



PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE

Stormwater: droberts 03/28/2022

The issuance of a permit shall not be construed to be a permit or approval of any violation of the codes or ordinances of the Town of Oro Valley

December 16, 2021
Town of Oro Valley
11000 N. La Canada Drive
Oro Valley, AZ 85737

Re: Oro Vista Apartments Phase 2
1275 W. Lambert Ln
Oro Valley, AZ
Drainage Statement Letter

Dear Town of Oro Valley,

This Drainage Statement Letter is provided on behalf of Beztek Companies for improvements proposed at Lot 3 of the Oro Valley Shopping Center. Proposed improvements include an Apartment Building with parking lot and landscape areas that are more/less consistent with the footprint of the proposed improvements approved with the original Master Development Plan under Book 27-Page 11, OV 12-02-06.

This site is located in the Town of Oro Valley, southeast of the intersection of Lambert Lane with La Canada Drive in Section 14 of Township 12S and Range 13E, G & SRM, Pima County, Arizona. The site is a vacant parcel bounded by Lambert Lane on the north, an improved drainage channel on the east, Apartment Buildings to the south, and a private driveway to the west. According to FEMA FIRM No. 040C1090L, the site is located within Unshaded Zone X, which is described as being an area outside of the 0.2% annual change flood.

The Approved Master Development Plan shows the improved parcel generally sloping westerly towards the private driveway which slopes southerly and discharges into a basin in the SE corner of the development. The drainage schematic for the Proposed Oro Vista Apartments Phase 2 project will follow the same grading scheme, allowing runoff to flow westerly onto that existing private driveway.

The new site layout will differ slightly from that which was approved with the original Master Development Plan, however, the proposed site imperviousness is comparable, with 68.9% imperviousness proposed with the original plan, and 68.8% imperviousness proposed with this new site plan. Therefore, the proposed site will not generate more runoff than what was originally proposed, and the calculated discharge used in the design of the original basin will not increase as a result of these proposed improvements.

The Finished Floor Elevation of the proposed building 2534.00, which is consistent with the FFE approved with the original Master Development Plan.

Hydraulic calculations for drainage improvements, including the swale south of the building, the swale north of the parking lot, and the curb/wall opening on the west side of the north parking lot, are attached.

Sincerely,
Engineering and Environmental Consultants, Inc.

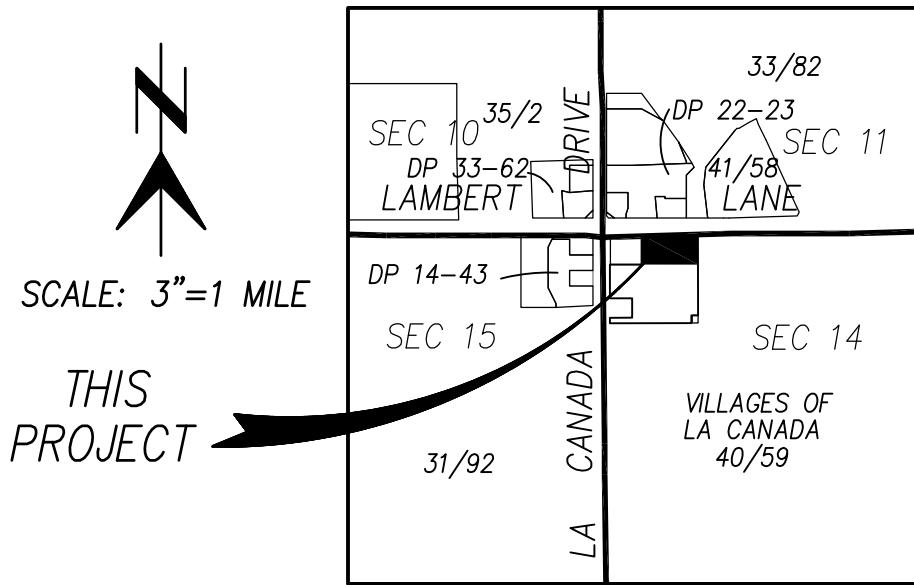
Stefanie Thrush, P.E.
Project Manager | Site Development



Encl:

- Figure 1 – Location Map
- Figure 2 – FEMA Firmette
- Figure 3 – Onsite Drainage Map
- Hydraulic Calculations
- Original Master Development Plan, Bk 27, Pg 11

EXPIRES 3/31/2023



LOCATION MAP

PORTION OF SECTION 14,
T.12 S., R.13 E.
G. & S.R.M., PIMA COUNTY, ARIZONA



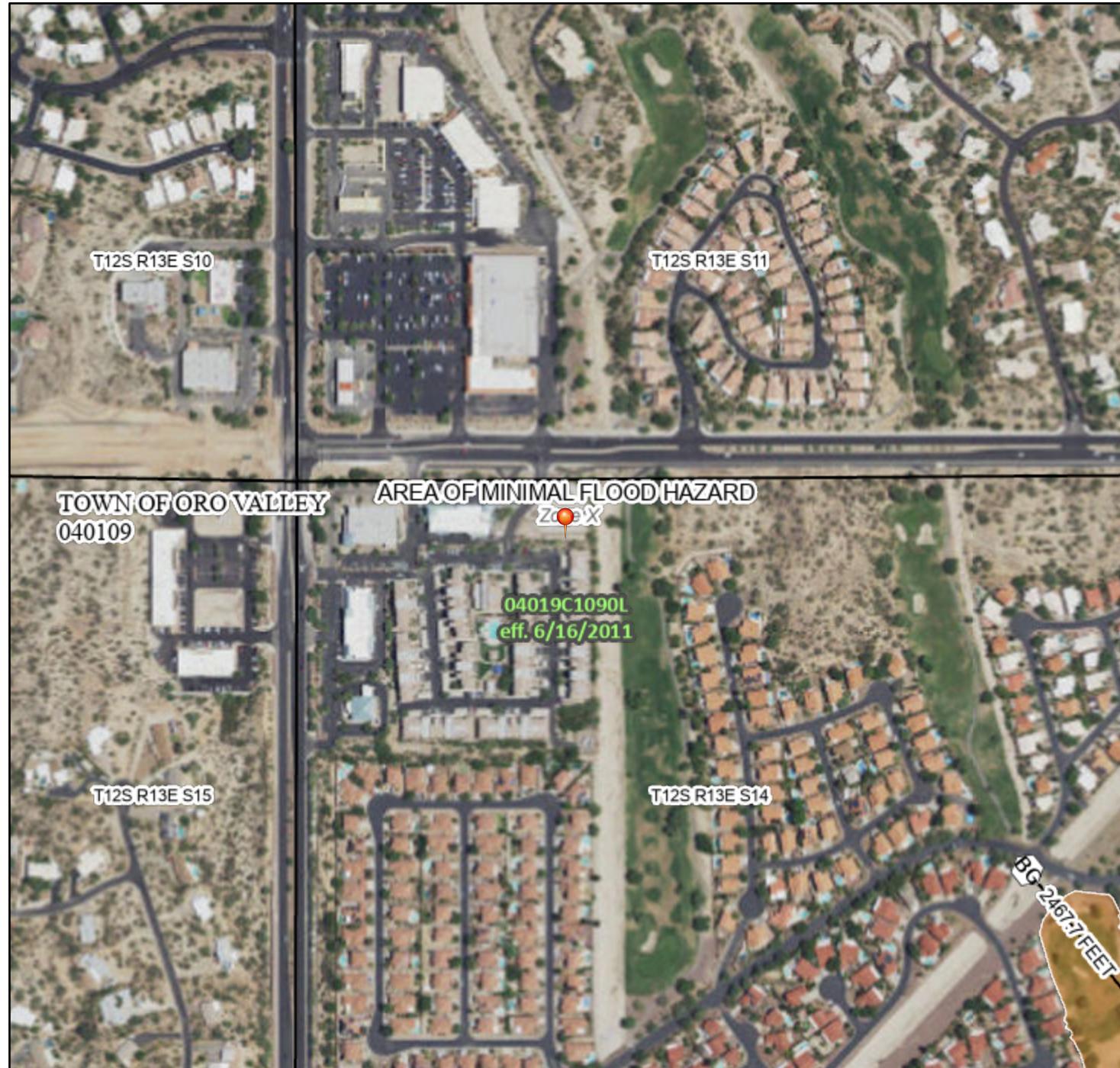
Engineering and Environmental Consultants, Inc.
555 E. River Road, Suite 301 | Tucson, Arizona 85704
Tel 520.321.4625 | Fax 520.321.0333

ORO VISTA APARTMENTS PHASE 2
LOCATION MAP
Figure No. 1

National Flood Hazard Layer FIRMette



110°59'54"W 32°23'56"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs

- Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

- Digital Data Available
- No Digital Data Available
- Unmapped



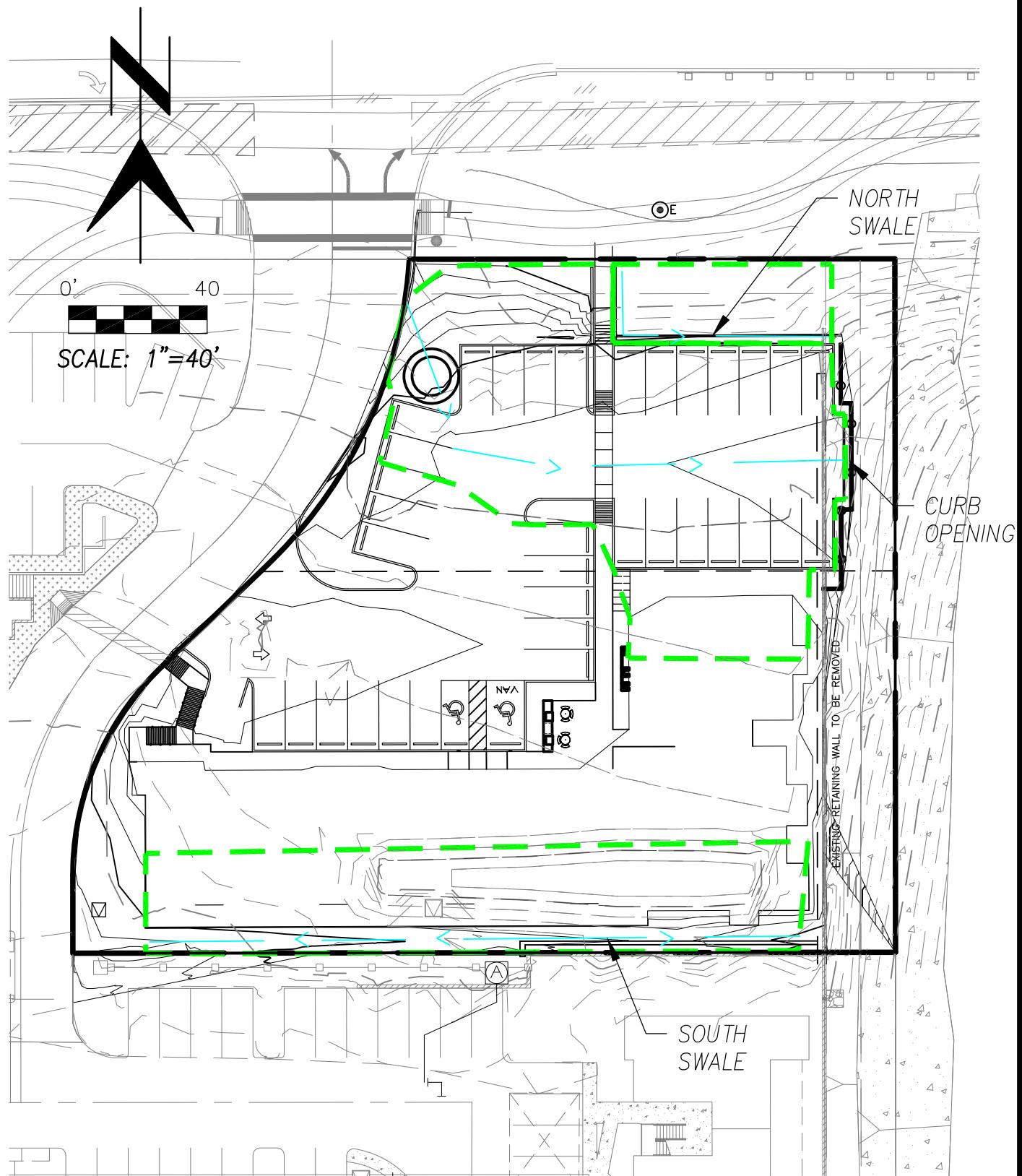
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2021 at 6:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 2



Engineering and Environmental Consultants, Inc.

