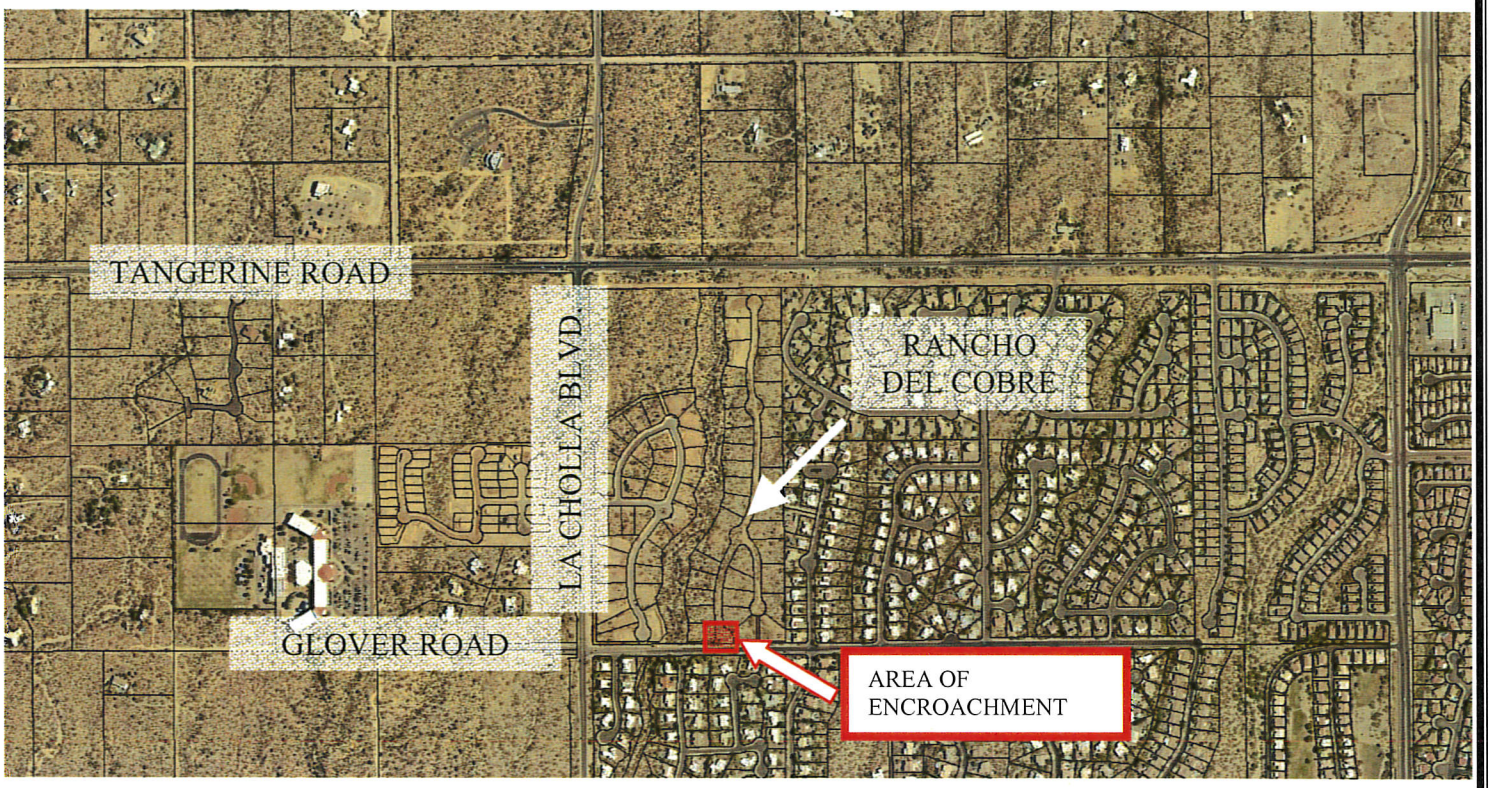
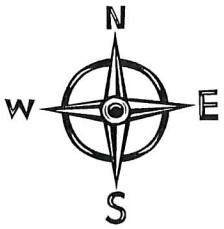
EXHIBIT "B"





