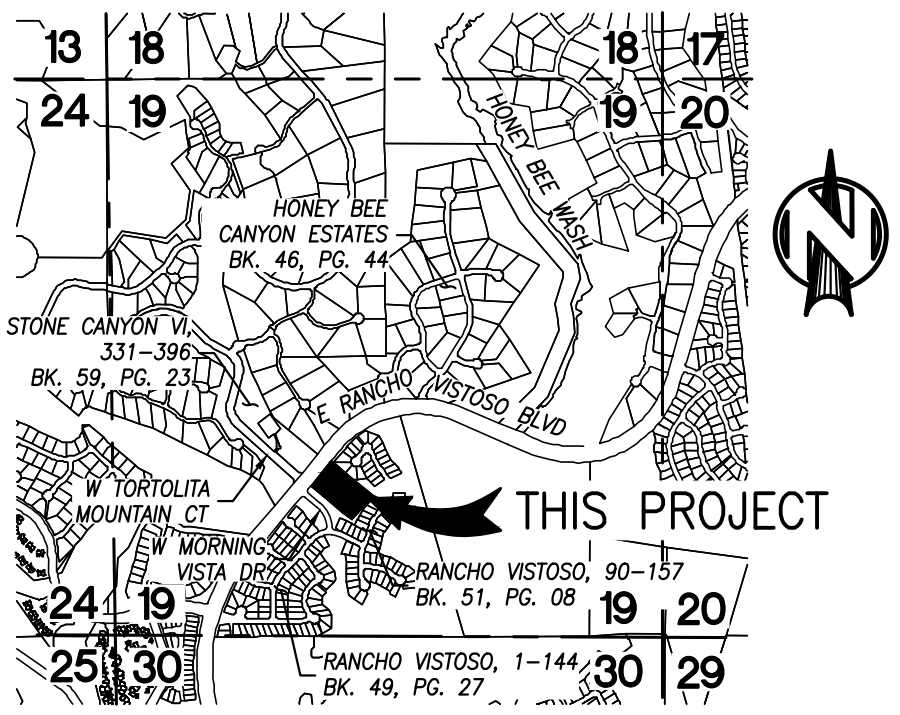
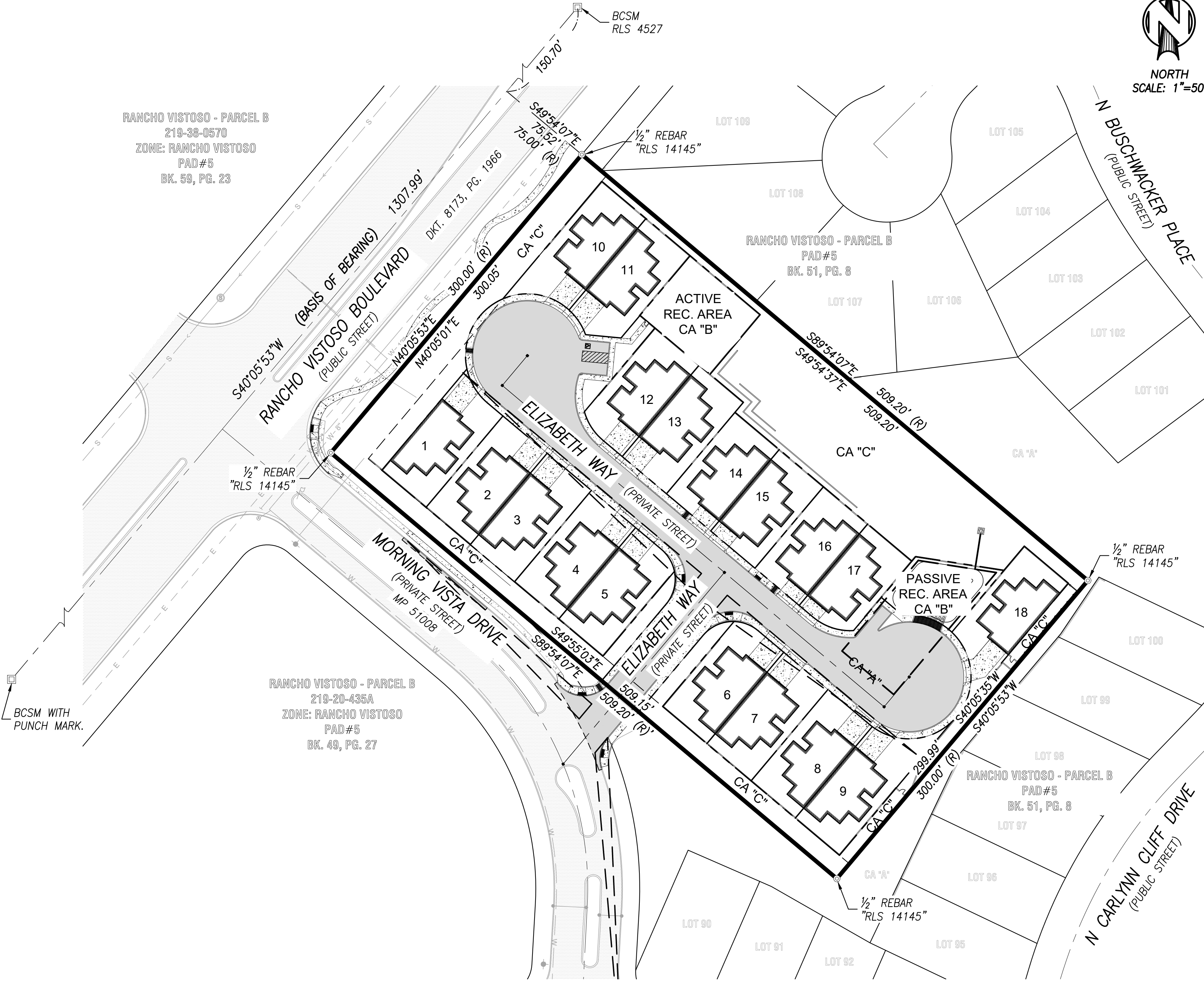


