FINAL SITE PLAN, GRADING PLAN, AND PUBLIC SEWER, PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN FOR SHANNON 80 LOTS 1 THRU 80 AND COMMON AREAS "A" (PRIVATE STREETS) & "B" (LANDSCAPED AND NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

1900400

AS-BUILT CERTIFICATION: (LANDSCAPE)

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

REGISTERED LAND SURVEYOR DATE

REGISTRATION NUMBER EXPIRES

AS-BUILT CERTIFICATION: (PAVING & GRADING)

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR DATE

REGISTRATION NUMBER EXPIRES

AS-BUILT CERTIFICATION: (SEWER)

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

REGISTERED LAND SURVEYOR DATE

REGISTRATION NUMBER EXPIRES

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, T-12-S, R-13-E PER RECORD OF SURVEY RECORDED IN BOOK 75 AT PAGE 99. BEARING = N 89°56'53" W.

BASIS OF ELEVATION

BASIS OF ELEVATION: DESIGNATION LAMB 2N PID UCD0715 CHISELED "X" IS LOCATED ON THE NORTHEAST CORNER OF A CONCRETE PAD FOR A 5.5 FOOT TALL US WEST PEDESTAL APPROXIMATELY 65.5 FEET SOUTH OF LAMBERT LANE AND 96 FEET WEST OF THE CENTERLINE OF SHANNON ROAD. ELEVATION = 2579.09 FEET NAVD 88 DATUM.

BENCHMARK #1

FOUND ALUMINUM CAPPED SURVEY MONUMENT 2 ½ " 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

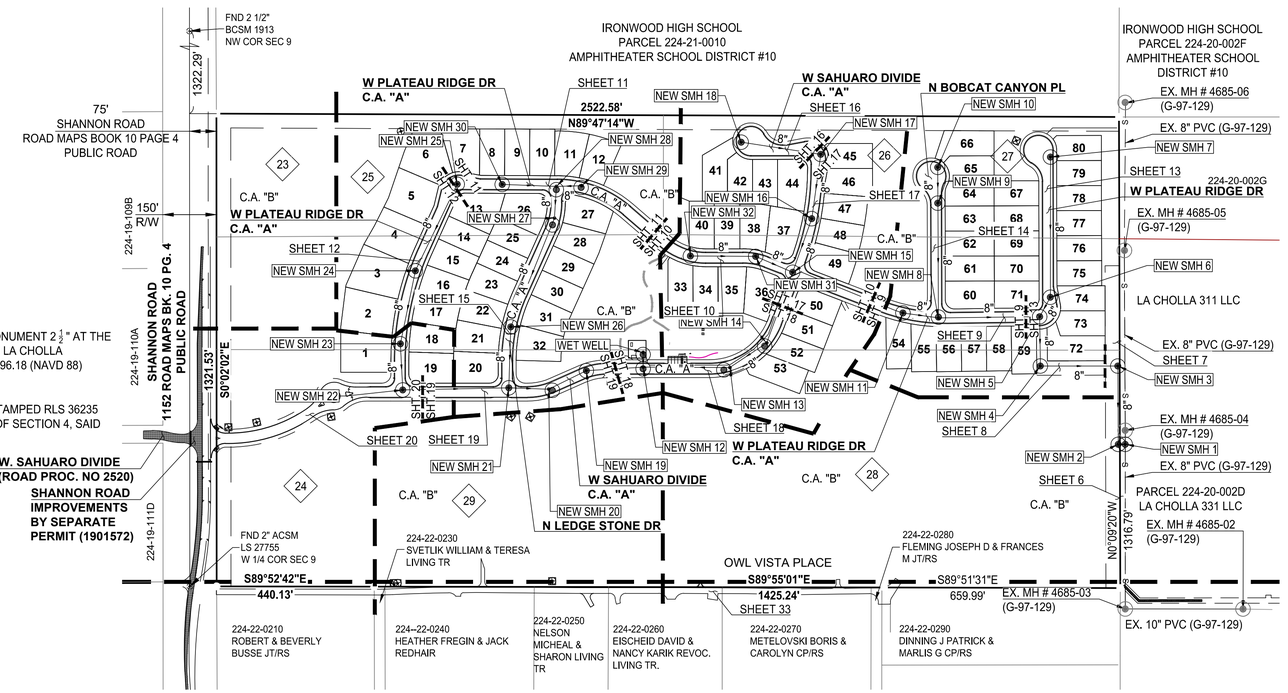
103	SURVEY MONUMENT
105	HANDRAIL
200	CONCRETE SIDEWALK
207	CURB ACCESS RAMP
209	CONCRETE CURB - TYPE 2 SINGLE VERTICAL
209	CONCRETE CURB - TYPE 2 WEDGE
210	CONCRETE CURB TRANSITION

PAG STANDARD DETAILS

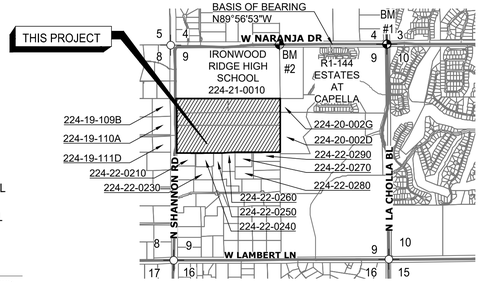
205.5	TYPE 3 SCUPPER

PIMA COUNTY RWRD STANDARD DETAILS

104	INSTALL PVC GRAVITY SEWER
108	SEWER/WATER CROSSING DETAILS
205	4' DIAMETER MANHOLE CONFIGURATIONS
206	5' DIAMETER MANHOLE CONFIGURATIONS
211	CONCRETE COLLAR FOR PAVED AREAS
212	CONCRETE COLLAR FOR UNPAVED AREAS
303	NEW MANHOLE OVER EXISTING SEWER LINE
401	HCS CONNECTION TO SEWER LINE
402	HCS CONNECTION TO MANHOLE



NOTE: NEW MANHOLE #S 1-10 ARE THE LIMITS OF THE PUBLIC SEWER SYSTEM. All REMAINING MANHOLES, MAINLINES AND PROPOSED LIFT STATION ARE PRIVATE.



LOCATION MAP

A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, T. 12 S., R. 13 E., G&SRB, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE:3"=1 MILE

LEGEND

2850	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED 100-YEAR FLOODPLAIN LINE
	PROPOSED EROSION HAZARD SETBACK LINE
	EXISTING 404 JD-WASH
	EXISTING 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)
S	EXISTING PUBLIC SEWER LINE & MANHOLE
W	EXISTING PUBLIC WATERLINE & VALVE
	PROPOSED CULVERT
	EXISTING CULVERT
	EXISTING PAVEMENT
x x	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 VERTICAL CURB
	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
25	GRADING SHEET COVERAGE
	FLOW DIRECTION
	CHANNEL SECTION
1 / 35	DTL. NO / SHT. NO TYPICAL CROSS SEC. CALL OUT
	GRADING LIMITS
	ALL WEATHER DRIVABLE SURFACE
FM	PROPOSED 3" SEWER FORCE MAIN
	BASIN GRADUATED MARKER

LEGEND

A	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
	PROTECTIVE FENCING FOR SAGUAROS PER DETAIL 5 ON SHEET 36
A5	DRAINAGE CONCENTRATION POINT

0' 200' 400' 600'

PROJECT OVERVIEW

SCALE 1"=200'

ENGINEER'S EARTHWORK ESTIMATE

CUT: 49,827 C.Y.
FILL: 43,176 C.Y.
NET (CUT): 6,651 C.Y. (EXPORT)

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

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	IMPROVEMENT PLAN NOTES
4	E.S.O.S. MAP
5	HORIZONTAL CONTROL
6-20	SEWER AND PAVING PLAN
21-22	STORM DRAIN PLAN AND PROFILE
23-29	GRADING PLAN
30	HCS TABLE
31	RECREATIONAL AREA DETAIL
32	SCUPPER DETAILS
33	OWL VISTA PLACE PLAN
34-36	SECTIONS AND DETAILS
37	LIFT STATION COVER SHEET
38-40	LIFT STATION - CIVIL
41-43	LIFT STATION - ELECTRICAL

OWNER/ DEVELOPER

SHANNON 80, LLC
ATTN: DAVID WILLIAMSON
3037 W. INA ROAD
TUCSON, AZ 85741
(520) 404-7681
DAVIDW@FAIRFIELDHOMES.NET

ENGINEER

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: WILLIAM C. WALKER, PE
BWALKER@WLBGROUP.COM

ACCEPTED

BY: 2020.10.19 09:25:34-07'00'

PLANNING & ZONING ADMINISTRATOR DATE

BY: Peter Abraham Digitally signed by Peter Abraham Date: 2020.10.26 10:38:08-07'00'

TOWN OF ORO VALLEY WATER UTILITY DIRECTOR DATE

ACCEPTED

2020.10.16 16:27:39-07'00'

TOWN OF ORO VALLEY, TOWN ENGINEER DATE

IMPROVEMENT PLAN AND FOR SEWER LOCATION ONLY

ADMINISTRATIVE ADDRESS

10864 N. SHANNON ROAD

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

PROJ #1900400
RELATED CASE #
OV1701617
OV1701072
G-2019-042
P19WI00026

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

SHANNON 80

LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

COVER SHEET

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 1-3 COVER & NOTES.dwg Plot Date:8/3/2020 8:51 AM By:gguderian

No.	Date	Item

Revisions

Scale	AS NOTED
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA, U.S.A. Date Signed 8/3/20

Sheet 1 of 43

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 IS 76.43 ACRES. (ASSESSORS PARCEL #'S 224-21-0020, 224-21-0030, 224-21-0040, 224-21-0050)
2. THE PROPOSED NUMBER OF RESIDENTIAL UNITS IS 80 (1.05 UNITS PER ACRE)
3. TOTAL LENGTH OF NEW PUBLIC STREET IS 0.00 MILES.
4. TOTAL LENGTH OF NEW PRIVATE STREET IS 1.17 MILES.
5. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND REVEGETATION BONDS MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. ALL NEW RIGHTS OF WAY WILL BE DEDICATED BY FINAL PLAT.
7. GROSS AREA OF IMPERVIOUS SURFACES IS 231,710 SF
8. EXISTING ZONING IS R1-36.
9. LOT SETBACKS: FRONT: 10'; REAR: 15'; SIDE: 5'
10. REQUIRED BUFFERYARDS: WEST AND NORTH: 40' NATURAL; EAST: 40' ENHANCED NATURAL BUFFERYARD; SOUTH: NONE.
11. SEE SHEET 4 FOR OPEN SPACE REQUIREMENTS AND PROVISIONS.
12. THE TOTAL AREA OF LANDSCAPED AND/OR OPEN SPACE COMMON AREA PROVIDED IS 1,859,235 SF (42.68 AC)
13. THE MINIMUM LOT SIZE IS 8,750 S.F. (LOT 75). THE MAXIMUM LOT SIZE IS 15,828 S.F. (LOT #3). THE AVERAGE LOT SIZE IS 10,064 S.F.
14. ALL DISTURBED AREAS WITHIN THE RESOURCE MANAGEMENT AREA ENVELOPE SHALL BE RE-VEGETATED BACK TO NATURAL CONDITIONS USING PLANTS ON THE TOWN OF ORO VALLEY APPROVED NATIVE PLANT LIST, PER THE APPROVED TENTATIVE DEVELOPMENT PLAN.
15. ALL SIGNAGE AND LIGHTING SHALL BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
16. SEE FLEXIBLE DESIGN OPTIONS IN THIS SHEET.

REZONING CONDITIONS OF APPROVAL (OV1701617) & (O)17-10

1. FLAT ROOF HOMES SHALL BE LIMITED TO 18', ONE-STORY AND GABLE-ROOF HOMES SHALL BE LIMITED 23', ONE-STORY.
2. A RUSTIC OR WESTERN DESIGN TYPICALLY USED IN A RURAL-RANCH CONTEXT, USING STEEL, WOOD OR OTHER MATERIALS COMPATIBLE TO THE SURROUNDING AREA, SHALL BE USED FOR THE ENTRY GATE AND ENTRYWAY SIGN. ONLY NATIVE LANDSCAPING FOUND IN THE IMMEDIATE AREA SHALL ALSO BE USED AT THE ENTRANCE.
3. THE ENTRY GATE TO THE PROPOSED DEVELOPMENT SHALL BE LOCATED NO FURTHER THAN 75' FROM THE REAR PROPERTY LINE OF LOT 1.
4. STREETLIGHTS SHALL NOT BE PERMITTED ON INTERNAL STREETS OR IN THE RECREATION AREA WITHIN THE DEVELOPMENT.
5. THE NATIVE PLANT PRESERVATION WAIVER HAS BEEN PARTIALLY APPROVED TO NOT INCLUDE ANY IRONWOOD TREES OR SAGUARO CACTI.
6. THE DESIGN SHOWN ON THE TENTATIVE DEVELOPMENT PLAN REPRESENTS A CONDITION OF REZONING. NOTEWORTHY ELEMENTS FOR NEIGHBORHOOD COMPATIBILITY INCLUDE:
   - 6.1. DENSITY RESTRICTED TO A MAXIMUM OF 80 LOTS.
   - 6.2. MINIMUM LOT SIZE SHALL BE 8,750 SQUARE FEET.
   - 6.3. LOTS ALONG THE WESTERN PERIMETER AND NEAREST TO SHANNON RD. SHALL BE A MINIMUM OF ONE-THIRD ACRE.
   - 6.4. THE AREA PRESERVED AS ENVIRONMENTALLY SENSITIVE OPEN SPACE (ESOS), RANGING FROM 300' TO 600' FEET FROM THE SOUTHERN PROPERTY LINE AND 300' TO 450' FROM THE WESTERN PROPERTY LINE, SHALL BE OWNED AND MAINTAINED BY THE HOA AND PROTECTED BY THE TOWN OF ORO VALLEY, THROUGH A CONSERVATION EASEMENT AS NATURAL OPEN SPACE, EXCEPT FOR LIMITED DRAINAGE AND UTILITY INFRASTRUCTURE IMPROVEMENTS ON THE FINAL PLAT.
7. THE DEVELOPER SHALL CONSTRUCT A SOUTH-BOUND LEFT -TURN LANE WITH ASSOCIATED WIDENING AT THE SHANNON ROAD/SAHUARO DIVIDE INTERSECTION AS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS. CONSTRUCTION OF THE TURN LANE IS TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES.
8. THE DEVELOPER SHALL CONSTRUCT A SOUTH-BOUND LEFT-TURN LANE WITH ASSOCIATED WIDENING AT THE SHANNON ROAD / OWL VISTA PLACE INTERSECTION. CONSTRUCTION OF THE TURN LANE IS TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES.
9. THE DEVELOPER SHALL CONSTRUCT A NORTH-BOUND LEFT-TURN LANE WITH ASSOCIATED WIDENING AT THE SHANNON ROAD/SAHUARO DIVIDE INTERSECTION AS AGREED TO BY THE DEVELOPER IN COORDINATION WITH THE SURROUNDING NEIGHBORS. CONSTRUCTION OF THE TURN LANE IS TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES.
10. THE DEVELOPER SHALL PROVIDE AN IN-LIEU FEE FOR THE CONSTRUCTION OF A 10-FOOT WIDE ASPHALT SHARED-USE PATH ON THE EAST SIDE OF SHANNON ROAD, ALONG THE ENTIRETY OF THE PROJECT'S RIGHT-OF-WAY FRONTAGE. THE FEE FOR THE MULTI-USE PATH MUST BE PROVIDED TO THE TOWN, PRIOR TO BUILDING PERMITS BEING ISSUED.
11. ON-SITE DETENTION BASINS SHALL BE REQUIRED TO BE DESIGNED AND CONSTRUCTED SO AS TO HAVE THE EFFECT OF DECREASING THE 2-, 10-,50-, AND 100-YEAR PRE-EXISTING STORM WATER FLOW RATES BY 15%-25%, AS DEEMED APPROPRIATE RELATIVE TO DESIGN CONSTRAINTS BY THE TOWN ENGINEER, FOR DRAINAGE EXITING THE PROPERTY ALONG THE SOUTHERN BOUNDARY. THE PRIVATE DETENTION BASINS SHALL BE REQUIRED TO BE REGULARLY MAINTAINED BY THE SUBDIVISION'S HOMEOWNER'S ASSOCIATION PER A TOWN APPROVED DRAINAGE MAINTENANCE PLAN.
12. THE DEVELOPER SHALL CONSTRUCT OFF-SITE DRAINAGE IMPROVEMENT ALONG OWL VISTA PLACE, AS AGREED TO BY THE DEVELOPER IN COORDINATION WITH THE SURRONDING NEIGHBORS. CONSTRUCTION OF THE OWL VISTA PLACE IMPROVEMENTS ARE TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES.

IMPROVEMENTS REQUIRED WITHIN FLOOD PRONE AREAS SHALL INCLUDE:

- 12.1. REPLACING EXISTING CULVERT CROSSINGS WITH LARGER CAPACITY CULVERTS
- 12.2. RAISING THE ELEVATION OF THE DRIVE AND ARMORING THE DRIVE EMBANKMENT(S) FOR EROSION PROTECTION WHERE REQUIRED SO AS TO HAVE THE EFFECT OF PROVIDING ALL-WEATHER ACCESS ALONG THE PRIVATE DRIVE.
- 12.3. REDIRECTING EXISTING STORMWATER DRAINAGE TO BE CONVEYED BACK INTO HISTORICAL, CONCENTRATED CROSSING LOCATIONS ALONG OWL VISTA PLACE.
- 12.4. ANY DISTURBANCE OR MODIFICATION OF THE EXISTING ROAD SURFACE OF OWL VISTA PLACE SHALL INCLUDE RE-ESTABLISHING THE CURRENT COMPACTED 3" AGGREGATE BASE COURSE (ABC) SURFACE COVERING AS DICTATED BY THE EXISTING OWL VISTA PLACE CC&RS.

13. *[THIS CONDITION HAS BEEN MODIFIED SUBSEQUENT TO THE REZONING APPROVAL TO REFLECT THE MUTUAL UNDERSTANDING BETWEEN THE OWL VISTA LOT OWNERS, THE TOWN OF ORO VALLEY STAFF AND THE WLB GROUP]* INDIVIDUAL PRIVATE DRAINAGE AND MAINTENANCE EASEMENTS FOR THE OWL VISTA PLACE IMPROVEMENTS SHALL BE GRANTED TO THE SHANNON 80 HOA FOR THE ACCESS TO AND MAINTENANCE OF THE PROPOSED IMPROVEMENTS AS SHOWN ON THIS PLAN. THE SHANNON 80 HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE NORTH AND SOUTH EMBANKMENT SLOPES, THE CULVERTS INCLUDING THEIR INLETS, OUTLETS, SPLASH PADS AND EROSION CONTROL STRUCTURES. MAINTENANCE OF THE OWL VISTA DRIVE ROADWAY SURFACE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWL VISTA DRIVE PROPERTY OWNERS. DAMAGE TO THE ROADWAY SURFACE, HOWEVER, WILL BE REPAIRED BY THE HOA SHOULD THE DAMAGE BE CAUSED AS A RESULT OF STORMWATER OVERTOPPING THE ROADWAY DUE TO FAILURE OF PERFORMANCE OF THE OWL VISTA DRAINAGE STRUCTURES. INSPECTIONS OF ALL DRAINAGE IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE SHANNON 80 HOA SHALL BE PERFORMED IN ACCORDANCE WITH DRAINAGE GENERAL NOTES #12 AND 13 ON THIS PAGE.
14. THE PROPOSED DEVELOPMENT SHALL NOT INCREASE PRE-EXISTING STORM WATER FLOWS WITHIN THE FEMA FLOODPLAIN EXITING THE PROPERTY ALONG THE WESTERN BOUNDARY.
15. THE LARGE SAGUARO CACTUS WITH MULTIPLE ARMS, LOCATED ALONG SHANNON ROAD AND ACROSS FROM SAHUARO DIVIDE, SHALL BE PRESERVED IN PLACE.

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 SHANNON ROAD IS 45 MPH.
5. ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
6. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

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. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED, AND A SUMMARY REPORT PREPARED A MINUMUM 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.
13. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED, AND A SUMMARY REPORT PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER A MINIMUM OF ONCE EACH FIVE YEARS IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE 5-YEAR ANNUAL INSPECTIONS 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 MAINENANCE AND REPAIR.

ORO VALLEY WATER GENERAL NOTES

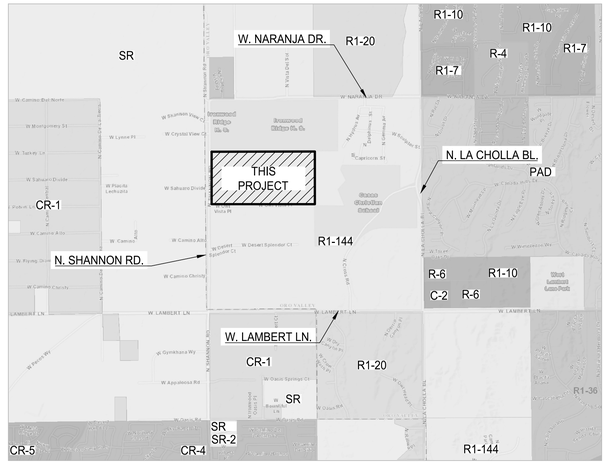
1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO A.R.S. 45-576, AND WILL SERVE THIS DEVELOPMENT.
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. (DELETED.)
6. (DELETED.)
7. ORO VALLEY UTILITY WILL BE THE WATER SERVICE PROVIDER.

PUBLIC 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 PUBLIC ON-SITE SANITARY SEWAGE COLLECTION LINES SERVING LOTS 56-80 WILL BE 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.
7. SEE SHEET 3 FOR PRIVATE SEWER NOTES.

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:
   1. GROUP R-3 OCCUPANCIES PROVIDING THE REQUIRED FIRE FLOW IN ACCORDANCE WITH SECTION B105 AND TABLES B105.1 (1) AND B105.1 (2)
   2. GROUP R-3 OCCUPANCIES WITHIN 600 FEET (182.880M) OF FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.
   3. GROUP R-3 OCCUPANCIES IN COMPLIANCE WITH SECTION D106 AND D107.
5. TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
6. THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENT'S EXISTING SYSTEM.
7. ALL RESIDENCES WITHIN THIS DEVELOPMENT WILL REQUIRE A FIRE SPRINKLER SYSTEM.
8. 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
SCALE:3"=1 MILE

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.

ESL FLEXIBLE DESIGN OPTIONS

1. BUILDING SETBACKS: SIDE SETBACK IS FIVE (5) FEET, FRONT SETBACK IS TEN (10) FEET FOR THE USE OF SIDE ENTRY GARAGES AND NON-GARAGE ELEMENTS ONLY, AND THE REAR SETBACK IS FIFTEEN (15) FEET.
2. MINIMUM LOT SIZE: 8,750 SQUARE FEET.
3. MINIMUM LOT WIDTH: 70 FEET.
4. BUILDING HEIGHT: FLAT ROOF HOMES SHALL BE LIMITED TO 18', ONE STORY AND GABLE-ROOFED HOMES SHALL BE LIMITED TO 23', ONE STORY.
5. RECREATION AREA CREDIT: CAN BE USED TO ALLOW FOR PASSIVE AND ACTIVE RECREATIONAL AMENITIES LOCATED WITHIN RESOURCE MANAGEMENT AREA 1.
6. NATIVE VEGETATION PRESERVATION: REQUIREMENTS FOR NATIVE PLANT SALVAGE AND MITIGATION WITHIN THE DEVELOPMENT ENVELOPE ARE WAIVED. THIS MODIFICATION CANNOT BE APPLIED TO SAGUAROS, IRONWOOD TREES, AND AREAS OF DISTINCT VEGETATION WHICH ARE DESIGNATED AS A CORE RESOURCE AREA OR NATIVE PLANTS THAT ARE CONSIDERED THREATENED OR ENDANGERED UNDER THE ENDANGERED SPECIES ACT OR HIGHLY SAFEGUARDED BY THE ARIZONA DEPARTMENT OF AGRICULTURE.

PERMITTING DIVISION-BUILDING CODES

THE FOLLOWING CODES & 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 & FORMS
2012 TOWN OF ORO VALLEY POOL CODE
PAG STANDARD SPECIFICATIONS & DETAILS FOR PUBLIC IMPROVEMENTS
2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS & 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 Arizona Blue Stake, Inc.
Call 811 or click Arizona811.com

PROJ #1900400
RELATED CASE #
OV1701617
OV1701072
G-2019-042
P19WI00026

The WLB Group Inc.
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SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

GENERAL NOTES

No.	Date	Item

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 1-3 COVER & NOTES.dwg Plot Date:10/8/2020 2:34 PM By:gguderian Revisions

Scale	AS NOTED
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Sheet 2 of 43

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 DECEMBER 2018, JOB # 182916. 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 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

GENERAL PAVING/GRADING NOTES (CONT.)

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. (DELETED)
33. LANDSCAPING SHALL BE LIMITED IN AREAS WHERE STORM DRAIN PIPES AND STRUCTURES ARE LOCATED.
34. (DELETED)
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 OV1900400 FINAL SITE PLAN AND LANDSCAPE PLAN APPROVAL APPLY.
37. ALL EXPOSED CUT SLOPES SHALL BE TREATED WITH A RESTORATIVE AGENT AND REVEGETATED TO REFLECT EXISTING NATIVE VEGETATION AND DENSITIES IN ADJACENT NATURAL AREAS. ALL AREAS OF DISTURBANCE SHALL BE RECONTOURED TO MIMIC EXISTING GRADES, PER THE APPROVED GRADING EXCEPTION.
38. TEMPORARY METAL FENCING (CHAIN LINK FENCING) MUST BE IN PLACE TO PROTECT SIGNIFICANT SAGUAROS (AS SHOWN ON THIS PLAN SET) PRIOR TO ANY GRADING. SEE DETAIL #5 ON SHEET #36.
39. OWNER/DEVELOPER
    SHANNON 80, LLC
    ATTN: DAVID WILLIAMSON
    11125 N. LA CANADA DR., SUITE 161
    ORO VALLEY, AZ 85737
    (520) 404-7681
    DAVIDW@FAIRFIELDHOMES.NET

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 PRIVATE SANITARY SEWERS 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.

PUBLIC SEWER GENERAL NOTES:

1. THE BASIS OF ELEVATION: DESIGNATION LAMB 2N PID UCD0715 CHISELED "X" IS LOCATED ON THE NORTHEAST CORNER OF A CONCRETE PAD FOR A 5.5 FOOT TALL US WEST PEDESTAL APPROXIMATELY 65.5 FEET SOUTH OF LAMBERT LANE AND 96 FEET WEST OF THE CENTERLINE OF SHANNON RD. ELEVATION= 2579.09 FEET NAVD 88 DATUM.
   BENCHMARK #1:
   FOUND ALUMINUM CAPPED SURVEY MONUMENT 2 ½ " AT THE INTERSECTION ON 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).
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SR,TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA. SAID BEARING BEING N89°56'53"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 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.
11. FINAL INSPECTION/ACCEPTANCE OF SIGNING SHALL BE PERFORMED BY THE ENGINEER.

PRIVATE SEWER NOTES:

1. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWRD) ENGINEERING DESIGN STANDARDS (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSDC 2016). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PCRWRD WEBSITE (www.pima.gov/wastewaterreclamation).
2. ONLY APPROVED PLANS SHALL BE USED FOR THE CONSTRUCTION OF PUBLIC SANITARY SEWER FACILITIES. APPROVED PLANS REQUIRING DESIGN REVISIONS SHALL BE RESUBMITTED TO PIMA COUNTY FOR REVIEW AND RE-APPROVAL PRIOR TO THE START OF THE REVISED SEWER WORK.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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

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PROJ #1900400
RELATED CASE #
OV1701617
OV1701072
G-2019-042
P19WI00026

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SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

IMPROVEMENT PLAN NOTES

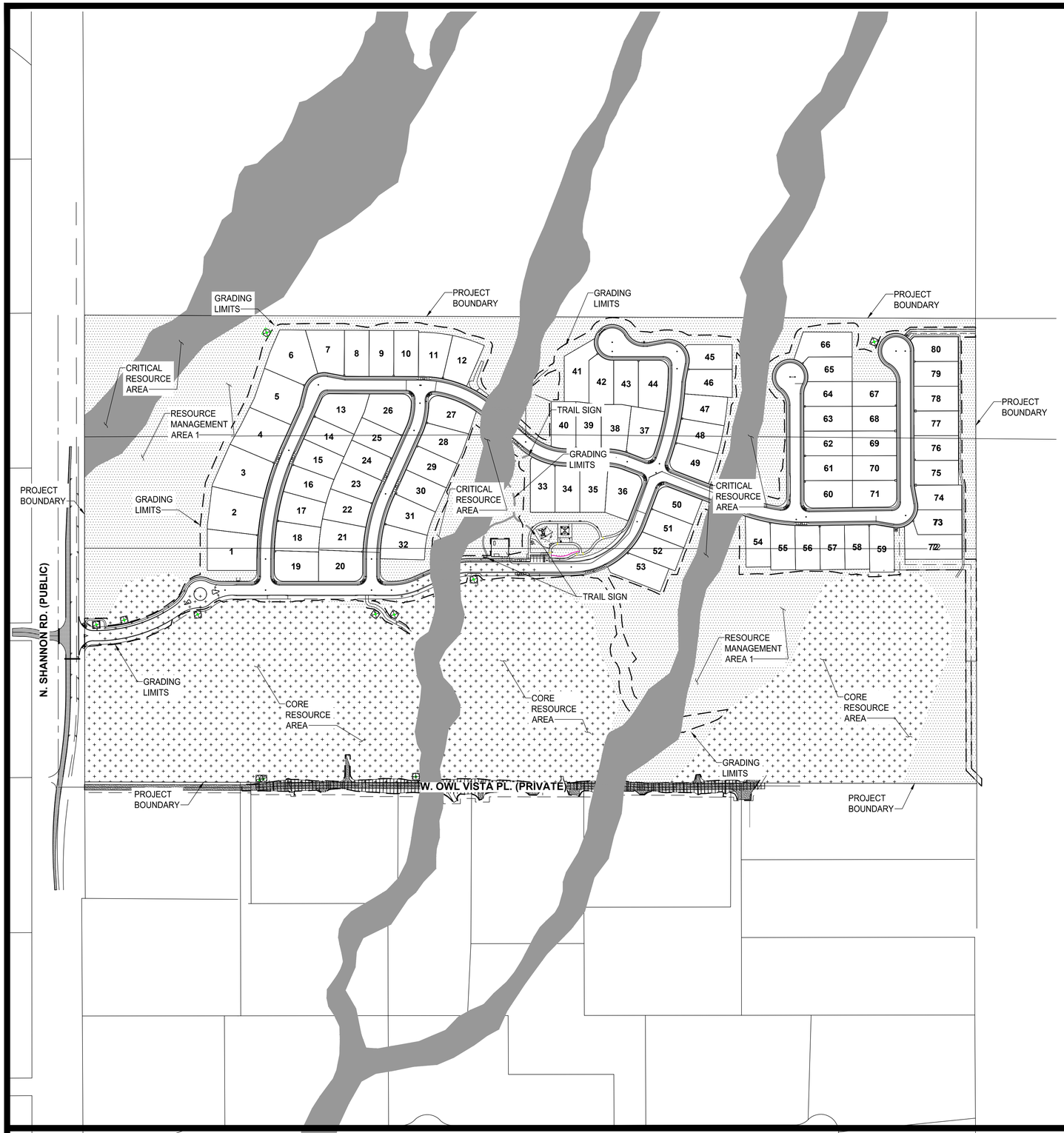
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No.	Date	Item

Scale	AS NOTED
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 8/3/20 ARIZONA, U.S.A.