ORO VALLEY ARIZONA
FOUNDED 1974

LOCATION MAP

RANCHO DEL COBRE

PUBLIC NON-MOTORIZED ACCESS EASEMENT
RANCHO DEL COBRE COMMON AREA "E"

PRIVATE (PAVING, DRAINAGE) and (PUBLIC SEWER PLAN Reference only) for
RANCHO DEL COBRE

LOTS 1 THRU 68 , BLOCK 1 AND COMMON AREA "A, B, C & D" (PHASE II LOT 1-34)

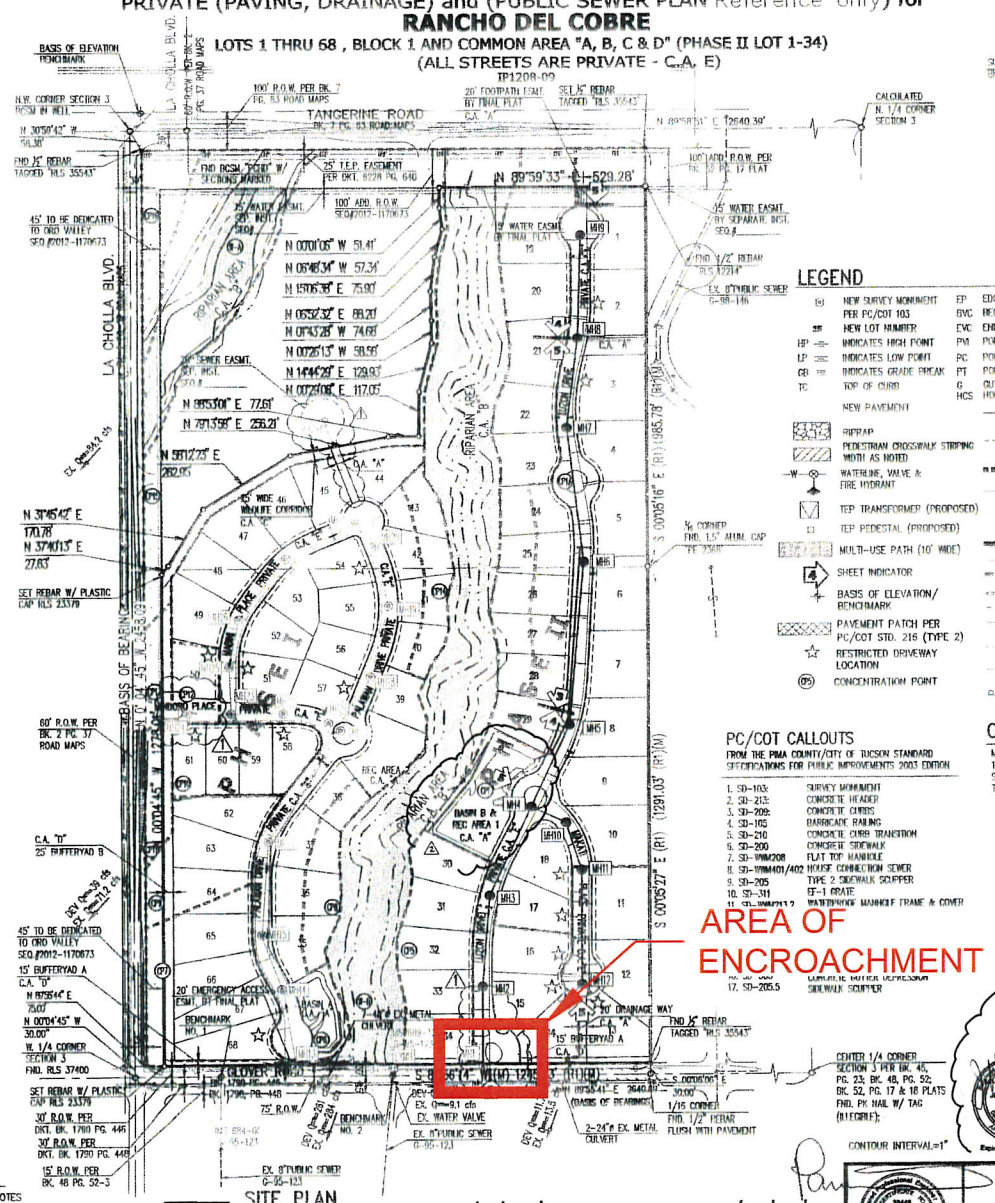
(ALL STREETS ARE PRIVATE - C.A. E)

