

GENERAL NOTES

1. EXISTING ZONING IS C-1 TO REMAIN

2. SITE AREAS:  
GROSS AREA OF WEST TWO PARCELS: 153,823 S.F., 3.53 ACRES.  
GROSS AREA OF PARKING AT NORTHEAST: 28,641 S.F., 0.66 ACRES.  
THE GROSS AREA OF THIS DEVELOPMENT IS 182,464 S.F., 4.19 AACRES.

3. THE TOTAL AREA OF UNDISTURBED AREA IS 37,182 S.F. = 0.85 AC.

4. BUILDING INFORMATION:  
TOTAL BUILDING AREA: = 10360 SF.  
MAXIMUM BUILDING HEIGHT ALLOWED = 25'.  
MAXIMUM HEIGHT PROPOSED = 18'.  
COVERAGE PROPOSED 10,360 S.F. / 176,696 = .058  
REQUIRED SIDE SETBACK (NORTH) = 25' PROVIDED = 59.5'  
REQUIRED REAR (EAST) SETBACK = 25' PROVIDED = 91.6'  
REQUIRED SIDE SETBACK (SOUTH) = 25' PROVIDED = 89'  
REQUIRED AVERAGE ROADSIDE SETBACK (WEST) = 120'  
BUILDING #1 PROVIDED WEST SETBACK = 118.7'  
BUILDING #2 PROVIDED WEST SETBACK = 190.5'  
BBUILDING #3 PROVIDED WEST SETBACK = 177.52'  
AVERAGE WEST SIDE SETBACK = 486 / 3 = 162' PASS
5. ASSESSOR TAX PARCEL NUMBERS ARE: 224-31-009F, 224-31-009G.  
ADDITIONAL PARKING IS PARCEL 224-31-009K AND IS BEING INSTALLED ON A PERPETUAL EASEMENT WITH BENEFIT TO THIS DEVELOPMENT.

6. REQUIRED OPEN SPACE = 20% = 36,300 S.F.  
PROVIDED OPEN SPACE = 88,907 S.F. (48.9%)

7. THE TOTAL COURTYARD SPACE REQUIRED = 2% = 2,257 S.F.  
THE TOTAL COURTYARD SPACE PROVIDED = 2,568 S.F.

8. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVED ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTION OR EASEMENTS.

9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, WILL HOLD THE TOWN OF ORO VALLEY, IT'S OFFICERS, EMPLOYEES AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

10. IMPROVEMENT PLANS WILL BE SUBMITTED FOR COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIALS.

11. ALL REQUIRED PARKING SHALL BE OFF-STREET, ON SITE.

12. THE PARKING LOT DESIGN SPEED IS 15 MPH FOR A SU-30 DESIGN VEHICLE.

13. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

14. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE LINE BETWEEN THE EAST 1/4 CORNER OF SECTION 13, T-12-S, R-13-E AND THE WEST 1/4 CORNER OF SECTION 18, T-12-S, R-14-E ACCORDING TO THE PLAT OF EL CONQUISTADOR RESORT PATIO HOMES RECORDED IN BOOK 35 OF MAPS & PLATS AT PAGE 38. BEARING BEING S0°06'03"W.

15. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY DOT BENCHMARK "NN127", DESCRIBED AS A 3/8 INCH STAINLESS STEEL ROD IN CASING, SET IN GROUND, STAMPED "NN-127 1991", LOCATED AT THE NORTHWEST CORNER OF ORACLE ROAD AND LINDA VISTA BOULEVARD, ALONG THE WEST SIDE OF THE FENCE LINE, IN THE SOUTHEAST QUARTER OF SECTION 13, T12S, R13E, G&SR B&M, PIMA COUNTY, ARIZONA. SAID ELEVATION BEING 2648.88 FEET, (NAVD 88 DATUM).

16. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 LINE ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

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

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

19. ALL CONSTRUCTED DRAINAGE SHALL BE ACCORDING TO APPROVED PLANS PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

20. NUMBER NOT USED

21. APPROVED IMPROVEMENT PLANS AND APPROVED ASSURANCES WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMITS.

22. ALL CONDITIONS OF OV9-01-07 REZONING FOR THE SITE SHALL APPLY TO THIS DEVELOPMENT PLAN.

22a. ACCESS WILL BE PROVIDED TO THE PROPERTIES TO THE EAST AS REQUIRED BY REZONING CASE NO. OV9-01-07.

22b. THE FOLLOWING USES SHALL NOT BE PERMITTED UNDER THE C-1 ZONING DISTRICT FOR THIS SITE:

A. HOSPITAL FOR ANIMALS INCLUDING BOARDING AND LODGING.

B. AUTOMOBILE PARTS STORE.

C. GROCERY STORE.

D. HARDWARE STORE.

22c. THE APPLICANT AND/OR ANY OWNER SHALL BE RESTRICTED TO THE USES PERMITTED BY THE DEVELOPMENT PLAN AND ALL OTHER C-1 USES SHALL BE PROHIBITED.

GENERAL NOTES, CONT.

23. THIS PROJECT IS DESIGNED TO MEET THE SPECIFIC DESIGN CRITERIA OF THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT (ORSCD).

24. ALL RIP-RAP FOR THE DETENTION BASIN AND CHANNELS SHALL BE ROCK SIMILAR IN COLOR TO THAT FOUND ON SITE.

25. ALL RETAINING WALLS WHERE THE FACE OF THE WALL IS EXPOSED SHALL BE COLORED CONCRETE SIMILAR TO THE NATURAL ROCK FOUND ON THE SITE.

26. ALL WORK IN ADOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH ADOT STANDARDS AND SPECIFICATIONS.

27. THIS PROJECT IS SUBJECT TO ORO VALLEY ZONING CODE ADDENDUM I, CHAPTER 1.F.3.c.ii. SITE GRADING IS LIMITED TO 80% OF LOT AREA.

28. A TEN (10) FOOT AREA OF WHICH SIX (6) FEET MINIMUM SHALL BE LANDSCAPED SHALL BE AROUND ALL SIDES OF A BUILDING.

29. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

30. ASSURANCES FOR WATER SERVICE, SITE STABILIZATION AND LANDSCAPING MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.

31. THE TOTAL MILES OF NEW PUBLIC STREETS IS: ZERO.

32. THE TOTAL MILES OF NEW PRIVATE STREETS IS: ZERO.

33. PER THE ORACLE ROAD SCENIC OVERLAY DISTRICT (ORSCOD), A VIEW PRESERVATION PLAN IS REQUIRED FOR ALL NONRESIDENTIAL DEVELOPMENTS WITH PROPOSED BUILDING HEIGHTS EXCEEDING 18 FEET.

34. THERE ARE NO BOARD OF ADJUSTMENT VARIANCES APPLICABLE TO THIS PROJECT.

35. THIS PROJECT WILL MEET THE CRITERIA OUTLINED IN SECTION 27.10 ENVIRONMENTALLY SENSITIVE LANDS (ESL) OF THE ORO VALLEY ZONING CODE REVISED (UVZCR).

36. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASE OF CONSTRUCTION.

37. 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. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.

38. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE OF THIS PROJECT BEGINS.

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

40. AT THE TIME A DEVELOPMENT PLAN IS SUBMITTED FOR REVIEW, A COMPREHENSIVE SIGN PLAN SHALL ALSO BE SUBMITTED FOR REVIEW AND APPROVAL.

41. TRAFFIC CONTROL SHALL BE PROVIDED BY THE APPLICANT FOR ALL EVENTS THAT GENERATE THAT GENERATE AN EXCESS OF 100 VEHICLES ON THE SITE. AT SUCH TIME AS A CONNECTION IS MADE, EITHER NORTH OR SOUTH, TO AN INTERSECTION WITH A TRAFFIC LIGHT, THIS CONDITION WILL BE NULL AND VOID.

42. AN ARCHAEOLOGICAL ASSESSMENT AND SURVEY SHALL BE PERFORMED BY A QUALIFIED ARCHAEOLOGIST BEFORE ANY GRADING OR ANY OTHER GROUND MODIFICATION TAKES PLACE. IF CULTURAL FEATURES OR REMAINS ARE FOUND, TESTING AND DATA RECOVERY SHALL BE COMPLETED AS NEEDED. COPIES OF TEST PLANS, TESTING REPORTS, DATA RECOVERY REPORTS, AND FINAL REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF ORO VALLEY PRIOR TO CONSTRUCTION WORK COMMENCING. IF, DURING CONSTRUCTION, HUMAN REMAINS AND/OR ASSOCIATED BURIAL ITEMS ARE DISCOVERED, GROUND DISTURBING ACTIVITIES IN THE VICINITY OF THE DISCOVERY WILL CEASE, THE DISCOVERY SITE WILL BE SECURED, AND THE ARIZONA STATE MUSEUM WILL BE IMMEDIATELY NOTIFIED AS REQUIRED UNDER A.R.S. 41-865.

