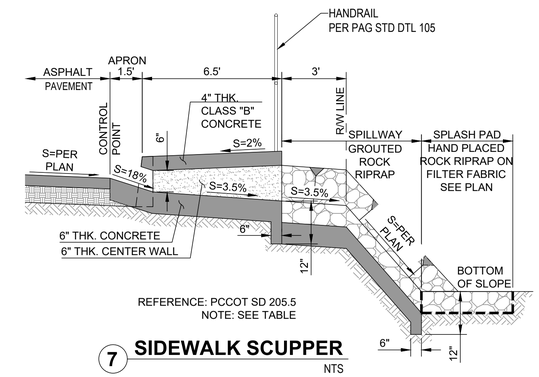
TABLE OF HYDRAULIC STRUCTURES		
CP	Q100 (cfs)	Structure
Street D Xing	375.4	4-48" SRP's; 82 LF @ 1.22% Slope; HW=2.94', V100=10.99 fps
6.6a	19.7	28' Wide Type 3 Sidewalk Scupper (7 Cells) w/6" Curb Reveal
6.6b	18.1	Type 5 Catch Basin w/ EF-1 Grate; 12' & 16' Wings; 2-18" SRP's; 116 LF @ 1.2% Slope; HW=1.16', V100=7.23 fps
6.6**	26.6	1-36" SRP; 95 LF @ 0.5% Slope; HW=2.49', V100=7.17 fps
6.8a	25.5	24' Wide Type 3 Sidewalk Scupper (6 Cells) w/6" Curb Reveal
6.8**	15.4	1' High, 5' Wide Rock Weir w/6" Notch, 4" Above Bottom (Low flow)
6.9a	29.1	32' Wide Type 3 Sidewalk Scupper (8 Cells) w/6" Curb Reveal
6.9**	16.1	1.0' High, 2.0' Wide Rock Weir w/6" Notch, 4" Above Bottom (Low Flow); 1-30" SRP; 108 LF @ 0.9% Slope; HW=2.02', V100=7.7 fps
6.10a	22.8	24' Wide Type 3 Sidewalk Scupper (6 Cells) w/6" Curb Reveal
6.10**	19.4	1.5' High, 2.5' Wide Rock Weir w/6" Notch, 4" Above Bottom (Low Flow)
6.11	11.9	20' Wide Type 3 Sidewalk Scupper (5 Cells) w/6" Curb Reveal
**Routed Basin Flow		



5 **STORM DRAIN SCUPPER 6.6a**
SCALE: 1"=20'



6 **STORM DRAIN PIPE PROFILE 6.6b**
SCALE: 1"=20'



7 **SIDEWALK SCUPPER**
NTS

CONCENTRATION POINT	Q100 (cfs)	EFFECTIVE OPENING LENGTH	TOTAL SCUPPER LENGTH	NUMBER OF SCUPPER CELLS & SIZE
6.6a	19.7	28	32 LF	7 Cells @ 4.0'
6.8a	25.5	24	27.5 LF	6 Cells @ 4.0'
6.9a	29.1	32	36.5 LF	8 Cells @ 4.0'
6.10a	22.8	24	27.5 LF	6 Cells @ 4.0'
6.11	14.5	20	23 LF	5 Cells @ 4.0'

TABLE OF POST-DEVELOPED PEAK DISCHARGES					
CP	AREA	Q2	Q10	Q50	Q100
6.0***	393 (400.33)	113 (115.1)	242.6 (247.1)	393.5 (400.8)	466 (474.7)
6.0a***	11.4 (19.4)	5.3 (9)	11.6 (19.8)	19.2 (32.6)	22.8 (38.8)
6.0b***	106	91.7	195.8	316.7	375.4
6.0c***	263	37.5	80.2	130.7	155.6
6.6a*	4.87	11.1	22.5	35.8	37.8
6.6**	7.66	6.4	14.7	-	26.6
6.8a*	3.4	7.3	15.0	23.7	25.5
6.8**	3.4	1.3	6.9	-	15.4
6.9a*	3.74	8.6	17.4	27.5	29.1
6.9**	3.74	3.8	9.6	-	16.1
6.10a*	2.93	6.7	13.5	21.5	22.8
6.10**	2.93	5.0	11.5	-	19.4
6.11*	1.49	3.6	7.4	11.2	11.9
*Rational Method					
**Basin Routing					
***HEC-HMS					

TABLE OF PROPOSED BASINS AND OUTFLOW STRUCTURES										
BASIN	Q100 IN (cfs)	Q100 OUT (cfs)	TOTAL VOLUME (CF)	PONDING VOLUME (CF)	100-YR WSEL (FT)	PONDING DEPTH (FT)	TOP ELEVATION (FT)	BOTTOM ELEVATION (FT)	OUTLET STRUCTURE	Low Flow Notch Outlet (4" above bottom)
6.6	52.7	26.6	24,067	23,088	2714.42	2.42	2714.5	2712	1-36" SRP	N
6.8	25.5	15.4	20,123	11,625	2693.39	1.89	2694.5	2691.5	1' High Weir Wall, 5' Wide	Yes - 6" Notch
6.9	29.1	16.1	15,815	11,580	2716.52	2.52	2717	2714	1.0' High Weir Wall, 2.0' Wide	Yes - 6" Notch
6.10	22.8	19.4	5,634	4,207	2718.45	2.95	2719	2715.5	1.5' High Weir Wall, 2.5' Wide	Yes - 6" Notch

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

G 2020-

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
STORM DRAIN PROFILES
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