Sheet 3 of 43



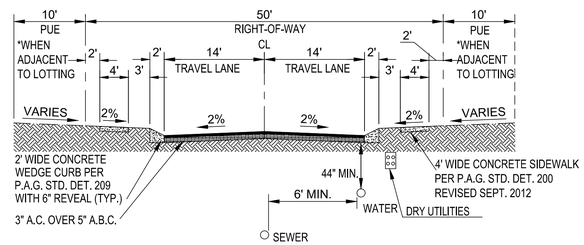
E.S.O.S. CALCULATIONS FOR ENTIRE PROJECT

E.S.O.S. CATEGORY	EXISTING AREA	REQUIRED AREA (PER REZONING)	PROVIDED ESOS THIS PROJECT
CRITICAL RESOURCE AREA	313,204 SQ. FT. (7.2 AC.)	96% OF TOTAL C.R.A. 297,857 SQ. FT. (6.9 AC.)	297,857 SQ. FT. (6.9 AC.)
RESOURCE MANAGEMENT AREA 1	1,977,642 SQ. FT. (45.4 AC.)	45% OF TOTAL RMA1 897,336 SQ.FT. (20.6 AC.)	897,336 SQ. FT. (20.6 AC.)
CORE RESOURCE AREA	1,036,728 SQ. FT. (23.8 AC.)	97% OF TOTAL COR 1,007,978 SQ. FT. (23.0 AC.)	1,007,978 SQ. FT. (23.0 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 ROADWAY CROSS SECTION

N.T.S.

0' 150' 300' 450'

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PROJ #1900400
RELATED CASE #
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OV1701072
G-2019-042
P19WI00026

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SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

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

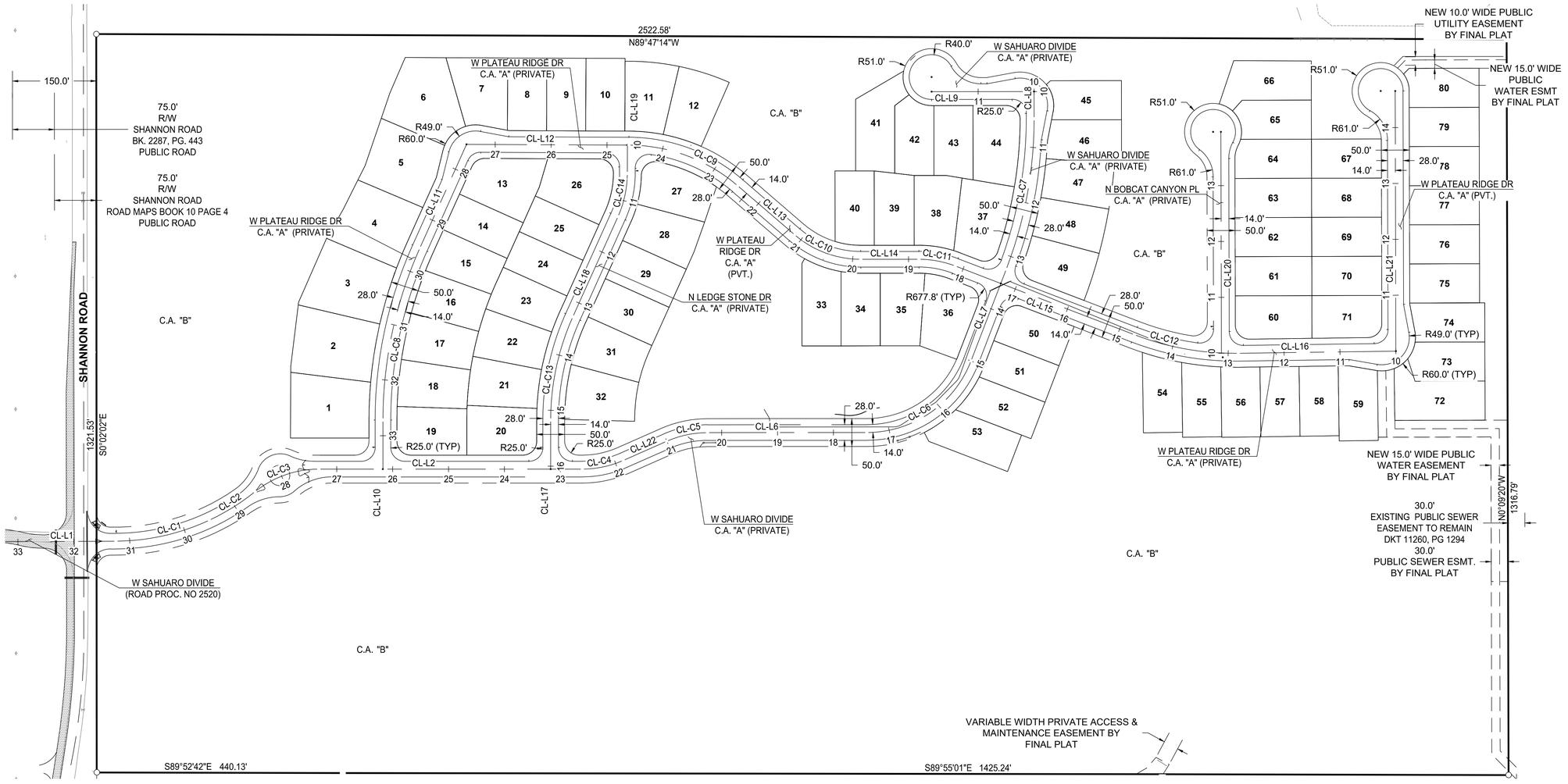
No.	Date	Item
		Revisions

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 4-ESOS MAP.dwg Plot Date:8/3/2020 8:52 AM By:rlongaker

Scale	H: 1"=150'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA, U.S.A. Date Signed 8/3/20

Sheet 4 of 43



LINE TABLE: ALIGNMENTS		
LINE	LENGTH	DIRECTION
CL-L1	210.19'	S89°39'40"W
CL-L2	471.31'	N90°00'00"W
CL-L6	284.95'	S89°57'40"W
CL-L7	175.50'	S21°00'20"W
CL-L8	148.71'	S0°02'20"E
CL-L9	383.45'	S89°57'40"W
CL-L10	187.86'	S0°00'00"E
CL-L11	203.45'	S24°13'20"W
CL-L12	290.40'	N89°45'20"W
CL-L13	134.64'	N49°15'40"W
CL-L14	103.98'	S89°57'40"W
CL-L15	343.22'	N68°59'40"W
CL-L16	381.67'	S89°13'30"W
CL-L17	187.86'	S0°00'00"E
CL-L18	196.84'	S24°13'20"W
CL-L19	150.74'	S0°14'40"W
CL-L20	596.18'	N0°08'40"W
CL-L21	665.56'	N0°08'40"W
CL-L22	84.66'	S66°07'00"W

CURVE TABLE: ALIGNMENTS				
CURVE	DELTA	RADIUS	ARC	CHORD
CL-C1	24°40'40"	400.00'	172.29'	170.96'
CL-C2	13°54'30"	400.00'	97.11'	96.87'
CL-C3	38°55'40"	181.00'	122.98'	120.62'
CL-C4	23°53'00"	181.00'	75.45'	74.90'
CL-C5	23°50'40"	181.00'	75.32'	74.78'
CL-C6	68°57'20"	200.00'	240.70'	226.44'
CL-C7	21°02'40"	750.00'	275.46'	273.92'
CL-C8	24°13'20"	750.00'	317.08'	314.72'
CL-C9	40°29'40"	300.00'	212.03'	207.64'
CL-C10	40°46'40"	181.00'	128.82'	126.12'
CL-C11	21°02'40"	181.00'	66.48'	66.11'
CL-C12	21°46'50"	500.00'	190.07'	188.93'
CL-C13	24°13'20"	450.00'	190.25'	188.83'
CL-C14	23°58'40"	190.00'	79.52'	78.94'

0' 100' 200' 300'

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PROJ #1900400
RELATED CASE #
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OV1701072
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P19WI00026

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SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

HORIZONTAL CONTROL
PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

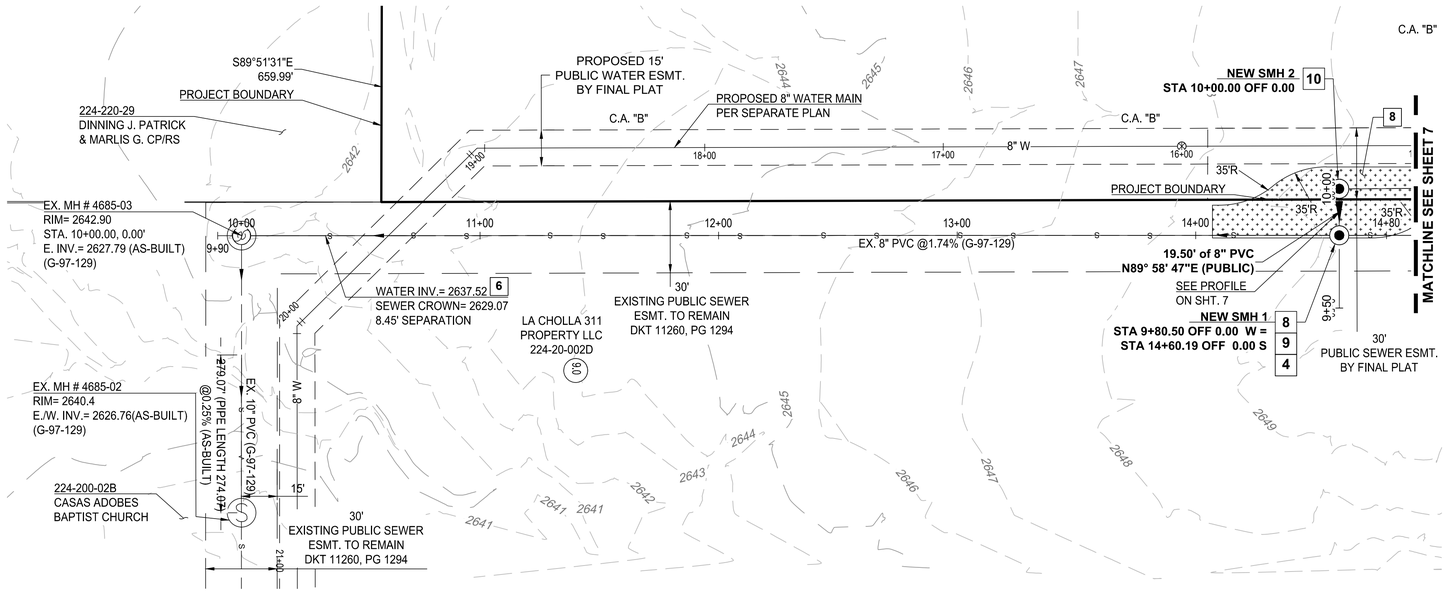
No.	Date	Item

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Scale	1"=100'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA, U.S.A. 8/3/20

Sheet 5 of 43



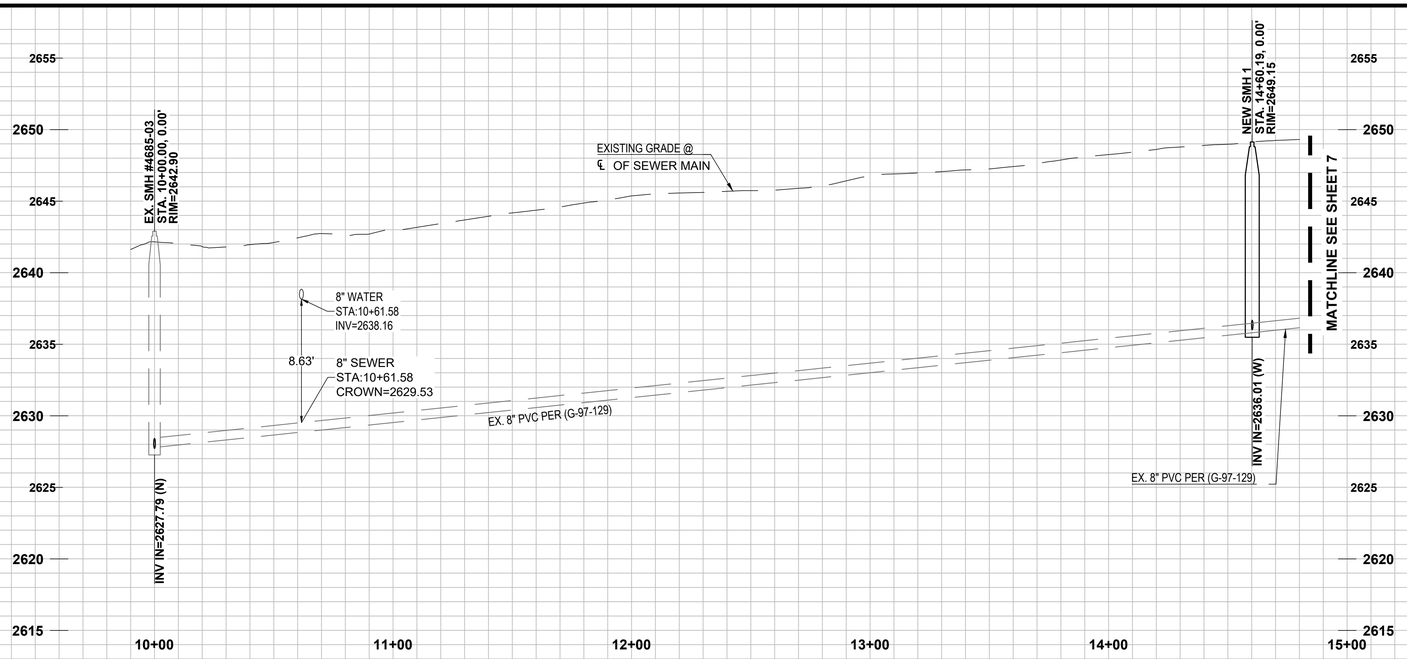
EXISTING SEWER STA. 10+00.00 TO STA. 14+80.00

NOTE:

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

SCALE:1"=30'
CONTOUR INTERVAL= 1'

0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
3. 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
4. CONNECTION TO EXISTING SEWER LINE STD. DTL. RWRD 303.
5. HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
6. SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
7. CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
8. STABILIZED SURFACE AS SHOWN PER STD. DTL. RWRD 111.
9. CONSTRUCT NEW 4' DIA. MANHOLE OVER EXIST. 8" MAIN PER STD. DTL. RWRD 303
10. CONSTRUCT 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 212

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 CONCRETE HEADER PER PAG STD. DTL. 213
5. CONSTRUCT 10' MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
6. CONSTRUCT 10' VERTICAL CURB TERMINAL SECTION PER STD. DTL. 212.
7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
12. SLOPE STABILIZATION, SEE DETAIL 2, SHEET 36.
13. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 9, SHEET 34.
14. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 34.
15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
19. LANSCAPE AMENITIES PER LANDSCAPE PLANS
20. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
21. KEY CARD READER
22. RETAINING WALL BY OTHERS
23. SECURITY BARRIER AND GATE SEE DTL. 2 SHT. 36
24. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
25. CONSTRUCT DROP INLET WEIR PER SEE DTL. 1, SHT. 36
26. INSTALL 3" AC OVER 5" ABC SEE DTL. 11, SHT. 34
27. INSTALL WEEP HOLE PER DTL. 6 ON SHT.35 AND DTL. 7 ON SHT.35
28. INSTALL SIDEWALK SCUPPER TYPE 1 PER PAG STD. DTL. 204.
29. INSTALL BARRICADE RAILING PER PAG STD. DTL. 105
30. INSTALL DEPRESSED CURB OPENING. SEE DTL. 4 ON SHT.36 AND TABLE OF HYDRAULIC STRUCTURES FOR DETAILS.
31. CONSTRUCT HEADWALL PER ADOT STD. DTL. 6.30-2, WITH BARRICADE RAILING PER PAG STD. DTL. 105
32. CONSTRUCT 16' LONG TRANSITION FOR 6" REVEAL VERTICAL CURB TO 8" REVEAL VERTICAL CURB
33. GANG MAILBOX LOCATION (SLAB 4'X15')

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RELATED CASE #
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OV1701617
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G-2019-042
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Project
SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)
File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 6-7-P&P.dwg Plot Date:8/3/2020 8:53 AM By:gguderian

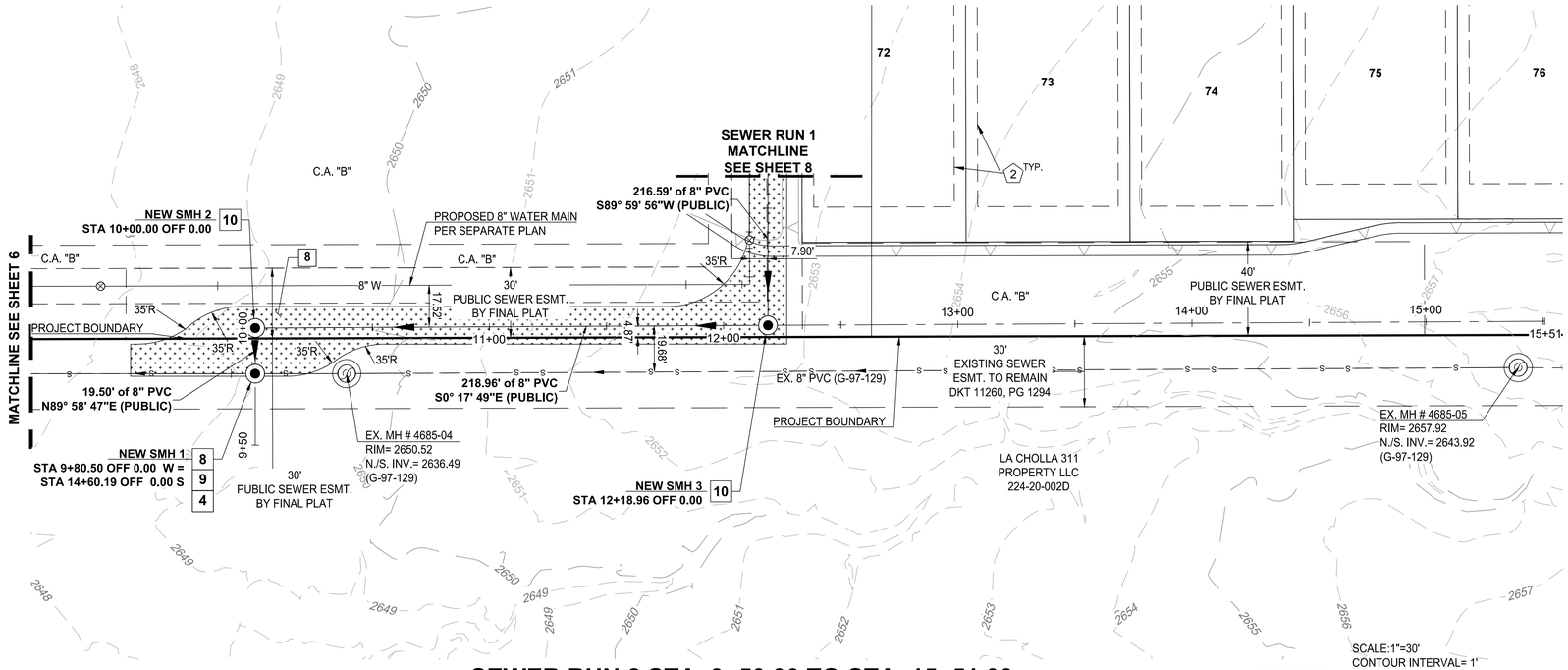
Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
Revisions		

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Scale	H=1"=30',V=1"=5'
Job No.	116028-A002
Date	AUG 2020
Designed By/Drawn By	DD/KB/MAL
Checked By	WLB

Sheet 6 of 43



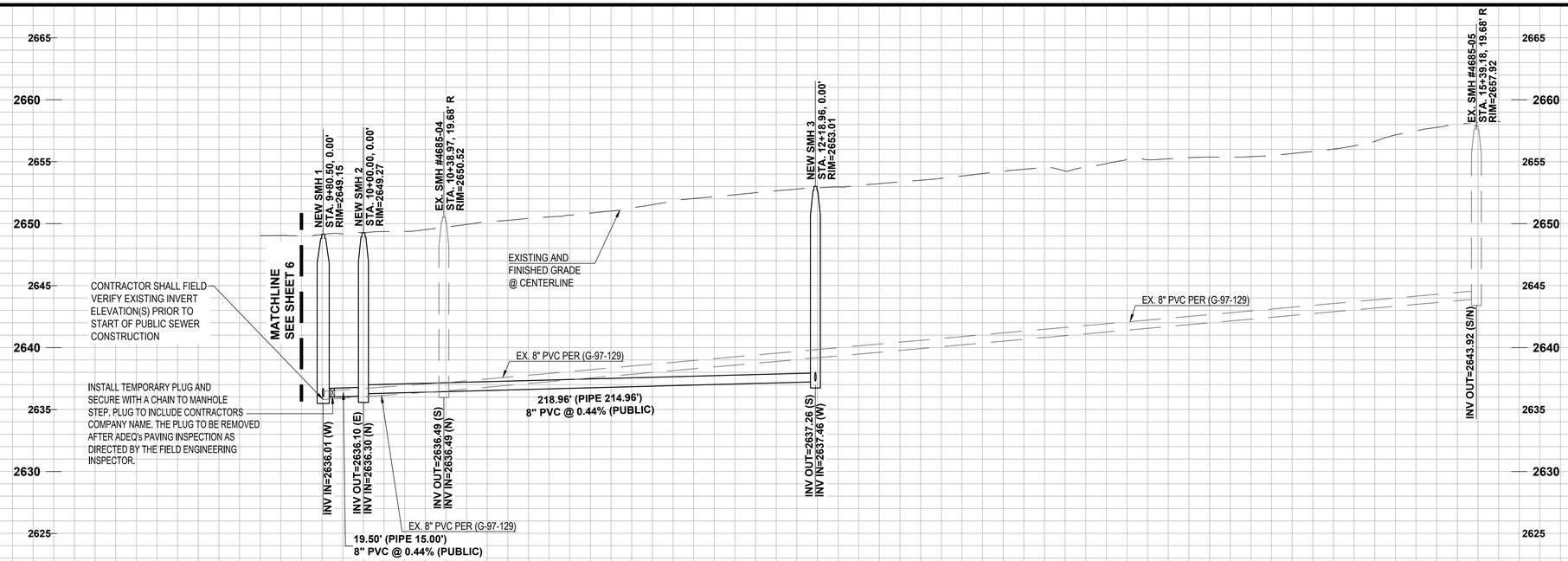
SCALE:1"=30'
CONTOUR INTERVAL= 1'

0' 30' 60' 90'

SEWER RUN 2 STA. 9+50.00 TO STA. 15+51.00

NOTE:

1. **STATIONING IS ALONG THE PIPE 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. 10. SHT. 33.

SEWER KEYNOTES

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15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
19. LANSCAPE AMENITIES PER LANDSCAPE PLANS
20. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
21. KEY CARD READER
22. RETAINING WALL BY OTHERS
23. SECURITY BARRIER AND GATE SEE DTL. 2 SHT. 36
24. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
25. CONSTRUCT DROP INLET WEIR PER SEE DTL. 1, SHT. 36
26. INSTALL 3" AC OVER 5" ABC SEE DTL. 11, SHT. 34
27. INSTALL WEEP HOLE PER DTL. 6 ON SHT.35 AND DTL. 7 ON SHT.35
28. INSTALL SIDEWALK SCUPPER TYPE 1 PER PAG STD. DTL. 204.
29. INSTALL BARRICADE RAILING PER PAG STD. DTL. 105
30. INSTALL DEPRESSED CURB OPENING. SEE DTL. 4 ON SHT.36 AND TABLE OF HYDRAULIC STRUCTURES FOR DETAILS.
31. CONSTRUCT HEADWALL PER ADOT STD. DTL. 6.30-2, WITH BARRICADE RAILING PER PAG STD. DTL. 105
32. CONSTRUCT 16' LONG TRANSITION FOR 6" REVEAL VERTICAL CURB TO 8" REVEAL VERTICAL CURB
33. GANG MAILBOX LOCATION (SLAB 4'X15')

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Tucson, Arizona (520) 881-7480

Project
SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)
File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 6-7-P&P.dwg Plot Date:8/3/2020 8:53 AM By:gguderian

Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

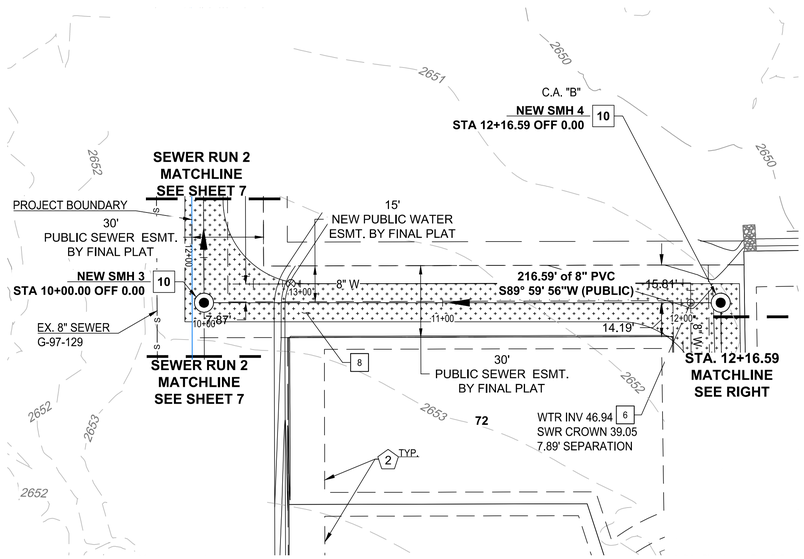
No.	Date	Item

Revisions

Scale	H=1"=30',V=1"=5'
Job No.	116028-A002
Date	AUG 2020
Designed By/Drawn By	DD/KB/MAL
Checked By	WLB

Registered Professional Engineer (Civil)
CERTIFICATE NO.
11065
WILLIAM CLAUDE WALKER
Date Signed 8/3/20
ARIZONA, U.S.A.