43. EXISTING SEPTIC SYSTEM IS TO BE ABANDONED AT THE EXISTING BUILDING TO THE EAST.

A. ALL SEWAGE SHALL BE REMOVED FROM THE TANK AND DISPOSED OF IN A LAWFUL MANNER;

B. THE TOP OF THE TANK SHALL BE REMOVED OR COLLAPSED;

C. THE TANK SHALL BE FILLED WITH NATIVE MATERIAL;

D. THE SURFACE NEAR THE TANK SHALL BE GRADED FOR POSITIVE DRAINAGE;

E. THE ABANDONED SEWER DRAIN PIPE SHALL BE CUT AND PLUGGED ON EACH SIDE OF THE SEPTIC TANK.

FIRE DEPT. NOTES:

- A. 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.

B. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.

C. AUTOMATIC FIRE SPRINKLERS ARE REQUIRED IN ALL NEWLY CONSTRUCTED COMMERCIAL BUILDINGS.

D. 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.

E. THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRONICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENT'S EXISTING SYSTEM.

Desert Sky Center  
North Oracle Road at Desert Sky Road  
Oro Valley, Arizona  
Conceptual Site Plan

WASTEWATER MANAGEMENT NOTES:

1. THE PROPOSED WASTEWATER FIXTURE UNITS ARE:  
BUILDING #1 = 50 F.U.  
BUILDING #2 = 90 F.U.  
TOTAL: 140 F.U.

2. ON-SITE SANITARY SEWERS WILL 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 THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.

3. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

4. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).

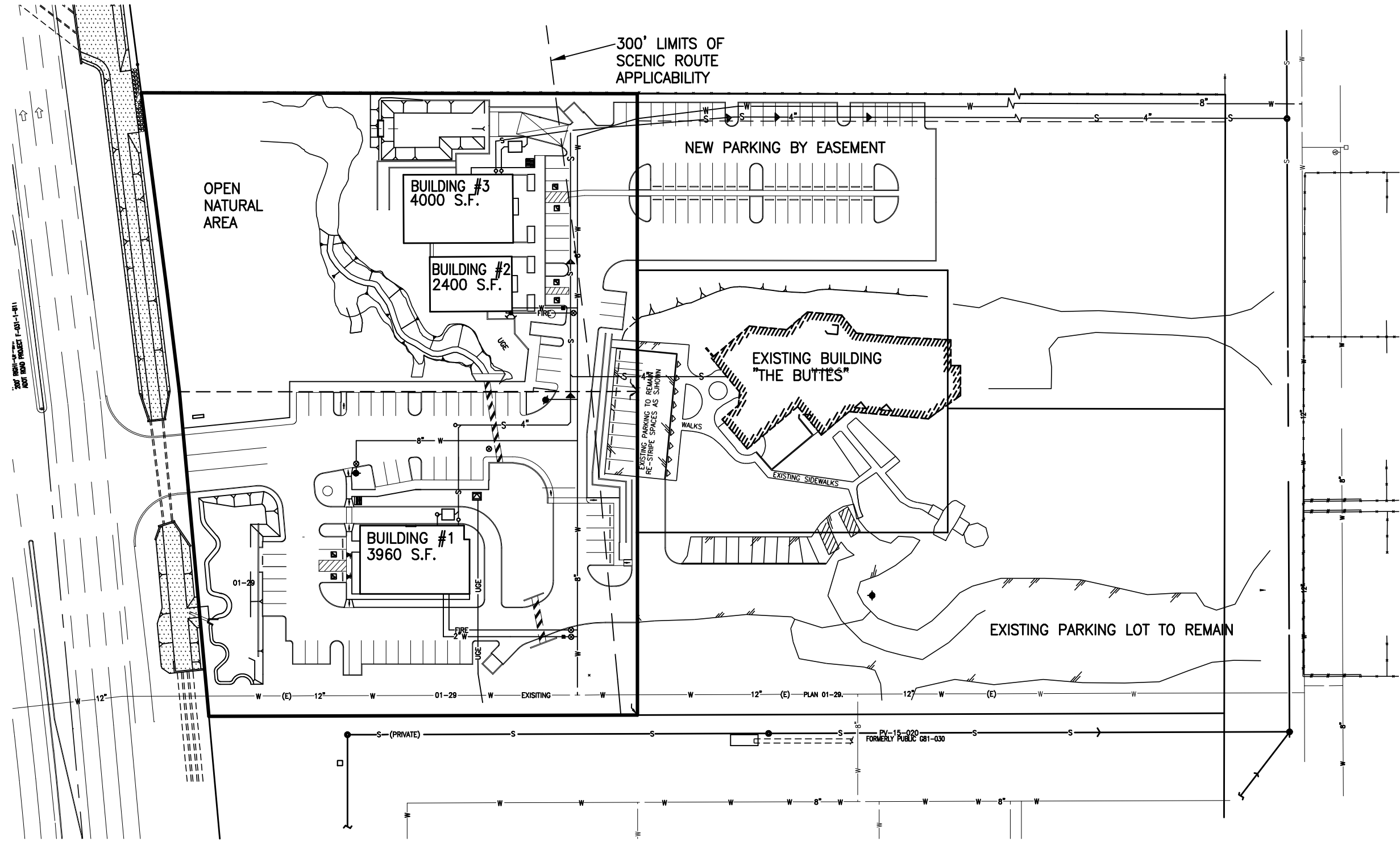
5. ALL SANITARY SEWER SHALL BE DESIGNED TO PROVIDE GRAVITY FLOW.

6. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CONDITIONS OF APPROVAL:  
1. AT THE TIME A DEVELOPMENT PLAN IS SUBMITTED FOR REVIEW, A COMPREHENSIVE SIGN PLAN SHALL ALSO BE SUBMITTED FOR REVIEW AND APPROVAL.

2. TRAFFIC CONTROL SHALL BE PROVIDED BY THE APPLICANT FOR ALL EVENTS THAT GENERATE AN EXCESS OF 100 VEHICLES ON THE SITE. AT SUCH TIME AS A CONNECTION IS MADE, EITHER NORTH OR SOUTH, TO AN INTERSECTION WITH A TRAFFIC LIGHT, THIS CONDITION WILL BE NULL AND VOID.

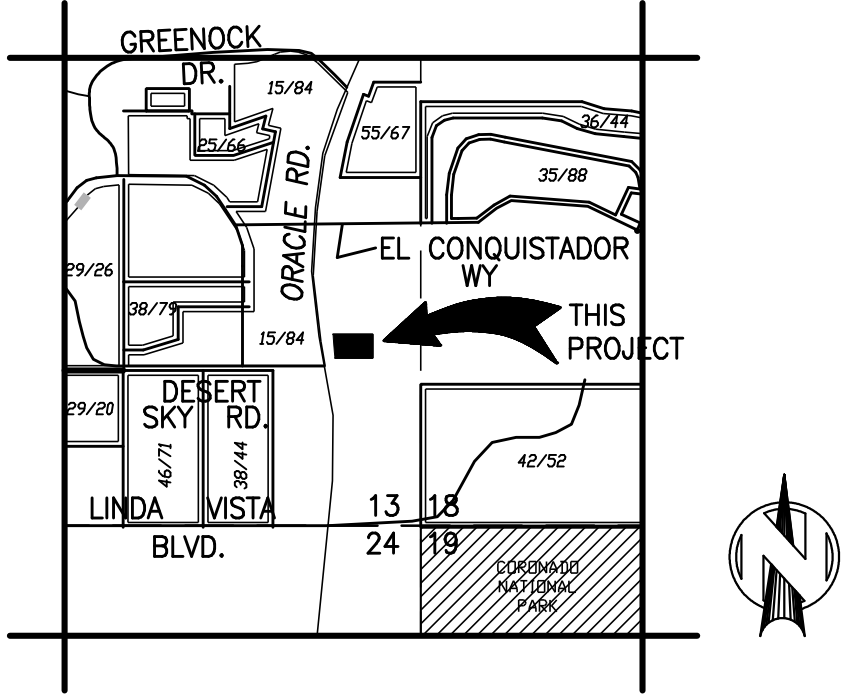
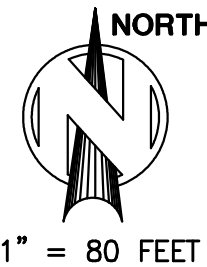
CALCULATIONS

PARKING CALCULATION	
REQUIRED:	
BUILDING #1 CONVENIENCE RESTAURANT (3960 S.F.)	= 60 space(s)
15 SPACES PER 1000 S.F.	
BUILDING #2 RESTAURANT (2400 S.F.)	= 24 space(s)
10 SPACES PER 1000 S.F.	
BUILDING #3 RESTAURANT (4000 S.F.)	= 40 space(s)
10 SPACES PER 1000 S.F.	
TOTAL REQUIRED:	= 124 space(s)
TOTAL PROVIDED:	= 124 space(s)
TOTAL HANDICAP REQUIRED:	= 5 space(s)
TOTAL HANDICAP PROVIDED:	= 5 space(s)
BICYCLE PARKING:	
REQUIRED:	
BLDGS.#1: ONE CLASS 1 SPACE PER 20 SPACES	= 4 space(s)
BLDGS.#2 & #3: ONE CLASS 1 SPACE PER 20 SPACES	= 4 spaces
BLDGS.#2 & #3: ONE CLASS 2 SPACE PER 20 SPACES	= 1 space
PROVIDED:	
BLDG. #1 ALL CLASS 2	= 4 space(s)
BLDGS.#2 & #3: ONE CLASS 1 SPACES	= 4 space(s)
BLDGS.#2 & #3: ONE CLASS 2 SPACES	= 1 space
OFF-STREET LOADING CALCULATION	
REQUIRED	BLDG. #1 - 3,960 S.F.
REQUIRED	BLDG. #2&3 - 6,400 S.F.
PROVIDED	