LEGEND

FEATURE	NEW	EXISTING
SURVEY MONUMENT		⊙
BOUNDARY LINE	—	—
PROPERTY LINE	- - -	- - -
EASEMENT LINE	- - -	- - -
CENTER LINE	- - -	- - -
CONTOUR LINE - MAJOR	- - - 50 - - -	- - - 50 - - -
CONTOUR LINE - MINOR	- - - 51 - - -	- - - 51 - - -
A.C. PAVEMENT		
CONCRETE CURB		
DEPRESSED CURB		
CONCRETE SIDEWALK/PAD		
BUILDING EXTERIOR WALL		
WALL		
ELECTRICAL TRANSFORMER	⊠	⊠
STREET LIGHTING PULLBOX		
ELECTRICAL METER		
STREET LIGHT		
ELECTRICAL MANHOLE		
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		
UTILITY PEDESTAL		
SANITARY SEWER LINE	- S -	- S -
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER CLEANOUT	⊙	⊙
FIRE HYDRANT	●	●
WATER LINE	- W -	- W -
RECLAIMED WATER LINE	- RW -	- RW -
WATER METER	■	■
BACKFLOW PREVENTOR	∞	∞
BACKFLOW VALVE	⊗	⊗
WATER VALVE	⊗	⊗
RECLAIMED WATER VALVE	⊗	⊗
WATER METER	■	■
SLOPE ARROW	↖	↖
GRADE POINT	51.00	51.00
SIGN	⬆	⬆
BOLLARD	⊙	⊙
FENCE	- X -	- X -
IRRIGATION CONTROL VALVE		
RIPRAP		
TRADE AREA FOR 25% SLOPE DISTURBANCE		
SLOPES GREATER THAN 25%		

