

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-AREA 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 DEVELOPMENT.
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) = 25'
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. THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR THIS PROJECT IS 15 MPH.
2. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

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 WATER INFRASTRUCTURE WORK BEGINS.
4. ORO VALLEY WATER WILL BE THE WATER SERVICE 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.

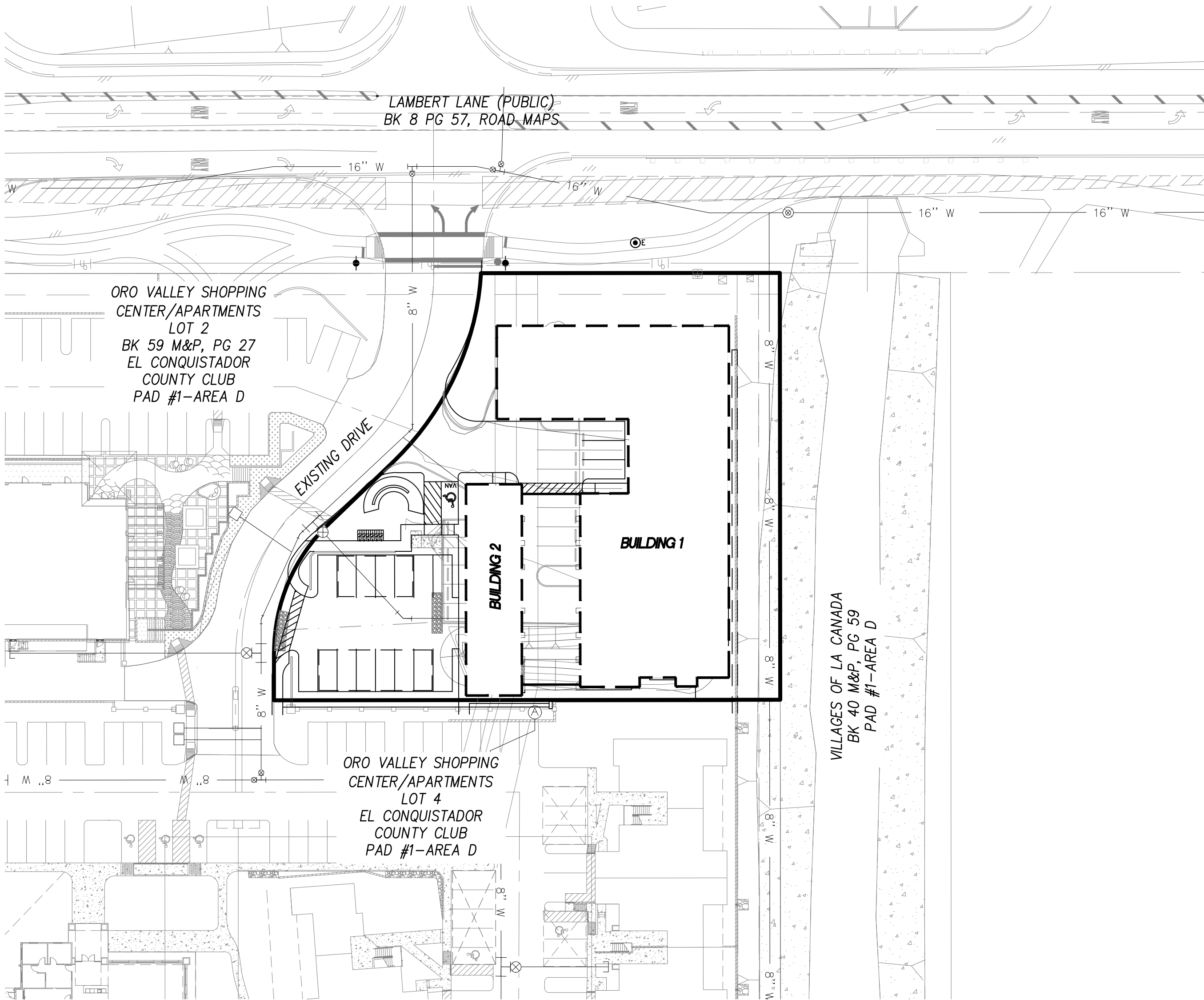
GOLDER RANCH FIRE GENERAL NOTES

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.

