

GENERAL NOTES

1. THE GROSS AREA OF THE DEVELOPMENT SITE IS **10.7 ACRES** (INCLUDING 2.33 AC OFFSITE WORK).
2. THE GROSS FLOOR AREA OF ALL STRUCTURES IS **170,903 SQUARE FEET**. THE FLOOR AREA OF APARTMENT STRUCTURES IS 168,246. THE FLOOR AREA OF THE CLUBHOUSE IS 2,165 SF. THE FLOOR AREA OF THE MAINTENANCE BUILDING IS 492 SF.
3. TOTAL MILES OF NEW PUBLIC STREETS IS **0.0 MILES**.
4. TOTAL MILES OF NEW PRIVATE STREETS IS **0.0 MILES**.
5. ASSURANCES FOR WATER SERVICE, SITE STABILIZATION AND LANDSCAPING MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. THE PROPOSED USE FOR THIS PROJECT IS **HIGH DENSITY MULTI-FAMILY RESIDENTIAL**.
7. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
8. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING/BUILDING PLANS.
9. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED.
10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED AREAS.
11. THE TOTAL OFFSITE DISTURBED AREA (NOT INCLUDING PROJECT DRIVEWAYS) IS 2.71 AC (118,057 SF). OF THIS, APPROXIMATELY 1.96 AC (85,178 SF) IS FOR PARKING AND DRAINAGE FACILITIES WHILE THE REMAINING 0.75 AC (32,339 SF) IS FOR RE-ROUTING THE UN-NAMED WASH TO THE WEST OF THE PROJECT.

PLANNING GENERAL NOTES

1. THE MAXIMUM ALLOWABLE BUILDING HEIGHT PER RANCHO VISTOSO PAD DOCUMENT (SEC 1.3) IS **34'** (3-STORIES). THE PROPOSED BUILDING HEIGHT IS 32' MAX. (2-STORIES).
2. THE EXISTING ZONING FOR A.P.N. 219-19-1910 IS **RANCHO VISTOSO PAD 'HDR'**. THE EXISTING ZONING FOR A.P.N. 219-19-1840 **RV PAD 'OPEN SPACE'**. THE PROPOSED ZONING FOR A.P.N. 219-19-1840 IS **RV PAD 'RECREATION'**. SEE SHEET 2 FOR REZONING CONDITIONS.
3. THE TOTAL AREA OF OPEN SPACE REQUIRED PER RV PAD IS 30% OF THE GROSS AREA OF THE SITE. TOTAL AREA OF OPEN SPACE (INCLUDING LANDSCAPED COMMON AREAS) PROVIDED IS 36.5% (EXCLUDING OFF-SITE PARKING AREA).
4. THE TOTAL AMOUNT OF LANDSCAPED COMMON AREAS IS 158,197 SF.
5. REQUIRED LANDSCAPED BUFFER-YARDS PER RV PAD:
STREET = 30'
SIDE = 20'
REAR = 20'
6. BUILDING SETBACKS (PERIMETER):
STREET - 20' REQUIRED; 26.0' (MIN.) PROVIDED
SIDE - 5' REQUIRED; 38.2' (MIN.) PROVIDED
REAR - 5' REQUIRED; 5' (MIN.) PROVIDED
7. THIS PROJECT IS NOT SUBJECT TO TO CRITERIA FOR THE GENERAL PLAN SIGNIFICANT RESOURCE AREAS (SRA) OR ENVIRONMENTALLY SENSITIVE LANDS (ESL).
8. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
9. THIS PROJECT HAS COMMON SPACES WITH AMENITIES AND LANDSCAPE THROUGHOUT THE SITE. THERE IS NO UNDISTURBED NATURAL OPEN SPACE.
10. A.P.N.'S 219-19-1910 AND 219-19-1840 CONTAIN RIPARIAN HABITAT WITHIN THE 100 YEAR FLOODPLAIN. THIS PROJECT COMPLIES WITH RELATED REGULATIONS.

ENGINEERING GENERAL NOTES

1. THE DESIGN VEHICLE IS SU-30. THE DESIGN SPEED IS 15 MPH.
2. ALL NEW PUBLIC ROADS WITHIN OR 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.
3. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
4. THE BASIS OF BEARINGS FOR THIS PROJECT IS ALONG THE CENTERLINE OF VISTOSO HIGHLANDS DRIVE AS SHOWN ON THIS PLAN AND THAT "RANCHO VISTOSO NEIGHBORHOOD 11 PARCEL H AND N, RANCHO VISTOSO NEIGHBORHOOD 13 PARCEL F" PLAT, RECORDED IN BOOK 51, PAGE 33 OF MAPS AND PLATS. THE BEARING OF SAID LINE IS **N 73°00'00" E**.
5. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY DEPARTMENT OF TRANSPORTATION, "OPUS" CONTROL POINT "11513E_Q19", DESCRIPTION: "4# REBAR W/TAG "PCDOT GPS". THE ELEVATION OF SAID BENCHMARK IS **2968.02'**, NAVD 88 DATUM.
6. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLAN DESCRIBED BY TWO HORIZONTAL LINES LOCATED BETWEEN THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
7. CIVIL IMPROVEMENT PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
8. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.

DRAINAGE GENERAL NOTES

1. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO ISSUANCE OF ANY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR PARCELS AFFECTED.
2. DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND IN THE MANNER EXISTING PRIOR TO DEVELOPMENT.
3. 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 PROPERTY OWNERS OR PROPERTY OWNERS ASSOCIATION.
4. ALL DRAINAGE WAYS, DRAINAGE STRUCTURES AND DETENTION BASINS ARE PROVIDED WITH ADEQUATE MAINTENANCE ACCESS AND ARE INCLUDED AS PART OF ANY DRAINAGE EASEMENT.
5. DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
6. PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.

ORO VALLEY WATER UTILITY GENERAL NOTES

1. ORO VALLEY WATER UTILITY WILL BE THE WATER SERVICE PROVIDER.
2. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
3. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.
4. ALL WELLS WITHIN THE PROJECT BOUNDARIES MUST BE ABANDONED PER ADWR REGULATIONS.
5. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE FOR THIS PROJECT BEGINS.
6. WATER INFRASTRUCTURE AS REPRESENTED ON THE PLAT OR DEVELOPMENT PLAN IS FOR INFORMATIONAL PURPOSES ONLY. A SEPARATE PUBLIC WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO THE ORO VALLEY WATER UTILITY FOR TECHNICAL REVIEW AND COMPLIANCE WITH APPLICABLE STATUES, CODES AND SPECIFICATIONS. ADDITIONAL PUBLIC WATER INFRASTRUCTURE MAY BE DEEMED NECESSARY UPON REVIEW OF THE PUBLIC WATER IMPROVEMENT PLAN SUBMITTAL
7. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

GOLDER RANCH FIRE GENERAL NOTES

1. APPROVED FIRE APPARATUS ACCESS ROADWAYS AND FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 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. ROADWAYS SHALL BE SURFACED WITH AN ALL-WEATHER MATERIAL CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 82,000 POUNDS.
3. 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.
4. 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.