CONCEPTUAL SITE PLAN for
RESIDENCES AT
MORNING VISTA
2102029

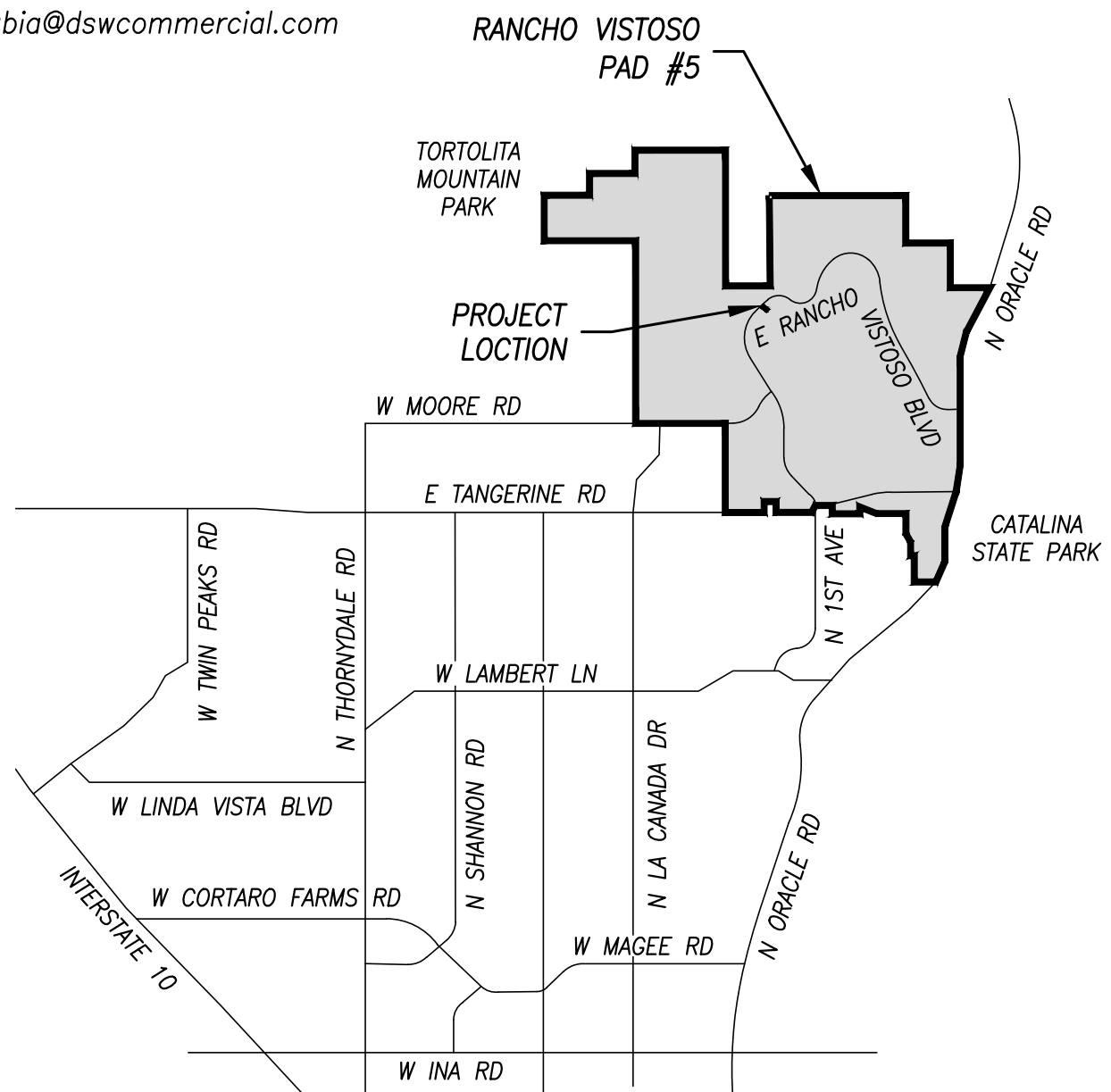


LOCATION MAP
SCALE: 3" = 1 MILE
A PORTION OF THE SW QTR. SECTION 24, T-11-S,
R-13-E G&SRB&M, TOWN OF ORO VALLEY, PIMA
COUNTY, ARIZONA 85755

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CIVIL ENGINEER
GRENIER ENGINEERING, INC.
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DSW COMMERCIAL REAL ESTATE
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RANCHO VISTOSO PLANNED
AREA DEVELOPEMENT (PAD) 5

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS PROJECT IS, ACCORDING TO BOOK 51 OF MAPS AND PLATS AT PAGE 8, PIMA COUNTY, ARIZONA BETWEEN MONUMENTS FOUND ON THE CENTERLINE OF RANCHO VISTOSO BOULEVARD, AS SHOWN.