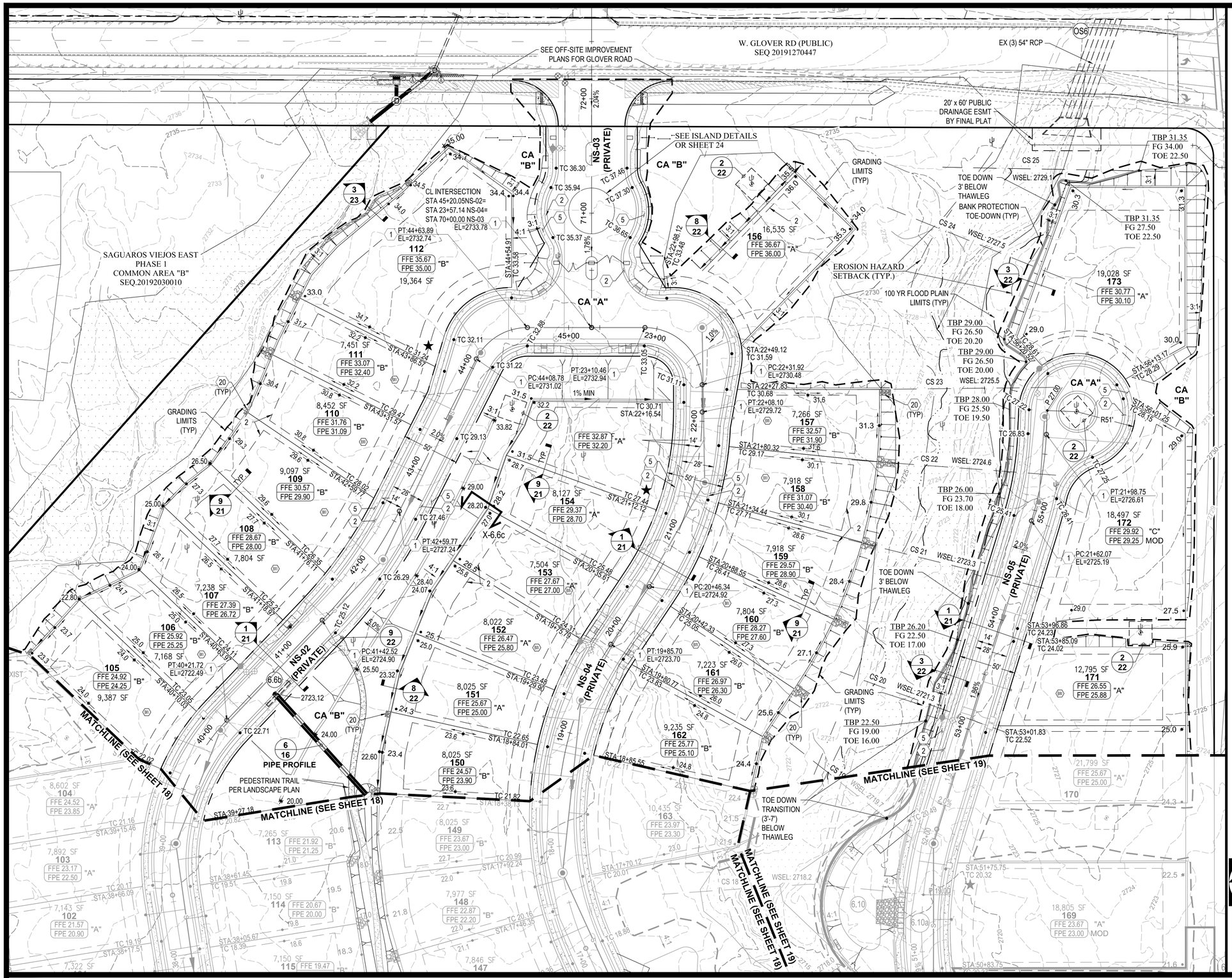
No.	Date	Item
		Revisions

Scale	H:1"=20'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 16
of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\16 STORM DRAIN PROFILES2.DWG Plot Date:4/30/2020 3:49 PM By:ddame



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

PROJECT: 1902999

REFERENCE: OV1701685 OV1602876 OV1802848

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
GRADING PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

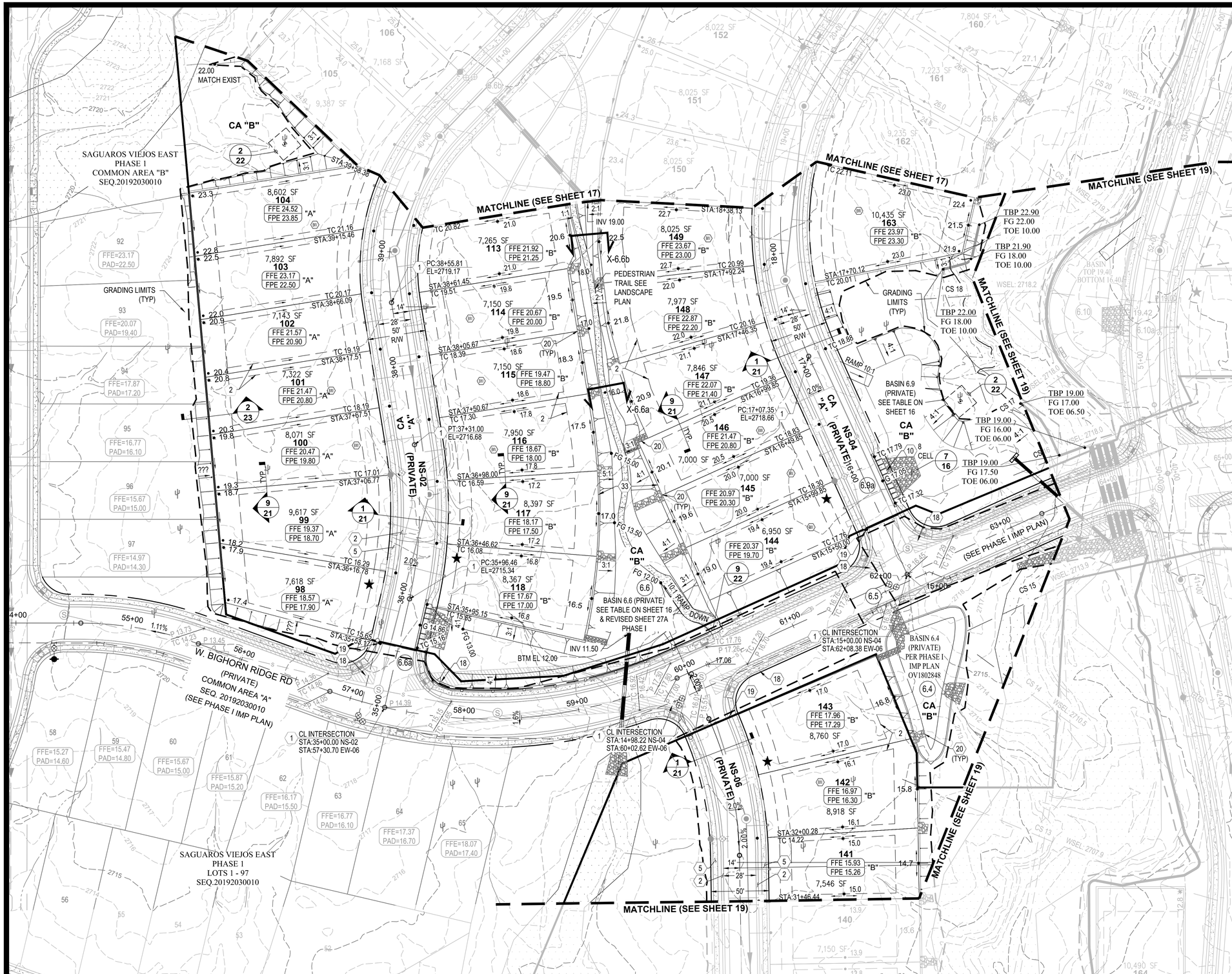
Revisions

Scale	H:1"=40'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 17 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\17 GRADING PLAN.dwg Plot Date:4/30/2020 3:22 PM By:gguderian



