



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 15, 2018

Title: **Vahalla Estates, Lots 1-65 and Common Area A, P16SC00008**
Developer: Heater Investments Inc., 401K PSP

Introduction/Background:

Acceptance of the above referenced Project/Roadway into the Pima County Maintenance System.

Discussion:

Project/Roadway Improvements have been completed and dedicated to Pima County and Recorded as Public Right-of-Way. Recommendation is made to accept the attached roadways into the Pima County Maintenance System.

Conclusion:

If Approved:

Public improvements completed adjacent to these Subdivision Lots and/or Roadway will be maintained by the Pima County Department of Transportation.

If Denied:

Recently completed improvements to the above referenced Project/Roadway will not be maintained by the Pima County Department of Transportation.

Recommendation:

Acceptance of the attached roadways/subdivision improvements into the Pima County Maintenance System.

Fiscal Impact:

No cost to the Department for these improvements. If accepted into the Maintenance System there will be a cost associated with the maintenance, however not immediately since it is new construction.

Board of Supervisor District:

1 2 3 4 5 All

Department: Transportation Telephone: 520-724-2650

Contact: Martin Landin Telephone: 520-724-2819

Department Director Signature/Date: Ana M. Alvarez 4/23/18

Deputy County Administrator Signature/Date: [Signature] 4/23/18

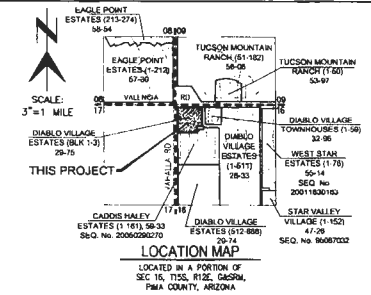
County Administrator Signature/Date: C. [Signature] 4/23/18

PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN

FOR VAHALLA ESTATES, LOTS 1-65 COMMON AREA "A" (DRAINAGE, BUFFERYARD, UTILITIES)

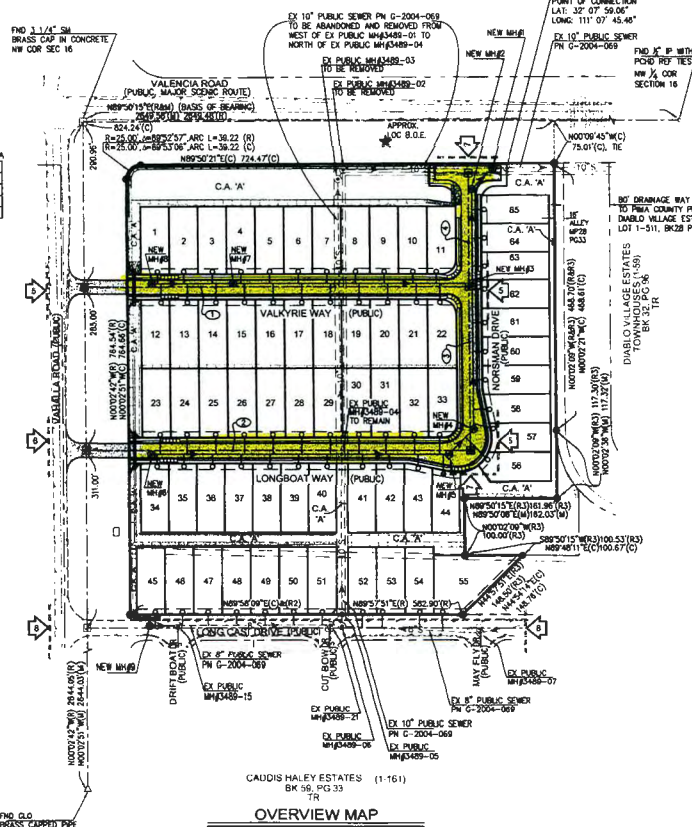
LOCATED IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T15S, R12E, G&SRM, PIMA COUNTY, ARIZONA
A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES
BLOCKS 1-3 AS RECORDED IN BOOK 29 AT PAGE 75 OF MAPS & PLATS

P16SC00008, G-2016-021



STREET CENTERLINE LINE DATA

LINE	BEARING	DISTANCE
(1)	N 89°50'51" E	671.607
(2)	N 09°50'51" E	671.537
(3)	N 09°50'51" W	288.007
(4)	N 09°50'51" W	200.827



SHEET INDEX

- INDEX MAP, LEGEND
 - SEWER GENERAL NOTES
HCS&H TABLES
 - PAVING/GRADING GENERAL NOTES
TYP STREET SECTION
 - CATCH BASIN DTLS
 - STREET AND SEWER PLAN
 - SIGNING AND STRIPING PLAN
- OWNER**
FIDELITY NATIONAL TITLE AGENCY
INC. AN ARIZONA CORPORATION
UNDER TRUST NO. 80439
ATTN: MARTY HILL
6245 EAST BROADWAY
SUITE 200
TUCSON, AZ 85711
PH: (520) 290-6227
- DEVELOPER**
HEATER INVESTMENTS INC 401K PSP
ATTN: JOSEPH HEATER
7400 N ORACLE ROAD
TUCSON, AZ 85704-6331
PH: (520) 742-6750

- LEGEND**
- SUBJECT PARCEL LINE
 - INTERIOR LOT LINES OF SUBJECT PARCEL
 - ADJACENT PARCEL/RIGHT OF WAY LINE
 - STREET CENTERLINE
 - EXIST STREET CENTERLINE/SECTION LINE
 - NEW EASEMENT AS NOTED
 - EXIST EASEMENT AS NOTED
 - SETBACKS
 - PROPOSED PAVEMENT AND CURB/HEADER
 - EXIST EDGE OF PAVT/CURB
 - EXIST CONTOURS
 - NEW SEWER, MH, FLOW DIRECTION
 - NEW HOUSE CONNECTION SEWER (HCS) & CLEANOUT
 - EXIST WATERLINE, VALVE, FH, DVA
 - EXIST GAS
 - EXIST UNDERGROUND UTILITIES
 - EXIST OVERHEAD ELEC./UTILITIES, POLE
 - RP RAP
 - SLOPE INDICATORS
 - DIRECTION OF FLOW
 - RADIUS, DIMENSION AS NOTED
 - RIGHT OF WAY
 - NEW SURVEY MONUMENT
 - EXIST SURVEY MONUMENT
 - SET 1/2" IRON PIN, TAGGED 'RLS 12537'
 - FOUND 1/2" IRON PIN
 - RECORD DIM PER DIABLO VILLAGE ESTATES (BOOK 29 MAP PAGE 75)
 - RECORD DIM PER TITLE REPORT LEGAL DESCRIPTION
 - RECORD DIM PER CADDIS HALEY ESTATES (BOOK 58 MAP PAGE 33)
 - RECORD DIM PER RECORD OF SURVEY BOOK 27 PAGE 56
 - CALCULATED DIMENSION PER SURVEY
 - MEASURED DIMENSION PER SURVEY
 - SHEET INDEX
 - SIGHT VISIBILITY TRIANGLE (SVT)

AS-BUILT CERTIFICATION:
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 OR CIVIL ENGINEER _____ DATE _____
REGISTRATION NUMBER _____ EXPIRES _____

SURVEY NOTE
TOPOGRAPHIC, BOUNDARY, EASEMENT AND EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN IS BASED ON A SURVEY ENTITLED "BOUNDARY SURVEY OF A PORTION OF BLOCK 1, DIABLO VILLAGE ESTATES, AS RECORDED IN BOOK 29 OF MAPS & PLATS AT PAGE 75 WITHIN SECTION 16, T15S, R12E, G&SRM, PIMA COUNTY, ARIZONA" PREPARED BY PRECISION LAND SURVEYING, INC.

***BASIS OF ELEVATION (AS NOTED IN AFOREMENTIONED SURVEY)**
RAIL ROAD SPIKE ON NORTH FACE OF POWER POLE #27602 APPROX. 50 FEET SOUTH OF VALENCIA ROAD EDGE OF PAVEMENT. LAT. = 32°17'50", LONG. = -111°17'50" AS SHOWN ON PIMA CO. SURVEY DEPT. BENCH MARK LOCATIONS W.O. # 1001644 DATED 03-02-11. ALSO KNOWN AS BM# 1004 ELEV = 2473.09 NAVD 88 DATUM

BASIS OF BEARING (AS NOTED IN AFOREMENTIONED SURVEY)
THE NORTH LINE OF THE NW 1/4 OF SECTION 16 AS SHOWN ON THE PLAT MAP OF DIABLO VILLAGE ESTATES (BOOK 29 MAP, PAGE 75). BEARING BEING: N 89°50'15" E



NO.	BY	DATE	REVISION	APPR.	DATE



PREPARED BY:

GREG CARLSON ENGINEERING, L.L.C.
1821 E. Broadway Blvd., Suite 401, 85718
(520) 424-0270 to (520) 424-4187
www.greccarlson.com

PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VAHALLA ESTATES LOTS 1-65, COMMON AREA "A" (DRAINAGE, BUFFERYARD, UTILITIES)
LOCATED IN A PORTION OF SEC 16, T15S, R12E, G&SRM, PIMA COUNTY, ARIZONA
A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3
RECORDED IN BK 29 PG 75, MAP

