

Development Plan Narrative for the vacant Oro Vista Padsite

Oro Valley Shopping Center LLC 31731 Northwestern Hwy, Ste 250W, Farmington Hills, MI 48334

Date: 8-18-20

EXISTING CONDITIONS

Oro Vista development is at the southeast corner of Lambert Lane and LaCanada Drive. It consists of Oro Vista Shopping Center and Oro Vista Apartments. The development Oro Vista began in 2003 and ended in 2007 with completion of the shopping center on lots 1 & 2. The only piece left undeveloped at that time was the padsite at the northeast corner of the overall site. The padsite is separated from the rest of the shopping center by a shared entrance driveway off Lambert Lane. The Oro Vista Apartments have maintained high occupancy rates (97%). The Oro Vista Shopping Center is currently 100% full. There has been limited interest in the padsite. In the past 6 years we've received only 1 inquiry.

PROPOSED DEVELOPMENT

Because the padsite is physically separated from the Shopping Center by the shared driveway, but is directly adjacent to the Apartments, and because there is a very strong market for apartments in this area, we are proposing to develop the padsite as apartments.

- The padsite is 0.91 acres, with frontage on Lambert Lane and the shared access drive. To the east is the golf course and wash.
- The site is in the El Conquistador PAD
- The new apartments will be owned by an affiliate of the Beztak Companies. Oro Valley Estates (existing apartments) is also an affiliate of the Beztak Companies.
- The apartments will be managed and maintained by Oakland Management, the manager of Oro Valley Estates.
- The new apartments will share the clubhouse/amenities with the existing Apartments.
- Access will be off the shared entrance drive. There is no access to Lambert Lane.
- Parking for the new apartments will be surface parking on the padsite.
- The facade of the apartments will complement the commercial facade of the Shopping Center, fitting in with the commercial and residential aspect of Oro Vista.
- The Public Art requirement for this padsite, as part of the original proposed development plan, was fulfilled with the installation of the existing sundial for Lots 1, 2 and 3 of the shopping center.
- The proposed use for this site as multi-family residences is allowed by the El Conquistador PAD. The purpose of this proposal is to change the use previously shown on the development plan from a restaurant to apartments.

Community Impacts and Project Benefits

Opportunity Cost – There are numerous restaurants in the Town. This site has been available to develop as a restaurant for almost 14 years. As a restaurant, it would compete directly with many in the area. The 31 residents of apartments support existing restaurants and other businesses too. People spend where they live. Providing an opportunity for a new business is good, but without nearby housing options, employees leave the area with their salaries. People tend to spend where they live, so more housing in Oro valley helps keep the income in the Town.

Habitat - The property to the east is a wash and a golf course, and will not be developed for this development. The property to the south and west is part of the overall Oro Vista development. This site was disturbed for mass grading as part of the overall development. There are a few trees near the edge of the wash. There is no "wildlife habitat" on this site.

Water Main - There is Public Water Main available to this site. The public water system in this area was designed considering the development of this site, and it has sufficient capacity for the proposed uses with no impact to the surrounding developments.

Sanitary Sewer – There is Public Sanitary Sewer available to this site. The public sewer system in this area was designed considering the development of this site, and it has sufficient capacity for the proposed uses with no impact to the surrounding developments.

Storm Water Management - Storm water detention for this site and adjacent apartments and commercial property was designed and constructed to detain the runoff for these sites. Storm water storage is provided in the detention basin at the southeast corner the overall site.

Fire / EMS / Police Responses (yearly) – Oro Valley's population is approximately 43,815 (2018) The proposed 19 apartments will likely add about 31 residents to the population. That is a 0.07% increase. These new residents will add a negligible number of emergency calls.

Safety - Apartment Staff will be onsite during normal office hours 7 days a week, and a staff member will be on-call for emergencies during off-hours. Residents must pass a rigorous review including criminal and civil background checks. Our residents expect a safe environment and don't generally tolerate troublemakers.

Lights – Lighting levels will meet or be less than allowed by ordinance. Building lighting is architecturally integrated with the building style, material, and color. Light poles and fixtures for the apartment will be residential in scale. Residential lighting will be less intense than commercial lighting.

Noise - The adjacent businesses are less sensitivity to noise. Apartments are occupied primarily from evening through early morning, and businesses from morning to early evening, so the uses generally won't disturb each other. The adjacent apartments generate a similar level of noise.

Traffic - This site is on a major road and near a major intersection, which helps disperse traffic and lessens impacts. Commercial developments tend to generate a larger volume of traffic than residential developments. The traffic generated by this small site, no matter its use, will be negligible.

Schools - The general estimate is about 0.15 to 0.18 children/apartments, or about 3 school-aged children on this site. Our usual resident demographic has about 25% fewer children than the estimate. New children are beneficial as school districts experience shrinking enrollment and competition from private/charter schools. The potential new children from the site will be negligible.

Conclusion - This proposed new use allows for development of an otherwise difficult parcel to market and develop; Many Impacts from this development are positive, and the other impacts are minimal and reasonably mitigated; It does not prevent future significant development of commercial businesses on the numerous other sites in the area; It supports and enhances viability of existing and vacant commercial properties; It helps satisfy the Market Demand for multi-family residences in the area; It provides an opportunity to bring new residents and their income to the Town; It supports schools and local businesses; And It reduced potential impacts on infrastructure.

Assessment of Oro Valley Shopping Center Parking Conditions

SITE PARKING

Site Parking as Designed per Ordinance (see Parking Summary

Shared Parking required for general retail is 1 space per 250sf

Building 1 (12,350 sf) requires 49 spaces. Building 2 (13,072 sf) requires 52 spaces

101 parking spaces are required for the Shopping Center per the site plan

The site plan shows 120 parking spaces provided

Parking Summary

| Tenant | Bldg/sf | Ord.Spaces |
|-----------------------|----------|------------|
| Noble Hops | 1 / 4876 | 20 |
| One Touch Day Spa | 1 / 1459 | 6 |
| AZ Massage Center | 1 / 1312 | 5 |
| OV Hair | 1 / 1312 | 5 |
| Penman Math & Reading | 1 / 1312 | 5 |
| Broker Solutions | 1 / 2736 | 11 |
| NW Allied Physicians | 2 / 6258 | 25 |
| Center Stage Dance | 2 / 3934 | 16 |
| Papa Murphy's Pizza | 2 / 1312 | 5 |
| GMG Chinese Bistro | 2 / 2477 | 18 |
| Total | | 108 (120) |

Conclusion

While the site meets the ordinance requirements and there are enough parking spaces to accommodate visitors, during peak hours (lunch and dinner time), there may be times when the available parking is not apparent. With the L-shaped property and parking lot, some available parking may not be easily visible from either end of the site, making the parking lot seem full. Some days the shopping center might be busier than normal. We have discussed these findings with our traffic engineer and our property manager, and have determined that this parking shortage can be readily managed by providing valet service from lunch hour to close of business.







GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 0.88 ACRES (38,424 S.F.).
2. RESIDENTIAL UNITS PER ACRE FOR RESIDENTIAL DEVELOPMENTS
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0 MILES.
4. TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
5. ALL APPLICABLE GENERAL PLAN, REZONING, CONDITIONAL USE PERMIT (CUP), FINAL PLAT OR ANNEXATION CONDITIONS IMPACTING THE PROJECT ARE PER THE EL CONQUISTADOR PAD #1-ARA D OV12-02-06, WILL BE A CONDITION OF DEVELOPMENT.
6. ZONING VARIANCES OR MODIFICATIONS THAT ARE APPLICABLE TO THE PROJECT, PER PAD #1 OV12-02-06, WILL BE A CONDITION OF DEVELOPEMENT.
7. ASSURANCES FOR WATER SERVICES, SITE STABILIZATION AND LANDSCAPING MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

1. THE MAXIMUM ALLOWED BUILDING HEIGHT FOR THIS DEVELOPMENT IS 3 STORIES/38 FEET.
2. THE PROPOSED BUILDING HEIGHT IS 3 STORIES/38 FEET.
3. THE TOTAL AMOUNT OF OPEN SPACE REQUIRED FOR THIS PROJECT IS 5,100 SF.
THE TOTAL AMOUNT OF OPEN SPACE PROVIDED WITHIN THIS PROJECT IS 8,218.4 S.F..
4. THE TOTAL AMOUNT OF LANDSCAPED AREA WITHIN THIS PROJECT IS 6,220.1 S.F.
5. THE LANDSCAPE BUFFERYARD (B) FOR THIS PROJECT IS:
NORTH (LAMBERT LANE) = 5' MINIMUM.
6. THE BUILDING SETBACKS FOR THIS PROJECT ARE:
PUBLIC STREET = 20'
ADJACENT PAD #1 = 25'
7. EXISTING ZONING IS PAD #1 EL CONQUISTADOR COUNTRY CLUB-AREA D.
8. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

ENGINEERING GENERAL NOTES

1. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
2. FINAL SITE PLANS AND IMPROVEMENT PLAN MUST BE APPROVED FOR COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
3. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.

ORO VALLEY WATER UTILITY GENERAL NOTES

1. 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
2. ORO VALLEY WATER UTILITY SHALL BE THE WATER PROVIDER

GENERAL UTILITY GENERAL 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. 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 REQUIRED FIRE FLOW OF 1000 GPM 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.

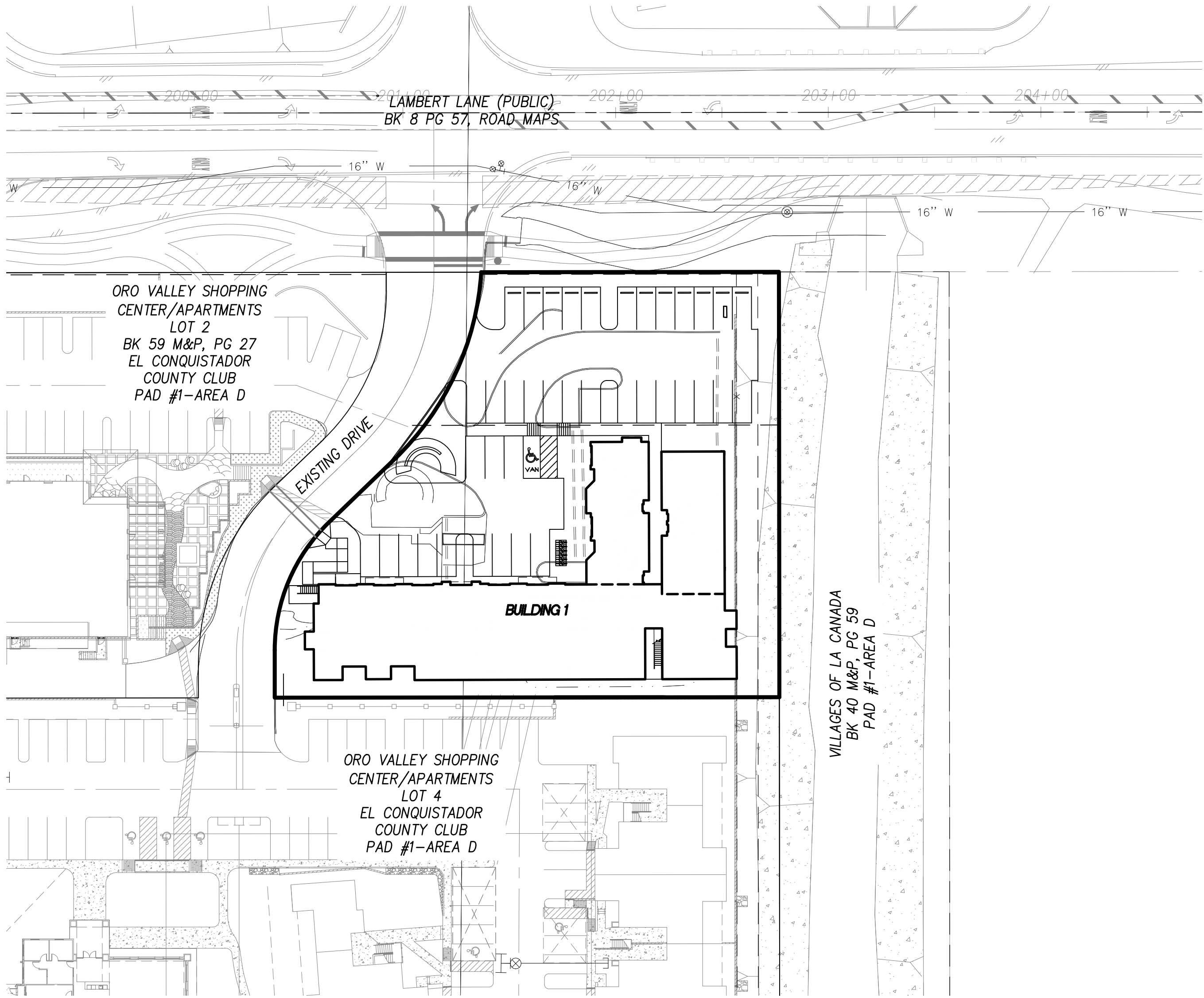
DRAINAGE GENERAL NOTES

1. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FORM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR PARCELS AFFECTED. AFFECTED PARCELS MUST BE SPECIFICALLY IDENTIFIED EITHER BY NUMBER IN NOTE OR BY OUTLINE ON THE DEVELOPMENT PLAN.
2. DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND IN THE MANNER EXISTING PRIOR TO DEVELOPMENT.
3. DRAINAGE WAYS MUST BE PROVIDED WHERE NECESSARY TO CARRY DRAINAGE FLOWS THROUGH OR FROM THE DEVELOPMENT AND SUCH DRAINAGE WAYS MUST BE DEDICATED AND MAINTAINED BY PROPERTY OWNERS OR PROPERTY OWNERS ASSOCIATION.
4. DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
5. PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.

PERMITTING DIVISION – BUILDING CODES

1. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
 - 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
 - 2011 NATIONAL ELECTRICAL CODE
 - 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
 - GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
 - 2012 TOWN OF ORO VALLEY POOL CODE
 - PAG STANDARD SPECIFICATIONS & 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

CONCEPTUAL SITE PLAN
ORO VISTA APARTMENTS
OVXXXX-XX

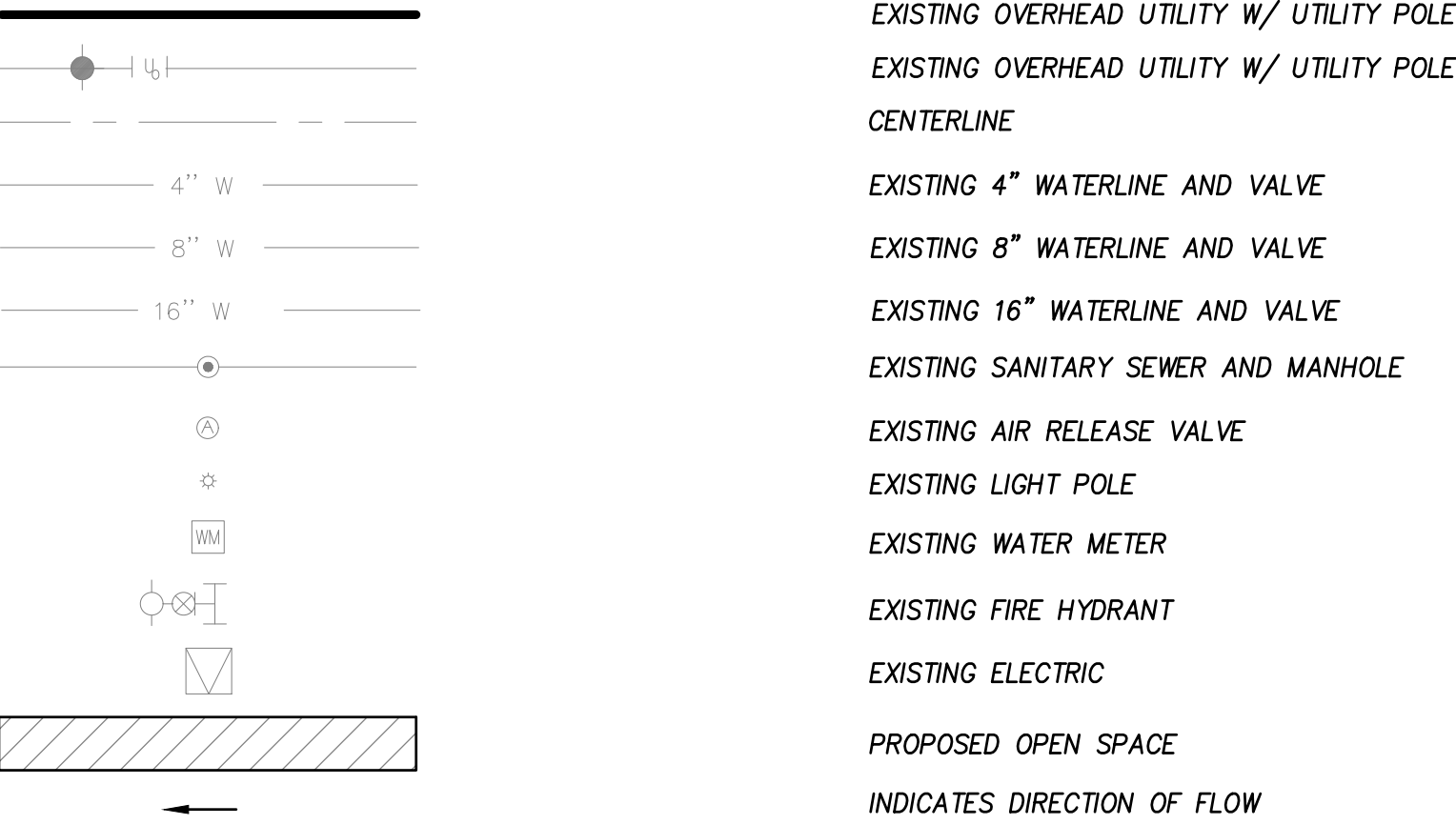


SITE PLAN

BASIS OF BEARINGS

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\"/>

LEGEND

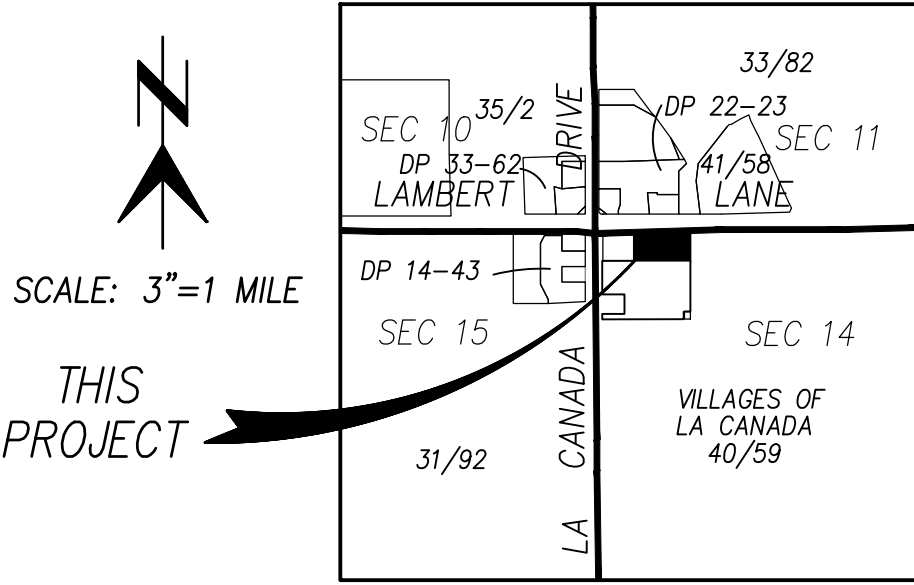


OWNER/DEVELOPER

ORO VISTA SHOPPING CENTER
THE BEZTAK COMPANIES
31731 NORTHWESTERN HWY, SUITE 250W
FARMINGTON HILLS, MI 48334
ATTN: MARK HIGHLLEN
EMAIL: mhighliten@beztak.com
PHONE: (248) 737-6175

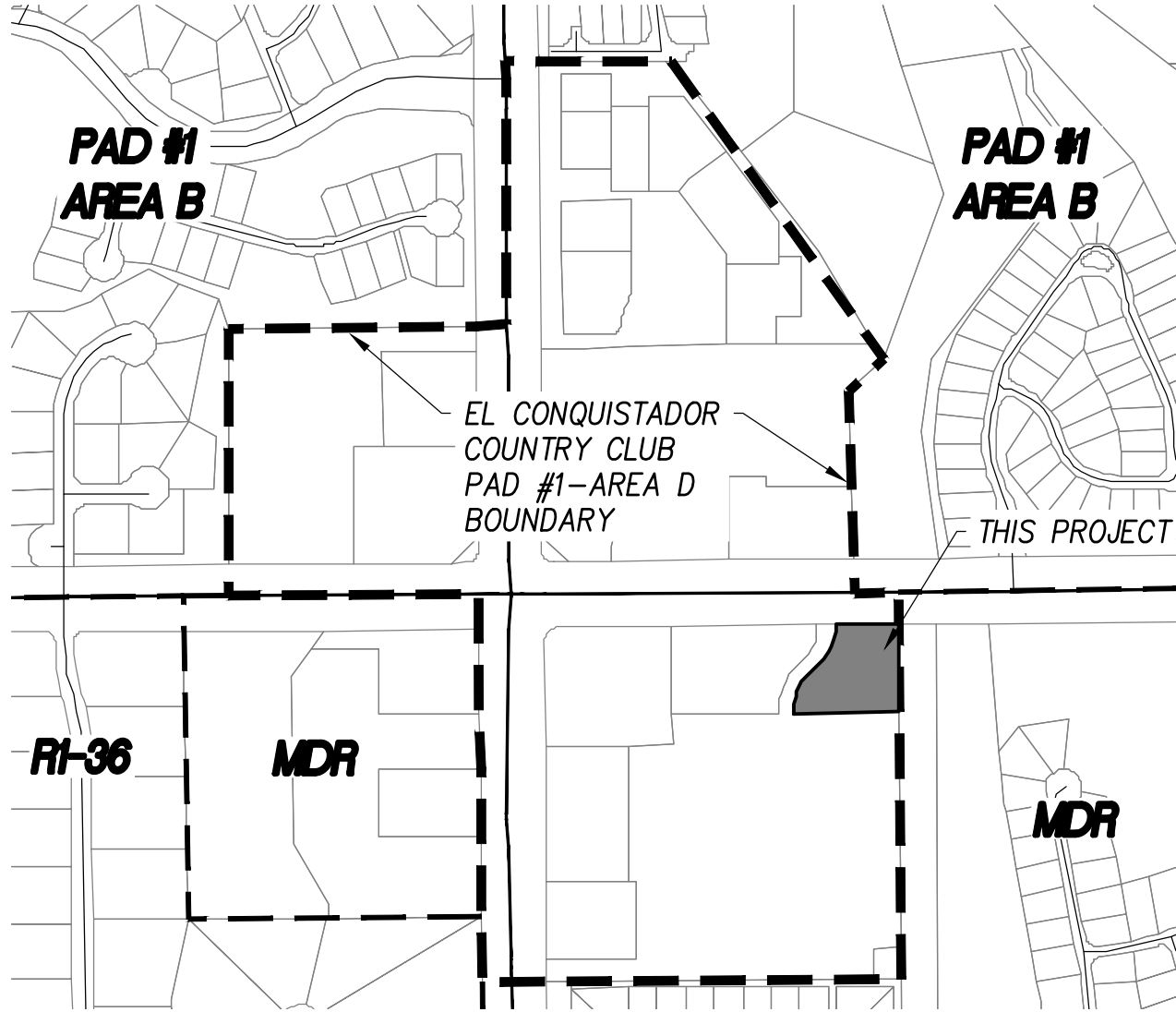
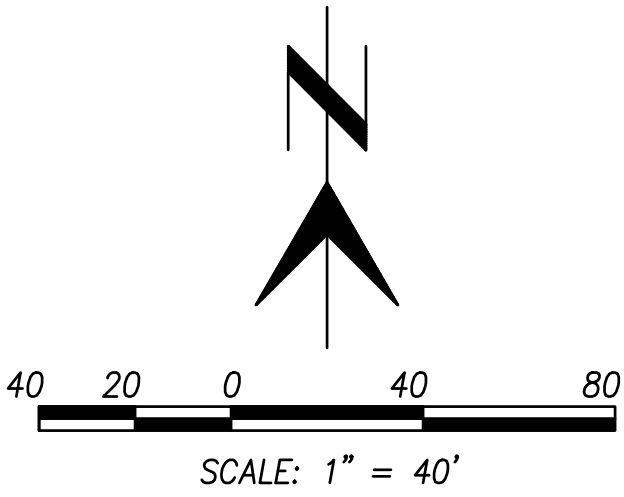
SHEET INDEX

