



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: February 6, 2018

Title: Diamond Court, Lots 1-19, P16SC00036, Developer: Desert Oasis Development

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

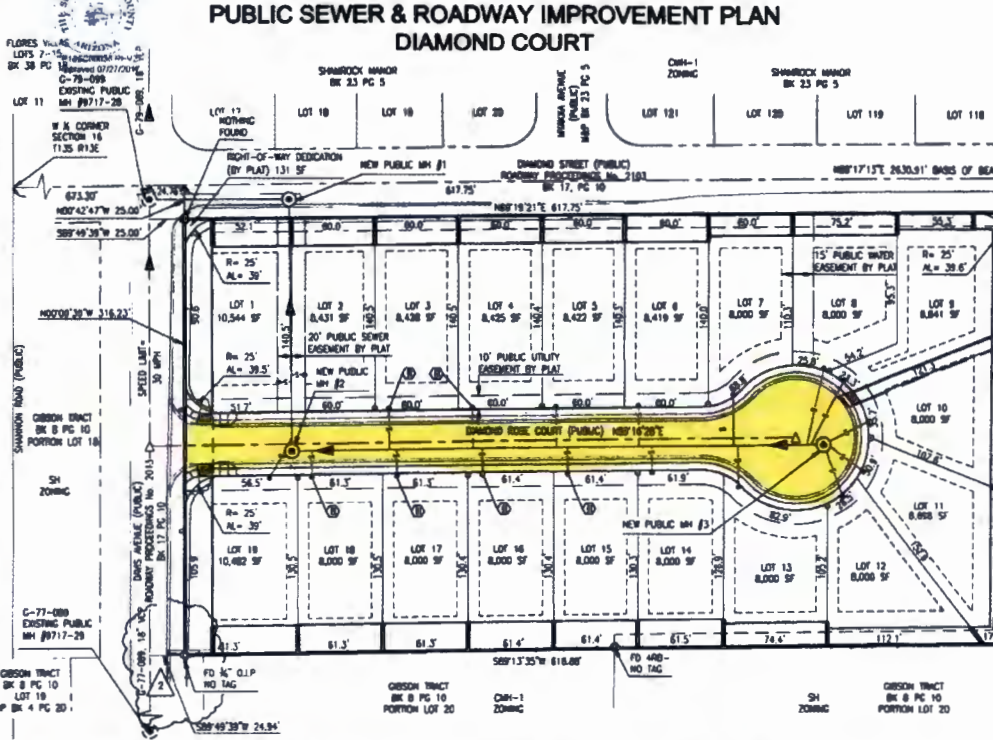
Department Director Signature/Date: James Cunningham 1-9-2017

