



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 17, 2019

Title: Sonoran Ranch Estates II, Phase II, Lots 81-104 and 107-127, P18SC00015,
Developer: KB Home

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: *Anne Alvarez* 8/19/19

Deputy County Administrator Signature/Date: *C. D. [Signature]* 8/19/19

County Administrator Signature/Date: *C. D. [Signature]* 8/20/19

SONORAN RANCH ESTATES II

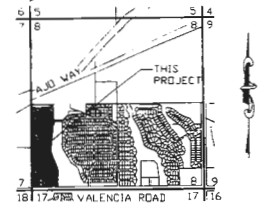
LOTS 1-572

COMMON AREA "A" AND COMMON AREA "B"

BOOK 60 PAGE 47 M&P

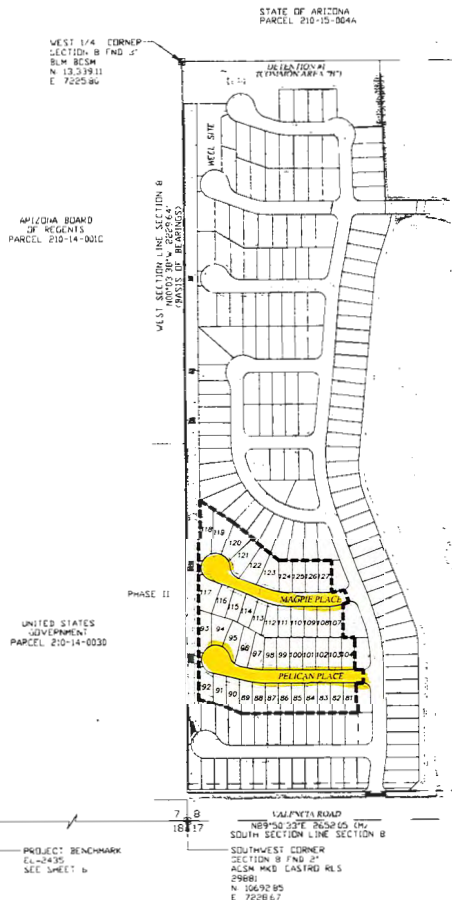
PRIVATE GRADING AND DRAINAGE PLANS PUBLIC PAVING AND SEWER PLANS PHASE II

LOTS 81-104 & 107-127



LOCATION MAP
SECTION 8 T1SS R1E
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

PROJECT CONTROL MAP



LEGEND

SONORAN RANCH ESTATES II
PUBLIC OPEN SPACE
PARCEL 210-55-5750
BK 60 PG 47 M&P

EXISTING

- EXISTING MONUMENT AS NOTED
- SECTION LINE
- PROPERTY BOUNDARY
- LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING INDEX CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING GAS LINE
- EXISTING RIP-RAP

PROPOSED

- NEW SURVEY MONUMENT
- PROPOSED INDEX CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED 4" HCS
- PROPOSED WATER LINE
- PROPOSED TEE AND VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAIN VALVE
- PROPOSED WATER SERVICE
- PROPOSED AIR RELEASE VALVE
- PAD FINISHED GRADE
- PAD GRADING STYLE
- PROPOSED PAVEMENT
- PROPOSED RIP-RAP
- PROPOSED CONCRETE

SHEET INDEX

- | SHT NO. | DESCRIPTION |
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| 1 | COVER SHEET |
| 2 | SHEET INDEX |
| 3 | AS-BUILT CERT SHEET |
| 4 | SEWER NOTES |
| 5 | SEWER DETAILS |
| 6 | GRADING PAVING NOTES |
| 7 | GRADING DETAILS |
| 8 | GRADING PLAN |
| 9 | GRADING DETAILS |
| 10 | PELICAN PLACE PLAN AND PROFILE |
| 11 | MAGPIE PLACE PLAN AND PROFILE |
| 12 | SIGNAGE SHEET |

AS-BUILT CERTIFICATION:

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

REGISTERED LAND SURVEYOR

DATE

REGISTRATION NUMBER

EXPIRES

| REVISION | DATE | DESCRIPTION | BY |
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OWNER

TITLE SECURITY AGENCY, LLC
TRUST# 201406-T
BENEFICIARY: KB HOME, INC
4127 E VAN BUREN ST STE 150
PHOENIX AZ, 85008-6934

REF:

P1204-086
G-2005-124
Co9-04-03

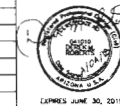


G 2018-028
P18SC00015

SONORAN RANCH ESTATES II
LOTS 1-572
COMMON AREA "A" AND COMMON AREA "B"
BOOK 60 PAGE 47 M&P

A PORTION OF SECTION 8 T1SS R1E
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA

PRIVATE GRADING AND DRAINAGE PLANS
PUBLIC PAVING AND SEWER PLANS
PHASE II
LOTS 81-104 & 107-127
COVER

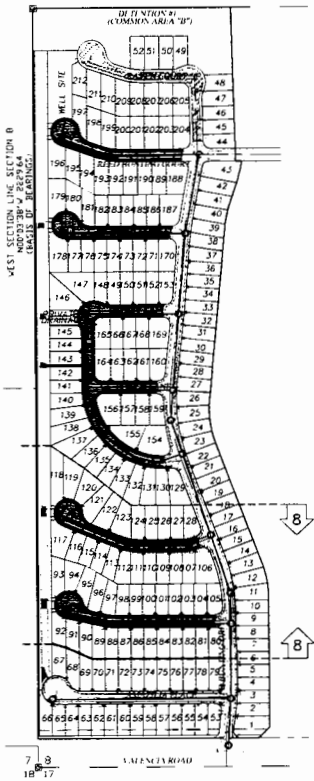


ALLIANCE
ENGINEERING, PC
CIVIL ENGINEERING
1440 W CANYON SHADOWS LN ORO VALLEY AZ 85737
PH: (520) 975-7992 www.allianceus.com