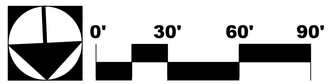
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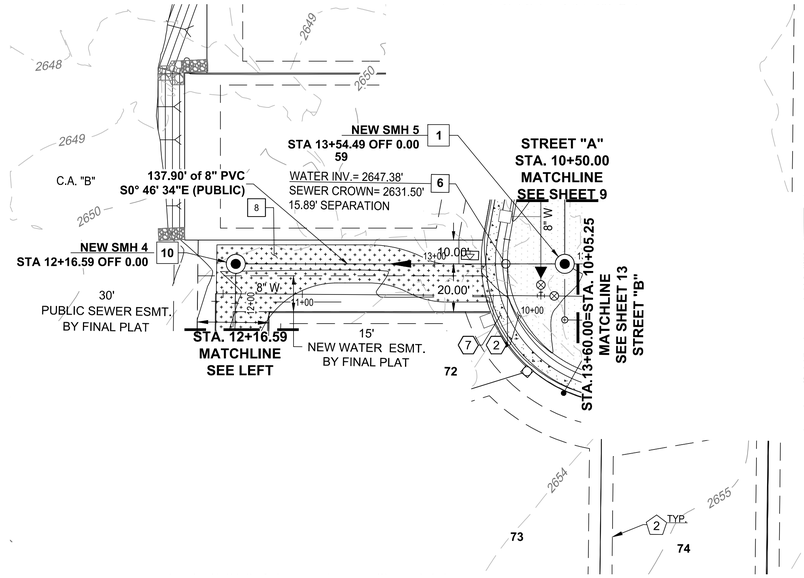
SEWER RUN 1 STA. 10+00.00 TO STA. 12+16.59

NOTE:

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



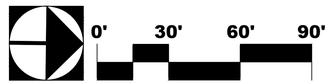
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CONTOUR INTERVAL= 1'



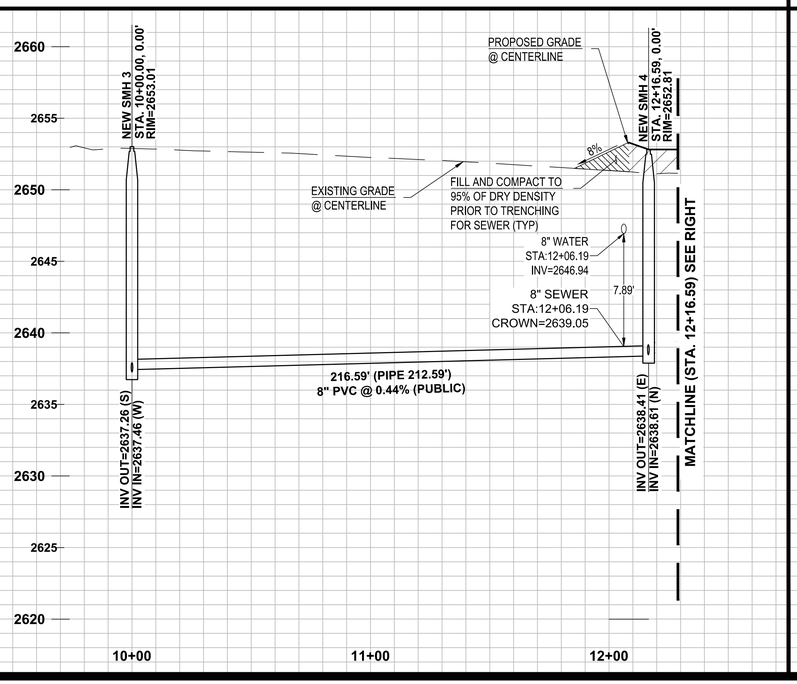
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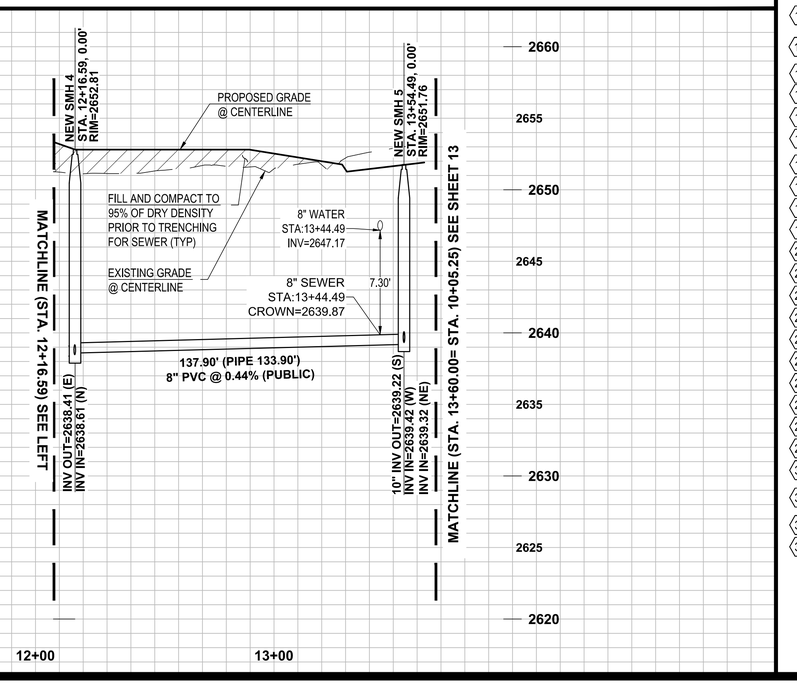
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SCALE:1"=30'
CONTOUR INTERVAL= 1'





EASEMENT KEYNOTES

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SEWER KEYNOTES

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11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
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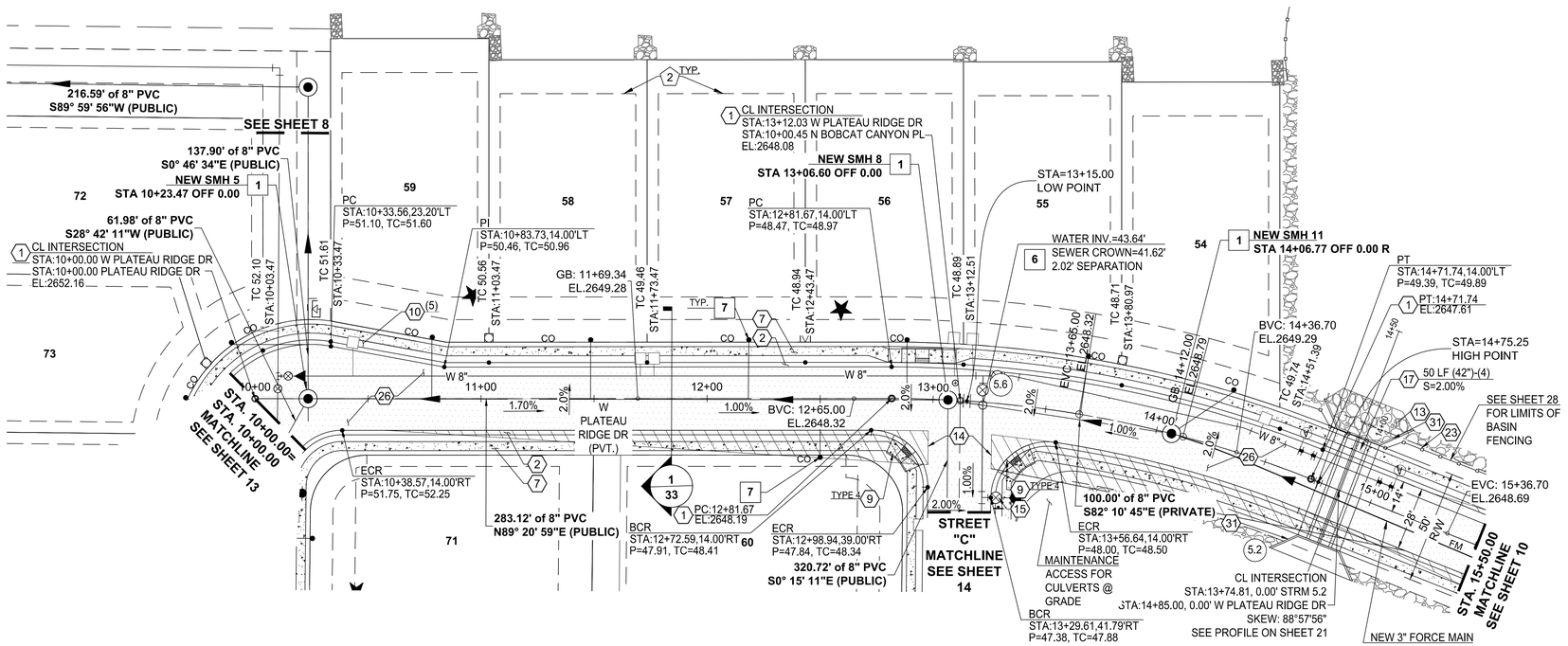
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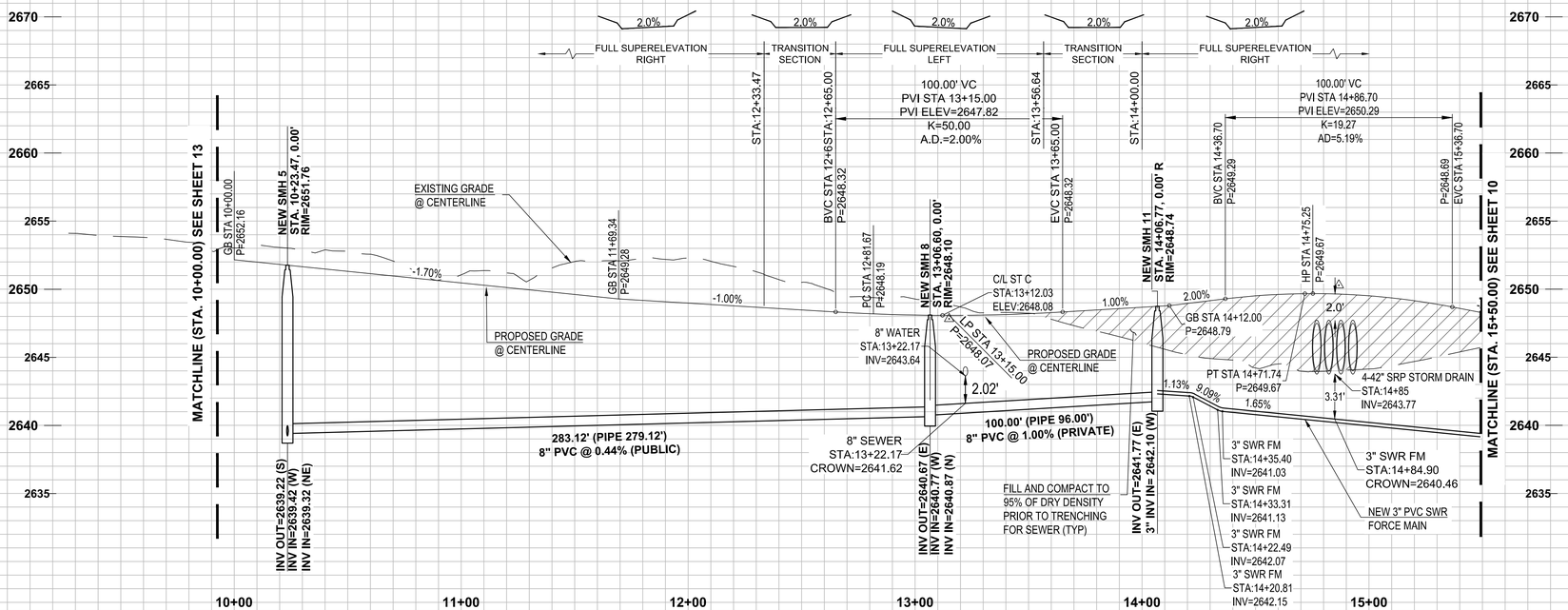
Sheet 8
43



W PLATEAU RIDGE DR (PRIVATE) STA. 10+00.00 TO STA. 15+50.00

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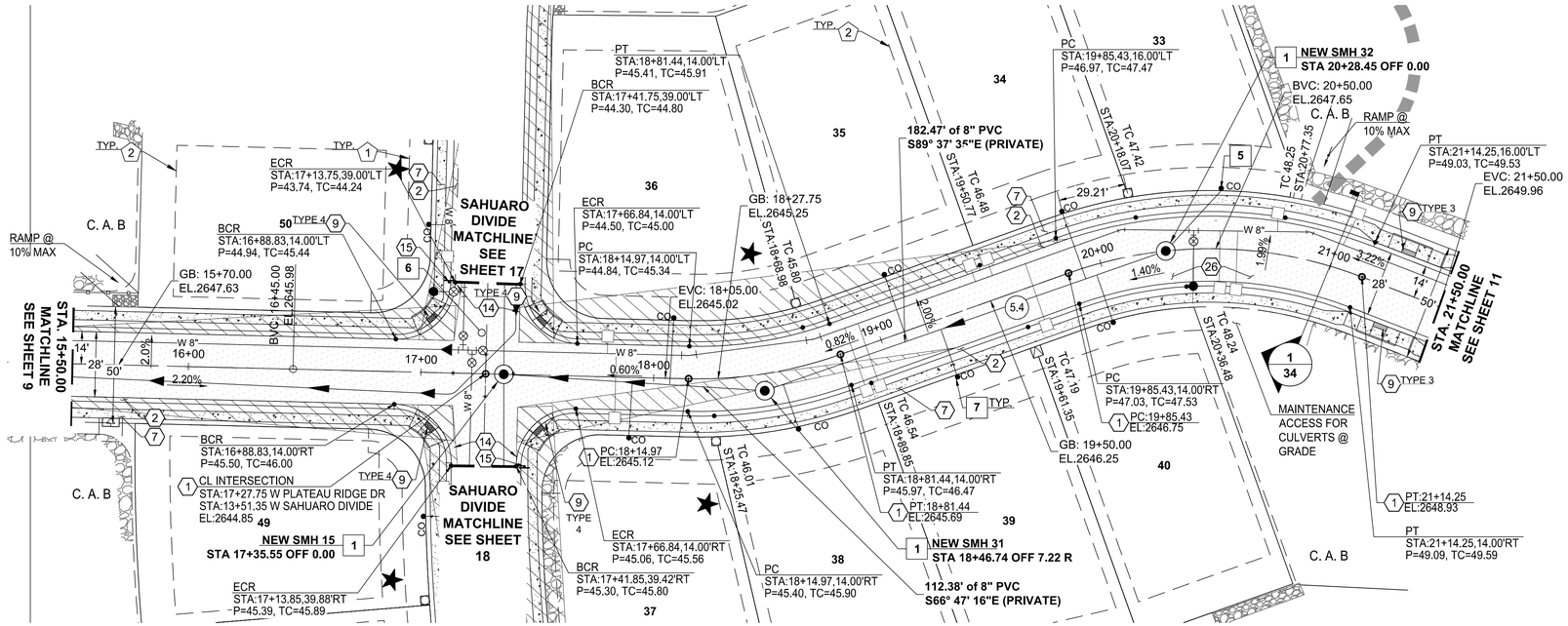
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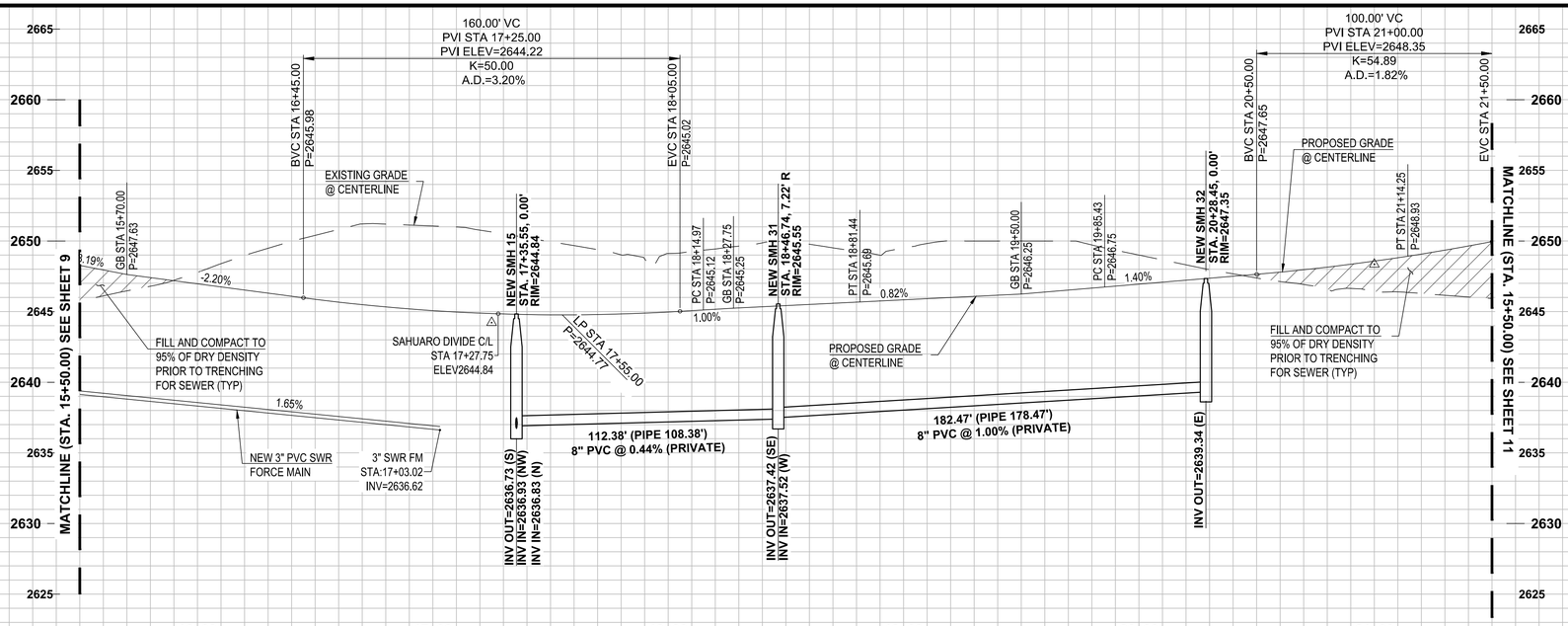


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0' 30' 60' 90'



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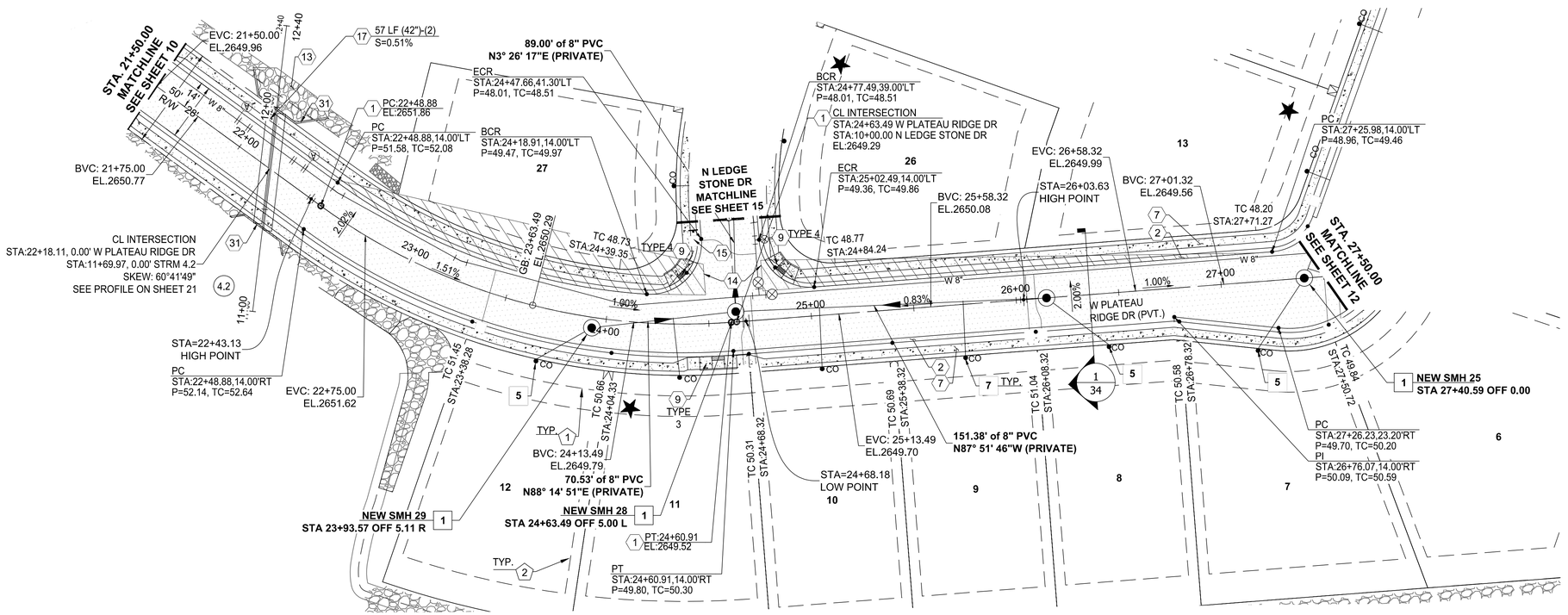
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Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Sheet 10 of 43

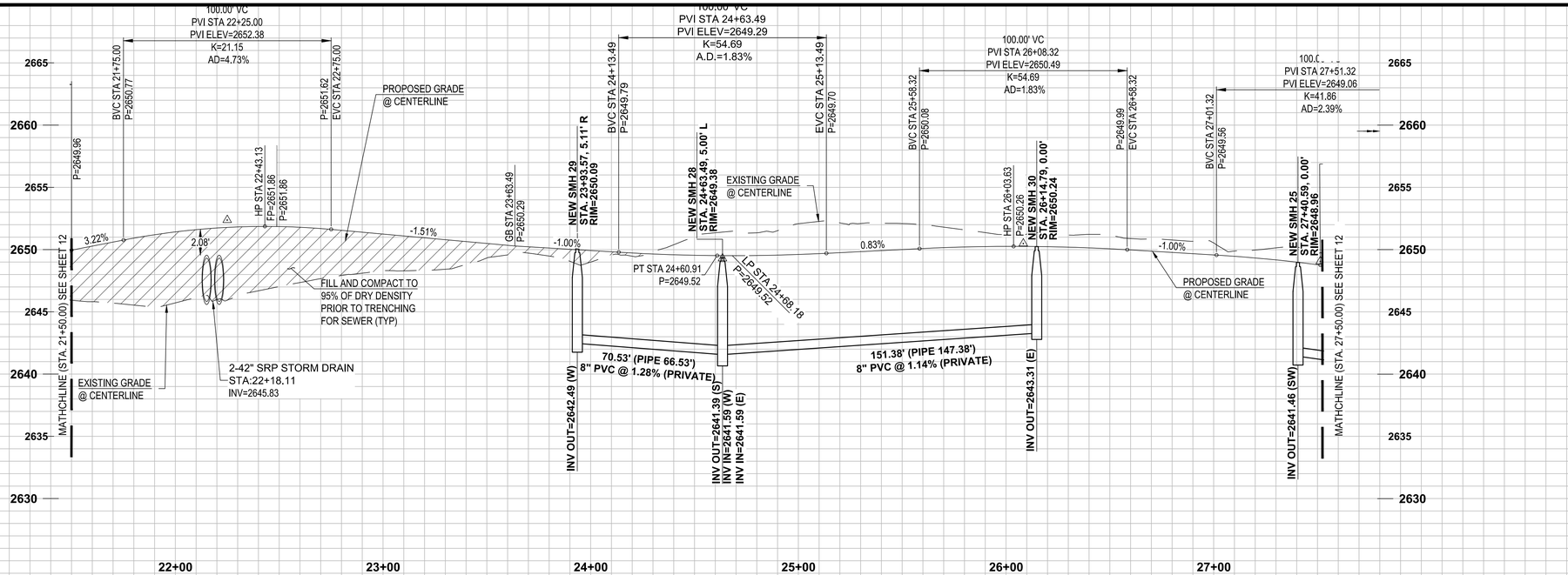


W PLATEAU RIDGE DR (PRIVATE) STA. 21+50.00 TO STA. 27+50.00

NOTE:

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0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

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2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
3. 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
4. CONNECTION TO EXISTING SEWER LINE STD. DTL. RWRD 303.
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7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
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13. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 9, SHEET 34.
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15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
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18. ENTRANCE GATE, SEE LANDSCAPE PLANS
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33. GANG MAILBOX LOCATION (SLAB 4'X15')

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File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 11-P&P.dwg Plot Date:8/3/2020 8:57 AM By:gguderian

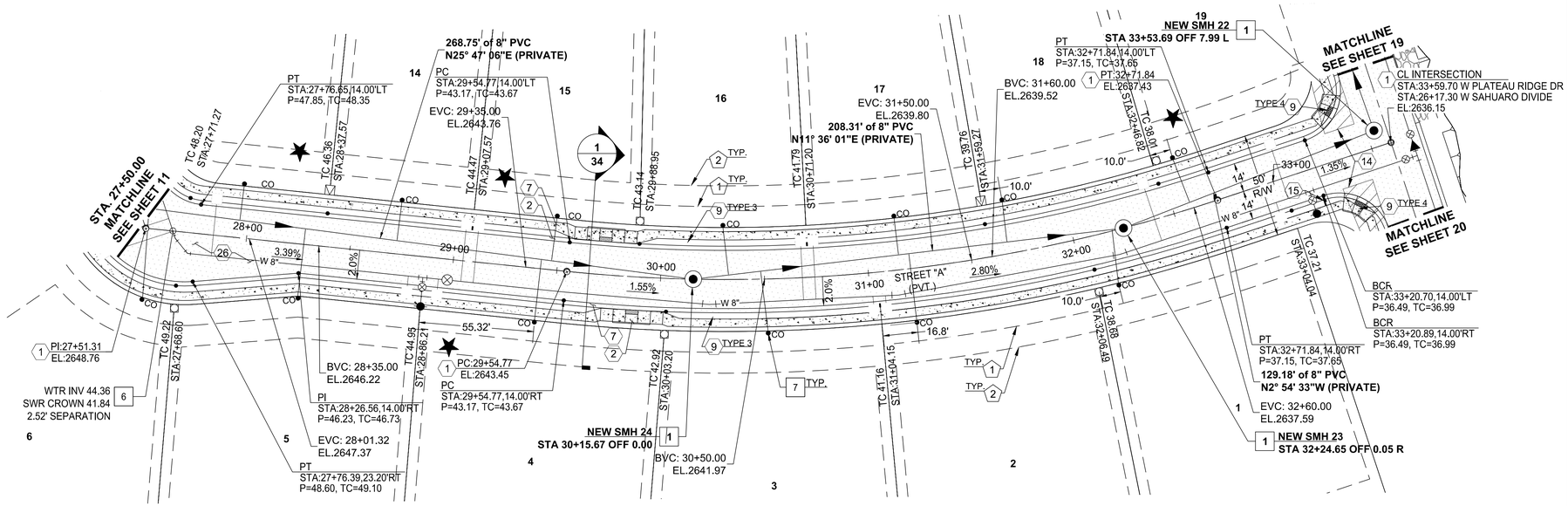
Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
Revisions		

Scale	H=1"=30', V=1"=5'
Job No.	116028-A002
Date	AUG 2020
Designed By/Drawn By	DD/KB/MAL
Checked By	WLB

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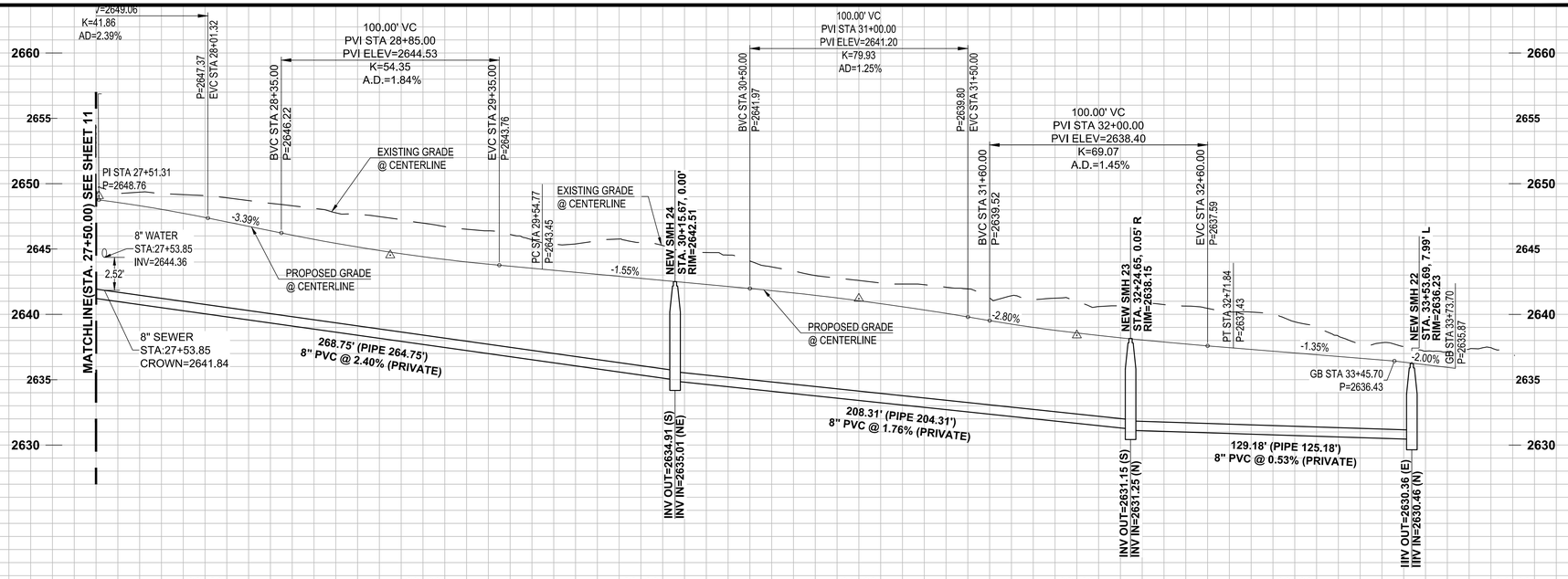


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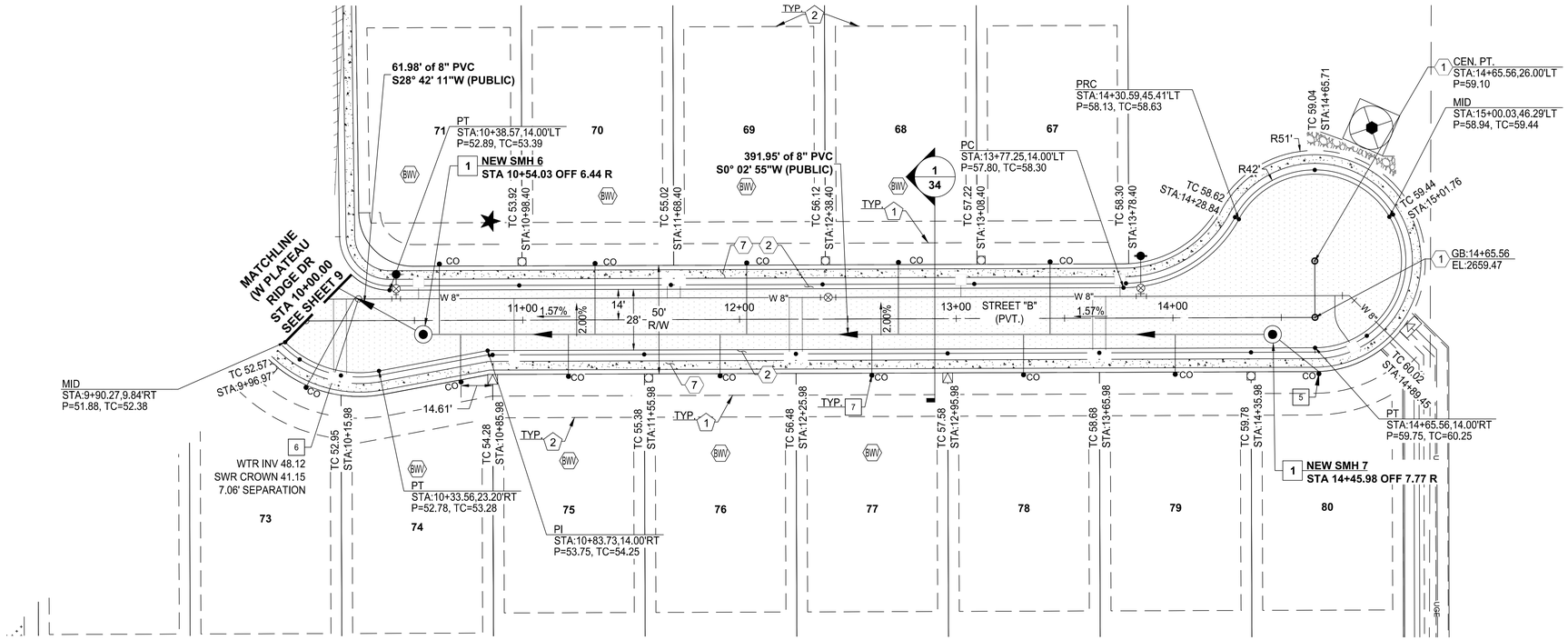
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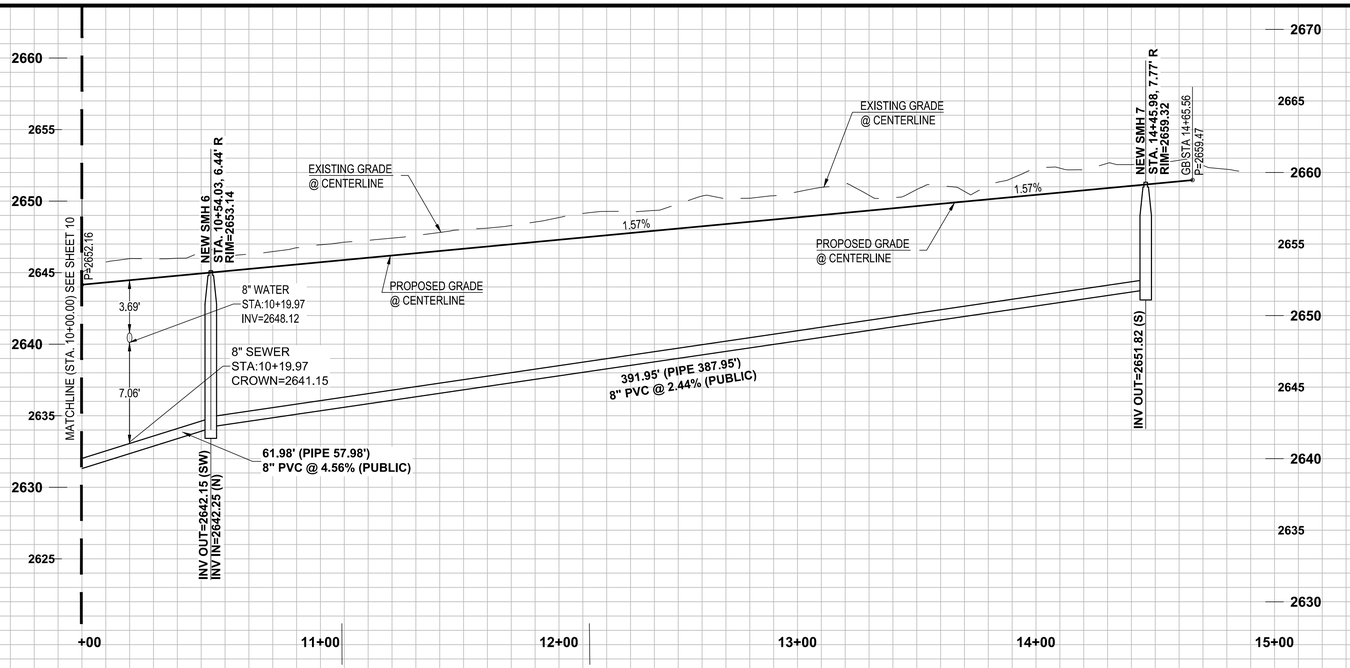