ORO VISTA APARTMENTS PHASE 2
ONSITE DRAINAGE MAP
Figure No. 2



HYDROLOGIC DATA SHEET FOR PIMA COUNTY FLOOD PEAK PROCEDURE

Generated using methods provided by Pima County Regional Flood Control District

Client:		Prepared by:	SMT
Project Name:	Oro Vista	Date:	12/16/2021
Concentration Point:	East curb/wall opening	Job #	20004
Watershed Area:	0.22 Acres	Watershed Type	High Density Urbanized

Watercourse Data By Reach

Reach No.	Height (Hi)	Length (Li)	Slope (Si)	Basin Factor (Nb)
1	6	158	0.038	0.018

Length of Watercourse (Lc):	158	feet	Mean Slope:	0.038
Length to Cen. of Gravity (Lca):	79	feet	Weighted Basin Fac:	0.018
Veg. Cover Type(s):	Desert Brush		Veg. Cover Density:	0

RETURN PERIOD: 100-years NOAA Data Obtained: 2021-12-16 12:57:22 PM

Rainfall Depths:	NOAA Atlas 14 (90% UCL) @				Latitude: 32.395	Longitude: -110.9931
Duration:	5-min	10-min	15-min	30-min	1-hr	2-hr
Point Values (in):	0.87	1.32	1.64	2.21	2.73	3.04
	3-hr	6-hr	12-hr	24-hr		

Soil Type	Percent	Curve # (CN)	Runoff Coef. (C)
B	-	-	-
C	50	90	0.637
D	50	93	0.731
Imp.	90	99	0.957

Weighted Runoff Coef. (Cw):	0.93
Time of Concentration:	5 min
Rainfall Intensity (i) @ Tc:	10.44 in/hr
Runoff Supply Rate (q) @ Tc:	9.7 in/hr
PEAK DISCHARGE:	<u>2.2 cfs</u>



HYDROLOGIC DATA SHEET FOR PIMA COUNTY FLOOD PEAK PROCEDURE

Generated using methods provided by Pima County Regional Flood Control District

Client:	Prepared by:	SMT
Project Name:	Date:	12/16/2021
Concentration Point:	Job #	20004
Watershed Area:	Watershed Type	High Density Urbanized

Watercourse Data By Reach

Reach No.	Height (Hi)	Length (Li)	Slope (Si)	Basin Factor (Nb)
1	6	78	0.0769	0.025

Length of Watercourse (Lc):	78	feet	Mean Slope:	0.0769
Length to Cen. of Gravity (Lca):	39	feet	Weighted Basin Fac:	0.025
Veg. Cover Type(s):	Desert Brush		Veg. Cover Density:	20

RETURN PERIOD: 100-years NOAA Data Obtained: 2021-12-16 12:57:22 PM

Rainfall Depths:	NOAA Atlas 14 (90% UCL) @		Latitude: 32.395	Longitude: -110.9931
Duration:	5-min	10-min	15-min	30-min
Point Values (in):	0.87	1.32	1.64	2.21

Soil Type	Percent	Curve # (CN)	Runoff Coef. (C)
B	-	-	-
C	50	88.2	0.584
D	50	91.2	0.673
Imp.	5	99	0.957

Weighted Runoff Coef. (Cw):	0.65
Time of Concentration:	5 min
Rainfall Intensity (i) @ Tc:	10.44 in/hr
Runoff Supply Rate (q) @ Tc:	6.73 in/hr
PEAK DISCHARGE:	0.2 cfs



HYDROLOGIC DATA SHEET FOR PIMA COUNTY FLOOD PEAK PROCEDURE

Generated using methods provided by Pima County Regional Flood Control District

Client:	Prepared by:	SMT
Project Name:	Oro Vista	Date: 12/16/2021
Concentration Point:	South swale	Job # 20004
Watershed Area:	0.12 Acres	Watershed Type High Density Urbanized

Watercourse Data By Reach

Reach No.	Height (Hi)	Length (Li)	Slope (Si)	Basin Factor (Nb)
1	1.5	188	0.008	0.018

Length of Watercourse (Lc):	188	feet	Mean Slope:	0.008
Length to Cen. of Gravity (Lca):	94	feet	Weighted Basin Fac:	0.018
Veg. Cover Type(s):	Desert Brush		Veg. Cover Density:	5

RETURN PERIOD: 100-years NOAA Data Obtained: 2021-12-16 12:57:22 PM

Rainfall Depths:	NOAA Atlas 14 (90% UCL) @				Latitude: 32.395	Longitude: -110.9931
Duration:	5-min	10-min	15-min	30-min	1-hr	2-hr
Point Values (in):	0.87	1.32	1.64	2.21	2.73	3.04
					3-hr	6-hr
					12-hr	24-hr
					3.19	3.48
					3.75	4.52

Soil Type	Percent	Curve # (CN)	Runoff Coef. (C)
B	-	-	-
C	50	89.6	0.625
D	50	92.6	0.718
Imp.	95	99	0.957

Weighted Runoff Coef. (Cw):	0.94
Time of Concentration:	5 min
Rainfall Intensity (i) @ Tc:	10.44 in/hr
Runoff Supply Rate (q) @ Tc:	9.84 in/hr
PEAK DISCHARGE:	<u>1.2 cfs</u>

Capacity of a Curb inlet in a Sag

Project Name: Oro Vista
Project No: 20004
Calc By: SMT
Date: 12/16/2021
Sheet:

$$Q = 2.3LY^{3/2} \quad \text{COT Eq. 10.14}$$

Q= 100 yr flow (cfs)

L=length of curb inlet (ft)

Y=depth, curb height (ft)

DA	Q (cfs)	Y (ft)	L (ft)	Lx1.5 clog (ft)	Length Used in DP (ft)
East	2.2	0.5	2.7	4	4

Channel Report

North Swale

Triangular

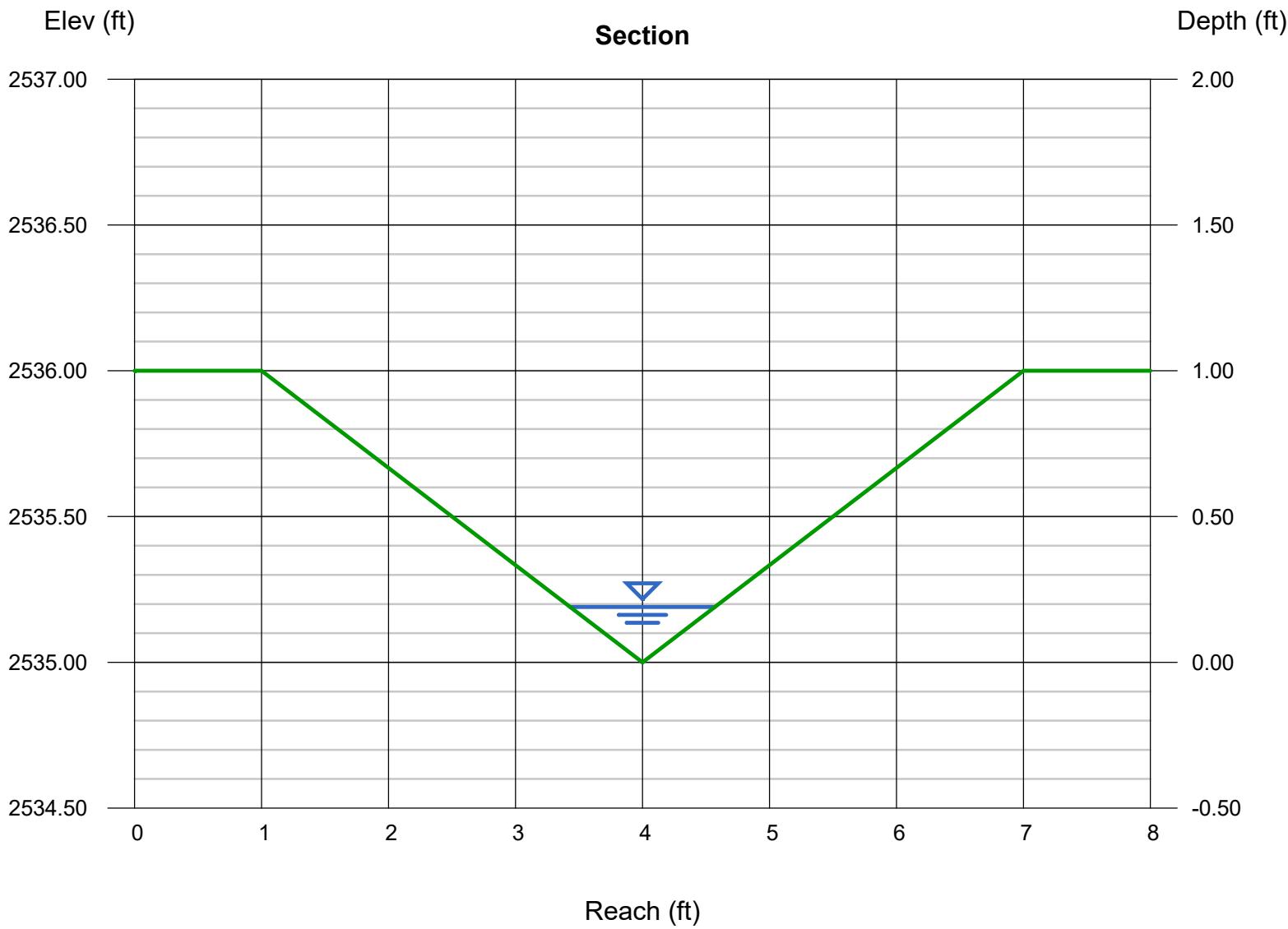
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 1.00
Invert Elev (ft)	= 2535.00
Slope (%)	= 1.70
N-Value	= 0.020

Calculations

Compute by: Known Q
Known Q (cfs) = 0.20

Highlighted

Depth (ft)	= 0.19
Q (cfs)	= 0.200
Area (sqft)	= 0.11
Velocity (ft/s)	= 1.85
Wetted Perim (ft)	= 1.20
Crit Depth, Y_c (ft)	= 0.20
Top Width (ft)	= 1.14
EGL (ft)	= 0.24



Channel Report

South Swale

Triangular

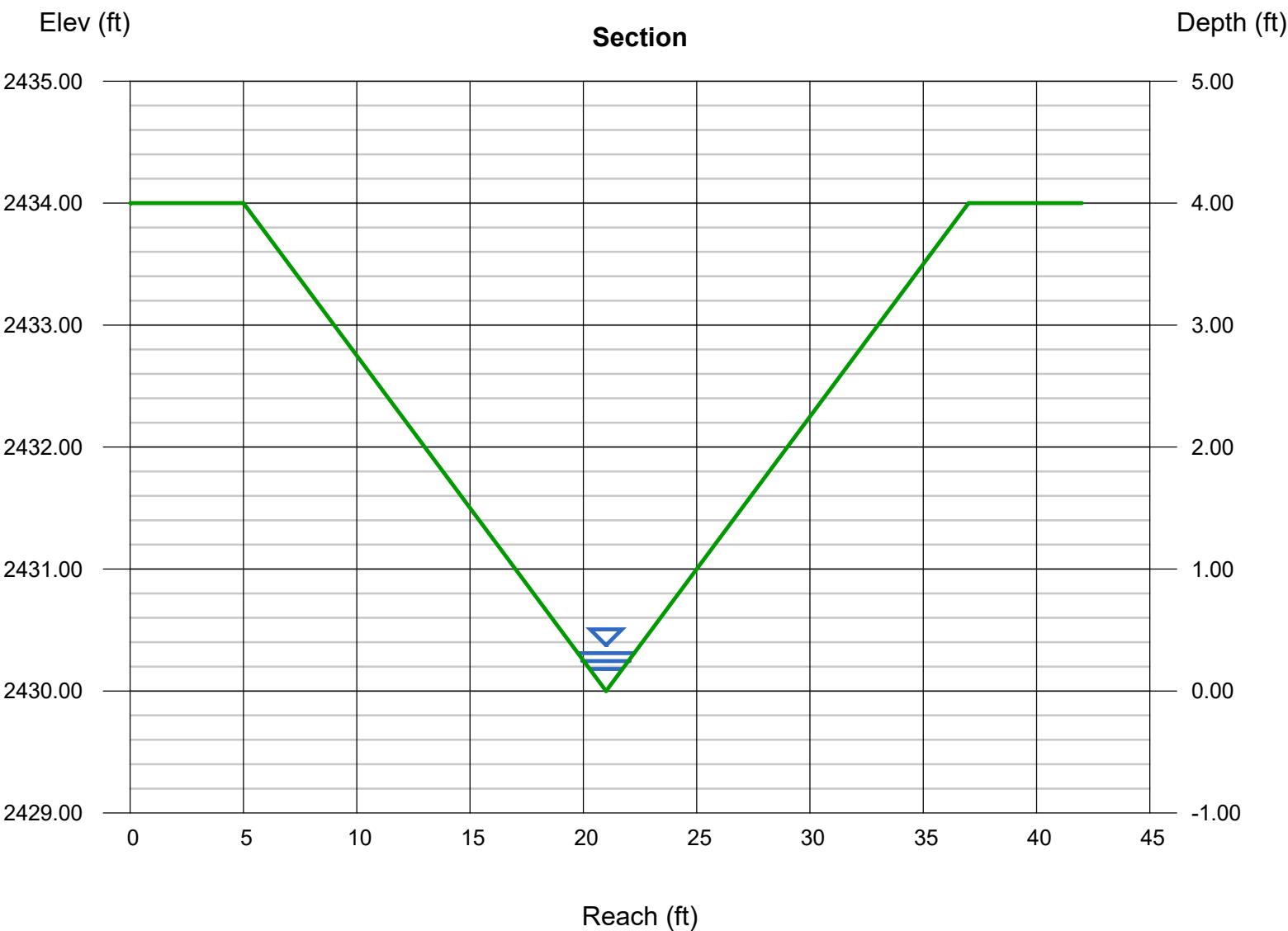
Side Slopes (z:1)	= 4.00, 4.00
Total Depth (ft)	= 4.00
Invert Elev (ft)	= 2430.00
Slope (%)	= 2.40
N-Value	= 0.020

