

**FINAL SITE PLAN , GRADING PLAN, PUBLIC SEWER IMPROVEMENT PLAN AND PRIVATE STREET IMPROVEMENT PLAN**  
**ORO VALLEY TOWNE CENTRE - AREA 4**  
 TO SERVE LOTS 1 THRU 77, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA)  
 A PORTION OF SECTIONS 7 & 18, T12S, R14E, AND A PORTION OF SECTION 13, T12S, R13E, G&SRM,  
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

**AS-BUILT CERTIFICATION: (LANDSCAPE)**

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

REGISTERED LANDSCAPE ARCHITECT \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

**AS-BUILT CERTIFICATION: (PAVING & GRADING)**

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

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

**AS-BUILT CERTIFICATION: (SEWER)**

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

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_

**ENGINEER'S STANDARD DETAILS DISCLAIMER:**

COMPLYING WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION'S SUBSTANTIVE POLICY STATEMENT REGARDING SEALING OF STANDARD DETAILS, THE STANDARD DETAILS 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.

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA. SAID BEARING BEING: N 89°10'07" E.

**BASIS OF ELEVATIONS**

BASIS OF ELEVATION: BASIS OF ELEVATION FOR THIS PROJECT IS 1/2" IRON PIN TAGGED "PCDOT GPS" PIMA COUNTY OPUS CONTROL POINT 12S13E, J25 NAVD 88 DATUM 2552.47 FEET.  
 BASIS OF ELEVATION = 2552.47 FEET NAVD 88 DATUM

**BENCHMARKS:**  
 BENCHMARK NO. 1 1/2" IRON PIN TAGGED "PCDOT GPS" PIMA COUNTY OPUS CONTROL POINT 12S13E, J25 NAVD 88 DATUM 2552.47 FEET.  
 THIS PLAN IS NAVD 88 DATUM.  
 BENCHMARK NO. 2 IS CUT "X" SOUTHEAST CORNER TRANSFORMER PAD# LTF 51 PIMA COUNTY OPUS CONTROL POINT 12S13E, L2S NAVD 88 DATUM 2590.13 FEET.

**PERMITTING DIVISION-BUILDING CODES**

THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:

- 2018 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- 2011 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- 2012 ORO VALLEY POOL CODE
- 2015 PIMA ASSOCIATION OF GOVERNMENTS (P.A.G.) STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
- 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
- 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
- TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
- ORO VALLEY TOWN CODE, CURRENT REVISED.

**STANDARD DETAILS**

PAG STANDARD DETAILS	PAG STANDARD DETAILS
103 SURVEY MONUMENT	209 CONCRETE CURB - TYPE 2 WEDGE
105 HANDRAIL	210 CONCRETE CURB TRANSITION
107 REMOVABLE POST BARRICADE	211 CONCRETE CURB
200 CONCRETE SIDEWALK	NEW TO EXISTING CONNECTION
203 CONCRETE SIDEWALK	CONCRETE CURB TERMINAL SECTION
NEW TO EXISTING CONNECTION	CATCH BASIN - TYPE 3
207 CURB ACCESS RAMP	WING LENGTH AS NOTED
209 CONCRETE CURB - TYPE 2 SINGLE VERTICAL	CATCH BASIN - TYPE 5
	NUMBER OF GRATES AND TYPE AS NOTED

**PIMA COUNTY RWRD STANDARD DETAILS**

108 SEWER/WATER CROSSING DETAILS
111 SEWER EASEMENT TYPICAL SECTION
205 4" DIAMETER MANHOLE CONFIGURATIONS
211 CONCRETE COLLAR FOR PAVED AREAS
212 CONCRETE COLLAR FOR UNPAVED AREAS
214 "24" WATERTIGHT FRAME AND COVER"
301 CONNECTION TO EXISTING MANHOLE BASE
401 HCS CONNECTION TO SEWER LINE
402 HCS CONNECTION TO MANHOLES
404 HCS CLEANOUTS

**ADOT STANDARD DETAILS**

#B-11.11 PIPE CULVERT HEADWALLS

**OWNER**

CANADA DEL ORO LLC  
 5101 N. WESTERN AVENUE  
 TULSA, OK 73154  
 (405) 841-1872  
 ATTN: PATRICK ROONEY  
 PDRONEY@FNBOC.COM

**DEVELOPER**

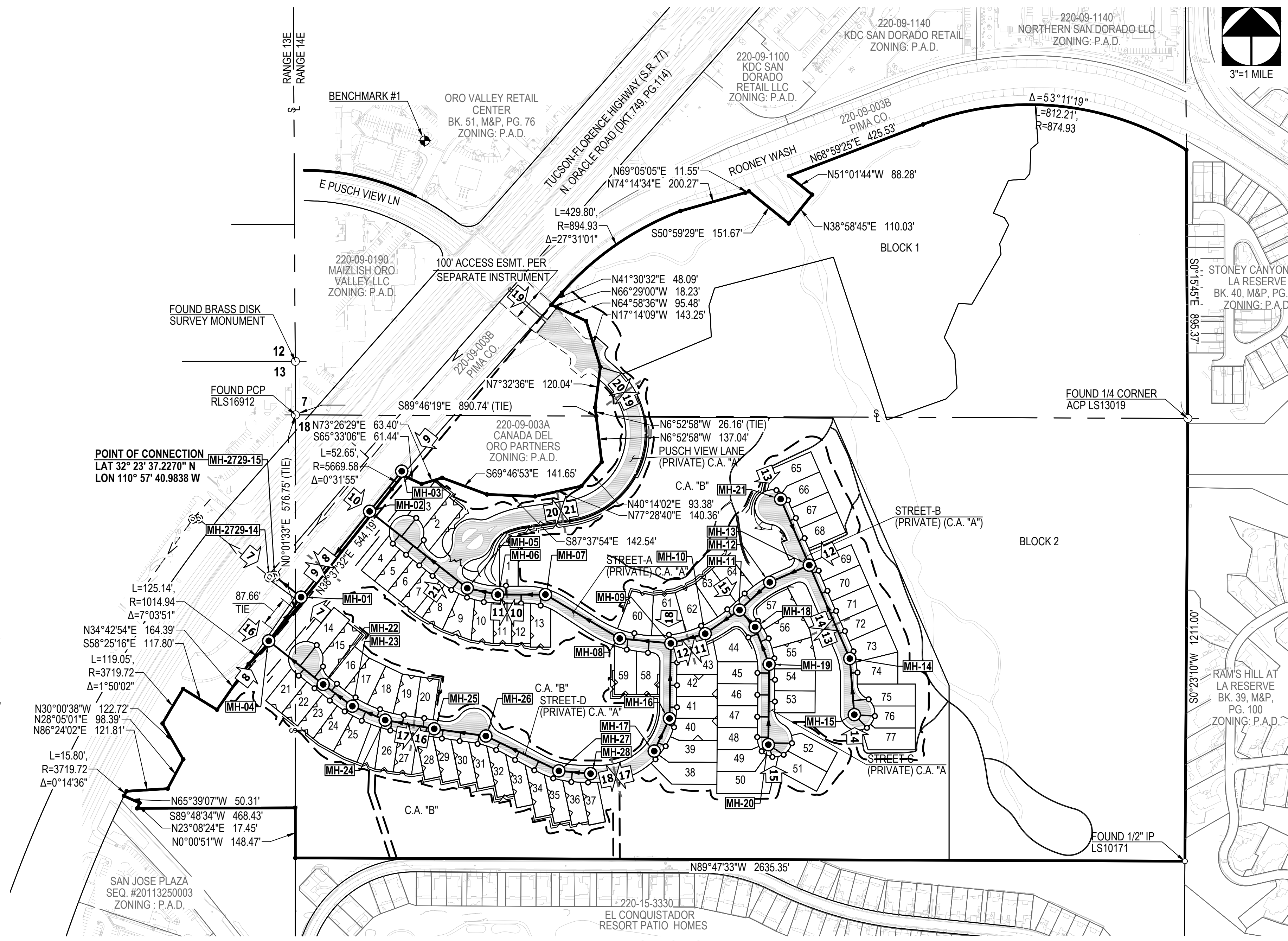
RICHMOND AMERICAN  
 3091 W. INA ROAD  
 TUCSON, AZ 85741  
 (520) 229-5443  
 ATTN: RICK MORRIS  
 RICK.MORRIS@MDC.H.COM

**ENGINEER**

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

**ADMINISTRATIVE ADDRESS**

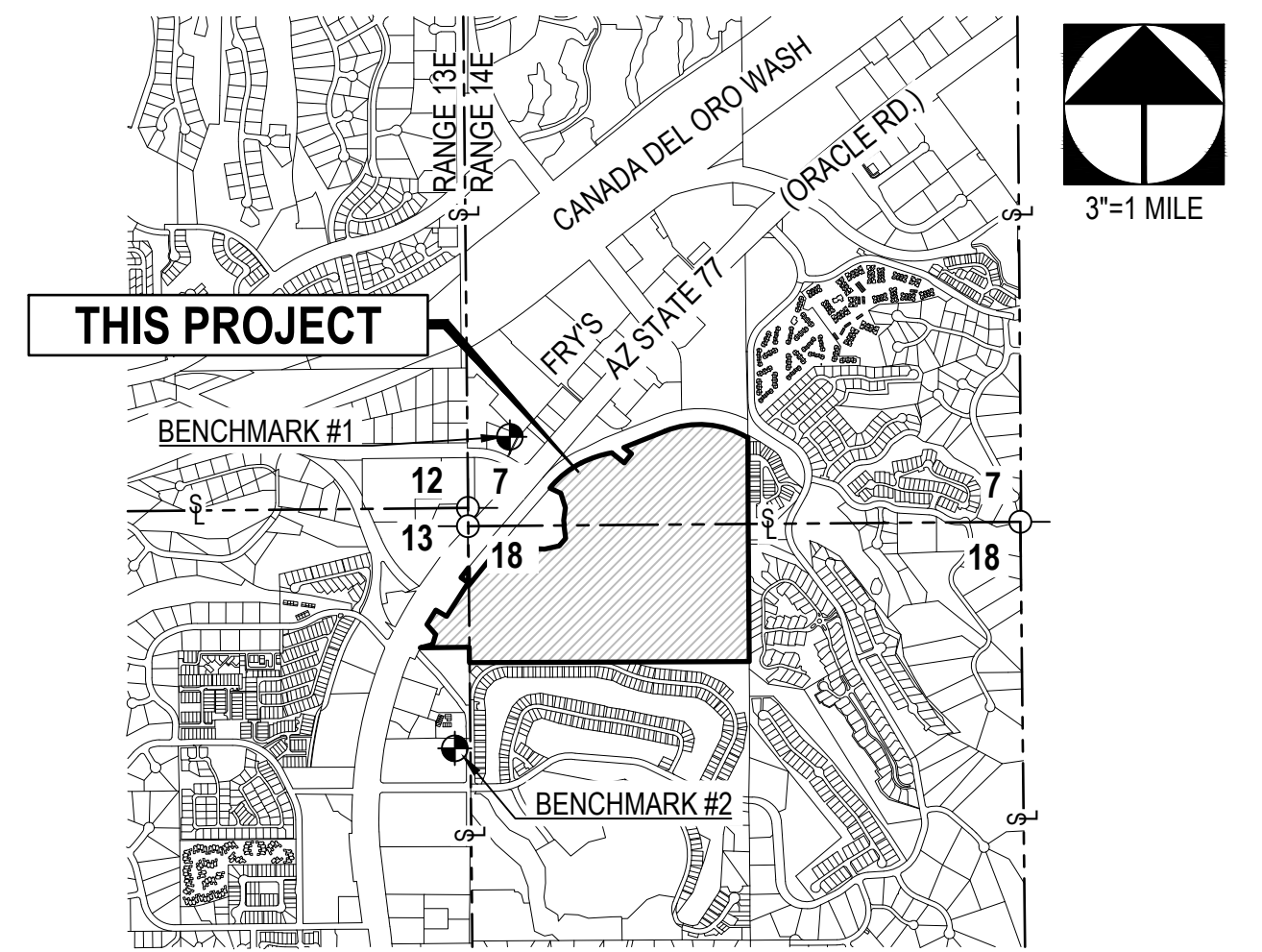
1900 E. RANCHO VISTOSO BOULEVARD  
 ORO VALLEY, AZ 85755



**PROJECT OVERVIEW**

SCALE: 1"=200'

1902345



**LOCATION MAP**

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

**SHEET INDEX**

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3.....	IMPROVEMENT PLAN NOTES & LEGEND
4.....	PROJECT OVERVIEW
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7-21.....	PRIVATE SEWER AND STREET PLAN AND PROFILE
22.....	ENTRANCE DETAIL
23-31.....	GRADING PLAN SHEETS
32.....	DETAILED GRADING RECREATION AREA PLAN
33-35.....	STORM DRAIN PROFILES AND DETAIL SHEET
36.....	HCS, MANHOLES, STORM DRAIN PIPES & STRUCTURES TABLES
37.....	PAVEMENT MARKING AND SIGNING PLAN
38-40.....	TYPICAL SECTIONS & DETAILS

**BACKWATER VALVE LIST**

1-9, 11, 12, 14, 16, 19, 21, 23, 25-27, 29, 30, 32-34, 36, 43, 45, 54, 56, 59, 68, AND 69-75.

**ENGINEER'S EARTHWORK ESTIMATE**

CUT: 214,431 C.Y.  
 FILL: 70,937 C.Y.  
 NET: 143,494 C.Y. FILL

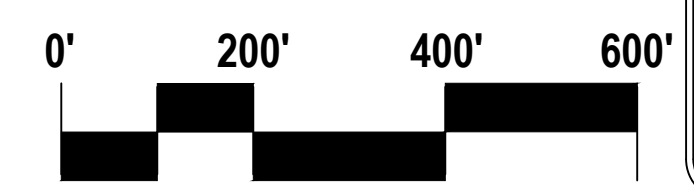
QUANTITIES ARE APPROXIMATE AND REFLECT 20% SHRINK APPLIED TO FILL. 0.2' GROUND LOSS ASSUMED. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

**ACCEPTANCE (FOR F.S.P. ELEMENTS)**

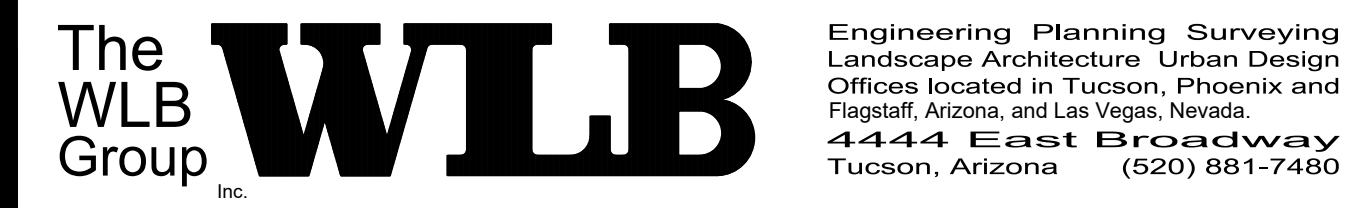
BY:	_____	DATE	_____
TOWN OF ORO VALLEY PLANNING & ZONING ADMINISTRATOR			
BY:	_____	DATE	_____
TOWN OF ORO VALLEY TOWN ENGINEER			
BY:	_____	DATE	_____
ORO VALLEY WATER UTILITY DIRECTOR			

**ACCEPTANCE (FOR IMPROVEMENT PLAN ELEMENTS)**

TOWN OF ORO VALLEY TOWN ENGINEER	_____	DATE	_____
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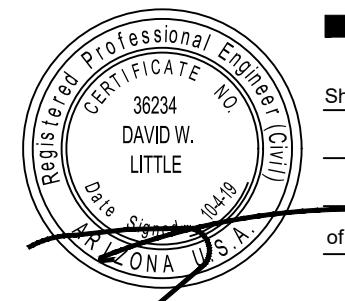
PROJECT NO: P19xxxx  
 G1800XXX  
 RELATED CASE #s  
 OV9-01-05, (O)02-33  
 OV1801569, (O)19-04



**ORO VALLEY TOWNE CENTRE - AREA 4**  
 LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
 A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
 G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title	No.	Date	Item
FINAL SITE PLAN, GRADING PLAN, PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN COVER SHEET			

AS NOTED	
Job No.	181057-N-009-0600
Date	OCTOBER 2019
Designed By	DWD/MDJ/JFM
Checked By	DWL



Sheet **1** of **40**

**GENERAL NOTES**

- ASSESSOR'S PARCEL NUMBER: A PORTION OF 220-13-002A.
- THE GROSS AREA OF THIS SUBDIVISION IS 53.4 ACRES.
- THE EXISTING ZONING OF THIS PROJECT IS ORO VALLEY TOWN CENTRE PAD, AREA 4.
- THE DENSITY IS 1.44 HOMES/ACRE.
- THE PROPOSED NUMBER OF RESIDENTIAL UNITS IS 77.
- THE TOTAL AMOUNT OF OPEN SPACE PROVIDED IS IN SUBSTANTIAL CONFORMANCE WITH THE REZONING TENTATIVE DEVELOPMENT PLAN.
- THE DISTURBED AREA OF THIS DEVELOPMENT IS 32.7± ACRES.
- THE TOTAL OPEN SPACE COMMON AREA PROVIDED IS 68.6 ACRES.
- THE MAXIMUM LOT SIZE IS 12,745 S.F. (LOT #50). THE MINIMUM LOT SIZE IS 6,000 S.F. THE AVERAGE LOT SIZE IS 8,016 S.F.
- GROSS AREA OF IMPERVIOUS SURFACES IS 174,841 SF (4.01 ACRES) (ASPHALT, SIDEWALK AND GROUDED RIP-RAP HATCHES ONLY - NO BUILDING OR PAD).
- TOTAL LENGTH OF NEW PUBLIC STREET IS 0.0 MILES.
- TOTAL LENGTH OF NEW PRIVATE STREET IS 5,463.8 LINEAR FEET (1.035 MILES).
- ASSURANCES FOR SITE IMPROVEMENTS, WATER SYSTEM, SITE STABILIZATION, LANDSCAPING, AND REVEGETATION BONDS MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
- ALL NEW RIGHTS OF WAY WILL BE DEDICATED BY FINAL PLAT.

**PLANNING GENERAL NOTES**

- MAXIMUM BUILDING HEIGHT: MAXIMUM OF 19 FEET AND ALL HOMES ARE RESTRICTED TO SINGLE STORY. HOMES WITHIN 100 FEET OF THE ORACLE ROAD RIGHT-OF-WAY ARE LIMITED TO 18 FEET.
- TOTAL AMOUNT OF RECREATION AREA PROVIDED = 39,200 SQUARE FEET.
- SETBACKS REQUIRED/PROVIDED: FRONT = 20' ; SIDE = 5' ON 50-FOOT WIDE LOTS, 7.5' ON ALL OTHER LOTS, CORNER LOTS 10'; REAR = 15'.
- COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.  
COMMON AREA A (PRIVATE STREETS) =±6.27 AC  
COMMON AREA B (NATURAL OPEN SPACE) =±68.6 AC
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
- BUFFERYARD TYPES: REFER TO EXHIBIT CC-2 IN THE ORO VALLEY TOWN CENTRE PAD FOR THE BUFFERYARD REQUIRED ADJACENT TO ORACLE ROAD.
- FOR EACH HOUSE, THERE SHALL BE AT LEAST TWO (2) PARKING SPACES PROVIDED IN THE GARAGE AND TWO ON THE DRIVEWAY.

**ENGINEERING GENERAL NOTES**

- 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.
- FINAL SITE PLANS AND IMPROVEMENT PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
- ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.
- THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR PRIVATE ROADS IS 25 MPH.
- 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.
- 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**

- DEVELOPER WILL COVENANT TO HOLD THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
- DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN STANDARDS AND PAID FOR BY THE DEVELOPER.
- ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A Q100 FLOW.
- 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.
- 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.
- 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.
- DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND THE MANNER EXISTING PRIOR TO DEVELOPMENT.
- 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.
- DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
- PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.
- ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER A MINIMUM OF ONCE EACH FIVE YEARS IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE 5-YEAR ANNUAL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE TOWN UPON REQUEST. THE REPORT SHALL IDENTIFY THE MAINTENANCE NEEDS FOR THE NEXT 5-YEAR PERIOD, INCLUDING ANTICIPATED ANNUAL COSTS OF MAINTENANCE AND REPAIR.

**ORO VALLEY WATER GENERAL NOTES**

- THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
- 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.
- A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE.
- 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.
- ORO VALLEY UTILITY WILL BE THE WATER SERVICE PROVIDER.

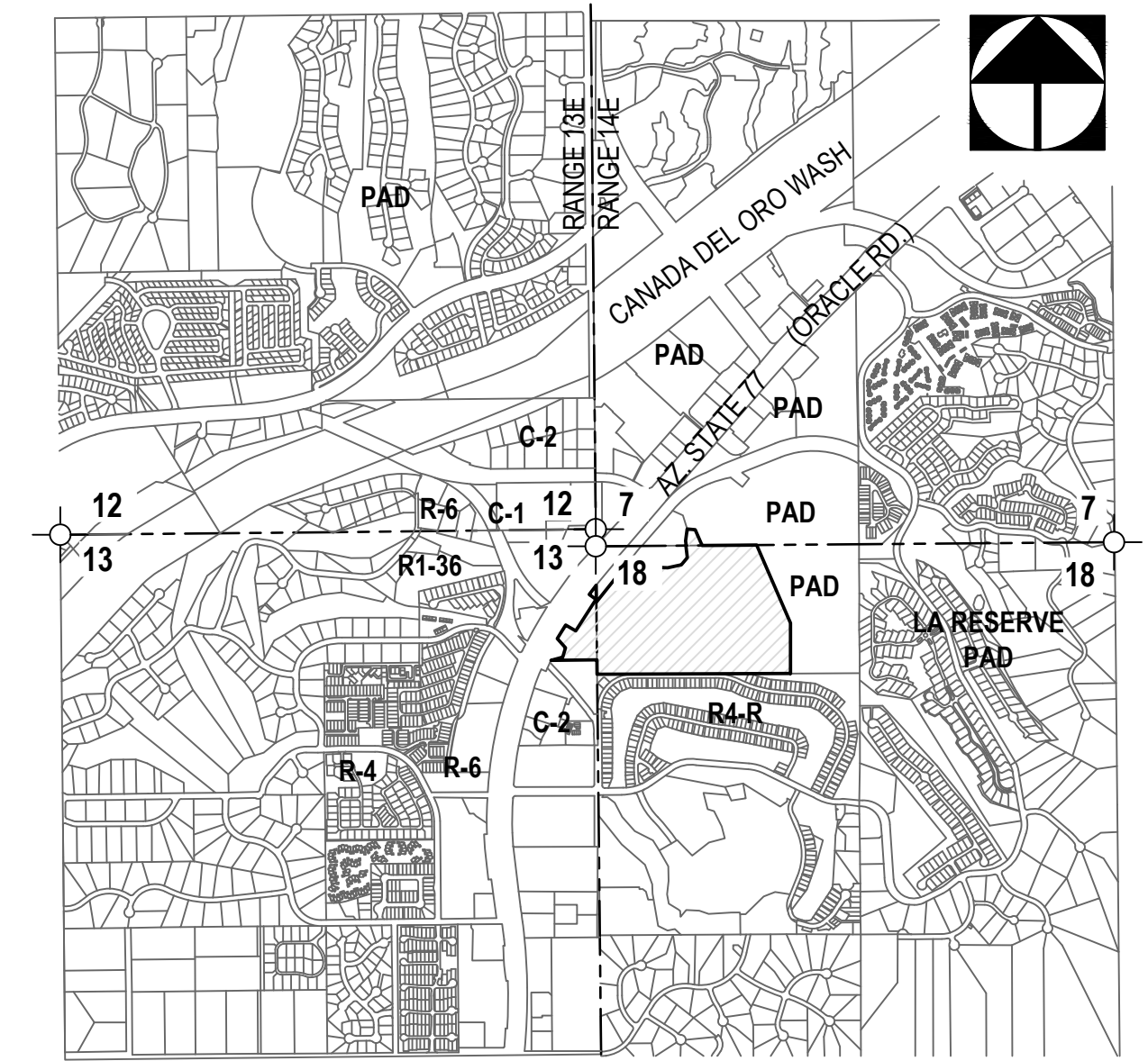
**WASTEWATER GENERAL NOTES**

- PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS AS REFERENCED IN 18.71.030.A.

- ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- 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).
- THE ON-SITE SANITARY SEWAGE COLLECTION LINES WILL BE PRIVATE AND DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS. ALL BUILDING CONNECTION SEWERS WILL BE PRIVATELY MAINTAINED.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.

**GOLDER RANCH FIRE GENERAL NOTES**

- 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.
- APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
- IN ACCORDANCE WITH IFC SECTIOND107.1, ALL RESIDENTIAL DWELLING UNITS WITHIN THIS SUBDIVISION SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, 903.30.1.2 OR 903.1.1.3.
- 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.
- 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.



**ZONING MAP**

SCALE: 3"=1 MILE

**ABBREVIATION**

AC	ASPHALTIC CONCRETE (MIX NO.2)
AP	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
FL	FLOW LINE
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	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 VISIBILITY TRIANGLE
TC	TOP OF CURB
THK	THICK/THICKNESS
TW	TOP OF WALL
TYP	TYPICAL
W	WIDTH
WSEL	WATER SURFACE ELEVATION
WWF	WELDED WIRE FABRIC



**PROJECT NO: P19xxxx**

**G1800XXX**

**RELATED CASE #s**

**OV9-01-05, (O)02-33**

**OV1801569, (O)19-04**



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

**ORO VALLEY TOWNE CENTRE - AREA 4**

LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).

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

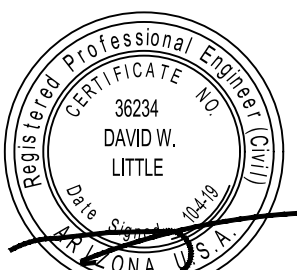
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title

**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
FSP NOTES**

File Q:\181057\N-009 Area 4\04 Plating\04 FSP\IP-02-03 General Notes.dwg Plot Date: 10/4/2019 2:14 PM By: fernando

No.	Date	Item	Scale	Job No.	181057-N-009-0600
				Date	OCTOBER 2019
				Designed By	DWD/MDJ/JFF/MM
				Checked By	DWL
				Revisions	



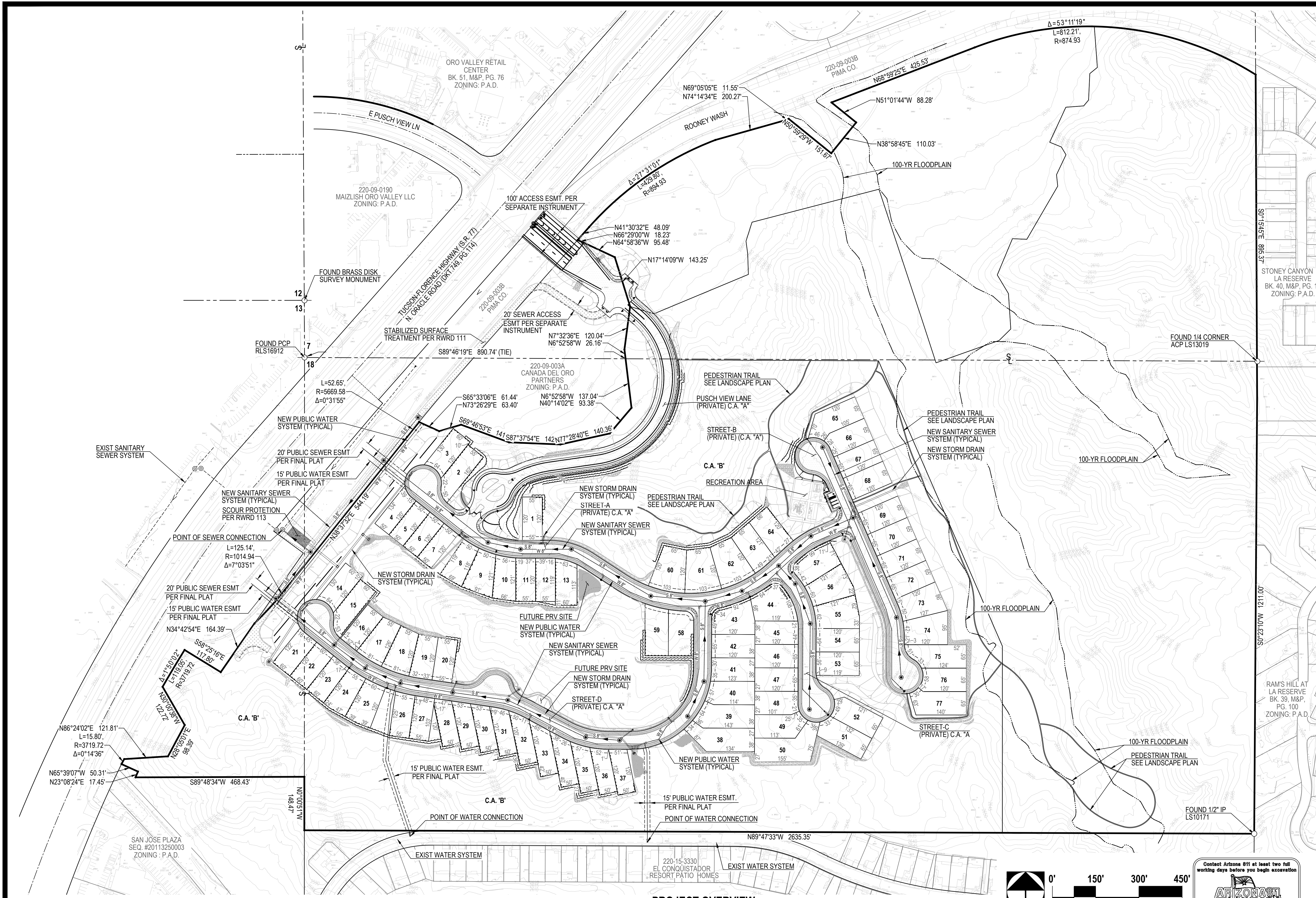
Sheet **2**

of **40**



LOT	AREA	LOT	AREA
1	6600 SF	39	10360 SF
2	8085 SF	40	8373 SF
3	7387 SF	41	7832 SF
4	6152 SF	42	7800 SF
5	6000 SF	43	9774 SF
6	6000 SF	44	10170 SF
7	6000 SF	45	7791 SF
8	6987 SF	46	7800 SF
9	8215 SF	47	7800 SF
10	7281 SF	48	7753 SF
11	6604 SF	49	8729 SF
12	6596 SF	50	12745 SF
13	7422 SF	51	9191 SF
14	7387 SF	52	8655 SF
15	8895 SF	53	7798 SF
16	6676 SF	54	7800 SF
17	8385 SF	55	9466 SF
18	8385 SF	56	9439 SF
19	7244 SF	57	9104 SF
20	6600 SF	58	8642 SF
21	7212 SF	59	8816 SF
22	7200 SF	60	10238 SF
23	6898 SF	61	10238 SF
24	7595 SF	62	10238 SF
25	8258 SF	63	8133 SF
26	6695 SF	64	8050 SF
27	6600 SF	65	9537 SF
28	6400 SF	66	7810 SF
29	6452 SF	67	7800 SF
30	6524 SF	69	7800 SF
31	6600 SF	70	7800 SF
32	6962 SF	71	7800 SF
33	7047 SF	72	7800 SF
34	6976 SF	73	9227 SF
35	6623 SF	74	9704 SF
36	6335 SF	75	9917 SF
37	6261 SF	76	8030 SF
38	11292 SF	77	9829 SF

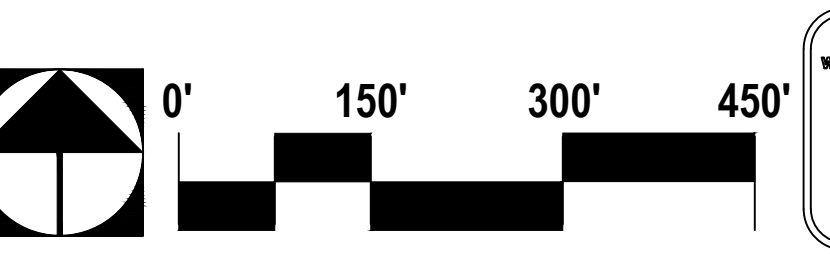
PARCEL TABLE	
PARCEL	AREA
BLOCK 1	13.326 AC
BLOCK 2	41.827 AC
C.A. 'A'	6.681 AC
C.A. 'B'	32.600 AC



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

**ORO VALLEY TOWNE CENTRE - AREA 4**  
 LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
 AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
 A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
 G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
 PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
 COVER SHEET**  
 File: Q:\181057N-009 Area 404 Platting\04 FSPO\VTC\_FSP-IP\_04 Project Overview.dwg Plot Date: 10/3/2019 5:23 PM By: fernando

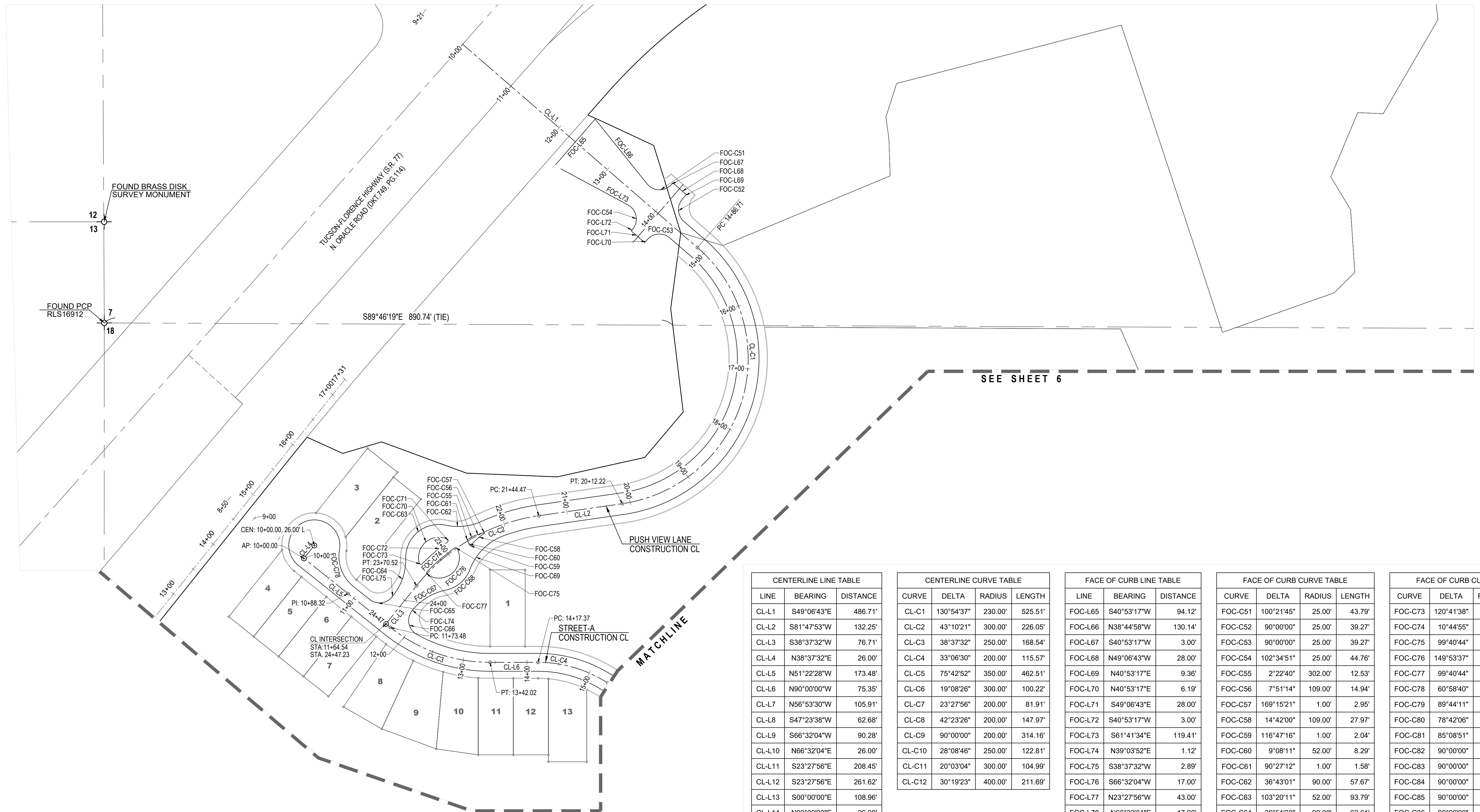


Contact Arizona 911 at least two full  
 working days before you begin excavation  
**ARIZONA 911**  
 Call 911 or click Arizona911.com

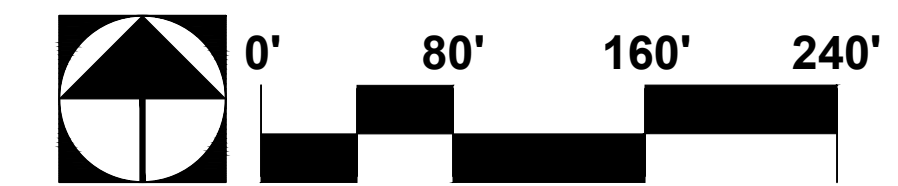
PROJECT NO: P19xxxx  
 G1800XX  
 RELATED CASE #s  
 OV9-01-05, (O)02-33  
 OV1801569, (O)19-04

AS NOTED  
 Job No. 181057-N-009-0600  
 Date: OCTOBER 2019  
 Designed By: DWD/MDJ/JFF/M  
 Checked By: DWL

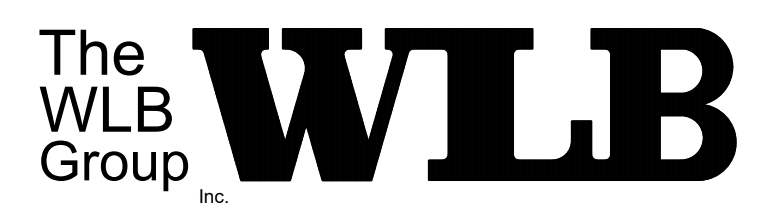
Sheet **4**  
 of **40**



CENTERLINE LINE TABLE			CENTERLINE CURVE TABLE				FACE OF CURB LINE TABLE			FACE OF CURB CURVE TABLE				FACE OF CURB CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
CL-L1	S49°06'43"E	486.71'	CL-C1	130°54'37"	230.00'	525.51'	FOC-L65	S40°53'17"W	94.12'	FOC-C51	100°21'45"	25.00'	43.79'	FOC-C73	120°41'38"	3.00'	6.32'
CL-L2	S81°47'53"W	132.25'	CL-C2	43°10'21"	300.00'	226.05'	FOC-L66	N38°44'58"W	130.14'	FOC-C52	90°00'00"	25.00'	39.27'	FOC-C74	10°44'55"	302.00'	56.65'
CL-L3	S38°37'32"W	76.71'	CL-C3	38°37'32"	250.00'	168.54'	FOC-L67	S40°53'17"W	3.00'	FOC-C53	90°00'00"	25.00'	39.27'	FOC-C75	99°40'44"	3.00'	5.22'
CL-L4	N38°37'32"E	26.00'	CL-C4	33°06'30"	200.00'	115.57'	FOC-L68	N49°06'43"W	28.00'	FOC-C54	102°34'51"	25.00'	44.76'	FOC-C76	149°53'37"	32.00'	83.72'
CL-L5	N51°22'28"W	173.48'	CL-C5	75°42'52"	350.00'	462.51'	FOC-L69	N40°53'17"E	9.36'	FOC-C55	2°22'40"	302.00'	12.53'	FOC-C77	99°40'44"	3.00'	5.22'
CL-L6	N90°00'00"W	75.35'	CL-C6	19°08'26"	300.00'	100.22'	FOC-L70	N40°53'17"E	6.19'	FOC-C56	7°51'14"	109.00'	14.94'	FOC-C78	60°58'40"	61.00'	64.92'
CL-L7	N56°53'30"W	105.91'	CL-C7	23°27'56"	200.00'	81.91'	FOC-L71	S49°06'43"E	28.00'	FOC-C57	169°15'21"	1.00'	2.95'	FOC-C79	89°44'11"	25.00'	39.15'
CL-L8	S47°23'38"W	62.68'	CL-C8	42°23'26"	200.00'	147.97'	FOC-L72	S40°53'17"W	3.00'	FOC-C58	14°42'00"	109.00'	27.97'	FOC-C80	78°42'06"	25.00'	34.34'
CL-L9	S66°32'04"W	90.28'	CL-C9	90°00'00"	200.00'	314.16'	FOC-L73	S61°41'34"E	119.41'	FOC-C59	116°47'16"	1.00'	2.04'	FOC-C81	85°08'51"	25.00'	37.15'
CL-L10	N66°32'04"E	26.00'	CL-C10	28°08'46"	250.00'	122.81'	FOC-L74	N39°03'52"E	1.12'	FOC-C60	9°08'11"	52.00'	8.29'	FOC-C82	90°00'00"	25.00'	39.27'
CL-L11	S23°27'56"E	208.45'	CL-C11	20°03'04"	300.00'	104.99'	FOC-L75	S38°37'32"W	2.89'	FOC-C61	90°27'12"	1.00'	1.58'	FOC-C83	90°00'00"	25.00'	39.27'
CL-L12	S23°27'56"E	261.62'	CL-C12	30°19'23"	400.00'	211.69'	FOC-L76	S66°32'04"W	17.00'	FOC-C62	36°43'01"	90.00'	57.67'	FOC-C84	90°00'00"	25.00'	39.27'
CL-L13	S00°00'00"E	108.96'					FOC-L77	N23°27'56"W	43.00'	FOC-C63	103°20'11"	52.00'	93.79'	FOC-C85	90°00'00"	3.00'	4.71'
CL-L14	N90°00'00"E	26.00'					FOC-L78	N66°32'04"E	17.00'	FOC-C64	39°51'38"	90.00'	62.61'	FOC-C86	90°00'00"	3.00'	4.71'
CL-L15	S42°36'22"E	47.95'								FOC-C65	90°00'00"	25.00'	39.27'	FOC-C87	60°58'40"	61.00'	64.92'
CL-L16	S00°12'27"W	208.42'								FOC-C66	100°00'09"	25.00'	43.63'	FOC-C88	60°58'40"	61.00'	64.92'
CL-L17	N90°00'00"E	26.00'								FOC-C67	38°59'56"	90.00'	61.26'	FOC-C89	60°58'39"	61.00'	64.92'
CL-L18	N00°12'27"E	185.89'								FOC-C68	56°49'07"	52.00'	51.57'	FOC-C90	53°44'57"	61.00'	57.22'
CL-L19	S89°47'33"E	60.60'								FOC-C69	49°52'44"	90.08'	78.42'	FOC-C91	128°43'51"	39.00'	87.62'
CL-L20	S61°38'47"E	114.41'								FOC-C70	127°59'07"	32.00'	71.48'	FOC-C92	60°39'34"	61.00'	64.58'
CL-L21	S81°41'51"E	209.96'								FOC-C71	120°41'38"	3.00'	6.32'	FOC-C93	60°58'40"	61.00'	64.92'
CL-L22	S51°22'28"E	142.32'								FOC-C72	9°22'23"	316.00'	51.69'				
CL-L23	S38°37'32"W	26.00'															



PROJECT NO: P19xxxx  
G1800XX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04



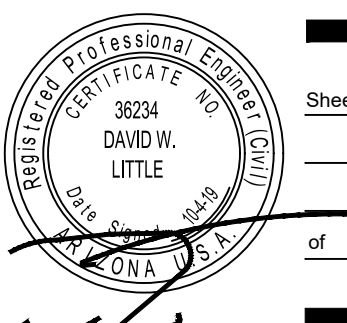
Engineering Planning Surveying  
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
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A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
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PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
HORIZONTAL CONTROL PLAN**  
File: Q:\181057N-009 Area 404 Platting\04\_FSP\OVC\_FSP\_IP\_05-06\_Horz\_Ctrl.dwg Plot Date: 10/3/2019 5:26 PM By: mdame

No.	Date	Item

Scale 1"=80'  
Job No. 181057-N-009-0600  
Date OCTOBER 2019  
Designed By DWD/MDJ/JFF/M  
Checked By DWL



Sheet 5  
of 40



SEE SHEET 7

MATCHLINE

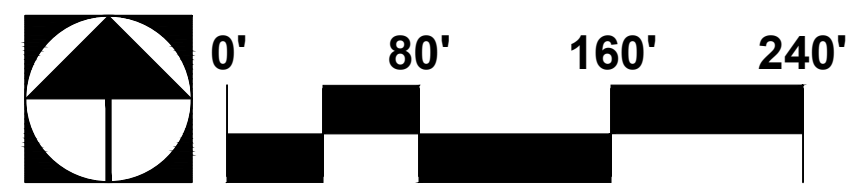
STREET-A CONSTRUCTION CL

STREET-B CONSTRUCTION CL

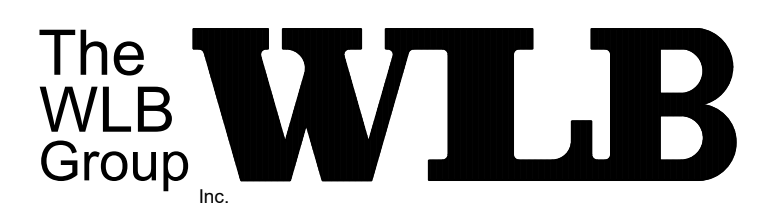
STREET-C CONSTRUCTION CL

STREET-D CONSTRUCTION CL

PROPERTY LINE



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



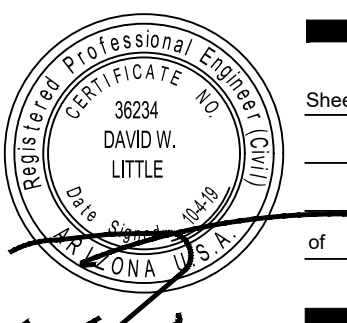
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
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G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
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PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
HORIZONTAL CONTROL PLAN**  
File: Q:\181057N-009 Area 4\04 Platting\04 FSP\OVTC\_FSP-IP\_05-06 Horiz Ctrl.dwg Plot Date: 10/3/2019 5:25 PM By: mdame

No.	Date	Item

Scale 1"=80'  
Job No. 181057-N-009-0600  
Date OCTOBER 2019  
Designed By DWD/MDJ/JFF/MM  
Checked By DWL



Sheet 6  
of 40

**EASEMENTS AND SETBACKS KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

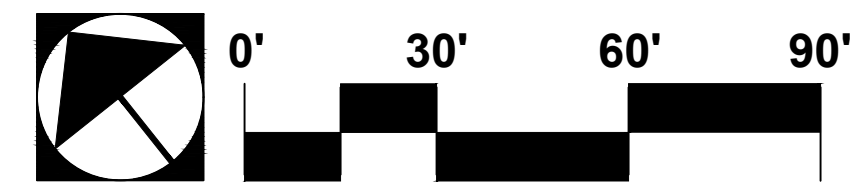
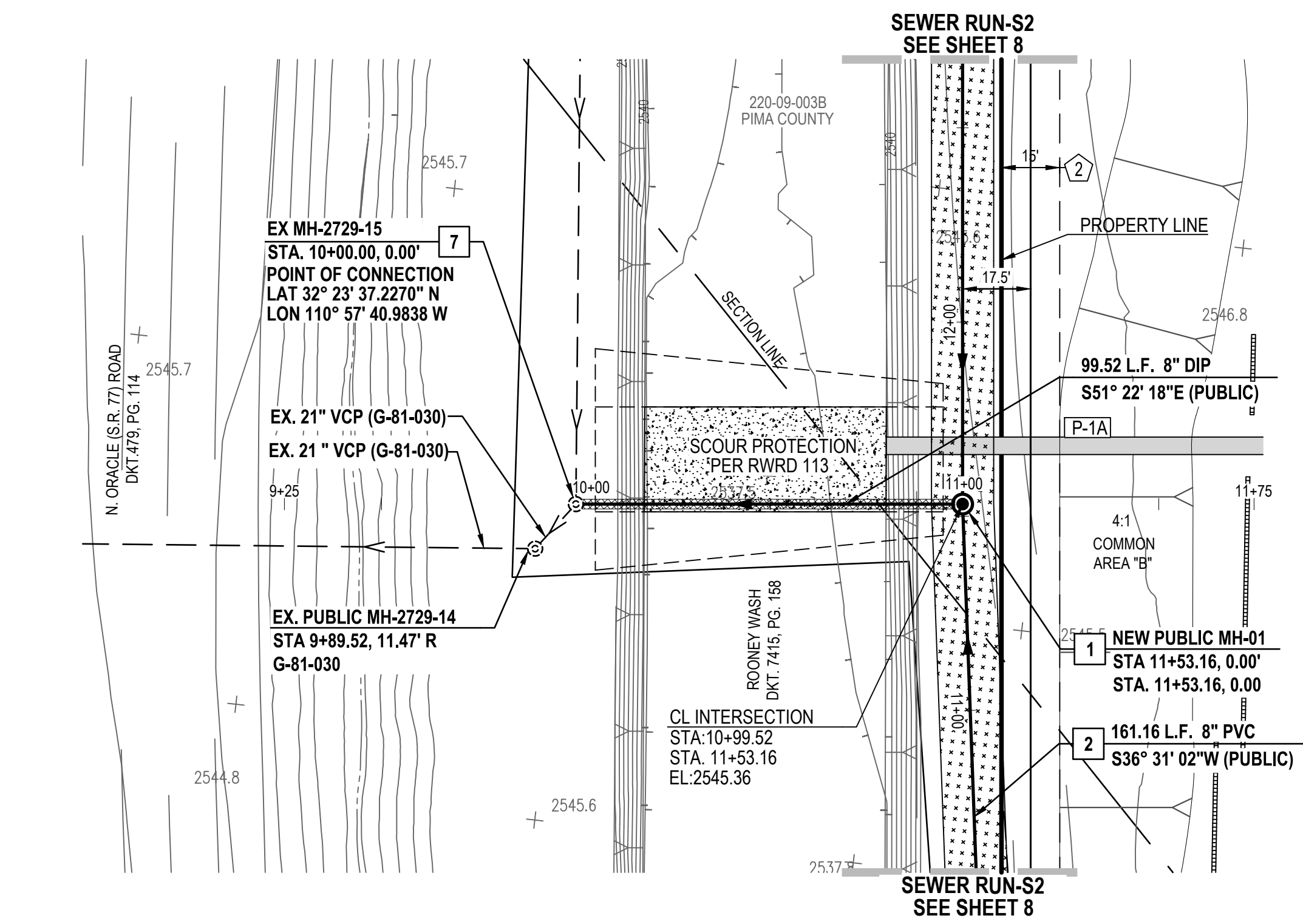
**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCODOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37
  - 26 W66 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCODOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6" T-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

