



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/06/2020

**Title:** Project Name: Dakota Vista Lots: 1-32 and Common Areas A+B  
Plan #: P18SC00004 Owner/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(Admin Contact Larelle - 4647) Telephone: 520-724-6410

Contact: Brian Crowninshield Telephone: 520-724-2323

Department Director Signature/Date: *Anna M. Olivar* 8/28/2020

Deputy County Administrator Signature/Date: *[Signature]* 9/1/2020

County Administrator Signature/Date: *C. Delaney* 9/1/2020

---

Date: August 25, 2020

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

From: Brian Crowninshield, Manager  
ROW Management *BC*

Robert D. Johnson *[Signature]*  
Division Manager  
Department of Transportation

**Subject: Project/Roadway: Dakota Vista**  
**Lots: 1-32 and Common Areas A & B**  
**Plan Number: P18SC00004**  
**Developer/Owner: KB Home**

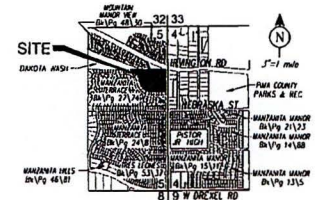
---

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.



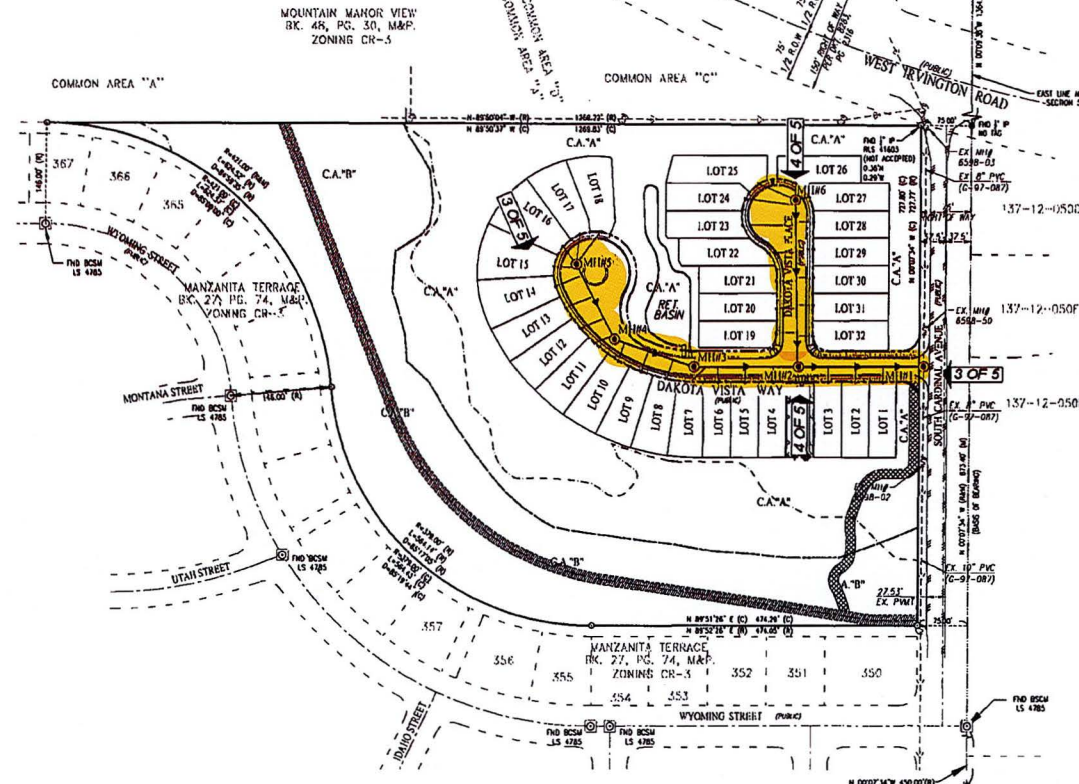
Approved 10/31/2018

PUBLIC PAVING & SEWER PLANS  
FOR  
**DAKOTA VISTA SUBDIVISION**  
LOTS 1 THRU 32 AND COMMON AREAS "A" & "B"  
("A" LANDSCAPE, DRAINAGE & BUFFERYARD, "B" NATURAL OPEN SPACE)  
A PORTION OF SECTION 5, TOWNSHIP 15 SOUTH,  
RANGE 13 EAST, G&SRB&M, PIMA COUNTY, AZ



VICINITY MAP

A PORTION OF SECTION 5,  
TOWNSHIP 15 SOUTH, RANGE 13 EAST OF  
THE GILA & SALT RIVER BASE & MERIDIAN,  
PIMA COUNTY, ARIZONA  
SCALE: 1" = 1 MILE



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 OR CIVIL ENGINEER DATE

REGISTRATION NUMBER EXPENSE

SURVEYOR'S NOTES

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY: PRESSION LAND SURVEYING, INC. 8219 E 22ND STREET TUCSON, ARIZONA 85710 ATTN: MR. FREDERICK J. STURMOLLO, AZ RLS #12537 (520) 298-3200
2. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE THE CONSTRUCTION LAYOUT. THE SURVEYOR SHALL VERIFY THE KNOWN BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OBSERVED SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT. THE OWNER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA.
3. ALL DIMENSIONS SHOWN ON THIS MAP ARE MEASURED OR A CALCULATED DERIVATIVE THEREOF UNLESS STATED OTHERWISE. (SEE LEGEND)

SURVEY LEGEND

- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION PER THIS SURVEY
- (R) RECORD DIMENSION PER MAPS & PLATS BOOK 27 PAGE 74.
- (B) FND BRASS CAP SURVEY MONUMENT (BCSM)
- SET 1/2" IRON PIN, TAGGED "RLS 12537"
- FOUND AS NOTED.

