



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 21, 2017

OCT 23 17 AM 09:22 PC CLK OF BD

Sycamore Canyon Phase IIA, B, & C - Phase IIAA Infrastructure,
Title: Offsite Improvements for Sycamore Leaf Road, Station 31+41.45 to 44+50 and
Canyon Edge Trail, Station 10+00 to 18+00

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: Anand. Olivares 10/16/17


Deputy County Administrator Signature/Date: [Signature] 10/18/17

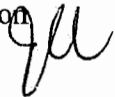
County Administrator Signature/Date: [Signature] 10/20/2017



Date: October 2, 2017

To: Ana M. Olivares, P.E.
Interim Director

From: Martin Landin, Manager
Subdivision/Permit Inspections 

Jim Cunningham, Division Manager
Field Engineering Division 

Subject: Project/Roadway: Sycamore Canyon Phase IIA, B, C – Phase IIAA Infrastructure
Location: Offsite Improvements for Sycamore Leaf Road, Station 31+41.45 to 44+50 and Canyon Edge Trail, Station 10+00 to 18+00
Plan Number: P1205-125
Developer/Owner: Sycamore Springs LLC, c/o The Remington Group

We have performed a Final Inspection and found the improvements to be satisfactory and in general conformance to the plans and specifications. These roadways should be submitted to the Board of Supervisors for acceptance into the County Maintenance System. In our letter to the Developer, the following is to be included:

The Developer is hereby notified that by acceptance of these roadways, he certifies the improvements have been constructed to County Standards and warrants them against defects and workmanship. The Developer will be responsible to correct any failure due to latent defects of materials and workmanship to the satisfaction of this Department. The Developer will also be responsible for any required maintenance on items such as, street sweeping, shoulder grading and culvert-drainage way cleaning that results from home construction and Lot development.

In addition, he is to clean and sweep the streets of any mud, sand and debris that are washed onto the paved surface from private property until such slopes have been stabilized.

A written notification will be issued for any corrective work required.

c: Subdivision File



APPROVED 05/05/2015

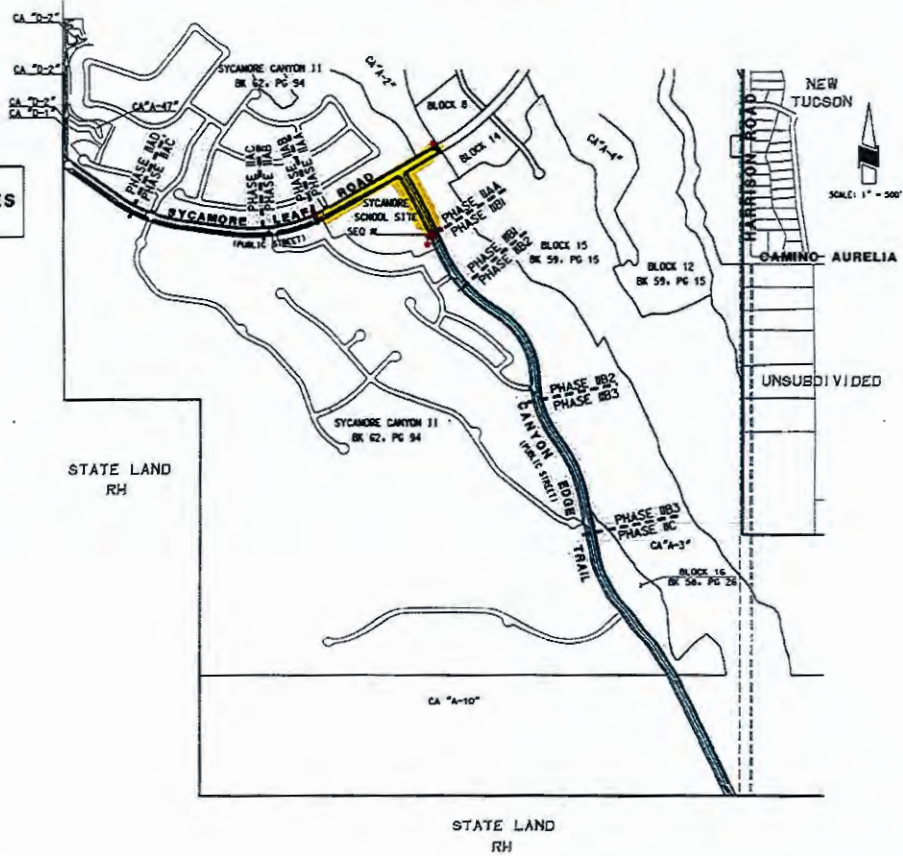
PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER PLANS FOR SYCAMORE CANYON PHASE IIA, B, & C

SYCAMORE LEAF ROAD (IIA) AND CANYON EDGE TRAIL (IIA, IIB&C) - PUBLIC STREETS

BOOK 58, PAGE 26

P15SI00005

SEE SHEET 1 FOR PAVING AND GRADING NOTES AND LEGEND



DATE: 05/05/2015

RICK
 2845 EAST FORD LOWELL ROAD - SUITE 111
 TUCSON, AZ 85742
 (520) 782-5348
 FAX: (520) 782-5349

1-800-782-5348
 Rick J. ...
 CIVIL ENGINEER

NO.	REV.	DATE	REVISION
1	REC	02/10/15	REMOVE SEWER & REVISED PAVING
2	REV	05/05/15	REVISION

P15SI00005



PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER PLANS

SYCAMORE CANYON PHASE IIA, B, C
SYCAMORE LEAF ROAD AND CANYON EDGE TRAIL

NO. 11	DATE: 05/05/2015	BY: RJK	PROJECT: 3424
NO. 11	DATE: 05/05/2015	BY: RJK	SHEET: 1A OF 26



PAVING NOTES

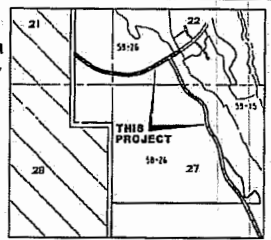
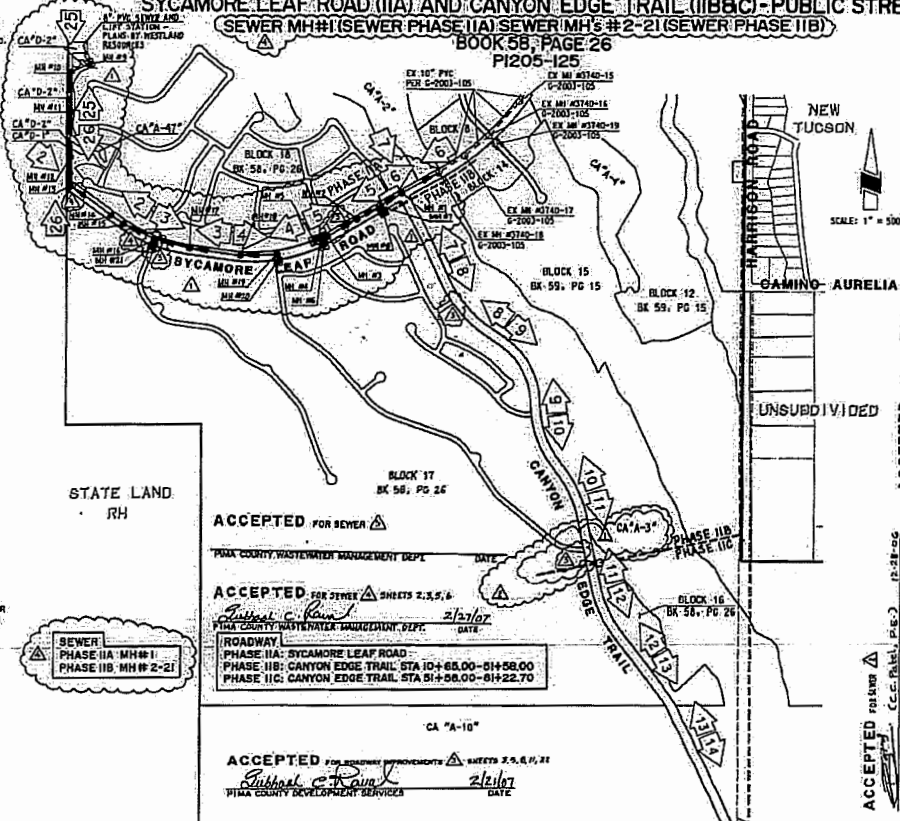
- THE BASIS OF BEARING FOR THIS PROJECT IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, AS MONUMENTED BY SAID QUARTER CORNER AT THE EAST QUARTER CORNER OF SAID SECTION 15 AND BY A 6.0 INCH DIA. CAPPED PIPE AT THE SOUTHWEST CORNER OF SAID SECTION 15, SAID BEARING BEING SOUTH 07° 01' OF EAST.
- THE BASIS OF ELEVATION IS THE POINT BENCHMARK MONUMENT AT THE NE CORNER OF SECTION 15, T17S, R15E, SAID ELEVATION BEING 3274.56' (GDAIN NAVD 83).
- THE DESIGN SPEED FOR THESE STREETS IS 35 MPH. THE DESIGN VEHICLE IS 18-20-50.
- ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2003 EDITION. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.
- AGGREGATE BASE COURSE SHALL CONFORM TO PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 302.3.
- ASPHALTIC CONCRETE SHALL CONFORM TO PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 406, MIX. NO. ARTERIAL MIX, 5.5% VOIDS.
- ALL CONCRETE SHALL COMPLY WITH PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 1006, CLASS 5, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- ALL WORK SHALL CONFORM TO GRADING STANDARDS, CHAPTER 18-01 OF PIMA COUNTY ZONING CODE.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY PIMA COUNTY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
- AN APPROVED COPY OF THIS PLAN SHALL BE KEPT AT THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND HE SHALL SUBMIT THE NECESSARY REVISION OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY PIMA COUNTY DEVELOPMENT SERVICES.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL BARRIERS, SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-550.
- A REGISTERED ENGINEER MUST CERTIFY THAT THIS PROJECT HAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO REQUEST FOR FINAL INSPECTION OR THE RELEASE OF ASSURANCE.
- ALL STATIMENTS ARE MEASURED ALONG RIGHT-OF-WAY CENTERLINE, UNLESS OTHERWISE NOTED.
- UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE, AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT SHOWN ON THE PLANS. THEREFORE, THE CONTRACTOR SHALL CALL "BLUE STAKE CENTER" AT 1-800-782-5348, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST REVEALATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.
- ALL STREET SIGNING SHALL BE DESIGNED AND INSTALLED TO CURRENT PIMA COUNTY STANDARDS. THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE PE DOT/OTD DOT STANDARDS BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.
- VEHICLE REMOVAL, EDGE LINE STRIPPING (EOLS) AT THE ENTRANCE (S) OF THE SUBDIVISION AND INTERSECTION APPLICABLE, SHALL BE REINSTALLED TO CURRENT PE DOT/OTD DOT STANDARDS BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.
- ALL STREET STRIPING AND SIGNING WORK SHALL BE COORDINATED WITH PIMA COUNTY TRAFFIC ENGINEERING DIVISION 7740-2011 PRIOR TO INSTALLATION AND BEFORE OPENING STREETS TO THE PUBLIC. ALL INSTALLATIONS THAT DO NOT MEET COUNTY STANDARDS SHALL BE REPLACED BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.

GRADING NOTES

- A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY PATRICK LEAVITT ENGINEERING, LLC. ALL CONSTRUCTION OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED 04/20/05.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL "BLUE STAKE CENTER" AT 1-800-782-5348, AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID BASED THEREON.

PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER PLANS FOR SYCAMORE CANYON PHASE IIA, B&C

**SYCAMORE LEAF ROAD (IIA) AND CANYON EDGE TRAIL (IIB&C) - PUBLIC STREETS
SEWER MH#1 (SEWER PHASE IIA) SEWER MH#2 (SEWER PHASE IIB)
BOOK 58, PAGE 26
P2105-125**



LOCATION MAP
SECTIONS 21, 22 & 23
TOWNSHIP 17 SOUTH, RANGE 15 EAST
G & S 35th, PIMA COUNTY, ARIZONA
LAT 31°56'13.67\", LONG 110°47'54.63\"

WORK TO BE DONE

- THE IMPROVEMENTS AND GRADING CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS AND STANDARD DETAILS OF PIMA COUNTY AND THE CITY OF TUCSON.
- STANDARD SPECIFICATIONS**
- STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2003 EDITION), PIMA COUNTY AND CITY OF TUCSON.
- STANDARD DETAILS/DRAWINGS**
- STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2003 EDITION), PIMA COUNTY AND CITY OF TUCSON.
 - PAYMENT MARKING DESIGN MANUAL (OCTOBER 2002 EDITION), PIMA COUNTY AND CITY OF TUCSON.
 - TRAFFIC SIGNING DESIGN MANUAL (MAY 2002 EDITION), PIMA COUNTY AND CITY OF TUCSON.
 - THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

LEGEND

ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING	SEE DETAIL G SHEET 23	□
OG PATH	---	—
5" VERTICAL CURB TYPE 21	---	—
12" x 12" CONCRETE HEADER	SEE DETAIL H SHEET 23	□
TOP OF CURB ELEVATION	---	16.37.00
FINISHED SURFACE ELEVATION	---	15.32.00
FINISHED GRADE ELEVATION	---	10.51.00
HIGH POINT	HP	□
LOW POINT	LP	□
TOP OF WALL	---	16.14.00
EXIST. ELEVATION	---	(15.51)
PROPOSED SEWER	--- 104, 105	—
PROPOSED SEWER MANHOLE	--- 208	⊙
STORM DRAIN	--- 104, 105	—
NEW WATERLINE/RIVALVE	---	—
RIP, RIP, PAD	---	—
DETAIL REFERENCE	--- 1 = DETAIL IDENTIFICATION	—
PROPOSED SLOPE	---	—
RIP RAMP SLOPE PROTECTION	---	—
EXIST. CONTOUR	---	—
PROPOSED CONTOUR	---	—
DAYLIGHT LINE	---	—
CATCHMENT LINE	---	—
DIRECTION OF FLOW OR SCALE	---	—
PROPOSED 100-YEAR FLOOD PROBE LINES	---	—
SURVEY MONUMENT	---	⊙
PAYMENT MARKING	---	—
FUTURE FORCE MAIN	---	—
EXIST. SEWER AND MANHOLE	---	—
EXIST. WATERLINE/RIVALVE	---	—
EXIST. CURB & PAVEMENT	---	—
PROJECT BOUNDARY	---	—
VARIABLE SLOPE	---	—
TRIED SWITCH	---	—
TRIED MARK 1	---	—
TRIED MARK	---	—
SURVEY MONUMENT	---	⊙
PROPOSED IRRIGATION SLOVE	---	—

FOR SEWER NOTES, STORM DRAIN NOTES & GENERAL NOTES SEE SHEET 22

THE CONTRACTOR SHALL PROVIDE A WORKING DRAWING FOR THE TYPE, SIZE AND LOCATION OF ALL ON-STREET TRAFFIC SIGNS. THE WORKING DRAWING SHALL BE APPROVED BY THE TRAFFIC ENGINEERING SECTION IN THE TRAFFIC ENGINEERING DIVISION (TED) PRIOR TO INSTALLING TRAFFIC SIGNS. THE COUNTY INSPECTOR WILL NOT ACCEPT ANY SIGN WORK WITHOUT A SIGNED WORKING DRAWING FOR THE PROPOSED SIGNS. PLEASE CONTACT TED AT 740-2011 FOR APPROVAL OF THE WORKING DRAWING OF THE SIGNS. NOTES: THE SIGNING FOR ANY SITE IMPROVEMENTS (IF APPLICABLE) SHALL BE ON THE OFFSITE PLANS.