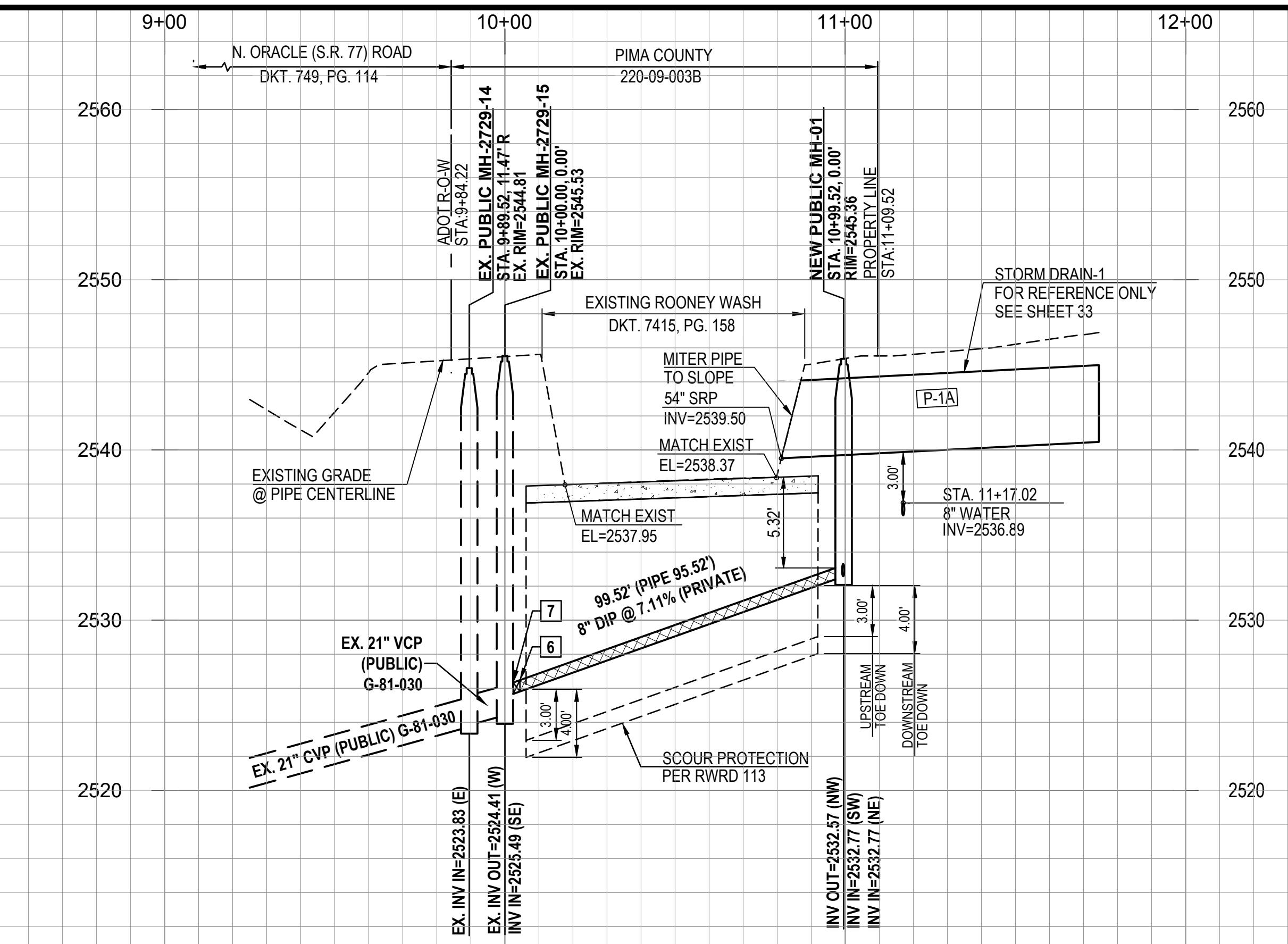
**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - 5 SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214

STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-1A	54"	103.58'	1.03%	SRP	START INV=2540.57 END INV=2539.50



**SEWER RUN-S1**  
NOTE:  
1. STATIONING IS ALONG THE PIPE CENTERLINE UNLESS OTHERWISE NOTED.



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



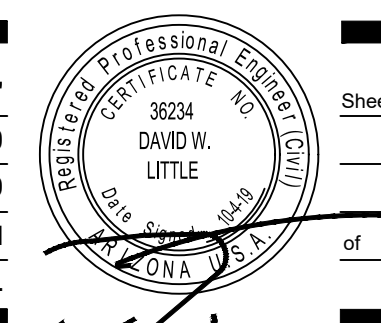
Engineering Planning Surveying  
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
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A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

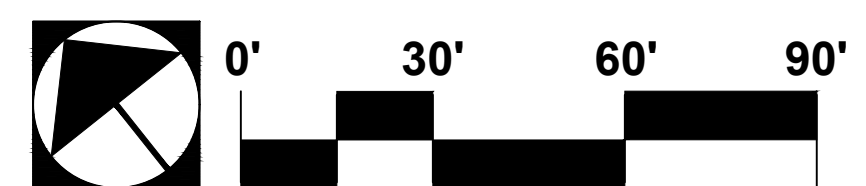
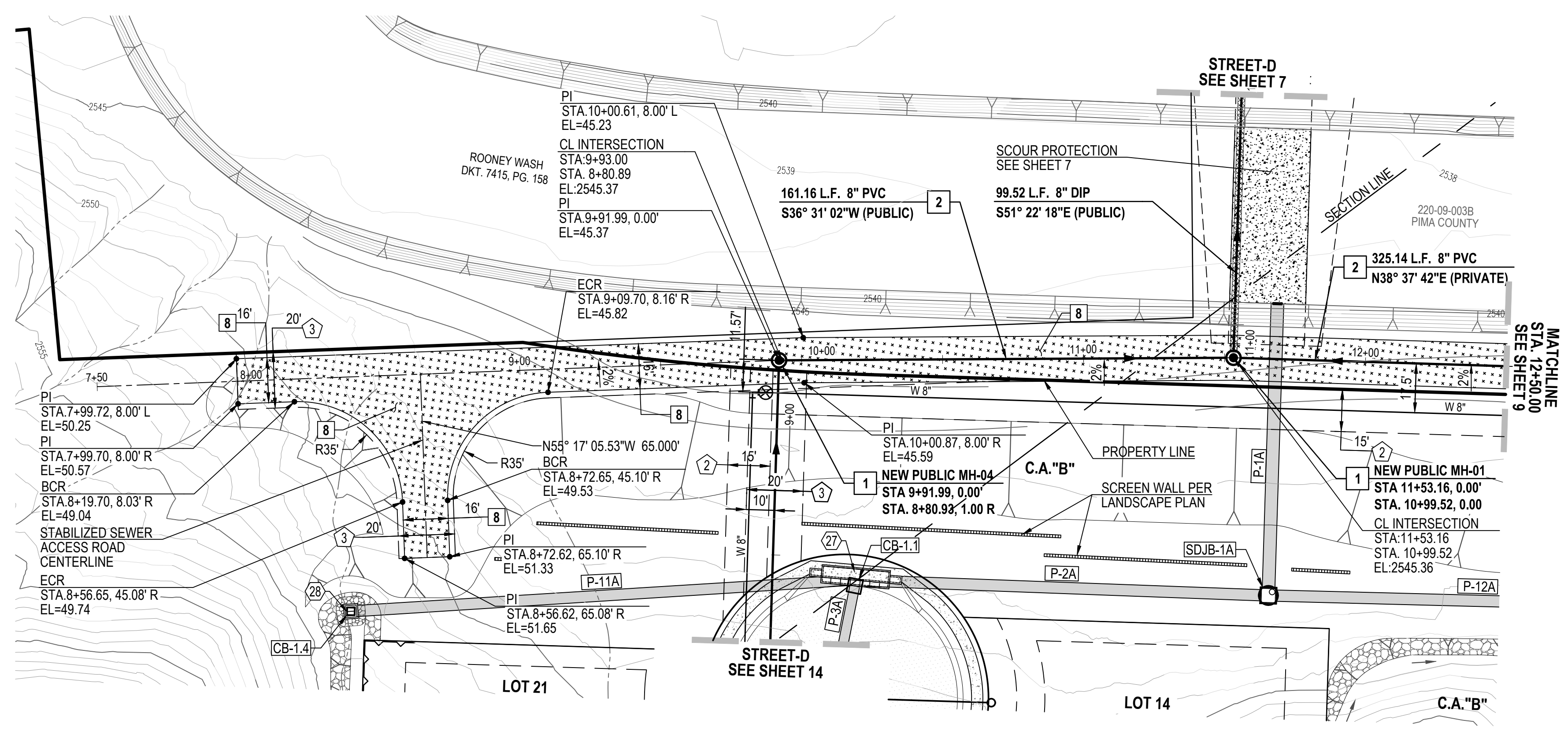
Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
File:Q:\181057N-009 Area 4\04 Plotting\04 FSP\O\VC, FSP-IP\_07 Sew-Run-S1.dwg Plot Date:10/3/2019 12:40 PM By:jfemando

No.	Date	Item

Scale: H:1"=30' V:1"=6'  
Job No: 181057N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MD/JF/FMM  
Checked By: DWL



Sheet **7**  
of **40**



**SEWER RUN-S2 (PUBLIC) STA.10+00.00 TO STA. 12+50.00**

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

STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-11A	42"	178.94'	0.87%	SRP	START INV=2545.00 END INV=2543.44
P-2A	42"	146.71'	1.00%	SRP	START INV=2543.24 END INV=2541.77
P-1A	54"	103.58'	1.03%	SRP	START INV=2540.57 END INV=2539.50
P-12A	48"	113.54'	1.29%	SRP	START INV=2543.24 END INV=2541.77

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
SDJB-1A	RIM = 2554.350 P-2A INV IN = 2541.770 P-12A INV IN = 2541.770 P-1A INV OUT = 2540.570	6' X 6' MODIFIED STORM DRAIN JUNCTION BOX BY OTHERS
CB-1.4	RIM = 2551.500 P-11A INV OUT = 2545.000	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
CB-1.1	RIM = 2550.546 P-3A INV IN = 2543.440 P-11A INV IN = 2543.440 P-2A INV OUT = 2543.237	MODIFIED CATCH BASIN TYPE 5 WITH 6.5'X46.75' SUMP & 7-EF1 GRATES WITH 2-8' WING BASIN PER PAG STD. DTL. 310

**EASEMENTS AND SETBACKS KEY NOTES**

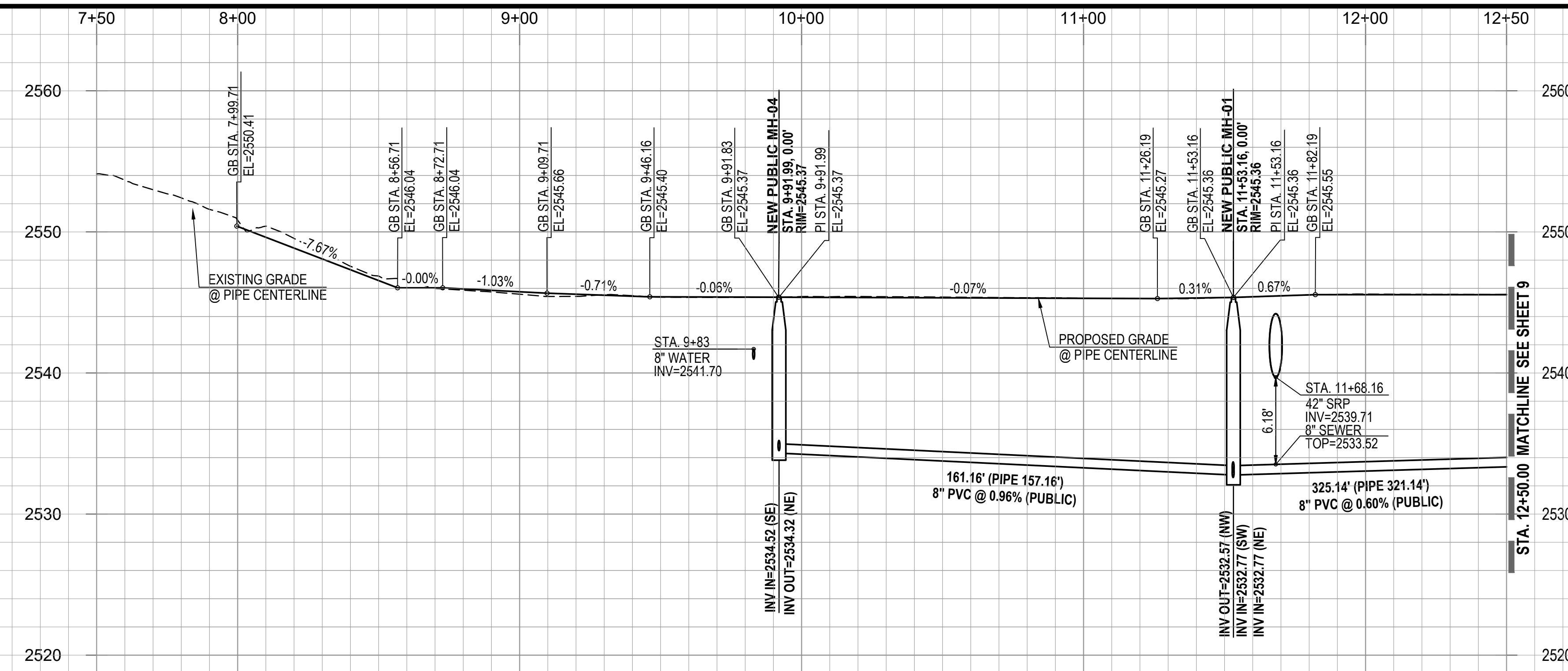
- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - INSTALL HANDRAIL PER PAG STD. DTL. 105
  - INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - INSTALL STREET NAME SIGN.
  - INSTALL STREET NAME SIGN & 30" X 30" R-1 STOP SIGN.
  - INSTALL OM4-3 PER PCODOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - DIRECTIONAL SIGN FOR "RESIDENT VISITOR", SEE SHEET 37
  - WS6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCODOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



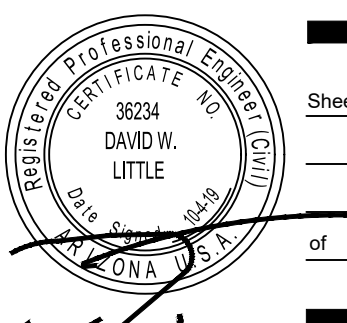
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
File:Q:\181057N-009 Area 4\04 Plotting\04 FSP\O\TC\_FSP-IP\_08 Sw-Run-S2.dwg Plot Date:10/3/2019 1:05 PM By:fernando

No.	Date	Item

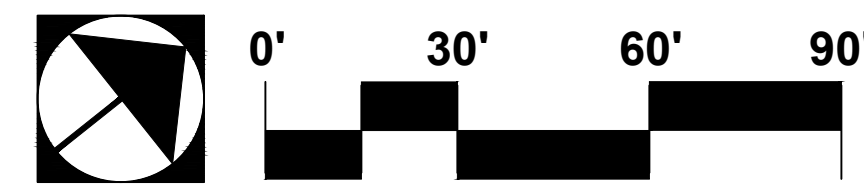
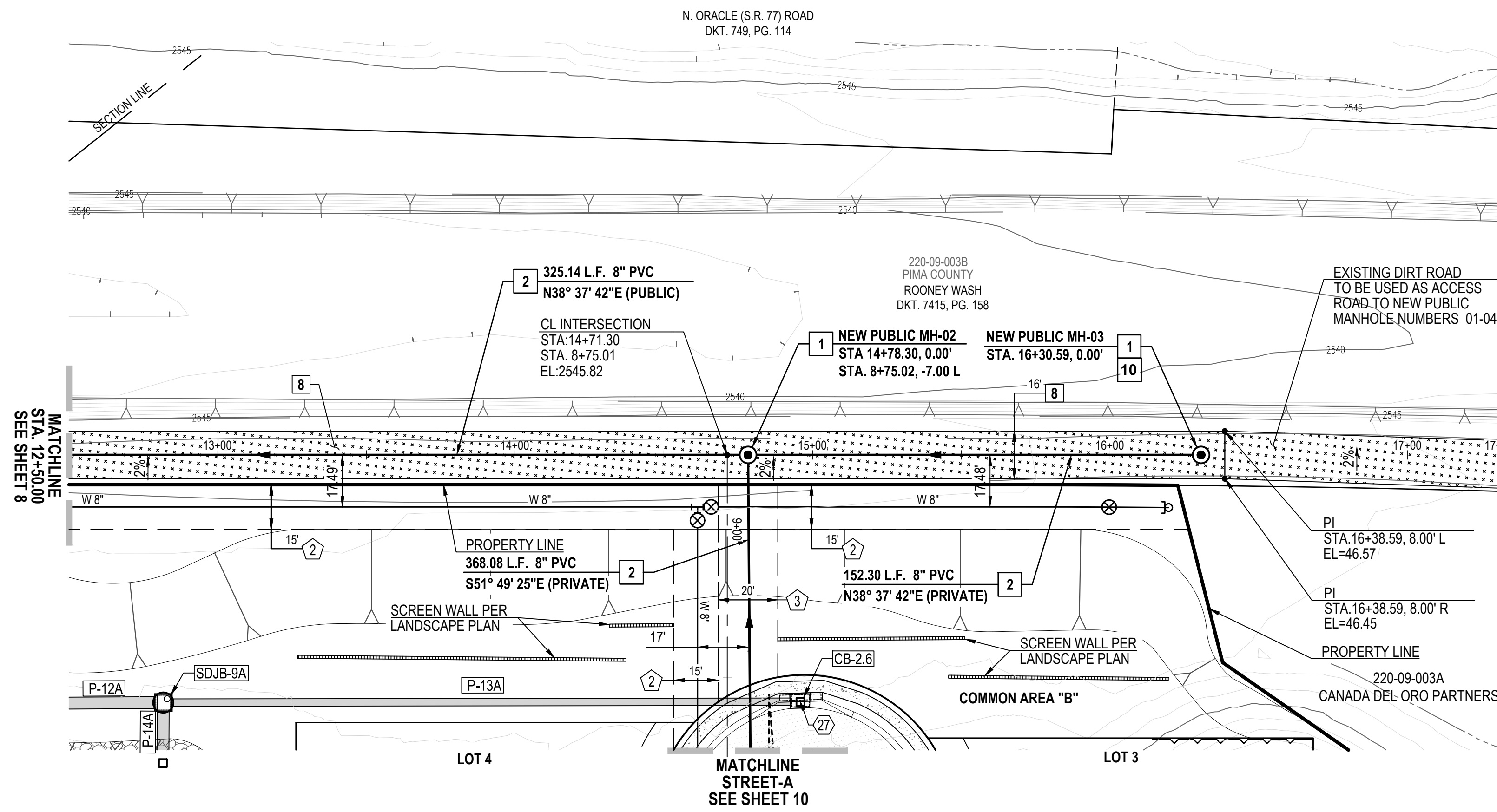
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Job No. 181057-N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MDD/JFF/MML  
Checked By: DWL



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

Sheet **8**  
of **40**





**SEWER RUN-S2 (PUBLIC) STA.12+50.00 TO STA. 17+00.00**

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

STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-13A	30"	214.22'	1.00%	SRP	START INV=2546.98 END INV=2544.84
P-12A	48"	113.54'	1.29%	SRP	START INV=2543.24 END INV=2541.77
P-14A	48"	20.35'	0.75%	SRP	START INV=2543.49 END INV=2543.34

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
SDJB-9A	RIM = 2553.500 P-13A INV IN = 2544.840 P-14A INV IN = 2543.340 P-12A INV OUT = 2543.240	6' X 6' MODIFIED STORM DRAIN JUNCTION BOX BY OTHERS
CB-2.6	RIM = 2551.000 P-13A INV OUT = 2546.982	CATCH BASIN TYPE 5 WITH 2 EFT GRATES AND 2'-4" WING BASIN PER PAG STD. DTL. 310

**EASEMENTS AND SETBACKS KEY NOTES**

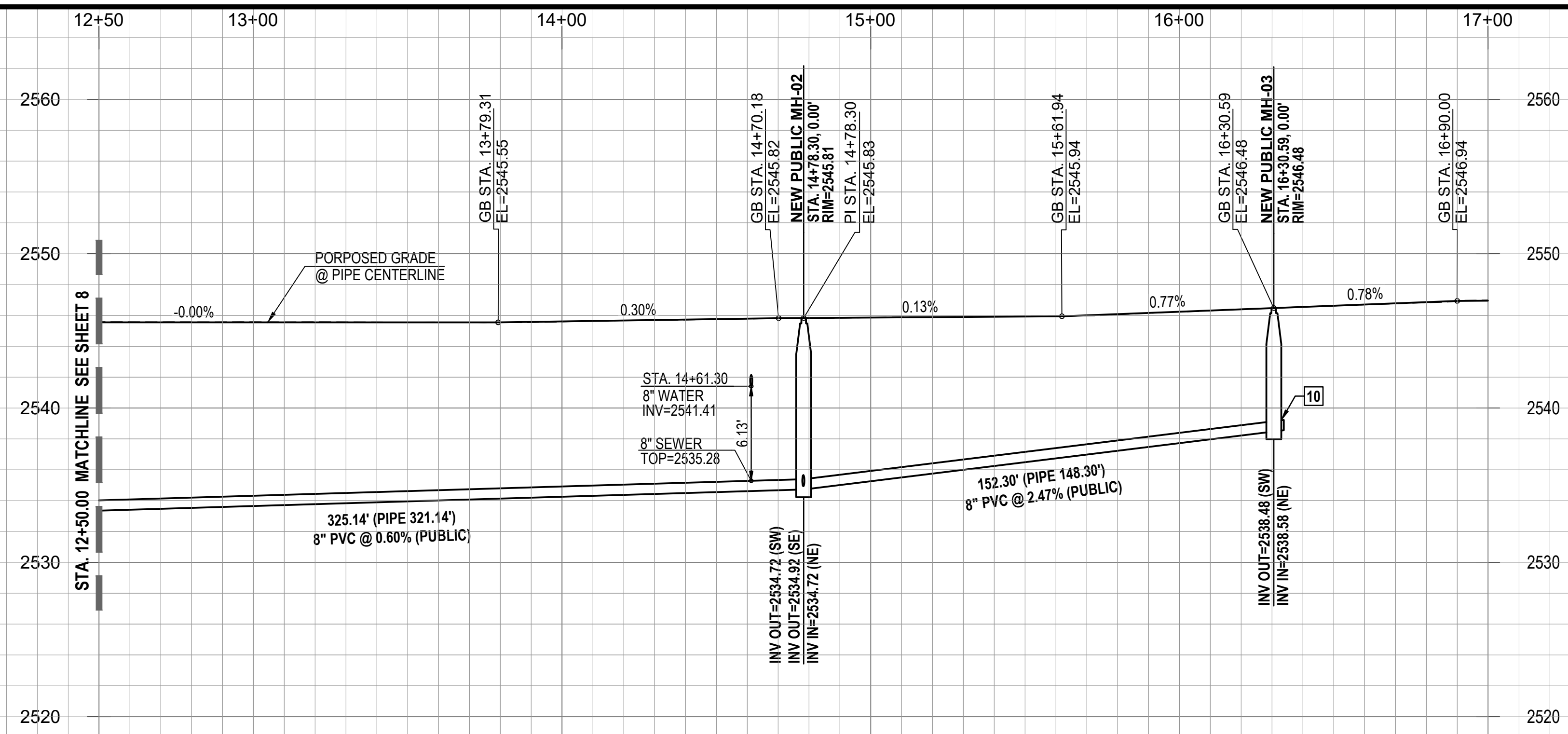
- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - INSTALL HANDRAIL PER PAG STD. DTL. 105
  - INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - INSTALL STREET NAME SIGN.
  - INSTALL STREET NAME SIGN & 30" X 30" R-1 STOP SIGN.
  - INSTALL OM4-3 PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - DIRECTIONAL SIGN FOR "RESIDENT VISITOR" ►, SEE SHEET 37
  - WS6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"IT-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



PROJECT NO: P19xxxx  
G1800XX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04



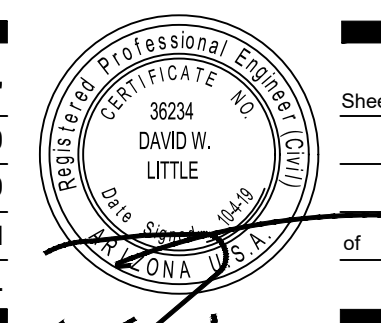
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

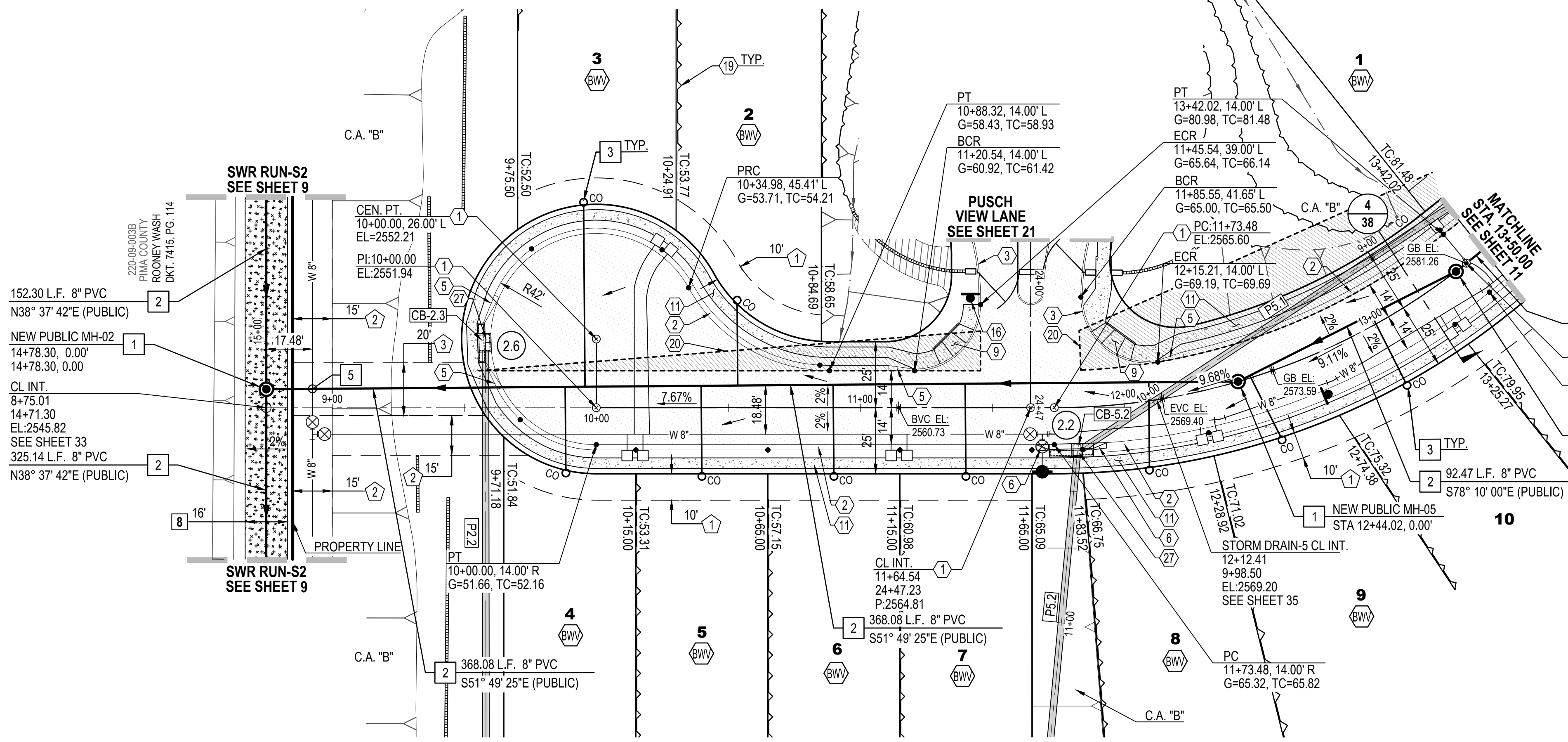
Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
File:Q:\181057N-009 Area 4\04 Plotting\04 FSP\OVTC\_FSP-IP\_09 Sw-Run-S2.dwg Plot Date:10/3/2019 1:33 PM By:fernando

No.	Date	Item

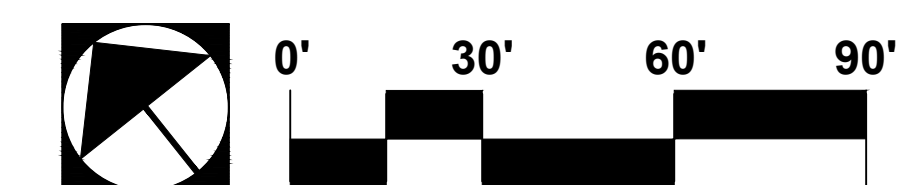
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Date: OCTOBER 2019  
Designed By: DWD/MD/JJ/FMM  
Checked By: DWL



Sheet **9**  
of **40**



**STREET-A (PRIVATE) COMMON AREA "A" STA. 10+00.00 TO STA. 13+50.00**



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

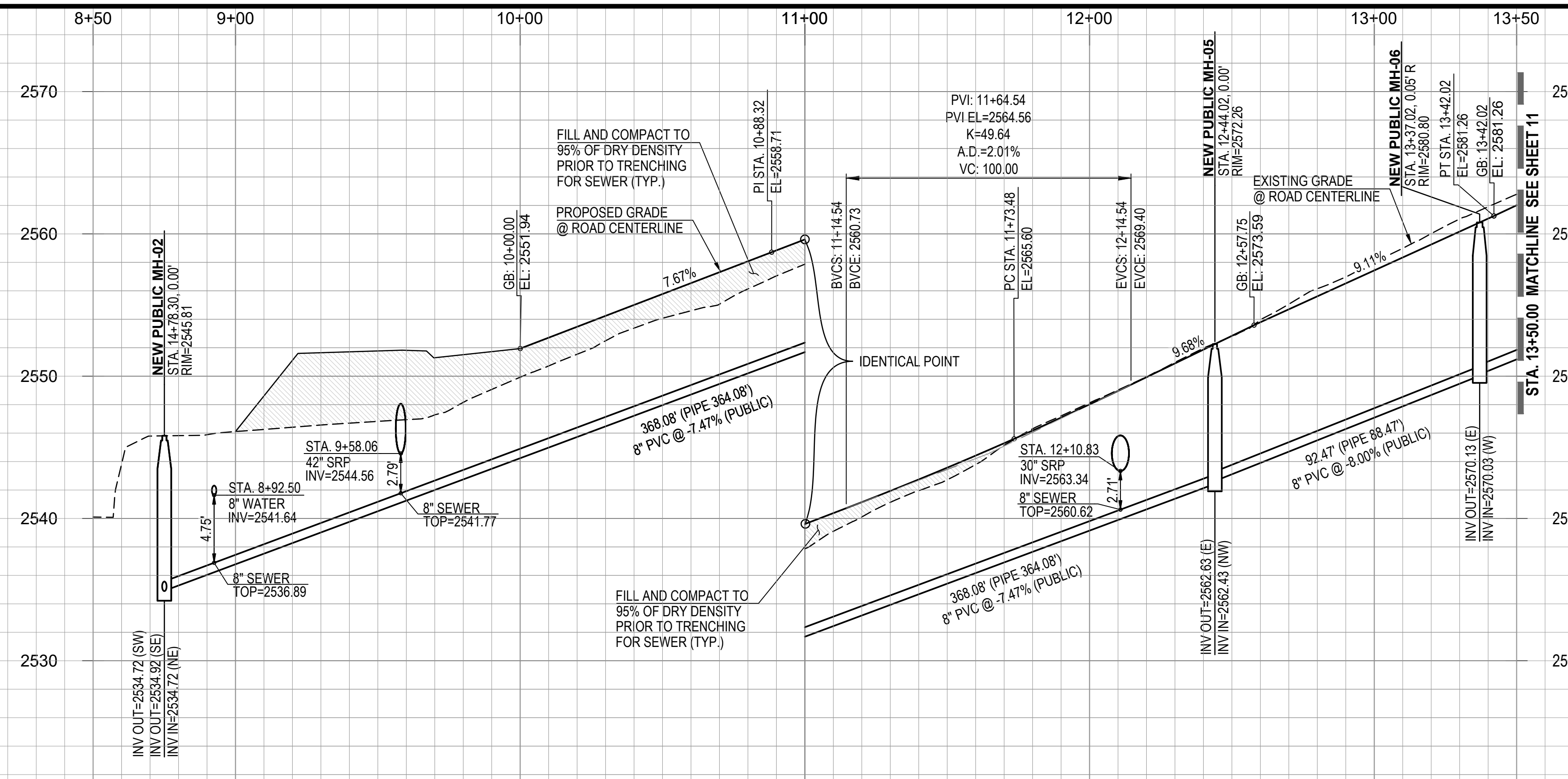
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P5.1	30"	217.00'	3.71%	SRP	START INV=2570.11 END INV=2562.07
P5.2	24"	129.39'	0.29%	SRP	START INV=2560.07 END INV=2559.69
P2.2	42"	214.22'	0.82%	SRP	START INV=2544.76 END INV=2543.01

STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
CB-2.3	RIM = 2551.000 P2.2 INV OUT = 2544.762	CATCH BASIN TYPE 5 WITH 2 EF1 GRATES AND 2-8" WING BASIN PER PAG STD. DTL. 310
CB-5.2	RIM = 2566.565 P5.1 INV IN = 2562.070 P5.2 INV OUT = 2560.070	CATCH BASIN TYPE 5 WITH 1- EF1 GRATE, 1-8"(RT) & 1-4" WING(LT) BASIN PER PAG STD. DTL. 310

- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4" WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCDDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR" - SEE SHEET 37
  - 26 W8 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2" WIDE RIPRAP (D50=6"IT-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4" DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - 5 SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



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



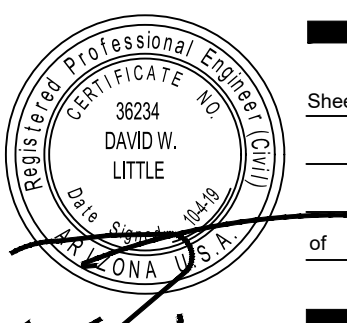
Engineering Planning Surveying  
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
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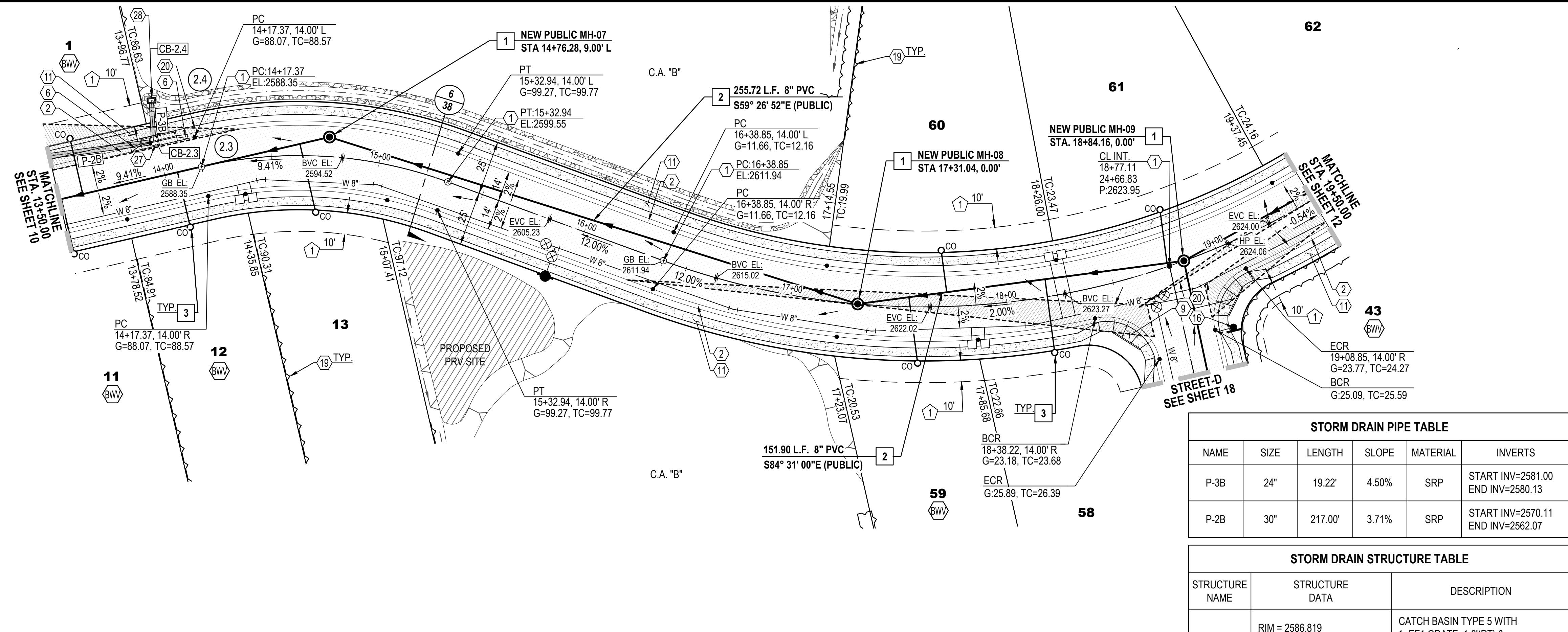
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**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
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No.	Date	Item

Scale: H:1"=30'V:1"=6'  
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Date: OCTOBER 2019  
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Checked by: DWL

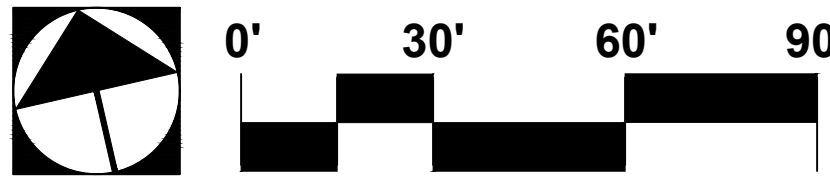


Sheet **10**  
of **40**



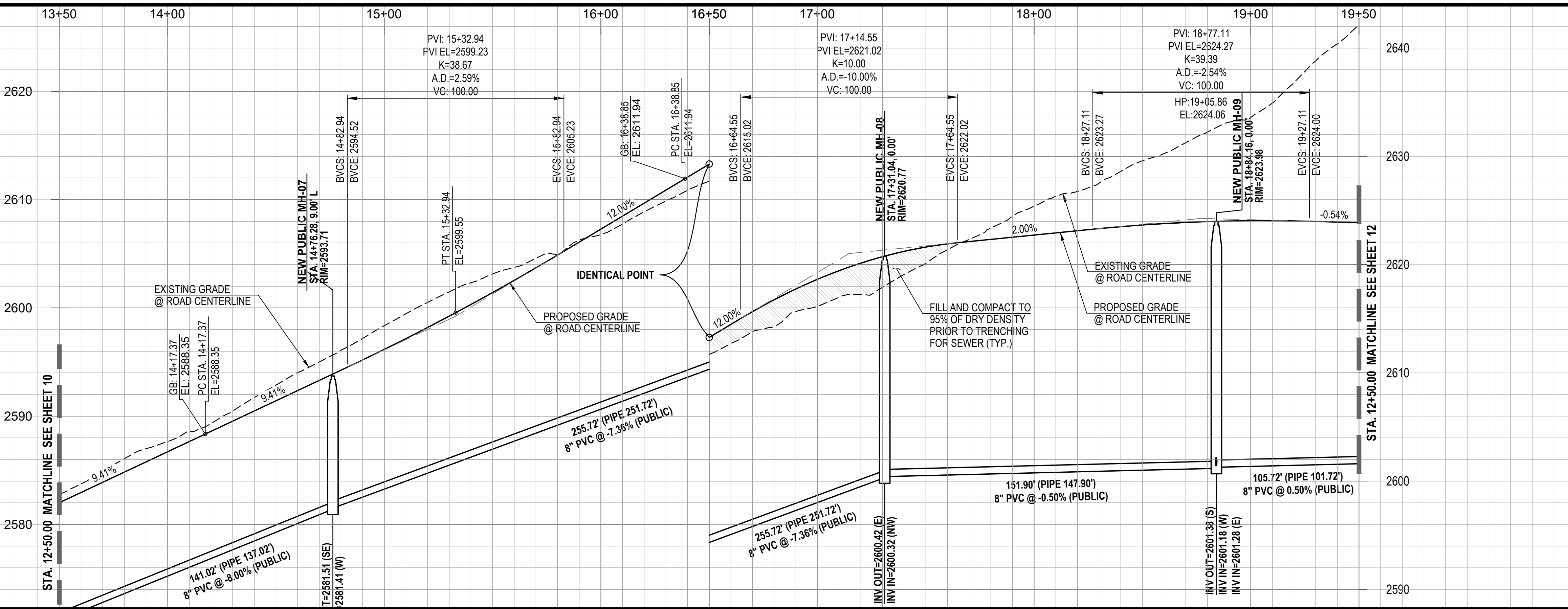
**STREET-A (PRIVATE) COMMON AREA "A" STA. 13+50.00 TO STA. 19+50.00**

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



STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-3B	24"	19.22'	4.50%	SRP	START INV=2581.00 END INV=2580.13
P-2B	30"	217.00'	3.71%	SRP	START INV=2570.11 END INV=2562.07

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
CB-2.3	RIM = 2586.819 P-3B INV IN = 2580.135 P-2B INV OUT = 2570.110	CATCH BASIN TYPE 5 WITH 1- EF1 GRATE, 1-8'(RT) & 1-4'(LT) WING BASIN PER PAG STD. DTL. 310
CB-2.4	RIM = 2585.000 P-3B INV OUT = 2581.000	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON



- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

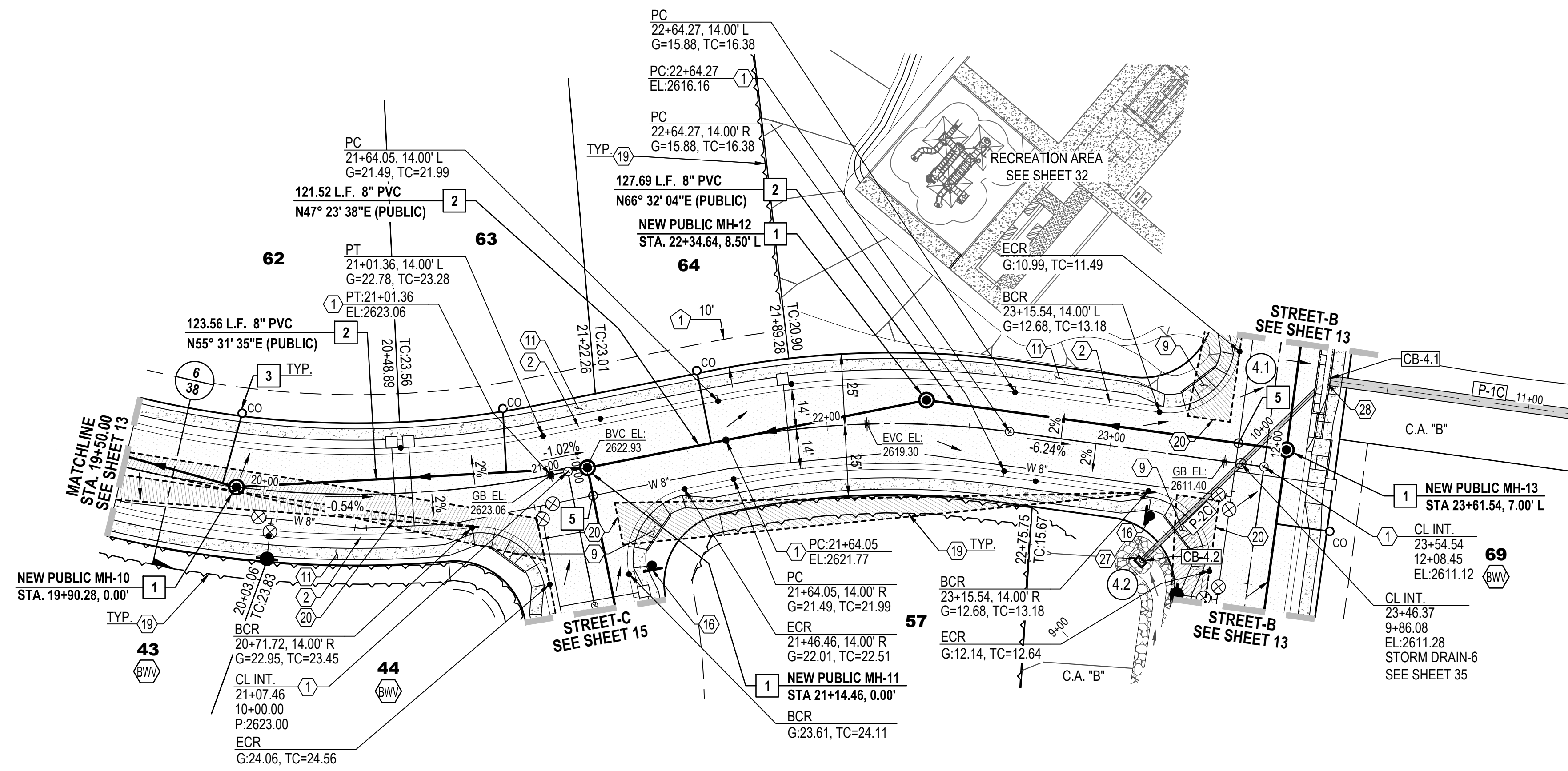
- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - INSTALL HANDRAIL PER PAG STD. DTL. 105
  - INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - INSTALL STREET NAME SIGN.
  - INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - INSTALL OM4-3 PER PCODOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - DIRECTIONAL SIGN FOR "RESIDENT VISITOR", SEE SHEET 37
  - WS6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCODOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111  
SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.

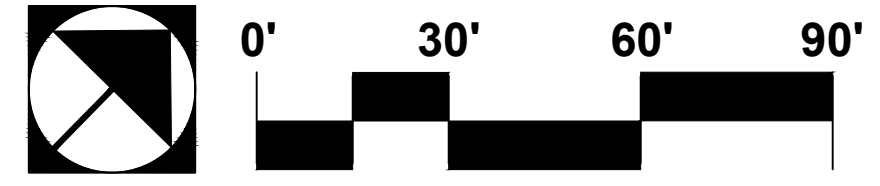


PROJECT NO: P19xxxx  
G1800XX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04

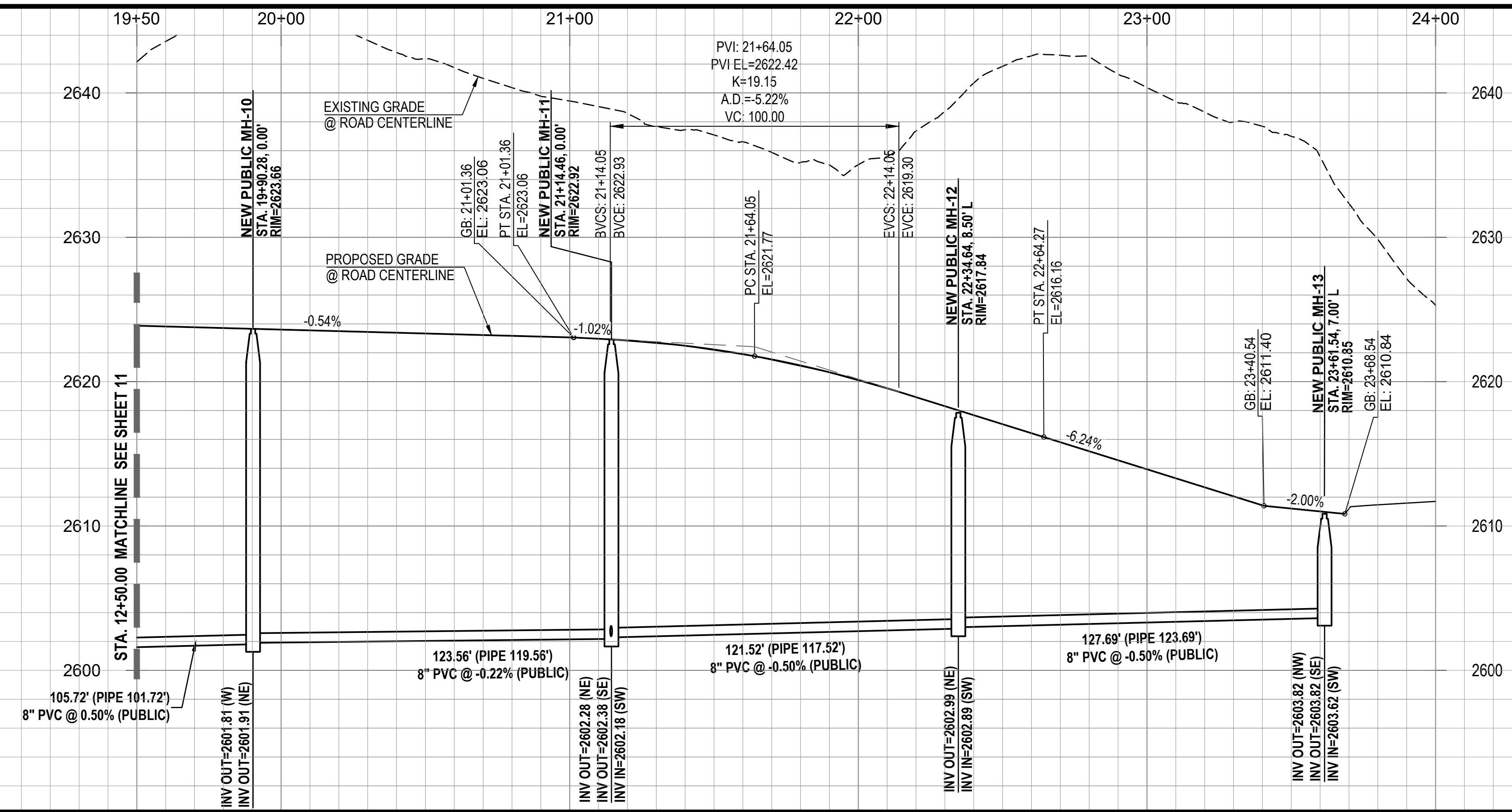
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**STREET-A (PRIVATE) COMMON AREA "A" STA. 19+50.00 TO STA. 24+00.00**



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



STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-2C	18"	91.36'	1.00%	SRP	START INV=2607.91 END INV=2607.00
P-1C	42"	139.00'	1.50%	SRP	START INV=2603.08 END INV=2601.00

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
CB-4.2	RIM = 2611.000 P-2C INV OUT = 2607.910	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=20) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
CB-4.1	RIM = 2610.949 P-2C INV IN = 2607.000 P-1C INV OUT = 2603.085	CATCH BASIN TYPE 5 WITH 7- EF1 GRATES, 1-8"(RT) & 1-4"(LT) WING BASIN PER PAG STD. DTL. 310

**EASEMENTS AND SETBACKS KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105.
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCDDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39.
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39.
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39.
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39.
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR", SEE SHEET 37.
  - 26 W66 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"/T=20) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104.
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401.
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
  - 5 SEWERWATER CROSSING PER STD. DTL. RWRD 108.
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301.
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111. SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
  - 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



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



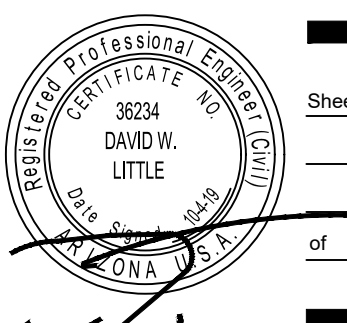
Engineering Planning Surveying  
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

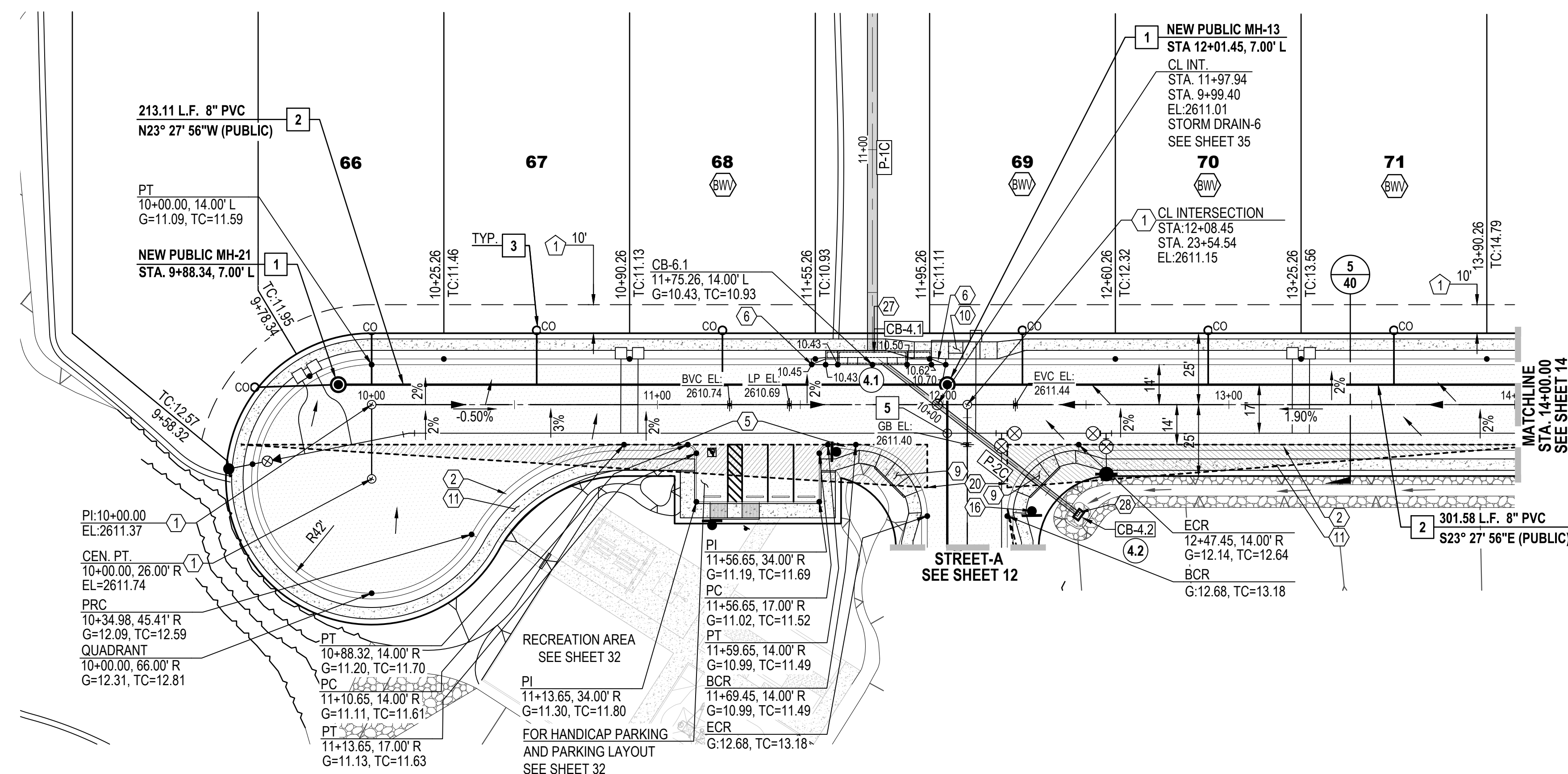
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**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
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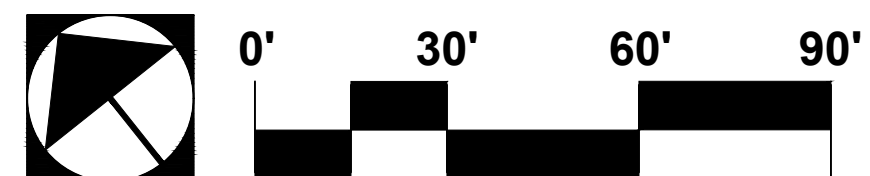
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Date: OCTOBER 2019  
Designed By: DWD/MDJ/JFF/FFM  
Checked By: DWL