PERMITTING DIVISION – BUILDING CODES

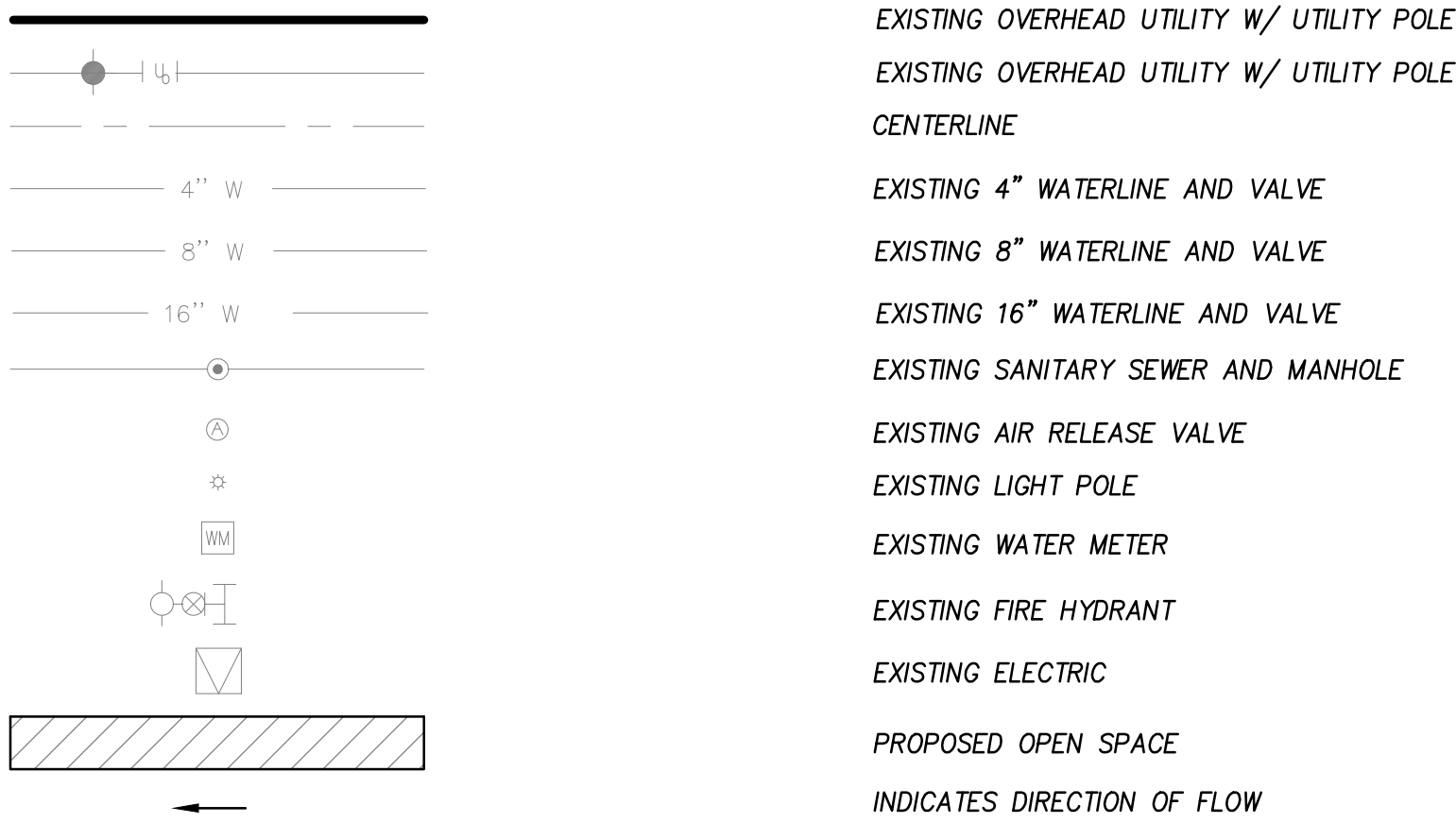
1. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
 - 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
 - 2011 NATIONAL ELECTRICAL CODE
 - 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
 - GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
 - 2012 TOWN OF ORO VALLEY POOL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

LEGEND



OWNER/DEVELOPER

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

SHEET INDEX

SHEET 1 COVER SHEET AND NOTES
SHEET 2 PLAN SHEET

ENGINEER

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OVXXXX-XX
CONCEPTUAL 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