OWNER
FIDELITY NATIONAL TITLE AGENCY, INC.
TRUST NO. 04-07D & 60-071
7150 EAST BROADWAY DEKA PLAZA SUITE 8-272
TUCSON, ARIZONA 85710
PHONE: (520) 751-2570

DEVELOPER
SCAMOR SPRINGS L.L.C.
676 THE REAGINION GROUP
1400 EAST MARKET ROAD, SUITE 124
TUCSON, ARIZONA 85717
CONTACT: JAMIE ARBUTHA
PHONE: (520) 215-1815

ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 12-12-06

ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 12-12-06

ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 12-12-06

ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 12-12-06

NICK
CONSTRUCTION CONSULTANTS
1-800-782-5348
PIMA COUNTY DEVELOPMENT SERVICES

1-800-782-5348
PIMA COUNTY DEVELOPMENT SERVICES

THIS SET OF PLANS SERVES AS A TYPE 2 GRADING PERMIT FOR THIS PROJECT AND SHALL BE VALID FOR ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE OF SAID PLANS.

REC 1407 REVISED SHEET 5

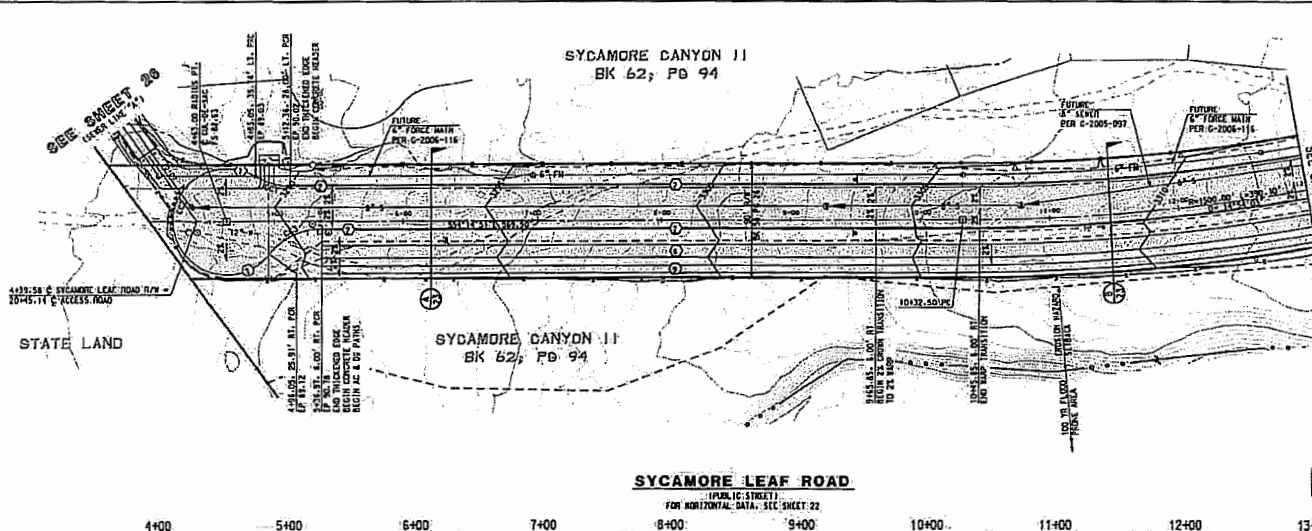
ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 9/28/05
Robert C. Rouse
ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 12/14/05
Robert C. Rouse
ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 12-12-06
Robert C. Rouse
ACCEPTED FOR SEWER
PIMA COUNTY WASTEWATER MANAGEMENT DEPT. DATE: 12-12-06
Robert C. Rouse

P2105-125
G-2005-097
PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER PLANS PREPARED FOR:
SYCAMORE CANYON PHASE IIA, B&C
SYCAMORE LEAF ROAD AND CANYON EDGE TRAIL

SCALE: 1" = 40'

DATE: 12-12-06

1 OF 26

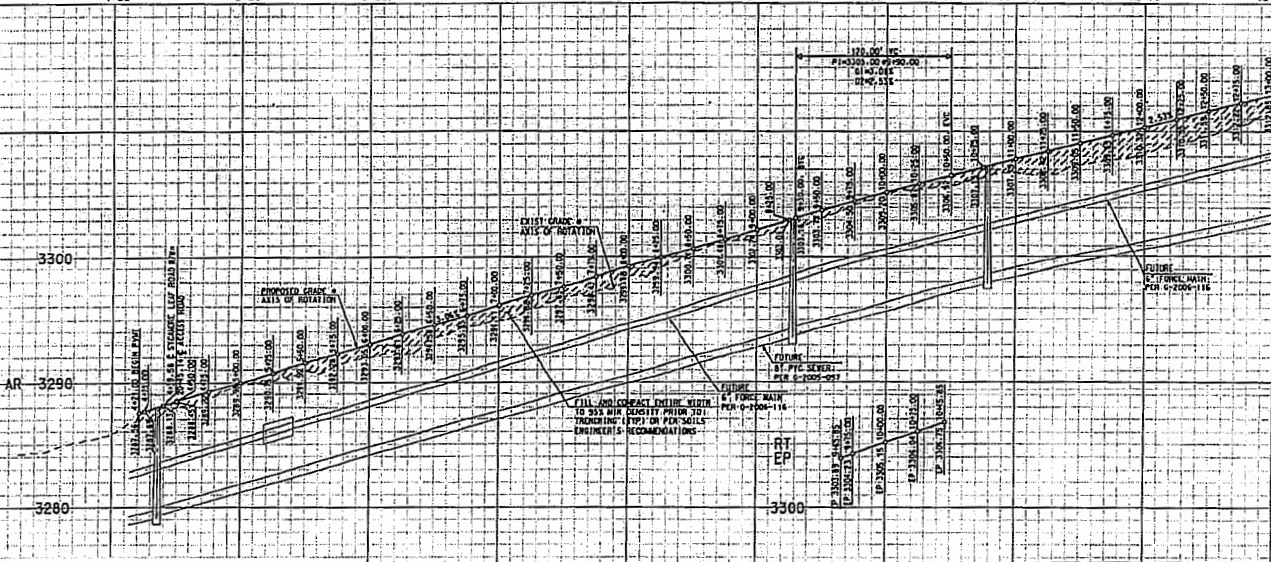


- SCALE: 1" = 40'
CONTIN. INTERVAL = 1'
- ### KEYNOTES
- 1 TYPE 2 VERTICAL CURB PER SD 202
 - 2 12" x 12" CONCRETE HEADER
 - 3 CONCRETE TO EXISTING CURB PER SD 211, MATCH EXISTING TOP OF CURB
 - 4 END CONCRETE HEADER
 - 5 BENCH VERTICAL CURB WITH 3" TYPICAL SECTION PER SD 212
 - 6 SAWCUT AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY, TRIM TACK AND GIVE NEW PAVEMENT TO EXISTING PAVEMENT
 - 7 THICKENED PAVEMENT EDGE PER DETAIL
 - 8 WEARING AC PATH
 - 9 WEARING DG PATH
 - 10 CONCRETE CUTOFF WALL PER SD 200
 - 11 FUTURE PRESSURE MAIN CONNECTION PER SD 200-205
 - 12 AGENT-MANURE-EMULSION ELEVATION PER SD 400-305
 - 13 COATED-MANURE-EMULSION PER COATING-SPEC-SHEET-22
 - 14 3" CURB FOR STREETS/ALLEYS PER SD 200
 - 15 CONCRETE SIDEWALK PER SD 200
 - 16 6"x12" CONCRETE HEADER PER SD 213 1/2 TYPE "A" POST BARRICADES PER SD 104, SPACED 5' OC
 - 17 1'x3" CONCRETE CUTOFF WALL
 - 18 CROTTED RIP RAP PER SD 200

SYCAMORE LEAF ROAD
PUBLIC STREET
FOR HORIZONTAL DATA, SEE SHEET 22

NOTE: ALL STATIONING IS ALONG E OF RIGHT-OF-WAY

STA 5437 TO 1046	STA 1046 TO 13400
NOTE: UNLESS OTHERWISE SHOWN, LEFT EP = AR - 0.34' RIGHT EP = AR + 0.34'	NOTE: UNLESS OTHERWISE SHOWN, LEFT EP = AR - 0.34' RIGHT EP = AR + 0.34'



TYPICAL SLOPE TREATMENT

FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN SHALL BE AS FOLLOWS:

1:1 TO 1.99:1 OVER 2' IN HEIGHT	- CROTTED ROCK RIP RAP PER DETAIL
2:1 TO 2.99:1 OVER 2' IN HEIGHT	- HAND PLACED ANGULAR ROCK RIP RAP
3:1 OR FLATTER	- 600-#8 MIN. 14" MIN. 1000' OVER 1 LAYER MURAP 140 FILTER FABRIC OR EQUIVALENT - REVEGETATED PER 14.61.040 BAC

RICK ENGINEERING, INC.
1800-782-5348
1400 SOUTH FOWLER ROAD - SUITE 111
TRUCKEE, AZ 86242
SCOTTSDALE, AZ 85264
PHOENIX, AZ 85044

RICK ENGINEERING, INC.
1800-782-5348
1400 SOUTH FOWLER ROAD - SUITE 111
TRUCKEE, AZ 86242
SCOTTSDALE, AZ 85264
PHOENIX, AZ 85044

SYCAMORE LEAF ROAD
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

REVISIONS
 1 REC. DATE REVISION
 2 REC. DATE WATER CROSSING
 3 REC. DATE ADDITIONAL WORK PER SD 200
 4 REC. DATE ADDED SECTION
 5 REC. DATE REVISION

PROJECT NO. R205-125

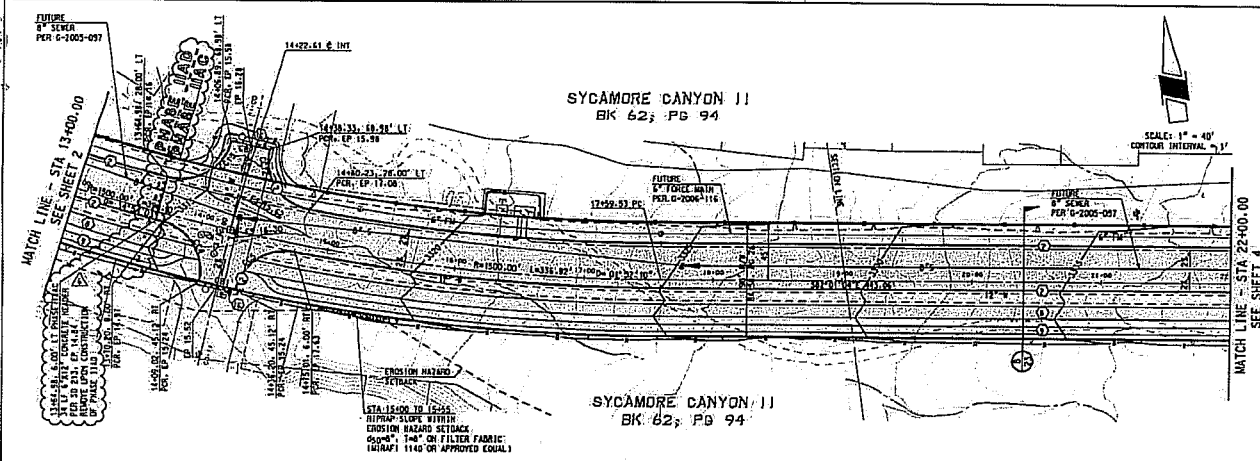
PUBLIC ROADWAY IMPROVEMENT AND PUBLIC-SERVICES PLANS PREPARED FOR:

SYCAMORE CANYON
PHASE II, A, B, C
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL

HORIZ. 1" = 40' VERT. 1" = 4'
DESIGNED BY: 11/09 ENGINEER: PJJ 11/09
CHECKED: JSC 11/09 SHEET: 2 OF 28



Approved 03/26/2015



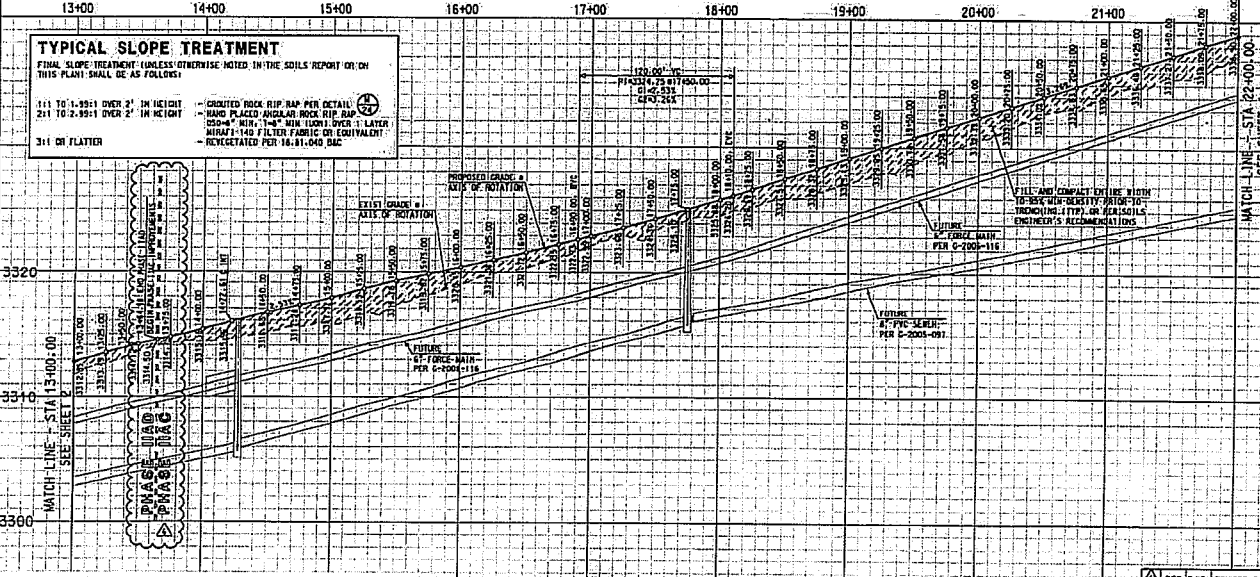
KEYNOTES

- (1) 6" TYPE 2 VERTICAL CURB PER SO 200
- (2) 12" x 12" CONCRETE HEADER
- (3) CONNECT TO EXISTING CURB PER SO 211. MATCH EXISTING TOP OF CURB
- (4) END CONCRETE HEADER
- (5) BEGIN VERTICAL CURB WITH 3" TERMINAL SECTION PER SO 212
- (6) SAWCUT AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
- (7) THICKENED PAVEMENT EDGE PER DETAIL
- (8) MEANDERING AC PATH
- (9) MEANDERING DC PATH
- (10) CONCRETE CUTOFF WALL PER SO 213
- (11) FUTURE PRESSURE MAIN CONNECTION PER SO 214
- (12) ADJUST MANHOLE RIM TO THE ELEVATION PER SO 214-215
- (13) COATED MANHOLE PER COATING SPEC SHEET 22
- (14) SPECIAL CONCRETE MATERIALS PER SO 214
- (15) CONCRETE STRUCTURE PER SO 200
- (16) 6"x12" CONCRETE HEADER PER AD 213 W/5 TYPE "A" POST BARRELS PER SO 105. SPACED 5' OC
- (17) 1'x3' CONCRETE CUTOFF WALL
- (18) GROUTED RIP-RAP PER DETAIL

STA 13400 TO 22400
 NOTE: UNLESS OTHERWISE SHOWN,
 LEFT OF CENTERLINE = AR = 0.34'
 RIGHT OF CENTERLINE = AR = 0.34'
 ALL STATIONING IS ALONG
 & OF RIGHT-OF-WAY.

TYPICAL SLOPE TREATMENT
 FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:

- 1:1 TO 1.99:1 OVER 2' IN HEIGHT - CRUSHED ROCK RIP-RAP PER DETAIL
- 2:1 TO 2.99:1 OVER 2' IN HEIGHT - SAND PLACED ANGULAR ROCK RIP-RAP PER DETAIL
- 3:1 OR FLATTER - 300#-5 "SAND" MIN. MIN. 1.0% OVER 1' LAYER MIN. 1/4" 140# FILTER FABRIC OR EQUIVALENT REVEGETATED PER 16.01.040 D&C



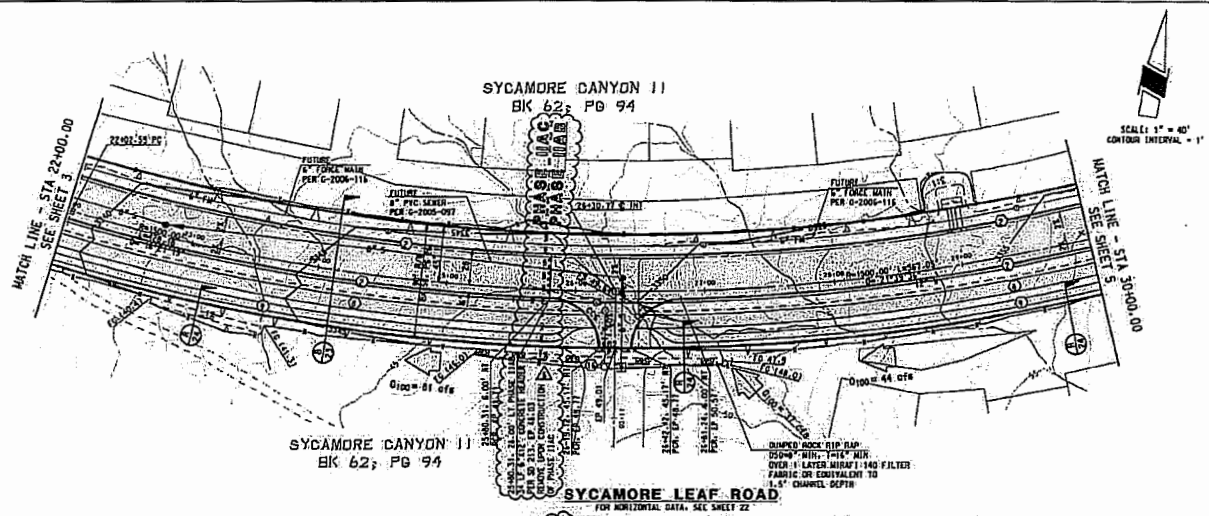
R1205-125

PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER PLANS
 PREPARED FOR:

**SYCAMORE CANYON
 PHASE II A, B, C
 SYCAMORE LEAF ROAD
 AND CANYON EDGE TRAIL**

HORIZ: 1" = 40' VERT: 1" = 4'
 DESIGNER: JWR ENGINEER: JWR 11/05 SHEET: 3 OF 26
 DRAFTER: PMS/11/05 CHECKED: JWR

RICK
 ENGINEERING CONTRACTORS
 1400 S. F STREET, SUITE 100, LOS ANGELES, CA 90058
 (310) 708-5348
 www.rick-engineering.com



- ### KEYNOTES
- ① 4" TYPE 2 VERTICAL CURB PER SD 209
 - ② 12" x 12" CONCRETE HEADER
 - ③ CONNECT TO EXISTING CURB PER SD 211. MATCH EXISTING TOP OF CURB
 - ④ END CONCRETE HEADER
 - ⑤ BEGIN VERTICAL CURB WITH 3" TERMINAL SECTION PER SD 212
 - ⑥ SLOPE AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
 - ⑦ THICKENED PAVEMENT EDGE PER DETAIL
 - ⑧ MEASURING AC PATH
 - ⑨ MEASURING ON PATH
 - ⑩ CONCRETE CUTOFF WALL PER SD 210
 - ⑪ FUTURE PRESSURE MAIN CORRECTION PER SD 304-305
 - ⑫ ADJUST MANHOLE RIM TO NEW ELEVATION PER SD 304-305
 - ⑬ COATED MANHOLE PER CONTRACT SPEC SHEET 22
 - ⑭ CONCRETE SIDEWALK PER SD 200
 - ⑮ CONCRETE SIDEWALK PER SD 200
 - ⑯ 6"x12" CONCRETE HEADER PER SD 213 TYP 1/2" x 1/4" POST BRACKETS PER SD 106, SPACED 3' OC
 - ⑰ 1/2" CONCRETE CUTOFF WALL
 - ⑱ GRADED RIP RAP PER SD 214

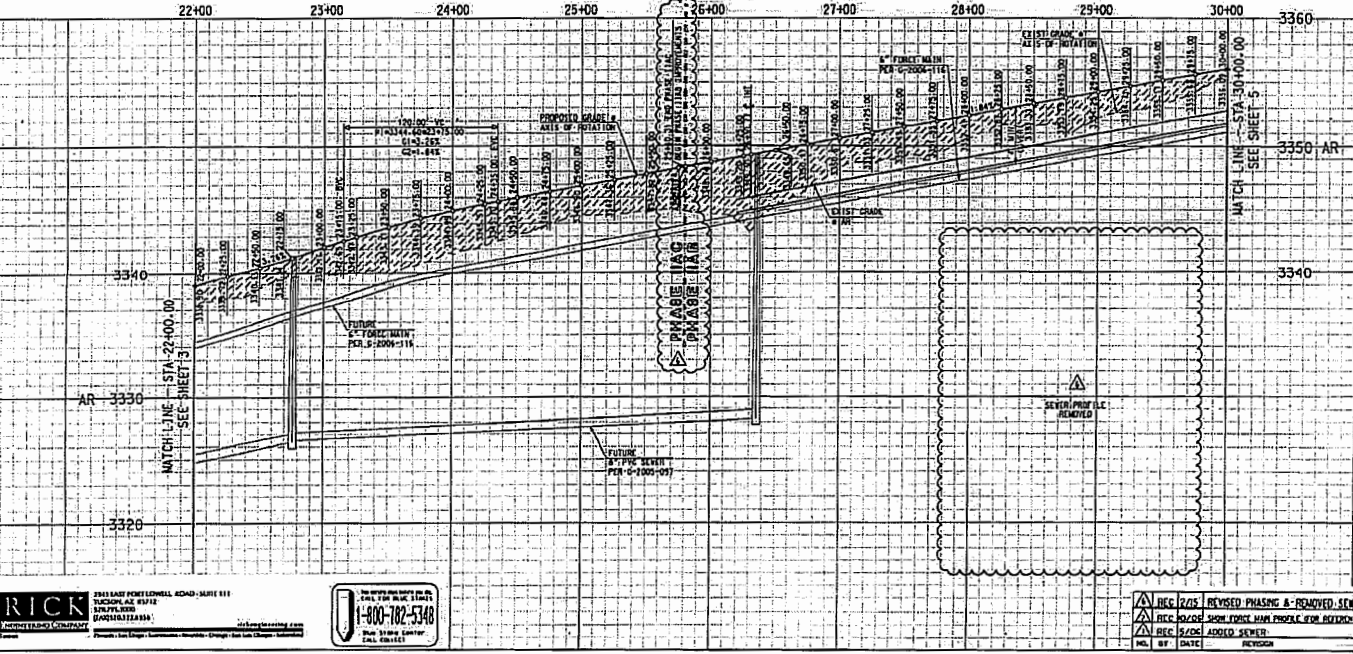
NOTE: UNLESS OTHERWISE SHOWN:
 LEFT OF = AR - 0.34'
 RIGHT OF = AR + 0.34'

NOTE: ALL STATIONING IS ALONG
 C.O. OF RIGHT-OF-WAY.