Sheet **12**  
of **40**



**STREET-B (PRIVATE) COMMON AREA "A" STA. 10+00.00 TO STA. 14+00.00**



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

STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-2C	18"	91.36'	1.00%	SRP	START INV=2607.91 END INV=2607.00
P-1C	42"	139.00'	1.50%	SRP	START INV=2603.08 END INV=2601.00

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
CB-4.2	RIM = 2611.000 P-2C INV OUT = 2607.910	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
CB-4.1	RIM = 2610.949 P-2C INV IN = 2607.000 P-1C INV OUT = 2603.085	CATCH BASIN TYPE 5 WITH 7- EF1 GRATES, 1-8'(RT) & 1-4'(LT) WING BASIN PER PAG STD. DTL. 310

**EASEMENTS AND SETBACKS KEY NOTES**

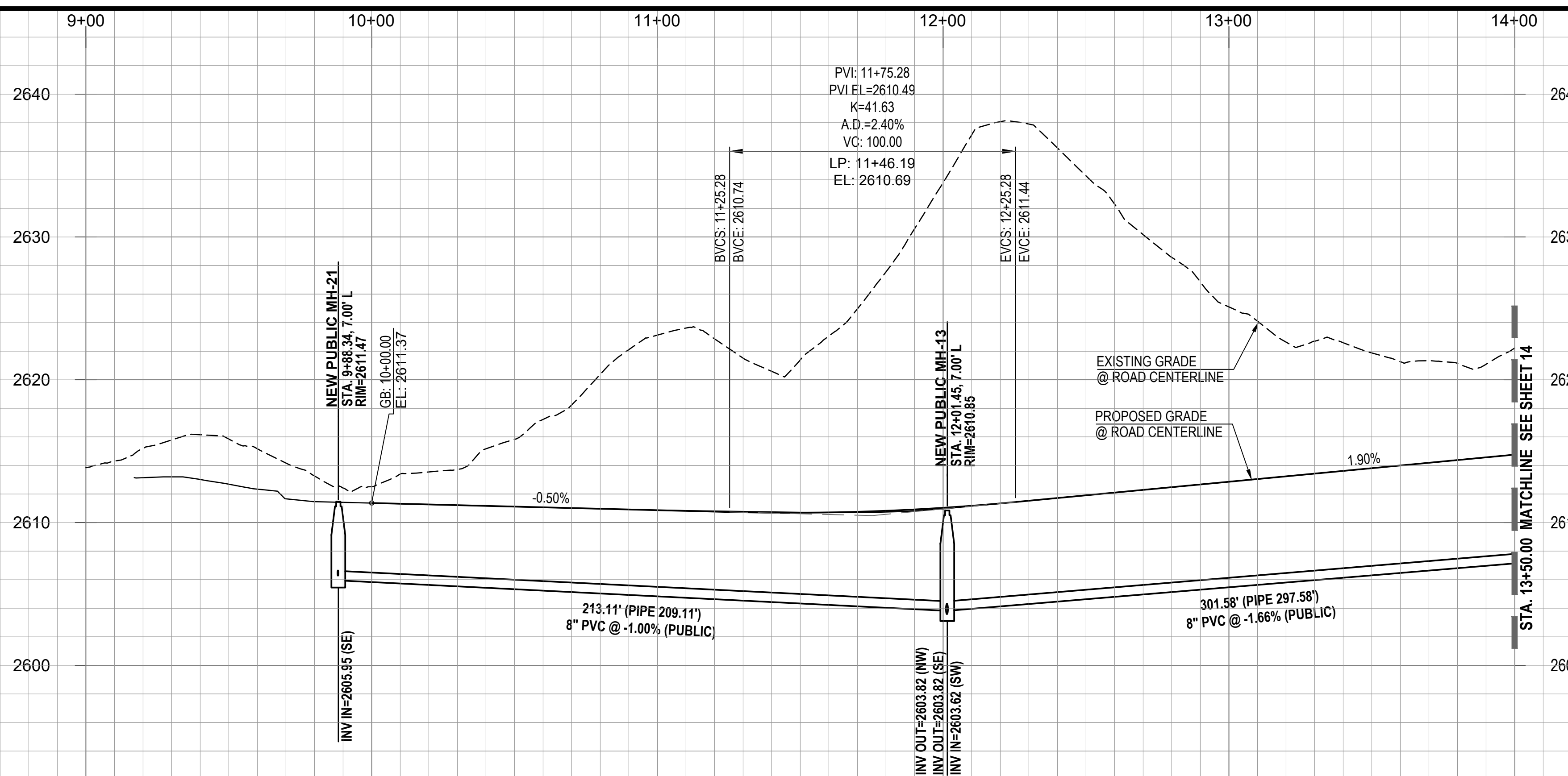
- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCODOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
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  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37
  - 26 W66 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCODOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - 5 SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



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**ORO VALLEY TOWNE CENTRE - AREA 4**

LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

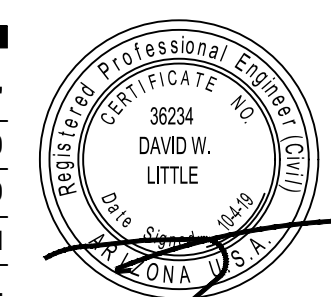
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**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**

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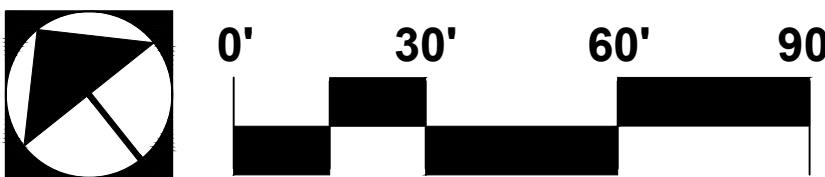
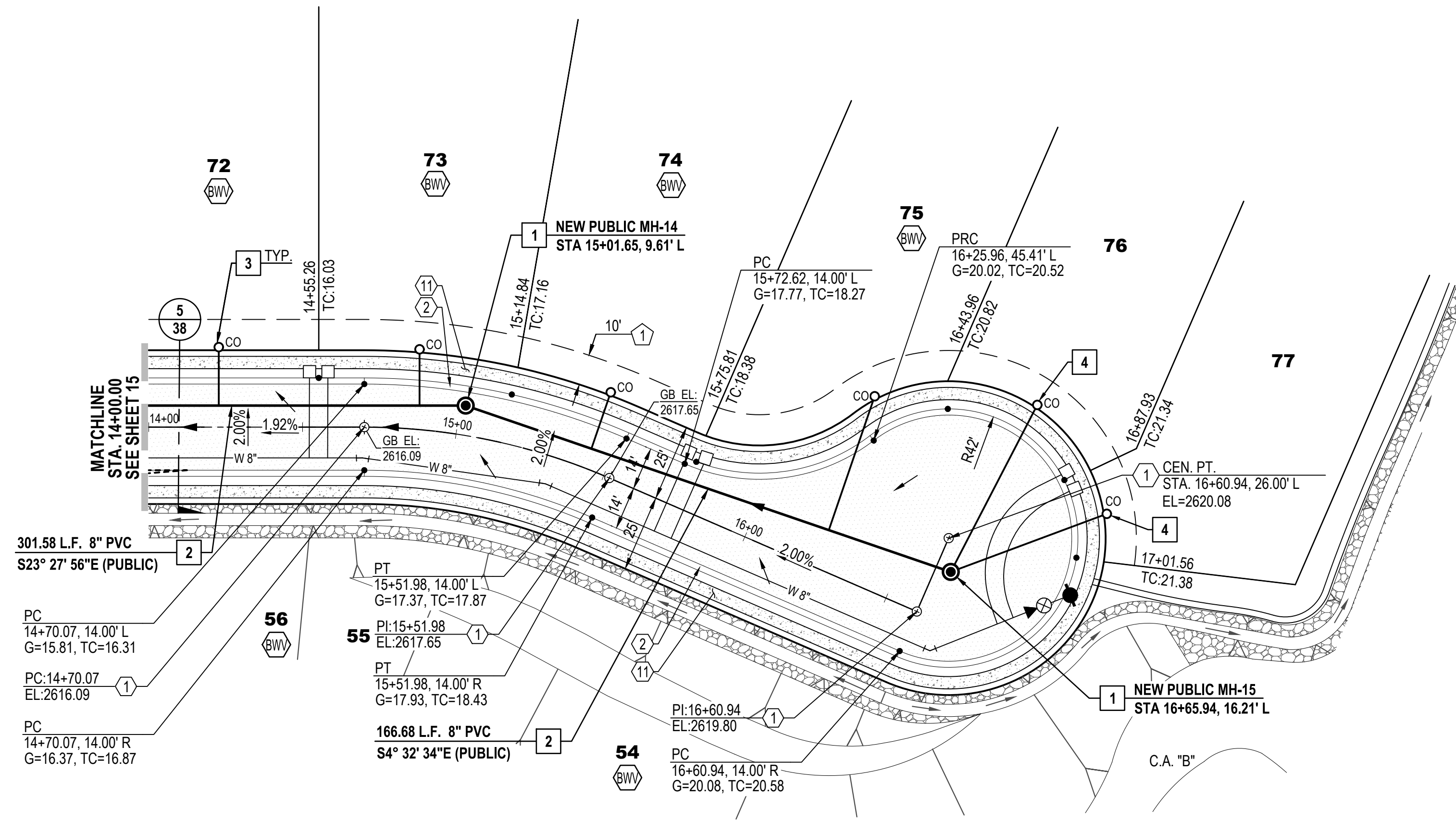


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Date: OCTOBER 2019  
Designed By: DWD/MD/JFF/DFM  
Checked By: DWM



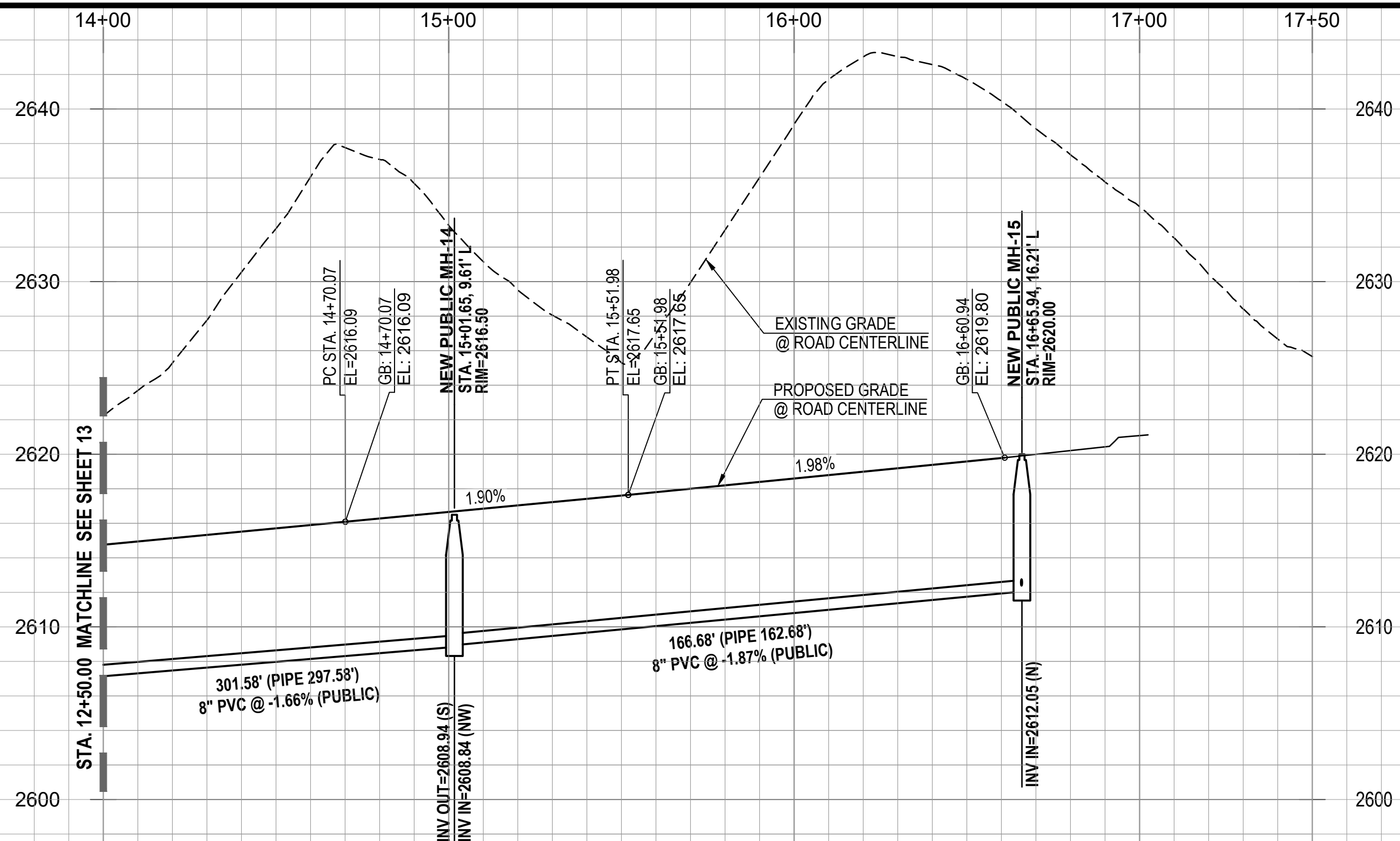
PROJECT NO: P19xxxx  
G1800XXX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04

Sheet **13**  
of **40**



**STREET-B (PRIVATE) COMMON AREA "A" STA. 14+00.00 TO STA. 17+50.00**

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



**EASEMENTS AND SETBACKS KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)  
 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.  
 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.  
 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.  
 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)  
 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.  
 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.  
 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.  
 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.  
 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.  
 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.  
 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.  
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 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG STD. DTL. 106 ON CURB OPENINGS.  
 15 INSTALL STREET NAME SIGN.  
 16 INSTALL STREET NAME SIGN & 30" X 30" R-1 STOP SIGN.  
 17 INSTALL OM4-3 PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.  
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 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37.  
 26 W6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.  
 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.  
 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6" T-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.  
 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)  
 1 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.  
 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104.  
 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401.  
 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.  
 5 SEWERWATER CROSSING PER STD. DTL. RWRD 108.  
 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME, THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.  
 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301.  
 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.  
 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.  
 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



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



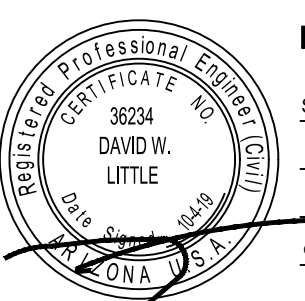
Engineering Planning Surveying  
 Landscape Architecture Urban Design  
 Offices located in Tucson, Phoenix and  
 Flagstaff, Arizona, and Las Vegas, Nevada.  
 4444 East Broadway  
 Tucson, Arizona (520) 881-7480

**ORO VALLEY TOWNE CENTRE - AREA 4**  
 LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
 AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
 A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
 G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
 PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
 PLAN AND PROFILE**

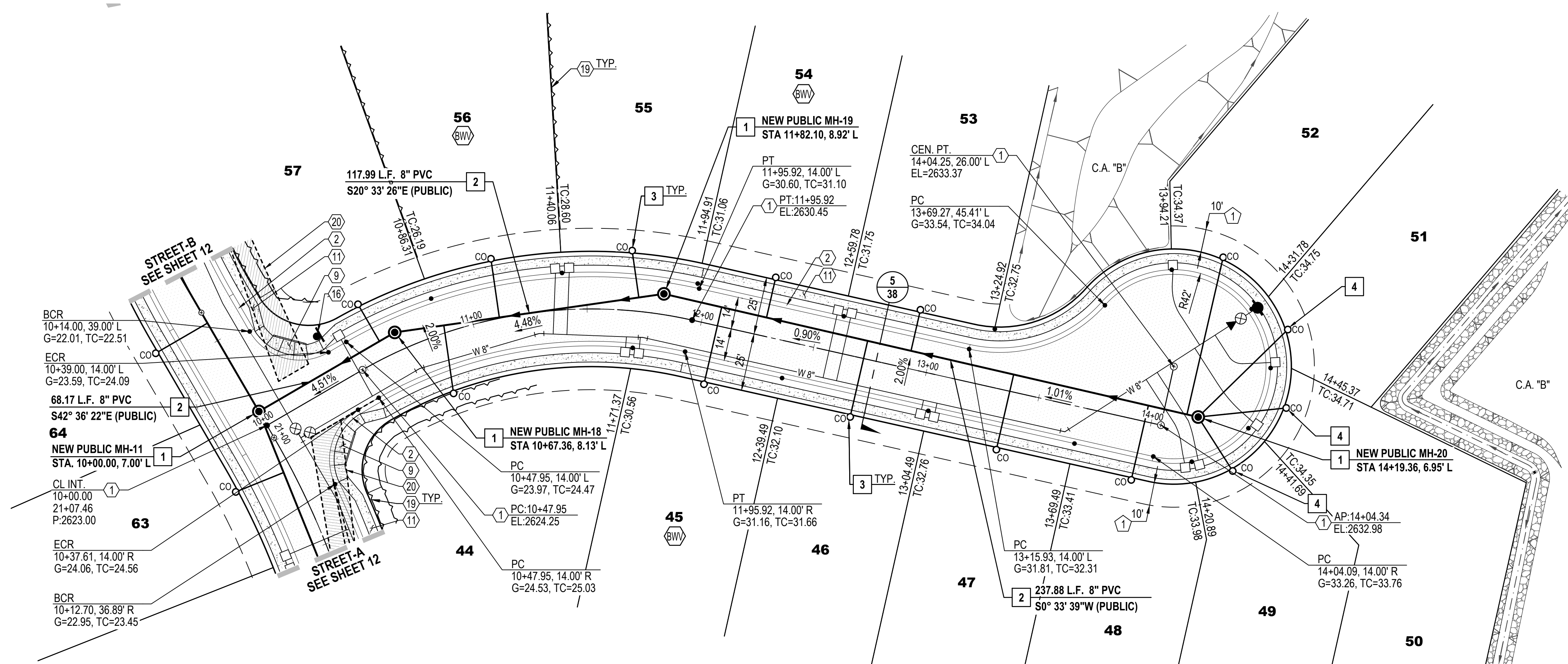
No.	Date	Item

Scale: H:1"=30' V:1"=6'  
 Job No: 181057-N-009-0600  
 Date: OCTOBER 2019  
 Designed By: DWD/MDJ/JFF/FFM  
 Checked By: DWD

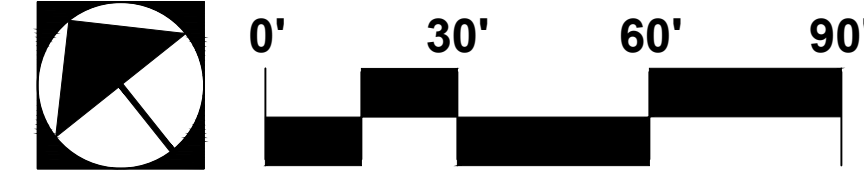


Sheet **14**  
 of **40**

File:Q:\181057N-009 Area 4\04 Platting\04 FSP\OVTC\_FSP-IP\_14 Street B.dwg Plot Date:10/30/2019 6:18 PM By:rcpcc



**STREET-B (PRIVATE) STA. 14+00.00 TO STA. 17+50.00**

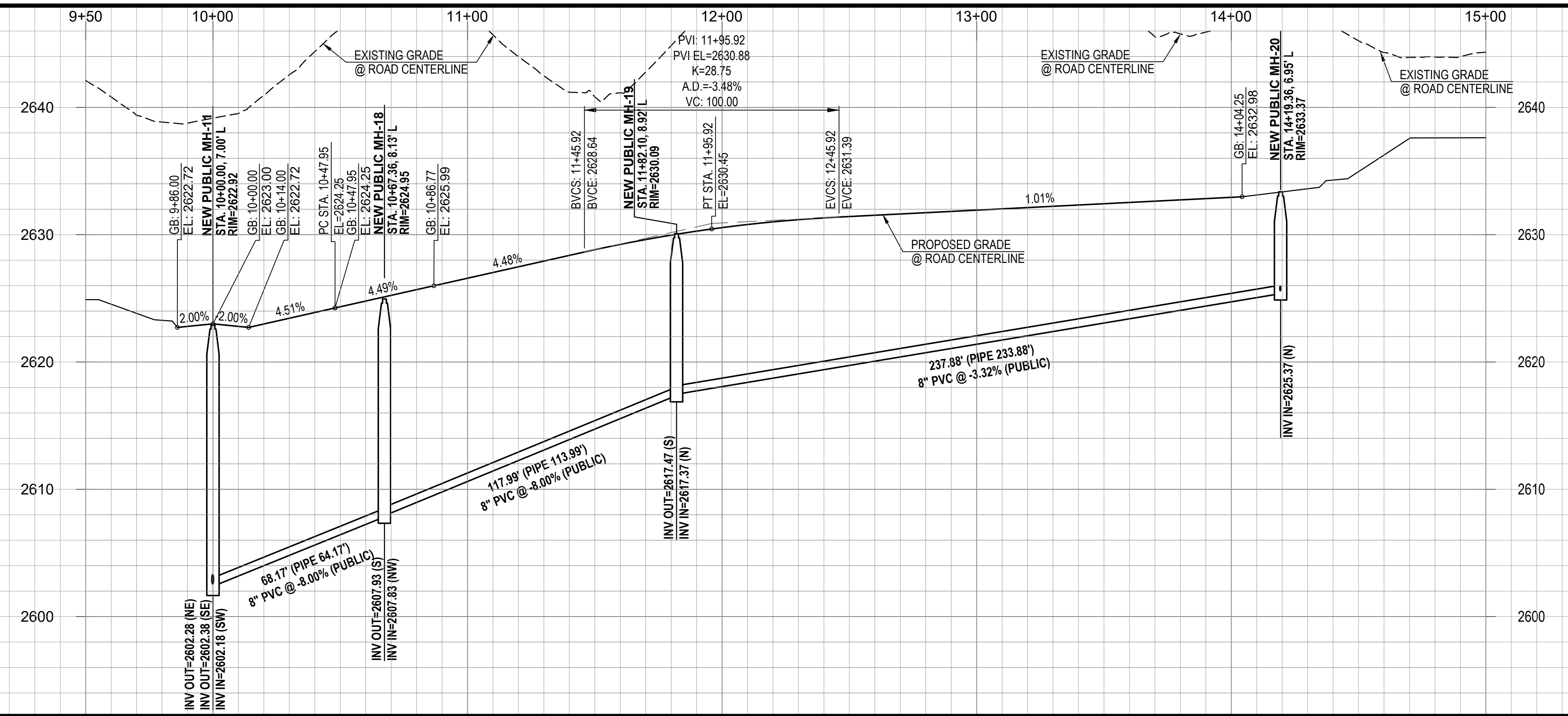


- NOTE:**
- STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.
  - ALL SEWER H.C.S. ARE CENTERED BETWEEN LOT LINES UNLESS OTHERWISE NOTED.

- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - INSTALL HANDRAIL PER PAG STD. DTL. 105
  - INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - INSTALL STREET NAME SIGN.
  - INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - INSTALL OM4-3 PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37
  - WS6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"IT-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.

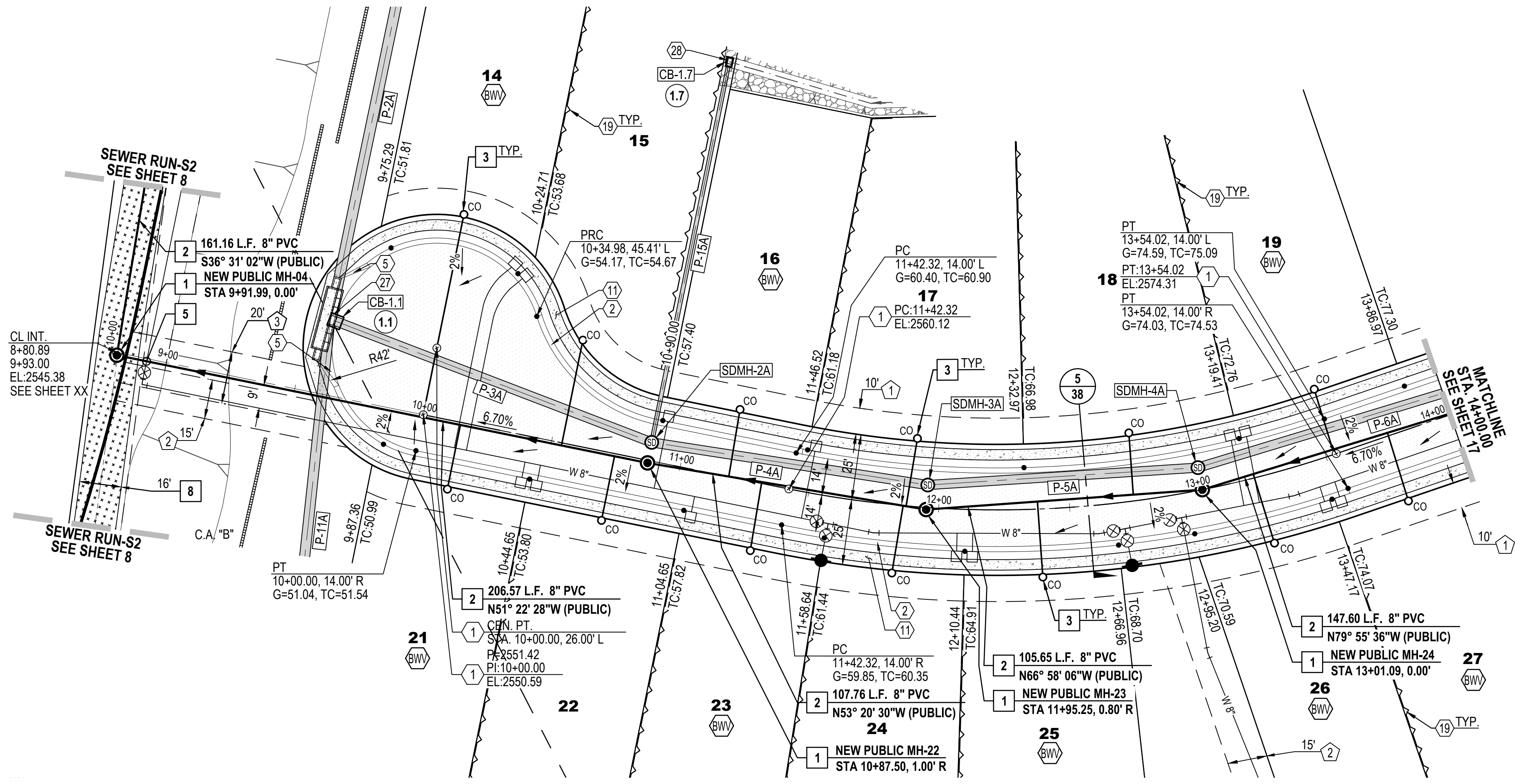


PROJECT NO: P19xxxx  
G1800XX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04

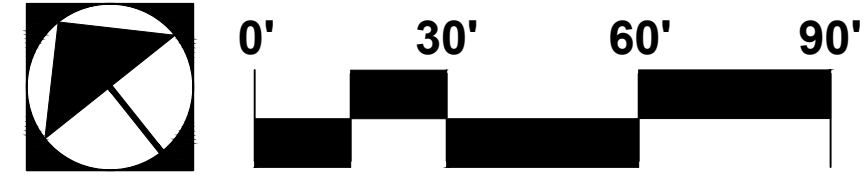
No.	Date	Item

Scale: H:1"=30'V:1"=6"  
Job No. 181057-N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MDJ/JFF/M  
Checked By: DWD

Professional Engineer Seal for David W. Little, License No. 28234, State of Arizona. Sheet 15 of 40.



**STREET-D (PRIVATE) COMMON AREA "A" STA. 10+00.00 TO STA. 14+00.00**



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

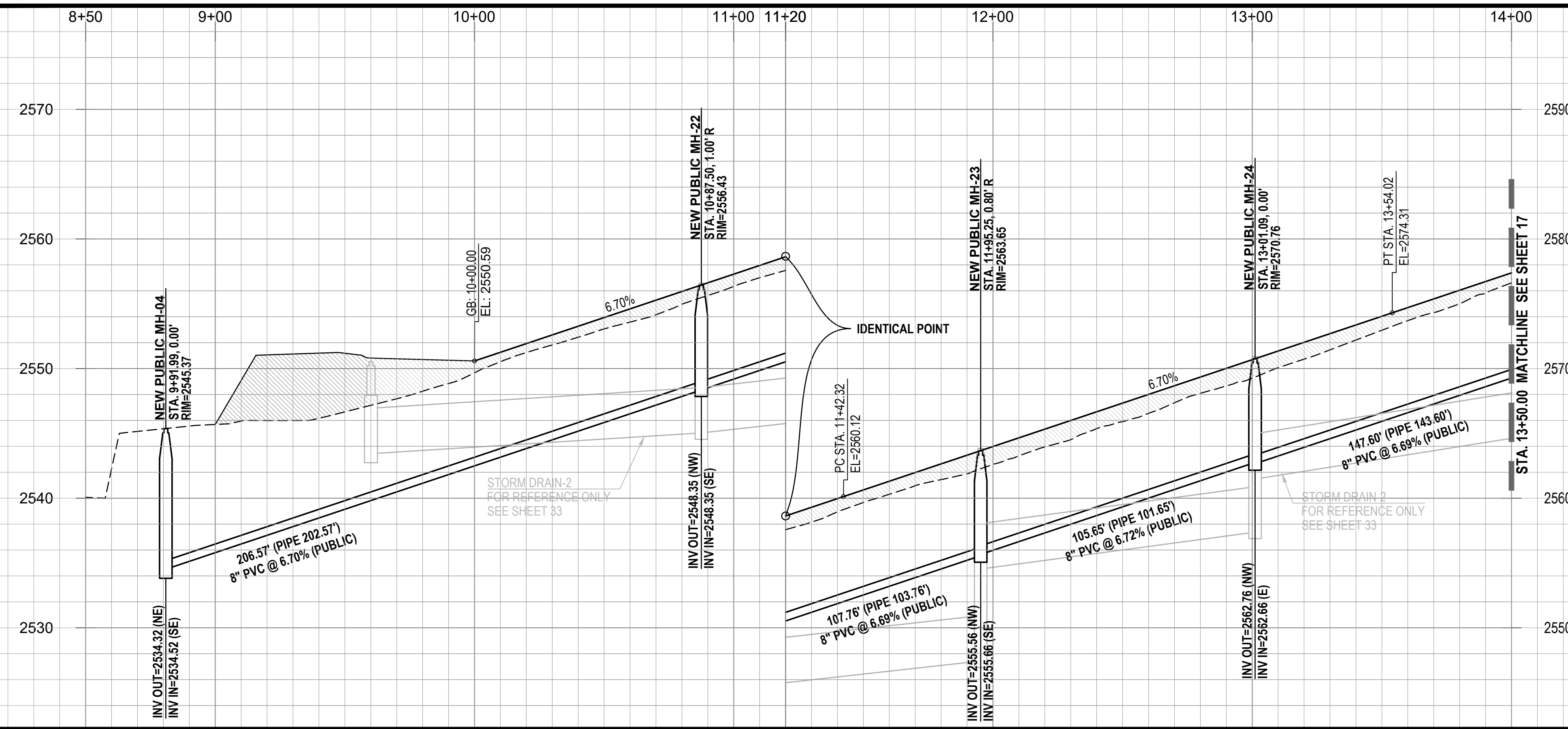
STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-11A	42"	178.94'	0.87%	SRP	START INV=2545.00 END INV=2543.44
P-2A	42"	146.71'	1.00%	SRP	START INV=2543.24 END INV=2541.77
P-6A	42"	145.85'	3.20%	SRP	START INV=2566.15 END INV=2561.48
P-5A	42"	103.28'	2.75%	SRP	START INV=2557.38 END INV=2554.54
P-4A	42"	106.58'	2.25%	SRP	START INV=2547.44 END INV=2545.04
P-3A	42"	129.21'	1.24%	SRP	START INV=2545.04 END INV=2543.44
P-15A	18"	148.79'	1.00%	SRP	START INV=2550.13 END INV=2548.64

STORM DRAIN STRUCTURE TABLE		
STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
SDMH-4A	RIM = 2570.928 P-6A INV IN = 2561.480 P-5A INV OUT = 2557.380	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
SDMH-3A	RIM = 2563.840 P-5A INV IN = 2554.540 P-4A INV OUT = 2547.440	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-1.7	RIM = 2558.000 P-15A INV OUT = 2550.128	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6" T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
SDMH-2A	RIM = 2556.592 P-4A INV IN = 2545.040 P-15A INV IN = 2548.640 P-3A INV OUT = 2545.040	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-1.1	RIM = 2550.546 P-3A INV IN = 2543.440 P-11A INV IN = 2543.440 P-2A INV OUT = 2543.237	MODIFIED CATCH BASIN TYPE 5 WITH 6.5'X46.75' SUMP & 7-EF1 GRATES WITH 2-8' WING BASIN PER PAG STD. DTL. 310

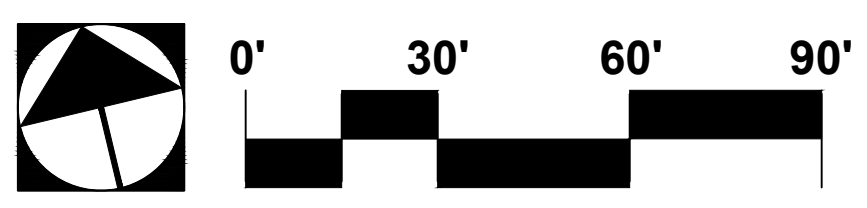
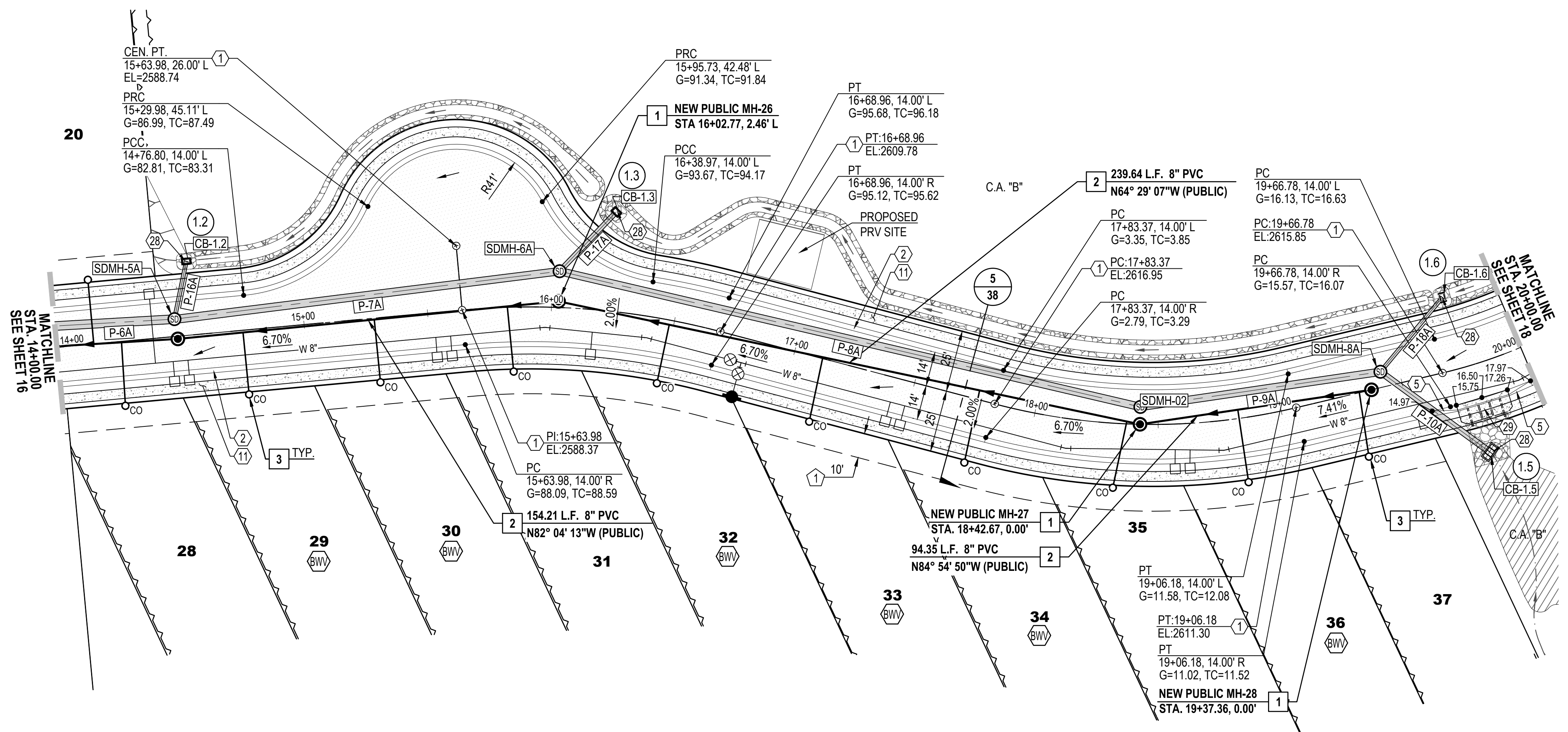
- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105.
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37
  - 26 W6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PAG STD. & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6" T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - 5 SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.

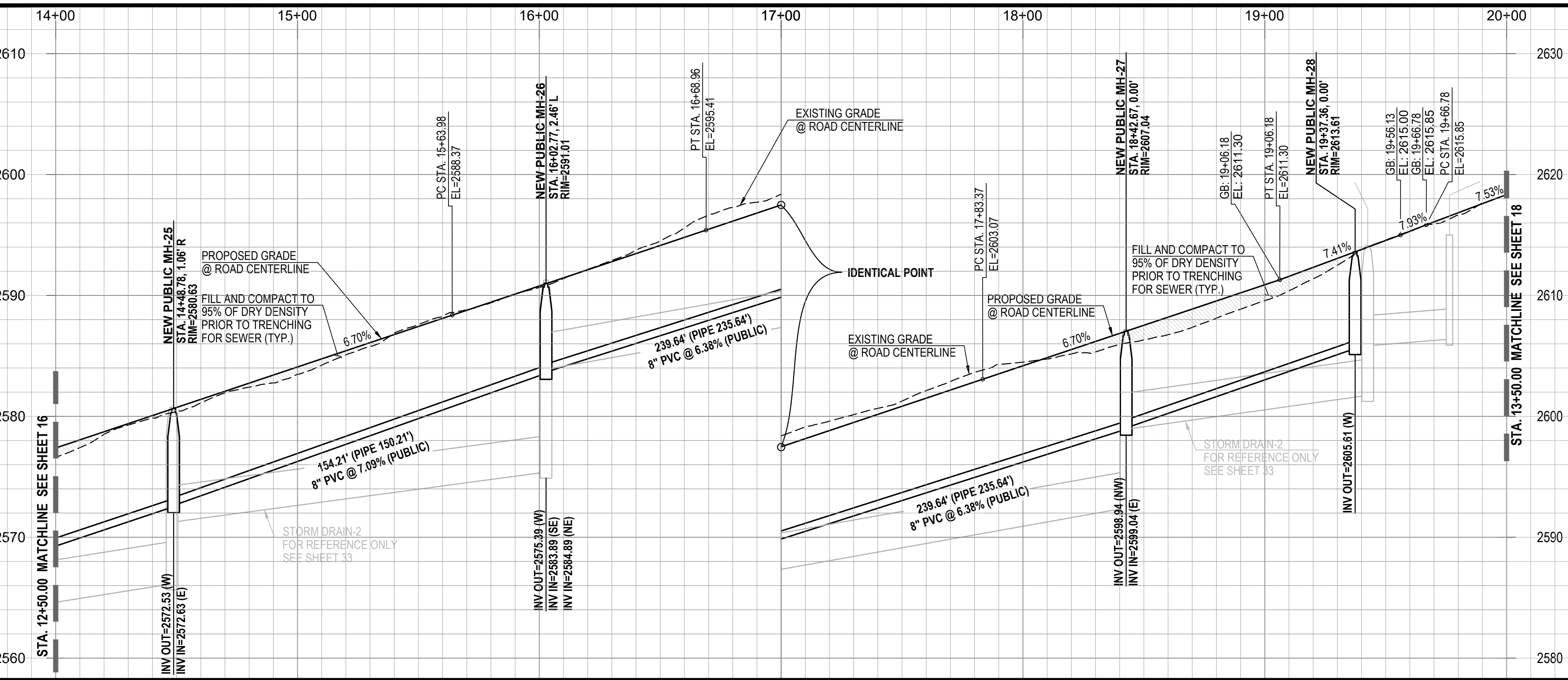






**STREET-B (PRIVATE) COMMON AREA "A" STA. 14+00.00 TO STA. 20+00.00**

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



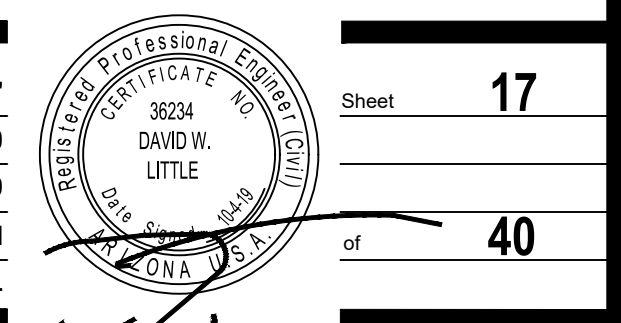
NAME	SIZE	LENGTH	SLOPE	MAT.	INVERTS
P-18A	18"	39.03'	1.00%	SRP	START INV=2607.23 END INV=2606.84
P-10A	30"	54.82'	1.00%	SRP	START INV=2606.39 END INV=2605.84
P-9A	36"	97.82'	2.87%	SRP	START INV=2601.74 END INV=2598.93
P-8A	36"	240.46'	3.55%	SRP	START INV=2592.43 END INV=2583.89
P-7A	36"	156.49'	2.65%	SRP	START INV=2575.39 END INV=2571.25
P-6A	42"	145.85'	3.20%	SRP	START INV=2566.15 END INV=2561.48
P-16A	18"	23.82'	5.25%	SRP	START INV=2574.00 END INV=2572.75
P-17A	24"	33.10'	1.00%	SRP	START INV=2585.22 END INV=2584.89

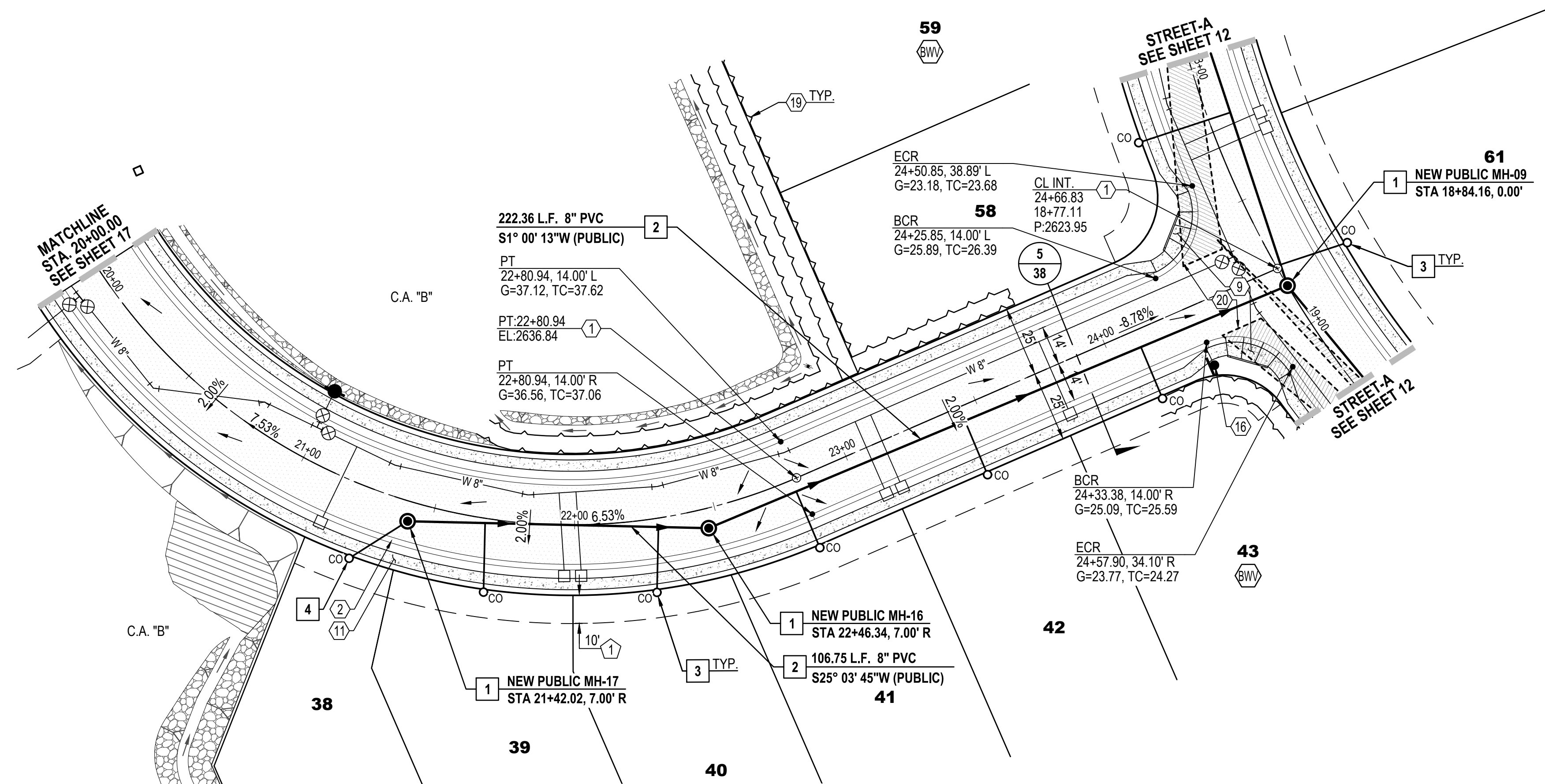
STRUCT.	STRUCTURE DATA	DESCRIPTION
CB-1.6	RIM = 2615.000 P-18A INV OUT = 2607.230	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2" WIDE RIPRAP (D50=6" T=2D) BORDER AROUND CATCH BASIN IN LIEU OF CONC. APRON
SDMH-8A	RIM = 2614.119 P-10A INV IN = 2605.840 P-18A INV IN = 2606.840 P-9A INV OUT = 2601.740	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
SDMH-02	RIM = 2607.179 P-9A INV IN = 2598.930 P-8A INV OUT = 2592.430	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
SDMH-6A	RIM = 2591.275 P-8A INV IN = 2583.890 P-17A INV IN = 2584.890 P-7A INV OUT = 2575.390	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-1.3	RIM = 2590.000 P-17A INV OUT = 2585.221	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2" WIDE RIPRAP (D50=6" T=2D) BORDER AROUND CATCH BASIN IN LIEU OF CONC. APRON
SDMH-5A	RIM = 2580.751 P-7A INV IN = 2571.250 P-16A INV IN = 2572.750 P-6A INV OUT = 2566.150	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-1.2	RIM = 2580.000 P-16A INV OUT = 2574.000	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2" WIDE RIPRAP (D50=6" T=2D) BORDER AROUND CATCH BASIN IN LIEU OF CONC. APRON
CB-1.5	RIM = 2615.000 P-10A INV OUT = 2606.388	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 4-EF1 GRATES 2" WIDE RIPRAP (D50=6" T=2D) BORDER AROUND CATCH BASIN IN LIEU OF CONC. APRON

- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

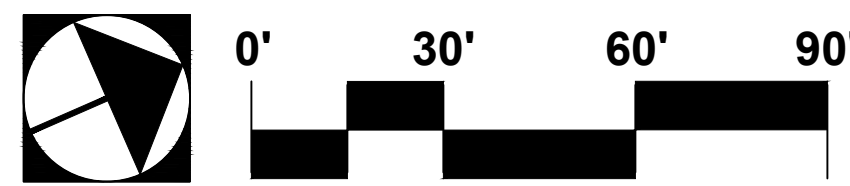
- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OMA-3 PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR" - SEE SHEET 37
  - 26 W6S PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2" WIDE RIPRAP (D50=6" T=2D) BORDER AROUND CATCH BASIN IN LIEU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4" DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME, THE PLUG TO BE REMOVED AFTER PDE'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.