GENERAL UTILITY GENERAL NOTES

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

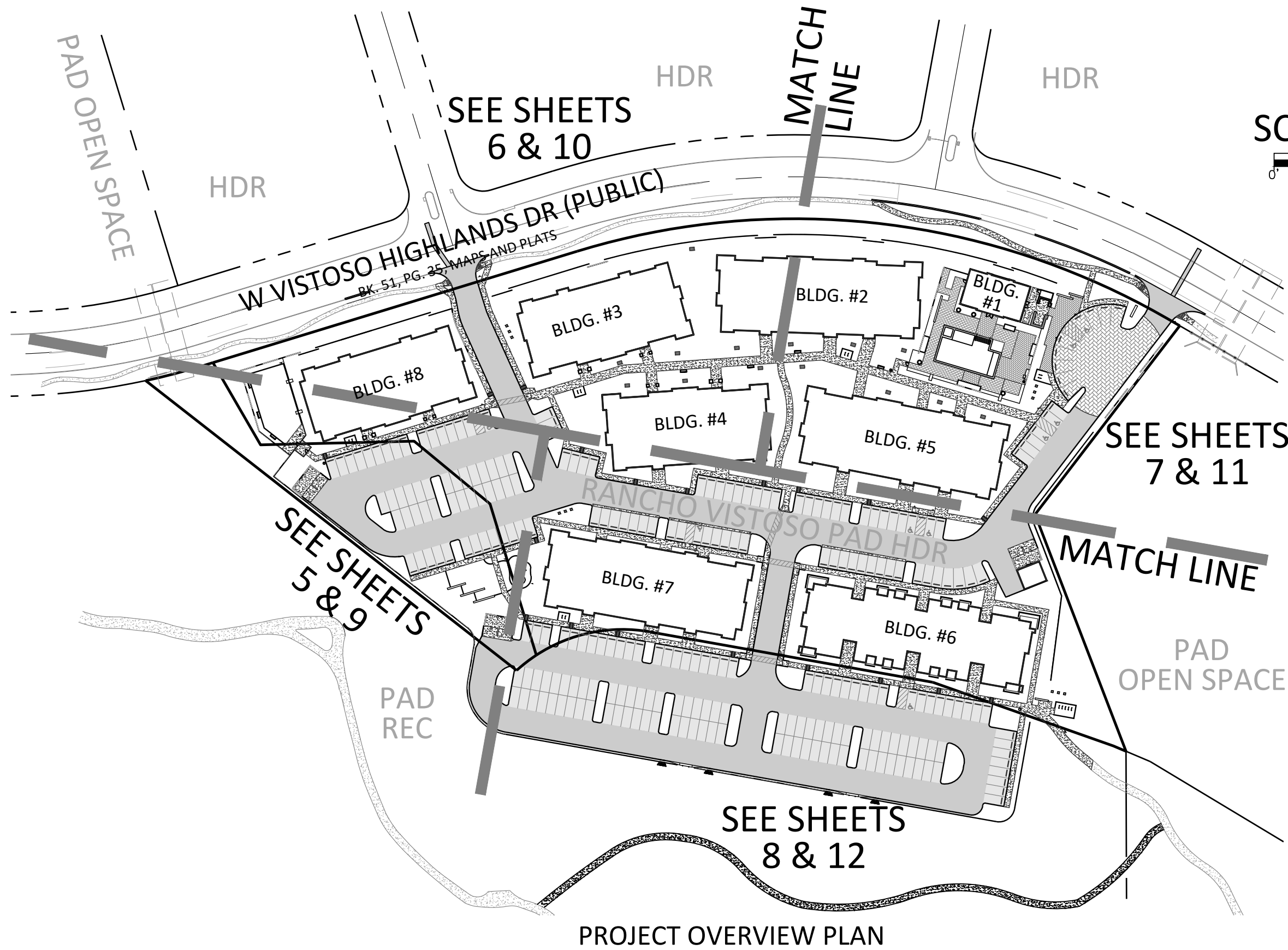
PARKS AND RECREATION GENERAL NOTES

1. ALL TRAIL EASEMENTS INDICATED ARE FOR USE BY THE GENERAL PUBLIC AS PERMANENT, NON-MOTORIZED TRAIL EASEMENTS.
2. ALL PUBLIC TRAILS AND SIGNAGE MUST BE CONSTRUCTED BY THE DEVELOPER TO PIMA REGIONAL TRAIL SYSTEM MASTER PLAN STANDARDS IN CONSULTATION WITH THE TOWN PARKS AND RECREATION DEPARTMENT.
3. TRAILS WITHIN VISTOSO TRAILS NATURE PRESERVE SHALL BE CONSTRUCTED OF A STABILIZED PERMEABLE SURFACE.
4. TRAIL AND SIGN LOCATIONS, AS INDICATED ON THIS PLAN, MUST BE FIELD VERIFIED BY TOWN STAFF PRIOR TO CONSTRUCTION AND ARE SUBJECT TO ADJUSTMENTS.
5. TRAILS MUST BE POSITIONED IN A MANNER TO AVOID VEGETATION AND MINIMIZE POTENTIAL FOR EROSION.
6. FOR RESIDENTIAL DEVELOPMENTS, CONSTRUCTION OF ALL RECREATIONAL AMENITIES AND PUBLIC OR PRIVATE TRAILS WITHIN THE PROJECT LIMITS MUST BE COMPLETED BY THE TIME 35% OF BUILDING PERMITS ARE ISSUED PER SECTION 26.5 OF THE ZONING CODE.
7. ALL PUBLIC TRAILS AREA OWNED AND MAINTAINED BY THE TOWN OF ORO VALLEY. PUBLIC TRAIL EASEMENTS WILL BE DEDICATED TO THE TOWN AS PART OF THE FINAL PLAT.

PARKING, LOADING, AND BICYCLE STORAGE CALCULATIONS

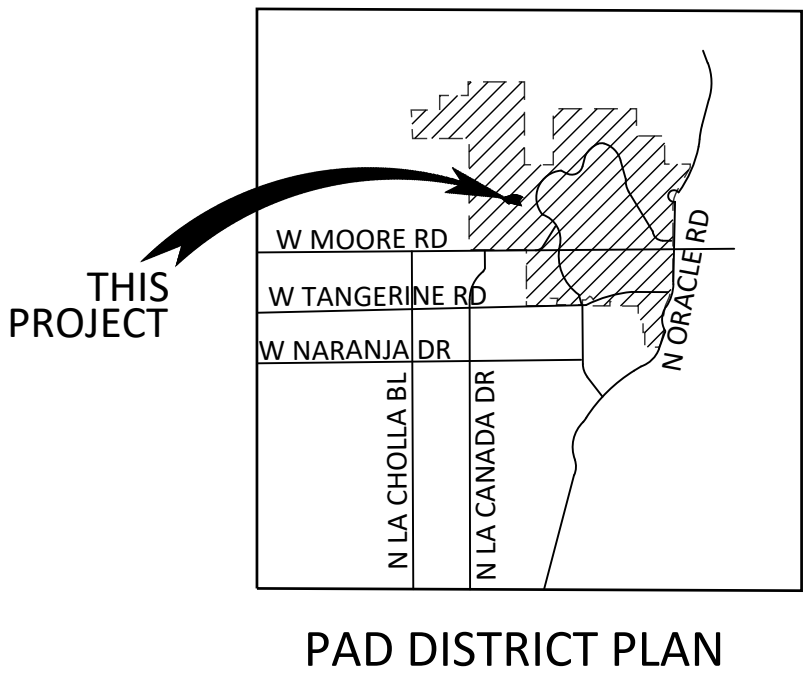
	PROPOSED USE	UNITS	PARKING RATIO	TOTAL PARKING		TOTAL HANDICAP PARKING		BIKE PARKING CLASS I		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	RES - 1 BR	76	1.50	114				1	2	11	34
	RES - 2 BR	56	1.75	98							
	GUEST	132	0.25	33.0							
TOTALS:		132		245	255	7	9	1	2	11	34

DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE
CASE #2301236



PERMITTING DIVISION - BUILDING CODES

1. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
A. INTERNATIONAL CODES WITH LOCAL AMENDMENTS.
B. NATIONAL ELECTRICAL CODE.
C. AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES.
D. TOWN OF ORO VALLEY POOL CODE.
E. PIMA ASSOCIATION OF GOVERNMENTS (P.A.G.).
F. TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL.
G. TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL.
H. TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED.
I. ORO VALLEY TOWN CODE, CURRENT REVISED.
J. ADA STANDARDS FOR ACCESSIBLE DESIGN.



APPROVAL BY:	
PLANNING AND ZONING ADMINISTRATOR	DATE
TOWN ENGINEER	DATE
ORO VALLEY WATER UTILITY DIRECTOR	DATE

NO.	DATE	REVISION DESCRIPTION	BY
		OWNER/DEVELOPER	
		OV 132 LLC	
		6340 N CAMPBELL AV, SUITE 170	
		TUCSON, ARIZONA 85718	
		ATTN: ROSS RULNEY	
		PH: (520) 850-9300	
		E: rossrulney@gmail.com	
		SITE ADDRESS	
		945 & 955 WEST VISTOSO HIGHLANDS DRIVE	
		ORO VALLEY, ARIZONA 85755	



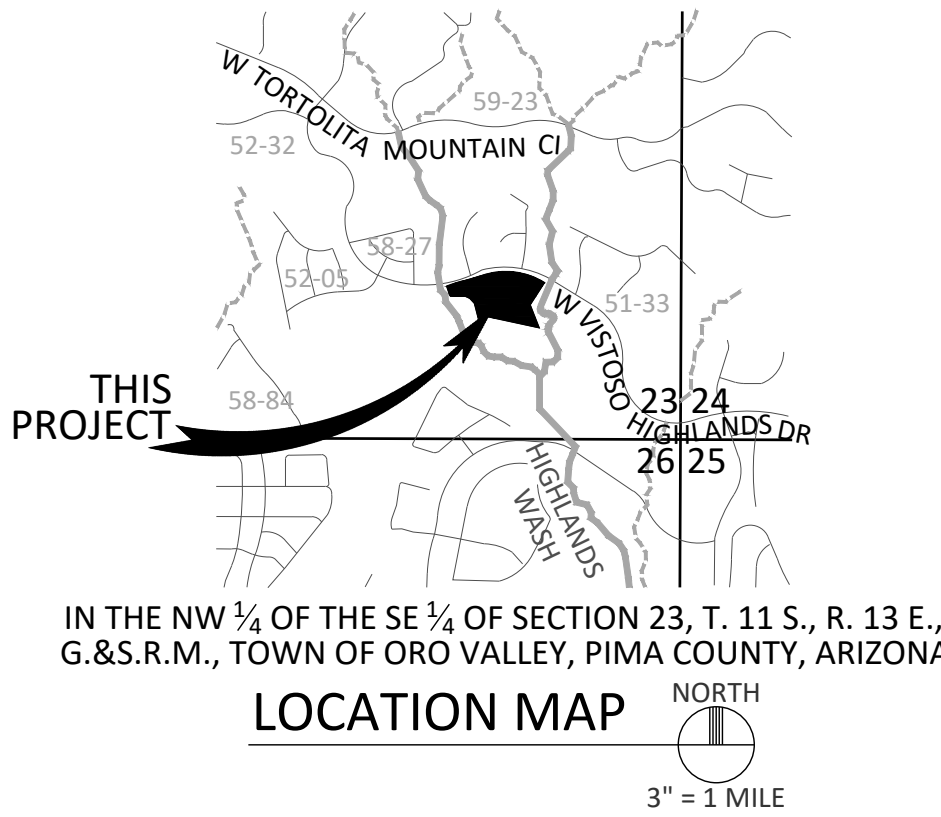
3945 E FORT LOWELL ROAD - STE #111
TUCSON, AZ 85712
520.795.1000
rickengineering.com

PROJECT NO: 22.061

DATE: 01/10/24
SCALE: AS NOTED
C.I.: N/A

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE
cover sheet



SHEET INDEX

1. COVER SHEET
2. NOTES + LEGEND
3. OVERALL EXISTING SITE PLAN
4. OVERALL PROPOSED SITE PLAN
5. SITE PLAN (SW)
6. SITE PLAN (NW)
7. SITE PLAN (NE)
8. SITE PLAN (SE)
9. UTILITY + GRADING PLAN (SW)
10. UTILITY + GRADING PLAN (NW)
11. UTILITY + GRADING PLAN (NE)
12. UTILITY + GRADING PLAN (SE)

ARCHITECT

a23 studios
711 EAST 9TH STREET
TUCSON, ARIZONA 85719
ATTN: MR. BURAK BEKAT
PH: (520) 903-2323
E: info@a23studios.com



CASE #2301236
REF: #2203155; #2301138; #2301232

1
OF
12

GENERAL PAVING + GRADING NOTES

1. CONTRACTOR TO EXHIBIT EXTREME CAUTION WHEN EXCAVATING TO AVOID DAMAGING EXISTING UTILITY LINES IN AND AROUND THE AREA OF WORK. UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT COMPLETE BUT ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THIS PLAN WAS DESIGNED.
2. CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEAN-OUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
4. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS AND TO BASE THE BID SOLELY UPON HIS OWN CALCULATED QUANTITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION OF ANY MAJOR DISCREPANCIES ON THE PLANS. ALL GRADE ADJUSTMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO MAKING ANY CHANGES.
5. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND RICK ENGINEERING COMPANY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR RICK ENGINEERING COMPANY.
6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING RICK ENGINEERING COMPANY AT 520-795-1000.
7. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
8. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.
9. RICK ENGINEERING COMPANY HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. RICK ENGINEERING COMPANY FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE ANALYSIS FOR THIS PROJECT.
10. ALL ELEVATIONS ARE AT FINISH SURFACE (P) OF PROPOSED ASPHALT. ADD 0.5' FOR THE ADJACENT TOP OF CONCRETE/CURB (C/TC) ELEVATION UNLESS OTHERWISE SHOWN.
11. CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
12. ALL DIMENSIONS FOR PARKING AREA ACCESS LANES AND PARKING SPACES AS SHOWN ON THE PLAN ARE MEASURED AT THE GUTTER LINE.
13. PARKING AREA PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION (MUTCD). THE PAINT SHALL BE WHITE UNLESS OTHERWISE INDICATED OR AS REQUIRED BY THE MUTCD.
14. THE APPROVED GRADING PLAN IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE APPROVED TENTATIVE PLAT AND/OR DEVELOPMENT PLAN, FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE PLANNING AND DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH THE OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THE APPROVED GRADING PLAN BUT NEEDED FOR COMPLETION OF WORK.
15. THE CONTRACTOR IS NOT PERMITTED TO MAKE AN AUTONOMOUS DECISION TO CARRY OUT CONSTRUCTION FIELD CHANGES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND THE TOWN OF ORO VALLEY DEVELOPMENT SERVICES DEPARTMENT.