APPROVALS

PIMA COUNTY WASTEWATER	DATE
I, _____, CLERK OF THE TOWN OF ORO VALLEY, HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY MAYOR AND COUNCIL OF ORO VALLEY ON THE _____ DAY OF _____ 20____.	
CLERK, TOWN OF ORO VALLEY	DATE



SITE LOCATION MAP

SCALE: 3" = 1 MILE

A PORTION OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

PROJECT DIRECTORY:

OWNER: MARLEE CHUYS VALENCIA LLC P.O. BOX 40817 TUCSON, AZ 85711 (520) 869-6080 SMAR1234@GMAIL.COM	ARCHITECT: AGC ARCHITECTURE IMC. 1373 W. HOPBUSH WAY TUCSON, AZ 85704 (520) 623-8145 AGCTUCSON@MSN.COM
CIVIL ENGINEER: JAS ENGINEERING LLC P.O. BOX 1888 TUCSON, AZ 85702 (520) 390-7920 STANLEY19763@MSN.COM	LANDSCAPE ARCHITECT: GRS LANDSCAPE ARCHITECTS LLC 11047 N. CLOUD VIEW PLACE TUCSON, AZ 85737 (520) 877-8037 (520) 909-4678 (M) GREGS@GRSLANDSCAPEARCHITECTS.COM

SHEET INDEX

SHEET 1 OF 4	COVER SHEET AND NOTES
SHEET 2 OF 4	CONCEPT SITE PLAN
SHEET 3 OF 4	CONCEPTUAL GRADING AND DRAINAGE PLAN
SHEET 4 OF 4	DETAILS

THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:

2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS  
2011 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.  
GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS.  
2012 TOWN OF ORO VALLEY POOL CODE.  
PAQ 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.

9830 N. ORACLE RD.  
Project No. 1901071

Conceptual Site Plan  
Desert Sky Center

COVER SHEET

A PORTION OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, ORO VALLEY, PIMA COUNTY, ARIZONA.

DATE: 4/6/2020

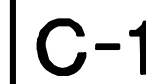
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RELATED CASES:  
OV9-01-07 (REZONING)  
OV12-03-24

Sheet No.:

1 OF 4





- 9830 N. ORACLE RD.  
Project No: 1901071

# Conceptual Site Plan Desert Sky Center

## SITE PLAN

A PORTION OF SECTION 13, TOWNSHIP 12 SOUTH  
RANGE 13 EAST, GILA AND SALT RIVER BASE AND  
MERIDIAN, ORO VALLEY, PIMA COUNTY, ARIZONA.

DATE: 4/6/2020

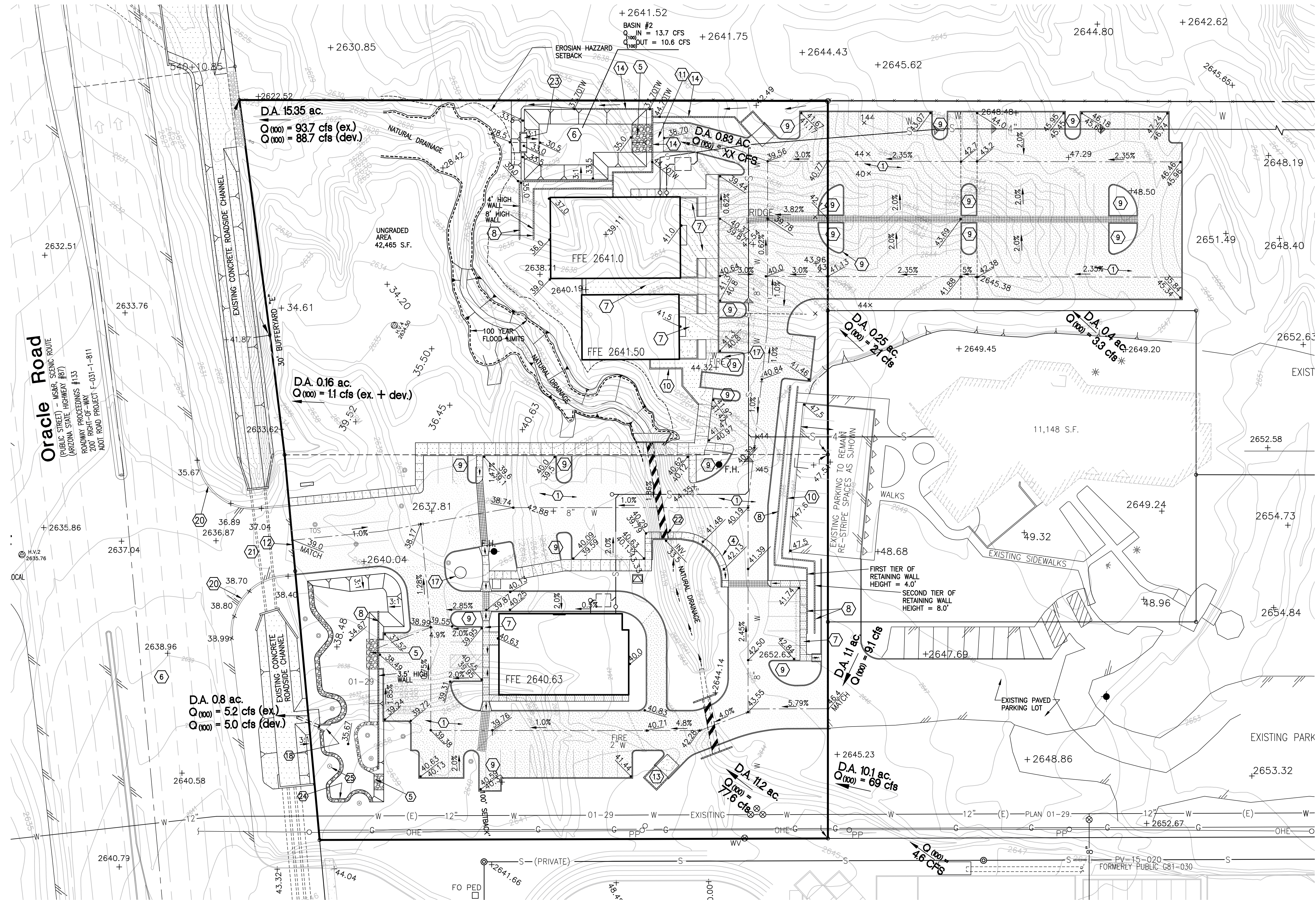
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Sheet No.:

RELATED CASES:  
OV9-01-07 (REZONING)  
OV12-03-24

2 OF 4





- KEYNOTES**
- 1 ASPHALT PAVEMENT.
  - 2 4' WIDE CONCRETE SIDEWALK PER PAG STANDARD DETAIL 200.
  - 3 5' WIDE CONCRETE SIDEWALK PER PAG STANDARD DETAIL 200.
  - 4 VERTICAL CONCRETE CURB PER STANDARD DETAIL 209, TYPE 2. TYPICAL EXCEPT WHERE EXTRUDED CURBS ARE ALLOWED.
  - 5 SPILLWAY - HAND PLACED ROCK (D 50 = 6").
  - 6 RETENTION/DETENTION BASIN.
  - 7 4" THICK CONCRETE SLABS AND WALKS.
  - 8 TERRACED CMU RETAINING WALL. 4' EACH STEP.
  - 9 LANDSCAPE ISLAND - DEPRESSES 6" FOR WATER HARVESTING. REFER TO LANDSCAPE DRAWINGS, TYP.
  - 10 6' HIGH SCREEN WALL / RETAINING WALL.
  - 11 FIRST FLUSH INTERCEPTOR.
  - 12 SAW CUT, TACK, MATCH NEW ASPHALT TO EXISTING.
  - 13 DUMPSTER ENCLOSURE.
  - 14 6' HIGH CMU SCREEN WALL.
  - 15 EXTRUDED CONCRETE CURB, TYP. AT STAND-ALONE ISLANDS.
  - 16 DRAINAGE OPENING AT BASE OF CMU SCREEN WALL.
  - 17 PUBLIC ART.
  - 18 CONC. WEIR - WIDTH = 1.0, HEIGHT = 1.5. WITH 6" CMP BLEED PIPE.
  - 19 ACCESS RAMP PER PAG STD. DETAIL 207.
  - 20 EXISTING CONCRETE HEADER TO REMAIN.
  - 21 EXISTING ASPHALT ENTRY DRIVEWAY TO REMAIN.
  - 22 HEAD WALL, 48" CMP DRAINAGE PIPE.
  - 23 CONC. WEIR - WIDTH = 10.0, HEIGHT = 0.5. WITH 6" CMP BLEED PIPE.
  - 24 RIP-RAP PROTECTION AT 1:1 SLOPE AROUND EXISTING TREES TO REMAIN IN PLACE, TYP.
  - 25 TREE TRUNK, TYP.



