FINAL SITE PLAN, GRADING PLAN, PRIVATE SEWER IMPROVEMENT PLAN AND PRIVATE STREET IMPROVEMENT PLAN **AS-BUILT CERTIFICATION:** FOR TRANQUILO AT RANCHO VISTOSO **BENCHMARK #1** (LANDSCAPE) TO SERVE LOTS 1 THRU 227, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" & "F"(NATURAL OPEN SPACE), I HEREBY CERTIFY THAT THE PLANTING AND IRRIGATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE LANDSCAPING AND PLANTING GUIDELINES FOR PUBLIC COMMON AREA "C" & "G" (DRAINAGE/OPEN SPACE), COMMON AREA "D" (RECREATION/DRAINAGE/OPEN SPACE) SEWERS PER PIMA COUNTY RWRD ENGINEERING DESIGN STANDARDS AND COMMON AREA "E" (PRIVATE LIFT STATION) SUBSECTION 7.7 A PORTION OF SECTIONS 19 & 30, T11S, R14E, G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA DATE REGISTERED LANDSCAPE ARCHITECT 1900588 **€25 | 30** THIS PROJECT **REGISTRATION NUMBER** THE ESTATES AT HIGH MESA 219-20-914G RANCHO VISTOSO ML MANAGER, LLC ML MANAGER, LLC **AS-BUILT CERTIFICATION:** NEIGHBORHOOD 5 PARCEL ZONING=PAD BOOK 49, PAGE 91 M&P (PAVING & GRADING) ZONING=PAD I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT NE COR. SEC. 30 TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMON AREA "A" T11S. R14E UN CITY VISTOSO UNIT 11A **BENCHMARK #**2 BOOK 44. PAGE 55 M&P FND GLO BCSM N89°₁16' 31.95"W, 285.00' **′** 30 **∤**′29 N89° 42' 18.00"W, 1495.48' (TIF) REGISTERED LAND SURVEYOR DATE N89° 42' 18.00"W, 1113.81 N89° 16' 32.00"W, 2350.59' (TIE) N1/4 COR SEC 30 / FND 1/2" IP T11S, R14E RLS 14145 THE ESTATES AT HIGH MESA NEIGHBORHOOD 5 PARCEL E **REGISTRATION NUMBER** BOOK 49. PAGE 91 M&P **LOCATION MAP** ZONING=PAD **AS-BUILT CERTIFICATION:** PORTION OF SECTIONS 19 & 30, T11S, R14E, G&SRM TOWN OF ORO VALLEY, PÍMA CÓUNTÝ COMMON AREA "B" I HEREBY CERTIFY THAT THE AS-BUILT ANNOTATIONS PROVIDED ON THIS R=5410.770 ML MANAGER. LLC DRAWING WERE BASED ON AN AS-BUILT SURVEY CONDUCTED UNDER MY Δ =5.0850 SHEET INDEX ZONING=PAD SUPERVISION AND ACCURATELY DEPICTS EXISTING FIELD CONDITIONS TO THE FND 5/8" IP BENT SHEET DESCRIPTION BEST OF MY KNOWLEDGE AND BELIEF. VISTOSO TRAILS . COVER SHEET L=526.205, SEQ. 20173070030 FINAL SITE PLAN NOTES R=1049.280 ..IMPROVEMENT PLAN NOTES & LEGEND Δ =28.7334 ..PROJECT OVERVIEW **REGISTERED LAND SURVEYOR** DATE COMMON AREA "A" ..HORIZONTAL CONTROL PLAN L=459.058. ...PRIVATE SEWER AND STREET PLAN AND PROFILE R=949.280 N28° 17' 31.00"E, 216.33'-35-54.....GRADING PLAN SHEETS TRAILHEAD Δ =27.7074 55-56.....DETAILED GRADING RECREATION AREA PLAN **EXPIRES REGISTRATION NUMBER** ...STORM DRAIN PROFILES AND DETAIL SHEET S89° 22' 51.00"E, 1677.30' 61-62..... HCS