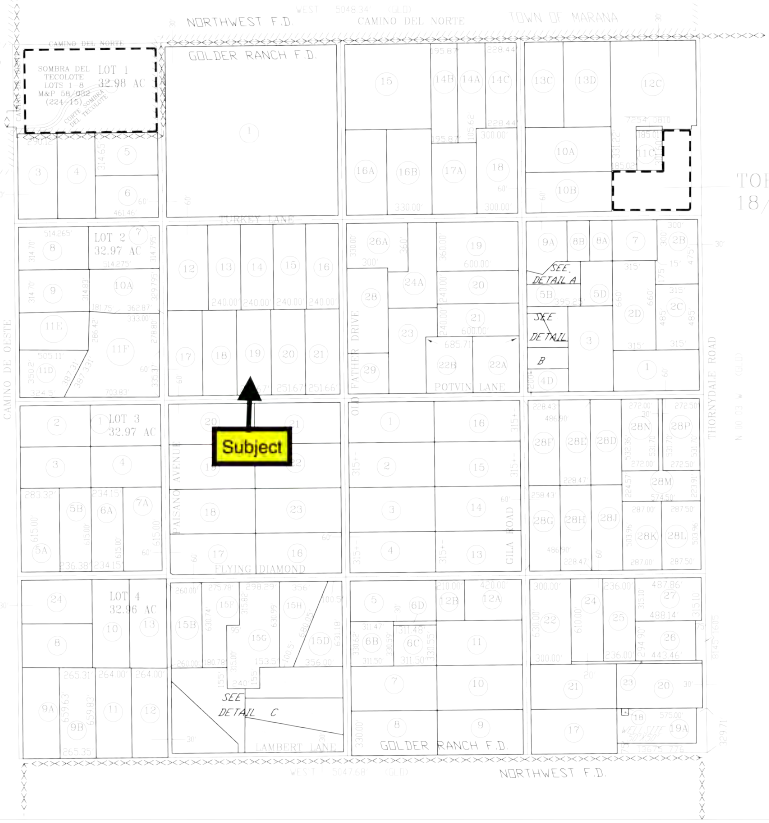
224150120
4375
224150130
4315
4209
224150180
224150190
4300
224150200
4250
224150210
224150170
10888
Subject
W POTVIN LN
224160210
© All EagleView Technology Corporation

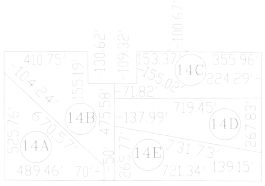
05/17/2024

Assessor's Record Map

224-14 NE4
-15 NW4
-16 SW4
-17 SE4
-18 SUB

Section 07, Township 12 South, Range 13 East





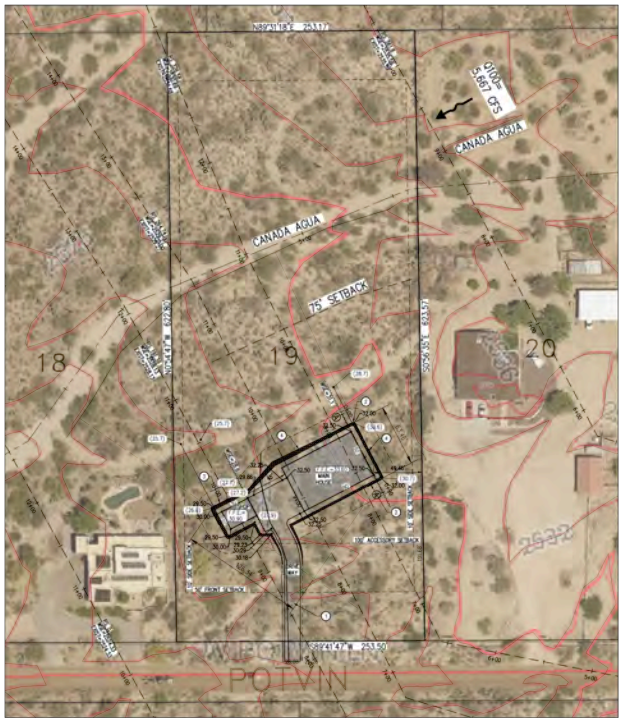
TORTOLITA ACRES
18/100 M&P

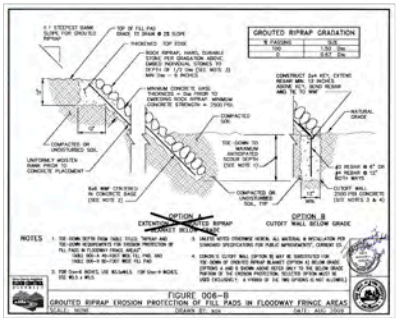
Pima County Assessor

2021-1 SD 09/31/17
NT12SN1213E07- 10/13/20

0 300 600 900 1200
FEET

CCS





GROUTED RIPRAP AND TOE DOWN DETAIL

LEGEND:

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

RIPRAP. SEE PC RFCD FIGURE 006-B

NOTE:
ELEVATIONS ARE SHOWN
LESS 2,500 FEET

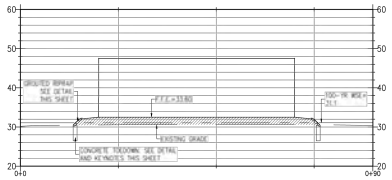
GENERAL NOTES

1. TOPOGRAPHY DERIVED FROM PAG 2000 & 2005; NAVD 88
2. EMBANKMENT EROSION DETAIL PER PC RFCD FIGURE 006-B. SEE DETAIL THIS SHEET.
3. GROUTED ROCK RIPRAP TO BE HARD, DURABLE STONE PER PC RFCD FIGURE 006-B GRADATION. EXISTING ROUNDED STONES SHALL NOT BE USED FOR EMBANKMENT PROTECTION.
4. ALLOW GRADING RUNOUT FOR CUT AND FILL SLOPES.
5. VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. SHOP BUILDING WILL REQUIRE SEPARATE BUILDING PERMIT, FLOODPLAIN USE PERMIT AND ELEVATION CERTIFICATE.
7. THIS PARCEL IS LOCATED A FEMA SPECIAL FLOOD HAZARD AREA – ZONE AO ALLUVIAL FAN 2, PER FIRM PANEL 04019C1070L, EFFECTIVE DATE 06/16/2011."
8. PORTIONS OF THIS PARCEL ARE LOCATED IN TORTOLITA SOILS PER THE TORTOLITA AREA BASIN MANAGEMENT PLAN, EFFECTIVE DATE 08/03/1993."
9. DRIVEWAY TO REMAIN AT GRADE; NO CULVERTS WITHOUT DISTRICT REVIEW/APPROVAL.

KEYNOTES:

1. HARD SURFACE DRIVEWAY.
2. CONCRETE CUT OFF WALL, 8'-0" DEEP X 12" WIDE. EXTEND 16'-0" BOTH SIDES OF CORNER. SEE SECTION THIS SHEET.
3. CONCRETE CUT OFF WALL, 6'-8" DEEP X 12" WIDE. EXTEND 14'0" BOTH SIDES OF CORNER. SEE SECTION THIS SHEET.
4. CONCRETE CUT-OFF WALL, 3'-6" DEEP X 6" WIDE BETWEEN CORNERS.