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

0' 40' 80' 120'

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

PROJECT: 1902999

REFERENCE: OV1701685 OV1602876 OV1802848

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
GRADING PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

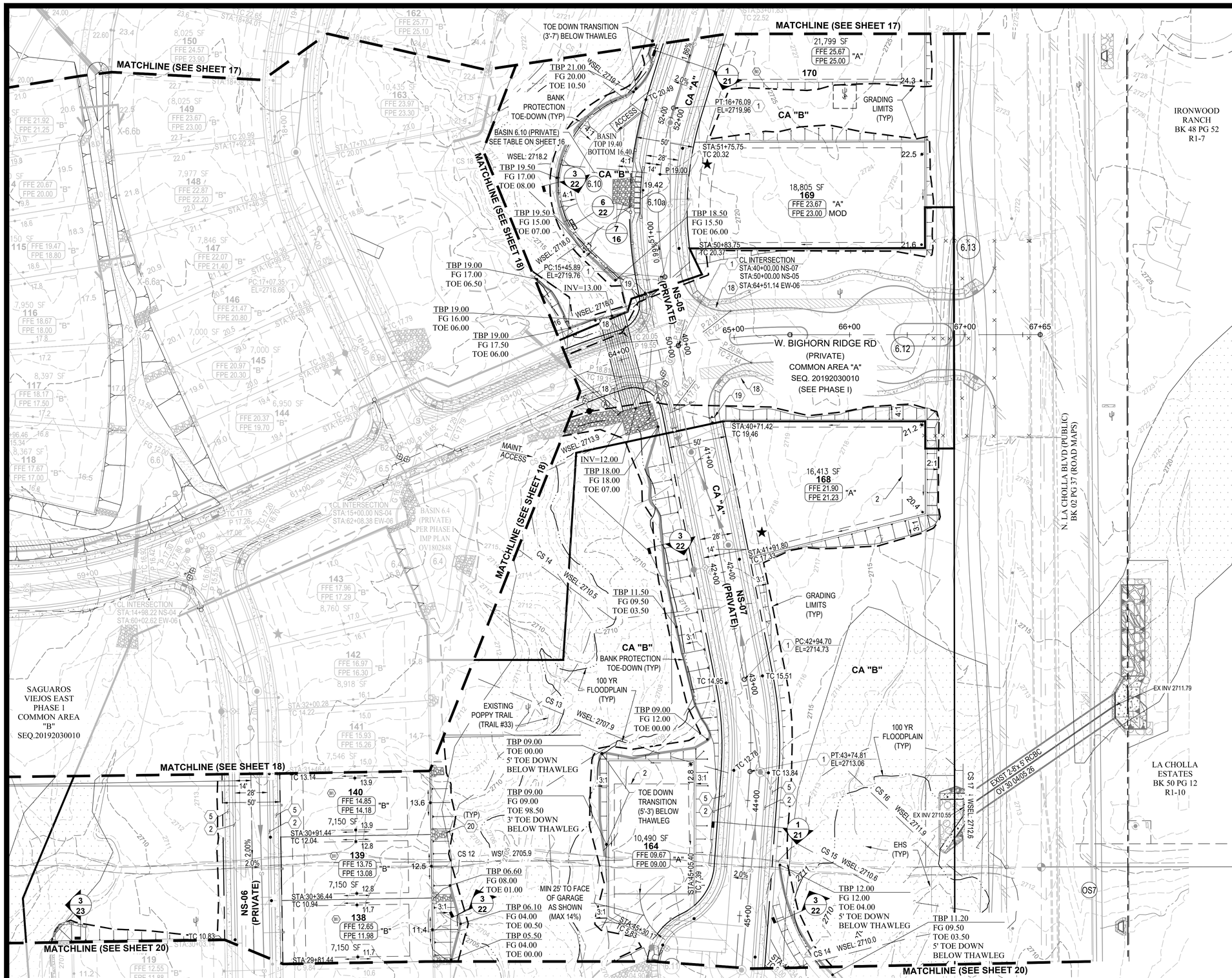
Revisions

Scale	H:1"=40'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 18 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\17 GRADING PLAN.dwg Plot Date:4/30/2020 3:22 PM By:gguderian



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

0' 40' 80' 120'

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

PROJECT: 1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
GRADING PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