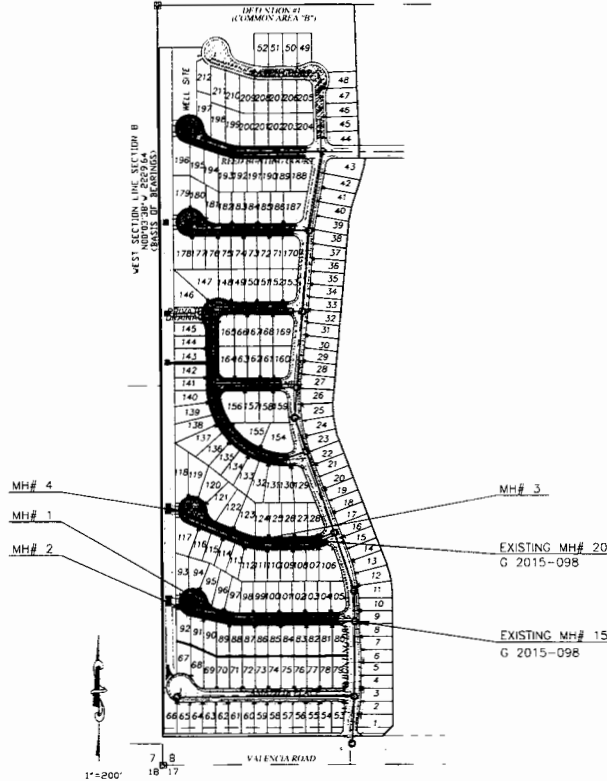
AS BUILT BY: APEX DRAWN BY: DMR CHK BY: DMR PROJ: 15-107

SHEET 1 OF 12

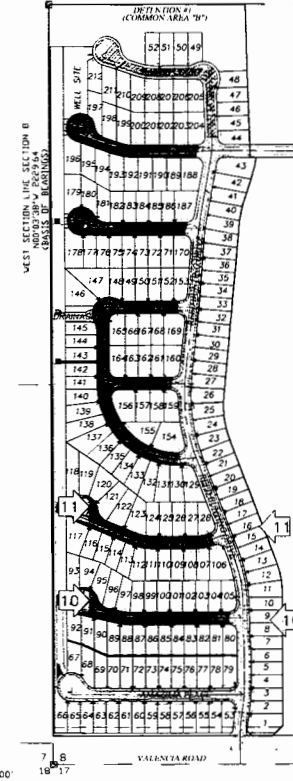
GRADING INDEX



MANHOLE INDEX



PAVING/SEWER INDEX



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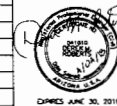
SONORAN RANCH ESTATES II LOTS 1-572 COMMON AREA "A" AND COMMON AREA "B" BOOK 60 PAGE 47 M&P

A PORTION OF SECTION 8 TISS RIZE
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA

PRIVATE GRADING AND DRAINAGE PLANS PUBLIC PAVING AND SEWER PLANS

PHASE II
LOTS 81-104 & 107-127
SHEET INDEX

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CIVIL ENGINEERING
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AS BUILT BY: APEX DRWN BY: DMR CHK BY: DMR PROJ: 15-107 SHEET 2 OF 12



P18SC00015
Approved 04/30/2018

**MANHOLE AS-BUILT INFORMATION
SONORAN RANCH ESTATES II
AND
COMMON AREAS "A" AND "B"**

| M.H. No. | STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL | |
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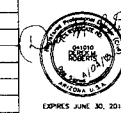
**H.C.S. AS-BUILT INFORMATION
SONORAN RANCH ESTATES II
AND
COMMON AREAS "A" AND "B"**

| LOT No. | STATE PLANE COORDINATES (ARIZONA CENTRAL) NAD 83 INTERNATIONAL | | DISTANCE TO DOWNSTREAM MANHOLE |
|------------|---|---------|--------------------------------------|
| | NORTHING | EASTING | |
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**G 2018-028
P18SC00015**

**SONORAN RANCH ESTATES II
LOTS 1-572
COMMON AREA "A" AND COMMON AREA "B"
BOOK 60 PAGE 47 M&P**
A PORTION OF SECTION 8 T15S R12E
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
**PRIVATE GRADING AND DRAINAGE PLANS
PUBLIC PAVING AND SEWER PLANS
PHASE II
LOTS 81-104 & 107-127
AS-BUILT CERTIFICATION SEWER**

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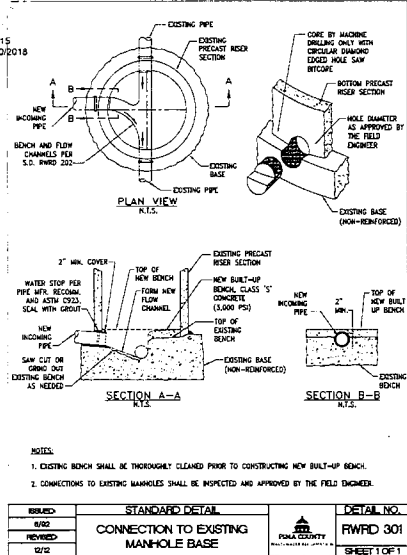


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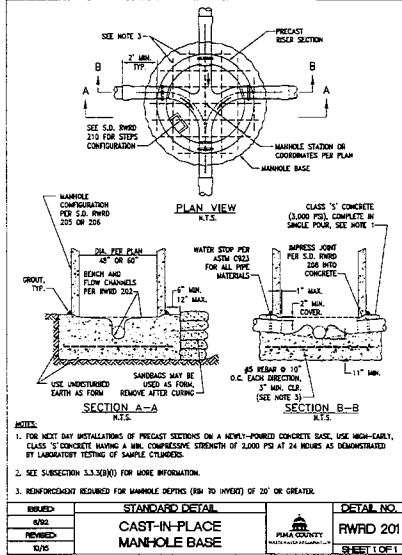
AS BUILT BY: APEX DRAWN BY: DMR CHK BY: DMR PROJ: 15-107 **SHEET 3 OF 12**



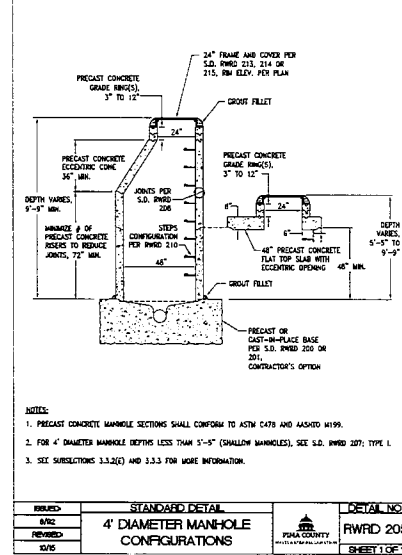
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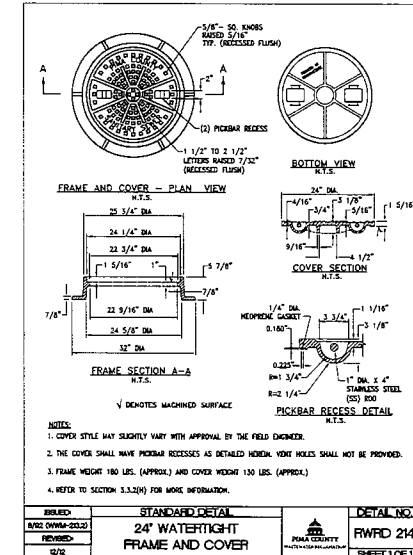
CONNECTION TO EXISTING MANHOLE
DETAIL N.T.S.