**Basis of Elevations**

THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY DOT BENCHMARK "NN127", DESCRIBED AS A 1/8" INCH STAINLESS STEEL ROD IN CASING, SET IN GROUND, STAMPED "NN-127 1991", LOCATED AT THE NORTHWEST CORNER OF ORACLE ROAD AND LINDA VISTA BOULEVARD, ALONG THE WEST SIDE OF THE FENCE LINE, IN THE SOUTHEAST QUARTER OF SECTION 13, T12S, R13E, G&SR B&M, PIMA COUNTY, ARIZONA. SAID ELEVATION BEING 2648.88 FEET, (NAVD 88 DATUM).

Call at least two full working days before you begin excavation.

**ARIZONA 811**  
Arizona Blue Stake, Inc.  
Dial 8-1-1 or 1-800-STAKE-11 (782-5348)  
In Maricopa County: (602) 265-1100

**JAS ENGINEERING**  
PO BOX 1888 TUCSON, ARIZONA 85702  
(520) 390-7920  
STANLEY19263@GMSN.COM

PRELIMINARY  
NOT FOR CONSTRUCTION

**9830 N. ORACLE RD.**  
**Project No. 1901071**

**Conceptual Site Plan**  
**Desert Sky Center**

**CONCEPT GRADING PLAN**

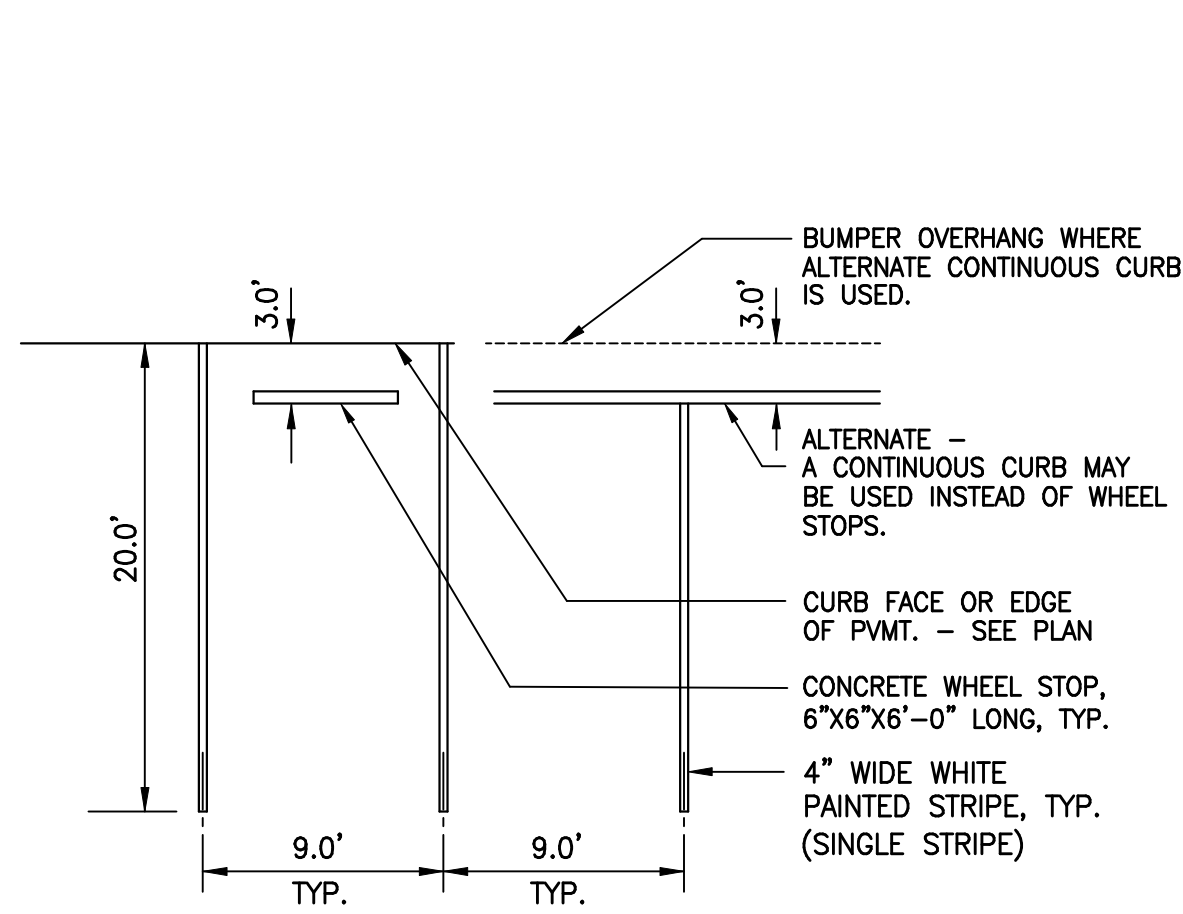
A PORTION OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GLA AND SALT RIVER BASE AND MERIDIAN, ORO VALLEY, PIMA COUNTY, ARIZONA.

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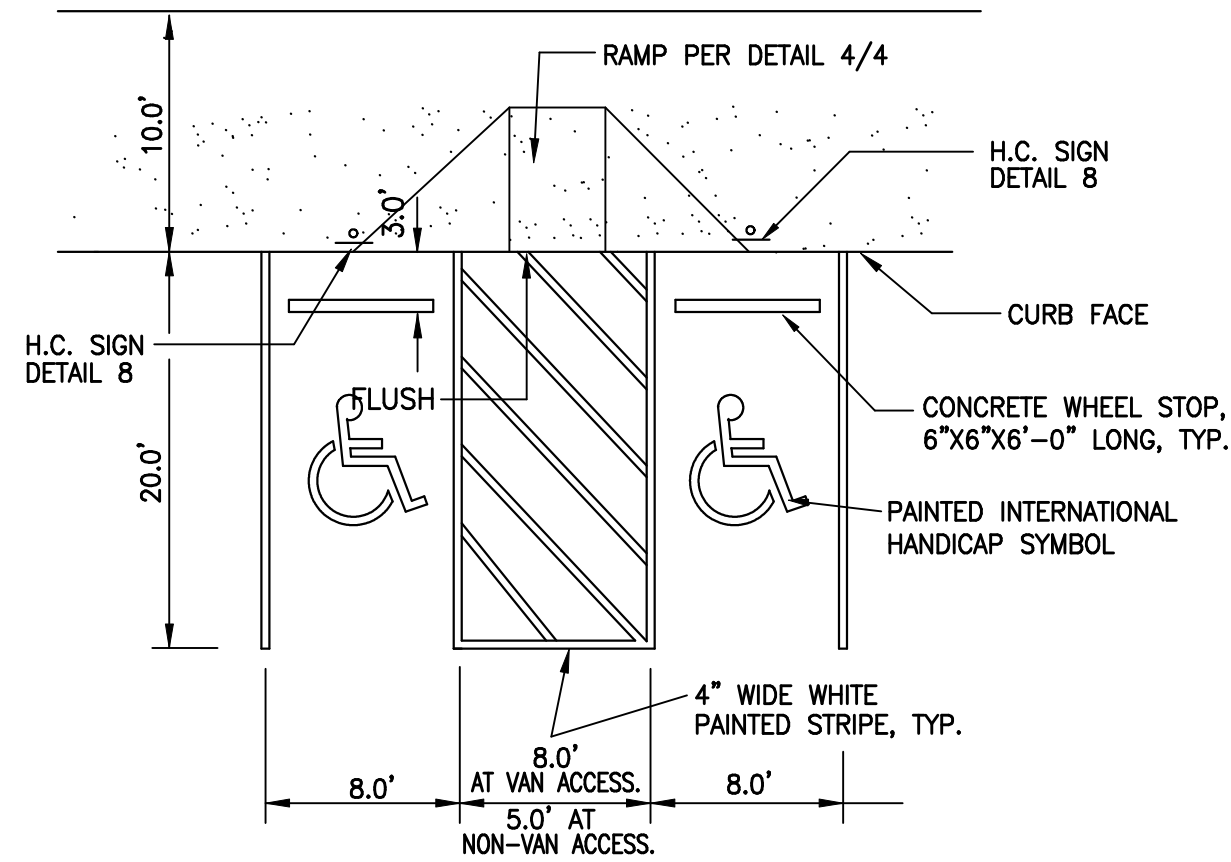
CONTOUR INTERVAL: 1.0' Sheet No.: **3 OF 4**