Deputy County Administrator Signature/Date: [Signature] 1/11/18

County Administrator Signature/Date: C. Adubert 1/12/18

GENERAL SEWER NOTES

- ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PWRD) ENGINEERING DESIGN STANDARDS 2016 (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSC 2016). S&D DOCUMENTS ARE AVAILABLE THROUGH THE PWRD WEBSITE (www.pima.gov/wastewater/reclamation).
- THE BASIS OF DESIGN FOR THIS PROJECT IS THE EXISTING PUBLIC SANITARY SEWER MAIN AT THE INTERSECTION OF DIAMOND STREET AND SHAROCK ROAD AND ELEVATION 2157.71 (MVD 88).
- THE BASIS OF DESIGN FOR DIAMOND STREET BETWEEN DIAMOND STREET AND SHAROCK ROAD AND THE INTERSECTION OF DIAMOND STREET AND SHAROCK ROAD IS THE EXISTING PUBLIC SANITARY SEWER MAIN AT THE INTERSECTION OF DIAMOND STREET AND SHAROCK ROAD AND ELEVATION 2157.71 (MVD 88).
- ANY CONSTRUCTION ACTIVITY HAVING THE POTENTIAL TO DAMAGE EXISTING PUBLIC SANITARY SEWERS SHALL REQUIRE A PIMA COUNTY PUBLIC WORKER CONSTRUCTION PERMIT PRIOR TO COMMENCING THAT ACTIVITY.
- SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL: (A) THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) OR ITS DELEGATED AUTHORITY HAS ISSUED A CONSTRUCTION AUTHORIZATION FOR THIS PROJECT; (B) THE CONTRACTOR HAS OBTAINED A PWRD PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PWRD PERMITS SECTION AT (520) 724-8649 FOR PERMIT APPLICATION REQUIREMENTS); (C) THE CONTRACTOR'S FLOOD MANAGEMENT PLAN HAS BEEN SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND APPROVED BY PWRD FIELD ENGINEERING; AND (D) A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED PIMA COUNTY PROJECT FIELD INSPECTOR IS SCHEDULED AT LEAST THIRY (3) FULL BUSINESS DAYS PRIOR TO COMMENCING WITH SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A FLOOD MANAGEMENT PLAN (FMP) TO PWRD FIELD ENGINEERING FOR APPROVAL BEFORE PROCEEDING WITH ANY WORK THAT MAY AFFECT LIVE SEWERS. THE FMP SHALL IDENTIFY AND INCLUDE ALL FLOOD MANAGEMENT COSTS IN THE CONSTRUCTION BID. THE FMP SHALL BE SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE SEWER PRE-CONSTRUCTION MEETING. FIELD ENGINEERING WILL REVIEW THE FMP WITHIN TWO (2) BUSINESS DAYS OF RECEIVING ACCURATE REVIEW AND REVISION CYCLES. REFER TO PWRD SSC 2016, SECTION 2 FOR FMP REQUIREMENTS. PLEASE CONTACT PWRD FIELD ENGINEERING AT (520) 724-2831 FOR ANY QUESTIONS REGARDING FLOOD MANAGEMENT.
- THE CONTRACTOR SHALL MAINTAIN AND MAINTAIN ALL EQUIPMENT AND LABOR NECESSARY TO PROVIDE CONTINUOUS 24 HOURS PER DAY SANITARY SEWER SERVICE TO ALL PARTS TRIBUTARY TO A LIVE SEWER TO WHICH A CONNECTION IS TO BE MADE. THE PWRD CONVEYANCE DIVISION SHALL BE NOTIFIED AT (520) 724-3400 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY THAT MAY AFFECT WITHIN A LIVE SANITARY SEWER SYSTEM OR INVOLVES CONNECTING TO A LIVE SANITARY SEWER. SEE PWRD SSC 2016, SECTION 2 FOR MORE INFORMATION.
- THE INSPECTOR OF THE CONTRACTOR'S WORK BY AN AGENCY AND/OR PWRD STAFF SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE APPROVED CONTRACT DOCUMENTS IF THE DESIGN ENGINEER OR PWRD STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR ANY OTHER REASON. IT SHALL IN NO WAY PREVENT LATER REJECTION OR REFUSE THE CONTRACTOR OF PERFORMING CORRECTIVE WORK TO THE WORKMANSHIP DEFECTS WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMEDIALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.
- SEWER PLANS THAT BEAR THE PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) APPROVAL STAMP OR THE PIMA COUNTY PWRD ACCEPTANCE SIGNATURE SHALL ONLY BE USED FOR THE CONSTRUCTION OF PUBLIC SANITARY SEWER FACILITIES. APPROVED PLANS REQUIRING DESIGN REVISIONS SHALL BE RESUBMITTED TO PIMA COUNTY DSD OR PWRD (AS APPROPRIATE) FOR REVIEW AND RE-APPROVAL PRIOR TO START OF THE SEWERED SEWER WORK.
- ANY SEWER CONSTRUCTION WORK THAT IS NOT INCLUDED IN THE APPROVED SEWER PLANS WILL NOT BE ACCEPTED BY PWRD. SEE PWRD SSC 2016, SECTION 1.4.5 REGARDING THE APPROVAL OF FIELD CHANGES.
- IMMEDIATELY REPORT ANY OF THE FOLLOWING TO THE PWRD OPERATIONS CONTROL CENTER (OCC) AT (520) 724-3400: ANY RELEASE OF SEWAGE; ANY DAMAGE TO THE PUBLIC SANITARY SEWER SYSTEM; OR THE DROPPING OF DEBRIS INTO A PUBLIC SANITARY SEWER MANHOLE. A PWRD REPRESENTATIVE WILL BE DISPATCHED TO THE SITE. THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CONTAIN A SANITARY SEWAGE OVERFLOW (SSO). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, MITIGATE THE RELEASE OF SEWAGE, DISINFECT THE RELEASE AREAS, AND ANY REGULATORY PENALTIES LEVIED ON PWRD FOR SEWAGE ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DETECTED AND APPROVED BY THE PWRD FIELD REPRESENTATIVE.
- THE CONTRACTOR SHALL CONTACT "ARIZONA 811" (DIAL 811 OR 1-800-782-5348) A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL KEEP ALL UNDERGROUND FACILITY LOCATION REQUESTS UP-TO-DATE AND COMPLY WITH ARIZONA REVISIONS STATUTES (A.R.S., TITLE 40, CHAPTER 1, ARTICLE 8.3, SECTION 40-302.2), CONCERNING THE ACCURACY BETWEEN THE UNDERGROUND FACILITY MARKINGS AND THE PROJECT PLANS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SANITARY SEWER MANHOLES AT ALL TIMES.
- THE CONTRACTOR SHALL FIELD-VERIFY EXISTING SEWER LINE ELEVATIONS AND ADJUSTMENTS PRIOR TO CONSTRUCTION. VERIFICATION MAY REQUIRE POT-HOLING.
- ANY HOUSE CONNECTION SEWER (HCS) OR BUSINESS CONNECTION SEWER (BCS) LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PROTECTED, REPAIRED, OR ABANDONED AS THE SITUATION DICTATES. PER PWRD SSC 2016 DETAIL NO. RWRO 400 AND 410 NO DIPS TO THE PROPERTY OWNER OF PWRD. HCS AND BCS LINES ARE NOT OWNED OR MAINTAINED BY PWRD. PRIVATE CONNECTION SEWERS CONSTRUCTED PRIOR TO JANUARY 2008 ARE NOT REQUIRED TO BE LOCATED AND MARKED.
- SEWER LAYOUT AND SURVEY CONTROL SHALL BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF AN ARIZONA RLS.
- SURVEY OUT SHEETS SHALL BE PREPARED IN ACCORDANCE WITH PWRD SSC 2016, SECTION 3.2.3(A)(1). CONFIRMED OUT SHEETS SHALL BE SUBMITTED TO THE PWRD FIELD ENGINEER PRIOR TO COMMENCEMENT OF SEWER CONSTRUCTION. OUT SHEETS ARE FOR PWRD REFERENCE ONLY AND SHALL NOT DELAY SEWER CONSTRUCTION DUE TO REVISIONS OF THE DELIVERABLE. ANY ERRORS OR OMISSIONS RESULTING IN IMPROPER SEWER CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF PWRD. REFER TO PWRD SSC 2016, SECTION 3.2.3(A)(1) FOR CONSTRUCTION SURVEY STAKING REQUIREMENTS.
- THE DEVELOPER OR CONTRACTOR SHALL RETAIN AN ARIZONA-REGISTERED LAND SURVEYOR (RLS) FOR PREPARATION OF THE SEWER AS-BUILT PLANS. SEWER AS-BUILT PLANS SHALL CONFORM TO SSC 2016, SECTION 3.2.3(A)(2) AND BE PROVIDED FOR FINAL ACCEPTANCE OF SEWER CONSTRUCTION BY THE DEVELOPER OR CONTRACTOR. THE RLS SHALL SUBMIT TWO FULL-SIZE COPIES, AND AN ELECTRONIC VERSION OF THE AS-BUILT SEWER PLANS TO THE PWRD FIELD ENGINEER.
- NEW PUBLIC SANITARY SEWER FACILITIES MUST BE TESTED DURING EXCAVATION OR CONSTRUCTION BY PWRD AND ADEQ, OR ITS DELEGATE, PRIOR TO OPERATING INTO THE EXISTING PUBLIC SANITARY SEWER SYSTEM.
- THE CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES.
- PRIOR TO THE INSTALLATION OF SANITARY SEWERS, ALL ROUGH GRADING, INCLUDING FILL, SHALL BE COMPLETED TO A MINIMUM OF 4 FEET OVER THE TOP OF THE SEWER PIPE, BEDDING, SHADING, AND BEDDING BACKFILL. BEDDING SHALL BE PERFORMED IN ACCORDANCE WITH PWRD SSC 2016, DETAIL NO. RWRO 104. ON ALL SLOPES ON THE PLANS, SHOULD DRAINAGE WATER OR UNSATURATED SOIL CONDITIONS BE ENCOUNTERED, THE BEDDING SHALL BE INSPECTED BY THE DESIGN ENGINEER AND



