

RESIDENTIAL NEIGHBORHOODS

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Cortona
- D

Discovery
- ES

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- G2

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- SV

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- VS

Valley Vista
- VV

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- WM

World Mark

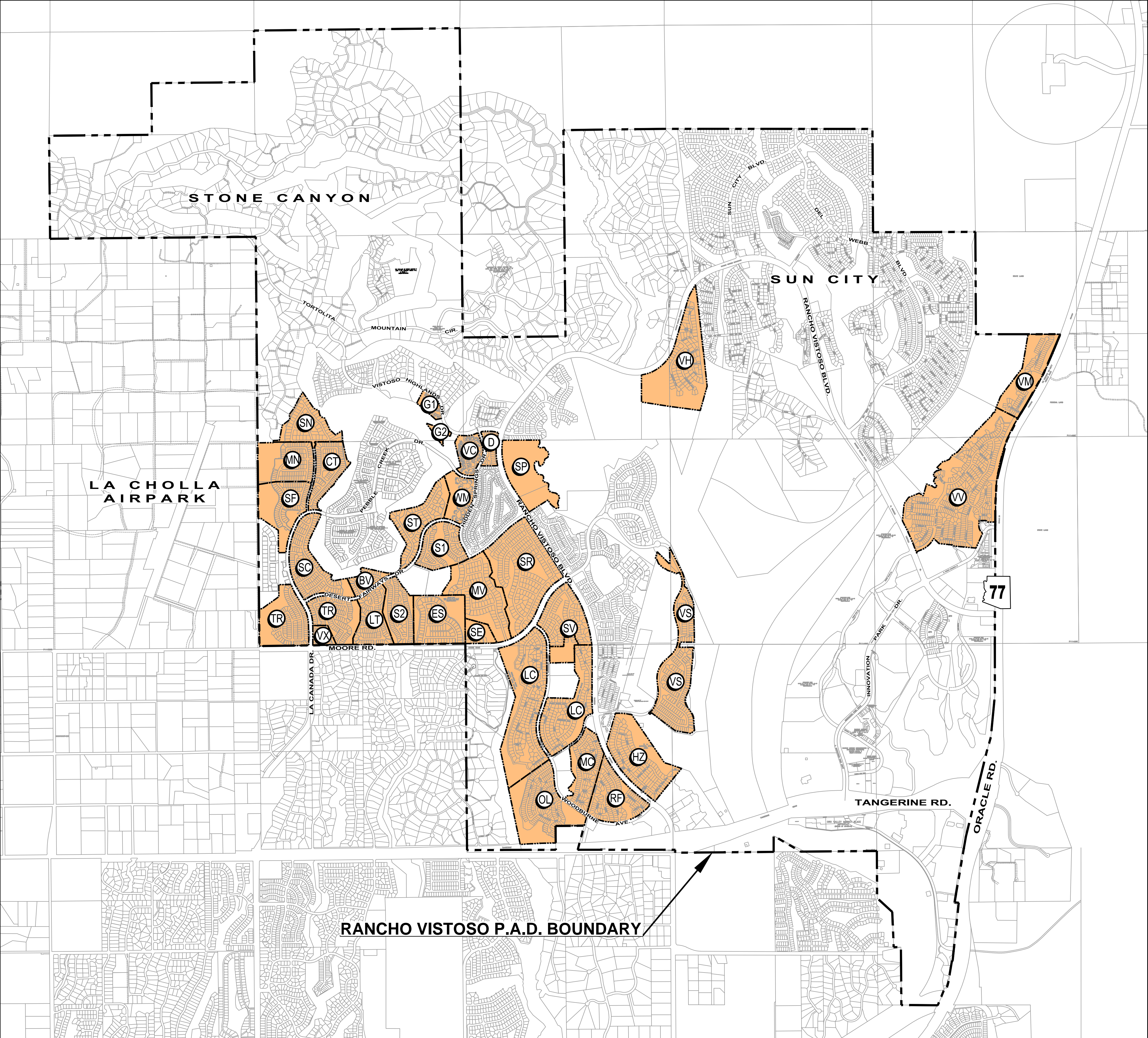
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- XX

Ungated Neighborhood
- XX

Gated Neighborhood



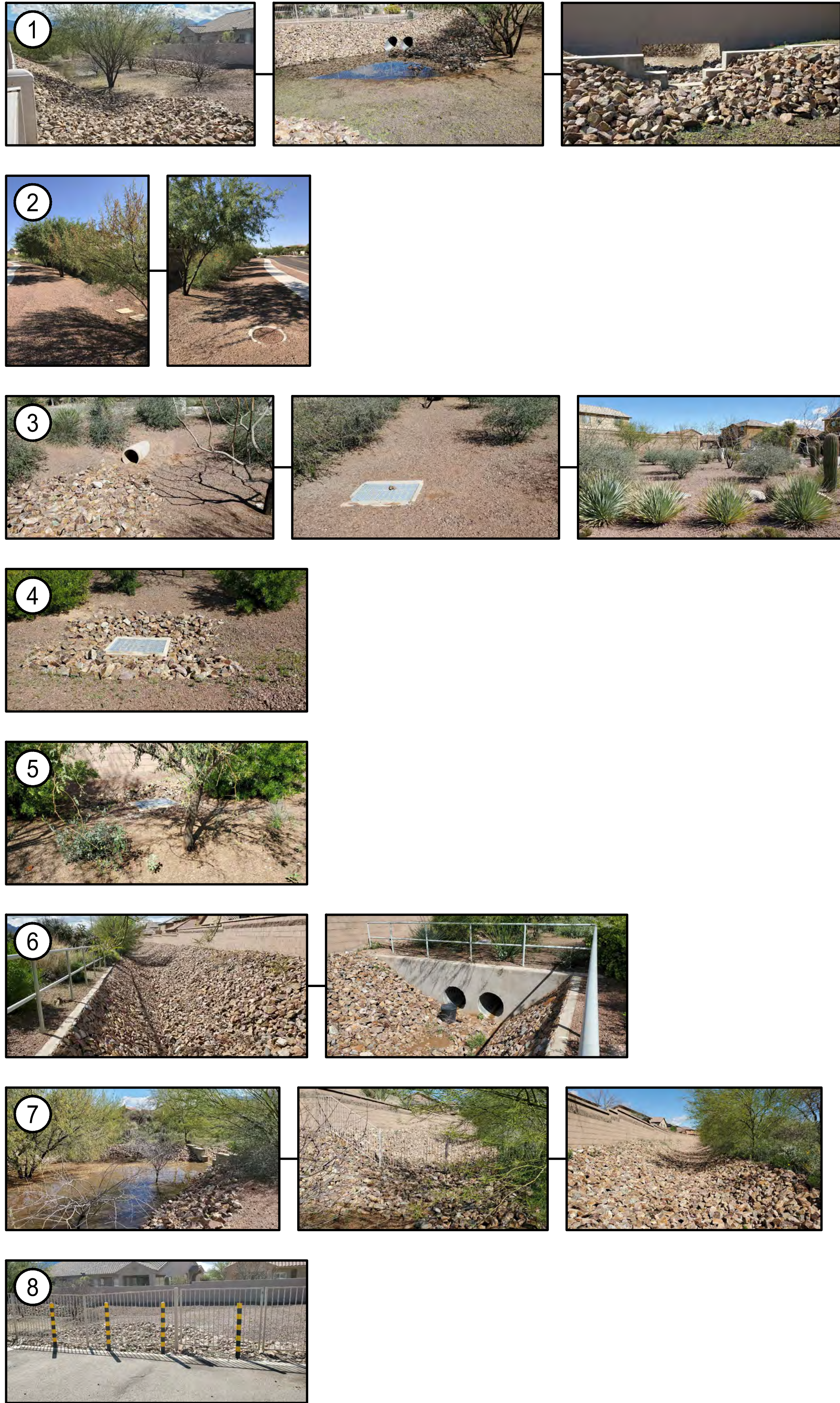
MAP 'AA' - AREAS WITHIN ASSOCIATION RESPONSIBILITY



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10 Parcel W", Jan. 2003, Book 57, Page 70.

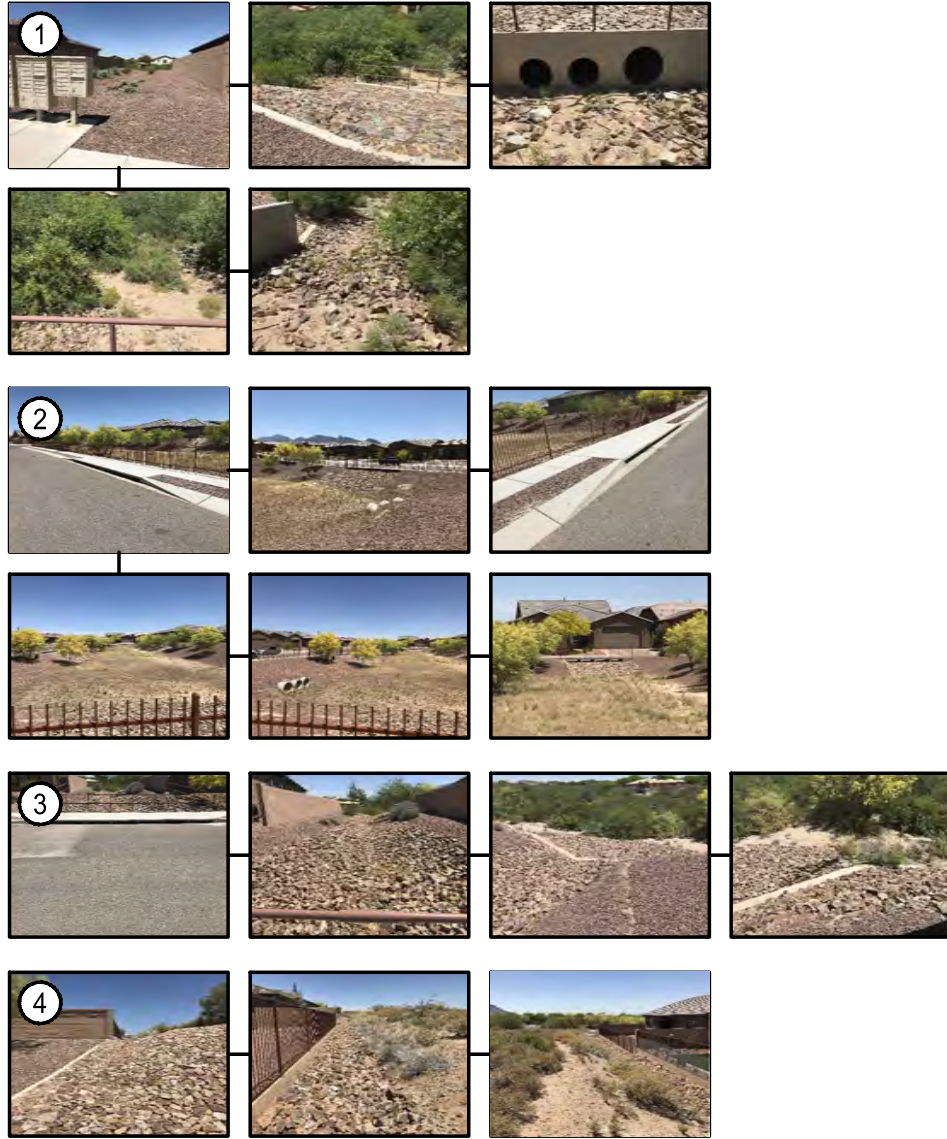
RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Bella Vista (BV)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Grate Inlet to Pipe	Grate structure clear of debris, minimal sedimentation within channel bottom		
Site 2	Pipe Outlet and Channel/Scupper Inlet and Detention/Retention Basin	Pipe clear of debris, minimal sedimentation within channel bottom, scupper clear of debris, minimal sedimentation within basin bottom		
Site 3	Scupper Inlet/Scupper Splash Pad	Scupper clear of debris, minimal sedimentation within splash pad, structure intact		

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Cortona (CT)	June 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Channel in good condition		
Site 2	Scupper Inlet, Scupper and Channel	Scupper inlet in good condition, scupper and channel in good condition		
Site 3	Channel	Channel in good condition		
Site 4	Detention/Retention Basin, Scupper and rock-lined Spillway	Basin in good condition, scour and erosion at outlet, scupper and rock spillway in good condition		Repair scour and erosion at outlet
Site 5	Detention/Retention Basin	Basin in good condition		
Site 6	Scupper and Basin/pipe inlet	Structures in good condition		
Site 7	Scupper and Channel; Channel and pipe outlet from CT-06	Scupper and channel in good condition, downstream sediment accumulation, channel and pipe outlet has excess vegetative growth and debris with scour and erosion		Remove channel sedimentation, remove excess vegetation/debris and repair scour/erosion
Site 8	Scupper and Channel	Scupper inlet in good condition with sediment build-up at the outlet, channel has excess vegetative growth		Remove channel sedimentation, remove excess vegetation
Site 9	August 2020/Basin	basin and rip-rap slopes appear in good condition/heavy vegeatation is present		Remove/clear vegetation, trim trees, inpect slopes and repair if necessary



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10, Sunset Ridge II", Jul. 1995, Book 48, Page 27.

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Discovery (D)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Culvert Outlet to Basin and Weir	Minimal sedimentation within basin bottom		Clean out basin sedimentation
Site 2	August 2020/Swale along Hidden Springs Road	Good Condition		
Site 3	Detention/Retention Basin to Grate Inlet and Stormdrain	Basin clear of debris, culvert outlet clear		
Site 4	Grate Inlet	Grate Inlet clear		
Site 5	Grate Inlet	Grate inlet clear		
Site 6	Stormdrain Outlet to Channel	Stormdrain outlet clear, channel in good condition		
Site 7	Channel to Detention/Retention Basin and Weir Structure	Channel good condition, basin bottom has minimal sedimentation. Weir in good condition.		
Site 8	Depressed Curb to splash pad	Structure in good condition		



MAP 'ES' - EAGLE SUMMIT

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 10 Parcels Q & R", Jul. 2000, Book 54, Page 75.

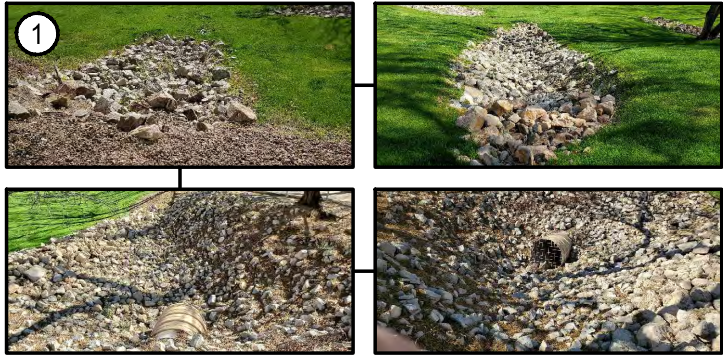
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RANCHO VISTOSO COMMUNITY ASSOCIATION - DRAINAGE FACILITIES INVENTORY MAP 'ES' - EAGLE SUMMIT

2020.03.xx
WLB No. 185050-V-A06



RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Eagle Summit (ES)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Detention/Retention Basin and Channel outlet	Facilities in good condition ; the channel outlet has minor erosion and vegetative growth		Repair outlet and remove excess vegetation
Site 2	Detention/Retention Basin	Basin in good condition (includes outlet pipes, scuppers and slopes); Grass and vegetation present		
Site 3	Channel with Spillway	Channel in good condition ; some erosion at the outlet spillway (south side)		Repair erosion at outlet
Site 4	Rock rip rap Swale	Swale in good condition		



MAP G1' - VISTOSO GOLF CASITAS I

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10 Parcels B & C and R.V. Neighborhood 11 Parcel AC", Apr. 2004, Book 58, Page 84.