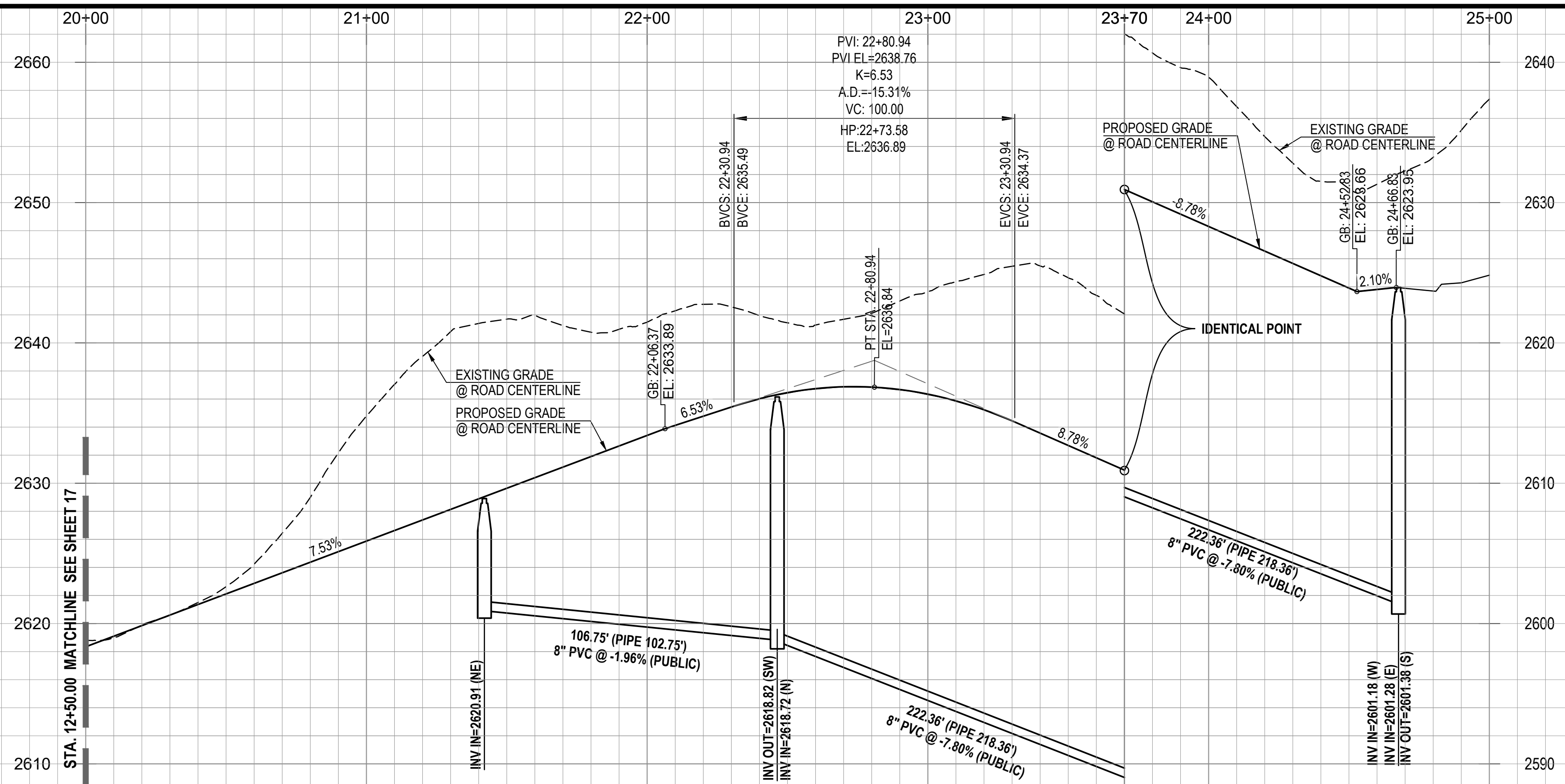




**STREET-D (PRIVATE) STA. 20+00 TO STA. 25+00.00**



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

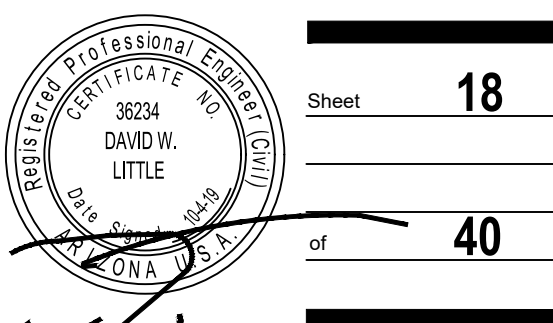


- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6\") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6\"/>

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4\"/>

No.	Date	Item



**EASEMENTS AND SETBACKS KEY NOTES**

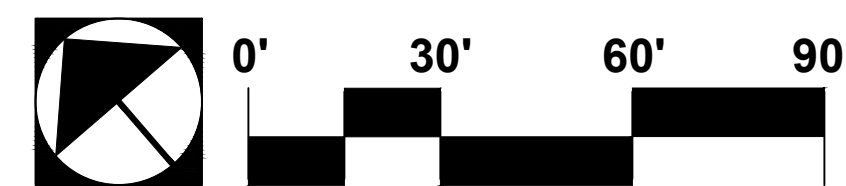
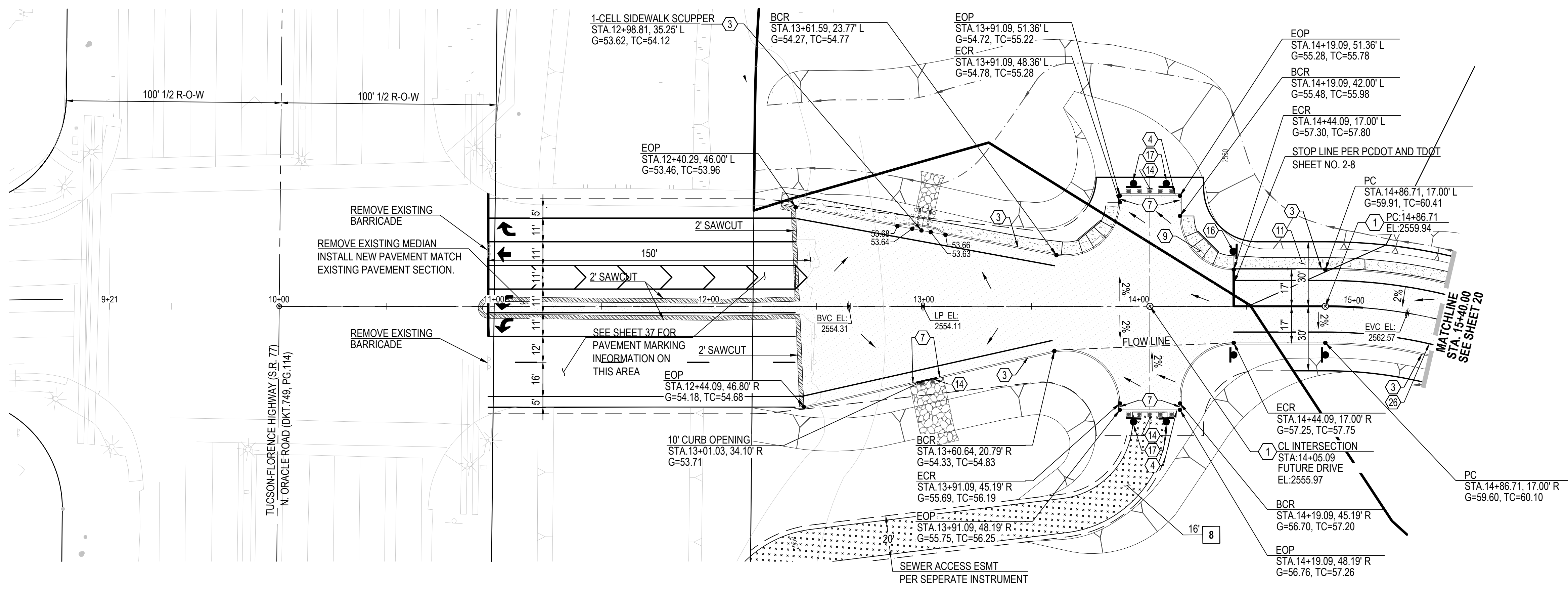
- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105.
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS.
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCDDOT & CDDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39.
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39.
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39.
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39.
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR" . SEE SHEET 37.
  - 26 W66 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"IT-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

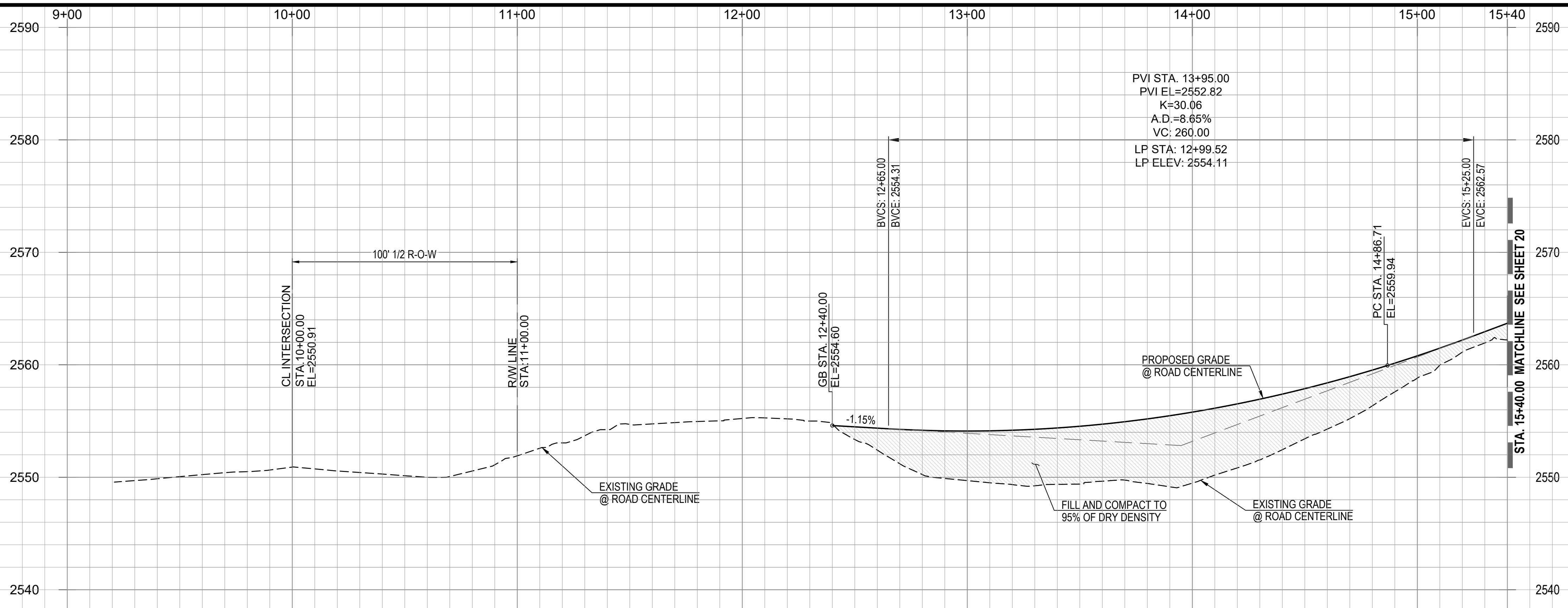
**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104.
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401.
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402.
  - 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108.
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301.
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111. SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214.
  - 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



**PUSCH VIEW LANE (PRIVATE) STA. 10+00.00 TO STA. 15+40.00**

- NOTE:  
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.



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



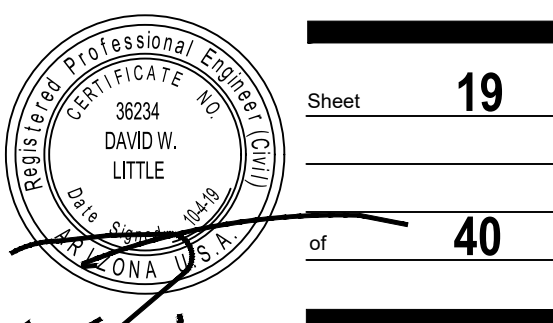
Engineering Planning Surveying  
Landscape Architecture Urban Design  
Offices located in Tucson, Phoenix and  
Flagstaff, Arizona, and Las Vegas, Nevada.  
4444 East Broadway  
Tucson, Arizona (520) 881-7480

**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

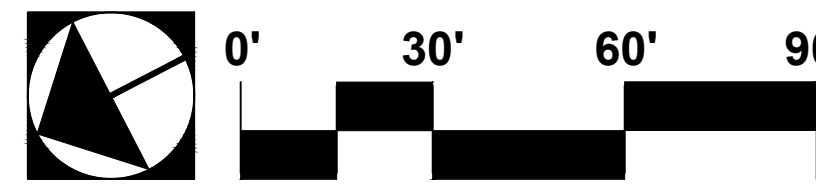
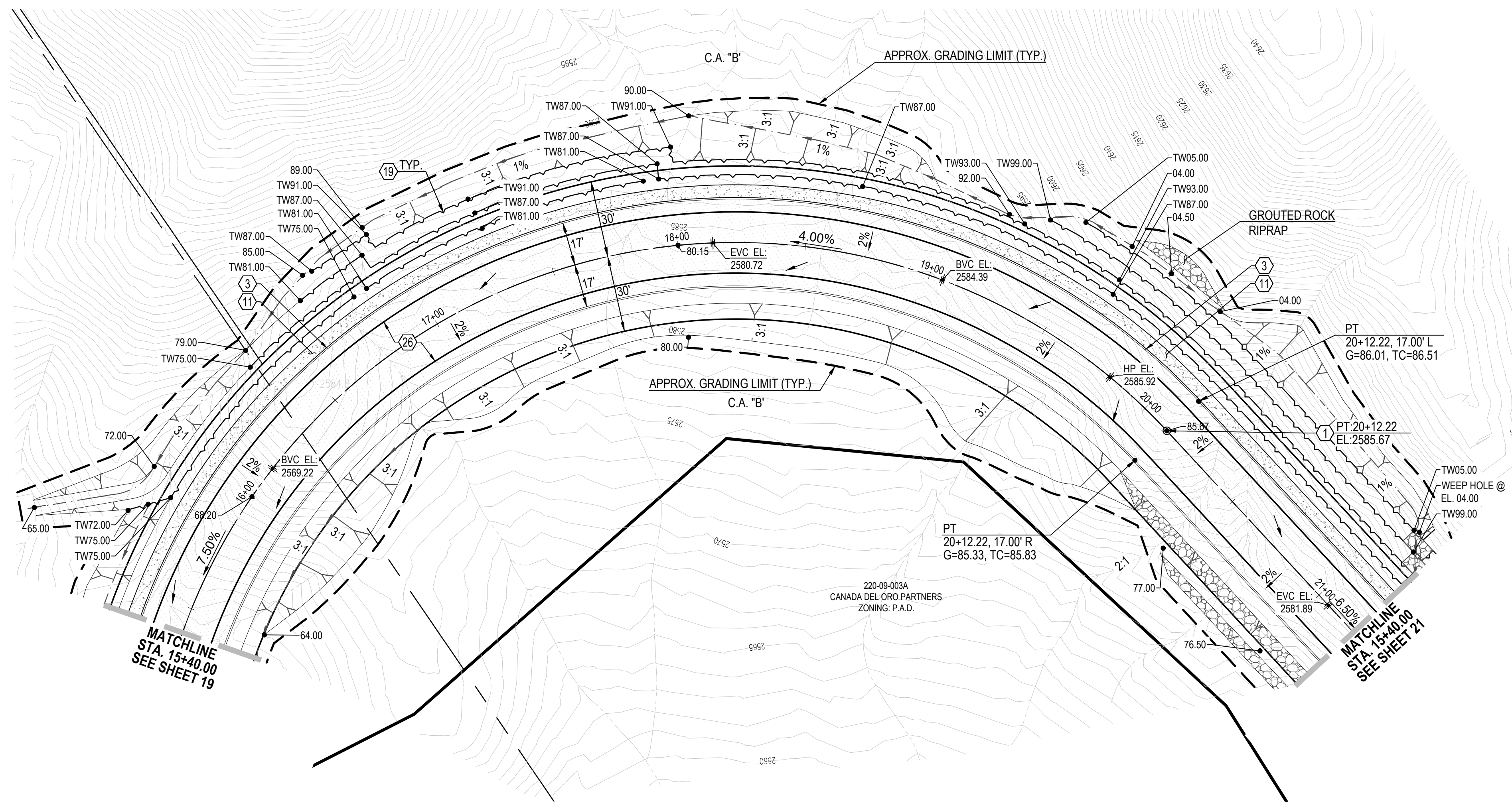
Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
File:Q:\181057N-009 Area 4\04 Platting\04 FSP\O\VC\_FSP-IP\_19 PushViewLane.dwg Plot Date:10/3/2019 4:47 PM By:Jermardo

No.	Date	Item

Scale: H:1"=30'V:1"=6'  
Job No. 181057N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MDD/JFF/MML  
Checked By: DWM

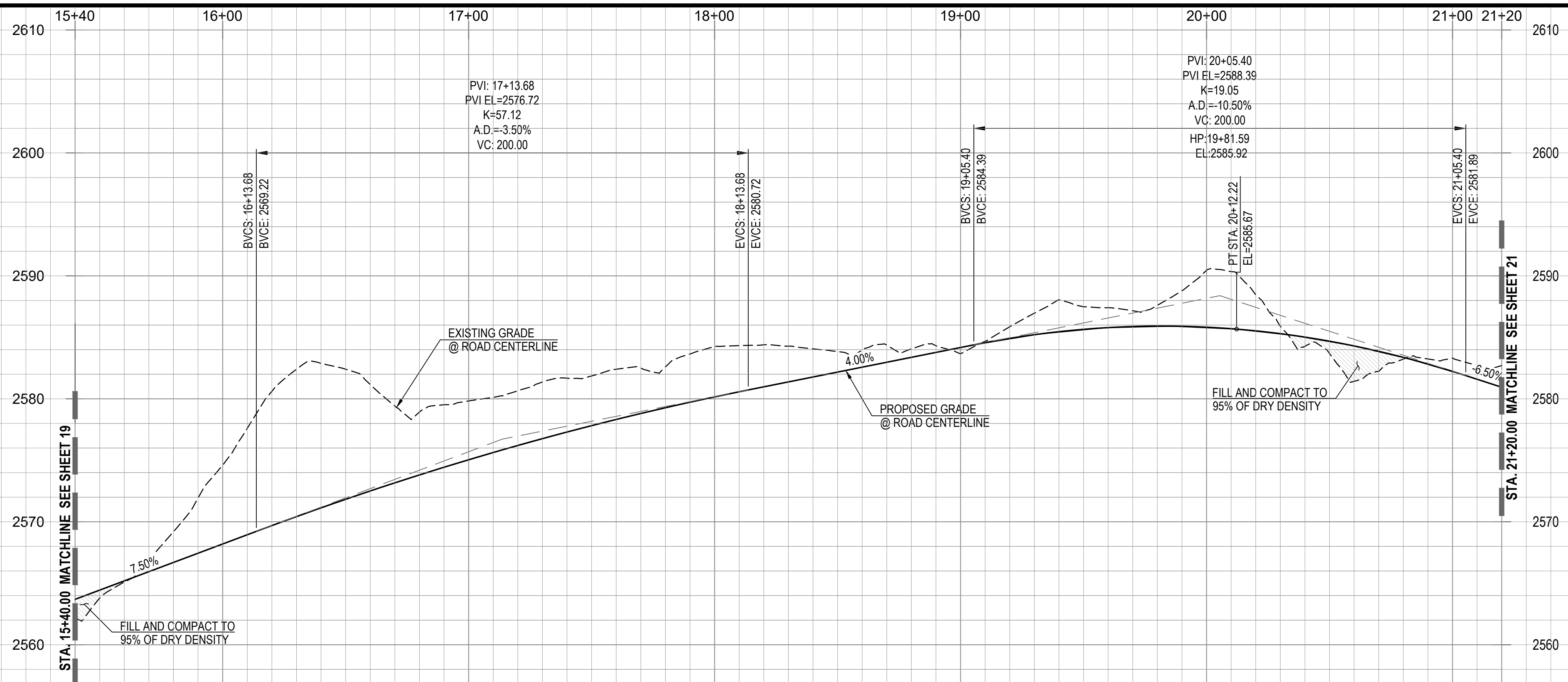


Sheet **19**  
of **40**



**PUSCH VIEW LANE (PRIVATE) STA. 15+40.00 TO STA. 21+20.00**

**NOTE:**  
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.



- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4" WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR", SEE SHEET 37
  - 26 W56 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6" T-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - 2 INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - 3 HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - 4 HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - 5 SEWER/WATER CROSSING PER STD. DTL. RWRD 108
  - 6 INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - 7 CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - 8 STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111
  - 9 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 9 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 10 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



PROJECT NO: P19xxxx  
G1800xxx  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04



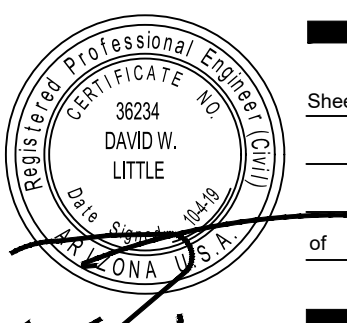
Engineering Planning Surveying  
Landscape Architecture Urban Design  
Offices located in Tucson, Phoenix and  
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4444 East Broadway  
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
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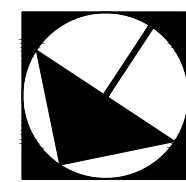
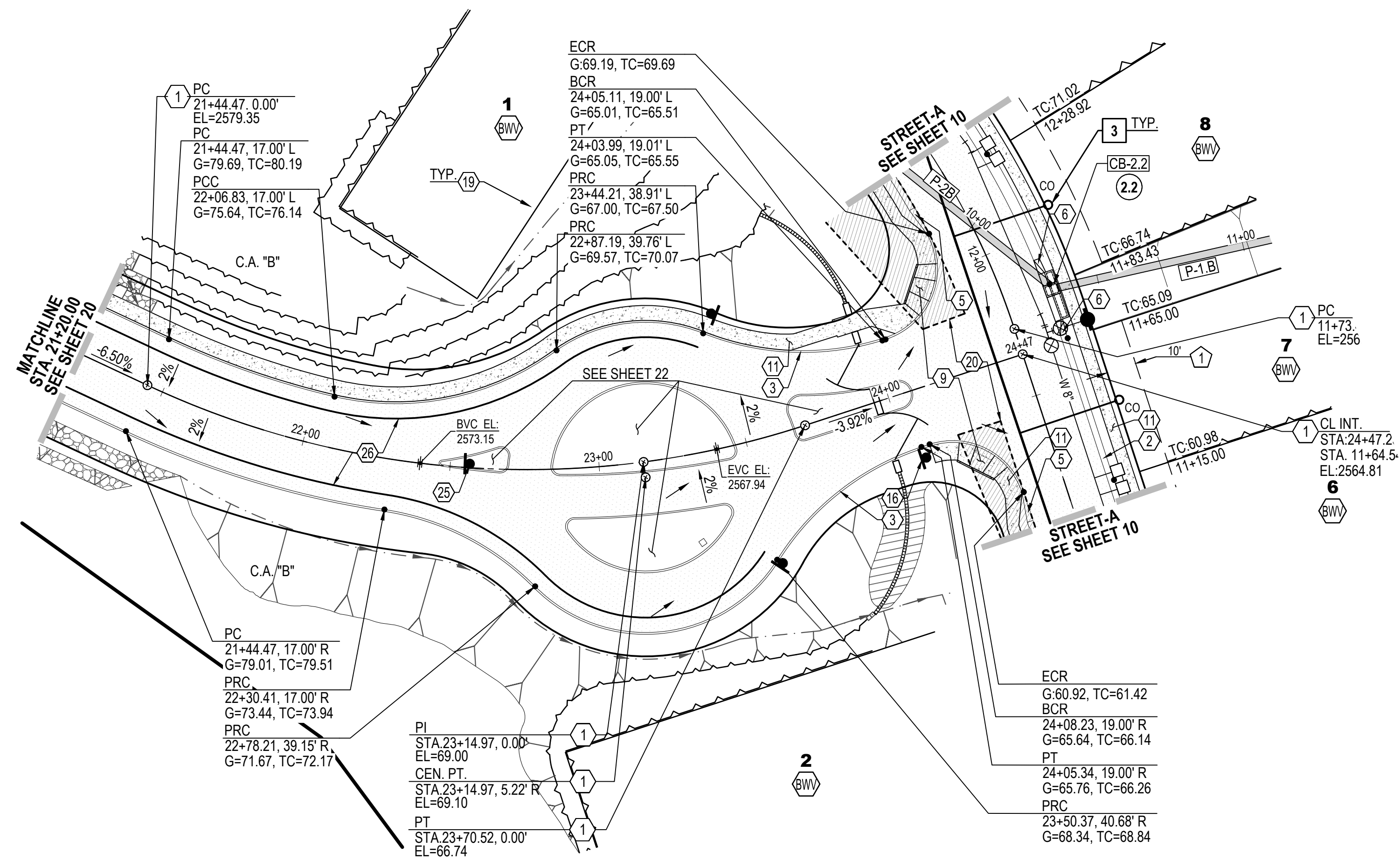
Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**

No.	Date	Item

Scale: H:1"=30' V:1"=6'  
Job No: 181057-N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MD/JJ/FMM  
Checked By: DWL

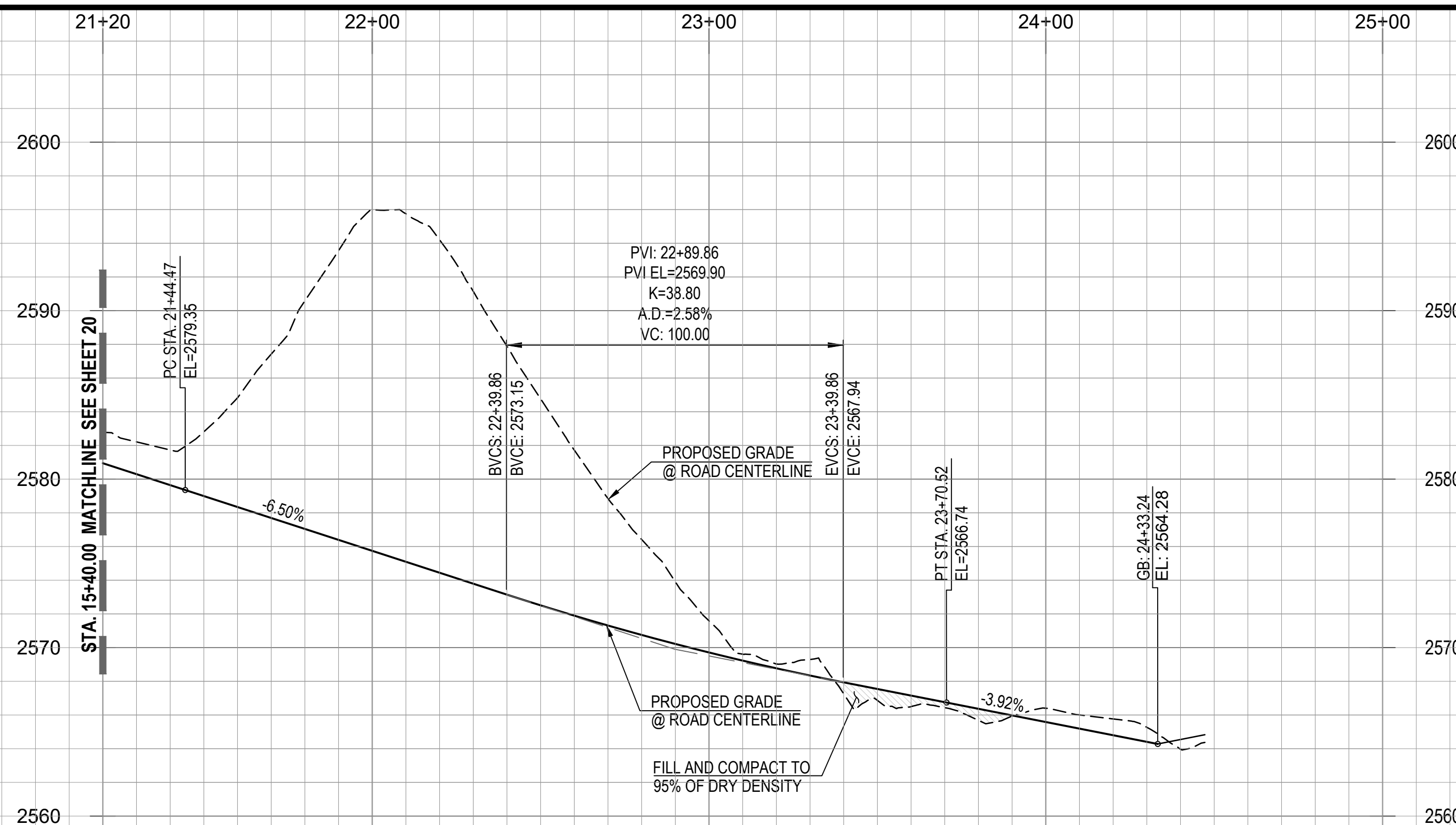


Sheet **20**  
of **40**



**PUSCH VIEW LANE (PRIVATE) STA. 21+20.00 TO STA. 25+00.00**

**NOTE:**  
1. STATIONING IS ALONG THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.



NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-2B	30"	217.00'	3.71%	SRP	START INV=2570.11 END INV=2562.07
P-1.B	30"	129.39'	1.84%	SRP	START INV=2562.07 END INV=2559.69

STRUCTURE NAME	STRUCTURE DATA	DESCRIPTION
CB-2.2	RIM = 2566.070 P-2B INV IN = 2562.070 P-1.B INV OUT = 2562.070	CATCH BASIN TYPE 5 WITH 1- EF1 GRATE, 1-8(RT) & 1-4' WING(LT) BASIN PER PAG STD. DTL. 310

**EASEMENTS AND SETBACKS KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
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  - INSTALL HANDRAIL PER PAG STD. DTL. 105
  - INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - INSTALL STREET NAME SIGN.
  - INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - INSTALL OM4-3 PER PCODOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
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  - CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37
  - WS6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCODOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"IT-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

**PRIVATE SEWER CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 4' DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
  - HCS CONNECTION TO MANHOLE PER STD. DTL. RWRD 402
  - SEWERWATER CROSSING PER STD. DTL. RWRD 108
  - INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER PDEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. PLUG TO BE PLACED DOWNSTREAM OF ALL PROPOSED SERVICE LATERALS.
  - CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



PROJECT NO: P19xxxx  
G1800XX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04



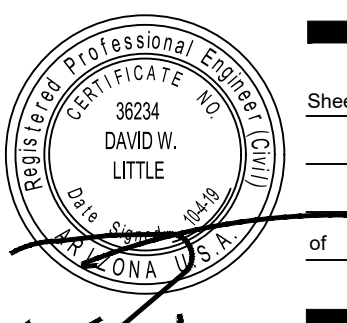
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

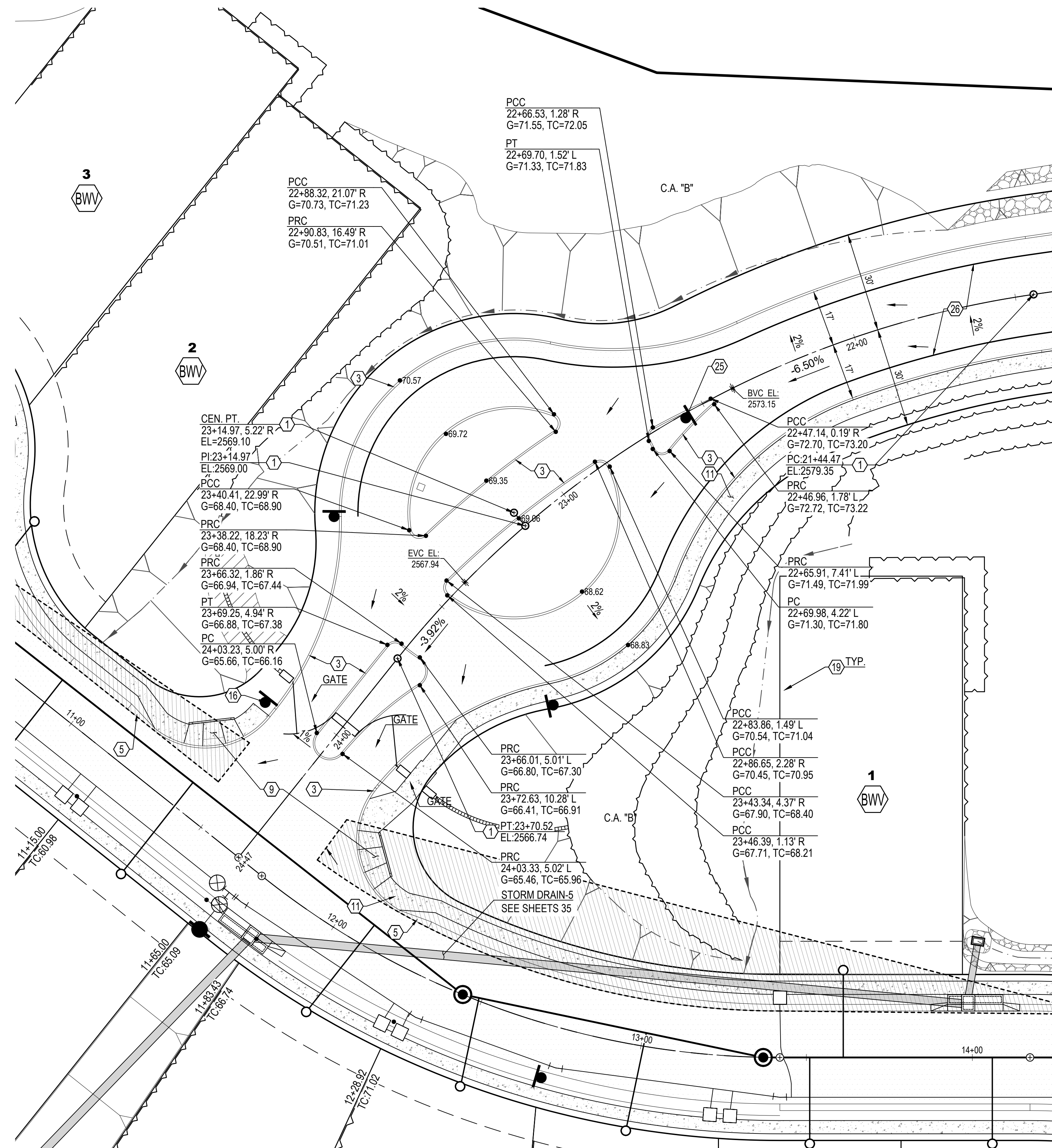
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PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
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No.	Date	Item

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Job No. 181057N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MD/JFF/FFM  
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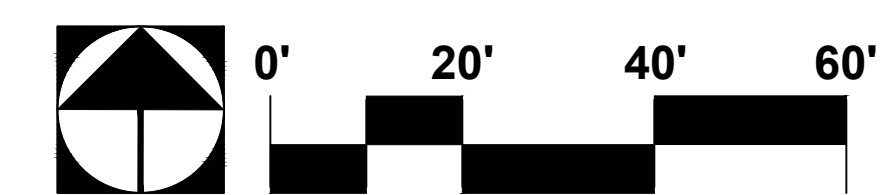
Sheet **21**  
of **40**



- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - INSTALL CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - INSTALL HANDRAIL PER PAG STD. DTL. 105
  - INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - INSTALL STREET NAME SIGN.
  - INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - INSTALL OM4-3 PER PCODOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39
  - ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37
  - WS6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCODOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"IT-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

- PRIVATE SEWER CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 4" DIAMETER MANHOLE PER STD. DTL. RWRD 205 WITH CONCRETE COLLAR FOR PAVED AREA PER STD. DTL. RWRD 211 AND CONCRETE COLLAR FOR UNPAVED AREA PER STD. DTL. RWRD 212.
  - INSTALL PVC GRAVITY SEWER, SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER STD. DTL. RWRD 104
  - HCS CONNECTION TO SEWER LINE PER STD. DTL. RWRD 401
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  - CONNECTION TO EXISTING MANHOLE BASE PER STD. DTL. RWRD 301
  - STABILIZED SURFACE TREATMENT PER STD. DTL. RWRD 111 SEWER MAINTENANCE ACCESS SHALL BE MAINTAINED BY RWRD.
  - 24" WATERTIGHT FRAME AND COVER PER STD. DTL. RWRD 214
  - 8" BLOCK-OUT FOR FUTURE CONNECTION PER STD. DTL. RWRD 204.



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



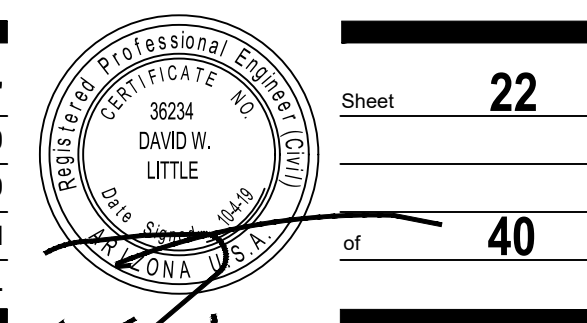
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
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G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

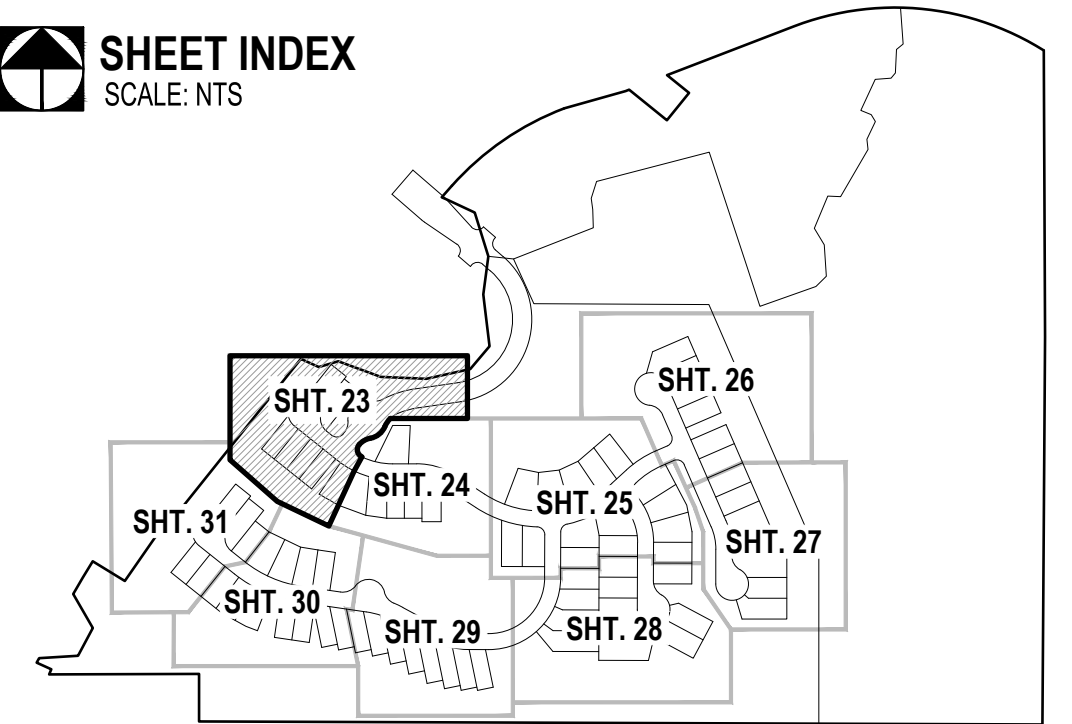
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**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
ENTRANCE DETAIL**  
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No.	Date	Item

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Job No. 181057-N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MDD/JF/FMM  
Checked By: DWL



Sheet **22**  
of **40**

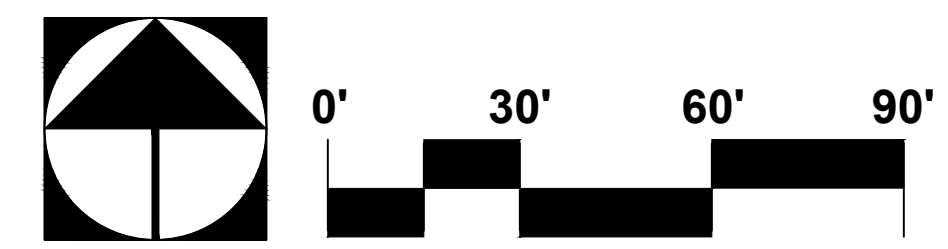
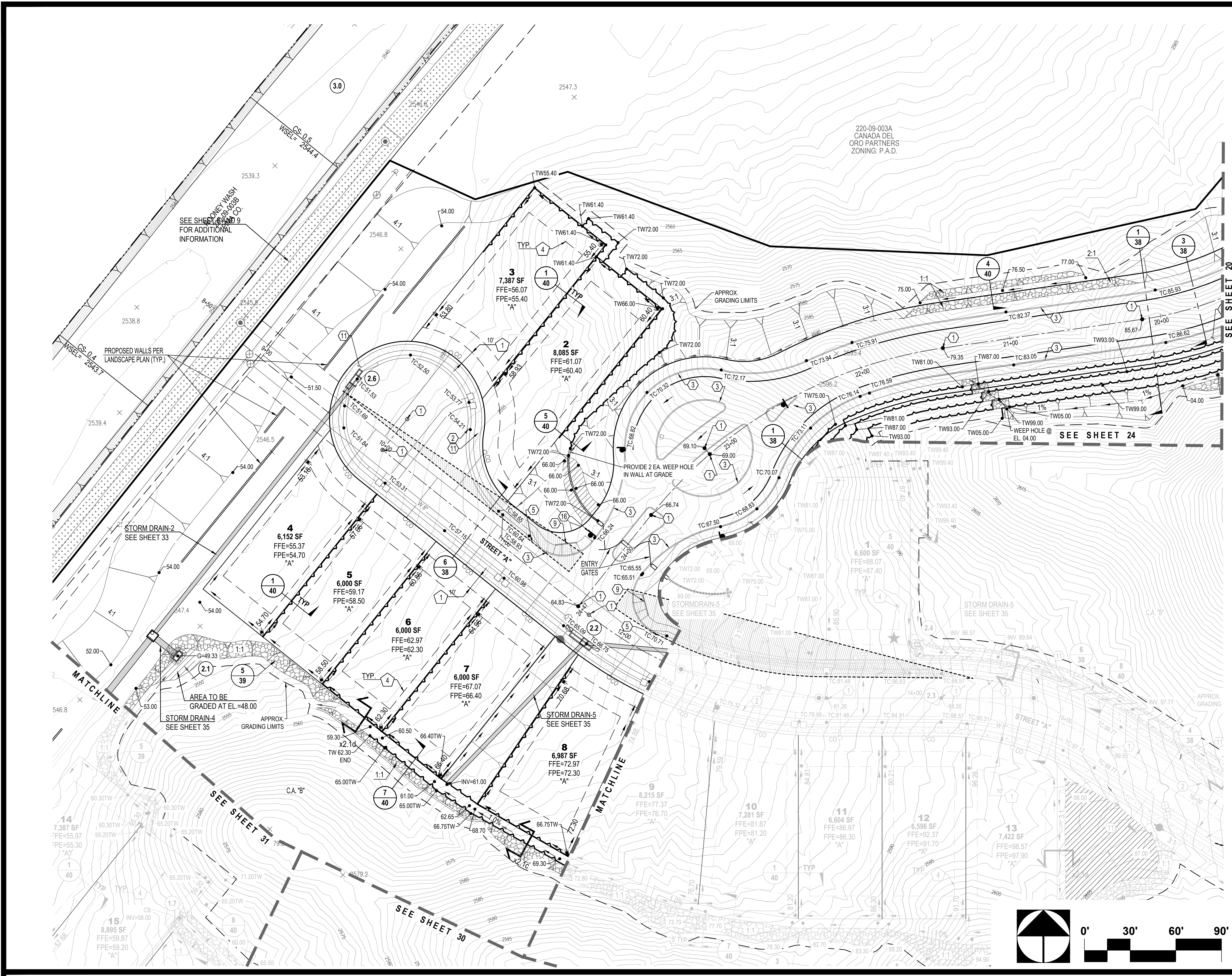


**EASEMENTS AND SETBACKS KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

- (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
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  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
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  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105.
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG STD. DTL. 106 ON CURB OPENINGS.
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCDDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39.
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
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  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
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  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.



Contact Arizona 811 at least two full working days before you begin excavation

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PROJECT NO: P19xxxx  
G1800XX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04

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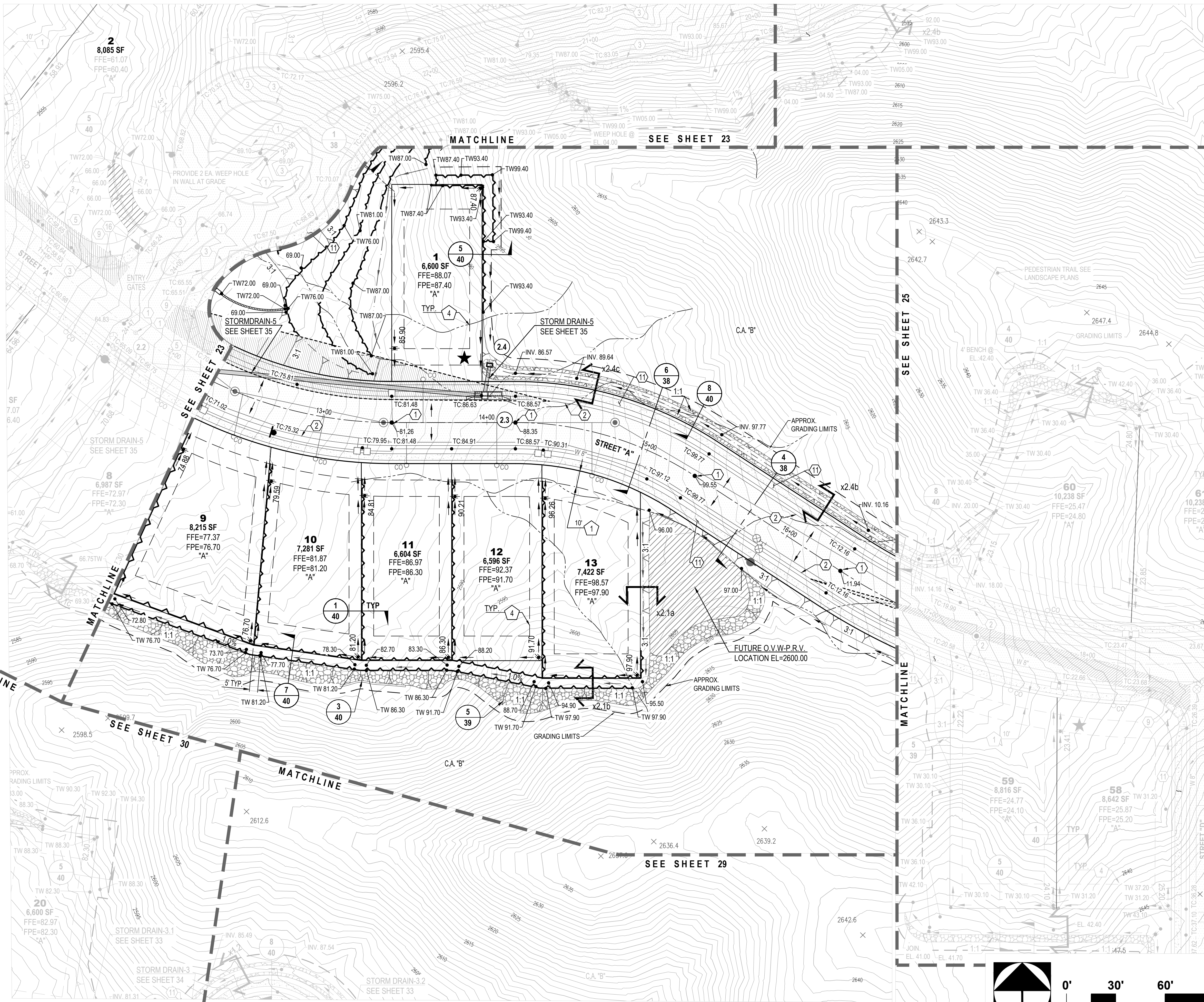
**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
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G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
GRADING SHEET**  
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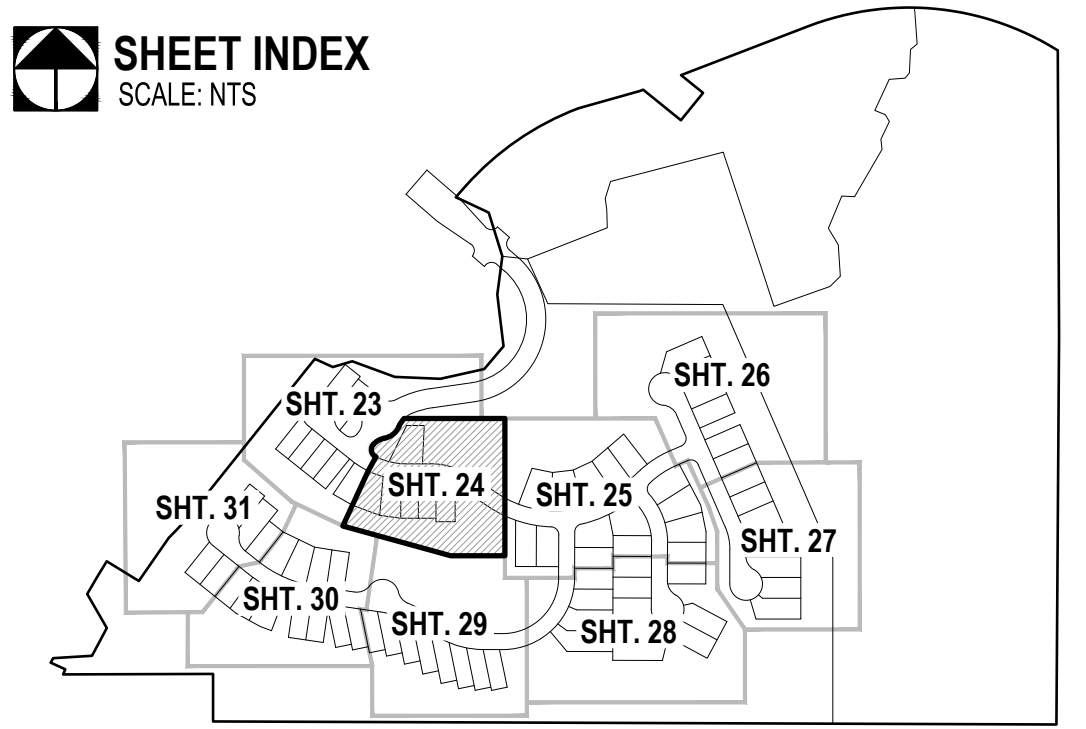
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Job No: 181057-N-009-0600  
Date: OCTOBER 2019  
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Sheet **23**  
of **40**



**SHEET INDEX**  
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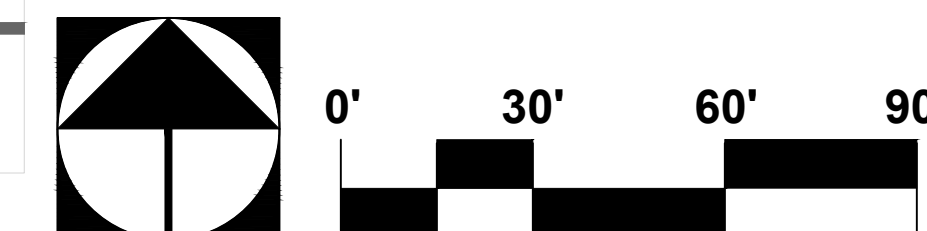


**EASEMENTS AND SETBACKS KEY NOTES**

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- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

**CONSTRUCTION KEY NOTES**

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- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
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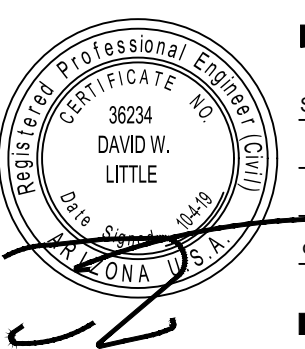
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Sheet Title  
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PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
GRADING SHEET**

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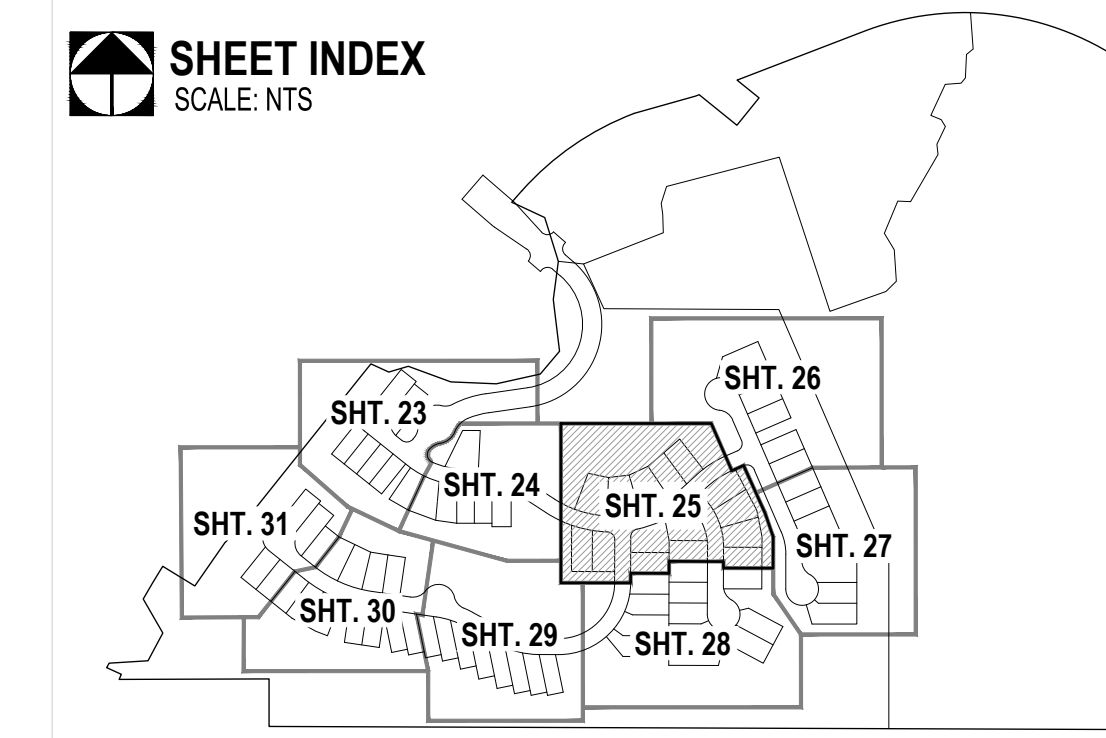
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Job No: 181057-N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MD/JFF/MM  
Checked By: DWL



