GENERAL	NOTES
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- 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.**

PLANNING GENERAL NOTES

- 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 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.
- 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.**

ENGINEERING GENERAL NOTES

- 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 "12S13E 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.



ORO VALLEY WATER UTILITY GENERAL NOTES

- 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.

GENERAL UTILITY NOTES

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.

GOLDER RANCH FIRE GENERAL NOTES

- 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.

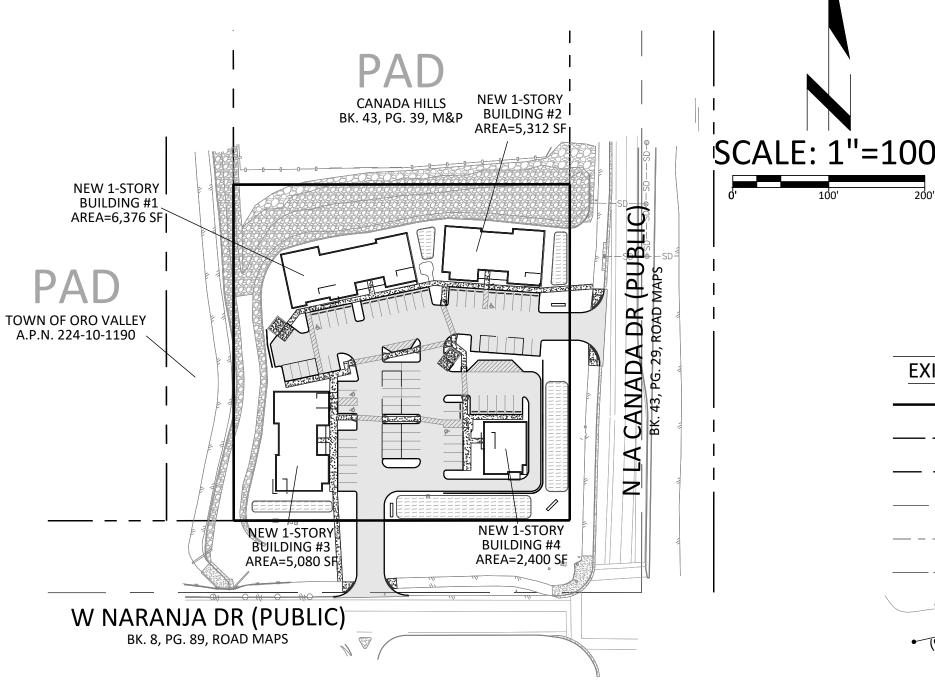
PERMITTING DIVISION - BUILDING CODES

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.

PARKIN	IG <i>,</i> LOADII
BUILDING NUMBER	PROPOSE
1	OFFICE/MEDICA
2	OFFICE/MEDIC
3	OFFICE/MEDICA
4	DRIVE-THRU RE
TOTALS:	

