



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 6, 2018

Title: Rancho del Lago, Block D, Phase I, Lots: 112-182 and Common Areas "A", "B" and "C", P17SC00010, Developer: Vail Valley Joint Venture

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: Anam. Oliveira 9/28/18

Deputy County Administrator Signature/Date: [Signature] 10/2/18

County Administrator Signature/Date: C. R. [Signature] 10/2/18

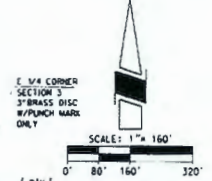
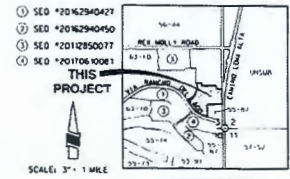
BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 16 EAST, CITY AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, IS MONUMENTED BY A BRASS DISC AT THE EAST ONE QUARTER CORNER OF SAID SECTION 3 AND BY A HALF ANGLE BEAT AT THE CENTER-NORTH CORNER BEING ALSO THE NORTHWEST CORNER OF BLOCK 26 OF RANCHO DEL LAGO, A SUBDIVISION RECORDED IN BOOK 55 OF MAPS AND PLATS AT PAGE 871 SAID BEARING BEING SOUTH 89°30'12" WEST.

BASIS OF ELEVATION

BEING A 2" BRASS DISC STAMPED 165 14145 AT THE CENTERLINE INTERSECTION OF SANDY LAKE DRIVE AND VIA RANCHO DEL LAGO, ELEV. = 3239.32
ELEV. = 3239.25 (MAY08) PER STATIC OBSERVATION AND PROCESSING THROUGH DPUS (ONLINE POSITIONING USER SERVICE).

PUBLIC PAVING & SEWER PLANS FOR RANCHO DEL LAGO BLOCK D PHASE 1 LOTS 112-182 & COMMON AREAS "A", "B" & "C" P16TP00009/P17SC00010



PAVING NOTES

- ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, EXCEPT AS MODIFIED, DETAILED, AND ACCEPTED WITHIN THESE PLANS.
- AGGREGATE BASE COURSE SHALL CONFORM TO PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 406: MIX #1 (LANDFILL MIX 5-3.5 YD/SS) MIX #2 (SUBDIVISION MIX 4-0.2 YD/SS)
- ALL CONCRETE SHALL COMPLY WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 406: COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- 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 IN AN EASILY ACCESSIBLE LOCATION 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, WHO SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL 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 WARNING SIGNS, BARRICADES, ETC. SHALL COMPLY IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
- A REGISTERED ENGINEER (OR LAND SURVEYOR) MUST CERTIFY THAT THIS PROJECT WAS CONDUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO A REQUEST FOR FINAL INSPECTION/CERTIFICATION OF OCCUPANCY, RELEASE OF ASSURANCES OR MODALS PERMITS.
- ALL STATIONING IS MEASURED ALONG STREET 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 POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL CALL "ARIZONA BIT" AT 811, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST VERIFICATION 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 ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MUTCD DOT DOT SIGNING MANUAL ARE TO BE REFERENCED FOR SIGNING DESIGN AND INSTALLATION.
- WHEN REMOVED, EDGE LINE STRIPING (W/S) AT THE ENTRANCES OF THE SUBDIVISION AND W/NEWER APP. (W/S) SHALL BE REINSTALLED TO CURRENT PC DOT 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 (520-740-2407) 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.
- THE STRIPING CONTRACTOR MUST CONTACT THE TRAFFIC STRIPING SUPERVISOR (520-740-2424) AT LEAST 48 HOURS PRIOR TO ANY STRIPING BEING APPLIED.
- A RIGHT-OF-WAY PERMIT IS REQUIRED FOR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY AND/OR PUBLIC UTILITIES RIGHTS.
- ALL WORK SHALL CONFORM TO GRADING STANDARDS, CHAPTER 18-81 OF THE PIMA COUNTY ZONING CODE.
- NATIVE PLANTS MUST BE FLAGGED AND PROTECTIVE FENCING MUST BE INSTALLED AS REQUIRED BY THE NATIVE PLANT PRESERVATION PLAN PRIOR TO ANY GRADING ACTIVITY.

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES
- 3-7 PAVING & SEWER SHEETS
- 7 PAVING & STRIPING
- 8 DETAIL SHEET
- 9 SEWER NOTES, DETAILS & TABLES
- 10 SIGNING PLAN SHEET

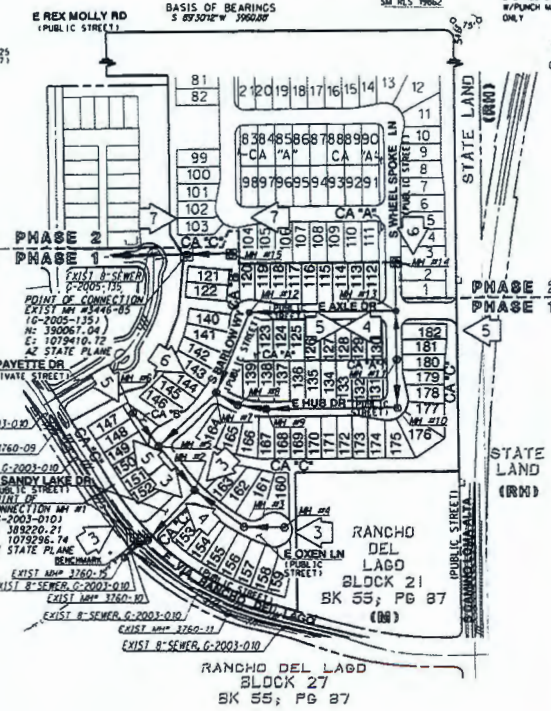
PLAN ACCEPTANCE

- THESE PLANS ARE THE APPROVED GRADING AND PAVING PLANS AND ARE VALID FOR THREE YEARS FROM THE DATE OF ACCEPTANCE.
- PUBLIC SEWER PLANS SHALL BE VALID FOR TWO YEARS FROM DATE OF ACCEPTANCE.

AS-BUILT CERTIFICATION

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

REGISTERED LAND SURVEYOR _____ DATE _____
REGISTRATION NUMBER EXPIRES _____



DEVELOPER

WALL VALLEY JOINT VENTURE
1010 NORTH FINANCE CENTER DRIVE,
SUITE 200
TUCSON, AZ 85710
CONTACT: MR. CHRIS SWEAPE
EMAIL: CSWEAPE@WVCMCA1.COM
PHONE: (520) 571-1998

OWNER/DEVELOPER

FIDELITY NATIONAL TITLE AGENCY, TRUST NO. 10756
ATTN: TFW CORPORATION
1010 NORTH FINANCE CENTER DRIVE, SUITE 200
TUCSON, AZ 85710

LEGEND

ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING (REGULAR)	SEE DETAIL F, SHEET B	[Symbol]
A.C. PAVING (CL-DE-SAC)	SEE DETAIL F, SHEET B	[Symbol]
6" VERTICAL CURB (TYPE 2)	SD 209	[Symbol]
6" WEDGE CURB	SD 209	[Symbol]
6" x 12" CONCRETE HEADER	SD 213	[Symbol]
TOP OF CURB ELEVATION	CL 52.50	[Symbol]
EXIST FINISHED SURFACE ELEVATION	E.S. 52.00	[Symbol]
FLOW SURFACE ELEVATION	F.S. 52.00	[Symbol]
BEGIN VERTICAL CURVE	BVC	[Symbol]
POINT OF VERTICAL CURVE	PVI	[Symbol]
END OF VERTICAL CURVE	EVC	[Symbol]
HIGH POINT	HP	[Symbol]
LOW POINT	LP	[Symbol]
PROPOSED SEWER	R/RWD 104	[Symbol]
PROPOSED SEWER MANHOLE	R/RWD 205	[Symbol]
PROPOSED 18" W/CON COLLAR	R/RWD 205, R/RWD 212	[Symbol]
PROPOSED SEWER CLEARDUT	SEE SHEET 9, DETAIL S1, S2	[Symbol]
STORM DRAIN	(FOR REFERENCE ONLY)	[Symbol]
NEW WATERLINE W/VALVE	(FOR REFERENCE ONLY)	[Symbol]
LOT REQUIRES BACKWATER VALVE ON HES		[Symbol]
DETAIL REFERENCE	A = DETAIL IDENTIFICATION, 1 = SHEET SHOWING DETAIL	[Symbol]
EASEMENT LINE		[Symbol]
PEB BARRICADE RAILING	SD 105	[Symbol]
PHASE LINE		[Symbol]
CURB ACCESS RAMP	SD 207 (UNLESS OTHERWISE NOTED)	[Symbol]
CONCRETE SIDEWALK	SD 200	[Symbol]
SURVEY MONUMENT	SD 103	[Symbol]
EXIST SEWER AND MANHOLE		[Symbol]
EXIST WATERLINE W/VALVE		[Symbol]
EXIST UNDERGROUND ELECTRIC LINE		[Symbol]
EXIST UNDERGROUND TELEPHONE LINE		[Symbol]
EXIST FENCE		[Symbol]
EXIST CURB & PAVEMENT		[Symbol]
PROJECT BOUNDARY		[Symbol]
EXISTING ROW LINE		[Symbol]
CENTERLINE		[Symbol]
LOT NUMBERS		[Symbol]
TOP TRANSFORMER	(FOR REFERENCE ONLY)	[Symbol]
TOP PEDESTAL	(FOR REFERENCE ONLY)	[Symbol]
TOP J-BOX	(FOR REFERENCE ONLY)	[Symbol]
SHEET INDEX		[Symbol]

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 ASSOCIATION OF GOVERNMENTS.