Calculations

Compute by: Known Q
Known Q (cfs) = 1.20

Highlighted

Depth (ft)	= 0.31
Q (cfs)	= 1.200
Area (sqft)	= 0.38
Velocity (ft/s)	= 3.12
Wetted Perim (ft)	= 2.56
Crit Depth, Y_c (ft)	= 0.36
Top Width (ft)	= 2.48
EGL (ft)	= 0.46



GENERAL NOTES:

1. THE GROSS AREA OF THIS DEVELOPMENT IS $13.09 \pm$ ACRES.
NET BUILDING AREA = $2.11 \pm$ ACRES.
MINIMUM AREA OF LANDSCAPE OPEN SPACE REQUIRED = 0.95 ACRES (7.26%)
RESIDENTIAL UNITS = 138

2. EXISTING ZONING: EL CONQUISTADOR P.A.D. - COMMERCIAL.

3. BUILDING SQUARE FOOTAGES (ALL FLOORS):

BLDG. "1" - 16,646 SF
BLDG. "2" - 16,646 SF
BLDG. "3" - 11,432 SF
BLDG. "4" - 18,142 SF
BLDG. "5" - 18,142 SF
BLDG. "6" - 11,432 SF
BLDG. "7" - 9,856 SF
BLDG. "8" - 16,568 SF
BLDG. "9" - 14,416 SF
BLDG. "10" - 14,416 SF
SHOPS #1 - 13,200 SF
SHOPS #2 - 12,687 SF
CLUBHOUSE - 3,192 SF
RESTAURANT - 5,000 SF
TOTAL: 181,777 SF

4. AMOUNT OF PARKING SPACES ALLOTTED PER BUILDING

BLDG. "1" - 32 SPACES
BLDG. "2" - 32 SPACES
BLDG. "3" - 17 SPACES
BLDG. "4" - 27 SPACES
BLDG. "5" - 27 SPACES
BLDG. "6" - 17 SPACES
BLDG. "7" - 17 SPACES
BLDG. "8" - 27 SPACES
BLDG. "9" - 32 SPACES
BLDG. "10" - 32 SPACES
SHOPS #1 - 53 SPACES
SHOPS #2 - 51 SPACES
CLUBHOUSE - 0 SPACES
RESTAURANT - 25 SPACES
TOTAL = 389 SPACES
HANDICAP REQUIRED = 14 SPACES (2 VAN-ACCESSIBLE)

PARKING SPACES PROVIDED:
TYPICAL = 425 SPACES
HANDICAP = 17 SPACES (13 SINGLE, 4 VAN ACCESSIBLE)
TOTAL = 446 SPACES

5. BASIS OF BEARING: THE NORTH LINE OF THE NW QUARTER OF SECTION 14, T-12-S, R-13-E, ACCORDING TO EL CONQUISTADOR COUNTRY CLUB, BLOCKS 1 THRU 3, AS RECORDED IN BOOK 33 M&P, PAGE 82. BEARING BEING: N 89° 56' 20" W 517.30' E

6. BASIS OF ELEVATIONS: PIMA COUNTY DOT / CITY OF TUCSON DOT GEODETIC CONTROL POINT E21. ELEVATION BEING: 2693.76 NAVD 88 DATUM.

7. DEVELOPER WILL COVENANT TO HOLD TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

8. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.

9. DRAINAGE WAYS AND/OR DRAINAGE SYSTEMS TO BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FROM THE TOWN OF ORO VALLEY AND/OR BUILDING OFFICIAL.

10. A PROPERTY OWNERS ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF PRIVATE DRAINAGE WAYS, DRAINAGE EASEMENTS AND COMMON AREAS.

11. ACCESS ACROSS FLOOD PRONE AREAS TO BUILDING SITES WILL BE APPROVED BY THE TOWN ENGINEER AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

12. DEVELOPMENT PLANS WILL BE SUBMITTED FOR THE COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.

13. THE FOLLOWING UTILITIES WILL PROVIDE SERVICE TO THIS DEVELOPMENT:

(A) ELECTRIC - TUCSON ELECTRIC POWER COMPANY
(B) GAS - SOUTHWEST GAS CORPORATION
(C) WATER - ORO VALLEY WATER UTILITY
(D) SEWER - PIMA COUNTY WASTEWATER MANAGEMENT
(E) TELEPHONE - QWEST COMMUNICATIONS
(F) FIRE PROTECTION - RURAL METRO FIRE DEPARTMENT
(G) CABLE TELEVISION - JONES INTERCABLE

14. THIS PROJECT WILL BE SERVED BY THE ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.

15. REQUIRED FIRE FLOW FOR THIS DEVELOPMENT IS 1,500 G.P.M. ALL BUILDINGS SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED.

16. ON-SITE SANITARY SEWERS EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY SHALL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OR PERFORMING OF BUILDING PLANS.

17. ALL SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.

DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS

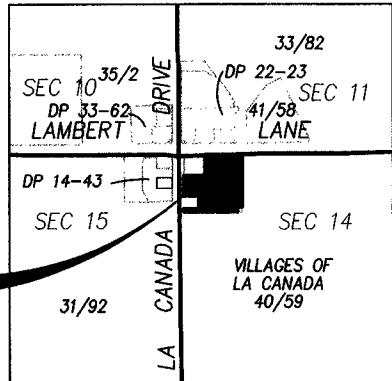
A PORTION OF BLOCK 3, EL CONQUISTADOR COUNTRY CLUB,
AS RECORDED IN BOOK 33 M&P, PAGE 82, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, AZ.

1300' W

SCALE: 1"=100'
C.I.=1"

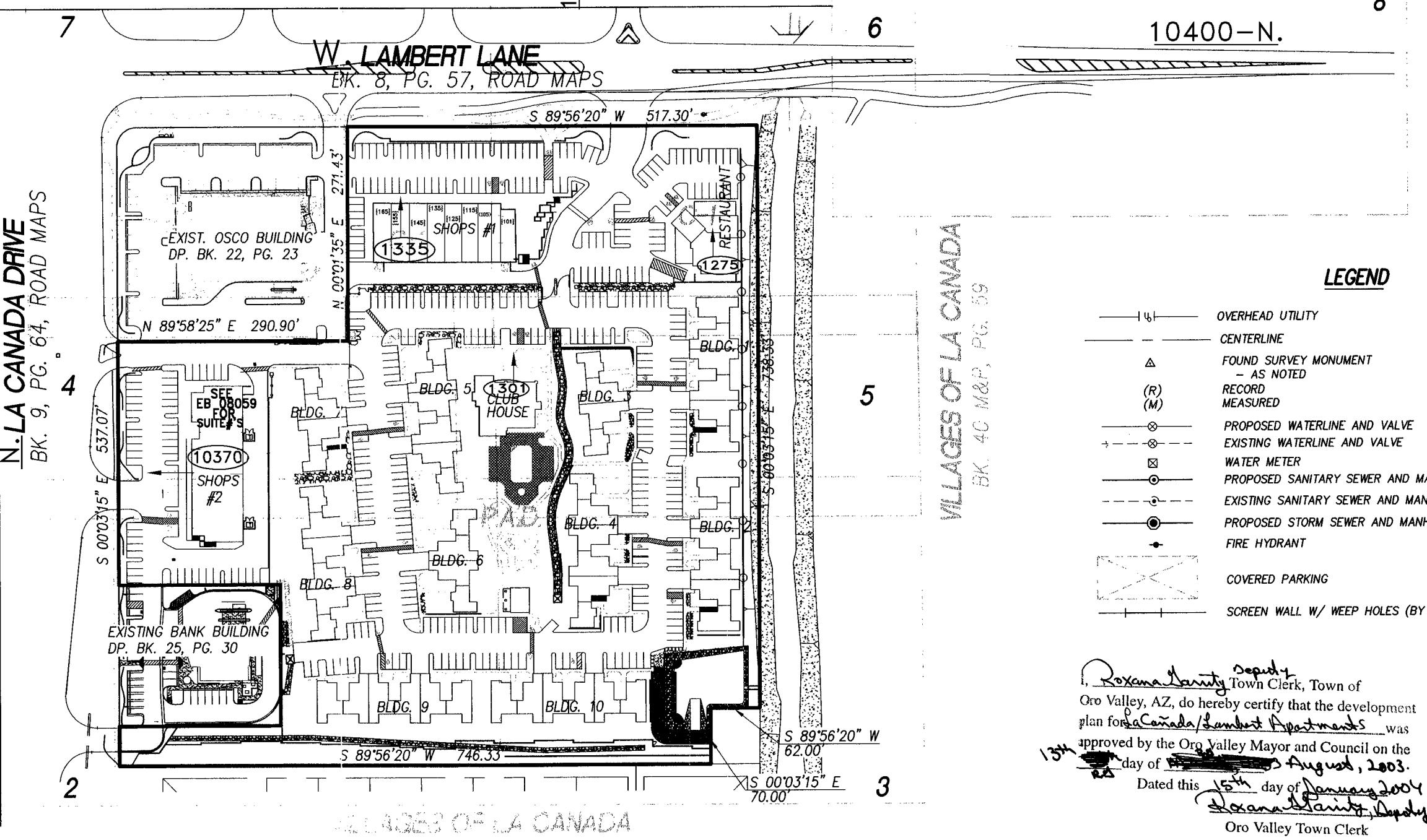
SCALE: 3"=1 MILE

THIS
PROJECT



LOCATION MAP

PORTION OF SECTION 14,
T-12 S., R-13 E.
G. & S.R.M., PIMA COUNTY, ARIZONA



LEGEND

141	OVERHEAD UTILITY
—	CENTERLINE
△	FOUND SURVEY MONUMENT - AS NOTED
(R) (M)	RECORD MEASURED
○	PROPOSED WATERLINE AND VALVE
×	EXISTING WATERLINE AND VALVE
—	WATER METER
○	PROPOSED SANITARY SEWER AND MANHOLE
—	EXISTING SANITARY SEWER AND MANHOLE
○	PROPOSED STORM SEWER AND MANHOLE
—	FIRE HYDRANT
—	COVERED PARKING
—	SCREEN WALL W/ WEEP HOLES (BY OTHERS)

*Roxana Danty, Deputy
Town Clerk, Town of
Oro Valley, AZ, do hereby certify that the development
plan for La Canada/Lambert Apartments was
approved by the Oro Valley Mayor and Council on the
day of 15 August, 2003.
Dated this 15 day of January, 2004
Roxana Danty, Deputy
Oro Valley Town Clerk*

SHEET INDEX

SHEET 1.....COVER SHEET
SHEET 2-8.....PLAN SHEETS
SHEET 9-10.....DETAIL SHEETS

FIRST FLUSH SYSTEM MAINTENANCE

1.) ALL BUILDING OWNERS AND TENANTS WILL BE NOTIFIED OF A PROHIBITION ON WASHING OF VEHICLES ON SITE.