TYPICAL SLOPE TREATMENT

FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN SHALL BE AS FOLLOWS:

- 1:1 TO 1.99:1 OVER 2' IN HEIGHT - GRADED ROCK RIP RAP PER DETAIL
- 2:1 TO 2.99:1 OVER 2' IN HEIGHT - SAND PLACED ANGULAR ROCK RIP RAP 200-40" MIN, 1/4" MIN (100) OVER 1" LAYER MSAF 140 FILTER FABRIC OR EQUIVALENT REVEGETATED PER 14.01-040 BAC
- 3:1 OR FLATTER -



RICK ENGINEERING COMPANY
 3345 LAKE FOREST HILL ROAD, SUITE 111
 TUCKER, GA 30084
 (770) 486-1111
 www.rickeng.com

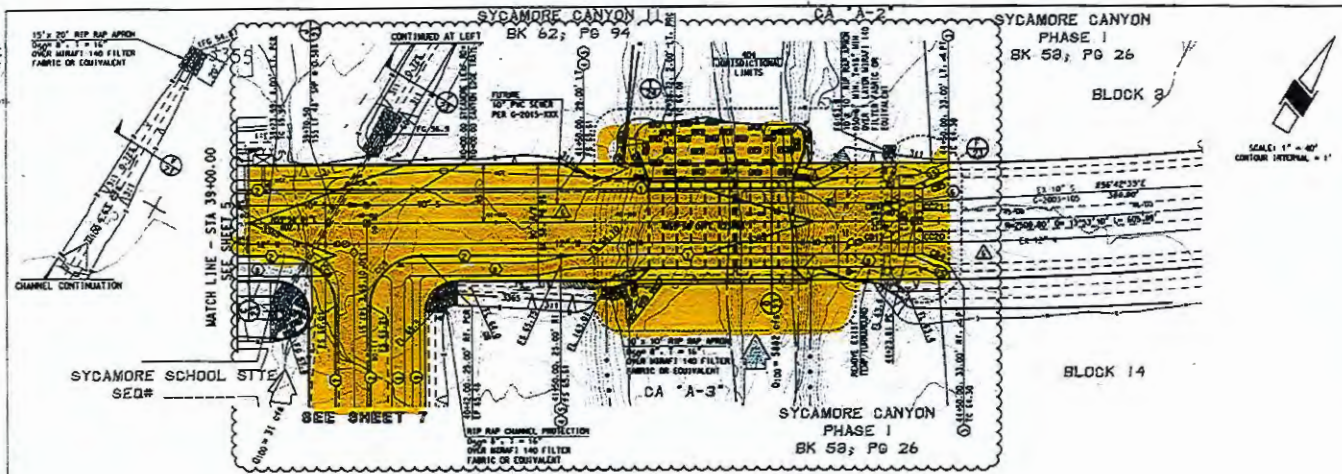
1-800-782-5348
 RICK ENGINEERING COMPANY
 3345 LAKE FOREST HILL ROAD, SUITE 111
 TUCKER, GA 30084

R205-125

PUBLIC ROADWAY IMPROVEMENT AND FUTURE SEWER PLANS
 PREPARED FOR:

**SYCAMORE CANYON
 PHASE IIA, IIB, IIC
 AND CANYON EDGE TRAIL**

NO. 117: 1" = 40' DATE: 11/05
 SECTION: SHEET 11/05 PROJECT: 13424
 DRAWN BY: PAB 11/05 CHECKED BY: [Signature] SHEET: 4 OF 28

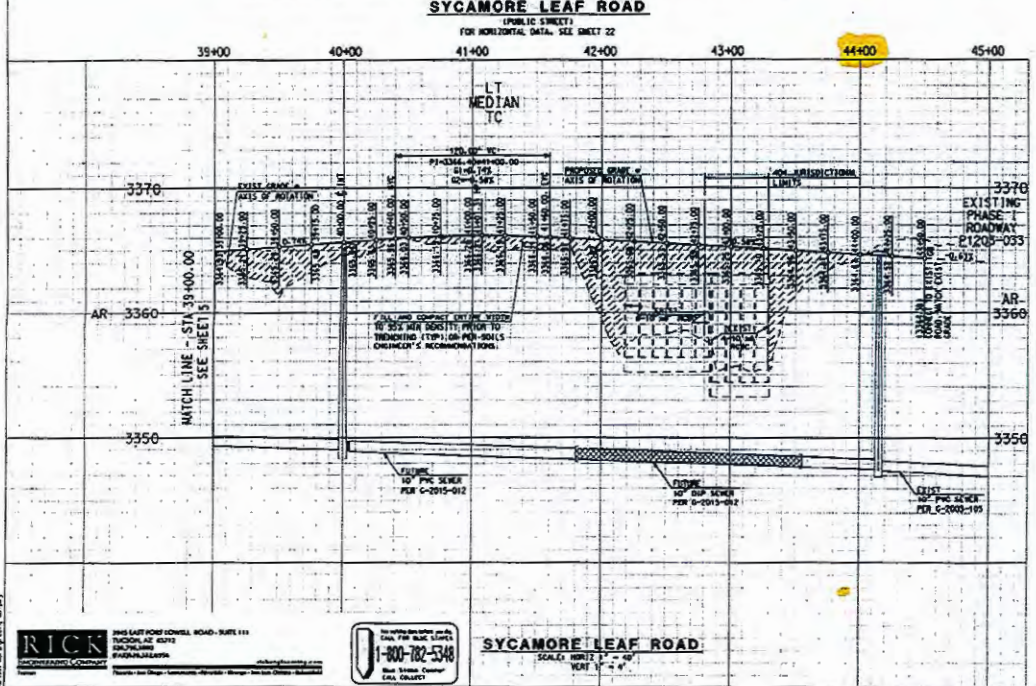


- ### KEYNOTES
- 1 6" TYPE 2 VERTICAL CURB PER SD 209
 - 2 12" x 12" CONCRETE HEADER
 - 3 CONCRETE TO EXISTING CURB PER SD 211. MATCH EXISTING TOP OF CURB
 - 4 END CONCRETE HEADER
 - 5 OUCH VERTICAL CURB WITH 3" TERMINAL SECTION PER SD 212
 - 6 UNLESS NOTED OTHERWISE, EXISTING CURBS AND PAVEMENT AS NECESSARY, TRIM, FACE, AND JOIN RES. PARALLEL TO EXISTING PAVEMENT
 - 7 THICKENED PAVEMENT EDGE PER DETAIL 27
 - 8 MEANDERING AC PATH
 - 9 MEANDERING DC PATH
 - 10 FURNISH PRESSURE-WASH CONNECTION PER SD 100-105
 - 11 MATCH MANHOLE TO NEW ELEVATION PER SD 100-105
 - 12 CONCRETE MANHOLE PER EXISTING SPECS SHEET 21
 - 13 CONCRETE CURB PER SD 209
 - 14 CONCRETE SHOULDER PER SD 200
 - 15 6"x12" CONCRETE HEADER PER SD 213 W/5 TYPE "A" POST BARRICADES PER SD 100, SPACED 5' OC
 - 16 1"x3" CONCRETE CUTOFF WALL
 - 17 CROCKET RIP RAP PER CA "A-3"
- STA 39+00 TO 41+50**

NOTE:
UNLESS OTHERWISE SHOWN,
LEFT EP = AR = 0.50°
RIGHT EP = AR = 0.50°

STA 41+50 TO 44+50

NOTE:
UNLESS OTHERWISE SHOWN,
TOP OF LEFT CURB = AR = 0.00°
TOP OF RIGHT CURB = AR = 0.00°
- NOTE: ALL STATIONING IS ALONG
6' OF RIGHT-OF-WAY.



- ### TYPICAL SLOPE TREATMENT
- FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:
- | | |
|---|-----------|
| <p>2:1 TO 1:1 OVER 2' IN HEIGHT - GROUNDED ROCK RIP RAP PER DETAIL 27</p> <p>2:1 TO 1:1 OVER 2' IN HEIGHT - SAND PLACED UNDER RIP RAP</p> <p>3:1 ON FLAT - 150MM² AREA, 75MM² NEW AREA OVER 1 LAYER</p> <p>MANHOLE FILTER FABRIC OR EQUIVALENT</p> <p>REVEGETATED PER 18.01-040 BAC</p> | <p>27</p> |
|---|-----------|

RICK ENGINEERS ARCHITECTS

245 EAST FORT COLLINS ROAD - SUITE 111
FORT COLLINS CO 80504
970-225-8888
WWW.RICKENGINEERS.COM

1-800-782-5348

Best Value Contractor
EPA 608 (D)

SYCAMORE LEAF ROAD

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

<p>DATE: 11/09</p> <p>BY: [Signature]</p> <p>NO. 01 - 0102</p>	<p>PROJECT: PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER</p> <p>DATE: 11/09</p> <p>BY: [Signature]</p> <p>NO. 01 - 0102</p>	<p>PROJECT: PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER</p> <p>DATE: 11/09</p> <p>BY: [Signature]</p> <p>NO. 01 - 0102</p>
--	--	--

P1205-125

PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER PLANS
PREPARED FOR:

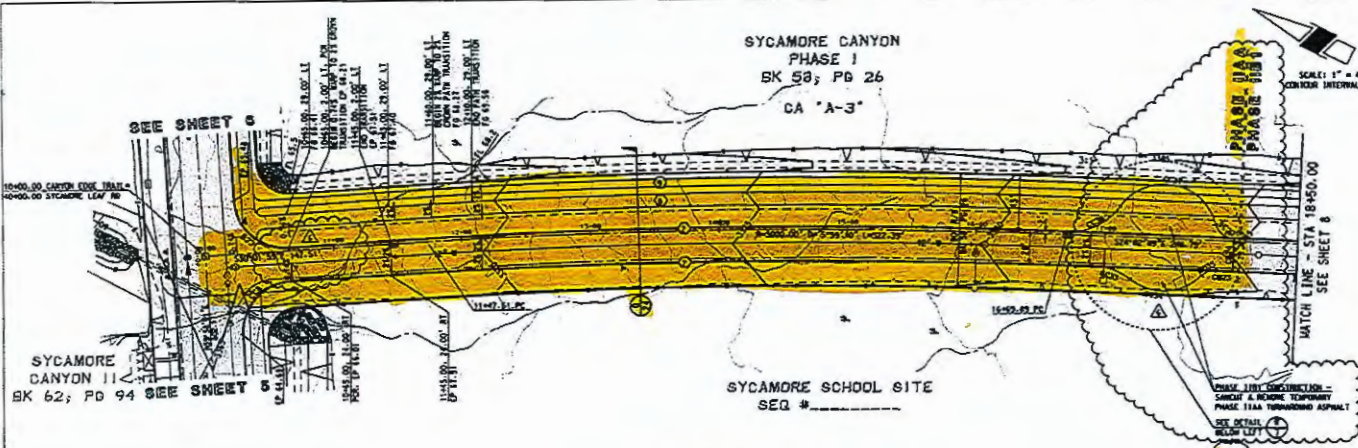
SYCAMORE CANYON
PHASE IIA, B, C
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL

NO. 11/09 11/09 11/09
DESIGNER: BIC 11/09 ENGINEER: PJI 11/09 CHECKER: JSC
DRAWN: PJD 11/09

PROJECT: 3424
SHEET: 6 OF 26

DATE: 11/09

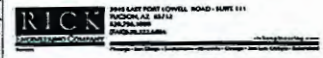
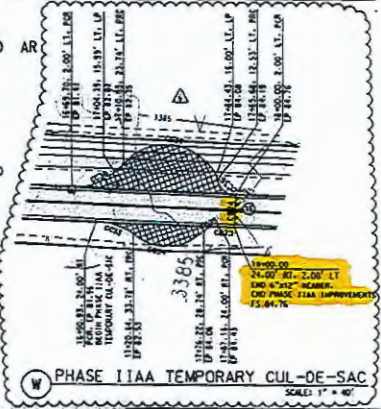
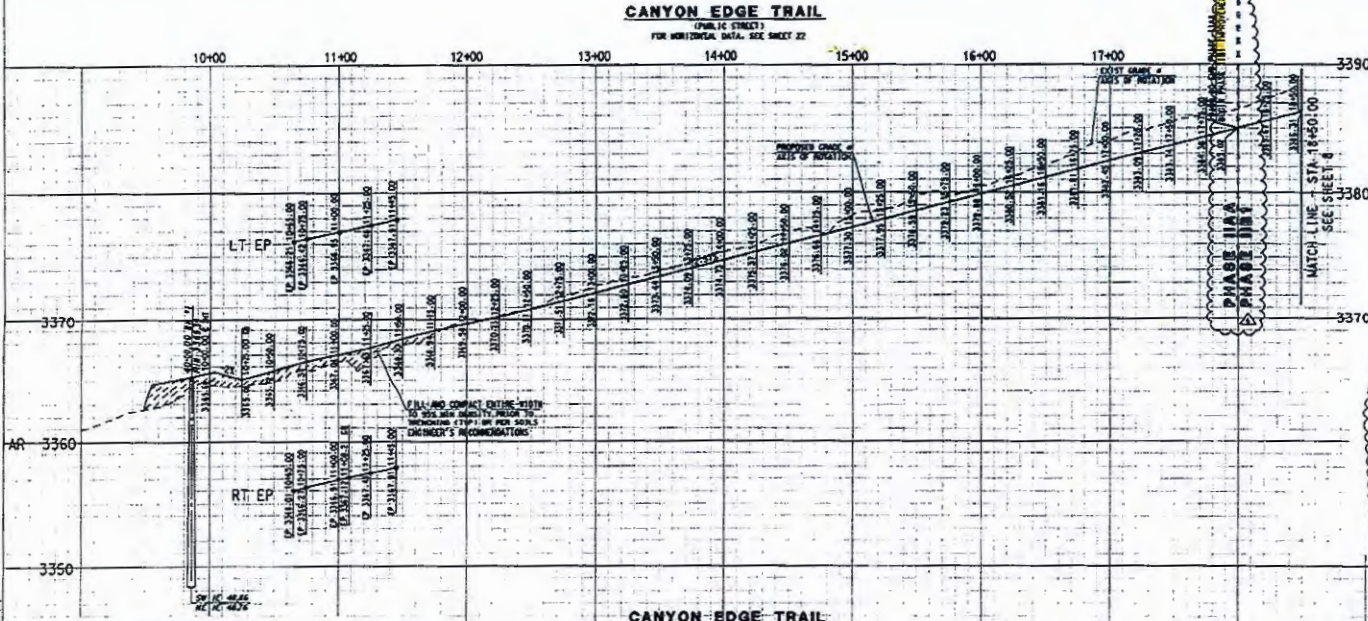
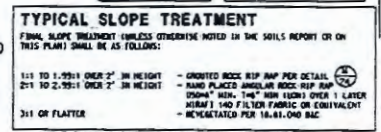
601 S. KENT
 SUITE 100
 DENVER, CO 80202
 (303) 733-7000
 www.nick.com



- ### KEYNOTES
- 4" TYPE 2 VERTICAL CURB PER SO 209
 - 12" x 12" CONCRETE HEADER
 - CONNECT TO EXISTING CURB PER SO 211. MATCH EXISTING TOP OF CURB
 - END CONCRETE HEADER
 - BEGIN VERTICAL CURB WITH 3' TERMINAL SECTION PER SO 212
 - SAW CUT AT 1' HEADSPAN AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRAIL TACKL AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
 - THICKENED PAVEMENT EDGE PER DETAIL (1)
 - HEANDERING AC PATH
 - HEANDERING OC PATH
 - PURPOSE-PRESSURE-SEAL-CONNECTION-PER-SO-198-500
 - MATERIAL-SAMPLE-30M-18-SEP-3500-PER-SO-386-200
 - CONCRETE-MATERIAL-PER-CONCRETE-SPEC-SHEET-21
 - CONCRETE SIDEWALK PER SO 200
 - 6" MIN CONCRETE HEADER PER SO 213 W/5 TYP "A" POST BARRIAGES PER SO 341. SPACED 5' OC
 - 1' x 3" CONCRETE CROFT WALL
 - GRAVEL RIP RAP PER (1)

STA 10+65 TO 18+00
 REIL:
 UNLESS OTHERWISE SHOWN,
 LEFT OF = AR - 0.25'
 RIGHT OF = AR - 0.25'

NOTE: ALL STATIONING IS ALONG
 C. OR RIGHT-OF-WAY.