- STANDARD SPECIFICATIONS**
- STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS.
 - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2016 EDITION), PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- STANDARD DETAILS/DRAWINGS**
- STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS.
 - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2016 EDITION), PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
 - PAVEMENT MARKING DESIGN MANUAL (AUGUST 2008 EDITION), PIMA COUNTY CITY OF TUCSON.
 - TRAFFIC SIGNING DESIGN MANUAL (MAY 2002 EDITION), PIMA COUNTY AND CITY OF TUCSON.

FOR GENERAL NOTES SEE SHEET 2

FOR GENERAL PAVEMENT MARKING NOTES AND RIGHT OF WAY USE NOTES SEE SHEET 7

FOR SEWER NOTES SEE SHEET 9

FOR SIGNING NOTES SEE SHEET 10

FOR GENERAL PAVEMENT MARKING NOTES SEE SHEET 7

REVISION

NO.	DATE	REVISION

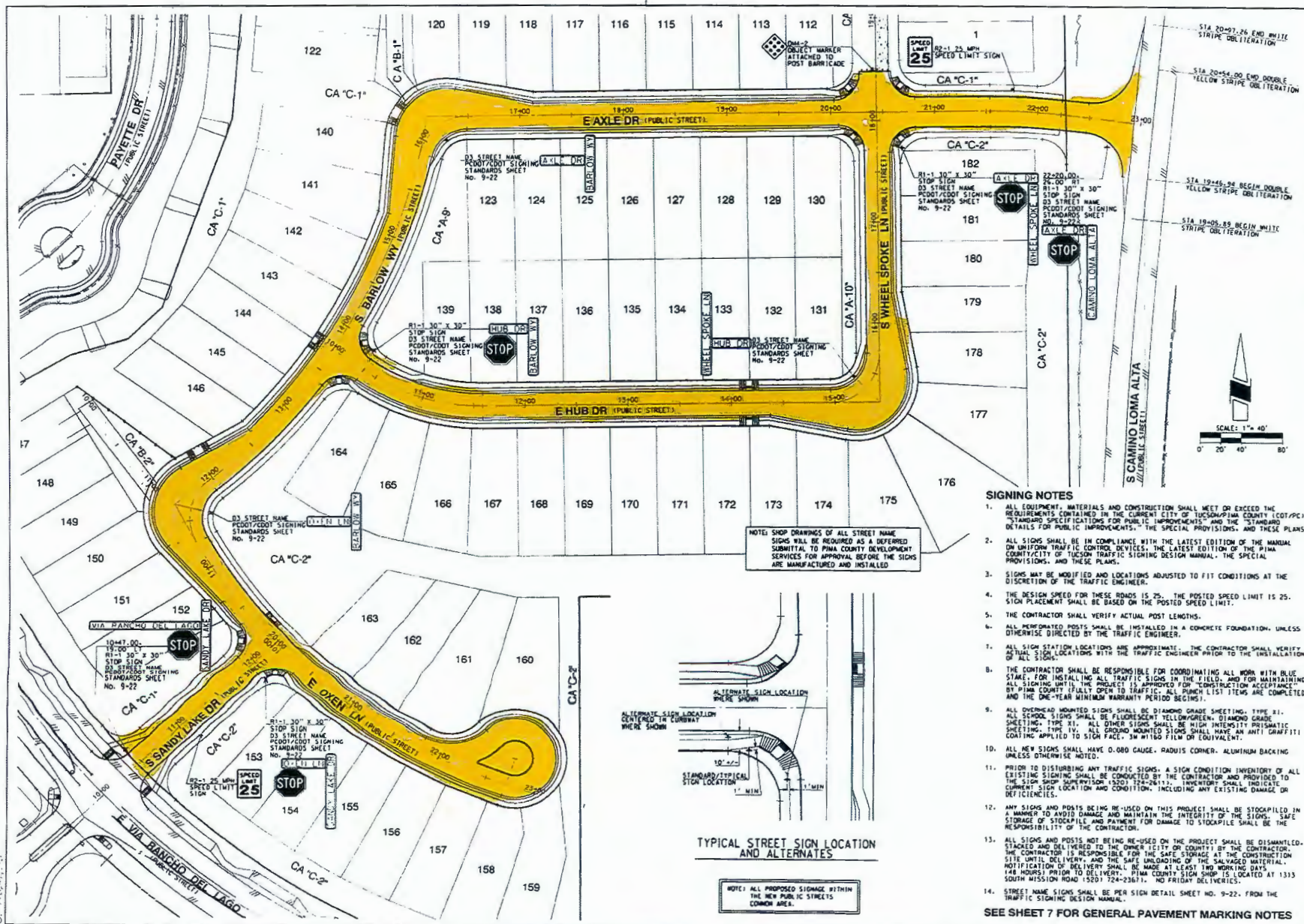
DATE: 07/17/2017
DESIGNED BY: RSM
CHECKED BY: RSM
DATE: 07/17/2017

PREPARED FOR: RICK ENTERPRISES, INC. (RICK ENTERPRISES)

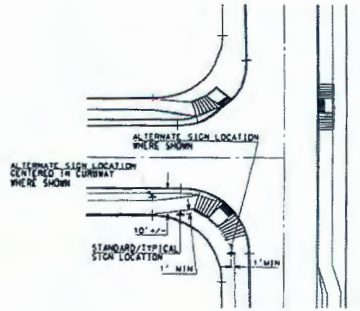
RICK ENTERPRISES, INC.
1010 NORTH FINANCE CENTER DRIVE, SUITE 200
TUCSON, AZ 85710
PHONE: (520) 571-1998

RANCHO DEL LAGO BLOCK D PHASE 1
P17SC00010
G-2017-022
P16TP00009
HORIZ. & V. = 160'
VERT. = N/A
SHEET 1 OF 10

ARIZONA
Civil Engineer
No. 871 or Civil Administrator License



NOTE: SHOP DRAWINGS OF ALL STREET NAME SIGNS WILL BE REQUIRED AS A DEFERRED SUBMITTAL TO PINA COUNTY DEVELOPMENT SERVICES FOR APPROVAL BEFORE THE SIGNS ARE MANUFACTURED AND INSTALLED.



NOTE: ALL PROPOSED STORAGE WITHIN THE NEW PUBLIC STREETS COMMON AREA.

SIGNING NOTES

1. ALL EQUIPMENT, MATERIALS AND CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS CONTAINED IN THE CURRENT CITY OF TUCSON/PINA COUNTY (COT/PC) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, THE SPECIAL PROVISIONS, AND THESE PLANS.
2. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE LATEST EDITION OF THE PINA COUNTY/CITY OF TUCSON TRAFFIC SIGNING DESIGN MANUAL, THE SPECIAL PROVISIONS, AND THESE PLANS.
3. SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AT THE DISCRETION OF THE TRAFFIC ENGINEER.
4. THE DESIGN SPEED FOR THESE ROADS IS 25. THE POSTED SPEED LIMIT IS 25. SIGN PLACEMENT SHALL BE BASED ON THE POSTED SPEED LIMIT.
5. THE CONTRACTOR SHALL VERIFY ACTUAL POST LENGTHS.
6. ALL PERFORMED 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 THE PROJECT IS APPROVED FOR CONSTRUCTION AND ASSIGNED BY PINA COUNTY TRAFFIC OPEN TO TRAFFIC. ALL PUNCH LIST ITEMS ARE COMPLETED, AND THE ONE-YEAR MINIMUM WARRANTY PERIOD BEGINS.
9. ALL OVERHEAD MOUNTED SIGNS SHALL BE DIAMOND GRADE SHEETING, TYPE R1. ALL SCHOOL SIGNS SHALL BE FLUORESCENT YELLOW/GREEN, DIAMOND GRADE SHEETING, TYPE R1. ALL OTHER SIGNS SHALL BE HIGH INTENSITY PRISMATIC SHEETING, TYPE IV. ALL GROUND MOUNTED SIGNS SHALL HAVE AN ANTI-GRAFFITI COATING APPLIED TO SIGN FACE IN MATED FILM OR EQUIVALENT.
10. ALL NEW SIGNS SHALL HAVE 0.080 GAUGE, RADIUS CORNER, ALUMINUM BACKING UNLESS OTHERWISE NOTED.
11. PRIOR TO DISTURBING ANY TRAFFIC SIGNS, A SIGN CONDITION INVENTORY OF ALL EXISTING SIGNING SHALL BE CONDUCTED BY THE CONTRACTOR AND PROVIDED TO THE SIGN SHOP SUPPLIER(S) (S21-28411). INVENTORY SHALL INCLUDE 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 PILING 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, STAGED 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 SACKAGED MATERIAL. SITE UNLOADING OF DELIVERY SHALL BE MADE AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO DELIVERY. PINA COUNTY SIGN SHOP IS LOCATED AT 1333 SOUTH MISSION ROAD (S201-724-2381). NO PREPAY DELIVERIES.
14. STREET NAME SIGNS SHALL BE PER SIGN DETAIL SHEET NO. 9-22, FROM THE TRAFFIC SIGNING DESIGN MANUAL.