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 13 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.



OWNER/DEVELOPER  
WELER PROPERTIES, LLC  
4821 E CABLE DRIVE  
TUCSON, AZ 85718  
CONTACT: KELLY PERRY  
EMAIL: KPERRY@WELERPROPERTIES.COM  
PHONE: 520-544-4300

LANDSCAPE ARCHITECT  
WILDER LANDSCAPES  
2730 EAST ADAMS STREET  
TUCSON, AZ 85718  
CONTACT: JENNIFER PATTON  
EMAIL: JPATTON@WILDERLANDSCAPES.COM  
PHONE: 520-320-3336

ENGINEER  
PERRY ENGINEERING, LLC  
505 WEST WETMORE ROAD  
TUCSON, AZ 85705  
CONTACT: KEN PERRY, P.E.  
EMAIL: KPERRY@PERRYENGINEERING.NET  
PHONE: 520-520-8870

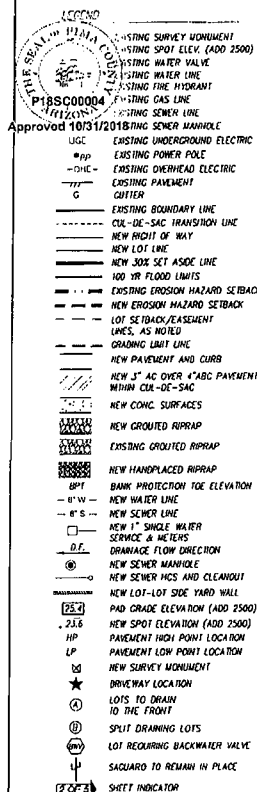
NO.	DATE	REVISION	BY	CHK	APPD

P18SC00004  
P18SC00004  
Q-808-008  
C08-07-10



PUBLIC PAVING AND SEWER PLAN FOR  
DAKOTA VISTA SUBDIVISION  
LOTS 1 THRU 32 AND COMMON AREAS "A" & "B"  
("A" LANDSCAPE, DRAINAGE & BUFFERYARD, "B" NATURAL OPEN SPACE)

DRAWN BY: JCB 06/18  
DESIGN BY: CJB 08/18  
CHECKED BY: JCB 08/18  
APPROVED BY: 30  
PROJECT: 1 OF 5



# GENERAL PAVING NOTES

## REQUIRED NOTES:

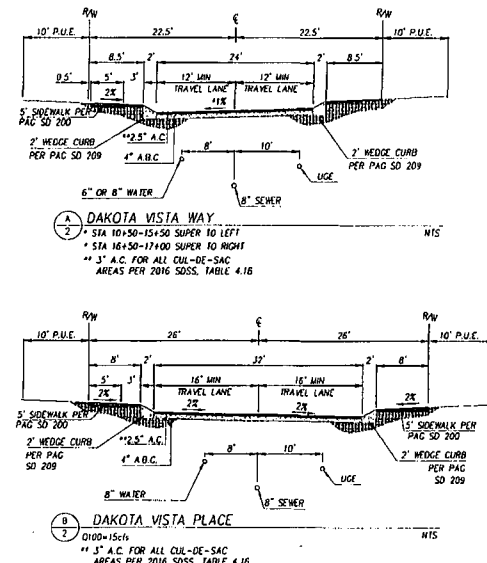
1. ALL CONCRETE SHALL CONFORM TO PAG SSP SECTION 1006, CLASS 5, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
2. PAVEMENT SECTION DESIGN DOCUMENTATION, ARE IN ACCORDANCE TO THE APPROVED GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEERING EVALUATION, WRIGHT ENGINEERS, PROJECT NUMBER 170138.
3. ALL DRAINAGE INFRASTRUCTURES, INDICATED ON THE PLANS, ARE IN ACCORDANCE TO THE APPROVED DRAINAGE REPORT.
4. THE ENGINEER OF RECORD SHALL SUBMIT TO THE COUNTY FOR REVIEW ANY CHANGES TO THE APPROVED PLANS PRIOR TO CONSTRUCTION. ADDITIONALLY, THE ENGINEER OF RECORD SHALL CERTIFY ALL CHANGES MEETING ALL APPLICABLE STANDARDS, CODES, AND ORDINANCES.
5. AN EXCAVATION PERMIT SHALL BE OBTAINED FROM THE PINA COUNTY TRANSPORTATION DEPARTMENT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
6. A PRE-CONSTRUCTION FIELD MEETING SHALL BE CONDUCTED WITH THE PINA COUNTY TRANSPORTATION INSPECTOR PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL OBTAIN ALL OTHER PERMITS AS REQUIRED BY LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. A COPY OF THE APPROVED PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
9. SIGNAGE AND STOPPING SHOULD BE COORDINATED WITH TRAFFIC ENGINEERING AND INSTALLED AT NO EXPENSE TO THE PUBLIC.
10. 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. 28-450.
11. CONTRACTOR SHALL CHAIN BLUE STAKE AS MANDATED BY THE ARIZONA REVISED STATUTES AT 1-800-782-5348 BEFORE ANY CONSTRUCTION BEGINS TO VERIFY LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES WITHOUT DAMAGING SAME. DAMAGED UTILITIES SHALL BE REPAIRED AT NO EXPENSE TO THE CITY.
12. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD PINA COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
13. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAN.
14. THE CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLES, CLEANOUT RINGS AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RINGS AND COVERS AND NEW CATCH BASIN GRATES TO ANY NEW OR EXISTING FINISHED GRADE.
15. ALL STATIONING SHOWN ON PLAN AND PROFILE ARE ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
16. IT IS THE PAVEMENT CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE FINAL SURFACE COURSE IS PLACED SO THAT ANY FUTURE STIRRING SHALL BE ABLE TO BE OFFSET ONE FOOT CLEAR OF THE CONSTRUCTION JUNT.