GENERAL PAVING + GRADING NOTES (cont.)

16. THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT OF RECORD, SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 203.
18. GROSS AREA OF ALL IMPERVIOUS SURFACES IS **245,255** SQUARE FEET.
19. 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 THE ROADWAY SURFACE.
20. GRADING EQUIPMENT OPERATION WITHIN ONE-HALF (1/2) MILE OF AN OCCUPIED RESIDENTIAL STRUCTURE SHALL ONLY BE CONDUCTED BETWEEN 6:00 A.M. AND SUNSET MONDAY THROUGH FRIDAY. GRADING EQUIPMENT OPERATION SHALL ONLY BE CONDUCTED BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. ON SATURDAYS AND SUNDAYS.
21. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY AND MITIGATE ANY POTENTIAL CONSTRUCTION IMPEDIMENTS DUE TO EXISTING ENCROACHMENTS BY ADJACENT PROPERTY OWNERS (WHETHER SITE WALLS, FENCES, OR OTHERWISE). RICK ENGINEERING COMPANY ASSUMES NO LIABILITY NOR RESPONSIBILITY FOR ANY ENCROACHMENTS OR FOR DELAYS TO THE APPROVAL PROCESS AS A RESULT THEREOF.

EARTHWORK/MATERIALS TESTING + CERTIFICATION

1. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY PATTISON ENGINEERING LLC. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED 23 JUNE 2022, PATTISON PROJECT NO. 22-071.
2. THE CONTRACTOR SHALL RETAIN THE SERVICES OF, AND FACILITATE THE WORK OF, AN INDEPENDENT ENGINEERING TESTING LABORATORY ACCEPTABLE TO PROVIDE THE CONSTRUCTION TESTING OF THE PROJECT EARTHWORK, ASPHALT PAVEMENT AND CIVIL CONCRETE. THE GEOTECHNICAL ENGINEER SHALL VERIFY THAT INITIAL SITE CONDITIONS CONFORM WITH THE PLANS AND SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES OBSERVED SHOULD ANY SOIL CONDITION ON THE SITE BE SUSPECT OF DETRIMENTAL CHARACTERISTICS. THE CONTRACTOR SHALL BE NOTIFIED OF CONCERNS AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
3. DURING THE COURSE OF CONSTRUCTION, TEST RESULTS SHALL BE SUBMITTED TO THE CONTRACTOR WHICH INDICATE IF WORK IS BEING DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

TYPICAL SLOPE TREATMENT

SLOPE GRADIENT	TREATMENT
3:1 OR FLATTER	REVEGETATED WITH NATIVE SPECIES OR PROVIDE OTHER GROUND COVERS SUCH AS NETTING OR CRUSHED ROCK
2:1 TO 3:1	HAND-PLACED RIPRAP OVER FILTER FABRIC
1:1 TO 2:1	GROUTED OR WIRE-TIED RIPRAP
1:1 OR STEEPER	STABILITY ANALYSIS OR RETAINING WALL DESIGNED BY STRUCTURAL ENGINEER

NOTES:
- SLOPE GRADIENTS ARE HORIZONTAL OR VERTICAL
- FINAL SLOPE TREATMENT SHALL BE AS PER THIS TABLE **UNLESS OTHERWISE NOTED** ON THIS PLAN OR WITHIN THE GEOTECHNICAL REPORT.
- SEE RIPRAP NOTES FOR SPECIFICATIONS.
- GROUT TO BE A NATURAL COLOR THAT MATCHES SURROUNDING LANDSCAPE.

UTILITY NOTE

UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED AND ARE PRESENTED BASED UPON PRELIMINARY INFORMATION AVAILABLE TO RICK ENGINEERING COMPANY. UTILITY LOCATIONS AS SHOWN ARE NOT INTENDED TO BE EXACT OR COMPLETE AND RICK ENGINEERING COMPANY DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN THE UTILITY LOCATIONS OR ANY UTILITY RELOCATIONS THAT MAY BE NECESSARY. PRIOR TO EXCAVATION, ARIZONA STATUTES REQUIRE THAT ANYONE WHO INTENDS TO EXCAVATE MUST PROVIDE TWO FULL WORKING DAYS NOTICE TO THE OWNERS OF ALL UTILITIES WITHIN THE PROJECT AREA. EXCAVATORS SHOULD CONTACT "ARIZONA BLUE STAKE" @ 1-800-782-5348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS, SUNDAYS, AND STATE HOLIDAYS ARE NOT CONSIDERED WORKING DAYS. ALSO BE ADVISED THAT THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT MEMBERS OF "ARIZONA BLUE STAKE". THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

PRIVATE UTILITY NOTES

1. ALL ON-SITE BUILDING SEWER CONNECTION LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
2. ALL ON-SITE DOMESTIC WATER SUPPLY LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
3. ALL ON-SITE FIRE SERVICE MAINS ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PUBLICATION 24, LATEST EDITION.

SURVEY NOTES

1. THE BASIS OF BEARINGS FOR THIS PROJECT IS ALONG THE CENTERLINE OF VISTOSO HIGHLANDS DRIVE AS SHOWN ON THIS PLAN AND THAT "RANCHO VISTOSO NEIGHBORHOOD 11 PARCEL H AND N, RANCHO VISTOSO NEIGHBORHOOD 13 PARCEL F" PLAT, RECORDED IN BOOK 51, PAGE 33 OF MAPS AND PLATS. THE BEARING OF SAID LINE IS **N 73°00'00" E**.
2. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY DEPARTMENT OF TRANSPORTATION , "OPUS" CONTROL POINT "11S13E_Q19", DESCRIPTION: "H4 REBAR W/TAG 'PCDOT GPS". THE ELEVATION OF SAID BENCHMARK IS **2968.02'**, NAVD 88 DATUM.
3. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY: RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, ARIZONA 85712
ATTN: MR. GREGG POPP, AZ RLS #71039
PH: (520) 795-1000.
4. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE THE CONSTRUCTION LAYOUT. THE SURVEYOR SHALL VERIFY THE KNOWN BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OBSERVED SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT. THE OWNER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA.
5. UPON COMPLETION OF THE WORK, THE CONTRACTOR AND HIS SURVEYOR SHALL CERTIFY IN WRITING TO THE OWNER THAT THE PROJECT CIVIL ENGINEERING IMPROVEMENTS WERE STAKED AND BUILT IN SUBSTANTIAL CONFORMANCE TO THE LINES AND GRADES SHOWN. UNLESS NOTED OTHERWISE, SUBSTANTIAL CONFORMANCE SHALL MEAN THAT BUILDING SITES HAVE BEEN CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH BUILDING PAD ELEVATIONS AS DESIGNED BY THE ENGINEER. PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH GRADE AS DESIGNED BY THE ENGINEER. SITE FEATURES SHALL BE WITHIN 0.25 FEET OF SPECIFIED POSITION.

REZONING CONDITIONS (ORD. #(O)___)

THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS STATED IN ORDINANCE #(O)-___, APPROVED ON ____.

1. XXXX
2. XXXX
3. XXXX

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
SUBJECT PROPERTY BOUNDARY	RIGHT-OF-WAY	GAS METER	SEWER MANHOLE
OTHER PARCEL LINE	ROADWAY CENTERLINE	SEWER CLEANOUT	SEWER BACKWATER VALVE
EASEMENT	CONTOUR	FIRE HYDRANT	WATER METER
SPOT ELEVATION	FLOW-LINE	BACKFLOW PREVENTER	WATER VALVE
GRADING LIMITS	100 YR. FLOOD PLAIN LIMIT	FIRE DEPT. CONNECTION	PARKING SPACE COUNT
EROSION HAZARD SETBACK	CURB	PARKING SPACE COUNT (TRAIL-HEAD PARKING)	ZONING DIVISION
ASPHALT	CONCRETE	SIGHT VISIBILITY TRIANGLE	RIGHT-OF-WAY
PAINT STRIPE	RIPRAP	ASSESSOR'S PARCEL NUMBER	RADIUS
DECOMPOSED GRANITE	FENCE	PAVEMENT (ASPHALT)	CONCRETE
RAILING	WALL	FINISHED GRADE	LOW POINT; HIGH POINT
MAIL BOX	SIGN	GRADE BREAK	FINISHED FLOOR ELEVATION
STREET/SITE LIGHT	SEWER PIPE	SURVEY MONUMENT	RIPARIAN HABITAT
WATER PIPE	FIRE SERVICE PIPE	WATER HARVESTING/RETENTION AREA	
UNKNOWN MANHOLE	ELECTRIC MANHOLE		
ELECTRIC METER	ELECTRIC TRANSFORMER		
ELECTRIC JUNCTION BOX	COMMUNICATION PEDESTAL		
COMMUNICATION MANHOLE			