GENERAL SEWER NOTES CONTINUED

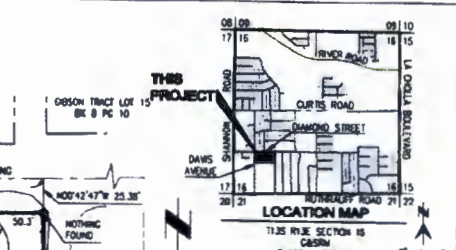
- APPROVED BY THE PWRD FIELD ENGINEER WHEN THE NEW SEWER IS LOCATED WITHIN A PUBLIC SEWER EASEMENT, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS OR AS OTHERWISE DIRECTED BY PWRD. WHEN THE NEW SEWER IS LOCATED WITHIN RIGHT-OF-WAY, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE RIGHT-OF-WAY AGENCY HAVING JURISDICTION.
- SANITARY SEWER CONSTRUCTION SHALL START AT THE LOWEST DOWNSTREAM POINT AND PROCEED UPSTREAM. REVERSALS OF THE SITUATION SHOWN ON THE PLANS IF CONSTRUCTION CANNOT BE PERFORMED IN THIS MANNER, THE CONTRACTOR SHALL PROVIDE AN OUT-OF-SEQUENCE LETTER FOR APPROVAL BY THE PWRD FIELD ENGINEER PRIOR TO THE START OF SEWER CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PUBLIC WATER MAINS AND PUBLIC SEWER LINES SHALL COMPLY WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R16-9-502 AND PWRD SSC 2016, DETAIL NO. RWRO 108.
- PLANTING WITHIN PUBLIC SEWER EASEMENTS SHALL ONLY BE ALLOWED WITH SPECIAL APPROVAL. TREES WITH BRANCHES OR ROOTS HAVING THE POTENTIAL TO EXCEED INTO PUBLIC SEWER EASEMENTS SHALL BE REMOVED IN SPECIAL CASES WHERE THE PUBLIC SEWERS MUST BE LOCATED OUTSIDE PAVED OR STABILIZED AREAS, LANDSCAPING AND PLANTING SHALL ADHERE TO GUIDELINES IN PWRD SSC 2016, SECTION 7.7 AND PWRD SSC 2016, DETAIL NO. RWRO 111.
- ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES SHALL BE INSTALLED TO PREVENT ALL STORM WATER, CONSTRUCTION WATER, FUELS, CHEMICALS, LIQUIDS, OR OTHER CONTAMINANTS, FROM BEING DIRECTED INTO OR ONTO 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 ARE NOT LIMITED TO, THE USE OF BARR STOPPERS AND MANHOLE COVERS AS DEEMED NECESSARY BY PWRD.
- ALL PROJECT ACTIVITIES MUST BE KEPT WITHIN THE PROJECT AREAS. CONCERNING HUMAN BURIAL REMAINS, ARCHAEOLOGICAL CLEARANCE RECOMMENDATIONS DO NOT EXEMPT THE DEVELOPER FROM COMPLYING WITH STATE BURIAL PROTECTION LAWS. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, CREMATORIAL OBJECTS OR FUNERARY OBJECTS, ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. ARIZONA STATE LAWS ARS 41-844 AND 41-865 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 THE REMAINS CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPAIRATION AND REBURIAL OF THE REMAINS. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL.

**PUBLIC SEWER & ROADWAY IMPROVEMENT PLAN
DIAMOND COURT**

AS-BUILT CERTIFICATION:

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

| | |
|--|---------|
| REGISTERED LAND SURVEYOR OR CIVIL ENGINEER | DATE |
| | |
| REGISTRATION NUMBER | EXPIRES |
| | |



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EXISTING PUBLIC SEWER MH AND LINE WITH PLAN NO. AND DIRECTION OF FLOW
- NEW PUBLIC SEWER MH AND LINE WITH DIRECTION OF FLOW
- NEW 4" SEWER HOUSE CONNECTION AND CLEANOUT
- BACKFLOW VALVE REQUIRED
- EXISTING PUBLIC WATERLINE AND VALVE
- NEW PUBLIC WATERLINE OR PROPOSED CHANGE
- EXISTING GRADE
- EXISTING UTILITY POWER POLES W/ELECTRIC WETTER
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS METER
- EXISTING WATER METER
- SURVEY MONUMENT (FOUND AS NOTED)
- SURVEY INSTRUMENT TO BE SET
- DIRECTION OF FLOW
- TYPE 2 UTILITY PATCH
- EDGE OF EXISTING PAVEMENT
- DRAINAGE BERM

PROJECT ADDRESS:
4938 N. DAVIS AVENUE
TUCSON, ARIZONA 85705

OWNER/DEVELOPER:
DESERT GARDENS DEVELOPMENT AND CONSTRUCTION, INC.
10020 NORTH ORANGE BUNCH ROAD
TUCSON, ARIZONA 85742
ATTN: CLIFF HAUBERT
(520) 444-9170

REVISION 2

CHG-70-147
P16T00003

ARIZONA 811
Call or text to find utilities deep in Tucson, AZ
1-800-480-8111
Or visit www.arizona811.com
In Maricopa County 800-280-2800

ENGINEERING
PO BOX 1888 TUCSON, ARIZONA 85702
(520) 346-7820
STANLEY@JRS-ENGINEERING.COM

PUBLIC SEWER & ROADWAY IMPROVEMENT PLAN FOR DIAMOND COURT
LOTS 1-20
A RE-SUBDIVISION OF LOT 17 OF OSBORN TRACT (M&P BK 8 PG 10) AND LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST, COCHISE COUNTY, ARIZONA

DATE: 07/19/2017
BY: J.R.C.
CHECKED BY: J.A.S.
DRAWN BY: J.A.S.
SCALE: H=1"=40' V=N/A

P16SC00036 G-2016-057

CHG-70-147
P16T00003

AS-BUILT CERTIFICATION:

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

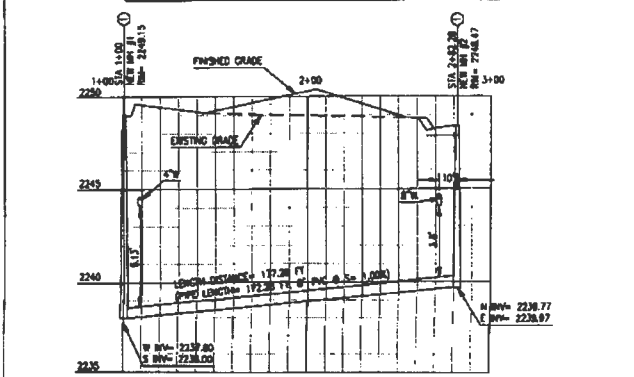
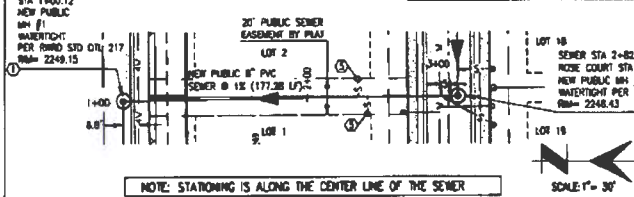
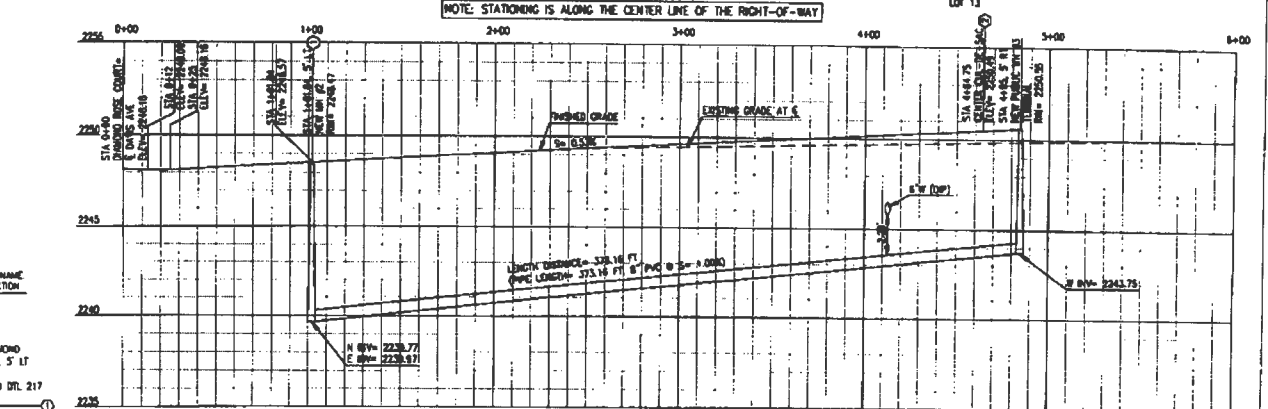
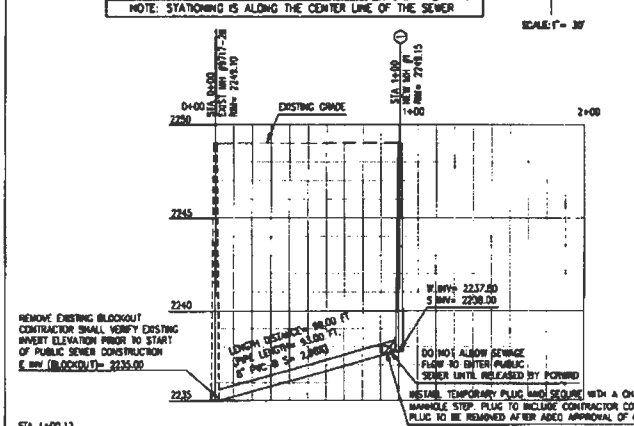
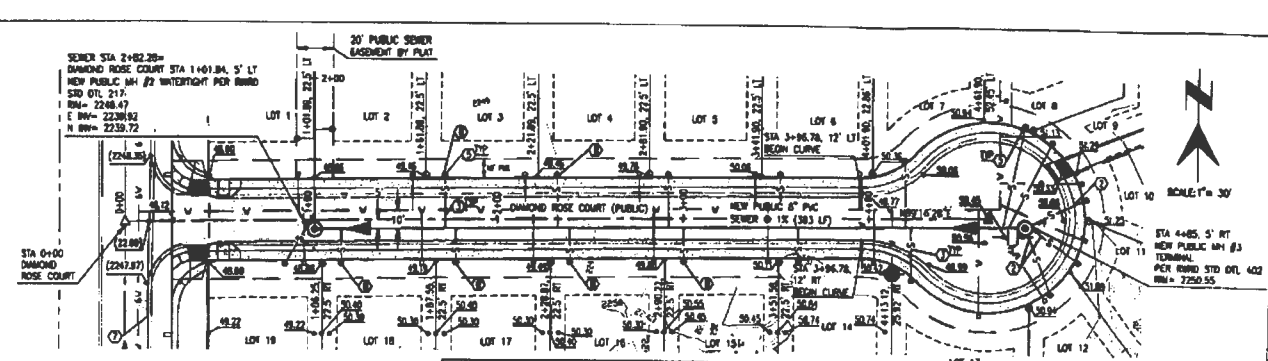
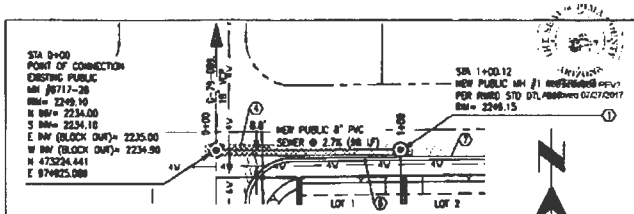
| | |
|--|---------|
| REGISTERED LAND SURVEYOR OR CIVIL ENGINEER | DATE |
| | |
| REGISTRATION NUMBER | EXPIRES |
| | |

ADDED SPILLWAY

DATE: 7-19-2017

BY: J.R.C.
CHECKED BY: J.A.S.
DRAWN BY: J.A.S.