BASIS OF ELEVATIONS
THE BASIS OF ELEVATION FOR THIS PROJECT IS THE PIMA COUNTY OPUS CONTROL POINT R21. A 1/2" REBAR NORTH EDGE OF CONCRETE WALK NORTH SIDE OF VISTOSO HIGHLANDS DRIVE. ELEVATION BEING: 2950.40' DATUM: NAVD88

REFERENCE SITE PLAN

SHEET INDEX

1	COVER SHEET
2	NOTES
3	CONCEPTUAL SITE PLAN

REF.: 2003075

Rev #		Date	Description
1			
2			
3			

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Job Number: 20124
Designed By: AR
Drawn By: AR/TL
Checked By: JRM
Date: 03/08/2022
Scale: N/A Hz: 1"=50'

Sheet Name	COVER SHEET
Project	RESIDENCES AT MORNING VISTA LOTS 1 - 18 AND COMMON AREAS "A" THROUGH "C" A PORTION OF THE SW QTR. SECTION 24, T-11-S, R-13-E G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA 85755

Sheet Number: 1

Sheet 1 of 3

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY ENGINEER OF RECORD. REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

1. GROSS AREA OF DEVELOPMENT IS 152,761.5 SQFT., OR 3.51 ACRES.
2. RESIDENTIAL UNITS (18 TOTAL) PER ACRE (3.51 AC.) FOR THIS PROJECT IS 5.1.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.
4. TOTAL MILES OF NEW PRIVATE STREETS IS 0.12.
5. ASSURANCES FOR WATER SERVICE, SITE STABILIZATION AND LANDSCAPING MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. THE DESIGN SPEED FOR THIS PROJECT IS 15 MPH AND THE DESIGN VEHICLE TO BE USED FOR THIS PROJECT IS A WB-40.
7. ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
8. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
9. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
10. 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.
11. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE FOR THIS PROJECT BEGINS.
12. ORO VALLEY WATER UTILITY WILL BE THE WATER SERVICE PROVIDER.
13. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. THIS PROJECT IS DESIGNED TO MEET THE HILLSIDE DEVELOPMENT ZONE (HDZ) CRITERIA, AFFECTING LOTS 12- ONLY.
15. EXISTING ZONING IS PAD (PLANNED AREA DEVELOPMENT, RANCHO VISTOSO), HIGH DENSITY RESIDENTIAL, AND W REMAIN.
16. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
17. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:"
 - 2012 INTERNATIONAL BUILDING CODES WITH LOCAL AMENDMENTS
 - 2011 NATIONAL ELECTRICAL CODE
 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 - GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
 - 2012 TOWN OF ORO VALLEY POOL CODE
 - PAG STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
 - 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
 - 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
 - TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
 - ORO VALLEY TOWN CODE, CURRENT REVISED
18. RETAINING WALLS, ANY STRUCTURE USED TO RETAIN SLOPES SHALL BE DESIGNED TO BLEND WITH THE SURROUNDING NATURAL COLORS OF THE NATIVE ROCK AND SOILS OF THE SITE. THE SURFACE SHALL BE ROUGH TEXTURED WITH HEAVY SHADOW PATTERNS, WHICH MAY BE ACHIEVED BY COLOR-TREATED OR VENEERED SURFACES (OR OTHER METHODS APPROVED BY THE TOWN).
19. THE PROPOSED COMMON AREAS ON THIS PROJECT WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION FOR USE BY THE SUBDIVISION FOR LANDSCAPING AND RECREATION AREAS.