IP1208-09

GENERAL PAVING / GRADING NOTES

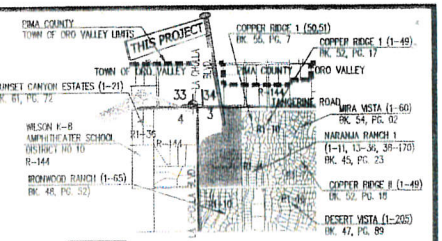
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS(PC/COT SSPI), EDITION OF 2003, EXCEPT AS MODIFIED HEREBY.
2. ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH PC/COT SSPI, EDITION OF 2003, EXCEPT AS MODIFIED HEREBY.
3. ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27: SECTION 27.9 OF THE ORO VALLEY ZONING CODE REVISED, JULY 2007.
4. EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PC/COT SSPI, SECTION 203-5.
5. EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT OF RECORD, SHALL CONFORM TO PC/COT SSPI, SECTION 203.
6. AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT SSPI, SECTION 303.
7. ASPHALTIC CONCRETE SHALL CONFORM TO PC/COT SSPI, SECTION 406. ASPHALTIC CONCRETE MIXTURE NO. 2 SPECIFICATIONS.
8. ALL CONCRETE SHALL COMPLY TO PC/COT SSPI, SECTION 1006, CLASS S 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
9. A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT ALL TIMES OR DURING CONSTRUCTION.
10. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
11. CONTRACTOR SHALL CALL BLUE STAKE (1-800-782-5348) TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
13. CONTRACTOR SHALL INSTALL STREET SIGNS IN ACCORDANCE WITH THE TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS--SIGNAGE POLICY.
14. PAVING CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METERS BOXES, SANITARY SEWER MANHOLES AND CLEANOUT RINGS AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVER'S TO THE NEW FINISHED GRADE.
15. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNINGS 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.
16. 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 THE TOWN OF ORO VALLEY PRIOR TO SUCH REVISIONS/CHANGES BEING MADE IN THE FIELD.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, CART PATHS AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES, IRRIGATION CONTROLS, DRAINS, STRUCTURES, OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED, OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED, AS DIRECTED BY THE ENGINEER, AND IS A DEFINITE PART OF THIS PROJECT.
18. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
    A. WALL(S), RETAINING OR OTHER TYPE(S).
    B. ANY REINFORCED CONCRETE STRUCTURE(S).
    C. ANY EMBANKMENT(S) WHOSE PRIMARY PURPOSE IS TO FUNCTION AS A RETENTION/DETENTION STRUCTURES.
    THE ITEMS LISTED ABOVE ARE APPROVED FOR LOCATION ONLY. SEPARATED PLAN CHECKS AND PERMITS ARE REQUIRED, ALL IN ACCORDANCE WITH THE APPLICABLE CODES OF THE TOWN OF ORO VALLEY.
19. CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN THEY SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. THEY SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR THEIR ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED, AND 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 ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR THEIR SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
20. 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 THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
21. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH ADEQ STORMWATER DISCHARGE PERMIT IN ACCORDANCE WITH THE REPORT AND POLLUTION PLANS PREPARED BY THE ENGINEER. THE COST THEREOF TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
22. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER. STREETS AND PARKING AREA SHALL BE CONSTRUCTED TO WITHIN 0.10 FOOT OF FINISH SUBGRADE AS STAKED BY THE ENGINEER.
23. A REPORT OF SOILS INVESTIGATIONS, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY PROTEX, PROJECT NO. 1999, DATED 10-28-2012. FOR THIS PROJECT, EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS MADE THERETO.
24. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL CONSTRUCTION OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL, TRENCH EXCAVATION AND BACKFILL, MATERIAL TESTING, TOGETHER WITH PLACEMENT OF FILL. SAID ENGINEER SHALL CERTIFY IN WRITING, THAT ALL SOILS OPERATIONS AND MATERIALS USED FOR THIS DEVELOPMENT WERE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SET FORTH IN THE GEOTHECHNICAL INVESTIGATION OF RECORD AND ARE IN CONFORMANCE WITH THE ACCEPTED PLANS AND SPECIFICATIONS. CERTIFICATION, IN WRITING, ARE TO BE RECEIVED BY THE TOWN OF ORO VALLEY PRIOR TO THE REQUEST FOR FINAL INSPECTION AND RELEASE OF ASSURANCES.
25. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.
26. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE SURVEYOR PROVIDING THE CONSTRUCTION LAYOUT TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OBSERVED. SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT, THE ENGINEER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
27. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER (S), THEIR SUCCESSORS OR ASSIGNS, (AND/OR THEIR CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS AS APPLICABLE) TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC., FROM ALL NECESSARY OWNERS, PRIVATE AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHTS-OF-WAY ADJACENT TO (OR NEIGHBORING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE STRUCTURES, ROADS, ETC.) ENCROACHING OR AFFECTING-DIRECTLY OR INDIRECTLY-ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS (OR) ON THIS PLAT.