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of **40**

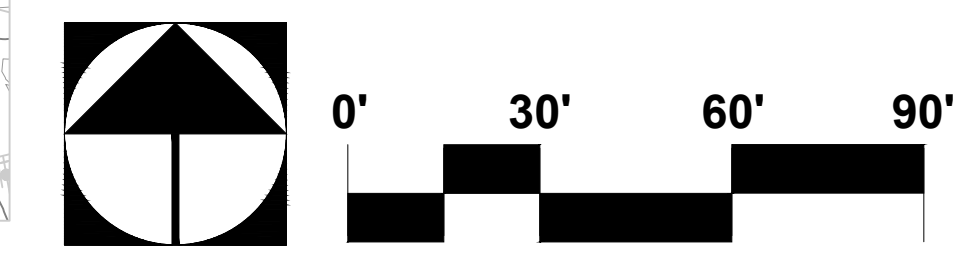
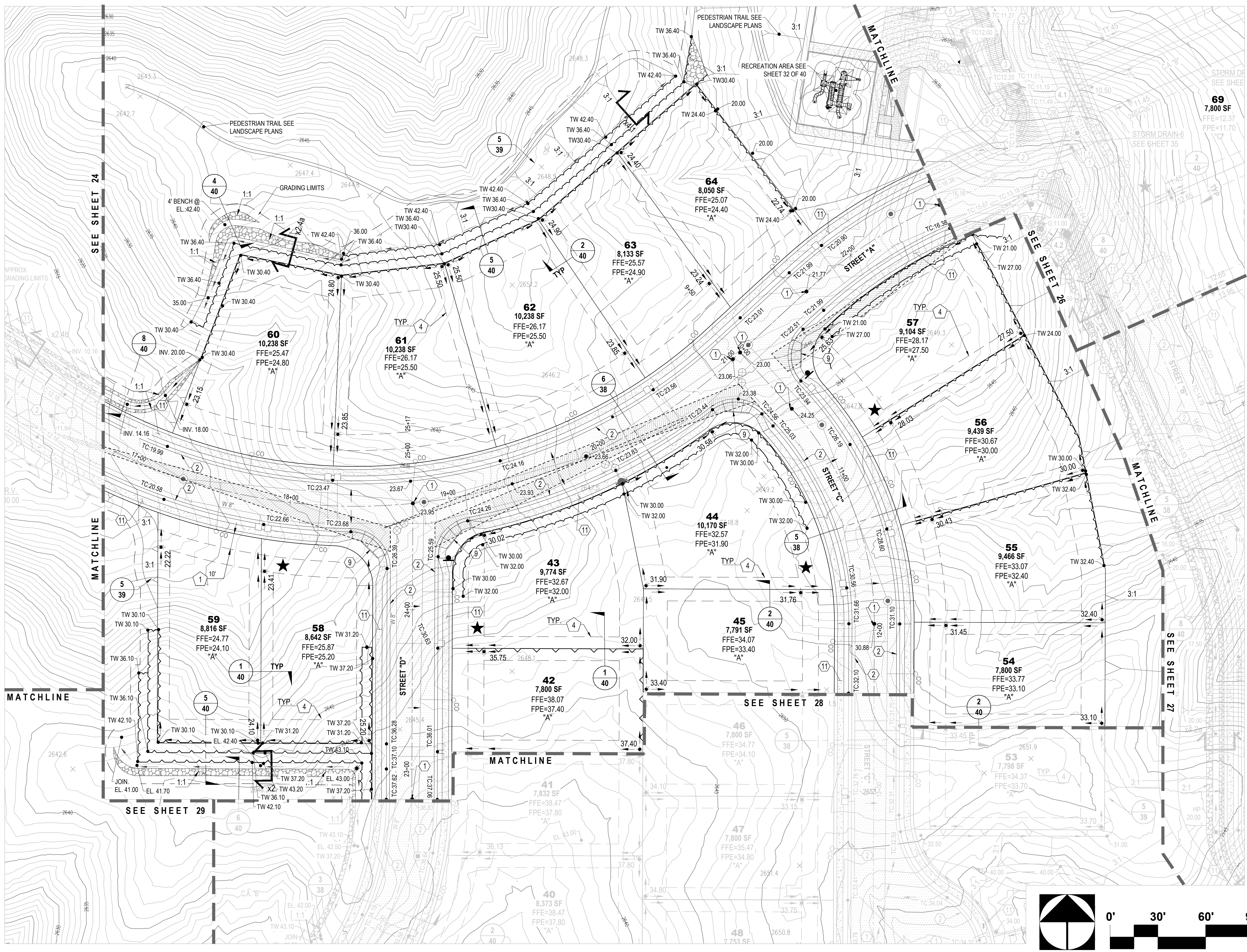




**SHEET INDEX**  
SCALE: NTS

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  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
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  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
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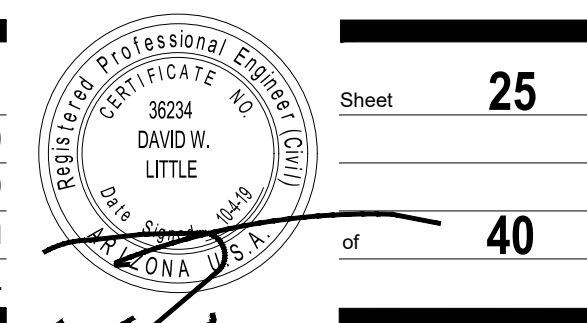
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GRADING SHEET**

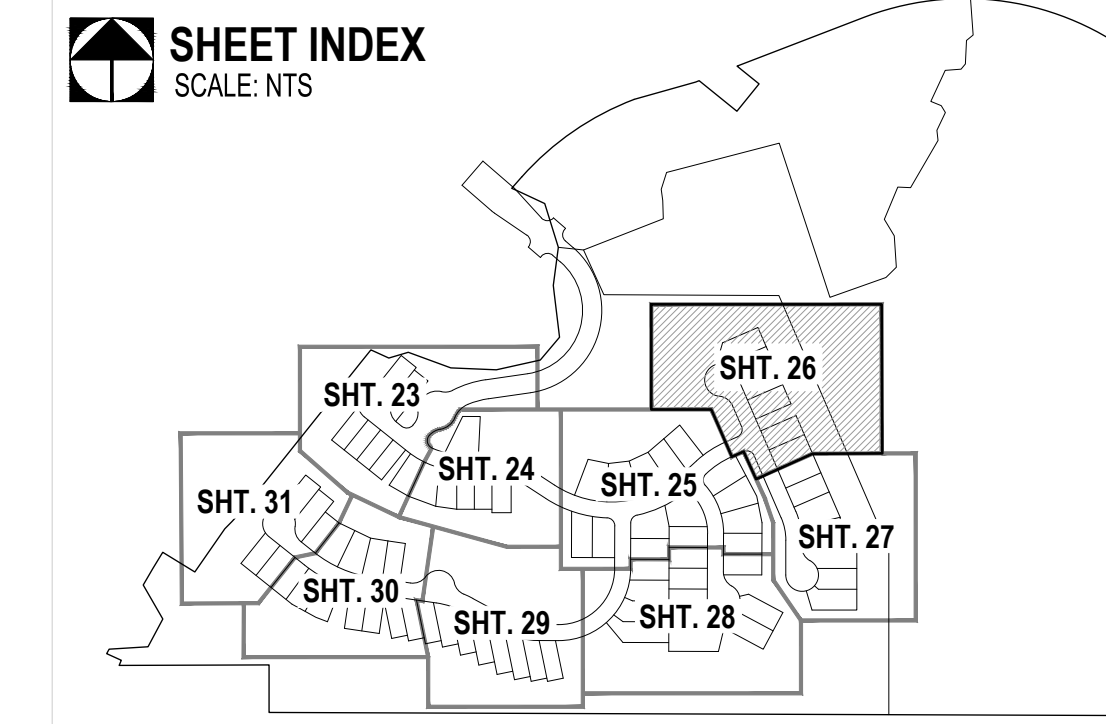
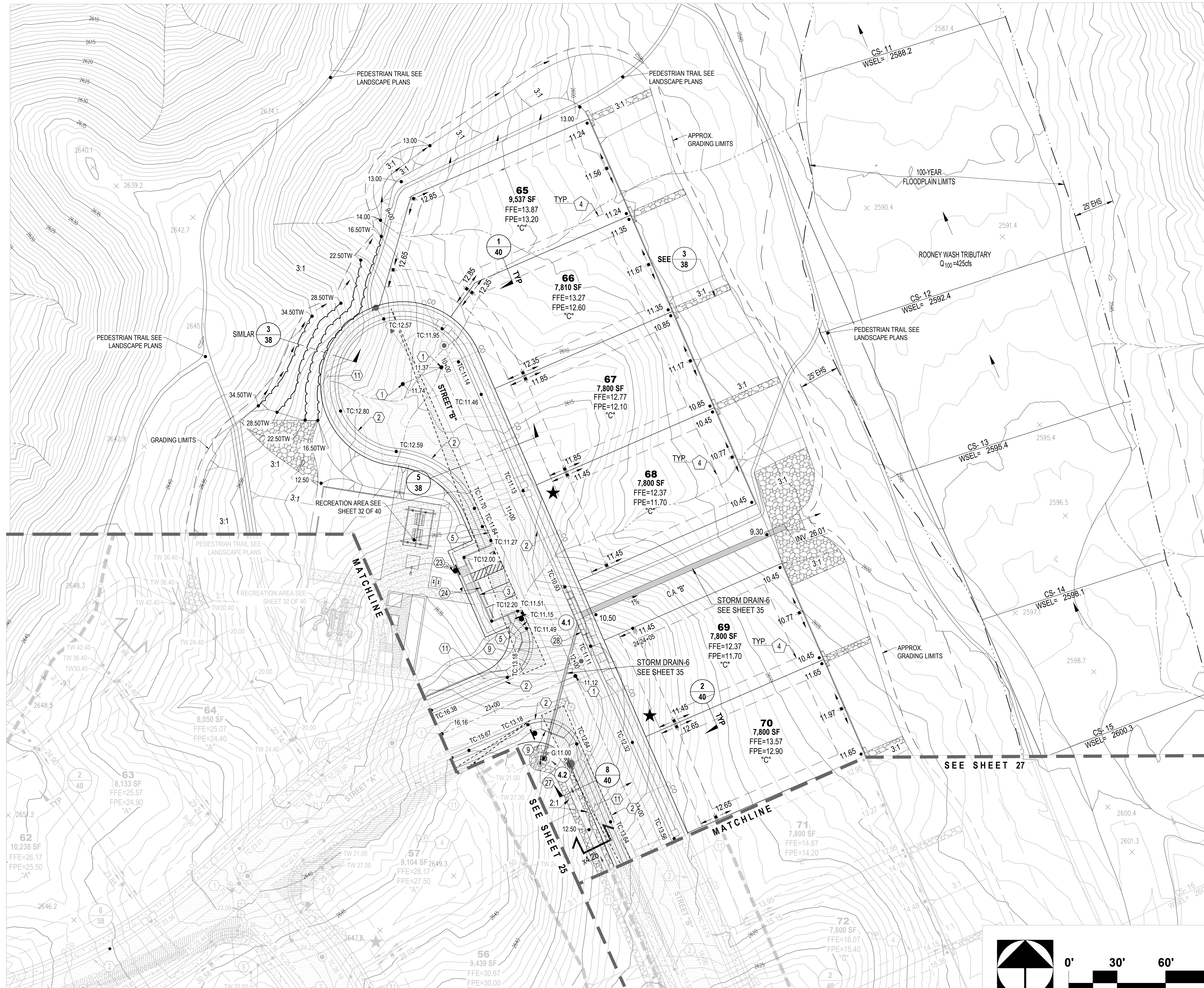
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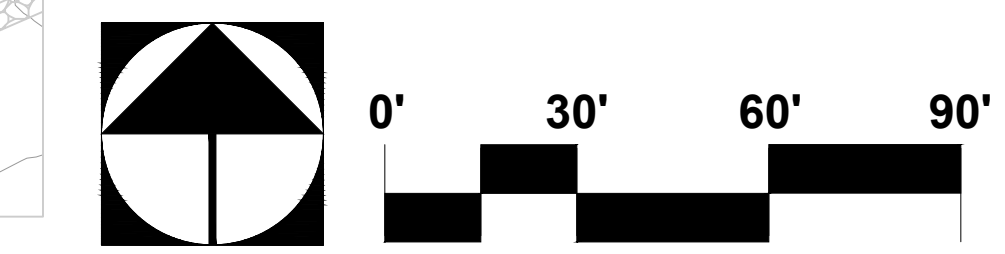


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of **40**



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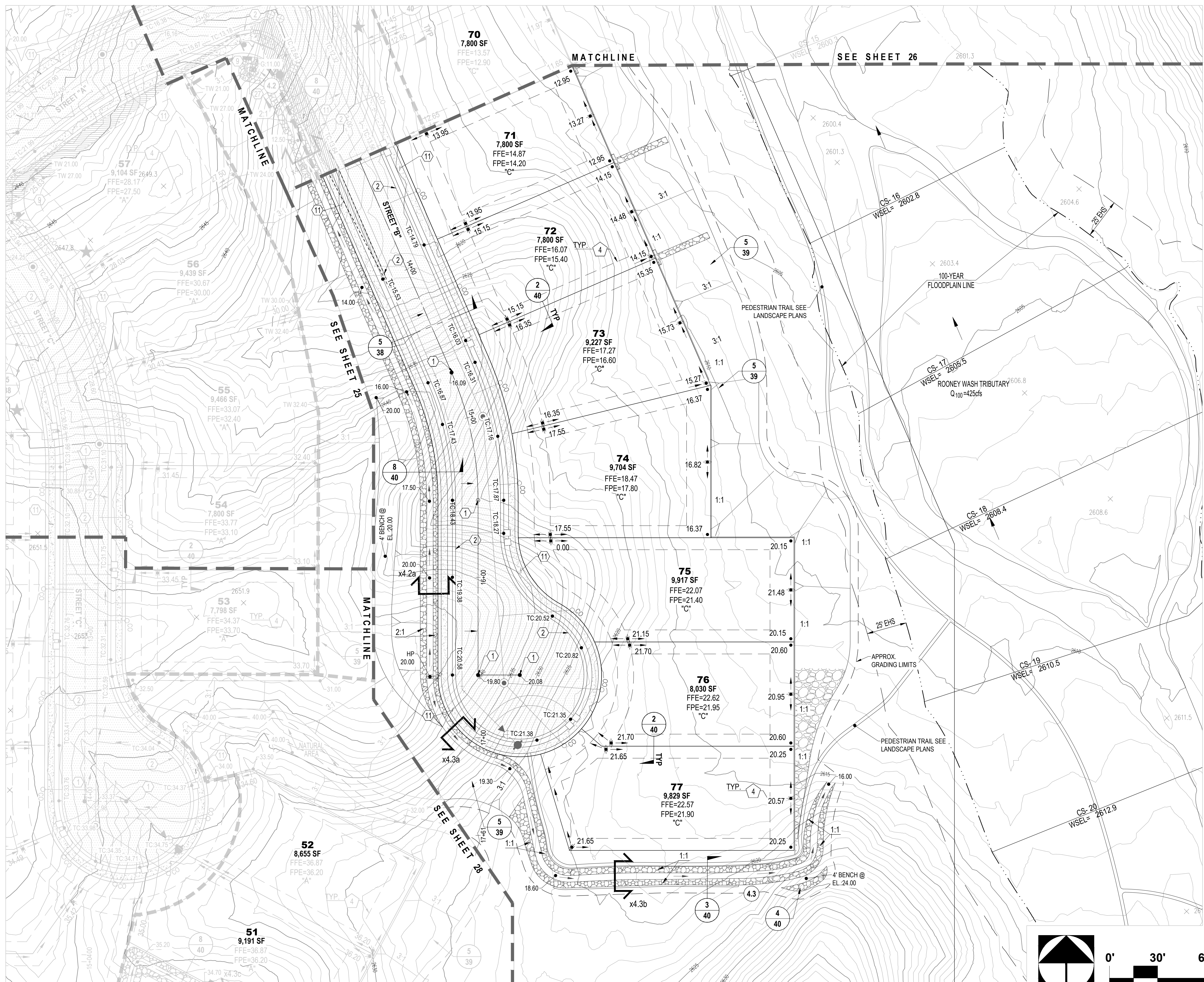
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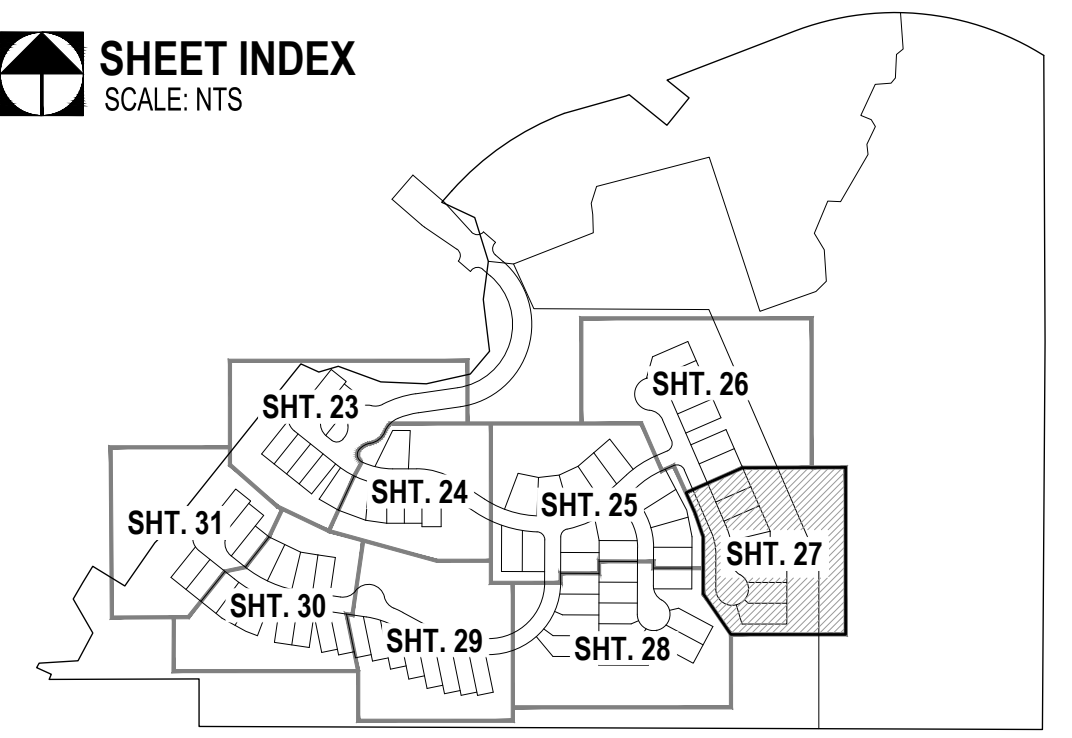
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Job No: 181057-N-009-0600  
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Checked By: DWM

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**SHEET INDEX**  
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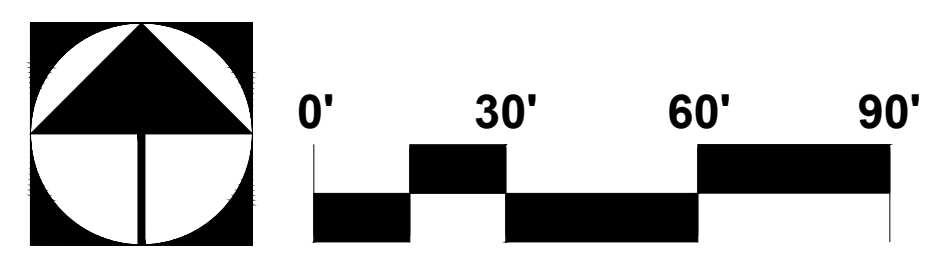


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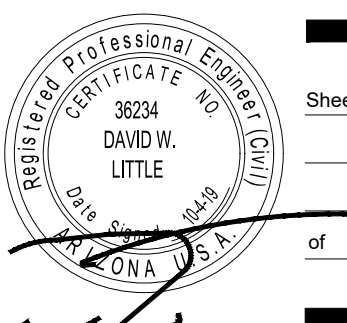
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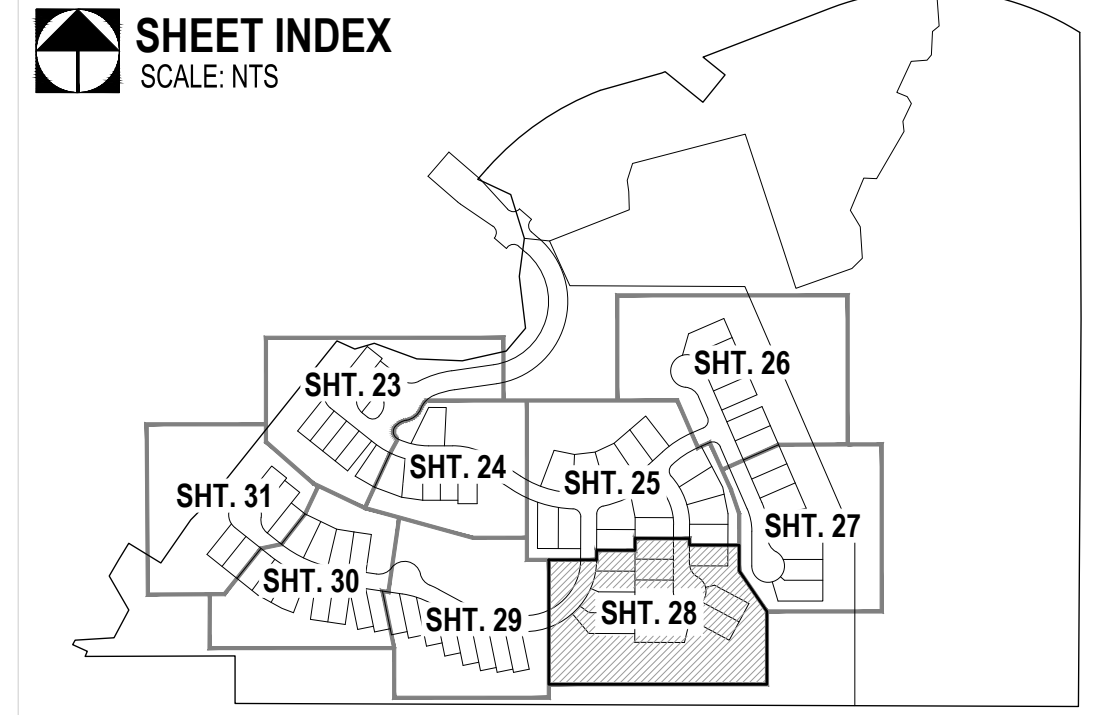
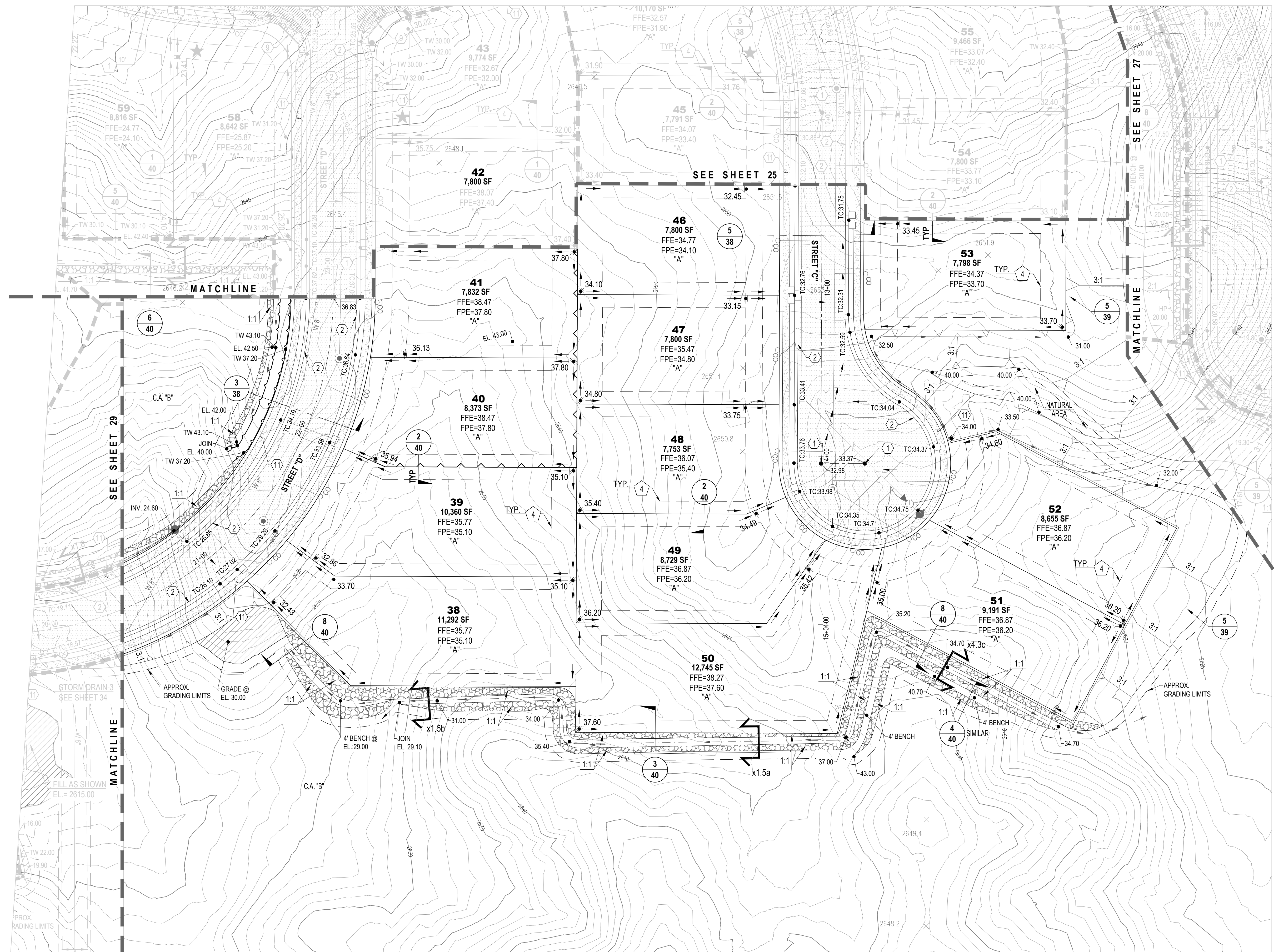
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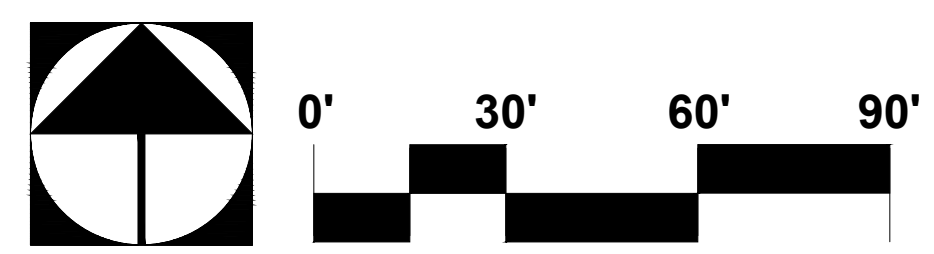


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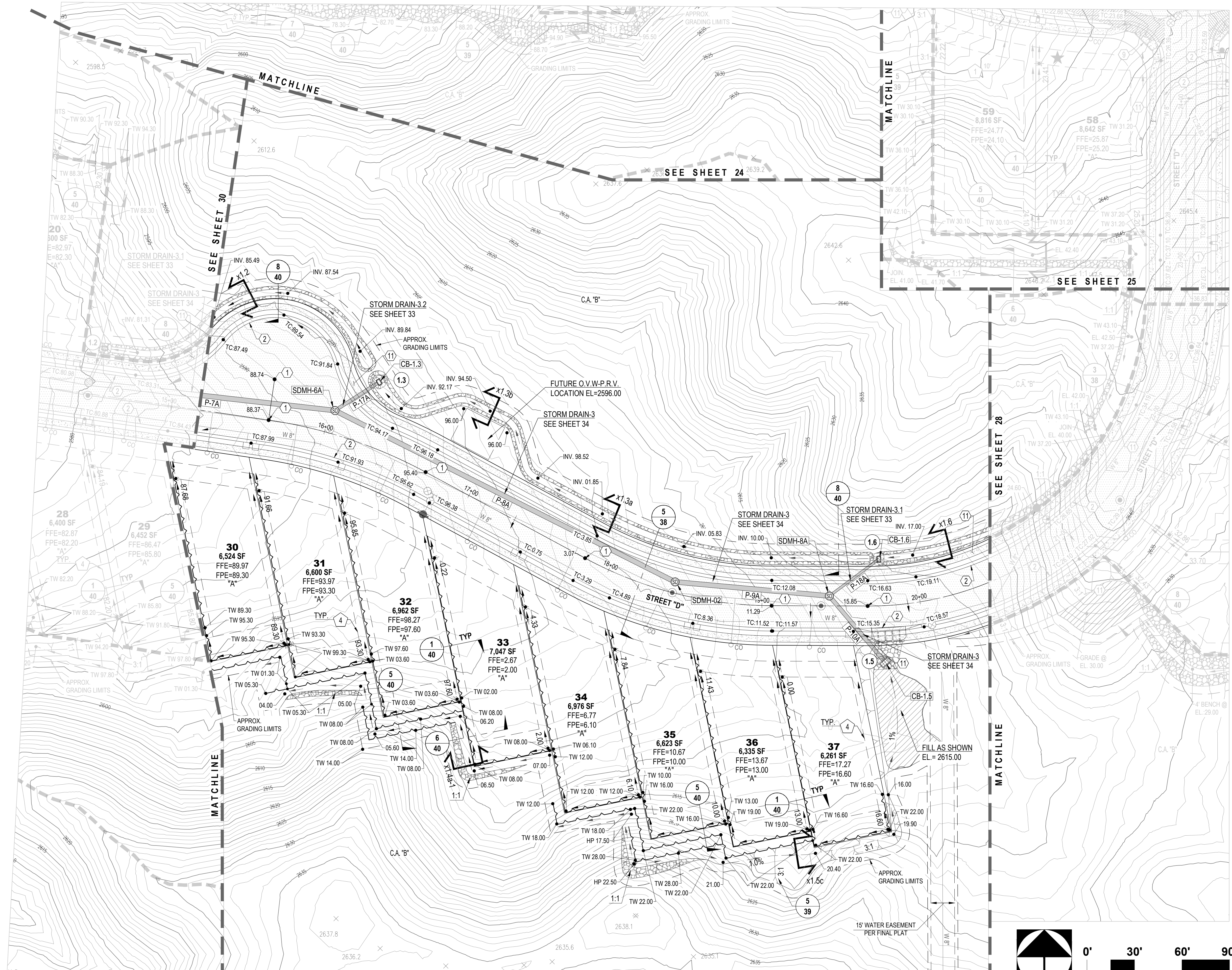
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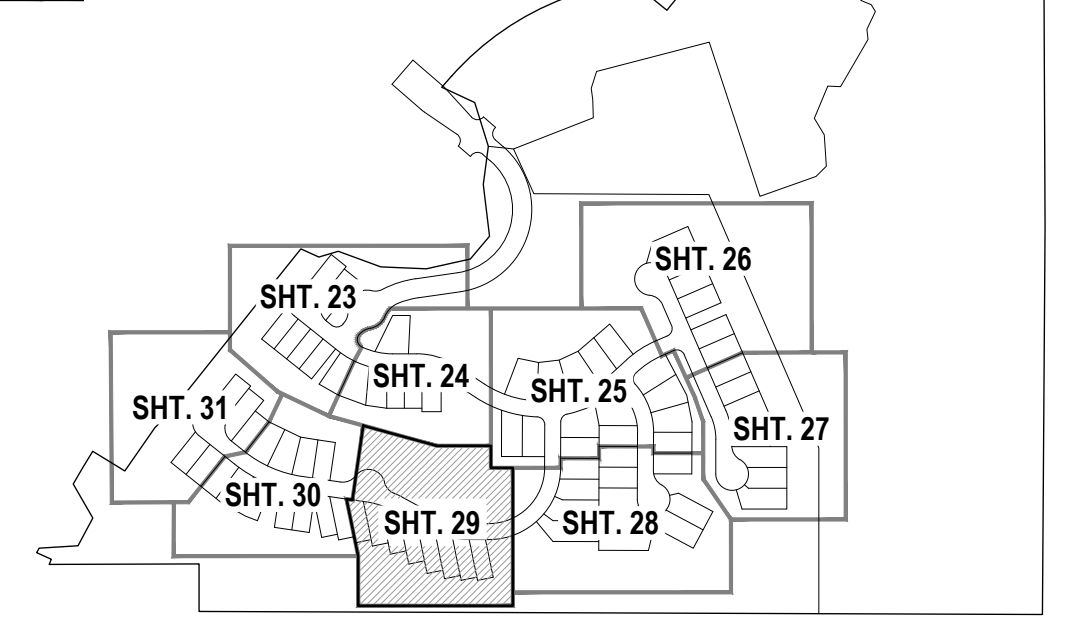
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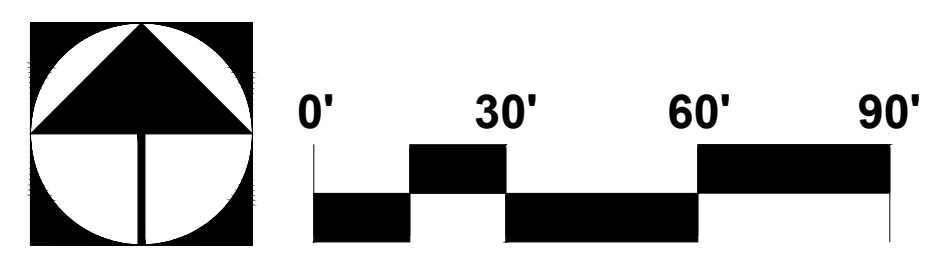


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- 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
- 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
- 22 HANDICAP SYMBOL MARKING PER DTL. 2, SHT. 39.
- 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39.
- 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39.
- 25 DIRECTIONAL SIGN FOR "RESIDENT" & "VISITOR", SEE SHEET 37.
- 26 W6 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
- 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
- 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2" WIDE RIPRAP (D50-6"/T=20) BORDER AROUND CATCH BASIN IN LIEU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
- 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.



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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

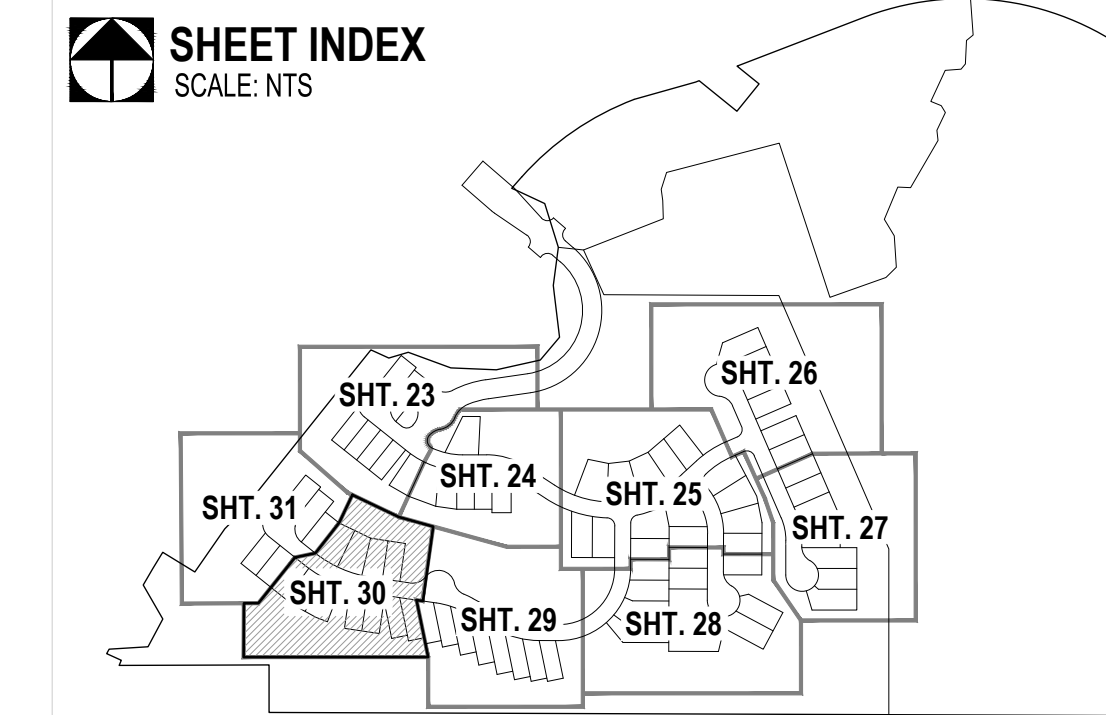
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**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
GRADING SHEET**  
File: Q:\181057N-009 Area 4\04 Platting\04 FS\OV\TC\_FSP-IP\_23-31 Grading Sheet.dwg Plot Date: 10/4/2019 3:24 PM By: fmoira

No.	Date	Item

Scale  
Job No. 181057-N-009-0600  
Date OCTOBER 2019  
Designed By DWD/MD/JFF/M  
Checked By DWM

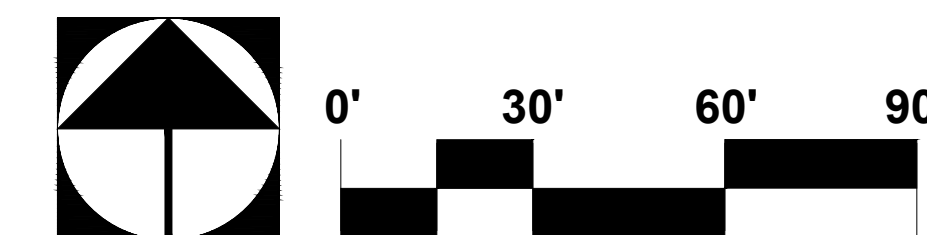
PROJECT NO: P19xxxx  
G1800XXX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04

Sheet **29**  
of **40**



- EASEMENTS AND SETBACKS KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 6 MODIFIED 5' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
  - 8 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
  - 12 CONCRETE SIDEWALK CONNECT NEW TO EXISTING PER PAG STD. DTL. 203.
  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105.
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM-3 PER PCDDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
  - 21 SLOPE STABILIZATION PER DTL. 5, SHT. 39 SLOPE AS NOTED.
  - 22 HANDICAP SYMBOL MARKING PER DTL. 3, SHT. 39
  - 23 ACCESSIBLE PARKING SIGN PER DTL. 3, SHT. 39
  - 24 CONCRETE WHEEL STOP PER DTL. 1, SHT. 39
  - 25 DIRECTIONAL SIGN FOR "RESIDENT" & "VISITOR" >, SEE SHEET 37
  - 26 W8 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50=6"/T=20) BORDER AROUND CATCH BASIN IN LIEU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.



PROJECT NO: P19xxxx  
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RELATED CASE #s  
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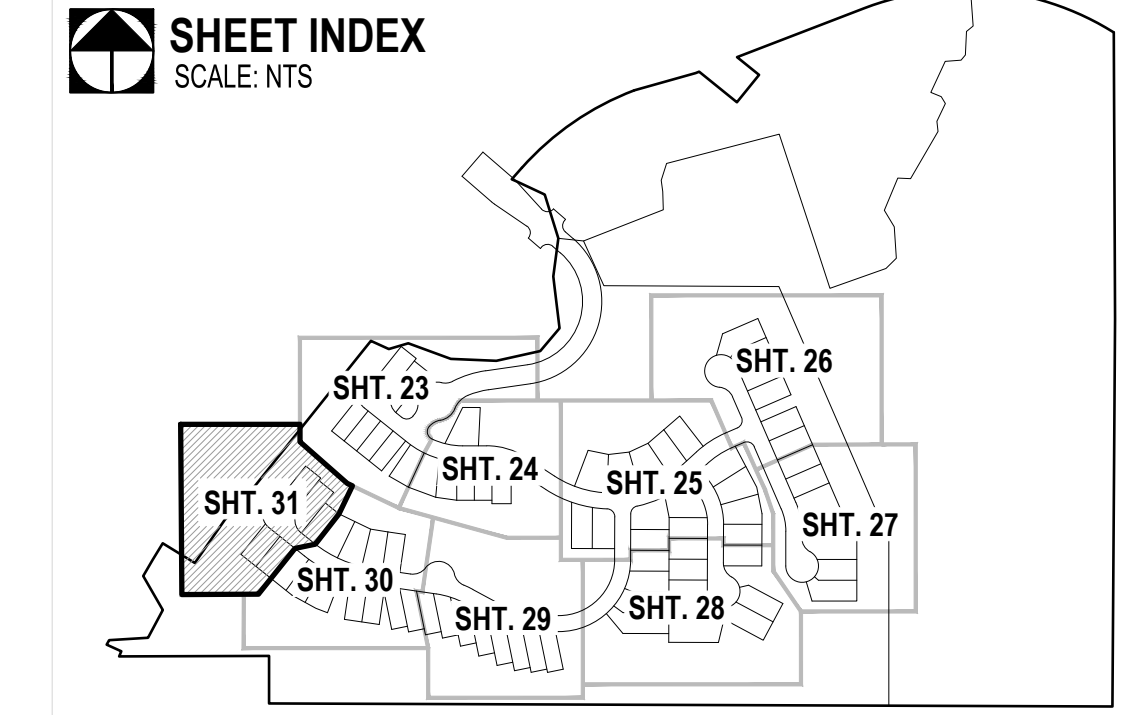
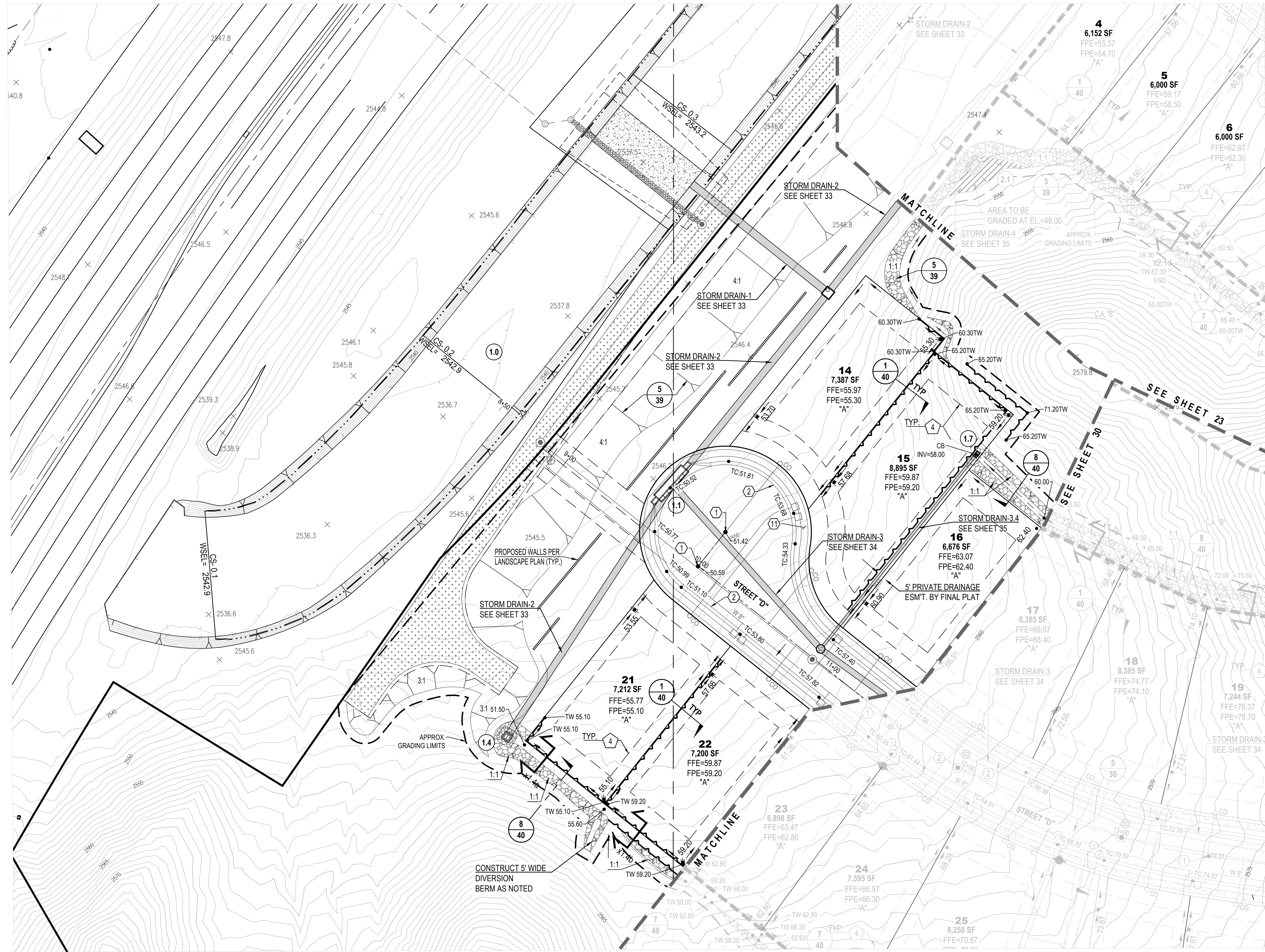
**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
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G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
GRADING SHEET**  
File: Q:\181057N-009 Area 4\04 Platting\04 FS\OV\TC\_FSP\IP\_23-31 Grading Sheet.dwg Plot Date: 10/4/2019 3:27 PM By: fmoira

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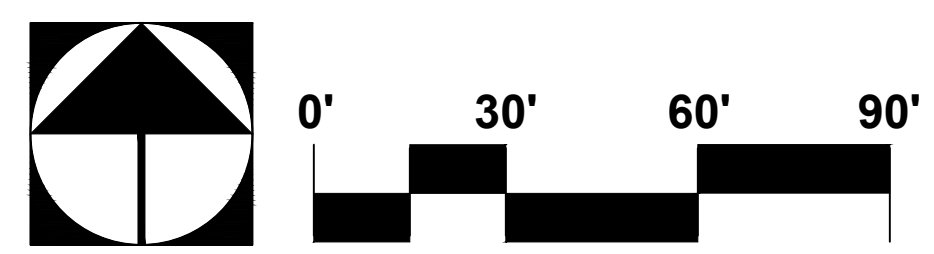
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Job No: 181057-N-009-0600  
Date: OCTOBER 2019  
Designed By: DWD/MD/JFF/M  
Checked By: DWL

Sheet **30**  
of **40**



- EASEMENTS AND SETBACKS KEY NOTES**  
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  - 2 PUBLIC WATER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_ DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
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- 1 INSTALL SURVEY MONUMENT PER PAG STD. DTL. 103.
  - 2 CONSTRUCT 2' CONCRETE WEDGE CURB (H=6") PER PAG STD. DTL. 209.
  - 3 CONSTRUCT 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
  - 4 CONSTRUCT CONCRETE HEADER CURB PER PAG STD. DTL. 213.
  - 5 10' TRANSITION FROM VERTICAL CURB TO WEDGE CURB PER PAG STD. DTL. 210.
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  - 7 CONSTRUCT CONCRETE CURB TERMINAL SECTION PER PAG STD. DTL. 212.
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  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
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  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39.
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  - 25 DIRECTIONAL SIGN FOR "RESIDENT" & "VISITOR", SEE SHEET 37.
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  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
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  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.



Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

PROJECT NO: P19xxxx  
G1800XXX  
RELATED CASE #s  
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OV1801569, (O)19-04

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

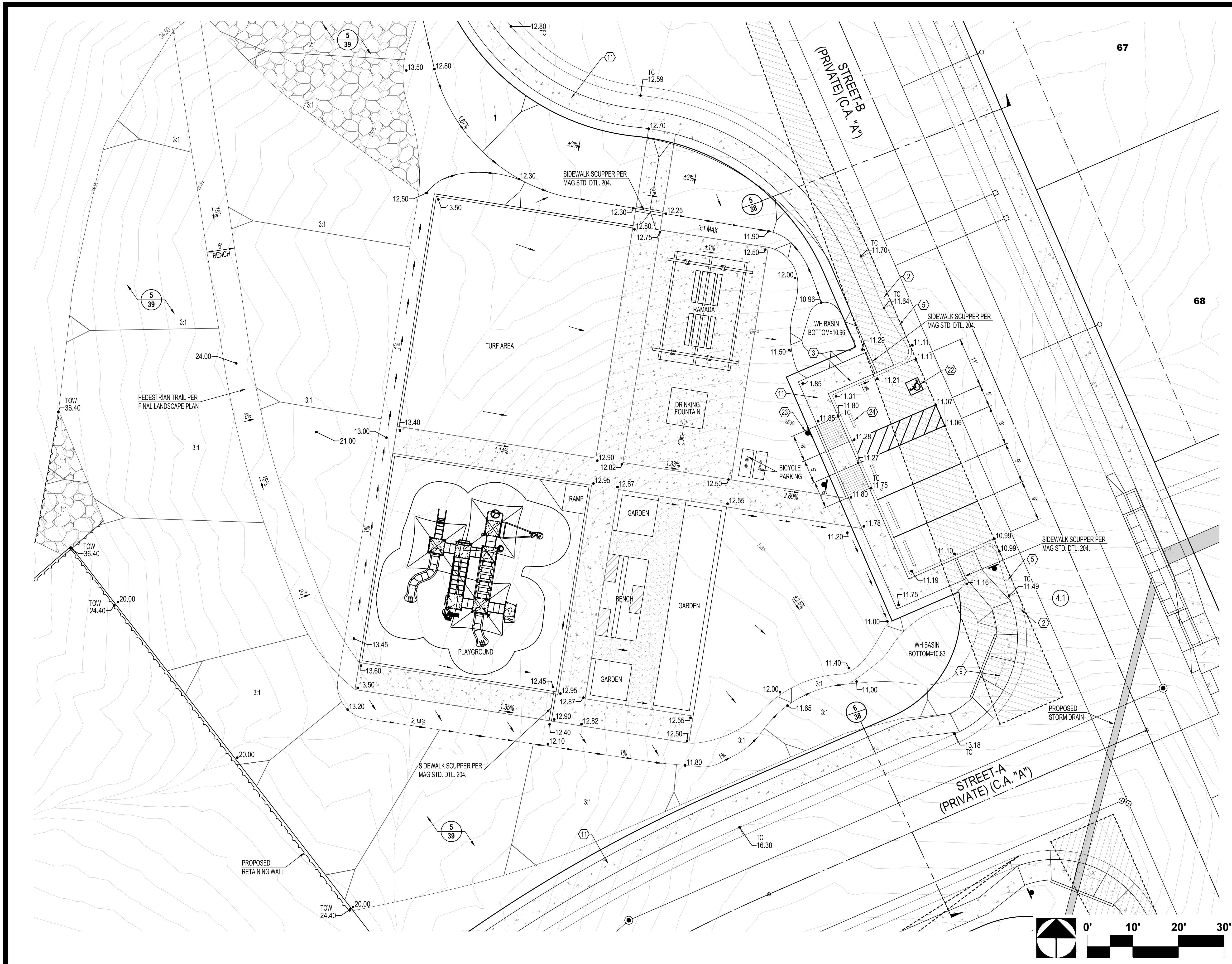
Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
GRADING SHEET**

File: Q:\181057N-009 Area 4\04 Platting\04 FSPO\VT\_C\_FSP-IP\_23-31 Grading Sheet.dwg Plot Date: 10/14/2019 12:46 PM By: fernando

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Date: OCTOBER 2019  
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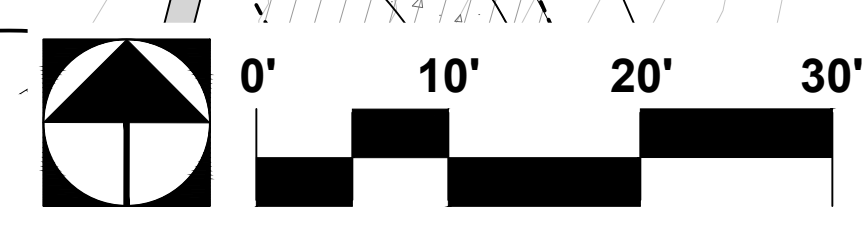
Sheet **31**  
of **40**



- EASEMENTS AND SETBACKS KEY NOTES**  
 (ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 1 P.U.E. PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
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  - 3 PUBLIC SEWER EASEMENT PER FINAL PLAT, SEQ NO. \_\_\_\_\_, DIMENSION PER PLAN.
  - 4 BUILDING SETBACK LINE, SEE DETAIL 7, SHEET 40

- CONSTRUCTION KEY NOTES**  
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  - 9 CONSTRUCT TYPE-1 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 10 CONSTRUCT TYPE-3 CURB ACCESS RAMP PER PAG STD. DTL. 207.
  - 11 CONSTRUCT NEW 4' WIDE SIDEWALK PER PAG STD. DTL. 200.
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  - 13 INSTALL HANDRAIL PER PAG STD. DTL. 105
  - 14 INSTALL REMOVABLE TYPE-B POST BARRICADES PER PAG STD. DTL. 107 ON END OF ROADWAYS AND TYPE-A POST BARRICADES PER PAG. STD. DTL. 106 ON CURB OPENINGS
  - 15 INSTALL STREET NAME SIGN.
  - 16 INSTALL STREET NAME SIGN & 30" X 30" R1-1 STOP SIGN.
  - 17 INSTALL OM4-3 PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-20.
  - 18 CONSTRUCT RIP RAP SPLASH PAD PER DTL. 6, SHT. 39
  - 19 RETAINING WALL BY OTHERS (SEPARATE PERMIT).
  - 20 SIGHT VISIBILITY TRIANGLE PER DTL. 8 ON SHT. 38.
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  - 25 DIRECTIONAL SIGN FOR "RESIDENT VISITOR". SEE SHEET 37
  - 26 W86 PAVEMENT MARKING, LEFT EDGE OF BICYCLE LANE PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS.
  - 27 CONSTRUCT CATCH BASIN TYPE 5 WITH WING BASIN PER PAG STD. DTL. 310. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION.
  - 28 CONSTRUCT CATCH BASIN TYPE 4 WITH WING BASIN PER PAG STD. DTL. 309. WITH 2' WIDE RIPRAP (D50-6"IT-2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON. SEE SHEET 36 FOR STRUCTURE TABLE AND PIPE TABLE FOR ADDITIONAL INFORMATION. A MAX. 4" DEPTH FOR WATER HARVESTING WILL BE PROVIDED AT ALL TYPE-4 CATCHBASIN.
  - 29 SIDEWALK SCUPPER-TYPE 3 (CELLS PER PLAN) PER PAG STD. DTL. 205.5. SEE DETAIL 4, SHEET 39.