- A.P.N.: 219-20-001C
- PARCEL AREA: 152,761 S.F.
- JURISDICTION: TOWN OF ORO VALLEY
- ZONING: RANCHO VISTOSO P.A.D. DISTRICT #5
HIGH DENSITY RESIDENTIAL DEVELOPMENT (8-17 RAC)
- MIN. LOT AREA PER DWELLING UNIT: 2,000 S.F.
- PROPOSED NUMBER OF UNITS: 18 (RAC 5.14)
- REQUIRED YARD SETBACKS:
 - FRONT: 20'
 - SIDE: 5' (0 FOR COMMON WALLS)
 - REAR: 5'
 - (STRUCTURE SEPARATION PER R-6 STANDARDS)
 - BETWEEN 2 SINGLE STORY BUILDINGS: 10'
 - BETWEEN A SINGLE STORY A TWO STORY BUILDING
 - BETWEEN 2 - TWO STORY BUILDINGS: 20'
- PROVIDED YARD SETBACKS:
 - FRONT: 10'-20' (LOTS 14-17 HAVE 10')
 - SIDE: 5' (0 FOR COMMON WALLS)
 - REAR: 10'
- NO BUILDING SHALL EXCEED 3-STORIES & THE EXTERIOR HEIGHT SHALL NOT EXCEED THIRTY-FOUR (34) FEET.
- MAXIMUM PROPOSED BUILDING HEIGHTS: 15'-9" (1 STORY)

NATURAL OPEN SPACE (PORTION OF CA "C")	16,423 S.F.
LANDSCAPE AREA (PORTION OF CA "C")	24,004 S.F.
RECREATIONAL AREA (CA "B")	<u>7,302 S.F.</u>
TOTAL OPEN SPACE	47,729 S.F. (31.2% OF SITE)

GRADABLE AREA
(PARCEL AREA MINUS 25% SLOPES) = 141,458 S.F.

25% SLOPE DISTURBANCE AREA = 5,211 S.F.
(3.68% OF GRADABLE AREA)

PROVIDED TRADE AREA = 16,423 S.F.

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. AUTOMATIC FIRE SPRINKLERS ARE REQUIRED IN ALL NEWLY CONSTRUCTED COMMERCIAL BUILDINGS. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED IN A NEWLY CONSTRUCTED HOME OF 3600 SQUARE FEET OR LESS WHEN THE REQUIRED FIRE FLOW OF 1000GPM IS NOT WITHIN 600 FEET OF THE HOME. HOMES OF 3601+ SQUARE FEET SHALL BE PROVIDED WITH RESIDENTIAL FIRE SPRINKLERS WHEN THE REQUIRED FIRE FLOW PRESCRIBED BY IFC TABLE B105.1 IS NOT AVAILABLE WITHIN 600 FEET OF THE HOME. ALL HOMES, REGARDLESS OF SIZE, WITHIN A SUBDIVISION OF 30 LOTS OR MORE SHALL BE PROVIDED WITH RESIDENTIAL FIRE SPRINKLERS WHEN THERE IS ONLY ONE FIRE APPARATUS ACCESS POINT AVAILABLE TO THE SUBDIVISION.
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.

	REQUIRED	PROVIDED
RESIDENTIAL PARKING -		36
2 SPACES PER DWELLING UNIT	36	(IN ATTACHED
18 X 2 = 36 SPACES		GARAGES)