DATE: 07/19/2017
BY: J.A.S.
SCALE: H=1"=40' V=N/A



- KEYNOTES**
- ① NEW PUBLIC 5" DIAMETER MANHOLE PER PC/COT SD RIBD 206
 - ② NEW 4" HOUSE CONNECTION TO TERMINAL MANHOLE PER PC/COT SD RIBD 402
 - ③ NEW 4" HOUSE CONNECTION PER PC/COT SD RIBD 401
 - ④ CONSTRUCT TYPE 2 UTILITY PAVEN PER PC/COT STD 216 AS NEEDED
 - ⑤ NEW PRIVATE CLEANOUT PER PC/COT SD RIBD 401
 - ⑥ EXISTING 2" CONCRETE WEDGE CURB
 - ⑦ EDGE OF EXISTING PAVEMENT
 - ⑧ BACKWATER VALVE REQUIRED

MANHOLE AND HCS TABLES FOR SEWER IMPROVEMENT PLANS
NORTHING AND EASTING AND DISTANCE COLLUMS MUST BE
LEFT BLANK UNTIL ALL AS-BUILT INFORMATION IS AVAILABLE

| MH No. | MANHOLE AS-BUILT INFO. | |
|----------------------|---|---------|
| | STATE PLANE COORDINATES (AZ CENTRAL) HAD 83 INTERNATIONAL FEET | |
| | NORTHING | EASTING |
| EXIST MH #0717-39 | | |
| 3 | | |
| 3 | | |

| LOT # | HCS AS-BUILT INFO. | | DISTANCE FROM TOP TO DOWNSTREAM MANHOLE | SEWER LINE STATIONING AT HCS/HCS CONNECTION |
|--------|--------------------|---------|--|--|
| | NORTHING | EASTING | | |
| LOT 1 | | | | |
| LOT 2 | | | | |
| LOT 3 | | | | |
| LOT 4 | | | | |
| LOT 5 | | | | |
| LOT 6 | | | | |
| LOT 7 | | | | |
| LOT 8 | | | | |
| LOT 9 | | | | |
| LOT 10 | | | | |
| LOT 11 | | | | |
| LOT 12 | | | | |
| LOT 13 | | | | |
| LOT 14 | | | | |
| LOT 15 | | | | |
| LOT 16 | | | | |
| LOT 17 | | | | |
| LOT 18 | | | | |
| LOT 19 | | | | |

REVISION 2

P16SC00036 G-2016-057 Cdn-70-147 P16TP00003

ENGINEERING

PO BOX 1088 TUCSON, ARIZONA 85702
(520) 390-7920
STANLEY@TUSCONENGINEERING.COM

**PUBLIC SEWER & ROADWAY IMPROVEMENT
PLAN
FOR
DIAMOND COURT**

LOTS 1-18
A RE-SUBDIVISION OF LOT 17 OF GIBSON TRACT (MAP BK 8 PG 10)
AND LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
GSRBMSH
TUCSON, ARIZONA

EXP. 8-30-2019

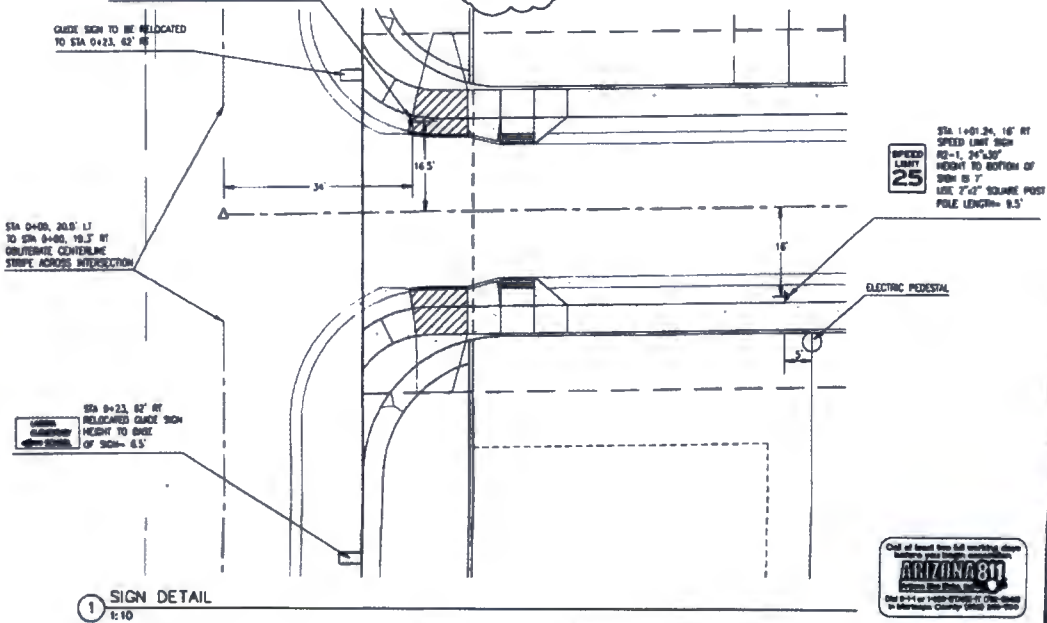
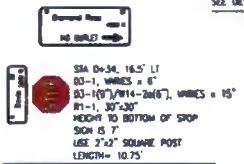
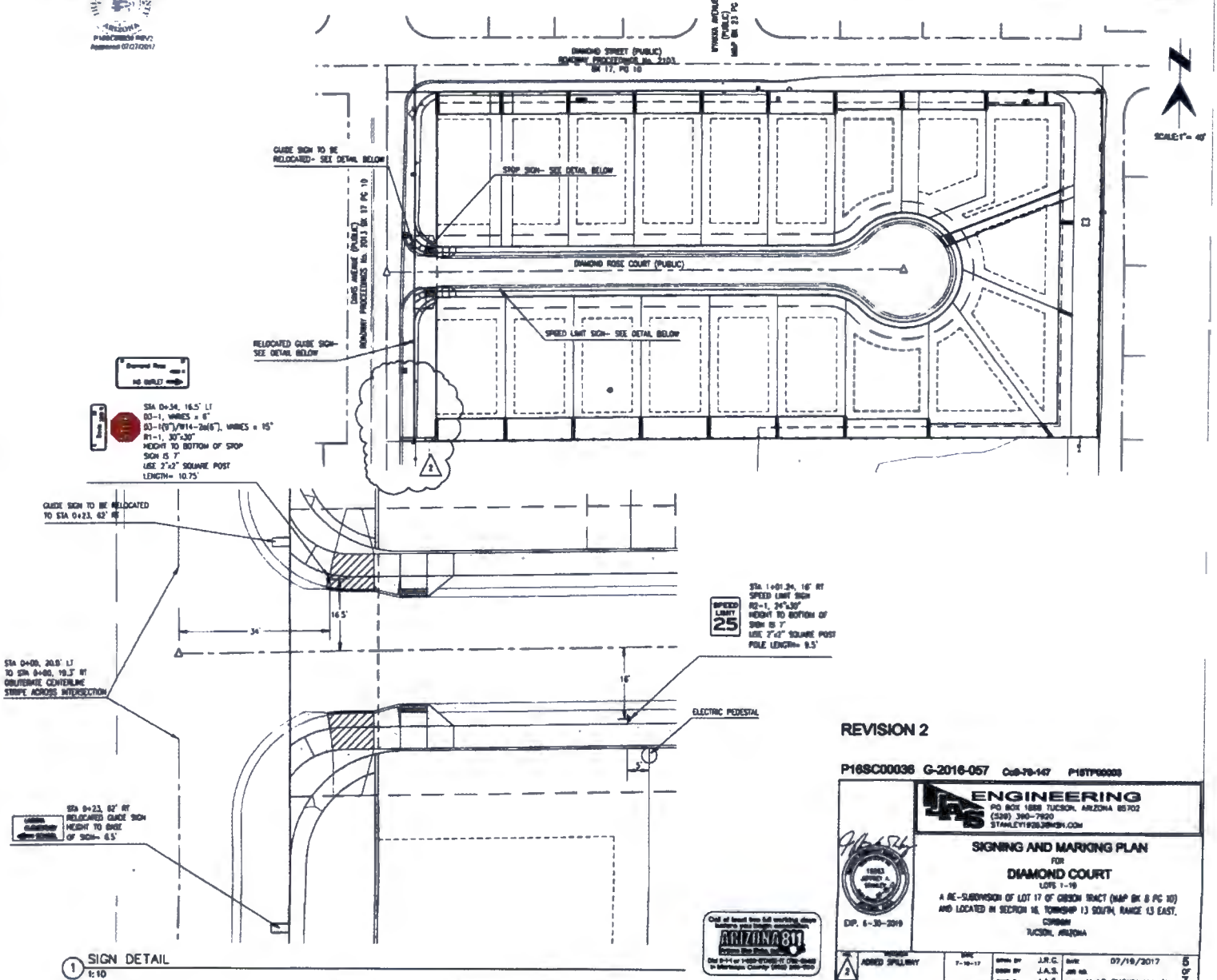
| | | | |
|----------------|--------|---------|------------|
| DATE | BY | CHKD BY | DATE |
| 7-18-17 | J.R.C. | J.A.S. | 07/19/2017 |
| ADDED SPILLWAY | J.A.S. | J.A.S. | |