SECTION A NOT TO SCALE



SITE DATA

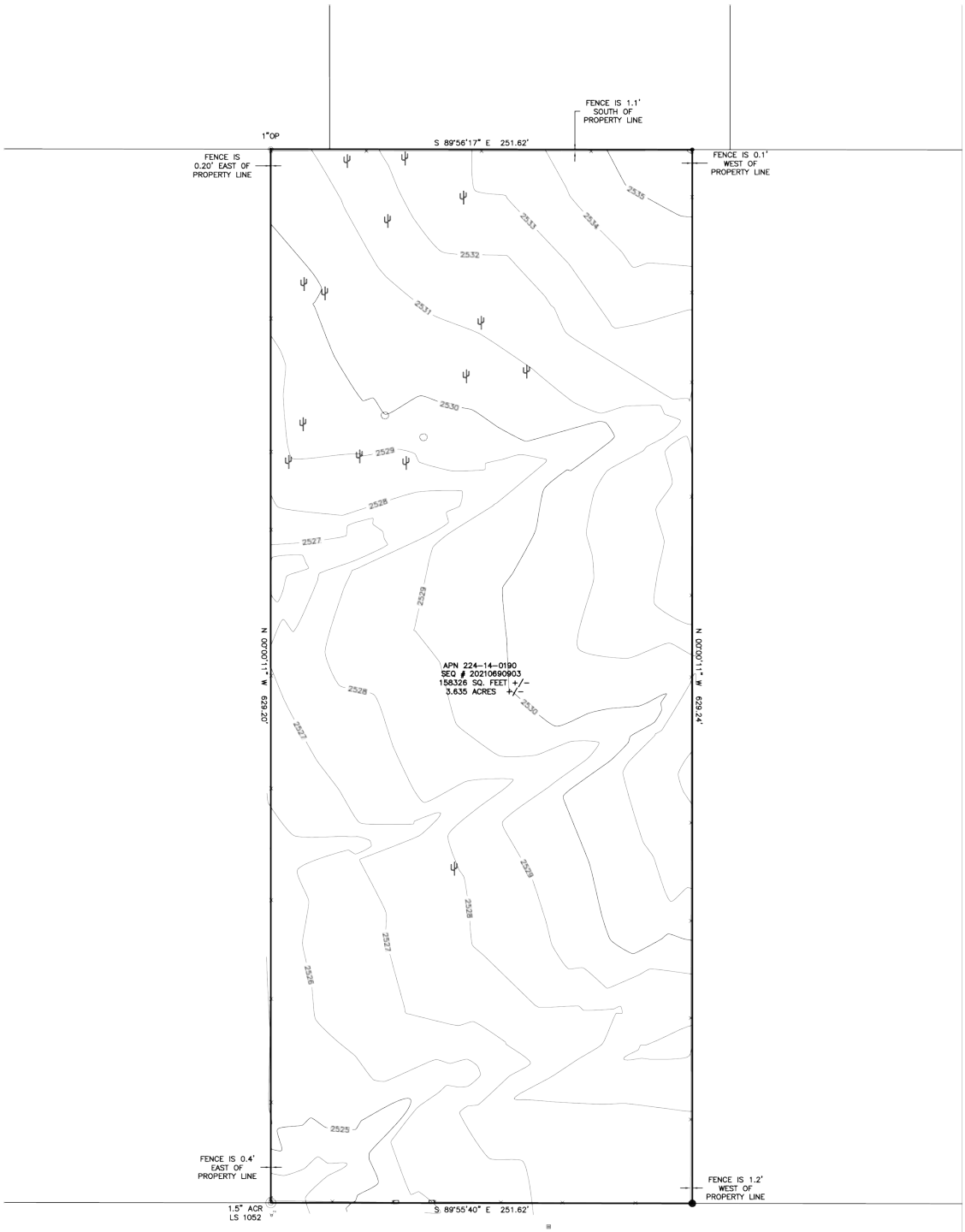
1. ZONING IS SR
2. PARCEL AREA = 157,867 SQ. FT. OR 3.62 AC.
3. DISTURBED AREA=20,000 SQ. FT.
4. FILL = 1,000 C.Y.
5. CUT = 0 C.Y.

SITE / GRADING PLAN
FOR
4300 W POTVIN LANE

SECTION 7, TOWNSHIP 12 SOUTH, RANGE 13 EAST
G & S R M, PIMA COUNTY, ARIZONA.

ORACLE ENGINEERING GROUP, Inc.

DECEMBER 2020
PROJECT #20-031
SHEET 1 OF 1



LEGEND & ABBREVIATIONS:

- ● INDICATES A SET 1/2" REBAR TAGGED RLS 58324.
- ◎ INDICATES A FOUND MONUMENT AS NOTED.
- ▣ INDICATES A WATER METER
- INDICATES A FIRE HYDRANT
- INDICATES A IRONWOOD TREE.
- INDICATES A SAGUARO
- FENCE LINE
- TIE LINE
- SECTION LINE
- SUBJECT PROPERTY LINE
- N-S MID-LINE SE¼
- ADJACENT PROPERTY LINE

PE: PROFESSIONAL ENGINEER
APN: ASSESSOR'S PARCEL NUMBER
SEQ #: SEQUENCE NUMBER
DKT: DOCKET
PG: PAGE
SEC: SECTION
COR: CORNER
LS: LAND SURVEYOR
ACR: ALUMINUM CAPPED REBAR

NOTES:

1. BASIS OF BEARING: NORTH 00°00'12" WEST, ACCORDING TO BOOK 34 OF RECORDS OF SURVEY AT PAGE 77, PIMA COUNTY, ARIZONA BETWEEN MONUMENTS FOUND ON THE EAST LINE OF THE NORTHWEST QUARTER, AS SHOWN.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A UTILITY BLUESTAKE. NO GUARANTEE CAN BE MADE AS TO THE EXISTENCE AND LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR HAS MADE NO INDEPENDENT RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