## ADDITIONAL NOTES:

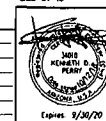
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
18. THE EXTENT AND TYPE OF SURFACE TREATMENTS/REPAIRS INDICATED ON THE PLANS MAY NOT BE ALL INCLUSIVE OF THE WORK THAT IS NEEDED. ADDITIONAL REPAIRS, PAVING, OR REPLACEMENT MAY BE NEEDED DEPENDING ON FIELD CONDITIONS.
19. PINA COUNTY SHALL NOT BE HELD LIABLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS. ITEMS NOT MEETING COUNTY STANDARDS SHALL BE REPAIRED/REPLACED AT NO COST TO THE COUNTY.
20. ALL CHANGES TO THESE PLANS MUST BE CLEARED BY THE PINA COUNTY ENGINEER'S PERMITS AND CODES SECTION, PRIOR TO CONSTRUCTION.
21. ALL CONSTRUCTION ACTIVITY AND TEST METHODS SHALL BE IN CONFORMANCE WITH PINA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PAG SSP) 2003 EDITION OR CURRENT EDITION.
22. DRAINAGE PIPE SHALL CONFORM TO PAG SSP SECTION 5010R AS DIRECTED BY THE ENGINEER.
23. PIPE BEDDING SHALL CONFORM TO PAG STANDARD DETAIL 108.
24. AGGREGATE BASE COURSE SHALL CONFORM TO PAG SSP SECTION 303.
25. ASPHALTIC CONCRETE SHALL CONFORM TO PAG SSP SECTION 406. MIX #2 (SUBDIVISION MIX 4.0% VOIDS)
26. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO MOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAIL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
28. ALL WATER VALVE BOXES, CATCH BASIN, AND SEWER MANHOLES WITHIN THE AREA OF GRADING OR PAVING SHALL BE BROUGHT FLUSH TO THE FINISH GRADE.
29. CURB RADII ARE MEASURED FROM FACE OF CURB PER PINA COUNTY/CITY OF TUCSON STD DTL 209.
30. WHEN MATCHING EXISTING PAVEMENT THE CONTRACTOR MUST VERIFY EXISTING ELEVATIONS TO ENSURE PROPER DRAINAGE AND GRADERS. ANY DISCREPANCIES WITH THE PLANS SHALL BE IMMEDIATELY FORWARDED TO THE ENGINEER.
31. THE DESIGN SPEED IS 25 MPH FOR ALL STREETS WITHIN DAKOTA VISTA SUBDIVISION. THE DESIGN VEHICLE IS WB-60. SPEED ALONG CANALON IS 30 MPH.
32. ALL WORK SHALL CONFORM TO THE PINA COUNTY GRADING ORDINANCE, CHAPTER 18(B) OF PINA COUNTY ZONING CODE.
33. ELEVATIONS SHOWN ARE FINISHED PAVEMENT GRADES UNLESS OTHERWISE NOTED.
34. 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.
35. BLUE HAISED PAVEMENT WARNERS SHALL BE PLACED ADJACENT TO FIRE HYDRANTS AS SHOWN ON SHEET 7-1 OF THE PC/COT PAVEMENT MARKING DESIGN MANUAL.
36. A SOILS ENGINEER SHALL CONDUCT QUALITY CONTROL, MATERIAL AND INSPECTION TESTING IN ACCORDANCE TO COUNTY STANDARDS AND SPECIFICATIONS AT NO COST TO THE COUNTY.