SCALE: H=1"=30' V=N/A



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 (CITY/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 (300-724-2834) AT LEAST 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 THE 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 LIMIT FOR THE ROAD IS 25 MPH. THE DESIGN VEHICLE IS 10'-0" HO, THE POSTED SPEED LIMIT IS 25 MPH.
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 (0.015") THICK, WATER BASED PAINT PLACED ON THE FINAL PAVEMENT SURFACE WITH 9 POUNDS PER GALLON OF AASHTO M 247-13 TYPE I CLASS BEADS WITH ADHESIVE/PROSTHURE PROOF COATING. PAINTED LAYOUT STRIPING SHALL BE INSTALLED WITHIN THE 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 THE LANE SYMBOLS AND WORDS (SUCH AS STOP, AHEAD, ONLY, ETC.).
10. THE FINAL LONGITUDINAL STRIPING SHALL BE 90 MIL (0.090") REDDISH EXTENDED THERMOPLASTIC REFLECTORIZED STRIPING PLACED OVER THE PAINTED LAYOUT STRIPING WITH A SINGLE BEAD OF 15 POUNDS PER 100 SQUARE FOOT OF AASHTO M 247-13 TYPE I CLASS BEADS. THE FINAL LONGITUDINAL STRIPING SHALL BE PLACED WITHIN 21 TO 30 CALENDAR DAYS OF THE FINAL PAVEMENT SURFACE BEING COMPLETED. ALL PREVIOUSLY EXTENDED LONGLINE MARKINGS SHALL BE APPLIED DURING THE FINAL LONGITUDINAL STRIPING.
11. ALL FINAL TRANSVERSE STRIPING, INCLUDING SYMBOLS AND LEGENDS, SHALL BE 90 MIL (0.090") ALLOY HARD CARB EXTENDED THERMOPLASTIC WITH 10 POUNDS PER 100 SQUARE FOOT OF AASHTO M 247-13 TYPE I CLASS BEADS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND INSTALLATION OF PAVEMENT MARKINGS ON THE FINAL SURFACE COURSE FOLLOWING ONE CONTROL LINE FOR DIRECTION OF TRAVEL, CONSISTING OF CONTROL POINTS THAT HAVE BEEN SET TO 80 MORE THAT 50 FEET APART ON CURVE SECTIONS AND 200 FEET IN TANGENT SECTIONS WHERE THE PAVEMENT MARKING PATTERN 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 80 MORE THAN ONE FOOT OFFSET FROM THE FINAL STRIPING.
14. ALL RETROREFLECTIVE RAISED PAVEMENT MARKERS (RPM'S OR RW'S) 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 G 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.
15. ALL RETROREFLECTIVE RAISED PAVEMENT MARKERS (RPM'S OR RW'S) SHALL BE INSTALLED FOR THE CURRENT EDITION OF THE PC/COT PAVEMENT MARKING MANUAL AND APPLICABLE AMENDMENTS.
16. 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 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 IDEALIZED PUNCHLIST 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 PUNCHLIST ITEMS ARE COMPLETED, AND THE ONE YEAR WARRANTY BEGINS). IF THE PAVEMENT MARKING MANUFACTURER OFFERS A LONGER WARRANTY THE CONTRACTOR SHALL TRANSFER THAT WARRANTY TO PIMA COUNTY.
21. THE PC/COT PAVEMENT MARKING MANUAL IS AVAILABLE ONLINE
(SEE SHEET 1 FOR SIGNING GENERAL NOTES)