SEE SHEET 7 FOR GENERAL PAVEMENT MARKING NOTES



PREPARED BY: RICK DEL LAGO
 BLOCK D PHASE I
 LOTS 112-152 & COMMON AREAS "A", "B" & "C"

DESIGNED BY: RSM
 DRAWN BY: RSM

DATE: _____
 DATE: _____

SIGNING PLAN FOR
RANCHO DEL LAGO
BLOCK D
PHASE I
 LOTS 112-152 & COMMON AREAS "A", "B" & "C"

ARIZONA
 RICK DEL LAGO
 LICENSE NO. 12345
 STATE OF ARIZONA

P17SC00010
 G-2017-022
 P16TP00009

HORIZ: 1" = 40'
 VERT: N/A



SHEET 10 OF 10

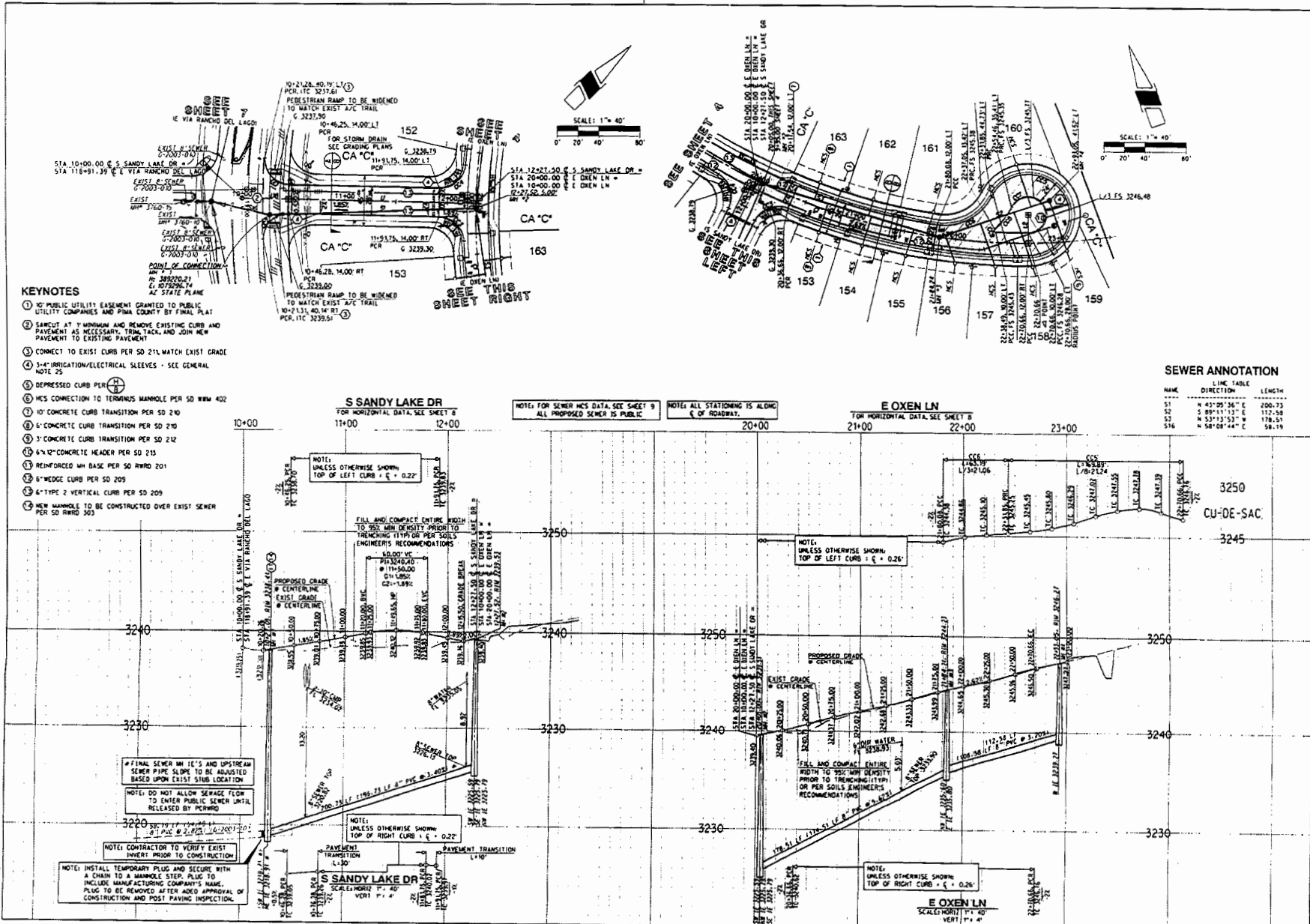
GENERAL NOTES

1. CURB RABBIT ARE MEASURED TO FRONT FACE OF CURB.
2. THE CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING "ARIZONA 811" AT 72 HOURS PRIOR TO CONSTRUCTION. THE PLAN LOCATIONS OF EXISTING UTILITIES BEING SHOWN ARE APPROXIMATE.
3. THE CONTRACTOR AGREES TO PROTECT ALL ADJACENT PROPERTY AND EXISTING IMPROVEMENTS, INCLUDING POSITIVE CONTROL OF EARTH SPILLAGE, CONSTRUCTION WATER, AND RUNOFF WATERS.
4. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL 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 THE ENGINEER.
5. THE SOILS ENGINEER SHALL OBSERVE, INSPECT, AND TEST ALL EARTHWORK OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING AND GRUBBING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL, IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT.
6. THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.
7. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 795-1000.
8. RETAINING WALLS AND/OR SCREEN WALLS REFERENCED ON THIS PLAN ARE TO BE DESIGNED BY OTHERS. ELEVATIONS SHOWN HEREON ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL CONFIRM EXACT ELEVATIONS. ALL RETAINING WALLS AND/OR SCREEN WALLS REQUIRE A SEPARATE BUILDING PERMIT AND ARE NOT COVERED UNDER THE GRADING PERMIT FOR THIS PROJECT.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
10. ALL NOTES SHALL CROSS-APPLY TO ALL CONSTRUCTION DISCIPLINES INVOLVED WITH THIS PROJECT.
11. FACE OF CURB REVEAL IS 6 INCHES UNLESS OTHERWISE SHOWN.
12. ALL ELEVATIONS ARE SHORTENED FOR CLARITY, REMOVING THE THOUSAND AND HUNDRED UNIT VALUES. SEE BASIS OF ELEVATION FOR FULL ELEVATION REFERENCE.
13. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE NATIVE VEGETATION WITHIN ALL OPEN SPACE AREAS AND CONFINE HIS OPERATIONS TO THE GRADING LIMITS SHOWN.
14. WRITTEN PERMISSION SHALL BE OBTAINED IN ADVANCE FOR ANY OFF-SITE GRADING.
15. THE CONTRACTOR SHALL FACILITATE THE WORK OF THE SOILS ENGINEER DURING HIS OBSERVATIONS AND COMPACTION TESTS DURING THE FILLING AND COMPACTION OPERATIONS.
16. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHARPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATERIAL EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
17. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE 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 SUBROGATEES MAY HAVE FAILED TO PRESERVE, SHALL BE CHARGED TO THE CONTRACTOR.
18. IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAIL, AND APPLY WATER NECESSARY FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
19. ALL EARTHWORK OPERATIONS SHALL BE DONE UNDER THE OBSERVATIONS OF A SOILS ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT.
20. PRIOR TO THE START OF GRADING, ALL VEGETATION AND OBSTRUCTIONS, AS WELL AS TRASH, SHALL BE REMOVED FROM CUT AND FILL AREAS AND LEGALLY DISPOSED OF OFF-SITE. ALL EXISTING IRRIGATION, DRAINAGE OR UTILITY LINES OR OTHER ABANDONED SUBSURFACE STRUCTURES SHALL BE REMOVED, DESTROYED OR ABANDONED IN COMPLIANCE WITH SPECIFICATIONS BY THE APPROPRIATE BUILDING OFFICE OR THE SOILS ENGINEER. BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADDED.
21. THE FIELD TEST RESULTS AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE, FIELD TESTING PERFORMED AND SUBMITTED TO THE OWNER. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, SHLIVE RING, OR NUCLEAR DENSITY GAUGE.
22. EXISTING MANHOLE RINGS, VALVE COVERS, ETC., TO REMAIN IN PLACE, SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE AND/OR FINISHED SURFACE ELEVATIONS.
23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.
24. ALL STATIONING IS MEASURED ALONG THE STREET CENTERLINE, UNLESS OTHERWISE NOTED.
25. IRRIGATION/ELECTRICAL SLEEVES SHALL BE 4" ABS OR PVC SCHEDULE 40, PER PIMA ASSOCIATION OF GOVERNMENTS 30.111. SLEEVES SHALL BE PLACED 18" BELOW FINISHED GRADE AND SHALL EXTEND 3' WITHIN THE BACK OF CURB, HEADER, OR SIDEWALK. SLEEVE ENDS SHALL BE MARKED UPON AS-BUILT PLANS AND SHALL BE COVERED WITH HEAVY DUTY TAPE TO PREVENT SOIL FROM ENTERING SLEEVES UPON BACK FILLING.