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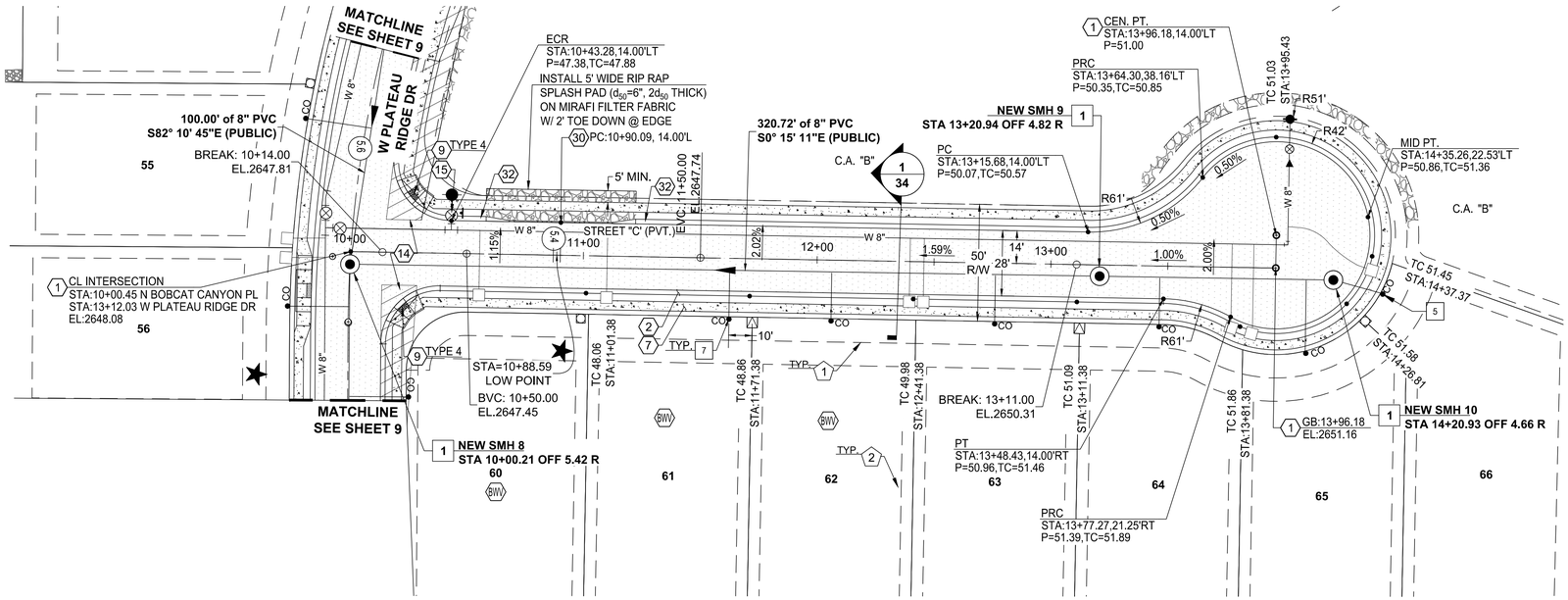
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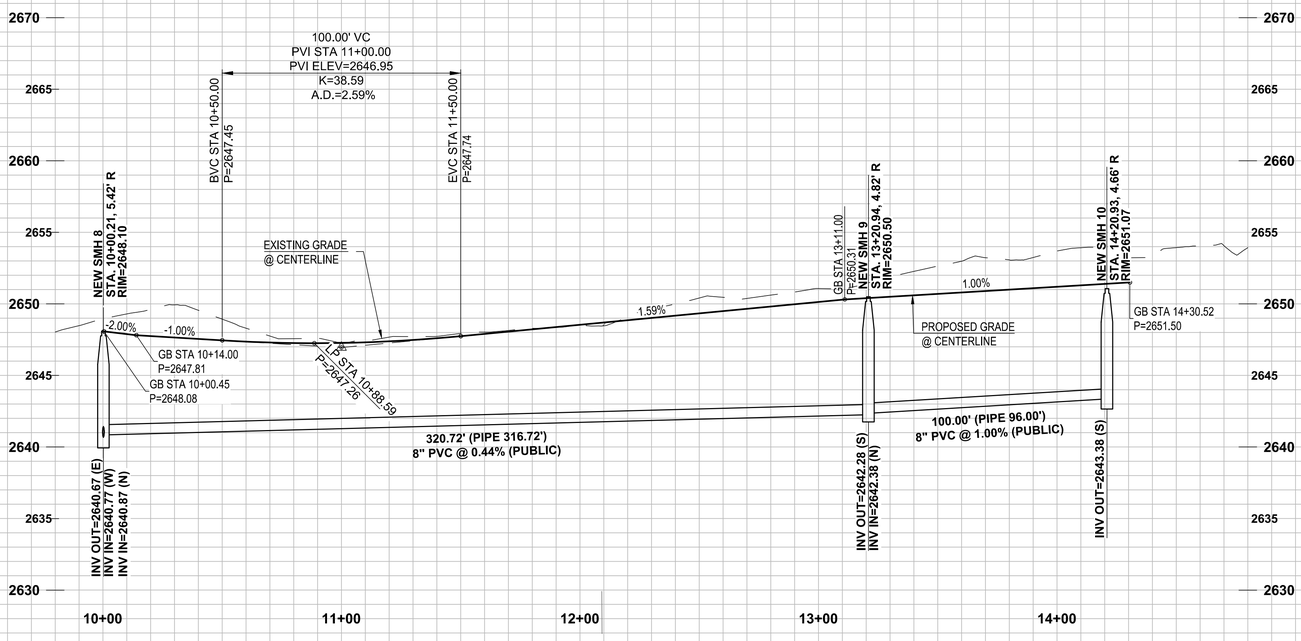


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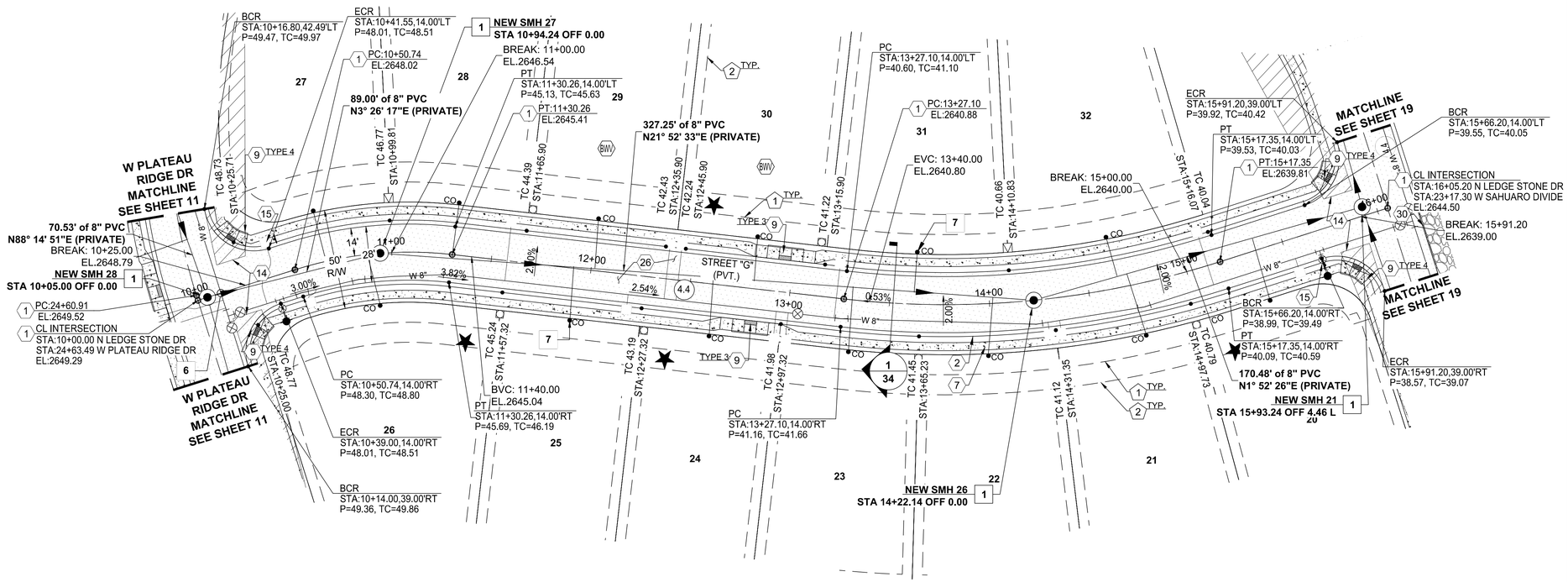
Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
Revisions		

Scale	H=1"=30', V=1"=5'
Job No.	116028-A002
Date	AUG 2020
Designed By/Drawn By	DD/KB/MAL
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 8/3/20 ARIZONA, U.S.A.

Sheet 14 of 43

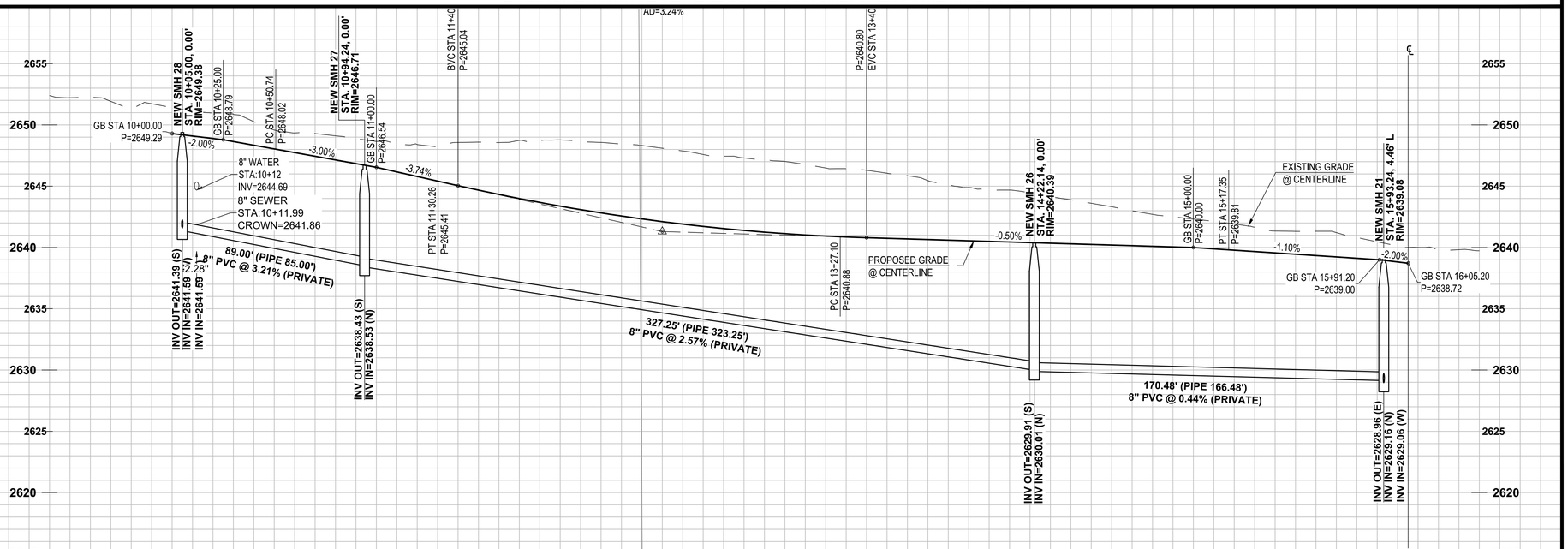


N LEDGE STONE DR (PRIVATE) STA. 10+00.00 TO STA. 16+05.20

NOTE:

1. **STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.**
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0' 30' 60' 90'



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
3. 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
4. CONNECTION TO EXISTING SEWER LINE STD. DTL. RWRD 303.
5. HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
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7. CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
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CONSTRUCTION KEYNOTES

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6. CONSTRUCT 10' VERTICAL CURB TERMINAL SECTION PER STD. DTL. 212.
7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
12. SLOPE STABILIZATION, SEE DETAIL 2, SHEET 36.
13. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 9, SHEET 34.
14. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 34.
15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
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25. CONSTRUCT DROP INLET WEIR PER SEE DTL. 1, SHT. 36
26. INSTALL 3" AC OVER 5" ABC SEE DTL. 11, SHT. 34
27. INSTALL WEEP HOLE PER DTL. 6 ON SHT.35 AND DTL. 7 ON SHT.35
28. INSTALL SIDEWALK SCUPPER TYPE 1 PER PAG STD. DTL. 204.
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OV1701072
G-2019-042
P19WI00026

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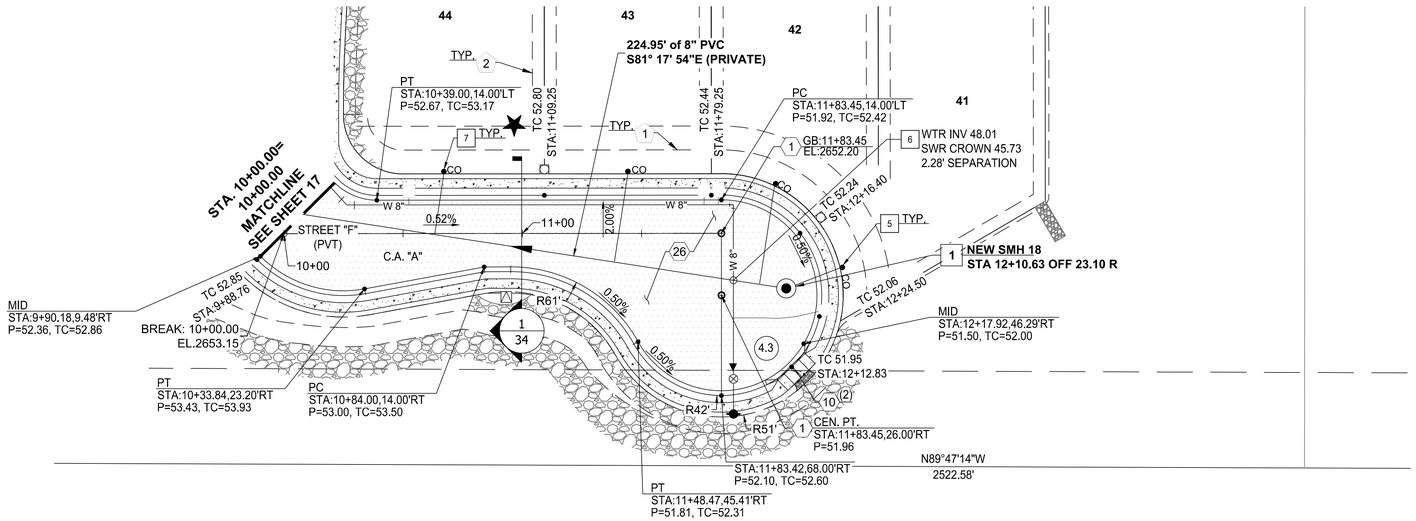
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Sheet 15
43

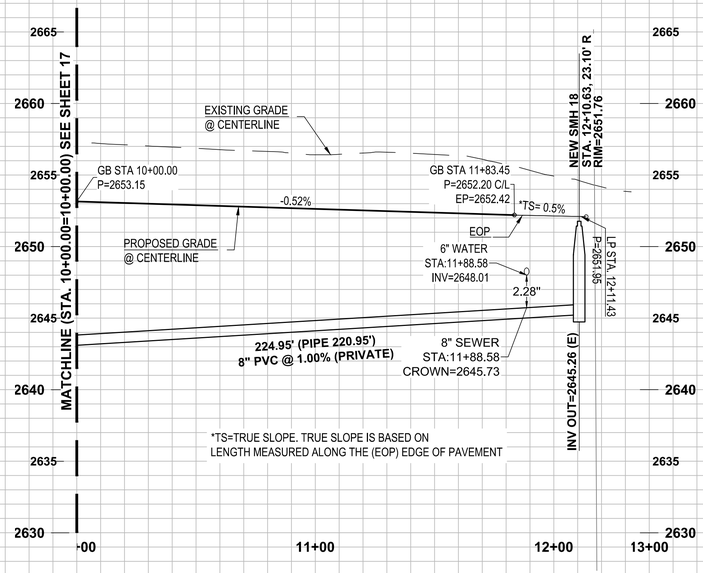


W SAHUARO DIVIDE (PRIVATE) STA. 10+00.00 TO STA. 11+83.45

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G-2019-042
P19WI00026

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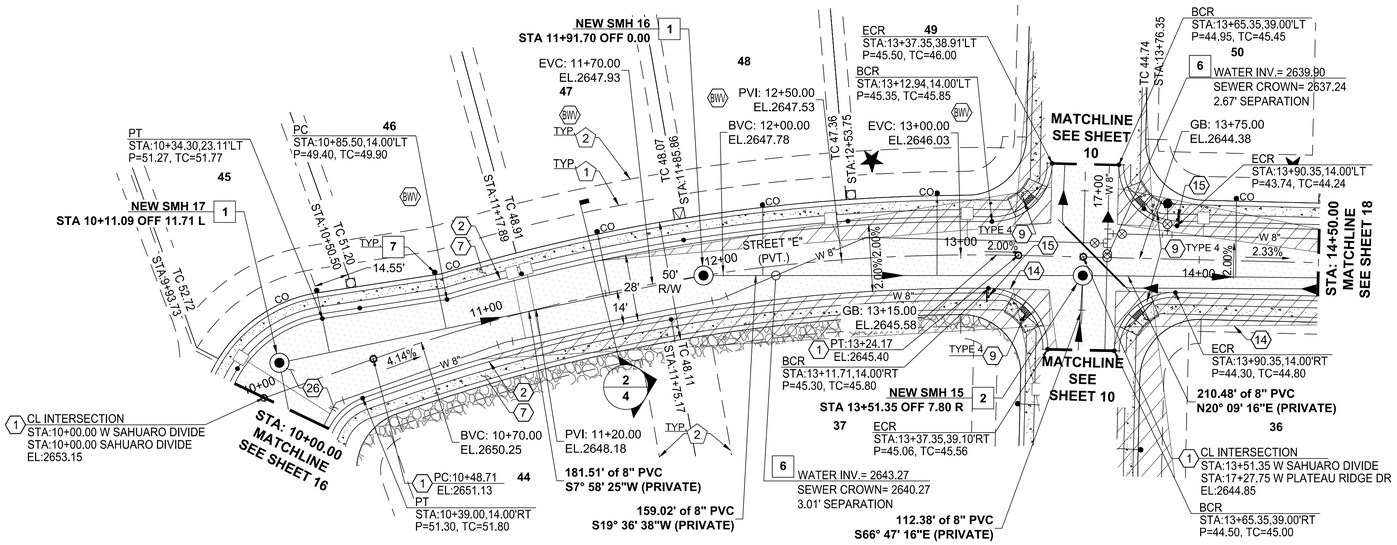
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Revisions		

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Sheet 16
43

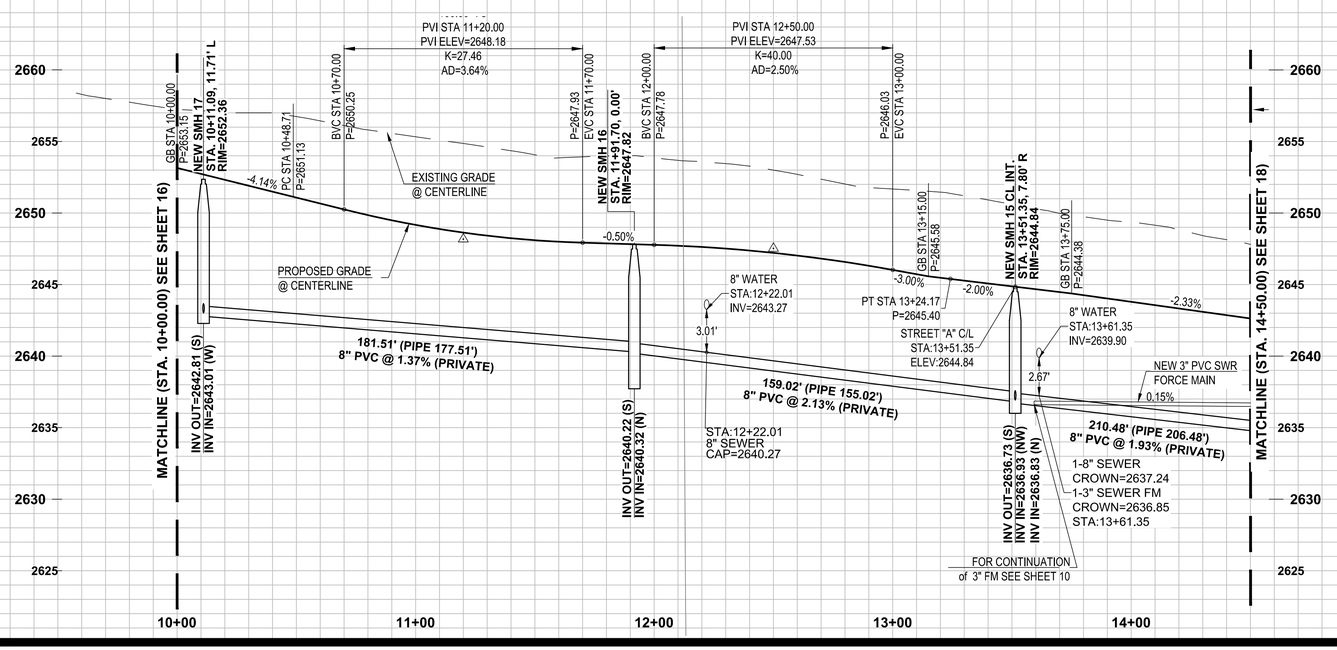


W SAHUARO DIVIDE RD (PRIVATE) STA. 9+00.00 TO STA. 14+17.00

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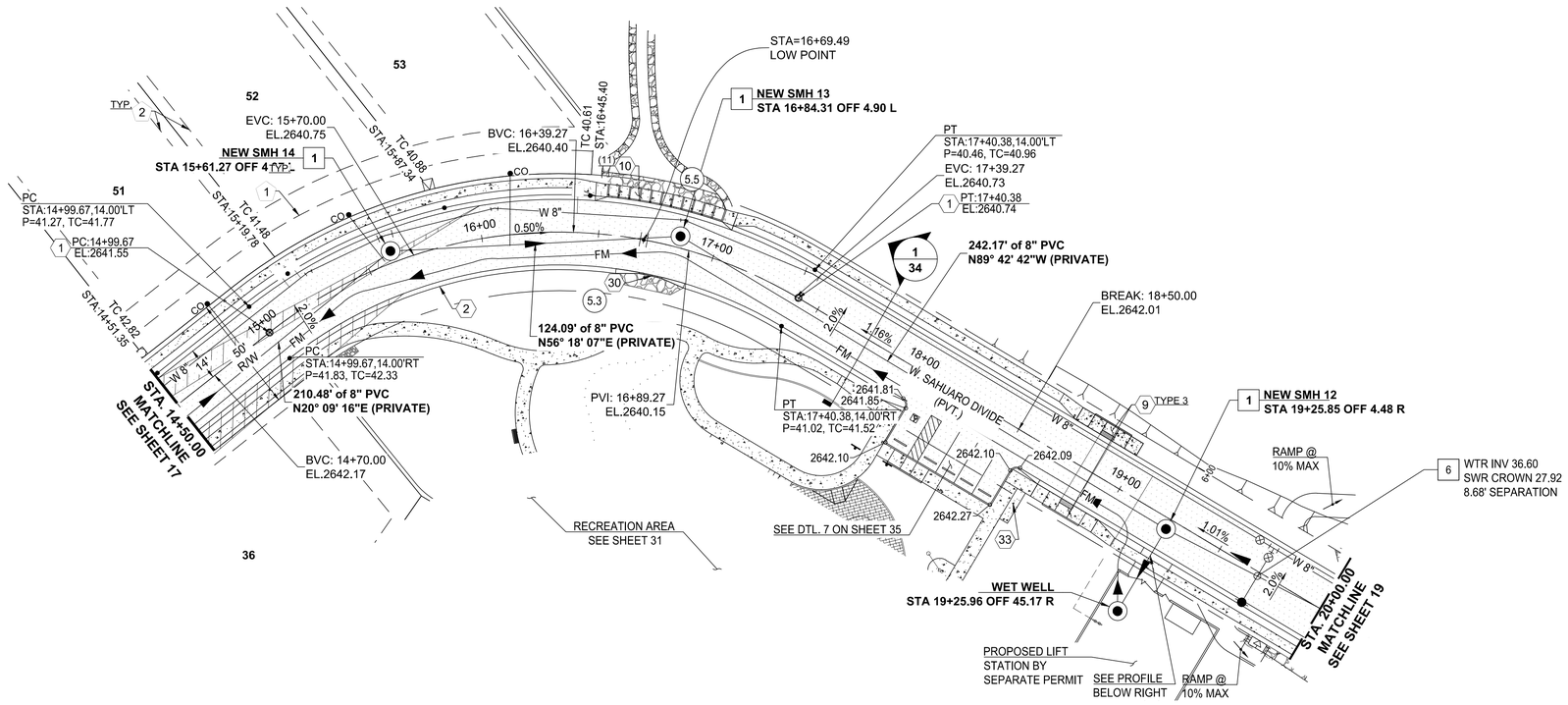
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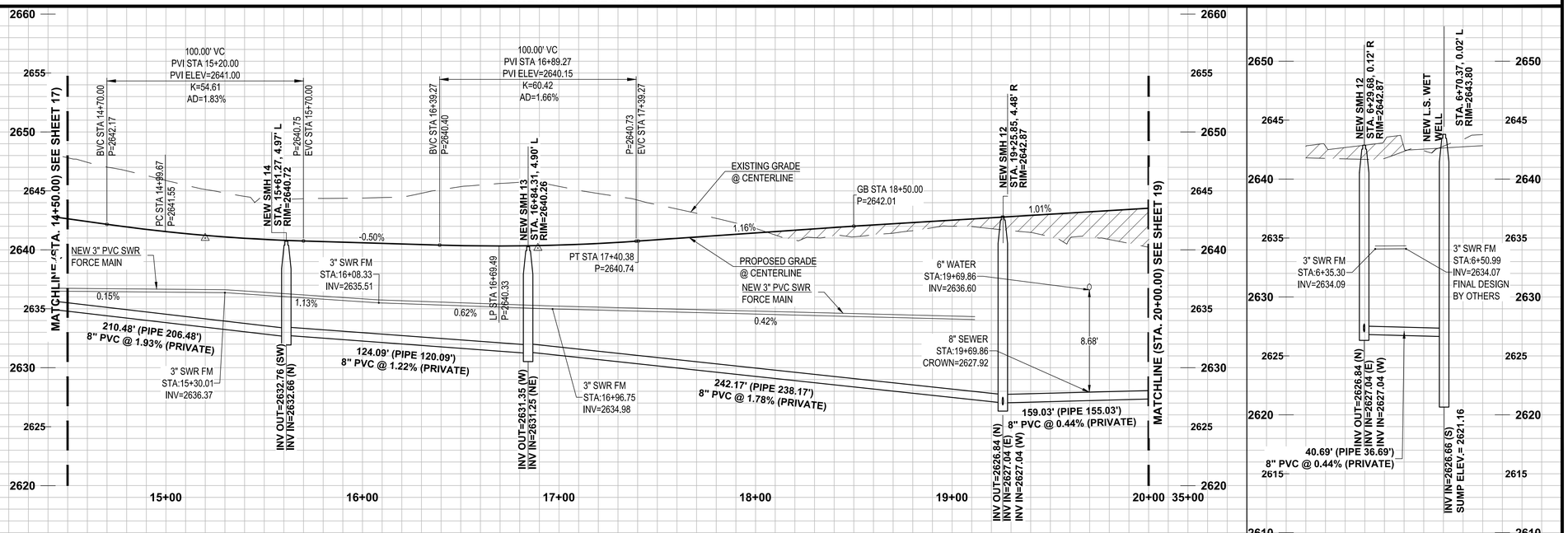


W. SAHUARO DIVIDE (PRIVATE) STA. 14+50.00 TO STA. 20+00.00

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29. INSTALL BARRICADE RAILING PER PAG STD. DTL. 105
30. INSTALL DEPRESSED CURB OPENING. SEE DTL. 4 ON SHT.36 AND TABLE OF HYDRAULIC STRUCTURES FOR DETAILS.
31. CONSTRUCT HEADWALL PER ADOT STD. DTL. 6.30-2, WITH BARRICADE RAILING PER PAG STD. DTL. 105
32. CONSTRUCT 16' LONG TRANSITION FOR 6" REVEAL VERTICAL CURB TO 8" REVEAL VERTICAL CURB
33. GANG MAILBOX LOCATION (SLAB 4'X15')

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RELATED CASE #
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OV1701617
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G-2019-042
P19WI00026

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Project
SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)
File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 18-P&P.dwg Plot Date:8/3/2020 9:03 AM By:gguderian