REVISION 2

P16SC00036 G-2016-057 Cdb-78-147 P16T60000

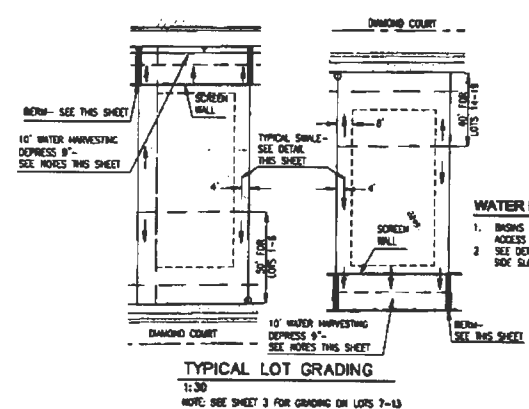
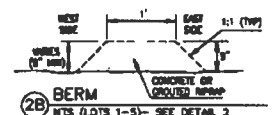
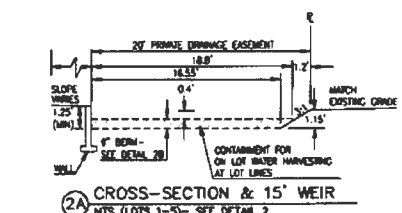
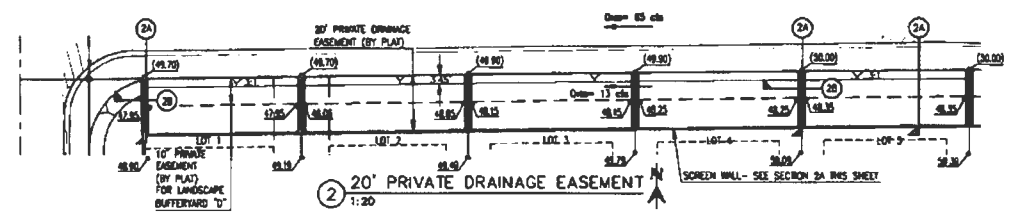
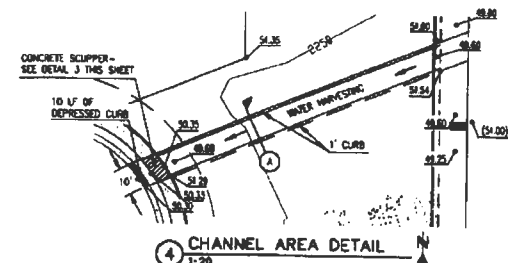
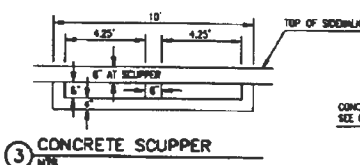
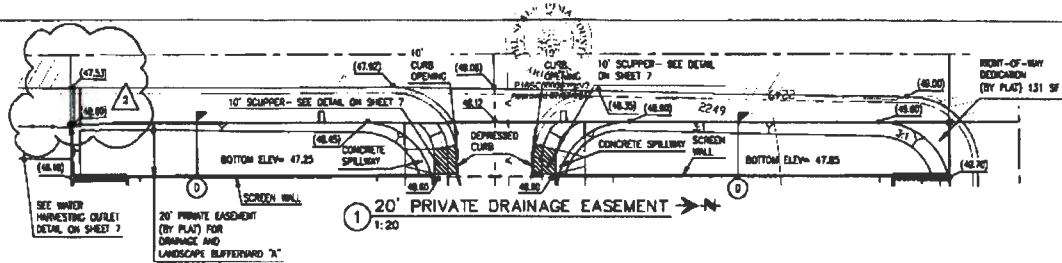
JFS ENGINEERING
 PO BOX 1888 TUCSON, ARIZONA 85702
 (520) 390-7920
 STANLEY@JFSENGINEERING.COM

SIGNING AND MARKING PLAN
 FOR
DIAMOND COURT
 LOTS 1-19
 A RE-SUBDIVISION OF LOT 17 OF GIBSON TRACT (MAP BK 8 PG 10)
 AND LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST,
 COCHISE
 TUCSON, ARIZONA

EXP. 6-30-2019

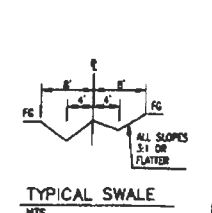
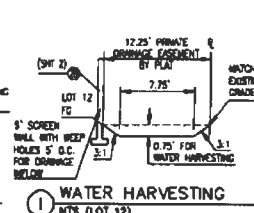
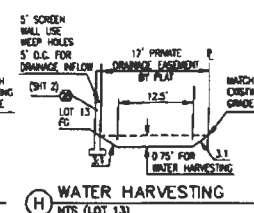
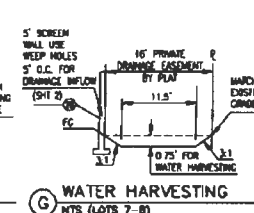
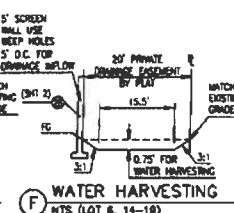
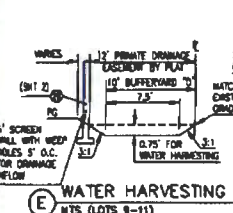
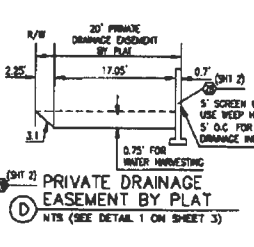
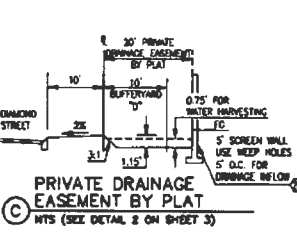
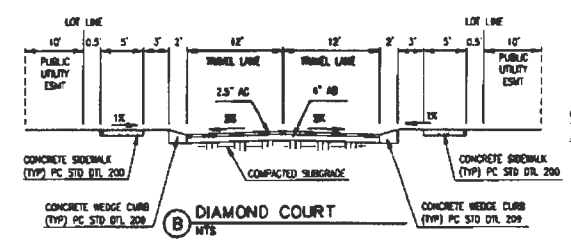
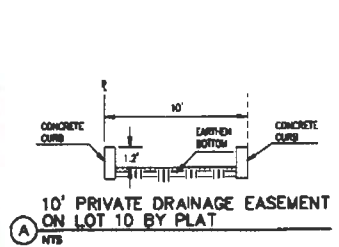
| | | | | |
|-------------|--------|---------|------------------|--------|
| DESIGNED BY | J.R.C. | DATE | 07/19/2017 | 5 OF 7 |
| DRAWN BY | J.A.S. | CHK. BY | J.R.C. | |
| CHECKED BY | J.A.S. | SCALE | N AS SHOWN V.N/A | |





WATER HARVESTING BASIN NOTES:

1. BASINS TO BE UNFURNISHED BY HOMEOWNER. LOT OWNER ACCESS IS FROM LOT.
2. SEE DETAILS C, D, AND 6 AND SHEET 2 FOR GRADES, SIDE SLOPE TREATMENT AND CONFINEMENT BERM.



REVISION 2

P16SC00036 G-2016-057



Call all local lots for existing elevations before final grading construction.