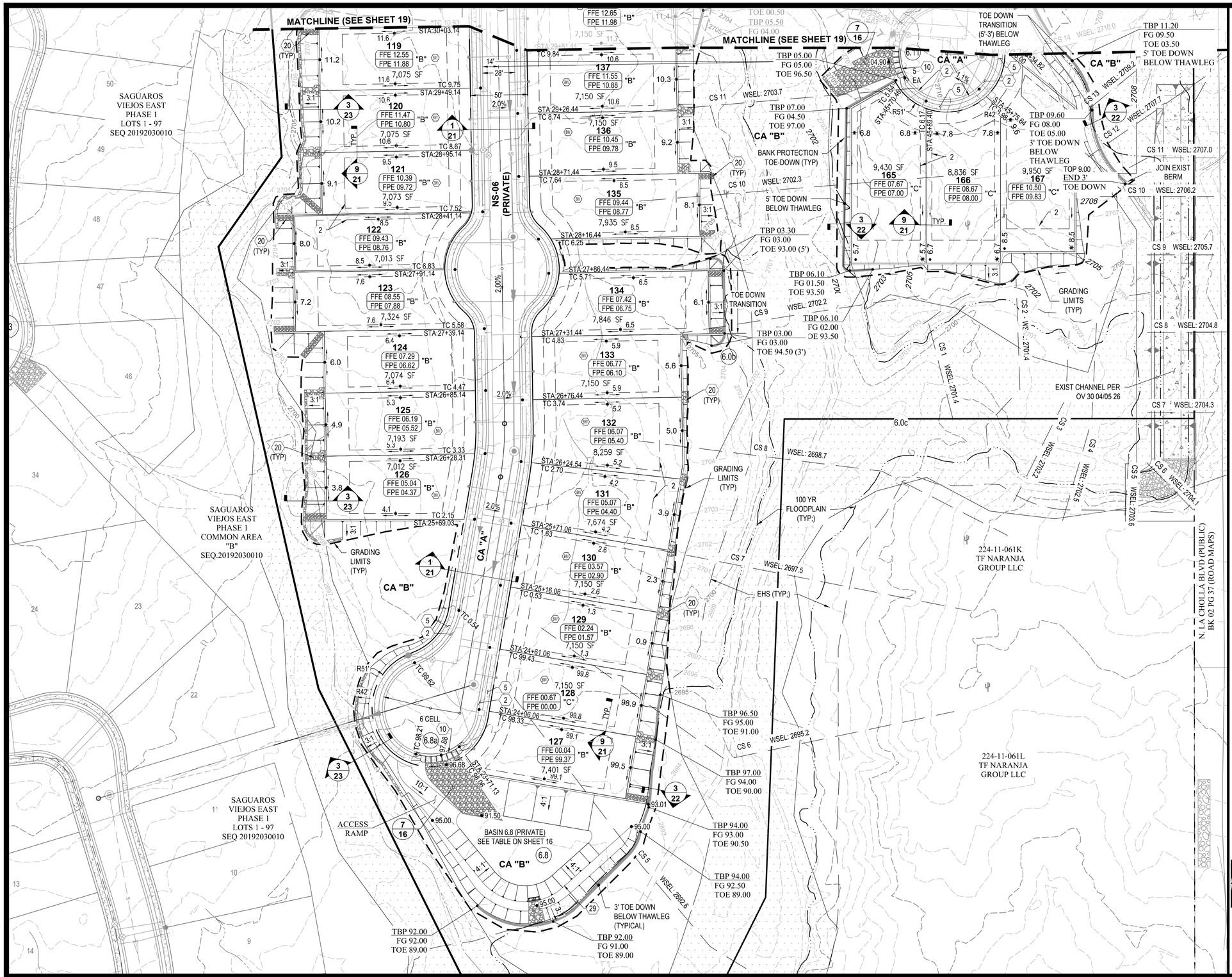
Revisions

Scale	H:1"=40'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 19 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\17 GRADING PLAN.dwg Plot Date:4/30/2020 3:23 PM By:gguderian



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 8. SHT. 21.
3. BUFFERYARD "B" PER LANDSCAPE PLANS

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. COUPLING FOR UNLIKE PIPE MATERIALS PER PC STD. DTL. RWRD 214.
3. SCOUR PROTECTION FOR SEWER LINES PER PC STD. DTL. RWRD 113
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. REMOVE EXISTING CLEANOUT AND CONNECT TO EXISTING 8" PVC MAIN.

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 VERTICAL CURB PER P.A.G. STD. DTL. 209. (TYPE 2).
4. CONSTRUCT 3' LONG MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
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. NO. 211.
7. NEW CONCRETE SIDEWALK TO EXISTING CONNECTION PER P.A.G. STD. DTL. NO. 203.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.
9. CONSTRUCT CURB RAMPS PER P.A.G. STD. DTL. NO. 207. SEE PLAN FOR TYPE OF RAMPS.
10. CONSTRUCT TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5. NUMBER OF CELLS AS NOTED. SEE SHT. 16 FOR DETAILS.
11. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 12' WINGWALLS PER P.A.G. STD. DTL. 307.
12. CONSTRUCT MODIFIED TYPE 1 CATCH BASIN WITH 8' WINGWALLS PER P.A.G. STD. DTL. 307.
13. CONSTRUCT HEADWALL PER P.A.G. STD. DTL. 313
14. CONSTRUCT TYPE 5 CATCH BASIN WITH 1 EACH EF-1 FRAME & GRATE, 16' WING UPSTREAM & 12 WING DOWNSTREAM PER P.A.G. STD. DTL. 310.
15. INSTALL 16 GAUGE SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN, UNLESS MATERIAL NOTED ON PLAN
16. SLOPE STABILIZATION, SEE DETAIL 7, SHEET 21.
17. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 4, SHEET 22 FOR CULVERTS AND DETAIL 7, SHEET 16 FOR SCUPPERS.
18. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 21.
19. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
20. WEEP HOLE OUTLET PROTECTION PER DETAIL 7 SHEET 21.
21. DECORATIVE PAVERS PER LANDSCAPE PLANS.
22. ENTRANCE GATE, SEE LANDSCAPE PLANS
23. LANDSCAPE AMENITIES PER LANDSCAPE PLANS
24. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
25. KEY CARD READER
26. RETAINING WALL BY OTHERS
27. SECURITY BARRIER AND GATE SEE DTL. 1 SHT. 22
28. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
29. CONSTRUCT WEIR OUTLET SEE DTL. 7, SHT. 22
30. CONSTRUCT AC PAVEMENT SECTION PER DTL. 3, SHT. 21.
31. CONSTRUCT CONCRETE CURB: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 211.
32. CONSTRUCT CONCRETE SIDEWALK: NEW TO EXISTING CONNECTION PER P.A.G. STD. DTL. 203.
33. REAR YARD WALLS OF LOTS 113 - 126 AND 144 - 149 TO COMPLY WITH CPTED.

G 2020-

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

PROJECT: 1902999

REFERENCE: OV1701685 OV1602876 OV1802848

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
GRADING PLAN
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

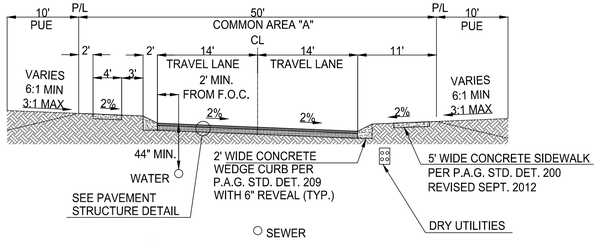
Revisions

Scale	H:1"=40'
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

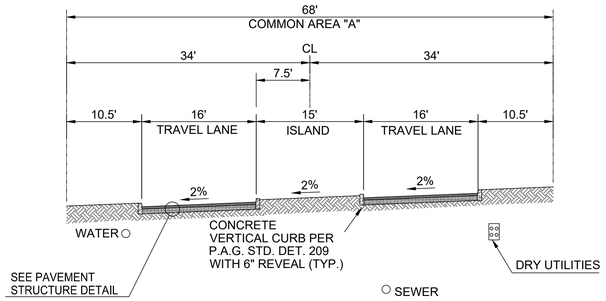
Sheet 20 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\17 GRADING PLAN.dwg Plot Date:4/30/2020 3:24 PM By:gguderian



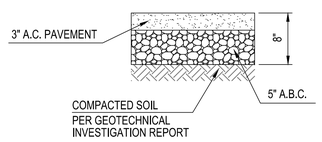
1 **TYPICAL ROADWAY CROSS SECTION**
N.T.S.