AND MANHOLE TABLES SECTION LINE 63-68......TYPICAL SECTIONS & DETAILS **ENGINEER'S STANDARD DETAILS DISCLAIMER:** COMMON AREA "B" ..PUMP STATION GENERAL NOTES COMPLYING WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION'S ...PUMP STATION SITE PLAN SUBSTANTIVE POLICY STATEMENT REGARDING SEALING OF STANDARD DETAILS ...PUMP STATION DETAILS E1-E3.....ELECTRICAL DRAWINGS THE STANDARD DETAILS USED IN THE DESIGN OF THIS PROJECT HAVE BEEN FORMALLY ADOPTED BY THE AGENCIES THAT PREPARED THEM. IN VIEW OF THEIR **BACKWATER VALVE LIST** LONG HISTORY OF USE, APPLICABILITY, AND/OR SOUNDNESS, THE ENGINEER 1-3, 7, 8, 10, 17, 22-25, 27, 30-32, 34-41, 44-46, 52, 56-61, 67-68, ACCEPTS THEIR USE FOR THIS PROJECT AND FINDS NO NEED FOR ALTERATION 70-72, 75, 78-83, 85, 86, 95-99, 101, 102, 105-109, 122-132, 134-137, 139, 141, 143-146, 148, 151-154,160-162, 164-166, 168-171, 176, **BASIS OF BEARINGS** 179, 181, 183-189, 192-197, 199-200, 219-20-914G ML MANAGER, LLC THE BASIS OF BEARINGS FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHWEST 207-210, 216-219, & 222, 225-227 QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.S.R.M., TOWN OF ZONING=PAD ORO VALLEY, PIMA COUNTY, ARIZONA. SAID BEARING BEING: N 89°42'18" W. C.A. "F SECTION LINE **BASIS OF ELEVATIONS** C.A. "D" BASIS OF ELEVATION: BASIS OF ELEVATION FOR THIS PROJECT IS BEING THE 3.25" <u>C.A. "C"</u> ALUMINUM DISK IN DRILL HOLE 0.1 MILE NORTH OF HONEYBEE WASH ALONG VISTOSO BLVD., NORTH SIDE. NN 05. SAID ELEVATION= 2969.27 FEET NAVD 88 DATUM THIS PLAN IS NAVD 88 DATUM. **BENCHMARKS**: BENCHMARK NO. 1 IS BEING THE 3.25" ALUMINUM DISK IN DRILL HOLE 0.1 MILE NORTH OF HONEYBEE WASH ALONG VISTOSO BLVD., NORTH SIDE. NN 05. SAID **ACCEPTANCE** (FOR F.S.P. ELEMENTS) ELEVATION= 2969.27 FEET NAVD 88 DATUM THIS PLAN IS NAVD 88 DATUM. BENCHMARK NO. 2 IS THE SECTION CORNER FOUND 2 1/2" GLO BRASS CAP PIPE STAMPED "T11S R13E R14E" S25 S30 S36 S31 1921". SAID ELEVATION = 2773.18 BLOCK 1 FEET NAVD88 DATUM. DATE **PLANNING & ZONING ADMINISTRATOR** 219-20-914H PIMA COUNTY PERMITTING DIVISION-BUILDING CODES ZONING=PAD THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT: DATE 2018 INTERNATIONAL CODES WITH LOCAL AMENDMENTS **TOWN ENGINEER** 219-20-914G 2011 NATIONAL ELECTRIC CODE ML MANAGER, LLC 219-20-9570 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN ZONING=PAD VISTOSO INVESTMENT, LLC 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS ZONING=PAD 219-20-914G DATE 2012 ORO VALLEY POOL CODE **ORO VALLEY WATER UTILITY DIRECTOR** ML MANAGER, LLC 2015 PIMA ASSOCIATION OF GOVERNMENTS (P.A.G.) STANDARD SPECIFICATIONS AND ZONING=PAD DETAILS FOR PUBLIC IMPROVEMENTS **PROJECT OVERVIEW** 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL **ACCEPTANCE** (FOR IMPROVEMENT PLAN ELEMENTS) 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED PIMA COUNTY RWRD STANDARD DETAILS ORO VALLEY TOWN CODE, CURRENT REVISED. SEWER/WATER CROSSING DETAILS STANDARD DETAILS SEWER EASEMENT TYPICAL SECTION **ENGINEER ADMINISTRATIVE ADDRESS** OWNER/DEVELOPER DATE **TOWN OF ORO VALLEY, TOWN ENGINEER** 4' DIAMETER MANHOLE CONFIGURATIONS 1900 E. RANCHO VISTOSO BOULEVARD THE WLB GROUP, INC. **PAG STANDARD DETAILS** JEN ARIZONA 34 LLC **PAG STANDARD DETAILS** CONCRETE COLLAR FOR PAVED AREAS 4444 E. BROADWAY BLVD. SURVEY MONUMENT 2222 W. PINNACLE PEAK ROAD #1 ORO VALLEY, AZ 85755 **CONCRETE CURB - TYPE 2 WEDGE** CONCRETE COLLAR FOR UNPAVED AREAS PHOENIX, ARIZONA 85027 TUCSON, AZ. 85711 **HANDRAIL** CONCRETE CURB TRANSITION "24"" WATERTIGHT FRAME AND COVER" (602) 679-8013 (520) 881-7480 REMOVABLE POST BARRICADE 211 CONCRETE CURB: CONNECTION TO EXISTING MANHOLE BASE ATTN: MICHAEL J. CRONIN ATTN: DAVID LITTLE, PE CONCRETE SIDEWALK NEW TO EXISTING CONNECTION HCS CONNECTION TO SEWER LINE **PROJECT NO: 1900588** Contact Arizona 811 at least two full DLITTLE@WLBGROUP.COM MCRONIN@TERRAWESTAZ.COM CONCRETE SIDEWALK: CONCRETE CURB TERMINAL SECTION HCS CONNECTION TO MANHOLES **RELATED CASE #s NEW TO EXISTING CONNECTION** CATCH BASIN - TYPE 3 HCS CLEANOUTS OV1701630, OV1701068 CURB ACCESS RAMP WING LENGTH AS NOTED CONCRETE CURB - TYPE 2 SINGLE VERTICAL 310 (R)17-53, (O)17-19 CATCH BASIN - TYPE 5 **ADOT STANDARD DETAILS** Call 811 or click Arizona811.com NUMBER OF GRATES AND TYPE AS NOTED **#B-11.11 PIPE CULVERT HEADWALLS** TRANQUILO AT RANCHO VISTOSO AS NOTED Engineering Planning Surveying 36234 FINAL SITE PLAN, GRADING PLAN, Landscape Architecture Urban Design

COVER SHEET

PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN

File:Q:\185050\TW-02 5HI Platting\04 Platting\04 FSP\H&I FSP-IP 1 Cover Sheet.dwg Plot Date:2/9/2020 1:33 PM By:jfernando

LOTS 1 THRU 227, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" & "F" (NATURAL OPEN SPACE),

COMMON AREA "C" & "G" (DRAINAGE/OPEN SPACE), COMMON AREA "D" (RECREATION/DRAINAGE/OPEN SPACE)

A PORTION OF SECTIONS 19 & 30, T11S, R14E, G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

AND COMMON AREA "E" (PRIVATE LIFT STATION)

Offices located in Tucson, Phoenix and

4444 East Broadway

Flagstaff, Arizona, and Las Vegas, Nevada.

185050-TW02-0600

FEBRUARY 2020

DWD/JF

Job No.

Checked By

DAVID W.

LITTLE