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RANCHO VISTOSO COMMUNITY ASSOCIATION - DRAINAGE FACILITIES INVENTORY MAP 'G1' - VISTOSO GOLF CASITAS I

2020.03.xx
 WLB No. 185050-V-A06

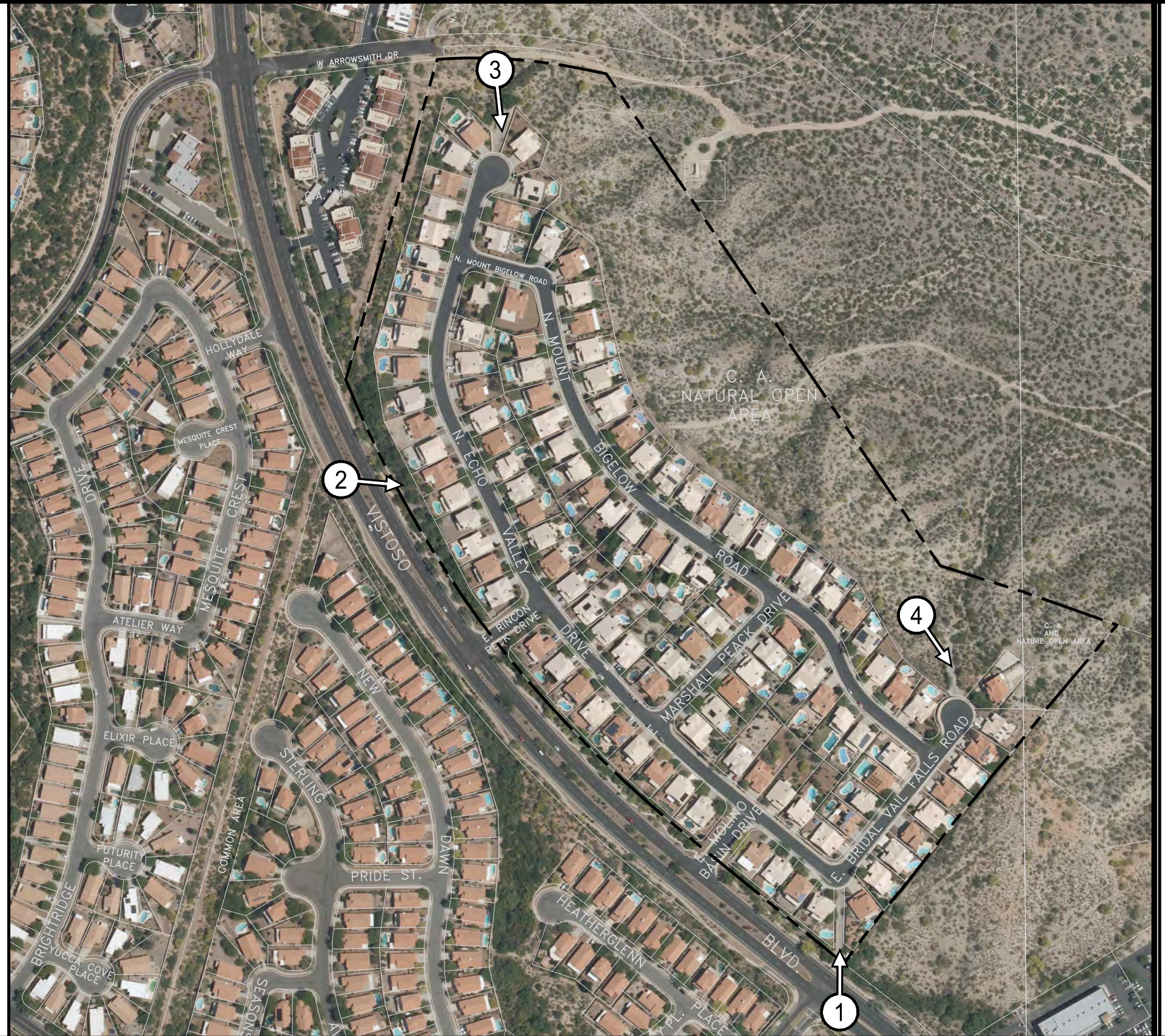


RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Vistoso Golf Casitas I (G1)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Splash pads into Detention/Retention Basin with Culvert outlet	Splash pads intact, culvert has minor sedimentation and debris		



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 11 Parcel AJ", JUL. 1999, Book 52, Page 61.

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Vistoso Golf Casitas II (G2)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Multiple Offsite Culvert outlets leading to Stormdrain system, Grate inlets, Deperessed culvert and Splash pads	Some sedimentation located at culvert outlets, some debris at grate inlet		Remove sediment at outlets and debris at inlet



MAP 'HZ' - HORIZONS

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 5, Parcel T", Jul. 1995, Book 47, Page 68.

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RANCHO VISTOSO COMMUNITY ASSOCIATION - DRAINAGE FACILITIES INVENTORY MAP 'HZ' - HORIZONS

JULY 2020
WLB No. 185050-V-A06



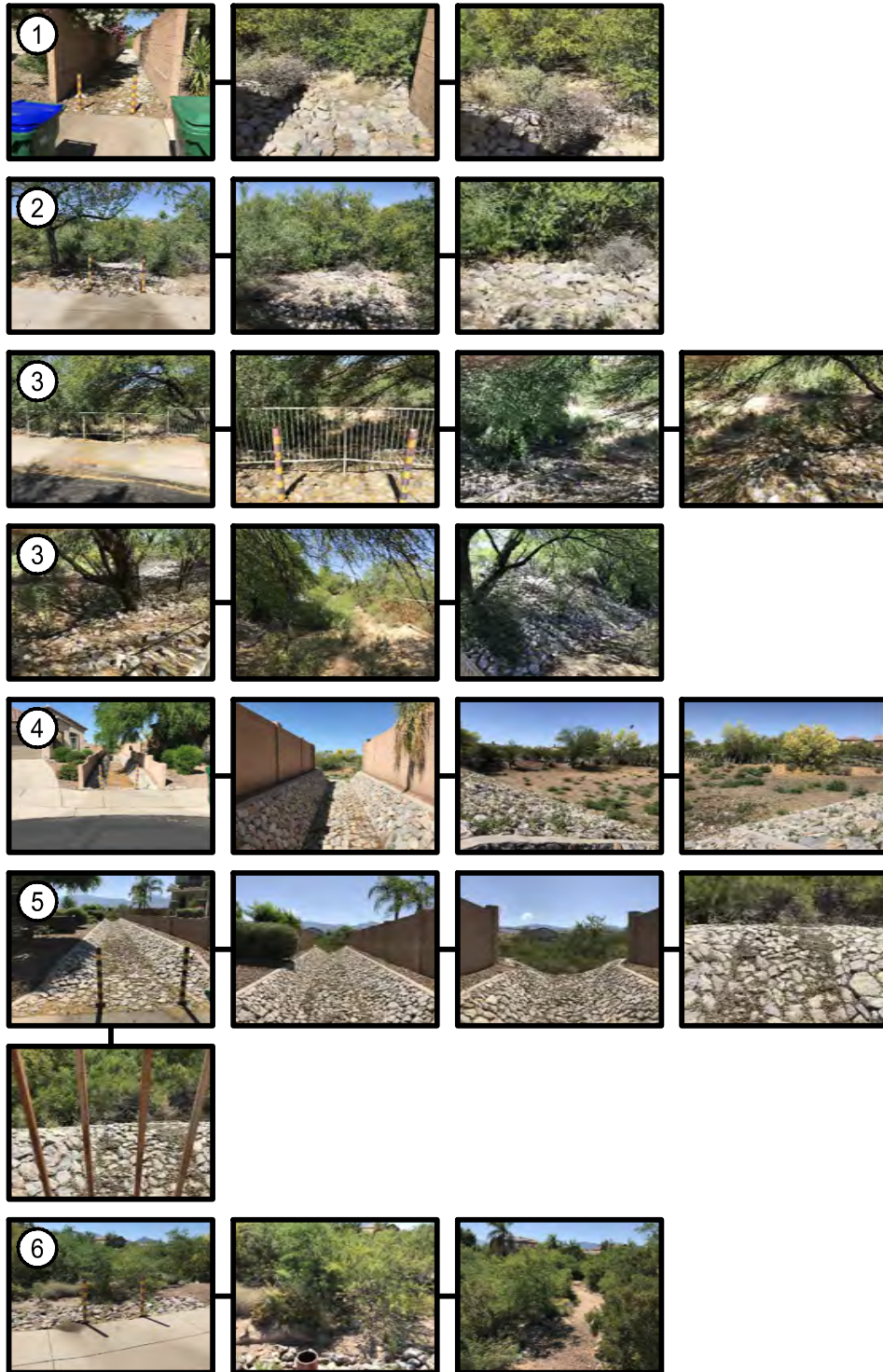
RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Horizons (HZ)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Channel in good condition		
Site 2	August 2020/Landscaped Slope	Well maintained - good condition		
Site 3	Channel/Spillway	Upstream reach in good condition, erosion occuring at downstream end of rip rap		Repair erosion
Site 4	Channel	Upstream in good condition; major erosion is occuring downstream		VCA Special Project (Design by WLB) - repair erosion and improve structure



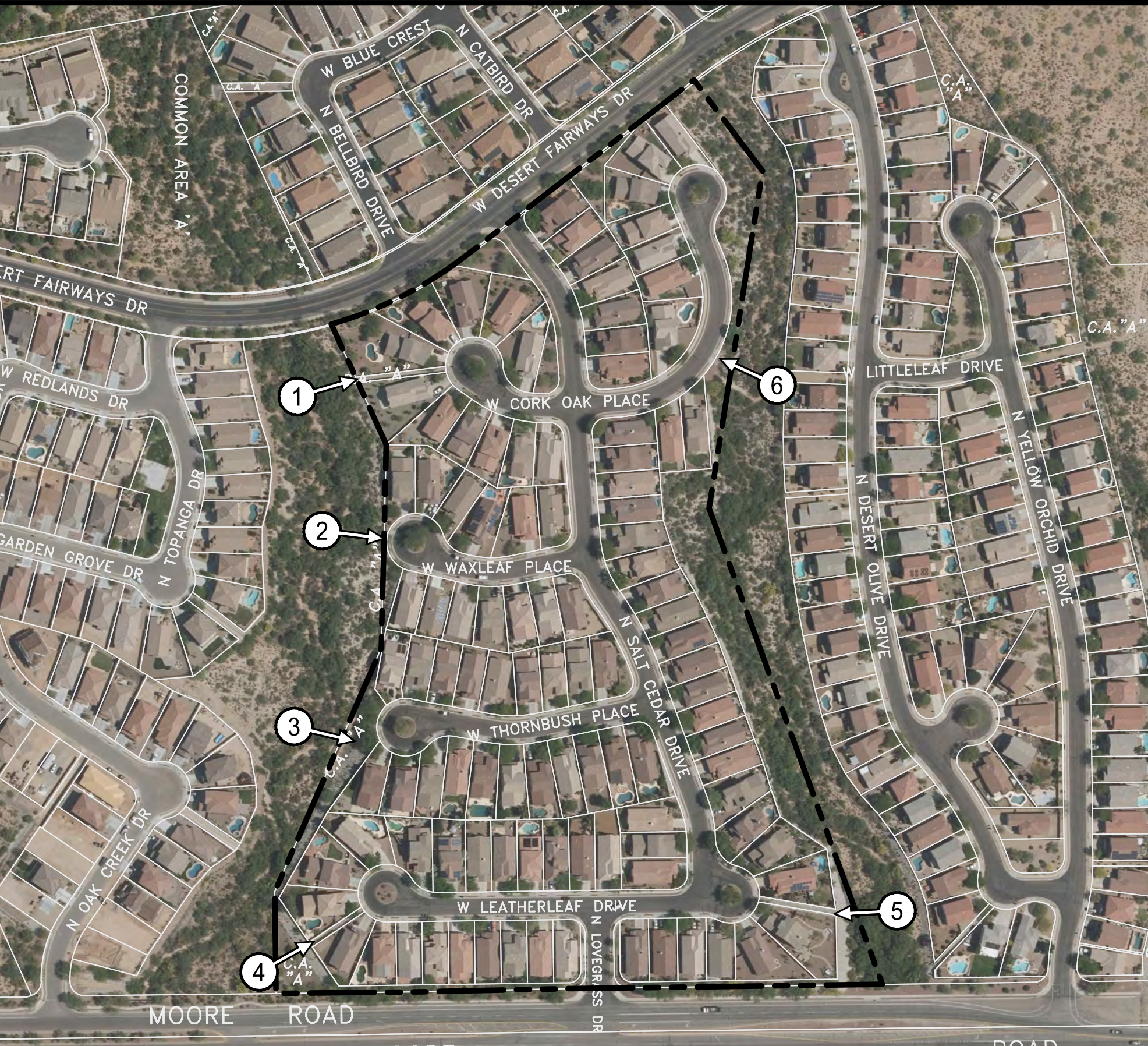
MAP 'LC' - LAS COLINAS

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 7, Unit 1", Jul. 1987, Book 41, Page 100.

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Las Colinas (LC)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Sediment build-up and displaced rock rip rap; fallen stumps across channel; overgrown vegetation at downstream end		Remove tree stumps/repair channel and remove excess vegetation
Site 2	Channel	Sediment build-up upstream; large tree at downstream end along with debris and excess vegetation at outlet		Remove tree and debris and excess vegetation
Site 3	Channel/Spillway	Good condition except at outlet (overgrowth of vegetation)		Remove excess vegetation
Site 4	Channel	Minor sediment, rip rap displacement and thick vegetation downstream end		Remove excess vegetation/repair rip rap
Site 5	Channel	Significant sedimentation/ missing or misplaced rip rap; debris and vegetation overgrowth at exit		Repair channel rip rap; remove sediment and overgrowth
Site 6	Channel	Channel in fair condition with heavy vegetation overgrowth at exit		Remove overgrowth
Site 7	Channel	Channel in good condition; dead vegetation at downstream end		Remove dead vegetation
Site 8	Channel	Channel in good condition; dead vegetation at downstream end		Remove dead vegetation
Site 9	Drainageway	Drainageway in good condition		
Site 10	Drainageway	Drainageway in good condition; dead vegetation		Remove dead vegetation
Site 11	Drainageway	Drainageway in good condition		
Site 12	Drainageway	Drainageway in good condition; minor sediment impacting rip rap		
Site 13	Channel	Channel in good condition; large shrub/tree impairs flow		Remove shrub/tree

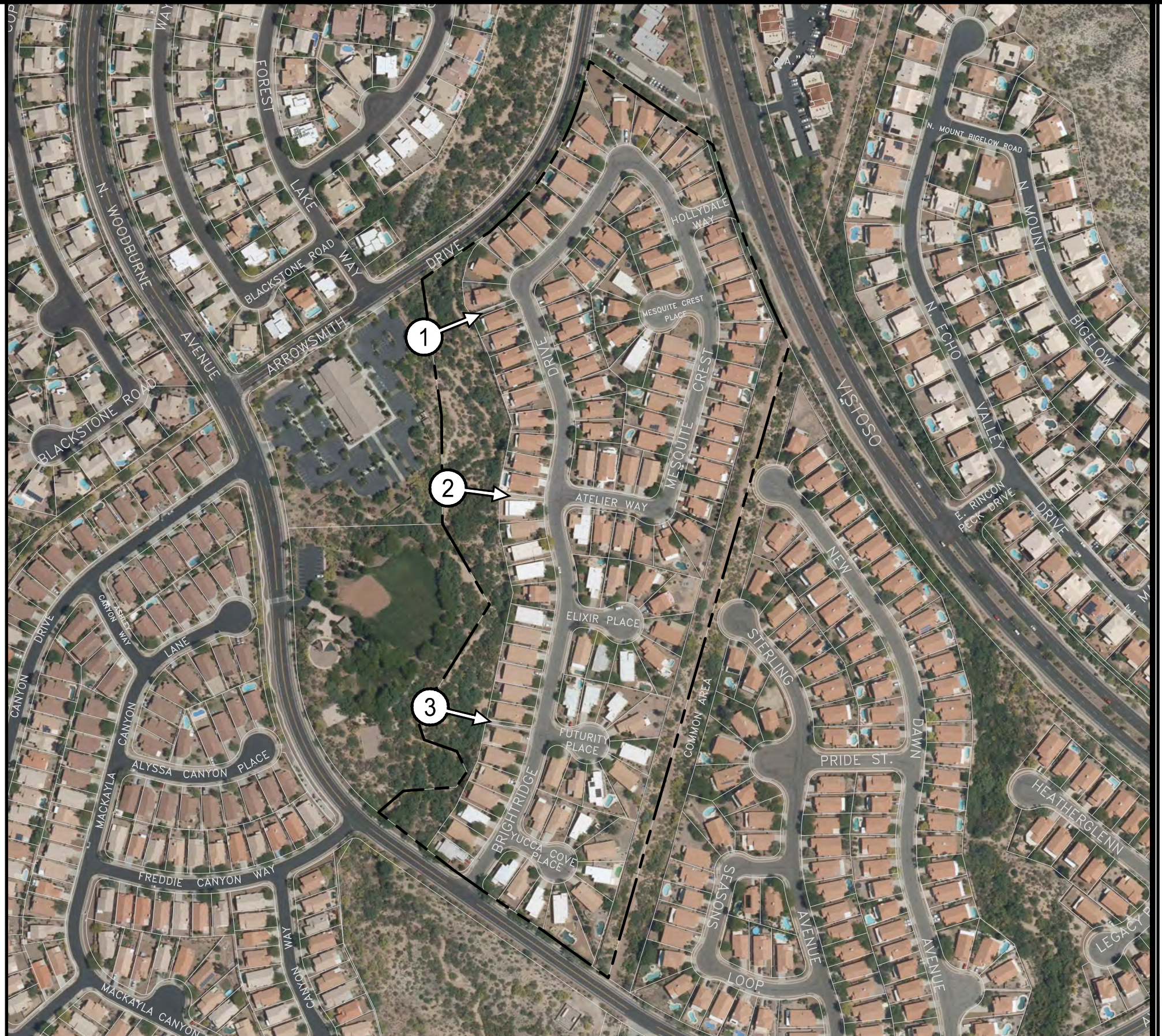


APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10 Parcels Q & R", Jul. 2000, Book 54, Page 75.