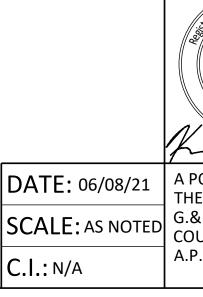


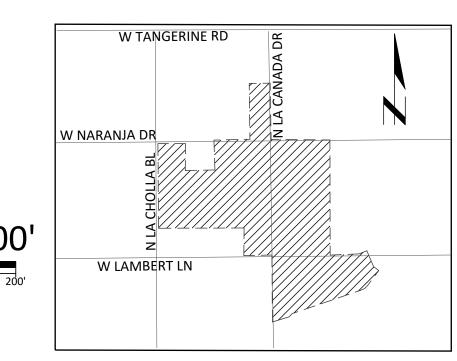


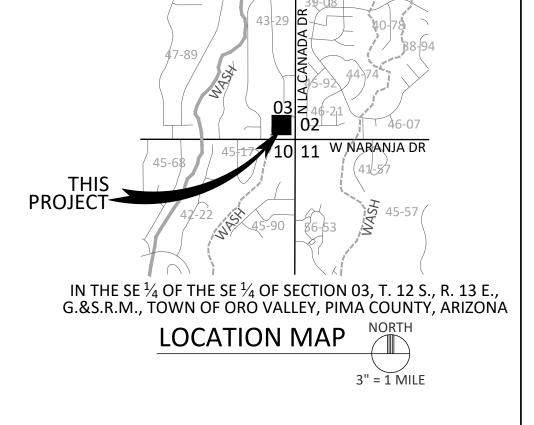
PROJECT OVERVIEW PLAN

ING, AND BICYCLE STORAGE CALCULATIONS

SED USE	SQUARE FOOTAGE	PARKING RATIO (PER PAD)	TOT/ PARKI		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	REQUIRED	PROVIDED	
ICAL SERVICE	6376	1:300	21	26	1	1		0	0		0	0	0	
ICAL SERVICE	5312	1:300	18	21	1	1		0	0		0	0	0	
ICAL SERVICE	5080	1:300	17	20	1	2		0	0	0	0	0	0	
RESTAURANT	2400	1:200	12	13	1	1	0	0	0	0	0	0	0	
	19168		68	80	4	5	1:5,000- 24,999	1	1	0	0	0	0	