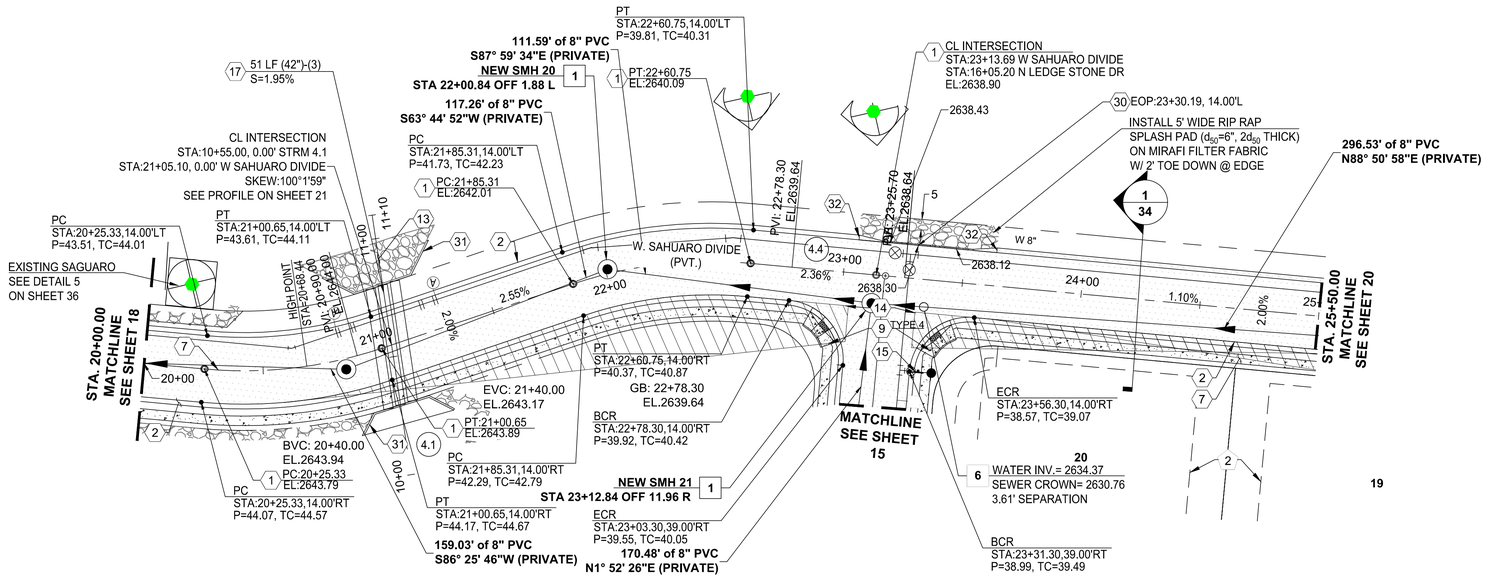
Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
Revisions		

Scale	H=1"=30', V=1"=5'
Job No.	116028-A002
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Designed By/Drawn By	DD/KB/MAL
Checked By	DD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

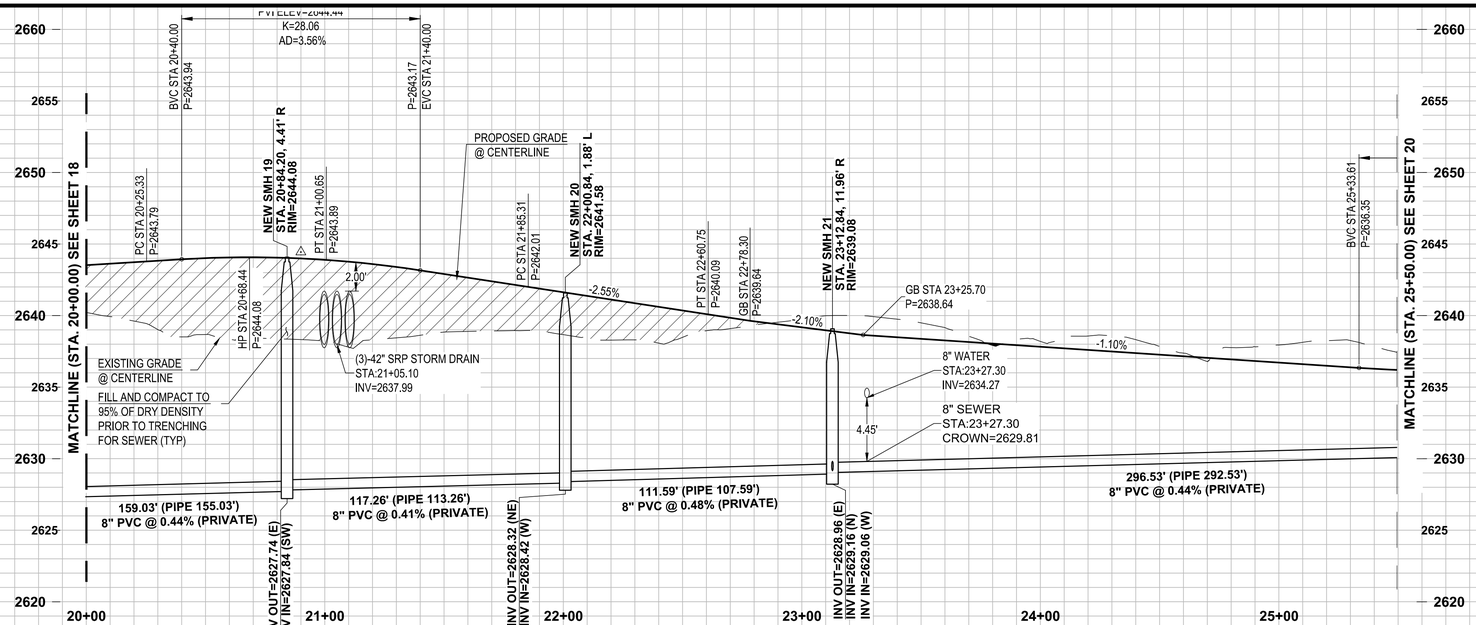
Sheet 18 of 43



W. SAHUARO DIVIDE (PRIVATE) STA. 20+00.00 TO STA. 25+50.00

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. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
3. 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
4. CONNECTION TO EXISTING SEWER LINE STD. DTL. RWRD 303.
5. HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
6. SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
7. CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
8. STABILIZED SURFACE AS SHOWN PER STD. DTL. RWRD 111.
9. CONSTRUCT NEW 4' DIA. MANHOLE OVER EXIST. 8" MAIN PER STD. DTL. RWRD 303
10. CONSTRUCT 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 212

CONSTRUCTION KEYNOTES

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7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
12. SLOPE STABILIZATION, SEE DETAIL 2, SHEET 36.
13. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 9, SHEET 34.
14. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 34.
15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
19. LANSCAPE AMENITIES PER LANDSCAPE PLANS
20. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
21. KEY CARD READER
22. RETAINING WALL BY OTHERS
23. SECURITY BARRIER AND GATE SEE DTL. 2 SHT. 36
24. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
25. CONSTRUCT DROP INLET WEIR PER SEE DTL. 1, SHT. 36
26. INSTALL 3" AC OVER 5" ABC SEE DTL. 11, SHT. 34
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No.	Date	Item

Revisions

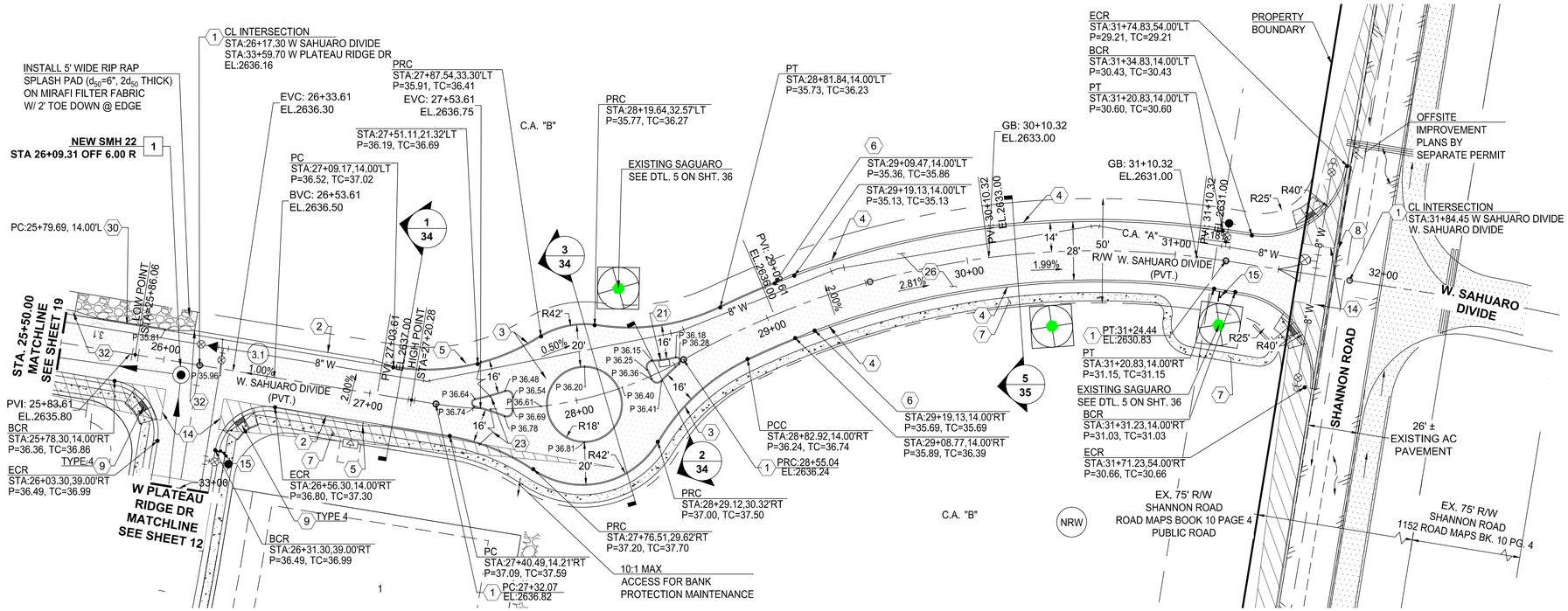
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Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA, U.S.A. Date Signed: 8/3/20

Sheet 19

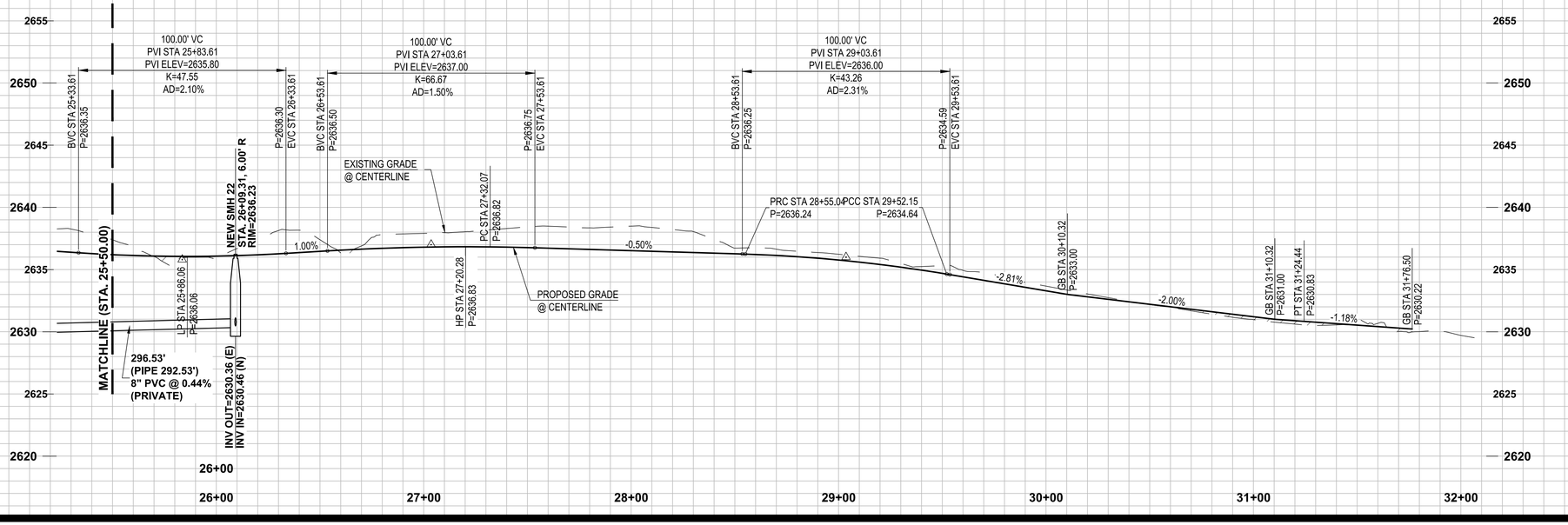
43



W. SAHUARO DIVIDE (PRIVATE) STA. 25+50.00 TO STA. 32+00.00

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0' 30' 60' 90'



EASEMENT KEYNOTES

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11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
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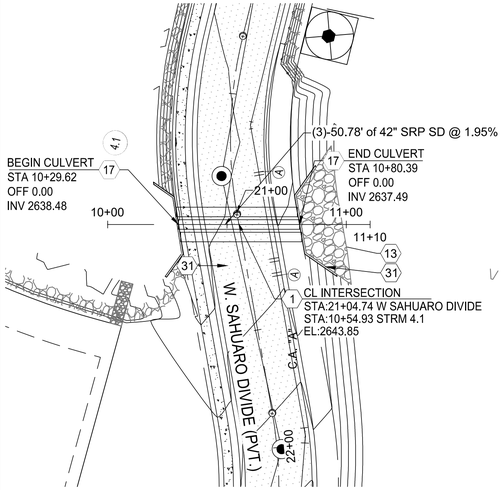
Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
Revisions		

Scale	H=1"=30', V=1"=5'
Job No.	116028-A002
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Designed By/Drawn By	DD/KB/MAL
Checked By	DD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 8/3/20 ARIZONA, U.S.A.

Sheet 20 of 43

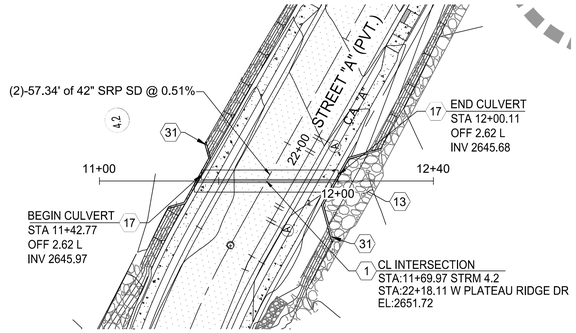


STORM DRAIN RUN SD-4.1

NOTE:

1. STATIONING IS ALONG THE PIPE CENTERLINE UNLESS OTHERWISE NOTED.

H=1"=30', V=1"=5' **2. INLET & OUTLET HEADWALLS PER ADOT STD. DTL 6.30**

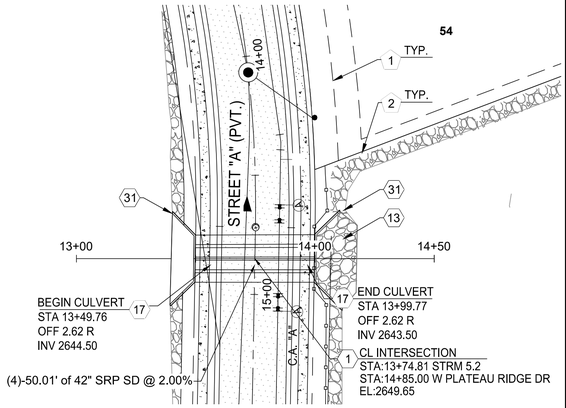


STORM DRAIN RUN SD-4.2

NOTE:

1. STATIONING IS ALONG THE PIPE CENTERLINE UNLESS OTHERWISE NOTED.

H=1"=30', V=1"=5' **2. INLET & OUTLET HEADWALLS PER ADOT STD. DTL 6.30**

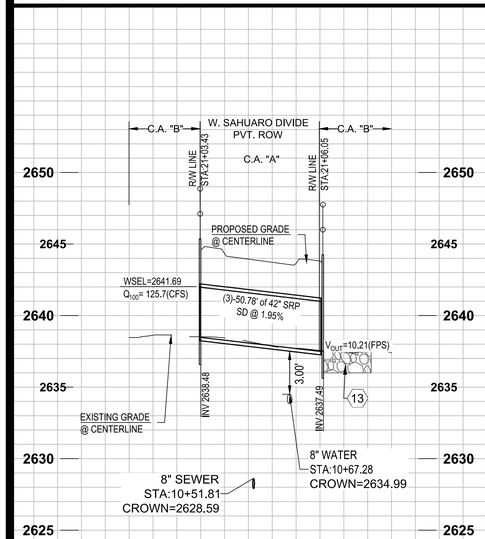


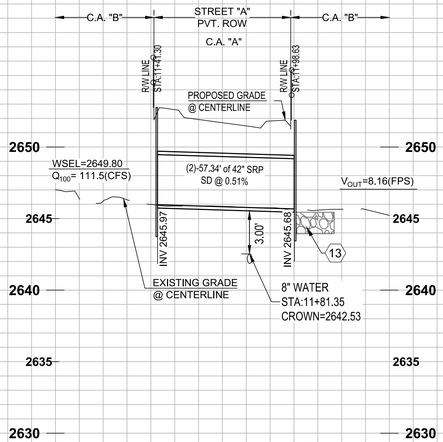
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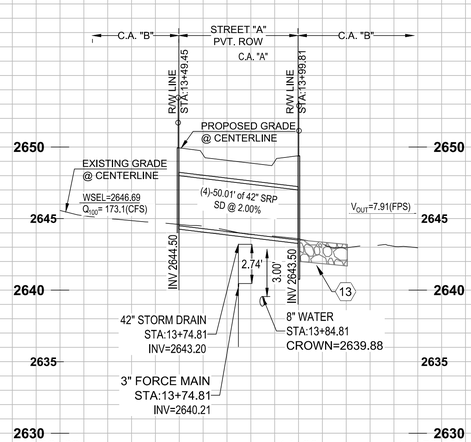
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SEWER KEYNOTES

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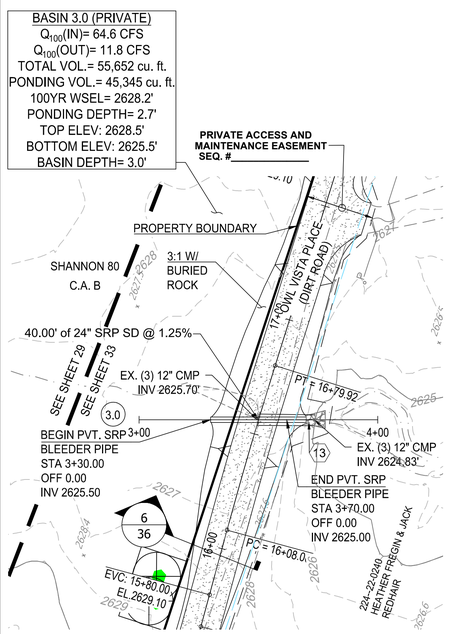
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Sheet 21
43

SEE SHEET 33 FOR GRADING LIMITS

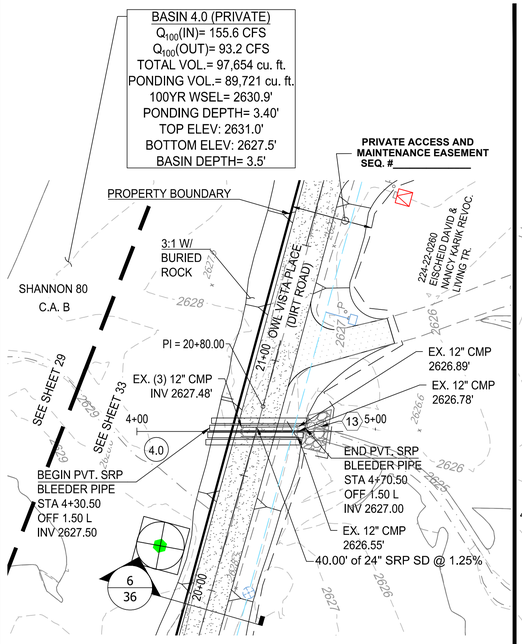


STORM DRAIN RUN SD-3.0

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1. STATIONING IS ALONG THE PIPE CENTERLINE UNLESS OTHERWISE NOTED.

H=1"=30', V=1"=5'

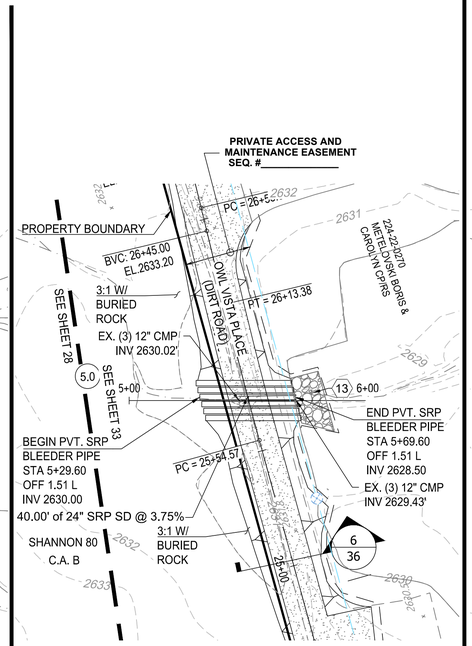


STORM DRAIN RUN SD-4.0

NOTE:

1. STATIONING IS ALONG THE PIPE CENTERLINE UNLESS OTHERWISE NOTED.

H=1"=30', V=1"=5'

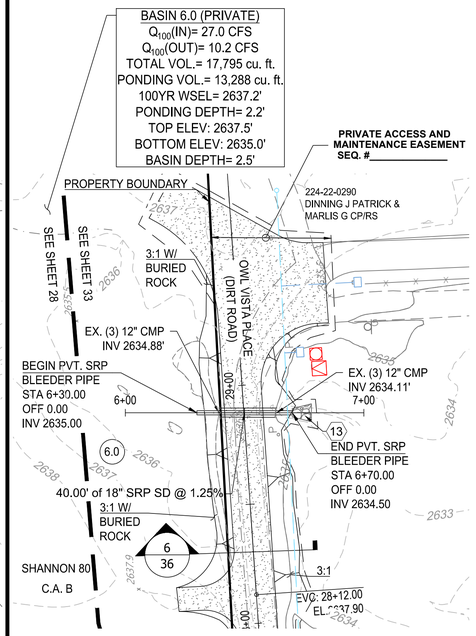


STORM DRAIN RUN SD-5.0

NOTE:

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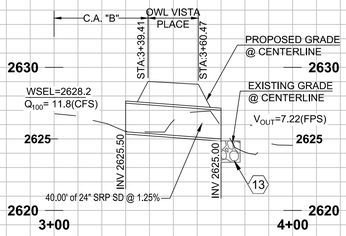
STORM DRAIN RUN SD-6.0

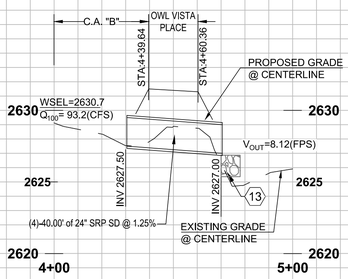
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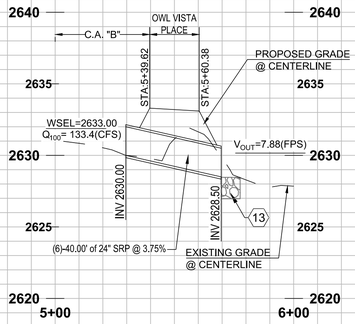
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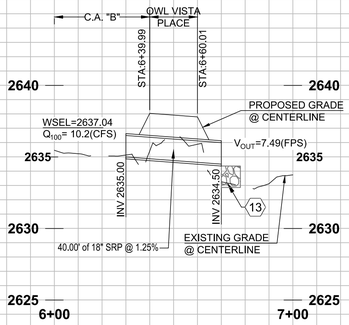
H=1"=30', V=1"=5'

*ALL OWL VISTA ROAD SPLASH PADS SHALL BE CATALINA BROWN OR CORONADO BROWN RIP-RAP









EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
3. 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
4. CONNECTION TO EXISTING SEWER LINE STD. DTL. RWRD 303.
5. HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
6. SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
7. CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
8. STABILIZED SURFACE AS SHOWN PER STD. DTL. RWRD 111.
9. CONSTRUCT NEW 4' DIA. MANHOLE OVER EXIST. 8" MAIN PER STD. DTL. RWRD 303
10. CONSTRUCT 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 212

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 CONCRETE HEADER PER PAG STD. DTL. 213
5. CONSTRUCT 10' MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
6. CONSTRUCT 10' VERTICAL CURB TERMINAL SECTION PER STD. DTL. 212.
7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
12. SLOPE STABILIZATION, SEE DETAIL 2, SHEET 36.
13. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 9, SHEET 34. * (SEE NOTE AT LEFT)
14. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 34.
15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
19. LANSCAPE AMENITIES PER LANDSCAPE PLANS
20. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
21. KEY CARD READER
22. RETAINING WALL BY OTHERS
23. SECURITY BARRIER AND GATE SEE DTL. 2 SHT. 36
24. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
25. CONSTRUCT DROP INLET WEIR PER SEE DTL. 1, SHT. 36
26. INSTALL 3" AC OVER 5" ABC SEE DTL. 11, SHT. 34
27. INSTALL WEEP HOLE PER DTL. 6 ON SHT.35 AND DTL. 7 ON SHT.35
28. INSTALL SIDEWALK SCUPPER TYPE 1 PER PAG STD. DTL. 204.
29. INSTALL BARRICADE RAILING PER PAG STD. DTL. 105
30. INSTALL DEPRESSED CURB OPENING. SEE DTL. 4 ON SHT.36 AND TABLE OF HYDRAULIC STRUCTURES FOR DETAILS.
31. CONSTRUCT HEADWALL PER ADOT STD. DTL. 6.30-2, WITH BARRICADE RAILING PER PAG STD. DTL. 105
32. CONSTRUCT 16' LONG TRANSITION FOR 6" REVEAL VERTICAL CURB TO 8" REVEAL VERTICAL CURB
33. GANG MAILBOX LOCATION (SLAB 4'X15')

0' 30' 60' 90'

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

RELATED CASE #
1900400
OV1701617
OV1701072
G-2019-042
P19WI00026

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

Project
SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)
File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 22-P&P-STORM.dwg Plot Date:9/30/2020 12:19 PM By:ddame

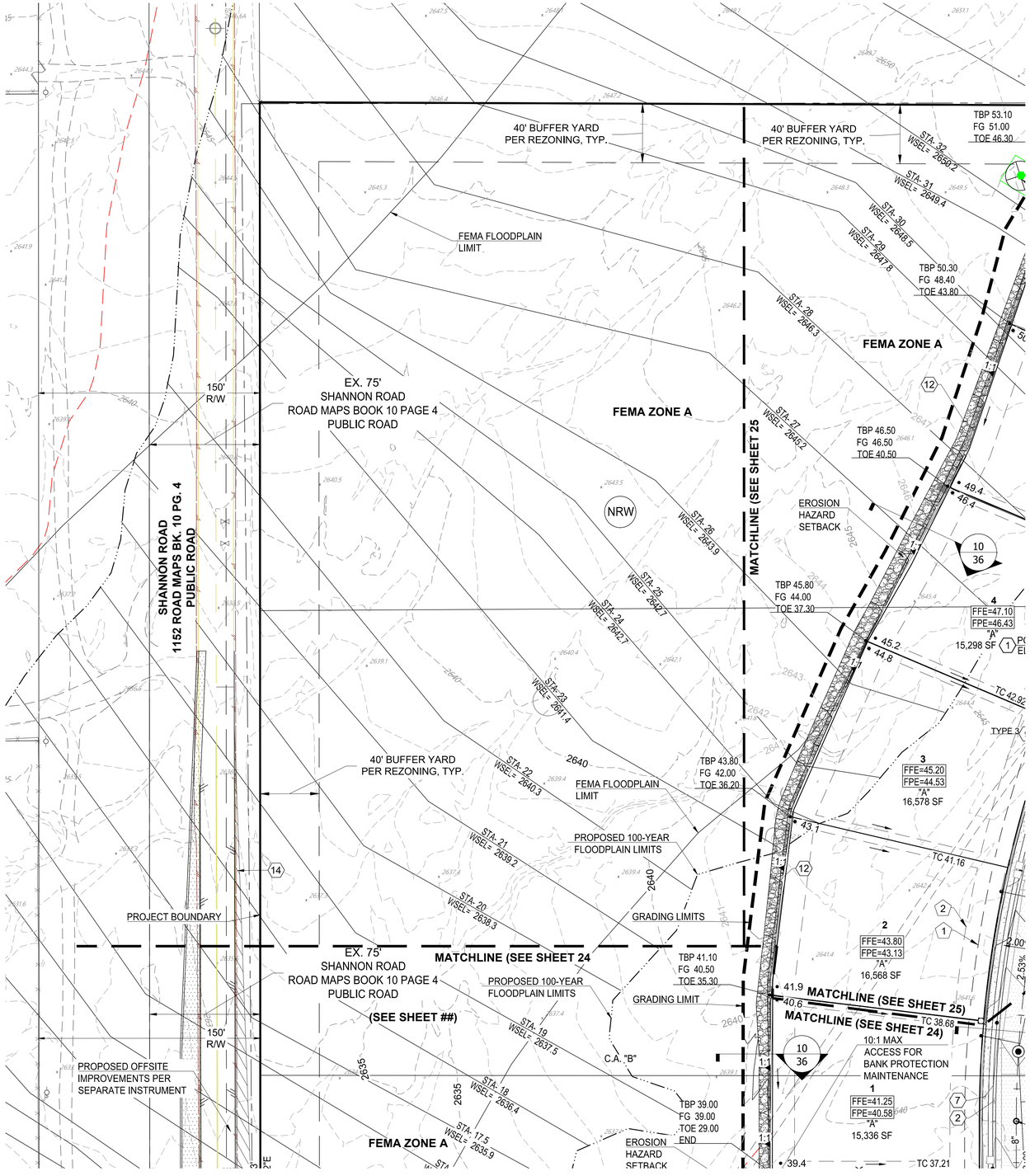
Sheet Title
PUBLIC SEWER AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item
Revisions		

Scale	H=1"=30', V=1"=5'
Job No.	116028-A002
Date	AUG 2020
Designed By/Drawn By	DD/KB/MAL
Checked By	WLB

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 9/3/20 ARIZONA, U.S.A.