NOTE:  
 SEE FINAL LANDSCAPE PLAN FOR  
 ADDITIONAL RECREATION AREA  
 NOTES AND DETAILS.



PROJECT NO: P19xxxx  
 G1800XX  
 RELATED CASE #s  
 OV9-01-05, (O)02-33  
 OV1801569, (O)19-04



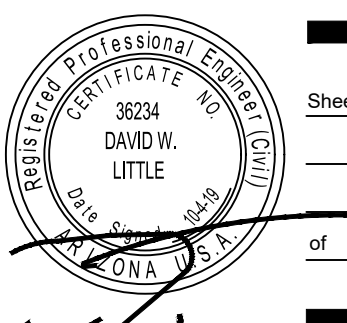
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
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 G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
 PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
 RECREATION AREA**  
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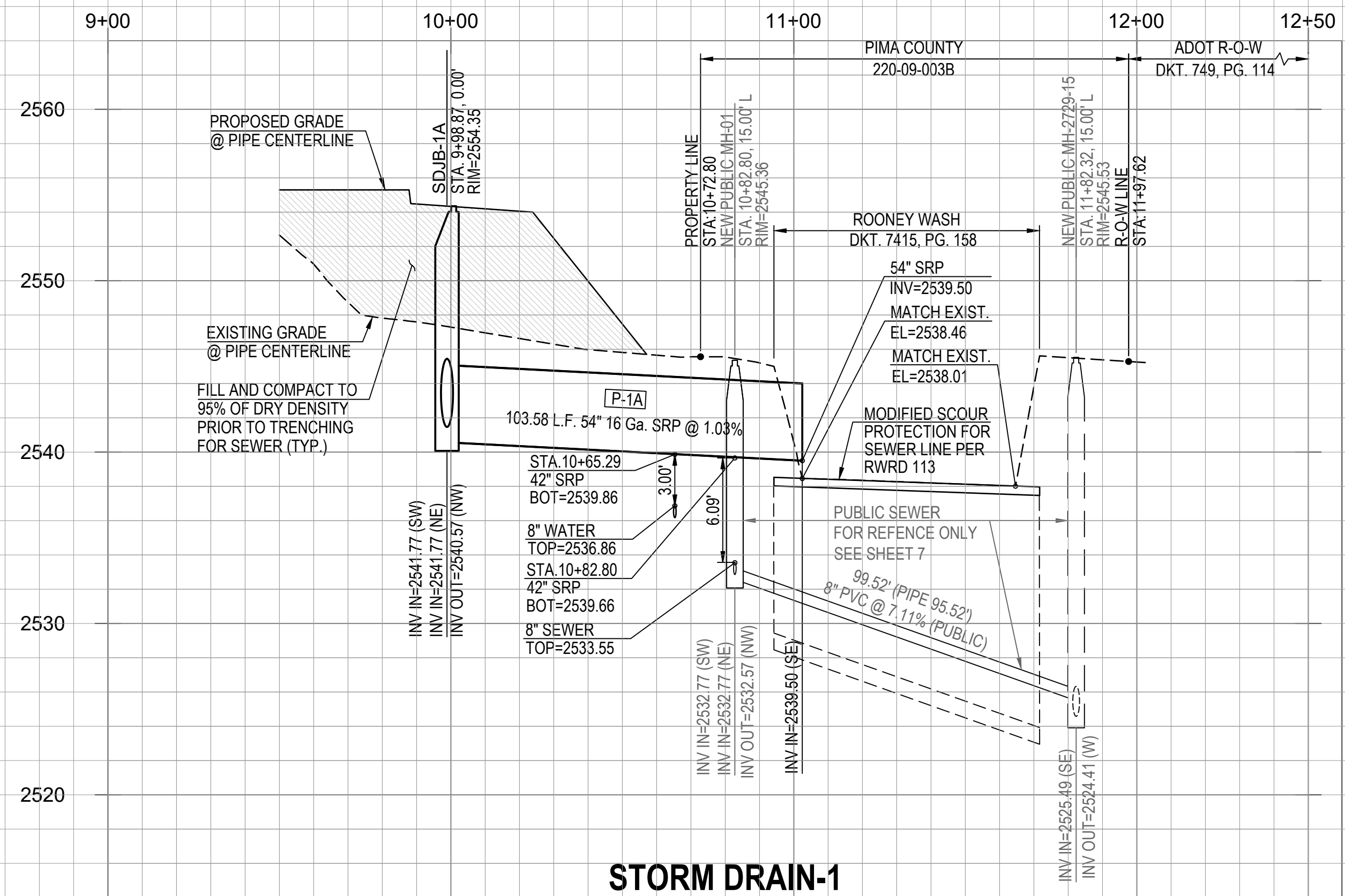
No.	Date	Item

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 Date: OCTOBER 2019  
 Designed By: DWD/MDJ/JFF/MDM  
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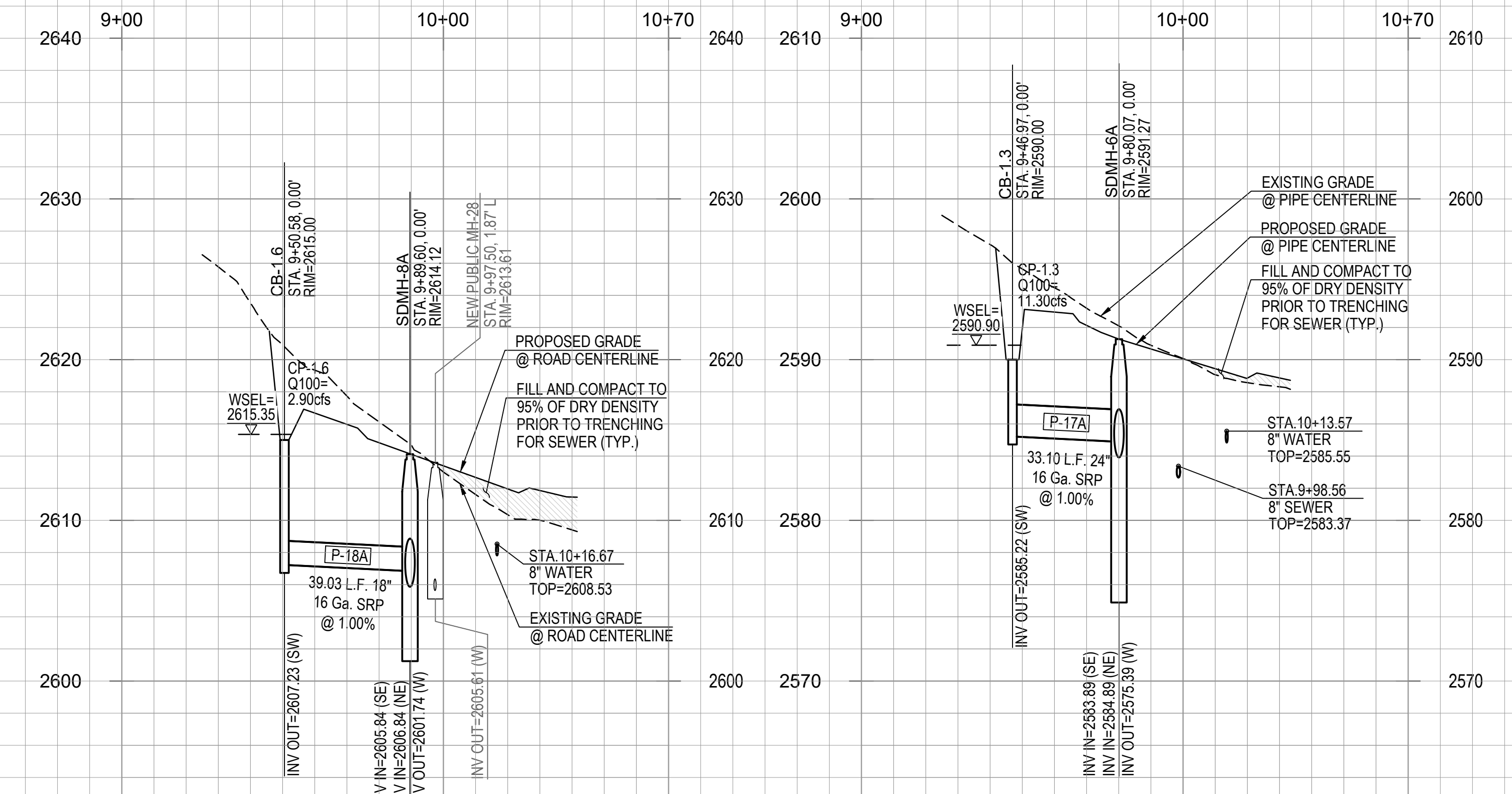


Sheet **32**  
 of **40**

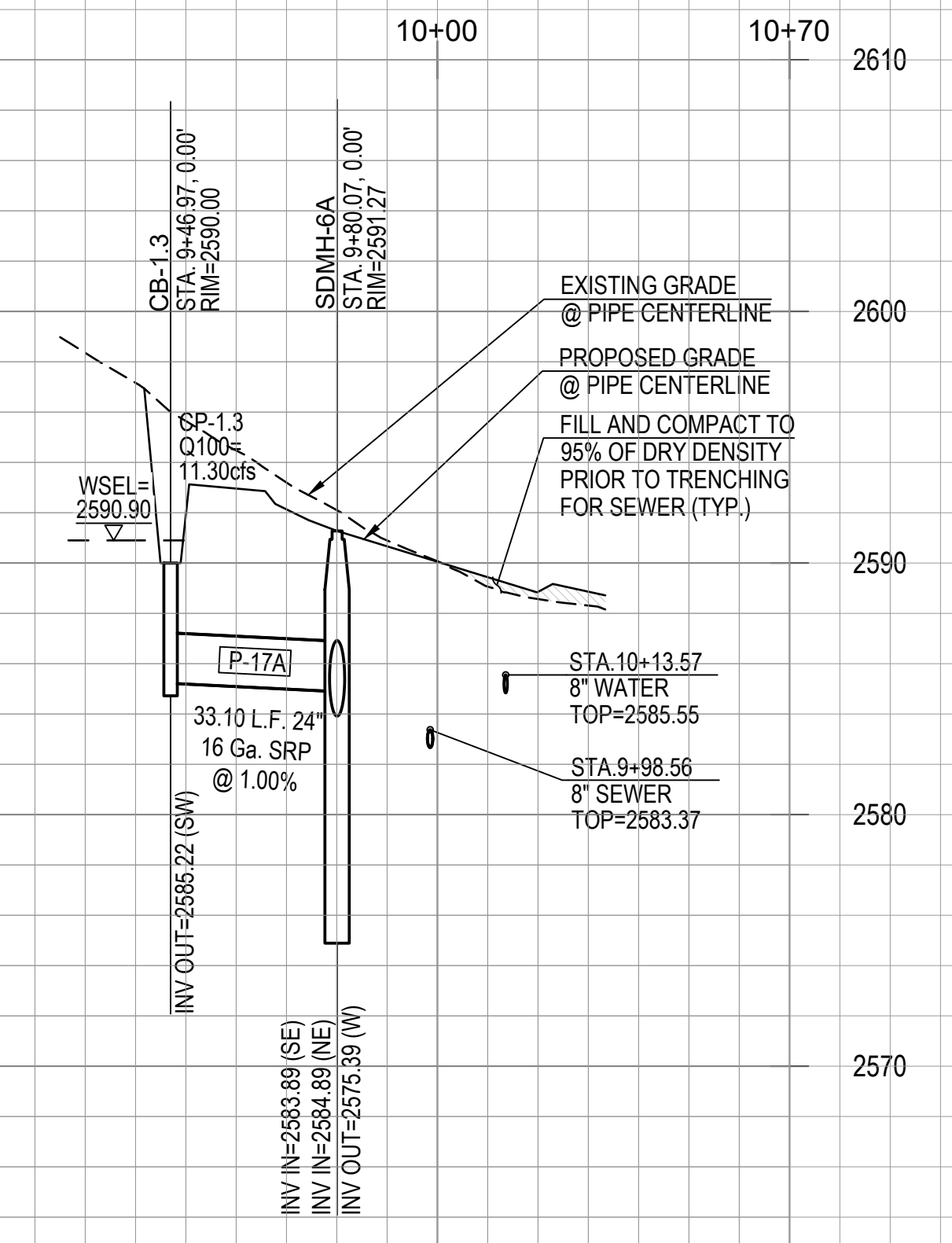




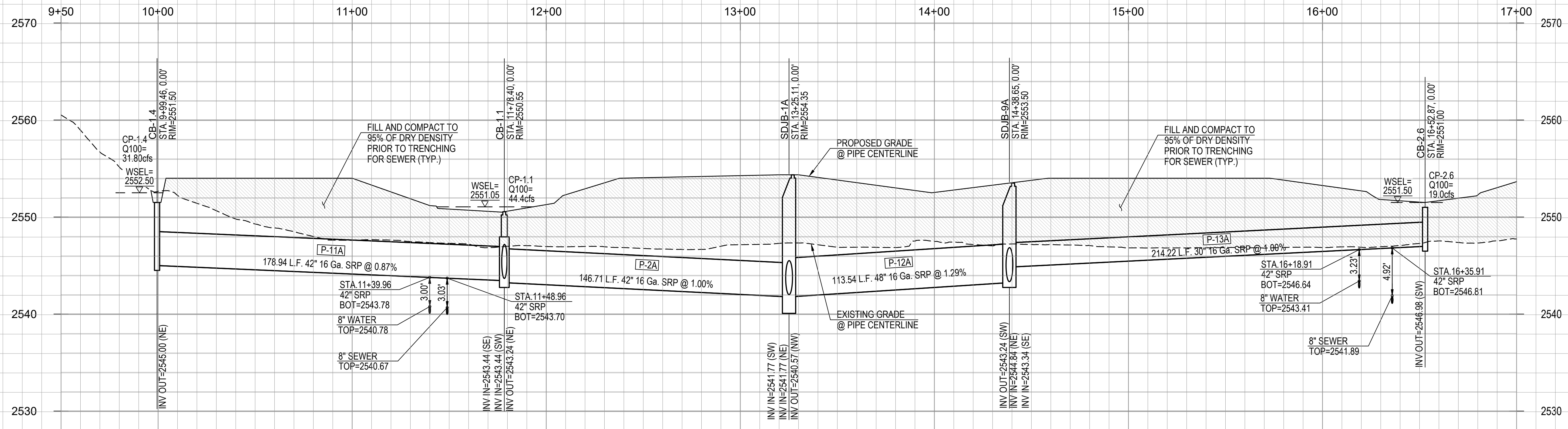
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 SCALE H:1"=30'V:1"=6'



**STORM DRAIN-3.1**  
 SHEET REFERENCE : SHEET 17 & 29  
 SCALE H:1"=30'V:1"=6'



**STORM DRAIN-3.2**  
 SHEET REFERENCE : SHEET 17 & 29  
 SCALE H:1"=30'V:1"=6'



**STORM DRAIN-2**  
 SHEET REFERENCE : SHEET 7-9, 23 & 31  
 SCALE H:1"=30'V:1"=6'



NOTE: ALL STATIONING ON THIS SHEET IS ALONG THE CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.

PROJECT NO: P19xxxx  
 G1800XXX  
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 OV1801569, (O)19-04



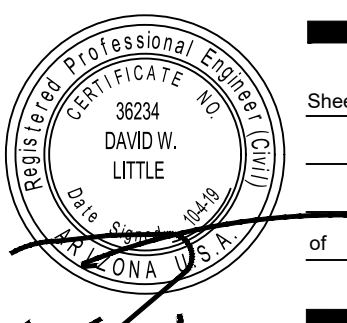
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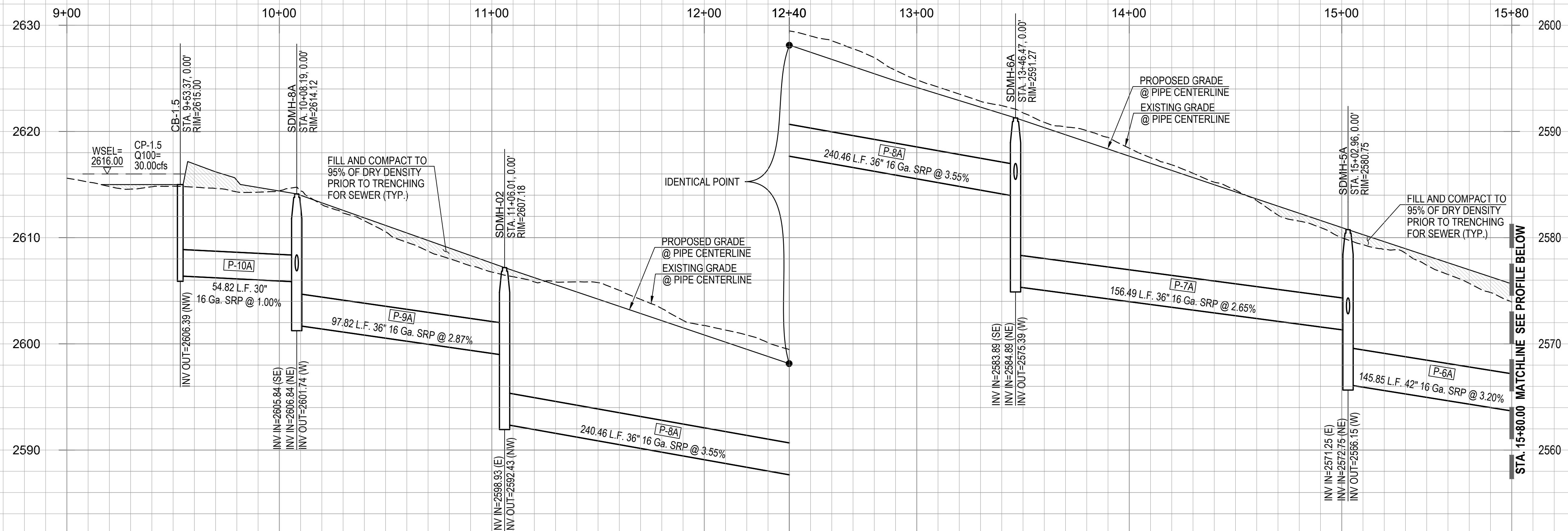
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Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
 PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
 PLAN AND PROFILE**  
 File:Q:\181057N-009 Area 4\04 Platting\04 FSP\OVTC\_FSP-IP\_33 Stormdrain Profile.dwg Plot Date:10/3/2019 10:02 PM By:fernando

No.	Date	Item

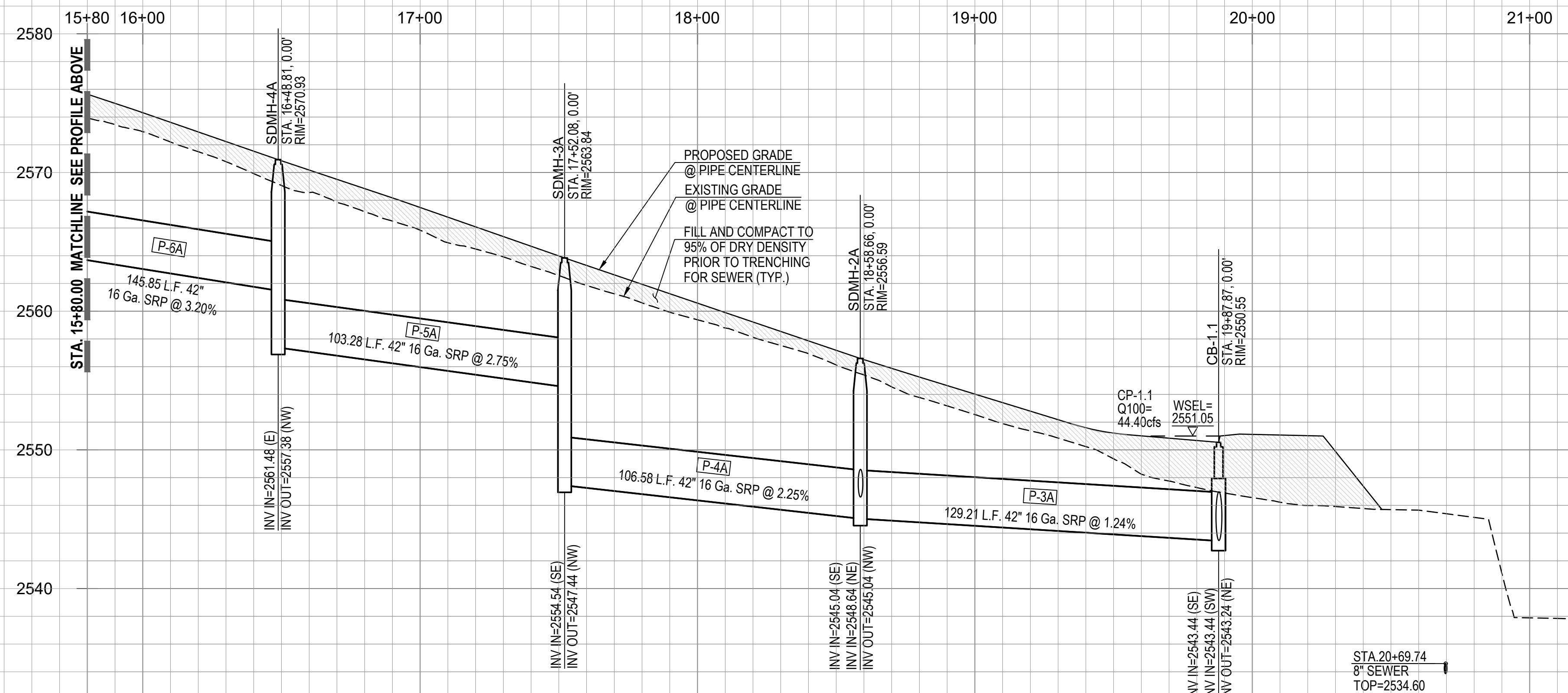
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 Date OCTOBER 2019  
 Designed By DWD/MDD/JFF/MM  
 Checked By DWL





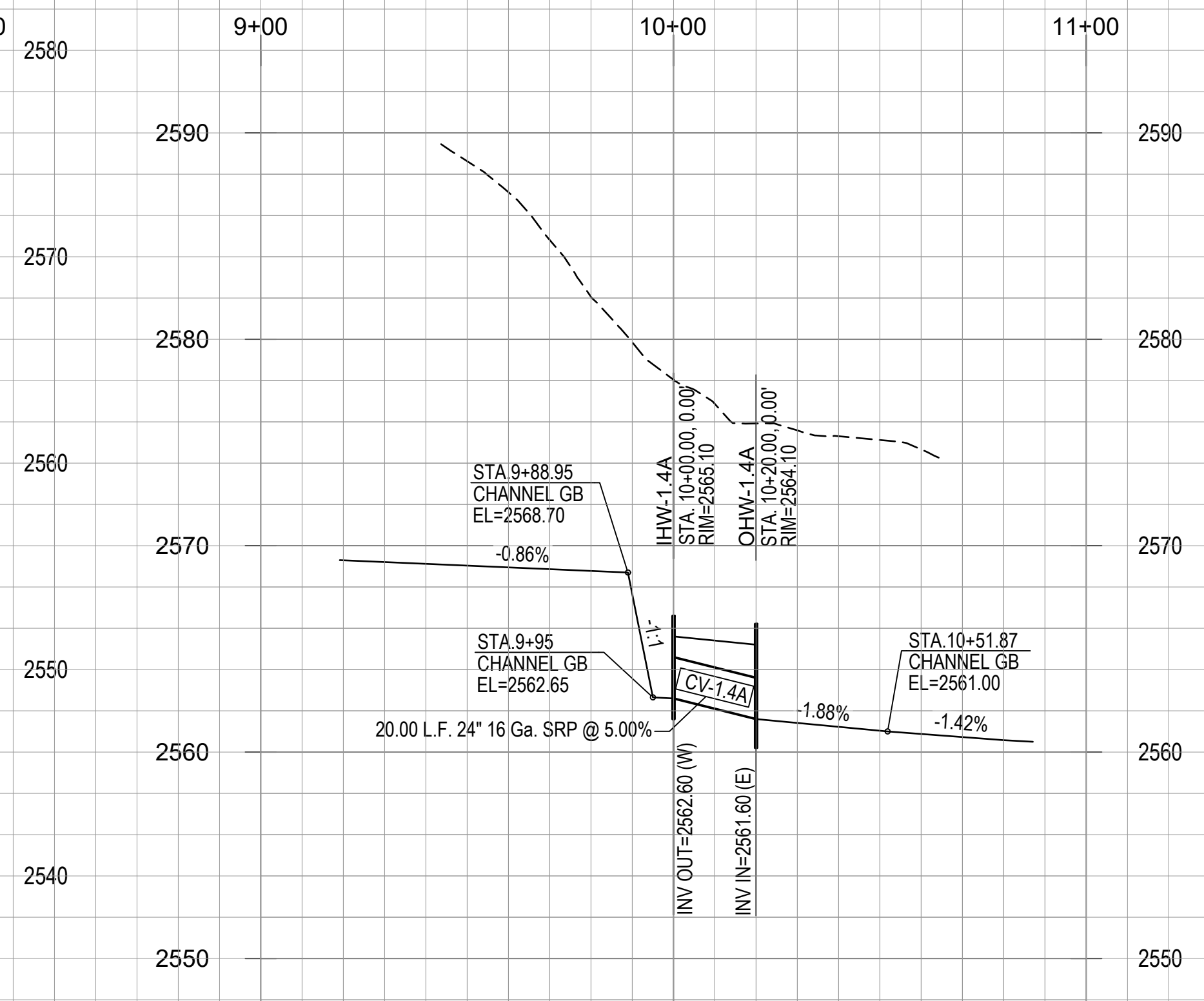
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SHEET REFERENCE : SHEET 16, 17 & 29-31  
SCALE H:1"=30'/V:1"=6'



**STORM DRAIN-3 STA. 15+80.00 TO 21+50.00**

SHEET REFERENCE : SHEET 16, 17 & 29-31  
SCALE H:1"=30'/V:1"=6'



**CULVERT-1.4A**

SHEET REFERENCE : SHEET 30  
SCALE H:1"=30'/V:1"=6'

NOTE: ALL STATIONING ON THIS SHEET IS ALONG THE CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.



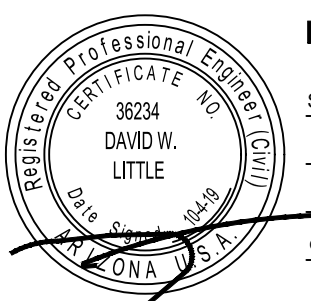
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**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

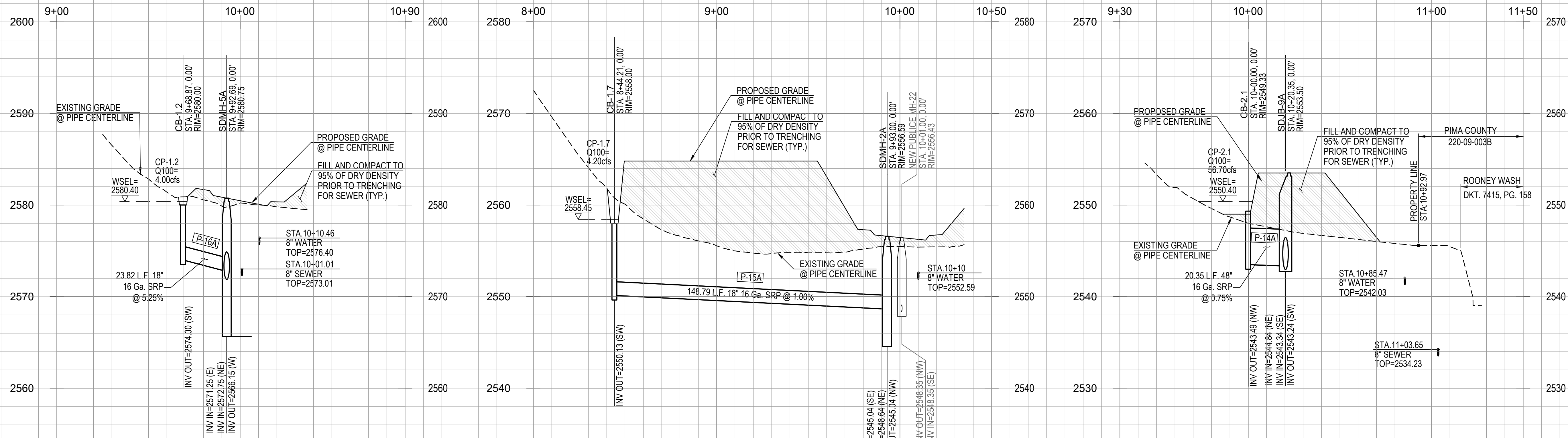
Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
File:Q:\181057N-009 Area 4\04 Plotting\04 FSP\OVTC\_FSP-IP\_33 Stormdrain Profile.dwg Plot Date:10/4/2019 10:37 AM By:fernando

No.	Date	Item

Scale H:1"=30'/V:1"=6'  
Job No. 181057-N-009-0600  
Date OCTOBER 2019  
Designed By DWD/MDD/JFF/MML  
Checked By DWL

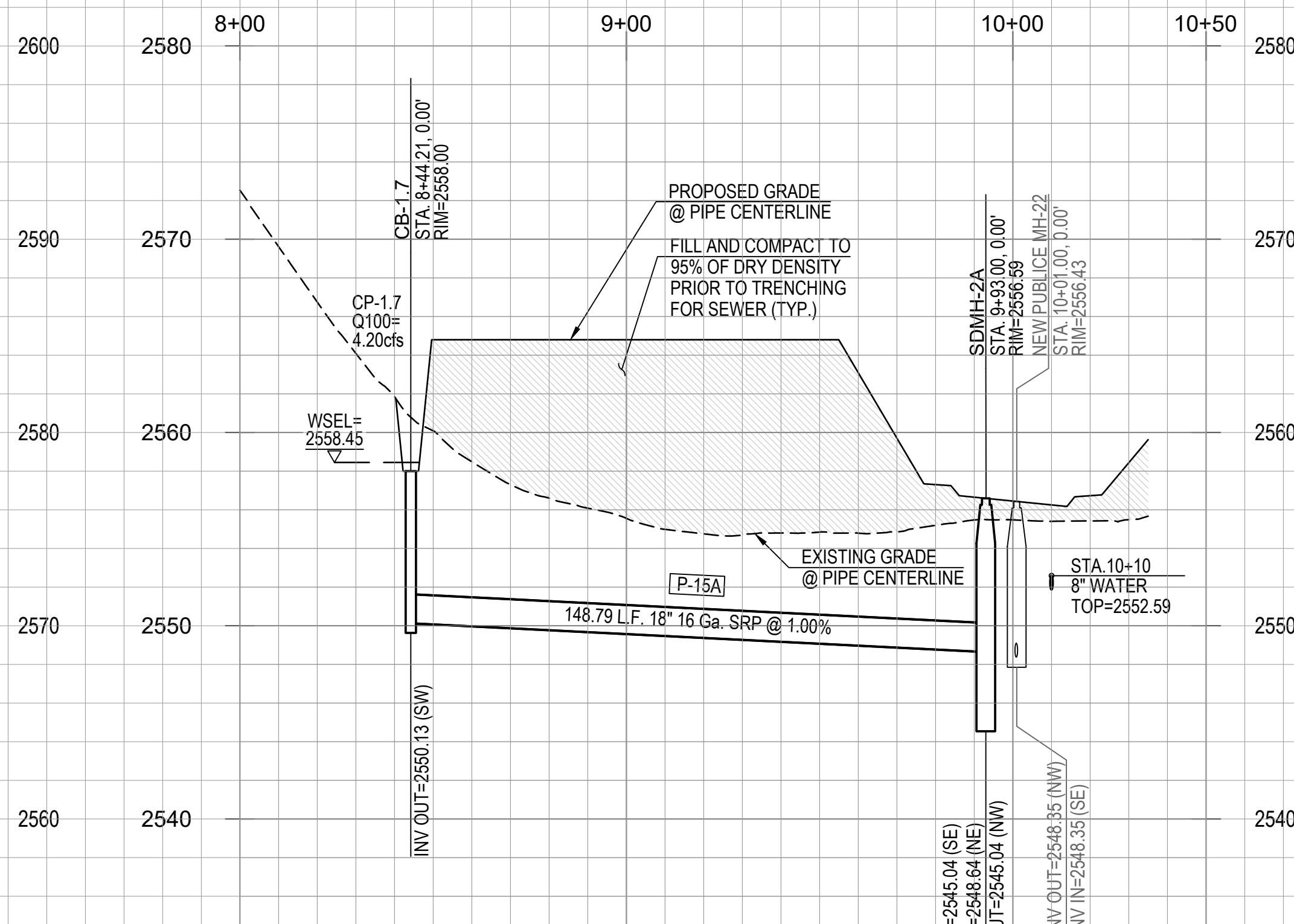


PROJECT NO: P19xxxx  
G1800XXX  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04



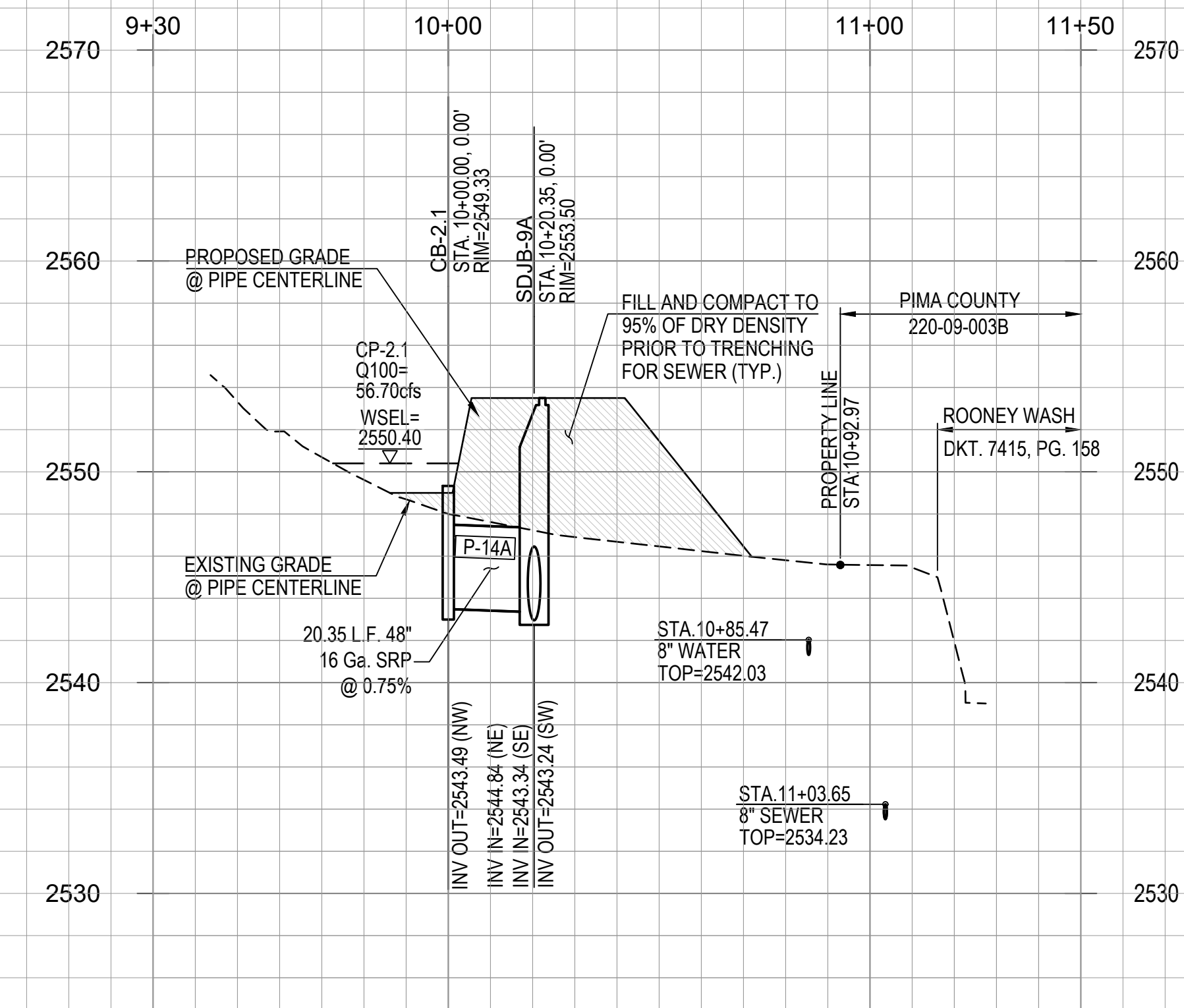
**STORM DRAIN-3.3**

SHEET REFERENCE : SHEET 17 & 30  
SCALE H:1"=30'/V:1"=6'



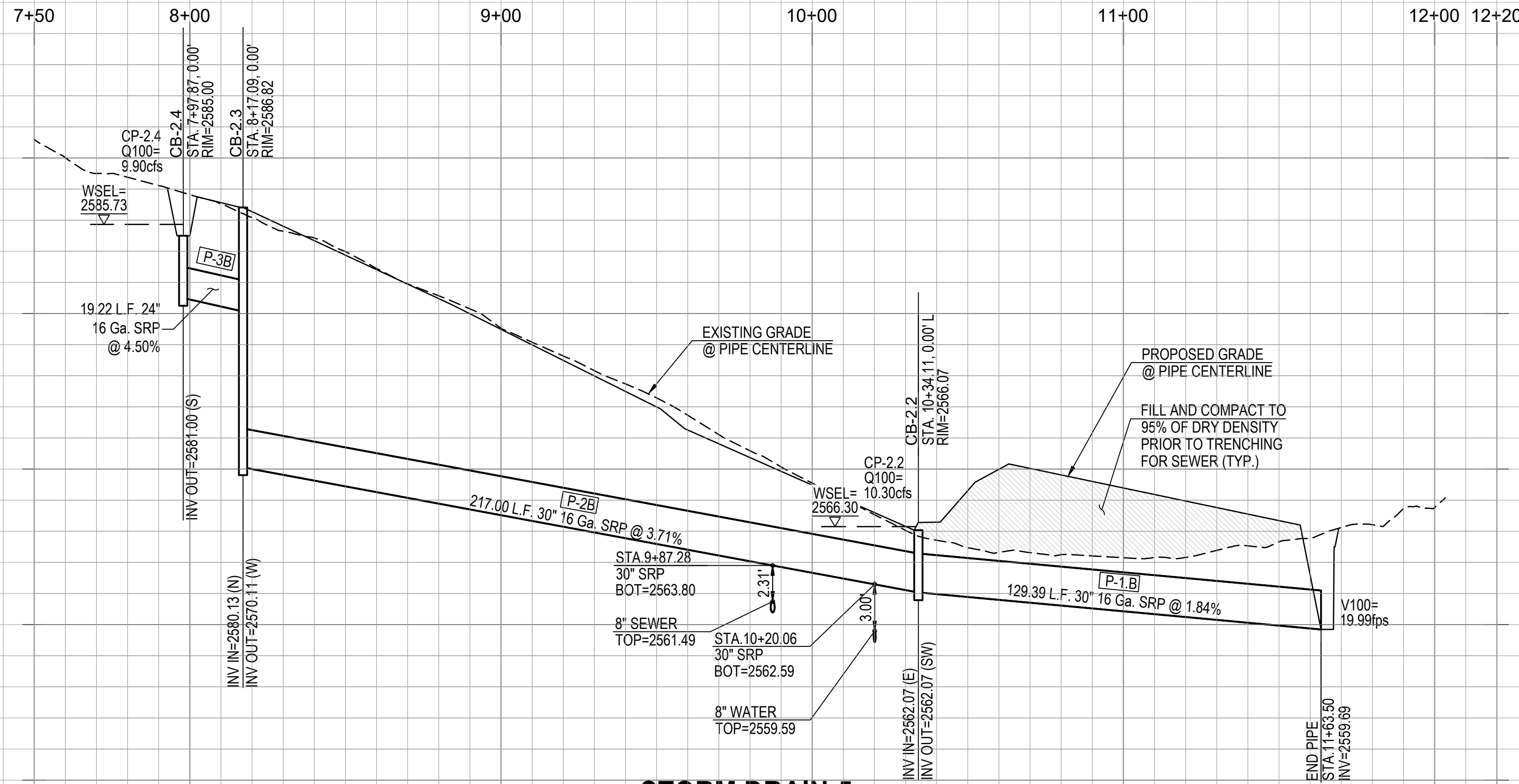
**STORM DRAIN-3.4**

SHEET REFERENCE : SHEET 16 & 31  
SCALE H:1"=30'/V:1"=6'



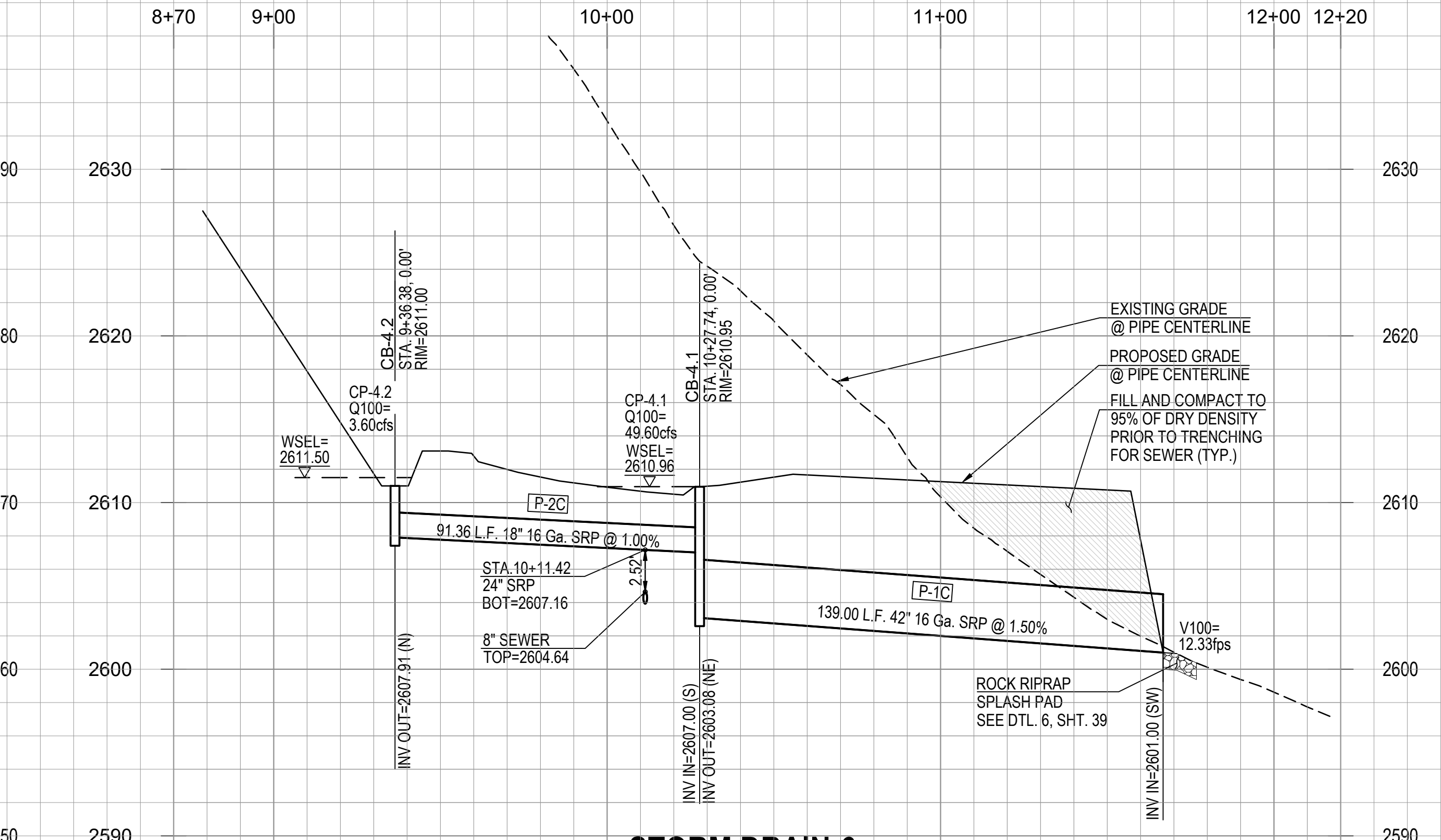
**STORM DRAIN-4**

SHEET REFERENCE : SHEET 9 & 23  
SCALE H:1"=30'/V:1"=6'



**STORM DRAIN-5**

SHEET REFERENCE : SHEET 10, 11, 23 & 24  
SCALE H:1"=30'/V:1"=6'



**STORM DRAIN-6**

SHEET REFERENCE : SHEET 13, 12, & 26  
SCALE H:1"=30'/V:1"=6'

NOTE: ALL STATIONING ON THIS SHEET IS ALONG THE CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.