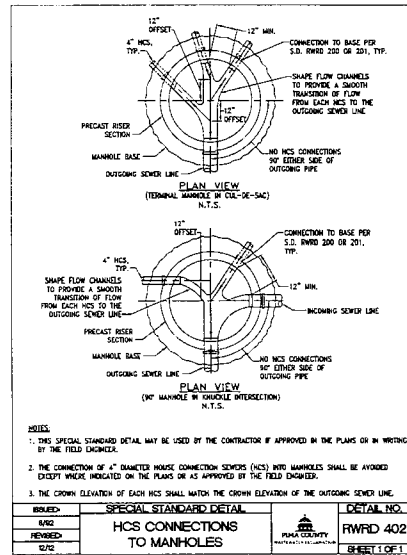
MANHOLE BASE
DETAIL N.T.S.



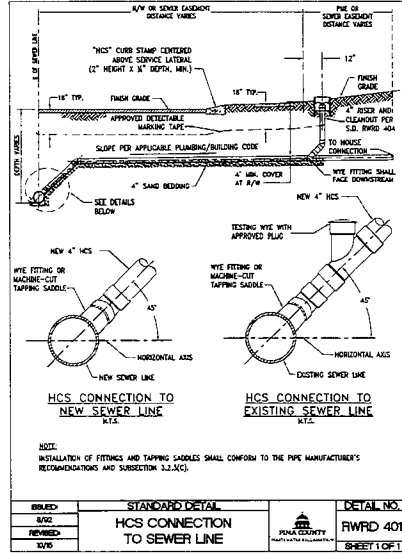
4' DIA. MANHOLE
DETAIL N.T.S.



WATER TIGHT MANHOLE
DETAIL N.T.S.



H.C.S. TO TERMINUS MANHOLE
DETAIL N.T.S.



HOUSE CONNECTION SEWER
DETAIL N.T.S.

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SONORAN RANCH ESTATES II
LOTS 1-572
COMMON AREA "A" AND COMMON AREA "B"
BOOK 60 PAGE 47 M&P
A PORTION OF SECTION 8 T1SS R12E
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA

PRIVATE GRADING AND DRAINAGE PLANS
PUBLIC PAVING AND SEWER PLANS
PHASE II
LOTS 81-104 & 107-127
SEWER DETAILS

EXPIRES JUNE 30, 2018

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CIVIL ENGINEERING
1440 W. CANYON SHADOWS LN. GILBERT VALLEY AZ 85737
PH: (520) 975-7952 www.alliancepc.com

AS BUILT BY: APEX

DRAWN BY: DMR

CHECK BY: DMR

PROJ: 15-107

SHEET 5 OF 12

Standard Detail No. 181 is based upon field checking done between two single connections.

ARIZONA
SEAL 0019 OF 0019 PROFESSIONAL ENGINEER

G 2018-028
P18SC00015

PAVING & GRADING NOTES

1. BASIS OF BEARINGS: THE WEST SECTION LINE OF SECTION 8, TOWNSHIP 13 SOUTH RANGE 12 EAST GERM, PIMA COUNTY ARIZONA AS SHOWN ON FINAL PLAT OF SONORAN RANCH ESTATES II SUBDIVISION, AS RECORDED IN BOOK 60 PAGE 47 MAPS AND PLATS, PIMA COUNTY RECORDERS OFFICE, SAID BEARING BEING N 00°03'38" W.
2. BASIS OF ELEVATIONS: OPUS CONTROL POINT, PIMA COUNTY DESIGNATION MBP 86 A 2" BCSM STAMPED: (12/7/13/18 PCHD) IN VALENCIA ROAD, SAID ELEVATION BEING 2335.00, NAVD 88 DATUM.

3. DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS
4. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH 2015 PAG STANDARDS AND SPECIFICATIONS
5. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SECTION 303.
6. ASPHALTIC CONCRETE SHALL CONFORM TO PAG SECTION 406.
MIX NO. 2 (SUBDIVISION MIX 4.0% VOIDS)
MIX NO. 2 (ARTERIAL MIX 5.5% VOIDS)
7. ALL CONCRETE SHALL COMPLY WITH PAG SECTION 1006, CLASS S 3,000-PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
8. ALL WORK SHALL CONFORM TO THE PIMA COUNTY GRADING ORDINANCE, CHAPTER 18.81 OF PIMA COUNTY ZONING CODE.
9. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, IN PARTICULAR, SHORING OF TRENCHES AND EXCAVATIONS.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES IF THEY HAVE NOT BEEN PROVIDED AT START OF CONSTRUCTION.
11. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY PIMA COUNTY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION AND FINAL AS-BUILT CERTIFICATION.
12. A COPY OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION UNITS AT ALL TIMES DURING CONSTRUCTION
13. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY PIMA COUNTY DEVELOPMENT SERVICES.
14. 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 OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
15. A REGISTERED ENGINEER MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO A REQUEST FOR FINAL INSPECTION/CERTIFICATION OF OCCUPANCY, RELEASE OF ASSURANCES OR MODULAR PERMITS.
16. NATIVE PLANTS MUST BE FLAGGED AND PROTECTIVE FENCING MUST BE INSTALLED AS REQUIRED BY THE NATIVE PLANT PRESERVATION PLAN PRIOR TO ANY GRADING ACTIVITY
17. A RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR CONSTRUCTION IN PUBLIC RIGHT-OF-WAY AND DRAINAGE WAYS.
18. ALL STREET SIGNING SHALL BE DESIGNED AND INSTALLED TO CURRENT PIMA COUNTY STANDARDS. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE PCDOT/COT DOT SIGNING MANUAL ARE TO BE THE REFERENCES FOR SIGNING DESIGN AND INSTALLATION.
19. WHEN REMOVED, EDGE LINE STRIPING (WS6) AT THE ENTRANCES OF THE DEVELOPMENT AND WHEREVER APPLICABLE, SHALL BE REINSTALLED TO CURRENT PC DOT/COT DOT STANDARDS BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
20. ALL STREET STRIPING AND SIGNING WORK SHALL BE COORDINATED WITH THE PIMA COUNTY TRAFFIC ENGINEERING DIVISION (520-740-2801) PRIOR TO INSTALLATION AND BEFORE OPENING STREETS TO THE PUBLIC. ALL INSTALLATIONS THAT DO NOT MEET PIMA COUNTY STANDARDS SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

21. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, IN PARTICULAR, SHORING OF TRENCHES AND EXCAVATIONS.
22. CONTRACTOR SHALL ADJUST ALL WATER METERS, VALVE BOXES, STORM DRAIN MANHOLES, AND SEWER MANHOLES AND CLEAN OUTS TO FINISH GRADE. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE OTHER ITEMS OF WORK, EXCEPT WHEN THE BIDDING SCHEDULE CONTAINS SPECIFIC ITEMS ON A UNIT BASIS.
23. SOILS INFORMATION WILL BE MADE AVAILABLE TO PROSPECTIVE BIDDERS. CLIENT ACCEPTS NO RESPONSIBILITY FOR ANY CONDITIONS ENCOUNTERED WHICH VARY FROM THE INFORMATION PROVIDED.

24. THE DESIGN VEHICLE IS WB-40.
25. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER AND NO HIGHER THAN 5 FEET, UNLESS SPECIFIED BY DETAIL WITHIN THESE APPROVED PLANS.
26. ENGINEER HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITH THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. ENGINEER FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE REPORT FOR THIS PROJECT.
27. THE PAVEMENT STRUCTURAL SECTIONS ARE FROM THE PAVEMENT DESIGN SUMMARY REPORT DATED (CHECK THIS)
28. EXISTING CONDITIONS SHOWN ON PLAN SHEETS REFLECT CONDITIONS AS OF JULY, 2015.
29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION, AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST FOR THIS WORK IS TO BE INCLUDED IN THE SEWER CONSTRUCTION PRICE.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION, ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER. THERE IS AN EXISTING IRRIGATION SYSTEM THAT WILL BE IMPACTED. A SITE VISIT IS RECOMMENDED PRIOR TO BIDDING.
31. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
32. ANY EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM PROJECT SITE BY THE CONTRACTOR.
33. ALL SURVEY MONUMENTS SHALL BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, AND A RECORD OF SURVEY WILL BE PROVIDED.
33. ALL SURVEY MONUMENTS SHALL BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, AND A RECORD OF SURVEY WILL BE PROVIDED.

EARTHWORK QUANTITIES

CUT: 3,282 CY
FILL: 2,135 CY
EXPORT: 1,147 CY
NO EXPANSION OR CONTRACTION FACTOR HAS BEEN APPLIED TO THESE NUMBERS

PAVING & GRADING NOTES

Pima County Department of Transportation
Survey Section - 1101 S. Moore Rd. • Tucson, Arizona 85713 • (520) 740-3327
GPS Occupancy Sheet
PID - MBP0156

| | | |
|---|--|-------------------------------|
| Unit/SN: 127588 | Project Title: PAVES CONTROL | Station ID/Name: 15512E - J01 |
| Section: 7 | T. 15 S. R. 12 E. Gila Salt River Meridian, Pima County, Arizona | MBP 86 |
| Prepared By: M. SCHLOE MAJ | Date: 4/10/14 | Day of Year/Session: 100-0 |
| Starting Time: 7:15 AM | Ending Time: 9:28 AM | |
| CHECK BOX AND ENTER HI | | CHECK BOX AND ENTER HI |
| <input type="checkbox"/> Hook on 4800 using Trimble Tape | <input type="checkbox"/> Hook on 4800 using Trimble Tape | |
| <input type="checkbox"/> Fixed Height Tripod | <input type="checkbox"/> Fixed Height Tripod | |
| <input type="checkbox"/> Pocket Tape measured to BASE Antenna | <input type="checkbox"/> Pocket Tape measured to BASE Antenna | |
| <input type="checkbox"/> Center of Bumper: Slant measurement | <input type="checkbox"/> Center of Bumper: Slant measurement | |
| HI = 1.800 Meters and also | HI = 1.800 Meters and also | |
| HI = 5.905 8 FEET or 0 INCHES | HI = 5.905 8 FEET or 0 INCHES | |

PIMA COUNTY DOES NOT WARRANT THIS MONUMENT AS A LAND CORNER OF THE PUBLIC LAND SURVEY SYSTEM. IT IS THE RESPONSIBILITY OF THE USER TO VALIDATE THIS MONUMENT.
References: PIMA COUNTY SURVEY DESIGNATION - MBP 86
PID - MBP0156
"T155 21-12E"
POINT HEADQUARTERS IS A 2" BCSM STAMPED
12/7/13/18 PCHD
N
VALENCIA RD.
0.25 MI TO
R/O WAY
OHE
37.3
STEEL
POUNCE POLE
FOUND 2" BCSM
STAMPED:
"T155 21-12E"
12/7/13/18 PCHD
(15512E - J01)
AUTO JOURNAL GPS
N 52°09'59.6"
W 111°09'56.8"
OHE
DRADED WIRE
Measure TOP of Marker: Height ABOVE or BELOW -0.7" NATURAL GROUND

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LOTS 1-572
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PAVING AND GRADING NOTES



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CIVIL ENGINEERING

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AS BUILT BY: AEA

DRAWN BY: DMR

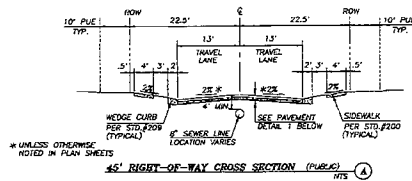
CHK BY: DMR

PROJ: 15-107

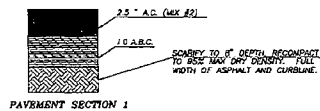
SHEET 6 OF 12

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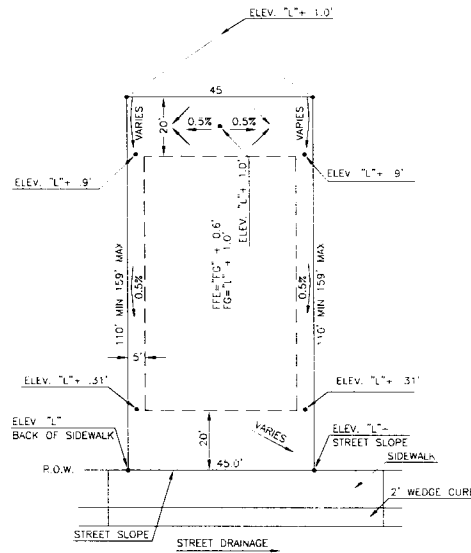


STREET SECTIONS
N.T.S.