# GENERAL SEWER NOTES:

1. VERTICAL CONTROL - BASIS OF ELEVATION FOR THIS PROJECT: PINA COUNTY GEODESIC CONTROL POINT "C10" (2" ALUMINUM WASHER COT) AT THE INTERSECTION OF WESTOVER AND NEBRASKA. SAID ELEVATION BEING: 2,486.64 (NAVD 88)
2. HORIZONTAL CONTROL - BASIS OF BEARING FOR THIS PROJECT: THE EAST LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 16 AS SHOWN ON THE PLAT MAP OF MANANITA TERRACE AS RECORDED ON BOOK 27 OF MAPS AND PLATS AT PAGE 74 RECORDS OF PINA COUNTY, AZ. SAID BEARING BEING: N. 00° 07' 34" W.
3. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PINA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCWRM) ENGINEERING DESIGN STANDARDS 2016 (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSUC 2016). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PCWRM WEBSITE (WWW.PINA.CO.WASTEWATERRECLAMATION).
4. ONLY APPROVED PLANS SHALL BE USED FOR THE CONSTRUCTION OF PUBLIC SANITARY SEWER FACILITIES. APPROVED PLANS REQUIRING DESIGN REVISIONS SHALL BE RESUBMITTED TO PINA COUNTY FOR REVIEW AND RE-APPROVAL PRIOR TO START OF THE REVISIONED SEWER WORK.
5. 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 PCWRM PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PCWRM PERMITS SECTION AT (520) 724-6649 FOR PERMIT APPLICATION REQUIREMENTS); (C) THE CONTRACTOR'S FLOW MANAGEMENT PLAN HAS BEEN SUBMITTED, DRAFTED, (40) CALENDAR DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND APPROVED BY PCWRM FIELD ENGINEERING; AND (D) A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED PINA COUNTY PROJECT FIELD INSPECTOR OR SCHEDULED AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO COMMENCING WITH SEWER CONSTRUCTION.
6. IMMEDIATELY REPORT ANY OF THE FOLLOWING TO THE PCWRM OPERATIONS CONTROL CENTER (OCC) AT (520) 724-6500: ANY RELEASE OF SEWAGE, ANY DAMAGE TO THE PUBLIC SANITARY SEWER SYSTEM, OR THE DROPPING OF DEBRIS INTO A PUBLIC SANITARY SEWER MANHOLE. A PCWRM 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 PCWRM FOR SEWER ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY THE PCWRM FIELD REPRESENTATIVE.
7. STORM WATER AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY INSTALLED TO PROTECT PCWRM MANHOLES AT THE BEGINNING OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTANTLY MAINTAIN STORM WATER AND SEDIMENT CONTROL MEASURES THAT PROTECT PCWRM FACILITIES UNDER ALL CONDITIONS FOR THE DURATION OF THE PROJECT. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ALLOW STORM WATER, SEDIMENT, OR POTENTIAL POLLUTANTS FROM A CONSTRUCTION SITE TO ENTER A PCWRM MANHOLE. THE CONTRACTOR SHALL ENSURE THAT THEIR FLOW MANAGEMENT OPERATIONS INCLUDE CONTROLS TO PREVENT ANY INTRODUCTION OF STORM WATER, SEDIMENT, OR POLLUTANTS INTO THE PUBLIC SANITARY SEWER SYSTEM. FAILURE TO CONFORM TO THESE REQUIREMENTS SHALL RESULT IN CANCELLATION OF THE SEWER CONSTRUCTION PERMIT.
8. SPECIAL CARE SHALL BE TAKEN TO ENSURE DESIGN SLOPES ARE MAINTAINED. SEWERS CONSTRUCTED AT INSUFFICIENT SLOPES WILL NOT BE ACCEPTED BY PCWRM FIELD ENGINEERING AND/OR ADEQ. CORRECTIVE ACTION, INCLUDING RE-CONSTRUCTION OF THE SEWERS, WILL BE AT THE SOLE EXPENSE OF THE PROJECT OWNER/CONTRACTOR.
9. THE CONTRACTOR SHALL ADJUST OR RECONSTRUCT ALL SANITARY SEWER MANHOLES TO FINISHED GRADE. ALL FRAMES AND COVER ADJUSTMENTS SHALL BE IN ACCORDANCE WITH PCWRM SSOC 2016, DETAIL NO'S. RWBD 211, 212, 304 OR 305 (AS APPLICABLE). THE CONTRACTOR SHALL PROTECT THE BENCH AND FLOW CHANNELS WITH A COVER PER PCWRM SSOC 2016, DETAIL NO. RWBD 305. PRIOR TO COMMENCING ANY WORK TO THE MANHOLE AND REMOVE THE COVER AFTER ALL WORK IS COMPLETED. THE CONTRACTOR SHALL ENSURE THAT FRAMES AND COVERS ARE CLEAN AND FREE FROM ANY AND ALL ATTACHED MATERIALS (ASPHALT, CONCRETE, ETC.) AND THAT ALL VENT HOLES ARE OPEN AND CLEAR OF OBSTRUCTIONS, AS APPROVED BY THE PCWRM FIELD ENGINEER. EXISTING FRAMES AND/OR COVERS THAT ARE DAMAGED OR CANNOT BE COMPLETELY CLEANED SHALL BE REPLACED WITH A NEW FRAME AND COVER IN ACCORDANCE WITH PCWRM SSOC 2016, DETAIL NO. RWBD 213 -218. COSTS ASSOCIATED WITH EXISTING FRAMES AND COVERS THAT ARE LOST OR DAMAGED DUE TO THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. NEW PUBLIC SUBDIVISION LOCAL AND MAJOR COLLECTOR STREETS CONSTRUCTED OF ASPHALTIC CONCRETE SHALL BE SURFACED WITH A SLURRY SEAL OR TREATMENT PER SECTION 4.17 PAVEMENT DESIGN, PINA COUNTY SUBDIVISION AND DEVELOPMENT STREET STANDARDS.