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PI205-125

PUBLIC ROADWAY IMPROVEMENT AND-PURPOSE-SEVER PLAN PREPARED FOR

SYCAMORE CANYON
 PHASE IIA, B, C
 SYCAMORE LEAF ROAD
 AND CANYON EDGE TRAIL

HORIZ: 1" = 40' VERT: 1" = 4'
 DESIGNER: PMC 11/09 ENGINEER: PJJ 11/09 PROJ # 3424
 DWG. DATE: PM 11/09 CHECKED: JG SHEET: 7 OF 28

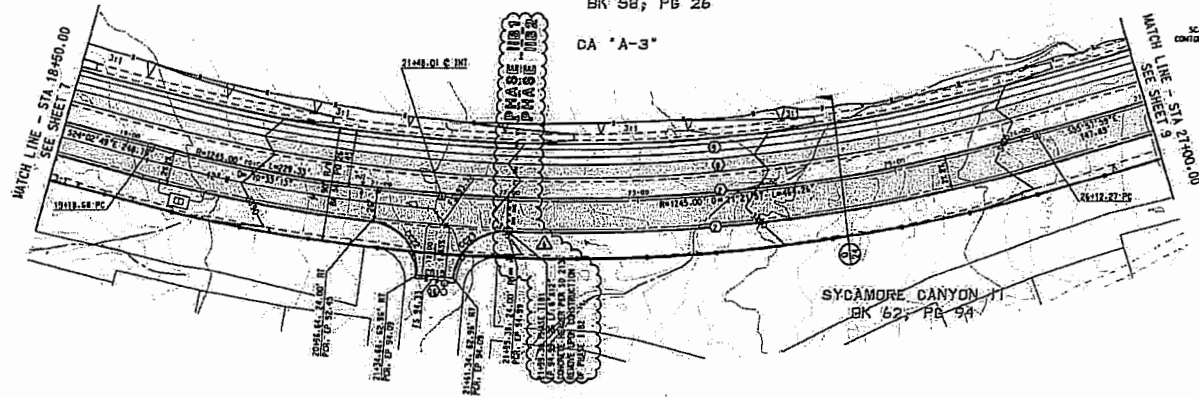


SYCAMORE CANYON
PHASE I
BK 58; PB 26

CA "A-3"



SCALE: 1" = 40'
CONTOUR INTERVAL = 1'



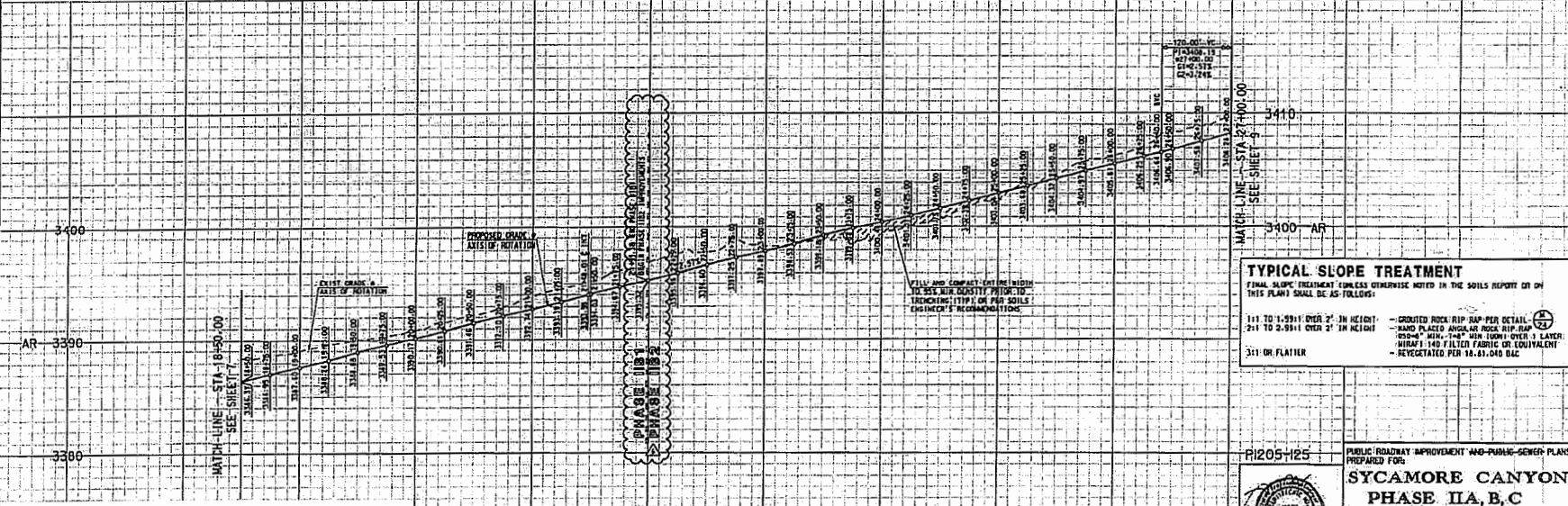
- KEYNOTES**
- 1) 1" TYPE 2 VERTICAL CURB PER SO 209
 - 2) 12" X 12" CONCRETE HEADER
 - 3) CONCRETE TO EXISTING CURB PER SO 211, MATCH EXISTING TOP OF CURB
 - 4) END CONCRETE HEADER
 - 5) BEGIN VERTICAL CURB WITH 3" TERMINAL SECTION PER SO 212
 - 6) SANDPAP AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM, TRACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
 - 7) THICKENED PAVEMENT EDGE PER DETAIL 27
 - 8) MEANDERING AC PATH
 - 9) MEANDERING DG PATH
 - 10) CONCRETE SIDEWALK PER SO 200
 - 11) FUTURE PRESSURE MAIN CONNECTION PER SO 204-205
 - 12) ADJUST MANHOLE RIM TO NEW ELEVATION PER SO 204-205
 - 13) COATED MANHOLE PER CONCRETE SPEED SHEET 22
 - 14) SPECIAL CONCRETE CURB PER DETAIL 27
 - 15) CONCRETE SIDEWALK PER SO 200
 - 16) 6"x12" CONCRETE HEADER PER SO 213 1/2 1/2" X 1" POST BARRICADES PER SO 108, SPACED 3' OC
 - 17) 1'X3' CONCRETE CUTOFF WALL
 - 18) CROCKET RIP RAP PER 27

NOTE: UNLESS OTHERWISE SHOWN, LEFT E.P. = AR - 0.26' RIGHT E.P. = AR - 0.26'

NOTE: ALL STATIONING IS ALONG E OF RIGHT-OF-WAY

18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00

CANYON EDGE TRAIL
(PUBLIC STREET)
FOR HORIZONTAL DATA, SEE SHEET 22



TYPICAL SLOPE TREATMENT
FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR IN THIS PLAN SHALL BE AS FOLLOWS:

1:1 TO 1:2.9:1 OVER 2' IN HEIGHT	- CROCKET ROCK RIP RAP PER DETAIL 27
2:1 TO 2:9:1 OVER 2' IN HEIGHT	- SAND PLACED UNDER ROCK RIP RAP
3:1 OR FLATTER	- 105mm MIN - 1.9mm MAX (NO. 10) OVER 1 LAYER
	- 150mm MIN - 4.75mm MAX (NO. 30) OVER 1 LAYER
	- REVEGETATED PER 18.4.1 AND BIC

RICK
3145 EAST FORT HUNNELL ROAD - SUITE 111
TUCKER, AR 71573
PH: 501-782-5348
FAX: 501-782-5349

800-782-5348
RICK ENGINEERING & ARCHITECTURE
3145 EAST FORT HUNNELL ROAD, SUITE 111, TUCKER, AR 71573

CANYON EDGE TRAIL
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

NO.	BY	DATE	REVISION



PREPARED FOR:
SYCAMORE CANYON PHASE IIA, B, C
SYCAMORE LEAF ROAD AND CANYON EDGE TRAIL

DATE: 11/05/15
DESIGNER: BIC
CHECKER: C

PROJECT: 3424
SHEET: 0 OF 28



Approved 05/08/2015

SYCAMORE CANYON PHASE I BK 58; PG 26

CA "A-3"

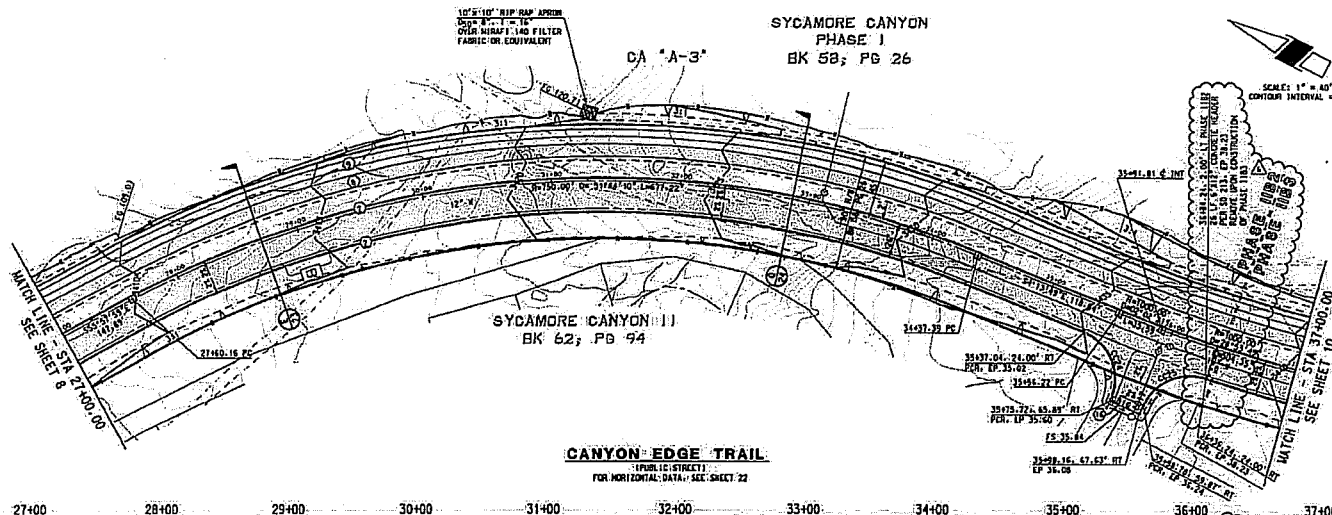
SYCAMORE CANYON II
BK 62; PG 94

CANYON-EDGE TRAIL
(PUBLIC STREET)
FOR HORIZONTAL DATA, SEE SHEET 22

KEYNOTES

- 1) 6" TYPE 2 VERTICAL CURB PER SD 209
- 2) 12" x 12" CONCRETE HEADER
- 3) CONCRET TO EXISTING CURB PER SD 211. MATCH EXISTING TOP OF CURB
- 4) END CONCRETE HEADER
- 5) BEGIN VERTICAL CURB WITH 3" TERMINAL SECTION PER SD 212
- 6) SAWCUT AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
- 7) THICKENED PAVEMENT EDGE PER DETAIL
- 8) MEANDERING AC PATH
- 9) MEANDERING DO PATH
- 10) CONCRETE WALK PER SD 212
- 11) FUTURE PRESSURE MAIN CONNECTION PER SD 300-305
- 12) ADJUST MANHOLE RIM TO NEW ELEVATION PER SD 300-305
- 13) COATED MANHOLE PER COATING SPEC SHEET 22
- 14) CURB OF DECKS MANHOLE PER DETAIL
- 15) CONCRETE SIDEWALK PER SD 200
- 16) 6"x12" CONCRETE HEADER PER SD 213 W/5 TYPE "A" POST BARRICADES PER SD 106. SPACED 5' OC
- 17) 1"x3" CONCRETE CUTOFF WALL
- 18) GROUTED RIP-RAP PER DETAIL

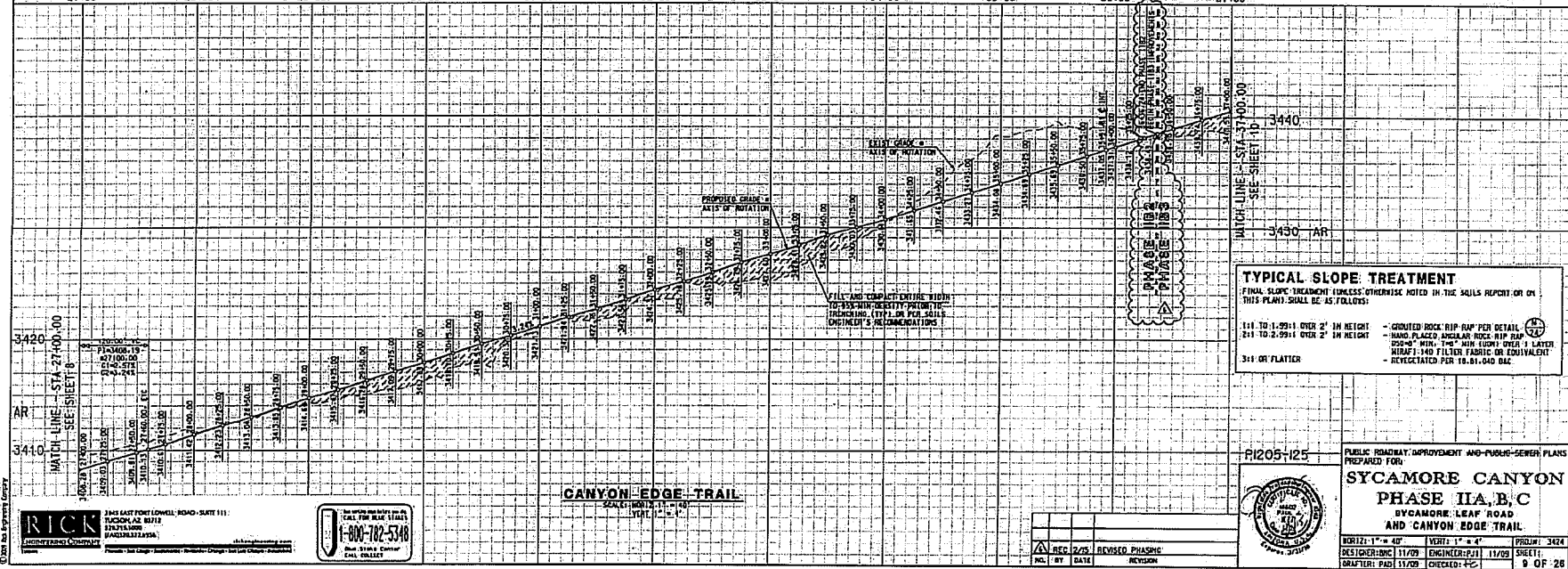
SCALE: 1" = 40'
CONTOUR INTERVAL = 1'



NOTE:
UNLESS OTHERWISE SHOWN,
LEFT EP = .48 - 0.26'
RIGHT EP = .40 - 0.26'

NOTE: ALL STATIONING IS ALONG
C OF RIGHT-OF-WAY.