2.) BIANNUAL MAINTENANCE SCHEDULE

A) CONCRETE SWALE WILL BE HYDRO WASHED AND CLEANED OF SILTS, SEDIMENT AND DEBRIS TWICE PER YEAR (JUNE AND OCTOBER RECOMMENDED). GATHERED SILTS AND DEBRIS WILL BE DISPOSED OF IN THE TRASH COLLECTION SYSTEM.

B) THE 6" BLEEDER PIPES TO THE BASIN WILL BE CLEANED OF OBSTRUCTIONS AND DEBRIS AND FLUSHED TO ENSURE FLOW THROUGH ADEQUACY.

C) FIRST FLUSH TREATMENT BASIN WILL BE CLEANED BY HAND OF DEBRIS AND TRASH TWICE PER YEAR (JUNE AND OCTOBER RECOMMENDED).

D)

TOWN OF ORO VALLEY

PROJ#: OV 1202-06

ZONE: SEE GENERAL NOTES

Adm. Address:
10326 N. LA CANADA DR

OWNER

ORO VALLEY SHOPPING CENTER, LLC
c/o THE BEZTAK COMPANIES
31731 NORTHWESTERN HIGHWAY
SUITE 250W
FARMINGTON HILLS, MI 48334

DEVELOPER

THE BEZTAK COMPANIES
31731 NORTHWESTERN HIGHWAY
SUITE 250W
FARMINGTON HILLS, MI 48334
TEL: (248) 855-5400

ENGINEER

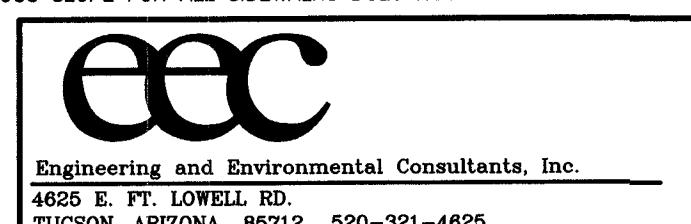
ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.
4625 E. FT. LOWELL ROAD
TUCSON, ARIZONA 85712
ATTN: RYAN BALE, P.E.
TEL: (520) 321-4625
FAX: (520) 321-0333

APARTMENTS =
1301 W. LAMBERT LN + UNIT #

EEC PROJECT NO: 202103

DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS;
A PORTION OF BLOCK 3, EL CONQUISTADOR COUNTRY CLUB
AS RECORDED IN BK. 33 M&P, PG. 82, PIMA COUNTY
RECORDER'S OFFICE, PIMA COUNTY, AZ.

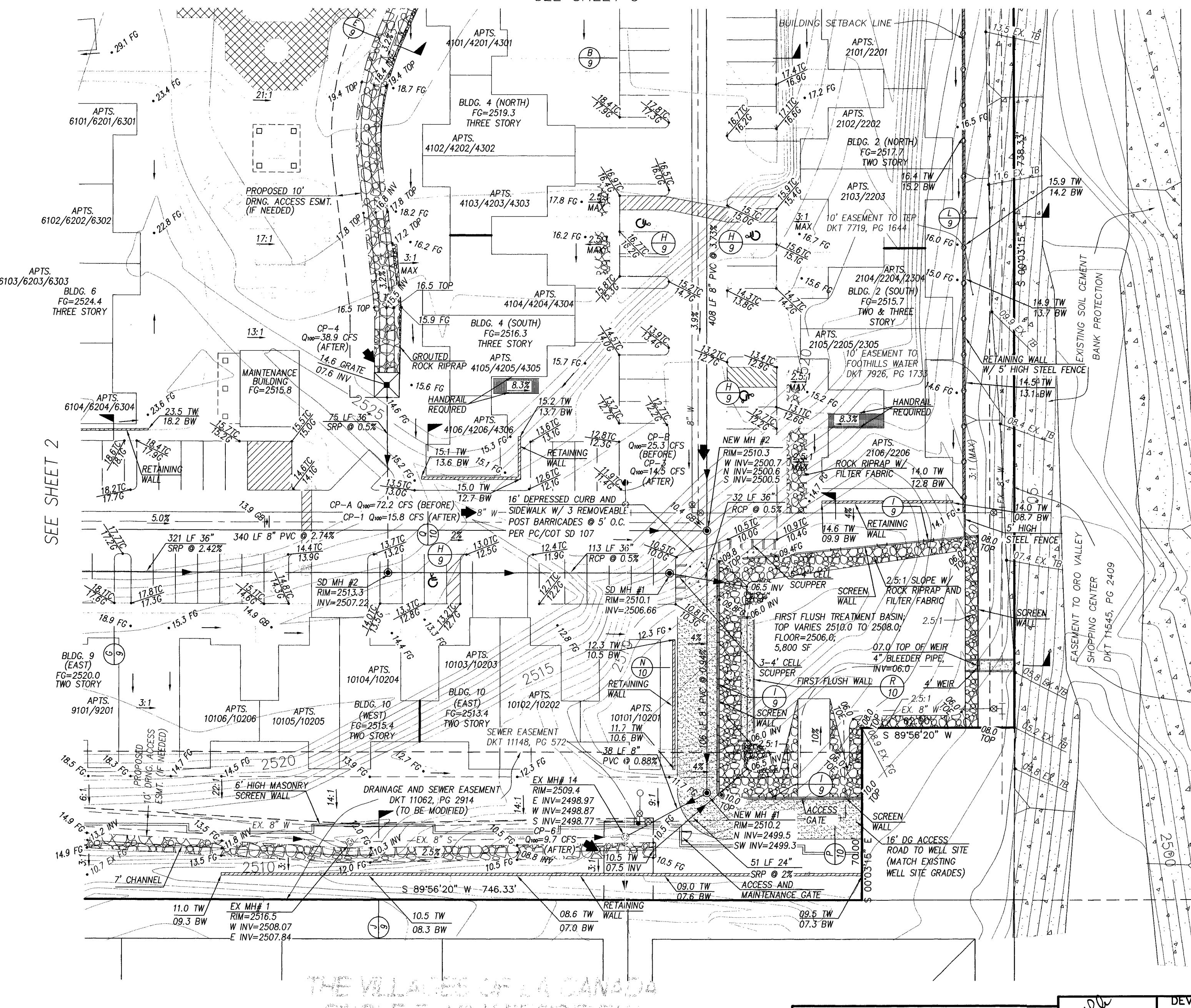
DRWN BY	APPD BY	REF	SCALE
DSGN BY		20	H: 1"=20'
CHKD BY		20	V:
PLAN NO. OV 12-02-06			



SCALE: 1"20'
C.I.=1'

THE VILLAGES OF LA CANADA
SINGLE FAMILY RESIDENTIAL

BK 40 M&P, PG 59



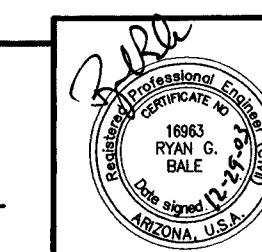
EEC PROJECT NO: 202103

DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS;
A PORTION OF BLOCK 3, EL CONQUISTADOR COUNTRY CLUB
AS RECORDED IN BK. 33 M&P, PG. 82, PIMA COUNTY
RECORDER'S OFFICE, PIMA COUNTY, AZ.

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Engineering and Environmental Consultants, Inc.
4625 E. FT. LOWELL RD.
TUCSON, ARIZONA 85712 520-321-4825



DRWN BY _____
DSGN BY _____
CHKD BY _____

APPD BY _____
APPD BY _____
APPD BY _____

REF _____
SCALE H: 1"20'
V: N/A

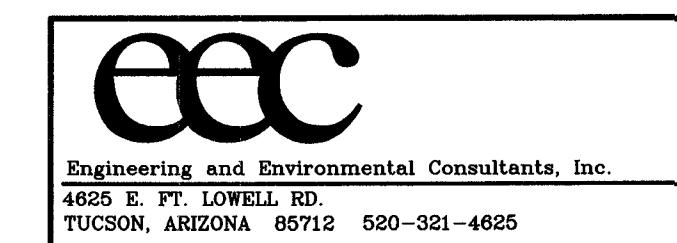
PLAN NO. OV 12-02-06

LA CANADA DRIVE

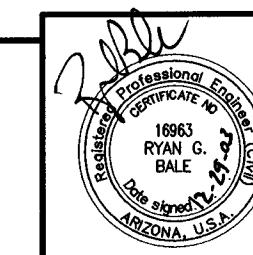
— (ROAD NUMBER 1213,
BK. 9, PG. 64, ROAD MAPS)

10' EASEMENT TO M
TELEPHONE AND TEL
DKT 7044, PG 820

SEE SHEET 2



Engineering and Environmental Consultants, Inc.
4625 E. FT. LOWELL RD.
TUCSON, ARIZONA 85712 520-321-4625



DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS; A PORTION OF BLOCK 3, EL CONQUISTADOR COUNTRY CLUB AS RECORDED IN BK. 33 M&P, PG. 82, PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, AZ.	4 OF 10
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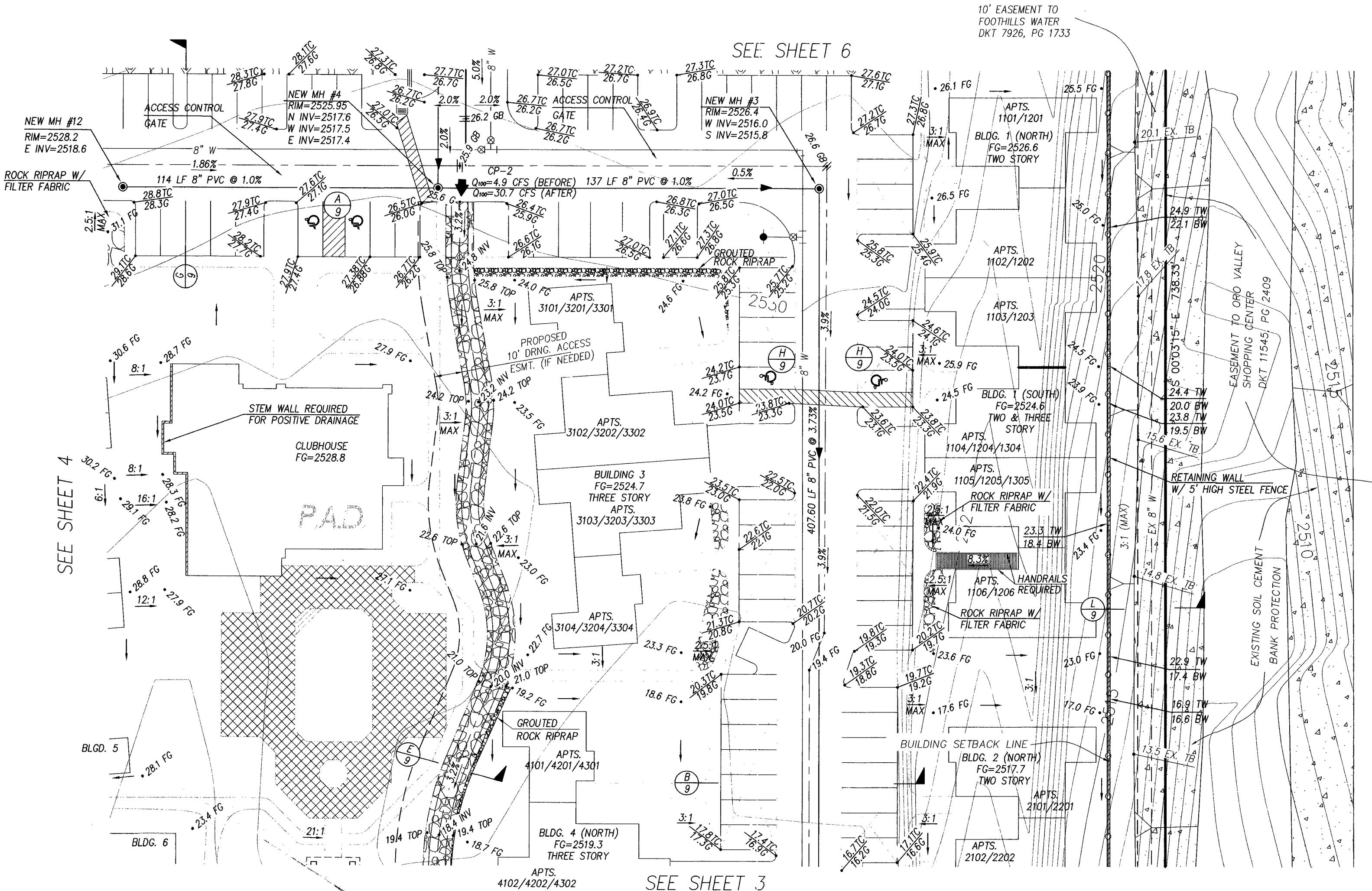
DP BK 27 PG 11 SHT 4 OF 10