MAP 'LT' - LA TERRAZA

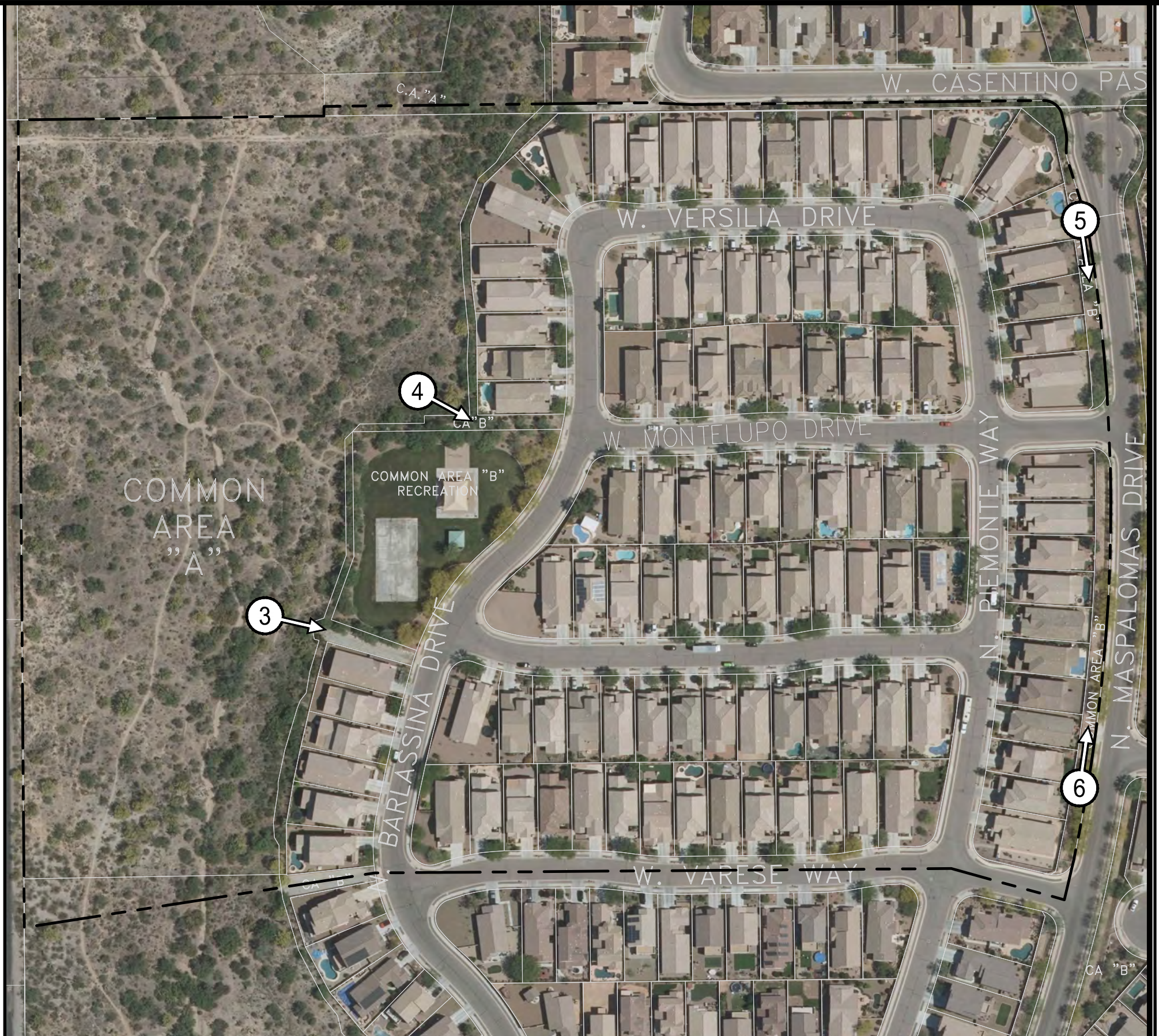
RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Las Terraza (LT)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Channel in good condition; outlet has some minor erosion with debris and vegetative overgrowth		Remove debris and overgrowth
Site 2	Rock Spillway	Inlet looks good, erosion occuring at the outlet and within natural area		Repair erosion
Site 3	Detention/Retention Basin	Basin inlet in good condition; overall basin in fair condition; heavy vegetation and debris in basin bottom		Remove debris and overgrowth
Site 4	Channel and Detention/Retention Basin	Channel and basin in good condition		
Site 5	Channel	Rock-lined channel in good condition		
Site 6	Curb cut to Swale	Curb cut in good condition; swale has erosion and some minor head cutting		Repair swale



MAP 'MC' - MESQUITE CREST

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 7, Parcel G", Nov. 1994, Book 46, Page 60.

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Mesquite Crest (MC)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Overall in good condition with small gravel/sediment in channel and nominal erosion downstream		
Site 2	Channel/Culverts	Overall in good condition with small gravel in channel, Minor sediment at downstream culvert outlet		
Site 3	Channel	Good condition; excess of vegetative growth at downstream end (natural channel)		Remove downstream overgrowth

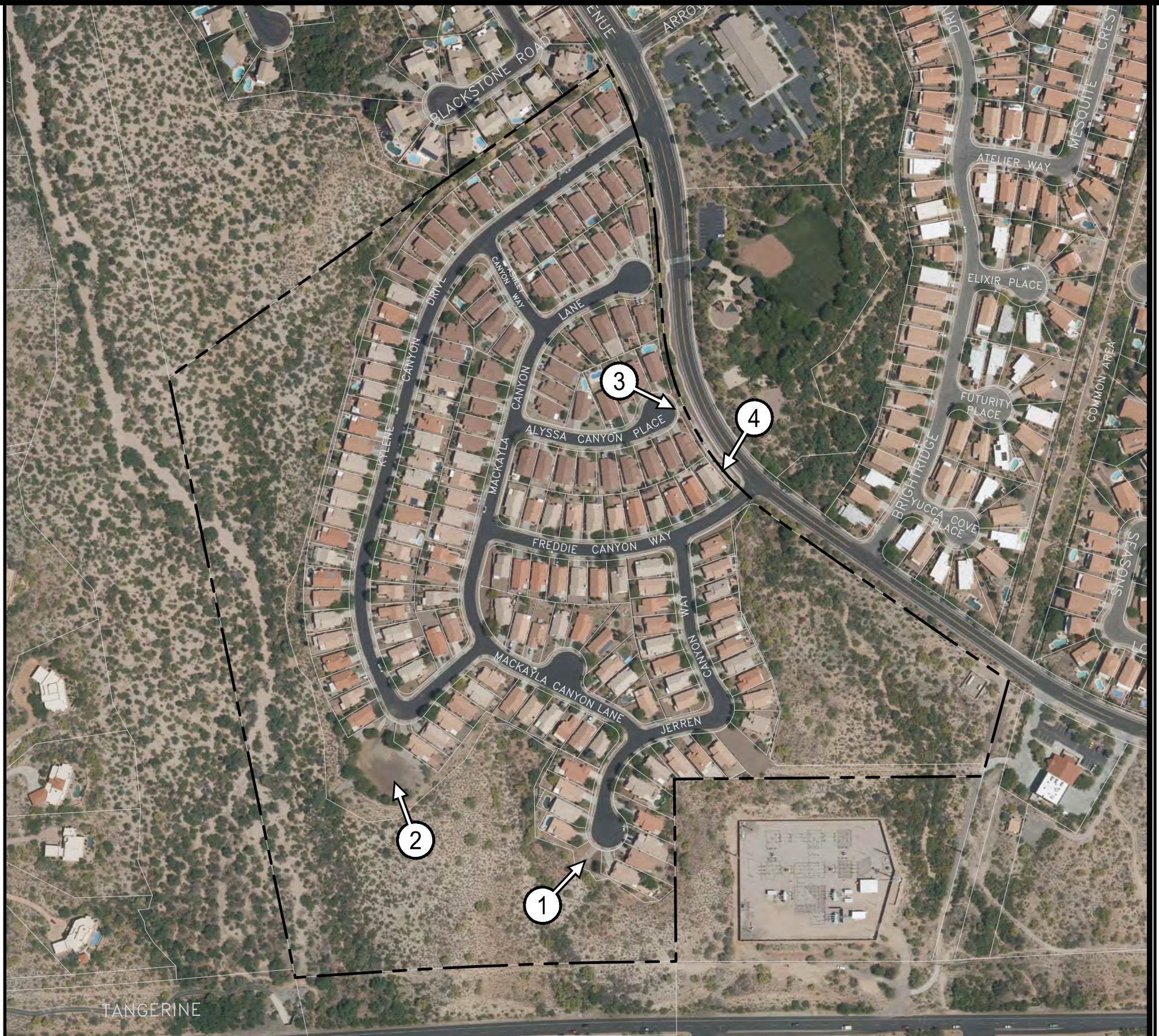
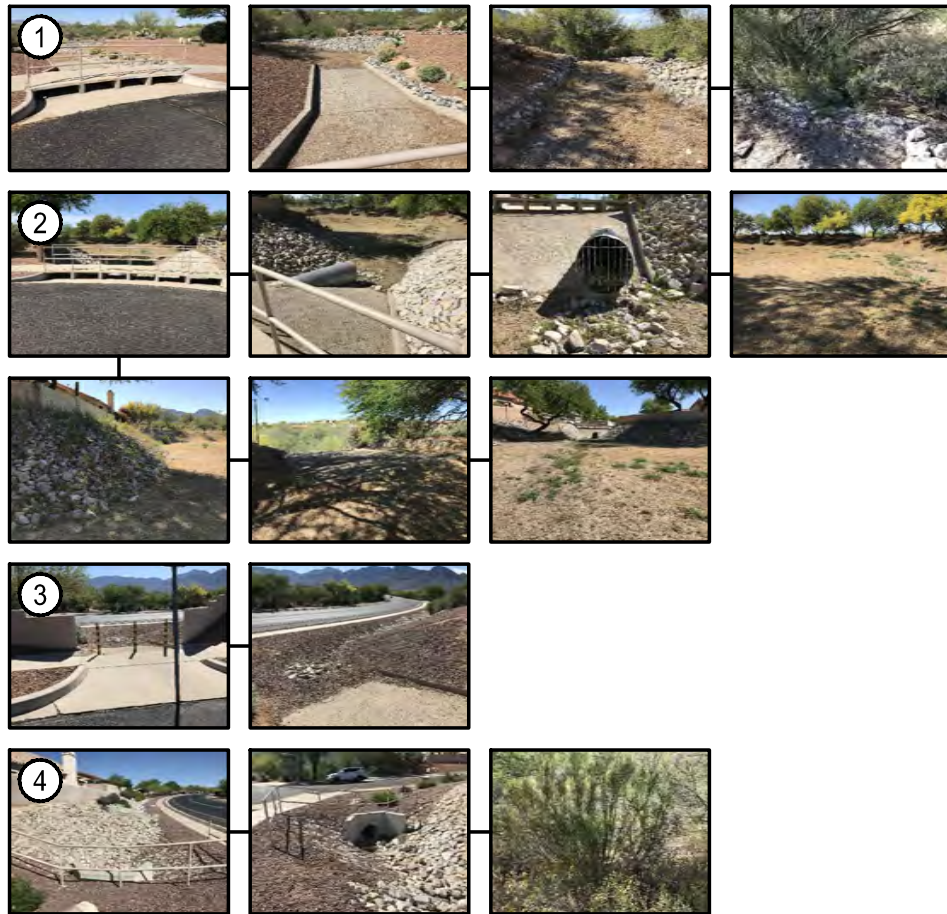


MAP 'MN' - MONTICELLO

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10 Parcels B & C and R.V. Neighborhood 11 Parcel AC", Apr. 2004, Book 58, Page 84.

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Monticello (MN)	June 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Scupper/Channel	Scupper in good condition; channel inlet has minor sediment and outlet has excess of vegetative growth		Remove sediment and excess downstream vegetation
Site 2	Scupper/Channel	Scupper in good condition; channel contains leaves and outlet has vegetative overgrowth		Remove leaves and excess downstream vegetation
Site 5	Channel and Culvert	Channel in good condition; sediment at culvert inlet and outlet with rocks at the upstream end		Clean culvert at inlet and outlet
Site 4	Scupper/Channel/Culvert	All structures in good condition		

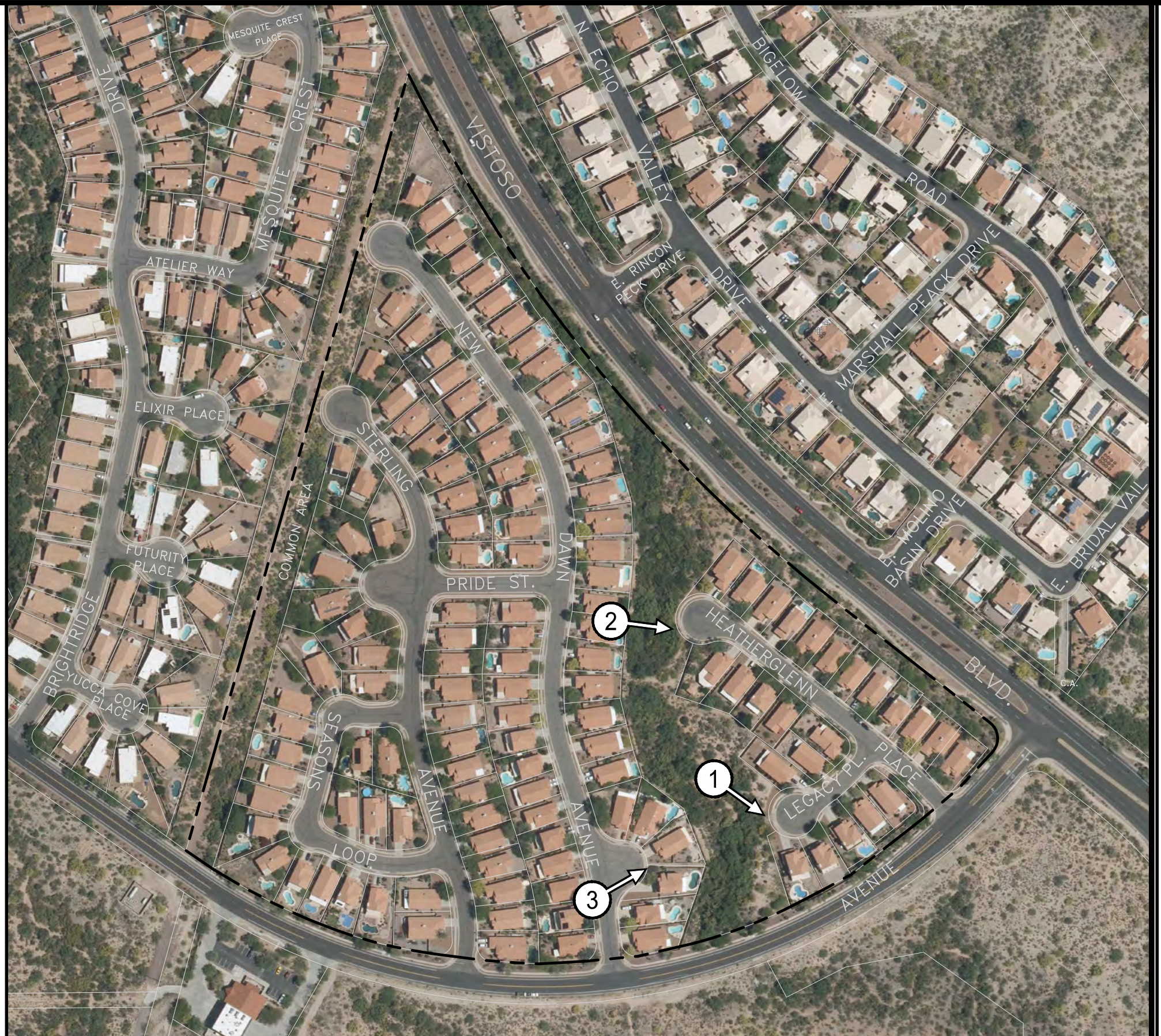
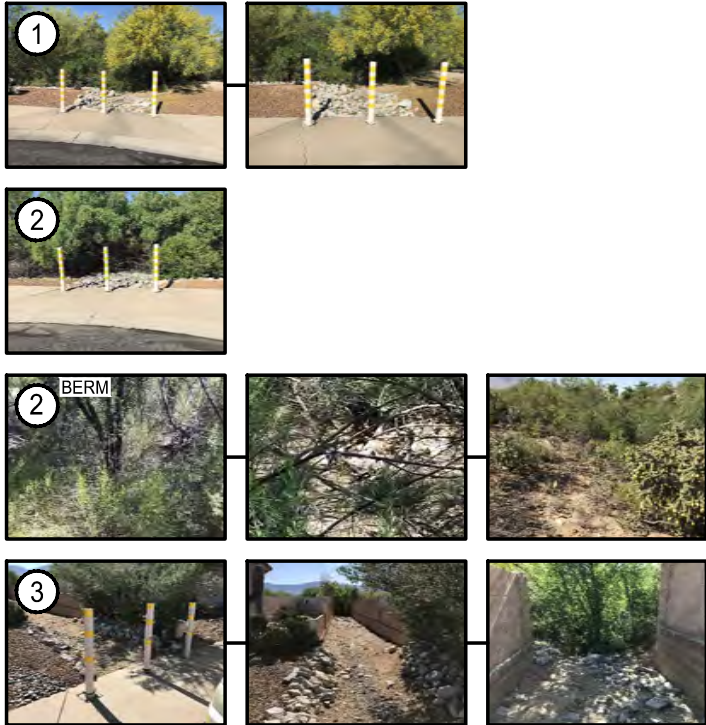
RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Maravilla (MV)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Scupper/Channel	Both structures in good condition		
Site 2	Channel	Sediment/erosion and head cutting downstream end		Repair channel
Site 3	Natural channel	Natural desert vegetation		
Site 4	Natural channel	Natural desert vegetation		
Site 5	Scupper and Channel	Structures in good condition; channel outlet has vegetation blocking flow and erosion/head cutting has occurred		Repair channel outlet
Pathway between Site 5 and Site 6	Pathway	Culvert on pathway has major erosion occurring upstream and downstream		Repair erosion at culvert inlet and outlet
Site 6	Park	Grass channel in good condition; rock rip rap outlet in good condition; major sediment at north end of scupper		Remove sediment
Site 7	Channel	Channel in good condition		
Site 8	Two Channels	Both channels in decent condition; erosion in left channel and major vegetative growth at downstream end of the right channel		Repair left channel and clean out right channel
Site 9	Two Spillways	Both spillways in good condition		



MAP 'OL' - THE OVERLOOK

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "The Overlook at R. V. Neighborhood 7, Parcel F", Sep. 1998, Book 51, Page 59.