C-1

notes + legend



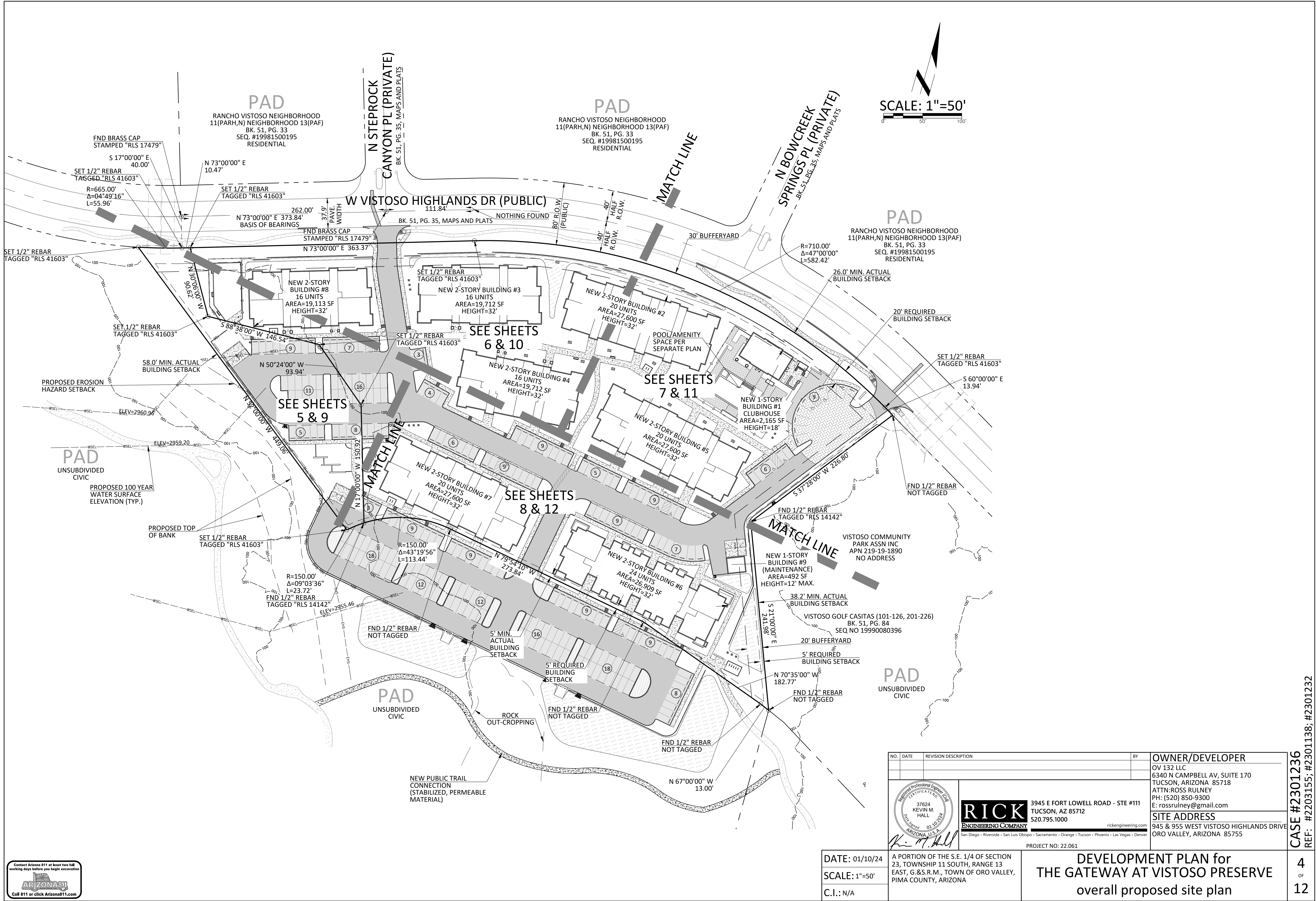
NO.	DATE	REVISION DESCRIPTION	BY
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA		3945 E FORT LOWELL ROAD - STE #111 TUCSON, AZ 85712 520.795.1000 rickengineering.com	
DATE: 01/10/24		PROJECT NO: 22.061	
SCALE: AS NOTED		OWNER/DEVELOPER OV 132 LLC 6340 N CAMPBELL AV, SUITE 170 TUCSON, ARIZONA 85718 ATTN:ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com	
C.I.: N/A		SITE ADDRESS 945 & 955 WEST VISTOSO HIGHLANDS DRIVE ORO VALLEY, ARIZONA 85755	

DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE
notes + legend

CASE #2301236
REF: #2203155; #2301138; #2301232

2
OF
12



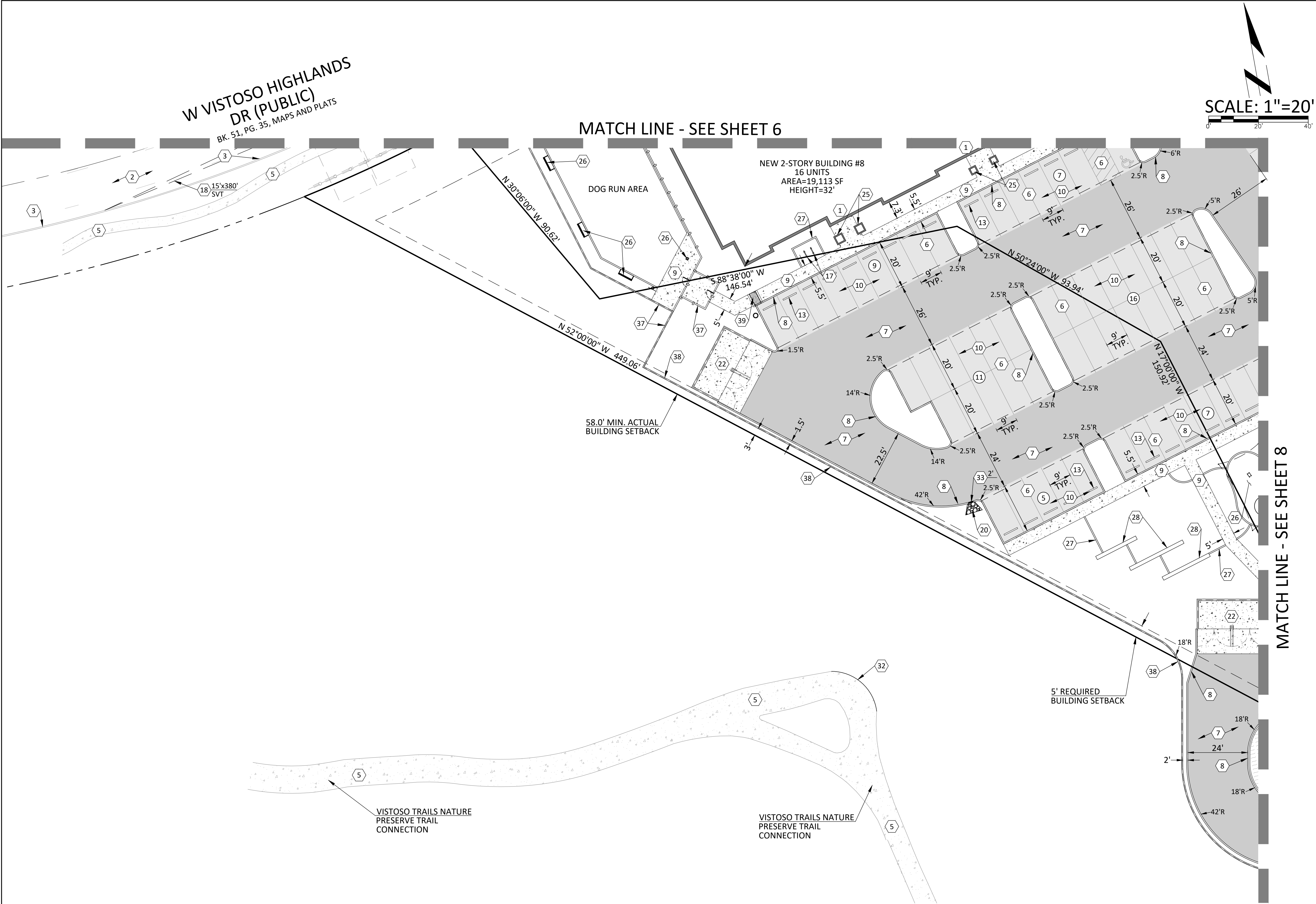


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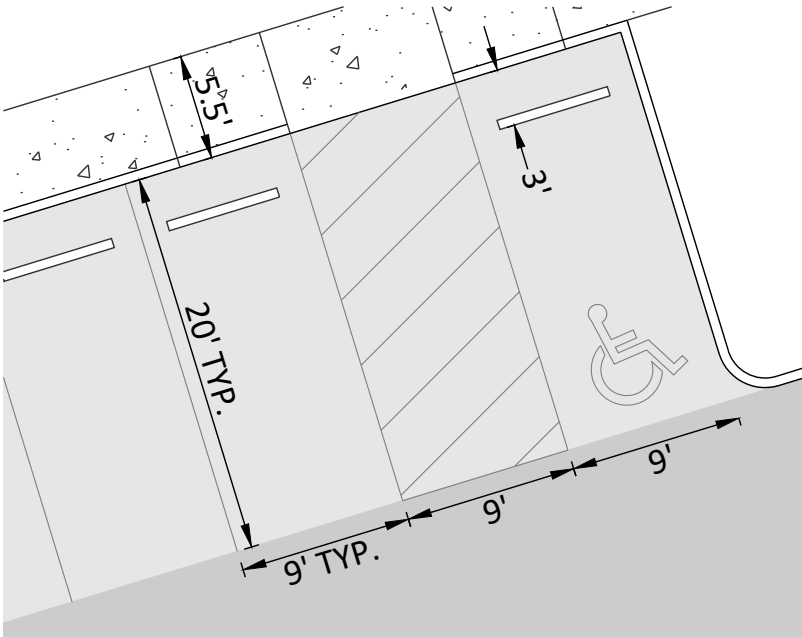
	RICK ENGINEERING COMPANY 3945 E FORT LOWELL ROAD - STE #111 TUCSON, AZ 85712 520.795.1000 rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver	

PROJECT NO: 22.061	
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA	

CASE #2301236
REF: #2203155; #2301138; #2301232



- SITE KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 6 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
 - 7 NEW 4" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%.
 - 8 NEW 6" VERTICAL CURB, TYPE 2, PER PAG DETAIL 209. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE.
 - 9 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
 - 10 NEW 3" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%.
 - 13 NEW 6" WHEEL STOP (TYP.).
 - 17 NEW SHORT TERM BICYCLE RACK.
 - 20 NEW GROUTED RIPRAP.
 - 22 NEW TRASH ENCLOSURE (DOUBLE CONTAINER). FULLY ENCLOSED WITH SELF CLOSING GATE.
 - 25 NEW BUILDING COLUMN PER BUILDING PLANS.
 - 26 NEW AMENITY PER LANDSCAPE PLANS.
 - 27 NEW CONCRETE HEADER PER PAG DETAIL 213.
 - 28 NEW SEAT WALL PER HARDSCAPE PLANS.
 - 32 NEW EDGE OF EXISTING CONCRETE.
 - 33 NEW CURB OPENING. SEE KEYNOTE FOR WIDTH.
 - 37 NEW WALL/FENCE. SEE LANDSCAPE PLAN FOR DETAILS AND FINISHES.
 - 38 NEW RETAINING/SITE WALL. SEE LANDSCAPE PLAN FOR DETAILS AND FINISHES.
 - 39 NEW SIDEWALK SCUPPER (TYPE 2) PER PAG STD 205.