SHEET 1 COVER SHEET AND NOTES
SHEET 2 PLAN SHEET



LOCATION MAP

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



PAD MAP

APPROVED

| | |
|-----------------------------------|------|
| TOWN CLERK | DATE |
| PLANNING AND ZONING ADMINISTRATOR | DATE |
| TOWN ENGINEER | DATE |
| ORO VALLEY WATER UTILITY DIRECTOR | DATE |

ENGINEER

ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.
555 E. RIVER ROAD, SUITE 301
TUCSON, AZ 85704
ATTN: STEFANIE THRUSH, P.E.
EMAIL: sthrush@eecorp.com
PHONE: (520) 321-4625
FAX: (520) 321-0333

OVXXXX-XX

FINAL SITE PLAN
FOR

ORO VISTA APARTMENTS

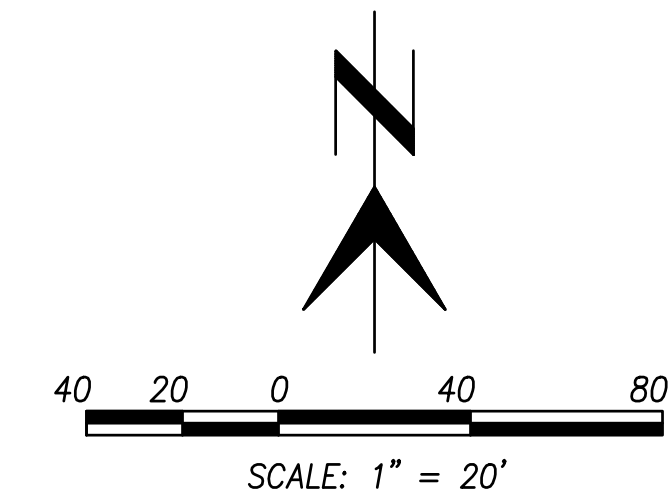
A PORTION OF LA CANADA/LAMBERT RETAIL CENTER,
SECTION 14, T 12 S, R 13 E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



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

CONTOUR INTERVAL = 1 FOOT
JANUARY 2020
EEC JOB NO 20004
REF CASE: OV12-02-06
SCALE: 1\"/>

FINAL SITE PLAN: ORO VISTA APARTMENTS



SITE KEYNOTES

- ① 10' PUBLIC TELEPHONE EASEMENT DKT. 7044, PG. 819.
- ② 1' PUBLIC NO ACCESS EASEMENT BK 59, PG 27.
- ③ PUBLIC UTILITY EASEMENT DKT. 12650, PG. 2014.
- ④ 10' PUBLIC FOOTHILLS WATER EASEMENT DKT. 7926, PG. 1733.
- ⑤ 10' PUBLIC TEP EASEMENT DKT. 7719, PG. 1644.
- ⑥ PUBLIC INGRESS/EGRESS & UTILITY EASEMENT DKT. 13307, PG. 3455.
- ⑦ 20' BUILDING SETBACK.
- ⑧ 25' BUILDING SETBACK.

25' LANDSCAPE BUFFERYARD "B".

GRADING KEYNOTES

- ① CONCRETE SIDEWALK PER PAG SD 200
- ② CONCRETE CURB W/6" REVEAL, TYPE 2, PER PAG SD 209
- ③ CURB ACCESS RAMP WITH TRUNCATED DOMES PER PAG SD 207.
- ④ PROPOSED CROSSWALK.
- ⑤ PROPOSED PAVEMENT.
- ⑥ PROPOSED PARKING.
- ⑦ PROPOSED CONCRETE WHEEL STOPS.
- ⑧ BICYCLE SPACES.
- ⑨ LANDSCAPE AREA (TYP.)
- ⑩ NEW HARDSCAPE PER ARCHITECTURAL PLAN.
- ⑪ PROPOSED STEM WALL.
- ⑫ EXISTING RETAINING WALL TO BE REMOVED AND REPLACED WITH BUILDING STEM WALL.
- ⑬ EXISTING RETAINING WALL TO BE REMOVED AND REPLACED WITH RELOCATED NEW RETAINING WALL.
- ⑭ EXISTING TRANSFORMER TO BE RELOCATED
- ⑮ PROPOSED COVERED PARKING.



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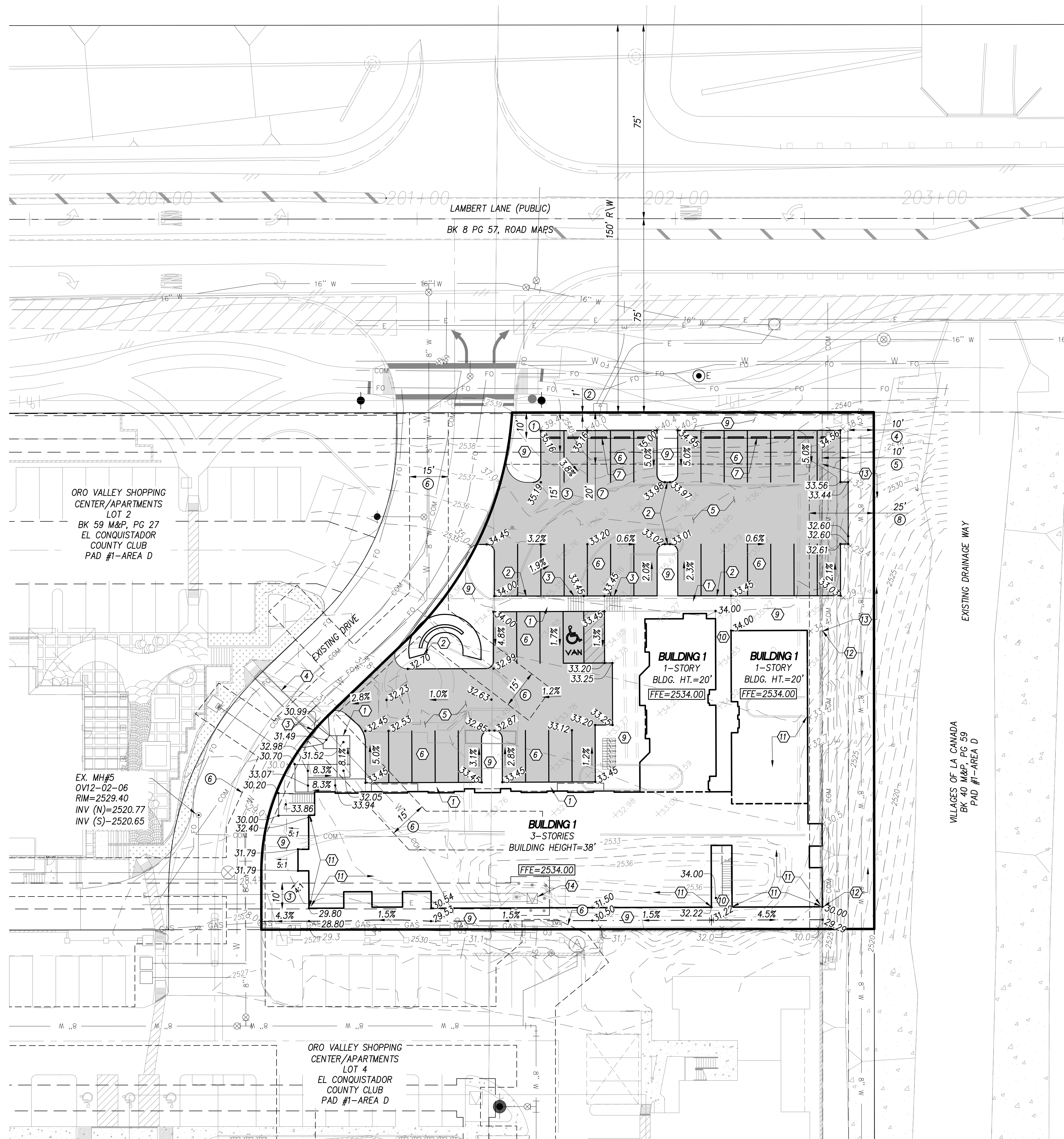
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surveying • environmental services
staking • flood control and drainage
transportation

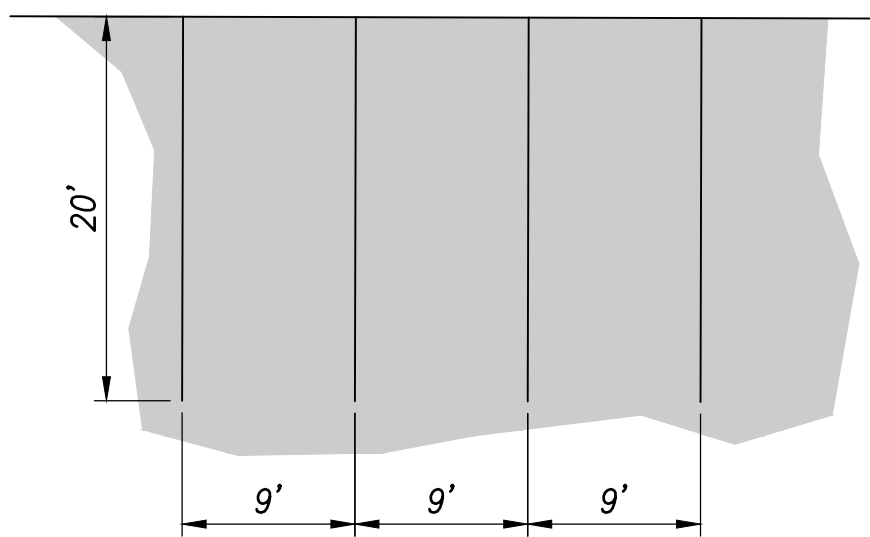
OVXXXX-XX
FINAL SITE PLAN
FOR
ORO VISTA APARTMENTS
A PORTION OF LA CANADA/LAMBERT RETAIL CENTER,
SECTION 14, T 12 S, R 13 E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CONTOUR INTERVAL = 1 FOOT
JANUARY 2020
EEC JOB NO 20004

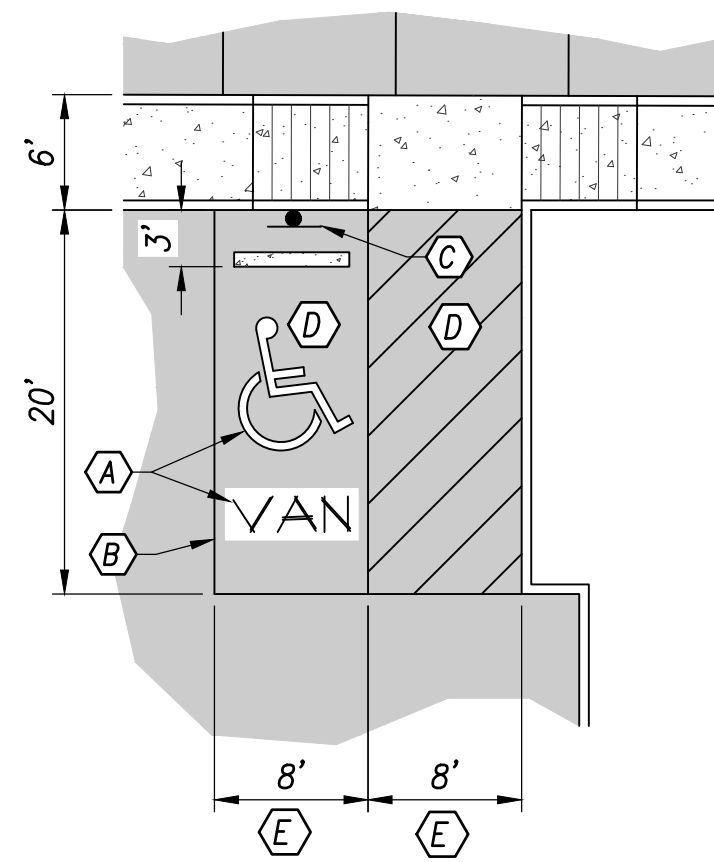
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SCALE: 1"= 20'
SHEET 2 OF 3

FINAL SITE PLAN: ORO VISTA APARTMENTS





1 STANDARD PARKING DETAIL
NTS



2 TYPICAL ADA PARKING DETAIL
NTS

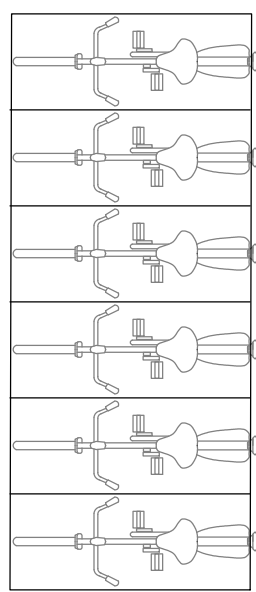
- (A) DISABLED PARKING PAVEMENT MARKINGS PER PC/COT & A.D.A. STD'S. (COLOR, SYMBOL, STRIPING)
- (B) 4" WHITE STRIPE
- (C) DISABLED PARKING SIGN, SEE DETAIL 3 SHEET 3.
- (D) A MAXIMUM 2% (1:48) SLOPE IN ALL DIRECTIONS AT ALL AREAS OF THE ACCESSIBLE PARKING LAYOUT AS PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 502.4.
- (E) 8' WIDTH FOR STANDARD ACCESSIBLE SPACE AND VAN ACCESSIBLE ISLE. SEE PLAN FOR LOCATION.

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN INCHES.
2. THESE SIGNS ARE NOT AVAILABLE THROUGH THE TOWN, BUT CAN BE PURCHASED AT PRIVATE BARRICADE AND SIGN COMPANIES.
3. BOTTOM OF "RESERVED PARKING" SIGN SHALL BE 7' ABOVE FINISH GRADE.
4. OMIT "VAN ACCESSIBLE" SUPPLEMENTAL PLAQUE IN STANDARD DISABLED PARKING SPACES.



3 DISABLED PARKING SIGN DETAIL
NTS



4 BIKE RACK - CLASS 2
6 SPACES TO BE PROVIDED PER C.O.T. U.D.C. 7.4.9.B.2 NTS



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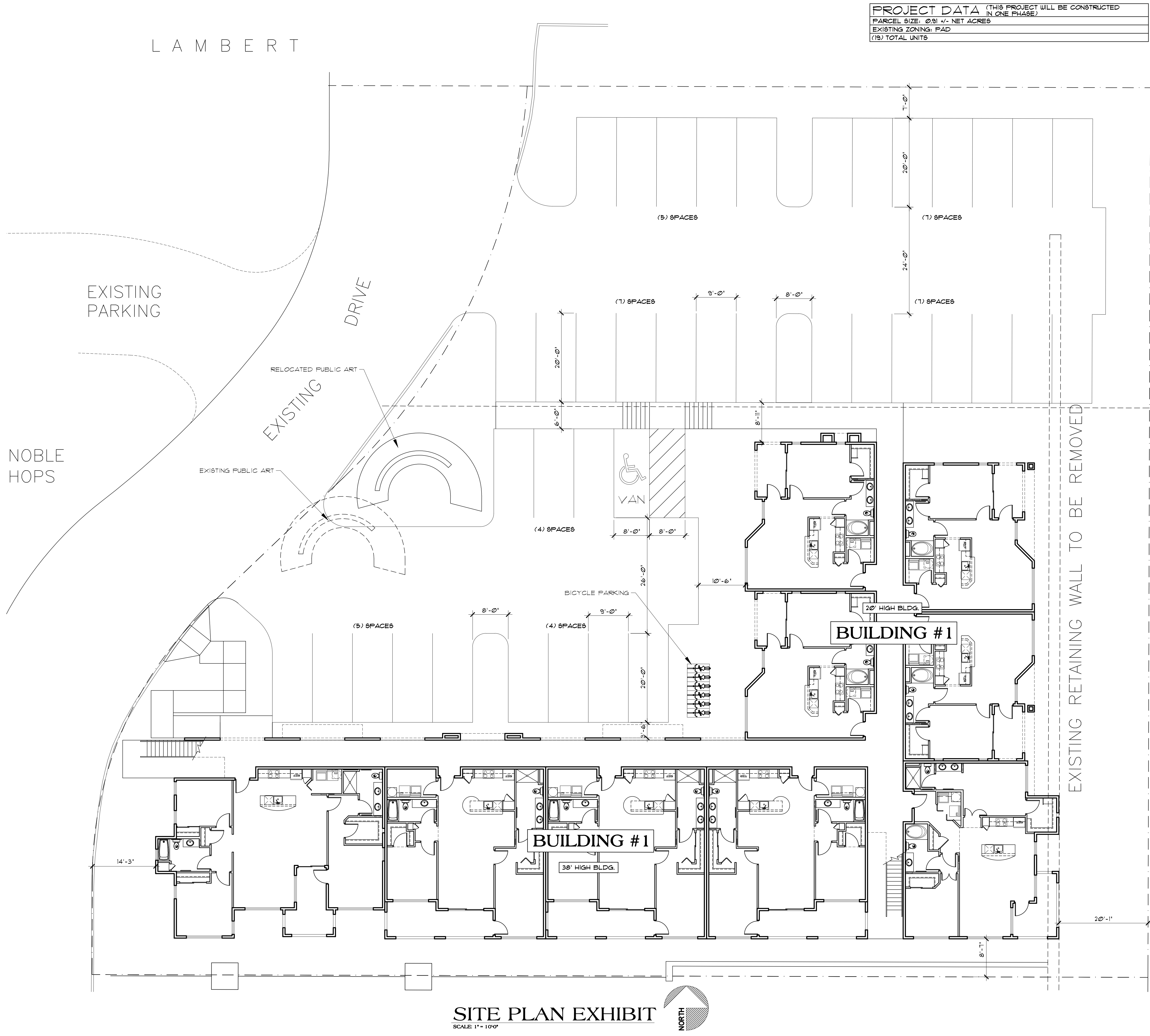
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OVXXXX-XX
FINAL SITE PLAN
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ORO VISTA APARTMENTS
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JANUARY 2020
EEC JOB NO 20004

REF CASE: OV12-02-06
SCALE: AS NOTED
SHEET 3 OF 3

FINAL SITE PLAN: ORO VISTA APARTMENTS



| PROJECT DATA (THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE) | |
|--|--------------------|
| PARCEL SIZE: | 0.91 +/- NET ACRES |
| EXISTING ZONING: | PAD |
| (19) TOTAL UNITS | |

| TOTAL UNIT MIX (ALL BUILDINGS 1-STORY & 3-STORY) | | | | | |
|--|----------|-----|-------|-------------|-------------|
| TYPE | QUANTITY | % | GROSS | BALCONY SF. | + GROSS SF. |
| A1 (1 BED 1 BATH) | 4 | 21 | 833 | 84 | 3,332 |
| B1 (2 BED 2 BATH) | 3 | 16 | 1,171 | 118 | 3,513 |
| B4 (2 BED 2 BATH) | 9 | 47 | 1,211 | 177 | 10,899 |
| C2 (3 BED 2 BATH) | 3 | 16 | 1,534 | 134 | 4,602 |
| TOTALS | 19 | 100 | | | 22,346 |

BUILDING FOOTPRINT: 12,190 SF.
TOTAL BUILDING AREA: 23,350 SF.
(INCLUDES 4,221 SF. OF CORRIDORS)

PARKING REQUIRED:
(4x15 = 6 SPACES
(12x15 = 21 SPACES
(3x20 = 6 SPACES
GUEST 19/4 = 5 SPACES
TOTAL: 38 SPACES

PARKING PROVIDED:
(39) SPACES
OPEN SPACE REQUIRED:
19x300 SF. = 5,700 SF.
OPEN SPACE PROVIDED:
9,030 SF.

Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings & specifications without the expressed written permission of the Architects. The drawings & specifications are instruments of service and shall remain the property of L.R. Niemiec Architects/Planners, Inc. No part of these drawings or specifications shall be used by anyone on any other project, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.

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LAMBERT LANE
ORO VALLEY, AZ.