GENERAL NOTES CONTINUED ON SHEET 2



SITE PLAN

SCALE: 1"=150'



LOCATION MAP SCALE: 3" = 1 MILE

A PORTION OF SECTION 03, T-12-S, R-13-E, G. & S. R. B. & M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

LEGEND

NEW SURVEY MONUMENT PER PC/COT 103	EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE	KEYNOTE NUMBER
NEW LOT NUMBER	BVC	BEGINNING VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE	NEW SEWER MANHOLE TAG
INDICATES HIGH POINT	EVC	END VERTICAL CURVE	BCR	BEGINNING CURB RETURN	CURVE TAG
INDICATES LOW POINT	PVI	POINT OF VERTICAL INTERSECTION	ECR	END CURB RETURN	LINE TAG
INDICATES GRADE BREAK	PC	POINT OF CURVATURE		GRADING LIMITS(TOP/CUT SLOPE)	DETAIL NUMBER
TOP OF CURB	PT	POINT OF TANGENCY		GRADING LIMITS(TOE/FILL SLOPE)	SHEET NUMBER
	G	GUTTER			
	HCS	HOUSE CONNECTION SEWER			

NEW PAVEMENT; RIPRAP; PEDESTRIAN CROSSWALK STRIPING WIDTH AS NOTED; WATERLINE, VALVE & FIRE HYDRANT; TEP TRANSFORMER (PROPOSED); TEP PEDESTAL (PROPOSED); MULTI-USE PATH (10' WIDE); SHEET INDICATOR; BASIS OF ELEVATION/ BENCHMARK; PAVEMENT PATCH PER PC/COT STD. 216 (TYPE 2); RESTRICTED DRIVEWAY LOCATION; CONCENTRATION POINT