ACCESSIBLE PARKING DETAIL
SCALE: 1"=10'



DATE: 01/10/24	A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1"=20'	
C.I.: N/A	

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				OV 132 LLC 6340 N CAMPBELL AV, SUITE 170 TUCSON, ARIZONA 85718 ATTN:ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com
				SITE ADDRESS 945 & 955 WEST VISTOSO HIGHLANDS DRIVE ORO VALLEY, ARIZONA 85755

37624
KEVIN M.
HALL
01/10/2024
ARIZONA U.S.A.

Regional Professional Engineer
Data-Signed
01/10/2024

RICK

ENGINEERING COMPANY

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

3945 E FORT LOWELL ROAD - STE #111
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520.795.1000
rickengineering.com

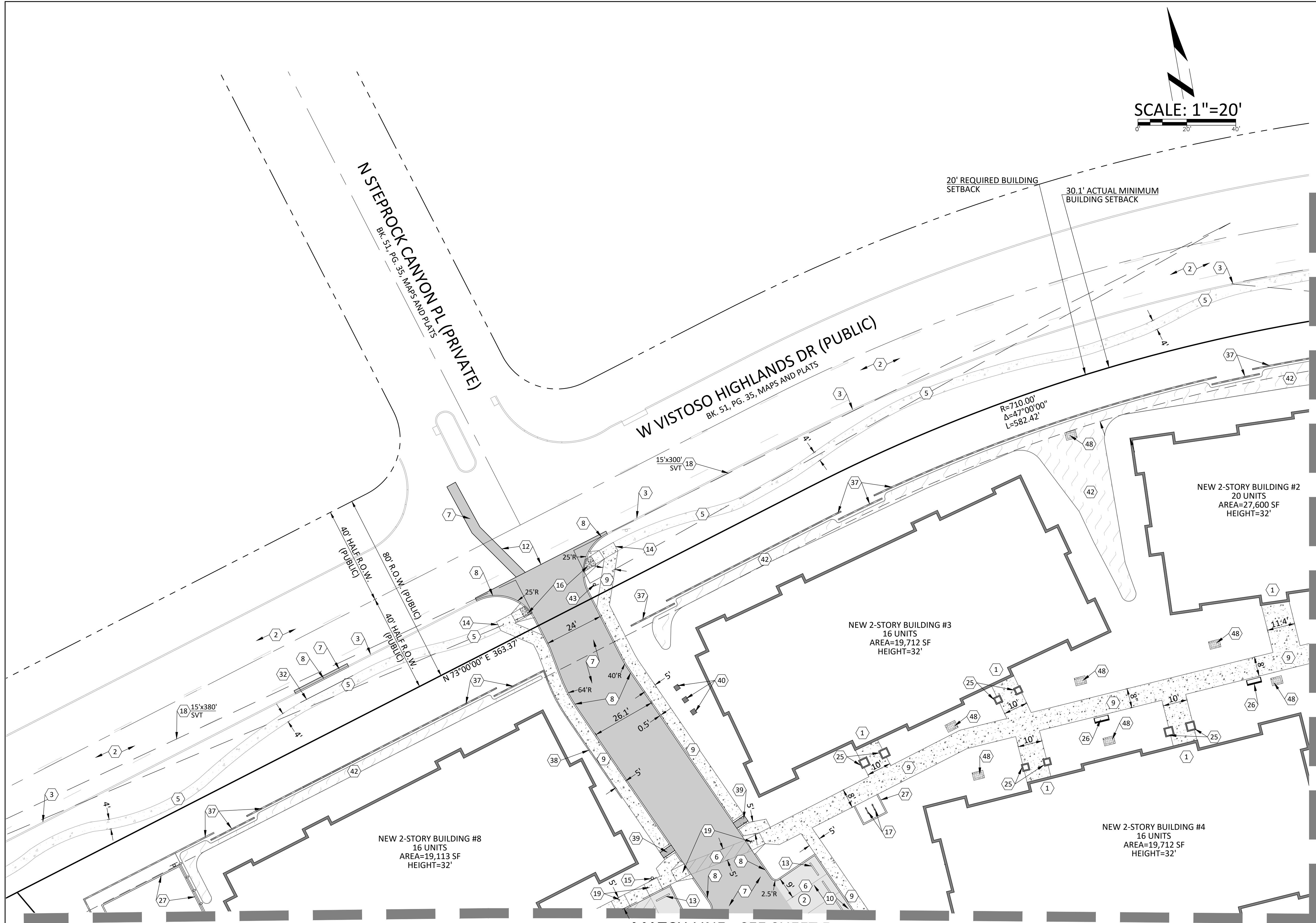
PROJECT NO: 22.061

DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE
site plan (sw)

CASE #2301236
REF: #2203155; #2301138; #2301232

5
OF
12

THE GATEWAY AT VISTOSO PRESERVE



SCALE: 1"=20'

SITE KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING ASPHALT TO REMAIN.
- 3 EXISTING CURB TO REMAIN.
- 5 EXISTING CONCRETE/SIDEWALK TO REMAIN.
- 6 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
- 7 NEW 4" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%.
- 8 NEW 6" VERTICAL CURB, TYPE 2, PER PAG DETAIL 209. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE.
- 9 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
- 10 NEW 3" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%.
- 12 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
- 13 NEW 6" WHEEL STOP (TYP.).
- 14 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
- 15 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, THIS SHEET.
- 16 NEW CONCRETE CURB ACCESS RAMP WITH 2' WIDE DETECTABLE WARNING STRIP PER PAG DETAIL 207.
- 17 NEW SHORT TERM BICYCLE RACK.
- 18 SIGHT VISIBILITY TRIANGLE FOR NEW DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
- 19 NEW CONCRETE CURB ACCESS RAMP PER 2012 IBC, CHAPTER 11 AND ICC A117.1, SECTION 405, RAMPS.
- 25 NEW BUILDING COLUMN PER BUILDING PLANS.
- 26 NEW AMENITY PER LANDSCAPE PLANS.
- 27 NEW CONCRETE HEADER PER PAG DETAIL 213.
- 32 NEW EDGE OF EXISTING CONCRETE.
- 37 NEW WALL/FENCE. SEE LANDSCAPE PLAN FOR DETAILS AND FINISHES.
- 38 NEW RETAINING/SITE WALL. SEE LANDSCAPE PLAN FOR DETAILS AND FINISHES.
- 39 NEW SIDEWALK SCUPPER (TYPE 2) PER PAG STD 205.
- 40 NEW ARCHITECTURAL COLUMN PER SEPARATE PLAN.
- 42 NEW WATER HARVESTING AREA, 4" MAX. DEPTH.
- 43 NEW STOP SIGN (MUTCD #R1-1).
- 48 NEW STORM DRAIN AREA INLET.

MATCH LINE - SEE SHEET 7



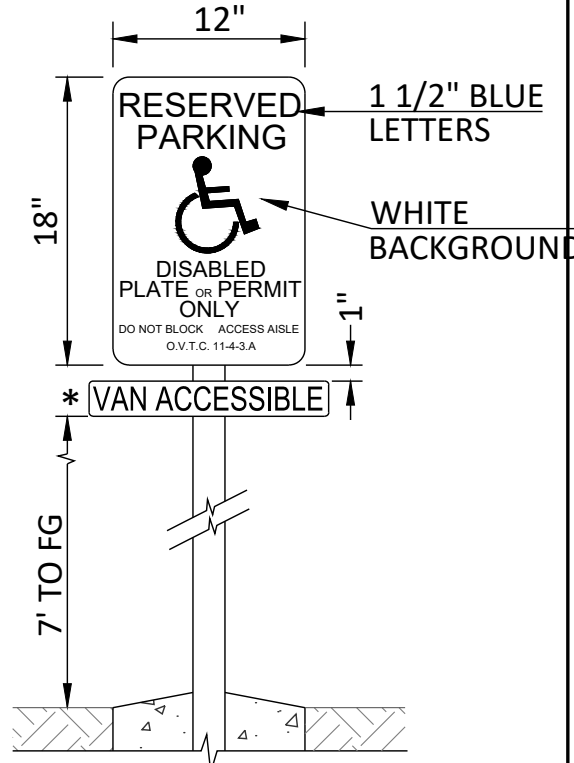
1/8" ALUMINUM PANEL
SCREEN PRINT SYMBOL;
SIGN GRAPHIC, SEE RIGHT

2" SQUARE
PERFORATED POST
OR U-CHANNEL POST

SLOPE UP TO 1"
AT POST

FINISH
GRADE

12" DIAMETER
CONCRETE AROUND
STEEL POST



* "VAN ACCESSIBLE" SIGNS AT
UNIVERSAL DESIGN SPACES

A ACCESSIBLE SIGN AND POST
SCALE: 1"=1'

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				OV 132 LLC 6340 N CAMPBELL AV, SUITE 170 TUCSON, ARIZONA 85718 ATTN:ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com
				SITE ADDRESS 945 & 955 WEST VISTOSO HIGHLANDS DRIVE ORO VALLEY, ARIZONA 85755



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ENGINEERING COMPANY

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TUCSON, AZ 85712
520.795.1000
rickengineering.com