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
The Overlook (OL)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Overall in good condition with thick vegetation at outlet		Remove overgrowth at outlet
Site 2	Detention/Retention Basin	Overall structure in good condition; inlet culvert is 1/3 blocked at grate ; outfall spillway in good condition		Remove grate covering at inlet, clean and reinstall grate
Site 3	Channel	Channel in good condition		
Site 4	Channel	Channel in good condition; heavy vegetative growth at downstream outlet		Remove overgrowth at outlet



MAP 'RF' - REFLECTIONS

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 7, Parcel H", Nov. 1994, Book 46, Page 88.

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Reflections (RF)				PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	May 2020/Spillway	Spillway in good condition with excess vegetative growth		Remove vegetation overgrowth
Site 2	May 2020/Spillway and Earthen Berm in Channel with Culvert (June 2020)	Spillway in good condition with excess vegetative growth/ In-line earthen berm in channel with culvert at bottom - very heavy vegetation and overgrown trees		Remove vegetation overgrowth in and around spillway; clean out culvert under berm as necessary, trim trees and remove excess vegetation around and on berm
Site 3	May 2020/Channel	Channel in good condition		



MAP 'S1' - ST. ANDREWS

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 10 Parcel G", Feb. 2001, Book 55, Page 13.

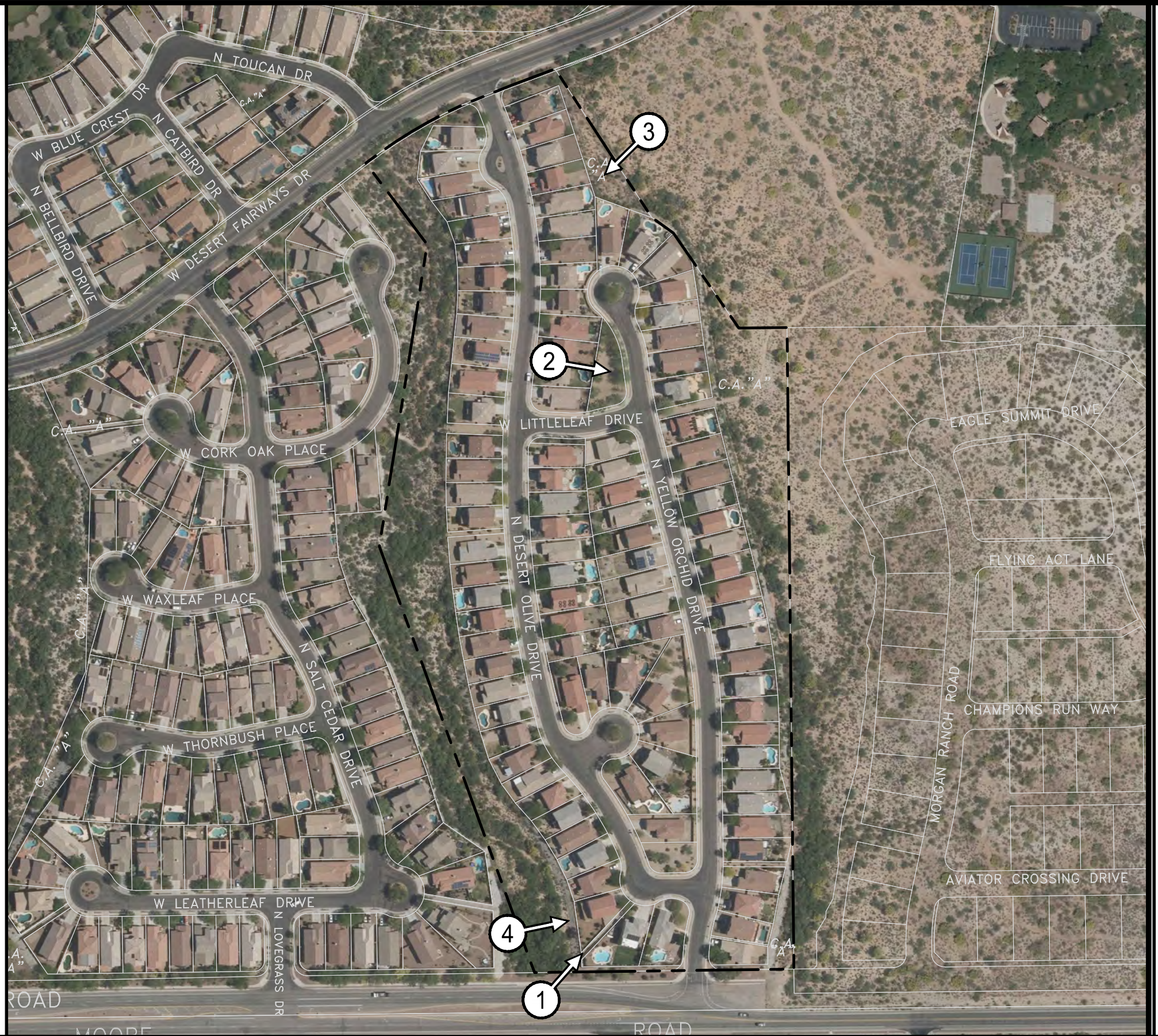
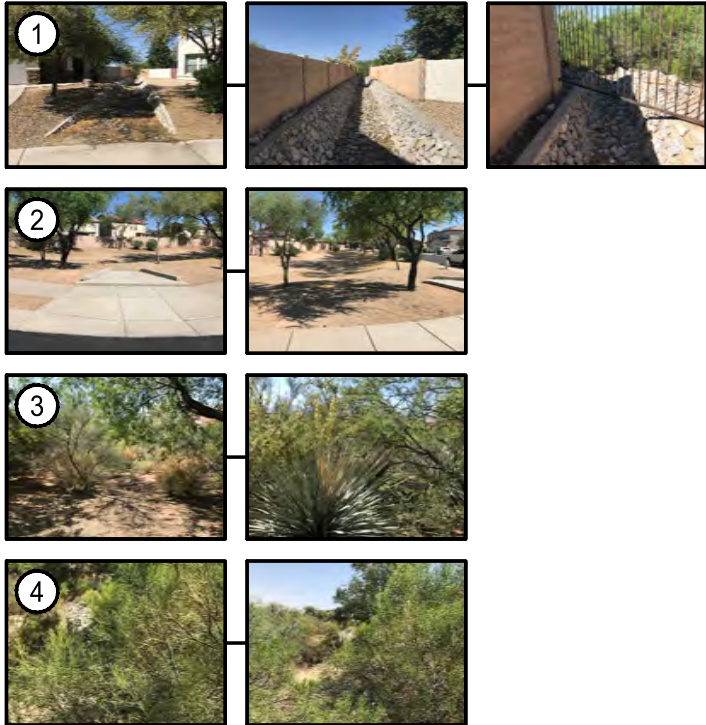
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RANCHO VISTOSO COMMUNITY ASSOCIATION - DRAINAGE FACILITIES INVENTORY MAP 'S1' - ST. ANDREWS

JULY 2020
WLB No. 185050-V-A06



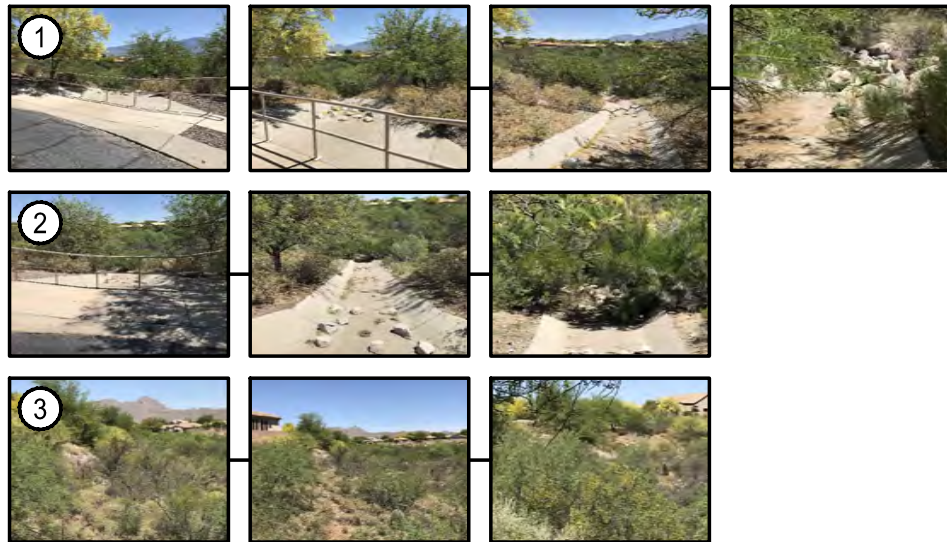
RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
St. Andrews (S1)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Retaining Wall within Channel	Retaining wall intact, overgrowth within channel		Clear overgrowth in chsnnel
Site 2	Sidewalk Scupper to Channel	Sidewalk scupper clear of debris, channel intact (large rocks within)		
Site 3	August 2020/Grate Inlet, Pipe, Rip-Rap Wall	Grate Inlet and pipe clear of debris, rip-rap wall good condition, heavy vegetation present		Clear vegetation overgrowth at pipe outlet and along wall
Site 4	Grate Inlet to Channel	Grate Inlet clear of debris, minor sedimentation within channel bed		
Site 5	August 2020/Grate Inlet, Pipe, Rip-Rap Wall	Grate inlet clear of debris, pipe outlet and rip-rap wall covered with heavy vegetation overgrowth		Clear vegetation overgrowth at pipe outlet and along wall, inspect pipe for debris (remove if necessary), and inspect wall condition
Site 6	Channel	Channel in fair condition, minor sedimentation within channel bed		
Site 7	Wall and Channel side	Some noticeable leaning of lot wall, overgrowth within channel.		Recommend the wall be evaluated for repair



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10 Parcels Q & R", Jul. 2000, Book 54, Page 75.

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
St. Andrews II (S2)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Channel in fair condition with some rock out of place and additional sediment/debris; outlet in fair condition with some rip rap failure and erosion		Repair channel; remove sediment and debris
Site 2	Detention/Retention Basin	Basin and outlet structure in good condition		
Site 3	Common Area (Basin)	Heavy vegetation		Thin out the excess vegetation
Site 4	August 2020/Channel with Rip-Rap Slope Protection	Channel in good condition with thick vegetation along rip-rap slope		Thin out the excess vegetation

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Somerset Canyon (SC)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Scupper/Channel	Scupper clear of debris, minor sedimet in channel		
Site 2	Scupper/Channel	Scupper clear of debris, minor sediment in channel		
Site 3	August 2020/Drainage Swale	Drainage swale filled with heavy vegetation, construction underway adjacent to swale		Clean out vegetation, trim trees, leave cactus
Site 4	August 2020/Rip-Rap Swale	Good condition with minor sediment		
Site 5	Scupper/Channel	Scupper clear of debris; minor sediment in channel with fallen rock rip rap		Clean and repair channel
Site 6	August 2020/Scupper, Pipe, Rip-Rap Channel	Good condition, channel has some minor sediment		
Site 7	Scupper/Channel	Scupper and channel clear of debris, minor sediment		
Site 8	Scupper/Channel/Culvert inlet	Scupper and culvert inlet clear of debris, minor sediment in channel with misplaced rock		Repair rock placement
Site 9	Depressed Curb	Structures in good condition		
Site 10	Scupper/Channel	Structures in good condition		
Site 11	Depressed Curb	Structures in good condition		

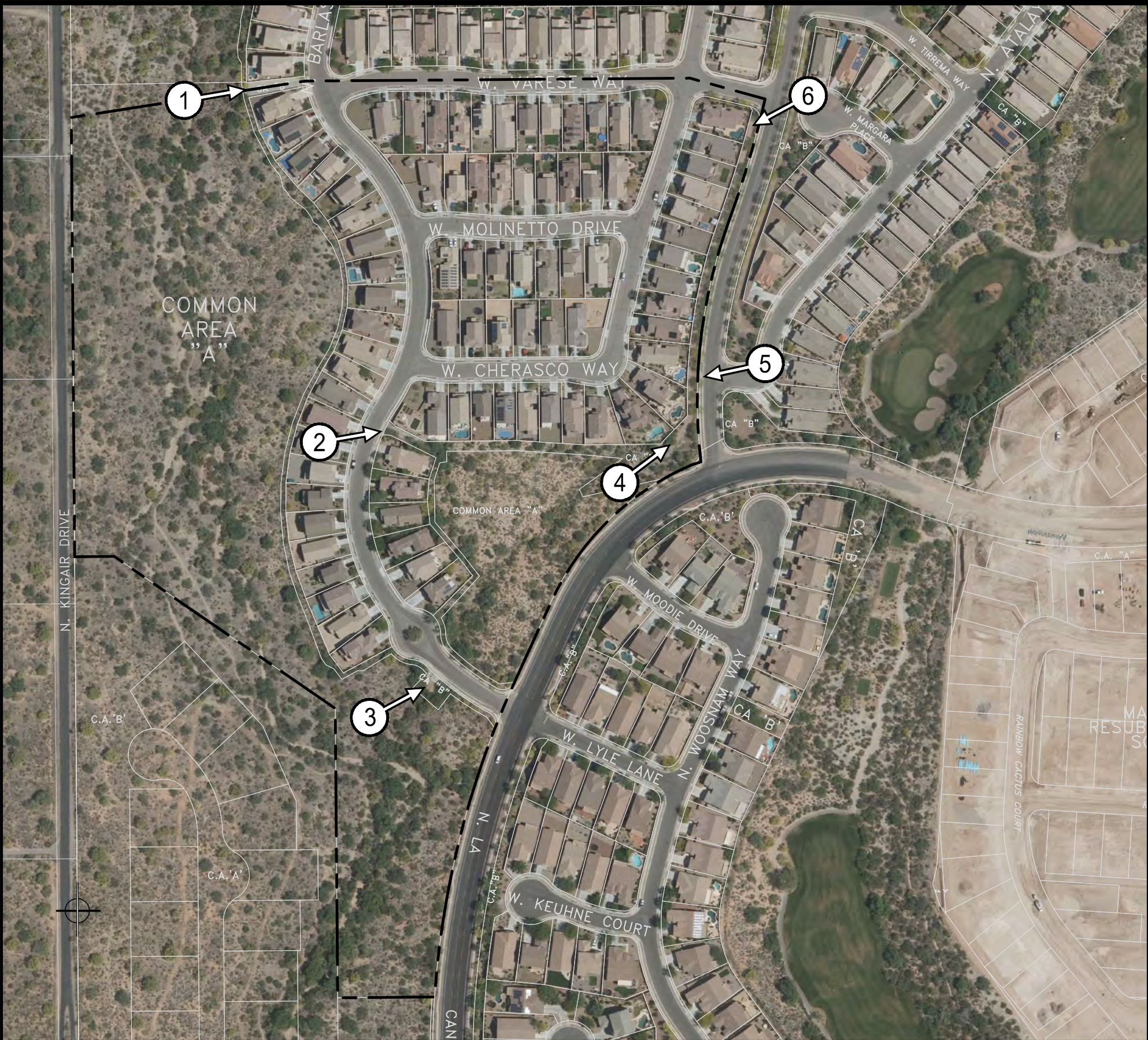


APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10, Sunset Ridge II", Jul. 1995, Book 48, Page 27.

