

1. THE GROSS AREA OF THE DEVELOPMENT SITE IS **2.81 ACRES OR 122,556.3 SF.**
2. THE GROSS FLOOR AREA OF STRUCTURES IS **19,168 SQUARE FEET.**
BUILDING #1 IS 6,376 SF, BUILDING # 2 IS 5,312 SF, BUILDING #3 IS 5,080 SF, BUILDING #4 IS 2,400 SF.
3. THE FLOOR AREA RATIO (FAR) ALLOWED PER 23.4 TABLE 23-2B IS **0.25** MAXIMUM. THE ACTUAL FAR IS THE RATIO IS **0.16** (19,168 SF/122,556.3 SF).
4. THE LOT COVERAGE PERCENTAGE IS **45.7%.**
5. THE GROSS AREA OF ALL IMPERVIOUS HARDSCAPE SURFACES IS **56,761 SF.**
6. TOTAL MILES OF NEW PUBLIC STREETS IS **0.0** MILES.
7. TOTAL MILES OF NEW PRIVATE STREETS IS **0.0** MILES.
8. THIS PROJECT FALLS UNDER DEVELOPMENT AREA D WITHIN THE EL CONQUISTADOR COUNTRY CLUB PLANNED AREA DEVELOPMENT (PAD) DATED AUGUST 17, 1983. PER 23.9.C.C AND 23.4 TABLE 23-2B, THE UNDERLYING ZONING DESIGNATION IS C-N.
9. NO ZONING VARIANCES OR MODIFICATIONS ARE APPLICABLE TO THIS PROJECT.
10. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND REVEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
11. THE PROPOSED USES FOR THIS PROJECT ARE **RESTAURANT, OFFICE AND MEDICAL SERVICE.**

1. THE MAXIMUM ALLOWABLE BUILDING HEIGHT PER EL CONQUISTADOR COUNTRY CLUB PAD DATED AUGUST 17, 1983 IS **38'**. THE PROPOSED BUILDING HEIGHTS ARE AS FOLLOWS: BUILDING #1 IS 30' MAX, BUILDING #2 IS 25' MAX, BUILDING #3 IS 25' MAX, BUILDING #4 IS 20' MAX. ALL BUILDINGS ARE 1-STORY.
2. THIS PROJECT IS NOT SUBJECT TO SPECIAL OVERLAY ZONES.
3. THIS PROJECT IS NOT SUBJECT TO CRITERIA FOR THE GENERAL PLAN SIGNIFICANT RESOURCE AREAS (SRA) OR ENVIRONMENTALLY SENSITIVE LANDS (ESL).
4. THIS PROJECT DOES NOT CONTAIN ANY RIPARIAN HABITAT WITHIN THE 100-YEAR FLOODPLAIN.
5.
 - a. THE TOTAL AREA OF OPEN SPACE REQUIRED PER 23.9.C.1 IS 20% OF THE GROSS AREA OF THE PAD DISTRICT. TOTAL AREA OF OPEN SPACE PROVIDED IS 20.1%.
 - b. THE MINIMUM AMOUNT OF LANDSCAPED COURTYARD/PEDESTRIAN MALLS IS 2% OF THE NET LOT AREA PER 23.8.B.C. THE TOTAL AMOUNT OF LANDSCAPED COURTYARDS/PEDESTRIAN MALLS IS 2% MIN.
 - c. THE REQUIRED LANDSCAPED BUFFER-YARD TYPE B HAS BEEN CHOSEN FOR THE UNDERLYING ZONING DESIGNATION:

STREET	=	30'
SIDE	=	30'
REAR	=	30'
 - d. BUILDING SETBACKS:

STREET	-	25' REQUIRED; 30.2' (MIN.) PROVIDED
SIDE	-	25' REQUIRED; 41.6' (MIN.) PROVIDED
REAR	-	25' REQUIRED; 44.6' (MIN.) PROVIDED
6. THIS PROJECT HAS NO DESIGNATED COMMON AREA.
7. THIS PROJECT FALLS UNDER DEVELOPMENT AREA D OF THE EL CONQUISTADOR COUNTRY CLUB PLANNED AREA DEVELOPMENT (PAD). SEE PAD DOCUMENT DATED AUGUST 17, 1983, LATEST REVISION BY ORDINANCE (O) 92-21 DATED DECEMBER 2, 1992.
8. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
9. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