NEW PUBLIC SEWER LINE & MANHOLE; EXISTING PUBLIC SEWER LINE & MANHOLE; TOWN OF ORO VALLEY LIMITS; WATERLINE (EXISTING); CURB ACCESS RAMP PER PC/COT STD 207 (WITH TRUNCATED DOME); SHEET MATCHLINE; SECTION TIE LINE; DEVELOPED WATERSHED BOUNDARY; 5' HIGH SCREEN WALL; 5' HIGH CHAIN LINK FENCE; EXISTING GAS LINE; EXISTING OVERHEAD POWER; EXISTING TELEPHONE LINE; EXISTING GUARD RAILING

NEW HCS; DIRECTION OF FLOW; EASEMENT; PROPERTY BOUNDARY; EROSION HAZARD SETBACK; 100-YR. FLOOD LIMITS; RIPARIAN AREA; RIGHT-OF-WAY (ROW); LOT LINE; EXISTING PAVEMENT; STORM DRAIN PIPE & MANHOLE; DRAINAGE INLET (EF-1 GRATE); NEW GUARD RAILING; SIGHT VISIBILITY TRIANGLE

PC/COT CALLOUTS

FROM THE PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS 2003 EDITION

1. SD-103: SURVEY MONUMENT
2. SD-213: CONCRETE HEADER
3. SD-209: CONCRETE CURBS
4. SD-105: BARRICADE RAILING
5. SD-210: CONCRETE CURB TRANSITION
6. SD-200: CONCRETE SIDEWALK
7. SD-WMM208: FLAT TOP MANHOLE
8. SD-WMM401/402: HOUSE CONNECTION SEWER
9. SD-205: TYPE 2 SIDEWALK SCUPPER
10. SD-311: EF-1 GRATE
11. SD-WMM313: WATERPROOF MANHOLE FRAME & COVER
17. SD-205.5: DOUBLE WATER DEFLECTOR SIDEWALK SCUPPER

OWNER/DEVELOPER

MARACAY 91, LLC
15279 N SCOTTSDALE RD #300
SCOTTSDALE, AZ 85254
TOM LEMON

EARTHWORK

CUT =33,853 CU. YARD
FILL = 1,929 CU. YARD
EXPORT=31,924 CU. YARD

NOTE:
1. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR CLEARING/GRUBBING LOSSES, OR COMPACTION SHRINKAGE, AND ARE PROVIDED FOR PERMITTING PURPOSES ONLY.
2. CONTRACTOR IS RESPONSIBLE FOR THE CALCULATION OF HIS OWN CONSTRUCTION QUANTITIES.
3. QUANTITIES SHOWN IS FOR PHASE I AND II

APPROVALS

ORO VALLEY TOWN ENGINEER — DATE 9/2/13

APPROVAL ⚠

ORO VALLEY TOWN ENGINEER — DATE 1/9/15

⚠ ONLY

SHEET INDEX

SHEET 1.....COVER SHEET & GENERAL NOTES
SHEET 2.....(PAVING, GRADING, SEWER) NOTES AND SPECIAL NOTES
SHEET 3-5.....PLAN, PROFILE AND DETAILS
SHEET 6.....DETAILS

Coronado Engineering & Development, Inc
4037 E Paradise Falls Drive, Suite 125, Tucson, AZ 85712
Phone: (520)622-8041 Fax: (520)722-5394

NO.	DATE	REVISION	BY	CHKD.	APPR.
2	12/18/14	MODIFIED: BASIN B & REC AREA 1 (SHT 7)	P.E.Z.	J.D.S.	
1	08/16/13	MODIFIED: LA CHOLLA BLVD, CLOVER RD. ENTRANCES & SEWER EASEMENT TO COMMERCIAL AREA	D.L.	P.K.N.	