SITE PLAN
Scale: 1" = 10'0"

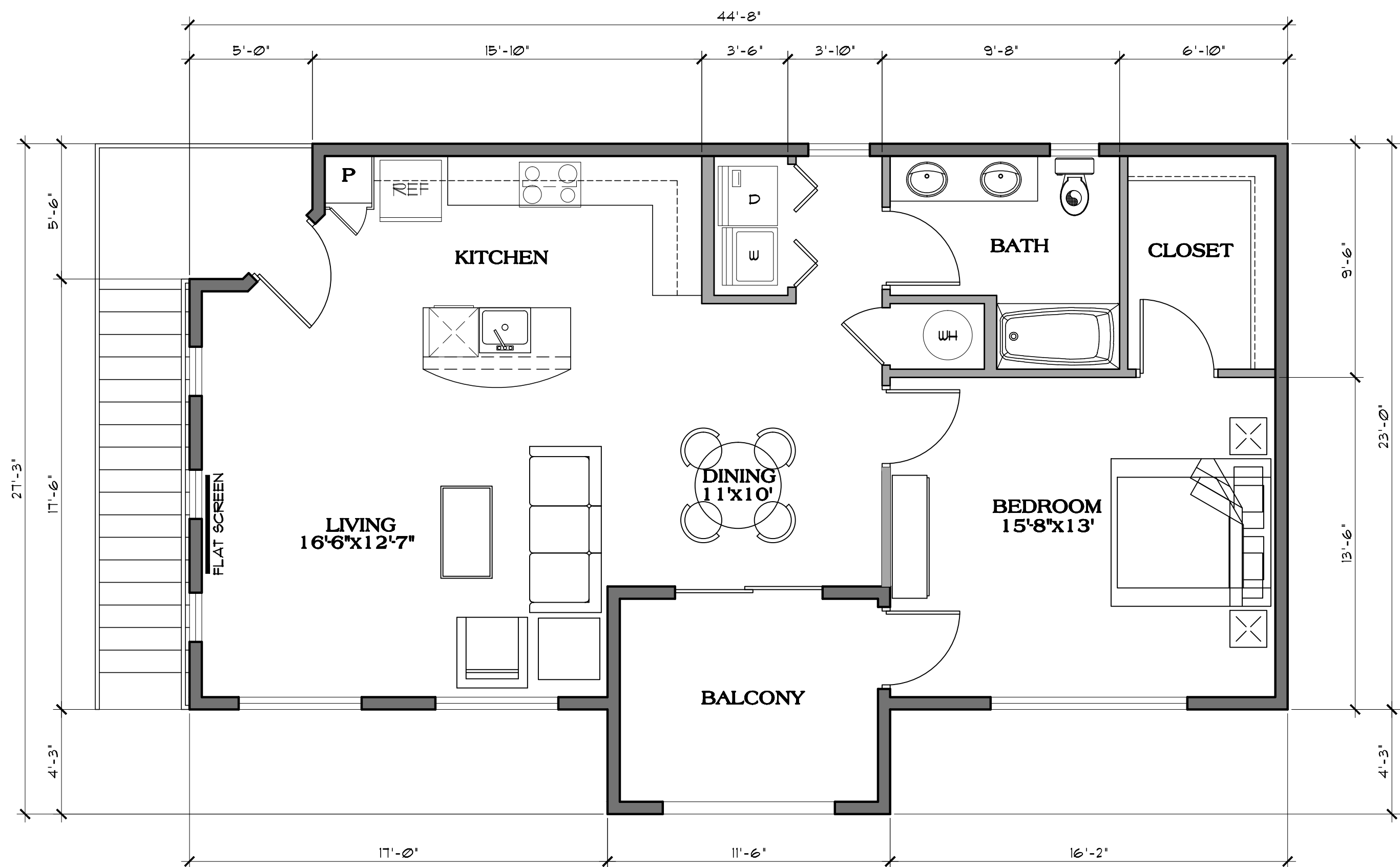
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DATE: 12/20/2019
SHEET NO.

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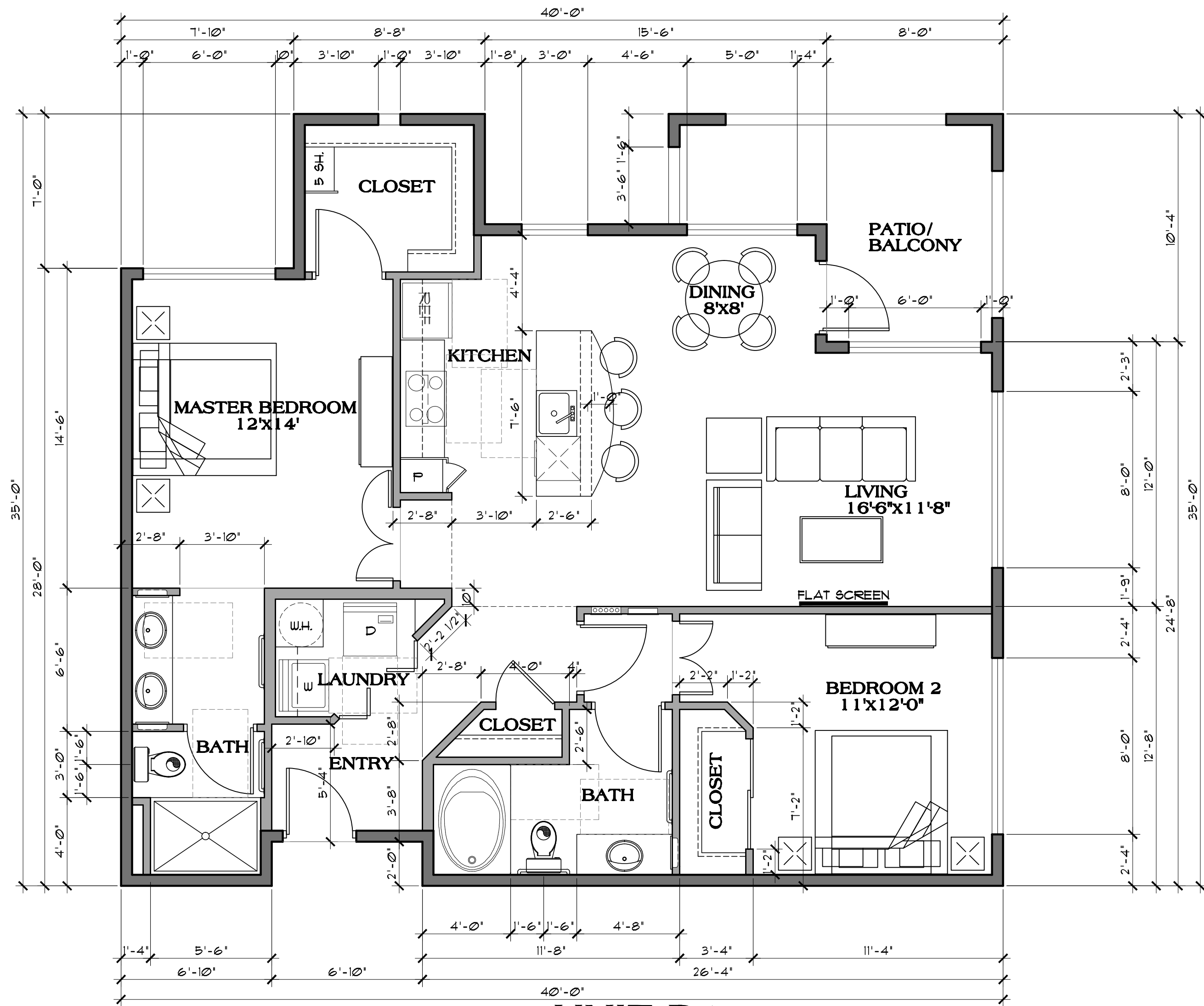


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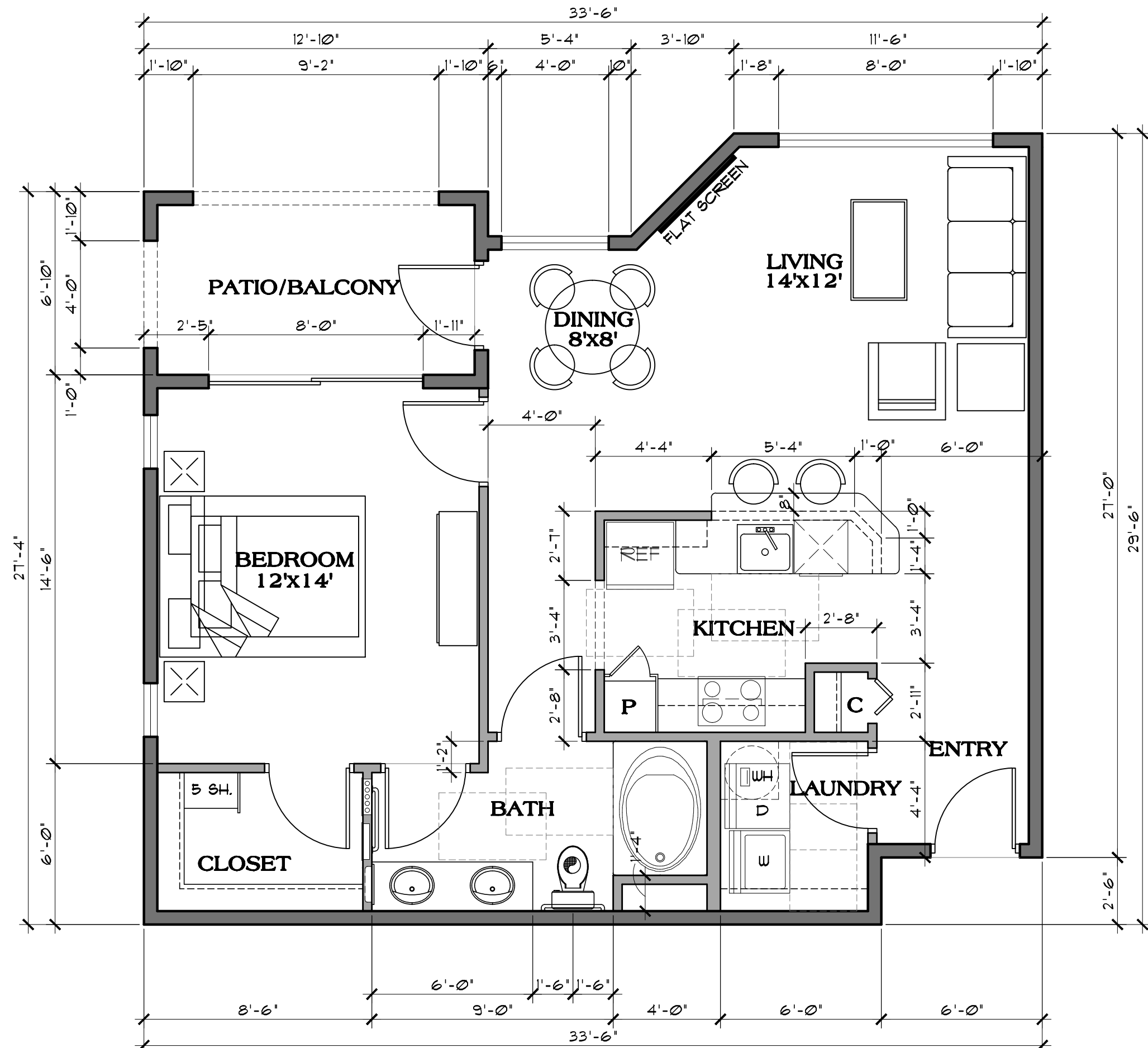




UNIT A4
SCALE: 1/4" = 1'-0"
951 S.F. GROSS
96 S.F. BALCONY



UNIT B1
SCALE: 1/4" = 1'-0"
1111 S.F. GROSS
118 S.F. BALCONY
235 S.F. PATIO



UNIT A1
SCALE: 1/4" = 1'-0"
833 S.F. GROSS
84 S.F. BALCONY
161 S.F. PATIO

UNIT PLANS
Scale: 1/4" = 1'-0"

LAMBERT LANE

ORO VALLEY, AZ.

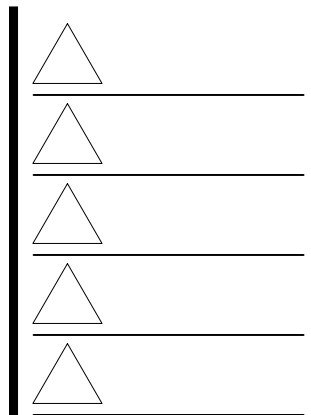
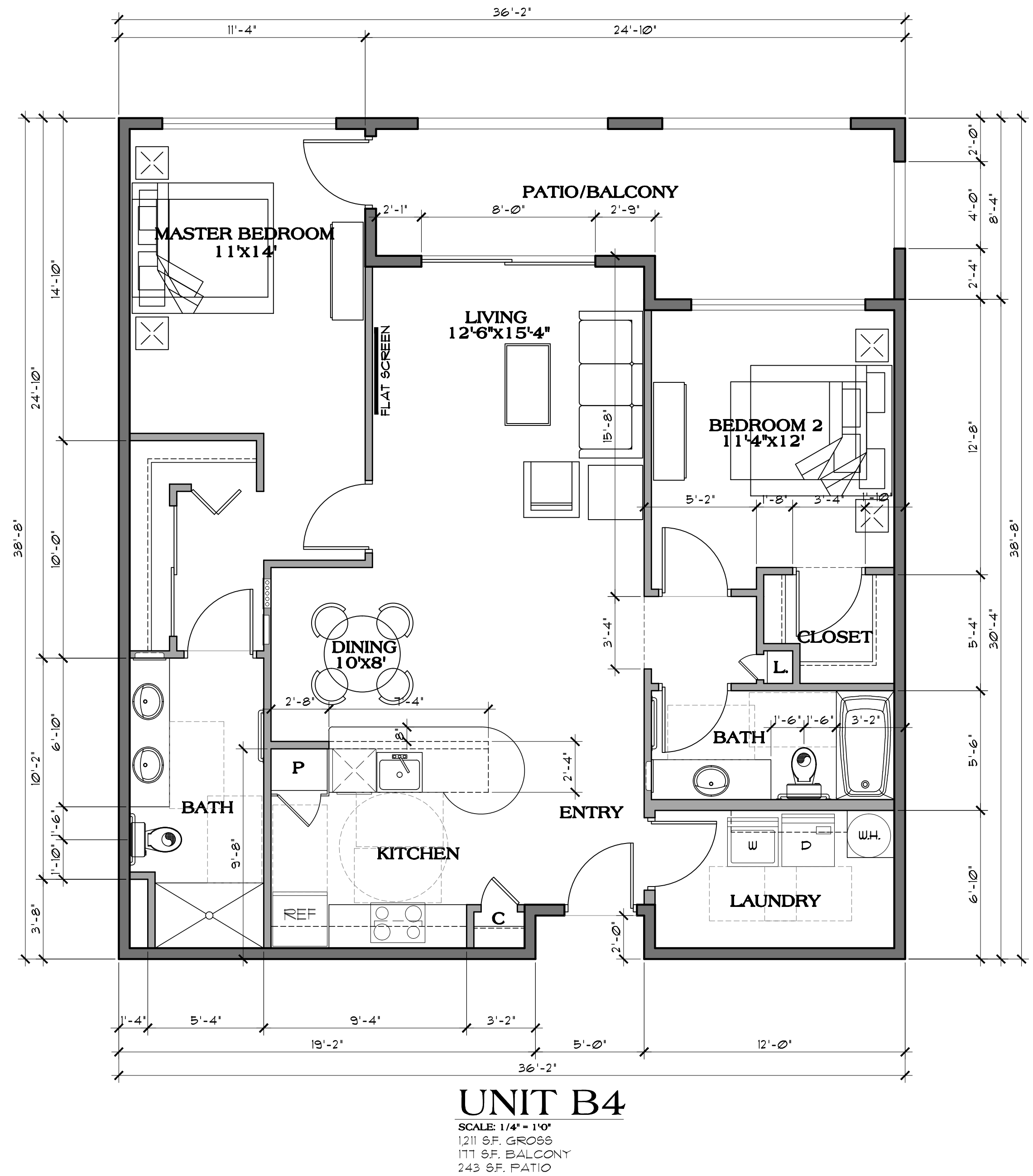
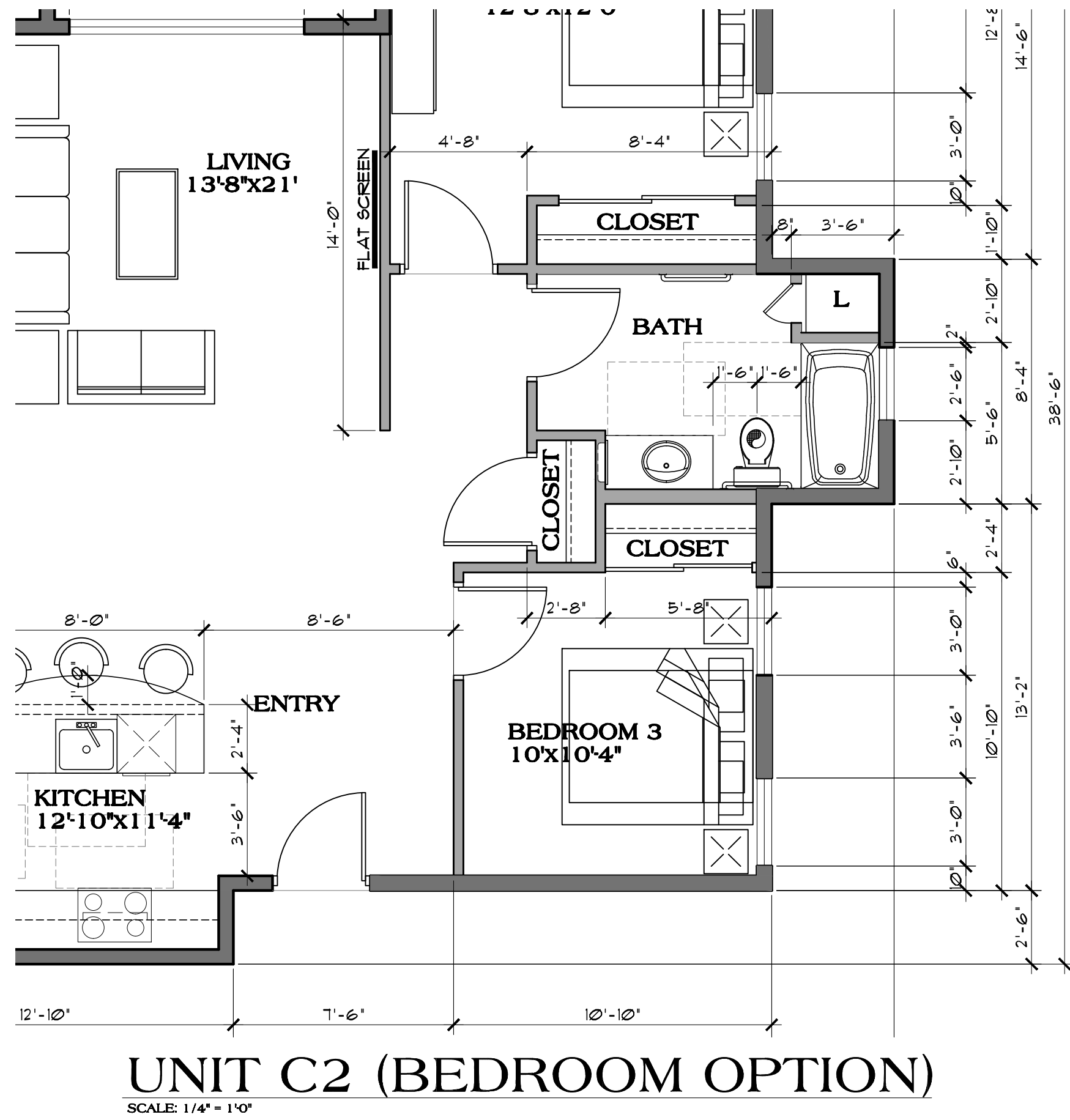
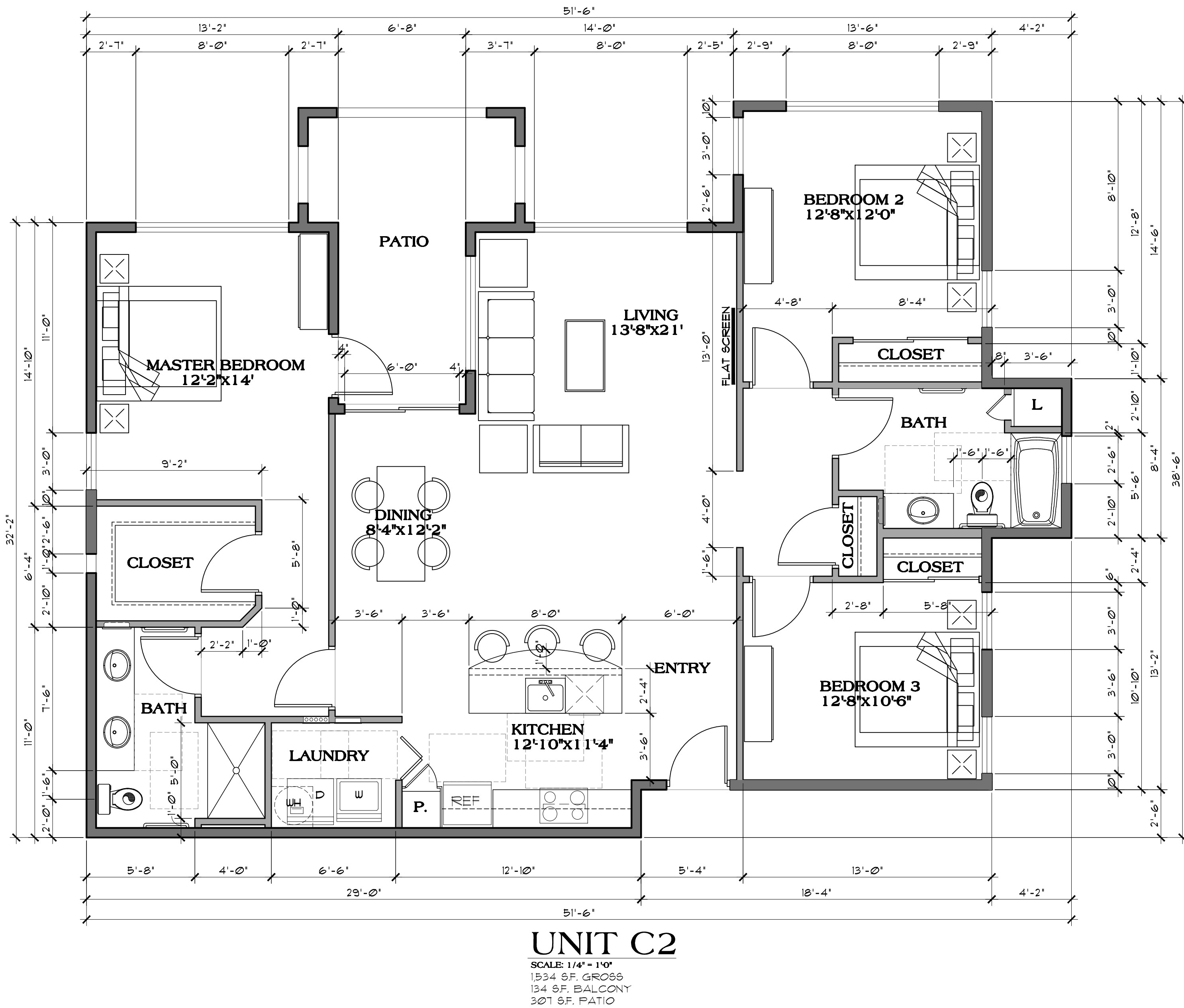
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PROJECT NO:
DATE: 12/20/09
SHEET NO.