NOTE :
1. LOCATION OF UTILITIES VARIES, SEE PLAN FOR LOCATION.
2. PUE SECTION ONLY APPLIES TO SIDE(S) WITH ADJACENT LOTTING THAT INCLUDES A PUE



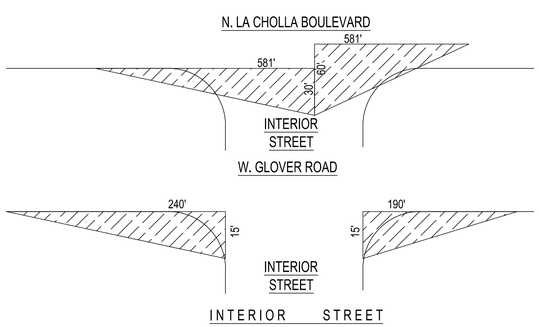
2 **ROADWAY CROSS SECTION AT GATE AREA**
N.T.S.

NOTE :
LOCATION OF UTILITIES VARIES, SEE PLAN FOR LOCATION.

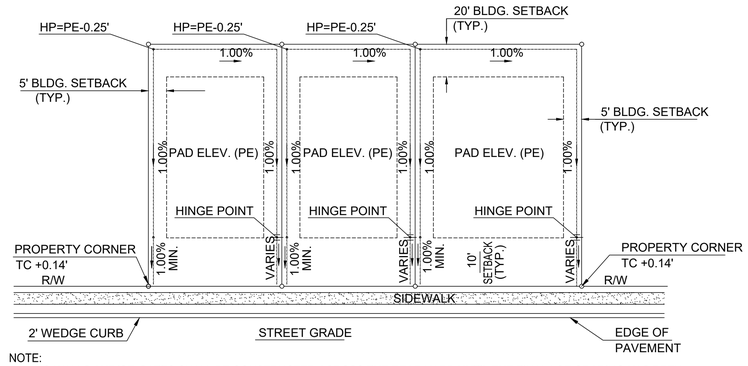


* SEE GEOTECHNICAL INVESTIGATION REPORT

3 **PAVEMENT STRUCTURE**
N.T.S.

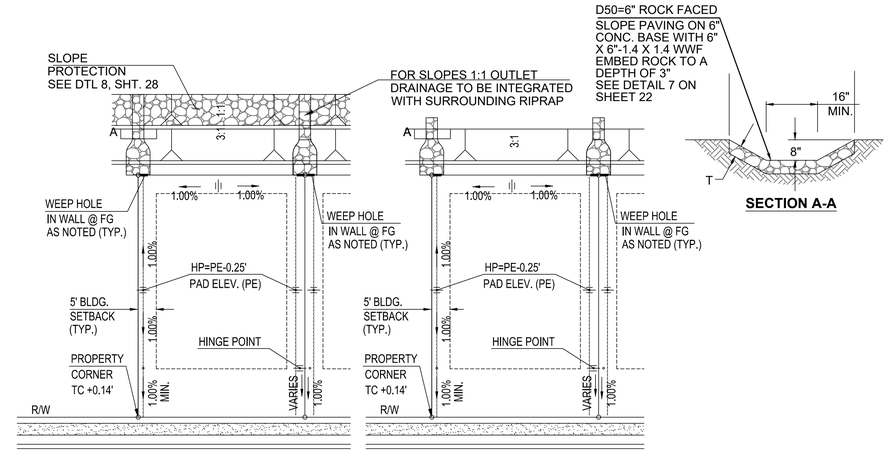


4 **SIGHT VISIBILITY TRIANGLE**
N.T.S.



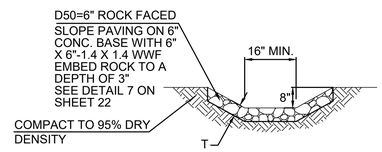
NOTE:
1. NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.
2. SEE PLAN FOR STREET GRADE DIRECTION

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

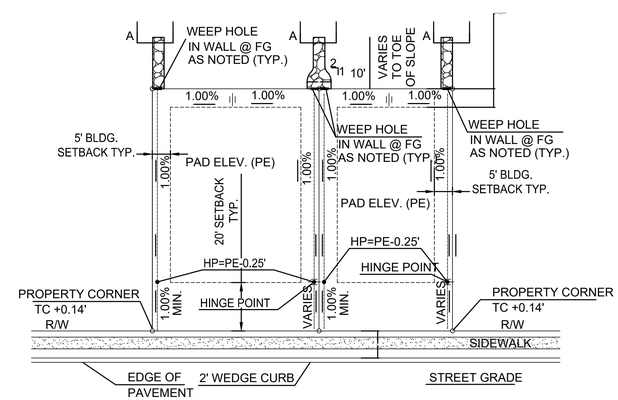


NOTE:
1. NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.
2. SEE PLAN FOR STREET GRADE DIRECTION.

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

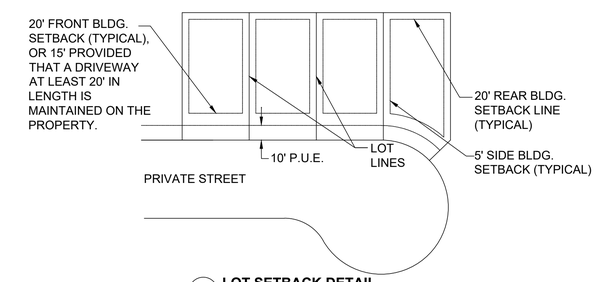


SECTION A-A

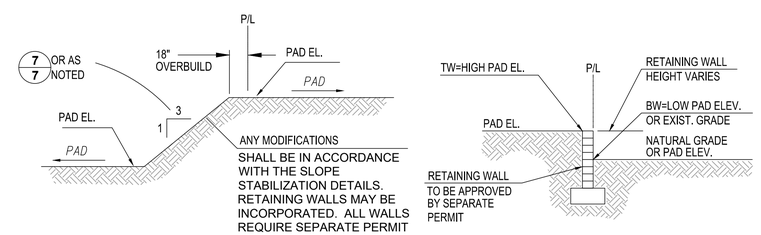


NOTE:
NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

7 **TYPE "C" LOT GRADING**
N.T.S.