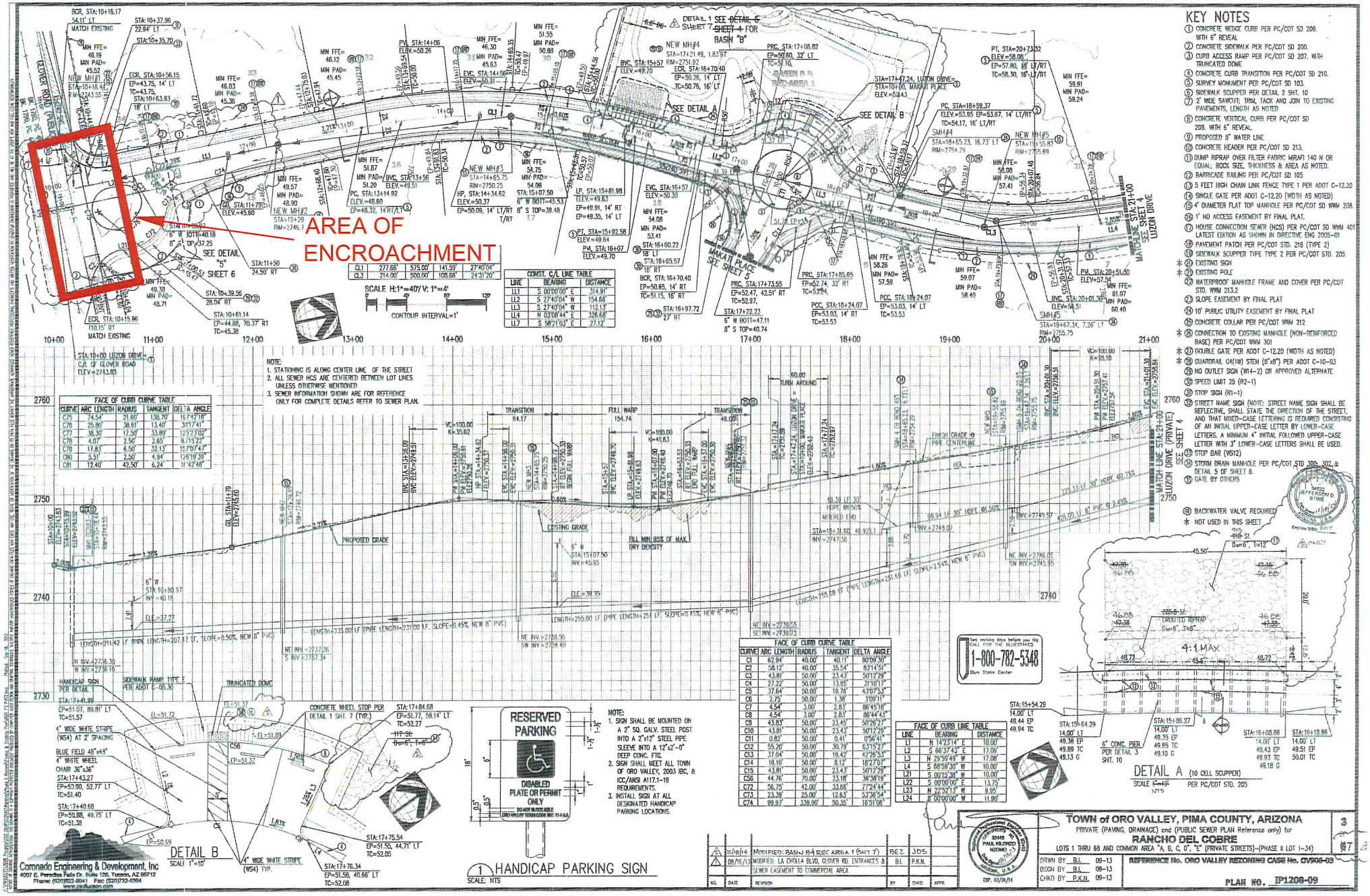
TOWN of ORO VALLEY, PIMA COUNTY, ARIZONA
PRIVATE (PAVING, DRAINAGE) and (PUBLIC SEWER PLAN Reference only) for
RANCHO DEL COBRE
LOTS 1 THRU 68 AND COMMON AREA "A, B, C, D", "E" (PRIVATE STREETS)-(PHASE II LOT 1-34)