N
S

SCALE: 1"=20'
C.I.=1'

THE VILLAGES OF LA CANADA
SINGLE FAMILY RESIDENTIAL

BK 40 M&P, PG 59



EEC PROJECT NO: 202103

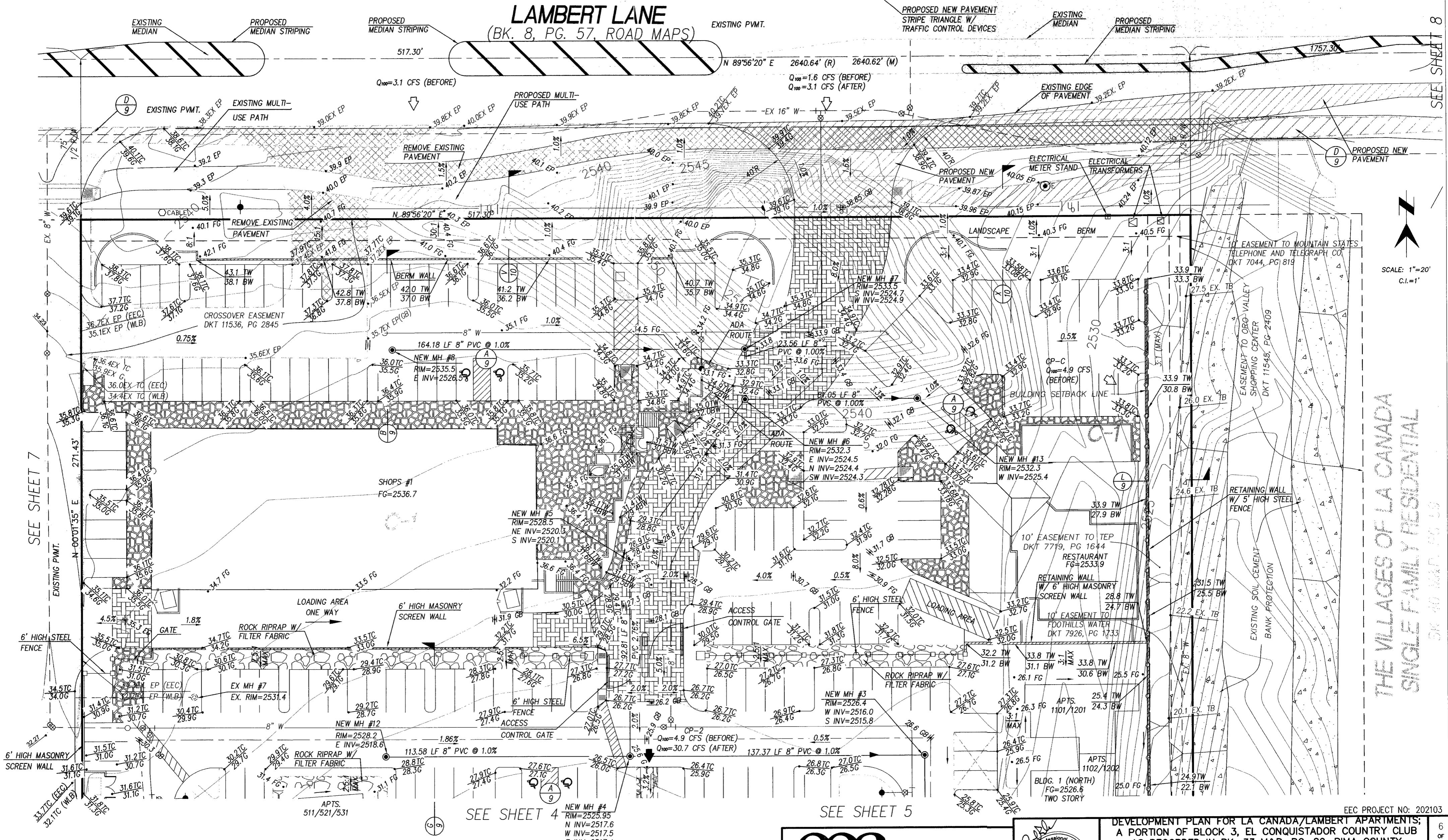
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RECORDER'S OFFICE, PIMA COUNTY, AZ.

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of
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DIAMOND SHAMROCK

LAMBERT LANE

(BK. 8, PG. 57, ROAD MAPS)



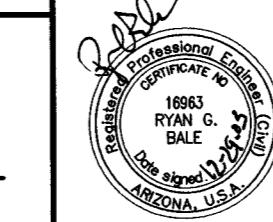
EEC PROJECT NO: 202103

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of
10

DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS:
A PORTION OF BLOCK 3, EL CONQUISTADOR COUNTRY CLUB
AS RECORDED IN BK. 33 M&P, PG. 82, PIMA COUNTY
RECORDER'S OFFICE, PIMA COUNTY, AZ.



Engineering and Environmental Consultants, Inc.
4625 E. FT. LOWELL RD.
TUCSON, ARIZONA 85712 520-321-4625



DRWN BY _____ 20
DSGN BY _____
CHKD BY _____
APPD BY _____ 20
APPD BY _____ 20
REF _____ SCALE H: 1"=20'
V: N/A

PLAN NO. OV 12-02-06



SCALE: 1"=20'
C.I.=1'

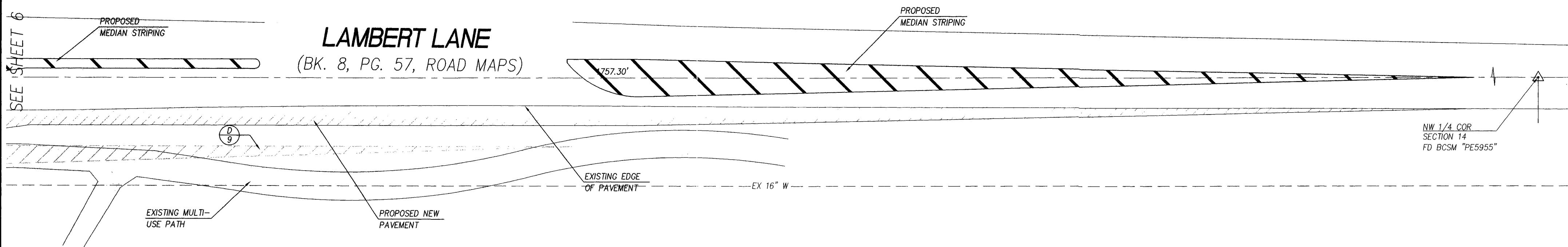
AUTUMN HILL

(BK. 41, PG. 58, M&P)

AUTUMN HILL LN.

LAMBERT LANE

(BK. 8, PG. 57, ROAD MAPS)



GENERAL NOTES:

CONTINUED FROM SHEET 1

36. THE FOLLOWING CONDITIONS RELATE TO LANDSCAPING ON THE SITE (GRADING EXCEPTION - EXHIBIT B):

- (A) ALONG THE LAMBERT LANE FRONTAGE 36-INCH BOX CANOPY TREES AND APPROPRIATE UNDER STORY VEGETATION SHALL BE PLANTED IN A MANNER TO CREATE A DENSE SCREEN. THE LAMBERT LANE FRONTAGE IS DEFINED AS EXTENDING FROM THE EASTERN PROPERTY CORNER TO THE EASTERN EDGE OF THE OSCO DRIVE.
- (B) WHERE EVER FEASIBLE, A 60-INCH HIGH BERM SHALL BE CONSTRUCTED ALONG THE LAMBERT LANE FRONTAGE (FRONTAGE AS DEFINED IN (A) ABOVE) WITH A WIDTH TO BE DETERMINED TO SUPPORT THE HEIGHT.
- (C) THE BERM SHALL INCLUDE UNDER STORY PLANTINGS, SHRUBS AND GROUND COVER TO STABILIZE THE BERM.
- (D) ALL PERIMETER LANDSCAPING SHALL BE INSTALLED BY JUNE 1, 2004 WITH THE EXCEPTION THAT IF THE HILL IS NOT REMOVED (SEE 37(A) BELOW), THE HILL AREA SHALL BE TREATED FOR EROSION CONTROL WITH STANDARD RESEEDING AND SCULPTED AS APPROVED BY THE 1999 GRADING EXCEPTION AND DEVELOPMENT PLAN.

37. THE FOLLOWING CONDITIONS RELATE TO THE GENERAL DEVELOPMENT OF THE SITE (GRADING EXCEPTION - EXHIBIT B):

- (A) NO GRADING PERMIT SHALL BE ISSUED FOR THE GRADING OF THE HILL UNLESS AND UNTIL BUILDING PERMITS HAVE BEEN ISSUED AND CONSTRUCTION CONTRACTS HAVE BEEN ENTERED INTO FOR THE TWO (2) COMMERCIAL BUILDINGS FRONTING LAMBERT LANE.
- (B) ALL BUILDING PADS AND INTERIOR INFRASTRUCTURE SHALL BE COMPLETED IN ONE PHASE.
- (C) CASH FUNDS REQUIRED TO UNDERGROUND ALL UTILITIES FRONTING LAMBERT LANE SHALL BE PLACED IN AN ESCROW ACCOUNT PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS ON THE SITE. COST ESTIMATES FOR THE ESCROW ACCOUNT ARE TO BE DETERMINED BY THE TOWN ENGINEER.
- (D) THE BUILDING PROFILES SHALL BE LOWERED BY ADDITIONAL GRADING TO THE GREATEST EXTENT FEASIBLE AS DETERMINED BY THE TOWN OF ORO VALLEY PUBLIC WORKS DEPARTMENT.
- (E) STAIR STEP BUILDING HEIGHTS AND THE USE OF STEM WALLS FOR RETAINING SHALL BE UTILIZED TO REDUCE THE VISUAL IMPACT OF THE BUILDINGS AND PROTECT EXISTING VIEW CORRIDORS.
- (F) THE ROOF REFLECTIVITY FOR ALL STRUCTURES SHALL BE LIMITED TO 60%.
- (G) ALL FRONTING BUILDINGS ALONG LAMBERT LANE AND LA CANADA DRIVE SHALL BE LIMITED TO SINGLE STORY AND A MAXIMUM HEIGHT OF 24 FEET TO THE TOP OF THE PARAPET.
- (H) THE RESTAURANT PAD SHALL BE SET BACK FROM LAMBERT LANE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT (MINIMUM OF 90 FEET FROM THE PROPERTY BOUNDARY).