1 SPACE PER EVERY 4 DWELLING
UNITS

5

29


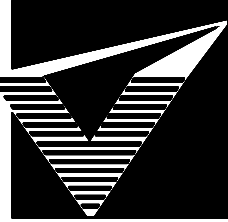
$18 / 4 = 5 \text{ SPACES}$

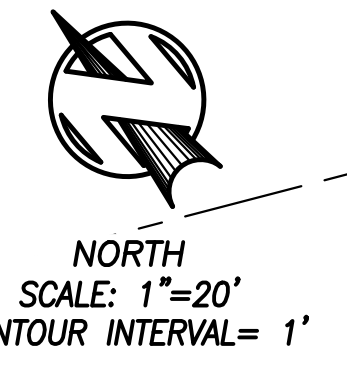
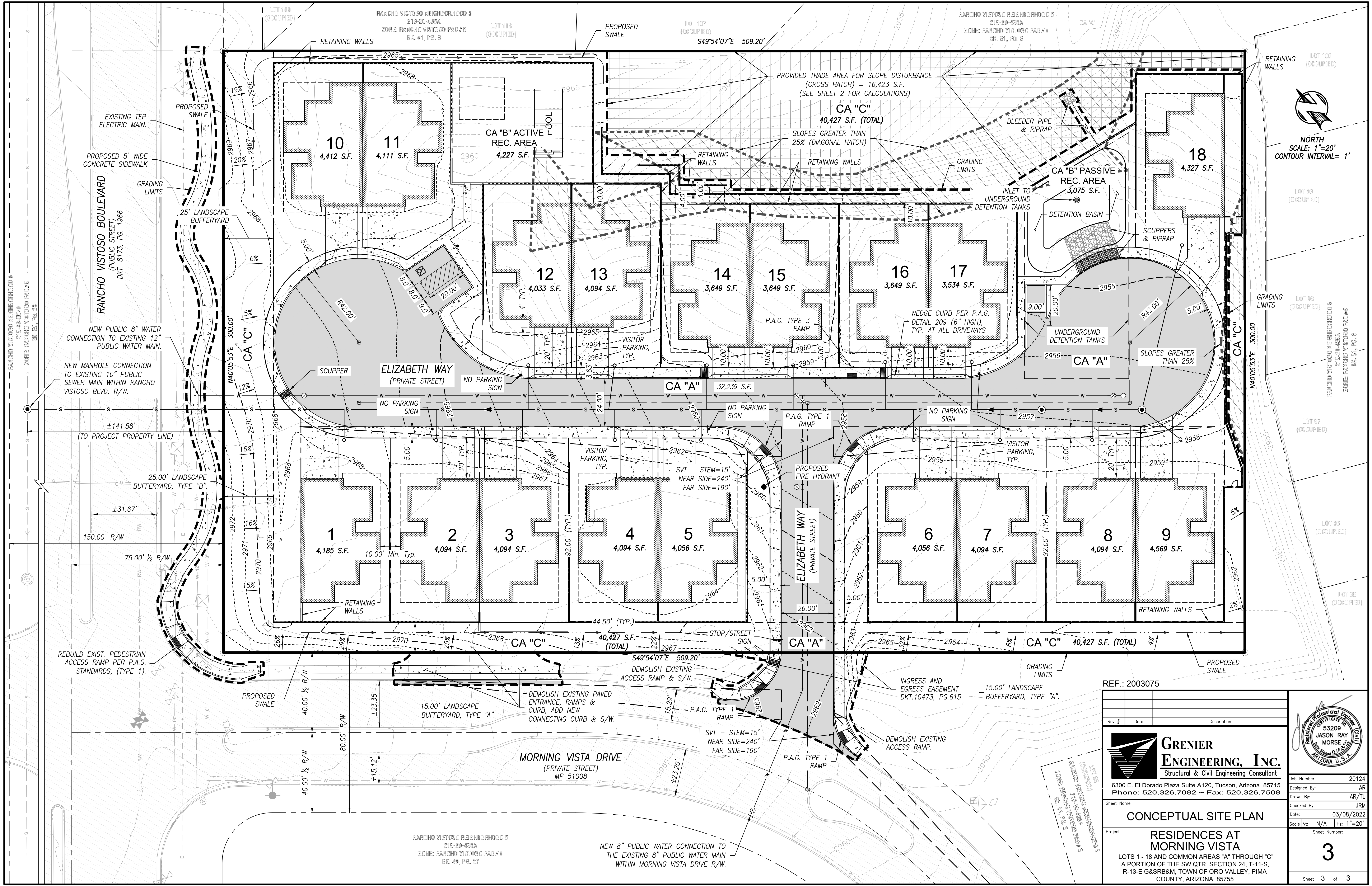
VISITOR PARKING NOTE: UNITS 1-13 & 18 HAVE 2 VISITOR PARKING SPACES PER DWELLING UNIT IN DRIVEWAYS. UNITS 14-17 HAVE 1 SHARED VISITOR PARKING SPACE IN EAST CUL-DE-SAC.