27400 28400 29400 30400 31400 32400 33400 34400 35400 36400 37400



TYPICAL SLOPE TREATMENT
FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN SHALL BE AS FOLLOWS:

- 1:1 TO 1.25:1 OVER 2' IN HEIGHT - GROUTED ROCK RIP-RAP PER DETAIL
- 2:1 TO 2.5:1 OVER 2' IN HEIGHT - HAND PLACED ANGULAR ROCK RIP-RAP
- 3:1 OR FLATTER - 20% MIN. 1/2" MAX SIZES OVER 1" LAYER WITH 1-140 FILTER FABRIC OR EQUIVALENT REVEGETATED PER 18.01-040 DAC

RICK
Anderson
2343 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85712
520.715.0000
520.715.2155

1-800-782-5348
Rick Anderson
Civil Engineer
CAL. 004247

CANYON-EDGE TRAIL
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

REC 2/25	REVISED PHASING
NO. BY DATE	REVISION



P1205-125
PUBLIC ROADWAY IMPROVEMENT AND PUBLIC-SEWER PLANS
PREPARED FOR:
**SYCAMORE CANYON
PHASE IIA, B, C**
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL

HORIZ. 1" = 40' VERT. 1" = 4' PROJ. NO. 3424
DESIGNER: NHC 11/09 ENGINEER: PJJ 11/09 SHEET:
DRAWN: PADI 11/09 CHECKED: PCJ 9 OF 28



SYCAMORE CANYON
PHASE I
BK 58; PB 26

CA "A-3"

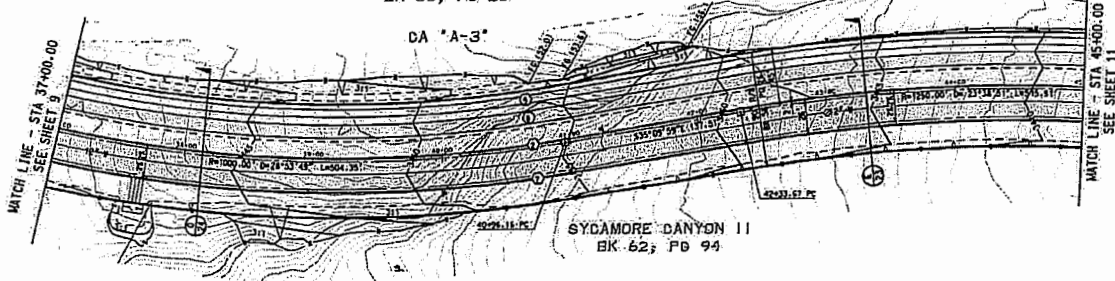
SYCAMORE CANYON II
BK 62; PB 94



SCALE: 1" = 40'
CONTour INTERVAL = 1'

KEYNOTES

- 1 6" TYPE 2 VERTICAL CURB PER SD 209
- 2 12" x 12" CONCRETE HEADER
- 3 CONNECT TO EXISTING CURB PER SD 211. MATCH EXISTING TOP OF CURB
- 4 AND CONCRETE HEADER
- 5 BEGIN VERTICAL CURB WITH 3" TERMINAL SECTION PER SD 212
- 6 SLOPE AT 1" MINIMUM AND REINFORCE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAYMENT TO EXISTING PAYMENT
- 7 THICKENED PATCHMENT EDGE, PER DETAIL
- 8 HEADCURB AC PATH
- 9 HEADCURB OS PATH
- 10 CONCRETE COLEIN PER SD 210
- 11 FUTURE PRESSURE-WASH CONNECTION PER SD 210-500
- 12 ADVANT-HANDRE-FIT-TO-NEW-ELEVATION PER SD 210-305
- 13 COATED WHEEL PER CONTACT SPEC SHEET 22
- 14 SURFACE FOR SEALS MATERIALS PER SD 210
- 15 CONCRETE SIDEWALK PER SD 200
- 16 6"x12" CONCRETE HEADER PER SD 213 BVS TYPE "A" POST BARRICADES PER SD 104. SPACED 5'-0"
- 17 1'x3" CONCRETE CUTOFF WALL
- 18 CRATED RIP RAP PER



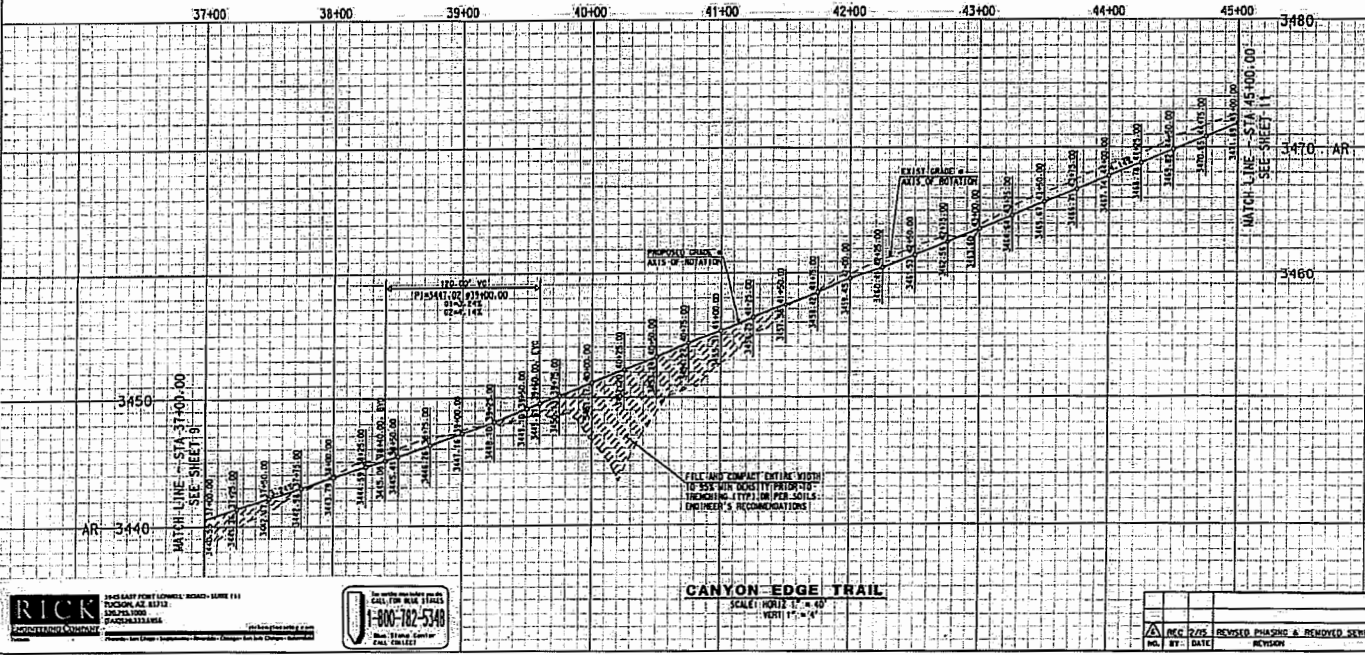
CANYON EDGE TRAIL
(PUBLIC STREET)
FOR HORIZONTAL DATA, SEE SHEET 22

NOTE:
UNLESS OTHERWISE SHOWN:
LEFT OF "A" = AR - 0.25'
RIGHT OF "A" = AR - 0.25'

NOTE: ALL STATIONING IS ALONG
E OF RIGHT-OF-WAY.

TYPICAL SLOPE TREATMENT

- FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR IN THIS PLAN) SHALL BE AS FOLLOWS:
- 1:1 TO 1.25:1 OVER 2' IN HEIGHT - CRATED ROCK RIP RAP PER DETAIL
 - 2:1 TO 2.25:1 OVER 2' IN HEIGHT - SAND PLACED UNDER OR OVER RIP RAP
 - 3:1 OR FLATTER - 550# 4" MIN. 1#4" MIN. (OVER 1' LAYER) REBAR 1'x4" FILTER FABRIC OR EQUIVALENT REVEGETATED PER 18.01 AND 8.02



RICK
ANDBERSON ENGINEERS
1005 SANFORD COURT, SUITE 200
DUNSMITH, CALIF. 94521
925.233.1888
925.233.1888

For more information
CALL FOR RICK'S TRAILS
1-800-782-5348
Rick Anderson
Civil Engineer
No. 10000

PI205+125

SYCAMORE CANYON
PHASE IIA, B, C
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL

PUBLIC ROADWAY IMPROVEMENT AND PUBLIC SEWER PLANS
PREPARED FOR:

DATE: 11/09
DRAWN BY: PAB 11/09
CHECKED: JCR

NO. 11-10000

DATE: 11/09

PROJECT: 3424

SHEET: 10 OF 28

DATE: 11/09

CHECKED: JCR



**SYCAMORE CANYON
PHASE I
BK 58; PB 26**

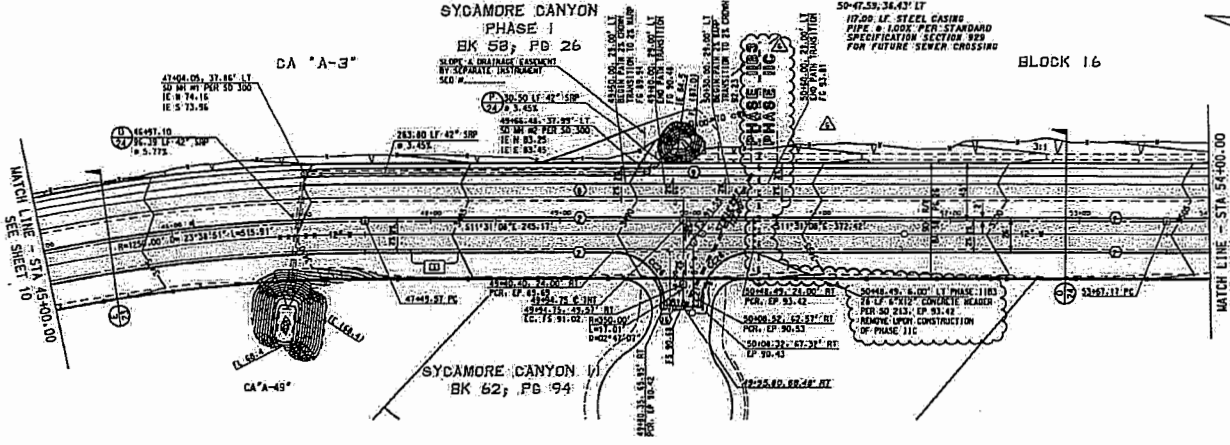
50'-41.59'-34.43" LT
10.00 LF STEEL CASING
PIPE @ 1.00% PER STANDARD
SPECIFICATION SECTION 110
FOR FUTURE SEWER CROSSING

BLOCK 16

SCALE: 1" = 40'
CONTOUR INTERVAL = 5'

KEYNOTES

- 1) 6" TYPE 2 VERTICAL CURB PER SD 209
- 2) 12" x 12" CONCRETE HEADER
- 3) CONCRET TO EXISTING CURB PER SD 211. MATCH EXISTING TOP OF CURB
- 4) 6" CONCRETE HEADER
- 5) BEGIN VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
- 6) SLOPE AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM BACK AND SHIM NEW PAVEMENT TO EXISTING PAVEMENT
- 7) THICKENED PAVEMENT EDGE PER DETAIL 17
- 8) HEADWALLING AS PATH
- 9) HEADWALLING AS PATH
- 10) CONCRETE TO EXISTING PER SD 211
- 11) FUTURE-PRESSURE-WASH CONNECTION PER SD 100-505
- 12) ADJUST MANHOLE RIM TO NEW ELEVATION PER SD 100-505
- 13) COATED MANHOLE PER EXISTING SPEC SHEET 12
- 14) 24" DIA. CONCRETE MANHOLE PER SD 100-505
- 15) CONCRETE SIDEWALK PER SD 200
- 16) 6"x12" CONCRETE HEADER PER SD 213 W/3" TYPE "A" POST BARRICADES PER SD 106. SPACED 5'-0"
- 17) 1'-0" CONCRETE OUTLET WALL
- 18) CROTTED RIP-RAP PER 17