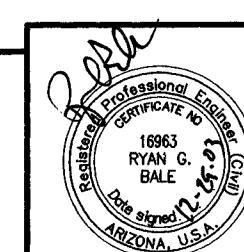
38. ADDITIONAL CONDITIONS:

- (A) SCRUBBERS AND FILTERS SHALL BE PLACED ON THE VENTING OUTLETS OF ALL BUSINESSES PREPARING FOOD TO MITIGATE SMOKE, VAPORS AND ODORS.
- (B) MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE SURROUNDING COMMUNITIES (ALL LEVELS) TO THE EXTENT POSSIBLE. MECHANICAL EQUIPMENT SCREENS SHALL BE ACOUSTICALLY DESIGNED TO PREVENT NOISE FROM EXTENDING BEYOND THE PROPERTY BOUNDARIES TO THE EXTENT POSSIBLE.
- (C) COMPREHENSIVE SIGN PACKAGE SHALL BE REVISED TO INCLUDE SIGNAGE FOR THE DEVELOPMENT. THE REVISED SIGN PACKAGE SHALL BE REVIEWED AND APPROVED BY DRB AND THE TOWN COUNCIL.
- (D) THE RIP RAP FOR SLOPES AND FOR DETENTION AND SPILLWAY SHALL USE LOCAL ROCK AND OTHER MATERIALS THAT, COMBINED WITH REVEGETATION OF THE BASIN, CREATE A NATURAL LOOK.
- (E) ALL ITEMS IDENTIFIED IN THE COUNCIL COMMUNICATION DATED AUGUST 6TH AS DONE OR COMPLETE SHALL BE REVIEWED TO VERIFY THAT THEY ARE STILL APPLICABLE TO THE NEW DEVELOPMENT PLAN AND, IF NECESSARY, ADDED AS CONDITIONS.
- (F) IMPROVEMENTS TO THE WATER SITE TO SCREEN THE WELL AND RESERVOIR WILL BE ADDED TO SCREEN IT BOTH VISUALLY AND ACOUSTICALLY.
- (G) ALL PARKING LOT LIGHT STANDARDS SHALL NOT EXCEED EIGHTEEN (18') FEET IN HEIGHT, AND ALL PATIO LIGHTING IN BUILDINGS 1, 2, 9 AND 10 SHALL BE FULLY SHIELDED.
- (H) PROVIDE A REVISED DRAINAGE REPORT PRIOR TO THE ISSUANCE OF A GRADING PERMIT.
- (I) DEVELOPER SHALL DEPOSIT \$50,000 CASH IN ESCROW FOR ANY SAFETY IMPROVEMENTS, IF NEEDED, WITH ANY INTEREST TO STAY IN THE ESCROW ACCOUNT TO ADD TO THE \$50,000. ANY FUNDS NOT USED FOR THE IMPROVEMENT TO BE RETURNED TO THE DEVELOPER. THE ESCROW ACCOUNT SHALL BE ESTABLISHED WHEN THE FIRST BUILDING PERMIT IS PULLED. (THAT ONE YEAR AFTER COMPLETION OF CONSTRUCTION REVIEW TO SEE IF THERE ARE ANY SAFETY PROBLEMS AND INVESTIGATE ANY CORRECTIVE ACTION WHICH WILL BE THE DEVELOPER'S RESPONSIBILITY TO INCORPORATE SAFETY IDEAS OR DESIGN SIDEWALKS, ETC. TO DISCOURAGE CROSSING STREETS OTHER THAN AT CROSSWALKS AND THE DEVELOPER SHALL MEET WITH THE TOWN ENGINEER AND POLICE CHIEF TO REVIEW SAFETY).
- (J) ANY COVERED PARKING OTHER THAN THAT SHOWN ON THE DEVELOPMENT PLAN AND THE ARCHITECTURAL ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWN COUNCIL.
- (K) THE DESIGN OF THE FIRST FLUSH TREATMENT BASIN SHALL BE REVIEWED DURING THE IMPROVEMENT PLAN APPROVAL PROCESS.

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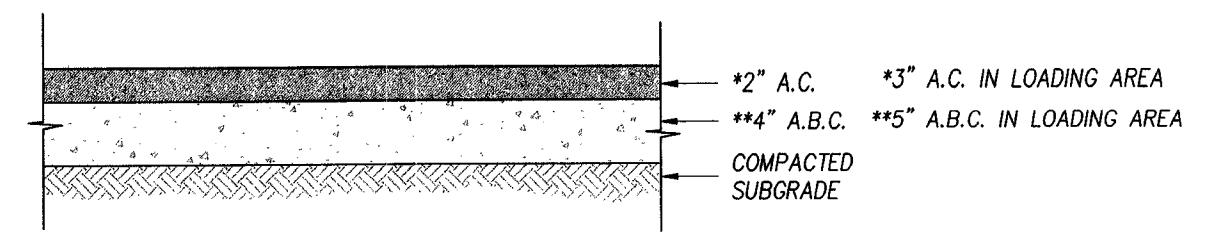
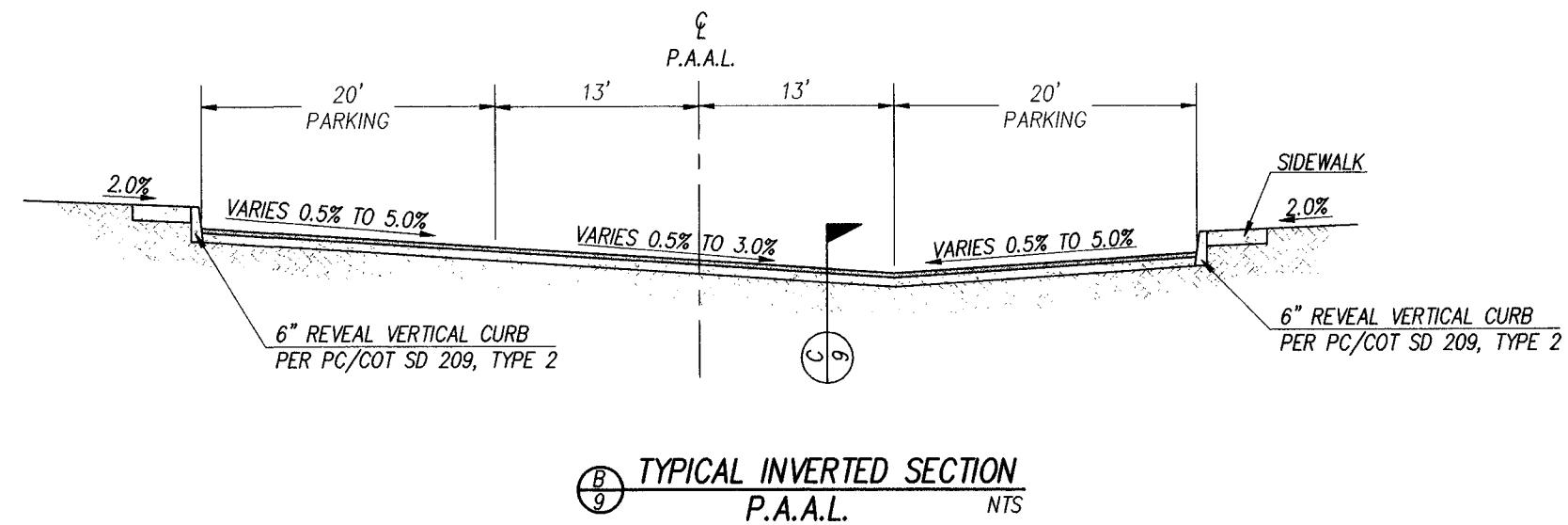
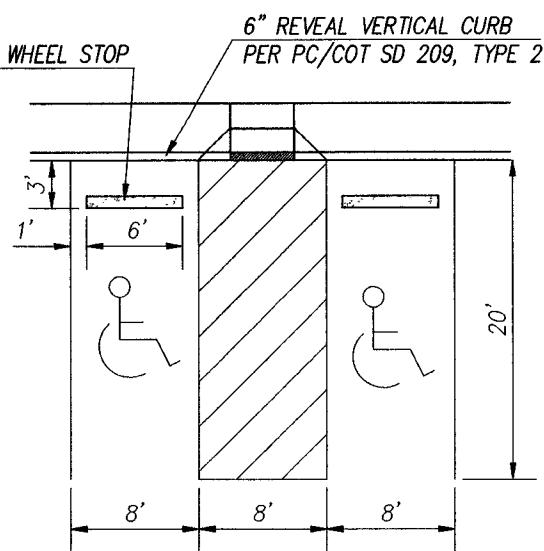
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OF
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DRWN BY _____
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CHKD BY _____

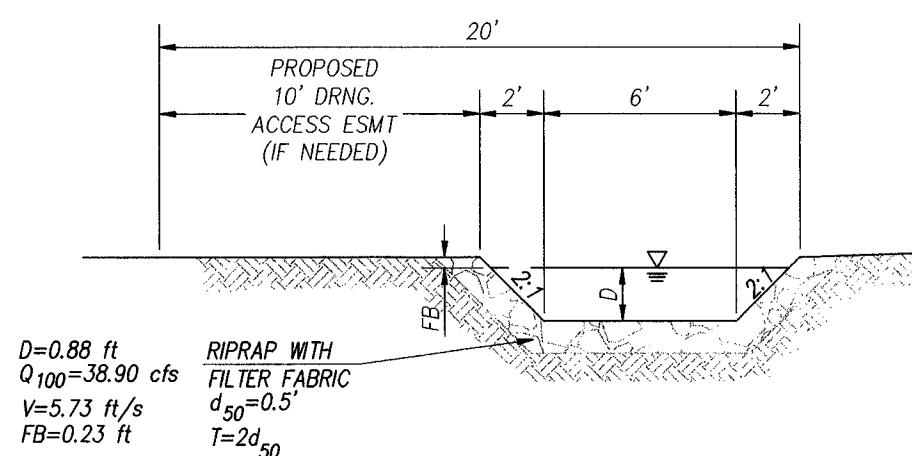
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PLAN NO. OV 12-02-06