GENERAL NOTES - CONTINUED

26. THE GENERAL CONTRACTOR SHALL COORDINATE ALL RIP RAP SLOPE TREATMENT REQUIREMENTS WITH THE LANDSCAPE CONTRACTOR. LANDSCAPE PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED SHALL BE COORDINATED TO FACILITATE THE WORK OF THE LANDSCAPE CONTRACTOR BEFORE THE RIP RAP IS PLACED. SEE LANDSCAPE PLANS FOR PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED.
27. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL PROPOSED RIP RAP AREAS SUCH THAT THE FINISHED SURFACE OF THE RIP RAP WILL MATCH THE FINISHED SURFACE ELEVATION AND SLOPE AS CALLED OUT ON THESE PLANS.
28. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE RIP RAP, HYDROSEED OR OTHER GRASS COVER SHALL NOT BE PLACED IN THE BASIN BOTTOMS. WHENEVER POSSIBLE IRRIGATION LINES AND EQUIPMENT SHALL ALSO NOT BE PLACED WITHIN THE BASIN BOTTOMS. RETENTION AND/OR DETENTION BASINS/AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANY TIME DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL RETENTION AND/OR DETENTION BASIN BOTTOMS IMMEDIATELY PRIOR TO REMOVING EARTHWORK EQUIPMENT FROM PROJECT SITE AND/OR BEGINNING LANDSCAPING ACTIVITIES. THE CONTRACTOR SHALL COORDINATE AND CONFIRM WITH THE SOILS ENGINEER THE SPECIFIC COMPACTION/TREATMENT SPECIFICATION REQUIREMENTS FOR THE BASIN BOTTOMS.
29. THE BOTTOMS OF ALL RETENTION AND/OR DETENTION BASINS SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS TO FACILITATE GROUNDWATER INFILTRATION AND SHALL REMAIN "NATURAL" - I.E., DECOMPOSED GRANITE, RIP RAP, HYDROSEED OR OTHER GRASS COVER SHALL NOT BE PLACED IN THE BASIN BOTTOMS. WHENEVER POSSIBLE IRRIGATION LINES AND EQUIPMENT SHALL ALSO NOT BE PLACED WITHIN THE BASIN BOTTOMS. RETENTION AND/OR DETENTION BASINS/AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANY TIME DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL RETENTION AND/OR DETENTION BASIN BOTTOMS IMMEDIATELY PRIOR TO REMOVING EARTHWORK EQUIPMENT FROM PROJECT SITE AND/OR BEGINNING LANDSCAPING ACTIVITIES. THE CONTRACTOR SHALL COORDINATE AND CONFIRM WITH THE SOILS ENGINEER THE SPECIFIC COMPACTION/TREATMENT SPECIFICATION REQUIREMENTS FOR THE BASIN BOTTOMS.
30. THE CONTRACTOR SHALL CONFIRM THAT ALL RETENTION AND/OR DETENTION BASINS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SHALL CONFIRM THE REQUIRED STORAGE VOLUMES PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS. THE CONTRACTOR IS STRONGLY RECOMMENDED THAT ALL RETENTION AND/OR DETENTION BASINS BE BLUE TOPPED FOR FINE GRADE CONTROL AND ALL BASINS SHALL BE AS-BUILT (ON THE JOB) ENTIRELY BY A REGISTERED LAND SURVEYOR. SEALED AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS.
31. REFER TO THE FINAL PLAN FOR THIS PROJECT FOR ADDITIONAL HORIZONTAL CONTROL, AND RECORDING INFORMATION.
32. ALL REMAINING DISTURBED AREAS, EXCEPT RETENTION AND/OR DETENTION BASIN BOTTOMS, NOT OTHERWISE ALREADY TREATED, SHALL BE STABILIZED IN A FINAL MANNER IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A NOTICE OF TERMINATION TO CLOSE OUT THE SWPPP'S NOTICE OF INTENT CANNOT BE FILED WITH ADO UNTIL THESE FINAL STABILIZATION MEASURES ARE IN PLACE.
33. PER SECTION 404 OF THE CLEAN WATER ACT, DREDGED OR FILL MATERIAL SHALL NOT BE PERMANENTLY OR TEMPORARILY PLACED IN ANY JURISDICTIONAL WATERS.
34. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY PROFER THE PROPERTY LLC. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED DECEMBER 21, 2016.
35. WHERE A TRAIL OR OTHER WALKWAY FEATURE TIES INTO THE BACK OF A RAMP SHALL BE REMOVED AND A SMOOTH TRANSITION BE MADE INTO THE RAMP SURFACE.
36. AGGREGATE BASE COURSE SHALL CONFORM TO PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 303.
37. ASPHALTIC CONCRETE SHALL CONFORM TO PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS OF PUBLIC IMPROVEMENTS, SECTION 406, MIX #2.
38. ALL CONCRETE SHALL COMPLY WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS OF PUBLIC IMPROVEMENTS, SECTION 100B, CLASS S-3,000 (PS) COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
39. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
40. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
41. AN APPROVED COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION AT THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
42. 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 REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL OF THE PERMITS.
43. UPON COMMENCEMENT 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 ON UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-550.
44. HOUSE CONNECTION SEWERS SHALL BE STUBBED OUT TO THE FARTHER OF THE STREET RIGHT-OF-WAY, COMMON AREA LOT LINE, OR TO THE REAR OF THE PUBLIC UTILITY EASEMENT.

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE: 02/17/2021</td> <td style="width: 25%;">DATE: 02/17/2021</td> <td style="width: 25%;">DATE: 02/17/2021</td> <td style="width: 25%;">DATE: 02/17/2021</td> </tr> <tr> <td>DESIGNED BY: SWH</td> <td>CHECKED BY: SWH</td> <td>DATE: 02/17/2021</td> <td>DATE: 02/17/2021</td> </tr> </table>	DATE: 02/17/2021	DATE: 02/17/2021	DATE: 02/17/2021	DATE: 02/17/2021	DESIGNED BY: SWH	CHECKED BY: SWH	DATE: 02/17/2021	DATE: 02/17/2021
DATE: 02/17/2021	DATE: 02/17/2021	DATE: 02/17/2021	DATE: 02/17/2021						
DESIGNED BY: SWH	CHECKED BY: SWH	DATE: 02/17/2021	DATE: 02/17/2021						
<p>PUBLIC FILING & SEWER PLANS FOR</p> <p>RANCHO DEL LAGO</p> <p>BLOCK D</p> <p>PHASE 1</p> <p>LOTS 8 112-02 & COMMON AREAS A1, B1 & C1</p>									
									
<p>P17SC00010</p> <p>G-2017-022</p> <p>P16TP00009</p> <p>HORIZ: N/A</p> <p>VERT: N/A</p> <p>SHEET 2 OF 10</p>									



KEYNOTES

- 1) PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PINA COUNTY BY FINAL PLAT
- 2) SARCUT AT Y MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY, TYP. TAG, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
- 3) CONNECT TO EXIST. CURB PER SD 214, MATCH EXIST GRADE
- 4) 3" IRRIGATION/ELECTRICAL SLEEVES - SEE GENERAL NOTE 25
- 5) DEPRESSED CURB PER 214
- 6) M/S CONNECTION TO TERMINUS MANHOLE PER SD RWD 402
- 7) 10" CONCRETE CURB TRANSITION PER SD 210
- 8) 6" CONCRETE CURB TRANSITION PER SD 210
- 9) 5" CONCRETE CURB TRANSITION PER SD 212
- 10) 6" 12" CONCRETE HEADER PER SD 213
- 11) REINFORCED W/ BASE PER SD RWD 201
- 12) 6" WEDGE CURB PER SD 205
- 13) 6" TYPE 2 VERTICAL CURB PER SD 205
- 14) NEW MANHOLE TO BE CONSTRUCTED OVER EXIST SEWER PER SD RWD 303

SEWER ANNOTATION

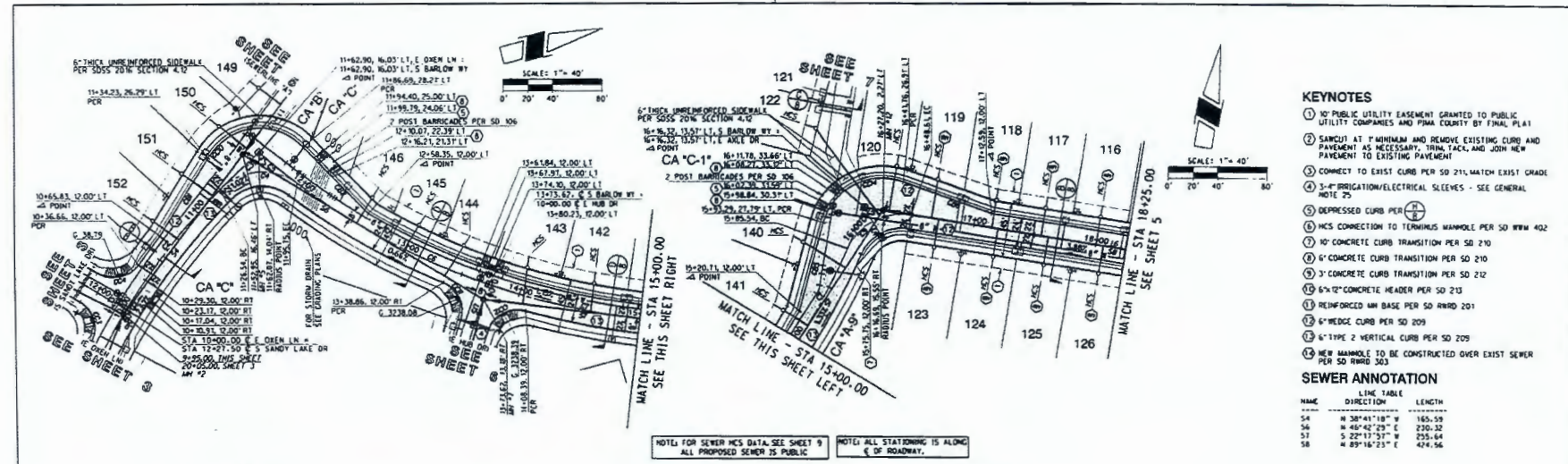
NAME	DIRECTION	LINE TABLE	LENGTH
S1	N 41° 29' 36" E	200.75	
S2	S 89° 11' 13" E	112.58	
S3	N 57° 15' 27" E	178.53	
S4	N 58° 08' 44" E	34.19	