Sheet 22
43



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
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15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
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ARIZONA811 BLUE STAKE, INC.
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PROJ #1900400
RELATED CASE #
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SHANNON 80

LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

GRADING PLAN

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 23-29 GRADING.dwg Plot Date:8/3/2020 9:08 AM By:gguderian

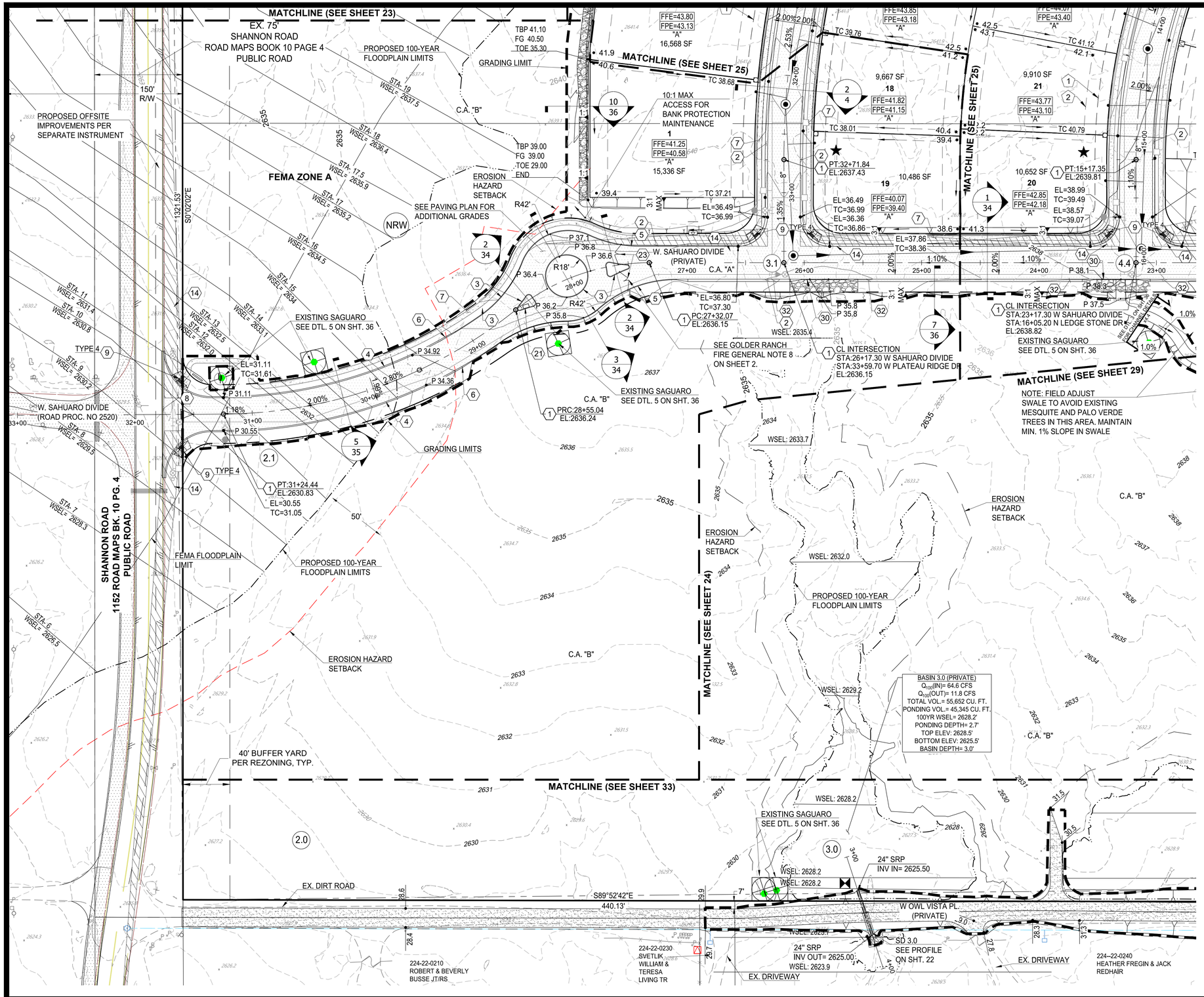
No.	Date	Item

Revisions

Scale	1"=40'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 8/3/20 ARIZONA, U.S.A.

Sheet 23 of 43



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

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SHANNON 80

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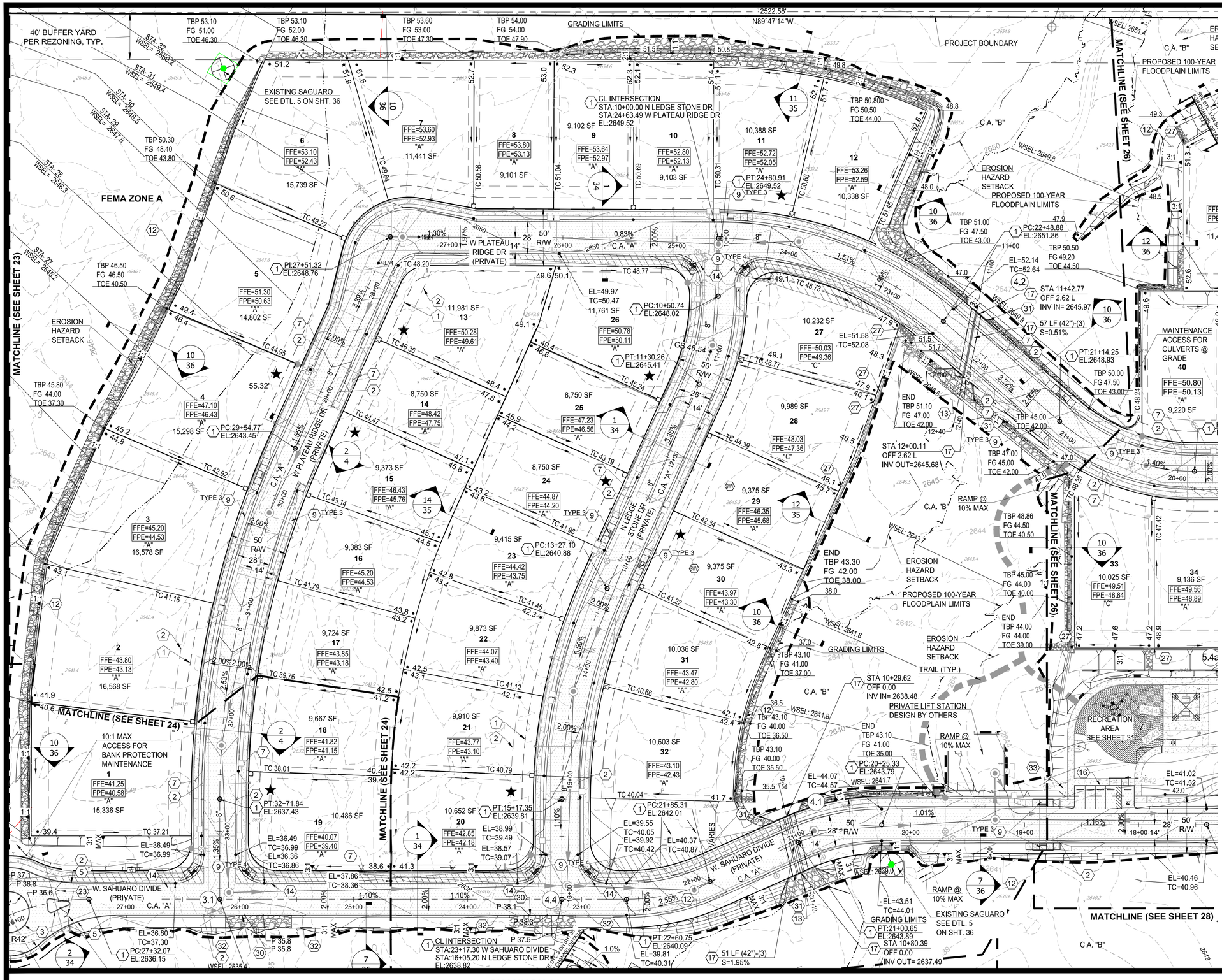
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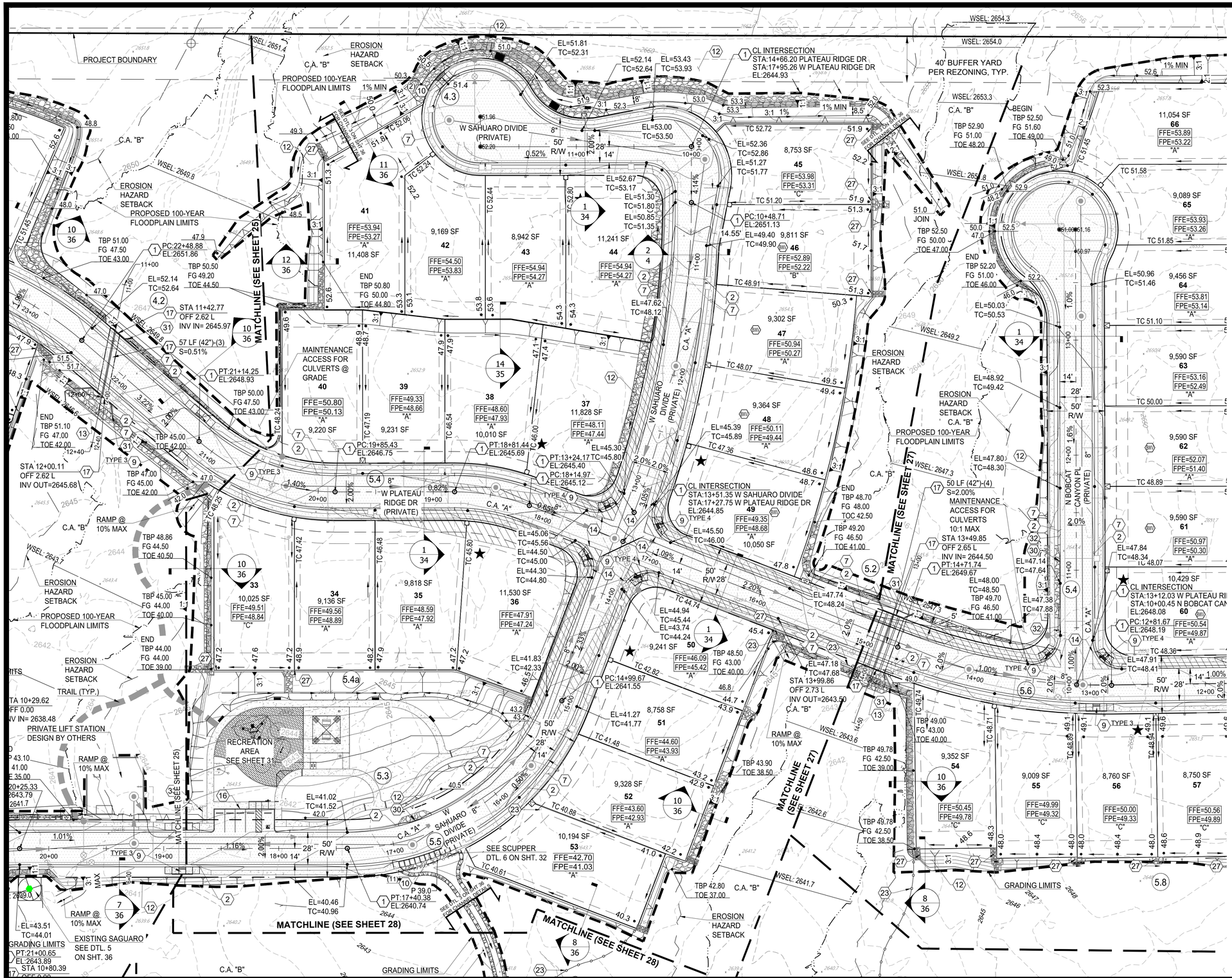
Revisions

Scale	1"=40'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Sheet 24 of 43


2522.58'
N89°47'14"W
GRADING LIMITS
PROJECT BOUNDARY
40' BUFFER YARD PER REZONING, TYP.
EXISTING SAGUARO SEE DTL. 5 ON SHT. 36
FEMA ZONE A
MATCHLINE (SEE SHEET 23)
MATCHLINE (SEE SHEET 24)
MATCHLINE (SEE SHEET 26)
MATCHLINE (SEE SHEET 28)
W PLATEAU RIDGE DR (PRIVATE)
N LEDGE STONE DR (PRIVATE)
W SAHUARO DIVIDE (PRIVATE)
EROSION HAZARD SETBACK
PROPOSED 100-YEAR FLOODPLAIN LIMITS
MAINTENANCE ACCESS FOR CULVERTS @ GRADE
RAMP @ 10% MAX
TRAIL (TYP.)
RECREATION AREA SEE SHEET 31
PRIVATE LIFT STATION DESIGN BY OTHERS
10:1 MAX ACCESS FOR BANK PROTECTION MAINTENANCE
CL INTERSECTION STA:10+00.00 N LEDGE STONE DR STA:24+63.49 W PLATEAU RIDGE DR EL:2649.52
CL INTERSECTION STA:23+17.30 W SAHUARO DIVIDE STA:16+05.20 N LEDGE STONE DR EL:2638.82
C.A. "A"
C.A. "B"
1 11,981 SF 13 FFE=50.28 FPE=49.61 "A"
2 8,750 SF 14 FFE=48.42 FPE=47.75 "A"
3 16,578 SF FFE=45.20 FPE=44.53 "A"
4 15,298 SF FFE=47.10 FPE=46.43 "A"
5 14,802 SF FFE=51.30 FPE=50.63 "A"
6 FFE=53.10 FPE=52.43 "A"
7 11,441 SF FFE=53.60 FPE=52.93 "A"
8 FFE=53.80 FPE=53.13 "A"
9 9,102 SF FFE=53.64 FPE=52.97 "A"
10 FFE=52.80 FPE=52.13 "A"
11 10,388 SF FFE=52.72 FPE=52.05 "A"
12 FFE=53.26 FPE=52.59 "A"
10,338 SF
13 10,232 SF 27 FFE=50.03 FPE=49.36 "C"
14 9,989 SF 28 FFE=48.03 FPE=47.36 "C"
15 9,373 SF FFE=46.43 FPE=45.76 "A"
16 9,383 SF FFE=45.20 FPE=44.53 "A"
17 9,724 SF FFE=43.85 FPE=43.18 "A"
18 9,667 SF FFE=41.82 FPE=41.15 "A"
19 10,486 SF FFE=40.07 FPE=39.40 "A"
20 10,652 SF FFE=42.85 FPE=42.18 "A"
21 9,910 SF FFE=43.77 FPE=43.10 "A"
22 9,873 SF FFE=44.07 FPE=43.40 "A"
23 9,415 SF FFE=44.42 FPE=43.75 "A"
24 8,750 SF FFE=44.87 FPE=44.20 "A"
25 8,750 SF FFE=47.23 FPE=46.56 "A"
26 11,761 SF FFE=50.78 FPE=50.11 "A"
27 10,232 SF FFE=50.03 FPE=49.36 "C"
28 9,989 SF FFE=48.03 FPE=47.36 "C"
29 9,375 SF FFE=46.35 FPE=45.68 "A"
30 9,375 SF FFE=43.97 FPE=43.30 "A"
31 10,036 SF FFE=43.47 FPE=42.80 "A"
32 10,603 SF FFE=43.10 FPE=42.43 "A"
33 10,025 SF FFE=49.51 FPE=48.84 "C"
34 9,136 SF FFE=49.56 FPE=48.89 "A"
TBP 53.10 FG 51.00 TOE 46.30
TBP 53.10 FG 52.00 TOE 46.30
TBP 53.60 FG 53.00 TOE 47.30
TBP 54.00 FG 54.00 TOE 47.90
TBP 50.30 FG 48.40 TOE 43.80
TBP 46.50 FG 46.50 TOE 40.50
TBP 45.80 FG 44.00 TOE 37.30
TBP 50.800 FG 50.50 TOE 44.00
TBP 51.00 FG 47.50 TOE 43.00
TBP 50.50 FG 49.20 TOE 44.50
TBP 50.00 FG 47.50 TOE 43.00
TBP 51.10 FG 47.00 TOE 42.00
TBP 45.00 FG 42.00
TBP 47.00 FG 45.00 TOE 42.00
TBP 48.86 FG 44.50 TOE 40.50
TBP 45.00 FG 44.00 TOE 40.00
END TBP 43.30 FG 42.00 TOE 38.00
END TBP 44.00 FG 44.00 TOE 39.00
TBP 43.10 FG 41.00 TOE 37.00
TBP 43.10 FG 40.00 TOE 36.50
TBP 43.10 FG 41.00 TOE 35.00
TBP 43.10 FG 40.00 TOE 35.50
PC:29+54.77 EL:2643.45
PC:27+51.32 EL:2648.76
PC:10+50.74 EL:2648.02
PT:11+30.26 EL:2645.41
PC:13+27.10 EL:2640.88
PT:24+60.91 EL:2649.52 TYPE 3
PC:22+48.88 EL:2651.86
PT:21+14.25 EL:2648.93
PC:20+25.33 EL:2643.79
PT:32+71.84 EL:2637.43
PT:15+17.35 EL:2639.81
PC:21+85.31 EL:2642.01
PC:27+32.07 EL:2636.15
PT:22+60.75 EL:2640.09
PT:21+00.65 EL:2643.89
STA 11+42.77 OFF 2.62 L INV IN= 2645.97
57 LF (42")-(3) S=0.51%
STA 12+00.11 OFF 2.62 L INV OUT=2645.68
STA 10+80.39 OFF 0.00 INV OUT= 2637.49
STA 10+29.62 OFF 0.00 INV IN= 2638.48
51 LF (42")-(3) S=1.95%
EL=49.97 TC=50.47
EL=51.58 TC=52.08
EL=52.14 TC=52.64
EL=44.07 TC=44.57
EL=39.55 TC=40.05
EL=39.92 TC=40.42
EL=40.37 TC=40.87
EL=36.49 TC=36.99
EL=36.49 TC=36.99
EL=36.36 TC=36.86
EL=38.99 TC=39.49
EL=38.57 TC=39.07
EL=41.02 TC=41.52
EL=43.51 TC=44.01
EL=46.80 TC=37.30
EL=39.81 TC=40.31
EL=46.46 TC=40.96
WSEL: 2651.4
WSEL: 2649.8
WSEL: 2648.8
WSEL: 2643.7
WSEL: 2641.8
WSEL: 2641.7
WSEL: 2639.0
WSEL: 2635.4
STA -32 WSEL= 2650.2
STA -31 WSEL= 2649.4
STA -30 WSEL= 2648.5
STA -29 WSEL= 2647.8
STA -28 WSEL= 2646.3
STA -27 WSEL= 2645.2
2650
2645
2640
2635
1.30%
1.67%
0.83%
2.00%
1.51%
3.38%
2.00%
1.55%
3.38%
2.00%
1.35%
1.10%
2.00%
1.10%
2.00%
2.55%
1.40%
2.00%
1.16%
2.00%
0.50%
1.10%
1.0%
3.22%
2.00%
2.00%
2.53%
2.00%
2.00%
2.00%
2.00%
1.95%
1.0%
1.95%
1.0%
1.95%
1.0



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
3. 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
4. CONNECTION TO EXISTING SEWER LINE STD. DTL. RWRD 303.
5. HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
6. SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
7. CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
8. STABILIZED SURFACE AS SHOWN PER STD. DTL. RWRD 111.
9. CONSTRUCT NEW 4' DIA. MANHOLE OVER EXIST. 8" MAIN PER STD. DTL. RWRD 303
10. CONSTRUCT 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 212

CONSTRUCTION KEYNOTES

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4. CONSTRUCT CONCRETE HEADER PER PAG STD. DTL. 213
5. CONSTRUCT 10' MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
6. CONSTRUCT 10' VERTICAL CURB TERMINAL SECTION PER STD. DTL. 212.
7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
12. SLOPE STABILIZATION, SEE DETAIL 2, SHEET 36.
13. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 9, SHEET 34.
14. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 34.
15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
19. LANSCAPE AMENITIES PER LANDSCAPE PLANS
20. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
21. KEY CARD READER
22. RETAINING WALL BY OTHERS
23. SECURITY BARRIER AND GATE SEE DTL. 2 SHT. 36
24. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
25. CONSTRUCT DROP INLET WEIR PER SEE DTL. 1, SHT. 36
26. INSTALL 3" AC OVER 5" ABC SEE DTL. 11, SHT. 34
27. INSTALL WEEP HOLE PER DTL. 6 ON SHT.35 AND DTL. 7 ON SHT.35
28. INSTALL SIDEWALK SCUPPER TYPE 1 PER PAG STD. DTL. 204.
29. INSTALL BARRICADE RAILING PER PAG STD. DTL. 105
30. INSTALL DEPRESSED CURB OPENING. SEE DTL. 4 ON SHT.36 AND TABLE OF HYDRAULIC STRUCTURES FOR DETAILS.
31. CONSTRUCT HEADWALL PER ADOT STD. DTL. 6.30-2, WITH BARRICADE RAILING PER PAG STD. DTL. 105
32. CONSTRUCT 16' LONG TRANSITION FOR 6" REVEAL VERTICAL CURB TO 8" REVEAL VERTICAL CURB
33. GANG MAILBOX LOCATION (SLAB 4'X15')

0' 40' 80' 120'

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SHANNON 80

LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

GRADING PLAN

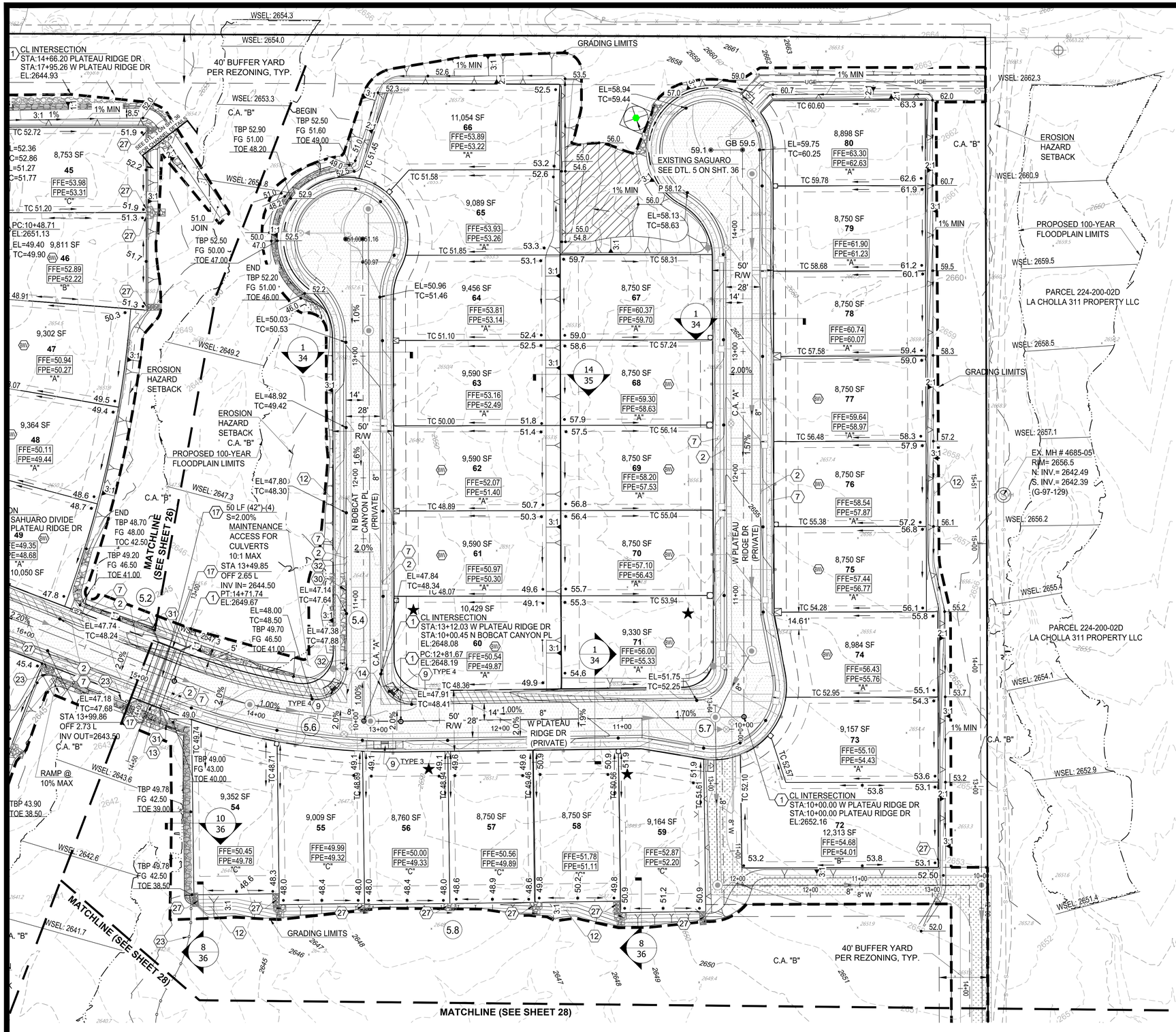
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No.	Date	Item
		Revisions

Scale	1"=40'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Sheet 26 of 43



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
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0' 40' 80' 120'

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SHANNON 80

LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

GRADING PLAN

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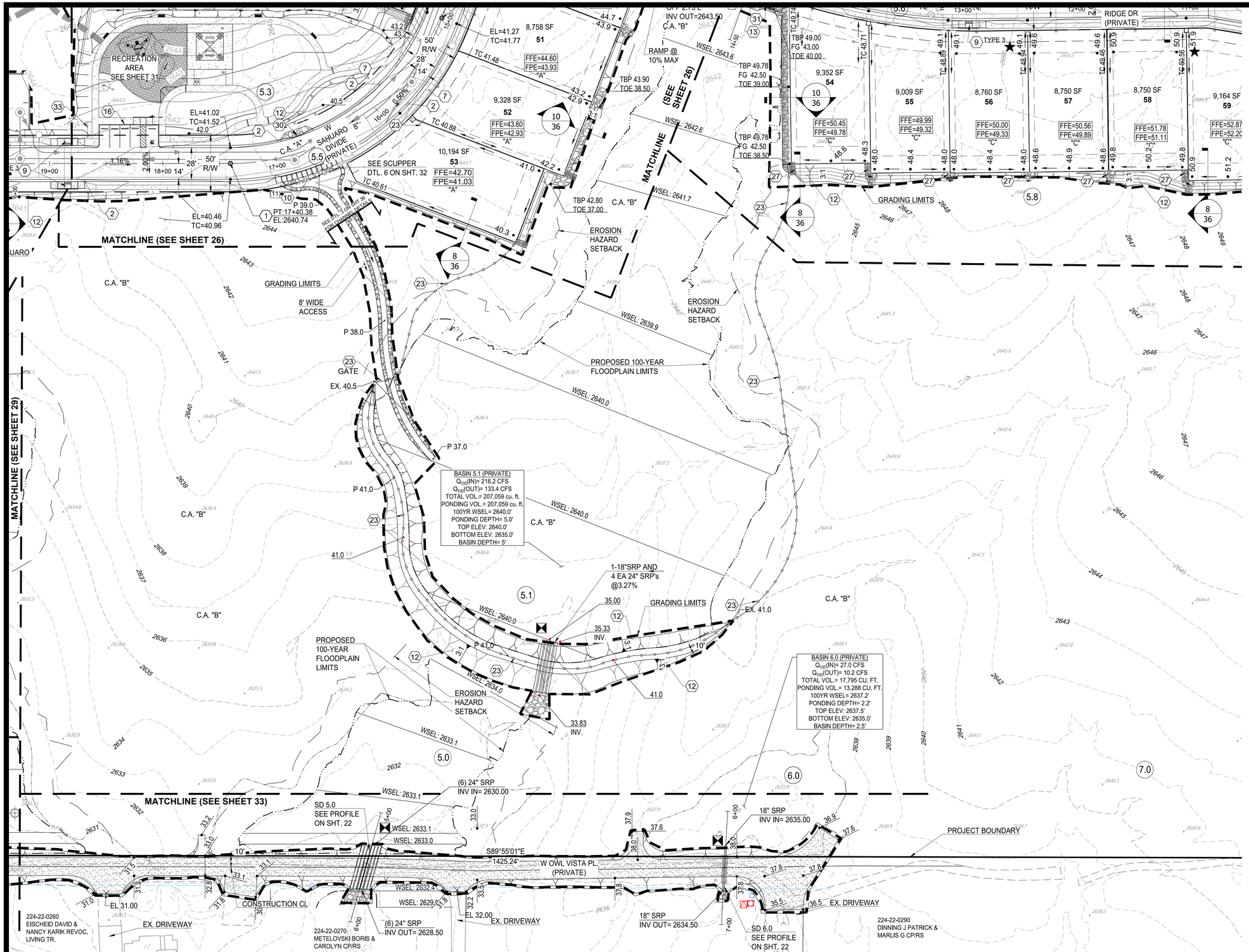
No.	Date	Item

Revisions

Scale	1"=40'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Sheet 27 of 43



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
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0' 40' 80' 120'

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SHANNON 80

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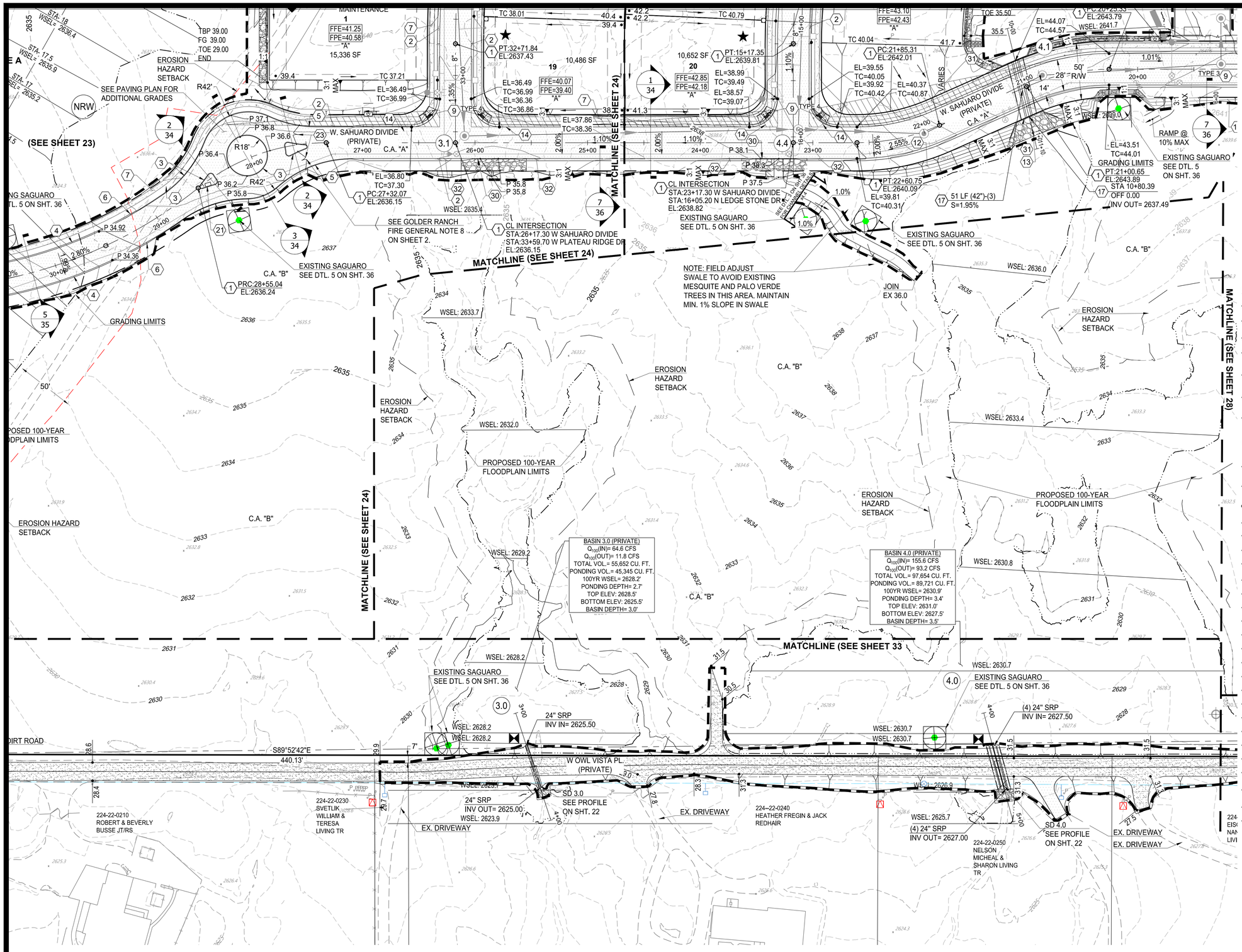
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No.	Date	Item
		Revisions