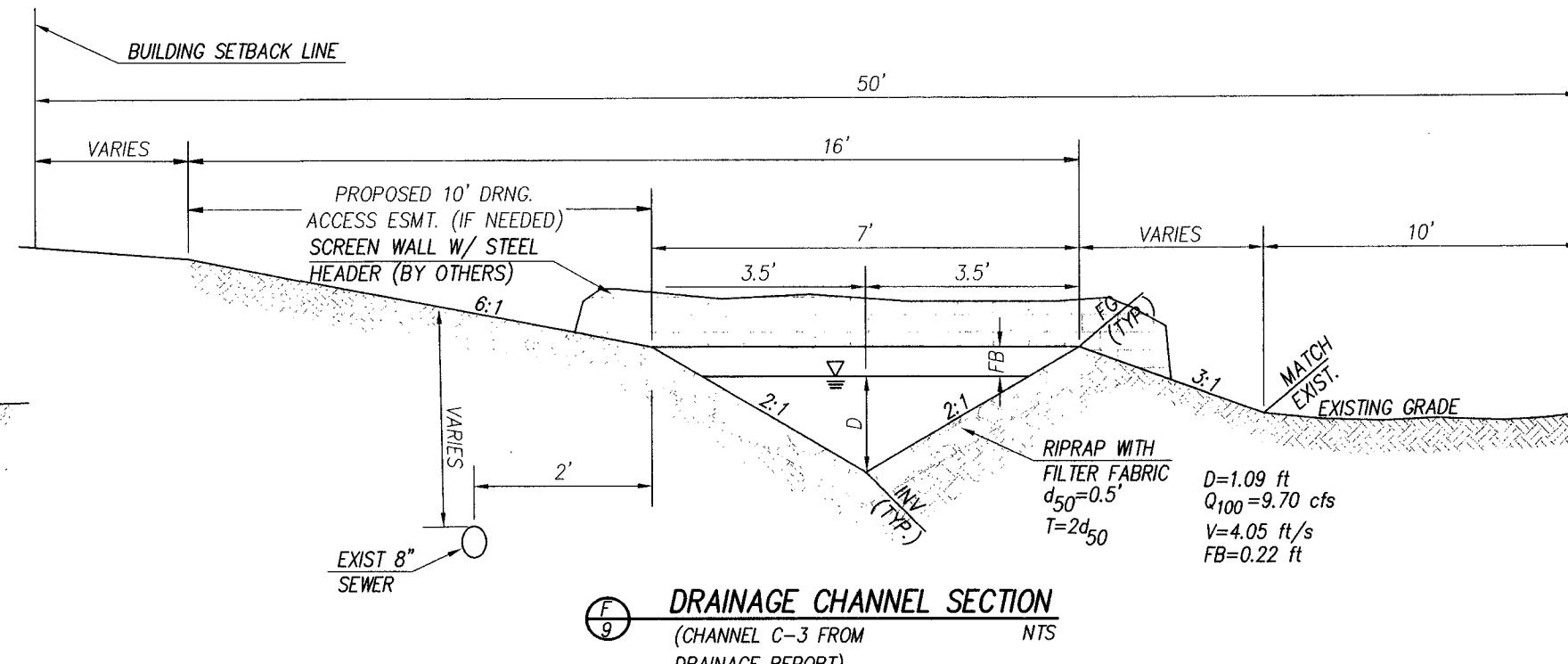


TYPICAL PAVEMENT SECTION
P.A.A.L. NTS

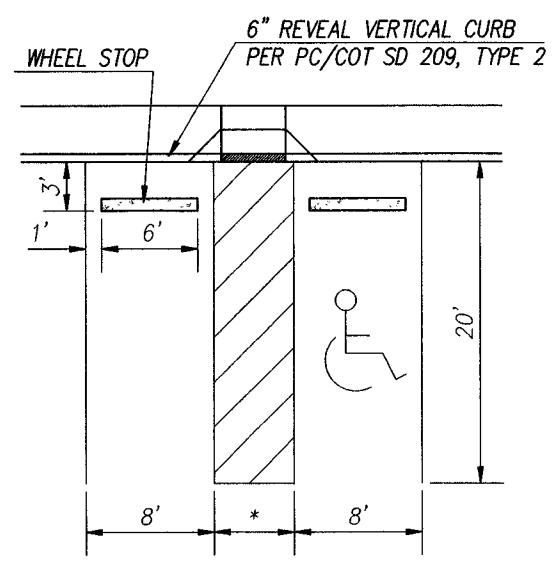
VAN ACCESSIBLE HANDICAP PARKING DETAILS



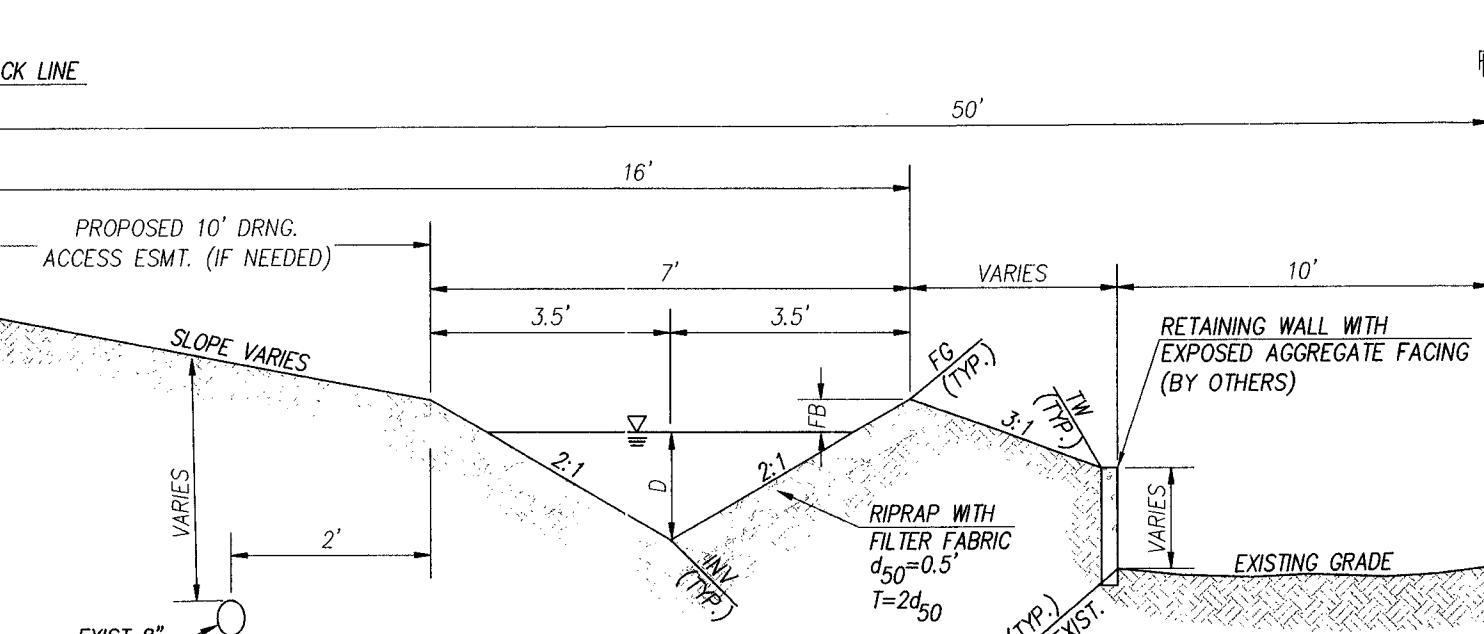
E 9 DRAINAGE CHANNEL SECTION
(CHANNEL C-4 FROM NTS
DRAINAGE REPORT)



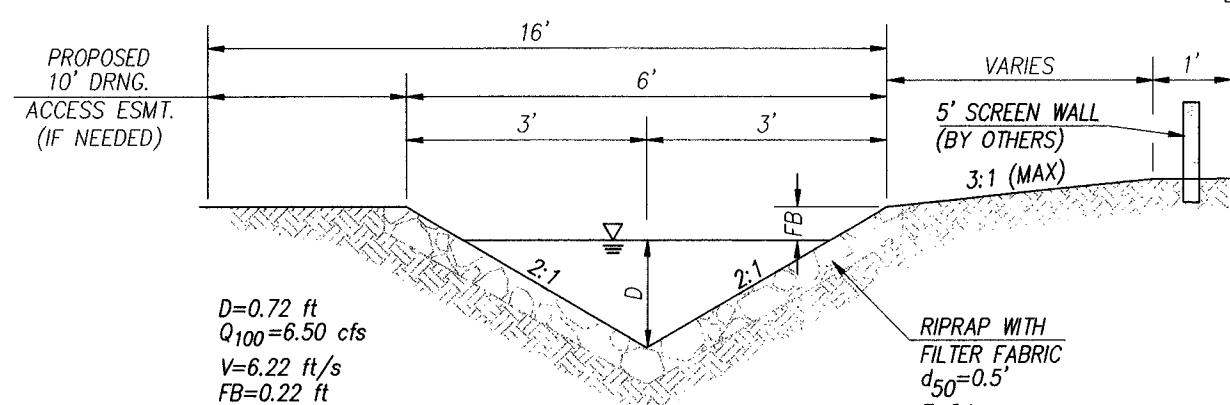
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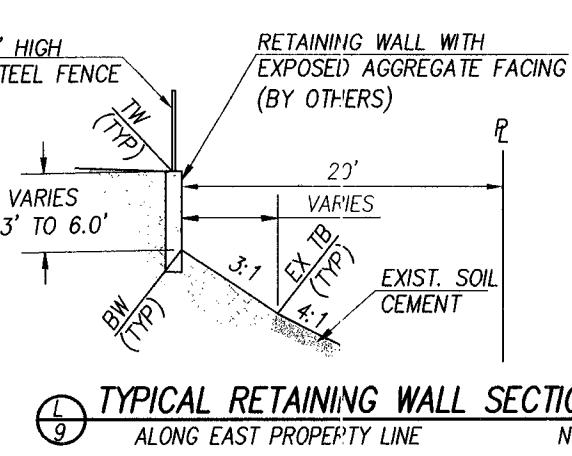
SINGLE HANDICAP PARKING DETAIL



J
9 **DRAINAGE CHANNEL SECTION**
(CHANNEL C-3 FROM
DRAINAGE REPORT)



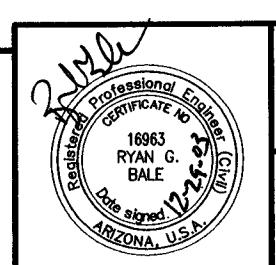
K
9 DRAINAGE CHANNEL SECTION
(CHANNEL C-2 FROM NTS
DRAINAGE REPORT)



L 9 TYPICAL RETAINING WALL SECTION
ALONG EAST PROPERTY LINE NTS



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C PROJECT NO: 202103

APARTMENTS: 1

APARTMENTS, COUNTRY CLUB

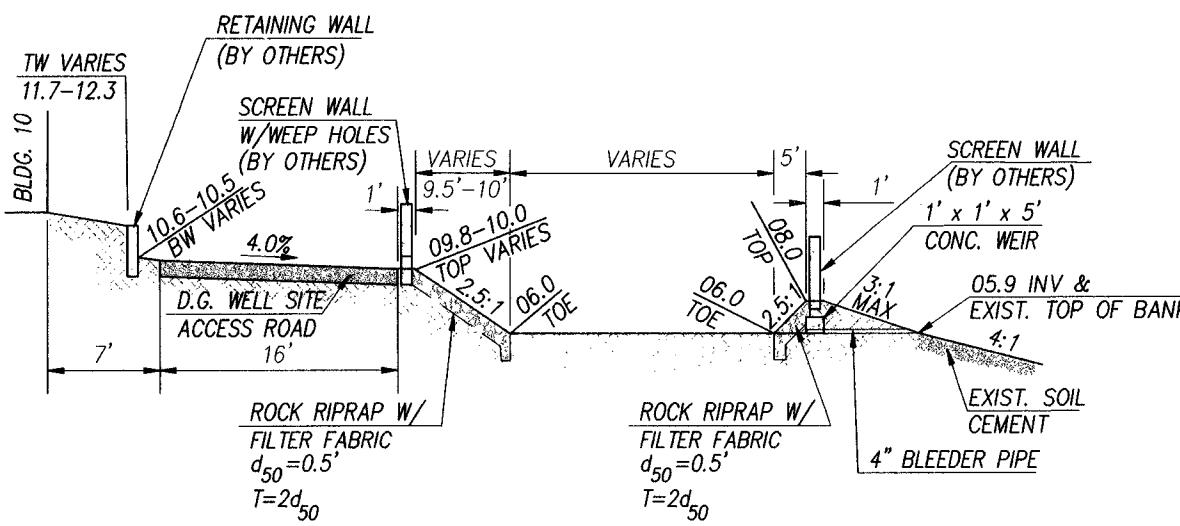
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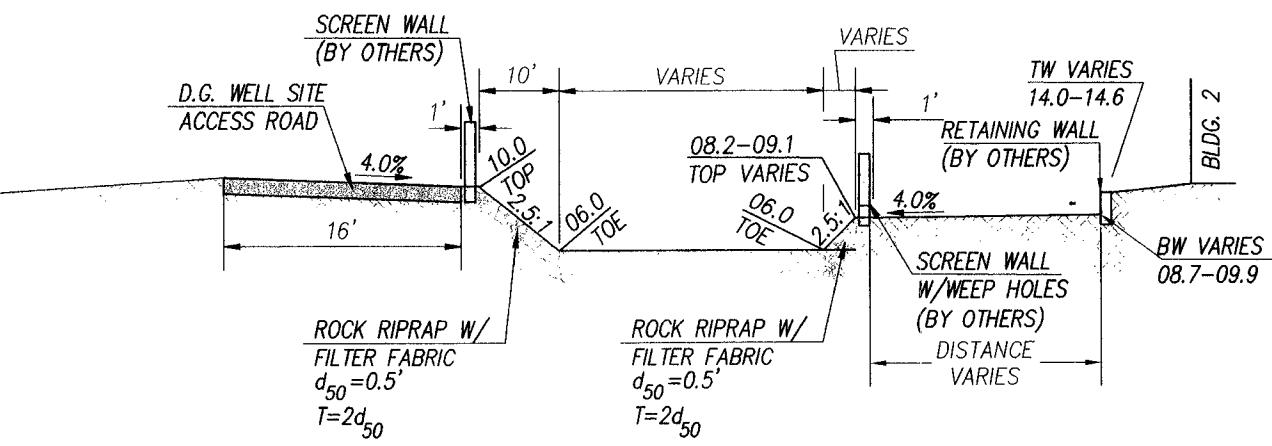
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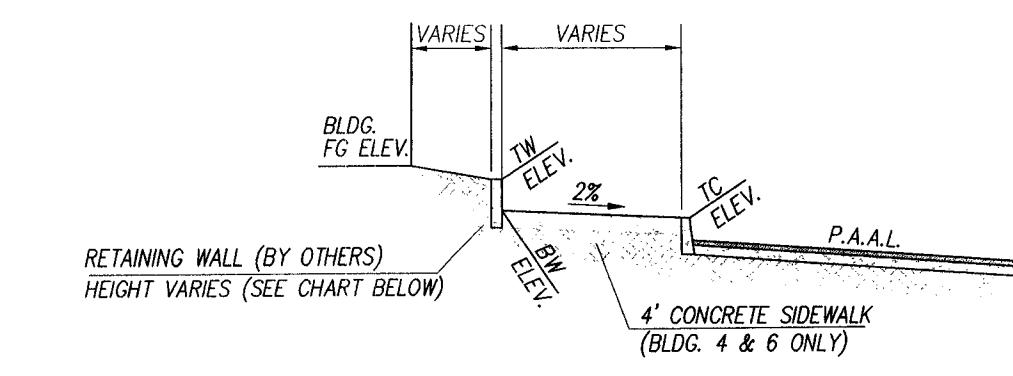
NO. OV 12-02-06