1. THE DESIGN VEHICLE IS SU-30. THE DESIGN SPEED IS 15 MPH.
2. ALL NEW PUBLIC ROADS WITHIN OR ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
3. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
4. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE EAST LINE OF THE S.E. 1/4 OF SECTION 3, T12S, R13E G.&S.R.M., PIMA COUNTY, ARIZONA AS SHOWN ON THIS PLAN AND ON THE "CANADA HILLS - VILLAGE 15" PLAT AS RECORDED IN BOOK 23, PAGE 49, MAPS & PLATS, RECORDS OF PIMA COUNTY, AZ. THE BEARING OF SAID LINE IS **N 00°00'16" E**.
5. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY DEPARTMENT OF TRANSPORTATION "OPUS" CONTROL POINT "12513E E17", DESCRIBED AS A 1/2" REBAR TAGGED "PCDOT GPS" 2FT EAST OF AN ELECTRIC TRANSFORMER, APPROX. 201 FT. N.W. OF THE INTERSECTION OF LA CANADA DR AND NARANJA DR., THE ELEVATION OF SAID BENCHMARK IS **2,716.67'**, NAVD 88 DATUM.

1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
3. A LINE EXTENSION AGREEMENT MUST BE IN PLACE BEFORE ANY WORK ON THE WATER INFRASTRUCTURE FOR THIS PROJECT BEGINS.
4. ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
5. ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.
6. WATER INFRASTRUCTURE AS REPRESENTED ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO THE ORO VALLEY WATER UTILITY (OVWU) FOR TECHNICAL REVIEW AND COMPLIANCE WITH APPLICABLE STATUTES, CODES AND SPECIFICATIONS. ADDITIONAL WATER INFRASTRUCTURE MAY BE DEEMED NECESSARY UPON REVIEW OF THE WATER IMPROVEMENT PLAN.

1. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

1. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
2. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
3. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, B, E, F, H, I, M, R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE-FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
4. TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
5. THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENT'S EXISTING SYSTEM.

1. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
 - A. 2018 INTERNATIONAL CODES WITH LOCAL AMENDMENTS.
 - B. 2017 NATIONAL ELECTRICAL CODE.
 - C. 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES.
 - D. 2018 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS.
 - E. 2012 TOWN OF ORO VALLEY POOL CODE.
 - F. 2015 PIMA ASSOCIATION OF GOVERNMENTS (P.A.G.).
 - G. 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL.
 - H. 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL.
 - I. TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED.
 - J. ORO VALLEY TOWN CODE, CURRENT REVISED.
 - K. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

BUILDING NUMBER	PROPOSED USE	SQUARE FOOTAGE	PARKING RATIO (PER PAD)	TOTAL PARKING		TOTAL HANDICAP PARKING		LOADING ZONE RATIO	TOTAL LOADING ZONES		BIKE PARKING CLASS I		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED		
1	OFFICE/MEDICAL SERVICE	6376	1:300	21	26	1	1		0	0		0	0	0
2	OFFICE/MEDICAL SERVICE	5312	1:300	18	21	1	1		0	0		0	0	0
3	OFFICE/MEDICAL SERVICE	5080	1:300	17	20	1	2		0	0	0	0	0	0
4	DRIVE-THRU RESTAURANT	2400	1:200	12	13	1	1	0	0	0	0	0	0	0
TOTALS:		19168		68	80	4	5	1:5,000- 24,999	1	1	0	0	0	0