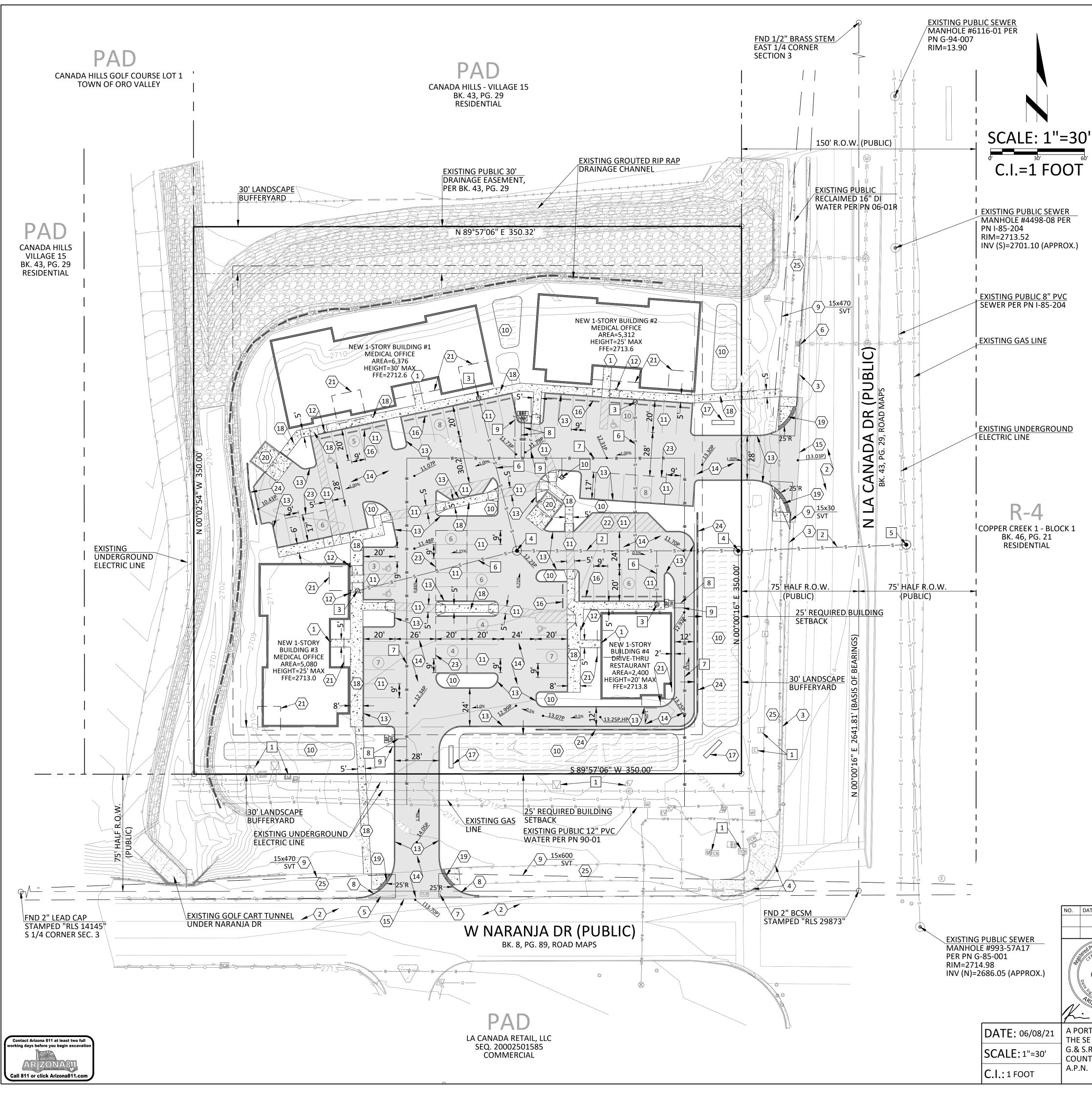




PAD DISTRICT PLAN

LEGEND								
EXISTING	PROPOSED		EXISTING	PROPOSED				
		SUBJECT PROPERTY BOUNDARY	U		UNKNOWN UTILITY			
		RIGHT-OF-WAY	EE		ELECTRICAL EQUIPMENT			
		OTHER PARCEL LINE	EM		ELECTRIC METER			
		ROADWAY CENTERLINE			ELECTRIC TRANSFORMER			
		SECTION LINE	JB		ELECTRIC JUNCTION BOX			
		EASEMENT	С		COMMUNICATION PEDESTAL			
2320	<	CONTOUR	C		COMMUNICATION MANHOLE			
• (99.99P)	• 99.99P	SPOT ELEVATION	CV		COMMUNICATION VAULT			
		FLOW-LINE	L		LIGHT PULL BOX			
100		100 YR. FLOOD PLAIN LIMIT	/F _o /		FIBER-OPTIC MARKER			
		= CURB	TCB		TRAFFIC CONTROL BOX			
		ASPHALT	W		WATER METER			
A	A				SEWER MANHOLE			
OO		RAILING	0		SURVEY MONUMENT			
		WALL		8	PARKING SPACE COUNT			
	_0	SIGN	C-1		ZONING DIVISION			
		TRAFFIC LIGHT		/T	SIGHT VISIBILITY TRIANGLE			
SD		STORM DRAIN MANHOLE	R.O).W.	RIGHT-OF-WAY			
——— Е ——— Е ———		UNDERGROUND ELECTRIC	A.F	P.N.	ASSESSOR'S PARCEL NUMBER			
CC		COMMUNICATION	F	२	RADIUS			
G G		GAS PIPE	í	D	PAVEMENT (ASPHALT)			
S S S 12in		SEWER PIPE	(C	CONCRETE			
₩12in		WATER PIPE	н	IP	HIGH POINT			
NPW12in		NON-POTABLE WATER PIPE						
					V			
			-	SHEET INDE				
	 ۷۷۰		1		LI NNG + LITH TIFS PLAN			

APPROVAL BY:							2. SITE + GRADING + UTILTIES PLAN			
Т	OWN OF	ORO V	ALLEY ENGINEER		DATE		ARCHITECT GANSLINE & ASSOCIATES 1795 EAST SKYLINE DRIVE SUITE #193 TUCSON, ARIZONA 85718 ATTN: BILL GANSLINE PH: (520) 903-4042 E: gansline@usa.net			
NO.	DATE	REVISION	DESCRIPTION			ВҮ	OWNER/DEVELOPER LA CANADA/NARANJA LLC PO BOX 57037			
leon l	ared professional En ared professional En 37624 KEVIN M. Be HALL MALL		CY CIVIL		ECT NO: 20.211 2030 east speedway be suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cypresscivil.co		TUCSON, ARIZONA 85732 ATTN: C/O PAUL OLAND PH: (520) 664-4304 E: gpo@paradigmland.us SITE ADDRESS 1440 WEST NARANJA DRIVE ORO VALLEY, ARIZONA 85737	0		
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					NWC LA C	CAN	L SITE PLAN for ADA / NARANJA r sheet	1 °F 2		



SITE KEYNOTES

- 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

- 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.

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