

# **3 CANYONS RANCH MASTER HOMEOWNERS ASSOCIATION**

## **Road Guidelines**

Amended and Revised October 15, 2025

### **SECTION 1: INTRODUCTION**

3 Canyons Ranch Master Homeowners Association, hereinafter referred to as 3 Canyons HOA utilizes 7 miles of private paved roadway to access properties within the HOA boundaries. This 7-mile road is 3 Canyons Road. This memorandum identifies the policies, procedures and operations used to manage the road easements, culverts (Corrugated Metal Pipes, or CMPs), culvert inlet and outlet structures, drainage ditches, signage, reflector system, paved road and paved aprons servicing the driveways and roadways accessing 3 Canyons Road.

NOTE: 3 Canyons Ranch HOA funds can only be used to improve & maintain the Common Area known as 3 Canyons Road and its easements. The governing documents do not allow for expenditures on any other roads, easements, ditches, fencing, nor improvements of any kind.

### **3 CANYONS ROAD EASEMENTS**

- a. The .5 miles between SR 92 and the west edge of Fairfield Road (near the West Gate) is an ingress and egress easement held in perpetuity on property owned by Castle and Cooke Inc. Maintenance of the road surface (only) is the responsibility of 3 Canyons HOA.
- b. The “Common Area (Primary Roadway)” as described in the “Master Declaration” easement for 3 Canyons Road starts at the west edge of the easement for Fairfield Road (near the West Gate) and continues east to the Cochise County easement at Palominas Road. Starting at the west edge of the easement for Fairfield Road, the easement is 120 feet wide. From the center of 3 Canyons Road to the north the easement extends 70 feet. Included within the 70 feet is a 10-foot utility easement at the north edge of the easement. From the center of 3 Canyons Road to the south the easement extends 50 feet. This 120-foot easement continues east to the east edge of Calle Cielo Grande Road South. From the east edge of Calle Cielo Grande Road east to the Cochise County easement at Palominas Road, the easement extends from the 3 Canyons Road south property line (fence line) 70-feet to the north edge of the easement. Included in the 70-foot easement is a 10-foot utility easement along the north edge of the 3 Canyons Road easement.

### **ROAD MAINTENANCE**

- a. The 3 Canyons HOA Road Committee is responsible for surface and right-of-way maintenance of 3 Canyons Road and surface maintenance for the .5 miles extending to SR 92 from the west edge of the Fairfield Road easement. Pavement is a PAG2 asphaltic cement surface (black top). Moving east the remaining .5 miles of pavement is a PAG2 asphaltic cement surface (black top). The remaining 6 miles of road to the Cochise County easement along Palominas Road is a chipseal surface. The routine maintenance of driveway and road aprons within the Common Area of 3 Canyons Road after the warranty period is the responsibility of the 3 Canyons HOA. Damage to 3 Canyons Road, road aprons and driveway aprons including culverts, inlet and outlet structures, signs and

reflectors within the 3 Canyons Common Area caused by carelessness, vandalism or accident becomes the responsibility of the person(s) causing the damage.

- b. Responsibility for maintenance of unpaved portions of common area excluding unpaved driveway and roadway aprons (road shoulders, drainage ditches, brush, grass, tree and weed control) lies with the Road Committee.
- c. Reflectors: White or yellow circular reflectors mounted on signposts are installed adjacent to aprons on driveways and roadways. The aprons of driveways typically have two (2) reflectors, one (1) installed on the radius of each side of the apron. The aprons of roadways typically have two (2) reflectors installed on the radius of each side of the apron. The number of reflectors on any apron is at the discretion of the Road Committee. Reflectors and signposts are the property of the 3 Canyons HOA and shall not be modified or substituted with any other reflectors, signs or attachments.
- d. Signage: Signs shall be posted as required to maintain safe travel between the east and west limits (6.5 miles) of 3 Canyons Road by the Road Committee. The signs and signposts are the property of the 3 Canyons HOA and shall not be modified or substituted with any other reflectors, signs, tape or attachments. Street signposts and street name signs (only) on 3 Canyons Road are provided and installed by Cochise County according to County Guidelines.

## **SECTION 2: DRIVEWAY CURB CUT, ROAD CURB CUT AND ROAD CUT**

**Definition of CURB CUT:** The area of a member's property that joins 3 Canyons Road as a planned driveway or planned roadway.

- a. Access to 3 Canyons Road for any reason, including road or driveway access must have Road Committee review and approval before any CURB CUT is granted (See attachments A, Drawings D-1 to D-6). Notice will be provided by the Road Committee to the Master Design Committee of an application and approval.
- b. NOTE: Access is limited to the approved CURB CUT LOCATION. Driving through the road easement is not allowed and is trespassing subject to a Notice of Violation. Damage to 3 Canyons Road, shoulder, drainage ditch or Right-of-Way will be the responsibility of the applicant with the cost of repairs assessed to the property owner / applicant.
- c. Creating a new driveway or roadway that joins 3 Canyons Road must meet certain criteria to ensure longevity of 3 Canyons Road as well as the new road or driveway being constructed. The criteria are: A mandatory visit by a Road Committee member to approve placement of culverts in drainage ditches. A 3 Canyons Road Committee Guideline Checklist approval (Attachment A) is required prior to any work in the Common Area Easement.
  - 1. A request for an underground utility / Blue Stake / Arizona 811 locator is mandatory as there are areas along and under 3 Canyons Road and right-of-way with buried utilities, including 3 phase primary power.

2. Establish the proper grade to promote drainage away from 3 Canyons Road and into the drainage ditches. Water from a driveway or roadway is not allowed to flow onto 3 Canyons Road, runoff must be directed into drainage ditches to promote adequate water flow through the drainage ditches.
  3. Refer to Drawings D-1 to D-6 for construction specifications and details.
  4. All work will be warranted by the applicant for 2 (two) years. (See Warranty Definition.)
- d. Safety signage, safety cones and traffic control is the responsibility of the HOA member and member's contractor completing the work.
  - e. Applications must be approved prior to Master Design review and approval.

**Definition of a ROAD CUT:** The cutting and removal of 3 Canyons Road surface, excavation of road base and native material below the grade of the road. ROAD CUTS are typically transverse and used for placing utilities, power, communications, water etc. Allow a minimum of 7 days for scheduling a Road Committee meeting (See [www.threecanyonsranch.com](http://www.threecanyonsranch.com) for Road Committee contact information)

- f. A mandatory visit by a Road Committee member and a completed 3 Canyons Road Committee Guideline Checklist (Attachment A) is required prior to any work commencing. The visit will complete the approval / disapproval of the location, depth, width and length of the ROAD CUT within the Common Area Easement.
- g. A utility location is mandatory and is required prior to any work commencing as there are areas along and under 3 Canyons Road that have buried utilities, including 3 phase primary power.
- h. Safety signage, safety cones and traffic control are the responsibility of the member and member's contractor requesting this work.
- i. Refer to D-4 for ROAD CUT construction specifications and details.