1 SPACE PER EVERY 20 DWELLING UNITS	1	(INCLUDES ACCESSIBLE)
-------------------------------------	---	-----------------------

AC	AGGREGATE BASE COARSE ASPHALTIC CONCRETE	N	NORTH
ADEQ	ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY	NAVD	NORTH AMERICAN VERTICAL DATUM
ALT	ALTERNATE	NE	NORTHEAST
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	NO	NUMBER
APC	AUTOMATED PLASTIC CONTAINER	NOI	NOTICE OF INTENT
ARCH	ARCHITECTURAL	NTS	NOT TO SCALE
ARS	ARIZONA REVISED STATUTES	NW	NORTHWEST
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
AZPDES	ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM	OV	ORO VALLEY
BC	BACK OF CURB	PC/COT	PIMA COUNTY/CITY OF TUCSON
BCS	BUSINESS CONNECTION SEWER	P	PAVEMENT
BK	BOOK	PCC	PORTLAND CEMENT CONCRETE
BLDG	BUILDING	PDS	PLANNING & DEVELOPMENT SERVICES
BLVD	BOULEVARD	PE	POLYETHYLENE
C	CONCRETE, COMPUTED	PG	PAGE
CF	CUBIC FEET	PN	PLAN NUMBER
CFS	CUBIC FEET PER SECOND	PSI	POUNDS PER SQUARE INCH
CI	CAST IRON	PUE	PUBLIC UTILITY EASEMENT
CLR	CLEAR	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	PVMT	PAVEMENT
CONC	CONCRETE	R	RANGE, RADIUS, RECORD
COT	CITY OF TUCSON	RCP	REINFORCED CONCRETE PIPE
CY	CUBIC YARDS	RD	ROAD
DIP	DUCTILE IRON PIPE	RLS	REGISTERED LAND SURVEYOR
DKT	DOCKET	ROW	RIGHT-OF-WAY
DTL	DETAIL	RWRD	REGIONAL WASTEWATER RECLAMATION DEPARTMENT
DR	DRIVE	S	SLOPE, SOUTH, SECTION
E	EAST	SE	SOUTHEAST
EG	EXISTING GRADE	SEQ	SEQUENCE
ELEV	ELEVATION	SF	SQUARE FEET
EQUIV	EQUIVALENT	SSPI	STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS
EX	EXISTING	STD	STANDARD
EXIST	EXISTING	SVT	SIGHT VISIBILITY TRIANGLE
FC	FACE OF CURB	SW	SIDEWALK, SOUTHWEST
FFE	FINISHED FLOOR ELEVATION	SWR	SEWER
FG	FINISHED GRADE	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
FL	FLOW LINE	T	TOWNSHIP
FT	FEET	TC	TOP OF CURB
G	GUTTER	TYP	TYPICAL
G&SRM	GILA & SALT RIVER MERIDIAN	TW	TOP OF WALL
GA	GAUGE	UDC	UNIFIED DEVELOPMENT CODE
GAL	GALLONS	UNO	UNLESS NOTED OTHERWISE
GFA	GROSS FLOOR AREA	VCP	VITRIFIED CLAY PIPE
HDPE	HIGH-DENSITY POLYETHYLENE	VERT	VERTICAL
IBC	INTERNATIONAL BUILDING CODE	W	WEST, WIDTH
ICC	INTERNATIONAL CODE COUNCIL	WK	WEEK
INV	INVERT	WSEL	WATER SURFACE ELEVATION
		WTR	WATER
		WWF	WELDED WIRE FABRIC
		YR	YEAR

REF.: 2003075

				
Rev #	Date	Description		
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Sheet Name		Job Number: 20124 Designed By: AR Drawn By: AR/TL Checked By: JRM Date: 03/08/2022 Scale: 1/4" = 1' Htz: 1/4"		
Project		Sheet Number: <div style="font-size: 48pt; text-align: center;">2</div> Sheet 2 of 3		
NOTES RESIDENCES AT MORNING VISTA LOTS 1 - 18 AND COMMON AREAS "A" THROUGH "C" A PORTION OF THE SW QTR. SECTION 24, T-11-S, R-13-E G&SRBM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA 85755				



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Drawn By: AR/TL
Checked By: JRM
Date: 03/08/2022
Scale: Vt: N/A H: 1"=20'
Sheet Number: 3 of 3

Project: **CONCEPTUAL SITE PLAN**
RESIDENCES AT MORNING VISTA
LOTS 1 - 18 AND COMMON AREAS "A" THROUGH "C"
A PORTION OF THE SW QTR. SECTION 24, T-11-S,
R-13-E G&SRB&M, TOWN OF ORO VALLEY, PIMA
COUNTY, ARIZONA 85755

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