PROJECT NO: 22.061

DATE: 01/10/24
SCALE: 1"=20'
C.I.: N/A

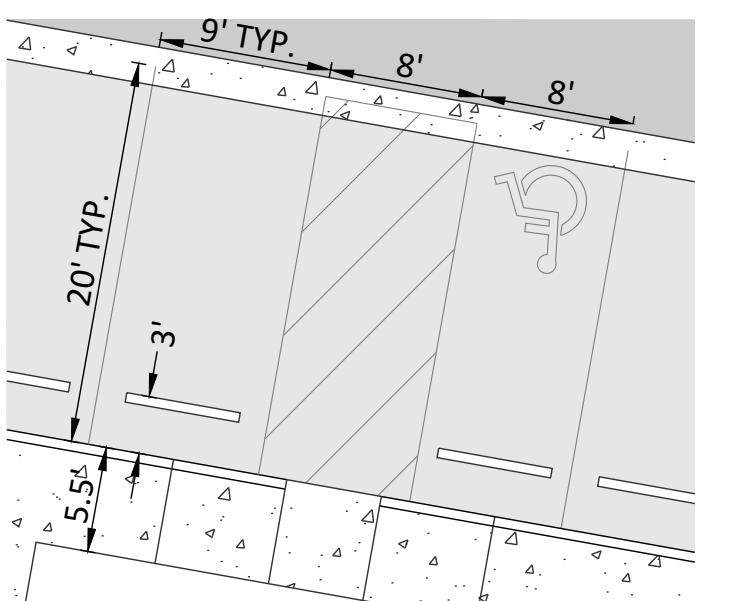
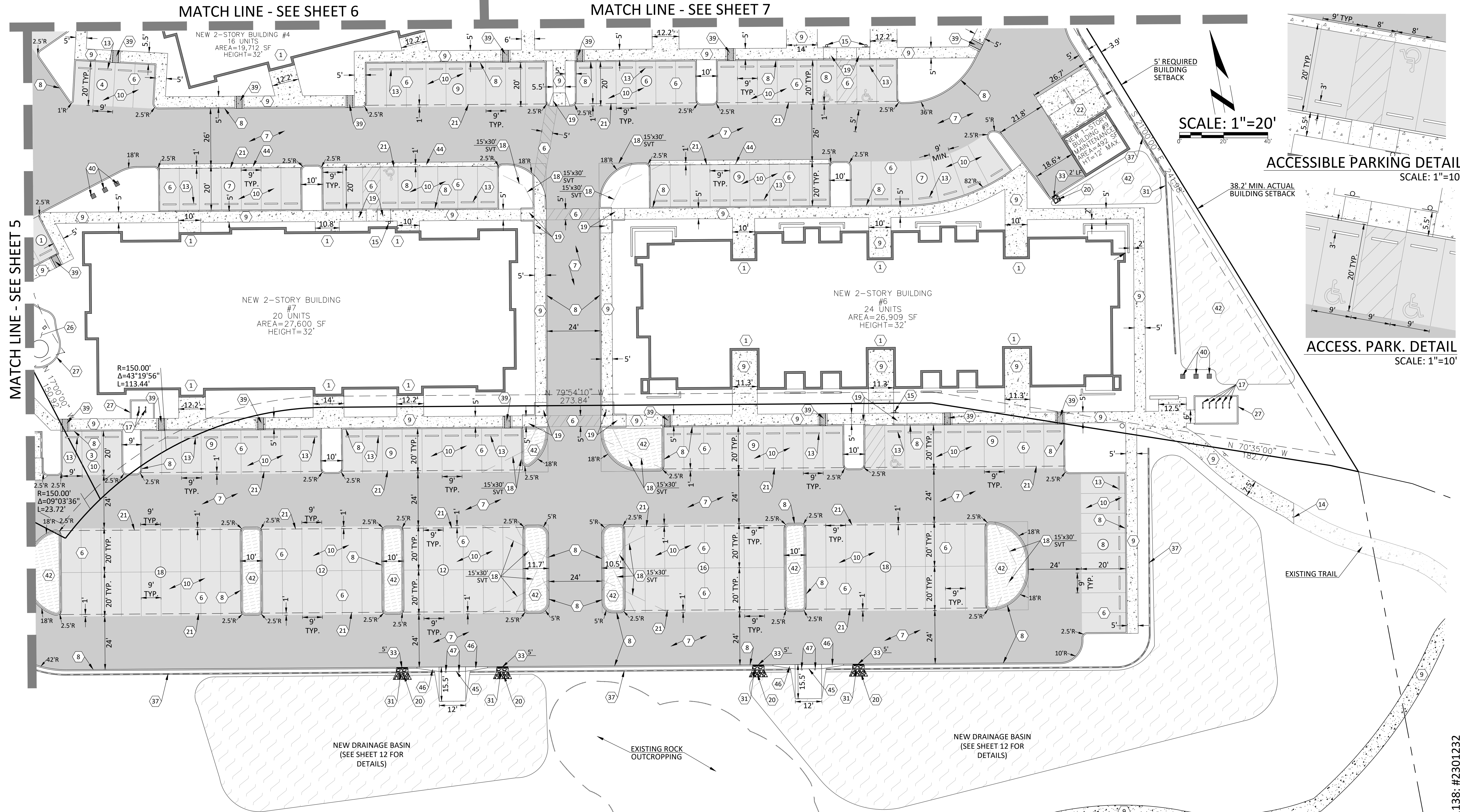
A PORTION OF THE S.E. 1/4 OF SECTION
23, TOWNSHIP 11 SOUTH, RANGE 13
EAST, G.&S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE
site plan (nw)

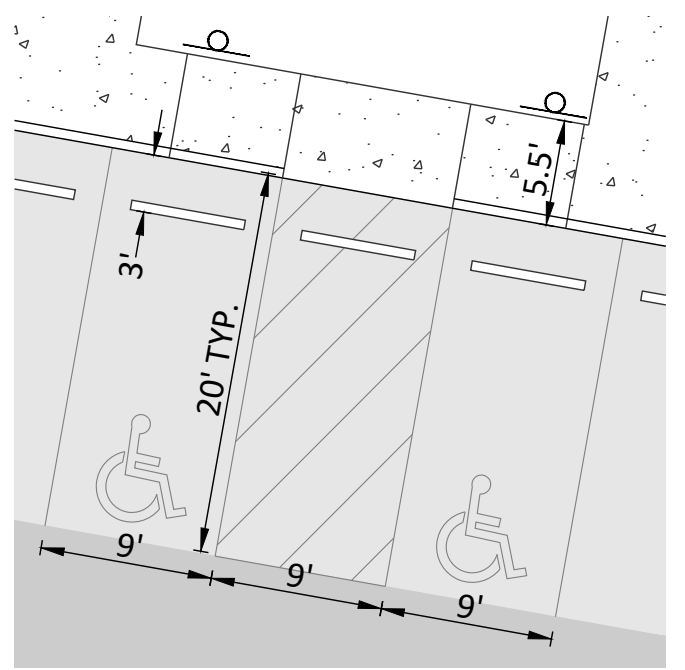
CASE #2301236
REF: #2203155; #2301138; #2301232

6
OF
12





ACCESSIBLE PARKING DETAIL
SCALE: 1"=10'



ACCESS. PARK. DETAIL
SCALE: 1"=10'

SITE KEYNOTES

- | | | | |
|--|---|---|--|
| 1 PRIMARY BUILDING ENTRANCE. | 15 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, SHEET 6. | 27 NEW CONCRETE HEADER PER PAG DETAIL 213. | 45 NEW 6" HIGH WEDGE CURB PER PAG DETAIL 209. |
| 6 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.). | 17 NEW SHORT TERM BICYCLE RACK. | 31 NEW WALL OPENING. | 46 NEW CURB TRANSITION (VERTICAL TO WEDGE) PER PAG DETAIL 210. |
| 7 NEW 4" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. | 18 SIGHT VISIBILITY TRIANGLE FOR NEW DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS. | 33 NEW CURB OPENING. SEE KEYNOTE FOR WIDTH. | 47 NEW REMOVABLE POST BARRICADE. |
| 8 NEW 6" VERTICAL CURB, TYPE 2, PER PAG DETAIL 209. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE. | 19 NEW CONCRETE CURB ACCESS RAMP PER 2012 IBC, CHAPTER 11 AND ICC A117.1, SECTION 405, RAMPS. | 37 NEW WALL/FENCE. SEE LANDSCAPE PLAN FOR DETAILS AND FINISHES. | |
| 9 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS. | 20 NEW GROUTED RIPRAP. | 39 NEW SIDEWALK SCUPPER (TYPE 2) PER PAG STD 205. | |
| 10 NEW 3" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. | 21 NEW CANOPY. | 40 NEW ARCHITECTURAL COLUMN PER SEPARATE PLAN. | |
| 13 NEW 6" WHEEL STOP (TYP.). | 22 NEW TRASH ENCLOSURE (DOUBLE CONTAINER). FULLY ENCLOSED WITH SELF CLOSING GATE. | 42 NEW WATER HARVESTING AREA, 4" MAX DEPTH. | |
| 14 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203. | 26 NEW AMENITY PER LANDSCAPE PLANS. | 44 NEW 2' WIDE CONCRETE FLOW GUTTER. | |