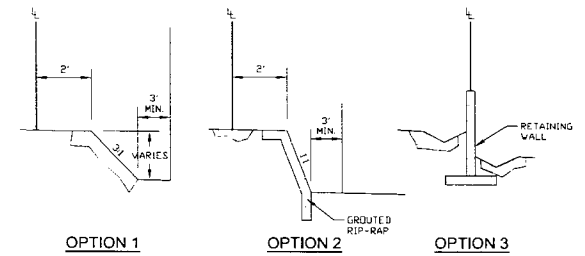


PAVEMENT DETAIL
STREETS

PAVEMENT SECTIONS
N.T.S.



"A" LOT DRAINAGE DETAIL
N.T.S.



NOTE:
THE DEVELOPER WILL EMPLOY
ONE OF THESE THREE OPTIONS
ON A CASE BY CASE BASIS AS
HOUSES ARE CONSTRUCTED THE
OPTION WILL BE SHOWN ON THE
HOUSE SITE PLAN

N.T.S.

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SONORAN RANCH ESTATES II
LOTS 1-572
COMMON AREA "A" AND COMMON AREA "B"
BOOK 60 PAGE 47 M&P
A PORTION OF SECTION 8 T15S R12E
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
PRIVATE GRADING AND DRAINAGE PLANS
PUBLIC PAVING AND SEWER PLANS
PHASE II
LOTS 81-104 & 107-127
GRADING DETAILS

| REVISION | DATE | DESCRIPTION | BY |
|----------|------|-------------|----|
| 1 | | | |
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ALLIANCE
ENGINEERING, PC
CIVIL ENGINEERING

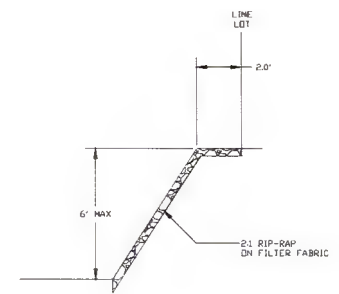
1443 W CANYON SHADOWS LN ORIO VALLEY AZ 85737
PH: (520) 975-7997 www.alliancepc.com

AS BUILT BY: APEX DRAWN BY: LMR CHK BY: DMR PROJ: 15-107 **SHEET 7 OF 12**



21-13
P18SC00015
APPROVED 04/30/2018

PUBLIC DRAINAGEWAY



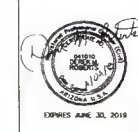
SECTION 1



G 2018-028
P18SC00015

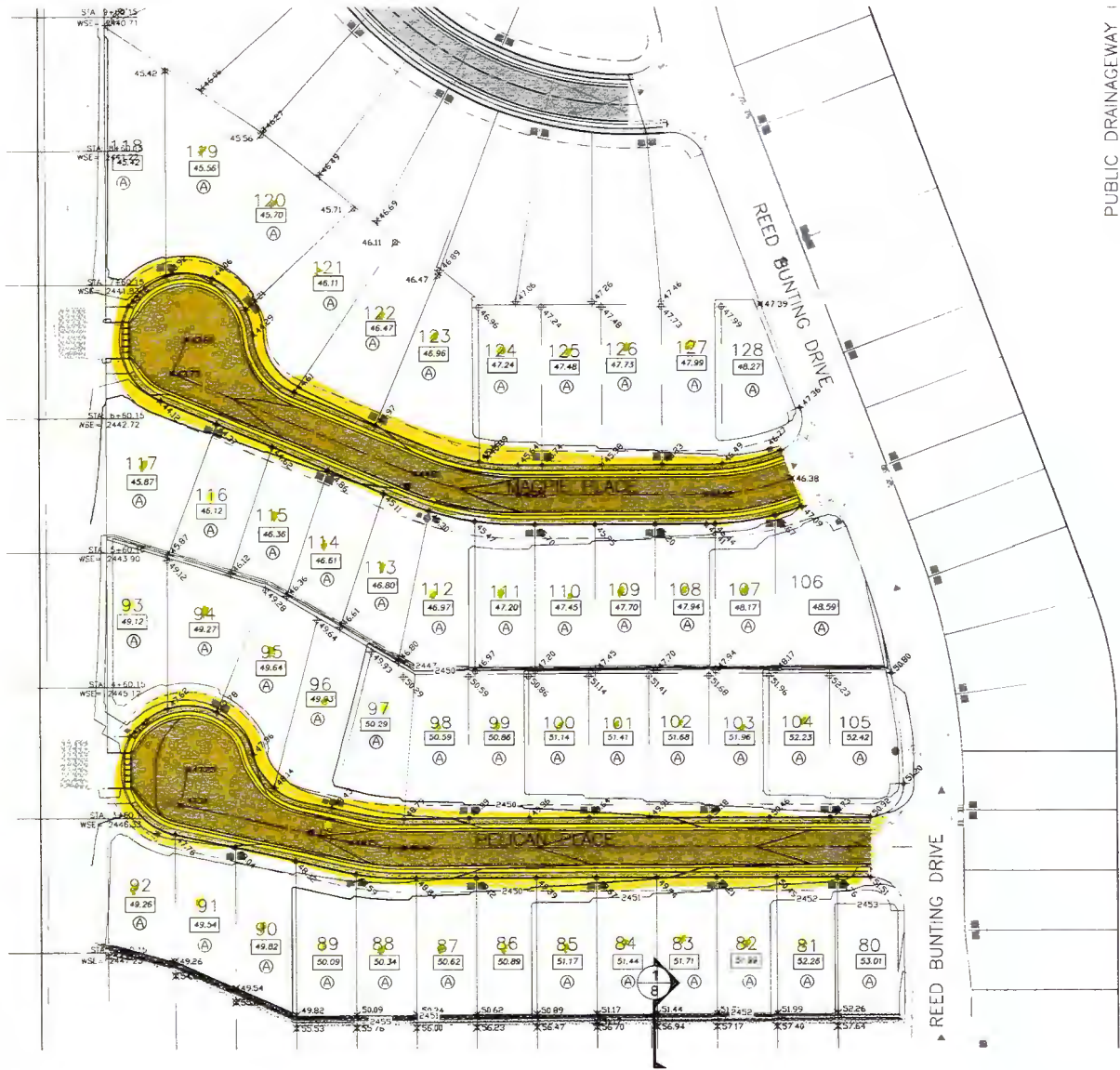
SONORAN RANCH ESTATES II
LOTS 1-572
COMMON AREA "A" AND COMMON AREA "B"
BOOK 60 PAGE 47 M&P
A PORTION OF SECTION 8 T1SS R1E2
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA

PRIVATE GRADING AND DRAINAGE PLANS
PUBLIC PAVING AND SEWER PLANS
PHASE II
LOTS 81-104 & 107-127
GRADING PLAN

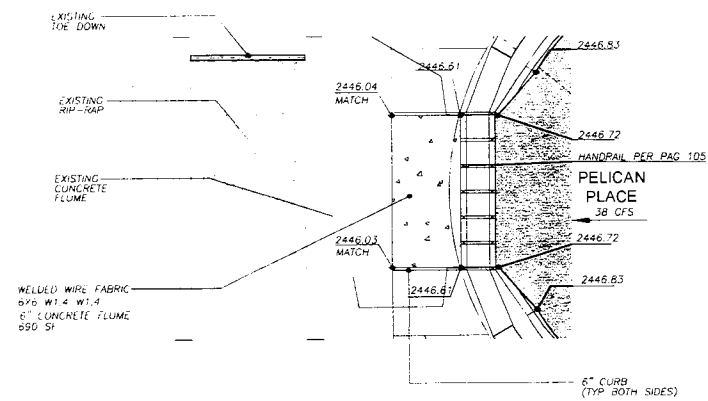


ALLIANCE
ENGINEERING, PC
CIVIL ENGINEERING

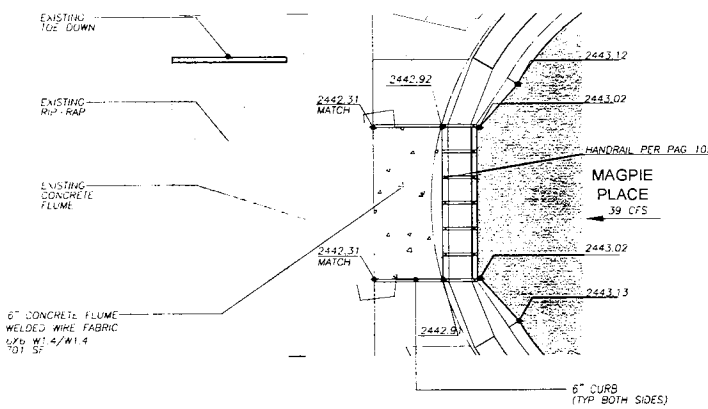
AC. BUILT BY: APEX DRWN BY: DMP CHK BY: DMP PROJ: 15-107 **SHEET 8 OF 12**



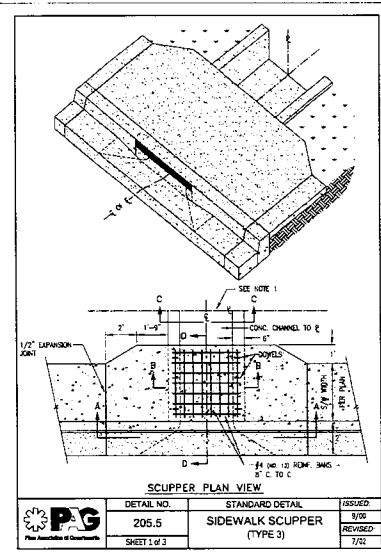
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REVISED 4/30/2018



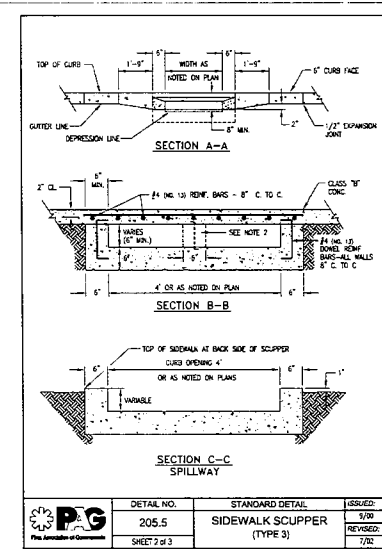
SCUPPER 1
1"=10'



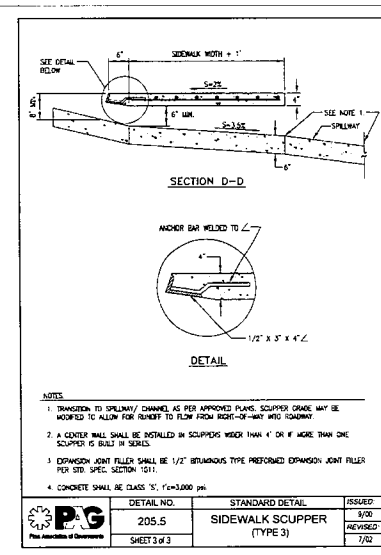
SCUPPER 2
1"=10'



| DETAIL NO. | STANDARD DETAIL | ISSUED |
|--------------|---------------------------|--------|
| 205.5 | SIDEWALK SCUPPER (TYPE 3) | 9/00 |
| SHEET 1 of 3 | | 7/02 |



| DETAIL NO. | STANDARD DETAIL | ISSUED |
|--------------|---------------------------|--------|
| 205.5 | SIDEWALK SCUPPER (TYPE 3) | 9/00 |
| SHEET 2 of 3 | | 7/02 |



- NOTES**
1. TRANSITION TO SPILLWAY CHANNEL AS PER APPROVED PLANS. SCUPPER GRADE MAY BE MODIFIED TO ALLOW FOR FLOW TO FLOW FROM ROOF-OF-WAY INTO TOADWAY.
 2. A COUNTER WALL SHALL BE INSTALLED IN SCUPPERS WIDER THAN 4" OR IF MORE THAN ONE SCUPPER IS BUILT IN ROWS.
 3. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PREFORMED EXPANSION JOINT FILLER PER STD. SPEC. SECTION 1011.
 4. CONCRETE SHALL BE CLASS "C", f'c=3000 psi.

| DETAIL NO. | STANDARD DETAIL | ISSUED |
|--------------|---------------------------|--------|
| 205.5 | SIDEWALK SCUPPER (TYPE 3) | 9/00 |
| SHEET 3 of 3 | | 7/02 |