PAD
CANADA HILLS
BK. 43, PG. 39, M&P

NEW 1-STORY
BUILDING #1
AREA=6,376 SF

PAD
TOWN OF ORO VALLEY
A.P.N. 224-10-1190

NEW 1-STORY
BUILDING #2
AREA=5,312 SF

NEW 1-STORY
BUILDING #3
AREA=5,080 SF

NEW 1-STORY
BUILDING #4
AREA=2,400 SF

W NARANJA DR (PUBLIC)
BK. 8, PG. 89, ROAD MAPS

N LA CANADA DR (PUBLIC)
BK. 43, PG. 29, ROAD MAPS

PROJECT OVERVIEW PLAN

EXISTING		PROPOSED		LEGEND		EXISTING		PROPOSED	
	SUBJECT PROPERTY BOUNDARY		RIGHT-OF-WAY		UNKNOWN UTILITY		ELECTRICAL EQUIPMENT		ELECTRIC METER
	OTHER PARCEL LINE		ROADWAY CENTERLINE		ELECTRIC TRANSFORMER		ELECTRIC JUNCTION BOX		COMMUNICATION PEDESTAL
	SECTION LINE		EASEMENT		COMMUNICATION MANHOLE		COMMUNICATION VAULT		LIGHT PULL BOX
	CONTOUR		SPOT ELEVATION		FIBER-OPTIC MARKER		TRAFFIC CONTROL BOX		WATER METER
	FLOW-LINE		100 YR. FLOOD PLAIN LIMIT		SEWER MANHOLE		SEWER MANHOLE		SURVEY MONUMENT
	CURB		ASPHALT		PARKING SPACE COUNT		PARKING SPACE COUNT		ZONING DIVISION
	CONCRETE		RAILING		SIGHT VISIBILITY TRIANGLE		SIGHT VISIBILITY TRIANGLE		RIGHT-OF-WAY
	WALL		SIGN		ASSESSOR'S PARCEL NUMBER		ASSESSOR'S PARCEL NUMBER		RADIUS
	TRAFFIC LIGHT		STORM DRAIN MANHOLE		PAVEMENT (ASPHALT)		PAVEMENT (ASPHALT)		CONCRETE
	UNDERGROUND ELECTRIC		COMMUNICATION		CONCRETE		CONCRETE		HIGH POINT
	GAS PIPE		SEWER PIPE		HIGH POINT		HIGH POINT		
	WATER PIPE		NON-POTABLE WATER PIPE						

SVT	SIGHT VISIBILITY TRIANGLE
R.O.W.	RIGHT-OF-WAY
A.P.N.	ASSESSOR'S PARCEL NUMBER
R	RADIUS
P	PAVEMENT (ASPHALT)
C	CONCRETE
HP	HIGH POINT

1. COVER SHEET
2. SITE + GRADING + UTILITIES PLAN

ARCHITECT
GANSLINE & ASSOCIATES
1795 EAST SKYLINE DRIVE SUITE #193
TUCSON, ARIZONA 85718
ATTN: BILL GANSLINE
PH: (520) 903-4042
E: gansline@usa.net

LA CANADA/NARANJA LLC
PO BOX 57037
TUCSON, ARIZONA 85732
ATTN: C/O PAUL OLAND
PH: (520) 664-4304
E: gpo@paradigmiland.us

SITE ADDRESS

1440 WEST NARANJA DRIVE
ORO VALLEY, ARIZONA 85737

ov-



C.I.: N/A

A PORTION OF LAND IN THE SE 1/4 OF
THE SE 1/4 OF SECTION 03, T. 12S., R.13E.,
G.& S.R.M., TOWN OF ORO VALLEY, PIMA
COUNTY, ARIZONA
A.P.N. 224-10-002B

CYPRESS PRO

 **CYPRESS**
CIVIL

2030 east speedway boulevard
suite #110
tucson, arizona 85719
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A PORTION OF LAND IN THE SE 1/4 OF
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NWC LA CANADA/NARANJA

CANADA HILLS GOLF COURSE LOT 1
TOWN OF ORO VALLEY

CANADA HILLS
VILLAGE 15
BK. 43, PG. 29
RESIDENTIAL

CANADA HILLS - VILLAGE 15
BK. 43, PG. 29
RESIDENTIAL

FND 1/2" BRASS STEM
EAST 1/4 CORNER
SECTION 3

EXISTING PUBLIC SEWER
MANHOLE #6116-01 PER
PN G-94-007
RIM=13.90

C.I.=1 FOOT

EXISTING PUBLIC SEWER
MANHOLE #4498-08 PER
PN I-85-204
RIM=2713.52
INV (S)=2701.10 (APPROX.)

EXISTING PUBLIC 8" PVC
SEWER PER PN I-85-204

EXISTING GAS LINE

EXISTING UNDERGROUND
ELECTRIC LINE

COPPER CREEK 1 - BLOCK 1
BK. 46, PG. 21
RESIDENTIAL

EXISTING
UNDERGROUN
ELECTRIC LINE

75' HALF R.O.W.