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Sunset Ridge Estates (SE)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Channel and outlet in good condition		
Site 2	Spillway	Spillway in overall good condition; erosion and excess vegetation at outlet		Repair erosion and remove overgrowth at outlet
Site 3	Slope	Slope is heavily vegetated		Thin out the excess vegetation

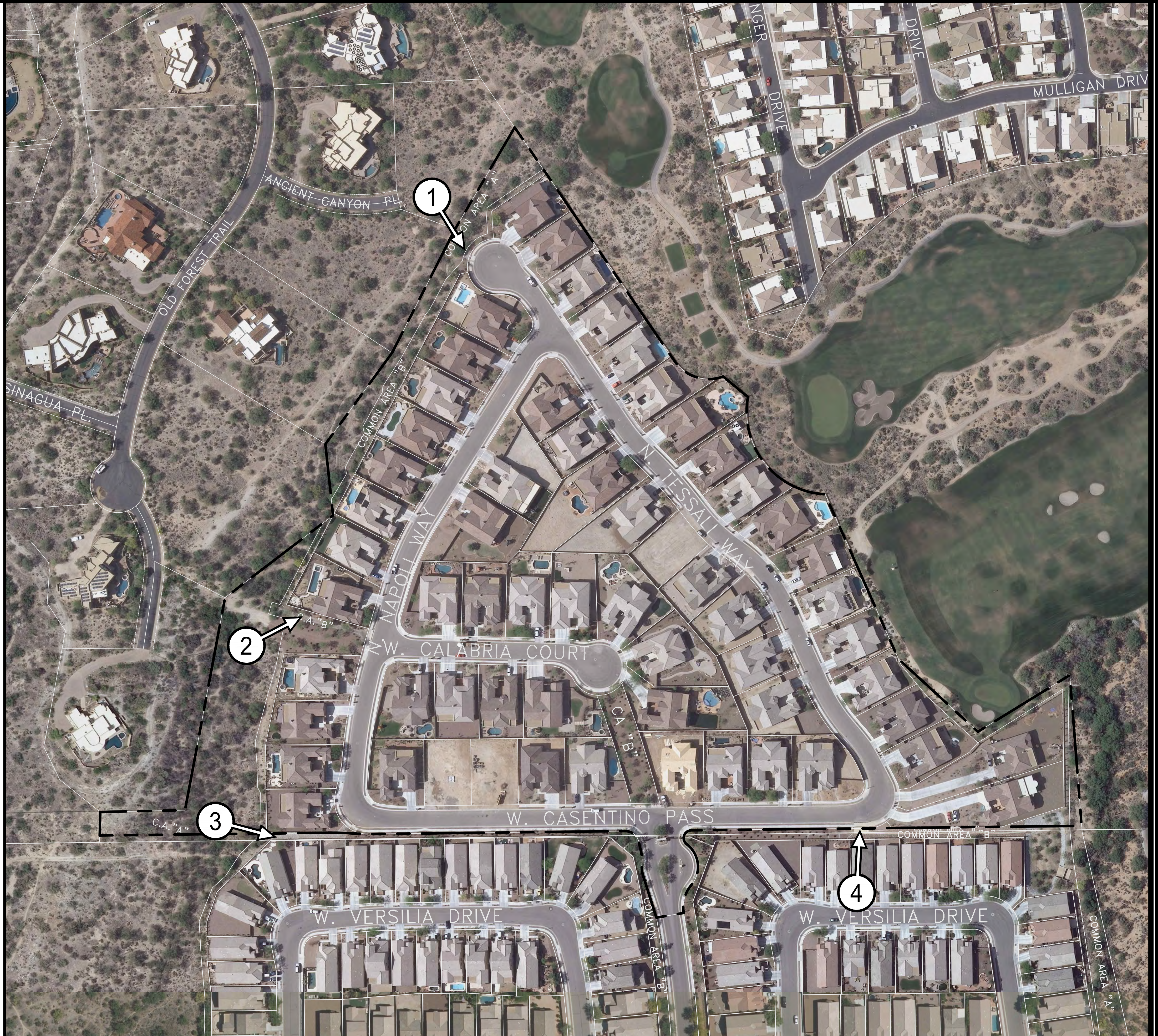
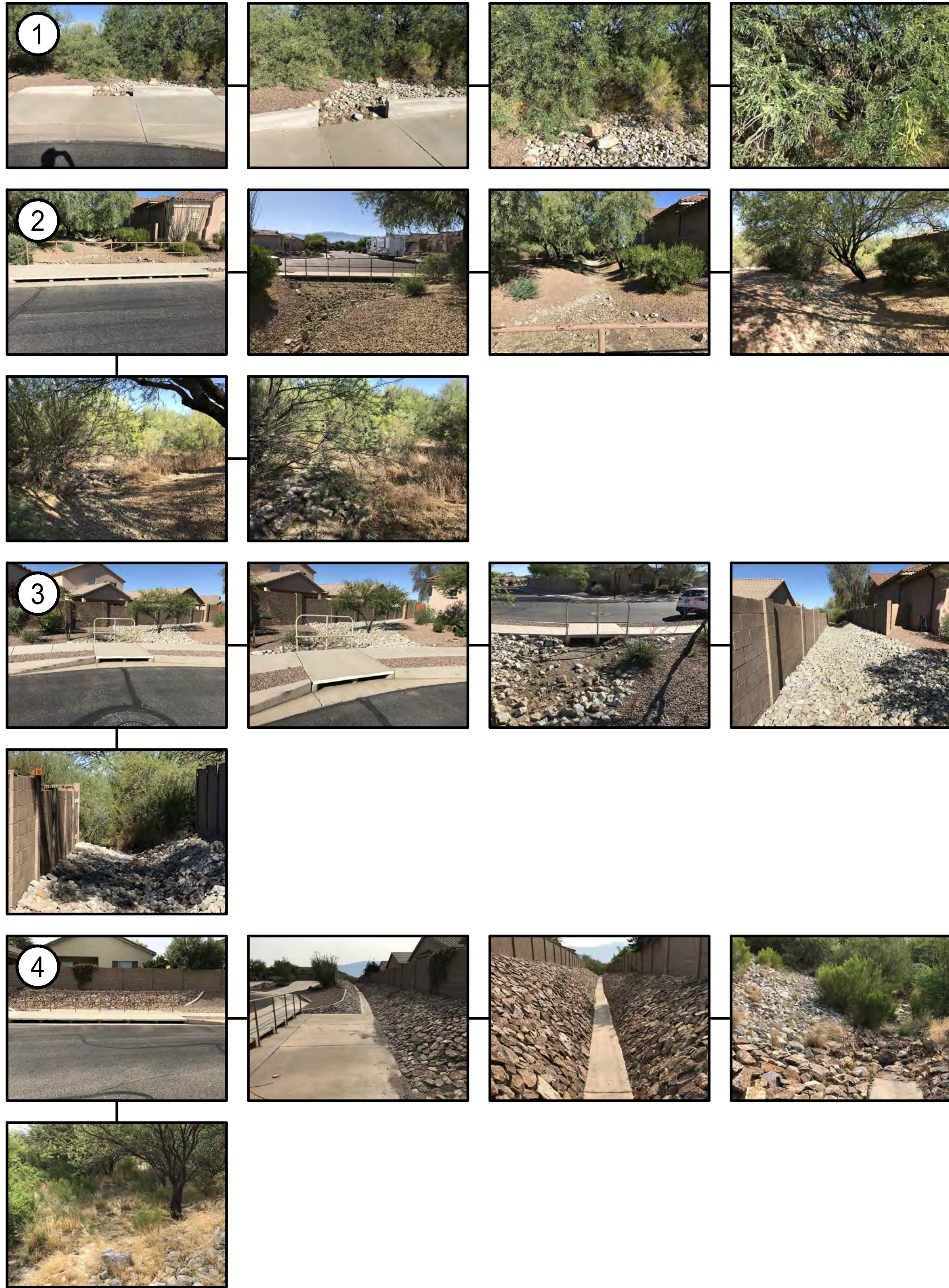


APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10 Parcel C", Apr. 2004, Book 58, Page 84.



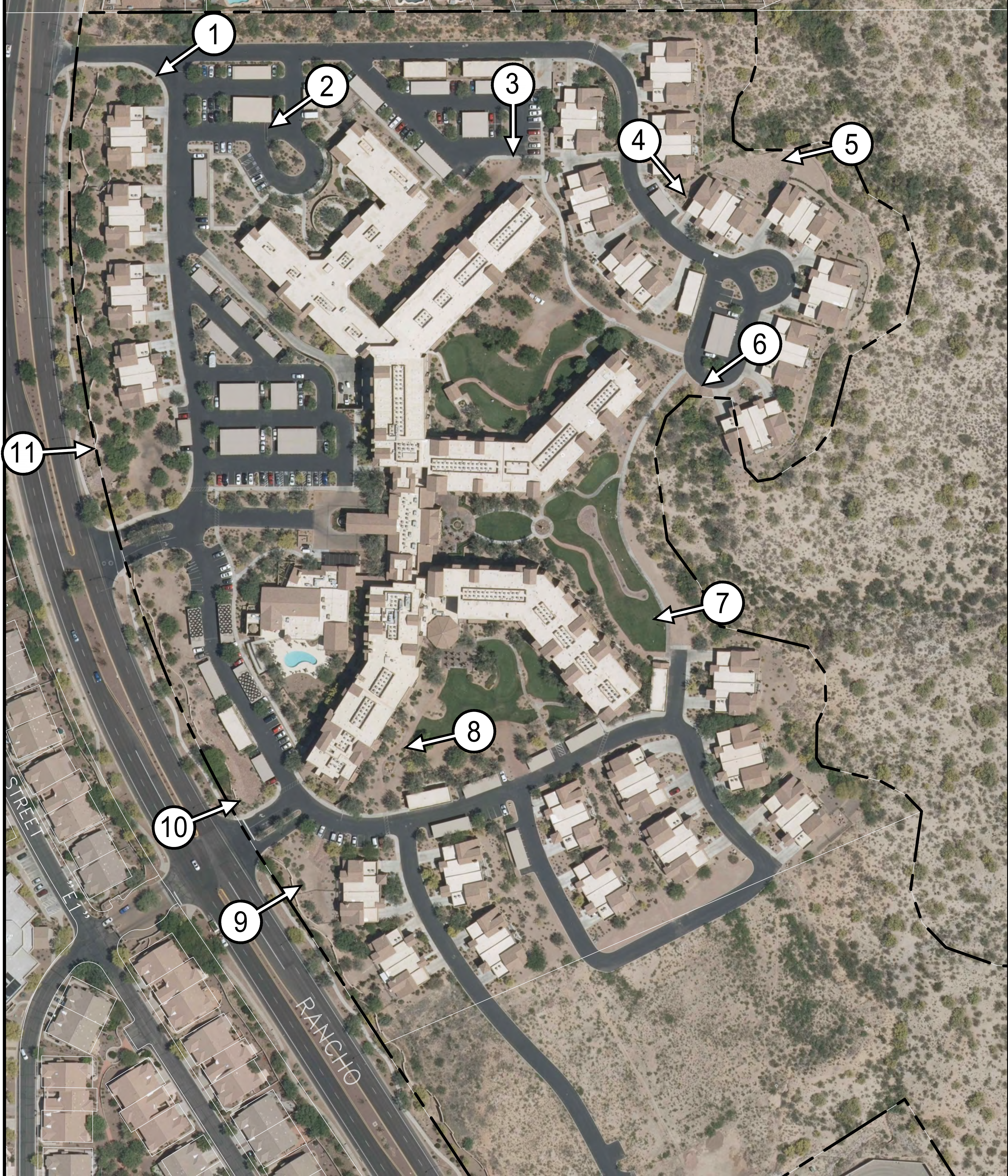
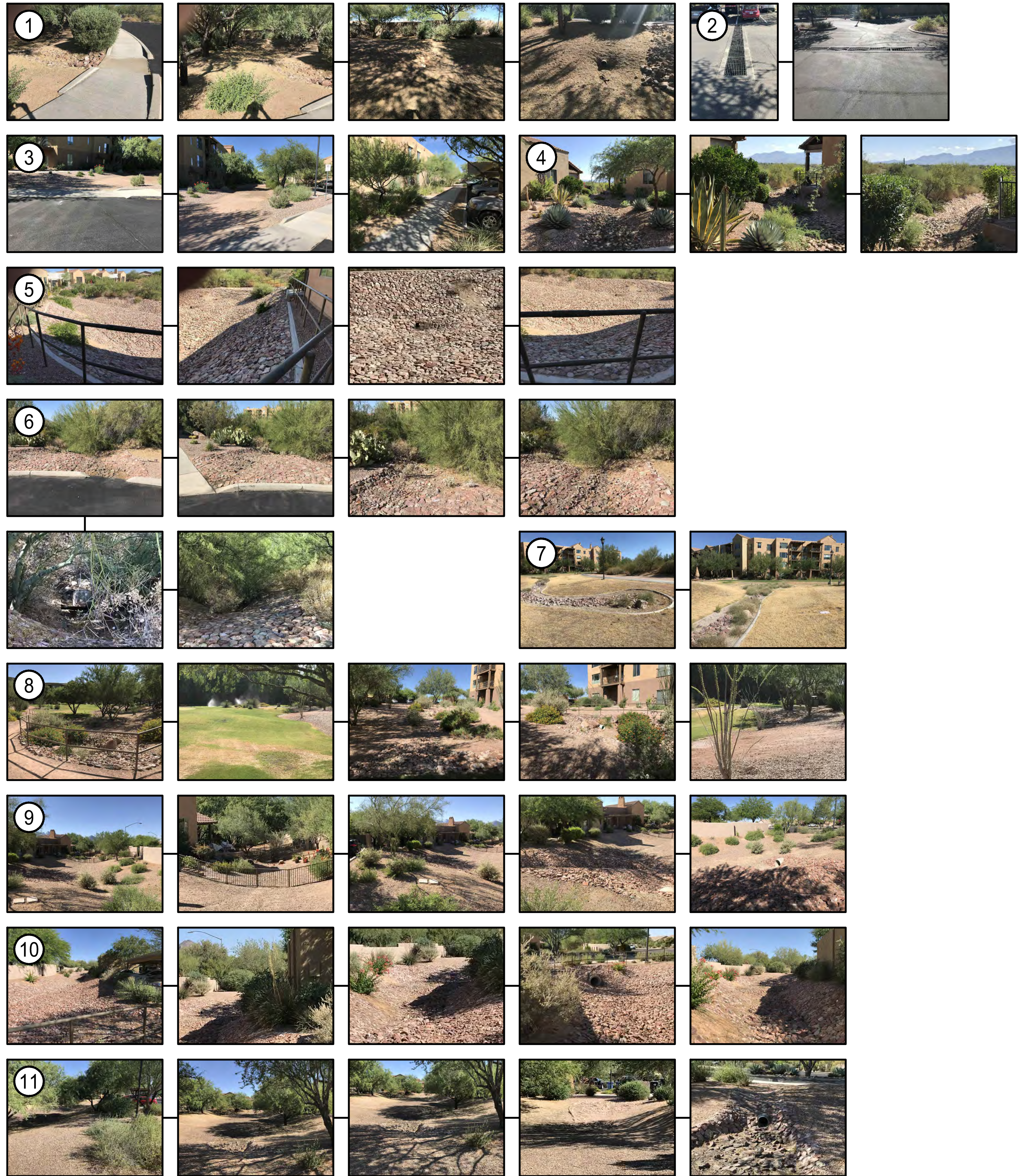
MAP 'SF' - STONEFIELD

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Stonefield (SF)	June 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Scupper/Channel	Upstream scupper good, downstream scupper has sediment build-up; channel in good condition with vegetative overgrowth at outlet		Clean out sediment and remove excess overgrowth
Site 2	Scupper/Channel	Upstream scupper good, downstream scupper has sediment build-up; channel contains sediment and debris and vegetative overgrowth at outlet		Clean out sediment/debris and remove excess overgrowth
Site 3	Scupper/Channel	Scupper and slope in good condition; channel has vegetative overgrowth at both upstream and downstream ends		Remove excess overgrowth
Site 4	Channel	Channel in good condition; minor debris		
Site 5	Culvert	Culvert - broken at downstream end		Repair or replace culvert
Site 6	Channel/Culvert	Both structures in good condition		



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10 Parcels B & C and R.V. Neighborhood 11 Parcel AC", Apr. 2004, Book 58, Page 84.