SCALE: 1"=100'
SHEET: N/A OF 13-034
DATE: MAY 2016

PUBLIC SEWER GENERAL NOTES

- ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT'S (PORWRD) ENGINEERING DESIGN STANDARDS 2012 (EDS 2012) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2012 (SSC 2012). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PORWRD WEBSITE (www.pima.gov).
- BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM. SEE BASIS OF ELEVATION NOTE ON SHEET 1.
- BASES OF BEARING IS AS NOTED ON BASIS OF BEARING NOTE ON SHEET 1.
- THE CONTRACTOR SHALL CALL "BLUE STAKE" (520-774-4358) A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL KEEP ALL "BLUE STAKE" REQUESTS UP-TO-DATE AND COMPLY WITH APPLICABLE ARIZONA REVISED STATUTES (A.R.S.), TITLE 40, CHAPTER 1, ARTICLE 6.3, SECTION 4.00-360.22 PERTAINING TO "BLUE STAKE". ERRORS IN "BLUE STAKE" SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL "BLUE STAKE" (1-800-782-5348), A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION AND IMPLEMENTATION. VERIFICATION MAY REQUIRE POT-HOLING.
- HOUSE OR BUSINESS CONNECTION SEWERS (HCS OR BCS) ARE NOT PART OF THE PUBLIC SANITARY SEWER CONVEYANCE SYSTEM. PRIVATE CONNECTION SEWERS CONSTRUCTED PRIOR TO JANUARY 2008 ARE NOT REQUIRED TO BE BLUE STAKED. ANY HCS/BCS DISCOVERED DURING CONSTRUCTION SHALL BE PROTECTED, REPAIRED, OR RELOCATED, AS THE SITUATION DICTATES PER PORWRD SSC 2012, DETAIL RW9D 400 AND A10 AT NO EXPENSE TO THE PROPERTY OWNER OR PORWRD.
- BACKFLOW VALVES ARE REQUIRED FOR LOTS 9, 10, 11, 48, 49, 50, 51.
- ANY ACTIVITY THAT MIGHT AFFECT THE SANITARY SEWER SYSTEM (MATERIALS ENTERING THE SYSTEM, CONVEYANCE AND TREATMENT) REQUIRES APPROVAL AND/OR PERMIT BY PORWRD PRIOR TO ANY ACTIVITY.
- SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL (A) PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY (PCEQ) HAS ISSUED A CERTIFICATE OF "CONSTRUCTION AUTHORIZATION" FOR THIS PROJECT, AND (B) THE CONTRACTOR HAS OBTAINED A PUBLIC SEWER CONSTRUCTION PERMIT FROM PORWRD (520-774-4358), AND (C) A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED PIMA COUNTY PROJECT FIELD INSPECTOR IS SCHEDULED AT LEAST THREE (3) FULL WORKING DAYS PRIOR TO THE START OF SEWER CONSTRUCTION. FLOW MANAGEMENT PLANS SHALL BE SUBMITTED TO FIELD ENGINEERING THIRTY (30) DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL MAKE FULL PAYMENT OF THE INSPECTION FEES AND OBTAIN A PORWRD SEWER CONSTRUCTION PERMIT FROM THE PIMA COUNTY SEWER CONSTRUCTION PERMIT SECTION (3) FULL BUSINESS DAYS PRIOR TO COMMENCING ANY SEWER CONSTRUCTION ACTIVITIES. FIVE (5) SETS OF THE CONSTRUCTION PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS (IF APPLICABLE) SHALL BE SUBMITTED WITH THE SANITARY SEWER CONSTRUCTION PERMIT APPLICATION. FIELD ENGINEERING REQUIRES A MINIMUM OF 3 BUSINESS DAYS NOTIFICATION (520-740-2651). NO WORK SHALL BE PERFORMED IN ANY CASE WITHOUT A PORWRD CONSTRUCTION PERMIT.
- IMMEDIATELY REPORT ANY OF THE FOLLOWING TO EITHER PORWRD FIELD ENGINEERING (520-740-2651) OR PORWRD CONVEYANCE DIVISION (520-774-3000): ANY RELEASE OF SEWAGE, ANY DAMAGE TO THE PUBLIC SANITARY SEWER SYSTEM, OR THE DROPPING OF DEBRIS INTO THE PUBLIC SANITARY SEWER SYSTEM. ON WEDNESDAYS, HOLIDAYS, OR BETWEEN 5:00 P.M. AND 7:00 A.M. IMMEDIATELY CALL PORWRD CENTRAL CONTROL ROOM AT 520-445-7800 AND REQUEST A PORWRD REPRESENTATIVE TO BE DISPATCHED TO THE SITE. TAKE IMMEDIATE ACTION TO CONTAIN THE SANITARY SEWER OVERFLOW (SSO) FROM THE SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, FOR ALL EXPENSES TO MITIGATE THE RELEASE AND TO DISINFECT THE RELEASE AREAS AND FOR ANY REGULATORY PENALTIES LEVIED ON PORWRD BECAUSE THE SSO ENTERED A NATURAL DRAINAGEWAY OR STORMWATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY PORWRD.
- THE INSPECTION OF THE CONTRACTOR'S WORK BY AN AGENCY AND/OR PORWRD STAFF SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS AND/OR SPECIFICATIONS. IF THE ENGINEER OF RECORD OR PORWRD STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR FOR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR RELIEVE THE CONTRACTOR OF PERFORMING CORRECTIONS TO THE UNSATISFACTORY WORK WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES AND PORWRD ENTRY GUIDELINES.
- ALL ROUGH GRADING, INCLUDING FILL, SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF SANITARY SEWERS TO A MINIMUM OF 4 FEET OVER THE TOP OF THE SEWER PIPE AND COMPACTED AS INDICATED ON THE PLANS OR AS OTHERWISE DIRECTED BY PORWRD.
- BEDDING, SHADING, AND TRENCH CHANNEL COMPACTATION SHALL BE IN ACCORDANCE WITH SSC DETAIL NO RW9D-04, OR AS SHOWN ON THE PLANS. SHOULD GROUNDWATER OR OTHER UNMANIPULATED SOIL CONDITIONS BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED AS DIRECTED BY THE ENGINEER OF RECORD AND APPROVED BY PORWRD.
- SANITARY SEWER CONSTRUCTION SHALL START AT THE LOWEST DOWNSTREAM POINT AND PROGRESS UPSTREAM, REGARDLESS OF THE STATIONING SHOWN ON THE PLANS. IF NOT, THE CONTRACTOR SHALL PROVIDE AN OUT OF SEQUENCE LETTER FOR APPROVAL BY PORWRD. THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PUBLIC WATER MAINS AND PUBLIC SEWER LINES SHALL COMPLY WITH A.E.C. R18-5-502 AND SD RW9D-108.
- ACCORDING TO THE REVISED "BLUE STAKE LAW" (ARS 40-360.21 THROUGH 40-360.32), THIS PROJECT IS SUBJECT TO THE NEW SERVICE LATERAL DESIGN AND CONSTRUCTION REQUIREMENTS PER SUBSECTION 5.3.5 OF THE PORWRD EDS 2012 AND SSC 2012 SD RW9D-401 AND RW9D-404.
- NEW PUBLIC SEWER FACILITIES MUST BE TESTED, INSPECTED AND AUTHORIZED FOR DISCHARGE BY PORWRD AND DISCHARGING INTO THE EXISTING PUBLIC SANITARY SEWER.
- AS-BUILT SEWER PLANS ARE REQUIRED FOR FINAL ACCEPTANCE OF SEWER CONSTRUCTION BY PORWRD AND SHALL CONFORM TO SUBSECTION 1.4.7 OF THE PORWRD SSC 2012. SUBMIT ONE (1) CD W/ PDF OF AS-BUILT PLANS, ONE (1) SET OF 24"x36" AS-BUILT BULLETS TO FIELD ENGINEER, AND ONE (1) ROLLED SET OF 24"x36" AS-BUILT BULLETS TO THE PORWRD FIELD ENGINEER.
- ONLY PLANS ACCEPTED BY PORWRD SHALL BE USED FOR THE INSTALLATION OF SANITARY SEWER FACILITIES. PLANS ACCEPTED BY PORWRD REQUIRING REVISION SHALL BE RESUBMITTED FOR REVIEW AND RE-ACCEPTANCE BY PORWRD PRIOR TO START OF THE REVISION WORK.
- SEWER CONSTRUCTION WILL NOT BE ACCEPTED BY PORWRD IF IT INCLUDES ADDITIONAL WORK NOT PROVIDED IN THE APPROVED SET OF PLANS. SEE PORWRD SSC 2012, SUBSECTION 1.4.5 REGARDING THE APPROVAL OF FIELD CHANGES.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SANITARY SEWER MANHOLE STRUCTURES AT ALL TIMES.
- ALL LANDSCAPING LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF THE PUBLIC SANITARY SEWER AND MANHOLES AND/OR WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN PORWRD EDS 2012, SUBSECTION 7.7.
- ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES SHALL BE INSTALLED SO AS TO PREVENT ALL STORMWATER, CONSTRUCTION WATER, FUEL, CHEMICALS, OR LIQUIDS TO BE DIRECTED INTO OR INTO ANY SANITARY SEWER FACILITIES. PROTECTION OF SANITARY SEWER FACILITIES SHALL BE A PART OF THE APPROVED CONSTRUCTION SWPPP AND BEST MANAGEMENT PRACTICES. PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND ALL POTENTIALLY AFFECTED SANITARY SEWER FACILITIES WITHIN THE PROJECT LIMITS. ADDITIONAL MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO THE USE OF RAIN STOPPERS AND MANHOLE COVERS AS DETAILED NECESSARY BY PORWRD.
- ALL PROJECT ACTIVITIES MUST BE KEPT WITHIN THE PROJECT AREAS. A CAUTION SHALL BE NOTED CONCERNING HUMAN REMAINS. ARCHAEOLOGICAL CLEARANCE RECOMMENDATIONS DO NOT EXCUSE THE DEVELOPMENT FROM COMPLIANCE WITH STATE BURIAL PROTECTION LAWS. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, AND/OR CEREMONIAL OBJECTS AND FUNERARY OBJECTS ARE FOUND DURING EXCAVATION OR CONSTRUCTION, STOP ALL DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. STATE LAWS ARE 41-868 AND ARE 41-864 REQUIRE THAT THE ARIZONA STATE MUSEUM BE NOTIFIED OF THE DISCOVERY AT 520-621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THEM CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPAIRATION AND REBURIAL OF THE REMAINS. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL ARCHAEOLOGIST PENDING THE CONSULTATION AND REVIEW BY THE ARIZONA STATE MUSEUM AND THE CONCERNED CULTURAL GROUPS. SURVEY OUT SHEETS SHALL BE DEVELOPED IN ACCORDANCE WITH SUBSECTION 3.2.2(A)(V) OF THE PORWRD EDS 2012. CERTIFIED CUT SHEETS SHALL BE SUBMITTED TO THE PORWRD FIELD ENGINEER PRIOR TO COMMENCEMENT OF SEWER CONSTRUCTION. THE CUT SHEETS ARE FOR THE PROJECT FILE AND CONSTRUCTION WILL NOT BE DELAYED DUE TO REVIEW OF THE DELIVERABLE. ANY ERRORS OR OMISSIONS RESULTING IN IMPROPER SEWER CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF PORWRD. REFER TO SUBSECTION 3.2.2(A)(V) FOR ALIGNMENT VERIFICATION REQUIREMENTS INCLUDING THE SPACING REQUIREMENTS FOR GRADE STAKES.
- SURVEY LAYOUT AND SURVEY CONTROL SHALL BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A REGISTERED LAND SURVEYOR (RLS) REGISTERED IN THE STATE OF ARIZONA. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, THE INDIVIDUAL OR COMPANY RESPONSIBLE FOR SURVEY LAYOUT AND CONTROL SHALL CONTACT THE PIMA COUNTY DEPARTMENT OF TRANSPORTATION, SURVEY SECTION, DANIEL TREMBLAY, RLS, SURVEY MANAGER, AT 520-740-2629 TO ARRANGE A MEETING TO REVIEW SURVEY CONTROL, (HORIZONTAL AND VERTICAL) TO BE UTILIZED ON THE PROJECT.

PUBLIC SEWER GENERAL NOTES CONTINUED.

- FOR FLOW MANAGEMENT PLAN REQUIREMENTS SEE THE PORWRD SSCS 2012, SECTION 2. CALL REGIONAL WASTEWATER FIELD ENGINEERING AT 520-740-2651 REGARDING ALL QUESTIONS INVOLVING THE PREPARATION OF FLOW MANAGEMENT PLANS. PORWRD SSC 2012, SUBSECTION 2.2.1 APPLIES TO ANY PROJECT THAT REQUIRES TRENCHING WITHIN SIX (6) FEET HORIZONTALLY AND/OR TWO (2) FEET VERTICALLY OF AN EXISTING PUBLIC SEWER LINE. PROCEEDING ANY WORK THAT MAY AFFECT A LIVE SEWER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO: (A) IDENTIFY AND INCLUDE ALL FLOW MANAGEMENT COSTS IN THE CONSTRUCTION BID AND (B) PROVIDE A FLOW MANAGEMENT PLAN THIRTY (30) DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
- FOR PROJECTS REQUIRING A FLOW MANAGEMENT PLAN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO (A) IDENTIFY AND INCLUDE ALL FLOW MANAGEMENT COSTS IN THE SEWER CONSTRUCTION BID SUBMITTED WITH THE PUBLIC SEWER PERMIT APPLICATION, AND (B) PROVIDE A FLOW MANAGEMENT PLAN (FMP) TO AT LEAST THIRTY (30) DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH PORWRD FIELD ENGINEERING PRIOR TO BEGINNING SEWER CONSTRUCTION. FIELD ENGINEER WILL REVIEW THE FMP WITHIN 10 BUSINESS DAYS TO ACCOMMODATE REVIEW AND REGION CHIEFS. REFER TO SECTION 2 OF THE PORWRD SSC 2012, FOR ANY QUESTIONS REGARDING FLOW MANAGEMENT, PLEASE CONTACT PORWRD FIELD ENGINEERING AT 520-740-2651.
- THE CONTRACTOR SHALL FURNISH, OPERATE AND MAINTAIN ALL EQUIPMENT AND LABOR NECESSARY TO PROVIDE CONTINUOUS 24 HR/DAY SANITARY SEWER SERVICE TO ALL PARTIES TRIBUTARY TO A LIVE SANITARY SEWER TO WHICH A CONNECTION IS TO BE MADE. THE PORWRD CONVEYANCE SECTION SHALL BE NOTIFIED AT (520-774-3500) A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT COULD EITHER ADVERSELY IMPACT THE FLOW WITHIN A LIVE SANITARY SEWER SYSTEM, OR INVOLVE CONNECTION TO ANY PUBLIC SANITARY SEWER. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 2 OF THE PORWRD SSC 2012, WHERE CONNECTIONS TO EXISTING MANHOLES ARE TO BE MADE, THE CONTRACTOR SHALL CONSTRUCT NEW INVERTS IN THE EXISTING BASE TO SMOOTHLY DIRECT THE FLOW IN THE PROPER DIRECTION.
- 707 LINEAR FEET OF EXISTING 10" DIAMETER PUBLIC SEWER FROM MANHOLE#5489-01 TO MANHOLE#5489-04 OF PN 0-2004-069 IS TO BE ABANDONED. REMOVE SEWER COMPLETELY. SEWER SHALL NOT BE ABANDONED IN PLACE WITHOUT PRIOR APPROVAL FROM PORWRD. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO ADJUST OR RECONSTRUCT ALL SANITARY SEWER MANHOLES TO FINISH GRADE. ALL FRAMES AND COVER ADJUSTMENTS ARE TO BE IN ACCORDANCE WITH THE PORWRD SSC 2012, DETAIL RW9D 211, 212, 304, OR 305 (AS APPLICABLE) AND DETAIL RW9D 306. WHILE ADJUSTING THE MANHOLE TO FINISHED GRADE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FRAMES AND COVERS ARE CLEANED OF ANY AND ALL ATTACHED MATERIAL (ASPHALT, CONCRETE, ETC.) AND THAT ANY VENT HOLES ARE OPEN AND CLEAR OF OBSTRUCTIONS. IF THE FRAME AND COVER ARE DAMAGED OR CANNOT BE COMPLETELY CLEANED, A NEW FRAME AND COVER ARE TO BE PUT INTO PLACE. COSTS ASSOCIATED WITH THESE ACTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO PORWRD SSC 2012, DETAIL RW9D 213 - 218 FOR FRAME AND COVER REQUIREMENTS.
- THIS PUBLIC SEWER IS DESIGNED AT MINIMUM ALLOWABLE PIPE SLOPE. SPECIAL CARE SHOULD BE TAKEN TO ASSURE DESIGN SLOPE IS MAINTAINED. SEWERS FOUND TO BE CONSTRUCTED AT INSUFFICIENT SLOPES WILL NOT BE ACCEPTED BY PORWRD AND/OR ADEQ. CORRECTIVE ACTION, INCLUDING RE-CONSTRUCTION OF THE SEWER(S) AT THE SOLE EXPENSE OF THE PROJECT OWNER/CONTRACTOR, WILL BE REQUIRED. AS-BUILT PLANS SHALL BE REQUIRED FOR ALL NEW PUBLIC SEWERS PRIOR TO FINAL ACCEPTANCE.
- EXISTING MANHOLES# 5489-02 AND 5489-03 OF PN 0-2004-069 ARE TO BE REMOVED. CONTRACTOR SHALL REMOVE THE FRAME AND COVER. THE SALVAGED FRAME AND COVER SHALL BE DELIVERED TO PORWRD AT THE LOCATION SPECIFIED BY THE RESPECTOR. THE MANHOLES WILL BE COMPLETELY DEMOLISHED, THE CRATER FILLED WITH SELECT MATERIAL AND COMPACTED IN ACCORDANCE WITH THE STANDARDS SET BY THE AGENCY CONTROLLING THE RIGHT-OF-WAY. IN ALL CASES A MINIMUM OF SIX (6) OF THE STANDARD PRODUCTION DENSITY, IN ACCORDANCE WITH THE PROVISIONS OF THE ARIZONA TEST METHOD 225 SHALL BE ACHIEVED. THE CONTRACTOR SHALL DISPOSE OF ALL MANHOLE DEMOLITION MATERIAL OFF-SITE AT A LANDFILL OR OTHER APPROVED LOCATION.