30' LANDSCAPE
BUFFERYARD
EXISTING UND
ELECTRIC LINE

EXISTING GAS
LINE

25' REQUIRED BUILDING
SETBACK

EXISTING PUBLIC 12" P
WATER PER PN 90-01

W NARANJA DR (PUBLIC)
BK. 8, PG. 89, ROAD MAPS

FND 2" BCSM
STAMPED "RLS 29873"

EXISTING PUBLIC SEWER
MANHOLE #993-57A17
PER PN G-85-001
RIM=2714.98
INV (N)=2686.05 (APPROX.)

SITE KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING ASPHALT TO REMAIN.
- 3 EXISTING VERTICAL CURB AND GUTTER TO REMAIN.
- 4 EXISTING CURB RAMP AND SIDEWALK TO REMAIN.
- 5 EXISTING VEHICLE BARRIER TO BE SHORTENED.
- 6 EXISTING CATCH BASIN TO REMAIN.
- 7 EXISTING SIGN TO BE RELOCATED.
- 8 PROPOSED 6" HEADER CURB.
- 9 SIGHT VISIBILITY TRIANGLE FOR NEW DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
- 10 PROPOSED DEPRESSED LANDSCAPE AREA PER LANDSCAPE PLAN.
- 11 PROPOSED 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
- 12 PROPOSED ACCESSIBLE SIGN AND POST.
- 13 PROPOSED 6" VERTICAL CURB.
- 14 PROPOSED AC PAVEMENT OVER ABC.
- 15 PROPOSED PAVEMENT SAWCUT EDGE.
- 16 PROPOSED 6' WHEEL STOP (TYP.).
- 17 PROPOSED MONUMENT SIGN.
- 18 PROPOSED CONCRETE SIDEWALK.
- 19 PROPOSED CONCRETE CURB ACCESS RAMP WITH DETECTABLE WARNING STRIP.
- 20 PROPOSED TRASH ENCLOSURE.
- 21 PROPOSED BUILDING OVERHANG/CANOPY.
- 22 PROPOSED 12'X35' LOADING ZONE.
- 23 PROPOSED COVERED PARKING WITH SOLAR.
- 24 PROPOSED SCREEN WALL.
- 25 EXISTING MULTI-USE PATH TO REMAIN.

UTILITY KEYNOTES

- | | |
|----|---|
| 1 | EXISTING UTILITY INFRASTRUCTURE TO REMAIN.
CONTRACTOR TO PROTECT IN PLACE. |
| 2 | PROPOSED PRIVATE 8" SEWER LINE. |
| 3 | PROPOSED PRIVATE SEWER CLEANOUT. |
| 4 | PROPOSED PRIVATE SEWER MANHOLE. |
| 5 | PROPOSED PUBLIC SEWER MANHOLE. |
| 6 | PROPOSED PRIVATE 4" SEWER LINE. |
| 7 | PROPOSED PUBLIC WATER MAIN. |
| 8 | PROPOSED PUBLIC WATER SERVICE. |
| 9 | PROPOSED FIRE SERVICE. |
| 10 | PROPOSED FIRE HYDRANT. |




ARCHITECT

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SITE ADDRESS
1440 WEST NARANJA DRIVE ORO VALLEY, ARIZONA 85737

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				LA CANADA/NARANJA LLC PO BOX 57037 TUCSON, ARIZONA 85732 ATTN: C/O PAUL OLAND PH: (520) 664-4304 E: gpo@paradigmland.us
 <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>CYPRESS CIVIL</p> </div> </div>			<p>CYPRESS PROJECT NO: 20.211</p> <p>2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cypresscivil.com</p>	
			<p>SITE ADDRESS</p> <p>1440 WEST NARANJA DRIVE ORO VALLEY, ARIZONA 85737</p>	

DATE: 06/08/21

SCALE: 1"=30'

C.I.: 1 FOOT

A PORTION OF LAND IN THE SE 1/4 OF
THE SE 1/4 OF SECTION 03, T. 12S., R.13E.,
G.& S.R.M., TOWN OF ORO VALLEY, PIMA
COUNTY, ARIZONA
A.P.N. 224-10-002B

CONCEPTUAL SITE PLAN for
NWC LA CANADA / NARANJA
site + grading + utilities plan

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NWC LA CANADA/NARANJA

Contact Arizona 811 at least two full working days before you begin excavation.

ARIZONA811

Call 811 or click Arizona811.com