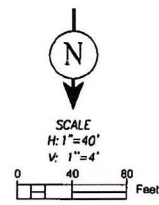
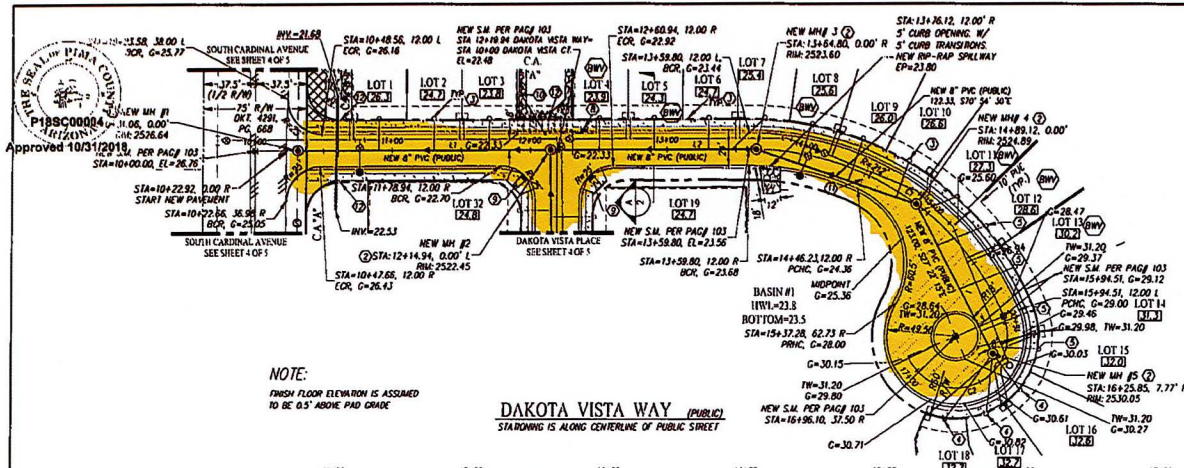
P18SC00001  
P18SC00004  
Q-3008-008  
CDD-07-10



## PUBLIC PAVING AND SEWER PLAN FOR DAKOTA VISTA SUBDIVISION LOTS 1 THRU 32 AND COMMON AREAS "A" & "B" (\"A\" LANDSCAPE, DRAINAGE & BUFFERYARD, \"B\" NATURAL OPEN SPACE)

DRAWN BY: C.S. 09/18  
DESIGN BY: C.S. 08/18  
CHECKED BY: C.S. 09/18  
APPROVED BY: 20  
SCALE: 1\"/>





# KEYNOTES

1. FILL AND COMPACT TO MIN. 95% DENSITY PRIOR TO PUBLIC SEWER CONSTRUCTION.
2. CONSTRUCT 4" DIA. MANHOLE W/ 24" FRAME AND COVER PER S.D. RWMD 205 WITH CONCRETE COLLAR PER S.D. RWMD 211.
3. CONSTRUCT 4" HCS PER S.D. RWMD 401.
4. CONNECT 4" HCS TO EXISTING MANHOLE PER S.D. RWMD 402.
5. INSTALL 4" HOUSE CONNECTION SEWER (HCS) PER RWMD STD DET. MINIMUM SLOPE ADJUSTED TO 1/8" PER FOOT SHALL BE 1/8" EXCEPT WHERE THERE IS LESS THAN 1" OF CLEARANCE BETWEEN WATER OR LESS THAN 3" OF COVER TO FINISH GRADE.
6. NOT USED.
7. NOT USED.
8. NEW CONCRETE CURB ACCESS RAMP (AND BLOCK) PER PAG STD. 207.
9. NEW CONCRETE CURB ACCESS RAMP (TYPE 4) PER PAG STD. 207.
10. NEW SCUPPERS, (9) 4" WIDE OPENINGS, MINIMUM=STA 12+10.92, 12" I.L. PER PAG STD 205.5, 1.5" WIDE CONIC SPILLWAY WITH 2" CUT-OFF WALL AT TOP OF SLOPE. SEE DETAIL B, SHEET 5 FOR MODIFIED OPENING. EDGE OF PAVEMENT ELEV. 22.33 ALONG FULL LENGTH OF SCUPPERS.
11. TRANSITION LINE, CUR-DE-SAC TO HAVE A PLANT SECTION OF 3" A.C. OVER 4" A.B.C. IN ACCORDANCE WITH TABLE 4.16 OF THE 2016 SDSS.
12. NEW HANDRAIL PER PAG STD. # 105.
13. CONSTRUCT 4" DIA. MANHOLE W/ 24" FRAME AND COVER OVER EXISTING SEWER MAIN PER RWMD 205 & 303. CONSTRUCT CONIC COLLAR PER RWMD 211. INSTALL TEMPORARY PLUG AND SECURE WITH A CHAIN OR CABLE TO A MANHOLE STEP. PLUG TO INCLUDE CONTRACTOR'S COMPANY NAME, THE PLUG TO BE REMOVED AFTER PDEQ/ADEQ'S DISCHARGE AUTHORIZATION AND POST PAVING INSPECTION AS DIRECTED BY THE FIELD ENGINEERING INSPECTOR. DO NOT ALLOW SEWAGE FLOW TO ENTER PUBLIC SEWER UNTIL RELEASED BY PDEQ.