MANHOLE TABLE

MH NO.	MANHOLE AS-BUILT INFO.	
	STATE PLANE COORDINATES (AZ CENTRAL) MAD 83 INTERNATIONAL FEET	
	NORTHING	EASTING
MH #1		
MH #2		
MH #3		
MH #4		
MH #5		
MH #6		
MH #7		
MH #8		
MH #9		

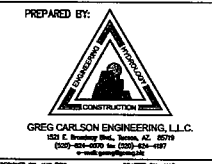
HCS/BCS DESIGN AND AS-BUILT INFORMATION

LOT NO.	CLEANOUT LOCATION	AS-BUILT		DIST. TO DOWNSTREAM MANHOLE
		STATE PLANE COORDINATES (AZ CENTRAL) MAD 83 INTERNATIONAL FEET AT HCS CLEANOUT		
	STATION / OFFSET	NORTHING	EASTING	DISTANCE
1	2428.00	23501.7		
2	2428.00	23501.7		
3	3142.00	23501.7		
4	3174.00	23501.7		
5	4224.00	23501.7		
6	4274.00	23501.7		
7	5124.00	23501.7		
8	5174.00	23501.7		
9	6174.00	23501.7		
10	6174.00	23501.7		
11	7115.00	23501.7		
12	2434.00	23501.7		
13	2480.00	23501.7		
14	3130.00	23501.7		
15	3180.00	23501.7		
16	4430.00	23501.7		
17	4430.00	23501.7		
18	5130.00	23501.7		
19	5180.00	23501.7		
20	6130.00	23501.7		
21	6180.00	23501.7		
22	7120.00	23501.7		
23	2130.00	23501.7		
24	2170.00	23501.7		
25	3127.00	23501.7		
26	3177.00	23501.7		
27	4427.00	23501.7		
28	4477.00	23501.7		
29	5127.00	23501.7		
30	5177.00	23501.7		
31	6127.00	23501.7		
32	6177.00	23501.7		
33	7118.00	23501.7		
34	2140.00	23501.7		
35	2170.00	23501.7		
36	3121.00	23501.7		
37	3171.00	23501.7		
38	4421.00	23501.7		
39	4471.00	23501.7		
40	5121.00	23501.7		
41	5171.00	23501.7		
42	6121.00	23501.7		
43	6180.00	23615.7		
44	7124.00	23615.7		
45	2183.00	23501.7		
46	2186.00	23501.7		
47	3118.00	23501.7		
48	3181.00	23501.7		
49	4118.00	23501.7		
50	4181.00	23501.7		
51	5118.00	23501.7		
52	5182.00	23501.7		
53	6117.00	23501.7		
54	6182.00	23501.7		
55	7122.00	23501.7		
56	0186.00	27701.7		
57	1130.00	36461.7		
58	1171.00	30401.7		
59	2122.00	23501.7		
60	2172.00	23501.7		
61	3122.00	23501.7		
62	3189.00	23501.7		
63	4122.00	23501.7		
64	4172.00	23501.7		
65	5122.00	23501.7		

CO9-73-26
CO12-76-35C
P1203-069

P15FP00009
P15TP00002

P16SC00008
G-2016-021



PREPARED BY:
PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VALLALA ESTATES LOTS 1-65, COMMON AREA "A" (DRAINAGE, BUFFERYARD, UTILITIES)
LOCATED IN A PORTION OF SEC 18, T15S, R30E, GAVESAN PINE COUNTY, ARIZONA A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3, RECORDED IN BK 29 PG 76, MAP

DATE: N/A
SCALE: N/A
DATE: N/A

2/9



NO.	BY	DATE	REVISION	APPR.	DATE

GENERAL NOTES

1. ALL NOTES SHALL CROSS-APPLY AS APPLICABLE.

ADJACENT PROPERTIES/RIGHT OF WAYS

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND EXISTING IMPROVEMENTS, AND SHALL REPAIR OR REPLACE AT HIS EXPENSE, ANY DAMAGE TO THE FACILITY OR SITE THAT OCCURS AS A RESULT OF HIS OR ANY OF HIS SUBCONTRACTORS OR SUPPLIERS ACTIONS.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S), THEIR SUCCESSORS OR ASSIGNS, (AND/OR THEIR CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS, AS APPLICABLE) TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC. FROM ALL NECESSARY OWNERS, PRIVATE, AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHT-OF-WAY ADJACENT TO (OR INTERSECTING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE STRUCTURES, REMOVAL, ETC.) ENCOMPASSING OR AFFECTING - DIRECTLY OR INDIRECTLY - ON THE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS.

UTILITY NOTES

GENERAL

1. CONTRACTOR SHALL CONTACT ALL COMPANIES WITH UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING CONSTRUCTION, AND VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO, TELEPHONE, ELECTRIC, WATER, SEWER, F.O. CABLE, AND GAS LINES, ETC. ENGINEER ASSUMES NO RESPONSIBILITY FOR BURIED LINES NOT INDICATED ON PLAN OR INFORMATION OBTAINED FROM OUTSIDE SOURCES. CALL BLUE STAKE AT 1-800-762-3348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION.
2. IT IS THE CONTRACTORS AND SUBCONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY POTENTIAL CONFLICTS WITH PROPOSED WORK SHALL BE IDENTIFIED AND RESOLVED WITH THE UTILITY PRIOR TO BEGINNING ANY WORK.

EXISTING SEWER

1. EXISTING SEWER AND SEWER MANHOLES SHOWN ON THIS PLAN IS BASED ON AS-BUILT INFORMATION AND THE SITE SURVEY/BLUESHAKE. EXISTING SEWER LOCATIONS SHOWN ARE CONSIDERED APPROXIMATE.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL SEWER FACILITIES PRIOR TO ANY CONSTRUCTION. DISTURBANCE AND/OR WORK TO EXISTING SEWER SYSTEM IS LIMITED TO THE APPROVED SEWER DESIGN PLAN AND PERMIT. ALL SEWER FACILITIES SHALL BE PROTECTED, AND REPAIRED IF DAMAGED AT NO EXPENSE TO OWNER OR THE CONTRACTOR.
3. ANY ADJUSTMENTS, MODIFICATIONS, REMOVALS, OR WORK TO EXISTING WATER LINES, AND ANY NEW WATER LINE WORK, IS PER SEPARATE PLAN AND PERMIT.
4. SEE OTHER CONSTRUCTION GENERAL NOTES.

EXISTING WATER

1. EXISTING WATERLINE, VALVES, FIRE HYDRANTS, AND OTHER WATERLINE ELEMENTS SHOWN ON THIS PLAN IS BASED ON BASE MAPPING, AS-BUILT PLANS, AND SITE SURVEY/BLUESHAKE. EXISTING WATERLINE LOCATIONS SHOWN ARE CONSIDERED APPROXIMATE.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL WATER FACILITIES PRIOR TO ANY CONSTRUCTION. ALL WATER FACILITIES SHALL BE PROTECTED, AND REPAIRED IF DAMAGED AT NO EXPENSE TO THE WATER COMPANY OR THE OWNER.
3. ANY ADJUSTMENTS, MODIFICATIONS, REMOVALS, OR WORK TO EXISTING WATER LINES, AND ANY NEW WATER LINE WORK, IS PER SEPARATE PLAN AND PERMIT.

OTHER UTILITIES/DRY UTILITIES

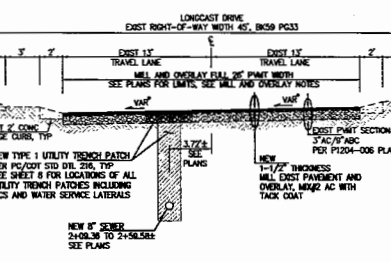
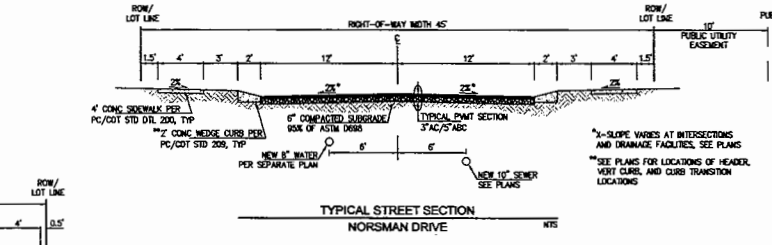
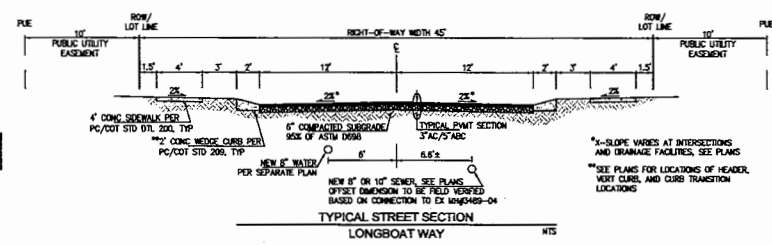
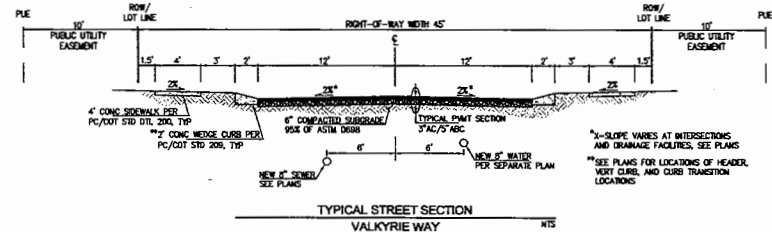
1. EXISTING "DRY UTILITIES" INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, CABLE, TELEPHONE, F.O. ETC. SHOWN ON THIS PLAN IS BASED ON BASE MAPPING AND SITE SURVEY/BLUESHAKE. EXISTING DRY UTILITY LOCATIONS SHOWN ARE CONSIDERED APPROXIMATE.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL "DRY UTILITY" FACILITIES PRIOR TO ANY CONSTRUCTION. "DRY UTILITIES" SHALL BE PROTECTED, AND REPAIRED IF DAMAGED AT NO EXPENSE TO THE UTILITY OR THE OWNER.
3. CONTRACTOR SHALL COORDINATE ANY NECESSARY MODIFICATIONS, ADJUSTMENTS, RELOCATIONS, OR NEW INSTALLATIONS WITH THE APPROPRIATE UTILITIES PRIOR TO CONSTRUCTION.