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Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA, U.S.A. 8/31/20

Sheet 28 of 43



EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

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PROJ #1900400
RELATED CASE #
OV1701617
OV1701072
G-2019-042
P19WI00026

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

SHANNON 80

LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

GRADING PLAN

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 23-29 GRADING.dwg Plot Date:8/17/2020 9:32 AM By:gguderian

No.	Date	Item

Scale	1"=40'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA U.S.A. 8/31/20

Sheet 29 of 43

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	INVERT	MH#	DISTANCE	NORTHING	EASTING	DISTANCE
1	32+15.86	26.01	2636.58	23	5.54			
2	31+20.37	26.00	2639.13	23	103.94			
3	30+51.06	26.00	2640.83	23	175.68			
4	29+41.75	25.85	2642.43	24	73.55			
5	28+27.56	26.02	2646.59	24	187.9			
6	27+53.00	34.24	2647.93	24	263.75			
7	27+15.45	33.42	2648.68	25	0			
8	26+43.33	26.00	2648.97	30	0			
9	25+73.32	26.00	2648.97	28	112.94			
10	25+03.32	26.00	2648.13	28	43.24			
11	24+35.93	26.00	2648.05	28	33			
12	23+71.04	26.00	2648.59	29	0			
13	27+96.38	-26.00	2645.61	24	219.76			
14	28+72.57	-26.00	2643.75	24	143.6			
15	29+47.54	-26.00	2641.76	24	68.66			
16	30+29.90	-26.00	2640.53	23	191.19			
17	31+15.22	-26.00	2639.18	23	108.94			
18	31+69.62	-26.00	2637.15	23	56.39			
19	32+57.16	-26.00	2635.40	22	95.04			
20	15+35.27	26.00	2638.18	21	56.98			
21	14+73.52	26.00	2638.51	21	122.15			
22	13+98.31	26.00	2638.84	26	20.45			
23	13+32.06	26.00	2639.18	26	90.27			
24	12+62.32	26.00	2640.20	26	160.24			
25	11+92.31	26.04	2642.56	26	230.18			
26	10+91.90	26.03	2646.11	27	24.16			
27	10+66.23	-25.98	2645.36	27	48.28			
28	11+30.83	-26.00	2643.36	26	289.89			
29	12+00.91	-26.00	2641.68	26	219.9			
30	12+80.91	-26.00	2639.30	26	139.92			
31	13+63.08	-26.00	2638.53	26	59.81			
32	14+63.58	-26.00	2638.05	21	127.14			
33	20+51.70	-26.00	2644.84	32	0			
34	19+90.94	-26.00	2644.89	31	146.1			
35	19+10.74	-26.00	2643.92	31	64.95			
36	18+07.98	-26.00	2643.24	16	71.42			
37	17+89.95	26.00	2643.44	16	55.32			
38	18+57.10	26.00	2643.93	31	8.39			
39	19+25.60	26.00	2644.66	31	80.17			
40	19+98.31	26.00	2645.63	31	151.09			
41	12+34.12	14.32	2649.27	19	0			
42	12+06.19	-20.76	2649.83	18	213.61			
43	11+44.25	-26.00	2650.27	18	152.04			
44	10+67.11	-26.00	2650.27	18	75.8			
45	10+36.00	-35.00	2649.31	17	160.13			
46	10+83.92	-26.34	2648.22	17	110.16			
47	11+51.75	-26.00	2646.27	17	39.99			
48	12+19.68	-26.00	2645.44	16	134.15			
49	12+90.58	-26.00	2644.68	16	61.08			
50	14+14.95	-26.00	2641.42	15	156.96			
51	14+86.37	-26.00	2639.83	15	86.71			
52	15+51.30	-26.00	2638.62	15	14.84			
53	16+14.60	-26.00	2637.96	14	90.53			
54	14+27.65	-26.00	2645.78	7	0			
55	13+64.89	-26.00	2645.32	6	58.91			
56	12+88.16	-26.00	2645.33	5	264.97			
57	12+18.47	-26.00	2645.89	5	194.75			
58	11+48.47	-26.00	2647.11	5	124.95			
59	10+78.42	-27.17	2648.20	5	54.72			
60	10+26.21	61.73	2645.87	5	226.58			
61	11+62.70	26.00	2646.30	6	162.44			
62	12+06.39	26.00	2647.40	6	206.12			
63	12+76.40	26.00	2648.49	6	276.15			
64	13+46.74	26.00	2649.14	10	25.77			
65	14+09.69	36.21	2649.26	10	88.43			
66	14+42.13	10.33	2649.22	11	0			
67	13+43.40	-26.00	2655.70	8	289.26			
68	12+73.41	-26.00	2654.63	8	219.26			
69	12+03.39	-26.00	2653.53	8	149.27			
70	11+33.41	-26.00	2652.43	8	79.27			

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	INVERT	MH#	DISTANCE	NORTHING	EASTING	DISTANCE
71	10+61.55	-26.00	2651.33	8	7.42			
72	9+75.28	10.72	2650.01	4	113.88			
73	9+99.88	30.71	2650.34	5	26.19			
74	10+71.37	28.47	2651.76	8	17.23			
75	11+20.97	26.00	2652.77	8	67			
76	11+90.97	26.00	2653.87	8	137			
77	12+60.97	26.00	2654.97	8	207			
78	13+30.99	26.00	2656.07	8	277.01			
79	14+00.99	26.00	2657.17	8	347.01			
80	14+67.28	25.97	2657.55	9	0			

	MANHOLE AS-BUILT INFORMATION	
MH NO	STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL FEET	
1	NORTHING	EASTING
2		
3		
4		
5		
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32		

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

PROJ #1900400
RELATED CASE #
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OV1701072
G-2019-042
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SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 30 HCS table.dwg Plot Date:8/3/2020 9:10 AM By:gguderian

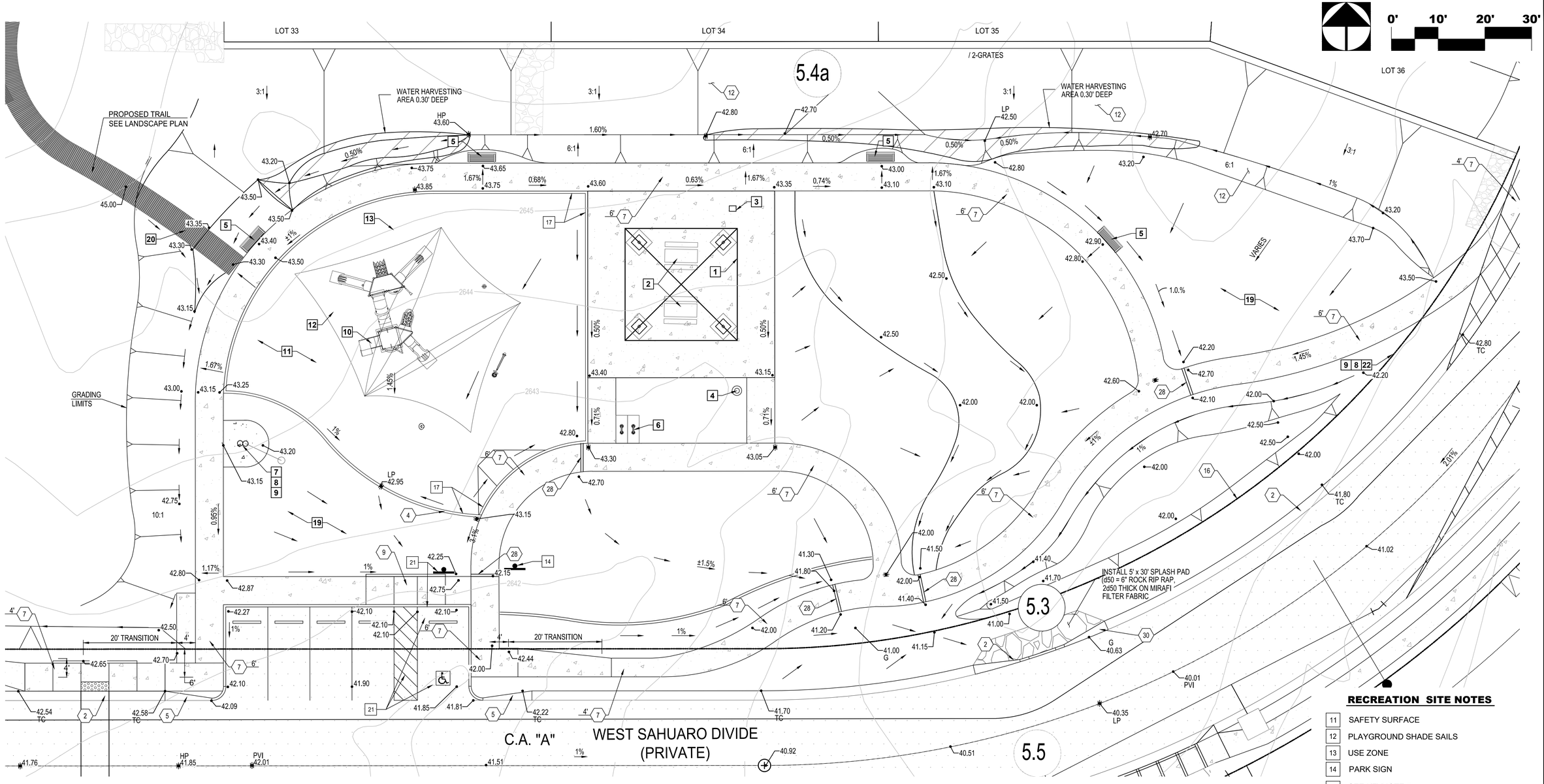
No.	Date	Item

Revisions

Scale
Job No. 116028-A002
Date AUG 2020
Designed By DD/KB/MAL
Checked By DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Sheet 30 of 43



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 CONCRETE HEADER PER PAG STD. DTL. 213
5. CONSTRUCT 10' MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
6. CONSTRUCT 10' VERTICAL CURB TERMINAL SECTION PER STD. DTL. 212.
7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
8. SAWCUT 2' OF EXISTING PAVEMENT, TACK, AND JOIN TO EXISTING.

CONSTRUCTION KEYNOTES

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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
12. SLOPE STABILIZATION, SEE DETAIL 2, SHEET 36.
13. ROCK RIP-RAP SPLASH PAD, SEE DETAIL 9, SHEET 34.
14. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 34.
15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
19. LANSCAPE AMENITIES PER LANDSCAPE PLANS

CONSTRUCTION KEYNOTES

20. ENTRY MONUMENT/WALL/SIGN PER LANDSCAPE PLANS
21. KEY CARD READER
22. RETAINING WALL BY OTHERS
23. SECURITY BARRIER AND GATE SEE DTL. 2 SHT. 36
24. 4" DIA. PVC IRRIGATION SLEEVE PER LANDSCAPE PLANS
25. CONSTRUCT DROP INLET WEIR PER SEE DTL. 1, SHT. 36
26. INSTALL 3" AC OVER 5" ABC SEE DTL. 11, SHT. 34
27. INSTALL WEEP HOLE PER DTL. 6 ON SHT.35 AND DTL. 7 ON SHT.35
28. INSTALL SIDEWALK SCUPPER TYPE 1 PER PAG STD. DTL. 204.
29. INSTALL BARRICADE RAILING PER PAG STD. DTL. 105
30. INSTALL DEPRESSED CURB OPENING. SEE DTL. 4 ON SHT.36 AND TABLE OF HYDRAULIC STRUCTURES FOR DETAILS.
31. CONSTRUCT HEADWALL PER ADOT STD. DTL. 6.30-2, WITH BARRICADE RAILING PER PAG STD. DTL. 105

RECREATION SITE NOTES (SEE FINAL SITE PLAN FOR SPECIFIC DETAILS)

1. RAMADA. 24' x 24' AMERICANA "NAVAJO" MODEL PRE-ENGINEERED METAL SHADE
2. PICNIC TABLE
3. BARBECUE
4. TRASH RECEPTACLE
5. BENCH
6. BIKE LOOPS (2): PW ATHLETIC 1700-00. COLOR: "520 BRONZE" POWDER COAT. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. AVAILABLE FROM DAVE BANG (800) 456-7903.
7. DRINKING FOUNTAIN WITH DRAINAGE SUMP
8. ONE-INCH WATER LINE TO DRINKING FOUNTAIN (SEE LANDSCAPE SHEET 20)
9. BACKFLOW PREVENTER ASSEMBLY (SEE LANDSCAPE SHEET 20)
10. PLAY EQUIPMENT: 2-12 YRS. BY MIRACLE PLAYGROUNDS DESIGN MODEL # R001_43013481447

RECREATION SITE NOTES

11. SAFETY SURFACE
12. PLAYGROUND SHADE SAILS
13. USE ZONE
14. PARK SIGN
15. SEE KEYNOTE 7
16. (NOT USED)
17. CONCRETE HEADER
18. (NOT USED)
19. DECOMPOSED GRANITE
20. STABILIZED DECOMPOSED GRANITE PATHWAY
21. SEE HANDICAP PARKING DETAIL 7,8,9 & 10 ON SHEET 35

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

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SHANNON 80

LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

No.	Date	Item

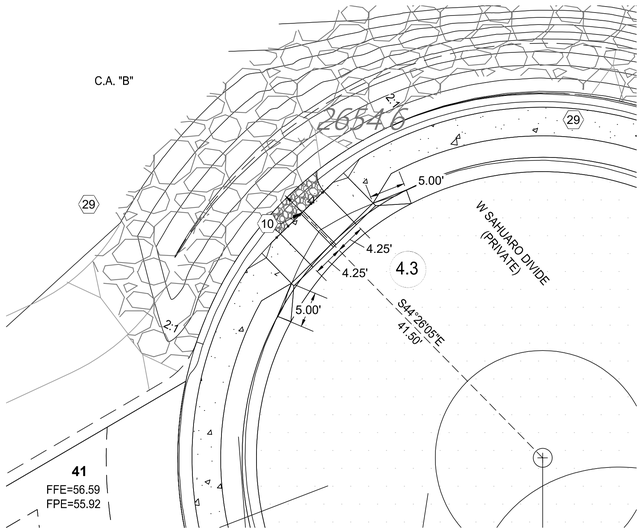
Revisions

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 31-REC AREA.dwg Plot Date:8/3/2020 9:11 AM By:gguderian

Scale	AS NOTED
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date 8/3/20 ARIZONA, U.S.A.

Sheet 31 of 43

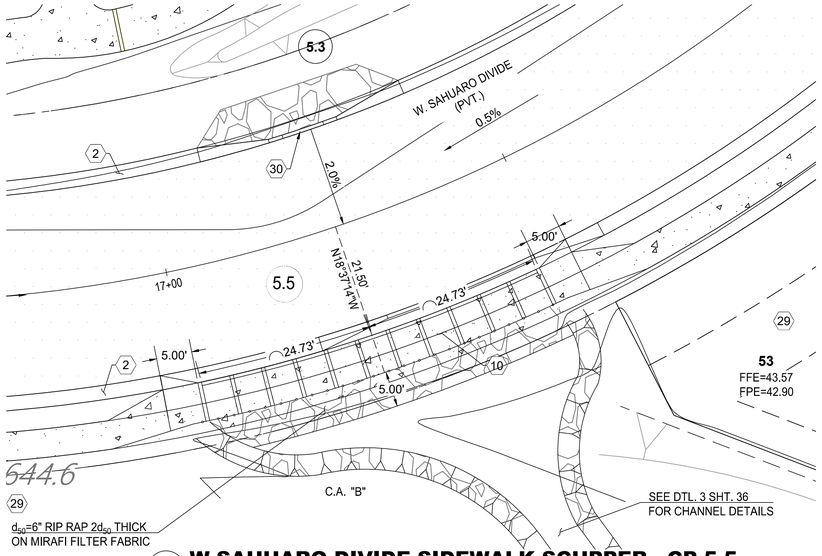


2 W SAHUARO DIVIDE SIDEWALK SCUPPER - CP 4.3

SCALE: 1"=10'

NOTE:

1. STATIONING IS ALONG THE ROAD UNLESS OTHERWISE NOTED.

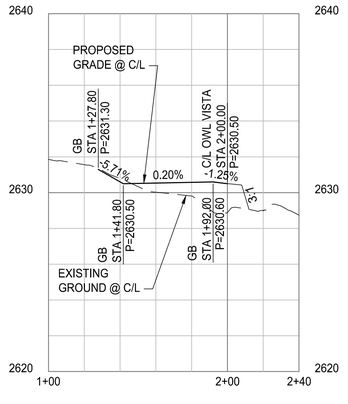


6 W SAHUARO DIVIDE SIDEWALK SCUPPER - CP 5.5

SCALE: 1"=10'

NOTE:

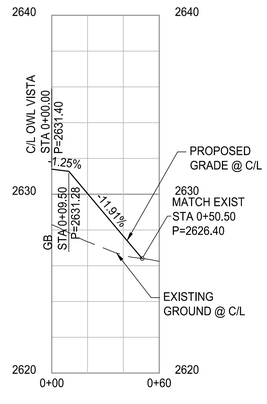
1. STATIONING IS ALONG THE ROAD UNLESS OTHERWISE NOTED.



3 BERM PROFILE

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

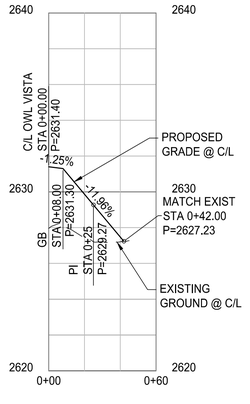
OWL VISTA PLACE STA 18+18.58



4 DRIVE PROFILE

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

OWL VISTA PLACE STA 20+98.80



5 DRIVE PROFILE

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

OWL VISTA PLACE STA 21+95.42

EASEMENT KEYNOTES

1. PUBLIC UTILITY EASEMENT PER FINAL PLAT
2. BUILDING SETBACK LINE, SEE DET. 10. SHT. 33.

SEWER KEYNOTES

1. CONSTRUCT 4' DIA. MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL RWRD 211
2. CONSTRUCT 5' DIA. MANHOLE PER STD. DTL. RWRD 206 WITH CONCRETE COLLAR PER STD. DTL RWRD 212
3. 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
4. CONNECTION TO EXISTING SEWER LINE STD. DTL. RWRD 303.
5. HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
6. SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
7. CONSTRUCT HCS WITH CLEANOUT PER STD. DTL. RWRD 401 AND STD. DTL. RWRD 404.
8. STABILIZED SURFACE AS SHOWN PER STD. DTL. RWRD 111.
9. CONSTRUCT NEW 4' DIA. MANHOLE OVER EXIST. 8" MAIN PER STD. DTL. RWRD 303
10. CONSTRUCT 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR PER STD. DTL. RWRD 212

CONSTRUCTION KEYNOTES

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5. CONSTRUCT 10' MODIFIED TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER P.A.G. STD. DTL. 210.
6. CONSTRUCT 10' VERTICAL CURB TERMINAL SECTION PER STD. DTL. 212.
7. CONSTRUCT CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. STANDARD 4' WIDE SIDEWALK UNLESS OTHERWISE NOTED.
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. SEE TABLE OF HYDRAULIC STRUCTURES ON SHEET 36
11. CONSTRUCT TYPE 4 CATCH BASIN PER P.A.G. STD. DTL. 309. #OF GRATES AS NOTED
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14. SIGHT VISIBILITY TRIANGLE, SEE DETAIL 4, SHEET 34.
15. INSTALL 30" X 30" R1-1 "STOP SIGN" AND STREET NAME SIGN.
16. NEIGHBORHOOD PARK PARKING AREA, SEE DETAIL 7, SHEET 35.
17. INSTALL SRP STORM DRAIN. LENGTH, SLOPE, AND DIAMETER PER PLAN.
18. ENTRANCE GATE, SEE LANDSCAPE PLANS
19. LANSCAPE AMENITIES PER LANDSCAPE PLANS
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27. INSTALL WEEP HOLE PER DTL. 6 ON SHT.35 AND DTL. 7 ON SHT.35
28. INSTALL SIDEWALK SCUPPER TYPE 1 PER PAG STD. DTL. 204.
29. INSTALL BARRICADE RAILING PER PAG STD. DTL. 105
30. INSTALL DEPRESSED CURB OPENING. SEE DTL. 4 ON SHT.36 AND TABLE OF HYDRAULIC STRUCTURES FOR DETAILS.
31. CONSTRUCT HEADWALL PER ADOT STD. DTL. 6.30-2, WITH BARRICADE RAILING PER PAG STD. DTL. 105
32. CONSTRUCT 16' LONG TRANSITION FOR 6" REVEAL VERTICAL CURB TO 8" REVEAL VERTICAL CURB
33. GANG MAILBOX LOCATION (SLAB 4'X15')

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

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RELATED CASE #
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SHANNON 80

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PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

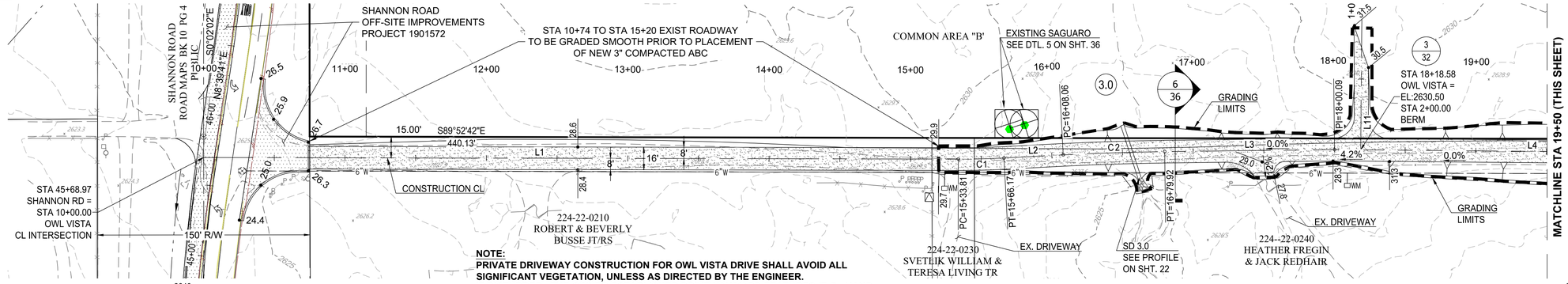
No.	Date	Item

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 32-33 SCUPPERS.dwg Plot Date:8/19/2020 9:42 AM By:gguderian Revisions

Scale	1"=40'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

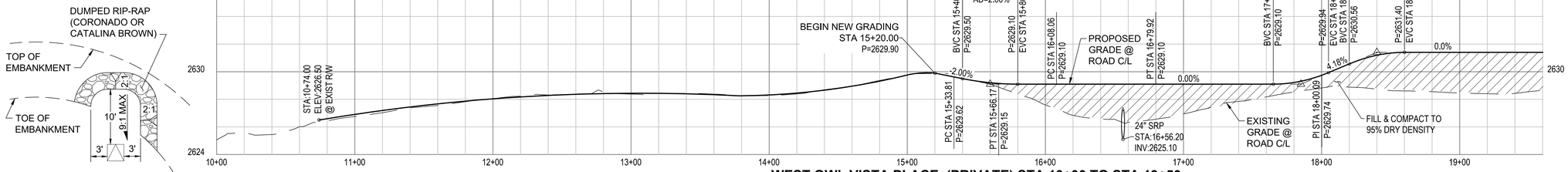
Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER Date Signed 8/19/20 ARIZONA, U.S.A.

Sheet 32 of 43



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	533.81'	S89°52'50"E
L2	41.89'	N87°01'40"E
L3	120.17'	N89°19'00"E
L4	279.91'	S89°30'00"E
L5	124.00'	N89°59'20"E
L6	151.00'	S90°00'00"E
L7	199.57'	S89°47'40"E
L8	41.66'	S87°55'20"E
L9	315.10'	N89°13'30"E
L10	99.97'	S89°51'30"E
L11	140.00'	S0°30'00"W
L12	60.00'	S31°24'30"E
L13	25.00'	S0°00'40"E
L14	20.00'	S15°27'00"E

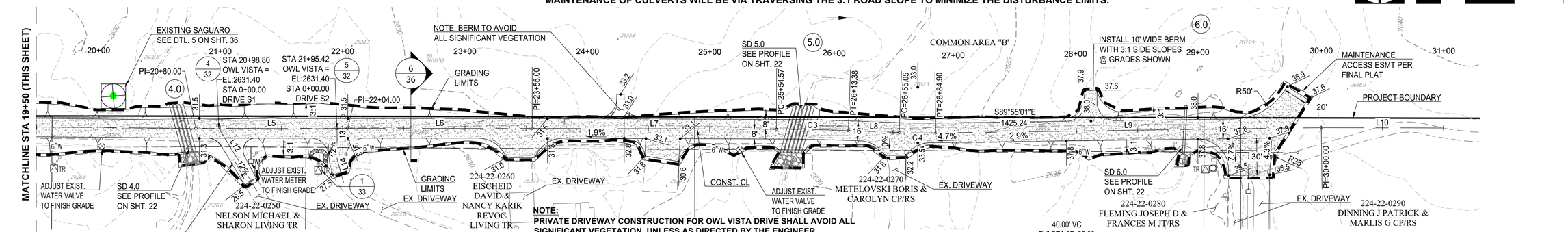
NOTE:
PRIVATE DRIVEWAY CONSTRUCTION FOR OWL VISTA DRIVE SHALL AVOID ALL SIGNIFICANT VEGETATION, UNLESS AS DIRECTED BY THE ENGINEER. IF DISTURBED, THE OWNER-ESTABLISHED DRIVEWAY/YARD FEATURES (E.G., HAND PLACED BORDER RIP RAP, STONES, BOULDERS, SIGNAGE, BLOCK WALLS, CUSTOM LANDSCAPING) WILL BE FULLY RESTORED IN A LIKE MANNER AFTER THE OWL VISTA/DRIVEWAY TRANSITIONS HAVE BEEN RECONSTRUCTED.

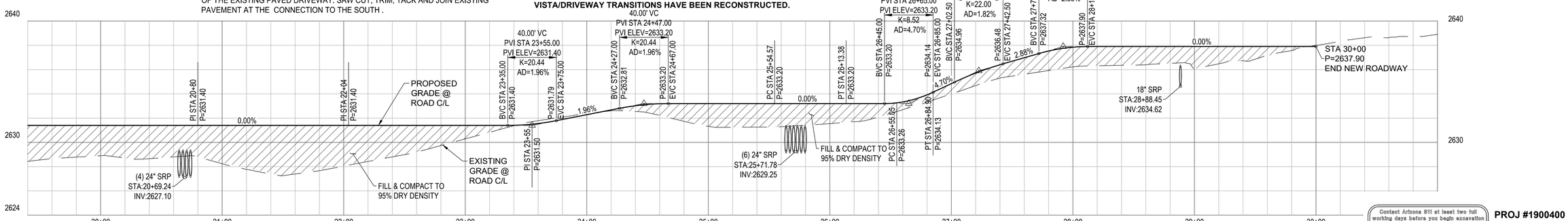


1/33 **DETAIL - TEP EQUIPMENT SITE PREPARATION** NTS

WEST OWL VISTA PLACE (PRIVATE) STA 10+00 TO STA 19+50

NOTE: STATIONING IS ALONG THE ROAD CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED. ACCESS FOR MAINTENANCE OF CULVERTS WILL BE VIA TRAVERSING THE 3:1 ROAD SLOPE TO MINIMIZE THE DISTURBANCE LIMITS.





WEST OWL VISTA PLACE (PRIVATE) STA 19+50 TO STA 31+00

NOTE: STATIONING IS ALONG THE ROAD CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED. ACCESS FOR MAINTENANCE OF CULVERTS WILL BE VIA TRAVERSING THE 3:1 ROAD SLOPE TO MINIMIZE THE DISTURBANCE LIMITS.

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	3°05'30"	600.00'	32.36'	32.36'
C2	2°17'10"	1800.00'	71.86'	71.85'
C3	1°52'20"	1800.00'	58.81'	58.81'
C4	2°51'00"	600.00'	29.86'	29.85'

Contact Arizona 811 at least two full working days before you begin excavation
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PROJ #1900400
RELATED CASE #
OV1701617
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SHANNON 80
LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN

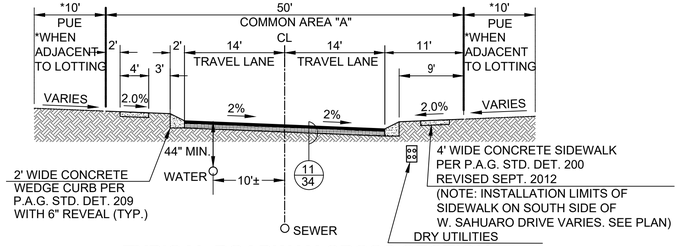
No.	Date	Item

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Scale	H:1"=40' V:1"=4'
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER ARIZONA, U.S.A. 10/8/20

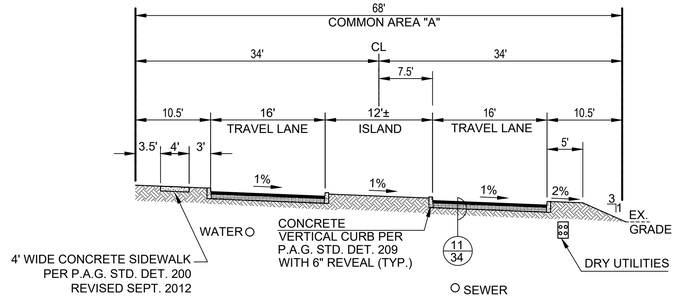
Sheet 33 of 43



1 TYPICAL ROADWAY CROSS SECTION

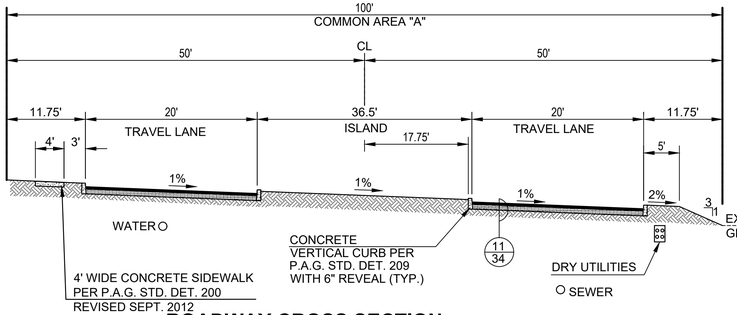
N.T.S.