A-1.0

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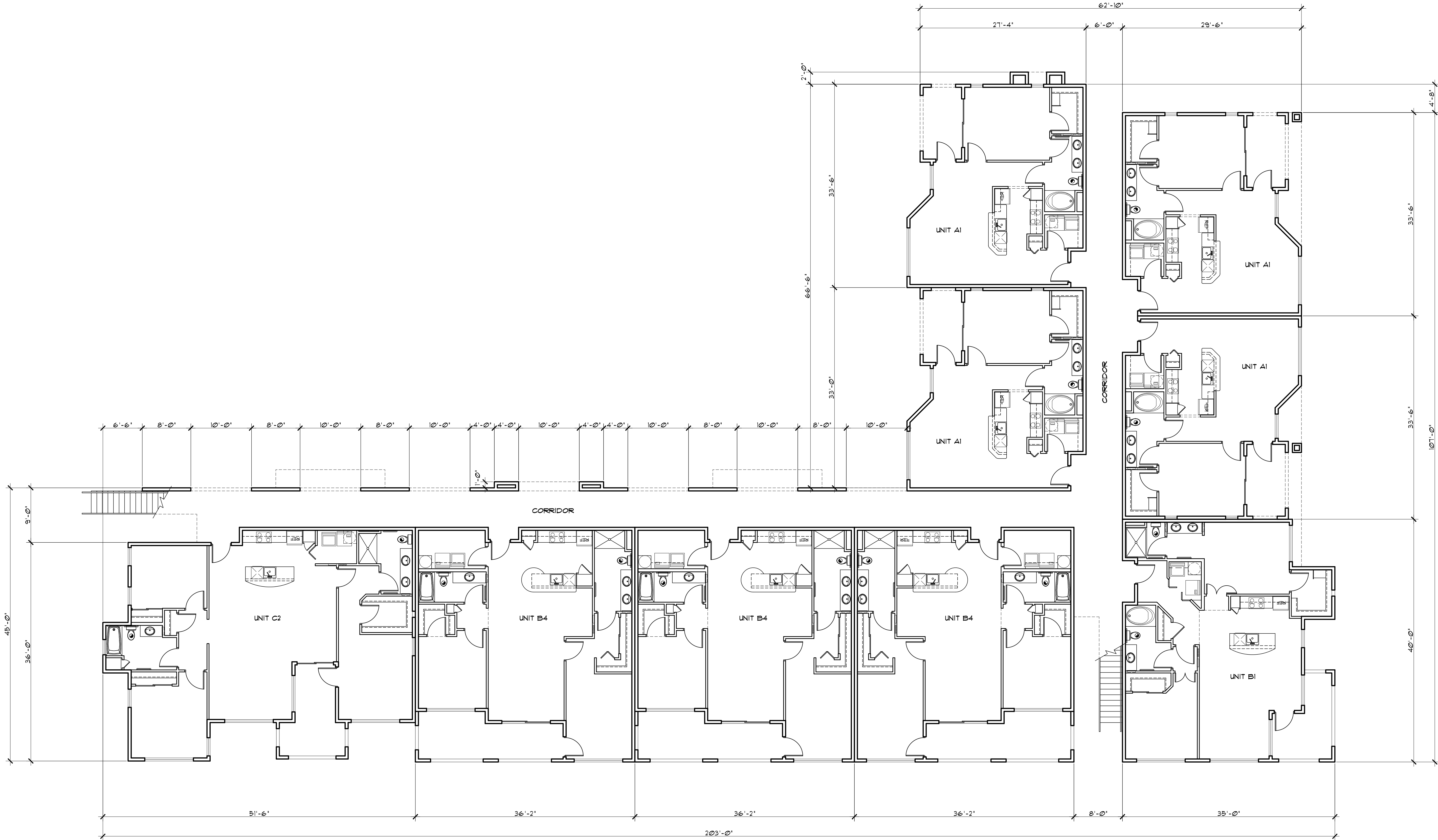
LAMBERT LANE
ORO VALLEY, AZ.

UNIT PLANS
Scale: 1/4" = 1'-0"

DRAWN BY: BG
CHECKED BY:
PROJECT NO.
DATE: 5/20/2019
SHEET NO.

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BUILDING PLAN (GROUND FLOOR)

SCALE: 1/8" = 1'-0"

DRAWN BY: BS
CHECKED BY:
PROJECT NO.
DATE: 1/10/2019
SHEET NO.

A-2.0

BUILDING PLANS LAMBERT LANE

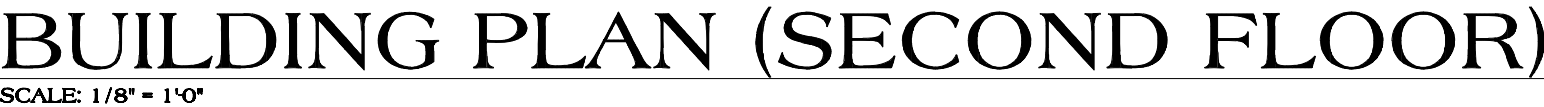
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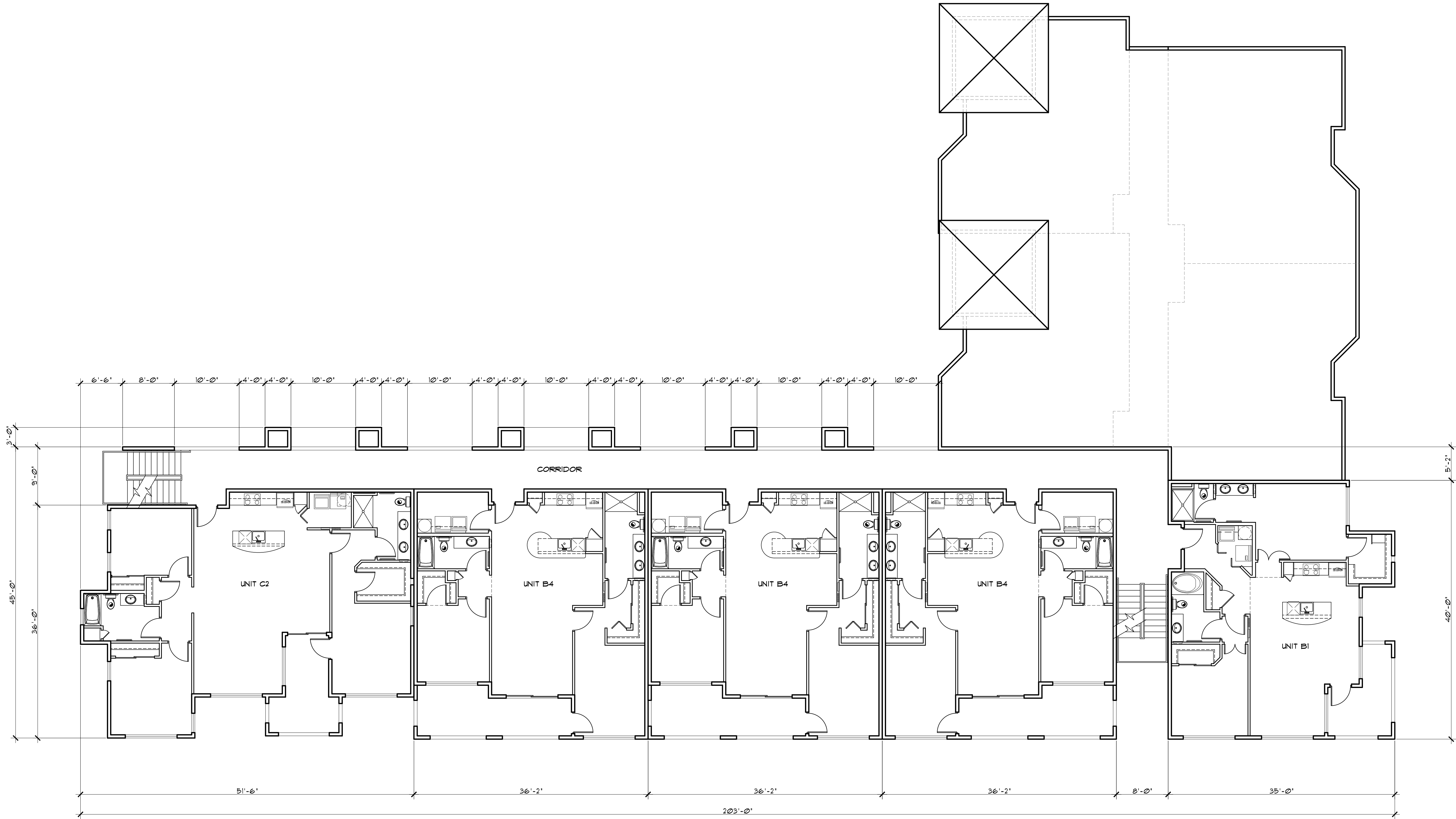
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ORO VALLEY, AZ.

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BUILDING PLAN (THIRD FLOOR)

SCALE: 1/8" = 1'-0"

DRAWN BY: BG
CHECKED BY:
PROJECT NO.
DATE: 12/20/2019
SHEET NO.

A-2.2

BUILDING PLANS

Scale: 1/8" = 1'-0"

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ORO VALLEY, AZ.

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COLORS & MATERIALS

- METAL ROOF, METAL RAILINGS, & STAIRS
DUNN EDWARDS
DE 6298 (AGATE GREEN)
- LIGHT BODY
DUNN EDWARDS
DEC T54 (QUICKSAND)
- DARK BODY
DUNN EDWARDS
DE 6136 (TERRACOTTA SAND)
- METAL LOUVERS
DUNN EDWARDS
DE 5918 (PLUM WINE)
- WAINSCOT & STONE
DUNN EDWARDS
DE 6144 (GRAHAM CRACKER)
- ACCENT COLOR
DUNN EDWARDS
DE 5215 (CARAMEL APPLE)
- ACCENT COLOR
DUNN EDWARDS
DE 6298 (AGATE GREEN)



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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LAMBERT LANE

ORO VALLEY, AZ.

BLDG. ELEVS.

Scale: 1/8" = 1'-0"

DRAWN BY: BG
CHECKED BY:
PROJECT NO.

DATE: 12/20/2019

SHEET NO.

A3.0



L.R. Niemiec Architects

L.R. NIEMIEC ARCHITECTS/PLANNERS, INC. • 8585 EAST HARTFORD DRIVE, SUITE 115 • SCOTTSDALE ARIZONA 85255 • (480) 998-7576

COLORS & MATERIALS

- METAL ROOF, METAL RAILINGS, & STAIRS
DUNN EDWARDS
DE 6298 (AGATE GREEN)
- LIGHT BODY
DUNN EDWARDS
DEC T94 (QUICKSAND)
- DARK BODY
DUNN EDWARDS
DE 6136 (TERRACOTTA SAND)
- METAL LOUVERS
DUNN EDWARDS
DE 5918 (PLUM WINE)
- WAINSCOT & STONE
DUNN EDWARDS
DE 6144 (GRAHAM CRACKER)
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DUNN EDWARDS
DE 5215 (CARAMEL APPLE)
- ACCENT COLOR
DUNN EDWARDS
DE 6298 (AGATE GREEN)

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LAMBERT LANE

ORO VALLEY, AZ.

BLDG. ELEVS.

Scale: 1/8" = 1'-0"

DRAWN BY: BG
CHECKED BY:
PROJECT NO.
DATE: 12/20/2019
SHEET NO.

A3.1



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EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- THE GROSS AREA OF THIS DEVELOPMENT IS 13.09± ACRES.
NET BUILDING AREA = 2.11± ACRES.
MINIMUM AREA OF LANDSCAPE OPEN SPACE REQUIRED = 0.95 ACRES (7.26%)
RESIDENTIAL UNITS = 157

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

- 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" - 9,858 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

BLDG. "11" RESTAURANT - 6,000 SF 22,346 SF
TOTAL = 184,777 SF 199,123 SF

- 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

BLDG. "11" RESTAURANT - 25 SPACES 38 SPACES
TOTAL = 389 SPACES 402 SPACES

HANDICAP REQUIRED = 14 SPACES (2 VAN-ACCESSIBLE)

- PARKING SPACES PROVIDED:

TYPICAL = 425 SPACES 438 SPACES

HANDICAP = 17 SPACES (13 SINGLE, 4 VAN ACCESSIBLE)

TOTAL = 446 SPACES

- 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" E

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

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

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

- 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.

- 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.

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

- 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.

- 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

- 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.

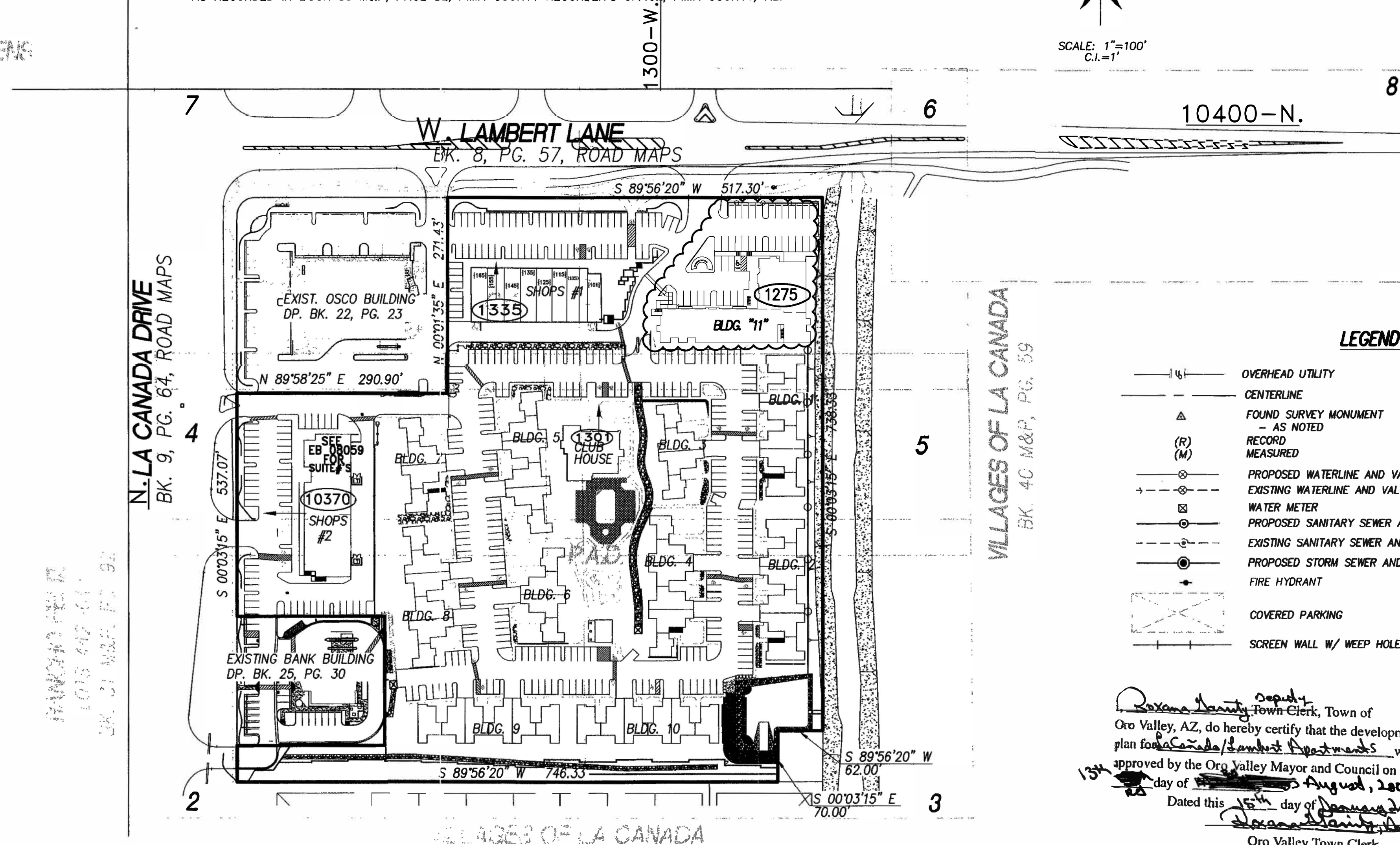
- REQUIRED FIRE FLOW FOR THIS DEVELOPMENT IS 1,500 G.P.M. ALL BUILDINGS SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED.

- 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.

- 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.



LEGEND

- OVERHEAD UTILITY
- CENTERLINE
- FOUND SURVEY MONUMENT - AS NOTED
- 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)
- RETAINING WALL (BY OTHERS)
- TEXTURED CONCRETE
- PROPOSED PAVEMENT/MULTI-USE PATH
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PAVEMENT/MULTI-USE PATH
- CROSSOVER EASEMENT (DKT 11536, PG 2845)

I, Roxana Lundy, 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 15th day of August, 2003.
Dated this 15th day of January, 2004.
Roxana Lundy, Deputy
Oro Valley Town Clerk



SHEET INDEX

SHEET 1.....COVER SHEET
SHEET 2-8.....PLAN SHEETS
SHEET 9-10.....DETAIL SHEETS
SHEET 11.....PLAN SHEET

FIRST FLUSH SYSTEM MAINTENANCE

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

ENGINEER (REVISION 1 ONLY)

ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.
555 E. RIVER ROAD, SUITE 301
TUCSON, AZ 85704
ATTN: STEFANIE THRUSH, P.E.
EMAIL: sthrush@eecorp.com
PHONE: (520) 321-4625
FAX: (520) 321-0333

ENGINEER

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

TOWN OF ORO VALLEY
PROJ#: OV1202-06
ZONE: SEE GENERAL NOTES
Adm. Address:
10326 N. LA CANADA DR

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 _____ 20 _____ REF _____ SCALE H: 1"=20'
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CONTINUED ON SHEET 8



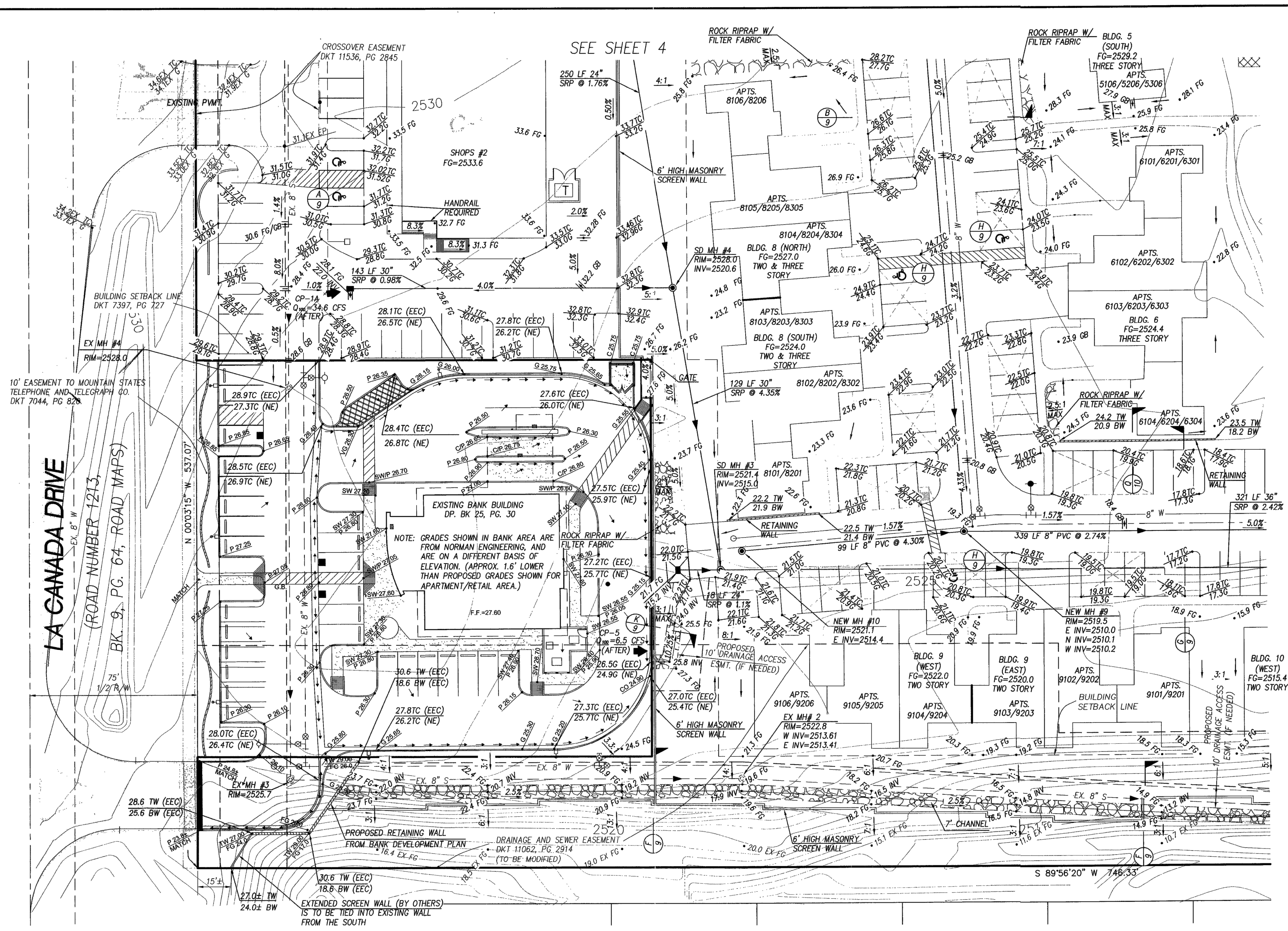
Engineering and Environmental Consultants, Inc.
16963
RYAN G. BAILE
4625 E. FT. LOWELL RD.
TUCSON, ARIZONA 85712 520-321-4625

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| 1 | 8/14/2020 | | | | | | | | | | |

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

SEE SHEET 4

SEE SHEET 3



THE VILLAGES OF LA CANADA
SINGLE-FAMILY RESIDENTIAL

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

Professional Engineer
16963
RYAN G. BAILE
ARIZONA, U.S.A.