GRADING NOTES

1. IF UNSATURATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF DESIGN, ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION THAT OCCURS AS A RESULT OF HIS OR ANY OF HIS SUB-CONTRACTORS OR SUPPLIERS ACTIONS. ALL REPAIR, REPLACEMENT OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF OWNER.
3. GRADING BOUNDARIES SHALL BE CLEARLY MARKED AND ALL WORK WILL BE CONFORMED TO THE APPROVED PROJECT LIMITS.
4. IT SHALL BE CONTRACTORS RESPONSIBILITY TO FURNISH, HAIL, AND APPLY ALL WATER REQUIRED FOR COMPACTATION AND FOR CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN GRADING CONSTRUCTION PRICE.
5. CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR LINES, LEVELS OR MEASUREMENTS OF WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO CONTRACTOR.
6. ALL GRADING MATERIAL SHALL BE REMOVED WITHIN CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAILED FROM THE SITE PRIOR TO GRADING.
7. CONTRACTOR SHALL PROVIDE FOR DUST CONTROL, AT ALL TIMES DURING SITE GRADING.
8. ALL EXCAVATION IS TO PROVIDE FOR DRAINAGE AS INDICATED BY FLOW ARROWS.
9. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER AND NO STeeper THAN 5 FEET UNLESS OTHERWISE NOTED.
10. ANY EXCESS EXCAVATION MATERIAL WILL BE STOCKPILED ON-SITE WITHOUT INTERFERENCE OF DESIGN PLAN. IT WILL BE OWNER'S RESPONSIBILITY TO PROVIDE FOR ITS REMOVAL UNLESS OTHERWISE NOTED.
11. REMOVAL OF ANY CACTI AND NATIVE PLANTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE ARIZONA NATIVE PLANT LAW, A.R.S. CHAPTER 7.
12. AREAS TO BE REVEGETATED SHALL BE REVEGETATED IN ACCORDANCE WITH GRADING MANUAL AND APPROVED LANDSCAPE PLAN FOR THIS PROJECT.
13. SOIL ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING BUT NOT LIMITED TO CLEARING, COARSENING, SURFACE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL TOGETHER WITH THE PLACEMENT AND COMPACTION OF FILL.
14. BUILDING SITES SHALL BE CONSTRUCTED WITHIN 0.10 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN +0.10 FEET OF FINISH SUBGRADE AS STAKED BY ENGINEER. IF AN AREA SHOULD BE FOUND TO BE MORE THAN 0.10 FOOT OUT OF LEVEL AFTER COMPACTING AND ACCEPTANCE OF GRADING, CONTRACTOR SHALL RETURN AND CORRECT THE GRADING AT NO COST TO OWNER.
15. CONTRACTOR SHALL REVEGETATE ALL DISTURBED SLOPES WITH HYDRATED UNLESS OTHERWISE NOTED.

PAVING NOTES

1. THE DESIGN SPEED FOR THIS STREET IS 25 MPH. THE DESIGN VEHICLE IS WB-40.
2. UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE. UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE APPROPRIATE ORGANIZATIONS PRIOR TO THE START OF CONSTRUCTION.
3. THIS PLAN DOES NOT CONSTITUTE A LEGAL SURVEY.
4. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA COUNTY/CITY OF TUCSON STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PC/COT SSP) 2003 EDITION.
5. DELIVERED HOLEDS PIMA COUNTY, ITS SUCCESSORS AND ASSIGNS HARMLESS IN THE EVENT OF FLOODING.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THEIR COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL OBTAIN, INDENTIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES, OR USES OF THESE PLANS, ALL REVISIONS TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER.
8. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DO ALL STAKE HOLES NECESSARY TO ONE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHEREVER SO REQUESTED.
9. THE ENGINEER RESERVES THE RIGHT TO TAKE ADDITIONAL SOILS TEST AFTER ROUND DRAWING HAS COMPLETED AND VERIFY THE PAYMENT TECHNICAL DESIGN. CHANGES SHALL BE APPROVED BY THE PIMA COUNTY ENGINEER PRIOR TO CONSTRUCTION OF THE PORTIONS AFFECTED.
10. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
11. A COPY OF THE STAMPED SET APPROVED PLANS AND GRADING PERMIT SHALL BE KEPT ON THE JOB SITE IN AN EASILY ACCESSIBLE LOCATION AT ALL TIMES DURING CONSTRUCTION.
12. IF UNSATURATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
13. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
14. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH, ADMINISTRATIVE (OSHA) REGULATIONS.
15. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO VERIFY QUANTITIES AND HAVE THEIR BID BASED ON THEIR OWN ESTIMATE. UPON COMPLETION OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UTILITY TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-200.
16. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL, AT ALL TIMES DURING CONSTRUCTION.
17. AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT SSP SECTION 303.
18. ASPHALT CONCRETE SHALL CONFORM TO PC/COT SSP 304B, M.E. (#) SPECIFICATIONS, (SUBSECTION MIX 4.05 VOIDS)
19. ALL CONCRETE SHALL COMPLY TO PC/COT SSP SECTION 100A, CLASS 5, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED.
20. ALL WORK SHALL CONFORM TO GRADING STANDARDS, CHAPTER 18B1 OF THE PIMA COUNTY ZONING CODE.
21. PAVING CONTRACTOR SHALL ADJUST WATER VALVES, MANHOLES & CLEAN-OUTS TO FINAL PAVEMENT SURFACE GRADE AS NEEDED.
22. A QUALIFIED REGISTERED ENGINEER MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO REQUEST FOR FINAL INSPECTION / CERTIFICATION OF OCCUPANCY, RELEASE OF ASSURANCES OR MODULAR PERMITS.
23. ALL STREET SHOWING SHALL BE DESIGNED AND INSTALLED TO CURRENT PIMA COUNTY STANDARDS. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE PC/COT DOT STAKING MANUAL ARE TO BE THE REFERENCES FOR STAKING DESIGN AND INSTALLATION.
24. WHEN REQUIRED, EDGE LINE STAKING (NBS) AT THE OUTRACKS OF THE SUBDIVISION AND WHEREVER APPLICABLE, SHALL BE REINSTALLED TO CURRENT PC/COT DOT STANDARDS BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.
25. ALL STREET STAKING AND SHOWING WORK SHALL BE COORDINATED WITH PIMA COUNTY TRAFFIC ENGINEERING DIVISION (740-2507) PRIOR TO INSTALLATION AND BEFORE OPENING STREETS TO THE PUBLIC. ALL INSTALLATIONS THAT DO NOT MEET COUNTY STANDARDS SHALL BE REPLAZED BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.



EXISTING STREET SECTION - LONGCAST DRIVE (P1204-006)
MILL AND OVERLAY - STA 1+74 TO STA 7+45

- CROSS-SLOPE NOTE:**
EXISTING CROSS-SLOPE VARIES PER DETAIL B, SHEET 3, CADDS HALEY ESTATES IMPROVEMENT PLANS, P1204-006
- MILL AND OVERLAY NOTES:**
1. PRIOR TO FINAL ACCEPTANCE, LONG CAST DRIVE SHALL BE MILLED AND OVERLAYED PER PLANS AND DETAILS.
 2. MILL AND OVERLAY SHALL ONLY OCCUR AFTER ALL TRENCH PATCHING FOR UTILITIES AND LATERAL SERVICES, AND PAVEMENT REPLACEMENT FOR CURB REMOVAL AND REPLACEMENT HAS BEEN COMPLETED.
 3. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED.
 4. ALL UTILITIES SHALL BE PROTECTED. IF ANY WATER VALVE BODIES, SEWER, OR OTHER UTILITY MANHOLES ARE AFFECTED AND REQUIRE RESETTING WITHIN THE AREAS OF MILL AND OVERLAY, THEY SHALL BE RESET TO FINISH GRADE.
 5. STREET SURVEY MONUMENTS SHALL BE PROTECTED. IF ANY SURVEY MONUMENT IS AFFECTED AND REQUIRES REMOVAL, IT SHALL BE REPLACED PER PC/COT STD DTL 103. CONTRACTOR SHALL COORDINATE ANY WORK AFFECTING SURVEY MONUMENTS BY CONTACTING PIMA COUNTY SURVEY DEPARTMENT 48 HOURS IN ADVANCE OF WORK.

CO9-73-26
CO12-76-35C
P1203-069

P15FP0009
P15TP00002

P16SC0008
G-2016-021



PREPARED BY:
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TODAY...GET IT DONE...THE RIGHT WAY!
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PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VAHALLA ESTATES LOTS 1-65, COMMON AREA 'A' (DRAINAGE, BUFFERYARD, UTILITIES) LOCATED IN A PORTION OF SEC 16, T15S, R12E, G4E30M, PIMA COUNTY, ARIZONA A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3, RECORDED IN BK 29 PG 76, MAP

DATE: N/A
SCALE: N/A
SHEET NO: 13-034



NO.	BY	DATE	REVISION	APPR.	DATE
1	GC	6/21/17			

6/21/17 GC

DESIGNED BY	DRAWN BY	CHECKED BY	DATE



SCALE: 1"=40'