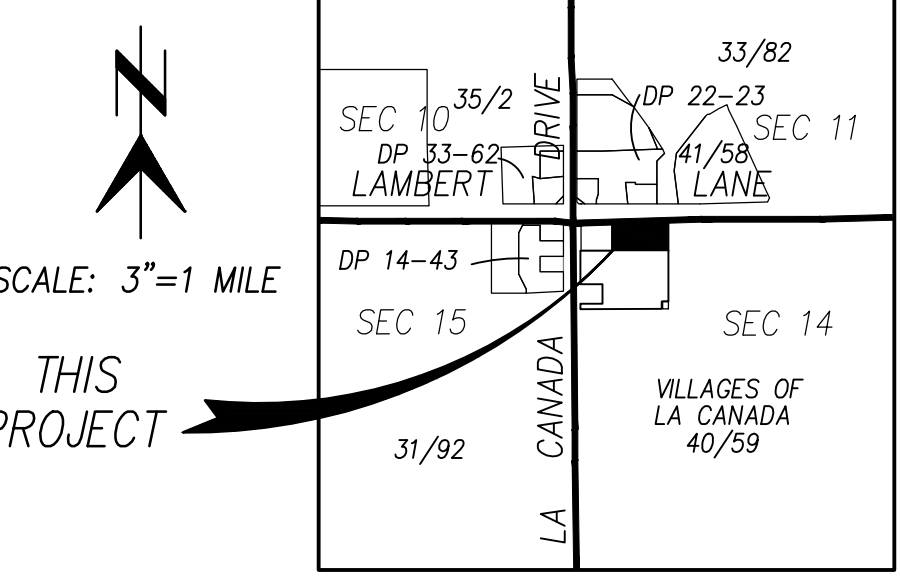
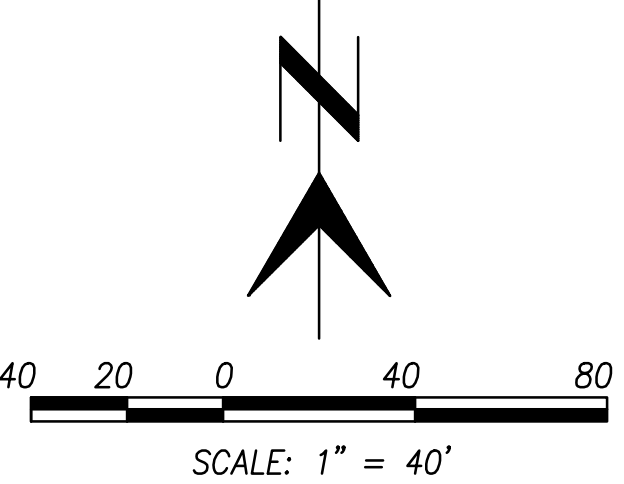
REF CASE: OV12-02-06
SCALE: 1"=40'
SHEET 1 OF 2