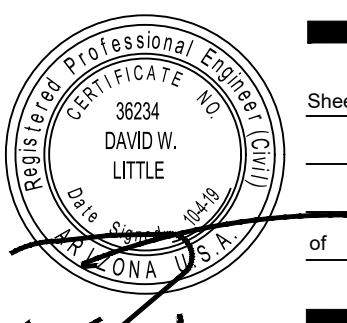
Engineering Planning Surveying  
Landscape Architecture Urban Design  
Offices located in Tucson, Phoenix and  
Flagstaff, Arizona, and Las Vegas, Nevada.  
4444 East Broadway  
Tucson, Arizona (520) 881-7480

**ORO VALLEY TOWNE CENTRE - AREA 4**  
LOTS 1 THRU 77, BLOCK 1, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPED AND  
AND NATURAL OPEN SPACE, DRAINAGE AND RECREATION AREA).  
A PORTION OF SECTIONS 7 & 18, T12S, R14E AND A PORTION OF SECTION 13, T12S, R13E  
G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Sheet Title  
**FINAL SITE PLAN, GRADING PLAN,  
PRIVATE SEWER AND PRIVATE STREET IMPROVEMENT PLAN  
PLAN AND PROFILE**  
File:Q:\181057N-009 Area 4\04 Platting\04 FSP\07C\_FSP-IP\_33 Stormdrain Profile.dwg Plot Date:10/3/2019 10:05 PM By:fernando

No.	Date	Item

Scale H:1"=30'/V:1"=6'  
Job No. 181057-N-009-0600  
Date OCTOBER 2019  
Designed By DWD/MD/JFF/MM  
Checked By DWL



PROJECT NO: P19xxxx  
G1800xxx  
RELATED CASE #s  
OV9-01-05, (O)02-33  
OV1801569, (O)19-04

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	
1	13+61.12	-26.31	2579.56	6	24.10			
2	10+53.34	-40.68	2552.18	2	178.58			
3	9+95.19	-77.78	2549.45	2	120.72			
4	9+88.49	24.71	2548.51	2	113.22			
5	10+40.00	26.00	2551.51	2	164.72			
6	10+90.00	26.00	2555.48	2	214.72			
7	11+40.00	26.00	2559.79	2	264.72			
8	12+06.21	26.00	2565.45	2	334.25			
9	12+52.92	26.05	2569.88	5	4.89			
10	12+99.78	26.00	2574.26	5	56.47			
11	13+51.02	26.00	2579.33	6	14.00			
12	14+06.02	26.00	2584.50	6	69.00			
13	14+71.63	26.00	2590.38	6	126.98			
14	10+00.00	-78.00	2549.17	4	119.07			
15	10+54.01	-40.01	2551.75	4	173.08			
16	11+18.03	-26.00	2556.04	22	31.43			
17	11+89.74	-26.00	2560.73	22	100.02			
18	12+76.19	-26.00	2566.51	23	79.23			
19	13+54.02	-26.00	2571.67	24	52.05			
20	14+14.84	-26.00	2574.43	24	112.84			
21	10+14.65	26.00	2548.60	4	133.73			
22	10+74.65	26.00	2552.62	4	193.73			
23	11+32.56	26.00	2556.28	22	44.18			
24	11+84.54	26.00	2559.70	22	98.86			
25	12+38.70	26.00	2563.41	23	42.57			
26	13+22.70	26.00	2568.93	24	20.31			
27	13+74.25	26.00	2572.57	24	73.88			
28	14+25.25	26.00	2575.98	24	124.86			
29	14+75.35	26.00	2579.34	25	26.41			
30	15+28.52	26.00	2582.90	25	79.58			
31	15+84.17	26.00	2586.55	25	133.46			
32	16+47.69	26.00	2590.70	26	45.64			
33	17+12.88	26.00	2595.25	26	108.93			
34	17+77.57	26.00	2599.20	26	173.54			
35	18+33.22	26.00	2603.06	26	234.20			
36	18+82.95	26.00	2606.44	27	39.87			
37	19+30.12	26.00	2610.01	27	89.35			
38	21+27.64	26.00	2625.22	17	0.00			
39	21+71.21	26.00	2628.01	16	79.27			
40	22+25.77	26.00	2631.81	16	17.83			
41	22+78.89	26.00	2633.25	9	188.74			
42	23+43.44	26.00	2629.77	9	123.93			
43	24+11.08	26.00	2623.83	9	56.30			
44	10+81.69	26.00	2623.36	18	21.54			
45	12+06.99	26.00	2628.08	19	25.71			
46	12+71.99	26.00	2628.70	19	90.71			
47	13+36.99	26.00	2629.35	19	155.71			
48	13+96.97	26.00	2629.99	19	215.69			
49	14+39.08	12.61	2630.51	20	0.00			
50	14+55.80	-19.13	2631.03	20	0.00			
51	14+49.01	-52.46	2631.15	20	0.00			
52	14+14.79	-76.92	2630.86	19	232.88			
53	12+91.61	-26.00	2628.34	19	110.01			
54	12+27.28	-26.00	2627.69	19	45.68			
55	11+67.53	-26.00	2626.26	18	107.01			
56	11+13.04	-26.00	2623.82	18	45.85			
57	10+58.91	-26.00	2621.38	11	60.52			
58	18+18.12	26.00	2605.85	8	87.25			
59	17+58.94	26.00	2618.48	8	23.84			
60	17+70.28	-26.00	2618.76	8	41.46			
61	18+81.72	-26.00	2620.45	8	144.05			
62	19+89.11	-26.00	2620.20	9	100.72			
63	20+88.39	-26.00	2619.65	10	95.00			
64	21+58.80	-26.00	2618.56	11	44.34			
65	12+49.37	6.09	2608.42	21	0.00			
66	12+08.45	26.00	2607.81	13	201.45			
67	11+50.69	26.00	2607.47	13	143.69			
68	10+85.69	26.00	2607.21	13	78.69			
69	12+27.76	-26.00	2607.88	13	26.31			
70	12+92.76	-26.00	2609.11	13	91.31			

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	
71	13+57.76	-26.00	2610.35	13	156.31			
72	14+22.76	-26.00	2611.58	13	221.31			
73	14+85.97	-26.00	2612.71	13	286.57			
74	15+42.53	-26.00	2613.78	14	43.19			
75	16+20.52	-58.71	2616.47	14	124.77			
76	16+70.13	-77.18	2617.22	15	0.00			
77	17+04.94	-53.71	2617.63	15	0.00			

MANHOLE AS-BUILT INFORMATION		
MH NO	STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL FEET	
	NORTHING	EASTING
1		
2		
3		
4		
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28		

STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-3B	24"	19.22'	4.50%	SRP	START INV=2581.00 END INV=2580.13
P-2B	30"	217.00'	3.71%	SRP	START INV=2570.11 END INV=2562.07
P-1.B	30"	129.39'	1.84%	SRP	START INV=2562.07 END INV=2559.69
P-10A	30"	54.82'	1.00%	SRP	START INV=2606.39 END INV=2605.84
P-9A	36"	97.82'	2.87%	SRP	START INV=2601.74 END INV=2598.93
P-8A	36"	240.46'	3.55%	SRP	START INV=2592.43 END INV=2583.89
P-7A	36"	156.49'	2.65%	SRP	START INV=2575.39 END INV=2571.25
P-6A	42"	145.85'	3.20%	SRP	START INV=2566.15 END INV=2561.48
P-5A	42"	103.28'	2.75%	SRP	START INV=2557.38 END INV=2554.54
P-4A	42"	106.58'	2.25%	SRP	START INV=2547.44 END INV=2545.04
P-3A	42"	129.21'	1.24%	SRP	START INV=2545.04 END INV=2543.44
P-16A	18"	23.82'	5.25%	SRP	START INV=2574.00 END INV=2572.75
P-17A	24"	33.10'	1.00%	SRP	START INV=2585.22 END INV=2584.89

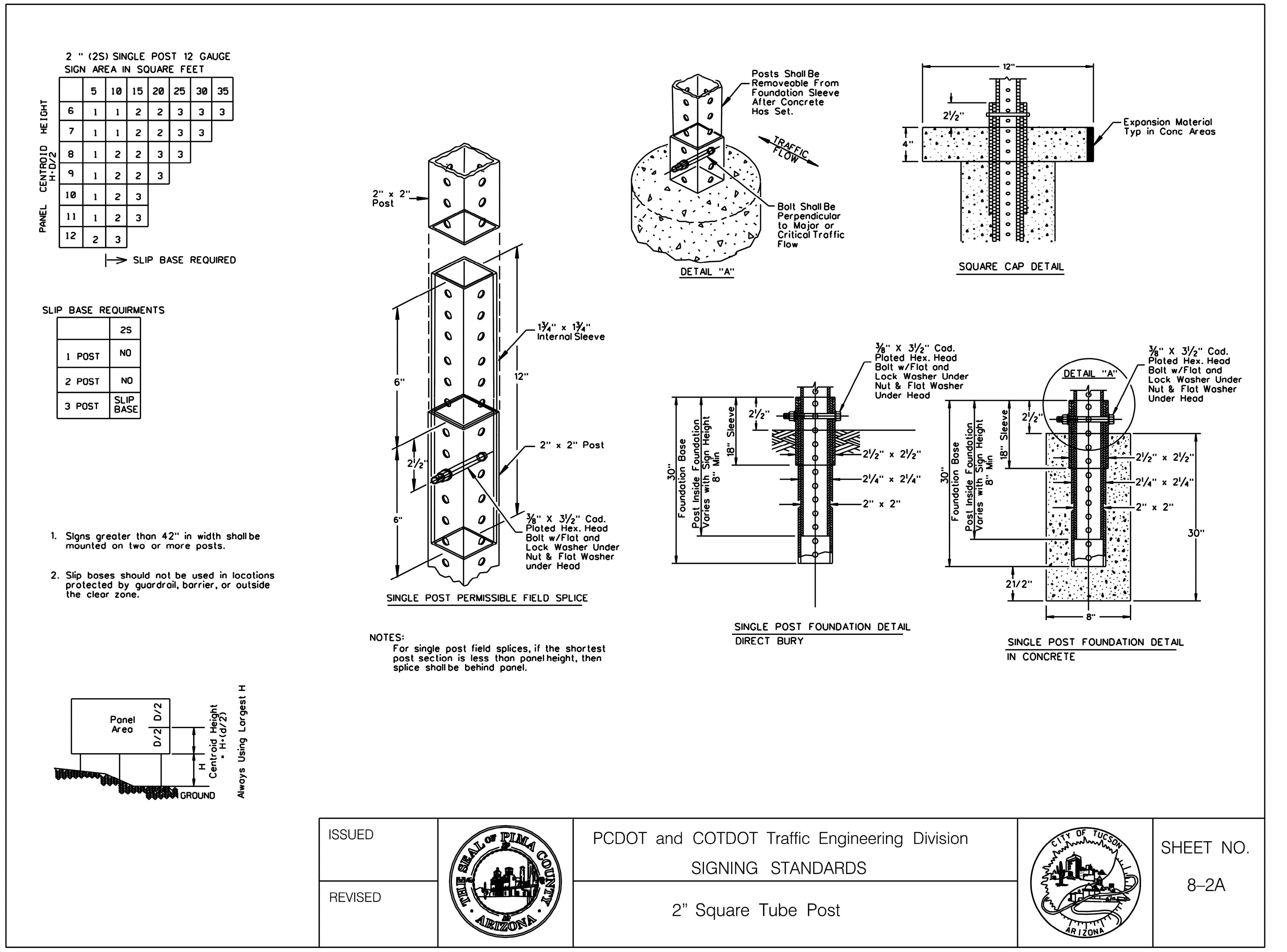
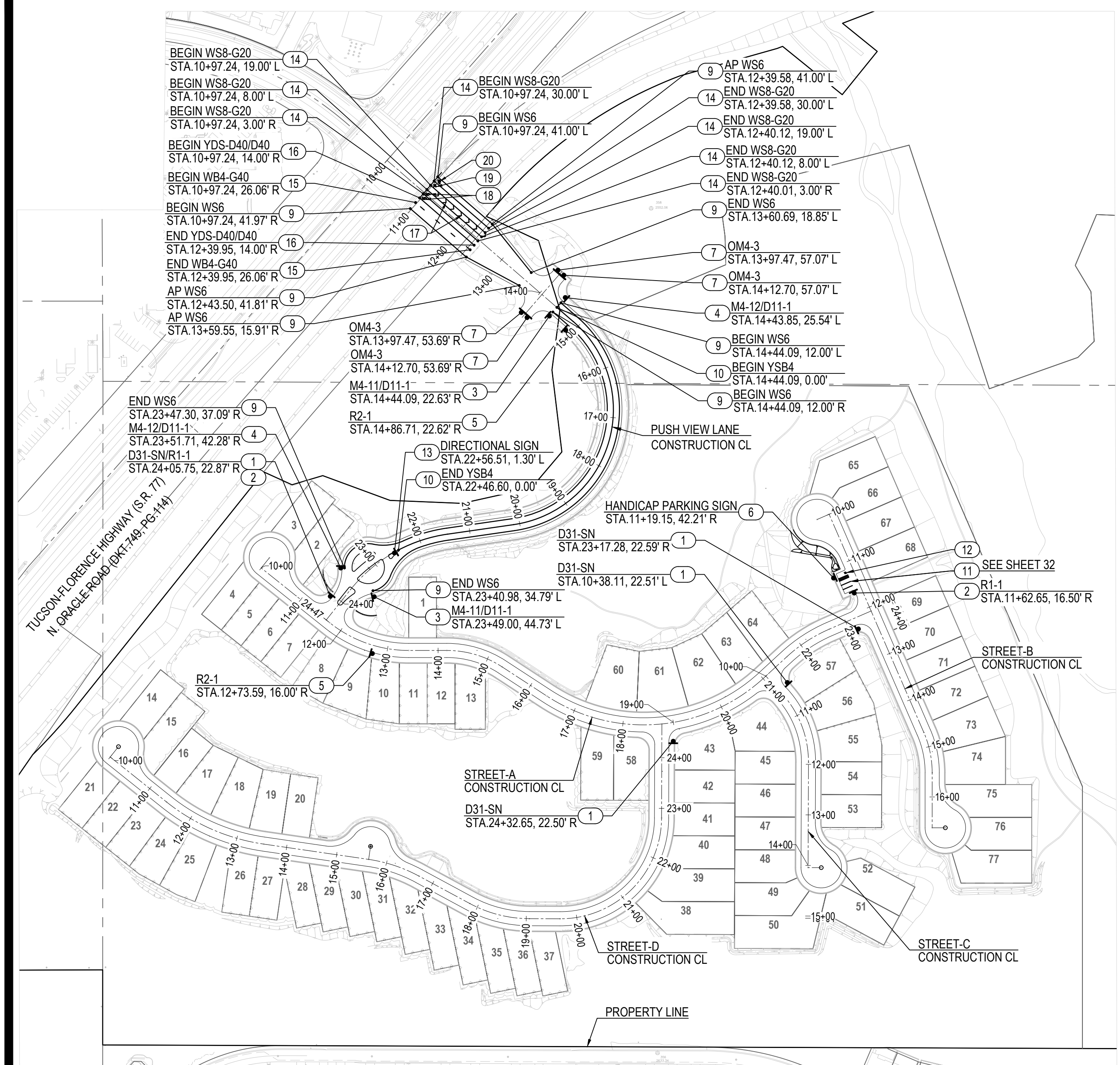
STORM DRAIN PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERTS
P-15A	18"	148.79'	1.00%	SRP	START INV=2550.13 END INV=2548.64
P-18A	18"	39.03'	1.00%	SRP	START INV=2607.23 END INV=2606.84
P-11A	42"	178.94'	0.87%	SRP	START INV=2545.00 END INV=2543.44
P-2A	42"	146.71'	1.00%	SRP	START INV=2543.24 END INV=2541.77
P-1A	54"	103.58'	1.03%	SRP	START INV=2540.57 END INV=2539.50
P-13A	30"	214.22'	1.00%	SRP	START INV=2546.98 END INV=2544.84
P-12A	48"	113.54'	1.29%	SRP	START INV=2543.24 END INV=2541.77
P-14A	48"	20.35'	0.75%	SRP	START INV=2543.49 END INV=2543.34
P-2C	18"	91.36'	1.00%	SRP	START INV=2607.91 END INV=2607.00
P-1C	42"	139.00'	1.50%	SRP	START INV=2603.08 END INV=2601.00
CV-1.4A	24"	20.00'	5.00%	SRP	START INV=2562.60 END INV=2561.60

STORM DRAIN STRUCTURE TABLE		
STRUCT. NAME	STRUCTURE DATA	DESCRIPTION
CB-1.6	RIM = 2615.00 P-18A INV IN = 2607.23	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
CB-1.5	RIM = 2615.00 P-10A INV IN = 2606.39	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 4-EF1 GRATES 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
SDMH-8A	RIM = 2614.12 P-10A INV IN = 2605.84 P-18A INV IN = 2606.84 P-9A INV OUT = 2601.74	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
SDMH-02	RIM = 2607.18 P-9A INV IN = 2598.93 P-8A INV OUT = 2592.43	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
SDMH-6A	RIM = 2591.27 P-8A INV IN = 2583.89 P-17A INV IN = 2584.89 P-7A INV OUT = 2575.39	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-1.3	RIM = 2590.00 P-17A INV OUT = 2585.22	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
CB-2.3	RIM = 2586.82 P-3B INV IN = 2580.13 P-2B INV OUT = 2570.11	CATCH BASIN TYPE 5 WITH 1- EF1 GRATE, 1-8(RT) & 1-4(LT) WING BASIN PER PAG STD. DTL. 310

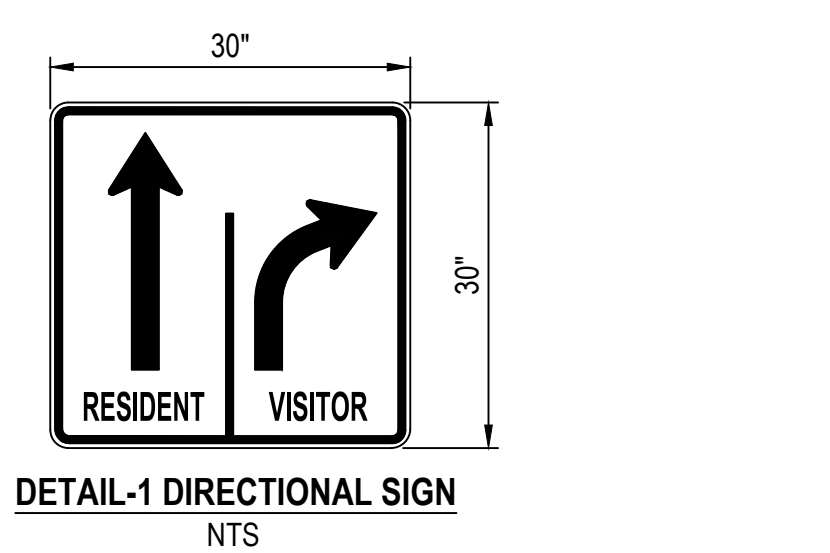
STORM DRAIN STRUCTURE TABLE		
STRUCT. NAME	STRUCTURE DATA	DESCRIPTION
CB-2.4	RIM = 2585.00 P-3B INV OUT = 2581.00	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
SDMH-5A	RIM = 2580.75 P-7A INV IN = 2571.25 P-16A INV IN = 2572.75 P-6A INV OUT = 2566.15	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-1.2	RIM = 2580.00 P-16A INV OUT = 2574.00	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
SDMH-4A	RIM = 2570.93 P-6A INV IN = 2561.48 P-5A INV OUT = 2557.38	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-2.2	RIM = 2566.07 P-2B INV IN = 2562.07 P-1.B INV OUT = 2562.07	CATCH BASIN TYPE 5 WITH 1- EF1 GRATE, 1-8(RT) & 1-4' WING(LT) BASIN PER PAG STD. DTL. 310
IHW-1.4A	RIM = 2565.10 CV-1.4A INV OUT = 2562.60	PIPE CULVERT INLET HEADWALL PER ADOT SD #B-11.11
OHW-1.4A	RIM = 2564.10 CV-1.4A INV IN = 2561.60	PIPE CULVERT OUTLET HEADWALL PER ADOT SD #B-11.11

STORM DRAIN STRUCTURE TABLE		
STRUCT. NAME	STRUCTURE DATA	DESCRIPTION
SDMH-3A	RIM = 2563.84 P-5A INV IN = 2554.54 P-4A INV OUT = 2547.44	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
CB-1.7	RIM = 2558.00 P-15A INV OUT = 2550.13	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
SDMH-2A	RIM = 2556.59 P-4A INV IN = 2545.04 P-15A INV IN = 2548.64 P-3A INV OUT = 2545.04	STORM DRAIN MANHOLE PER P.A.G. STD. DTL. 300 & 302.
SDJB-1A	RIM = 2554.35 P-2A INV IN = 2541.77 P-12A INV IN = 2541.77 P-1A INV OUT = 2540.57	6' X 6' MODIFIED STORM DRAIN JUNCTION BOX BY OTHERS
SDJB-9A	RIM = 2553.50 P-13A INV IN = 2544.84 P-14A INV IN = 2543.34 P-12A INV OUT = 2543.24	6' X 6' MODIFIED STORM DRAIN JUNCTION BOX BY OTHERS
CB-1.4	RIM = 2551.50 P-11A INV OUT = 2545.00	CATCH BASIN TYPE-4 WITH 1 GRATE PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON
CB-2.6	RIM = 2551.00 P-13A INV OUT = 2546.98	CATCH BASIN TYPE 5 WITH 2 EF1 GRATES AND 2-4' WING BASIN PER PAG STD. DTL. 310

STORM DRAIN STRUCTURE TABLE		
STRUCT. NAME	STRUCTURE DATA	DESCRIPTION
CB-1.1	RIM = 2550.55 P-3A INV IN = 2543.44 P-11A INV IN = 2543.44 P-2A INV OUT = 2543.24	MODIFIED CATCH BASIN TYPE 5 WITH 6.5'X46.75' SUMP & 7-EF1 GRATES WITH 2-8' WING BASIN PER PAG STD. DTL. 310
CB-2.1	RIM = 2549.33 P-14A INV OUT = 2543.49	CATCH BASIN TYPE-4 WITH 4-EF1 GRATES PER PAG STD. DTL. 309 WITH 2' WIDE RIPRAP (D50=6"/T=2D) BORDER AROUND CATCH BASIN IN LEIU OF CONC. APRON

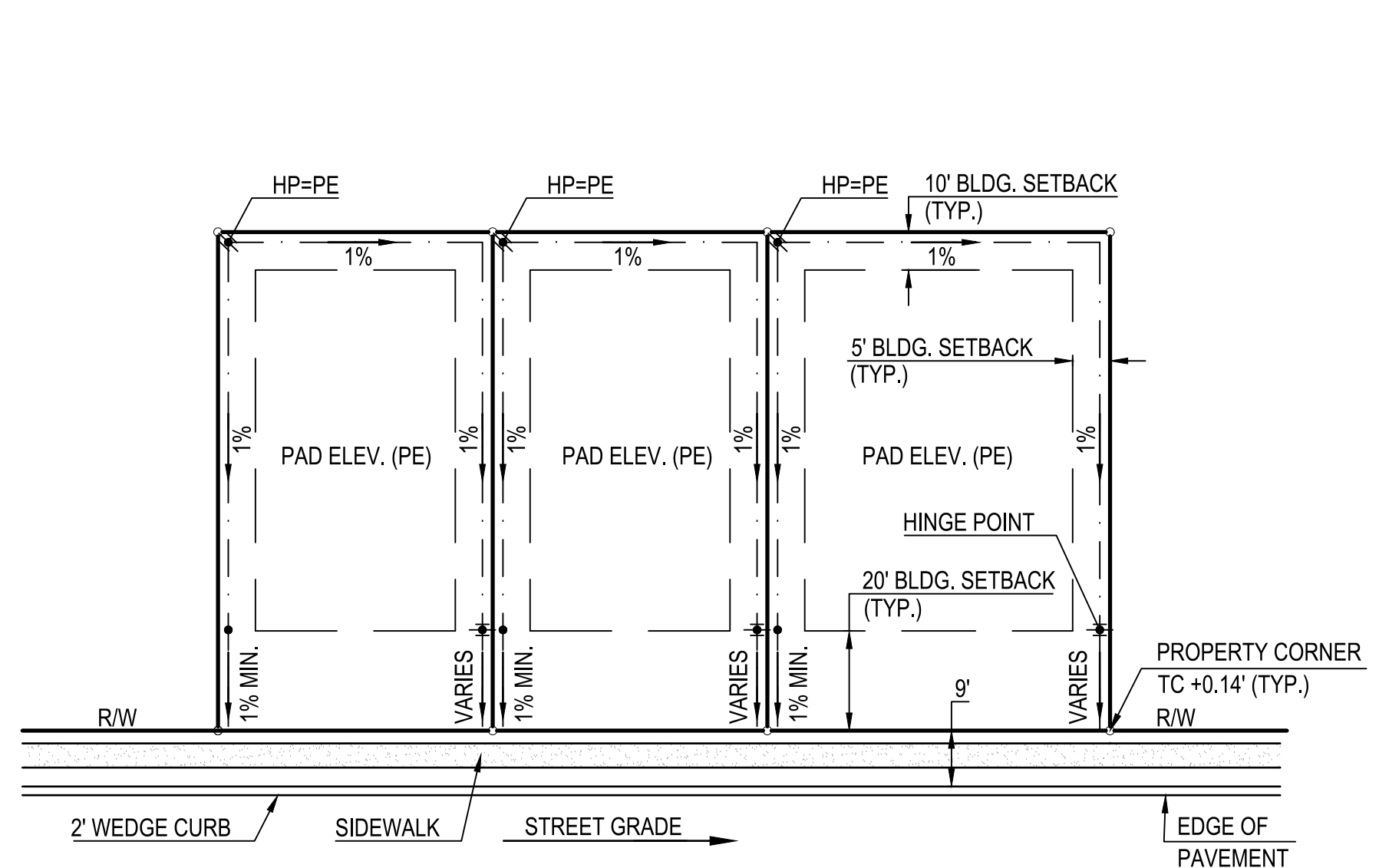


- SIGNING AND PAVEMENT MARKING KEY NOTES**
- INSTALL STREET NAME SIGN (D31-SN) PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-22A.
  - INSTALL 30" X 30" STOP SIGN (R1-1).
  - INSTALL "BEGIN" (M4-11) AND "BIKE ROUTE" (D11-1) SIGNS PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-22A.
  - INSTALL "END" (M4-12) AND "BIKE ROUTE" (D11-1) SIGNS PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-22A.
  - INSTALL "SPEED LIMIT 25 MPH" (R2-1) SIGN.
  - INSTALL HANDICAP PARKING SIGN, SEE DETAIL 3, SHEET 39.
  - END OF ROADWAY SIGN (OM4-3) PER PCDOT & COTDOT TRAFFIC ENGINEERING DIVISION SIGNING STANDARDS SHEET NO. 9-22A.
  - STOP LINE (WS12) PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-3.
  - LEFT EDGE OF BICYCLE LANE (WS6) PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-3.
  - CENTER LANE (YSB4) PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-3.
  - PARKING STRIPE (WS4)
  - HANDICAP PAVEMENT MARKING SIGN
  - DIRECTIONAL SIGN, SEE DETAIL-1
  - LANE LINES (WS8-G20) PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-4.
  - LANE LINES (WB4-G40) PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-4.
  - LANE LINES (YDS-D40/D40) PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-5.
  - DIAGONAL HATCHING (YS12) PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-3.
  - LEFT TURN ARROW PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-9.
  - THROUGH ARROW PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-9.
  - RIGHT TURN ARROW PER PCDOT & TDOT TRAFFIC ENGINEERING DIVISION PAVEMENT MARKING STANDARDS SHEET 2-9.



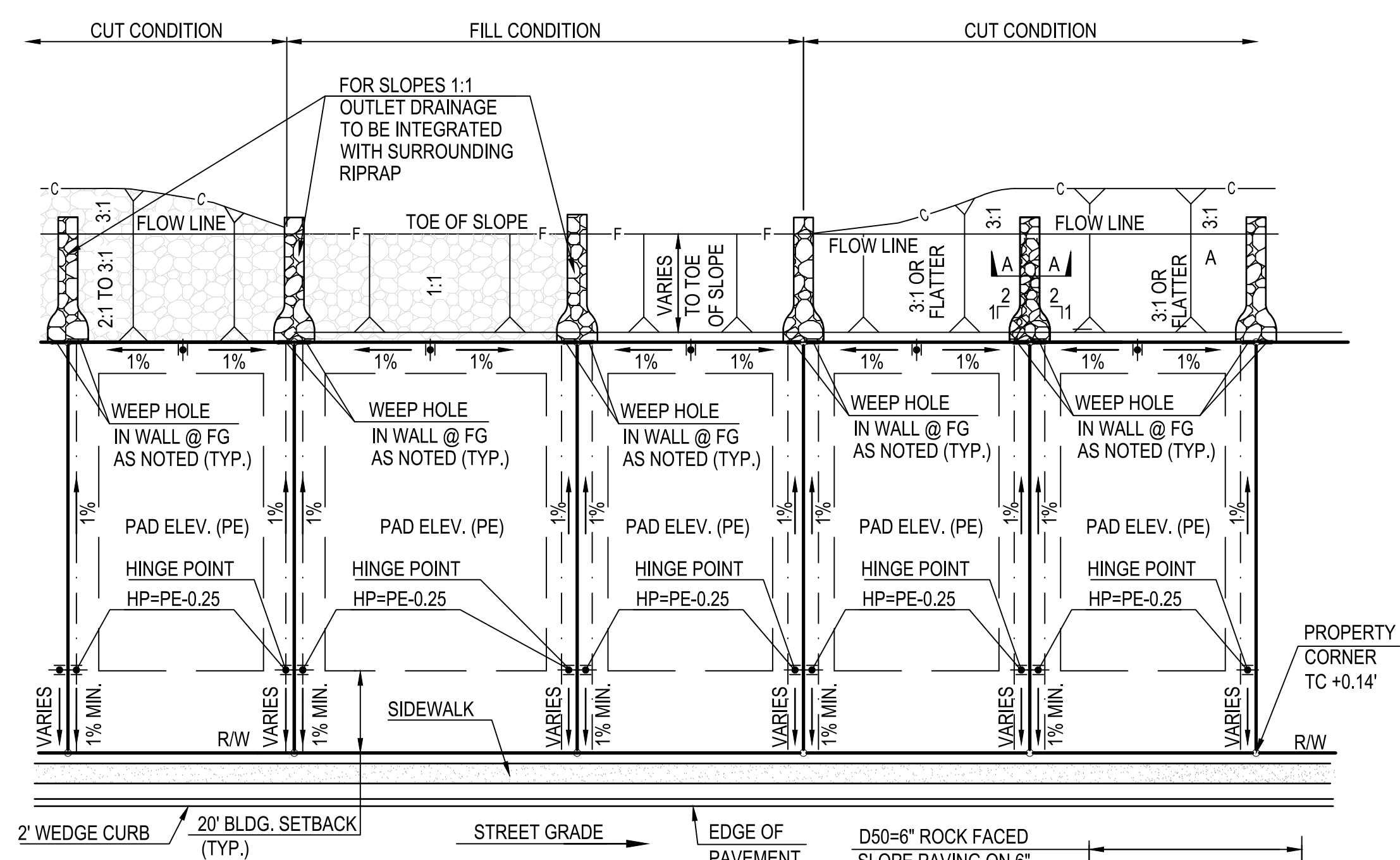
- GENERAL SIGNING NOTES:**
- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE 2009 EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2000 EDITION OF THE PIMA COUNTY AND CITY OF TUCSON TRAFFIC SIGNING DESIGN MANUAL (2002 REVISION), THE CURRENT SUPPLEMENTAL SPECIFICATIONS, THESE PLANS AND THE SPECIAL PROVISIONS.
  - SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AS DIRECTED BY THE ENGINEER.
  - POST LENGTHS INDICATED ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL POST LENGTHS.
  - 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.
  - ALL SIGN STATION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE ENGINEER PRIOR TO THE INSTALLATION OF ALL SIGNS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH BLUE STAKE AND FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD.
  - 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.
  - ALL NEW SIGNS SHALL HAVE ALUMINUM BACKING, UNLESS OTHERWISE SPECIFIED.
  - ANY SALVAGED SIGN THAT IS TO BE REUSED SHALL BE TEMPORARILY STORED IN A SAFE LOCATION UNTIL REINSTALLATION.
  - THE DESIGN SPEED FOR THIS DEVELOPMENT IS: 25 m.p.h. AND THE DESIGN VEHICLE IS: SU-30. THE POSTED SPEED LIMIT FOR PUSCH VIEW LANE IS: 35 m.p.h.
  - FINAL INSPECTION/ACCEPTANCE OF SIGNING SHALL BE PERFORMED BY THE ENGINEER.

- MATERIALS:**
- PERFORATED POSTS SHALL BE SQUARE TUBE FORMED FROM 0.105 U.S.S. GAUGE ASTM A-366 COLD ROLLED CARBON STEEL. THE SQUARE TUBES SHALL BE WELDED DIRECTLY IN THE CORNER BY HIGH FREQUENCY RESISTANCE WELDING OR EQUAL. THE POSTS SHALL BE EXTERNALLY SCARFED TO AGREE WITH STANDARD CORNER RADII OF 5/32" TO 1/64".
  - PERFORATED POSTS SHALL BE GALVANIZED TO CONFORM TO ASTM A-525. COATING DESIGNATION G-90.
  - ALL HARDWARE SHALL CONFORM TO ASTM A-307 CLASS A.
  - ALL HARDWARE SHALL BE GALVANIZED TO CONFORM TO ASTM A-153 OR CADMIUM PLATED TO CONFORM TO ASTM A-165.
  - ALL CONCRETE SHALL BE CLASS B.
- NOTES:**
- THE FOUNDATION WILL BE CONSTRUCTED WITH 2" X 2" STARTER SIGN POST. STARTER SIGN POST SHALL BE REMOVED AFTER CONCRETE HAS SET AND EXPOSED SQUARE TUBING WRAPPED AND SEALED WITH DUCT TAPE.
  - FOUNDATION LOCATION TO BE APPROVED BY TRAFFIC ENGINEERING.
  - POST FOUNDATIONS SHALL BE PERPENDICULAR TO THE ROADWAY.
  - BOLT WITH NUT AND LOCK WASHER TO BE 7/16" X 3" GALVANIZED.



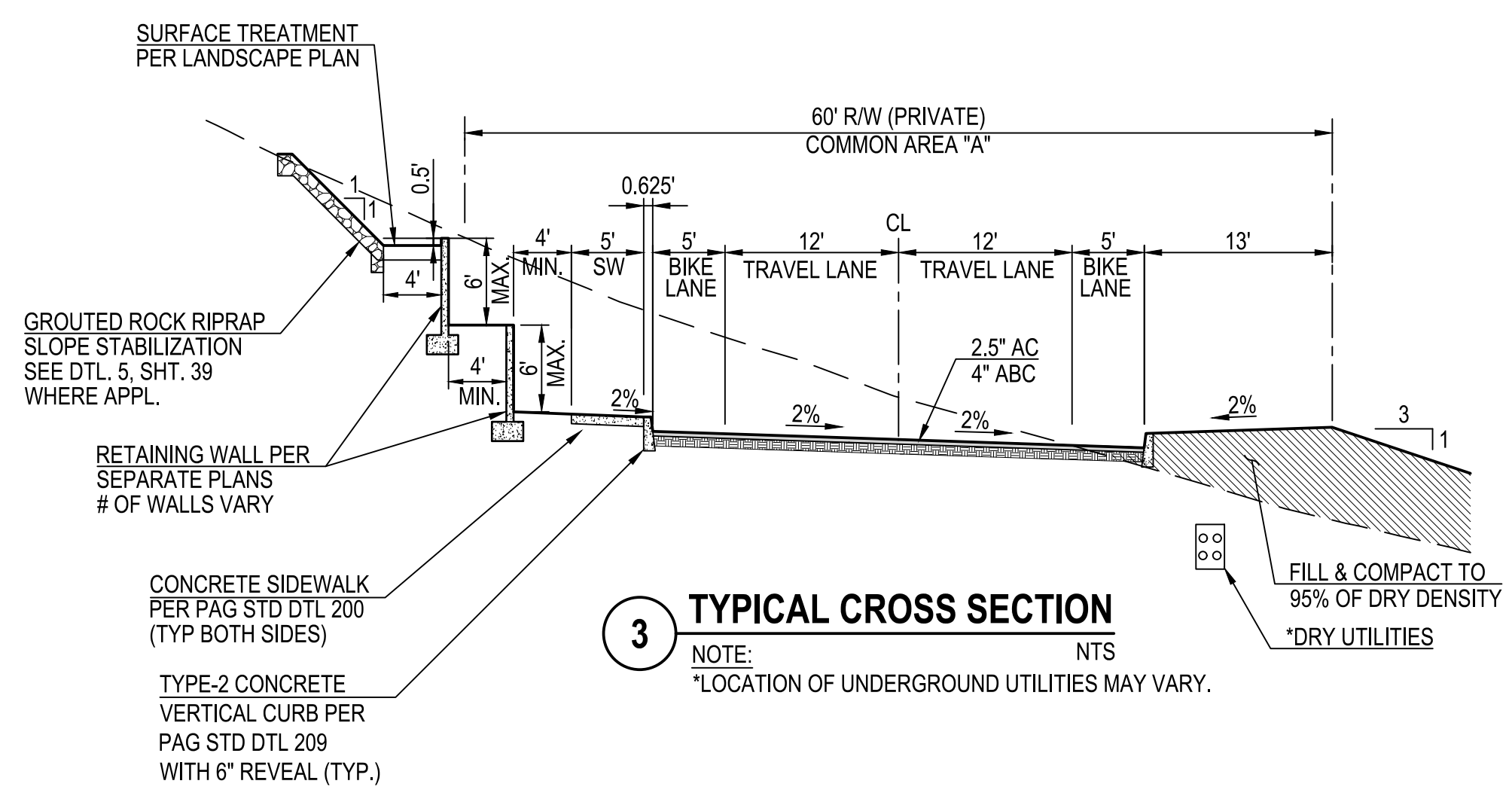
NOTE:  
 1. NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.  
 2. SEE PLAN FOR STREET GRADE DIRECTION

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

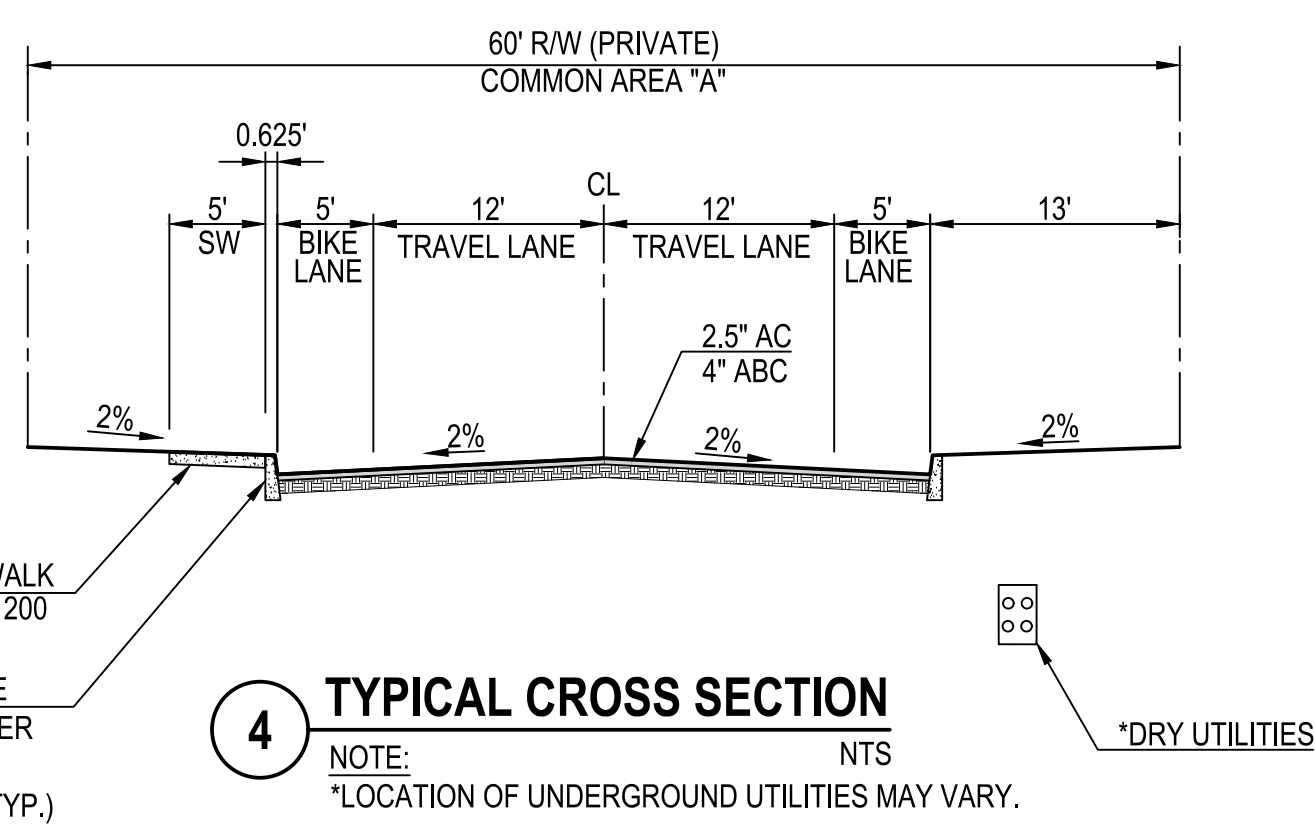


NOTE:  
 1. NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.  
 2. SEE PLAN FOR STREET GRADE DIRECTION.

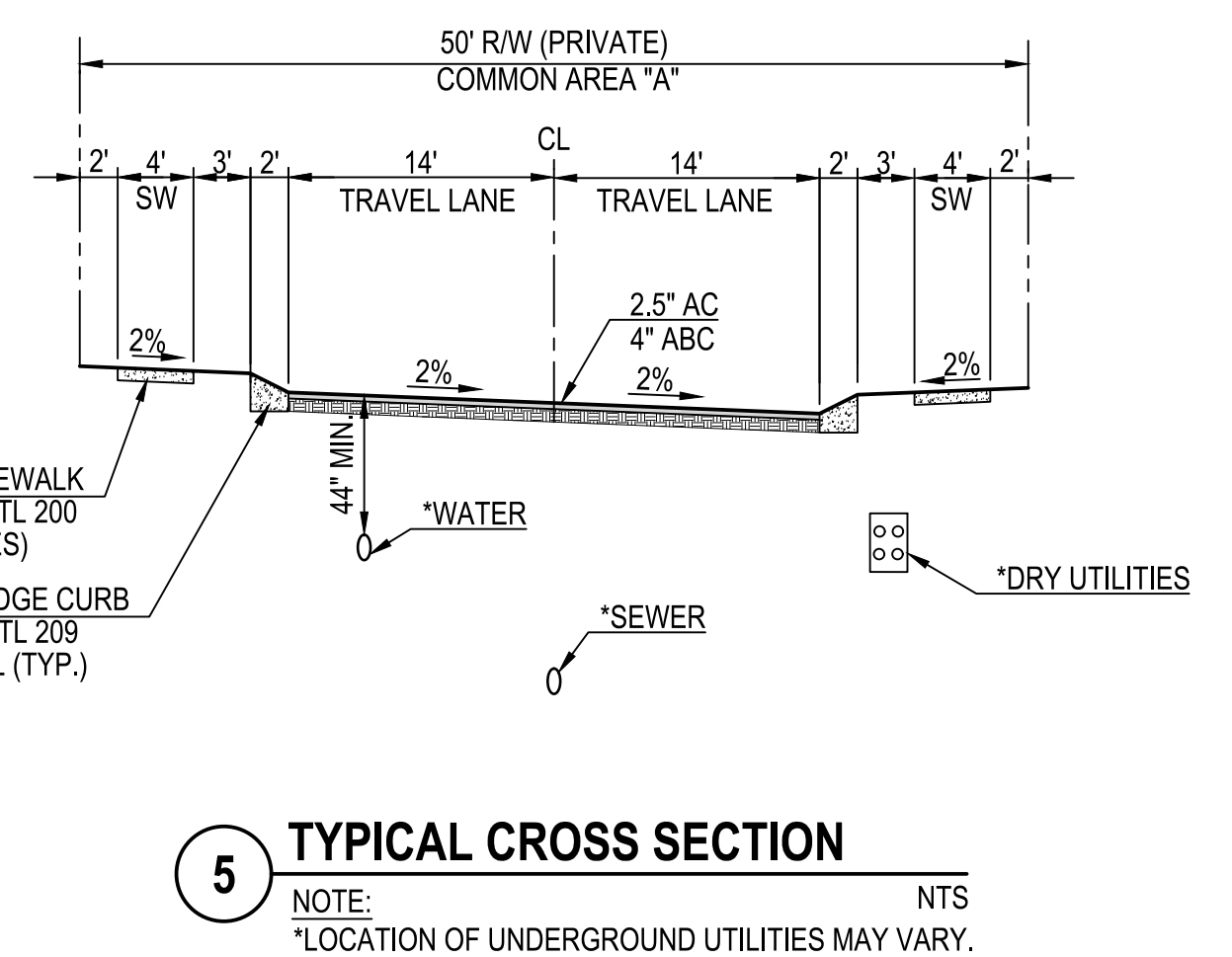
**2 TYPE "C" LOT GRADING**  
 N.T.S.



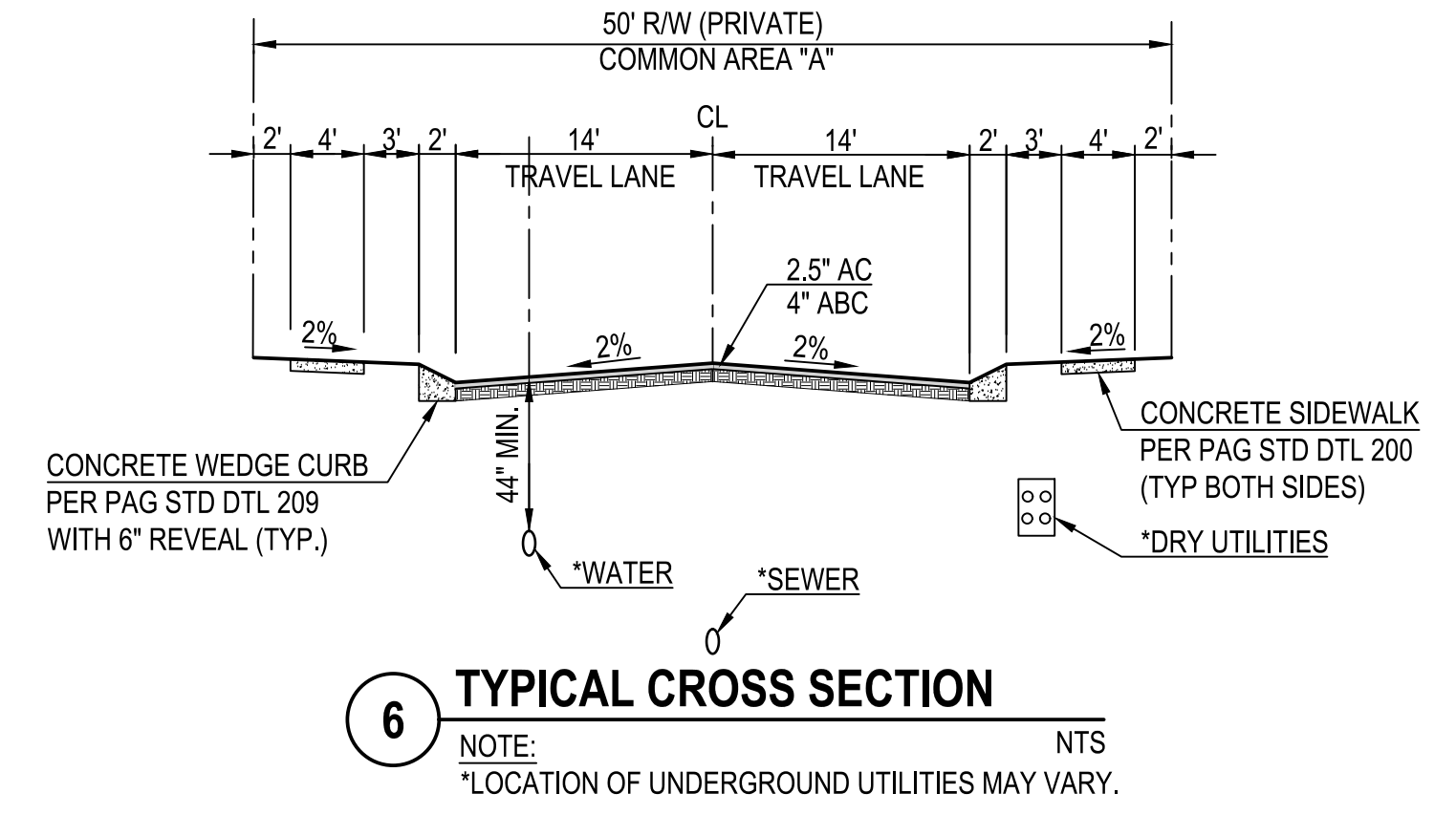
**3 TYPICAL CROSS SECTION**  
 NOTE:  
 \*LOCATION OF UNDERGROUND UTILITIES MAY VARY.



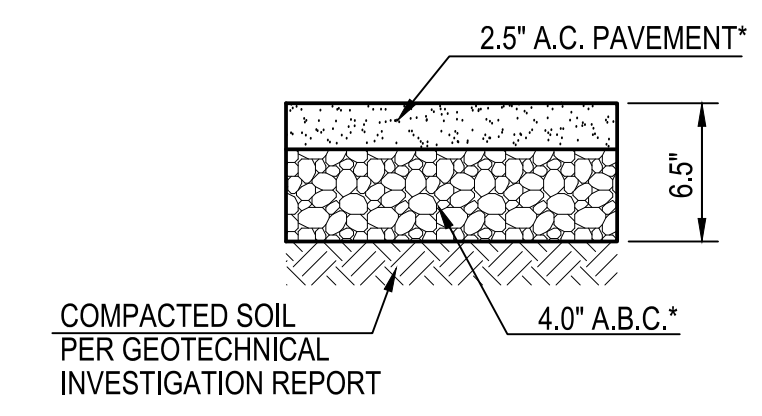
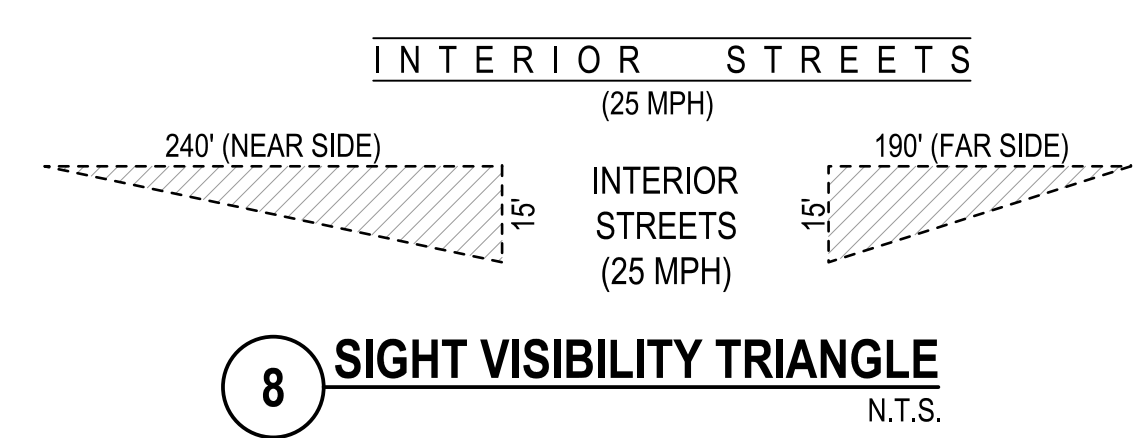
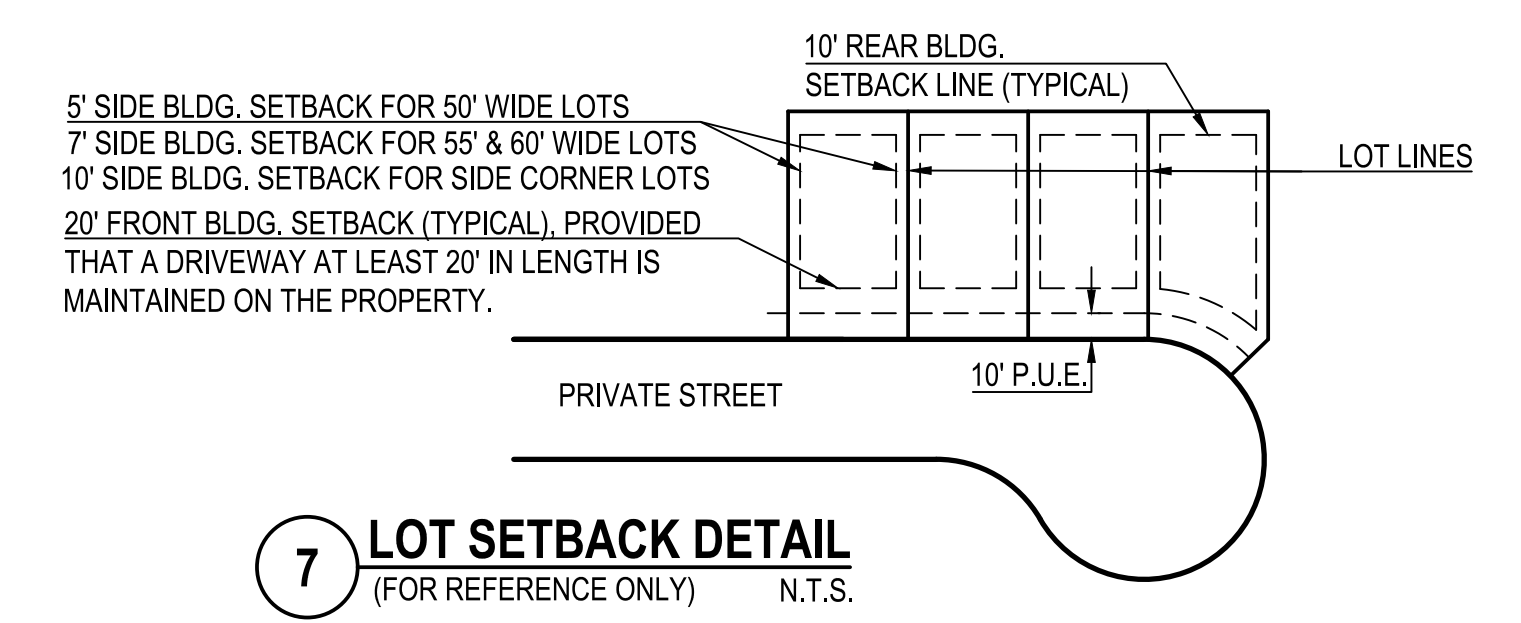
**4 TYPICAL CROSS SECTION**  
 NOTE:  
 \*LOCATION OF UNDERGROUND UTILITIES MAY VARY.