STREET CENTERLINE LINE DATA

LINE	BEARING	DISTANCE
1	N 89°50'00" E	171.67
2	N 0°00'00" E	671.50
3	N 0°00'00" W	285.00
4	N 89°50'00" W	171.67

NOTE: STATIONING IS ALONG CENTERLINE OF ROAD

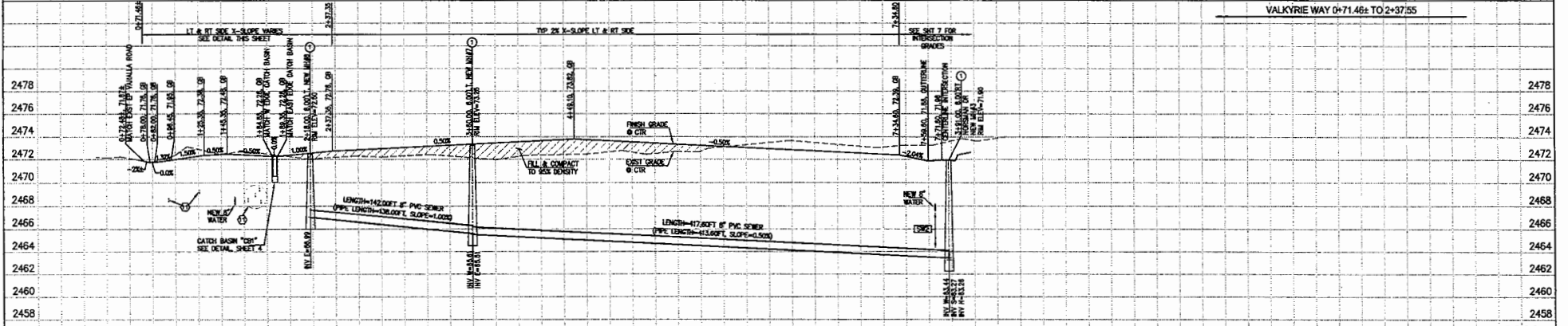
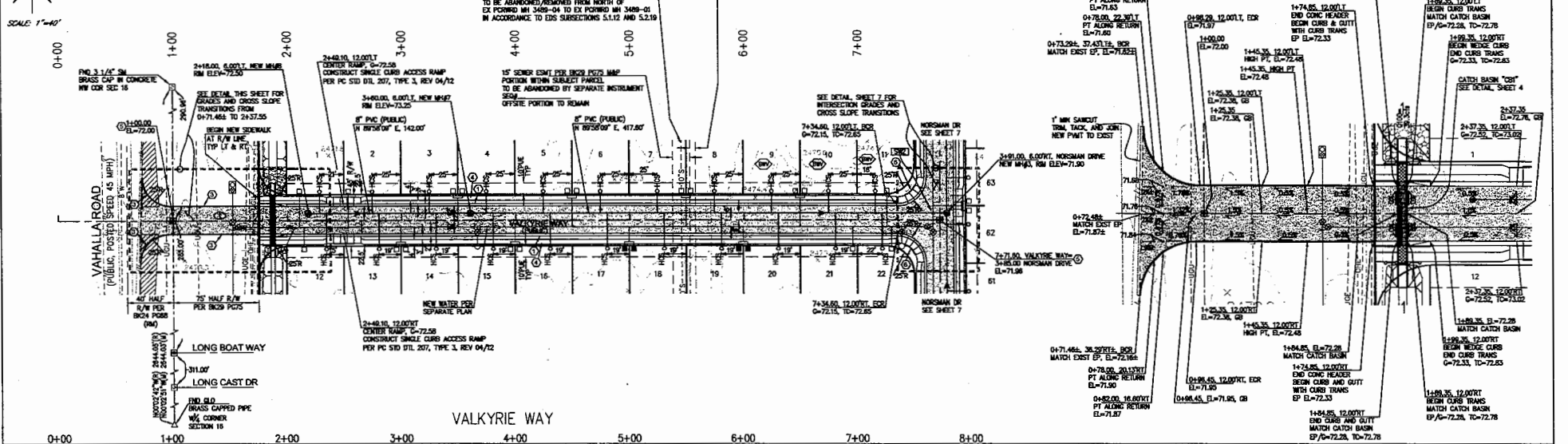
- SEWER KEYNOTES**
- 4" DIA MANHOLE PER RWD 200
 - ADJUST EX RM TO FRESH PWT GRADE PER RWD 200
 - TYPE 1 UTILITY TRENCH PATCH PER PC/DTI STD DTL 209 FOR NEW SEWER AND HCS CONSTRUCTION IN LONG CAST DR

5" SEWER EXMT FOR DTL2472 PORS. PORTION WITH SUBJECT PARCELS TO BE ABANDONED BY SEPARATE INSTRUMENT SEW. OPPOSITE PORTION TO REMAIN

EX 10" PVC SEWER, PORTNO=2004-069 TO BE ABANDONED/REMOVED FROM NORTH OF EX PORTNO 14089-04 TO EX PORTNO 14089-01 IN ACCORDANCE TO EDS SUBSECTIONS 5.1.12 AND 5.2.19

SEWERWATER CROSSING DATA

X-ING	TOP SEWER EL	BOTT WATER EL	CLEARANCE
1362	84.18	87.24	3.06'



- KEYNOTES**
- 2" WIDE CONC WEDGE CURB PER PC/DTI STD DTL 209
 - CONC VERT CURB TYPE 2 PER PC/DTI STD DTL 209
 - CONC HEADER PER PC/DTI STD DTL 213
 - 4" WIRE CONC SPOONWALK PER PC/DTI STD DTL 200
 - INSTALL SURVEY MONUMENT PER PC/DTI STD DTL 103
 - CONSTRUCT CURB ACCESS RAMP @ CENTER OF CURB RETURN PER PC/DTI STD DTL 207, TYPE 3, REV 04/12
 - CONCRETE CURB TRANSITION, VERTICAL CURB TO WEDGE CURB PER PC/DTI STD DTL 210
 - CONCRETE CURB TERMINAL SECTION PER PC/DTI STD DTL 212
 - 10" LONG CURB TRANSITION @ REVEAL WEDGE CURB TO 0" REVEAL, SEE DETAIL SHEET 2
 - EXIST WATER, LOC APPROXIMATE, SEE EXIST UTILITY NOTES
 - EXIST 10" TRYP UTILS (ELEC, GAS, CATV, TEL) LOC APPROXIMATE, SEE EXIST UTILITIES NOTES

COS-73-26
COT12-76-35C
P15FP00009
P15TP00002

P16SC00008
G-2016-021



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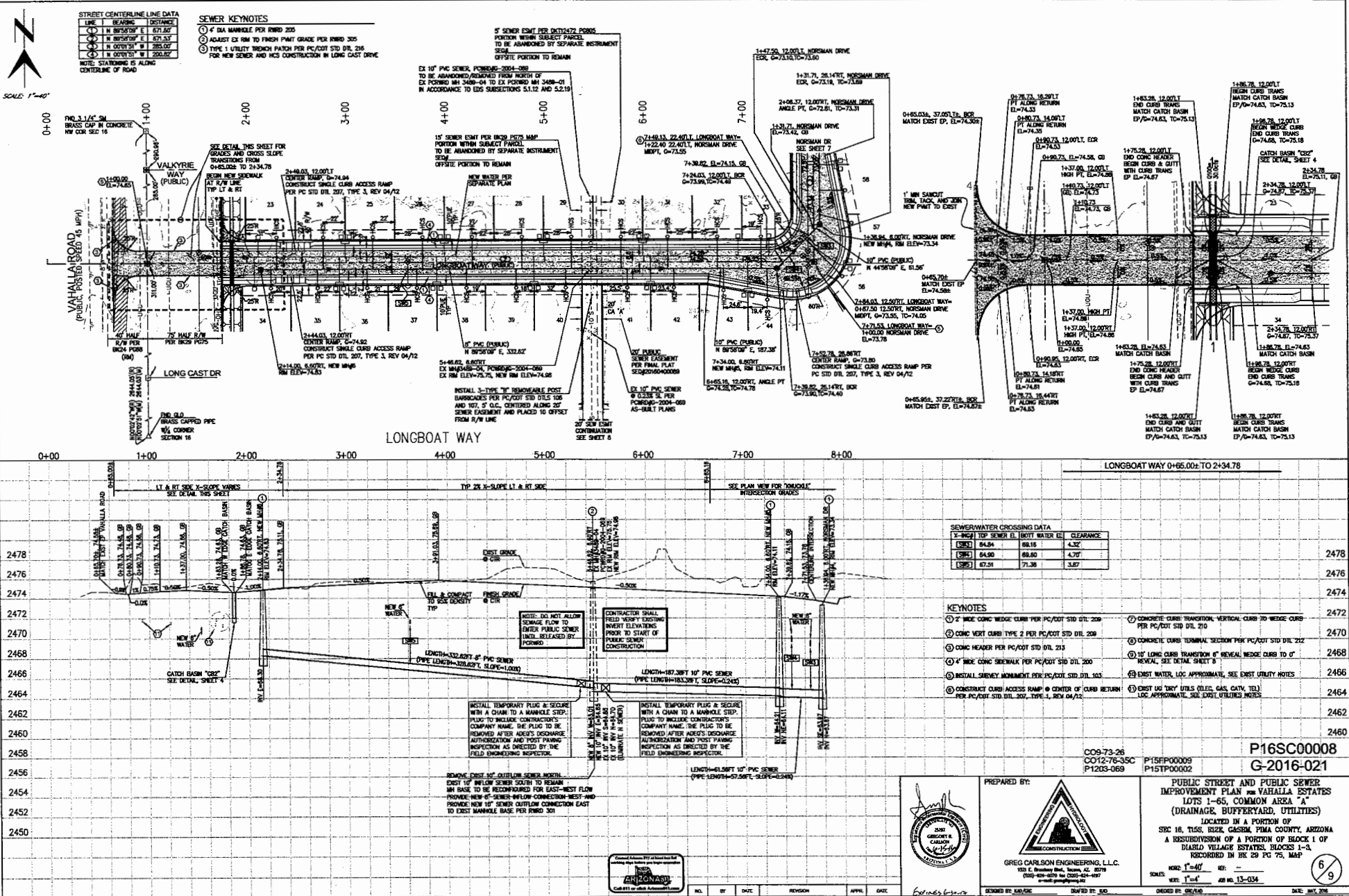
PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VALALLA ESTATES LOTS 1-85, COMMON AREA "A" (DRAINAGE, BUFFERYARD, UTILITIES)
LOCATED IN A PORTION OF SEC 18, T15S, R12E, CASADA T10MA COUNTY, ARIZONA A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3, RECORDED IN BK 29 PG 76, MAP

DATE: MAY 2016
SCALE: 1"=40'
SHEET: 13-034
RECORDED IN BK 29 PG 76, MAP

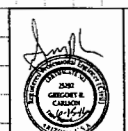


NO.	BY	DATE	REVISION	APPX.	DATE





NO.	BY	DATE	REVISION	APPR.	DATE



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P16SC00008
G-2016-021

PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VAHALLA ESTATES LOTS 1-65, COMMON AREA "A" (DRAINAGE, BUFFERYARD, UTILITIES)
 LOCATED IN A PORTION OF SEC 16, T15S, R22E, CASPER, PIMA COUNTY, ARIZONA
 A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3, RECORDED IN BK 29 PG 75, MAP

DATE: MAY 2016

SEWERWATER CROSSING DATA

3'-INCH TOP SENIOR EL.	BOTTOM WATER EL.	CLEARANCE
(SSE) 64.58	66.15	4.32'
(SSE) 64.90	66.80	4.27'
(SSE) 67.51	71.38	3.87'

KEYNOTES

- 2" HDPE CONIC WEDGE CURB PER PC/CDT STD DTL 209
- CONIC VERT CURB TYPE 2 PER PC/CDT STD DTL 208
- CONIC HEADER PER PC/CDT STD DTL 213
- 4" HDPE CONIC SIDEWALK PER PC/CDT STD DTL 200
- INSTALL SLOPEWAY MONUMENT PER PC/CDT STD DTL 303
- CONSTRUCT CURB ACCESS RAMP @ CENTER OF CURB RETURN PER PC/CDT STD DTL 207, TYPE 3, REV 04/12
- CONCRETE CURB TRANSITION, VERTICAL CURB TO WEDGE CURB PER PC/CDT STD DTL 210
- CONCRETE CURB TRANSITION PER PC/CDT STD DTL 212
- 1" MIN CURB TRANSITION 1" REVEAL, SEE DETAIL SHEET 8
- EXIST WATER LOC APPROXIMATE, SEE EXIST UTILITY NOTES
- EXIST W/ DIRT UTILS (ELEC, GAS, CTV, TEL) LOC APPROXIMATE, SEE EXIST UTILITY NOTES



SCALE: 1"=40'