8 **LOT SETBACK DETAIL**
(FOR REFERENCE ONLY) N.T.S.



PAD TO PAD GRADING
NTS

RETAINING WALL DETAIL
NTS

9 **LOT TO LOT GRADING**

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

G 2020-

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
SECTIONS AND DETAILS
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

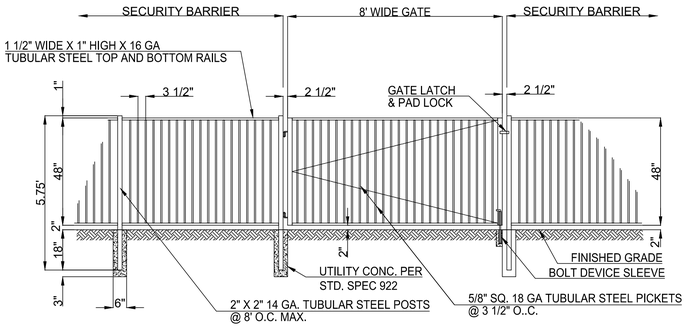
Revisions

Scale	N/A
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 21 of 23

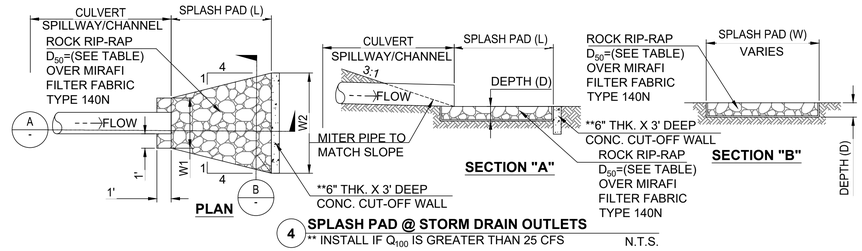
File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\21 SECTIONS AND DETAILS.dwg Plot Date:4/30/2020 4:23 PM By:gguderian



1 SECURITY BARRIER AND GATE DETAIL

SCALE: NTS

BASIN ACCESS RAMPS GATES, DOUBLE GATES, CONSTRUCTED AS PART OF AN ENCLOSURE SHALL COMPLY WITH ALL REQUIREMENTS OF 2010 DRAINAGE CRITERIA MANUAL SEC.11.5.5. THE NORMALLY INACTIVE SIDE SHALL BE EQUIPPED WITH A BOLT DEVICE THAT SLIDES INTO A PERMANENT STEEL OR CONCRETE SLEEVE, WHICH CAN BE PADLOCKED IN THE CLOSED POSITION. THE PADLOCK SHALL BE IN PLACE AT THE TIME OF INSPECTION, AND SHALL REMAIN IN PLACE DURING NORMAL USAGE.

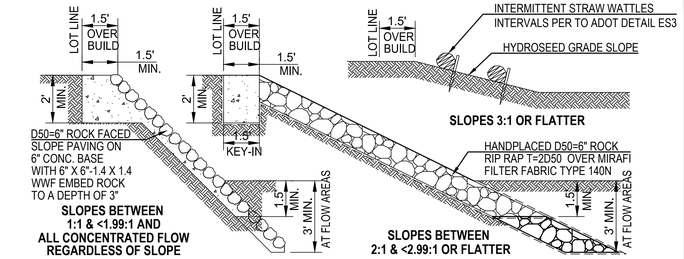


4 SPLASH PAD @ STORM DRAIN OUTLETS

** INSTALL IF Q_{100} IS GREATER THAN 25 CFS

N.T.S.

TABLE OF RIP-RAP DIMENSION									
CP	STRUCTURE DESCRIPTION	APRON LEGTH (ft) L	APRON WIDTH (ft) W1	APRON WIDTH (ft) W2	APRON DEPTH (in) D	RECOMMENDED D50 (in)	TAILWATER DEPTH (ft) TW=0.4D	Q100 (cfs)	OUTLET VELOCITY (fps) =Q100/(TWxW2)
CP 6.6b	2-18" SRP's	9	5.75	10.25	18	9	1.02	18.1	7.23
CP 6.6	1-36" SRP	9	5	9.5	18	9	1.14	26.6	7.17
CP 6.9	1-30" SRP	4	4.5	6.5	18	9	0.21	16.1	7.7
Streed D Xing	4-48" SRP's	21	24	34.5	24	12	2.57	375.4	10.99



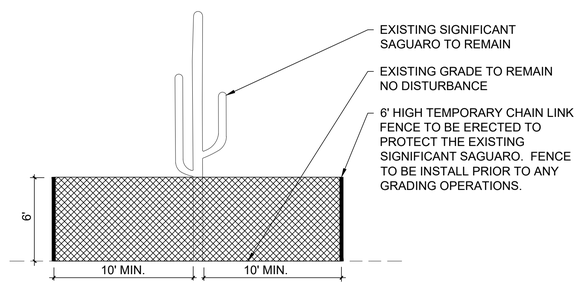
7 SLOPE STABILIZATION DETAILS

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.

% GRADATION FINER THAN SIEVE OPENING	
100	2.0 D_{50}
85	1.65 D_{50}
50	1.0 D_{50}
15	0.5 D_{50}

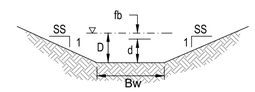
RIP-RAP GRADATION TABLE PER PAG STD SPEC 912 FOR SLOPE PAVING & 913 FOR BANK PROTECTION. ALL RIP-RAP SHALL BE OF A NATURAL COLOR AND BLEND IN WITH THE SURROUNDING ENVIRONMENT.



NOTE:
TEMPORARY CHAIN LINK FENCE TO REMAIN IN PLACE UNTIL FINAL CLEAN UP OF SITE.

2 TEMPORARY FENCE AT SIGNIFICANT SAGUARO

NTS



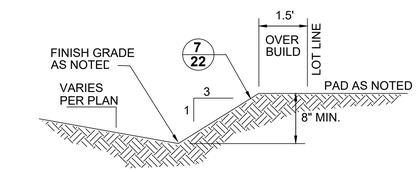
5 PROPOSED CONSTRUCTED CHANNEL DETAIL

N.T.S.