⑩ E-W TREATMENT BASIN SECTION NTS

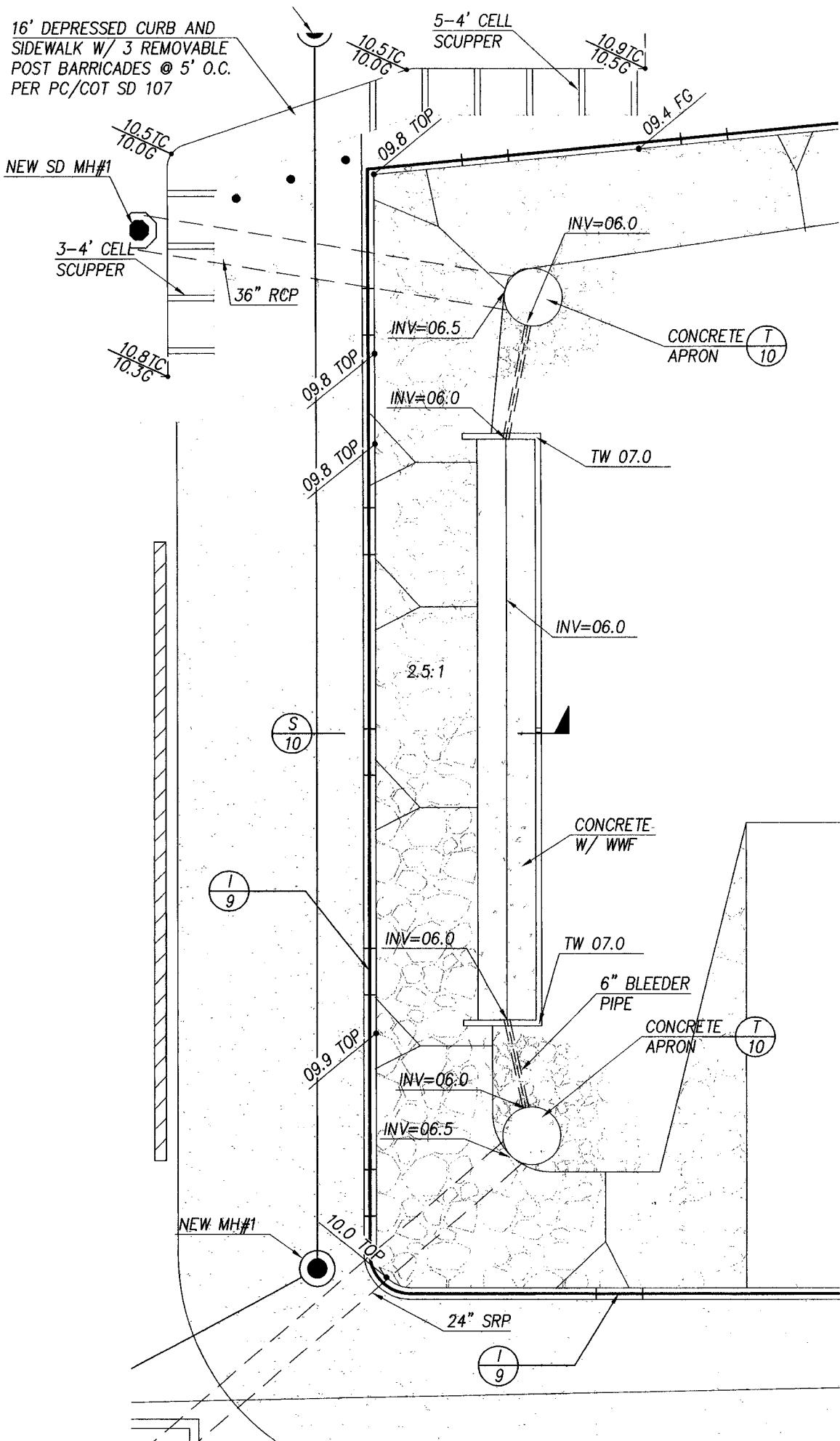


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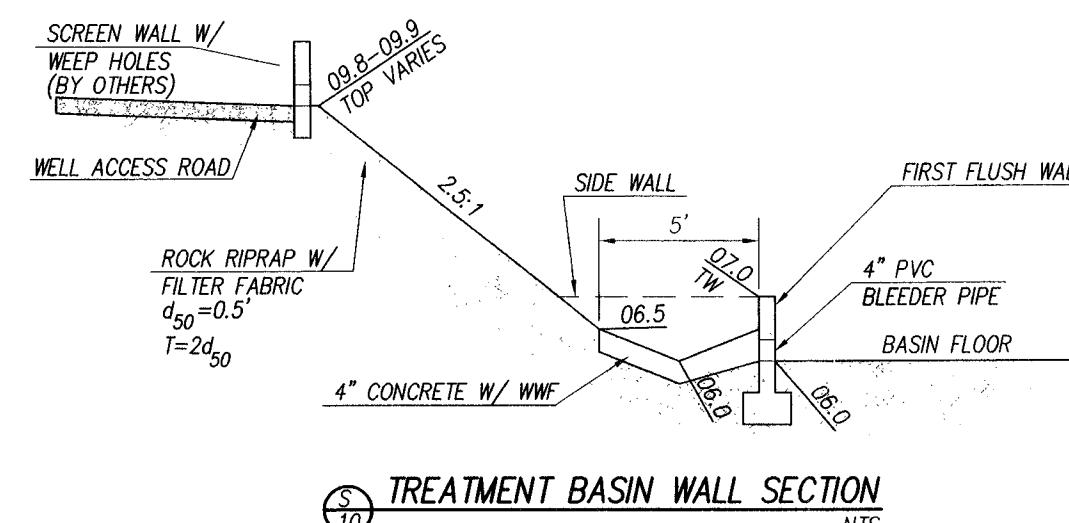


⑩ TYPICAL RETAINING WALL SECTION NTS

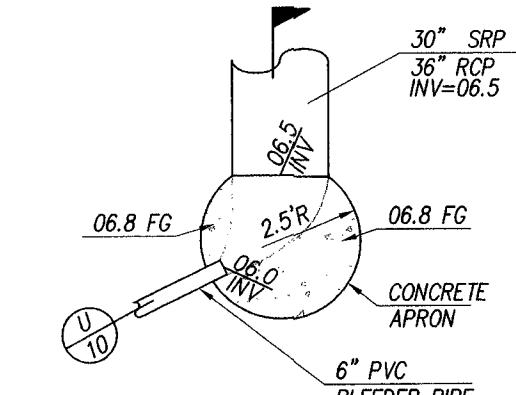
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6	24.4	VARIABLES	VARIABLES	VARIABLES
8	24.0 (SOUTH)	VARIABLES	VARIABLES	VARIABLES



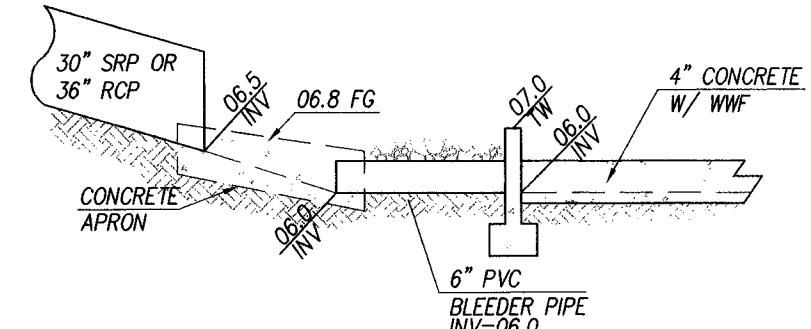
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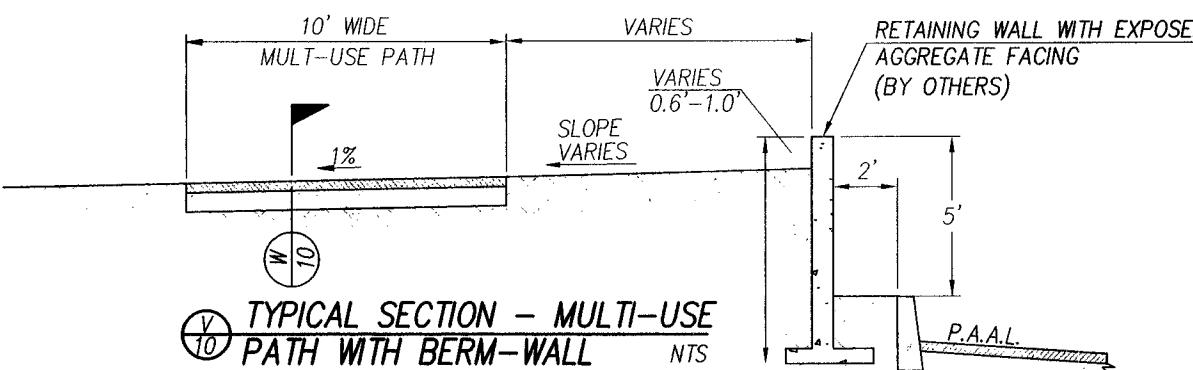
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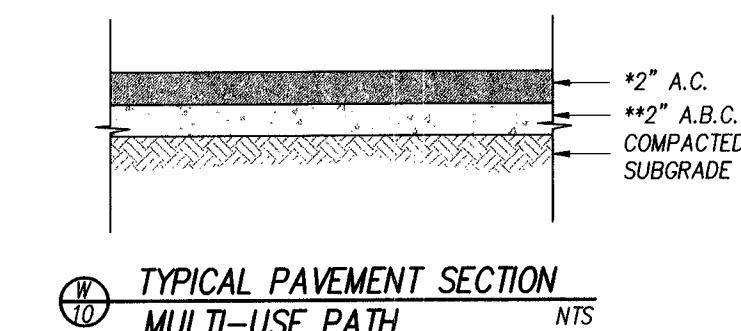
⑩ TYPICAL CONCRETE APRON DETAIL NTS



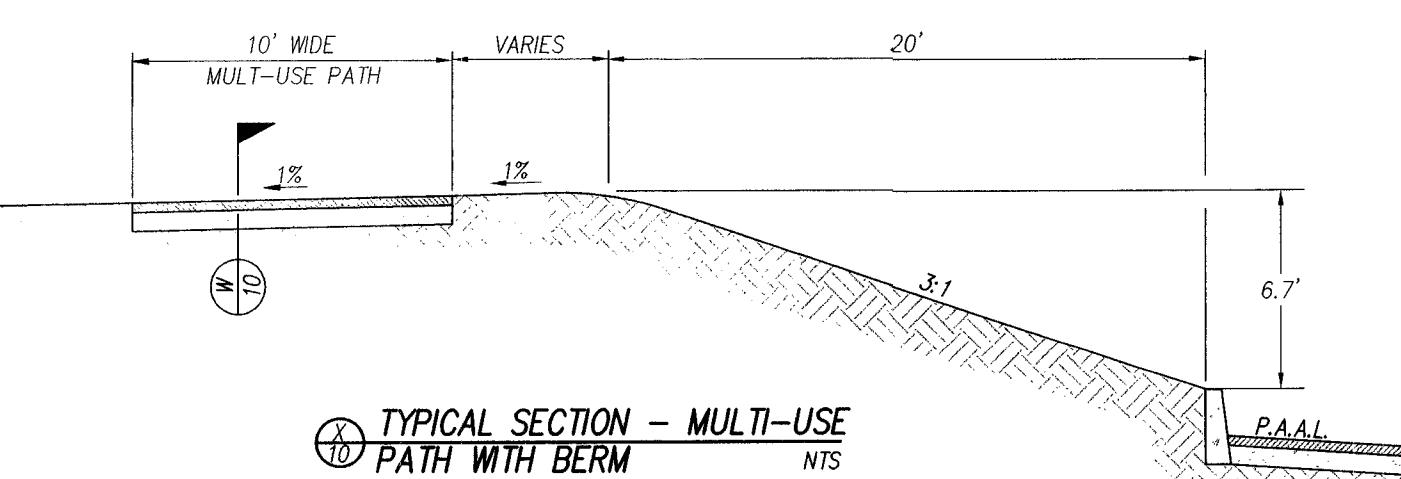
⑩ TYPICAL STORM DRAIN OUTLET SECTION NTS



⑩ TYPICAL SECTION - MULTI-USE PATH WITH BERM-WALL NTS



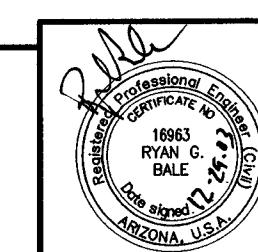
⑩ TYPICAL PAVEMENT SECTION NTS



⑩ TYPICAL SECTION - MULTI-USE PATH WITH BERM NTS

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DRWN BY _____ APPD BY _____ 20
DSGN BY _____ REF _____ SCALE H: N/A
CHKD BY _____ APPD BY _____ 20 V: N/A
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NOTE:
DETAIL "O" NOT USED.