RELATED CASES:  
OV9-01-07 (REZONING)  
OV12-03-24

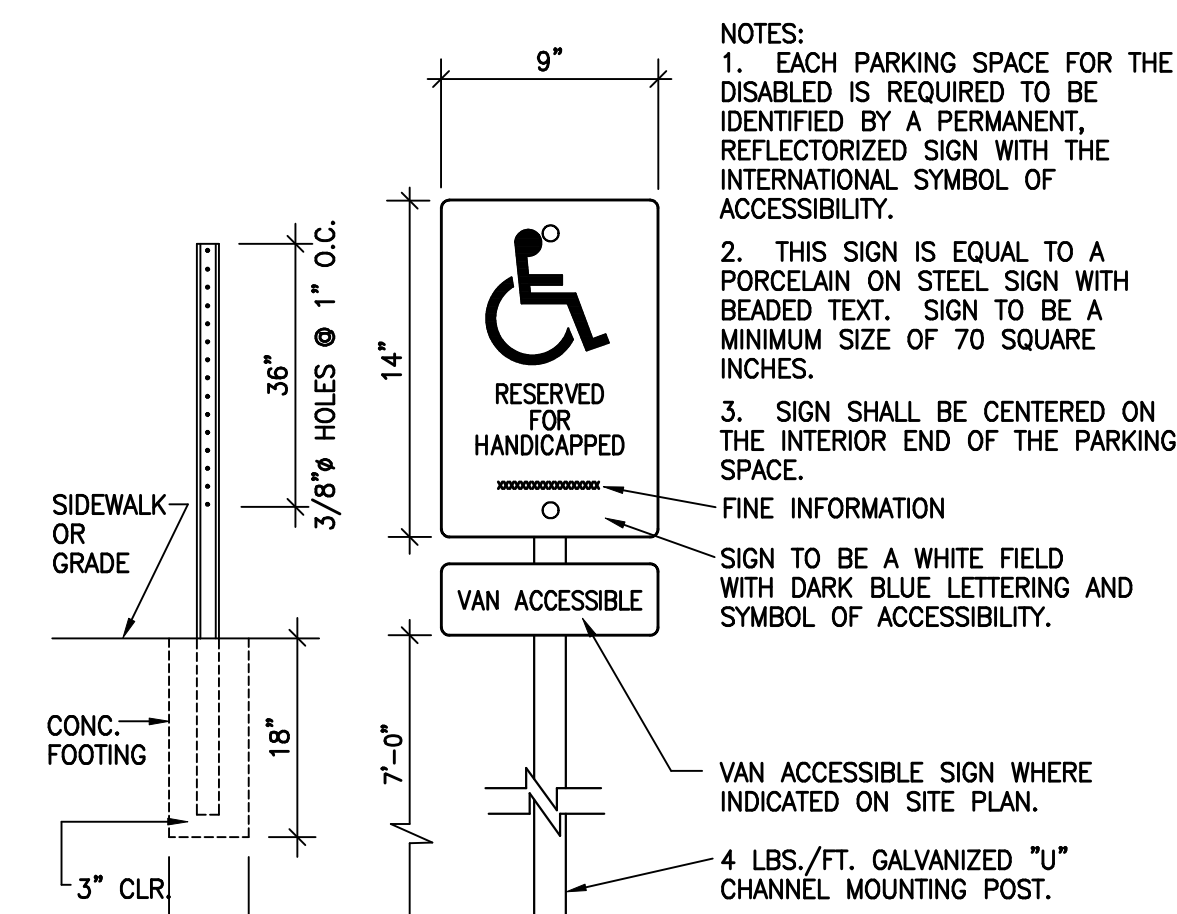




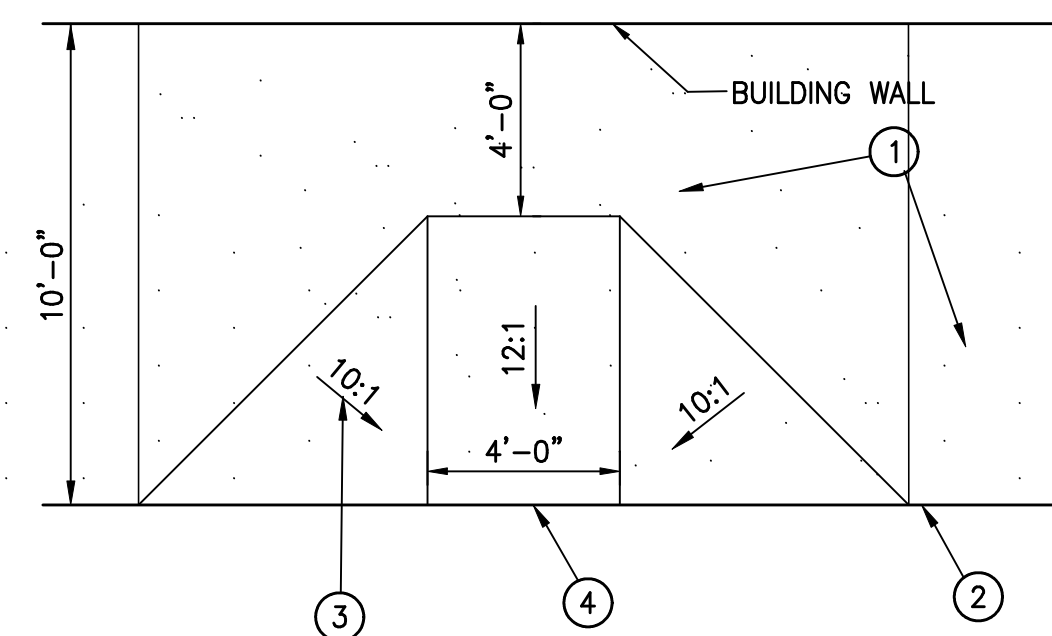
**1 STANDARD PARKING SPACE DETAIL**  
1/8" = 1'-0"