CONCEPTUAL SITE PLAN: ORO VISTA APARTMENTS



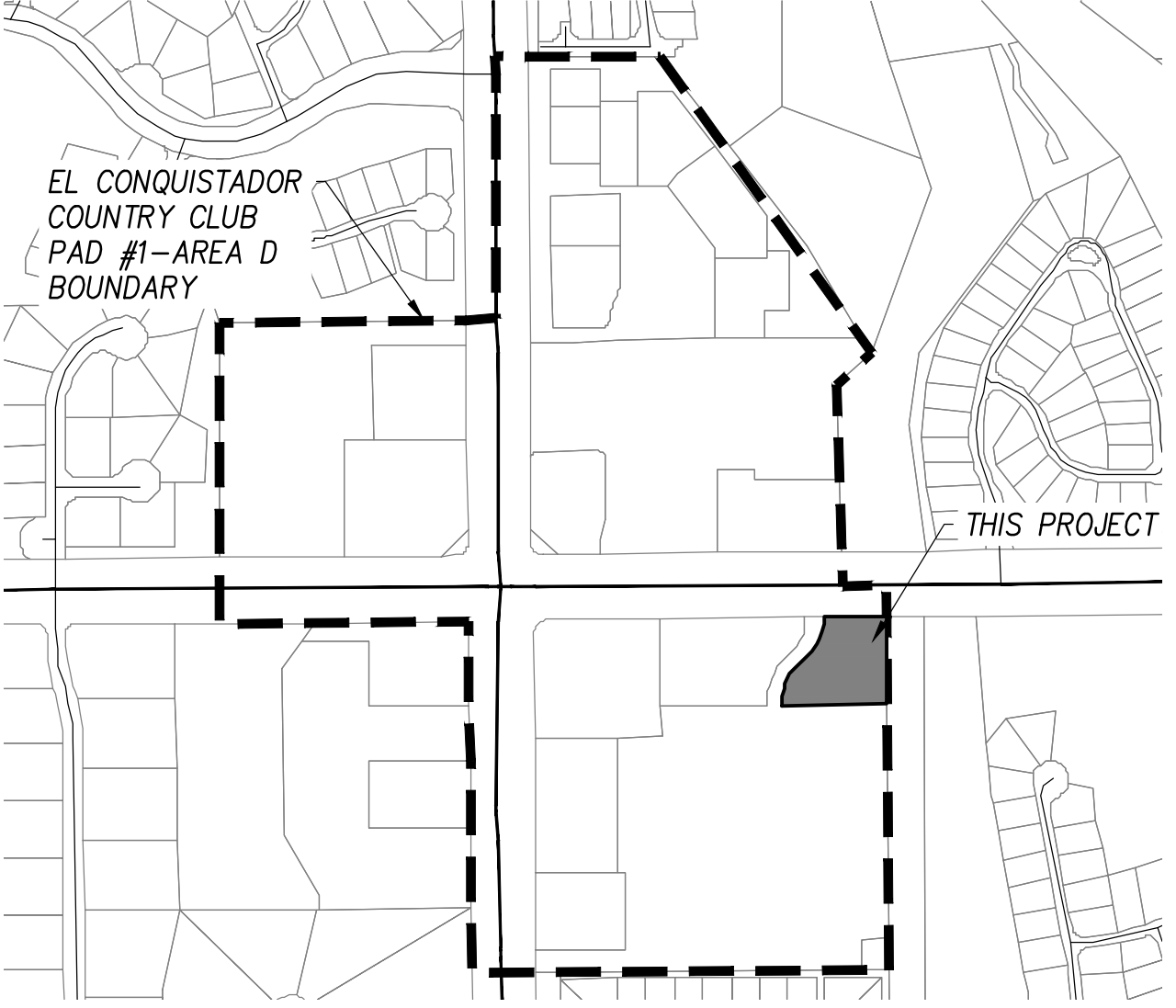
Engineering and Environmental Consultants, Inc.
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civil engineering • land development
surveying • environmental services
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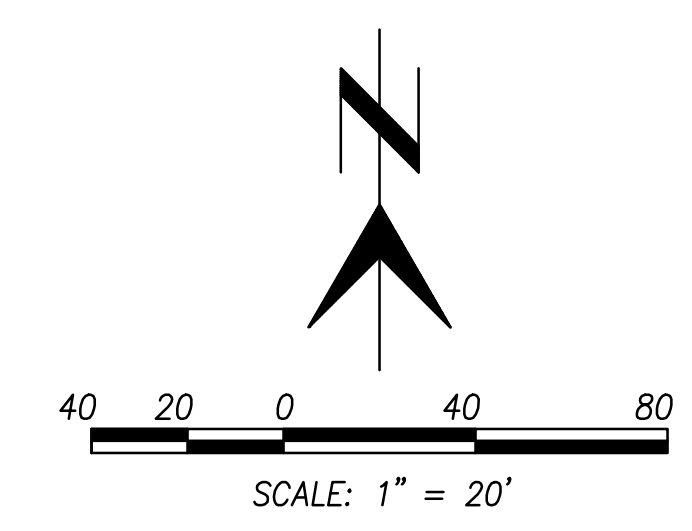
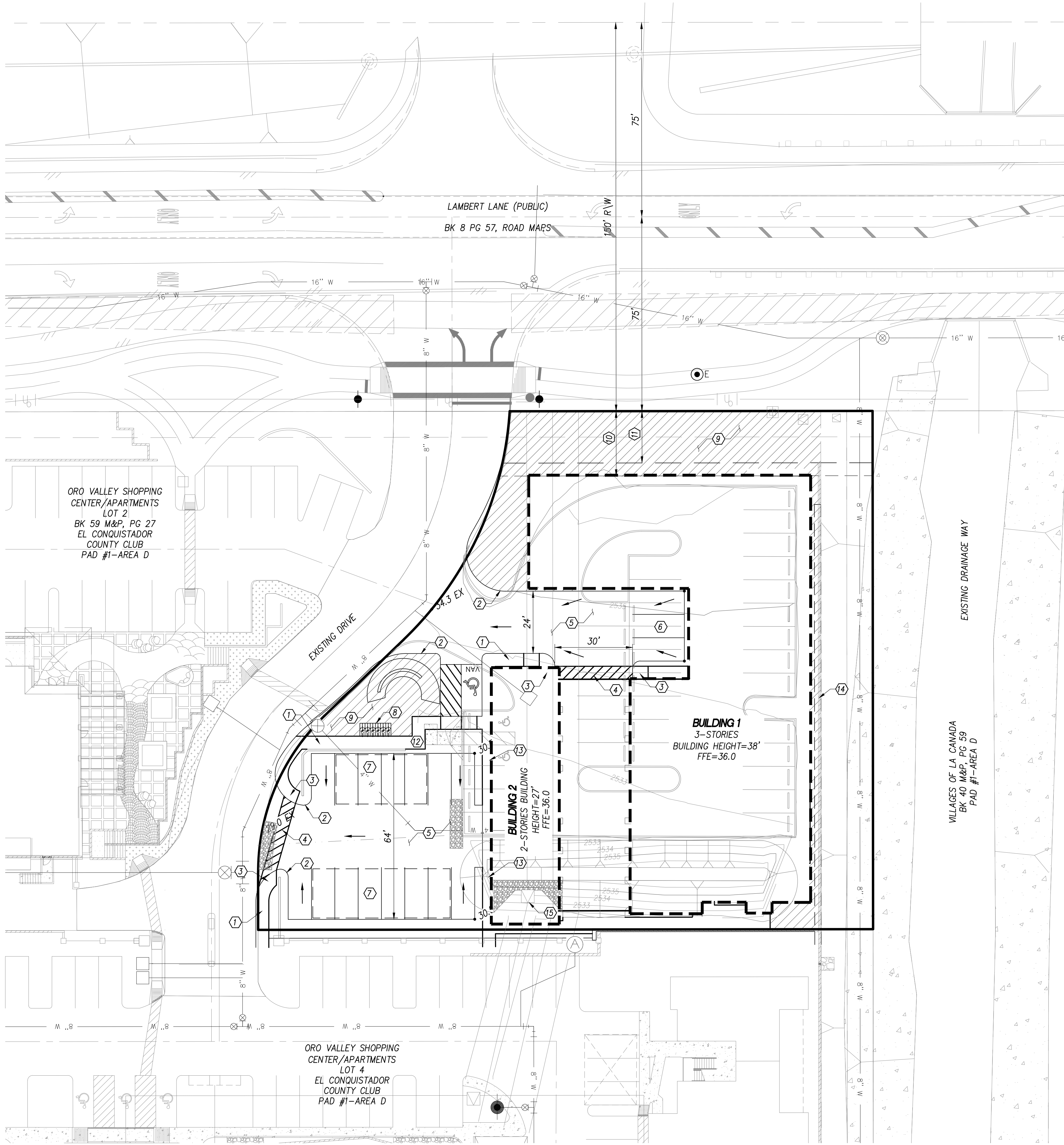


LOCATION MAP

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



PAD MAP



- 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 COVERED PARKING.
 - ⑧ BICYCLE SPACES.
 - ⑨ LANDSCAPE AREA (TYP.)
 - ⑩ 25' LANDSCAPE BUFFERYARD "B".
 - ⑪ 20' BUILDING SETBACK.
 - ⑫ NEW HARDSCAPE PER ARCHITECTURAL PLAN.
 - ⑬ PROPOSED STEM WALL.
 - ⑭ EXISTING RETAINING WALL TO BE REMOVED AND REPLACED WITH BUILDING STEM WALL.
 - ⑮ EXISTING TRANSFORMER TO BE RELOCATED

OVXXXX-XX
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 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

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REF CASE: OV12-02-06
 SCALE: 1"= 20'
 SHEET 2 OF 2

CONCEPTUAL SITE PLAN: ORO VISTA APARTMENTS

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