% GRADATION FINER THAN SIEVE OPENING	
100	2.0 D_{50}
85	1.65 D_{50}
50	1.0 D_{50}
15	0.5 D_{50}

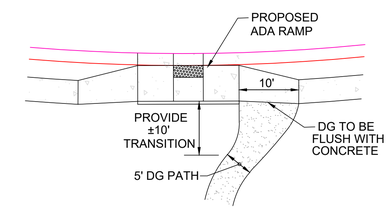
RIP-RAP GRADATION TABLE PER PAG STD SPEC 912 FOR SLOPE PAVING & 913 FOR BANK PROTECTION. ALL RIP-RAP SHALL BE OF A NATURAL COLOR AND BLEND IN WITH THE SURROUNDING ENVIRONMENT.

TABLE OF CONSTRUCTED CHANNELS									
X-SEC	Q100 (cfs)	V100 (fps)	fb	d	D	Slope (%)	Bw	SS	n
X-6.6c*	1.5	2.44	0.09	0.45	0.54	2.29	-	3	0.033
X-6.6b*	25.7	4.55	0.21	0.96	1.17	1.7	4	2	0.033
X-6.6a*	29.0	4.42	0.21	0.96	1.17	1.7	4	3	0.033
*Pro-Rated Discharge Value									



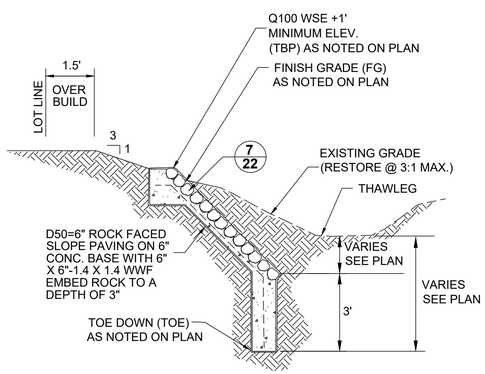
8 MINOR SWALE ADJACENT TO LOTS DETAIL

N.T.S.



9 DG TRAIL TO SIDEWALK CONNECTION DETAIL

N.T.S.



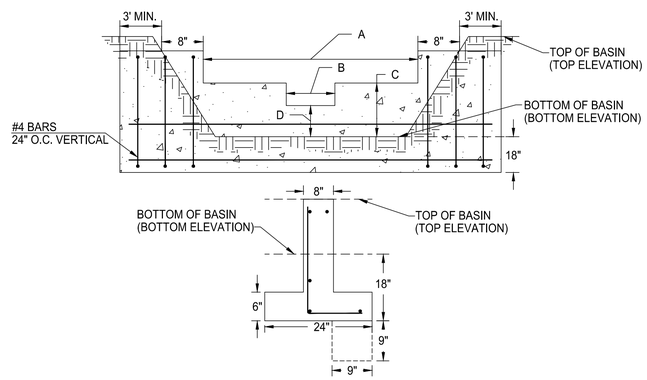
3 EXPOSED BANK PROTECTION DETAIL

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.

% GRADATION FINER THAN SIEVE OPENING	
100	2.0 D_{50}
85	1.65 D_{50}
50	1.0 D_{50}
15	0.5 D_{50}

RIP-RAP GRADATION TABLE PER PAG STD SPEC 912 FOR SLOPE PAVING & 913 FOR BANK PROTECTION. ALL RIP-RAP SHALL BE OF A NATURAL COLOR AND BLEND IN WITH THE SURROUNDING ENVIRONMENT.

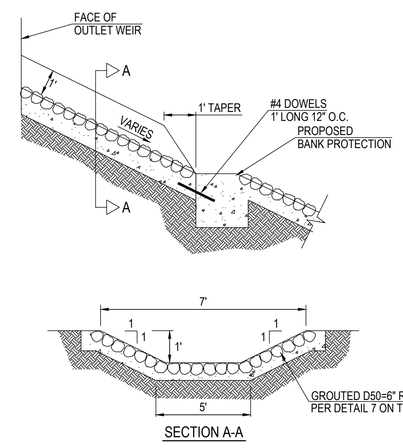


*THE STEEL IN THE WALL IS TO PREVENT CRACKING. NOT INTENDED FOR STRUCTURAL PURPOSES

WEIR DIMENSIONS				
BASIN	A (FT.)	B (FT.)	C (FT.)	D (FT.)
6.8	5	0.5	1.0	0.33
6.9	2	0.5	1.0	0.33
6.10	2.5	0.5	1.5	0.33

6 BASIN WEIR

N.T.S.



10 WEIR OUTLET CHANNEL BASIN 6.8

N.T.S.

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

G 2020-

The WLB Group Inc. **WLB**

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
SECTIONS AND DETAILS
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
		Revisions

Scale	N/A
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA, U.S.A.
Date Signed 4/30/20

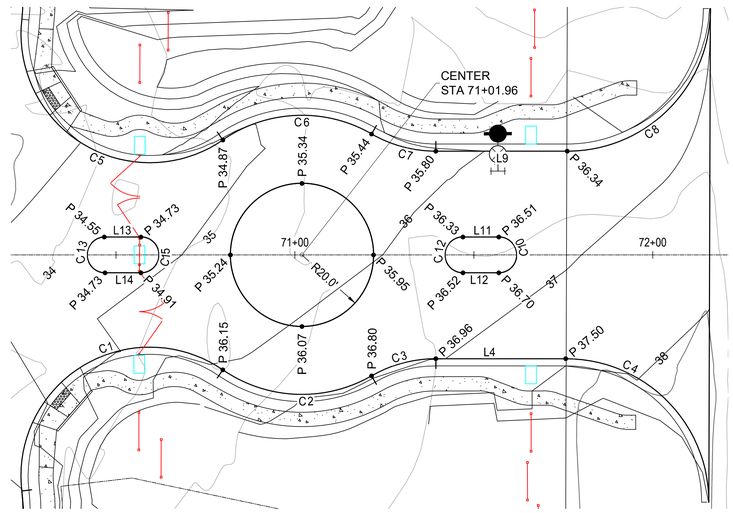
Sheet 22 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\21 SECTIONS AND DETAILS.dwg Plot Date:4/30/2020 3:50 PM By:ddame