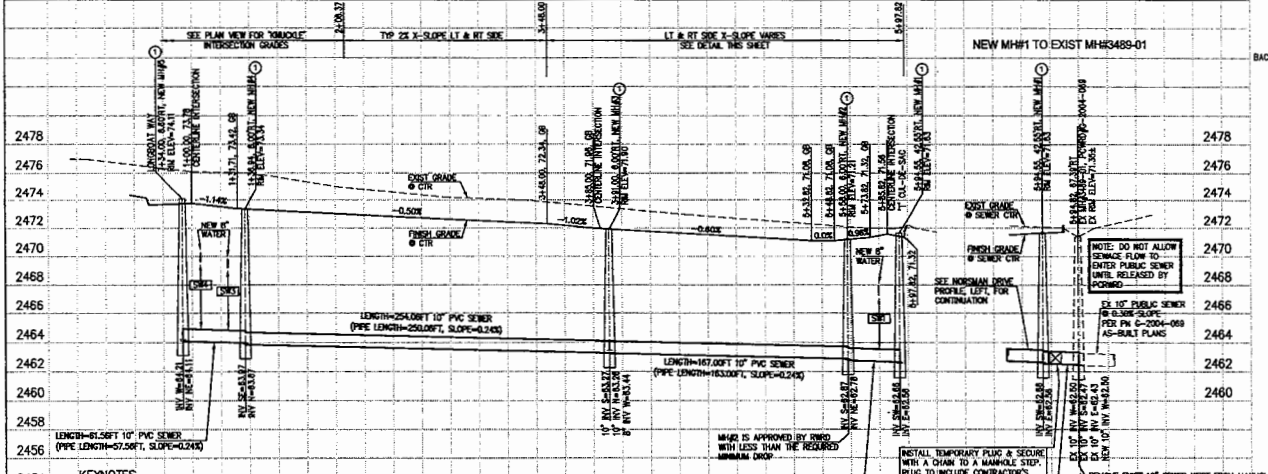
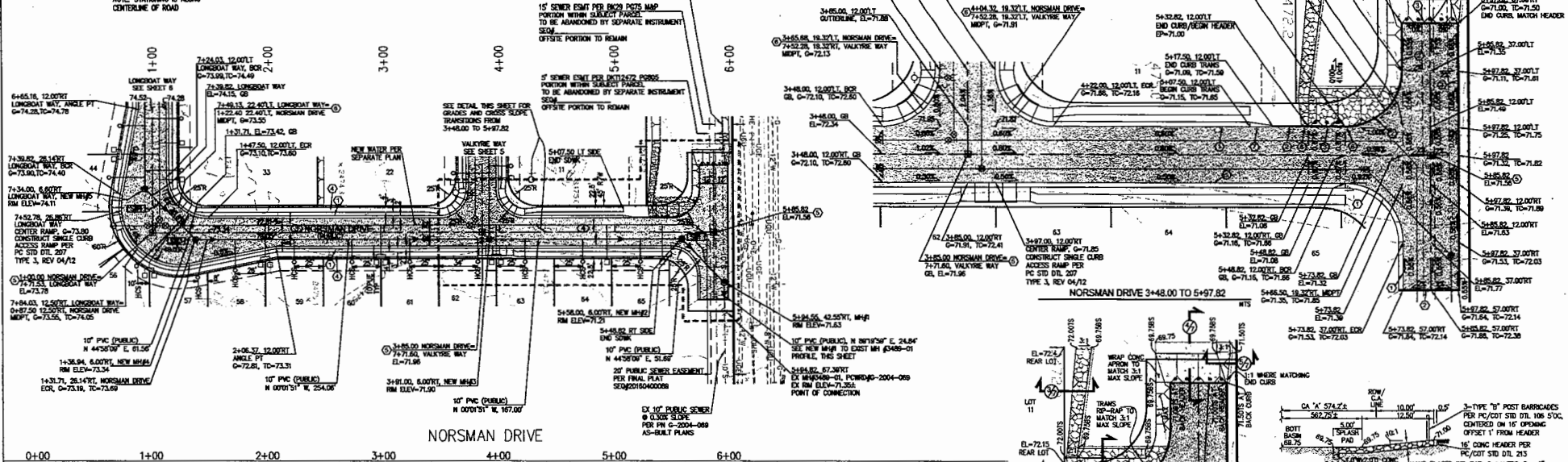
STREET CENTERLINE LINE DATA

LINE	BEARING	DISTANCE
1	N 89°50'00" E	871.53
2	N 89°50'00" E	871.53
3	N 0°00'00" E	200.82

NOTE: STATIONING IS ALONG CENTERLINE OF ROAD

SEWER KEYNOTES

- 1 4" DIA MANHOLE PER RWWD 205
- 2 ADJUST EX RM TO FINISH PMAT GRADE PER RWWD 305
- 3 TYPE 1 UTILITY TRENCH PATCH PER PC/COT STD DTL 214 FOR NEW SEWER AND HAS CONSTRUCTION IN LONG CAST DRIVE



- KEYNOTES**
- 2454 2" WIDE CONC WEDGE CURB PER PC/COT STD DTL 209
 - 2452 CONC VERT CURB TYPE 2 PER PC/COT STD DTL 209
 - 2450 CONC HEADER PER PC/COT STD DTL 213
 - 2448 4" WIDE CONC SIDEWALK PER PC/COT STD DTL 200
 - INSTALL SURVEY MONUMENT PER PC/COT STD DTL 103
 - CONSTRUCT CURB ACCESS RAMP @ CENTER OF CURB RETURN PER PC/COT STD DTL 207, TYPE 1, REV 04/12
 - CONCRETE CURB TRANSITION VERTICAL CURB TO WEDGE CURB PER PC/COT STD DTL 210
 - CONCRETE CURB TRANSITION SECTION PER PC/COT STD DTL 212
 - 1/2" LONG CURB TRANSITION AT BROWLINE WEDGE CURB TO 6" CURB. SEE DETAIL SHEET 8
 - EXIST WALKER, LOC APPROXIMATE. SEE EXIST UTILITY NOTES
 - EXIST UG TURTLE UTILS (ELEC, GAS, CATV, TEL) LOC APPROXIMATE. SEE EXIST UTILITIES NOTES

SEWER/WATER CROSSING DATA

X-ING	TOP SEWER EL	BOU WATER EL	CLEARANCE
[S18]	63.50	62.20	1.32
[S20]	64.20	60.10	4.12
[S21]	64.50	60.80	4.72

REPLACE EXIST 10" SEWER WEST FROM MANHOLE PROVIDE NEW 10" SEWER CONNECTION WEST TO EXIST MANHOLE BASE PER RWWD 301

CONTRACTOR SHALL FIELD VERIFY EXISTING BENCHMARK ELEVATIONS PRIOR TO START OF PUBLIC SEWER CONSTRUCTION

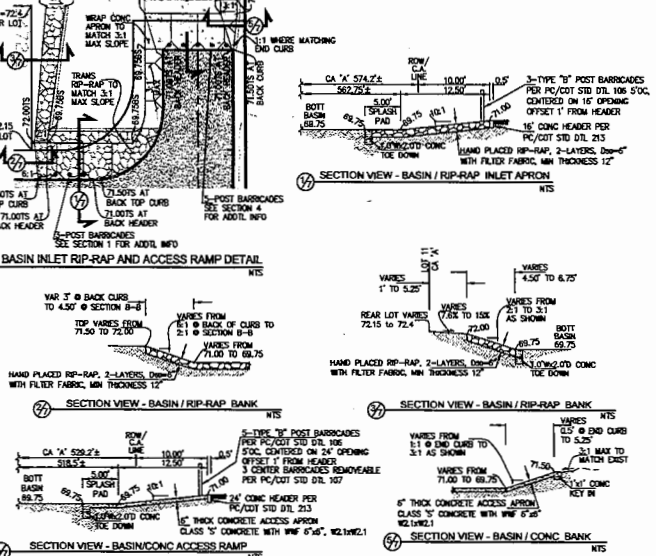
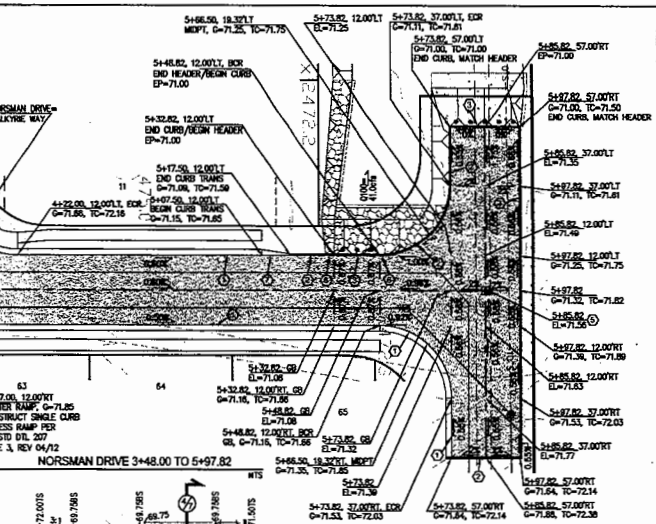
INSTALL TEMPORARY PLUG & SECURE WITH A CHAIN TO A MANHOLE STOP. PLUS TO INCLUDE CONTRACTOR'S COMPANY NAME, LINE, PLUG TO BE REMOVED AFTER ADOPTER'S DISCHARGE AUTHORIZATION AND POST PAVING INSTRUCTIONS AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR.

LENGTH=24.00FT 10" PVC SEWER (PIPE LENGTH=25.00FT, SLOPE=0.25%)

LENGTH=167.00FT 10" PVC SEWER (PIPE LENGTH=182.00FT, SLOPE=0.25%)

LENGTH=51.00FT 10" PVC SEWER (PIPE LENGTH=57.00FT, SLOPE=0.25%)

LENGTH=24.00FT 10" PVC SEWER (PIPE LENGTH=25.00FT, SLOPE=0.25%)



COG-73-26
CO12-76-35C
P1203-069

P15FP00009
P15TP00002

**P16SC00008
G-2016-021**

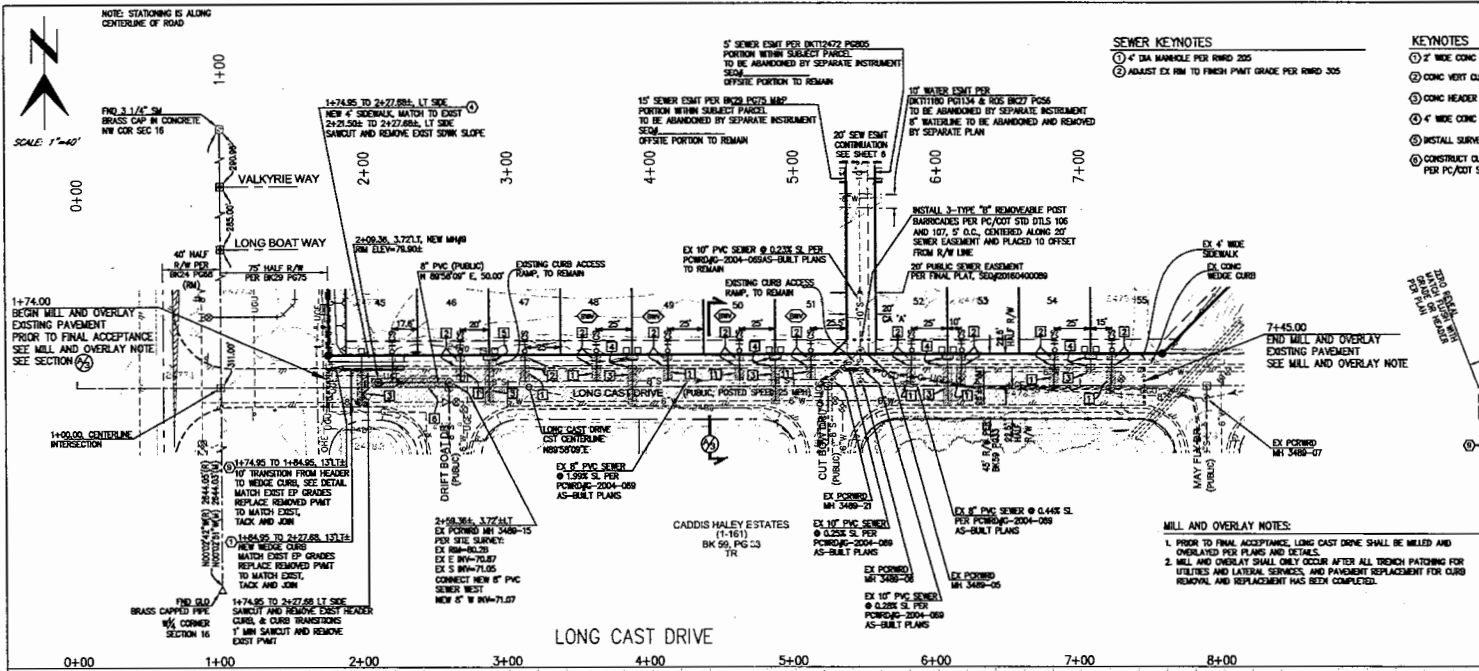
PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VALLAHA ESTATES LOTS 1-65, COMMON AREA "A" (DRAINAGE, BUFFERARY, UTILITIES) LOCATED IN A PORTION OF SEC 16, T15S, R15E, GAZDRA, T15A COUNTY, ARIZONA A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3. RECORDED IN BE 29 PG 75, MAP

PREPARED BY: GREG CARLSON ENGINEERING, L.L.C.
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www.gregecarlson.com