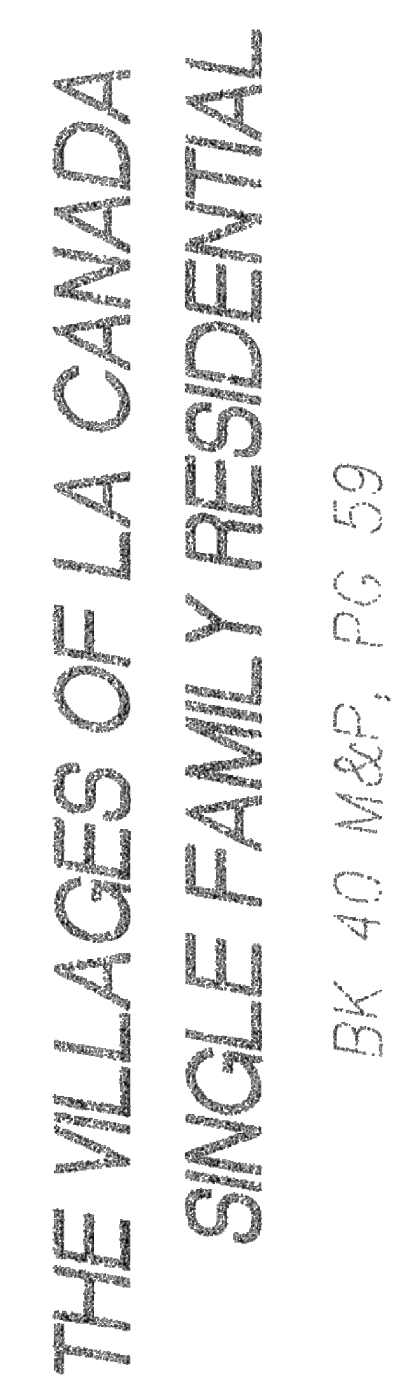
EEC PROJECT NO: 202103

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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PLAN NO. OV 12-02-06


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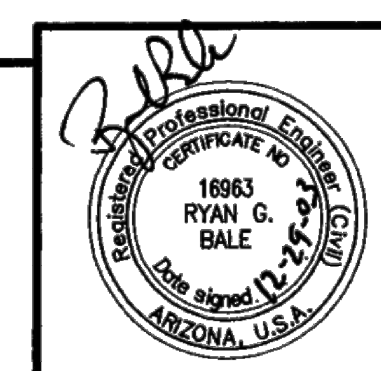
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SEE SHEET 2

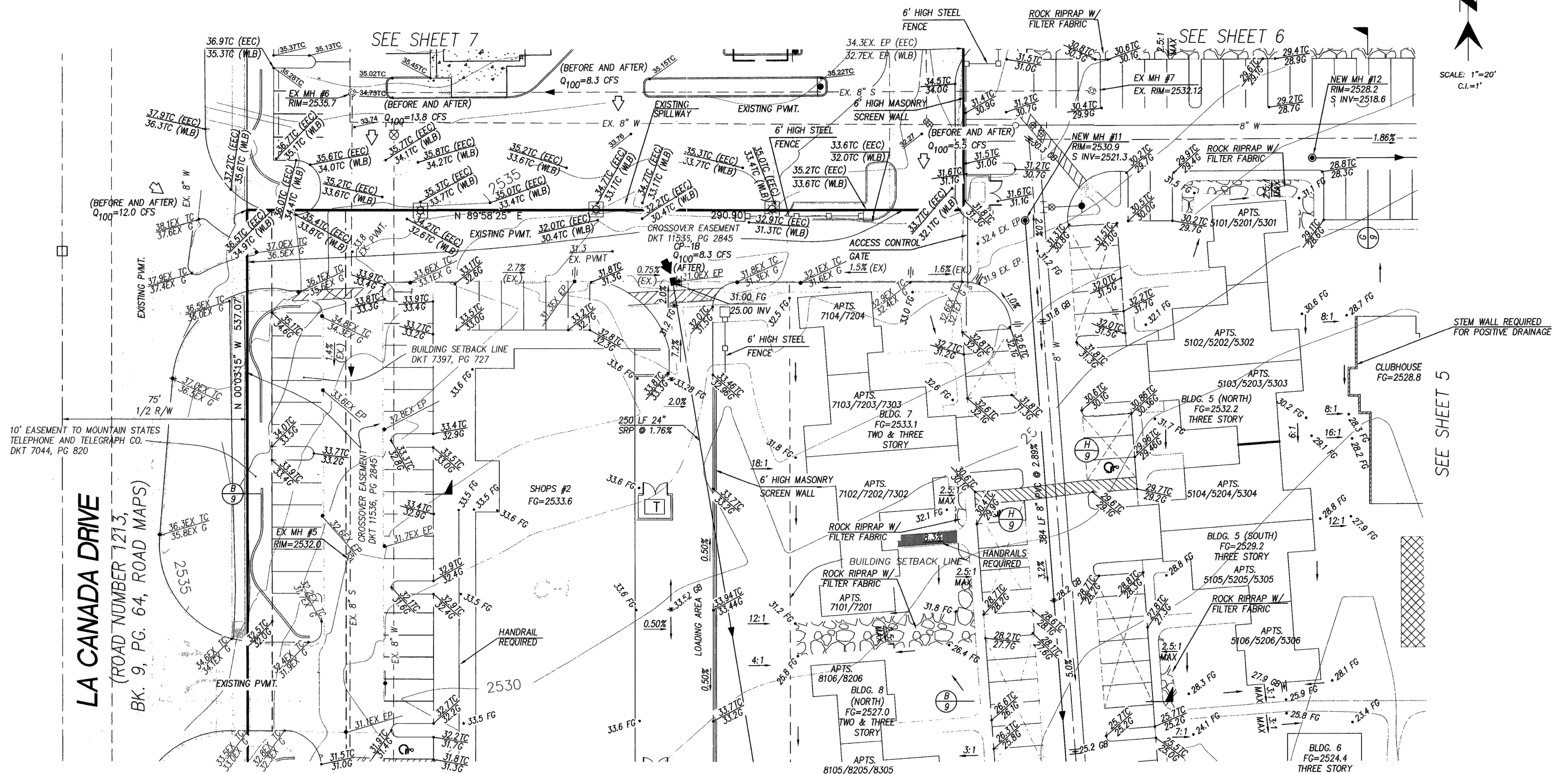
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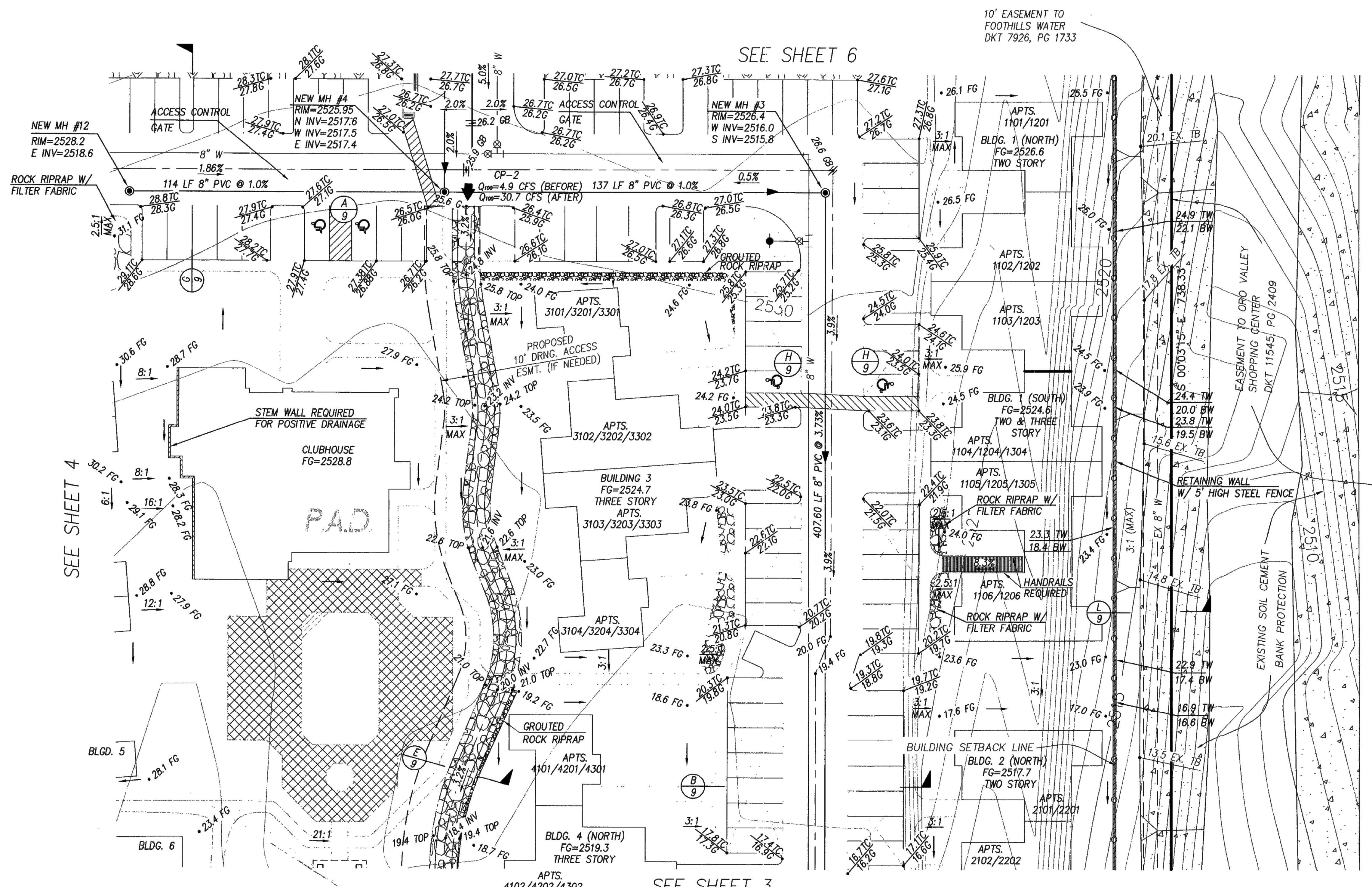


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4625 E. FT. LOWELL RD.
TUCSON, ARIZONA 85712 520-321-4625



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| 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. | | EEC PROJECT NO: 202103 3 11 OF 10 |
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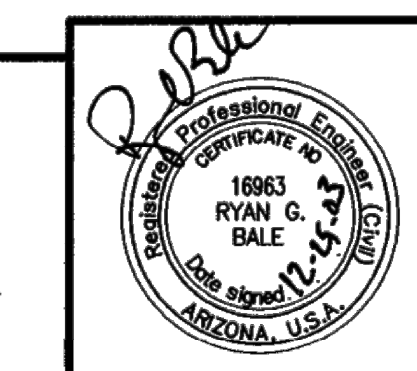





 SCALE: 1"=20'
 C.I.=1'

THE VILLAGES OF LA CANADA
 SINGLE FAMILY RESIDENTIAL
 BK 40 M&P, PG 59

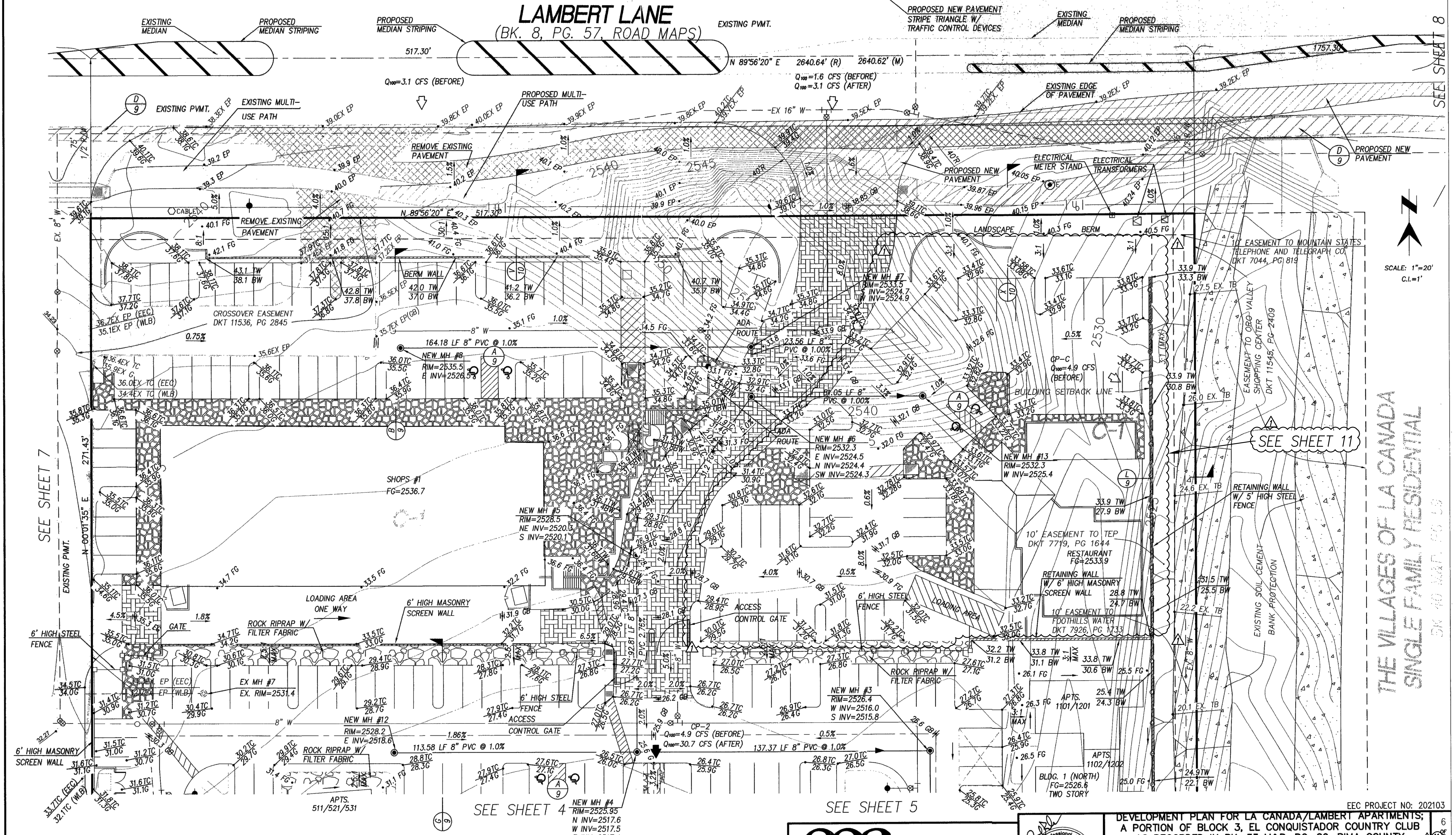
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 TUCSON, ARIZONA 85712 520-321-4825



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| 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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DIAMOND SHAMROCK

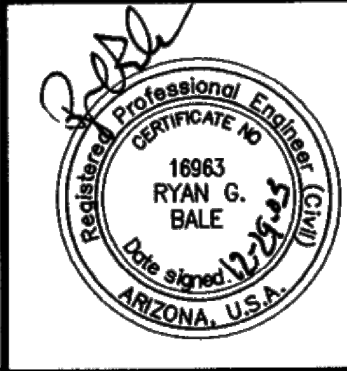
LAMBERT LANE (BK. 8, PG. 57, ROAD MAPS)



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

THE VILLAGES OF LA CANADA
SINGLE FAMILY RESIDENTIAL

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625 E. FT. LOWELL RD.
TUCSON, ARIZONA 85712 520-321-4825



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 | APPD BY | | H: 1"=20' |
| CHKD BY | APPD BY | | V: N/A |

PLAN NO. OV 12-02-06

| NO. | DATE | REVISION | BY | CH | APPR |
|-----|-----------|----------------------|-----|-----|------|
| 1 | 8/14/2020 | ORO VISTA APARTMENTS | BWT | SMT | |

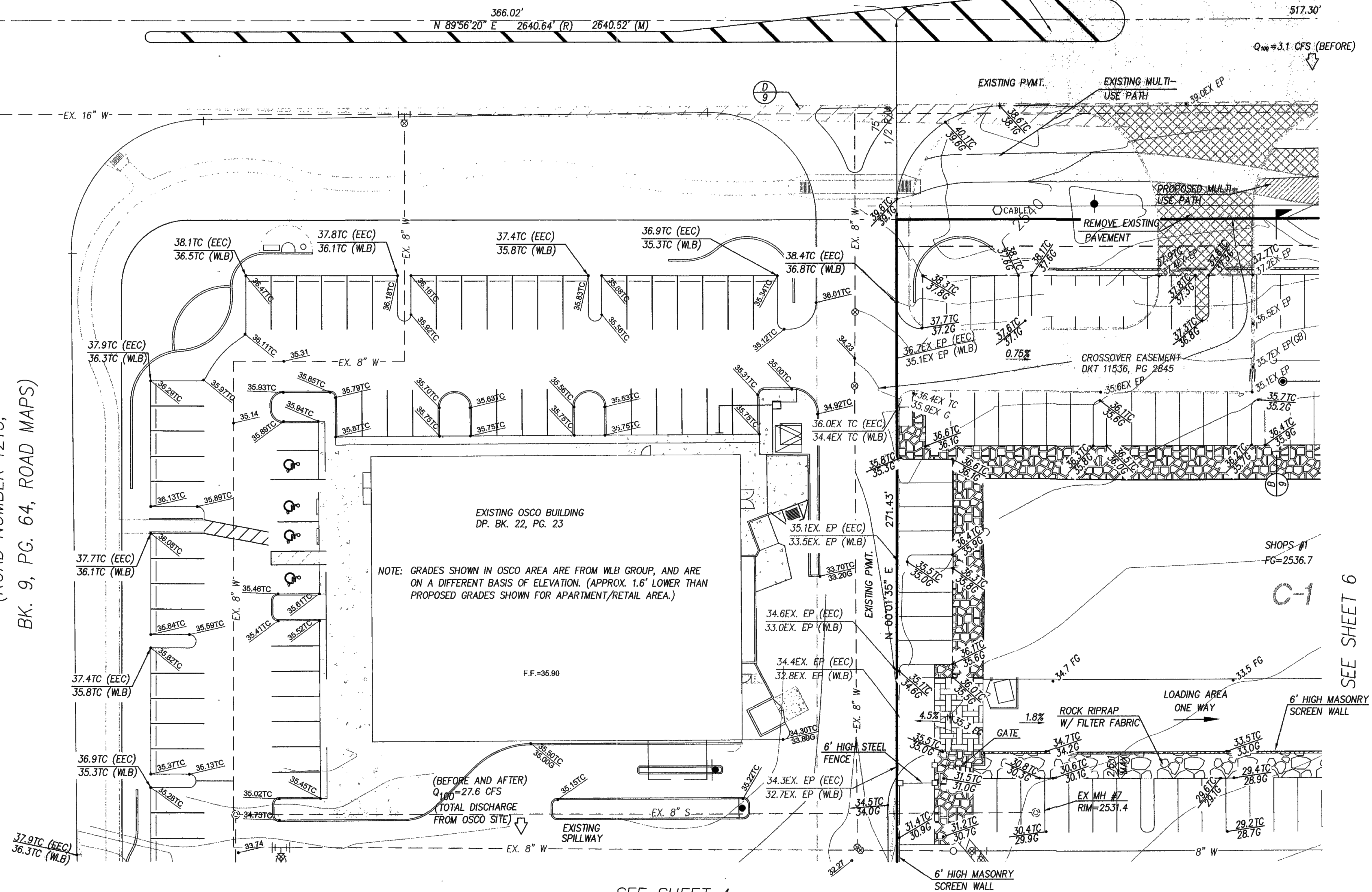
LAMBERT LANE (BK. 8, PG. 57, ROAD MAPS)

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

NW CORNER
SECTION 14
FD PK NAIL

LA CANADA DRIVE

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

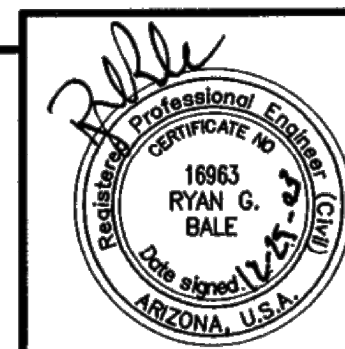


SEE SHEET 4

SEE SHEET 6

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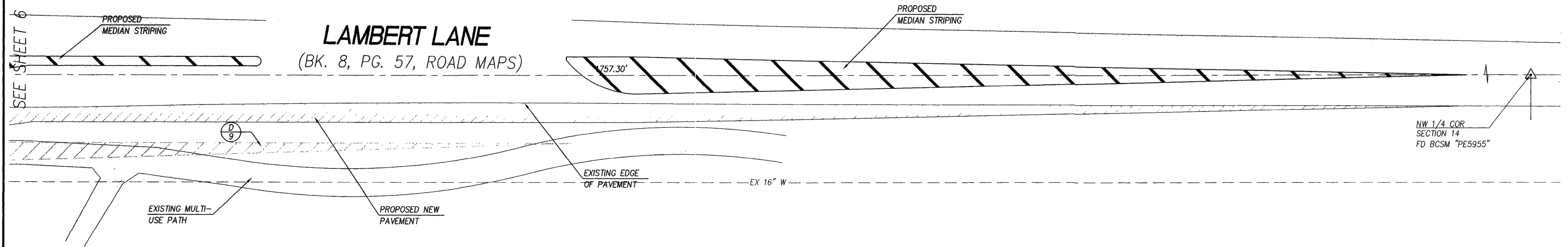
EEC PROJECT NO: 202103
DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS;
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| DRWN BY _____ | APPD BY _____ 20 _____ | REF _____ SCALE H: 1"=20' V: N/A |
| DSGN BY _____ | APPD BY _____ 20 _____ | PLAN NO. OV 12-02-06 |
| CHKD BY _____ | | |

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):

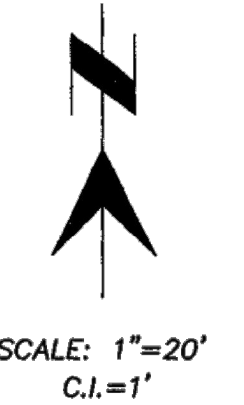
- (A) ALONG THE LAMBERT LANE FRONTAGE 36-INCH BOX CANOPY TREES AND APPROPRIATE UNDER STORY VEGETATION SHALL BE PLANTED IN A MANNER TO CREATE A DENSE SCREEN. THE LAMBERT LANE FRONTAGE IS DEFINED AS EXTENDING FROM THE EASTERN PROPERTY CORNER TO THE EASTERN EDGE OF THE OSCO DRIVE.
- (B) WHERE EVER FEASIBLE, 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.