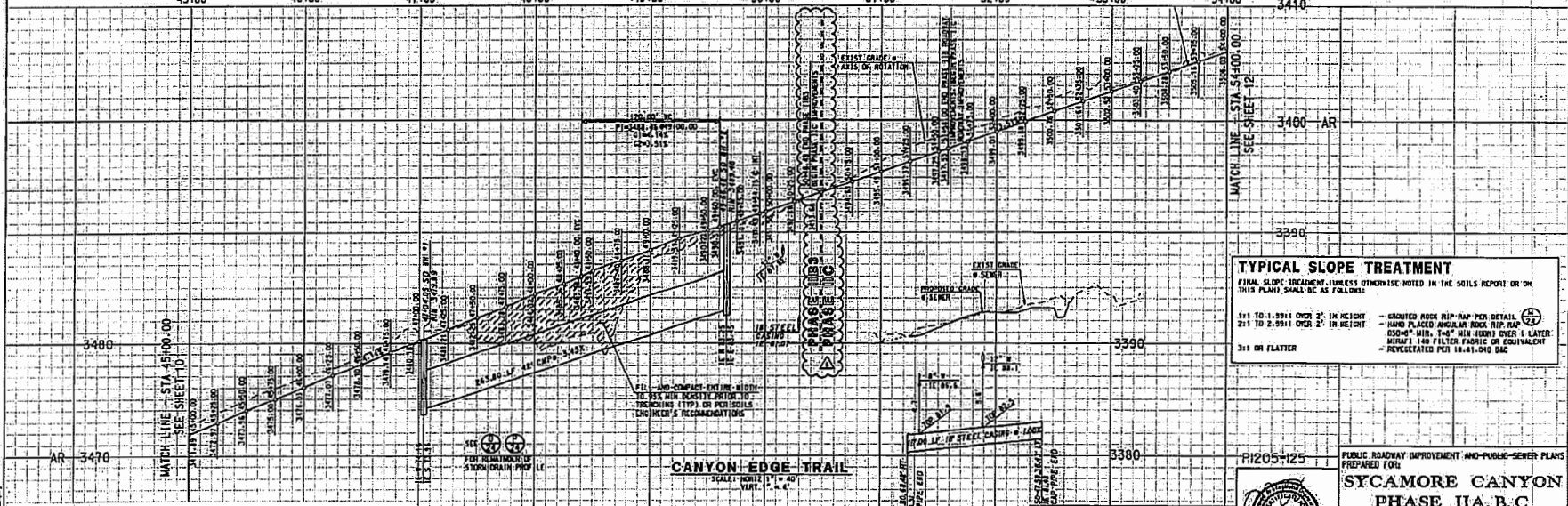


**CANYON EDGE TRAIL
(PUBLIC STREET)
FOR HORIZONTAL DATA SEE SHEET 22**

45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00 54+00 3410

NOTE:
UNLESS OTHERWISE SHOWN,
LEFT E.P. = AR = 0.25'
RIGHT E.P. = AR = 0.24'

NOTE: ALL STATIONING IS ALONG
E.P. RIGHT-OF-WAY.



TYPICAL SLOPE TREATMENT

FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN SHALL BE AS FOLLOWS:

1:1 TO 1.99:1 OVER 3' IN HEIGHT	- GRADED ROCK RIP-RAP PER DETAIL 17
2:1 TO 2.99:1 OVER 2' IN HEIGHT	- HAND PLACED ANGULAR ROCK RIP-RAP 3/4" MIN. 1/4" MIN. EDGES OVER 1 LAYER. BUILT 2' 10" FILTER FABRIC OR EQUIVALENT.
3:1 OR FLATTER	- REVEGETATED PER 18.61.040 DAC

PUBLIC ROADWAY IMPROVEMENT AND PUBLIC-SEWER PLANS
PREPARED FOR:

**SYCAMORE CANYON
PHASE IIA, B, C**
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL

DATE: 11/20/10 VERT. DATE: 11/20/10 PROJECT: 3424
DESIGNER: [Signature] CHECKER: [Signature] SHEET: 11 OF 28
DRAFTER: [Signature] DATE: 11/20/10

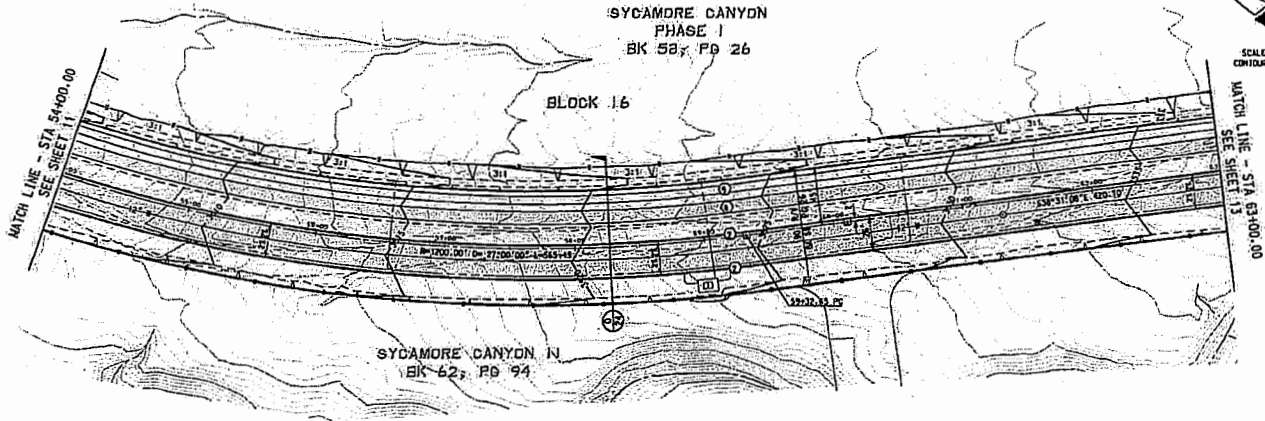
RICK
PUBLIC ENGINEERING & ARCHITECTURE
2445 EAST FORT LOWELL ROAD - SUITE 111
INDOORLAND AVENUE
SALT LAKE CITY, UT 84143
PHONE: 801-488-8888
FAX: 801-488-8889
WWW.RICKENGINEERING.COM

DATE: 11/20/10
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 40'
VERT. SCALE: 1" = 20'

1-800-782-5348
Rick L. Anderson
P.E. LICENSE NO. 116134241

SEWER CASING PROFILE

NO.	DATE	REVISION
REC. 1/25		REVISED PHASING & POINT
REC. 1/27		REVISED CURB
REC. 3/26		REVISED SEWER & MANHOLE SIZES, CASING
REC. 5/06		ADDED SEWER
NO. 11		REVISION



SCALE: 1" = 40'
CONTAIN INTERVAL =

KEYNOTES

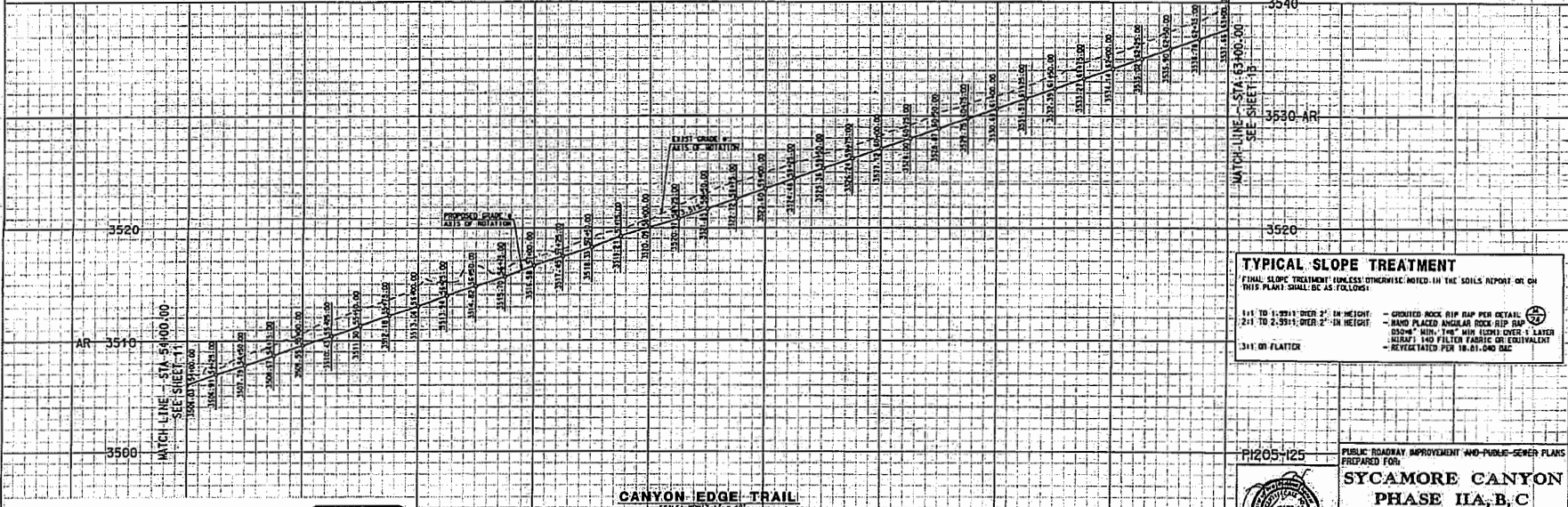
- 1) 6" TYPE 2 VERTICAL CURB PER SD 204
- 2) 12" X 12" CONCRETE HEADER
- 3) CONNECT TO EXISTING CURB PER SD 211. MATCH EXISTING TOP OF CURB
- 4) END CONCRETE HEADER
- 5) BEGIN VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212.
- 6) SAREET AT 12" INTERVAL AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
- 7) THICKENED PAVEMENT EDGE PER DETAIL
- 8) MEASURING AC PATH
- 9) MEASURING SS PATH
- 10) PAVEMENT CORNER PER SD 204-212
- 11) FUTURE PRESSURE-WASH CONNECTION PER SD 204-205
- 12) JACKET-WOODROE RIN TO NEW ELEVATION PER SD 204-205
- 13) COATED-WOODROE PER COATING-SPECIES-SHEET-22
- 14) CURB TO BE USED IN CONFORMANCE WITH SD 204
- 15) CONCRETE SIDEWALK PER SD 200
- 16) 6" TYPE 1 CONCRETE HEADER PER SD 213 W/5 TYPE "A" POST BARRICADES PER SD 104, SPACED 5' OC
- 17) 1' X 1' CONCRETE CUTOFF WALL
- 18) GROUTED RIP RAP PER

NOTE:
UNLESS OTHERWISE SHOWN:
LEFT EP = AR = 0.25'
RIGHT EP = AR = 0.25'

NOTE: ALL STATIONING IS ALONG
C OF RIGHT-OF-WAY

CANYON-EDGE TRAIL
PUBLIC STREET
FOR HORIZONTAL DATA, SEE SHEET 22

54+00 55+00 56+00 57+00 58+00 59+00 60+00 61+00 62+00 63+00



TYPICAL SLOPE TREATMENT
FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN SHALL BE AS FOLLOWS:

- 1:1 TO 1.5:1; OVER 2' IN HEIGHT - GROUTED ROCK RIP RAP PER DETAIL
- 2:1 TO 2.5:1; OVER 2' IN HEIGHT - SAND PLACED ANGULAR ROCK RIP RAP
- 3:1 OR FLATTER - 600# MIN. 1/4" MIN. LEAD OVER 2' LAYER
- KIRKAF AND FILTER FABRIC OR EQUIVALENT
- REVEGETATED PER 18.01.040 D1C

CANYON-EDGE TRAIL
SCALE: HORIZ. 1" = 40'
VERT. 1" = 4'

R1205-125
PUBLIC ROADWAY IMPROVEMENT AND PUBLIC-SEWER PLANS
PREPARED FOR:
SYCAMORE CANYON
PHASE IIA, B, C
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL

DESIGNER: 11/09 ENGINEER: 11/09 SHEET: 12 OF 28
DRAWN: PAM 11/09 CHECKED: DC

RICK
2514 EAST FORT LOWELL ROAD - SUITE 111
DICKSON, AZ 85712
260-71-1888
RICKANDERSON.COM

FOR MORE INFO PLEASE
CALL FOR MARK STATES
1-800-782-5348
Blue State Card of
CALL STATES

NO.	BY	DATE	REVISION
1	REC	2/05	REMOVE KEYNOTES

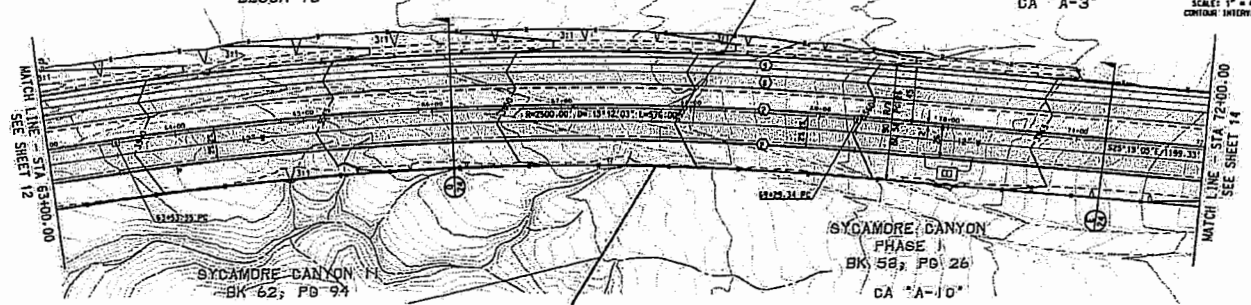


BLOCK 16

SYCAMORE CANYON PHASE I BK 58, PG. 26

CA "A-3"