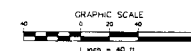
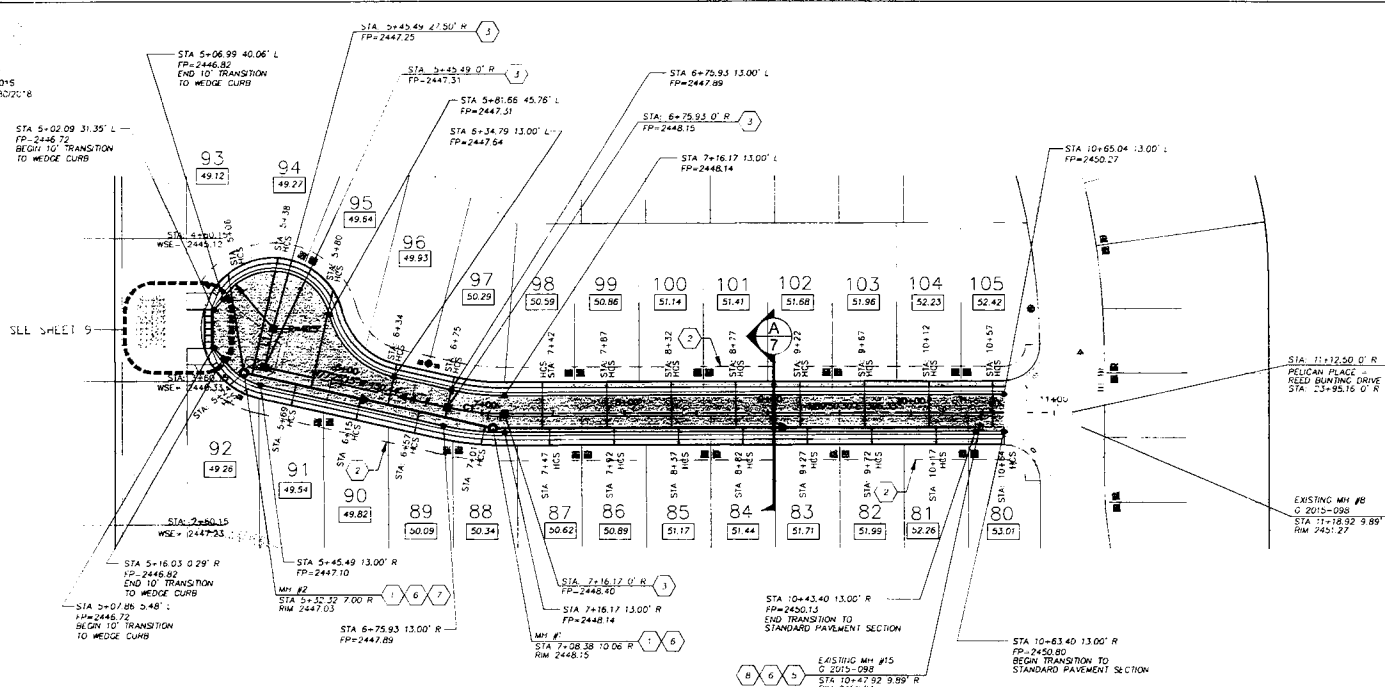
G 2018-028
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SONORAN RANCH ESTATES II
LOTS 1-572
COMMON AREA "A" AND COMMON AREA "B"
BOOK 60 PAGE 47 M&P
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GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
PRIVATE GRADING AND DRAINAGE PLANS
PUBLIC PAVING AND SEWER PLANS
PHASE II
LOTS 81-104 & 107-127
GRADING DETAILS



AC BUILT BY: APE+ DRAWN BY: DMH CHK BY: DMH PROJ: 15-107 **SHEET 9 OF 12**

018SC00015
 11-18-2018



| LINE TABLE | | |
|------------|--------|------------|
| LINE | LENGTH | BEARING |
| L1 | 27.50' | N122°45'E |
| L2 | 47.50' | N69°10'0"E |
| L3 | 27.50' | N22°45'0"E |

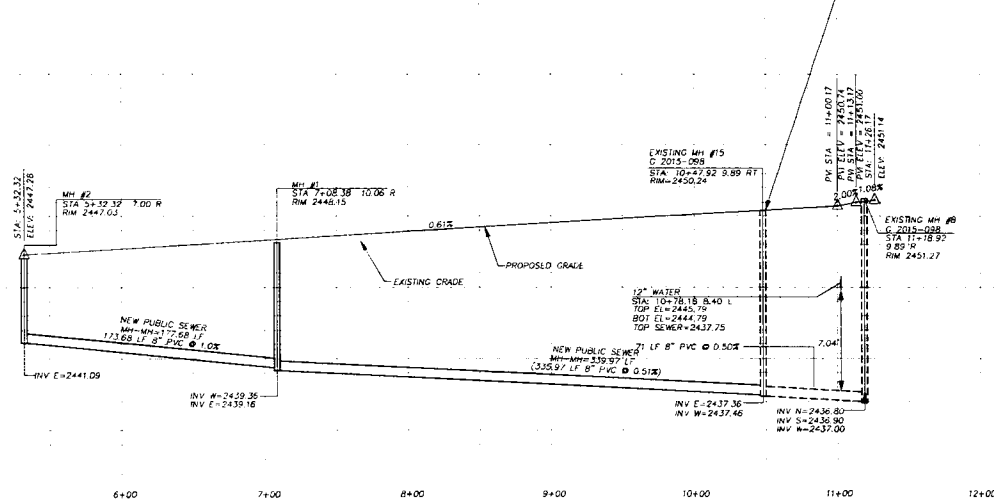
| CURVE TABLE | | | |
|-------------|--------|---------|------------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 40.24' | 181.00' | 122°44'55" |
| C2 | 65.31' | 181.00' | 20°40'26" |
| C3 | 79.84' | 200.00' | 22°52'20" |



**G 2018-028
 P18SC00015**

PELICAN PLACE
 STA 5+45.49 STA 11+12.50

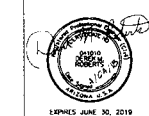
INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN TO A MANHOLE STEP PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME. THE PLUG TO BE REMOVED AFTER ADO'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR



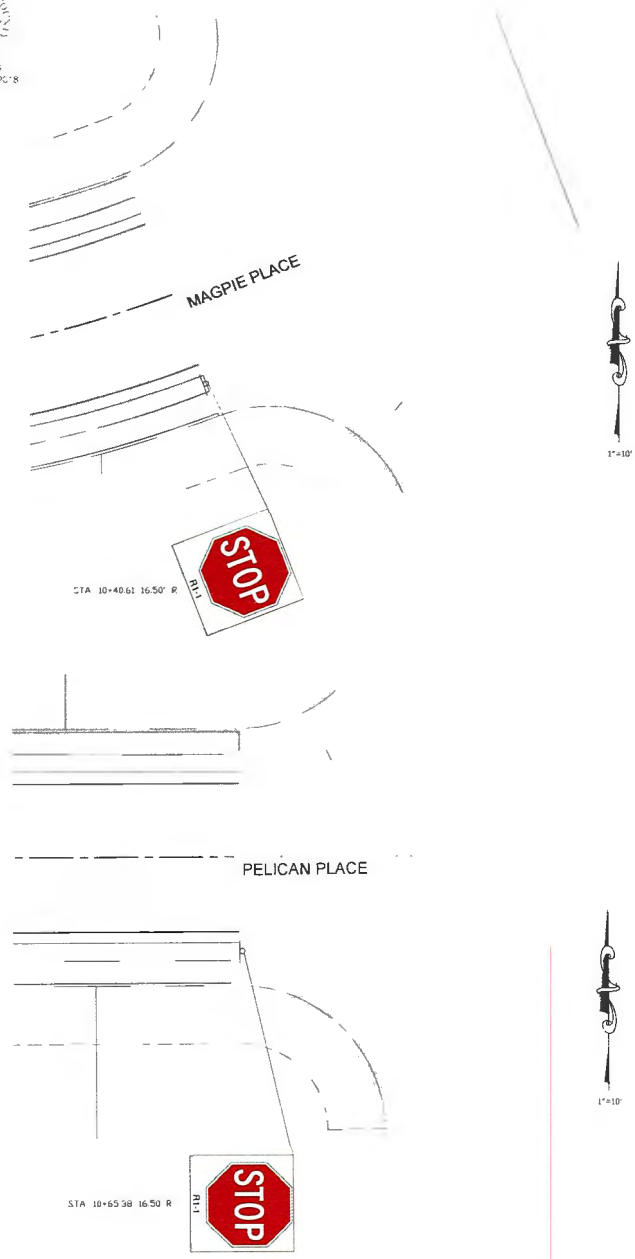
| REVISION | DATE | DESCRIPTION | BY |
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**SONORAN RANCH ESTATES II
 LOTS 1-572
 COMMON AREA "A" AND COMMON AREA "B"
 BOOK 60 PAGE 47 M&P**
 A PORTION OF SECTION 8 TISS RIZE
 GILA & SALT RIVER MERIDIAN
 PIMA COUNTY, ARIZONA

**PRIVATE GRADING AND DRAINAGE PLANS
 PUBLIC PAVING AND SEWER PLANS
 PHASE II
 LOTS 81-104 & 107-127
 PROFILES**



**ALLIANCE
 ENGINEERING, PC
 CIVIL ENGINEERING**



SIGNAGE NOTES

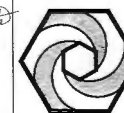
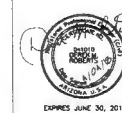
1. ALL EQUIPMENT, MATERIALS AND CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS CONTAINED IN 2015 PAG STANDARDS AND SPECIFICATIONS.
2. ALL SIGNS SHALL BE IN COMPLIANCE WITH SECTION 608 OF 2015 PAG STANDARDS AND SPECIFICATIONS.
3. SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AT THE DISCRETION OF THE TRAFFIC ENGINEER.
4. THE DESIGN SPEED FOR THE ROAD IS 25 MPH OFFSITE AND 25 MPH ONSITE. THE POSTED SPEED LIMIT IS 25 ON ORACLE JAYNES ROAD. SIGN PLACEMENT SHALL BE BASED ON THE POSTED SPEED LIMIT. SIGN SUPPORTS SHALL MEET SECTION 607 OF THE 2015 PAG STANDARDS AND SPECIFICATIONS.
5. ALL SIGN STATION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE TRAFFIC ENGINEER PRIOR TO THE INSTALLATION OF ALL SIGNS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH BLUE STAKE, FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD AND FOR MAINTAINING ALL SIGNING UNTIL PROJECT IS APPROVED FOR "CONSTRUCTION ACCEPTANCE" BY PIMA COUNTY (FULLY OPEN TO TRAFFIC, ALL PUNCH LIST ITEMS ARE COMPLETED, AND ONE YEAR WARRANTIES BEGIN).
7. ALL OVERHEAD MOUNTED SIGNS SHALL BE DIAMOND GRADE SHEETING, TYPE XI. ALL SCHOOL SIGNS SHALL BE FLUORESCENT YELLOW/GREEN, DIAMOND GRADE SHEETING, TYPE XI. 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, 3M #1160 FILM OR EQUIVALENT.
8. ALL NEW SIGNS SHALL HAVE 0.080 GAUGE, RADIUS CORNER, ALUMINUM BACKING UNLESS OTHERWISE NOTED.
9. 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 SUPERVISOR (520-724-2611). INVENTORY SHALL INDICATE CURRENT SIGN LOCATION AND CONDITION, INCLUDING ANY EXISTING DAMAGE OR DEFICIENCIES.
10. 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 PAYMENT FOR DAMAGE TO STOCKPILE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL SIGNS AND POSTS NOT BEING RE-USED ON THE PROJECT SHALL BE DISMANTLED, STACKED AND DELIVERED TO THE OWNER (CITY OR COUNTY) BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE STORAGE AT THE CONSTRUCTION SITE UNTIL DELIVERY, AND THE SAFE UNLOADING OF THE SALVAGED MATERIAL. NOTIFICATION OF DELIVERY SHALL BE MADE AT LEAST TWO WORKING DAYS PRIOR TO DELIVERY (48 HOURS). PIMA COUNTY SIGN SHOP 1313 S. MISSION ROAD (520-724-2367). NO FRIDAY DELIVERIES.
12. STREET NAME SIGN SYMBOLS SHALL INCLUDE FULL SIGN LEGENDS WITH APPROPRIATE STREET TYPE ABBREVIATIONS, BLOCK NUMBERS, AND CARDINAL DIRECTIONS.
13. MAXIMUM STREET SIGN WIDTH IS 42" FOR 9" SIGNS.
14. MINIMUM STREET SIGN WIDTH IS 30" FOR 9" SIGNS.



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SONORAN RANCH ESTATES II
LOTS 1-572
COMMON AREA "A" AND COMMON AREA "B"
BOOK 60 PAGE 47 M&P
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PHASE II
LOTS 81-104 & 107-127
SIGNAGE PLAN



ALLIANCE
ENGINEERING, PC
CIVIL ENGINEERING

AS BUILT BY: DRN BY: DMR CHK BY: DMR PROJ: 15-107

SHEET 12 OF 12