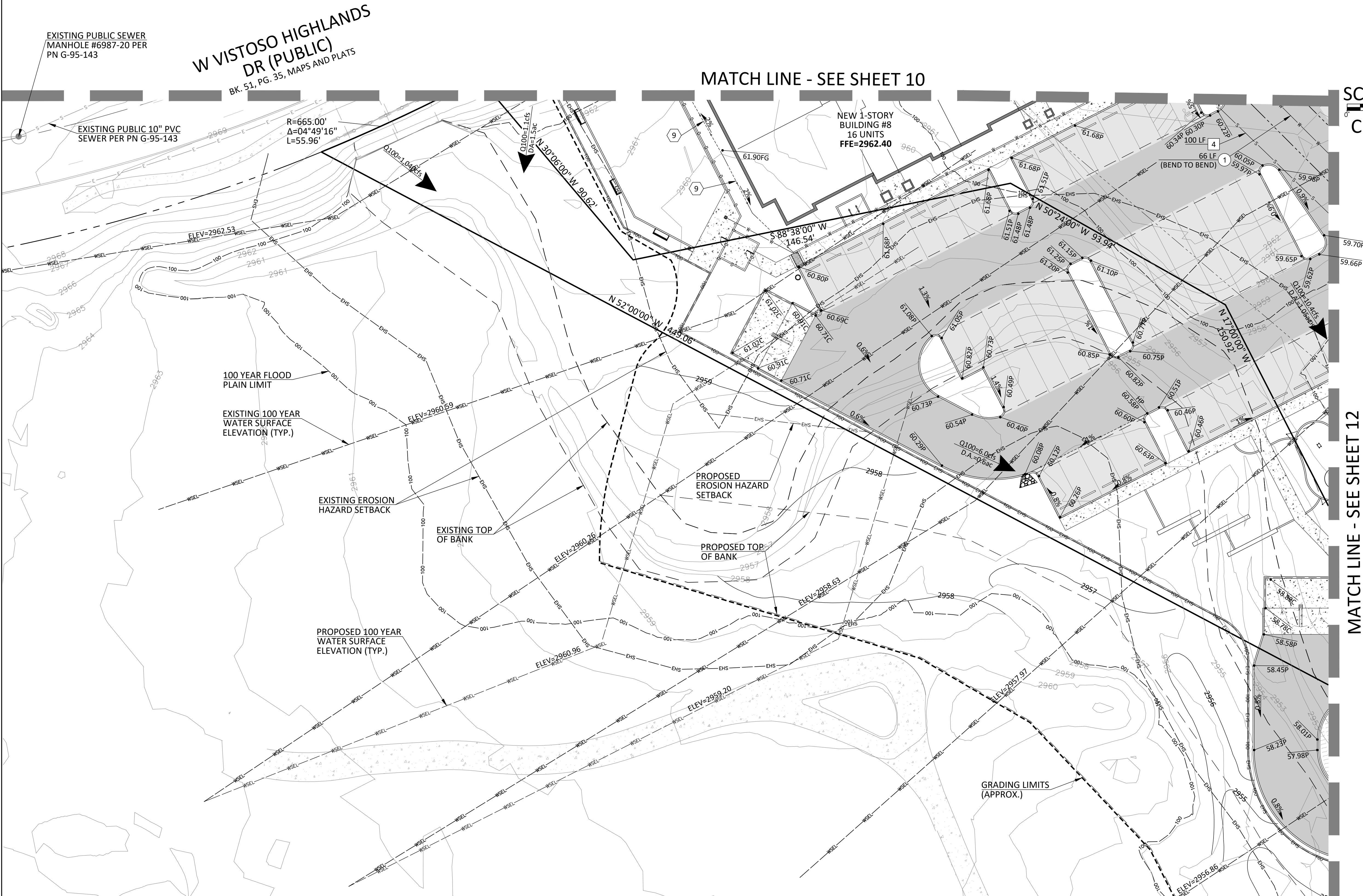


ACCESSIBLE PARKING DETAIL
SCALE: 1"=10'

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				OV 132 LLC 6340 N CAMPBELL AV, SUITE 170 TUCSON, ARIZONA 85718 ATTN:ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com
				SITE ADDRESS 945 & 955 WEST VISTOSO HIGHLANDS DRIVE ORO VALLEY, ARIZONA 85755
				PROJECT NO: 22.061
				DATE: 01/10/24 SCALE: 1"=20' C.I.: 1 FOOT
				DEVELOPMENT PLAN for THE GATEWAY AT VISTOSO PRESERVE site plan (se)
				8 OF 12



CASE #2301236
REF: #2203155; #2301138; #2301232



- SEWER KEYNOTES**
- 4 NEW PRIVATE 4" BCS.
- WATER KEYNOTES**
- 1 NEW PUBLIC WATER LINE.
- GRADING KEYNOTES**
- 9 NEW GRADED SWALE. SEE DETAIL 1, SHEET 11.

SCALE: 1"=20'
C.I.=1 FOOT

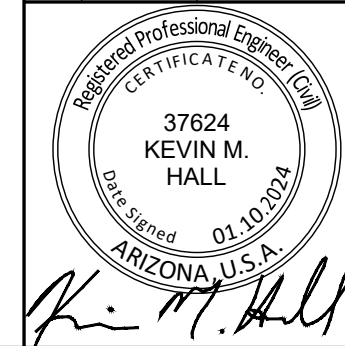
MATCH LINE - SEE SHEET 12

NOTE: ACCESS EASEMENT TO BE PROVIDED FOR MAINTENANCE OF REALIGNED WASH AREA. SPECIFICS OF EASEMENT AREA TO BE PROVIDED ON PERMITTED IMPROVEMENT PLANS.



DATE: 01/10/24
SCALE: 1"=20'
C.I.: 1 FOOT

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				OV 132 LLC 6340 N CAMPBELL AV, SUITE 170 TUCSON, ARIZONA 85718 ATTN: ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com
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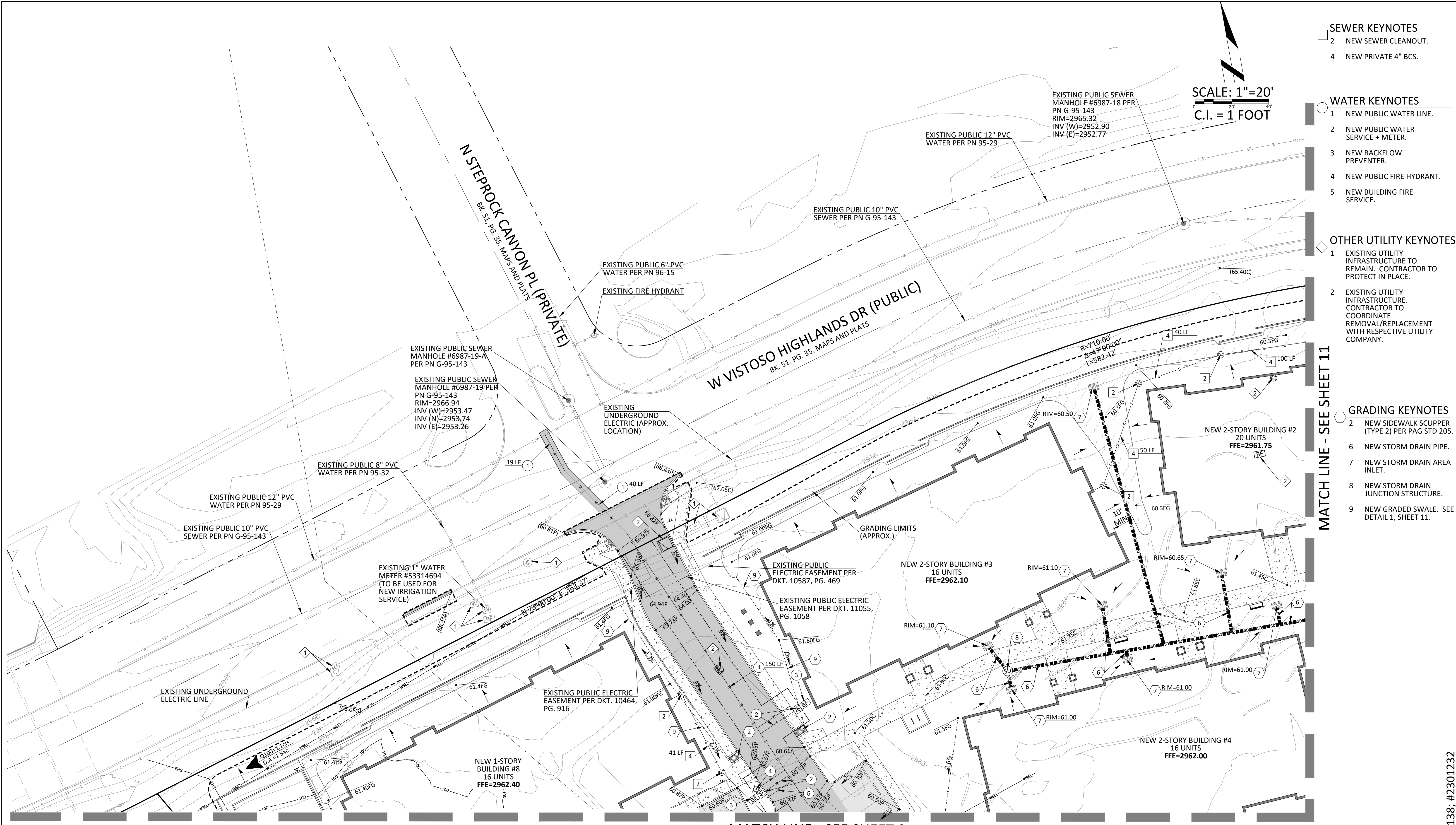
3945 E FORT LOWELL ROAD - STE #111
TUCSON, AZ 85712
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rickengineering.com

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DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE
utility + grading plan (sw)

CASE #2301236
REF: #2203155; #2301138; #2301232

9
OF
12



- SEWER KEYNOTES**
- 2 NEW SEWER CLEANOUT.
 - 4 NEW PRIVATE 4" BCS.
- WATER KEYNOTES**
- 1 NEW PUBLIC WATER LINE.
 - 2 NEW PUBLIC WATER SERVICE + METER.
 - 3 NEW BACKFLOW PREVENTER.
 - 4 NEW PUBLIC FIRE HYDRANT.
 - 5 NEW BUILDING FIRE SERVICE.
- OTHER UTILITY KEYNOTES**
- 1 EXISTING UTILITY INFRASTRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
 - 2 EXISTING UTILITY INFRASTRUCTURE. CONTRACTOR TO COORDINATE REMOVAL/REPLACEMENT WITH RESPECTIVE UTILITY COMPANY.
- GRADING KEYNOTES**
- 2 NEW SIDEWALK SCUPPER (TYPE 2) PER PAG STD 205.
 - 6 NEW STORM DRAIN PIPE.
 - 7 NEW STORM DRAIN AREA INLET.
 - 8 NEW STORM DRAIN JUNCTION STRUCTURE.
 - 9 NEW GRADED SWALE. SEE DETAIL 1, SHEET 11.



DATE: 01/10/24
SCALE: 1"=20'
C.I.: 1 FOOT

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				OV 132 LLC 6340 N CAMPBELL AV, SUITE 170 TUCSON, ARIZONA 85718 ATTN: ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com
				SITE ADDRESS 945 & 955 WEST VISTOSO HIGHLANDS DRIVE ORO VALLEY, ARIZONA 85755

Professional Engineer
CERTIFICATE NO. 37824
KEVIN M. HALL
01/10/2024
ARIZONA U.S.A.