**2 H.C. PARKING SPACES**  
1/8" = 1'-0"

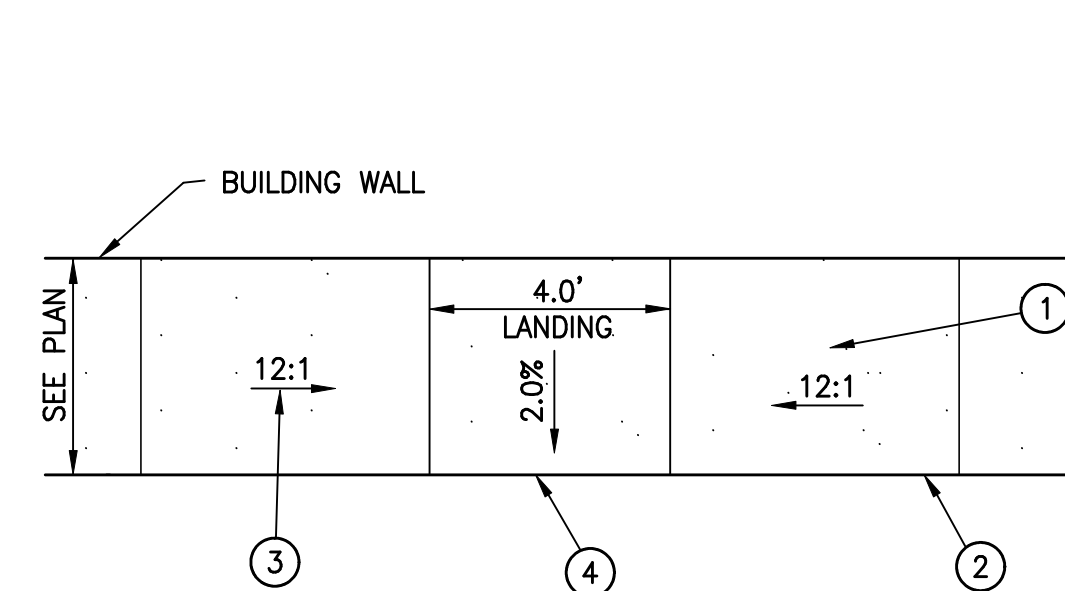


**3 HANDICAP PARKING SIGN**  
NO SCALE



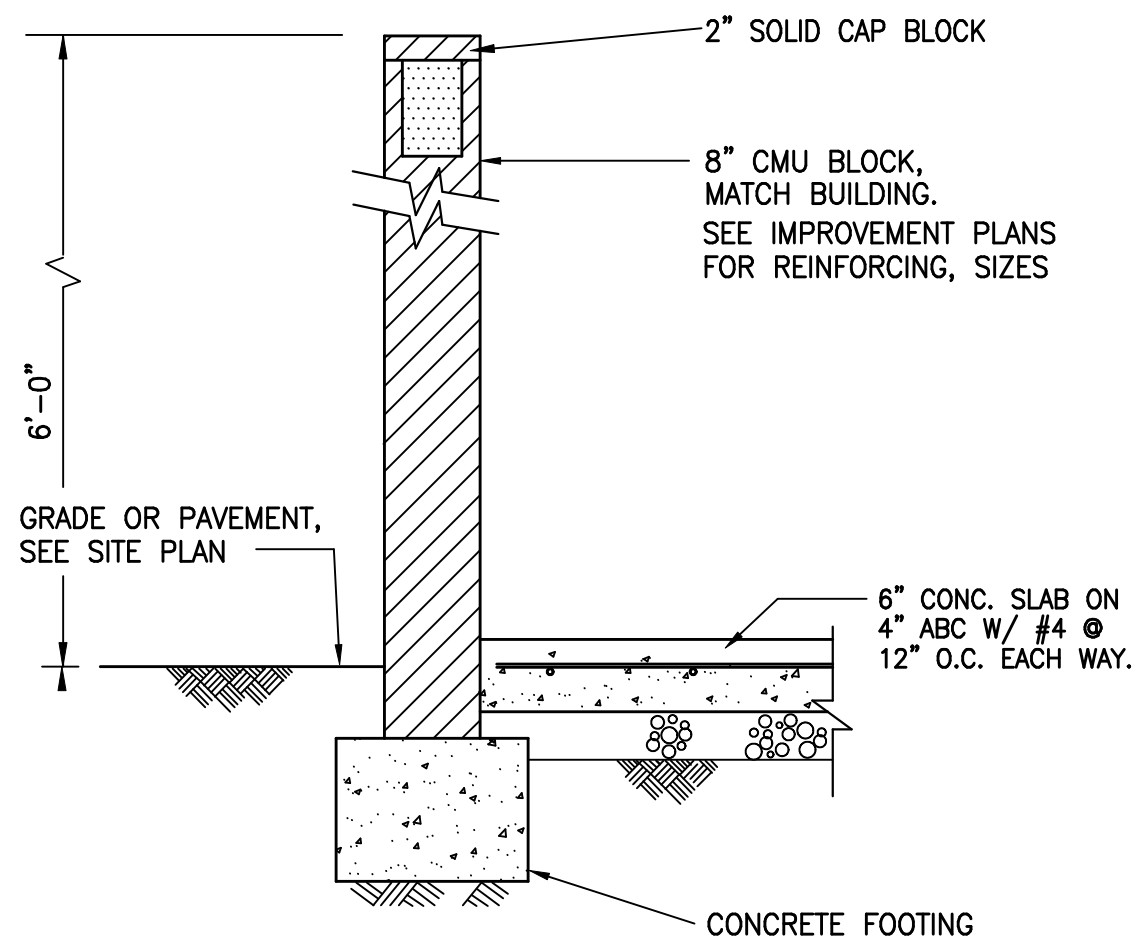
- ① CONCRETE WALK OR PATIO SLAB AS SHOWN ON PLAN.
- ② 0.5' CURB REVEAL, TYPICAL - U.N.O. ON PLAN
- ③ SLOPES SHOWN ARE MAXIMUM ALLOWABLE.
- ④ ASPHALT PAVEMENT SHALL BE FLUSH WITH CONCRETE AT THIS POINT.
- ⑤ SLOPE LENGTH VARIES ACCORDING TO CURB REVEAL DIMENSION.

**4 H.C. RAMP DETAIL**

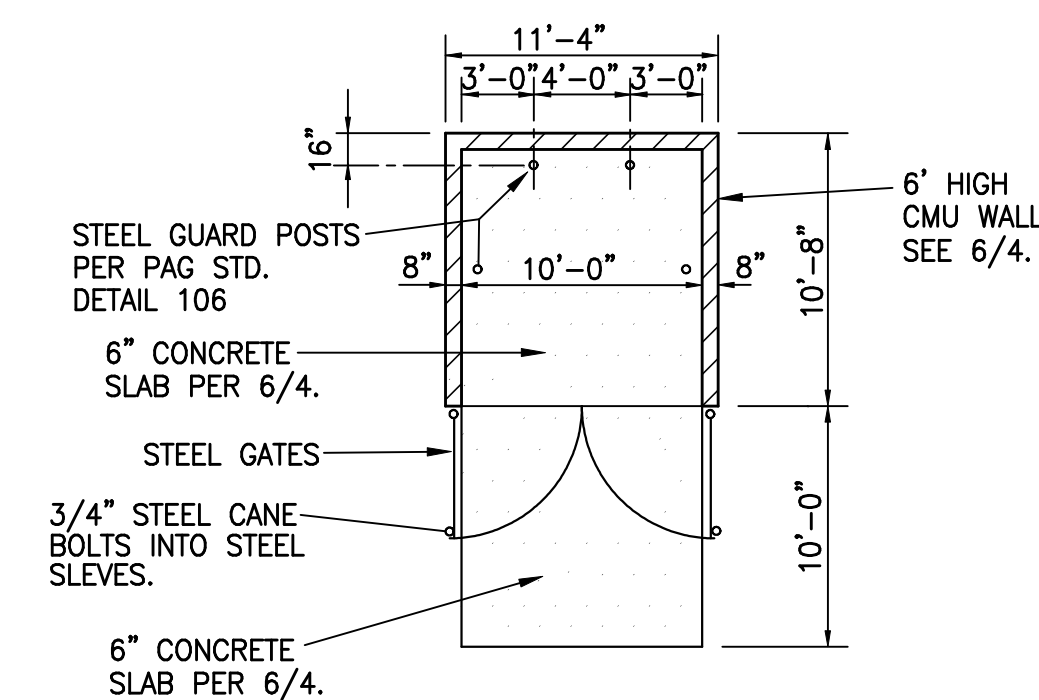


- ① CONCRETE WALK AS SHOWN ON PLAN.
- ② 0.5' CURB REVEAL, TYPICAL - U.N.O. ON PLAN
- ③ SLOPES SHOWN ARE MAXIMUM ALLOWABLE.
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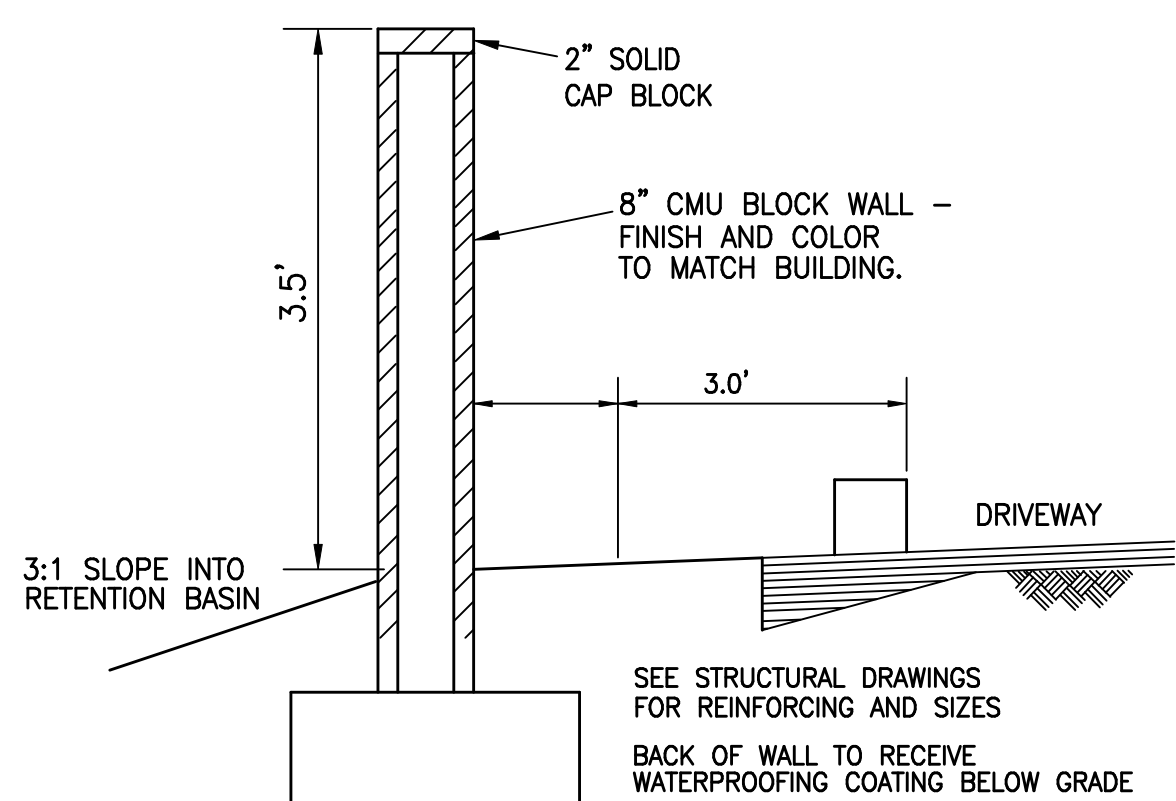
**5 H.C. RAMP DETAIL**  
1/4" = 1'-0"