PUBLIC PLANNING & SEWER PLANS PREPARED FOR:
RANCHO DEL LAGO
BLOCK D
PHASE I
 LOTS 112-113 & COMMON AREAS A, D, B & C

RICK S. GALT
 LICENSED PROFESSIONAL ENGINEER
 CIVIL
 LICENSE NO. 10135
 STATE OF CALIFORNIA

DATE: 02/11
 DATE: 02/11
 CHECKED BY: SWB
 DRAWN BY: RSB

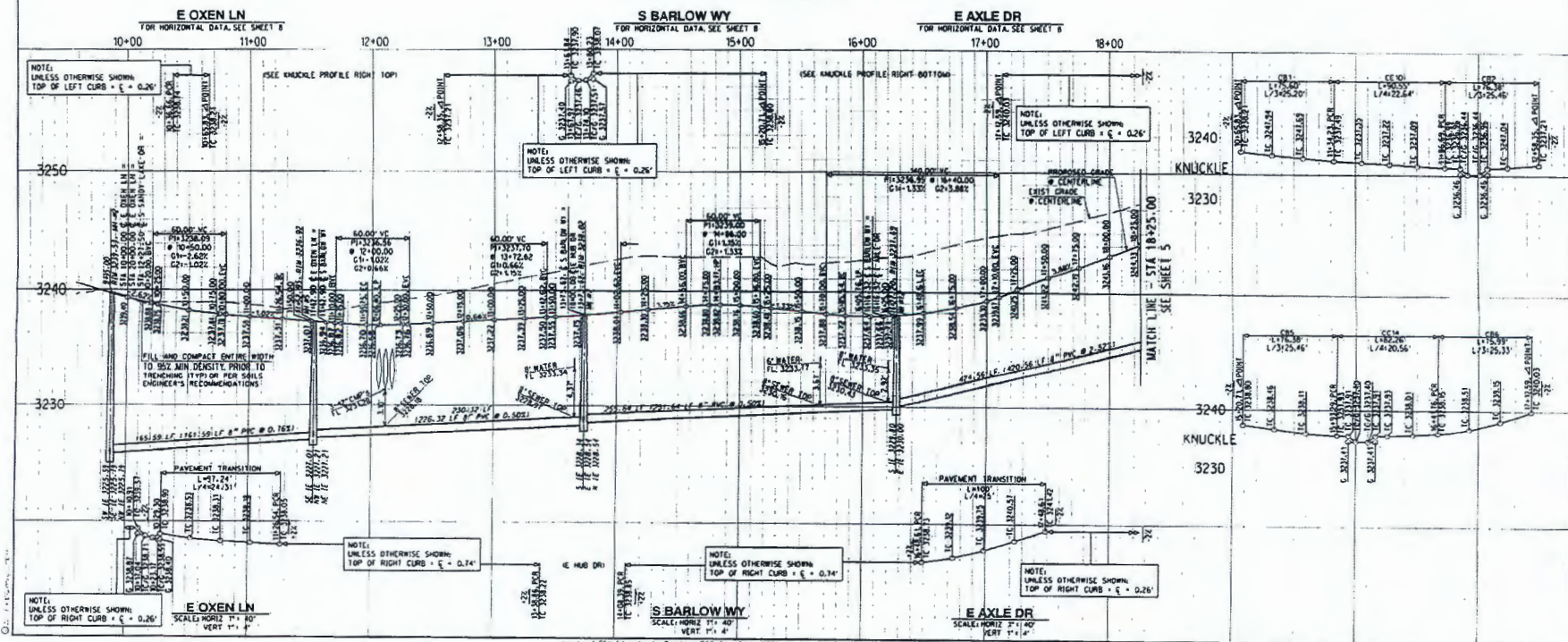
PROJECT NO.: P17SC00010
 SHEET NO.: G-2017-022
 SHEET TITLE: P16TP00009
 SCALE: HORIZ. 1" = 40'
 VERT. 1" = 4'
 SHEET 3 OF 10



- KEYNOTES**
- 1' NO PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY FINAL PLAN
 - 2' SANCUT AT MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY, TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT
 - 3' CONNECT TO EXIST CURB PER SO 211, MATCH EXIST GRADE
 - 4' 3\"/>
- SEWER ANNOTATION**
- | NAME | DIRECTION | LENGTH |
|------|----------------|--------|
| S4 | N 38°41'18\"/> | |
| S5 | N 48°45'23\"/> | |
| S6 | S 22°17'57\"/> | |
| S8 | N 89°16'23\"/> | |

NOTE: TOP FOR SEWER MGS DATA-SEE SHEET 9
ALL PROPOSED SEWER IS PUBLIC

NOTE: ALL STATIONING IS ALONG
C OF ROADWAY.



REVISION	NO.	BY	DATE

DATE: 02/17/11
CHECKED BY: RSM
DESIGNED BY: SON
DRAWN BY: RSM

RICK
CONSULTING ENGINEERS

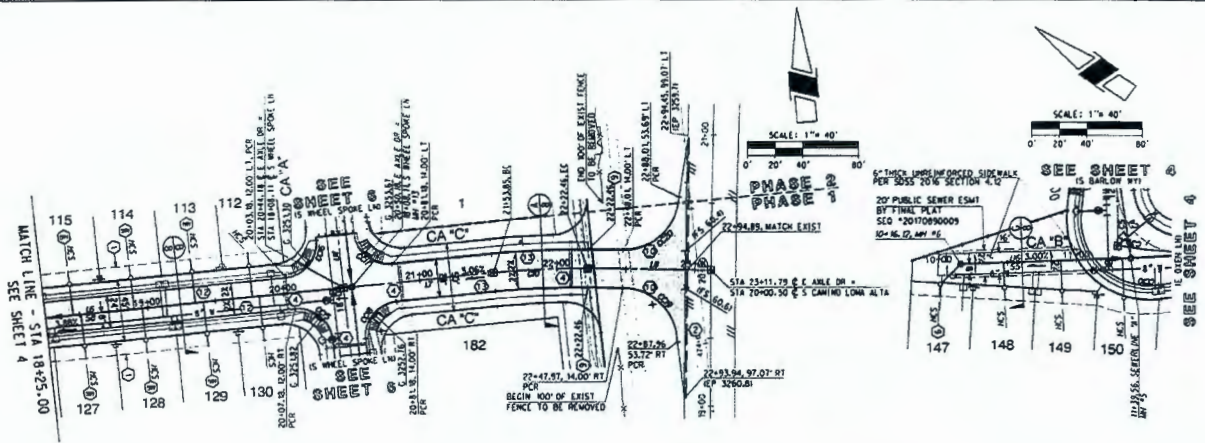
PUBLIC PAVING & SEWER PLANS PREPARED FOR:
**RANCHO DEL LAGO
BLOCK D
PHASE I**
LOTS 115-118 & COMMON
AREAS 'A', 'B' & 'C'