### **SECTION 3: TRESPASSING**

Individuals or organizations utilizing 3 Canyons Road without authorization are considered trespassers and are subject to criminal and/or civil penalties. The 3 Canyons HOA board shall pursue trespassers as advised by legal counsel.

- a. To avoid possible administrative or legal action, 3 Canyons HOA Members shall not assist individuals or organizations in trespassing within 3 Canyons HOA.
- b. The Road, Gate & Traffic Committees reports trespassing incidents to the Cochise County Sheriff's Department and the 3 Canyons HOA Attorneys for possible criminal and civil action.
- c. The Road Committee shall repair or replace damaged aprons, fencing, roads and signs damaged by trespassers.

#### **SECTION 4: Appeal Process and Legal Actions related to 3 Canyons Road Issues**

Actions and decisions by the Road Committee may be appealed to the Board. Refer to HOA Website ([www.threecanyonsranch.com](http://www.threecanyonsranch.com)) for appeal process and forms, as well as to identify administrative and legal actions & remedies that can be taken against members who violate the policies established in this memorandum.

#### **SECTION 5: TREASURER**

The Treasurer coordinates with the Road Committee regarding required reports as well as processing of funds collected and depositing of related fees at time of application. Non-refundable deposits will be allocated for continued maintenance of 3 Canyons Road and its easements.

- a. A DRIVEWAY CURB CUT requires a non-refundable deposit of \$1,000.00.
- b. A ROADWAY CURB CUT requires a non-refundable deposit of \$2,500.00.
- c. A ROAD CUT requires a non-refundable deposit of \$1,000.00.

#### **SECTION 6: TRAFFIC ENFORCEMENT**

Speed and Traffic Enforcement is not the responsibility of the Road Committee.

#### **Definitions used by 3 Canyons HOA Road Committee**

**AB** - or Aggregate Base - a compactible gravel material used in construction to prevent shifting and settling of road bases, house pads and back filling holes and trenches. MAG Spec (Maricopa Association of Governments) is the required standard.

**BACK SLOPE** – Area between the bottom of ditch and end of slope farthest from the road surface.

**COMPACTION, TAMPED** – The reduction in height of loose fill by pressing the soil particles to a denser and tighter mass. This procedure is typically performed by a vibratory compactor or tamper.

**CMP** – Corrugated Metal Pipe culverts. Except for 12” diameter rounds, all CMP’s will be the PIPE-ARCH shape (See below) to lessen the rise as well as to better facilitate drainage.

**CMP - COUPLING BANDS** – A galvanized attachment that connects two lengths of culverts.

**CULVERT** - Pipe allowing water to flow under a driveway or roadway often referred to as CMP’s.

**CURB CUT**- Designated area crossing the drainage ditch for accessing 3 Canyons Road.

**DRAINAGE DITCH** - Area parallel to road designed to carry water away from road surface.

**DRIVEWAY / ROADWAY** – Driveways with direct access to 3 Canyons Road will be limited to no more than two (2) residences. Roadway with direct access to 3 Canyons Road is defined as any entrance that has future growth potential of more than two (2) residences.

**FILL** – The material that is used to cover or backfill a hole or trench.

**FRONT SLOPE** – Area between the road surface edge and the bottom of drainage ditch.

**GALVANIZE** – Factory coating applied to CMPs to prevent corrosion.

**GAUGE (ga)** – Metal thickness, the smaller the number the thicker the metal, all CMP's used for drainage along 3 Canyons Road are a minimum of 14 ga. or thicker i.e. (12 ga. or 10 ga.)

**GROUT OR SLURRY** – Concrete mix is used to stabilize soil at inlets and outlets to CMPs.

**LIFT** - The amount of fill material placed in a trench or hole at one time. The 3 Canyons Road Committee requires material lifts of compactible MAG Spec AB of no more than 6".

**PAG2 – (Pima Association of Governments)** Type of blacktop / hot asphalt mix used for surface of aprons and road.

**PIPE-ARCH CMP's** – This is a factory process that flattens / ovals a round CMP for a flatter bottom to reduce overall height without adversely affecting water carrying capacity, enhances drainage & minimizes silt and sand buildup in the culverts.

**PROCESSED MATERIAL** – MAG spec (Maricopa Association of Governments) AB used to fill holes and trenches that are tamped, compacted and watered as it is applied to the work site. This process is (tamped or compacted and watered) before additional fill is placed to prevent future settling and depressions in the road surface.

**ROAD CUT** – Designated section of road cut & excavated for utility placement.

**SPOILS** – The material that is removed from a hole or a trench.

**WARRANTY** – All work performed relating to this document will be warranted by the member for 2 (two) years after completion of all improvements related to the work. The warranty will be consistent with the Arizona Registrar of Contractors warranty requirements.

**Attachment "A"**

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**3 Canyons Ranch Master Homeowners Association**

**ROAD COMMITTEE GUIDELINE CHECK LIST FOR ANY WORK ON 3 CANYONS  
ROAD OR COMMON AREA EASEMENTS AS WELL AS  
DRIVEWAY OR ROAD CURB CUTS AND UTILITY ROAD CUTS**

APPROVAL IS REQUIRED PRIOR TO ALL CONSTRUCTION AND MASTER DESIGN  
COMMITTEE APPROVAL OF SITE CONSTRUCTION ON THE PROPERTY.

**Please complete the following checklist and forward to the Road Committee Chairperson.**

Name and Current Address of Property Owner.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

House Number and Road Name: \_\_\_\_\_

Section: \_\_\_\_ Parcel: 104- \_\_\_\_ - \_\_\_\_ Number of acres: \_\_\_\_

CURB CUT FOR ROAD \_\_\_\_ CURB CUT FOR DRIVEWAY \_\_\_\_

UTILITY ROAD CUT \_\_\_\_ OTHER PLAN \_\_\_\_ SITE PLAN \_\_\_\_

By signing below the Owner acknowledges that s/he has read the Road Committee Guidelines, agrees to adhere and be bound to the Road Committee Guidelines, and aware of the 2 (two) year warranty requirements.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**FOR COMMITTEE USE ONLY**

Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Area and Hydraulic Radius for Corrugated Steel Pipe Flowing Full

| Round Pipe – Area & Hydraulic Radius |                         |                        |
|--------------------------------------|-------------------------|------------------------|
| Diameter (in.)                       | Area (Ft <sup>2</sup> ) | Hydraulic Radius (ft.) |
| 12                                   | 0.8                     | 0.250                  |
| 15                                   | 1.2                     | 0.312                  |
| 18                                   | 1.8                     | 0.375                  |
| 21                                   | 2.4                     | 0.437                  |
| 24                                   | 3.1                     | 0.500                  |
| 30                                   | 4.9                     | 0.625                  |
| 36                                   | 7.1                     | 0.750                  |
| 42                                   | 9.6                     | 0.875                  |
| 48                                   | 12.6                    | 1.000                  |
| 54                                   | 15.9                    | 1.125                  |
| 60                                   | 19.6                    | 1.250                  |
| 66                                   | 23.8                    | 1.375                  |
| 72                                   | 28.1                    | 1.500                  |
| 78                                   | 33.2                    | 1.625                  |
| 84                                   | 38.5                    | 1.750                  |
| 90                                   | 44.2                    | 1.875                  |
| 96                                   | 50.3                    | 2.000                  |
| 102                                  | 56.8                    | 2.125                  |
| 108                                  | 63.6                    | 2.250                  |
| 114                                  | 70.9                    | 2.375                  |
| 120                                  | 78.5                    | 2.500                  |
| 126                                  | 86.6                    | 2.625                  |
| 132                                  | 95.0                    | 2.750                  |
| 138                                  | 103.9                   | 2.875                  |
| 144                                  | 113.1                   | 3.000                  |

| Pipe-Arch – Area & Hydraulic Radius |                                 |                                  |                             |
|-------------------------------------|---------------------------------|----------------------------------|-----------------------------|
| 2 2/3" x 1/2" Corrugated Steel Pipe |                                 |                                  |                             |
| Diameter (in.)                      | Pipe-Arch Equivalent Size (in.) | Waterway Area (Ft <sup>2</sup> ) | Hydraulic Radius A/πD (ft.) |
| 15                                  | 17 x 13                         | 1.1                              | 0.280                       |
| 18                                  | 21 x 15                         | 1.6                              | 0.340                       |
| 21                                  | 24 x 18                         | 2.2                              | 0.400                       |
| 24                                  | 28 x 20                         | 2.9                              | 0.462                       |
| 30                                  | 35 x 24                         | 4.5                              | 0.573                       |
| 36                                  | 42 x 29                         | 6.5                              | 0.690                       |
| 42                                  | 49 x 33                         | 8.9                              | 0.810                       |
| 48                                  | 57 x 38                         | 11.6                             | 0.924                       |
| 54                                  | 64 x 43                         | 14.7                             | 1.040                       |
| 60                                  | 71 x 47                         | 18.1                             | 1.153                       |
| 66                                  | 77 x 52                         | 21.9                             | 1.268                       |
| 72                                  | 83 x 57                         | 26.0                             | 1.380                       |

| Pipe-Arch – Area & Hydraulic Radius      |                                 |                                  |                             |
|--|---------------------------------|----------------------------------|-----------------------------|
| 3' x 1" or 5" x 1" Corrugated Steel Pipe |                                 |                                  |                             |
| Diameter (in.)                           | Pipe-Arch Equivalent Size (in.) | Waterway Area (Ft <sup>2</sup> ) | Hydraulic Radius A/πD (ft.) |
| 54                                       | 60 x 46                         | 15.6                             | 1.104                       |
| 60                                       | 66 x 51                         | 19.3                             | 1.230                       |
| 66                                       | 73 x 55                         | 23.2                             | 1.343                       |
| 72                                       | 81 x 59                         | 27.4                             | 1.454                       |
| 78                                       | 87 x 63                         | 32.1                             | 1.573                       |
| 84                                       | 95 x 67                         | 37.0                             | 1.683                       |
| 90                                       | 103 x 71                        | 42.4                             | 1.800                       |
| 96                                       | 112 x 75                        | 48.0                             | 1.911                       |
| 102                                      | 117 x 79                        | 54.2                             | 2.031                       |
| 108                                      | 128 x 83                        | 60.5                             | 2.141                       |
| 114                                      | 137 x 87                        | 67.4                             | 2.259                       |
| 120                                      | 142 x 91                        | 74.5                             | 2.373                       |

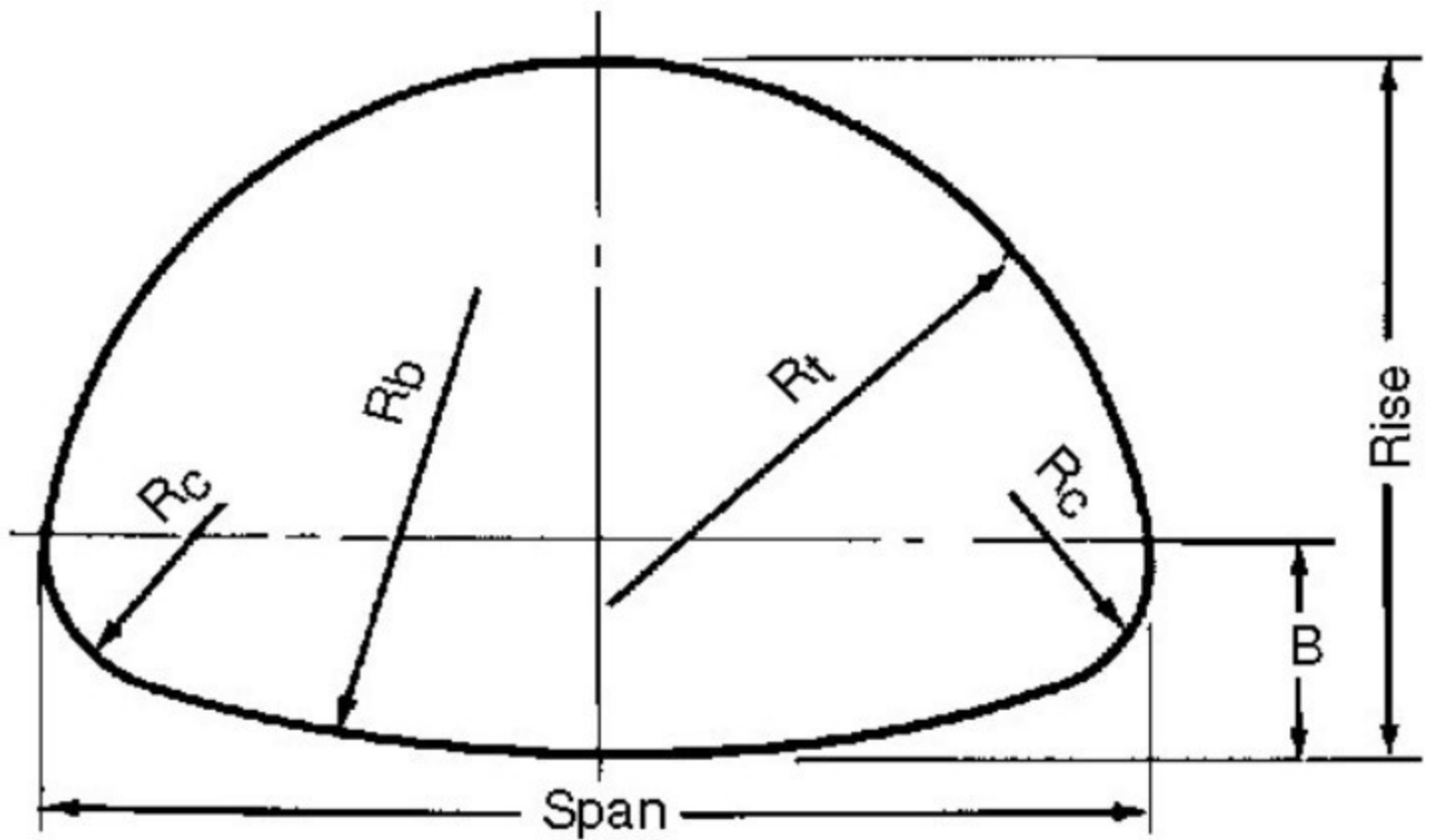
### Notes:

1. Listed pipe arch dimensions do not include tolerance.
2. For additional detail, please reference the hydraulic radius tables (Figure 4.32 and 4.33) found in the NCSA CSP Design Manual, 2008

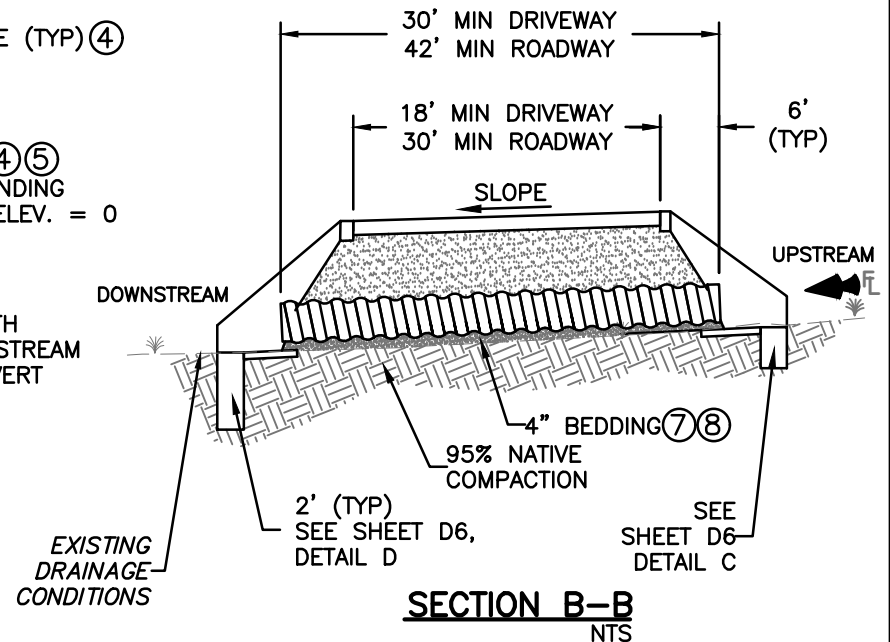
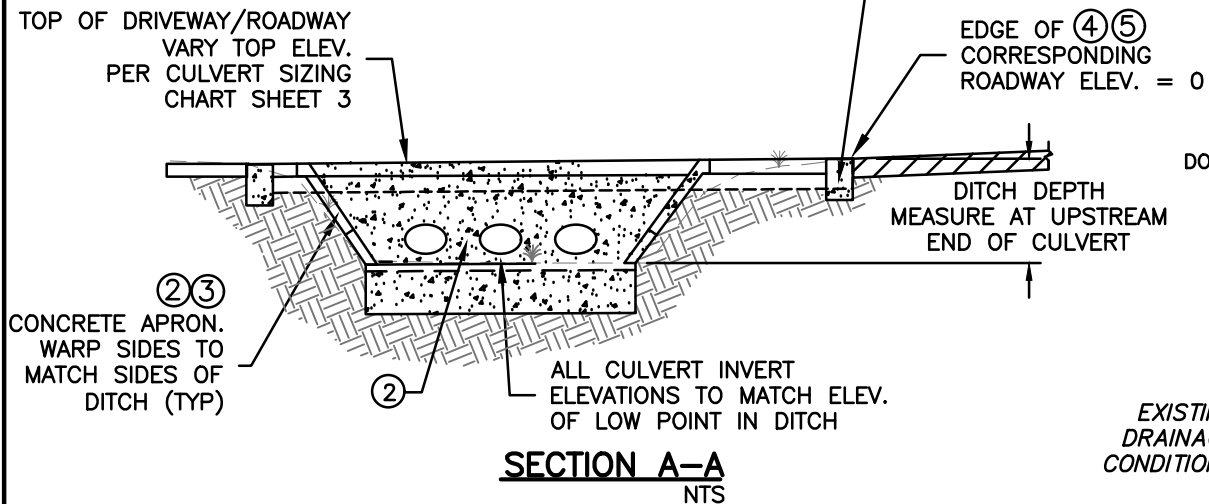
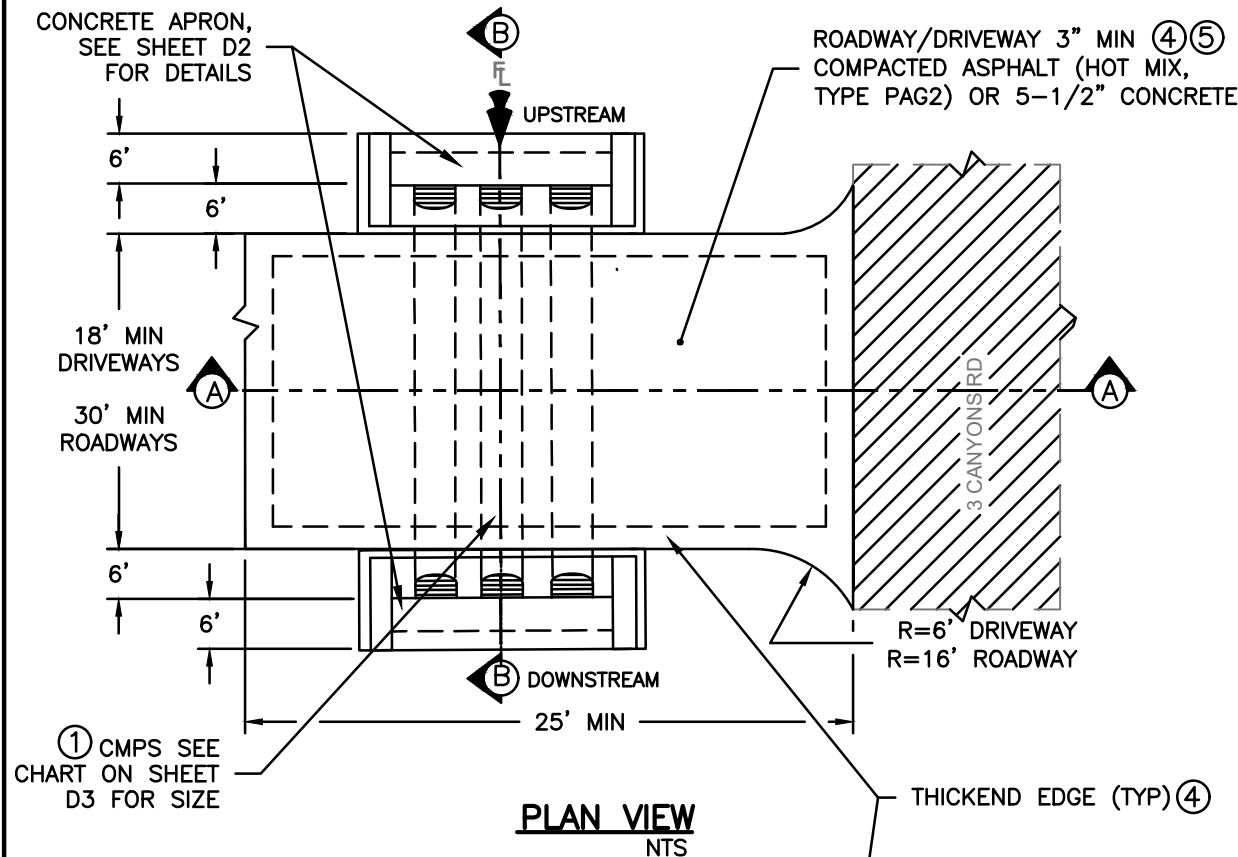
24" Pipe-Arch waterway area corrected by Eric Pahl, Regional Sales Engineer for Contech on 10/22/24.