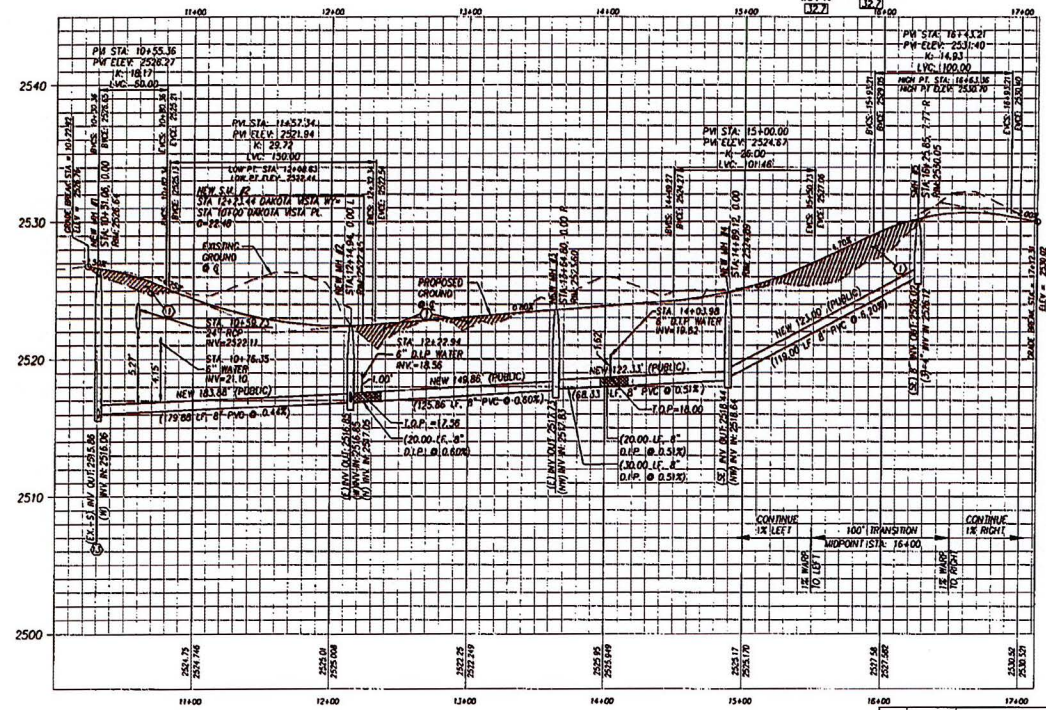
LINE TABLE		
LINE #	LENGTH	BEARING
L1	219.94'	S85° 51' 03" W
L2	139.86'	S85° 51' 03" W
L3	37.50'	N67° 05' 22" E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	234.71'	700.00'	67° 14' 19"
C2	117.81'	37.50'	180° 00' 00"

MANHOLE AS-BUILT INFO	
MH #	AS-BUILT STATE PLANE COORD. NAD 83 INTERNATIONAL FEET.
	NORTHING
	EASTING
1	
2	
3	
4	
5	
6	

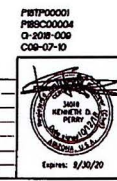
NOTE:  
FINISH FLOOR ELEVATION IS ASSUMED TO BE 0.5' ABOVE PAD GRADE

DAKOTA VISTA WAY (PUBLIC)  
STATIONING IS ALONG CENTERLINE OF PUBLIC STREET



HCS DESIGN AND AS-BUILT INFORMATION					
LOT #	CLEANOUT LOCATION	AS-BUILT INFORMATION			
		STATE PLANE COORDINATES (AZ CENTRAL) NAD 83 INTERNATIONAL FEET AT CLEANOUTS	DISTANCE FROM 15' TO 15' DOWNSTREAM MANHOLE	SEWER LINE STATIONING AT HCS/HCS CONNECTION	
	HCS STATION	HCS OFFSET	LOT #	NORTHING	EASTING
1	10+20.14	23.7' L			
2	11+20.14	23.7' L			
3	12+20.14	23.7' L			
4	13+20.14	23.7' L			
5	14+20.14	23.7' L			
6	15+20.14	23.7' L			
7	16+20.14	23.7' L			
8	17+20.14	23.7' L			
9	18+20.14	23.7' L			
10	19+20.14	23.7' L			
11	20+20.14	23.7' L			
12	21+20.14	23.7' L			
13	22+20.14	23.7' L			
14	23+20.14	23.7' L			
15	24+20.14	23.7' L			
16	25+20.14	23.7' L			
17	26+20.14	23.7' L			
18	27+20.14	23.7' L			
19	28+20.14	23.7' L			
20	29+20.14	23.7' L			
21	30+20.14	23.7' L			
22	31+20.14	23.7' L			
23	32+20.14	23.7' L			
24	33+20.14	23.7' L			
25	34+20.14	23.7' L			
26	35+20.14	23.7' L			
27	36+20.14	23.7' L			
28	37+20.14	23.7' L			
29	38+20.14	23.7' L			
30	39+20.14	23.7' L			
31	40+20.14	23.7' L			
32	41+20.14	23.7' L			