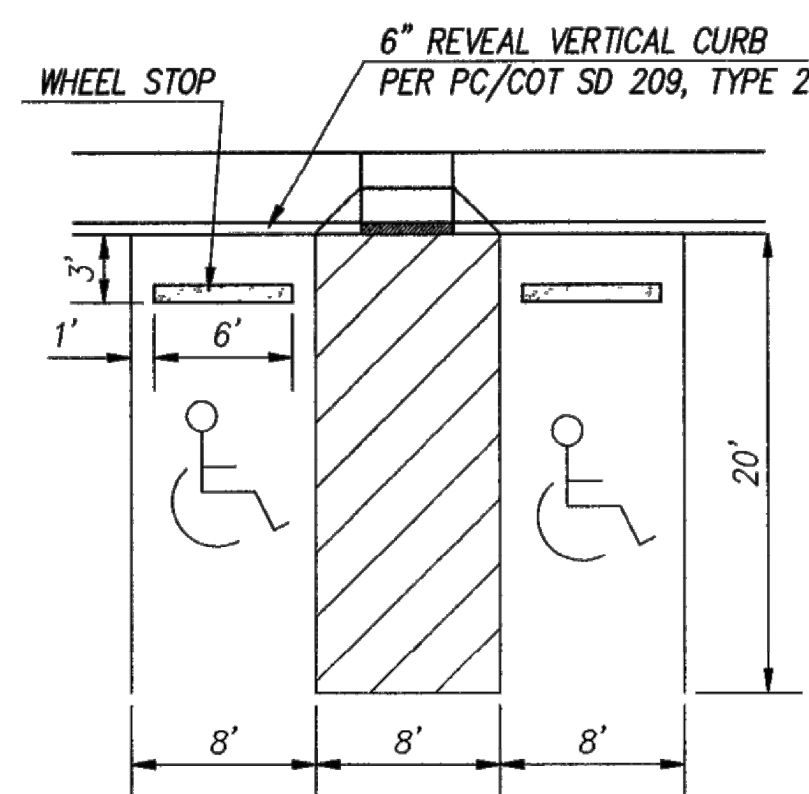
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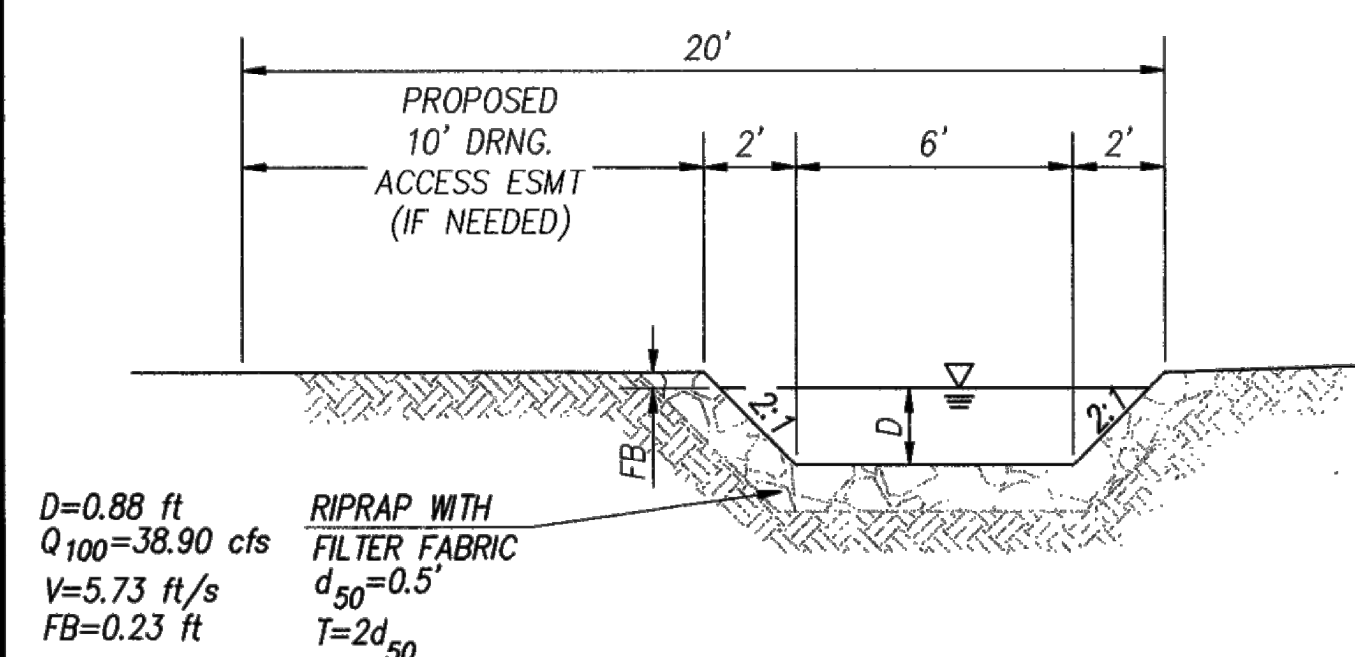


DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS;
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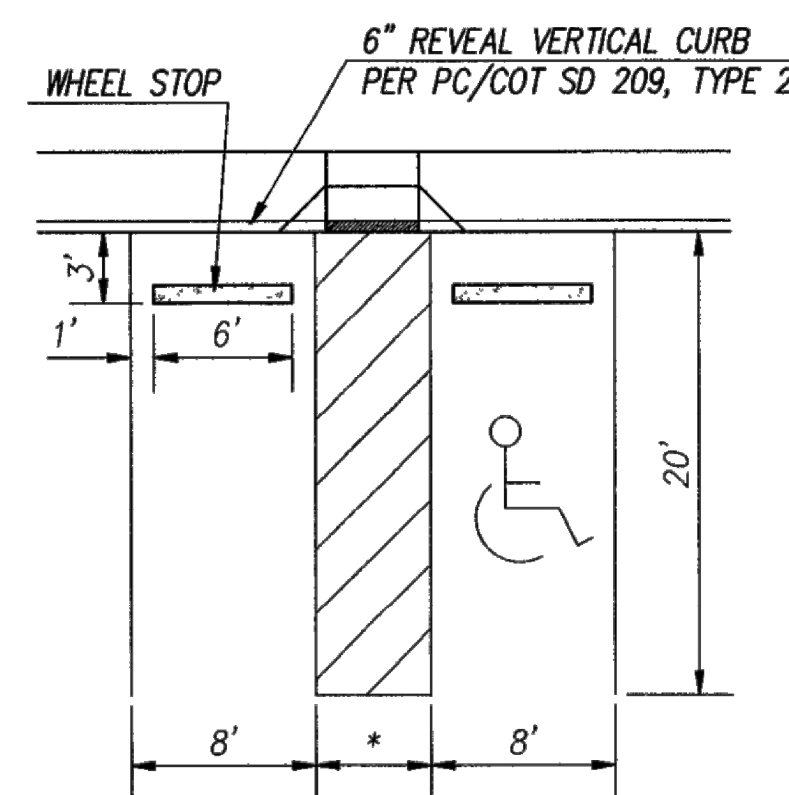
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CHKD BY _____ PLAN NO. OV 12-02-06



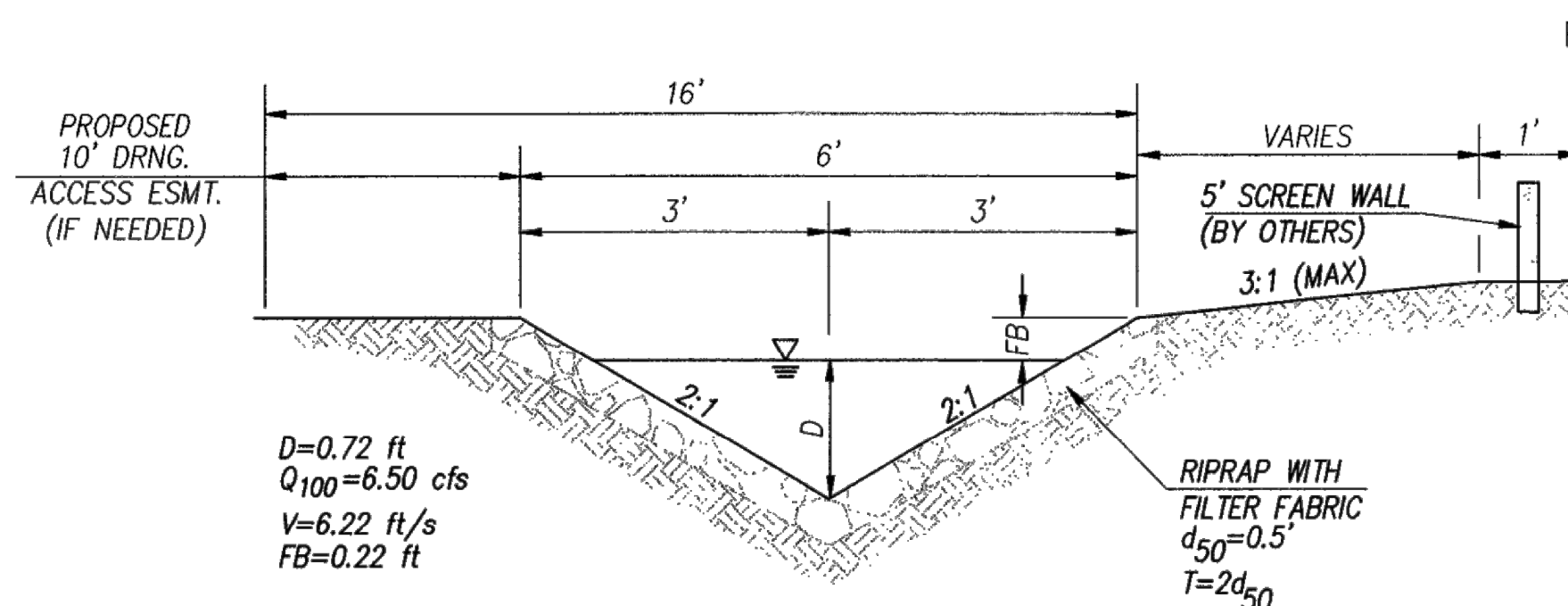
9 VAN ACCESSIBLE HANDICAP PARKING DETAIL
NTS



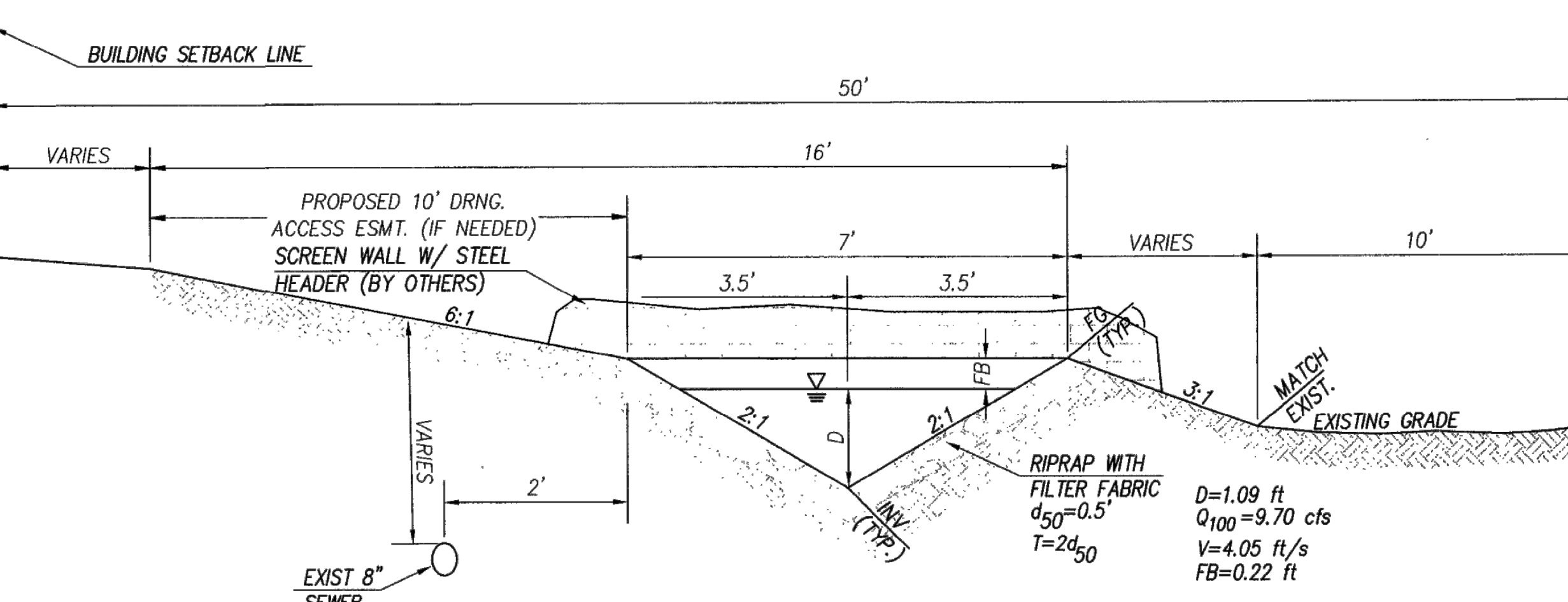
9 DRAINAGE CHANNEL SECTION
(CHANNEL C-4 FROM DRAINAGE REPORT)
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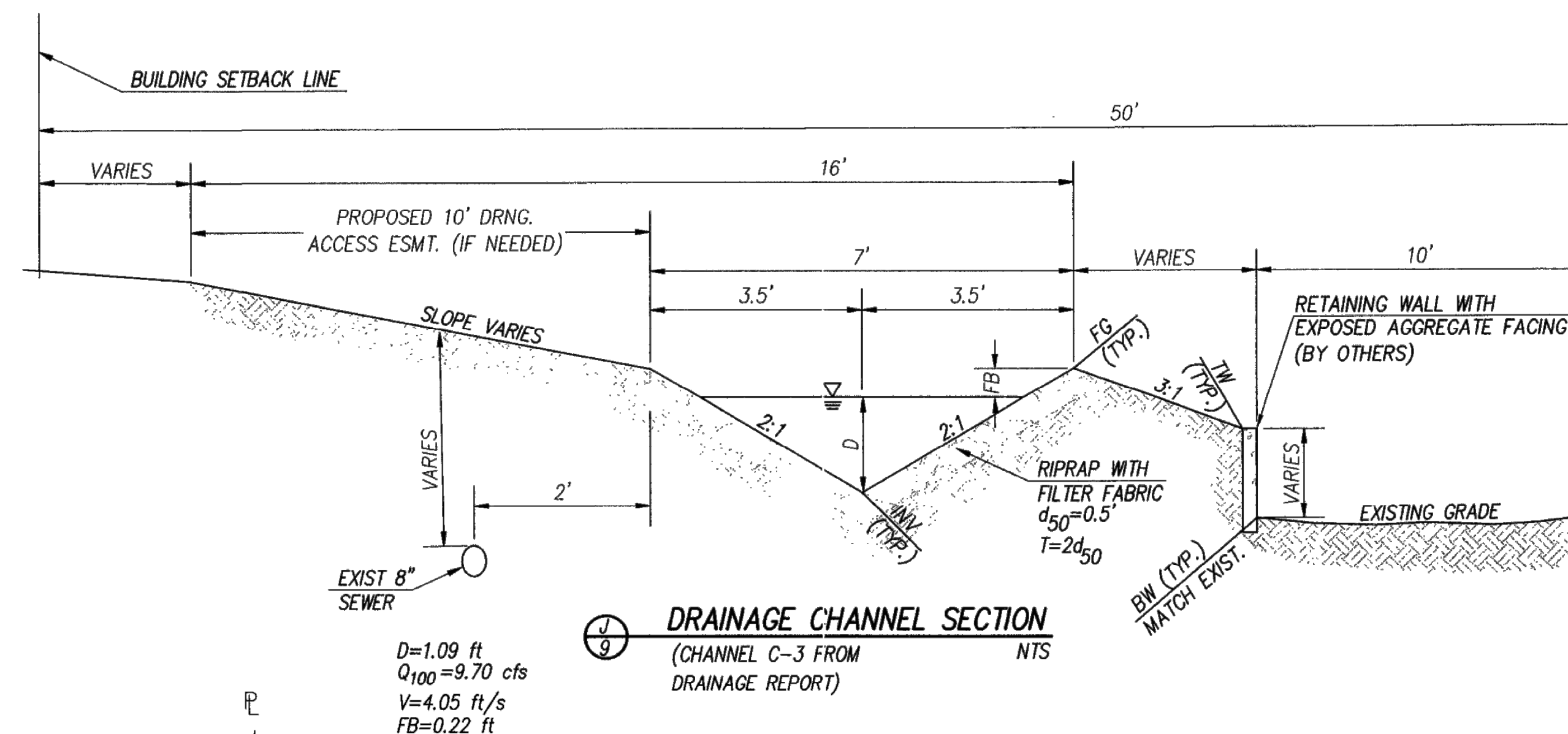
11 SINGLE HANDICAP PARKING DETAIL
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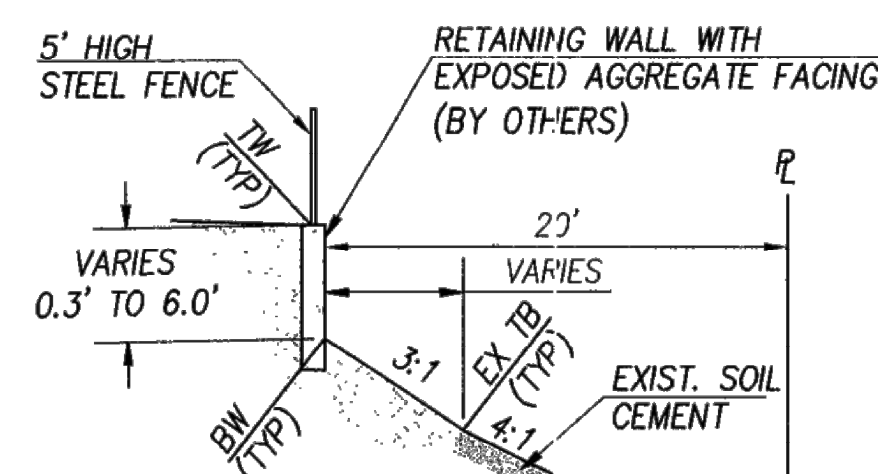
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(CHANNEL C-2 FROM DRAINAGE REPORT)
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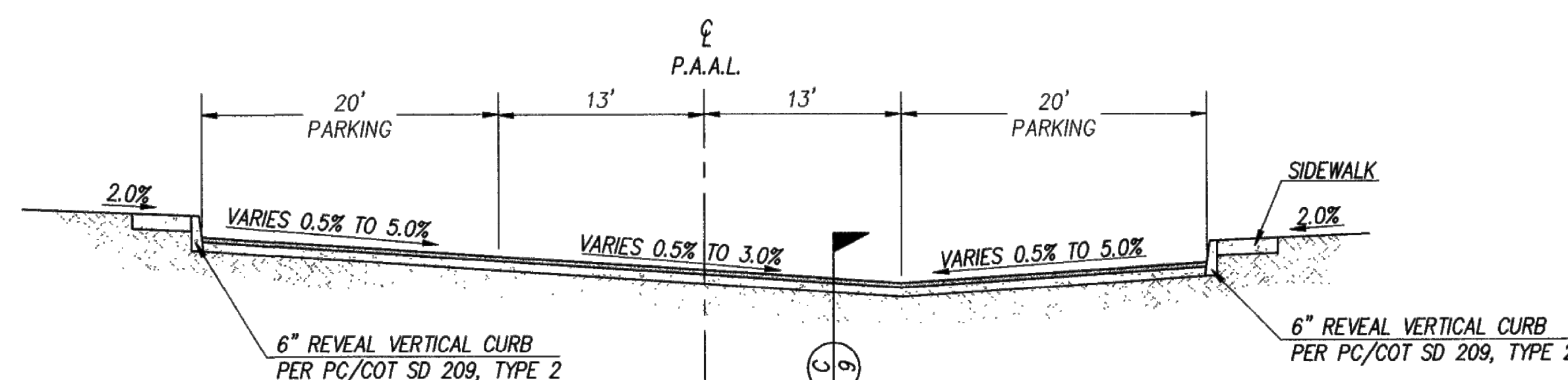
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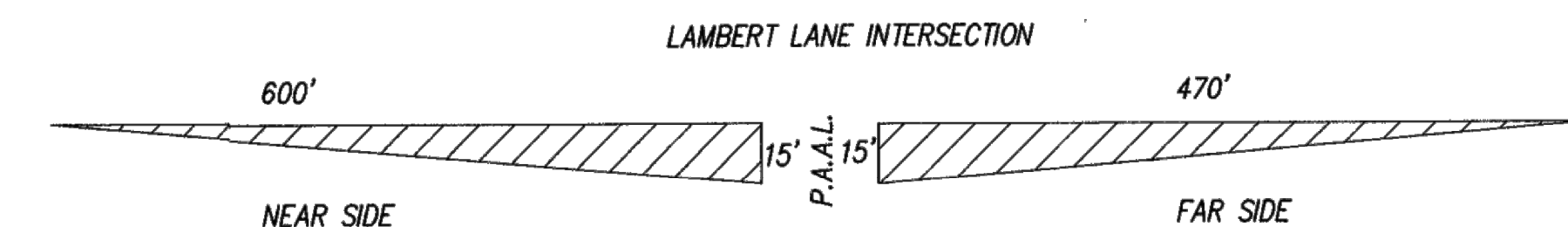
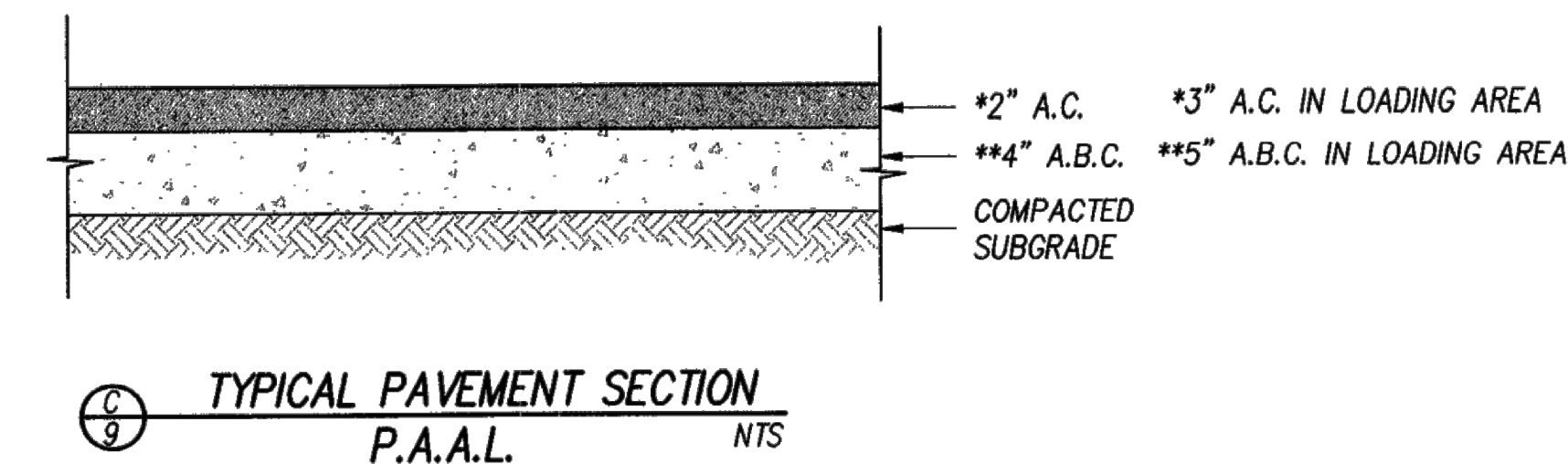
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(CHANNEL C-3 FROM DRAINAGE REPORT)
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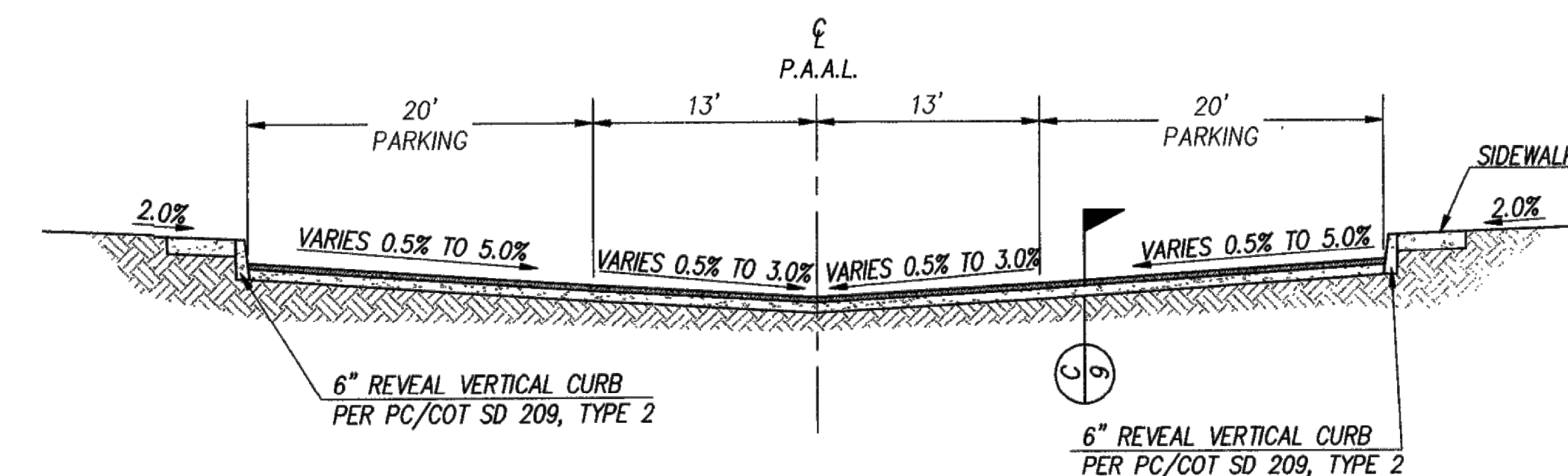
9 TYPICAL RETAINING WALL SECTION
ALONG EAST PROPERTY LINE
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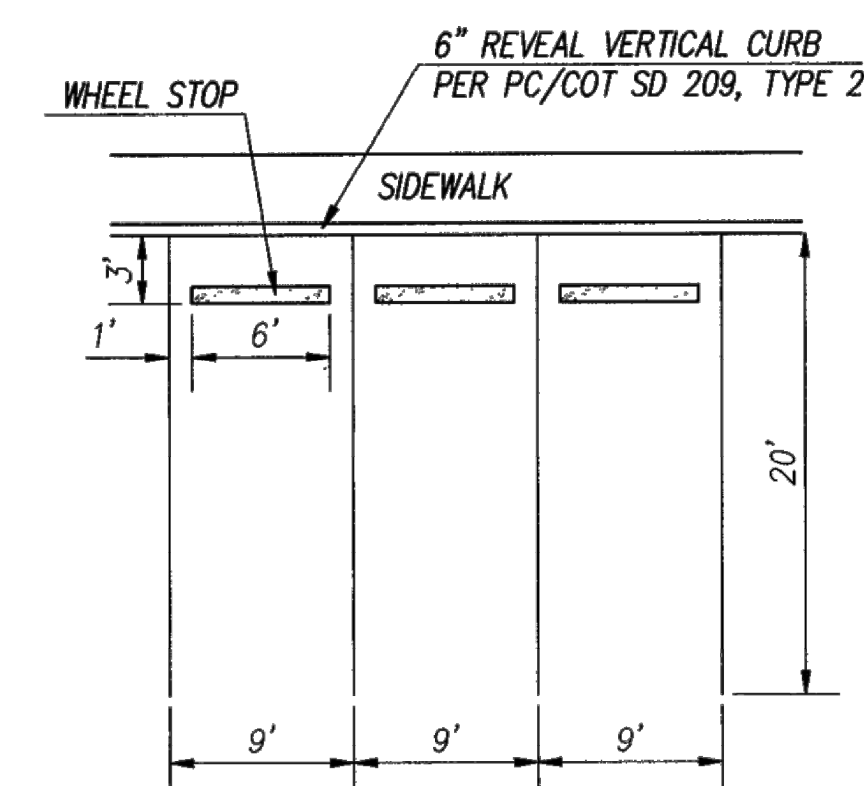
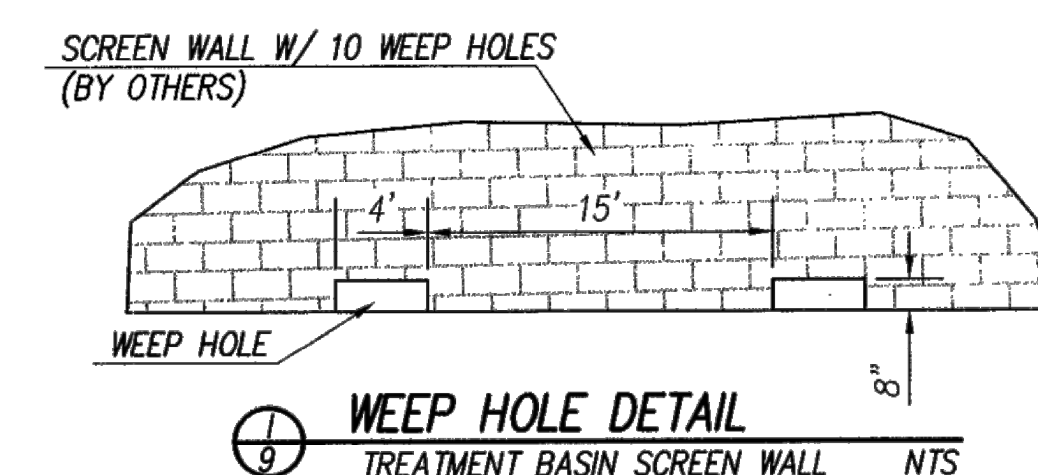
9 TYPICAL INVERTED SECTION
P.A.A.L.
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9 SIGHT VISIBILITY TRIANGLE DETAIL
NTS