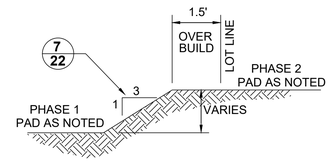
HCS DESIGN AND AS-BUILT INFORMATION								
LOT #	CLEANOUT LOCATION		DISTANCE TO DOWNSTREAM MH		AS-BUILT			
					STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL FEET AT HCS CLEANOUT		DISTANCE TO DOWNSTREAM MANHOLE	
	STATION	OFFSET	MH#	DISTANCE	NORTHING	EASTING	DISTANCE	
98	35+84.31	-26.00	20	70.15				
99	36+61.60	-26.00	20	142.06				
100	37+37.93	-26.00	22	50.99				
101	37+92.43	-26.00	22	105.48				
102	38+42.43	-26.00	22	155.47				
103	38+90.64	-26.00	22	208.54				
104	39+49.52	-26.00	23	6.36				
105	39+84.30	-26.00	23	44.60				
106	40+36.39	-26.00	23	101.87				
107	40+91.39	-26.00	23	156.85				
108	41+46.66	-26.00	24	13.14				
109	42+17.80	-26.00	24	78.70				
110	42+95.59	-26.00	24	153.72				
111	43+59.06	-26.00	24	217.16				
112	44+23.39	-38.92	24	292.22				
113	38+94.10	26.00	22	202.49				
114	38+33.09	26.00	22	147.20				
115	37+78.09	26.00	22	92.22				
116	37+23.59	26.00	22	37.18				
117	36+72.21	26.00	20	164.22				
118	36+20.83	26.00	20	109.88				
119	29+76.14	-26.00	12	157.67				
120	29+22.14	-26.00	12	103.68				
121	28+68.14	-26.00	12	49.68				
122	28+19.07	-42.67	12	0.00				
123	27+63.03	-42.56	11	331.31				
124	27+12.14	-26.00	11	282.43				
125	26+57.63	-26.00	11	228.22				
126	25+96.44	-26.00	11	172.02				
127	23+83.11	23.18	10	326.64				
128	24+33.56	26.00	11	5.41				
129	24+88.56	26.00	11	60.23				
130	25+43.56	26.00	11	115.04				
131	25+98.56	26.00	11	169.86				
132	26+49.55	26.00	11	224.95				
133	27+03.94	26.00	11	279.72				
134	27+58.00	38.76	11	334.82				
135	28+40.14	27.01	12	21.17				
136	28+98.94	26.00	12	79.97				
137	29+53.94	26.00	12	134.97				
138	30+08.94	26.00	12	189.97				
139	30+63.94	26.00	12	244.97				
140	31+18.94	26.00	12	299.96				
141	31+73.94	26.00	12	354.96				
142	32+25.67	26.00	13	5.76				
143	32+76.50	26.00	13	60.78				
144	15+75.00	-26.00	26	54.77				
145	16+25.00	-26.00	26	104.77				
146	16+75.00	-26.00	26	154.77				
147	17+23.55	-26.00	26	204.83				
148	17+69.43	-26.00	26	254.46				
149	18+15.32	-26.00	27	16.16				
150	18+61.21	-26.00	27	65.97				
151	19+07.09	-26.00	27	116.08				
152	19+52.98	-26.00	28	3.33				
153	20+05.40	-26.00	28	58.82				
154	20+73.39	-26.00	28	124.22				
155	21+64.67	-26.00	29	22.57				
156	22+78.29	45.82	30	0.00				
157	22+03.44	27.23	29	56.03				
158	21+57.55	26.00	29	6.21				
159	21+11.67	26.00	28	168.79				
160	20+65.78	26.00	28	118.95				
161	20+11.93	26.00	28	63.31				
162	19+33.49	26.00	27	132.77				
163	18+28.31	26.00	27	38.17				
164	45+31.17	63.77	32	179.52				
165	46+09.61	55.67	33	0.00				
166	46+16.10	9.14	33	0.00				
167	45+97.25	-16.23	33	0.00				

HCS DESIGN AND AS-BUILT INFORMATION							
LOT #	CLEANOUT LOCATION		DISTANCE TO DOWNSTREAM MH		AS-BUILT		
					STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL FEET AT HCS CLEANOUT		DISTANCE TO DOWNSTREAM MANHOLE
	STATION	OFFSET	MH#	DISTANCE	NORTHING	EASTING	DISTANCE
168	41+59.98	-26.00	31	-139.40			
169	51+33.73	26.00	31	143.44			
170	52+34.97	26.00	34	12.31			
171	53+40.98	26.00	34	118.32			
172	55+08.35	26.00	34	287.23			
173	56+45.33	27.88	35	0.00			

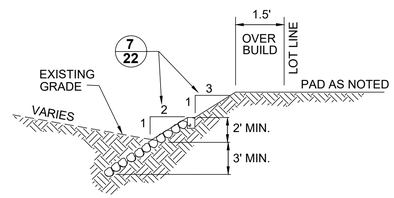
	MANHOLE AS-BUILT INFORMATION	
MH NO	STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL FEET	
	NORTHING	EASTING
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		



1 **MEDIAN AND GATE DETAIL**
SCALE: 1"=20'



2 **LOT TO LOT GRADING WEST SIDE**
N.T.S.



3 **SLOPE PROTECTION ADJACENT TO WASH**
N.T.S.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	131°15'06"	36.00'	82.47'
C2	64°29'01"	39.00'	43.89'
C3	29°55'35"	36.00'	18.80'
C4	90°10'35"	40.00'	62.96'
C5	131°07'29"	36.00'	82.39'
C6	64°27'58"	39.00'	43.88'
C7	29°55'35"	36.00'	18.80'
C8	89°49'25"	40.00'	62.71'
C10	180°00'00"	5.00'	15.71'
C12	180°00'00"	5.00'	15.71'
C13	180°00'00"	5.00'	15.71'
C15	180°00'00"	5.00'	15.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N00°00'00"E	36.30'
L9	N00°00'00"E	36.73'
L11	N00°00'00"E	10.00'
L12	S00°00'00"E	10.00'
L13	N00°00'00"E	8.46'
L14	S00°00'00"E	8.46'

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

PROJECT:
1902999

REFERENCE:
OV1701685
OV1602876
OV1802848

G 2020-

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

Project
SAGUAROS VIEJOS EAST PHASE II
LOTS 98 THROUGH 173 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

Sheet Title
HCS TABLE
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
Revisions		Revisions

Scale	
Job No.	199032-B005
Date	4/30/2020
Designed By/Drawn By	WLB
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 4/30/20 ARIZONA, U.S.A.

Sheet 23 of 23

File:Q:\199032\B-005 Saguaros Viejos Ph. 2 Eastside\07 IPs\04 Paving\Phase II\SHEET SET PHASE II\23 HCS TABLE.dwg Plot Date:4/30/2020 3:52 PM By:gguderian