SCALE: 1" = 40'
CONTIG. INTERVAL =



KEYNOTES

- 1) 6" TYPE 2 VERTICAL CURB PER SD 209
- 2) 12" x 12" CONCRETE HEADER
- 3) CONNECT TO EXISTING CURB PER SD 211, MATCH EXISTING TOP OF CURB
- 4) C&G CONCRETE HEADER
- 5) 6"x6" VERTICAL CURB WITH 3" TERMINAL, SECTION PER SD 212
- 6) SAWCUT AT 1' MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY, TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
- 7) FINISHED PAVEMENT EDGE PER DETAIL
- 8) MEASURING AC PATH
- 9) MEASURING DG PATH
- 10) CONCRETE TOLERANCE PER SD 211
- 11) FUTURE PRESSURE-WASH CONNECTION PER SD 209-505
- 12) ASBESTOS-REMOVE-NOT-TO-REPAIR ELEVATION PER SD 209-305
- 13) COATED GRANULES PER CONFORMING SPEC SHEET 22
- 14) STRUCTURE OF CURB MATERIAL PER SD 209
- 15) CONCRETE, STOCKPILE PER SD 209
- 16) 6"x12" CONCRETE HEADER PER SD 213, 1/2" TYPE "A" POST BARRICADES PER SD 106, SPACED 5'-00"
- 17) 1'x3" CONCRETE CUTOFF WALL
- 18) GRADED RIP RAP PER

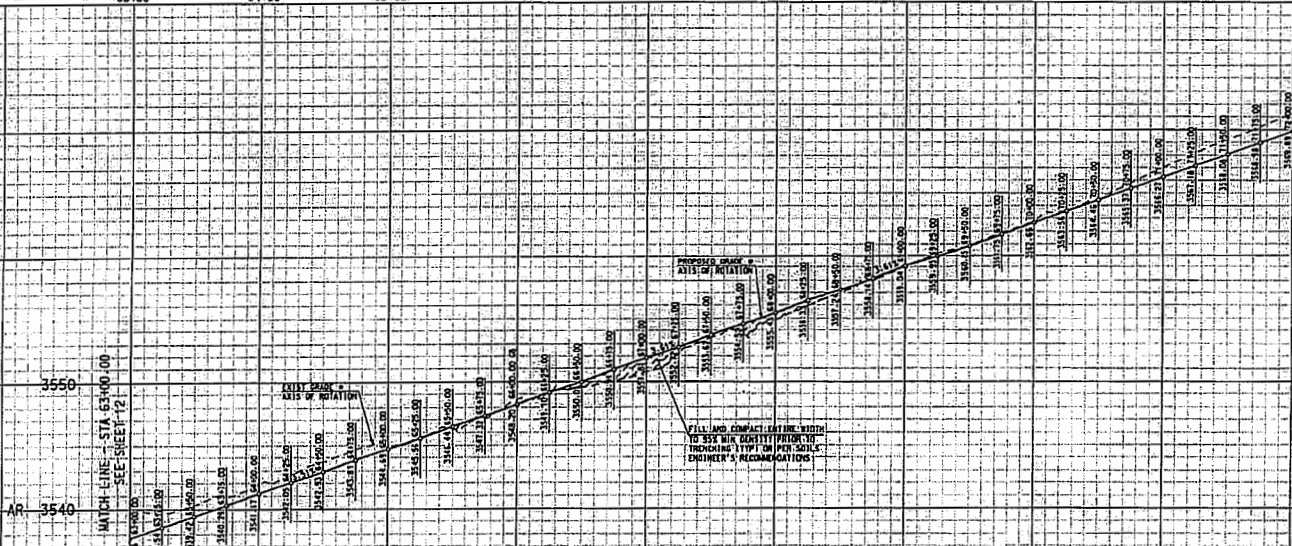
CANYON EDGE TRAIL

(PUBLIC STREET)
FOR HORIZONTAL DATA, SEE SHEET 22

63+00 64+00 65+00 66+00 67+00 68+00 69+00 70+00 71+00 72+00 3580

NOTE:
UNLESS OTHERWISE SHOWN,
LEFT E.P. = -AR - 0.24'
RIGHT E.P. = +AR - 0.24'

NOTE: ALL STATIONING IS ALONG
E OF RIGHT-OF-WAY.



TYPICAL SLOPE TREATMENT

- FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN SHALL BE AS FOLLOWS:
- 1:1 TO 1.25:1 OVER 2' IN HEIGHT - GRADED ROCK RIP RAP PER DETAIL
 - 2:1 TO 2.25:1 OVER 2' IN HEIGHT - HAND PLACED ANGULAR ROCK RIP RAP 300# MIN, 7-1/2" MIN TOPS OVER 1 LAYER MINUT 140 FILTER FABRIC OR EQUIVALENT - REVEGETATED PER 10.61.00 D&C
 - 3:1 OR FLATTER

CANYON EDGE TRAIL

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

R205+125

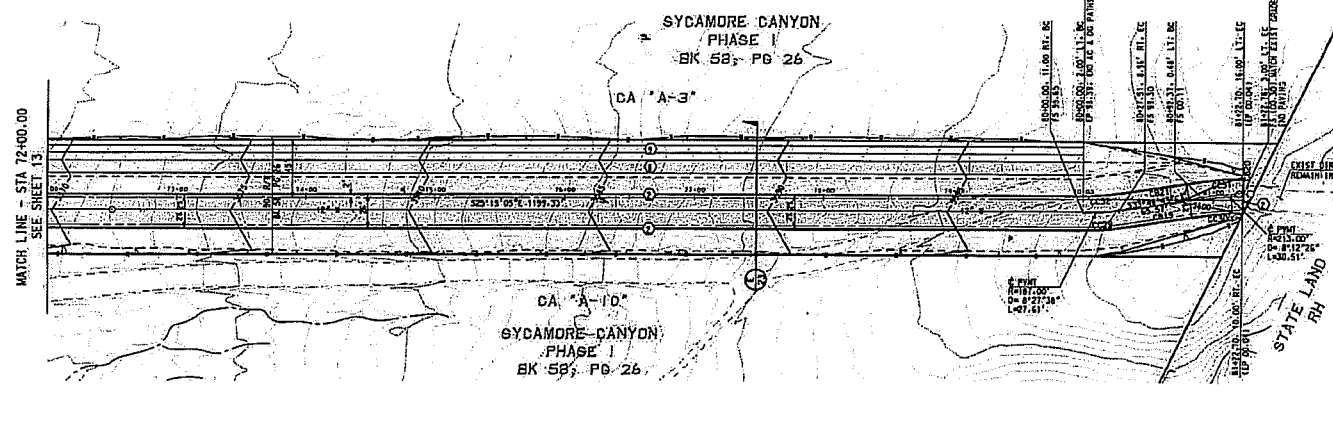
PUBLIC ROADWAY IMPROVEMENT AND PUBLIC-SEWER PLANS
PREPARED FOR:

**SYCAMORE CANYON
PHASE IIA, B, C**
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL

DATE: 11/11/09 DRAWN BY: JLN CHECKED BY: JLN PROJECT: 3424
DESIGNED BY: JLN ENGINEER: JLN SHEET: 13 OF 26

RICK
ROADWAY DESIGN
3401 EAST FORT LOWELL ROAD - SUITE 111
TACOMA, WA 98151
TEL: 253-851-1100
FAX: 253-851-1101
WWW.RICKENGINEERING.COM

1-800-782-5348
RICK ENGINEERING
2000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202



- SCALE: 1" = 40'
CONTOUR INTERVAL = 1'
- KEYNOTES**
1. 4" TYPE 2 VERTICAL CURB PER SO 209
 2. 12" X 12" CONCRETE HEADER
 3. CONNECT TO EXISTING CURB PER SO 211. MATCH EXISTING TOP OF CURB
 4. 6M CONCRETE HEADER
 5. BEEM VERTICAL CURB WITH 3" TERMINAL SECTION PER SO 212
 6. SLOPE 24" MINIMUM AND REMOVE EXISTING CURB AND PAYMENT AS NECESSARY. TRIM FACE AND JOIN PER PAYMENT TO EXISTING PAYMENT
 7. THICKENED PAYMENT EDGE PER DETAIL 17
 8. MEMORING AS PAIN
 9. MEMORING DE PAIN
 10. CONCRETE SIDEWALK PER SO 202
 11. FUTURE-PRESSURE MAIN CONNECTION PER SO 204-205
 12. READY-MIXED CONTOUR TO NEW ELEVATION PER SO 204-205
 13. COATED SANDWICH PER COATING SPEC SHEET 11
 14. CONCRETE SIDEWALK PER SO 200
 15. 6" 712" CONCRETE HEADER PER SO 213 W/ 1/2" TYPE "A" POST BARRICADES PER SO 104, SPACED 5' OC
 16. 1" 21" CONCRETE CUTOFF WALL
 17. GRADED RIP RAP PER

CANYON EDGE TRAIL
(PUBLIC STREET)
FOR HORIZONTAL DATA, SEE SHEET 22

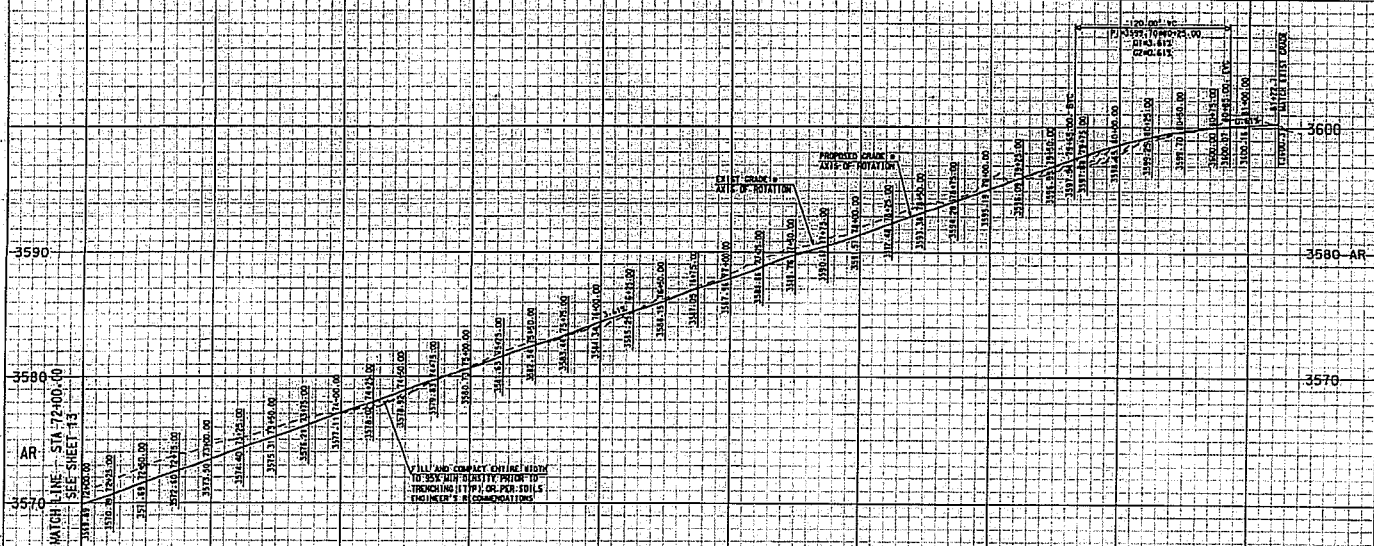
72+00 73+00 74+00 75+00 76+00 77+00 78+00 79+00 80+00 81+00

STA 72+00 TO B1+23
NOTE:
UNLESS OTHERWISE SHOWN,
LEFT OF = 1A = 0.25'
RIGHT OF = 1A = 0.25'

NOTE: ALL STATIONING IS ALONG
E OF RIGHT-OF-WAY.

TYPICAL SLOPE TREATMENT
FINAL SLOPE TREATMENT UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN SHALL BE AS FOLLOWS:

1:1 TO 1.25:1 OVER 12" IN HEIGHT	GRADED ROCK RIP RAP PER DETAIL 17
2:1 TO 2.5:1 OVER 2' IN HEIGHT	HAND PLACED ANGULAR ROCK RIP RAP (200# MIN. 1 1/4" MIN. LENGTH) OVER 1 LAYER 1/4" 1/2" FILTER FABRIC OR EQUIVALENT
3:1 OR FLATTER	REVEGETATED PER 18.01.040.010



CANYON EDGE TRAIL
SCALE: VERT. 1" = 40'
HORIZ. 1" = 40'

P205+125

PUBLIC ROADWAY IMPROVEMENT AND PUBLIC-SEWER PLANS
PREPARED FOR:

**SYCAMORE CANYON
PHASE II A, B, C
SYCAMORE LEAF ROAD
AND CANYON EDGE TRAIL**

DATE: 11/09
ENGINEER: JH
CHECKER: JH
DESIGNED BY: JH
DRAWN BY: JH

PROJECT NO. 1183474342414

DATE: 11/09

SHEET 14 OF 28

RICK
AN ENGINEERING COMPANY

3600 EAST FORT LOWELL ROAD - SUITE 111
TUCUMCAC, NEW MEXICO 88301
PHONE: 505.278.1111
FAX: 505.278.1111

FOR MORE INFO OR TO
CALL FOR BLUE PRINTS
CALL: 1-800-782-5348
Rick Anderson
Professional Engineer