9 TYPICAL INVERTED SECTION
P.A.A.L.
NTS



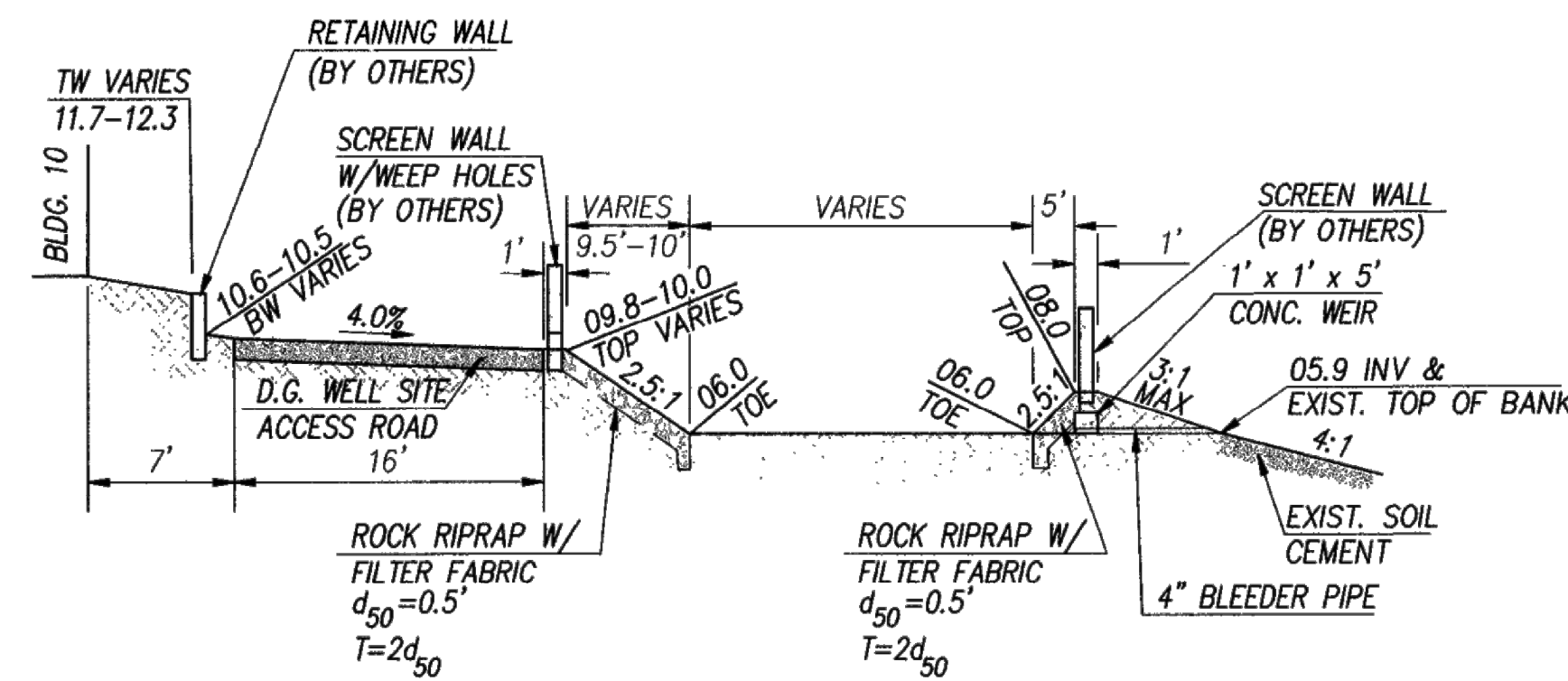
9 STANDARD PARKING DETAIL
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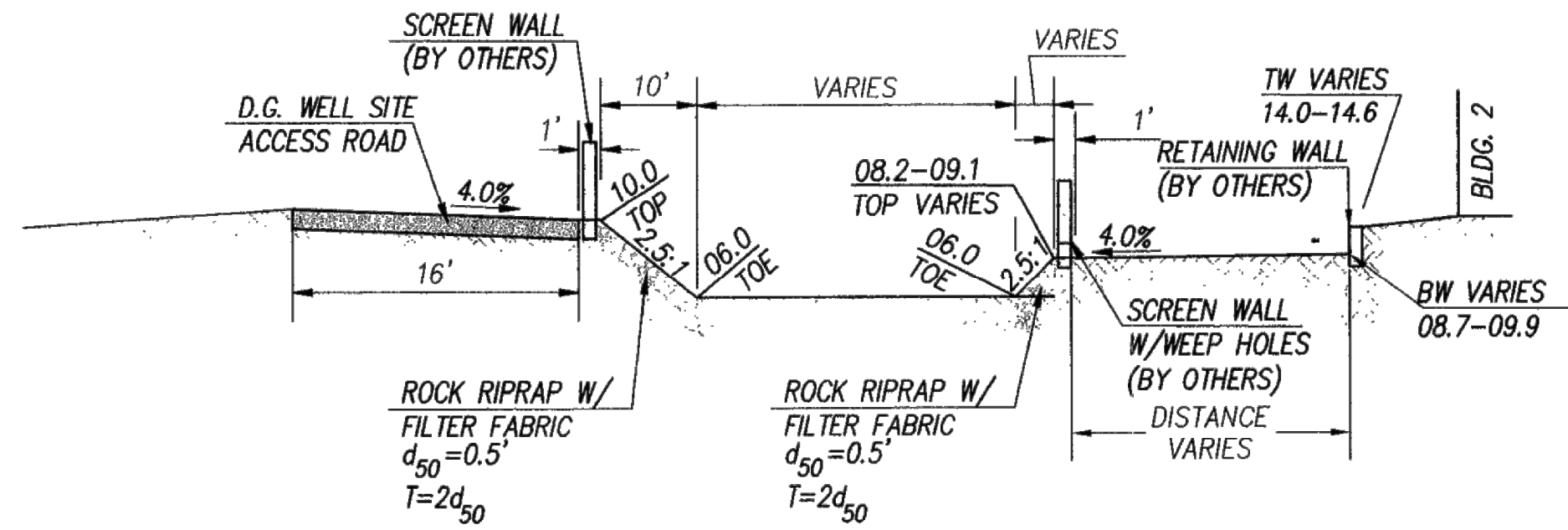
16983
RYAN G. BALE
Professional Engineer
Arizona, U.S.A.

DEVELOPMENT PLAN FOR LA CANADA/LAMBERT APARTMENTS;
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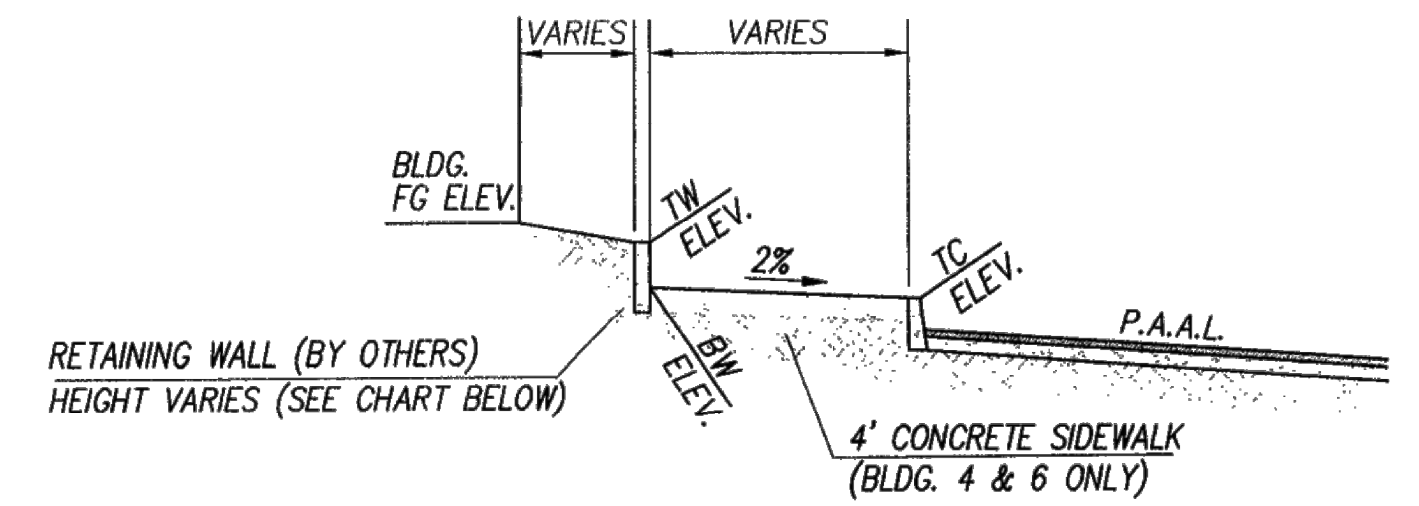
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DSGN BY: _____ APPD BY: _____ 20 V: N/A
CHKD BY: _____ APPD BY: _____ 20
PLAN NO. OV 12-02-06



E-W TREATMENT BASIN SECTION
NTS

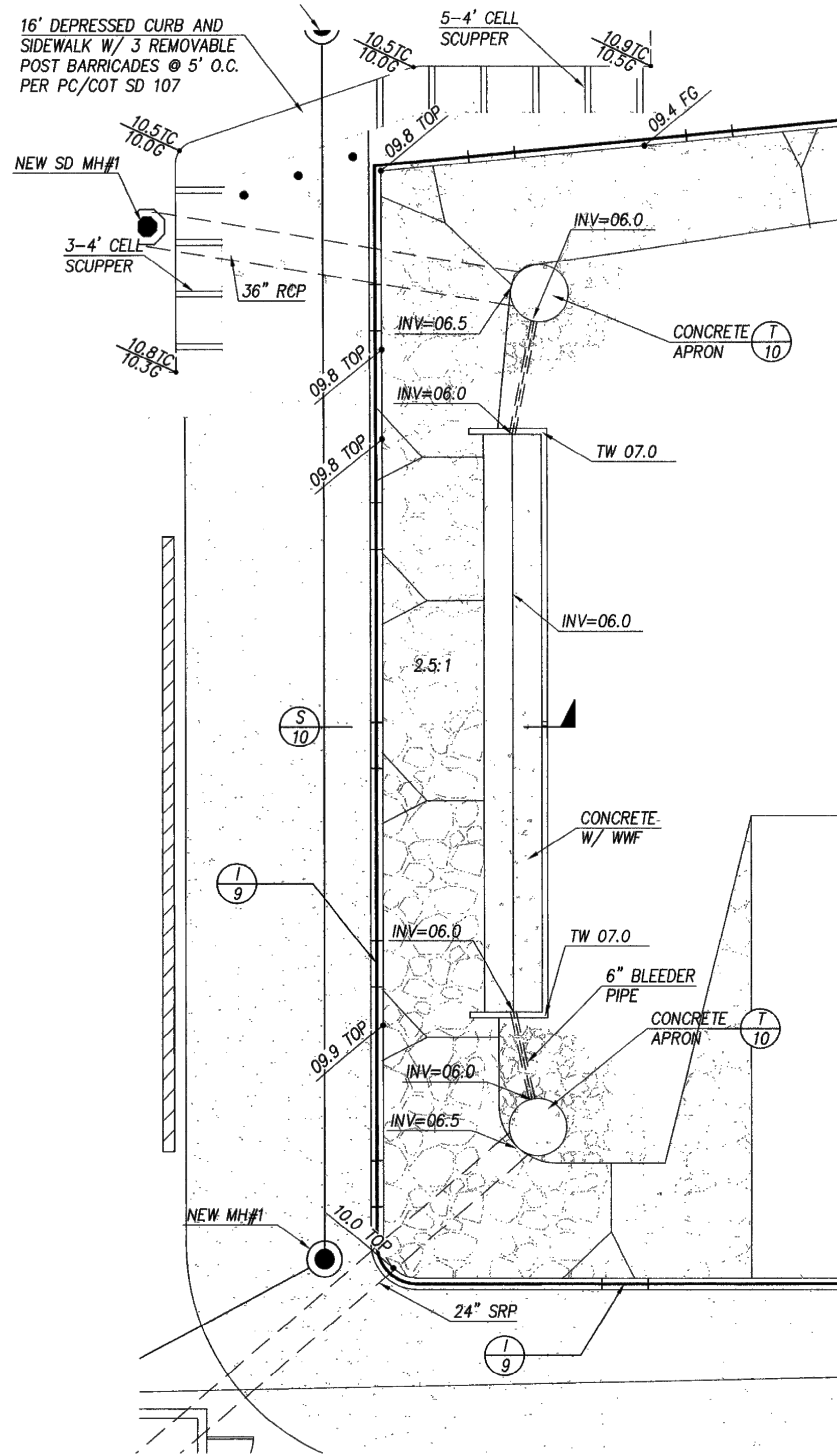


N-S TREATMENT BASIN SECTION
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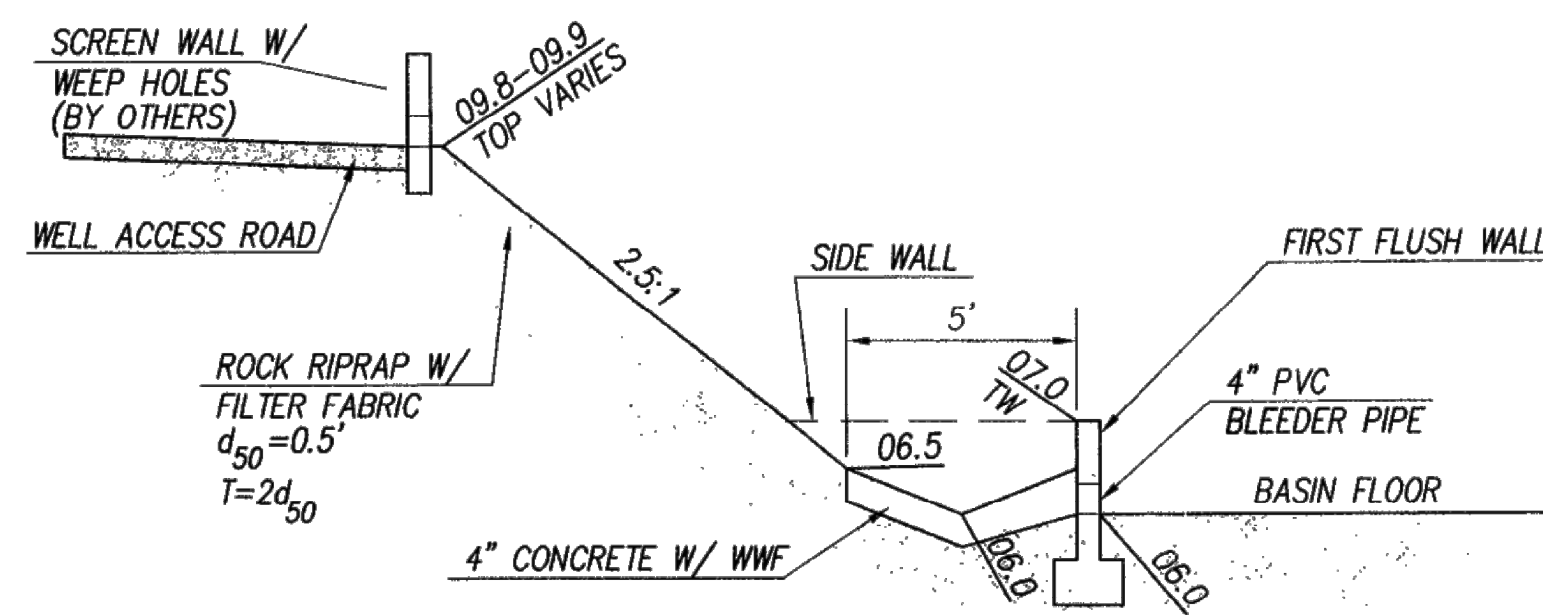


TYPICAL RETAINING WALL SECTION
ON SITE NTS

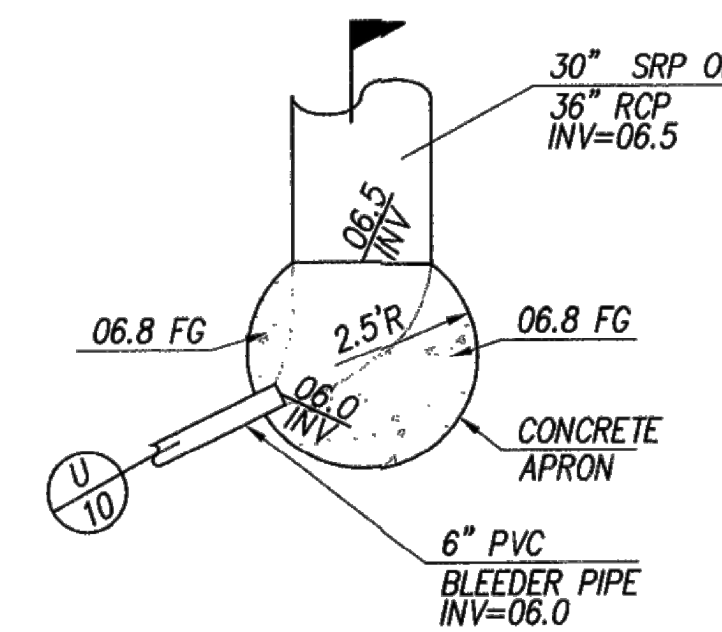
| BLDG # | FG ELEV. | TW ELEV. | BW ELEV. | TC ELEV. |
|--------|--------------|------------------|------------------|------------------|
| 4 | 16.3 (SOUTH) | VARIES 15.0-15.1 | VARIES 12.7-13.6 | VARIES 12.6-13.5 |
| 6 | 24.4 | VARIES 23.5-24.2 | VARIES 18.2-20.9 | VARIES 18.1-20.8 |
| 8 | 24.0 (SOUTH) | VARIES 22.2-22.5 | VARIES 21.4-21.9 | VARIES 21.3-21.8 |