Arizona
Civil PE & SE License #10000

P17SC00010
C-2017-022
P16TP00009

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

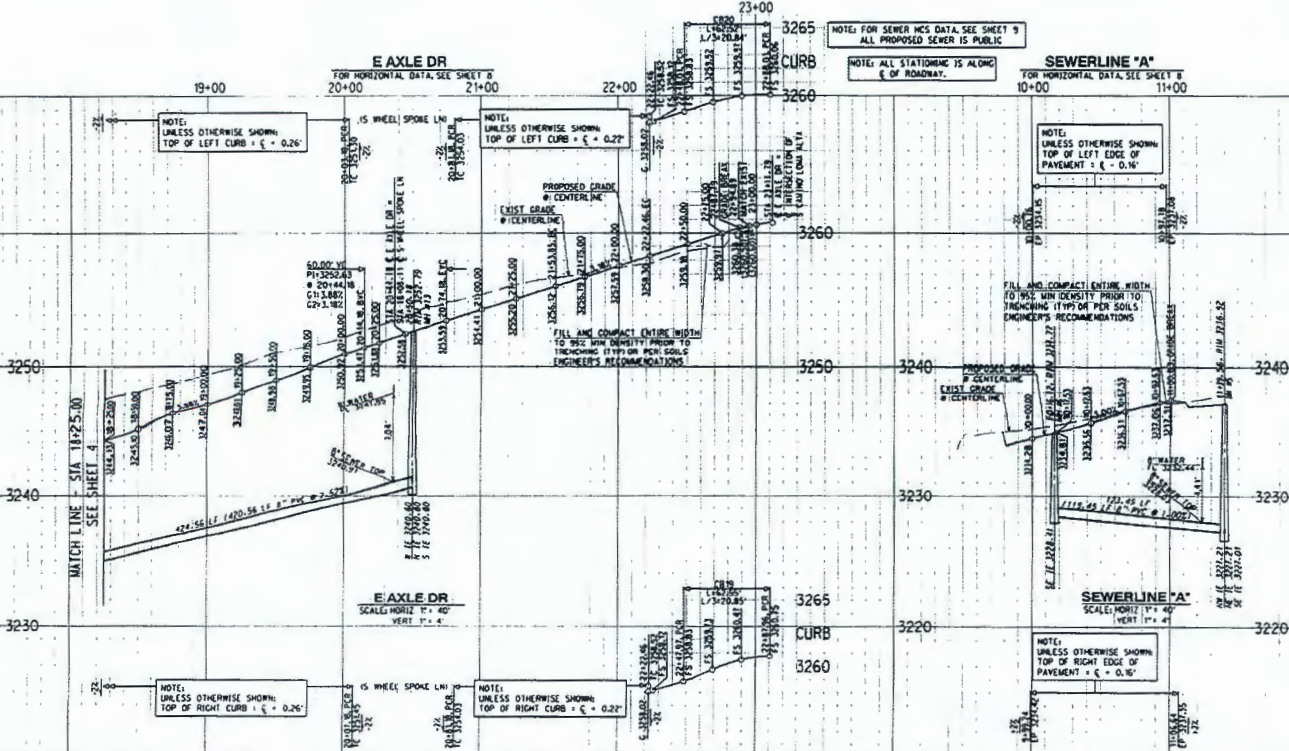
SHEET 4 OF 10
R1-W41-2011



- KEYNOTES**
- NO PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY FINAL PLAT
 - SAWCUT AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAYMENT AS NECESSARY. TRIM BACK AND JOIN NEW PAYMENT TO EXISTING PAYMENT
 - CONNECT TO EXIST CURB PER SD 214 MATCH EXIST GRADE
 - 3" IRRIGATION/ELECTRICAL SLEEVES - SEE GENERAL NOTE 25
 - DEPRESSED CURB PER (H)
 - MCS CONNECTION TO TERNIUSMAN MANHOLE PER SD RWD 402
 - NO CONCRETE CURB TRANSITION PER SD 210
 - CONCRETE CURB TRANSITION PER SD 210
 - CONCRETE CURB TRANSITION PER SD 212
 - 8"x12" CONCRETE HEADER PER SD 210
 - REINFORCED MH BASE PER SD RWD 201
 - 8" WEDGE CURB PER SD 209
 - 6" TYPE 2 VERTICAL CURB PER SD 209
 - MH MANHOLE TO BE CONSTRUCTED OVER EXIST SEWER PER SD RWD 303

SEWER ANNOTATION

NAME	DIRECTION	LENGTH
55	N 37°10'27" W	123.46
58	N 89°16'23" E	424.56



REVISOR
NO. BY DATE

DESIGNED BY: SDI
DRAWN BY: RSM
DATE: 02/17
CHECKED BY:
DATE: 02/17

RICK
SANCHEZ
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12345
STATE OF ARIZONA

PUBLIC PAVING & SEWER PLANS PREPARED FOR:
RANCHO DEL LAGO
BLOCK D
PHASE I
LOTS 112-112 & COMMON AREAS "A", "B" & "C"

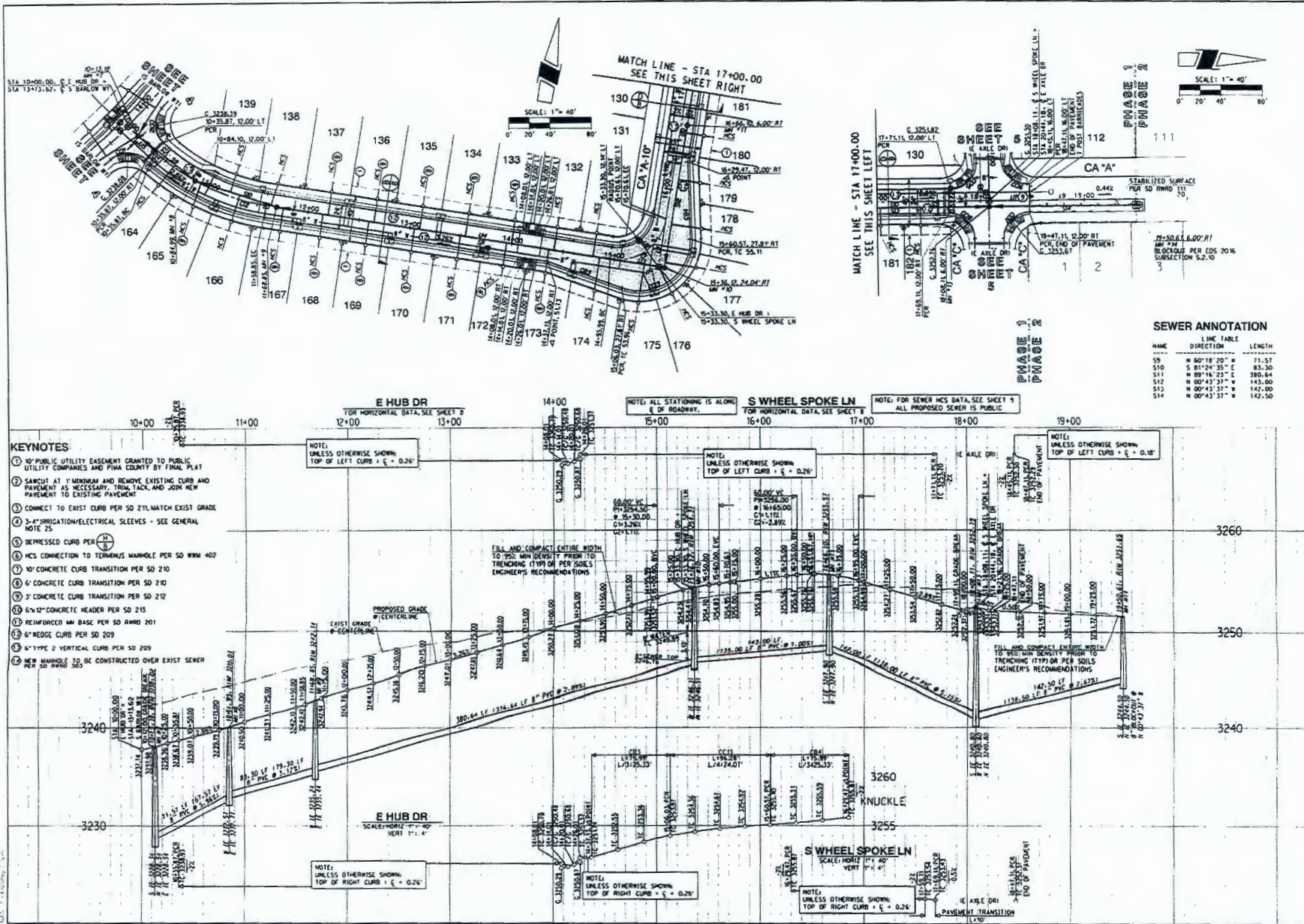
ARIZONA
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12345
STATE OF ARIZONA

P17SC00010
C-2017-022
P16TP00009

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

SHEET 5 OF 10

11-MAR-2017 10:00



- KEYNOTES:**
- 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PINA COUNTY BY FINAL PLAT
 - SANICUT AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT.
 - CONNECT TO EXIST CURB PER SD 217, MATCH EXIST GRADE
 - 3'-4" IRRIGATION/ELECTRICAL SLEEVES - SEE GENERAL NOTE 25
 - DEPRESSED CURB PER \oplus
 - HCS CONNECTION TO TERMINUS MANHOLE PER SD RW# 402
 - 10' CONCRETE CURB TRANSITION PER SD 210
 - 6' CONCRETE CURB TRANSITION PER SD 210
 - 3' CONCRETE CURB TRANSITION PER SD 212
 - 6"x12" CONCRETE HEADER PER SD 213
 - REINFORCED M41 BASE PER SD RW#D 201
 - 6" REDGE CURB PER SD 209
 - 6" TYPE 2 VERTICAL CURB PER SD 209
 - MAN MANHOLE TO BE CONSTRUCTED OVER EXIST SEWER PER SD RW#D 305



SEWER ANNOTATION

NAME	DIRECTION	LENGTH
S9	N 60°18'20" W	71.57
S10	S 81°28'25" E	88.50
S11	N 89°16'23" E	389.84
S12	N 00°43'37" E	143.00
S13	N 00°43'37" E	142.00
S14	N 00°43'37" E	142.50

BLOCKOUT PER EOS 206 SECTION 5.2-70

REVISION

NO.	BY	DATE

RICK L. G.
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
No. 11111
State of California
License No. 40919

DESIGNED BY: RSM
DRAWN BY: RSM
DATE: 07/17
CHECKED BY: [Signature]
DATE: 07/17

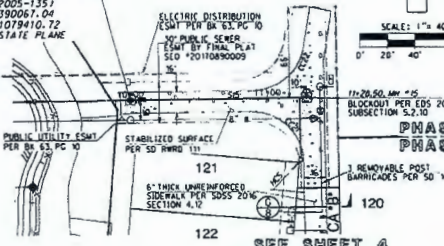
PUBLIC PAVING & SEWER PLANS PREPARED FOR:
RANCHO DEL LAGO
BLOCK D
PHASE I
LOTS 115-162 & COMMON AREAS 97', 78' & 5'

ARIZONA
Call Eric at Rick L. G. Engineers & Architects

P17SC00010
G-2017-022
P16TP00009
HORIZ: 1" = 40'
VERT: 1" = 4'
SHEET 6 OF 10

POINT OF CONNECTION
EXIST'G HWY 85466-05
1G-2005-135
N: 390671.04
E: 107910.72
AZ STATE PLANE

PHASE 2
PHASE 1



NOTE: FOR SEWER HES DATA, SEE SHEET 3
ALL PROPOSED SEWER IS PUBLIC
NOTE: ALL STATIONING IS ALONG
C. OF ROADWAY.