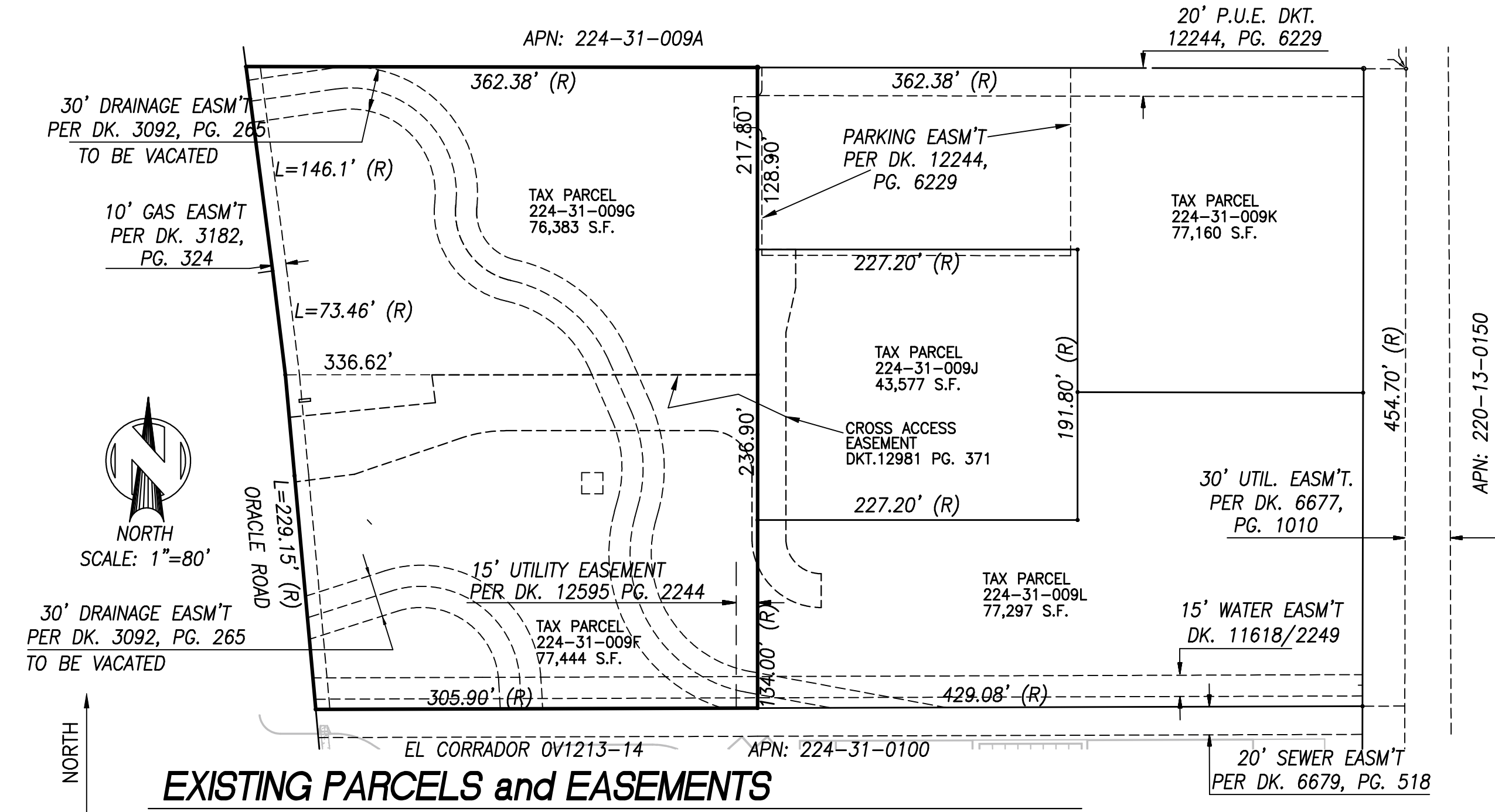
**6 6' HIGH SCREEN WALL**  
NO SCALE



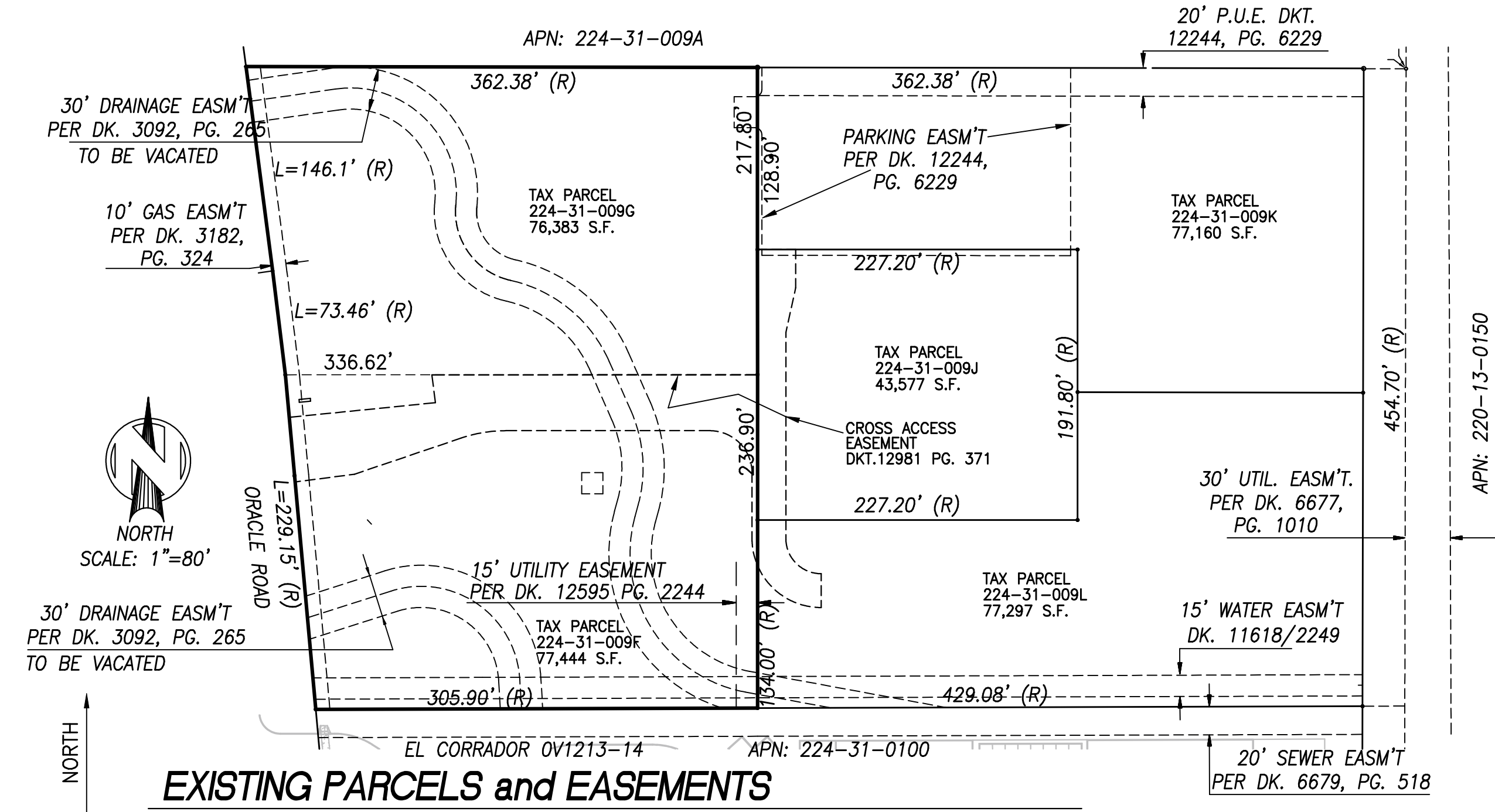
**8 DUMPSTER ENCLOSURE**  
1/8" = 1'-0"



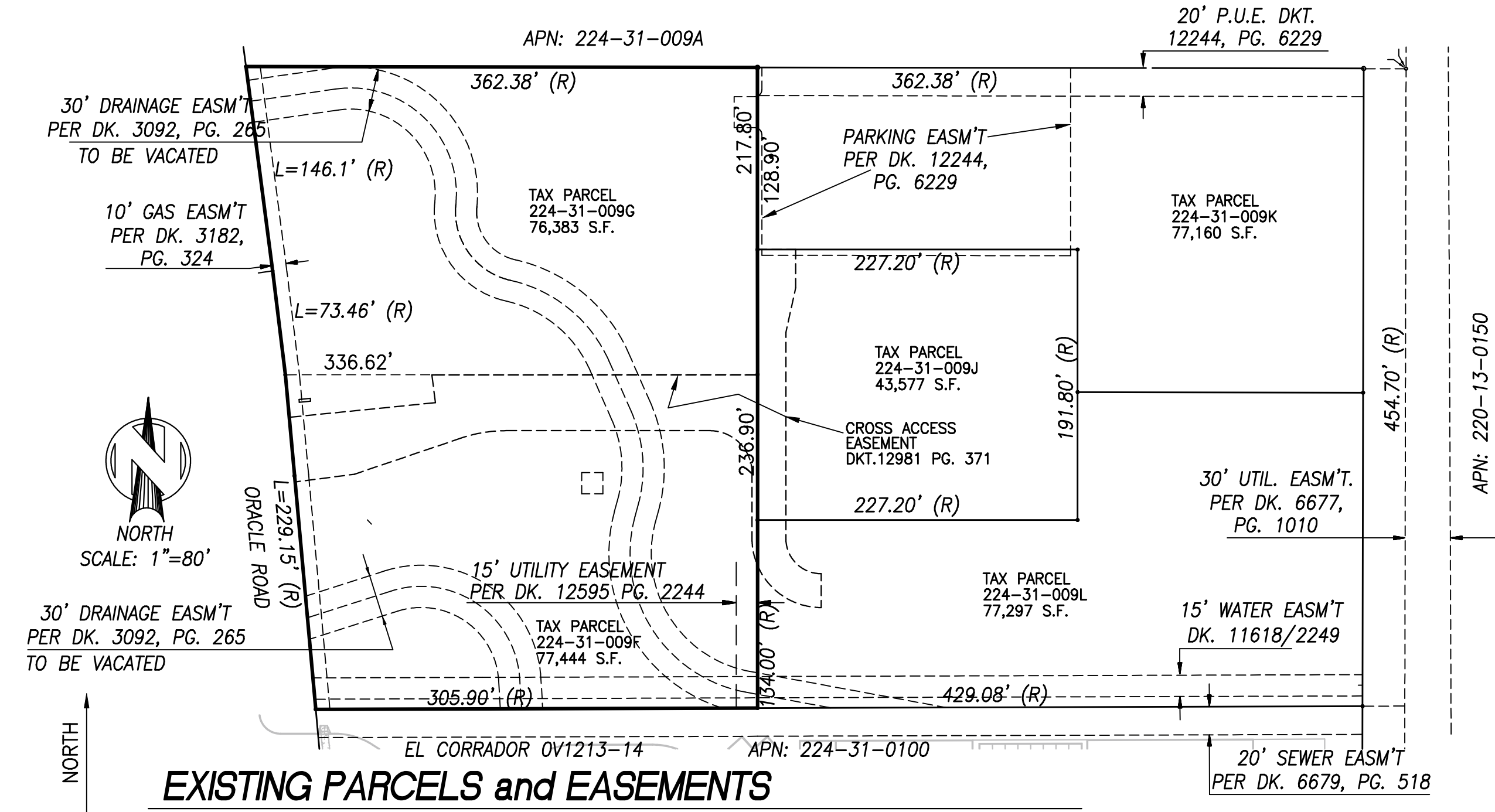
**11 SCREEN WALL AT PARKING**  
NO SCALE