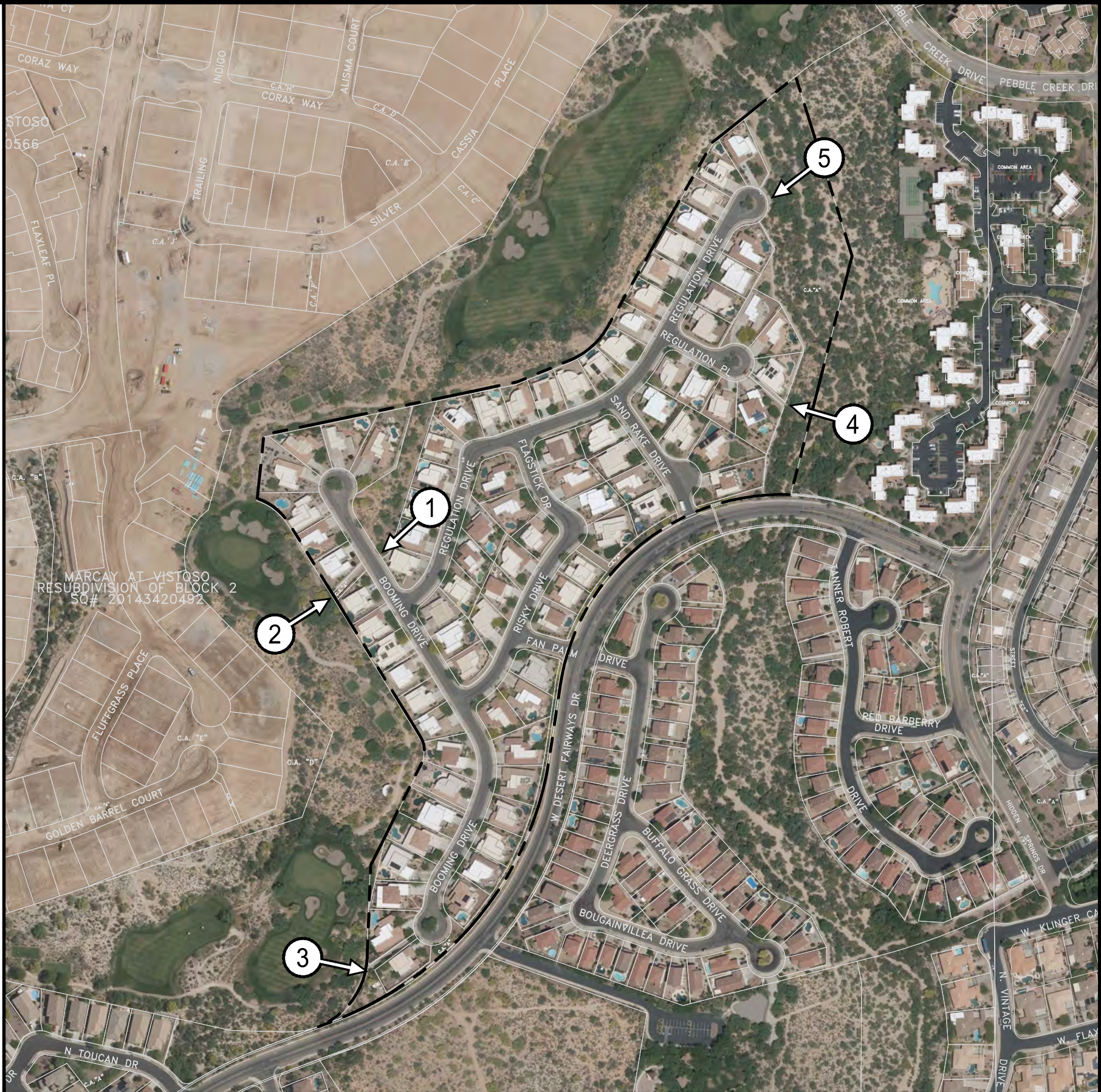
RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Siena (SN)	June 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Spillway	Upstream rock in good condition; downstream outlet heavy with vegetative overgrowth		Thin out the excess vegetation
Site 2	Scupper/Channel	Both structures in good condition; outlet has some vegetative overgrowth		Thin out the excess vegetation
Site 3	Scupper/Channel	Both strucures in good condition with sediment build-up at outlet along with thick vegetative overgrowth		Clean sediment from outlet and remove excess vegetation
Site 4	Sept 20/Scupper, Channel, Basin (CT#9)	Scupper and channel in good condition - drains to Basin (CT #9), outlet from channel obstructed with heavy vegetation		Clear vegetation at channel outlet into Basin CT #9



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 5, Parcel A", May, 2004, Book 27, Page 59.

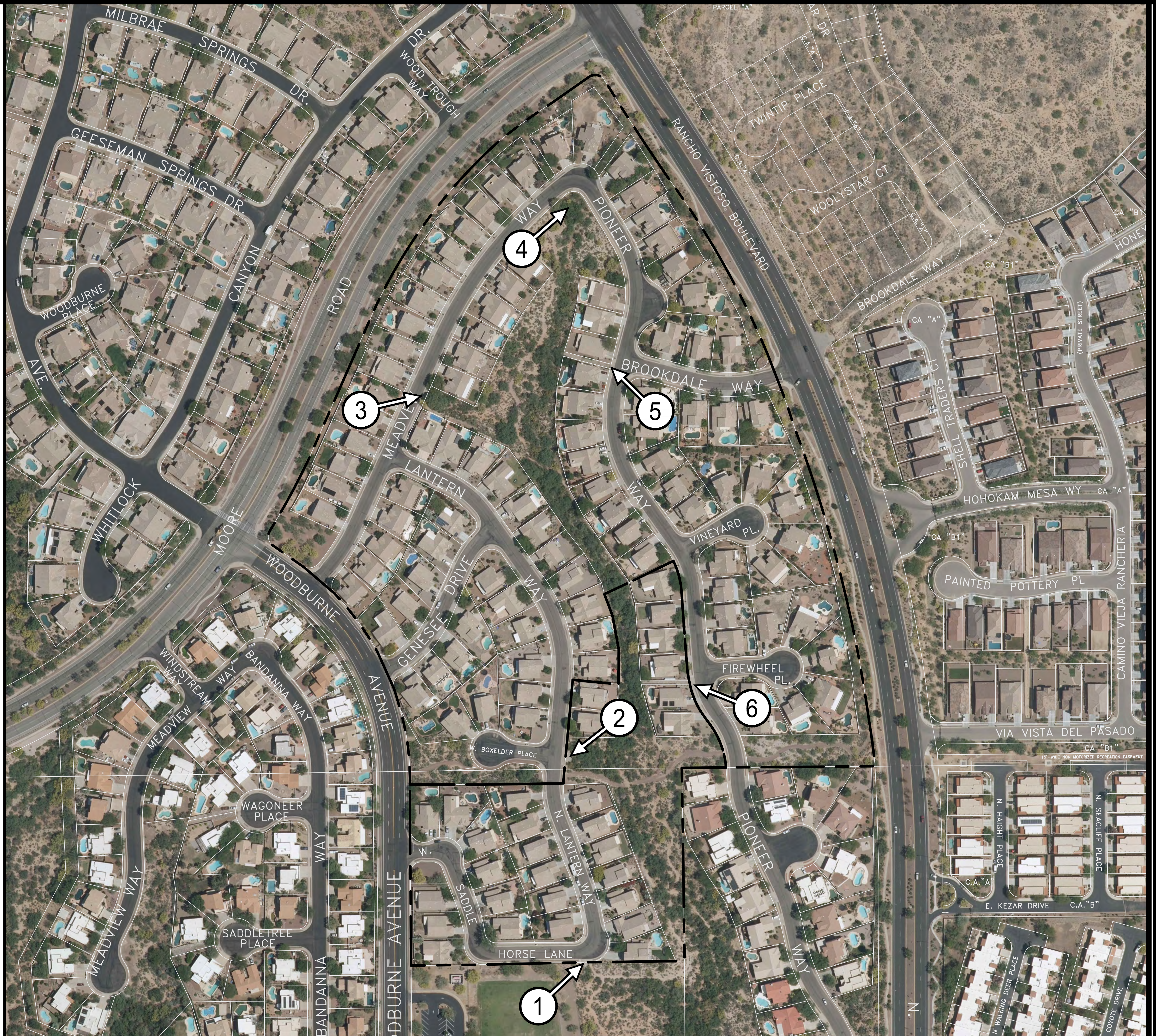
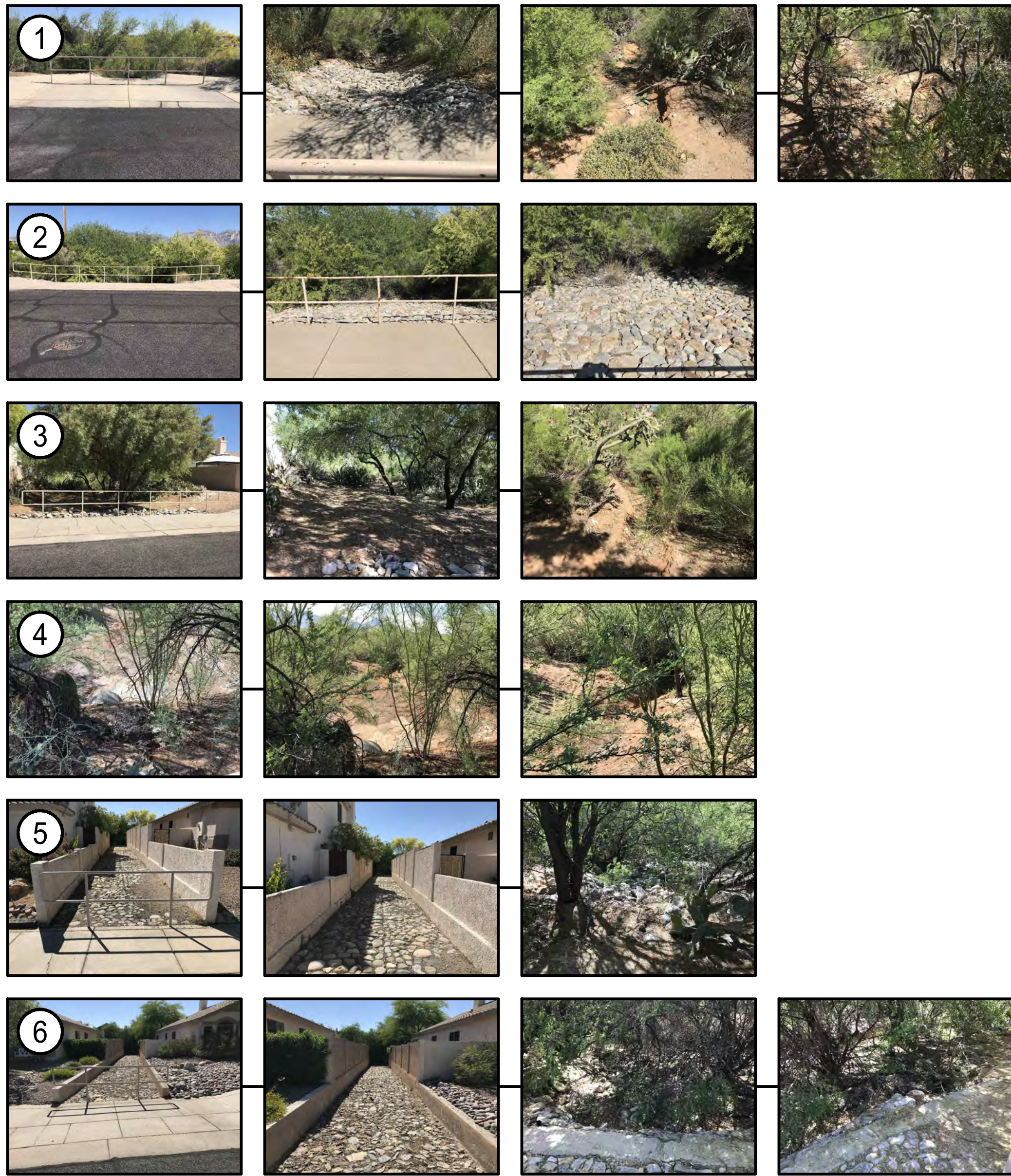
RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Splendido (SP)	June 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Detention/Retention Basin	Facility in good condition		
Site 2	Inlet grate	Grate in good condition		
Site 3	Sidewalk opening	Structure in good condition		
Site 4	August 2020/ Channel	Drains to Basin (#5) - good condition		
Site 5	Detention/Retention Basin	Facility in good condition		
Site 6	Inlets (3 locations)	All in good condition with minor debris and excess vegetation at outlets		Remove excess vegetation
Site 7	Detention/Retention Basin/Swale	Strucures in good condition		
Site 8	Detention/Retention Basin Inlets	All inlets in good condition		
SP-09	Detention/Retention Basin	Facility in good condition		
Site 10	Detention/Retention Basin	Facility in good condition		
Site 11	Detention/Retention Basin and Inlets	Facility in good condition		

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Sunset Ridge (SR)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Scupper/Rock-lined Channel/Grass Channel	Scupper is 3/4 full of sediment; major erosion and rip rap failure within the rock -lined channel with thick vegetation; grass channel in park in fair condition		Clean out scupper; repair channel and remove excess vegetation
Site 2	Channel	Erosion in channel with vegetative overgrowth at downstream exit into wash		Repair channel and remove excess overgrowth
Site 3	Channel	Channel in good condition; exit into wash has erosion/head cutting/rip rap failure and vegetative excess		Repair channel outlet and remove excess vegetation
Site 4	Channel/Spillway	7 photos - channel in good condition; spillway and side slopes have downstream rip rap failure/erosion and heavy vegetative overgrowth		Repair rip rap sideslopes and remove excess overgrowth
Site 5	Channel	Channel in good condition; sediment and debris/rocks within downstream reach, with erosion and head cutting at downstream exit into wash (vegetative overgrowth also)		Repair channel at exit; remove sediment and excess overgrowth
Site 6	Channel	Channel in good condition with minor sediment; erosion and rip rap failure at downstream exit into wash (vegetative overgrowth also)		Repair channel at exit; remove sediment and excess overgrowth
Site 7	Open Space	Heavy vegetation at grate inlet to culvert and sediment issues (which includes adjacent street)		Clean out sediment and remove excess overgrowth, possibly add sediment trap facility on upstream side of grate to capture sediment (separate project)



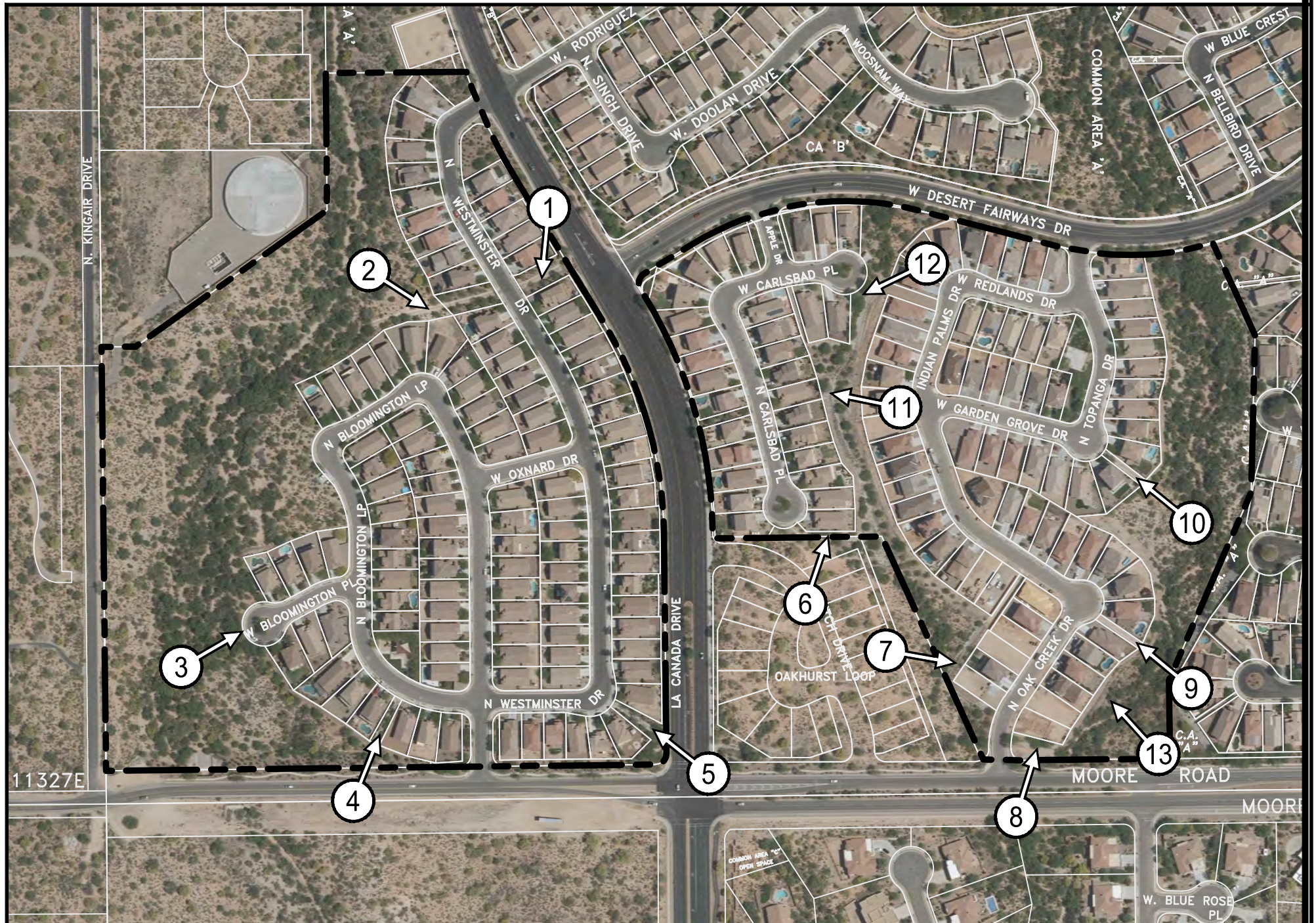
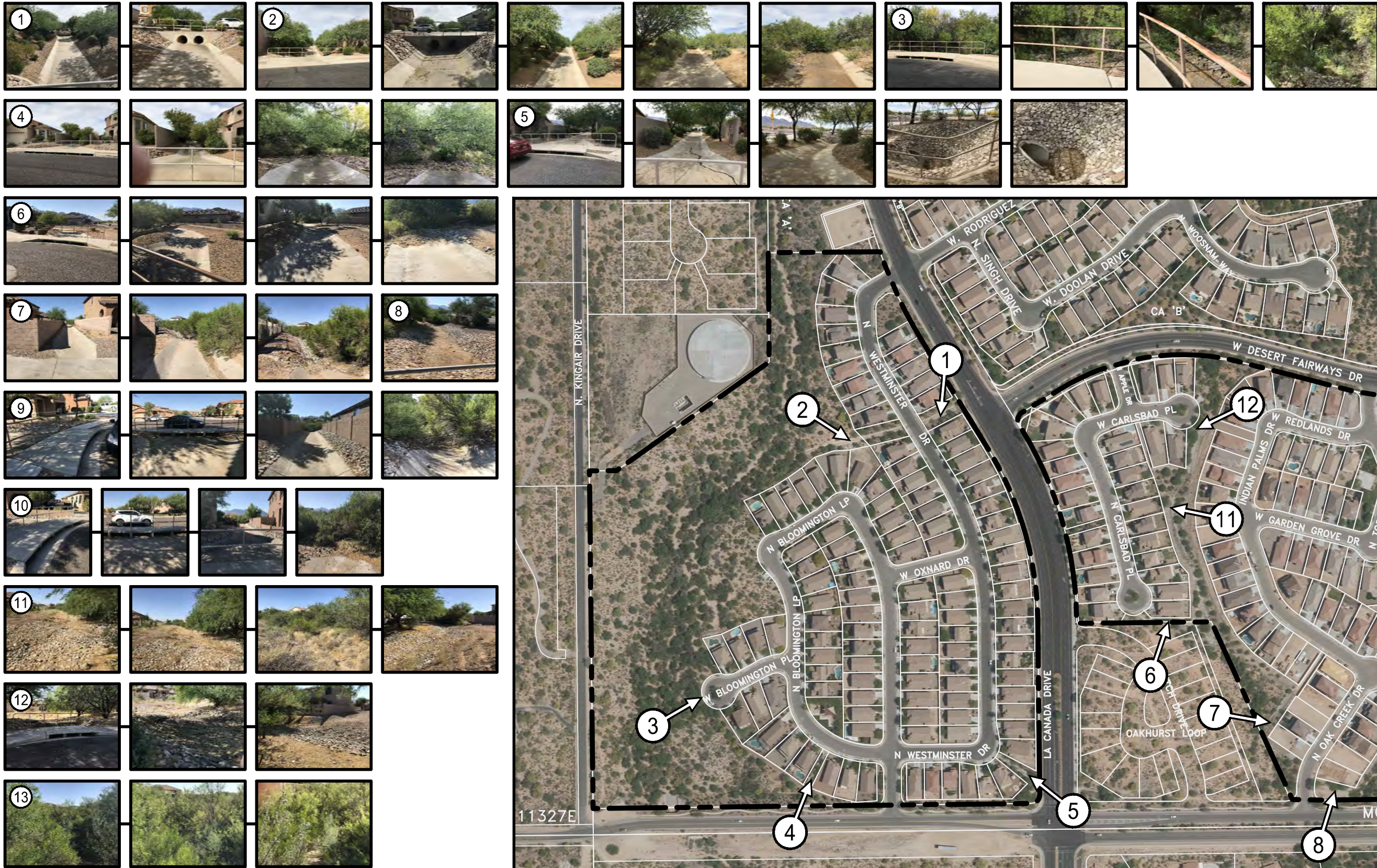
APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 10 Parcel G", Feb. 2001, Book 55, Page 13.