**5 TYPICAL CROSS SECTION**  
 NOTE:  
 \*LOCATION OF UNDERGROUND UTILITIES MAY VARY.



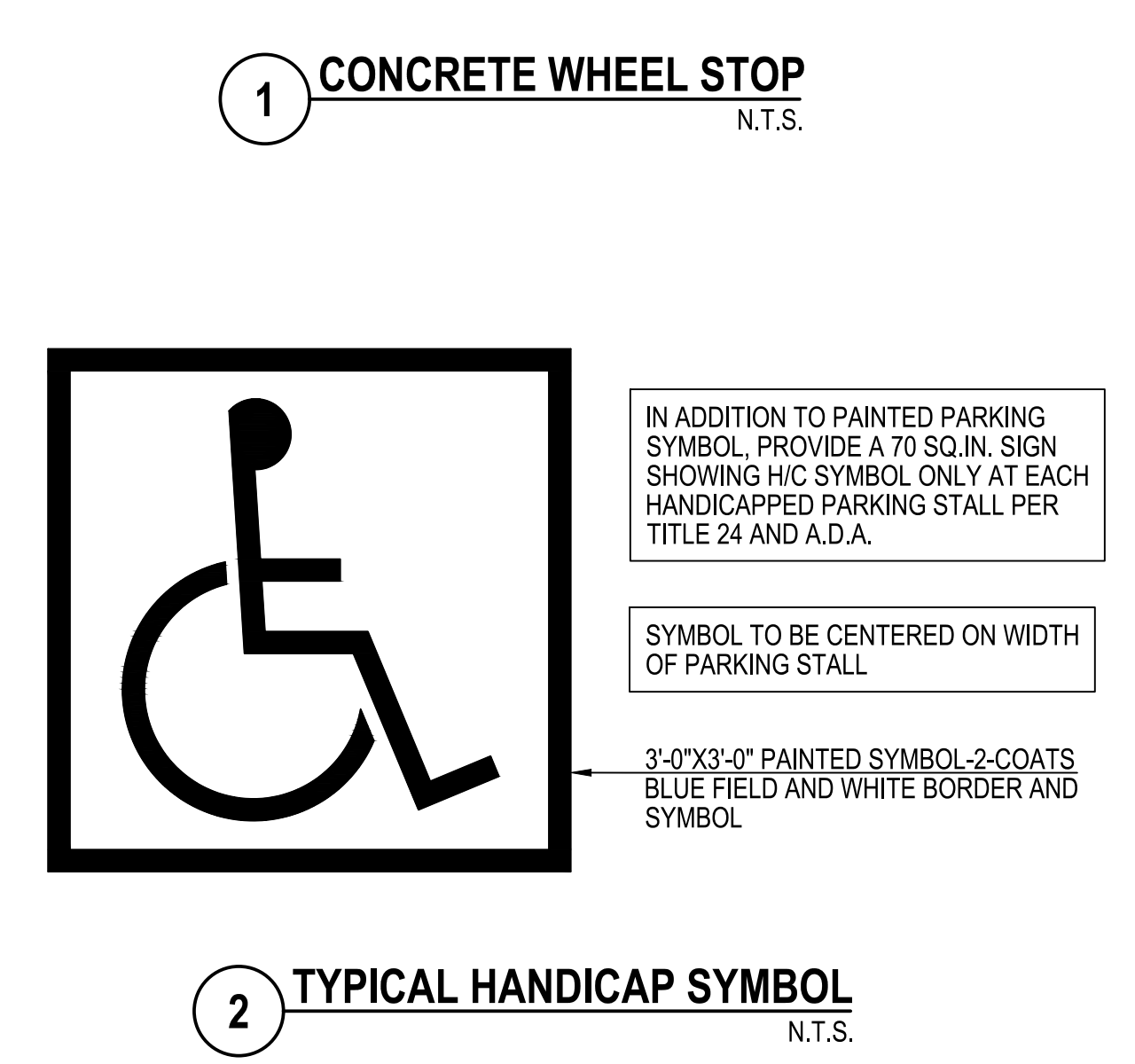
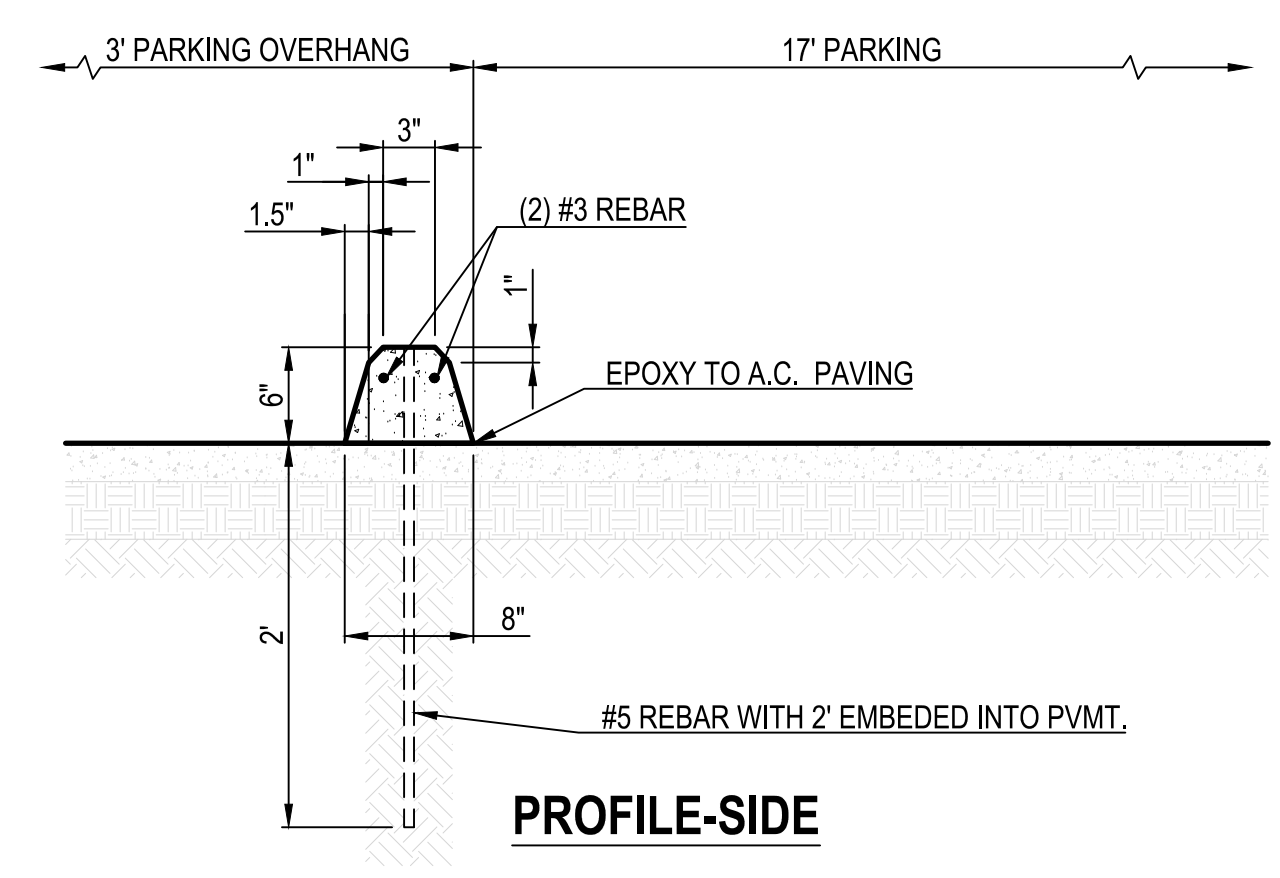
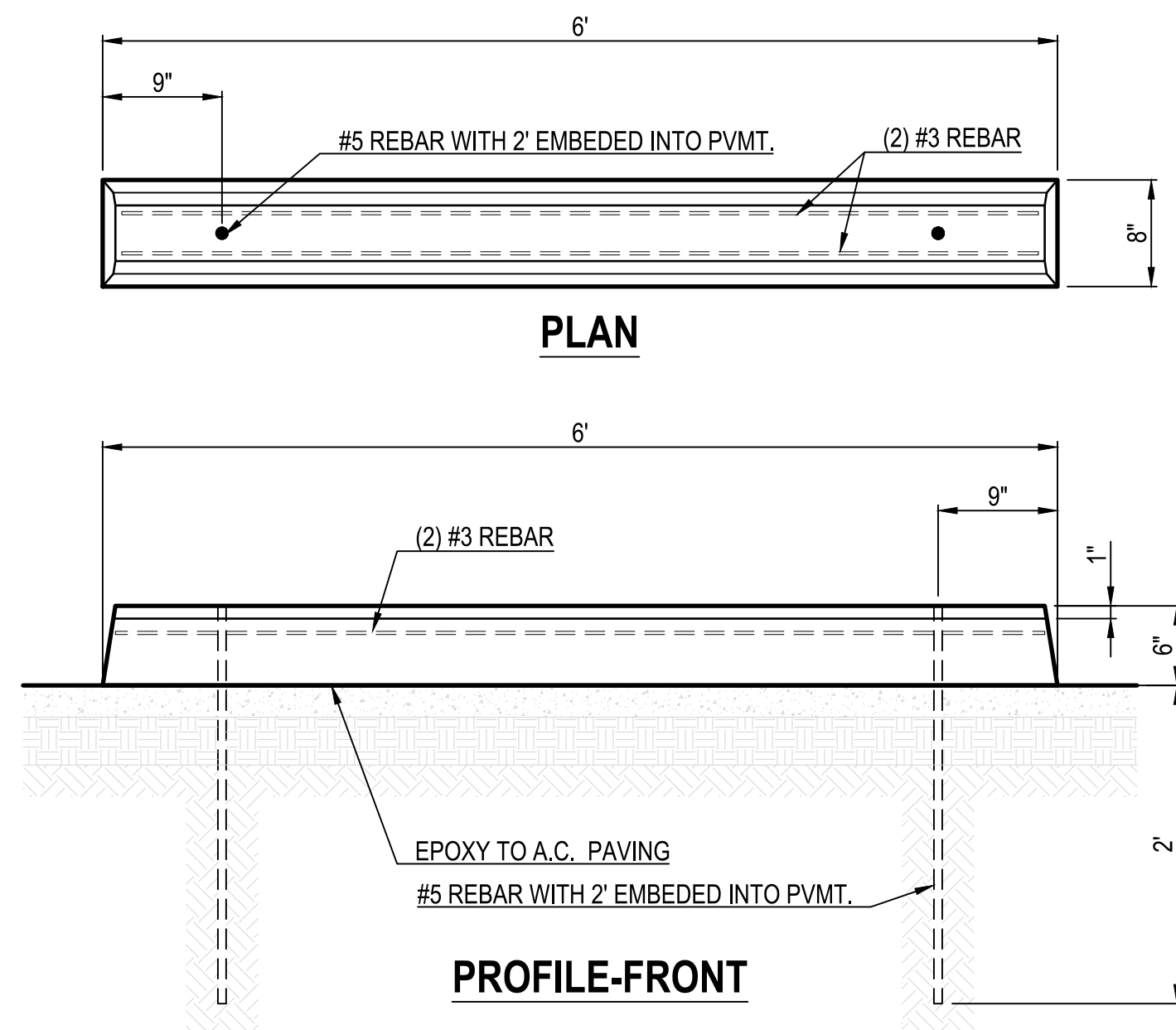
**6 TYPICAL CROSS SECTION**  
 NOTE:  
 \*LOCATION OF UNDERGROUND UTILITIES MAY VARY.



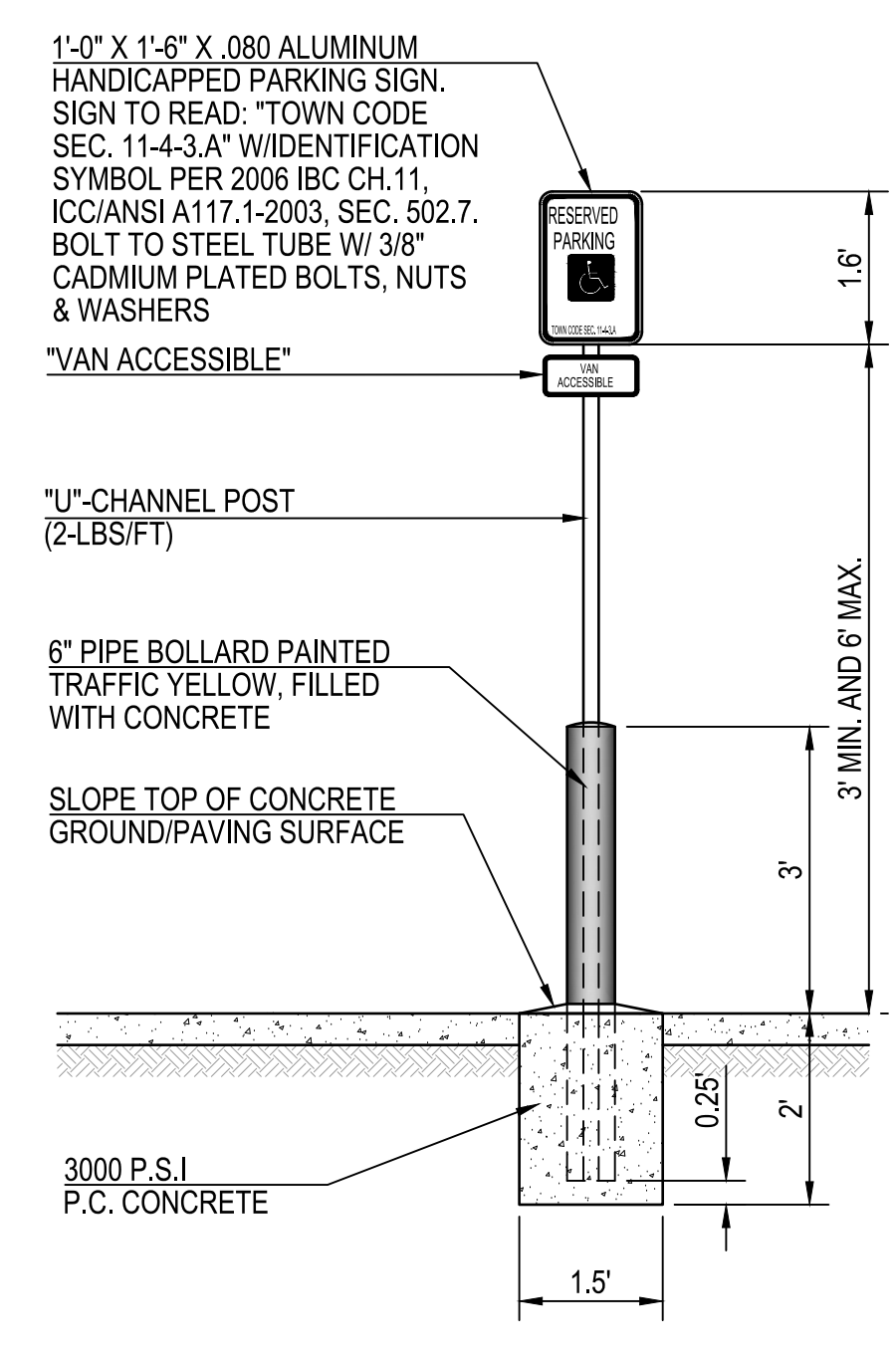
**9 PAVEMENT STRUCTURE**  
 \*SEE GEOTECHNICAL INVESTIGATION REPORT N.T.S.



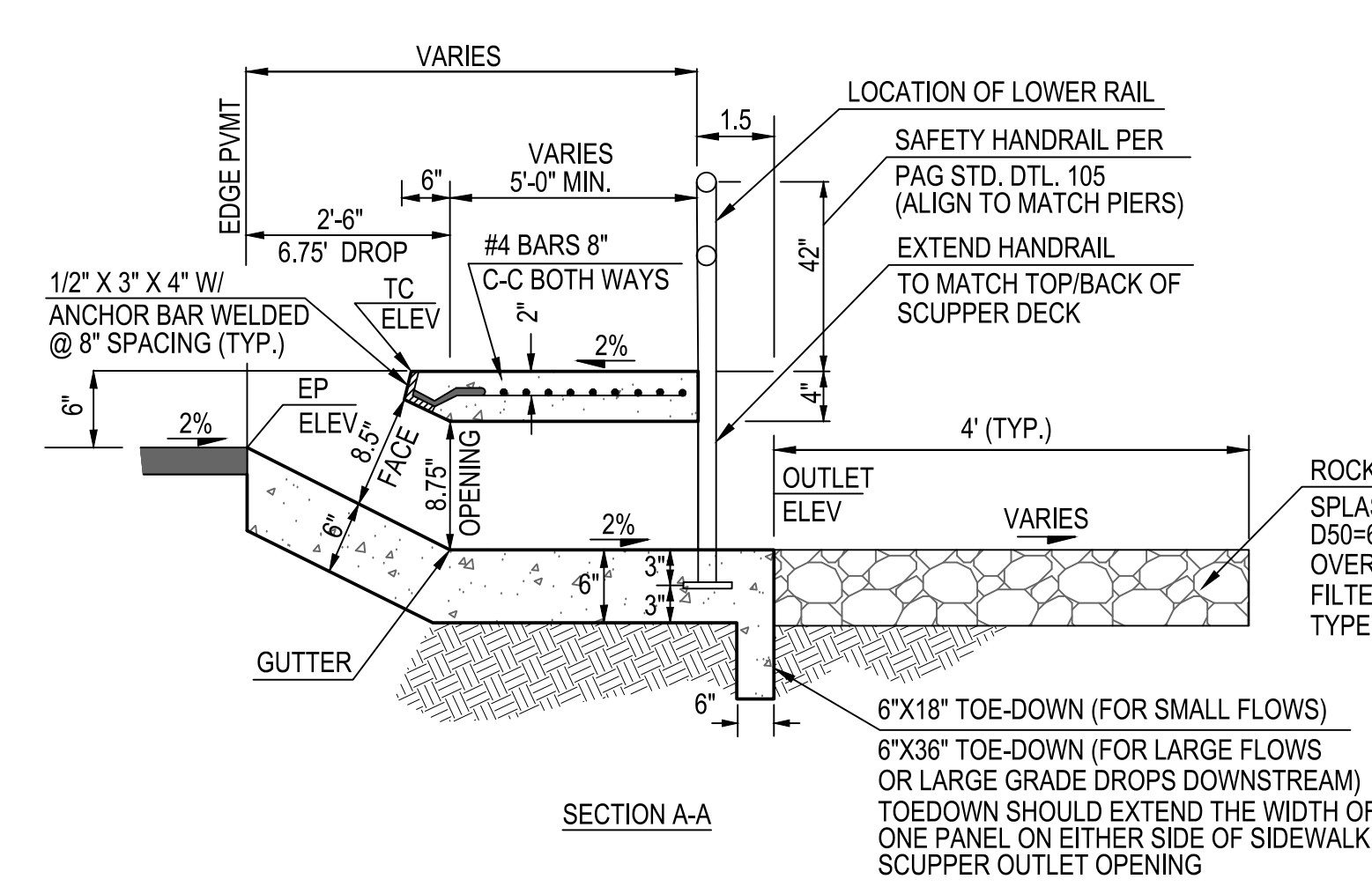
PROJECT NO: P19xxxx  
 G1800XXX  
 RELATED CASE #s  
 OV9-01-05, (O)02-33  
 OV1801569, (O)19-04



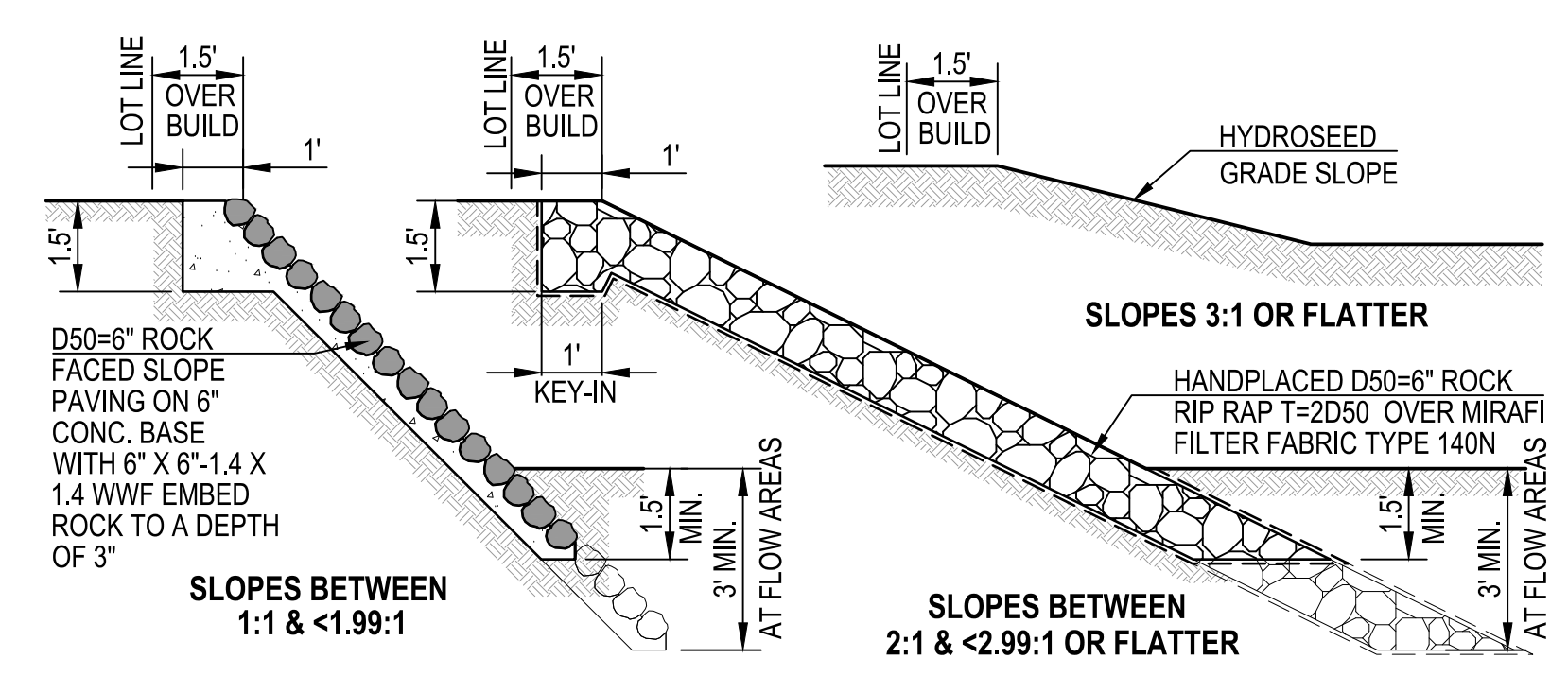
2 TYPICAL HANDICAP SYMBOL  
N.T.S.



3 TYPICAL ACCESSIBLE PARKING SIGN  
N.T.S.



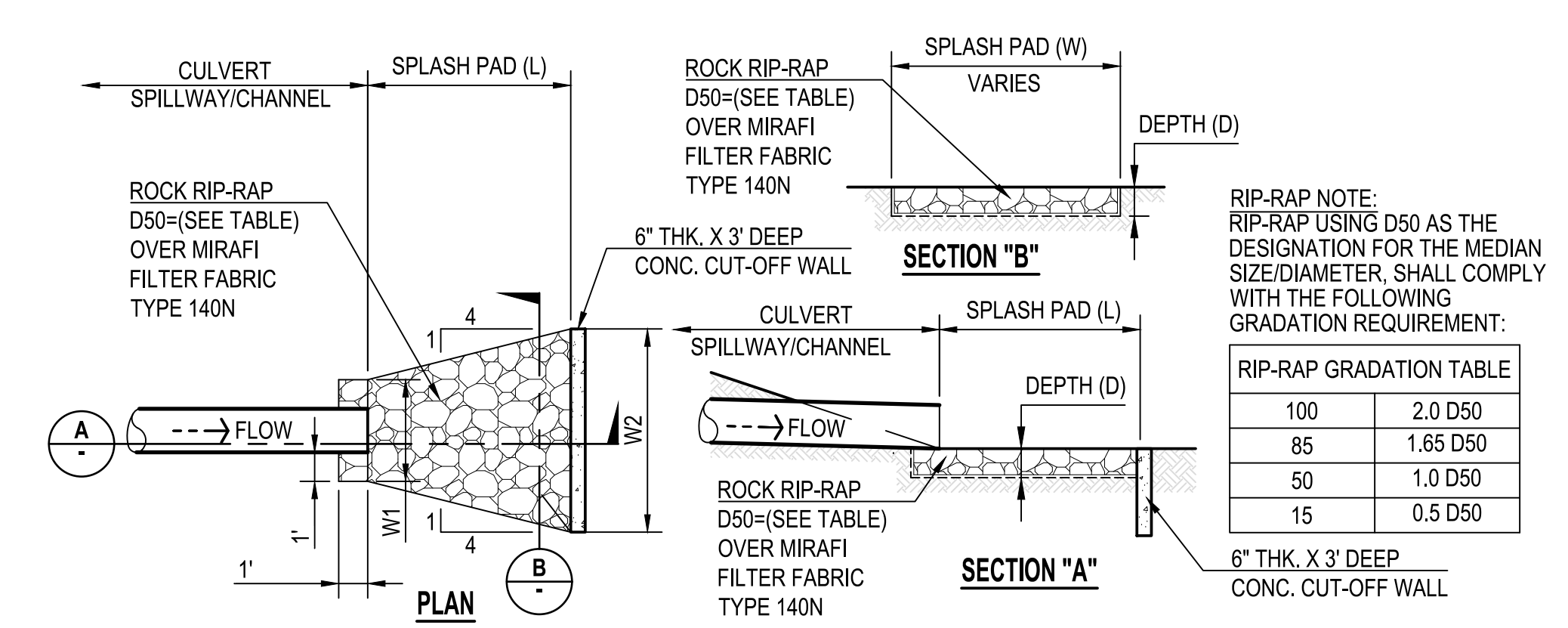
4 SIDEWALK SCUPPER PER PAG  
STD. DTL. 205.5 (MODIFIED) N.T.S.



5 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.

RIP-RAP NOTE:  
RIP-RAP USING D50 AS THE DESIGNATION FOR THE MEDIAN SIZE/DIAMETER, SHALL COMPLY WITH THE FOLLOWING GRADATION REQUIREMENT:

RIP-RAP GRADATION TABLE	
100	2.0 D50
85	1.65 D50
50	1.0 D50
15	0.5 D50



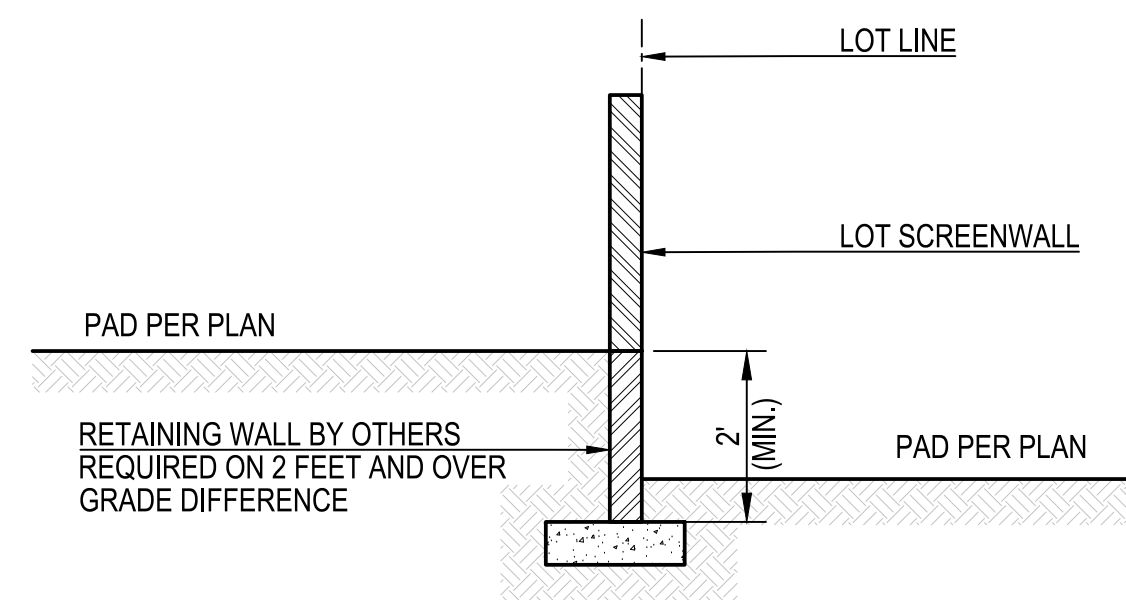
6 SPLASH PAD @ STORM DRAIN OUTLETS  
N.T.S.

TABLE OF RIP-RAP DIMENSIONS

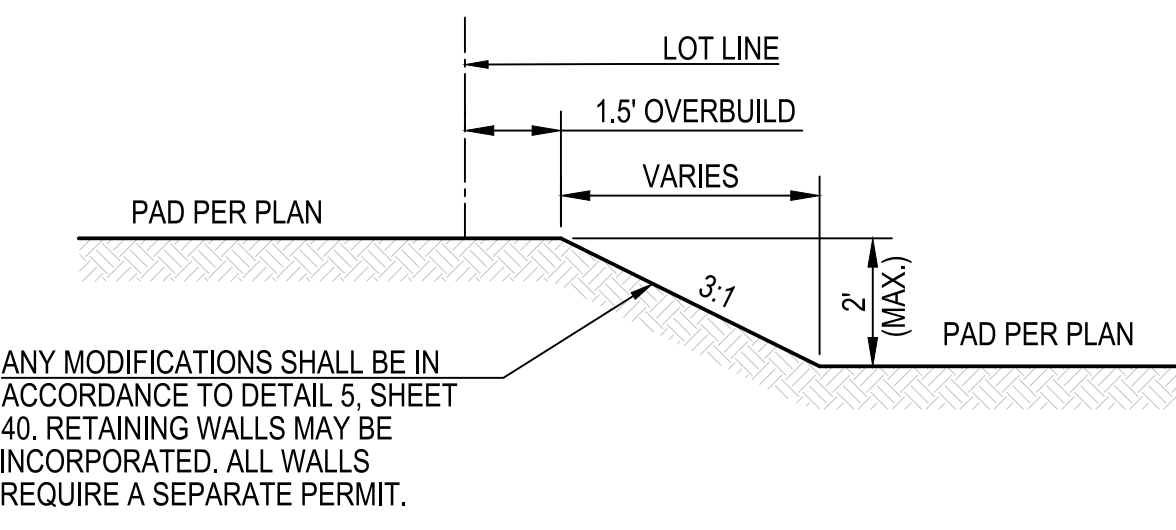
CP	STRUCTURE DESCRIPTION	Q100 (cfs)	APRON LENGTH L (ft)	APRON WIDTH W1 (ft)	APRON WIDTH W2 (ft)	APRON DEPTH D (in)	RECOMMENDED D50 (in)	V100 (fps)
1.4a	1-24" SRP	9.3	10	4	9	18	9	9.56
2.2	1-30" SRP	39.2	18	4.5	13.5	24	12	11.99
4.1	1-42" SRP	53.2	18	5.5	14.5	24	12	11.88

RIP-RAP NOTE:  
RIP-RAP USING D50 AS THE DESIGNATION FOR THE MEDIAN SIZE/DIAMETER, SHALL COMPLY WITH THE FOLLOWING GRADATION REQUIREMENT:

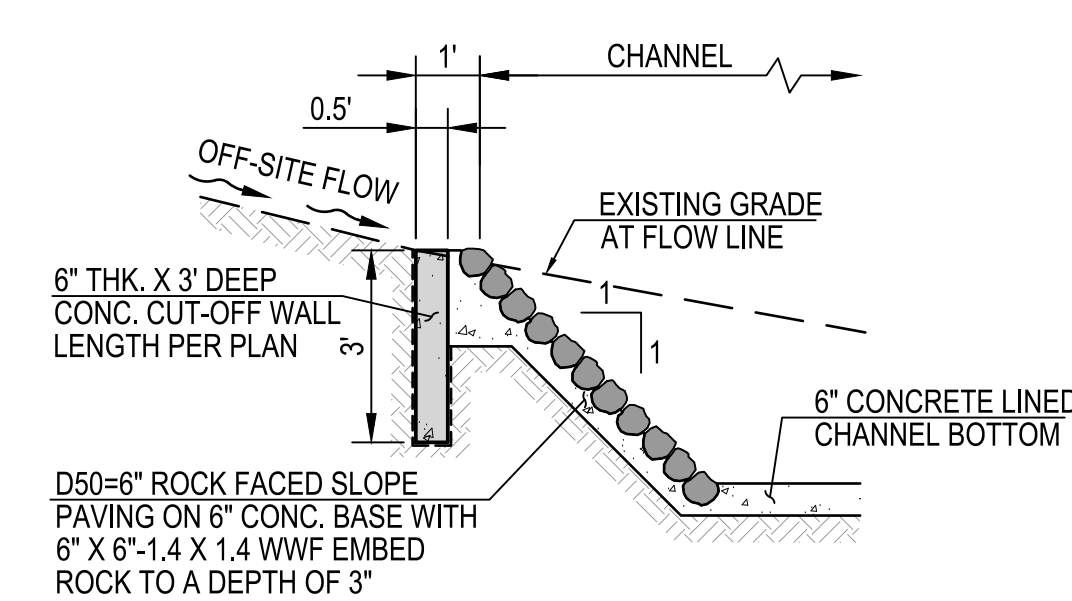
RIP-RAP GRADATION TABLE	
100	2.0 D50
85	1.65 D50
50	1.0 D50
15	0.5 D50



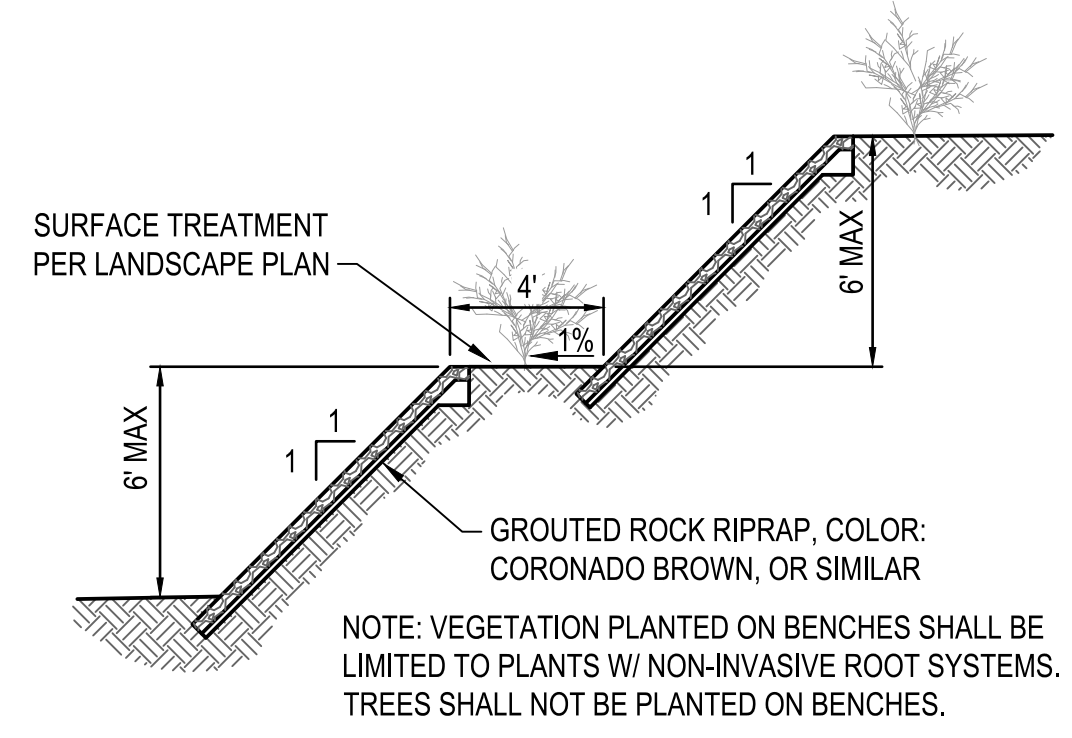
**1 LOT TO LOT RETAINING WALL SECTION**  
N.T.S.



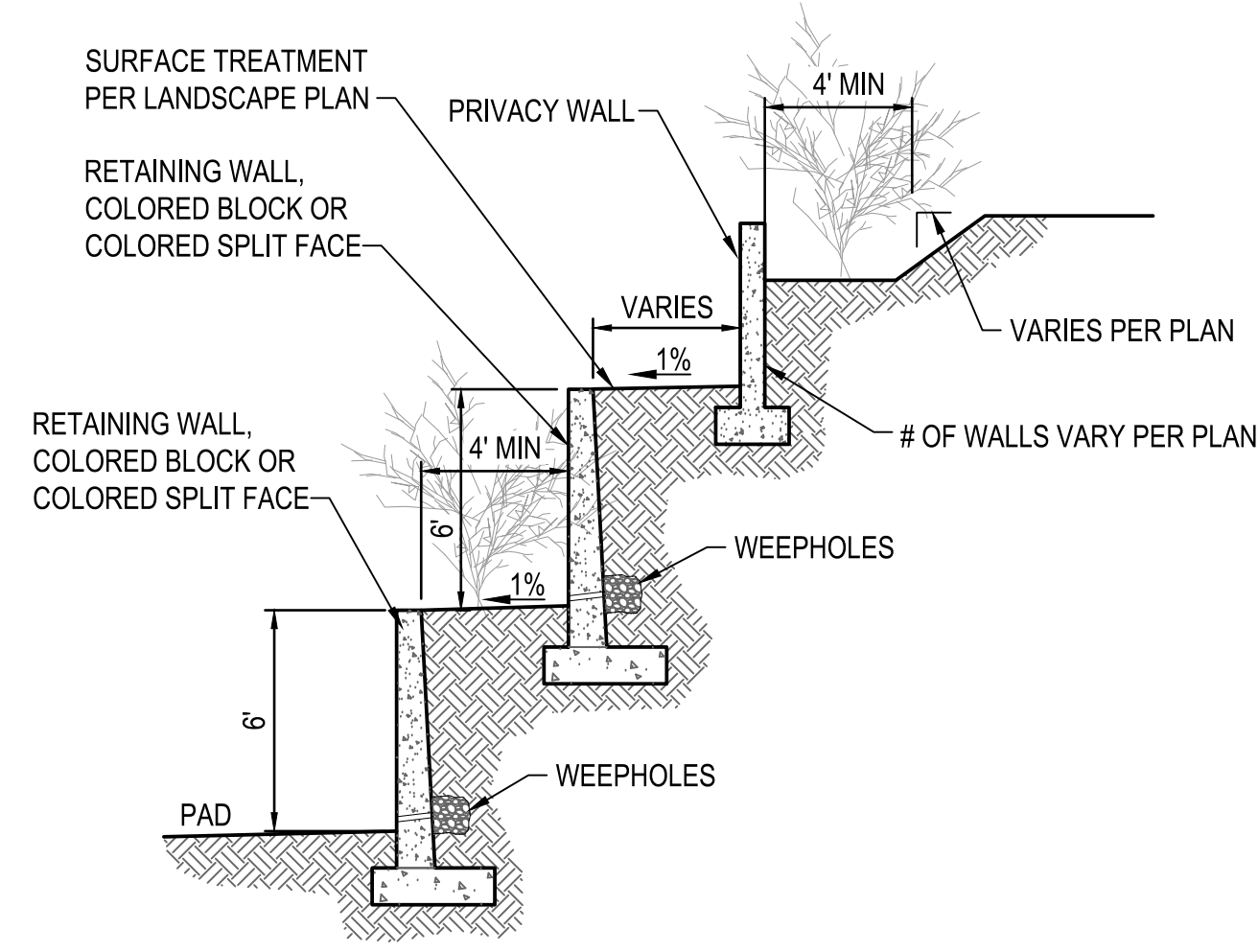
**2 LOT TO LOT SLOPE GRADING SECTION**  
N.T.S.



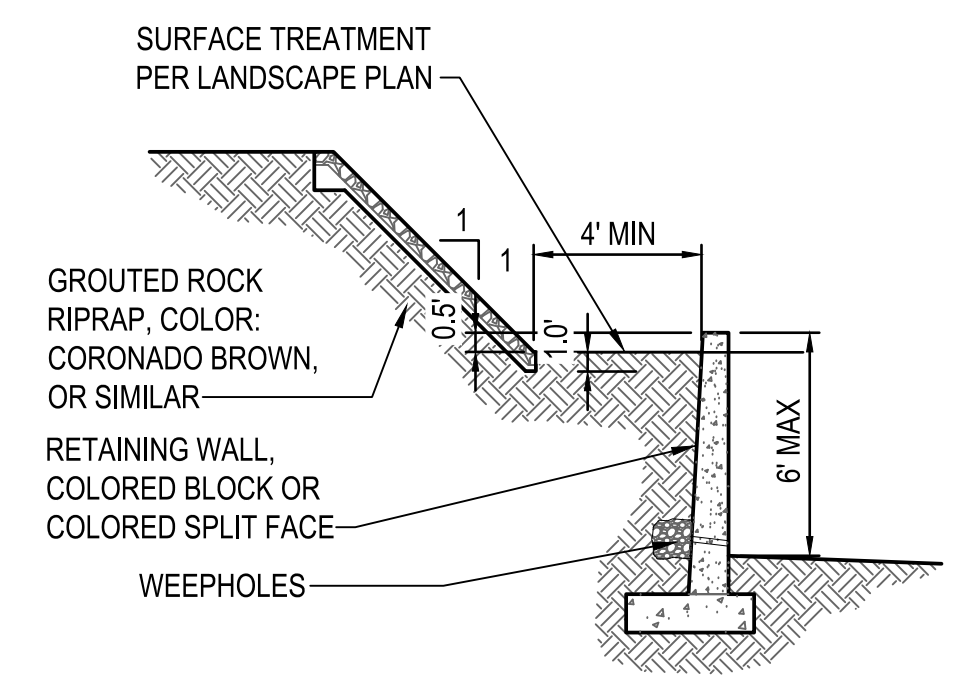
**3 CHANNEL CUTOFF WALL SECTION**  
SEE TABLE OF CONSTRUCTED CHANNELS  
DETAIL 8 ON SHEET 40  
N.T.S.



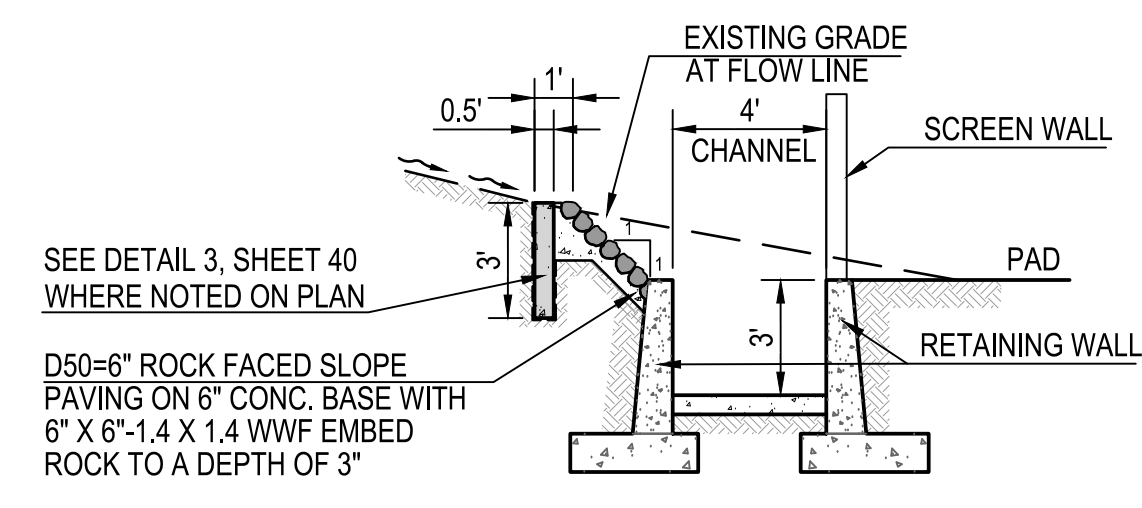
**4 TERRACED GROUDED RIPRAP SLOPE STABILIZATION SECTION**  
N.T.S.



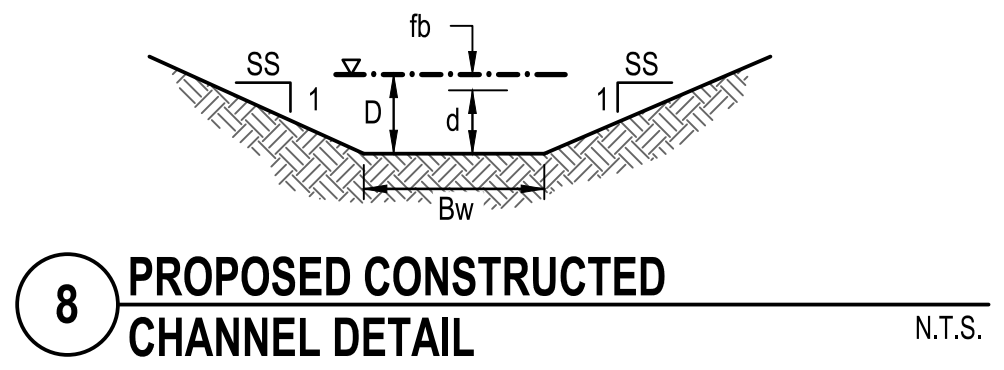
**5 TERRACED RETAINING WALLS SECTION**  
NOTE: RETAINING WALLS ARE BY SEPARATE PERMIT.  
N.T.S.



**6 RETAINING WALL WITH GROUDED ROCK RIPRAP SECTION**  
NOTE: RETAINING WALLS ARE BY SEPARATE PERMIT.  
SEE TABLE OF CONSTRUCTED CHANNELS  
DETAIL 8 ON SHEET 40  
N.T.S.



**7 DRAINAGE CHANNEL SECTION**  
NOTE: RETAINING WALLS ARE BY SEPARATE PERMIT.  
SEE TABLE OF CONSTRUCTED CHANNELS  
DETAIL 8 ON SHEET 40  
N.T.S.



**8 PROPOSED CONSTRUCTED CHANNEL DETAIL**  
N.T.S.

X-SEC	Q100 (cfs)	V100 (fps)	fb	d	D	SLOPE (%)	Bw	SS	n
x1.2	4	3.7	0.08	0.25	0.33	4	4	1	0.03
x1.3a	4.2	4.4	0.09	0.22	0.31	6.7	4	1	0.03
x1.3b	9.2	3.1	0.13	0.63	0.76	1	4	1	0.03
x1.4a	11.6	3.5	0.17	0.83	1	1	4	-	0.03
x1.4b	31.8	4.7	0.34	1.7	2.04	1	4	-	0.03
x1.4c	31.8	4.7	0.34	1.7	2.04	1	4	-	0.03
x1.4a-1	3.1	2.2	0.07	0.35	0.42	1	4	-	0.03
x1.4a-2	9.3	4.9	0.19	0.73	0.92	4	-	4 & 3	0.03
x1.5a	5.8	2.7	0.1	0.48	0.58	1	4	1	0.03
x1.5b	0.8	2.1	0.03	0.09	0.12	4.3	4	1	0.03
x1.5c	1.8	1.8	0.05	0.24	0.29	1	4	0 & 1	0.03
x1.6	2.9	4.1	0.07	0.17	0.24	8.2	4	1	0.03
x1.7a	1.5	1.6	0.04	0.21	0.25	1	4	2	0.03
x1.7b	4.2	3.3	0.08	0.28	0.36	2.9	4	2	0.03
x2.1	0.8	1.8	0.03	0.11	0.14	2.7	4	-	0.03
x2.1a	6	2.7	0.16	0.86	1.02	1	-	3	0.03
x2.1b	6.7	2.9	0.12	0.58	0.7	1	4	-	0.03
x2.1c	13.3	3.6	0.19	0.92	1.11	1	4	-	0.03
x2.4a	1.1	1.5	0.04	0.18	0.22	1	4	0 & 1	0.03
x2.4b	4.5	5.5	0.11	0.2	0.31	12	4	1	0.03
x2.4c	9.9	5.5	0.15	0.41	0.56	5	4	1	0.03
x3.1a	1.7	1.8	0.05	0.23	0.28	1	4	1 & 0	0.03
x3.1b	17.9	3.5	0.23	1.22	1.45	1	-	3 & 4	0.03
x3.1c	20.6	11.1	0.39	0.42	0.81	20	4	1	0.03
x4.1	0.8	1.3	0.03	0.15	0.18	1	4	1 & 0	0.03
x4.2a	2	2.4	0.05	0.19	0.24	2.3	4	2	0.03
x4.2b	3.6	2.2	0.07	0.35	0.42	1	4	2	0.03
x4.3a	2.7	2	0.06	0.3	0.36	1	4	2	0.03
x4.3b	32.9	4.7	0.28	1.33	1.61	1	4	1	0.03
x4.3c	1.2	1.6	0.04	0.19	0.23	1	4	-	0.03

Conc. Point	Drainage Area (ac)	2-Year (cfs)	10-Year (cfs)	50-Year (cfs)	100-Year (cfs)
1.0	27.5	46.1	113	176.7	204.4
1.1	5.6	13.3	26.3	38.9	44.4
1.2	0.5	1.2	2.3	3.5	4
1.3	1.6	1.8	5.9	9.7	11.3
1.4	4.5	5.2	16.5	27.1	31.8
1.4a	1.3	1.7	5	8	9.3
1.5	4.1	6.2	16.3	25.8	30
1.5a	1.1	3.2	5.6	8.1	9.1
1.6	0.4	0.5	1.5	2.5	2.9
1.7	0.6	0.7	2.2	3.6	4.2
2.1	7.5	13.9	31.9	49.2	56.7
2.2	1.3	3.1	6.1	9	10.3
2.3	2.4	5.7	11.3	16.7	19
2.4	1.4	1.6	5.1	8.4	9.9
2.5	0.8	0.9	2.9	4.8	5.6
2.6	2.4	5.7	11.3	16.7	19
3.0	5.8	7.9	21.7	35	40.9
3.1	10.5	12	37.3	61.5	72.1
3.2	0.3	1.3	1.9	2.5	2.8
3.3	0.7	3	4.4	5.8	6.5
4.0*	211.2	118	234	364	425
4.1	6.5	11.8	26.5	41.8	49.6
4.2	0.5	0.7	1.9	3.1	3.6
4.3	4.5	6.8	17.8	28.3	32.9
5.0	28.2	24.3	74	126.9	151.3
5.1	15.3	18.4	47.5	79.2	91.6
6.0	1.8	1.6	5.9	10	11.8

\*HEC-HMS VALUES

CONC. PT.	Q100 (cfs)	STRUCTURE
1.1	44.4	Type 5 Catch Basin w/ 7- (EF-1) Grates; 2-4' Wings 1-48" SRP; 146.7 LF @ 1.0% Slope; HW=5.01', V100=10.2 fps
1.2	4	Type 4 Catch Basin w/ 1- (EF-1) Grates; 1-18" SRP; 83.6 LF @ 5.2% Slope; HW=0.77', V100=10.09 fps
1.3	11.3	Type 4 Catch Basin w/ 1- (EF-1) Grates; 1-24" SRP; 33.1 LF @ 1.0% Slope; HW=1.21', V100=7.19 fps
1.4	31.8	Type 4 Catch Basin w/ 4- (EF-1) Grates; 1-42" SRP; 178.9 LF @ 0.9% Slope; HW=4.57', V100=3.31 fps
1.4a	9.3	1-24" SRP; 20 LF @ 3.0% Slope; HW=1.58', V100=9.6fps
1.5	30	Type 4 Catch Basin w/ 4- (EF-1) Grates; 1-42" SRP; 54.8 LF @ 1.0% Slope; HW=2.13', V100=9.14 fps
1.5a	9.1	12' Wide Type 3 Sidewalk Scupper (3 Cells) w/6" Curb Reveal
1.6	2.9	Type 4 Catch Basin w/ 1- (EF-1) Grates; 1-18" SRP; 39 LF @ 1.0% Slope; HW=0.65', V100=5.08 fps
1.7	4.2	Type 4 Catch Basin w/ 1- (EF-1) Grates; 1-18" SRP; 148.8 LF @ 1.0% Slope; HW=0.79', V100=5.61 fps
2.1	56.7	Type 4 Catch Basin w/ 4- (EF-1) Grates; 1-48" SRP; 20.3 LF @ 0.7% Slope; HW=4.38', V100=4.51 fps
2.2	10.3	Type 5 Catch Basin w/ 1- (EF-1) Grates; 2-4' Wings 1-30" SRP; 129.4 LF @ 1.8% Slope; HW=2.11', V100=12.28 fps
2.3	19	Type 5 Catch Basin w/ 1- (EF-1) Grates; 1-4' & 1-8' Wings 1-30" SRP; 217 LF @ 3.7% Slope; HW=1.83', V100=14.83 fps
2.4	9.9	Type 4 Catch Basin w/ 1- (EF-1) Grates; 1-24" SRP; 19.2 LF @ 4.5% Slope; HW=1.13', V100=12.01 fps
2.6	19	Type 5 Catch Basin w/ 2- (EF-1) Grates; 2-4' Wings; 1-30" SRP; 214.2 LF @ 1.0% Slope; HW=2.51', V100=8.19 fps
3.2	2.8	4' Wide Type 3 Sidewalk Scupper (1 Cell) w/6" Curb Reveal
3.3	6.5	10' Wide Depressed Curb Opening w/6" Curb Reveal
4.1	49.6	Type 5 Catch Basin w/ 7- (EF-1) Grates; 1-4' & 1-8' Wings 1-42" SRP; 139 LF @ 1.5% Slope; HW=2.28', V100=12.33 fps
4.2	3.6	Type 4 Catch Basin w/ 1- (EF-1) Grates; 1-18" SRP; 91.4 LF @ 1.0% Slope; HW=0.67', V100=5.38 fps