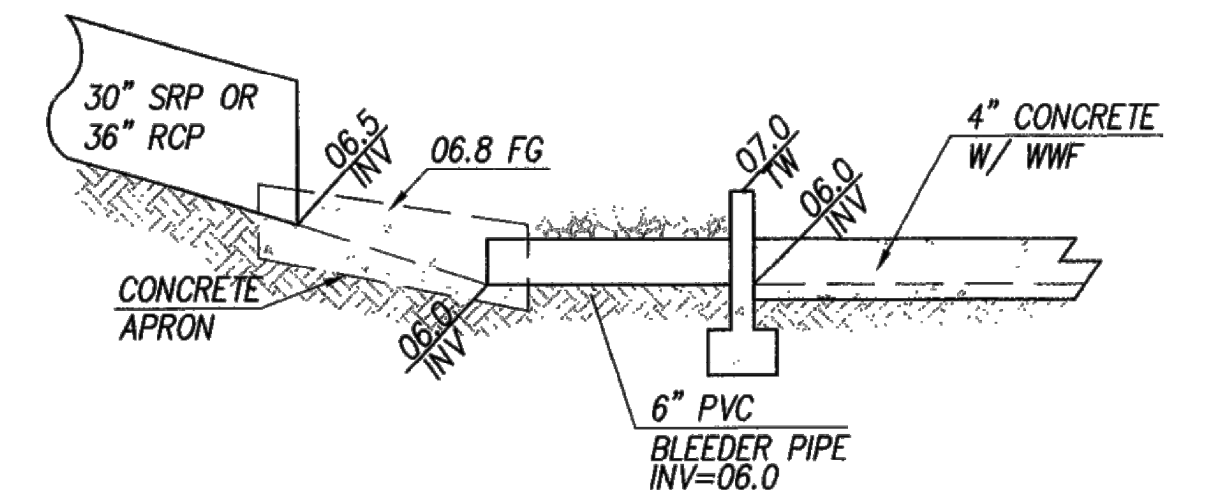
TREATMENT BASIN WALL DETAIL
NTS



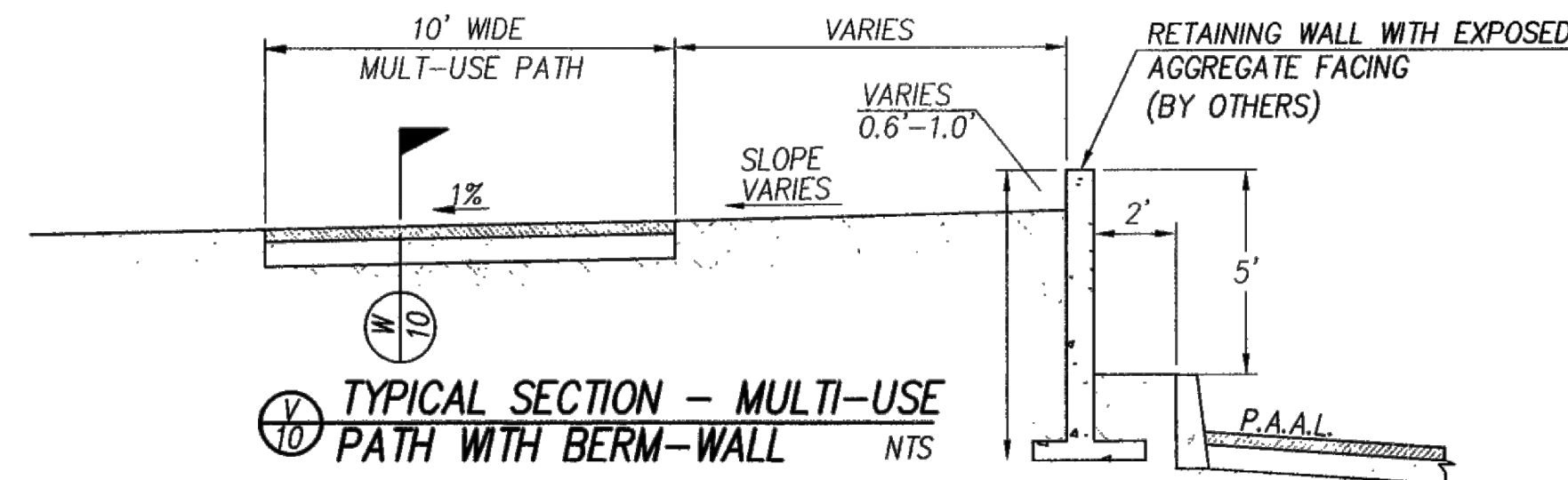
TREATMENT BASIN WALL SECTION
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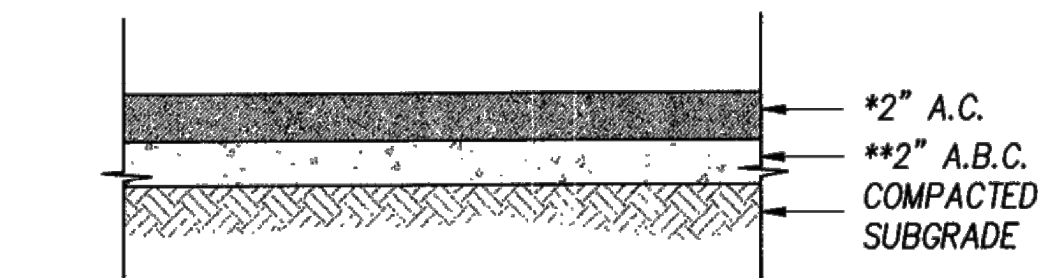
TYPICAL CONCRETE APRON DETAIL
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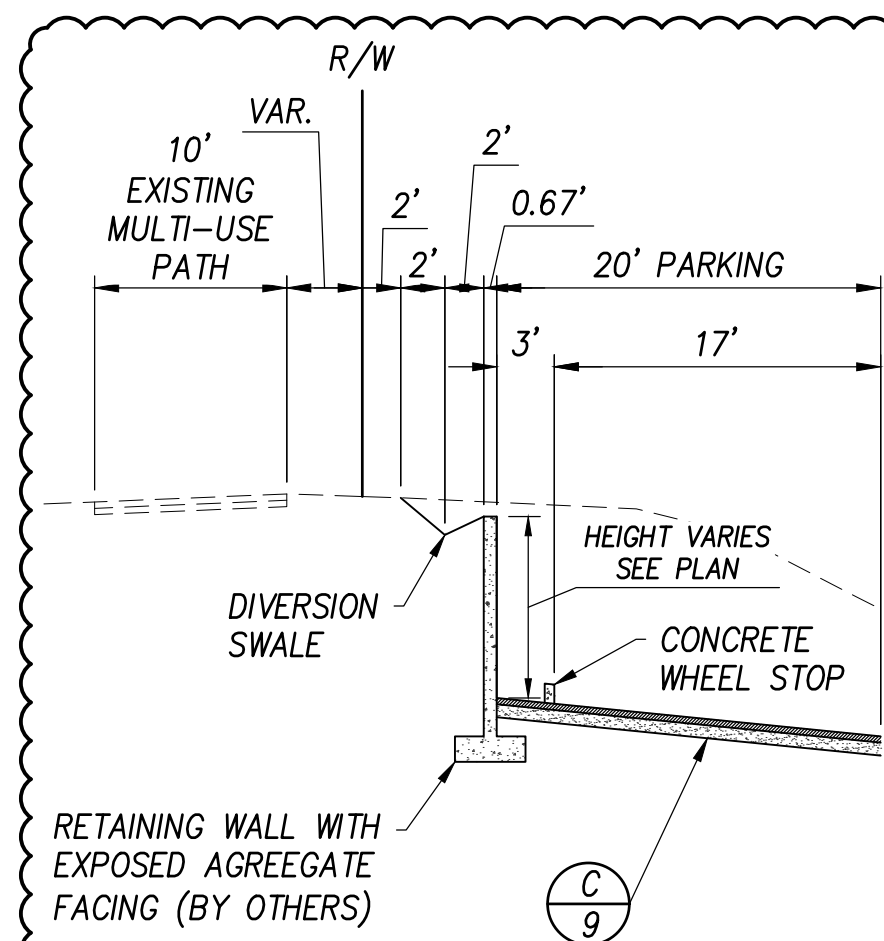
TYPICAL STORM DRAIN OUTLET SECTION
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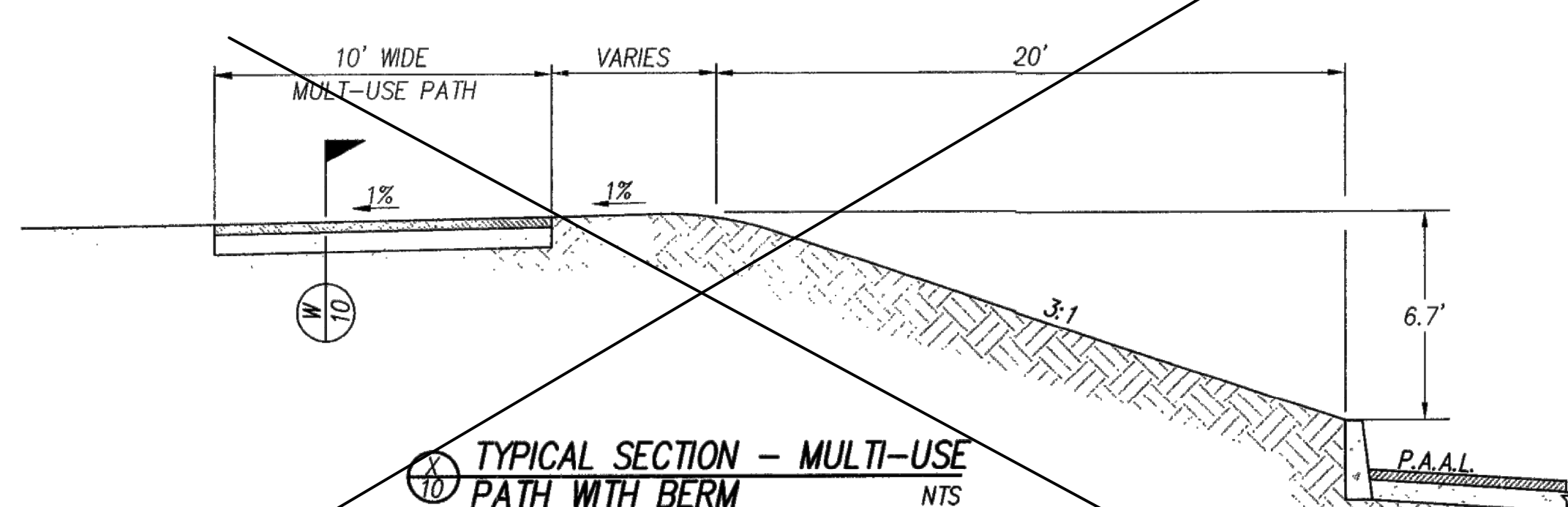
TYPICAL SECTION - MULTI-USE
PATH WITH BERM-WALL NTS



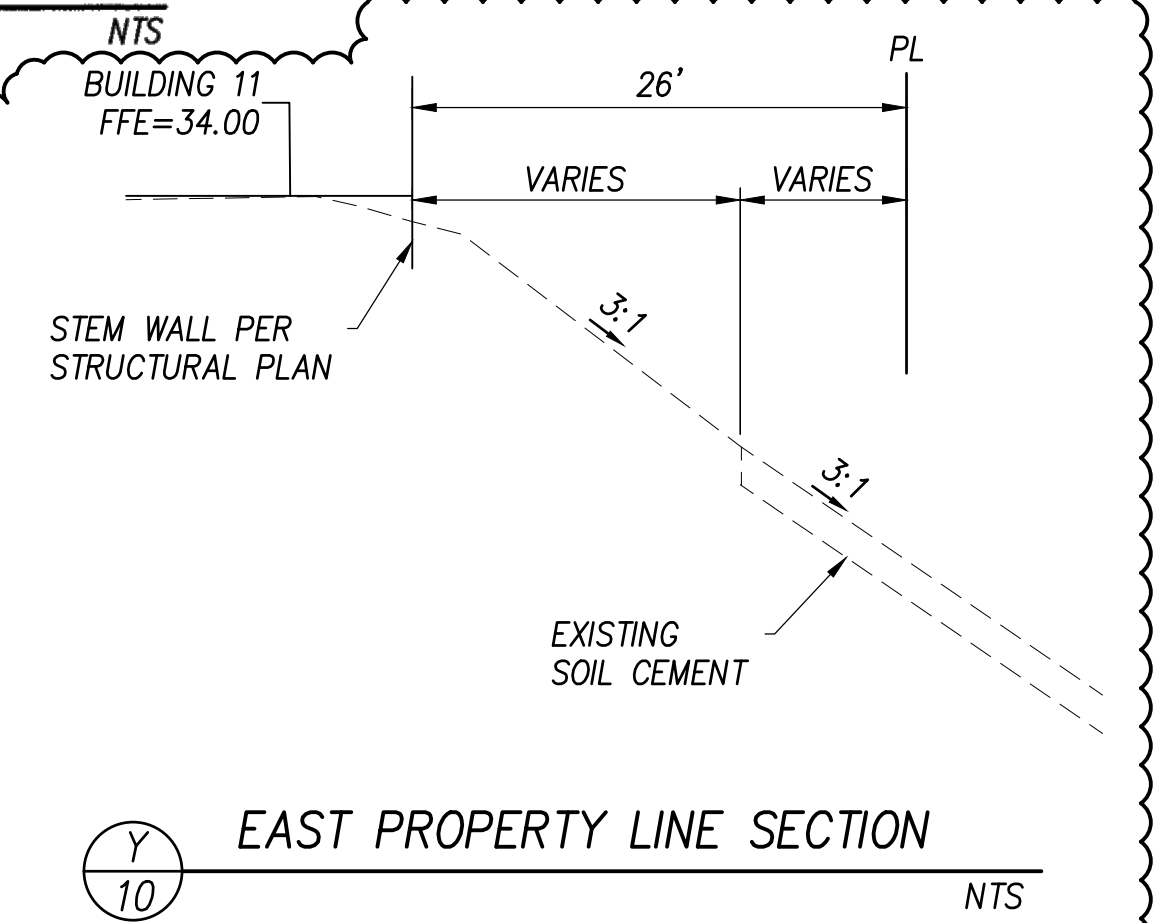
TYPICAL PAVEMENT SECTION
MULTI-USE PATH NTS



NORTH PROPERTY LINE SECTION
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TYPICAL SECTION - MULTI-USE
PATH WITH BERM NTS

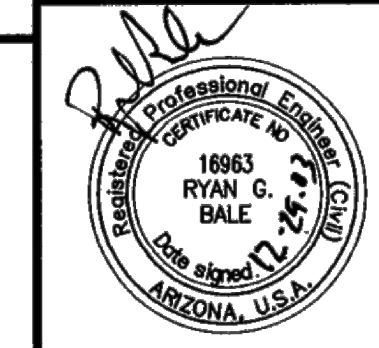


EAST PROPERTY LINE SECTION
NTS

| NO. | DATE | REVISION | BY | CH | APPR |
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| 1 | 8/14/2020 | ORO VISTA APARTMENTS | BWT | SMT | |

NOTE:
DETAIL "O" NOT USED.

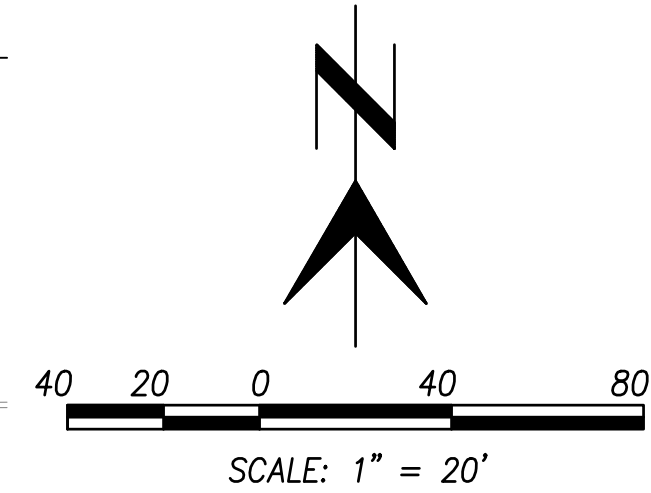
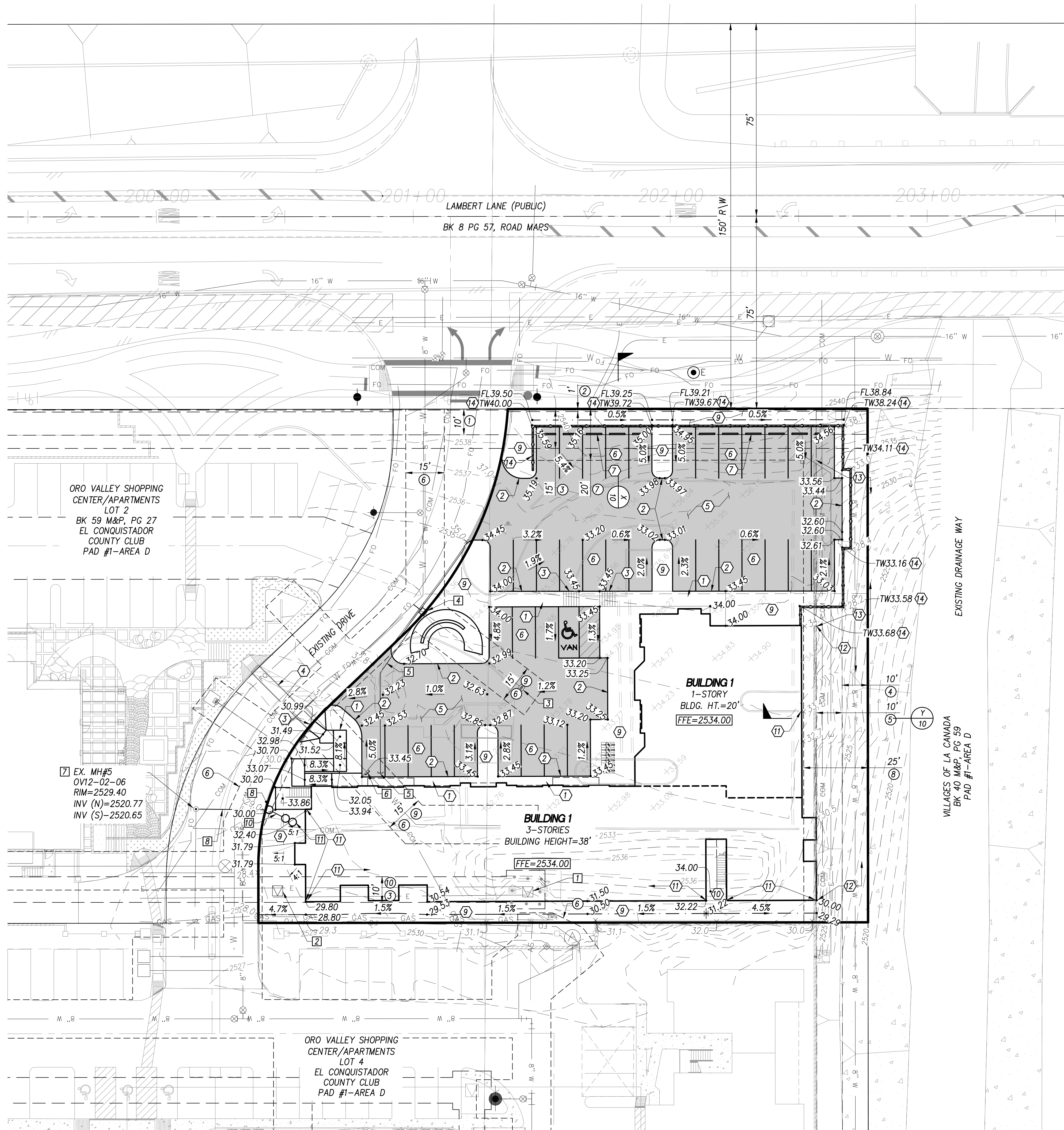
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| DRWN BY | APPD BY | REF | SCALE | H: N/A |
| DSGN BY | APPD BY | | | V: N/A |
| CHKD BY | APPD BY | | | |

PLAN NO. OV 12-02-06



SITE KEYNOTES

- 1 10' PUBLIC TELEPHONE EASEMENT DKT. 7044, PG. 819.
- 2 1' PUBLIC NO ACCESS EASEMENT BK 59, PG 27.
- 3 PUBLIC UTILITY EASEMENT DKT. 12650, PG. 2014.
- 4 10' PUBLIC FOOTHILLS WATER EASEMENT DKT. 7926, PG. 1733.
- 5 10' PUBLIC TEP EASEMENT DKT. 7719, PG. 1644.
- 6 PUBLIC INGRESS/EGRESS & UTILITY EASEMENT DKT. 13307, PG. 3455.
- 7 20' BUILDING SETBACK.
- 8 25' BUILDING SETBACK.
- 9 VACATE WATER EASEMENT AND REMOVE WATER LINE.
- 10 VACATE ELECTRIC EASEMENT.

GRADING KEYNOTES

- 1 CONCRETE SIDEWALK PER PAG SD 200
- 2 CONCRETE CURB W/6" REVEAL, TYPE 2, PER PAG SD 209
- 3 CURB ACCESS RAMP WITH TRUNCATED DOMES PER PAG SD 207.
- 4 PROPOSED CROSSWALK.
- 5 PROPOSED PAVEMENT.
- 6 PROPOSED PARKING.
- 7 PROPOSED CONCRETE WHEEL STOPS.
- 8 BICYCLE SPACES.
- 9 LANDSCAPE AREA (TYP.)
- 10 NEW HARDSCAPE PER ARCHITECTURAL PLAN.
- 11 PROPOSED STEM WALL, HEIGHT PER PLAN.
- 12 EXISTING RETAINING WALL TO BE REMOVED AND REPLACED WITH BUILDING STEM WALL.
- 13 EXISTING RETAINING WALL TO BE REMOVED AND REPLACED WITH RELOCATED NEW RETAINING WALL.
- 14 PROPOSED RETAINING WALL, HEIGHT PER PLAN, WITH HANDRAIL ON TOP OF WALL PER PAG SD 105.

UTILITY KEYNOTES

- 1 EXISTING TRANSFORMER TO BE RELOCATED
- 2 RELOCATED ELECTRIC TRANSFORMER.
- 3 EXISTING WATER METER TO BE RELOCATED.
- 4 RELOCATED WATER METER.
- 5 PROPOSED PRIVATE WATER SERVICE LINE, STUB 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- 6 REMOVE EXISTING FIRE LINE BACK TO 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- 7 CONNECT NEW HCS TO EXISTING MH#5 PER PC RWRD SD 402. NEW INV=2521.00.
- 8 PROPOSED PRIVATE 28.44 LF HCS @ 2.00% SLOPE
- 9 PROPOSED PRIVATE SINGLE CLEANOUT, HCS INV=2521.57.
- 10 PROPOSED PRIVATE 10.33 LF HCS @ 2.00% SLOPE.
- 11 PROPOSED DOUBLE CLEANOUT 5' FROM BUILDING, HCS INV=2521.78, SEE PLUMBING PLANS FOR CONTINUATION.



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555 E River Road | Tucson, Arizona 85704
Tel 520.321.4625 | Fax 520.321.0333

OVXXXX-XX
MASTER DEVELOPMENT PLAN
FOR
ORO VISTA APARTMENTS
A PORTION OF LA CANADA/LAMBERT RETAIL CENTER,
SECTION 14, T 12 S, R 13 E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CONTOUR INTERVAL = 1 FOOT
AUGUST 2020
EEC JOB NO 20004

REF CASE: OV12-02-06
SCALE: 1"=20'
SHEET 11 OF 11

| NO. | DATE | REVISION | BY | CH | APPR |
|-----------|----------------------|----------|-----|----|------|
| 8/14/2020 | ORO VISTA APARTMENTS | BWT | SMT | | |