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Stone Terrace (ST)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Culvert Inlet	Culvert inlet contains vegetative overgrowth; headwalls have some damage		Repair damage and remove excess overgrowth
Site 2	Culvert Outlet/Channel	Culvert outlet clear, minor sediment within channel		
Site 3	Grate Inlet/ Channel/Culvert	Minor sediment within channel; culvert inlets clear		
Site 4	Depressed Curb/Channel	Curb opening clear; minor sediment in channel		
Site 5	Depressed Curb	Curb opening clear; minor sediment within splash pad		



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 7, Parcel C", Jul. 1994, Book 46, Page 40.

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Sonoran Vistas (SV)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Entrance in good condition; downstream has erosion and vegetative overgrowth		Repair erosion issues and remove excess overgrowth
Site 2	Spillway	Spillway in good condition; downstream exit point has thick vegetation overgrowth		Remove excess overgrowth
Site 3	Channel	Entrance in fair condition; downstream channel has erosion/head cutting (right bank has erosion and head cutting also), exit point has thick vegetative overgrowth		Repair channel and right bank; remove excess vegetation at exit
Site 4	August 2020/Culvert Outlets, Scour Basin	Culvert outlets and scour basin have recently been cleared of heavy vegetation; culverts to be cleared of sediment build-up in near future		Scour basin and immediate downstream channel to be re-designed and re-established/constructed (WLB and AAA)
Site 5	Channel to Wash	Minor sediment in manmade channel; at the outlet to natural wash, rip rap collapse with erosion and excess vegetation overgrowth		Repair rip rap and remove excess vegetation
SV-06	Channel to Wash	Minor sediment in manmade channel; at the outlet to natural wash, erosion at headwall, rip rap failing, channel eroding and heavy vegetation in the natural wash		Repair erosion issues and rip rap; remove excess vegetation



MAP 'TR' - TORRENO

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "Somerset Canyon, R. V. Neighborhood 10 Parcels X, Y & a Portion of V", Oct. 2003, Book 58, Page 9.

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RANCHO VISTOSO COMMUNITY ASSOCIATION - DRAINAGE FACILITIES INVENTORY MAP 'TR' - TORRENO

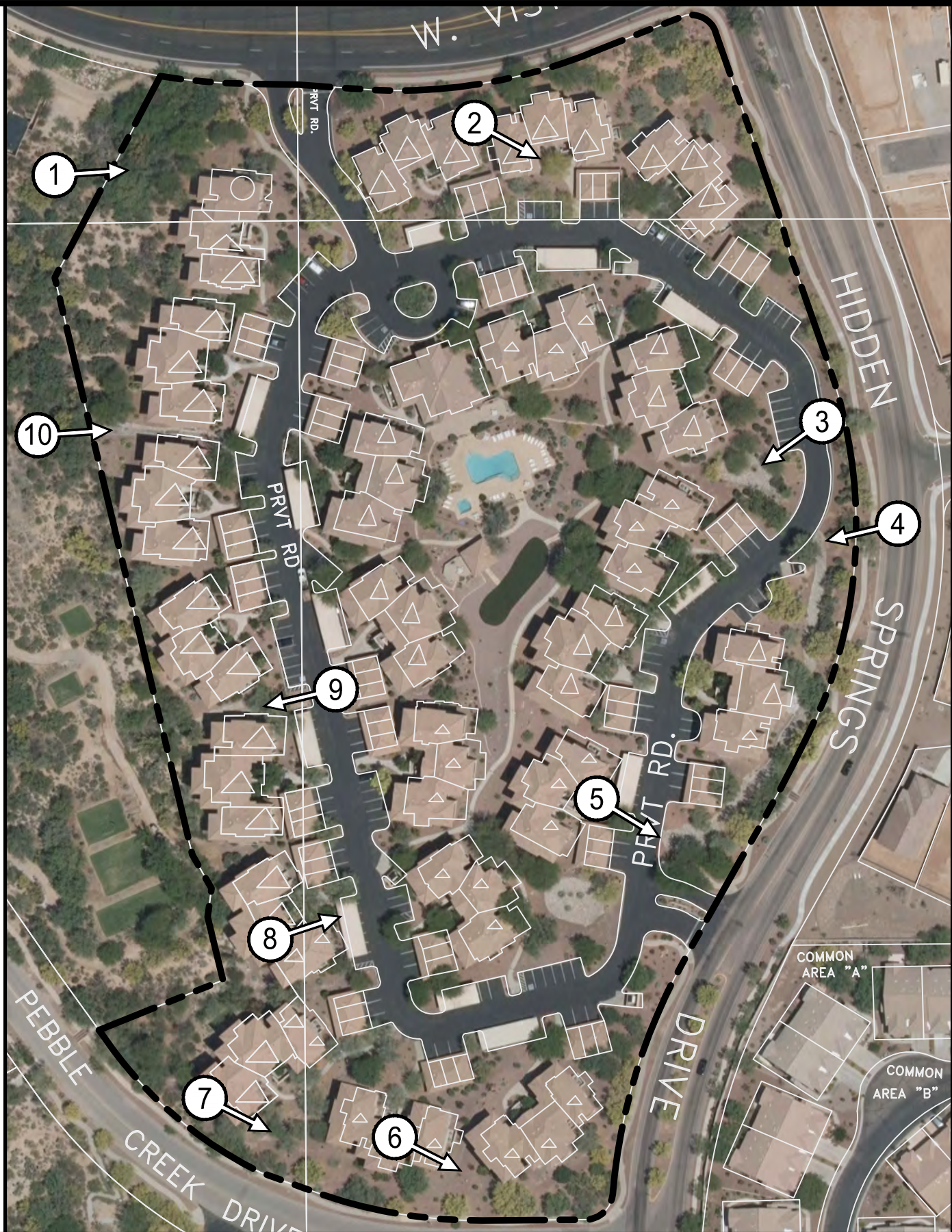
JULY 2020
 WLB No. 185050-V-A06



RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Torreno (TR)	May/June 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Channel in good condition		
Site 2	Channel	Channel in good condition; at the outlet to natural wash, heavy vegetation obstructing flow		Remove vegetation at channel outlet
Site 3	Scupper	Scupper and rip rap in good condition; excess vegetation at the natural wash		Remove excess vegetation
Site 4	Scupper/Channel	Scupper, channel and outlet in good conditon; some vegetative overgrowth into the natural wash		Remove excess vegetation
Site 5	Scupper/Channel	Scupper, channel and outlet in good conditon		
Site 6	Scupper/Channel	Scupper and channel in good condition; some vegetative overgrowth at the outlet		Remove excess vegetation
Site 7	Channel	Channel in good condition; vegetative overgrowth at the rip rap outlet		Remove excess vegetation
Site 8	Channel	Channel in good condition		
Site 9	Scupper/Channel	Scupper and channel in good condition; debris and vegetative overgrowth at outlet		Remove excess vegetation
Site 10	Scupper/Channel	Scupper and channel in good condition; debris and vegetative overgrowth at outlet		Remove excess vegetation
Site 11 & 12	Scupper/Channel	Scupper and basin look good; significant vegetation in the channel and vegetative overgrowth at downstream rip rap outlet		Remove excess vegetation
Site 13	Detention/Retention Basin	Excessive foliage in the basin		Thin out the vegetation/foliage/trees



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10, Parcels I & AM", Dec. 1996, Book 49, Page 5.

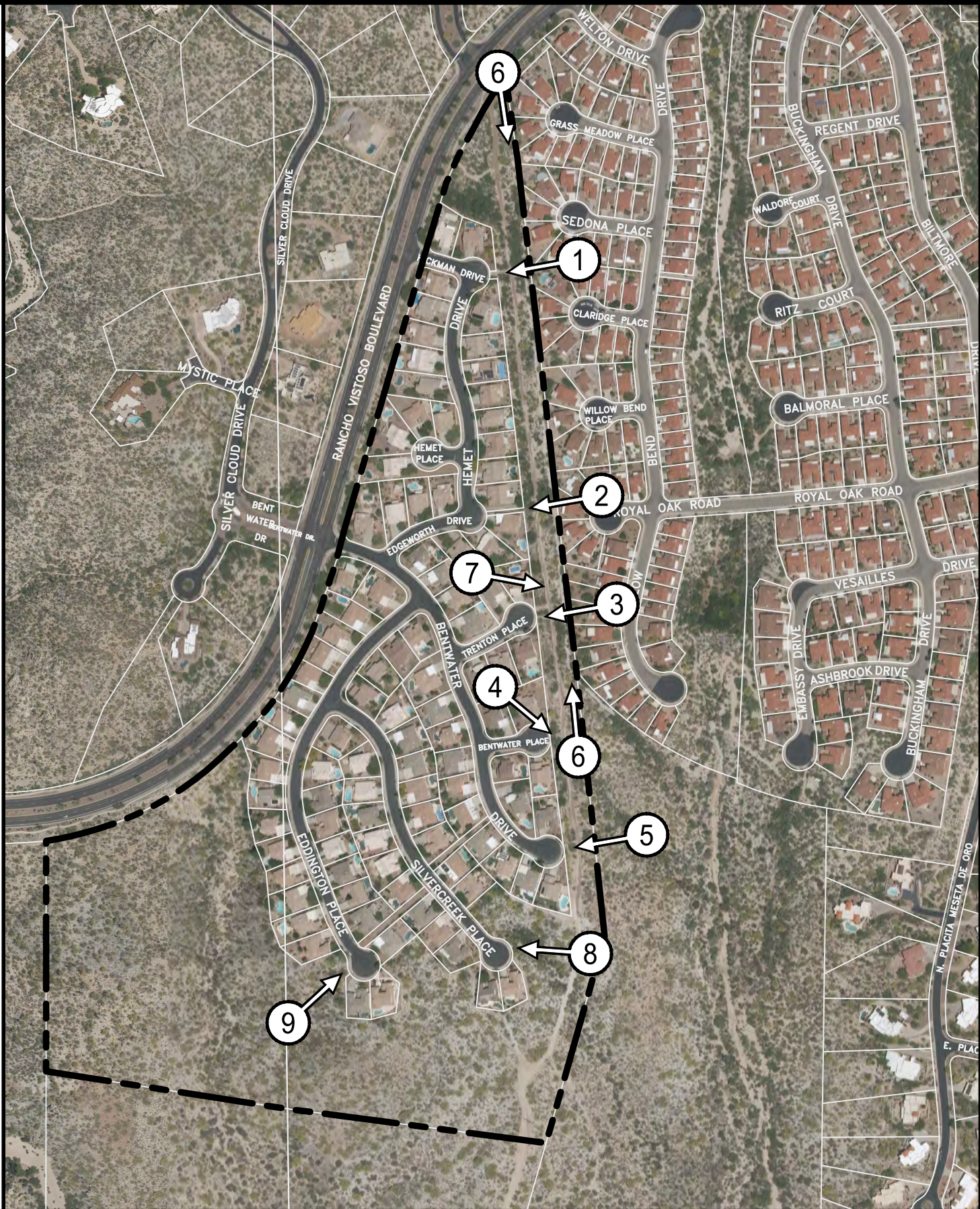


MAP 'VC' - VISTOSO RESORT CASITAS

RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Vistoso Resort Casitas (VC)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Sept 20/Rip-rap Swales to Natural Open Area	Swales in good condition		
Site 2	Swale to Detention/Retention Basin	Minor sedimentation within basin		
Site 3	Curb Opening to Channel to Culvert	Minor seditmentation within channel		
Site 4	Detention/Retention Basins/Channels and Swales	Minor sedimentation within second basin		
Site 5	Curb opening to Channel/Swale	Rock rip rap within swale appears washed away.		Replace rock rip rap
Site 6	Grate / Channel to Grate Inlet / Channel	Sedimentation present within channel and grate inlet, channel failure and filter fabric exposure throughout		Repair failures within channel and remove sediment in the structures
Site 7	Channel to Splash Pad to Natural Open Area	Some sedimentation within channel bottom, some failure in channel sidewalls		Repair channel and remove sediment
Site 8	Sept20/ Drainage Swales	Drainage swales in good condition		
Site 9	Sept 20/ Rip-Rap Drainage Swale	Swale - displaced rip-rap, grate covered with rock/sediment, vegetation at outlet		Repair swale - replace rip-rap and filter fabric, clean grate area and replace, clear vegetation at outlet
Site 10	Sept 20/ Rip-rap Drainage Swale	Swale - displaced rip-rap, sediment at entrance, filter fabric exposed		Repair swale - replace rip-rap and filter fabric, remove sediment, clear vegetation at outlet



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "Rancho Vistoso Neighborhood 5 Parcel C", July 1995, Book 47, Page 66.



MAP 'VH' - VISTOSO HEIGHTS

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Vistoso Heights (VH)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Depressed Curb to Channel	Minor sedimentation, channel intact		Bleeder pipes at end of channel may need maintenance
Site 2	Sidewalk Scupper to Channel	Minor sedimentation within channel, some small stones within channel		
Site 3	Sidewalk Scupper to Channel	Minimal sedimentation, channel intact		
Site 4	Depressed Curb to Channel and Swale	Rip rap splash pad intact, some failure within swale		Repair swale
Site 5	Depressed Curb to Channel	Minimal degradation/aggradation; missing rock		Replace rock
Site 6	Channel	Overgrowth within channel, sedimentation present		Renove excess overgrowth and sediment
Site 7	Channel	Vegetation within channel, some channel failure		Remove vegetation and repair channel
Site 8	Sidewalk Scupper to Channel	Clear of sedimentation, channel intact		
Site 9	Sidewalk Scupper to Channel	Scupper clear of sedimentation and debris, minimal sedimentation within channel bottom, minor headcut at outlet		



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 2 Parcel I", Jun. 2002, Bk. 56 Pg. 39.



MAP 'VM' - VISTA MIRABELLA

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Vistoso Mirabella (VM)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Sidewalk Scupper to Channel	Minor sedimentation within scupper and channel		
Site 2	Sidewalk Scupper to Channel	Structure and channel clear of sediment		
Site 3	Sidewalk Scupper to Channel	Rip rap splash pad somewhat obstructed		Remove vegetated overgrowth in and adjacent to structure
Site 4	Sidewalk Scupper to Channel	Structure clear of sediment and debris, channel/splash pad failure at the end		Repair channel/splash pad failure
Site 5	Offsite Culvert	Culvert clear, some obstruction within splash pad		Remove vegetated overgrowth
Site 6	Channels to Culverts	Channels and culvert clear of sedimentation and debris		
Site 7	Culvert Outlet	Some deterioration of splash pad, filter fabric exposed		Repair splash pad (culvert outlet)

①		②	
②	③		④
④			

PHOTOS TO BE PROVIDED UPON COMPLETION OF CONSTRUCTION.

APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
"R. V. Neighborhood 5, Parcel T", Jul. 1995, Book 47, Page 68.



MAP 'VS' - VALLEY VISTA

RANCHO VISTOSO MASTER ASSOCIATION

Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Valley Vista (VS)				PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
		Under construction - Photos will be updated when complete		
Site 1				
Site 2				
Site 3				
Site 4				
Site 5				
Site 6				
Site 7				
Site 8				
Site 9				
Site 10				
Site 11				
Site 12				
Site 13				
Site 14				
Site 15				
Site 16				
Site 17				
Site 18				
Site 19				



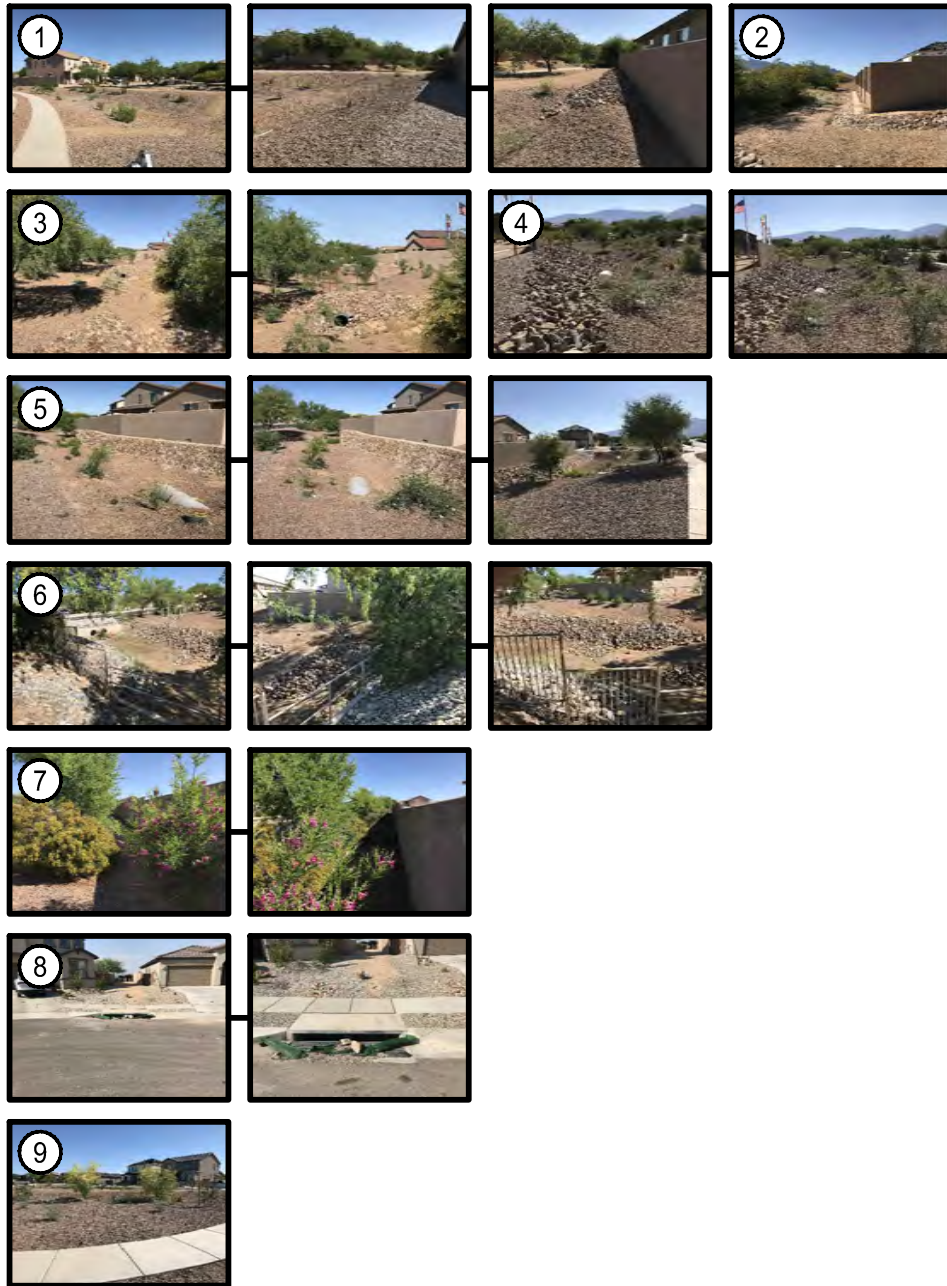
APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 2 Phase 1 (Lots 1-83 & 397-400)", Aug. 1996, Bk. 49 Pg. 22. "R.V. Neighborhood 2 Phase 2 (Lots 122-162 & 245-261)", Sep. 1997, Bk. 50 Pg. 82.
 "R. V. Neighborhood 2 Phase 2 (Lots 116-121, 181-220, 319-329 & 385-396)", Sep. 1997, Bk. 51 Pg. 17.
 "R. V. Neighborhood 2 Phase 2 (Lots 163-180, 221-244 & 262-318)", Jan. 1998, Bk. 51 Pg. 64.
 "R. V. Neighborhood 2 Phase 2 (Lots 84-115 & 330-384)", Mar. 1998, Bk. 51 Pg. 68.



MAP 'VV' - VISTOSO VISTAS

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Vistoso Vistas (VV)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Channel	Channel and hand placed rip rap in good condition		
Site 2	Swale	Rip rap swale, some overgrowth, minor sedimentation		Remove vegetative overgrowth
Site 3	Sidewalk Scupper to Channel	Some vegetation overgrowth and obstruction		Remove vegetative overgrowth
Site 4	Sidewalk Scupper to Channel	Sedimentation within channel		Clean sediment from channel
Site 5	Weep Hole/Swales	Weepholes and swales clear of sediment/debris		
Site 6	Sidewalk Scupper	Scupper clear of sediment/debris		
Site 7	Depressed Curb/Splash pad	Minor sedimentation		
Site 8	Depressed Curb/Splash pad	Structure in good condition		
Site 9	Sidewalk Scupper/Channel	Minor sedimentation within channel, grade control structure shows some failure		Repair grade control structure; remove sediment
Site 10	Sidewalk Scupper	Minor vegetation overgrowth		
Site 11	Sidewalk Scupper to Channel	Minor sedimentation within channel		
Site 12	Sidewalk Scupper to Channel	Minor sedimentation within channel		
Site 13	Weep Hole/Swales	Minor sedimention		
Site 14	Channel	Minor sedimentation		
Site 15	Swale	Minor sedimentation		
Site 16	Channel	Some failure within channel sidewalk, minor sedimentation		Repair sidewalk; remove sediment
Site 17	Channel	Some sidewall failure, boulders within channel; recommend clearing		Repair sidewalk; remove boulders from channel
Site 18	Channel	Channel in good condition		
Site 19	Detention/Retention Basin/Culvert	Vegetative overgrowth within basin		Remove overgrowth
Site 20	Channel/Scupper	Structures in good condition		
Site 21	Depressed Curb	Structure in good condition		
Site 22	Channel	Sedimentation within channel bottom		Remove sediment
Site 23	Channel	Sedimentation within channel, minor sidewall failure		Repair wall; remove sediment

RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Site 24	Culvert Outlet	Minor sedimentation and debris build up at outlet		



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "Somerset Canyon, R. V. Neighborhood 10 Parcels X, Y & a Portion of V", Oct. 2003, Book 58, Page 9.



MAP 'VX' - VISTOSO CROSSING

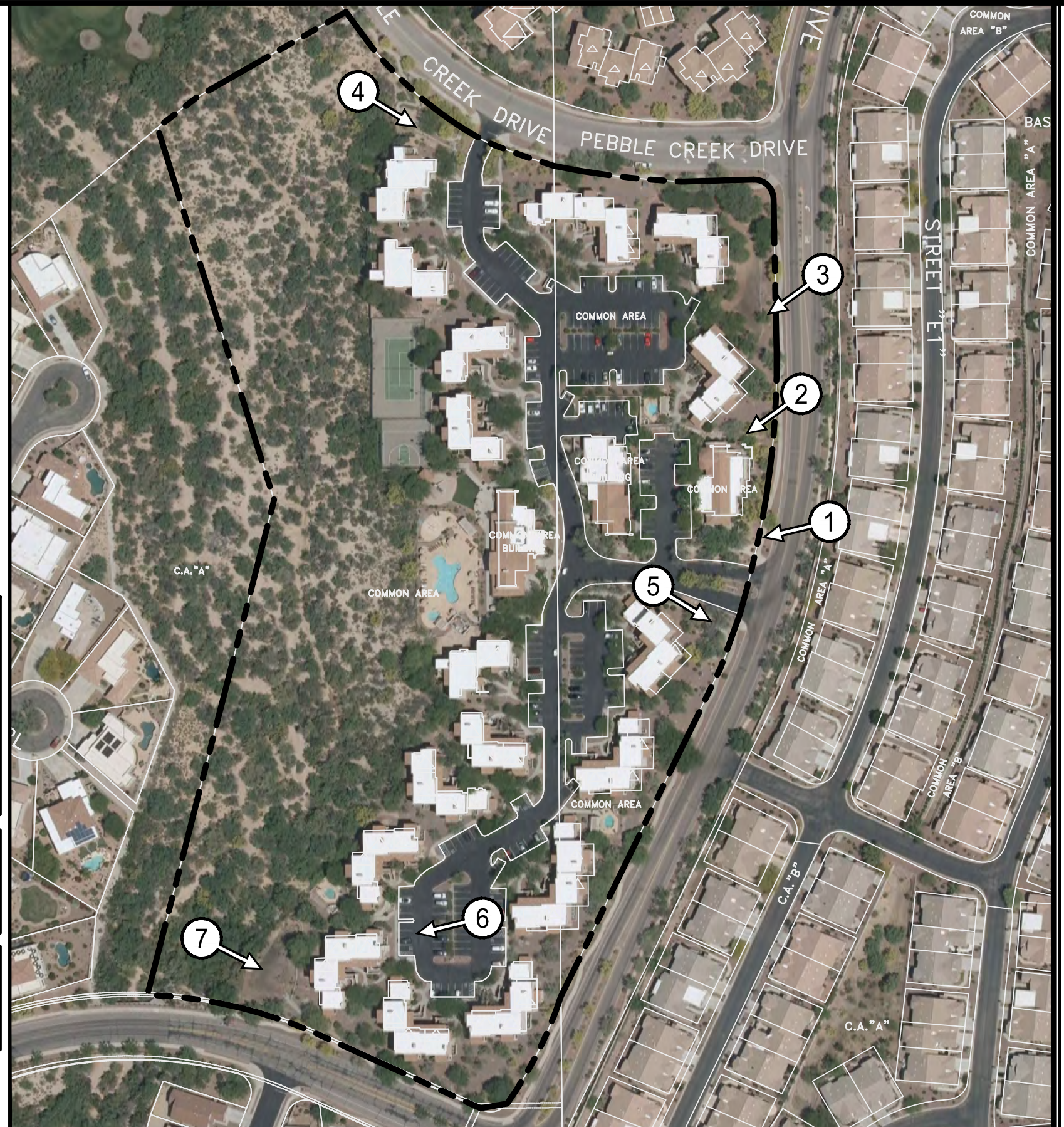
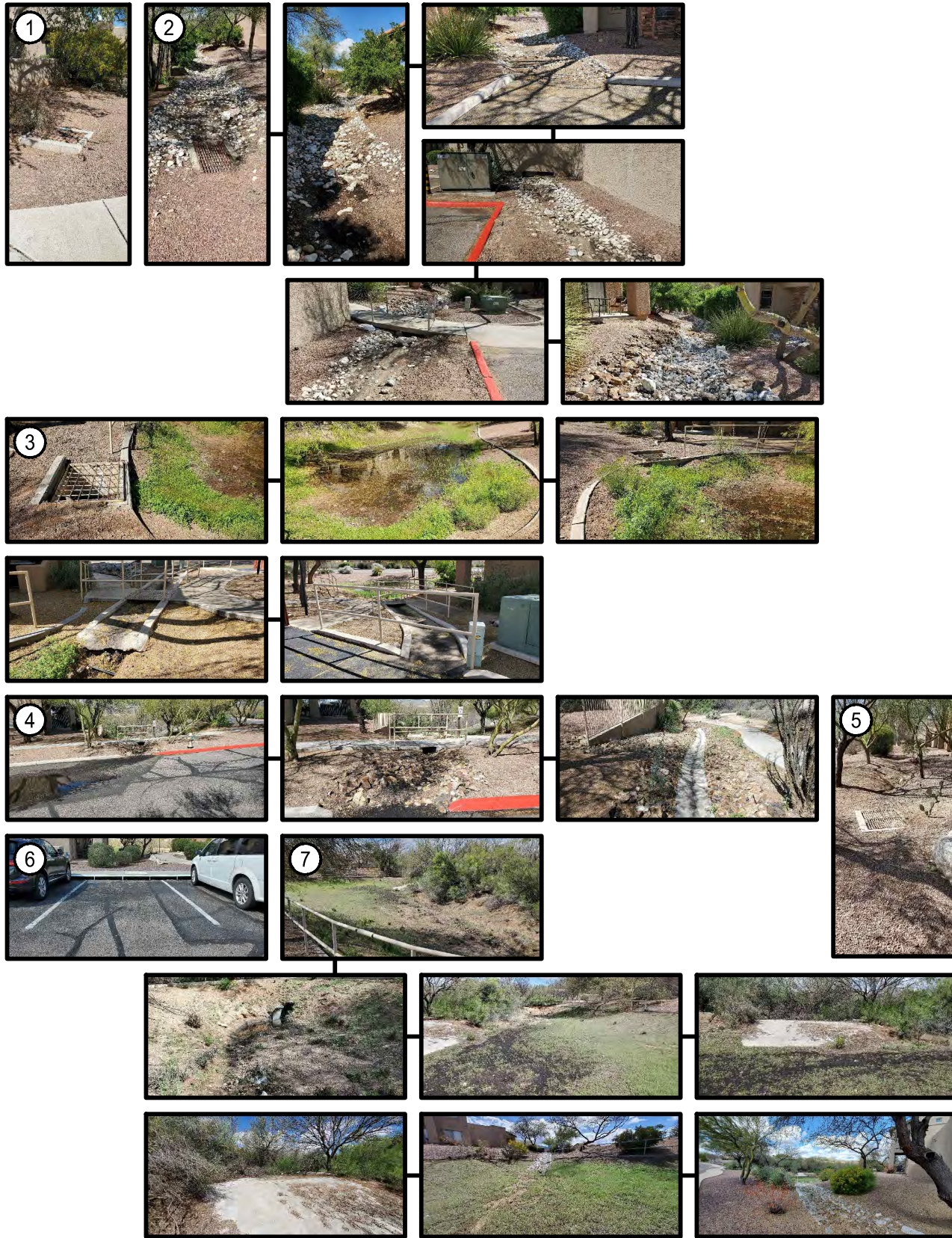


RANCHO VISTOSO COMMUNITY ASSOCIATION - DRAINAGE FACILITIES INVENTORY MAP 'VX' - VISTOSO CROSSING

JULY 2020
 WLB No. 185050-V-A06



RANCHO VISTOSO MASTER ASSOCIATION - DRAINAGE INVENTORY - NOVEMBER 2020				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
Vistoso Crossing (VX)	May 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
		Construction recently completed		
Site 1	Landscaped Swale	Structure in good condition		
Site 2	Swale	Structure in good condition		
Site 3	Channels/Basins/Culverts	Structures in good Condition		
Site 4	Channel/Culvert	Structures in good condition		
Site 5	Channel/Culvert	Structures in good condition		
Site 6	Basins/Culverts	Structures in good condition		
Site 7	Landscaped Swale	Structure in good condition		
Site 8	August 2020/Scupper and Pipe	Structures in good condition - drains to Basin #6 (fiber rolls in place during construction)		
Site 9	Common Area	Water harvesting areas in good condition		



APPLICABLE PLAT(S) & DEVELOPMENT PLAN(S):
 "R. V. Neighborhood 10, Parcel H", Dec. 1999, Book 53, Page 1.

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RANCHO VISTOSO COMMUNITY ASSOCIATION - DRAINAGE FACILITIES INVENTORY MAP 'WM' - WORLD MARK

JULY 2020
 WLB No. 185050-V-A06



RANCHO VISTOSO MASTER ASSOCIATION				
Subdivision/Facility ID	Date/Description	Field Observations	Priority	Recommendations
World Mark (VM)	March 2020			PRIORITY: Red - Urgent, Blue - 0 to 6 months, Yellow - 6 to 12 months, Clear - Monitor
Site 1	Grate Inlet	Structure in good condition		
Site 2	Channels/Grate Inlet	Sedimentation present within channels; missing rock		Remove sediment; replace rock
Site 3	Detention/Retention basin/Grate Inlet/Channels	Sedimentation within basin and grate inlet; some channel failure; standing water		Repair channel; remove sediment
Site 4	Depressed Curb/Scupper/Channel	Structures in good condition; clear of debris and sedimentation		
Site 5	Grate Inlet	Structure in good condition		
Site 6	Sidewalk Scupper	Structure in good condition		
Site 7	Detention/Retention Basin and Channel	Basin clear of sedimentation and debris, weir/damn contains some overgrowth, channel in good condition		Remove overgrowth at weir outlet; clear culvert opening