DESIGNED BY: [Signature] DATE: 6/21/12

CHECKED BY: [Signature] DATE: 6/21/12

DATE: MAY 2016

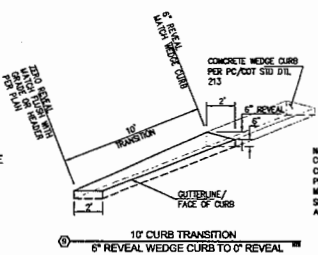


SEWER KEYNOTES

- 4" DIA MANHOLE PER RMD 205
- ADJUST EX R/W TO FINISH POINT GRADE PER RMD 305

KEYNOTES

- 2" WIDE CONC WEDGE CURB PER PC/COT STD DTL 209
- CONC VERT CURB TYPE 2 PER PC/COT STD DTL 209
- CONC HEADER PER PC/COT STD DTL 213
- 4" WIDE CONC SIDEWALK PER PC/COT STD DTL 200
- INSTALL SURVEY MONUMENT PER PC/COT STD DTL 103
- CONSTRUCT CURB ACCESS RAMP @ CENTER OF CURB RETURN PER PC/COT STD DTL 207, TYPE 1, REV 04/12
- CONCRETE CURB TRANSITION, VERTICAL CURB TO WEDGE CURB PER PC/COT STD DTL 209
- CONCRETE CURB TERMINAL SECTION PER PC/COT STD DTL 202
- 10' LONG CURB TRANSITION @ REVEAL, WEDGE CURB TO 4" REVEAL, SEE DETAIL SHEET B
- EXIST WATER, LOC APPROXIMATE, SEE EXIST UTILITY NOTES
- EXIST UN TRRY UTILS (ELEC, GAS, CATV, TEL) LOC APPROXIMATE, SEE EXIST UTILITIES NOTES

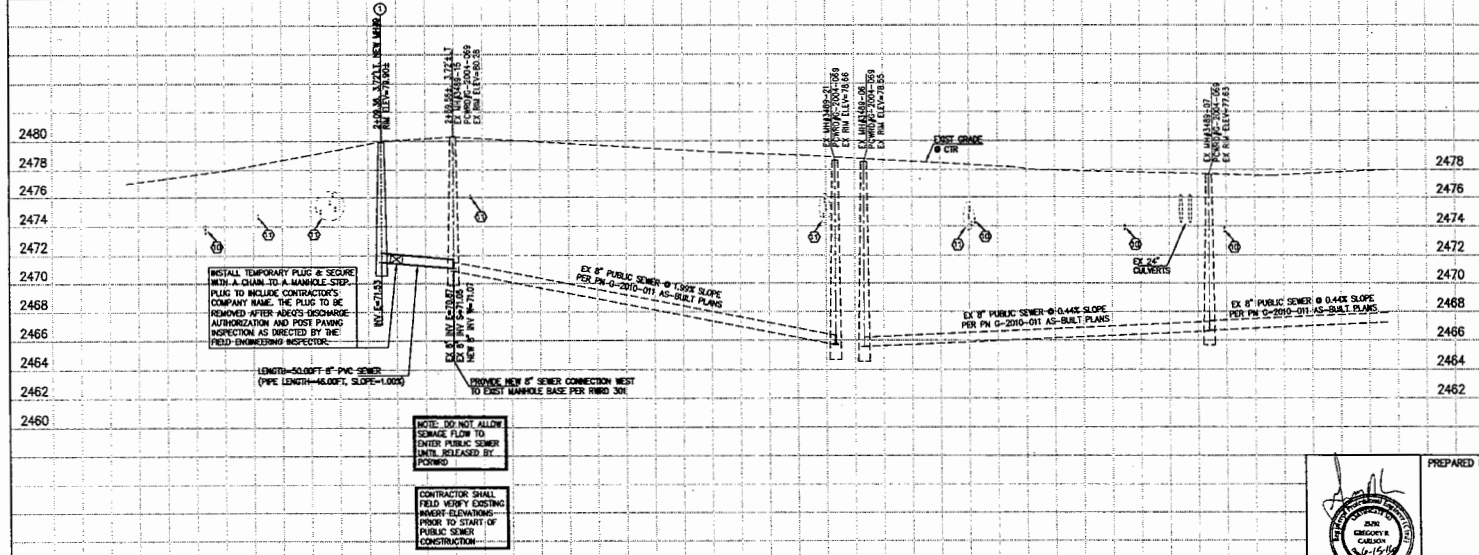


MILL AND OVERLAY NOTES:

- PRIOR TO FINAL ACCEPTANCE, LONG CAST DRIVE SHALL BE MILLED AND OVERLAYED PER PLANS AND DETAILS.
- MILL AND OVERLAY SHALL ONLY OCCUR AFTER ALL TRENCH PATCHING FOR UTILITIES AND LATERAL SERVICES, AND PAVEMENT REPLACEMENT FOR CURB REMOVAL AND REPLACEMENT HAS BEEN COMPLETED.

LONG CAST DRIVE SPECIAL KEYNOTES
EXISTING PAVEMENT, SIDEWALK, AND CURB TREATMENT

- NOTE: THE EXISTING PAVEMENT SECTION UTILIZED FOR LONG CAST DRIVE IS NOTED ON CADDIS HALEY ESTATES IMPROVEMENT PLANS, P158-004, IS 3\"/>
 - TYPE 1 UTILITY TRENCH PATCH PER PC/COT STD DTL 216 FOR NEW HCS CONSTRUCTION IN LONG CAST DRIVE
 - EXIST SIDEWALK AND WEDGE CURB REMOVALS NECESSARY FOR NEW HCS CONSTRUCTION SHALL BE SAWCUT NEATLY AND REMOVED AND REPLACED. NEW SIDEWALK PER PC/COT STD DTL 200. SAWCUTS IN EXIST SIDEWALK SHALL OCCUR AT JOINT LOCATIONS. NEW WEDGE CURB PER PC/COT STD DTL 209.
 - PER WATER SEPARATE PLAN AND FORM: TYPE 1 UTILITY TRENCH PATCH PER PC/COT STD DTL 216 FOR NEW WATER METER CONNECTION CONSTRUCTION IN LONG CAST DRIVE
 - PER SEPARATE WATER PLAN AND FORM: EXIST SIDEWALK AND WEDGE CURB REMOVALS NECESSARY FOR NEW WATER METER CONNECTION CONSTRUCTION SHALL BE SAWCUT NEATLY, REMOVED AND REPLACED. NEW SIDEWALK PER PC/COT STD DTL 200. SAWCUTS IN EXIST SIDEWALK SHALL OCCUR AT JOINT LOCATIONS. NEW WEDGE CURB PER PC/COT STD DTL 209.
 - PER SEPARATE WATER PLAN AND FORM: IF ANY PORTION OF EXIST CONC CURB ACCESS RAMP REQUIRES REMOVAL FOR NEW WATER METER CONNECTION CONSTRUCTION, SAWCUTS AND/OR REMOVALS SHALL BE PERFORMED NEATLY AT EXISTING JOINT LOCATIONS. CONCRETE ACCESS RAMP PORTIONS REMOVED SHALL BE REPLACED IN-KIND, TO MATCH EXISTING RAMP PRIOR TO DISTURBANCE. REFER TO PC/COT DTL 207, CONC ACCESS RAMP DETAILS.
 - STA 24+50.00 TO STA 24+60.00, LONGCAST DRIVE TYPE 1 UTILITY TRENCH PATCH PER PC/COT STD DTL 216 ALONG LENGTH NEW SEWER CONSTRUCTION IN LONG CAST DRIVE.



INSTALL TEMPORARY PLUG & SECURE WITH A CHAIN TO A MANHOLE STOP-PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER AGEN'S INSURANCE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR.

NOTE: DO NOT ALLOW SEWAGE FLOW TO ENTER PUBLIC SEWER UNTIL RELEASED BY PERMID

CONTRACTOR SHALL FIELD VERIFY EXISTING INVERT ELEVATIONS PRIOR TO START OF PUBLIC SEWER CONSTRUCTION

C09-73-26
C012-76-35C
P1203-069

P15FP00009
P15TP00002

P16SC00008
G-2016-021

PREPARED BY:



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PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VAHALLA ESTATES LOTS 1-65, COMMON AREA "A" (DRAINAGE, BUFFERYARD, UTILITIES) LOCATED IN A PORTION OF SEC 16, T15S, R22E, G45M, PIMA COUNTY, ARIZONA A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3, RECORDED IN BK 23 PG 76, MAP

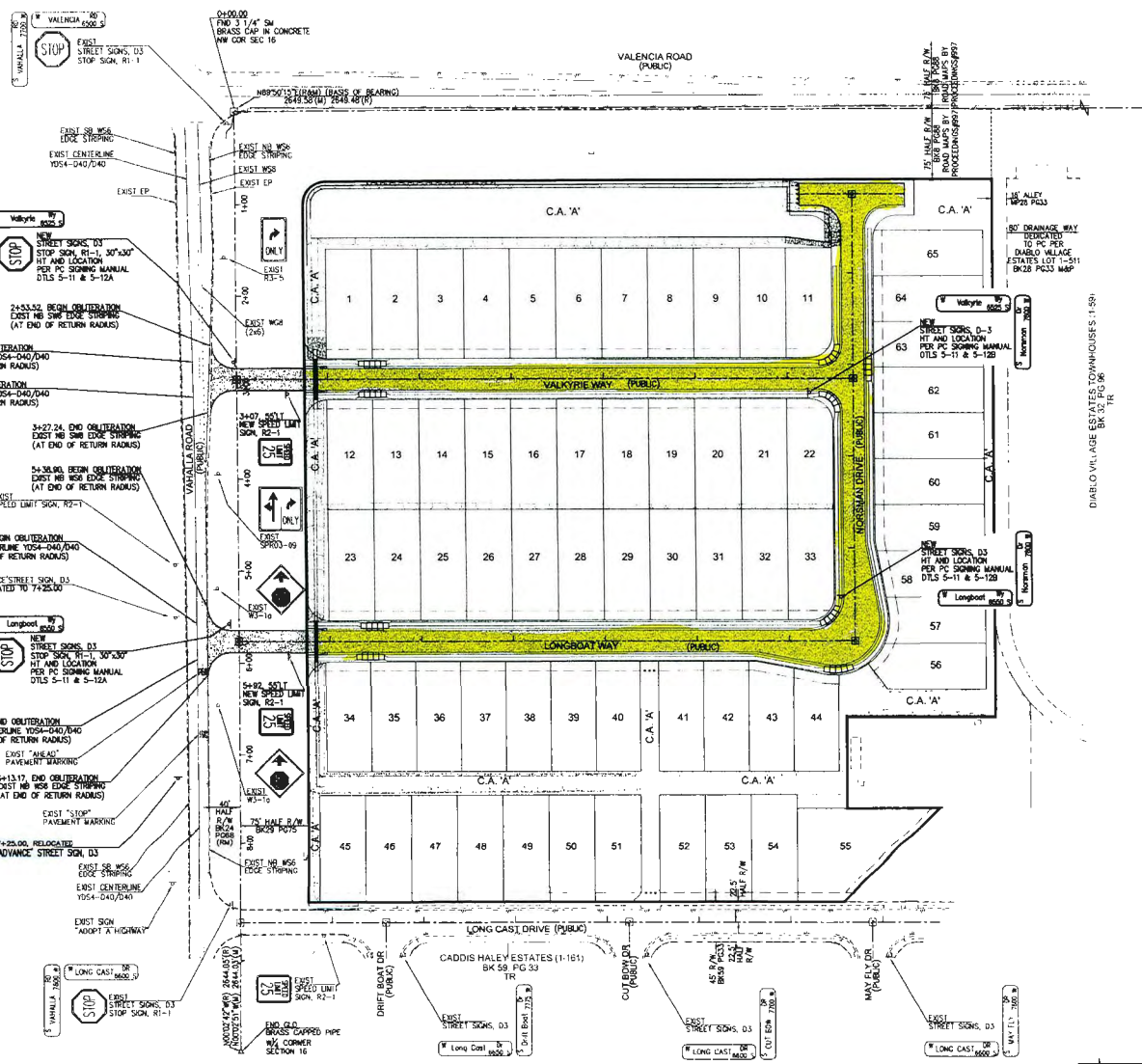
SCALE: HORIZ: 1"=40' VERT: 1"=4'