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



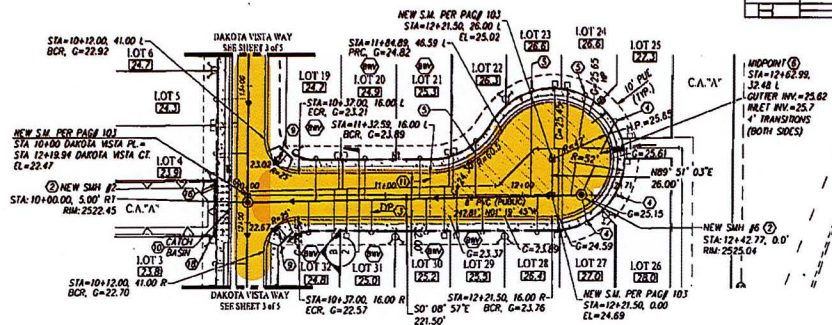
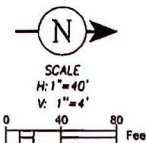
PUBLIC PAVING AND SEWER PLAN FOR DAKOTA VISTA SUBDIVISION  
LOTS 1 THRU 32 AND COMMON AREAS "A" & "B"  
("A" LANDSCAPE, DRAINAGE & BUFFERYARD, "B" NATURAL OPEN SPACE)

DATE	REVISION	BY	CHK	APPD
8/30/20				
DESIGN BY: C.S.	08/28	APPD BY: _____	SCALE: 1"=40'	
CHKD BY: C.S.	08/28	APPD BY: _____	SCALE: 1"=4'	
			PROJECT	





Approved 10/31/2018



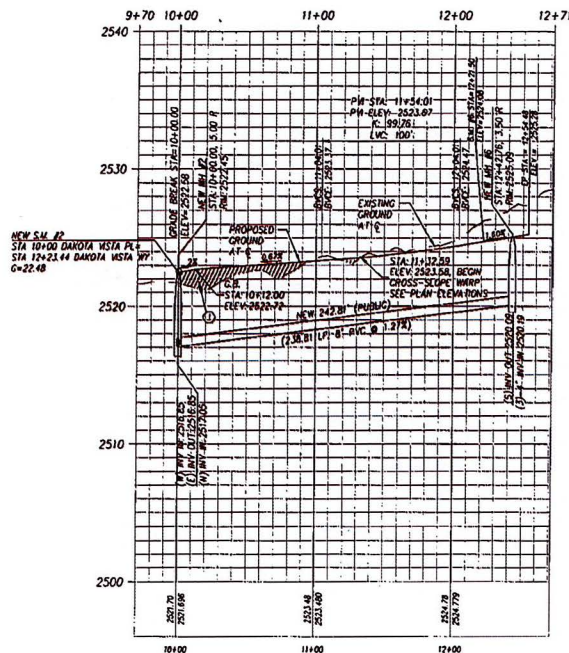
DAKOTA VISTA PLACE (PUBLIC)  
DRAWING IS ALONG CENTERLINE OF PUBLIC STREET

NOTE:

FINISH FLOOR ELEVATION IS ASSUMED TO BE 0.5' ABOVE  
PAD GRADE

#### KEYNOTES

1. FILL AND COMPACT TO MIN. 95% DENSITY PRIOR TO PUBLIC SEWER CONSTRUCTION.
2. CONSTRUCT 4" DIA. MANHOLE W/ 24" FRAME AND COVER PER S.D. RWSD 205 WITH CONCRETE COLLAR PER S.D. RWSD 211.
3. CONSTRUCT 4" HCS PER S.D. RWSD 401.
4. CONNECT 4" HCS TO REMAIN MANHOLE PER S.D. RWSD 402.
5. INSTALL 4" HOUSE CONNECTION SEWER (HCS) PER RWSD STD DET 101. MINIMUM SLOPE ADJUSTED TO 1.0% MATERIAL SHALL BE PVC EXCEPT WHERE THERE IS LESS THAN 1' OF CLEARANCE BETWEEN WATER OR LESS THAN 3' OF COVER FINISHED GRADE.
6. 2" WIDE SCUPPER PER PAG SD 205.
7. NOT USED.
8. NEW CONCRETE CURB ACCESS RAMP (W/ BLOCK) PER PAG STD. 207.
9. NEW CONCRETE CURB ACCESS RAMP (TYPE 4) PER PAG STD. 207.
10. NEW SCUPPERS, (9) 4" WIDE OPENINGS, UNIFORMITY STA 12+10.87 TO 12+11.10 PER PAG SD 205.5 SEE DETAIL B, SHEET 5 FOR MODIFIED OPENING.
11. TRANSITION LINE, C/A-DE-SAC TO HAVE A 1/4" SECTION OF 3" A.C. OVER 4" A.B.C. IN ACCORDANCE WITH TABLE 4.16 OF THE 2016 SDSS.
12. EXIST. PUBLIC DRAINAGE EASEMENT DKT 10003, PG 68, HATCHED PORTION TO BE ABANDONED BY FINAL PLAT.
13. NOT USED.
14. 25' DRAINAGE & SLOPE EASEMENT PER DKT 9969, PG 301 TO BE ABANDONED BY FINAL PLAT.
15. CONSTRUCT 4" DIA. MANHOLE W/ 24" FRAME AND COVER PER S.D. RWSD 205 WITH CONCRETE COLLAR PER S.D. RWSD 212.
16. VESTIL MANUFACTURING OR EQUIVALENT 100H-CJ-B 3" STEEL GATE WITH PAD-LOCK LOCKABLE GATE LATCH FOR ACCESS TO BASIN.
17. NOT USED.
18. NEW MANHOLE PER PAG STD. # 105.