4. ALL DIMENSIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.

5. C INDICATES A CALCULATED DIMENSION.

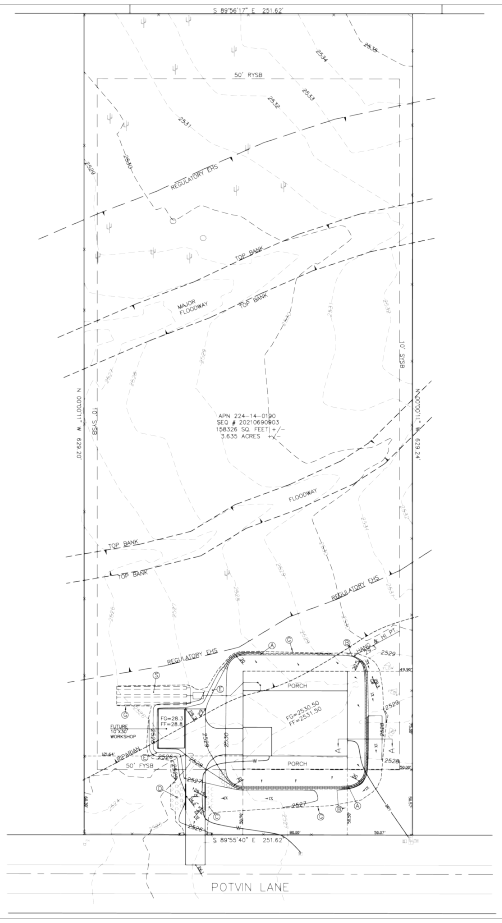
6. REFERENCES: RECORDS OF SURVEY BOOK 71 PAGE 29, BOOK 72 PAGE 14, BOOK 73 PAGE 52 AND AS NOTED ON MAP.

7. BASIS OF ELEVATION IS A 1" DIAMETER PIPE WITH NAIL AT THE SE CORNER OF POTVIN LN AND OLD FATHER DRIVE BEING A PIMA COUNTY GEODETIC CONTROL POINT ID G03 SAID ELEVATION IS A

AGR: ALUMINUM CAP ON REBAR
OP: OPEN PIPE

2535.21 FEET NAVD88.

Page 2 of 2	Job # 23073 Date: 7/10/2023 Scale: 1"=30'	ON POINT SURVEYING, PLLC (520)490-2467 (520)279-1884 onpointsurveygroup@gmail.com	RECORD OF SURVEY OF A PORTION OF THE SE 1/4 OF THE NW 1/4 SECTION 7, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



UTILITY LEGEND

- EXIST. PHONE PEDESTAL
- EXIST. TRANSFORMER
- EXIST. CABLE PEDESTAL
- EXIST. WATER METER
- EXIST. GAS HOOKUP

SCALE 1"=30' HORIZONTAL
EXIST C.I. = 1'

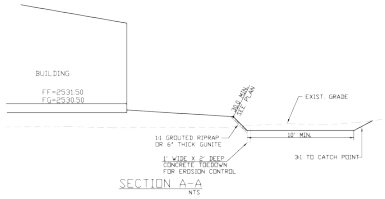
NOTES

1. BASIS OF BEARING: NORTH 00°00'12" WEST ACCORDING TO BOOK 34 OF RECORDS OF SURVEY AT AGE 77, PIMA COUNTY, ARIZONA BETWEEN MONUMENTS FOUND ON THE EAST LINE OF THE NORTHWEST CORNER, AS SHOWN.
2. BASIS OF ELEVATION IS A 1" DIAMETER PIPE WITH NAIL AT THE SOUTHEAST CORNER OF POTVIN LANE AND OLD FATHER DRIVE, BEING A PIMA COUNTY GEODETIC CONTROL POINT ID 903, SAID ELEVATION IS 2535.21 FEET NAVD88.
3. CLEARING LIMITS = 19,890 SF

(A) 1,120 SF OF 1:1 GROUTED RIPRAP FROM PAD GRADE TO TOE OF SLOPE
(B) 125 LF 1'X2' CONCRETE TOE DOWN FOR EROSION CONTROL
(C) 20 LF 1'X2' CONCRETE TOE DOWN WITH 100SF OF 8" RIPRAP OVER FILTER FABRIC FOR EROSION CONTROL
(D) 20 LF 1'X2' CONCRETE TOE DOWN WITH 200SF OF 8" RIPRAP OVER FILTER FABRIC FOR EROSION CONTROL
(E) 3:1 REVEGE
(G) GRADING LIMITS
(S) SEPTIC SYSTEM

QUANTITIES

- DRIVEWAY AREA = 2,440 SF
- CUT = 23 CY, FILL = 1,460 CY



SECTION A-A
NTS

4300 W. POTVIN LANCE
TAX PARCEL # 224-15-0190

GRADING/SITE PLAN

PIMA COUNTY, ARIZONA

SHEET 1 OF 1