DATE: 12-03-16

8/9



NO.	BY	DATE	REVISION	APPR.	DATE



PAVEMENT MARKING GENERAL NOTES

1. ALL EQUIPMENT, MATERIALS AND CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS CONTAINED IN THE CURRENT CITY OF TUCSON / PIMA COUNTY (COT/PC) STANDARD SPECIFICATIONS AND THE STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, THE SPECIAL PROVISIONS AND THE APPROVED PLANS. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE PC/COT PAVEMENT MARKING DESIGN MANUAL AND APPLICABLE AMENDMENTS.
2. THE STRIPING CONTRACTOR SHALL CONTACT THE PIMA COUNTY PAVEMENT MARKING SUPERVISOR (520-774-2624) AT LEAST THREE WORKING DAYS IN ADVANCE OF ANY PAVEMENT MARKING LAYOUT BEING INSTALLED TO SCHEDULE INSPECTION AND APPROVAL OF PAVEMENT MARKINGS DURING NORMAL BUSINESS HOURS MONDAY THRU FRIDAY, STATE HOLIDAYS EXCLUDED.
3. UPON APPROVAL OF THE PAVEMENT MARKING LAYOUT, THE PIMA COUNTY PAVEMENT MARKING SUPERVISOR WILL ISSUE WRITTEN AUTHORIZATION TO CONTRACTOR TO PROCEED WITH INSTALLING ALL PAVEMENT MARKINGS AND ASSOCIATED REFLECTIVE RAISED PAVEMENT MARKINGS.
4. THE PERMANENT PAVEMENT MARKINGS MAY BE MODIFIED AS DIRECTED AND APPROVED BY THE TRAFFIC ENGINEER OR THEIR DESIGNEE.
5. THE DESIGN SPEED FOR THE (VALHALLA ESTATES SUBDIVISION) ROADS IS 25 MPH. THE DESIGN VEHICLE IS WB-40. THE POSTED SPEED LIMIT IS 25 MPH (FOR VALHALLA ESTATES SUBDIVISION). THE POSTED SPEED LIMIT IS 45 MPH (FOR VALHALLA ROAD).
6. ALL LANE DIMENSIONS ARE MEASURED FROM THE CENTER OF LANE LINE, CENTER OF DOUBLE LANE LINE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. THE PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, APPLICABLE MARKING DETAILS AND SPECIFIED PIMA COUNTY STANDARDS WHEN INSTALLING PAVEMENT MARKING, SYMBOLS, LEGENDS, AND MARKERS.
8. PAINTED LAYOUT STRIPING SHALL BE 15 MILS (0.015) THICK, WATER BASED PAINT PLACED ON THE FINAL PAVEMENT SURFACE WITH 8 POUNDS PER GALLON OF AASHTO M 247-13 TYPE I GLASS BEADS WITH ADHESION/AGGREGATE PROOF COATING. PAINTED LAYOUT STRIPING SHALL BE INSTALLED WITHIN FIVE WORKING DAYS OF THE FINAL PAVEMENT SURFACE BEING COMPLETED.
9. PAINTED SYMBOLS AND LEGENDS SHALL BE APPLIED AT THE SAME TIME AS THE PAINTED STRIPING, WITH THE EXCEPTION OF BIKE LANE SYMBOLS AND WORDS (SUCH AS STOP, AHEAD, ONLY, ETC.).
10. THE FINAL LONGITUDINAL STRIPING SHALL BE 90 MIL (0.090) REBORN EXTRUDED THERMOPLASTIC REFLECTORIZED STRIPING PLACED OVER THE PAINTED LAYOUT STRIPING WITH A SINGLE COORP OF 10 POUNDS PER 100 SQUARE FOOT OF AASHTO M 247-13 TYPE I GLASS BEADS. THE FINAL LONGITUDINAL STRIPING SHALL BE PLACED WITHIN 21 TO 30 CALENDAR DAYS OF THE FINAL PAVEMENT SURFACE BEING COMPLETED. ALL PREVIOUSLY EXISTING LONGITUDINAL STRIPING SHALL BE REMOVED DURING THE FINAL LONGITUDINAL STRIPING.
11. ALL FINAL TRANSVERSE STRIPING, INCLUDING SYMBOLS AND LEGENDS, SHALL BE 90 MIL (0.090) ALYDIO HAND CART EXTRUDED THERMOPLASTIC WITH 10 POUNDS PER 100 SQUARE FOOT OF AASHTO M 247-13 TYPE I GLASS BEADS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND INSTALLATION OF PAVEMENT MARKINGS ON THE FINAL SURFACE COURSE FOLLOWING ONE CONTROL LINE PER DIRECTION OF TRAVEL, CONSISTING OF CONTROL POINTS THAT HAVE BEEN SET TO NO MORE THAN 50 FEET APART ON CURVE SECTIONS AND 200 FEET IN STRAIGHT SECTIONS WHERE THE PAVEMENT MARKING PATTERN DOES NOT CHANGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE FINAL SURFACE COURSE IS PLACED SO THAT THE CONSTRUCTION JUMP IS NO MORE THAN ONE FOOT OFFSET FROM THE FINAL STRIPING.
13. ALL RETROREFLECTIVE RAISED PAVEMENT MARKINGS (RRPM) SHALL BE INSTALLED SO THAT THE REFLECTIVE FACE OF EACH MARKER IS FACING THE DIRECTION OF TRAFFIC AND IS PERPENDICULAR TO THE DIRECTION OF TRAFFIC FLOW. TYPE C OR P PAVEMENT MARKERS SHALL BE INSTALLED SO THAT THE CLEAR (OR WHITE) REFLECTIVE FACE OF EACH MARKER IS FACING APPROACHING TRAFFIC AND PERPENDICULAR TO THE DIRECTION OF TRAFFIC FLOW TO WHICH IT APPLIES.
14. ALL RETROREFLECTIVE RAISED PAVEMENT MARKINGS (RRPM) SHALL BE INSTALLED PER THE CURRENT EDITION OF THE PC/COT PAVEMENT MARKING MANUAL AND APPLICABLE AMENDMENTS.
15. ALL REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SECTION 701 OF THE PC/COT STANDARD SPECIFICATIONS, PAINTING OVER EXISTING STRIPING DOES NOT CONSTITUTE APPROVED STRIPING OBLITERATION.
17. FOR PRIVATE DEVELOPMENT PROJECTS, THE CONSULTANT/PROJECT MANAGER SHALL BE REQUIRED TO PRODUCE AS-BUILT STRIPING PLANS WITHIN 90 DAYS OF STRIPING COMPLETION.
18. UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKINGS SHALL BE INSTALLED BY THE CONTRACTOR.
19. UPON FINAL INSPECTION AND WRITTEN ACCEPTANCE OF INSTALLED PAVEMENT MARKINGS OR UNACCEPTABLE PAVEMENT MARKINGS SHALL BE SUBMITTED TO THE CONTRACTOR AND PIMA COUNTY BY THE TRAFFIC ENGINEER OR DESIGNATED REPRESENTATIVE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL STRIPING UNTIL PROJECT IS APPROVED FOR CONSTRUCTION ACCEPTANCE BY PIMA COUNTY (FULLY OPEN TO TRAFFIC, ALL PUNCH LIST ITEMS ARE COMPLETED, AND THE ONE-YEAR MINIMUM WARRANTY BEGINS). IF THE PAVEMENT MARKING MATERIAL MANUFACTURER OFFERS A LONGER WARRANTY THE CONTRACTOR SHALL TRANSFER THAT WARRANTY TO PIMA COUNTY.
21. THE PC/COT PAVEMENT MARKING MANUAL IS AVAILABLE ONLINE.

SIGNING GENERAL NOTES

1. ALL EQUIPMENT, MATERIALS AND CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS CONTAINED IN THE CURRENT CITY OF TUCSON / PIMA COUNTY (COT/PC) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, THE SPECIAL PROVISIONS AND THE PLANS.
2. SIGN PLACEMENT SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE LATEST EDITION OF THE PIMA COUNTY/CITY OF TUCSON TRAFFIC SIGNING DESIGN MANUAL, THESE PLANS, AND THE SPECIAL PROVISIONS.
3. SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AT THE DISCRETION OF THE TRAFFIC ENGINEER.
4. THE DESIGN SPEED FOR THE (VALHALLA ESTATES SUBDIVISION) ROADS IS 25 MPH. THE POSTED SPEED LIMIT IS 25 MPH. SIGN PLACEMENT SHALL BE BASED ON THE POSTED SPEED LIMIT. THE POSTED SPEED LIMIT IS 45 MPH (FOR VALHALLA ROAD).
5. POST LENGTHS SHALL BE PER THE LATEST EDITION OF THE PIMA COUNTY/CITY OF TUCSON TRAFFIC SIGNING DESIGN MANUAL. THE CONTRACTOR SHALL VERIFY ACTUAL POST LENGTHS.
6. ALL PREPARED POSTS SHALL BE INSTALLED IN A CONCRETE FOUNDATION, UNLESS OTHERWISE DIRECTED BY THE TRAFFIC ENGINEER.
7. ALL SIGN STATION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE TRAFFIC ENGINEER PRIOR TO THE INSTALLATION OF ALL SIGNS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH BLUE STAKE FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD AND FOR MAINTAINING ALL SIGNING UNTIL PROJECT IS APPROVED FOR CONSTRUCTION ACCEPTANCE BY PIMA COUNTY (FULLY OPEN TO TRAFFIC, ALL PUNCH LIST ITEMS ARE COMPLETED, AND ONE-YEAR WARRANTY BEGINS).
9. ALL OVERHEAD MOUNTED SIGNS SHALL BE DEMAND GRADE SHEETING, TYPE II. ALL SCHOOL SIGNS SHALL BE FLOURESCENT YELLOW/GREEN, DIAMOND GRADE SHEETING, TYPE II. ALL OTHER SIGNS SHALL BE HIGH INTENSITY PRISMATIC SHEETING, TYPE IV. ALL GROUND MOUNTED SIGNS SHALL HAVE AN WHITE GRANITE COATING APPLIED TO SIGN FACE, 3M P180 PLM OR EQUIVALENT.
10. ALL NEW SIGNS SHALL HAVE O-80 GAUGE, RADIUS CORNER, ALUMINUM BRACING UNLESS OTHERWISE NOTED.
11. PRIOR TO DISTRIBUTING ANY TRAFFIC SIGNS, A SIGN CONDITION INVENTORY OF ALL EXISTING SIGNS SHALL BE CONDUCTED BY THE CONTRACTOR AND PROVIDED TO THE SIGN SHOP SUPERVISOR (520-774-2611). INVENTORY SHALL INDICATE CURRENT SIGN LOCATION AND CONDITION, INCLUDING ANY EXISTING DAMAGE OR DEFICIENCIES.
12. ANY SIGNS AND POSTS BEING RE-USED ON THIS PROJECT SHALL BE STOCKPILED IN A MANNER TO AVOID DAMAGE AND MAINTAIN THE INTEGRITY OF THE SIGNS. SAFE STORAGE OF STOCKPILE AND PAVEMENT FOR DAMAGE TO STOCKPILE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL SIGNS AND POSTS NOT BEING RE-USED ON THE PROJECT SHALL BE DISMANTLED, STACKED AND DELIVERED TO THE OWNER (CITY OR COUNTY) BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE STORAGE AT THE CONSTRUCTION SITE UNTIL DELIVERY, AND THE SAFE UNLOADING OF THE SALVAGED MATERIAL. NOTIFICATION OF DELIVERY SHALL BE MADE AT LEAST TWO WORKING DAYS PRIOR TO DELIVERY (48 HOURS). PIMA COUNTY SIGN SHOP (313 S. MISSION ROAD (520-774-2367), NO FRIDAY DELIVERIES.

- NOTE:
1. STATIONING SHOWN ALONG VALHALLA ROAD ON THIS SHEET IS ALONG THE WEST SECTION LINE OF SECTION 16.
 2. EXISTING PAVEMENT STRIPING, MARKINGS, AND SIGN LOCATIONS ARE APPROXIMATE.
 3. EXISTING PAVEMENT STRIPING, MARKINGS, AND SIGNS ARE TO REMAIN, EXCEPT WHERE OTHERWISE NOTED.
 4. IF REQUIRED, ANY PERMITS OR ALLOWANCES SHALL BE OBTAINED FOR WORK OUTSIDE PIMA COUNTY RIGHT OF WAY.



PREPARED BY: **GREG CARLSSON ENGINEERING, L.L.C.**
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 or email: greg@gregcarlsson.com

PUBLIC STREET AND PUBLIC SEWER IMPROVEMENT PLAN FOR VALHALLA ESTATES LOTS 1-65, COMMON AREA "A" (DRAINAGE, BUFFERYARD, UTILITIES) LOCATED IN A PORTION OF SEC 16, T15S, R12E, GASPARI, PIMA COUNTY, ARIZONA A RESUBDIVISION OF A PORTION OF BLOCK 1 OF DIABLO VILLAGE ESTATES, BLOCKS 1-3, RECORDED IN BK 29 PG 75, MAP 9

DATE: MAY 2016

NO.	BY	DATE	REVISION	APPR.	DATE