SEWER ANNOTATION

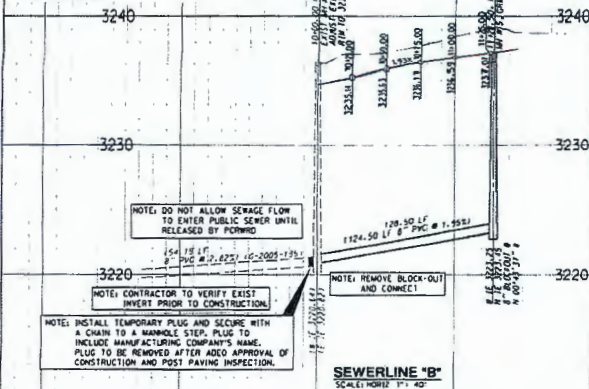
NAME	LINE TABLE DIRECTION	LENGTH
S15	N 89°15'23" E	129.50

SEWERLINE "B"

FOR HORIZONTAL DATA, SEE SHEET THIS SHEET
20+00 21+00

KEYNOTES

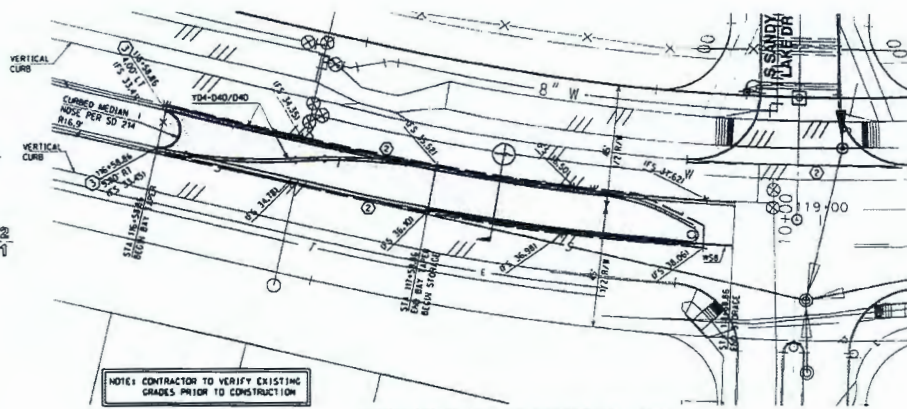
- 1) NO PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY FINAL PLAN
- 2) SAWCUT AT 1" MINIMUM AND REMOVE EXISTING CURB AND PAVEMENT AS NECESSARY, TRIM, TACK, AND JOIN NEW PAVEMENT TO EXISTING PAVEMENT.
- 3) CONNECT TO EXIST CURB PER SD 214, MATCH EXIST GRADE.
- 4) 3" IRRIGATION/ELECTRICAL SLEEVES - SEE GENERAL NOTE 25.
- 5) DEPRESSED CURB PER (N)
- 6) HCS CONNECTION TO TERMINUS MANHOLE PER SD WMM 402
- 7) 10" CONCRETE CURB TRANSITION PER SD 210
- 8) 6" CONCRETE CURB TRANSITION PER SD 210
- 9) 3" CONCRETE CURB TRANSITION PER SD 212
- 10) 6"x10" CONCRETE HEADER PER SD 213
- 11) REINFORCED MH BASE PER SD RWMD 201
- 12) 6" WEDGE CURB PER SD 209
- 13) 6" TYPE 2 VERTICAL CURB PER SD 209
- 14) NEW MANHOLE TO BE CONSTRUCTED OVER EXIST SEWER PER SD RWMD 303



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

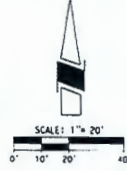
NOTE: CONTRACTOR TO VERIFY EXIST INVERT PRIOR TO CONSTRUCTION
NOTE: REMOVE BLOCK-OUT AND CONNECT

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



NOTE: CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION

TURN LANE ALONG VIA RANCHO DEL LAGO



GENERAL PAVEMENT MARKING NOTES

- 1. ALL EQUIPMENT MATERIALS AND CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS CONTAINED IN THE CURRENT CITY OF PIMA COUNTY SPECIFICATIONS (ICD/PD) STANDARD SPECIFICATIONS AND THE STANDARD DETAILS FOR PUBLIC IMPROVEMENTS. THE SEWER LAYOUT BEING INSTALLED TO SCHEDULE INSPECTION AND APPROVAL OF PAVEMENT MARKINGS DURING NORMAL BUSINESS HOURS MONDAY THRU FRIDAY, STATE HOLIDAYS EXCLUDED.
- 2. THE STRIPING CONTRACTOR SHALL CONTACT THE PIMA COUNTY PAVEMENT MARKING SUPERVISOR 14201224-2624 AT LEAST THREE (3) 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 VIA RANCHO DEL LAGO IS 40 AND 25 FOR INTERIOR PRIVATE STREETS. THE DESIGN VEHICLE IS 40-40. THE POSTED SPEED LIMIT IS 35 FOR VIA RANCHO DEL LAGO AND 25 FOR INTERIOR PRIVATE STREETS.
- 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 STRIPING, SYMBOLS, LEGENDS, AND MARKERS.
- 8. PAINTED LAYOUT STRIPING SHALL BE 15 MILS (.015") THICK. WATER BASED PAINT PLACED ON THE FINAL PAVEMENT SURFACE WITH 8 POUNDS PER GALLON OF AASHTO M 247-13 TYPE 1 GLASS BEADS WITH ADEQUATE MOISTURE CURING. PAINTED LAYOUT STRIPING SHALL BE INSTALLED WITHIN FIVE (5) WORKING DAYS OF THE FINAL PAVEMENT SURFACE BEING COMPLETED. ALL PREVIOUSLY EXPLORED LANE MARKINGS SHALL BE APPLIED DURING THE FINAL LONGITUDINAL STRIPING.
- 9. PAINTED SYMBOLS AND LEGENDS SHALL BE APPLIED AT THE SAME TIME AS THE PAINTED STRIPING, WITH THE EXCEPTION OF BIKELANE SYMBOLS AND WORDS (SUCH AS STOP, AHEAD, ONLY, ETC.).
- 10. THE FINAL LONGITUDINAL STRIPING SHALL BE 90 MILS (0.090") RIBBED EXTRUDED THERMOPLASTIC REFLECTORIZED STRIPING PLACED OVER THE PAINTED LAYOUT STRIPING WITH A SINGLE DROP OF 10 POUNDS PER 100 SQUARE FOOT OF AASHTO M 247-13 TYPE 1 GLASS BEADS. THE FINAL LONGITUDINAL STRIPING SHALL BE PLACED WITHIN 21 TO 35 CALENDAR DAYS OF THE FINAL PAVEMENT SURFACE BEING COMPLETED. ALL PREVIOUSLY EXPLORED LANE MARKINGS SHALL BE APPLIED DURING THE FINAL LONGITUDINAL STRIPING.
- 11. ALL FINAL TRANSVERSE STRIPING, INCLUDING SYMBOLS AND LEGENDS, SHALL BE 90 MILS (0.090") RIBBED HAND CART EXTRUDED THERMOPLASTIC WITH 10 POUNDS PER 100 SQUARE FOOT OF AASHTO M 247-13 TYPE 1 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 TRAFFIC CONSISTING OF CONTROL POINTS THAT HAVE BEEN SET TO NO MORE THAN 50 FEET APART ON CURVE SECTIONS AND 200 FEET IN TANGENT SECTIONS INURE THE PAVEMENT MARKING PATTERNS DOES NOT CHANGE.
- 13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE FINAL SURFACE COURSE IS PLACED SO THAT THE CONSTRUCTION JOINT IS NO MORE THAN ONE (1) FOOT OFFSET FROM THE FINAL STRIPING.
- 14. ALL RETROREFLECTIVE RAISED PAVEMENT MARKERS (RPM's) OR RPM's SHALL BE INSTALLED SO THAT THE REFLECTIVE FACE OF EACH MARKER IS FACING THE DIRECTION OF TRAFFIC FLOW AND IS PERPENDICULAR TO THE DIRECTION OF TRAFFIC FLOW. TYPE "D" OR "C" PAVEMENT MARKERS SHALL BE INSTALLED SO THAT THE CLEAR REFLECTIVE FACE OF EACH MARKER IS FACING THE DIRECTION OF TRAFFIC FLOW AND PERPENDICULAR TO THE DIRECTION OF TRAFFIC FLOW TO WHICH IT APPLIES.
- 15. ALL RETROREFLECTIVE RAISED PAVEMENT MARKERS (RPM's) OR RPM's SHALL BE INSTALLED PER THE CURRENT EDITION OF THE PC/DOT PAVEMENT MARKING MANUAL AND APPLICABLE AMENDMENTS.
- 16. ALL REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SECTION 101 OF THE PC/DOT STANDARD SPECIFICATIONS. PAINTING OVER EXISTING STRIPING DOES NOT CONSTITUTE APPROVED STRIPING OBLITERATION.