RICK
ENGINEERING COMPANY
3945 E FORT LOWELL ROAD - STE #111
TUCSON, AZ 85712
520.795.1000
rickengineering.com

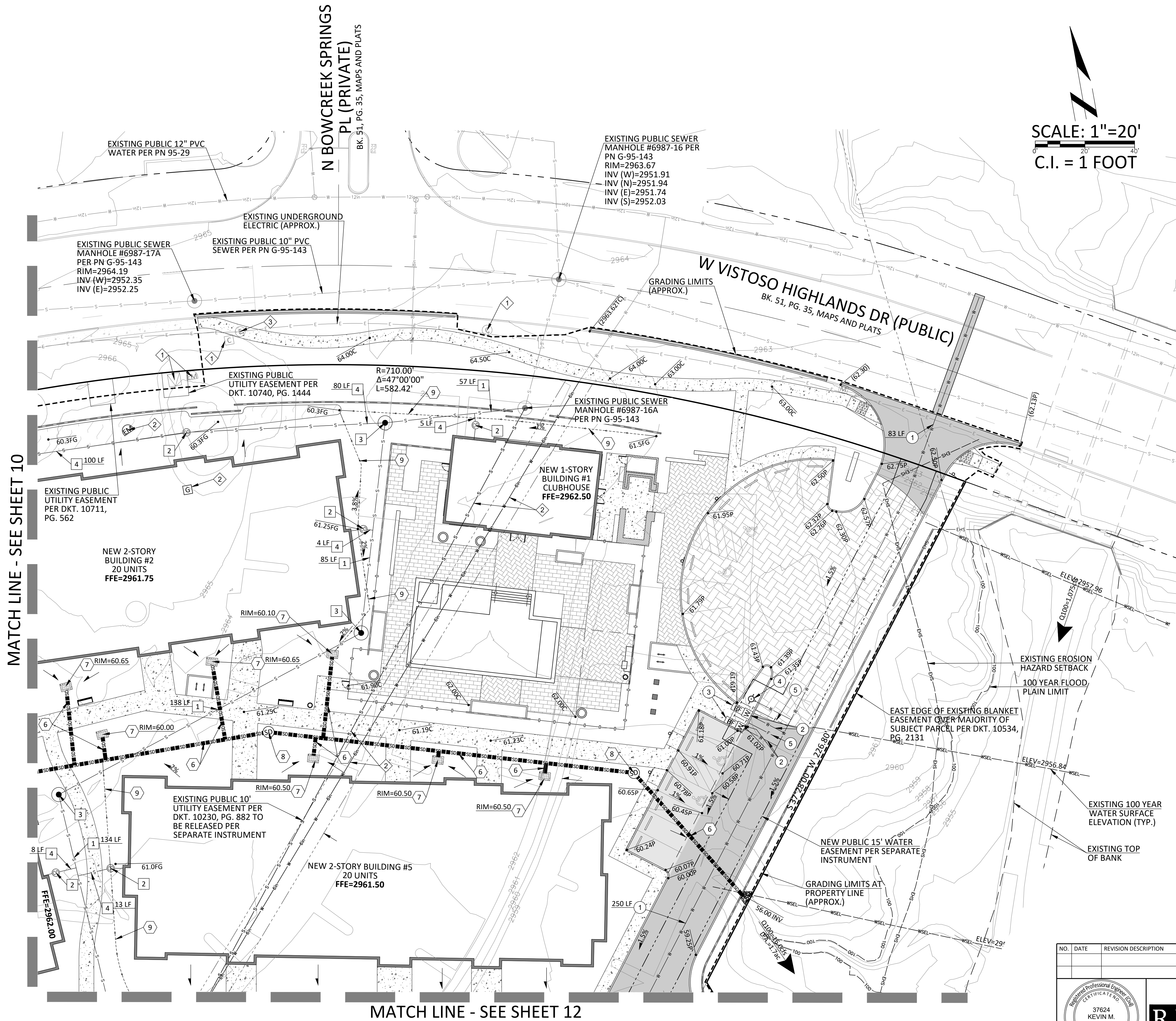
PROJECT NO: 22.061

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE
utility + grading plan (nw)

CASE #2301236
REF: #2203155; #2301138; #2301232

10
OF
12



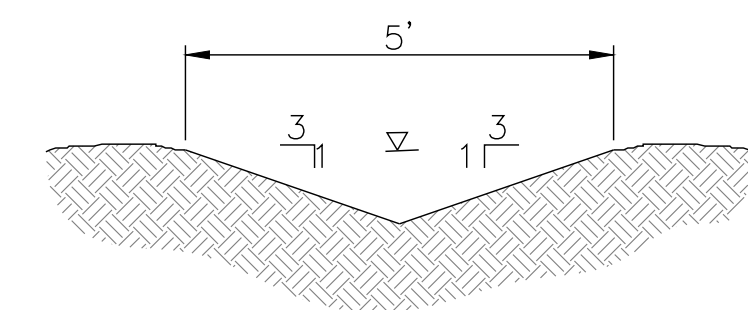
SCALE: 1"=20'
C.I. = 1 FOOT

- SEWER KEYNOTES**
- 1 NEW PRIVATE 8" SEWER MAIN.
 - 2 NEW SEWER CLEANOUT.
 - 3 NEW PRIVATE SEWER MANHOLE.
 - 4 NEW PRIVATE 4" BCS.

- WATER KEYNOTES**
- 1 NEW PUBLIC WATER LINE.
 - 2 NEW PUBLIC WATER SERVICE + METER.
 - 3 NEW BACKFLOW PREVENTER.
 - 4 NEW PUBLIC FIRE HYDRANT.
 - 5 NEW BUILDING FIRE SERVICE.

- OTHER UTILITY KEYNOTES**
- 1 EXISTING UTILITY INFRASTRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
 - 2 EXISTING UTILITY INFRASTRUCTURE. CONTRACTOR TO COORDINATE REMOVAL/REPLACEMENT WITH RESPECTIVE UTILITY COMPANY.
 - 3 EXISTING UTILITY INFRASTRUCTURE. CONTRACTOR TO ADJUST RIM/REBUILD TO MATCH NEW FINISH SURFACE.

- GRADING KEYNOTES**
- 2 NEW SIDEWALK SCUPPER (TYPE 2) PER PAG STD 205.
 - 6 NEW STORM DRAIN PIPE.
 - 7 NEW STORM DRAIN AREA INLET.
 - 8 NEW STORM DRAIN JUNCTION STRUCTURE.
 - 9 NEW GRADED SWALE. SEE DETAIL 1, THIS SHEET.



1 GRADED SWALE
N.T.S.

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
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				SITE ADDRESS 945 & 955 WEST VISTOSO HIGHLANDS DRIVE ORO VALLEY, ARIZONA 85755

Professional Engineer Seal
37624
KEVIN M. HALL
01/10/2024
ARIZONA U.S.A.

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PROJECT NO: 22.061

DATE: 01/10/24
SCALE: 1"=20'
C.I.: 1 FOOT

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

**DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE**
utility + grading plan (ne)

CASE #2301236
REF: #2203155; #2301138; #2301232
11 OF 12

THE GATEWAY AT VISTOSO PRESERVE

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 11

SCALE: 1"=20'
C.I. = 1 FOOT

MATCH LINE - SEE SHEET 9

NEW 2-STORY BUILDING #4
16 UNITS
FFE=2962.00NEW PUBLIC 15' WATER
EASEMENT PER SEPARATE
INSTRUMENT
EXISTING BLANKET
EASEMENT OVER MAJORITY
OF SUBJECT PARCEL PER DKT.
10534, PG. 2131NEW 2-STORY BUILDING #7
20 UNITS
FFE=2961.00EXISTING BLANKET
EASEMENT OVER MAJORITY
OF SUBJECT PARCEL PER DKT.
10534, PG. 2131NEW 2-STORY BUILDING #6
24 UNITS
FFE=2960.50NEW 1-STORY
BUILDING
MAINTENANCE
FFE=2958.25100 YEAR FLOOD
PLAIN LIMIT
EXISTING 100 YEAR
WATER SURFACE
ELEVATION (TYP.)EXISTING EROSION
HAZARD SETBACKPROPOSED DRAINAGE
EASEMENT PER
SEPARATE INSTRUMENTGRADING LIMITS
(APPROX.)

SEWER KEYNOTES

- 1 NEW PRIVATE 8" SEWER MAIN.
- 2 NEW SEWER CLEANOUT.
- 3 NEW PRIVATE SEWER MANHOLE.
- 4 NEW PRIVATE 4" BCS.

WATER KEYNOTES

- 1 NEW PUBLIC WATER LINE.
- 2 NEW PUBLIC WATER SERVICE + METER.
- 3 NEW BACKFLOW PREVENTER.
- 4 NEW PUBLIC FIRE HYDRANT.
- 5 NEW BUILDING FIRE SERVICE.

OTHER UTILITY KEYNOTES

- 2 EXISTING UTILITY INFRASTRUCTURE. CONTRACTOR TO COORDINATE REMOVAL/REPLACEMENT WITH RESPECTIVE UTILITY COMPANY.

GRADING KEYNOTES

- 1 NEW CURB OPENING. SEE KEYNOTE FOR WIDTH.
- 2 NEW SIDEWALK SCUPPER (TYPE 2) PER PAG STD 205.
- 9 NEW GRADED SWALE. SEE DETAIL 1, SHEET 11.
- 10 NEW WALL OPENING PER SEPARATE PLAN.

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				OV 132 LLC 6340 N CAMPBELL AV, SUITE 170 TUCSON, ARIZONA 85718 ATTN: ROSS RULNEY PH: (520) 850-9300 E: rossrulney@gmail.com
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**RICK**
ENGINEERING COMPANY3945 E FORT LOWELL ROAD - STE #111
TUCSON, AZ 85712
520.795.1000
rickengineering.com

PROJECT NO: 22.061

DATE: 01/10/24

SCALE: 1"=20'

C.I.: 1 FOOT

A PORTION OF THE S.E. 1/4 OF SECTION
23, TOWNSHIP 11 SOUTH, RANGE 13
EAST, G.&S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA**DEVELOPMENT PLAN for
THE GATEWAY AT VISTOSO PRESERVE**
utility + grading plan (se)CASE #2301236
REF: #2203155; #2301138; #230123212
OF
12

THE GATEWAY AT VISTOSO PRESERVE