ARIZONA STATE ENGINEER

PO BOX 1888 TUCSON, ARIZONA 85702
(520) 340-7920
STANLEY R. STANLEY

DETAILS

FOR

DIAMOND COURT

LOTS 1-18

A RE-SUBDIVISION OF LOT 17 OF GIBSON TRACT (M&P BK 8 PG 10) AND LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST, COCHISE COUNTY, ARIZONA

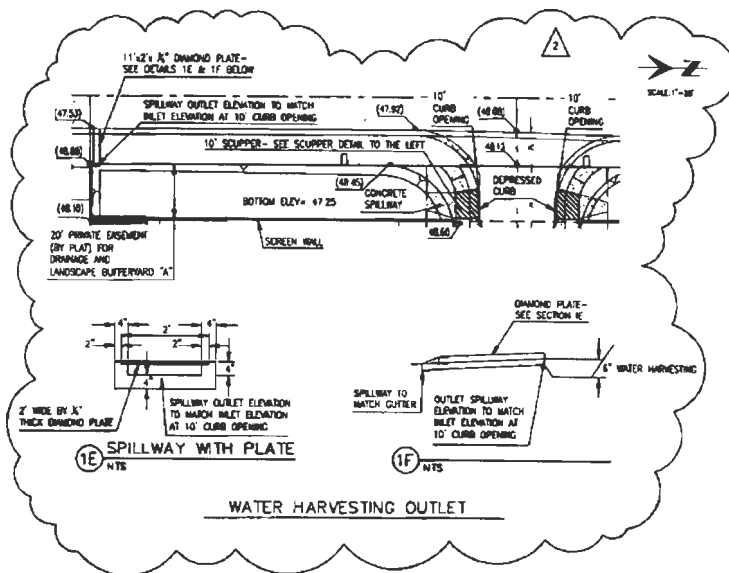
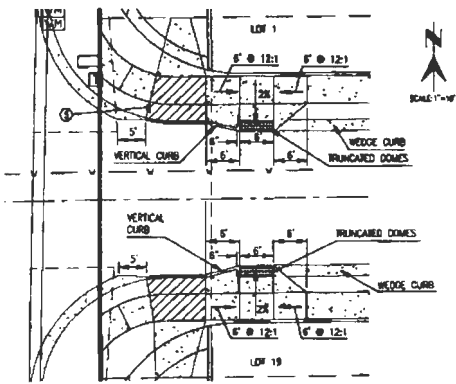
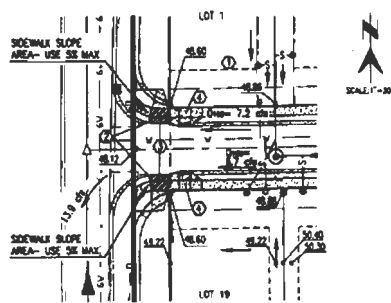
EXP. 6-30-2018

| | | | |
|---------|-----|--------|--------|
| DATE | REV | BY | CHKD |
| 7-19-12 | 1 | J.R.G. | J.A.S. |
| | | J.A.S. | J.A.S. |
| | | J.A.S. | J.A.S. |

DATE: 07/19/2017

SCALE: M/N/A

V/N/A



- ① DO SCUPPER 1' WEST OF SITE BOUNDARY, BOTH SIDES
- ② USE PAC STD DTL 210 FOR WEST CURB TRANSITION- MODIFIED TO 5' LONG
- ③ MODIFY PAC STD DTL 206.5- SIDEWALK SCUPPER
 - 1. CHANGE OPENING HEIGHT TO 5"
 - 2. USE 4" BRICK TOP
 - 3. SLOPE SIDEWALK UP TO MATCH TOP OF SCUPPER
 - 4. FACE OF SCUPPER TO BE 16" FROM FACE OF CURB (OUTER LINE) PER DT, 206.5
- ④ SIDEWALK RAMPS PER PAC STD DTL-207 (SHEET 6 MODIFIED) SEE DETAIL AT RIGHT
- ⑤ INSTALL STOP SIGN- FULLY GROUND IN CONCRETE

SCUPPER AND RAMP DETAIL

REVISION 2



P16SC00036 G-2016-057 CUB-70-147 P15TP00003

| | | | | | | | | | | | | | | | | | | | |
|---|---|----------|-------------|------------|---------|------|---|----------------|---------|--------|--------|------------|---|--|--|--------|-------------|-------|---|
| <p>JRS ENGINEERING PO BOX 1888 TUCSON, ARIZONA 85702 (520) 798-7820 STANLEY1925@JRSIN.COM</p> | | | | | | | | | | | | | | | | | | | |
| <p>DETAILS FOR DIAMOND COURT LOTS 1-19</p> <p>A RE-SUBDIVISION OF LOT 17 OF OBSON TRACT (MAP BK 8 PG 10) AND LOCATED IN SECTION 18, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GSRBM TUCSON, ARIZONA</p> | | | | | | | | | | | | | | | | | | | |
| <p>1683 J.R.C. No. 12345 State of Arizona Exp. 6-30-2019</p> | <table border="1"> <tr> <td>REVISION</td> <td>DATE</td> <td>BY</td> <td>CHKD BY</td> <td>DATE</td> <td>7</td> </tr> <tr> <td>ADDED SPILLWAY</td> <td>7-19-17</td> <td>J.R.C.</td> <td>J.A.S.</td> <td>07/19/2017</td> <td>7</td> </tr> <tr> <td></td> <td></td> <td>J.A.S.</td> <td>SHALE H/M/A</td> <td>V.M/A</td> <td>7</td> </tr> </table> | REVISION | DATE | BY | CHKD BY | DATE | 7 | ADDED SPILLWAY | 7-19-17 | J.R.C. | J.A.S. | 07/19/2017 | 7 | | | J.A.S. | SHALE H/M/A | V.M/A | 7 |
| REVISION | DATE | BY | CHKD BY | DATE | 7 | | | | | | | | | | | | | | |
| ADDED SPILLWAY | 7-19-17 | J.R.C. | J.A.S. | 07/19/2017 | 7 | | | | | | | | | | | | | | |
| | | J.A.S. | SHALE H/M/A | V.M/A | 7 | | | | | | | | | | | | | | |



MEMORANDUM

Date: January 9, 2018

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

From: Martin Landin, Manager
Subdivision/Permit Inspections

Jim Cunningham, Deputy Director
Department of Transportation

Subject: **Project/Roadway:** **Diamond Court**
 Lots: **1-19**
 Plan Number: **P16SC00036**
 Developer/Owner: **Desert Oasis Development**

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