#### UTILITIES NOTE:

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BASED ON AN ABOVE GROUND SURVEY. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY UTILITY COMPANY BASE MAPS AND A FIELD WALK THROUGH. THE BEST EFFORT HAS BEEN MADE TO DEPICT THESE UTILITIES, BUT THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES BY BLUE STAKE, INCLUDING USE OF PRIVATE UTILITY LOCATING SERVICE AND POTENTIAL AS NECESSARY TO CONFIRM ALL UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS WITH NEW CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR REVISIONS IF ANY.

P18SC00004  
C-308B-000  
CDS-07-10



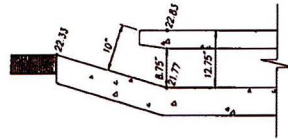
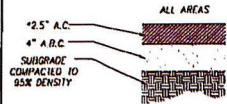
PUBLIC PAVING AND SEWER PLAN FOR  
DAKOTA VISTA SUBDIVISION  
LOTS 1 THRU 32 AND COMMON AREAS "A" & "B"  
("A" LANDSCAPE, DRAINAGE & BUFFERYARD, "B" NATURAL OPEN SPACE)

DRAWN BY: C.S. 10/18  
DESIGN BY: C.S. 10/18  
CHECKED BY: JCH 10/18  
APPROVED BY: 10/18  
SCALE: 1/4" = 1'-0"  
PROJECT: DAKOTA VISTA SUBDIVISION

G-2018-009

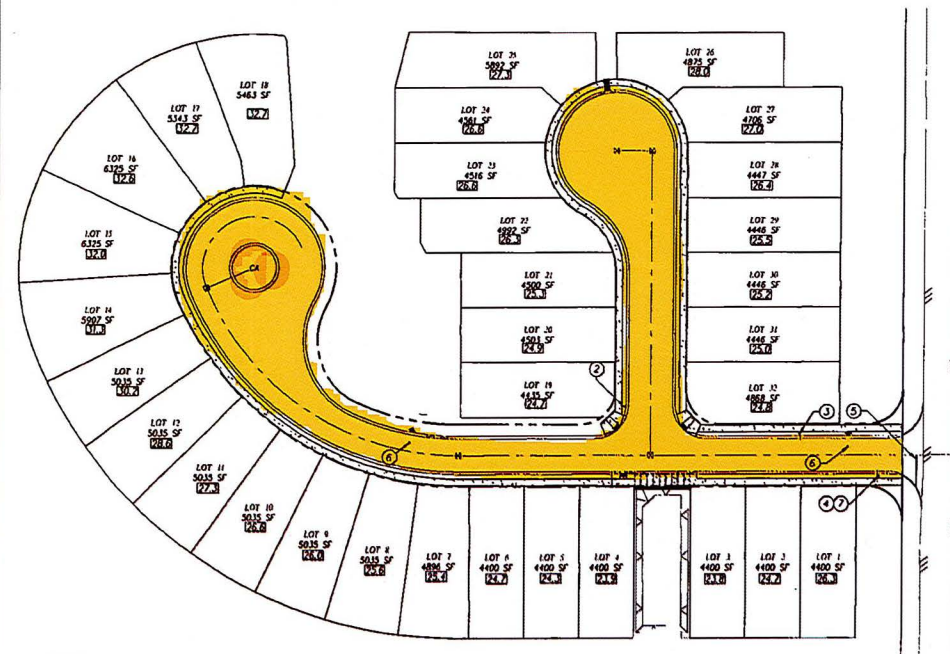


Approved 10/31/2018



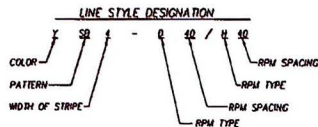
**A** ASPHALT PAVEMENT SECTION  
5 3\"/>

**B** MODIFIED CURB OPENING PER PAG. SD 205.5  
5 SEE PAG. D.I.L. FOR ANCHOR BAY AND MEDIAN DESIGN NTS



**LEGEND**

- 1 10' STANDARD CROSSWALK PER PC/COI STD. DETAIL 2-8 AND 5-12
- 2 R1-1 (STOP, 30"x30") SIGN & D-3 (STREET NAME) SIGN PER STD. DETAIL SH1 9-2
- 3 R2-1 SIGN (25 MPH) PER STD. DETAIL SH1 9-10
- 4 W14-2 (NO OUTLET) SIGN
- 5 WS12 STOP BAR PER STD. DETAIL 5-15
- 6 INSTALL BLUE RAISED MARKER PER SHEET 2-2 OF THE PC/COI PAVEMENT MARKING DESIGN MANUAL
- 7 R1-1 (STOP, 36"x36") SIGN & D-3 (STREET NAME) SIGN PER STD. DETAIL SH1 9-2



**D** SIGNING AND STRIPING PLAN  
5

SCALE 1"=40'

P18P00001  
P18SC00004  
O-2018-008  
CS-07-10



**PUBLIC PAVING AND SEWER PLAN FOR DAKOTA VISTA SUBDIVISION**  
LOTS 1 THRU 32 AND COMMON AREAS "A" & "B"  
("A" LANDSCAPE, DRAINAGE & BUFFERYARD, "B" NATURAL OPEN SPACE)

NO.	DATE	REVISION	BY	CHK	APPD

DRWN BY: CJS 03/18  
DSGN BY: CJS 04/19  
CHKD BY: JGP 08/18  
APPD BY: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
SCALE: 1"=40'  
SHEET: 5 OF 5

G-2018-009