| ULTRA FLO® Pipe-Arch – Area & Hydraulic Radius |                                 |                                  |                             |
|--|---------------------------------|----------------------------------|-----------------------------|
| 2 2/3" x 1/2" Corrugated Steel Pipe            |                                 |                                  |                             |
| Diameter (in.)                                 | Pipe-Arch Equivalent Size (in.) | Waterway Area (Ft <sup>2</sup> ) | Hydraulic Radius A/πD (ft.) |
| 18   | 20 x 16                         | 1.7                              | 0.36                        |
| 21   | 23 x 19                         | 2.3                              | 0.42                        |
| 24   | 27 x 21                         | 3.0                              | 0.48                        |
| 30   | 33 x 26                         | 4.7                              | 0.60                        |
| 36   | 40 x 31                         | 6.7                              | 0.71                        |
| 42   | 46 x 36                         | 9.2                              | 0.84                        |
| 48   | 53 x 41                         | 12.1                             | 0.96                        |
| 54   | 60 x 46                         | 15.6                             | 1.10                        |
| 60   | 66 x 51                         | 19.3                             | 1.23                        |

## Pipe-Arch Profile







# NOTES:

- (1) CMP TO BE GALVANIZED 14 GA. MIN STEEL.
- (2) CONCRETE TO BE 3000 PSI, MINIMUM WITH FIBERMESH.
- (3) ALL CONCRETE PERIMETER SECTIONS TO BE REINFORCED WITH 1 #4 BAR, GRADE 40. SEE SHEET D6, DETAIL B.
- (4) PROVIDE THICKEND EDGE ON ENTIRE PERIMETER (TYP). SEE SHEET D6, DETAILS A & C.
- (5) TOP OF DRIVEWAY MUST NOT RISE MORE THAN 7" ABOVE EDGE OF 3 CANYONS ROAD.
- (6) VARY DEPTH OF SHADE AS SHOWN IN CULVERT SIZING CHART ON SHEET D3.
- (7) SHADE AND BEDDING MATERIAL TO BE SAND OR CHAT.
- (8) SHADE MATERIAL MUST BE PUSHED UNDER PIPE HAUNCHES AND WELL CONSOLIDATED AROUND PIPE.
- (9) AGGREGATE BASE OR RECYCLED AGGREGATE BASE MAY BE USED AS BACKFILL ON TOP OF A MINIMUM OF 6" OF SHADE.



3 Canyons Road  
Committee

## INTERSECTING ROAD AND DRIVEWAY CURB CUT DETAILS

REVISED BY:  
10/2024

APPROVED BY:

LAST REVISION DATE:  
08/2025

PREPARED BY:

SCALE:  
NTS

SHEET NO: D1

- ①. CMP TO BE GALVANIZED STEEL 14GA MIN.
- ②. CONCRETE TO BE 3000 PSI, MIN WITH FIBERMESH.
- ③. ALL CONCRETE PERIMETER SECTIONS TO BE REINFORCED WITH 1 #4 BAR, GRADE 40. SEE SHEET D6, DETAIL B.
- ④. PROVIDE THICKEND EDGE ON ENTIRE PERIMETER (TYP). SEE SHEET D6, DETAILS A & C.
- ⑤. TOP OF DRIVEWAY MUST NOT RISE MORE THAN 7" ABOVE EDGE OF 3 CANYONS ROAD.
- ⑥. VARY DEPTH OF SHADE AS SHOWN ON SHEET D3.
- ⑦. SHADE AND BEDDING MATERIAL TO BE SAND OR CHAT.
- ⑧. SHADE MATERIAL MUST BE PUSHED UNDER PIPE HAUNCHES AND WELL CONSOLIDATED AROUND PIPE.
- ⑨. AGGREGATE BASE OR RECYCLED AGGREGATE BASE MAY BE USED AS BACKFILL ON TOP OF A MINIMUM OF 6" OF SHADE.



## INTERSECTING ROAD AND DRIVEWAY CURB CUT DETAILS

SHEET NO: D2

D2

**CORRUGATED METAL PIPE (CMP) CULVERT SIZING CHART**  
**CULVERT SIZE BASED ON DITCH DEPTH**  
**CORRESPONDING EDGE OF ROADWAY ELEVATION = 0**