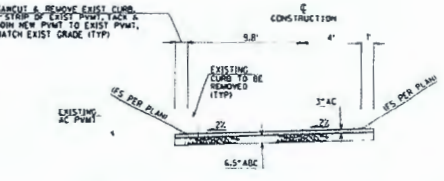
GENERAL PAVEMENT MARKING NOTES - CONTINUED

- 17. FOR PRIVATE DEVELOPMENT PROJECTS, THE DESIGN 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 A WRITTEN ACCEPTANCE OR ITEMIZED PUNCH LIST OF MISSING 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 ONE-YEAR WARRANTY IS REQUIRED. IF THE PAVEMENT MARKING MATERIAL MANUFACTURER OFFERS A LONGER WARRANTY THE CONTRACTOR SHALL TRANSFER THAT WARRANTY TO PIMA COUNTY.
- 21. THE PC/DOT PAVEMENT MARKING MANUAL IS AVAILABLE ONLINE.

RIGHT OF WAY USE NOTES

- 1. ALL WORK WITHIN COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE COUNTY/CITY STANDARDS AND SPECIFICATIONS, 1994 EDITION.
- 2. ALL GRADING, CLEARING, AND BRUSHING SHOULD BE KEPT TO THE MINIMUM WIDTH REQUIRED TO ACCOMMODATE THE TRENCH THROUGHOUT THE WATERLINE ALIGNMENT WITHIN THE PROJECT LIMITS.
- 3. THE CONTRACTOR SHALL SALVAGE AND REPLANT ALL HEALTHY PRICKLY PEAR, CHolla, BARNEL, SAGUARO, OR OTHER CACTI THAT IS ENCOUNTERED WITHIN THE TRENCH ALIGNMENT.
- 4. PAVEMENT PATCHES SHALL CONFORM TO THE UTILITY TRENCH PAVEMENT PATCH STANDARD DETAIL NO. 216, 1994 EDITION COUNTY/CITY STANDARD DETAILS FOR PUBLIC IMPROVEMENT.
- 5. TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM TRAFFIC CONTROL MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO PC/OT 14 DAYS PRIOR TO START OF WORK FOR THEIR REVIEW/APPROVAL.
- 6. TWO WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ANY REQUEST FOR ROAD CLOSURES WILL REQUIRE REVIEW AND APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS.

SEE SHEET 10 FOR SIGNING NOTES



TURN LANE ALONG VIA RANCHO DEL LAGO
NO SCALE

NO.	BY	DATE



DATE	BY	DATE	BY

PUBLIC PAYING & SEWER PLANS PREPARED FOR:
RANCHO DEL LAGO
BLOCK D
PHASE 1
LOTS 112-182 & COMMON AREAS "A", "U" & "C"

PROJECT NUMBER: P17SC00010
DATE: 6-2017-022
DRAWING NUMBER: P16TP00009
HORIZ: AS NOTED
VERT: 1" = 4'
SHEET 7 OF 10

CENTERLINE ANNOTATION

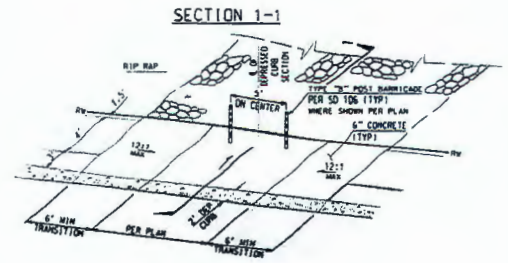
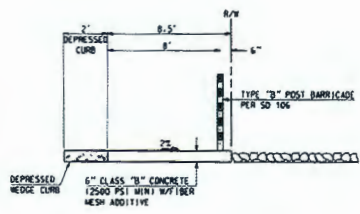
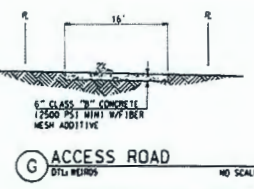
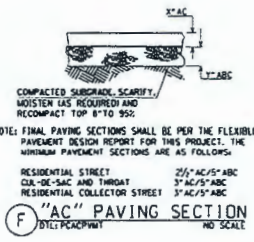
NAME	LINE TABLE	LENGTH
L1	N 46°14'17" E	182.50
L2	M 19°09'00" E	28.00
L3	S 18°06'36" E	30.08
L4	S 40°09'22" E	29.13
L5	M 89°18'23" E	36.39
L6	M 89°18'23" E	395.57
L7	M 89°18'23" E	169.61
L8	M 84°10'29" E	89.33
L9	M 00°43'37" W	39.00
L10	S 00°43'37" E	237.50
L11	S 00°43'37" E	47.50
L12	M 40°43'37" E	31.82
L13	S 89°18'23" W	47.50
L14	S 89°18'23" W	337.14
L15	M 50°28'41" W	35.87
L16	S 37°10'27" E	119.92
L17	M 01°43'31" W	39.00
L18	N 46°14'17" E	45.00

NAME	CURVE TABLE	RADIUS	ARC
C1	27°05'15"	572.50	270.66
C2	12°39'49"	572.50	126.54
C3	4°24'38"	572.50	44.07
C4	83°28'50"	47.50	69.21
C5	4°04'32"	570.00	40.55
C6	17°52'48"	570.00	177.88
C7	21°18'06"	570.00	211.92
C8	3°42'25"	570.00	36.89
C9	16°04'16"	47.50	63.07
C10	6°33'08"	800.00	68.61
C11	80°00'00"	47.50	74.61
C12	35°13'50"	200.00	122.98

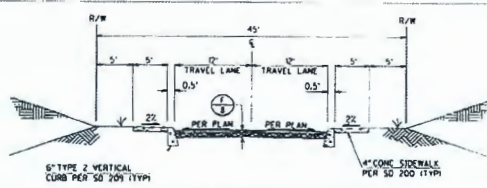
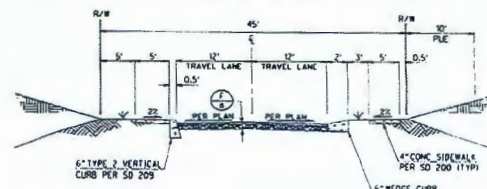
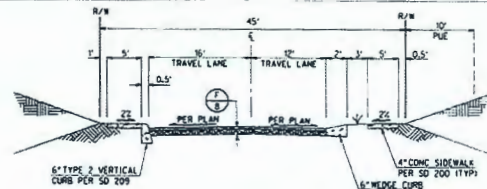
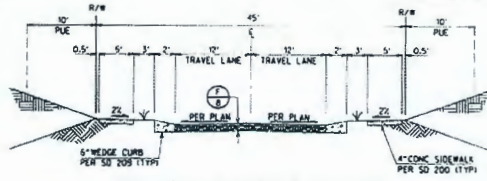
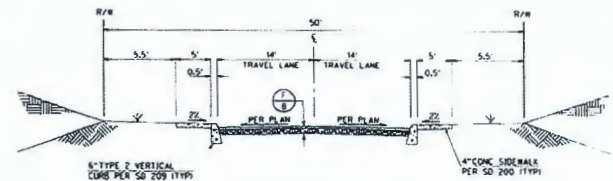
CURB ANNOTATION

NAME	LINE TABLE	LENGTH
CB1	N 43°47'04" W	75.80
CB2	M 61°01'29" E	36.38
CB3	N 80°00'20" W	73.99
CB4	S 11°26'54" E	75.99
CB5	M 04°47'03" E	76.38
CB6	S 80°00'20" E	75.99

NAME	CURVE TABLE	RADIUS	ARC
CC1	82°43'36"	25.00	40.46
CC2	92°37'13"	25.00	40.41
CC3	86°19'53"	25.00	37.67
CC4	86°19'53"	25.00	37.67
CC5	243°10'40"	40.00	169.89
CC6	72°24'35"	50.00	63.19
CC7	243°20'40"	18.00	76.45
CC8	21°58'50"	72.00	27.50
CC9	135°21'40"	2.00	4.73
CC10	104°48'33"	49.50	90.55
CC11	86°30'19"	25.00	37.75
CC12	86°30'19"	25.00	37.75
CC13	111°26'54"	49.50	96.28
CC14	95°12'38"	49.50	82.26
CC15	90°00'00"	25.00	39.27
CC16	90°00'00"	25.00	39.27
CC17	90°00'00"	25.00	39.27
CC18	90°00'00"	25.00	39.27
CC19	89°36'08"	40.00	62.55
CC20	89°33'10"	40.00	62.52
CC21	90°00'00"	31.00	58.12
CC22	80°32'03"	31.00	52.01



H DEPRESSED WEDGE CURB
DEPRESSED CURB WEDGE NEW
NO SCALE



REVISION

NO.	BY	DATE

DATE: 02/17
CHECKED BY: RSM
DATE: 02/17

RICK
RICK STANDARD CONSULTING ENGINEERS
1000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
TEL: 602.254.1111 FAX: 602.254.1112

RANCHO DEL LAGO
BLOCK D
PHASE I
LOTS 112-182 & COMMON AREAS 'A', 'B', 'A', 'C'

ARIZONA
Professional Engineer
No. 11111

P17SC00010
G-2017-022
P16TP00009
HORIZ 1 N/A
VERT 1 N/A

SHEET 8 OF 10