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



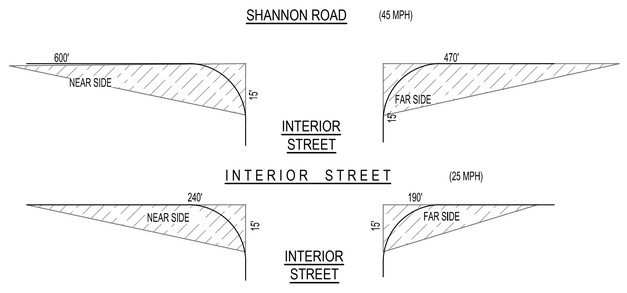
2 ROADWAY CROSS SECTION AT GATE AREA

NOTE : N.T.S.
LOCATION OF UTILITIES VARIES, SEE PLAN FOR LOCATION.



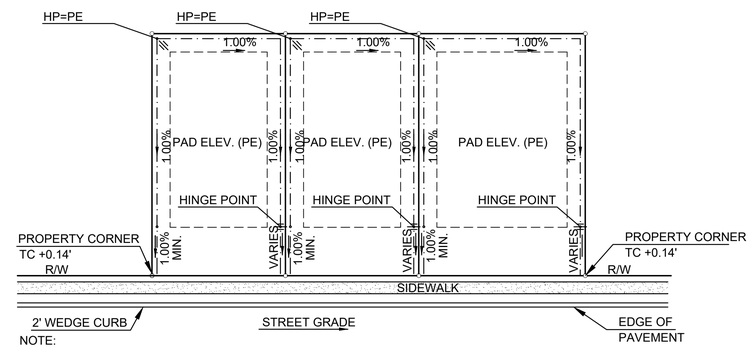
3 ROADWAY CROSS SECTION

NOTE : N.T.S.
LOCATION OF UTILITIES VARIES, SEE PLAN FOR LOCATION.



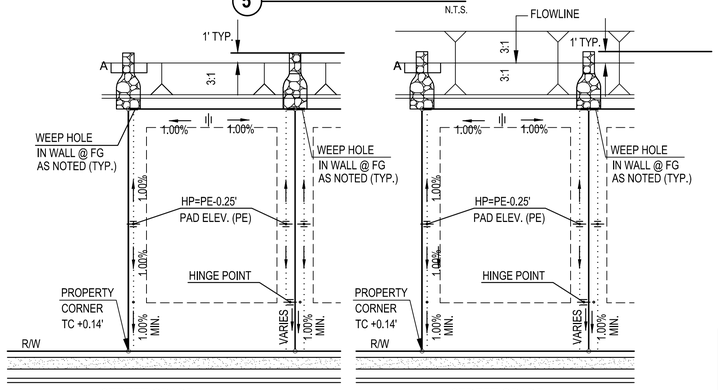
4 SIGHT VISIBILITY TRIANGLE

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
3. SOME REAR AND SIDE YARDS MAY HAVE SLOPE ENCROACHMENTS AS NOTED ON THE PLAN, AND AS REFERENCED BY DETAILS.

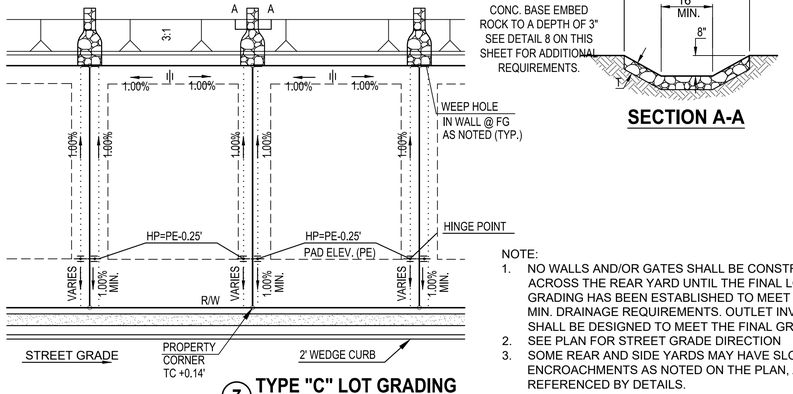
5 TYPE "A" LOT GRADING



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.
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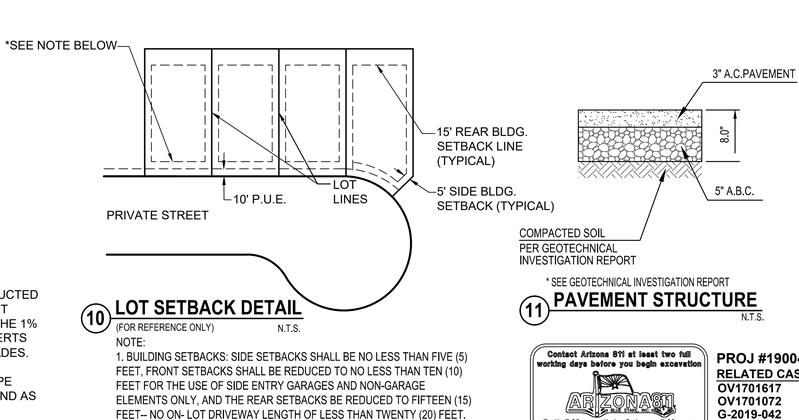
6 TYPE "B" LOT GRADING

N.T.S.



7 TYPE "C" LOT GRADING

N.T.S.

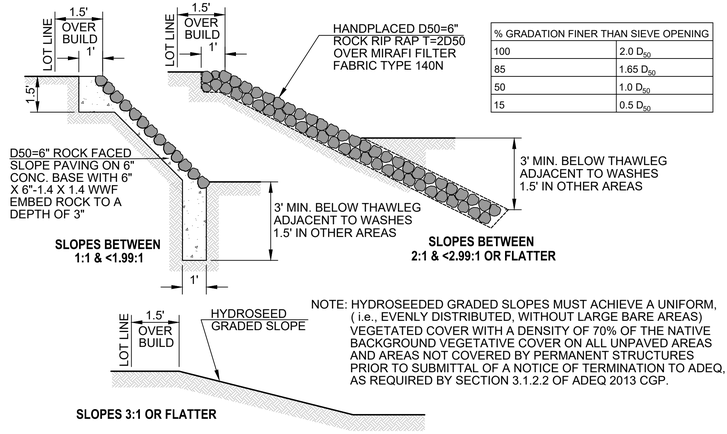


NOTE:
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2. SEE PLAN FOR STREET GRADE DIRECTION
3. SOME REAR AND SIDE YARDS MAY HAVE SLOPE ENCROACHMENTS AS NOTED ON THE PLAN, AND AS REFERENCED BY DETAILS.

10 LOT SETBACK DETAIL

(FOR REFERENCE ONLY) N.T.S.

NOTE:
1. BUILDING SETBACKS: SIDE SETBACKS SHALL BE NO LESS THAN FIVE (5) FEET. FRONT SETBACKS SHALL BE REDUCED TO NO LESS THAN TEN (10) FEET FOR THE USE OF SIDE ENTRY GARAGES AND NON-GARAGE ELEMENTS ONLY, AND THE REAR SETBACKS BE REDUCED TO FIFTEEN (15) FEET-- NO ON- LOT DRIVEWAY LENGTH OF LESS THAN TWENTY (20) FEET.



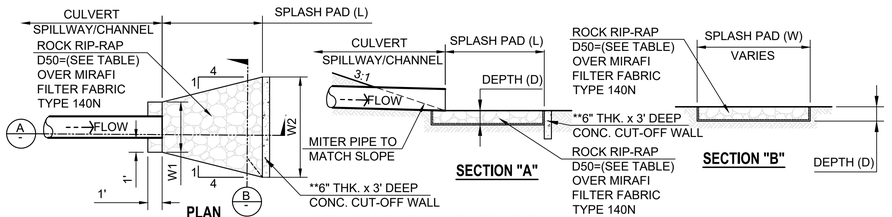
% GRADATION FINER THAN SIEVE OPENING	
100	2.0 D_{50}
85	1.65 D_{50}
50	1.0 D_{50}
15	0.5 D_{50}

NOTE: HYDROSEEDED GRADED SLOPES MUST ACHIEVE A UNIFORM, (i.e., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) VEGETATED COVER WITH A DENSITY OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES PRIOR TO SUBMITTAL OF A NOTICE OF TERMINATION TO ADEQ, AS REQUIRED BY SECTION 3.1.2.2 OF ADEQ 2013 CGP.

8 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.
ROCK FACED CONCRETE BANK PROTECTIONPAG 912) IS REQUIRED ON ALL CUT / FILL SLOPES RECEIVING CONCENTRATED RUNOFF REGARDLESS OF SLOPE.
REFERENCE 2015 P.A.G. STANDARD SPECIFICATIONS SECTION 912 FOR MORE DETAIL.



9 SPLASH PAD @ STORM DRAIN OUTLETS

** INSTALL IF Q_{100} IS GREATER THAN 25 CFS N.T.S.

TABLE OF RIP-RAP APRON DIMENSIONS						
CP	CULVERT DESCRIPTION	APRON LENGTH(ft) L	APRON WIDTH(ft) W1	APRON WIDTH(ft) W2	APRON DEPTH(in) D	RECOMMENDED D_{50}(in)
3.0	1-18" SRP	9	3.5	8	18	9
4.0	4-24" SRP's	10	13	18	18	9
4.1	3-42" SRP's	15	16	23.5	18	9
4.2	2-42" SRP's	10	10.75	15.75	18	9
5.0	6-24" SRP's	11	19.0	24.5	18	9
5.1	4-24" / 1-18" SRP's	22	15.5	26.5	30	15
5.2	4-42" SRP's	11	21.25	26.75	18	9
6.0	1-18" SRP	8	3.5	7.5	18	9

% 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}

11 PAVEMENT STRUCTURE

* SEE GEOTECHNICAL INVESTIGATION REPORT
N.T.S.

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PROJ #1900400
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SHANNON 80
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PUBLIC AND PRIVATE SEWER PLAN AND PRIVATE STREET IMPROVEMENT PLAN
SECTIONS AND DETAILS

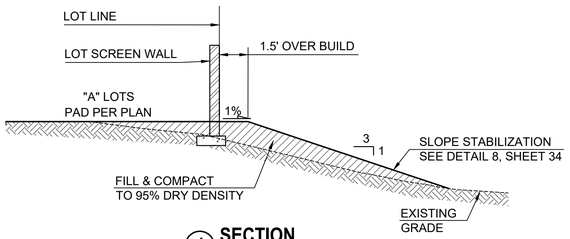
No.	Date	Item
		Revisions

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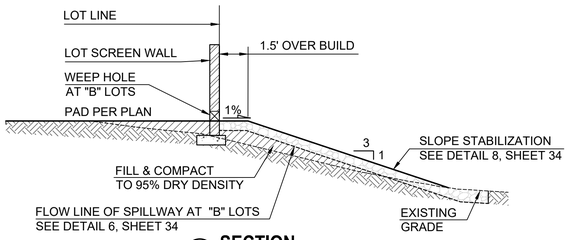
Scale	N.T.S.
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA U.S.A.

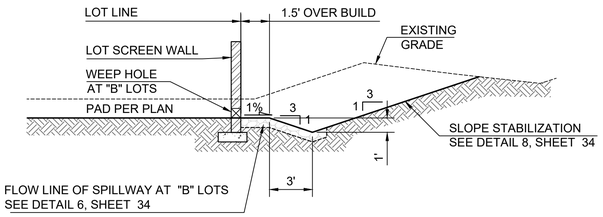
Sheet 34 of 43



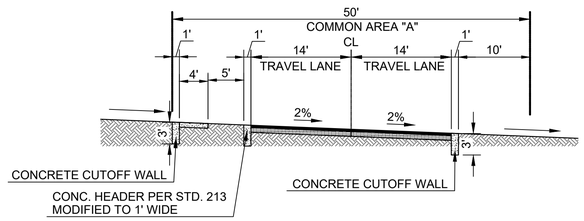
1 SECTION N.T.S.



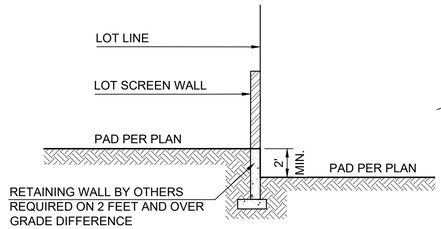
2 SECTION N.T.S.



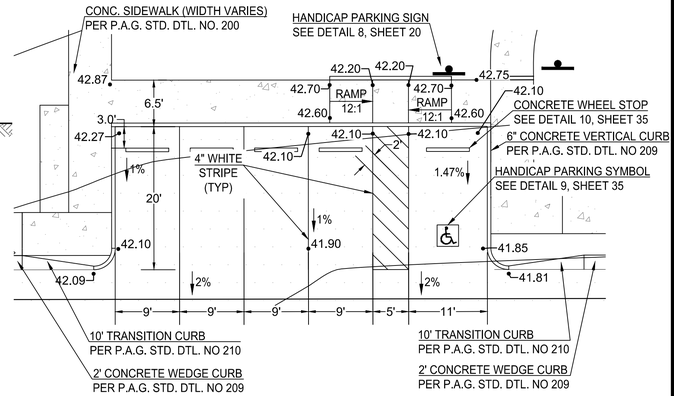
3 SECTION N.T.S.



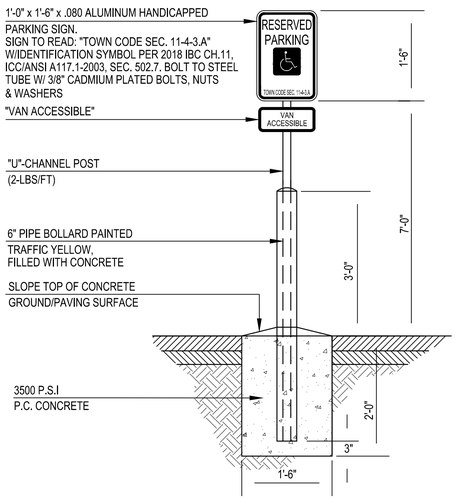
5 WET CROSSING N.T.S.



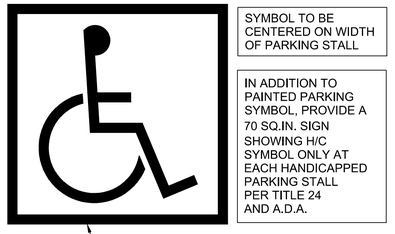
6 SECTION N.T.S.



7 PARKING SPACE STRIPING DETAIL N.T.S.



8 TYPICAL ACCESSIBLE PARKING SIGN N.T.S.

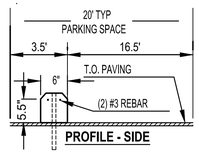


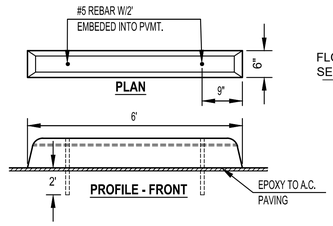
SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL

IN ADDITION TO PAINTED PARKING SYMBOL, PROVIDE A 70 SQ.IN. SIGN SHOWING H/C SYMBOL ONLY AT EACH HANDICAPPED PARKING STALL PER TITLE 24 AND A.D.A.

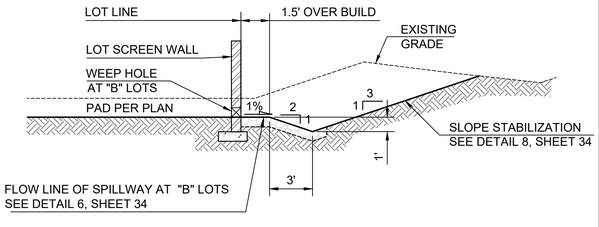
3'-0"x3'-0" PAINTED SYMBOL-2-COATS
BLUE FIELD AND WHITE BORDER AND SYMBOL

9 TYPICAL HANDICAP SYMBOL N.T.S.

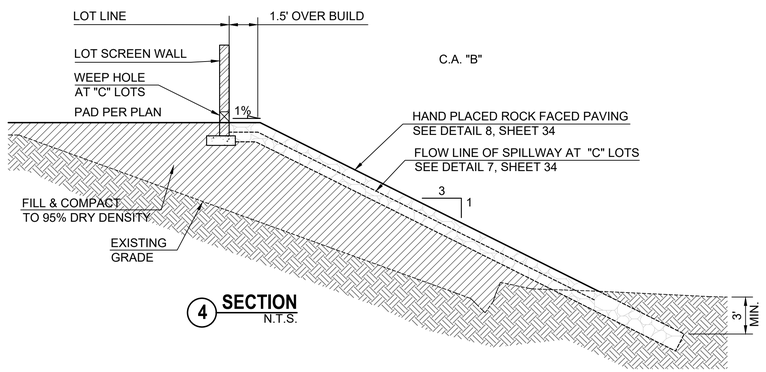




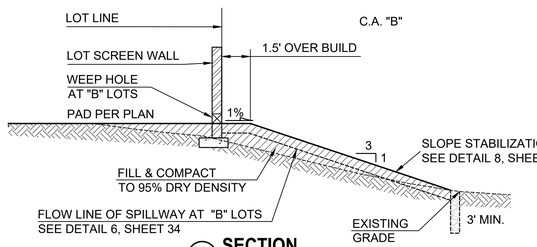
10 CONCRETE WHEEL STOP N.T.S.



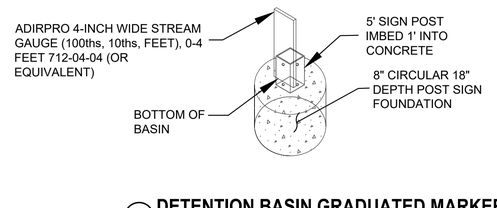
11 SECTION N.T.S.



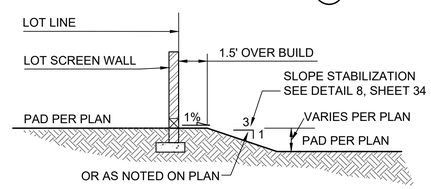
4 SECTION N.T.S.



12 SECTION N.T.S.



13 DETENTION BASIN GRADUATED MARKER NTS



14 REAR LOT SLOPE GRADING LOT TO LOT NTS

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SHANNON 80

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SECTIONS AND DETAILS

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 34-36 DETAILS.dwg Plot Date:8/3/2020 9:14 AM By:mdame

No.	Date	Item

Revisions

Scale	N.T.S.
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE NO. 11065 WILLIAM CLAUDE WALKER 8/3/20 ARIZONA, U.S.A.

Sheet 35 of 43

TABLE OF PROPOSED BASINS AND OUTFLOW STRUCTURES									
BASIN	Q_{100}IN (cfs)	Q_{100}OUT (cfs)	TOTAL VOLUME (CF)	PONDING VOLUME (CF)	100-YR WSEL (FT)	PONDING DEPTH (FT)	TOP ELEVATION (FT)	BOTTOM ELEVATION (FT)	OUTLET STRUCTURE
3.0	64.6	11.8	55,652	45,345	2628.2	2.70	2628.5	2625.5	CULVERT
4.0	155.6	93.2	97,654	89,721	2630.9	3.37	2631.0	2627.5	CULVERT
5.0	135.4	133.4	25,228.0	10,015	2632.2	3.2	2633.0	2629.0	CULVERT
5.1	216.2	135.4	207,059	207,059	2640.0	5.0	2640.0	2635.0	CULVERT
6.0	27.0	10.2	17,795	13,288	2637.2	2.2	2637.5	2635.0	CULVERT

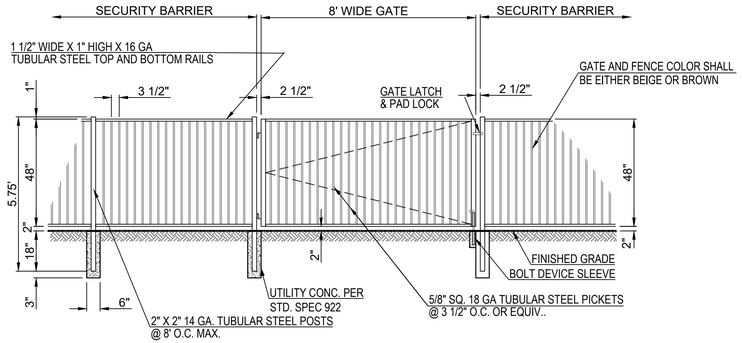
TABLE OF HYDRAULIC STRUCTURES		
CONC. POINT	Q_{100} (CFS)	STRUCTURE
3.0	11.8*	1-18" SRP's; 40 LF @ 1.25% SLOPE; HW=2.7'; V_{100}=7.22 fps
3.1	36.5	22' WIDE CURB OPENING; 3:1 SS w/ 8" CURB REVEAL
4.0	93.2*	4-24" SRP's; 40 LF @ 1.25% SLOPE; HW=3.19'; V_{100}=8.12 fps
4.1	125.7	3-42" SRP's; 50.8 LF @ 1.95% SLOPE; HW=3.21'; V_{100}=10.21 fps
4.2	111.5	2-42" SRP's; 57.3 LF @ 0.5% SLOPE; HW=3.83'; V_{100}=8.16 fps
4.3	9.0	8' WIDE TYPE 3 SIDEWALK SCUPPER (2 CELLS) w/6" CURB REVEAL; 6.5' WIDE EARTHEN CHANNEL, V-DITCH W/3:1 SS, 1.3' DEPTH
4.4	34.9	22' WIDE CURB OPENING; 3:1 SS w/ 8" CURB REVEAL
5.0	133.4*	6-24" SRP's; 40 LF @ 1.25% SLOPE; HW=3.02'; V_{100}=7.88 fps
5.1	135.4*	1-18" & 4-24" SRP's; 56 LF @ 3.27% SLOPE; HW=4.67', V =12.88 fps 4" ABOVE BOTTOM
5.2	173.1	4-42" SRP's; 50 LF @ 0.8% SLOPE; HW=3.29'; V_{100}=7.91 fps
5.3	6.3	6' WIDE CURB OPENING; 3:1 SS w/ 8" CURB REVEAL
5.4	44.9	28' WIDE CURB OPENING; 3:1 SS w/ 8" CURB REVEAL
5.5	41.8	44' WIDE TYPE 3 SIDEWALK SCUPPER (11 CELLS) w/ 6" CURB REVEAL
6.0	10.2*	1-18" RCP; 40 LF @ 1.25% SLOPE; HW=2.04'; V_{100}=7.49 fps

*ROUTED DETENTION BASIN OUTFLOW

DETENTION BASIN DISCHARGE SUMMARY						
CP	Q_2 IN(cfs)	Q_2 OUT(cfs)	Q_{10} IN(cfs)	Q_{10} OUT(cfs)	Q_{100} IN(cfs)	Q_{100} OUT(cfs)
3.0	15.9	4.4	36.0	8.8	64.6	11.8
4.0	39.9	34.8	81.0	61.6	155.6	93.2
5.0	48.6	48.6	92.8	92.6	135.4	133.4
5.1	53.2	48.6	112.0	92.8	216.2	135.4
6.0	3.3	1.6	13.5	6.0	27.0	10.2

TABLE OF POST-DEVELOPED DISCHARGES					
CONC. POINT	DRAINAGE AREA (AC)	2-YEAR (CFS)	10-YEAR (CFS)	50-YEAR (CFS)	100-YEAR (CFS)
2.0	2.1	2	6	12	12
3.0	9.6	16	36	61	65
3.1	5.4	10	21	34	37
4.0	18.3 (47.2*)	16 (40*)	52 (81*)	98 (132*)	102 (156*)
4.1	6.2 (42.2*)	6 (27*)	19 (65*)	36 (110*)	37 (126*)
4.2	3.8 (32.7*)	5 (26*)	12 (58*)	22 (97*)	23 (112*)
4.3	1.3	2	5	9	9
4.4	5.0	9	20	33	35
4.3	1.3	2	5	9	9
5.0	24.8 (102.8*)	32 (53*)	81 (112*)	141 (183*)	149 (216*)
5.1	22.5 (102.8*)	30 (53*)	74 (112*)	129 (183*)	136 (216*)
5.2	9.9 (87.9*)	17 (41*)	38 (88*)	64 (146*)	67 (173*)
5.3	1.0	1	4	6	6
5.4	6.3	12	26	43	45
5.5	6.4	10	23	40	42
6.0	4.6	3	14	26	27
7.0	2.6	2	8	15	18
8.0	2.3	2	7	13	15
9.0	6.6 (22.4*)	4 (21*)	18 (58*)	36 (99*)	37 (113*)

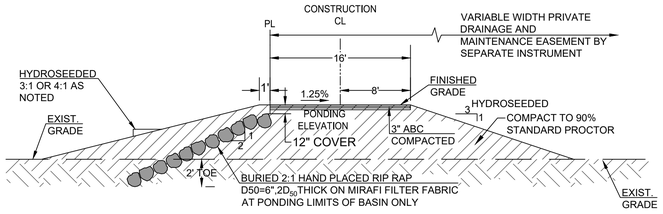
* TOTAL WATERSHED AT CONCENTRATION POINT



2 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.



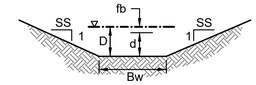
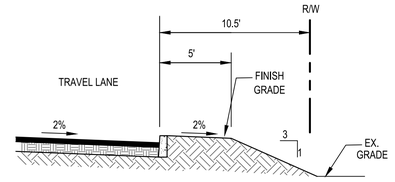


TABLE OF CONSTRUCTED CHANNELS									
X-SEC	Q_{100} (cfs)	V (fps)	fb	d	D	SLOPE(%)	Bw	SS	n
x4.2	4.7*	3.11	0.10'	0.45'	0.55'	1.0	2'	3	0.022
x4.4	34.9	4.34	0.18'	0.78'	0.96'	1.45	8	3	0.030
x5.2a	6.3*	2.6	0.06'	0.26'	0.32'	1.0	8.5'	3	0.022
x5.2b	5.8*	3.52	0.17'	0.81'	0.98'	1.0	-	3	0.022
x5.5	41.8	3.74	0.25'	1.27'	1.52	0.7	5	3	0.030
X4.3	9.00	2.668	0.20	1.06	1.26	1	0	3	0.035

* PRO-RATED DISCHARGE VALUES
- SIDE SLOPES STEEPER THAN 3:1 SHALL BE RIP-RAP IN ACCORDANCE TO SLOPE STABILIZATION DETAILS

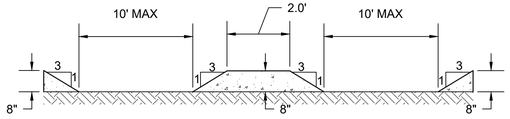
3 PROPOSED CONSTRUCTED CHANNELS DETAIL

SCALE: NTS



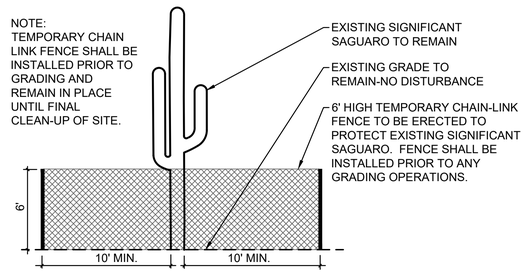
1 DRAINAGE TABLES

SCALE: NTS



4 DEPRESSED CURB OPENING DETAIL

NTS



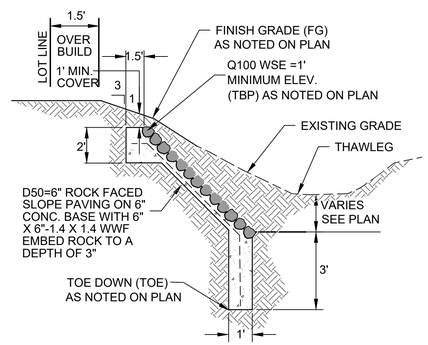
5 PROTECTIVE FENCING FOR SAGUAROS & IRONWOOD

TREES PRESERVED IN PLACE PER REZONING CONDITION OF APPROVAL
CARNEGIEA GIGANTEA (AS NOTED ON SITE RESOURCE INVENTORY)

SCALE: NTS

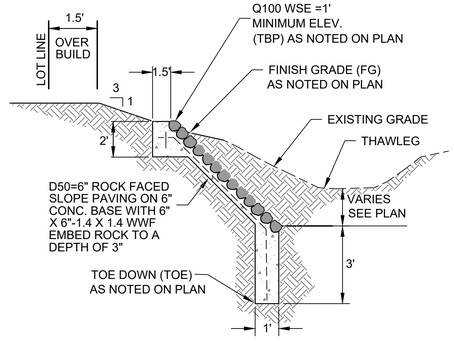
6 ROADWAY CROSS SECTION OWL VISTA

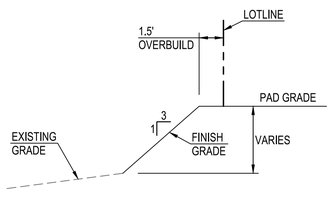
SCALE: NTS



7 ROADWAY SHOULDER GRADING

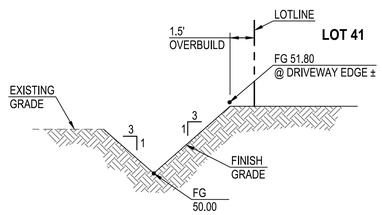
SCALE: NTS





8 FILL SLOPE @ LOT LINE

SCALE: NTS



11 SWALE @ LOT 41 CP# 4.3

(SEE DETAIL 3 ON THIS SHEET) SCALE: NTS

9 BURIED BANK PROTECTION DETAIL

SCALE: NTS

10 EXPOSED BANK PROTECTION DETAIL

SCALE: NTS

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

PROJ #1900400
RELATED CASE #
OV1701617
OV1701072
G-2019-042
P19WI00026

The WLB Group Inc.
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Engineering Planning Surveying
Landscape Architecture Urban Design
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Tucson, Arizona (520) 881-7480

SHANNON 80

LOTS 1 THROUGH 80 AND COMMON AREA "A" (PRIVATE STREETS) & "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE & RECREATION AREA)

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

No.	Date	Item

Revisions

Scale	N.T.S.
Job No.	116028-A002
Date	AUG 2020
Designed By	DD/KB/MAL
Checked By	DWD

Registered Professional Engineer (Civil) CERTIFICATE No. 11065 WILLIAM CLAUDE WALKER Date Signed 8/18/20 ARIZONA, U.S.A.

Sheet 36
of 43

Sheet Title File:Q:\116028 Shannon 80\A-002 - Platting\07 IPs\04 Paving\Shannon 80-A002-IP-SHT 34-36 DETAILS.dwg Plot Date:8/17/2020 3:51 PM By:gguderian