DRWN BY B.L. 08/13
DSGN BY B.L. 08/13
CHKD BY P.K.N. 08/13

REFERENCE No. ORO VALLEY REZONING CASE No. OV906-03

PLAN NO. IP1208-09

1 OF 7 ⚠



KEY NOTES

1. CONCRETE WEDGE CURB PER PC/COT SD 209. WITH 6" REVEAL
2. CONCRETE SIDEWALK PER PC/COT SD 200.
3. CURB ACCESS RAMP PER PC/COT SD 207. WITH TRUNCATED DOME
4. CONCRETE CURB TRANSITION PER PC/COT SD 210.
5. SURVEY MONUMENT PER PC/COT SD 103.
6. SIDEWALK SCUPPER PER DETAIL 2 SHT. 10
7. 2" WIDE SAWCUT; TRIM, TACK AND JOIN TO EXISTING PAVEMENTS, LENGTH AS NOTED
8. CONCRETE VERTICAL CURB PER PC/COT SD 209. WITH 6" REVEAL.
9. PROPOSED 8" WATER LINE
10. CONCRETE HEADER PER PC/COT SD 213.
11. DUMP RIPRAP OVER FILTER FABRIC MIRAFI 140 N OR EQUAL; ROCK SIZE, THICKNESS & AREA AS NOTED.
12. BARRICADE RAILING PER PC/COT SD 105
13. 5 FEET HIGH CHAIN LINK FENCE TYPE 1 PER ADOT C-12.20
14. SINGLE GATE PER ADOT C-12.20 (WIDTH AS NOTED)
15. 4' DIAMETER FLAT TOP MANHOLE PER PC/COT SD WWM 208.
16. 1' NO ACCESS EASEMENT BY FINAL PLAT.
17. HOUSE CONNECTION SEWER (HCS) PER PC/COT SD WWM 401 LATEST EDITION AS SHOWN IN DIRECTIVE ENG 2005-01
18. PAVEMENT PATCH PER PC/COT STD. 216 (TYPE 2)
19. SIDEWALK SCUPPER TYPE TYPE 2 PER PC/COT STD. 205
20. * EXISTING SIGN
21. * EXISTING POLE
22. WATERPROOF MANHOLE FRAME AND COVER PER PC/COT STD. WWM 213.2
23. SLOPE EASEMENT BY FINAL PLAT
24. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
25. CONCRETE COLLAR PER PC/COT WWM 212
26. * CONNECTION TO EXISTING MANHOLE (NON-REINFORCED BASE) PER PC/COT WWM 301
27. * DOUBLE GATE PER ADOT C-12.20 (WIDTH AS NOTED)
28. * GUARDRAIL G4(1W) STEM (8"x8") PER ADOT C-10-03
29. NO OUTLET SIGN (W14-2) OR APPROVED ALTERNATE
30. SPEED LIMIT 25 (R2-1)
31. STOP SIGN (R1-1)
32. STREET NAME SIGN (NOTE: STREET NAME SIGN SHALL BE REFLECTIVE, SHALL STATE THE DIRECTION OF THE STREET, AND THAT MIXED-CASE LETTERING IS REQUIRED CONSISTING OF AN INITIAL UPPER-CASE LETTER BY LOWER-CASE LETTERS. A MINIMUM 4" INITIAL FOLLOWED UPPER-CASE LETTER WITH 3" LOWER-CASE LETTERS SHALL BE USED.
33. STOP BAR (W512)
34. STORM DRAIN MANHOLE PER PC/COT STD 306, 307, & DETAIL 5 OF SHEET 8.
35. GATE BY OTHERS
36. BACKWATER VALVE REQUIRED
37. * NOT USED IN THIS SHEET