| Ditch Depth (in)                           | Ditch Elevation (in) | Culvert Size | Culvert Height (in) | Top of Culvert Elev (in) | Asphalt Thickness <sup>2</sup> (in) | Shade Depth with Asphalt (in) | Top of Asphalt Driveway Elevation <sup>1</sup> (in) | Concrete Thickness (in) | Shade Depth with Concrete (in) | Top of Concrete Driveway Elevation <sup>1</sup> (in) |
|--|----------------------|--------------|---------------------|--------------------------|-------------------------------------|-------------------------------|---|-------------------------|--------------------------------|--|
| Less Than 14", Use Dip Crossing Detail, D5 |                      |              |                     |                          |                                     |                               |   |                         |                                |  |
| 14   | -14                  | 12" Round    | 12                  | -2                       | 3                                   | 6                             | 7   |                         |                                |  |
| 15   | -15                  | 17 x 13      | 13                  | -2                       | 3                                   | 6                             | 7   |                         |                                |  |
| 16   | -16                  | 17 x 13      | 13                  | -3                       | 3                                   | 6                             | 6   |                         |                                |  |
| 17   | -17                  | 17 x 13      | 13                  | -4                       | 3                                   | 6                             | 5   |                         |                                |  |
| 18   | -18                  | 17 x 13      | 13                  | -5                       | 3                                   | 6                             | 4   | 5.5                     | 6                              | 6.5  |
| 19   | -19                  | 17 x 13      | 13                  | -6                       | 3                                   | 6                             | 3   | 5.5                     | 6                              | 5.5  |
| 20   | -20                  | 17 x 13      | 13                  | -7                       | 3                                   | 6                             | 2   | 5.5                     | 6                              | 4.5  |
| 21   | -21                  | 21 x 15      | 15                  | -6                       | 3                                   | 6                             | 3   | 5.5                     | 6                              | 5.5  |
| 22   | -22                  | 21 x 15      | 15                  | -7                       | 3                                   | 6                             | 2   | 5.5                     | 6                              | 4.5  |
| 23   | -23                  | 21 x 15      | 15                  | -8                       | 3                                   | 6                             | 1   | 5.5                     | 6                              | 3.5  |
| 24   | -24                  | 24 x 18      | 18                  | -6                       | 3                                   | 6                             | 3   | 5.5                     | 6                              | 5.5  |
| 25   | -25                  | 24 x 18      | 18                  | -7                       | 3                                   | 6                             | 2   | 5.5                     | 6                              | 4.5  |
| 26   | -26                  | 24 x 18      | 18                  | -8                       | 3                                   | 6                             | 1   | 5.5                     | 6                              | 3.5  |
| 27   | -27                  | 28 x 20      | 20                  | -7                       | 3                                   | 6                             | 2   | 5.5                     | 6                              | 4.5  |
| 28   | -28                  | 28 x 20      | 20                  | -8                       | 3                                   | 6                             | 1   | 5.5                     | 6                              | 3.5  |
| 29   | -29                  | 28 x 20      | 20                  | -9                       | 3                                   | 6                             | 0   | 5.5                     | 6                              | 2.5  |
| 30   | -30                  | 28 x 20      | 20                  | -10                      | 3                                   | 7                             | 0   | 5.5                     | 6                              | 1.5  |
| 31   | -31                  | 28 x 20      | 20                  | -11                      | 3                                   | 8                             | 0   | 5.5                     | 6                              | 0.5  |
| 32   | -32                  | 28 x 20      | 20                  | -12                      | 3                                   | 9                             | 0   | 5.5                     | 6.5                            | 0  |
| 33   | -33                  | 28 x 20      | 20                  | -13                      | 3                                   | 10                            | 0   | 5.5                     | 7.5                            | 0  |
| 34   | -34                  | 28 x 20      | 20                  | -14                      | 3                                   | 11                            | 0   | 5.5                     | 8.5                            | 0  |
| 35   | -35                  | 28 x 20      | 20                  | -15                      | 3                                   | 12                            | 0   | 5.5                     | 9.5                            | 0  |
| 36   | -36                  | 28 x 20      | 20                  | -16                      | 3                                   | 13                            | 0   | 5.5                     | 10.5                           | 0  |
| 37   | -37                  | 28 x 20      | 20                  | -17                      | 3                                   | 14                            | 0   | 5.5                     | 11.5                           | 0  |

Over 37" Consult with Roadway Committee for Culvert Requirements

<sup>1</sup> Raise top of driveway elevation to maintain minimum shade requirements

<sup>2</sup> Asphalt to be hot mix, Type PAG2



3 Canyons Road  
Committee

INTERSECTING ROAD AND DRIVEWAY  
CURB CUT DETAILS

REVISED BY:  
10/2024

APPROVED BY:

LAST REVISION. DATE:  
08/2025

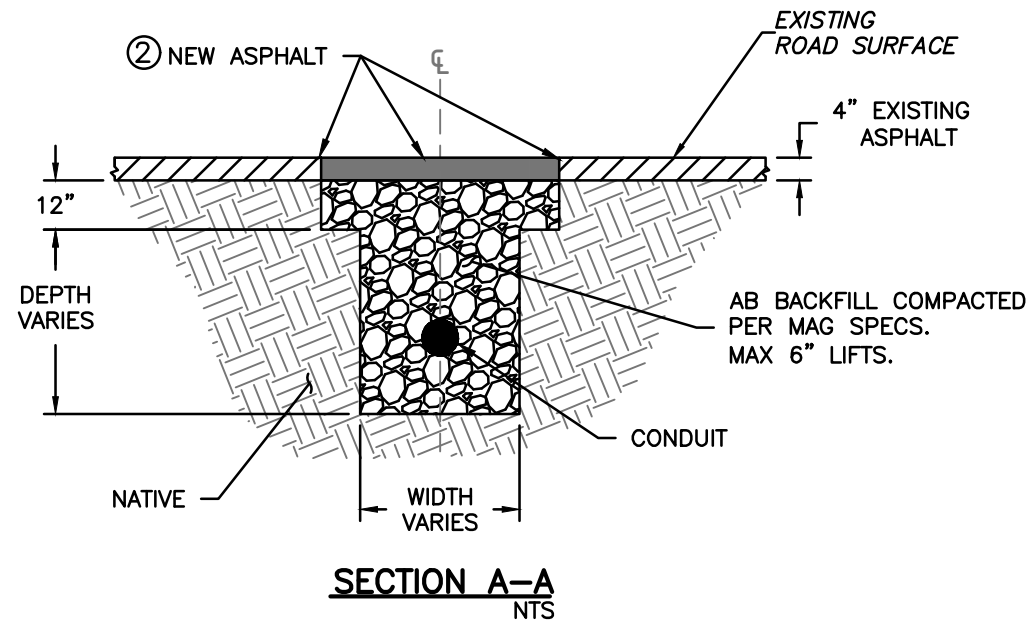
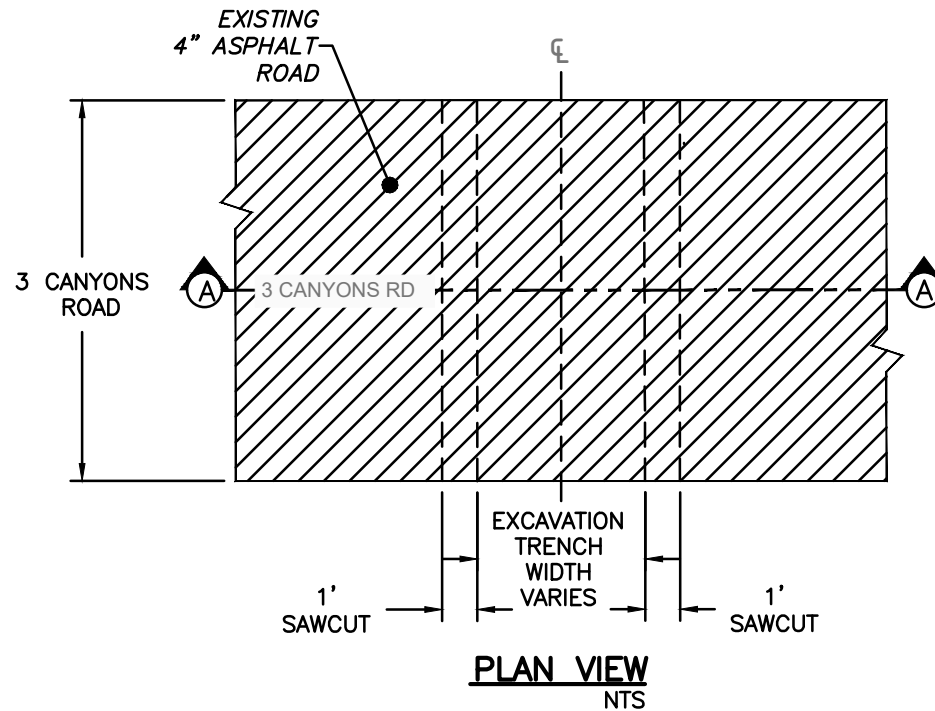
PREPARED BY:

SCALE:  
NTS

SHEET NO: **D3**

NOTES:

- ①. SEE 3 CANYONS RANCH HOA ROAD COMMITTEE GUIDELINES.
- ②. HOT ASPHALT TYPE PAG2. ALL SAWCUTS TO BE TACK & SEALED AFTER PERMANENT ASPHALT.



3 Canyons Road  
Committee

TYPICAL ROAD T-CUT

REVISED BY:  
10/2024

APPROVED BY:

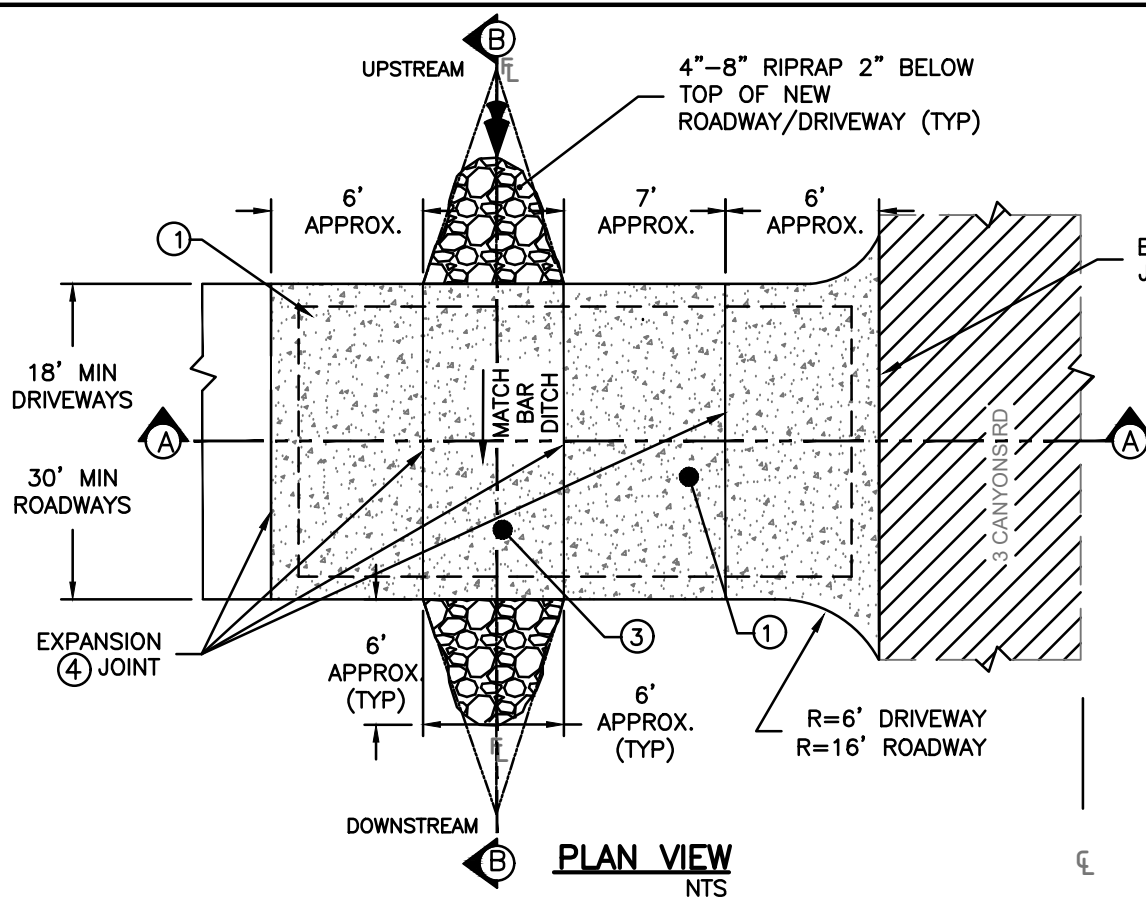
LAST REVISION. DATE:  
08/2025

PREPARED BY:

SCALE:  
NTS

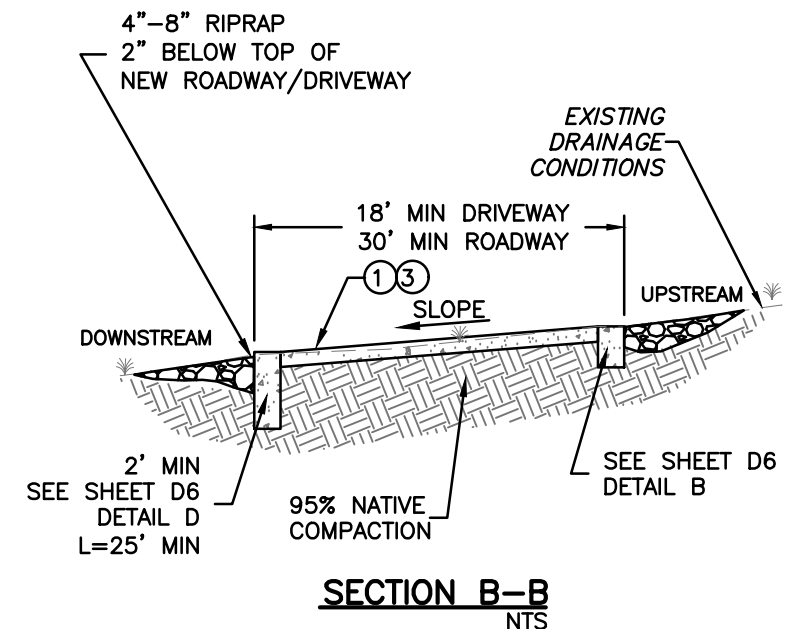
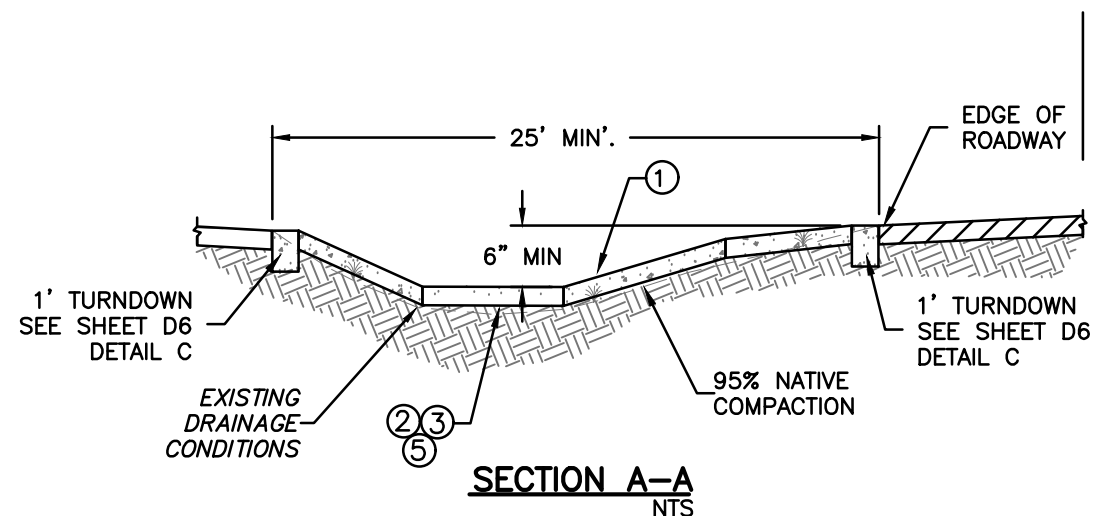
SHEET NO:

**D4**



NOTES:

- ①. CONCRETE 5-1/2" DEPTH, TYPE A 3,000 PSI
- ②. MATCH LOW POINT ELEVATION IN DRIVEWAY TO LOW POINT ELEVATION IN BAR DITCH
- ③. TOP OF CONCRETE ELEVATION TO BE MINIMUM 6" BELOW EDGE OF ROAD
- ④. DRIVEWAYS SHALL HAVE EXPANSION JOINT MATERIAL ADJACENT TO HARD SURFACED ROADS
- ⑤. CAPACITY & FLOW LINE OF DITCH WILL NOT BE ALTERED WITHOUT APPROVAL (INCLUDING GRADING DUE TO LANDSCAPING).



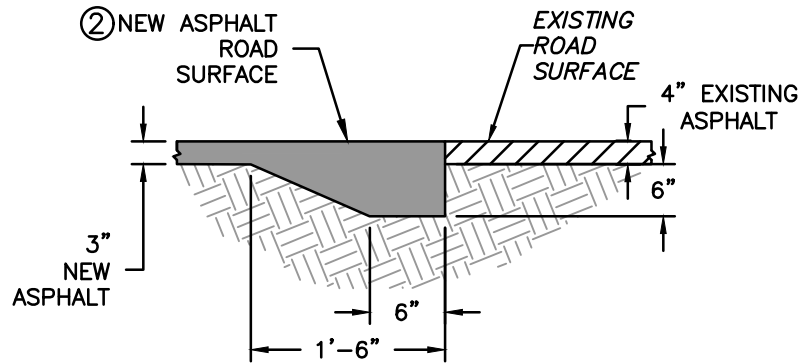
3 Canyons Road  
Committee

DIP CROSSING

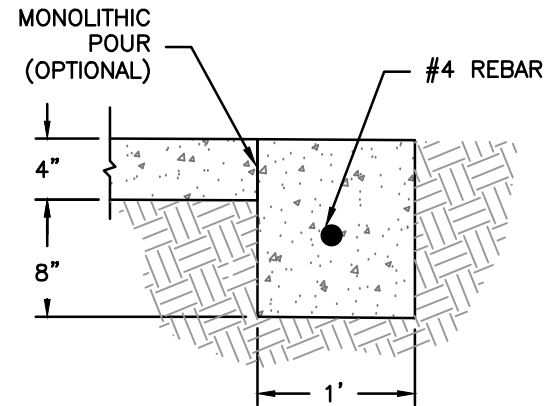
|                        |               |                                |
|------------------------|---------------|--------------------------------|
| REVISED BY:<br>10/2024 | APPROVED BY:  | LAST REVISION DATE:<br>08/2025 |
| PREPARED BY:           | SCALE:<br>NTS | SHEET NO: D5                   |

NOTES:

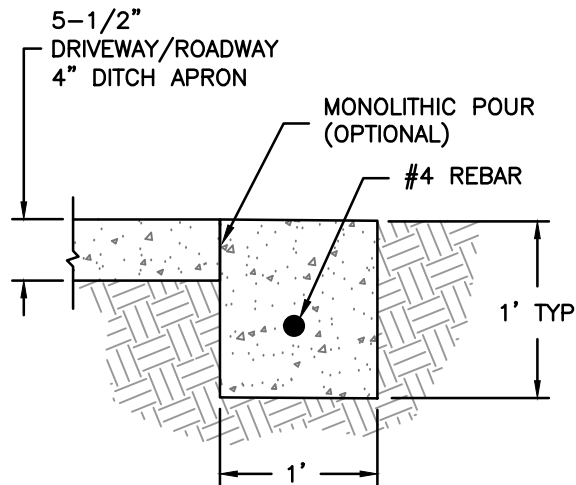
- ① SEE 3 CANYONS RANCH HOA ROAD COMMITTEE GUIDELINES.
- ② HOT ASPHALT TYPE PAG2. ALL SAWCUTS TO BE TACK & SEALED AFTER PERMANENT ASPHALT.



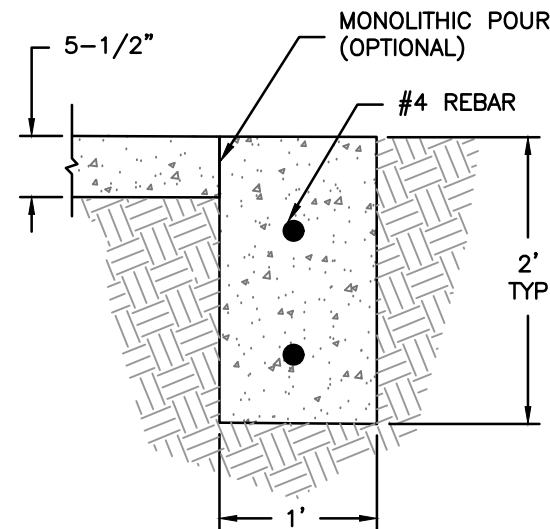
**DETAIL A** NTS  
MARICOPA EDGE



**DETAIL B** NTS  
DITCH APRON  
UPSTREAM



**DETAIL C** NTS  
TYPICAL TURNDOWN



**DETAIL D** NTS  
DITCH APRON/DIP CROSSING  
DOWNSTREAM



3 Canyons Road  
Committee

DRIVEWAY DETAILS

|                        |               |                                |
|------------------------|---------------|--------------------------------|
| REVISED BY:<br>10/2024 | APPROVED BY:  | LAST REVISION DATE:<br>08/2025 |
| PREPARED BY:           | SCALE:<br>NTS | SHEET NO: D6                   |