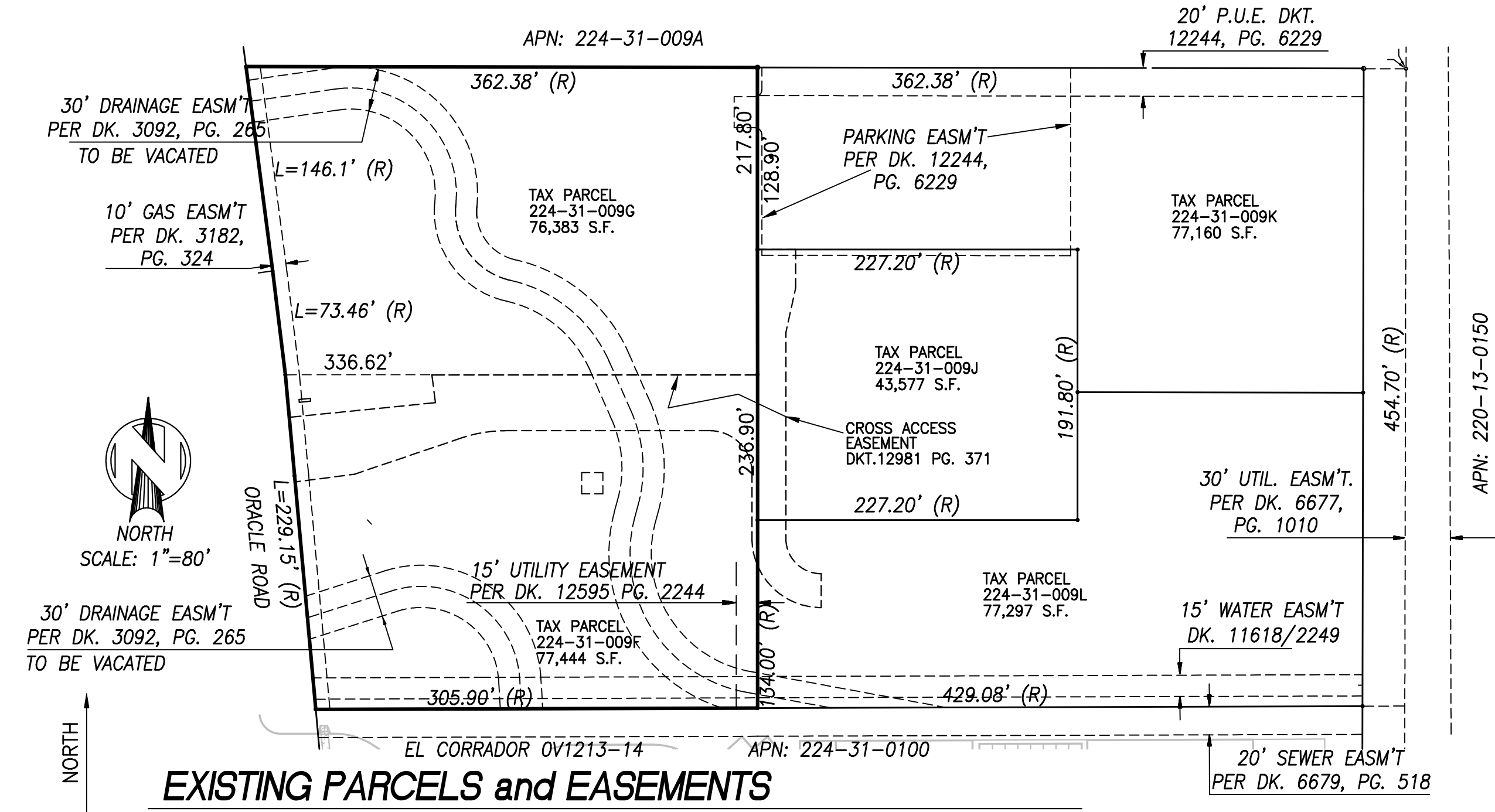
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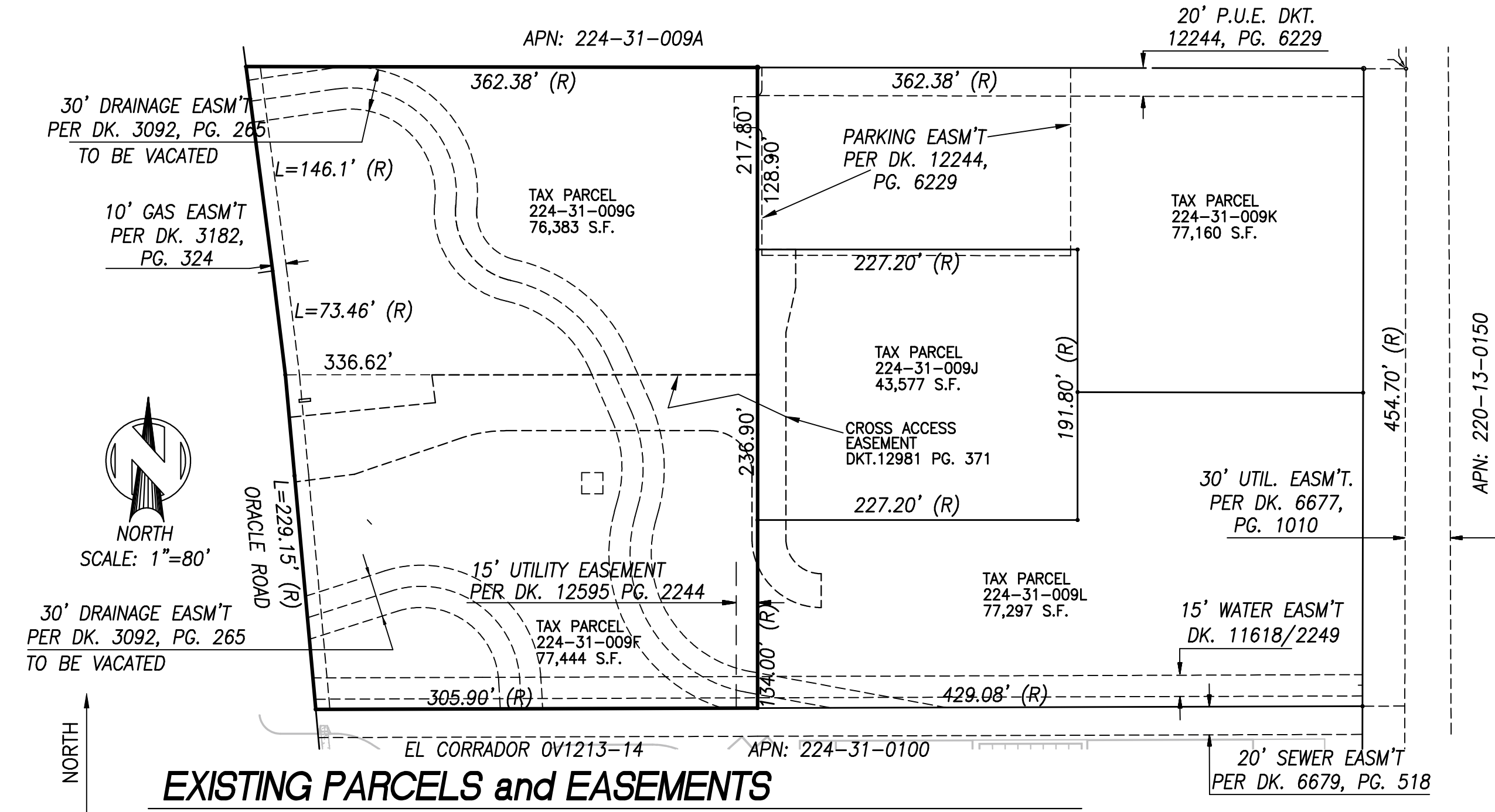
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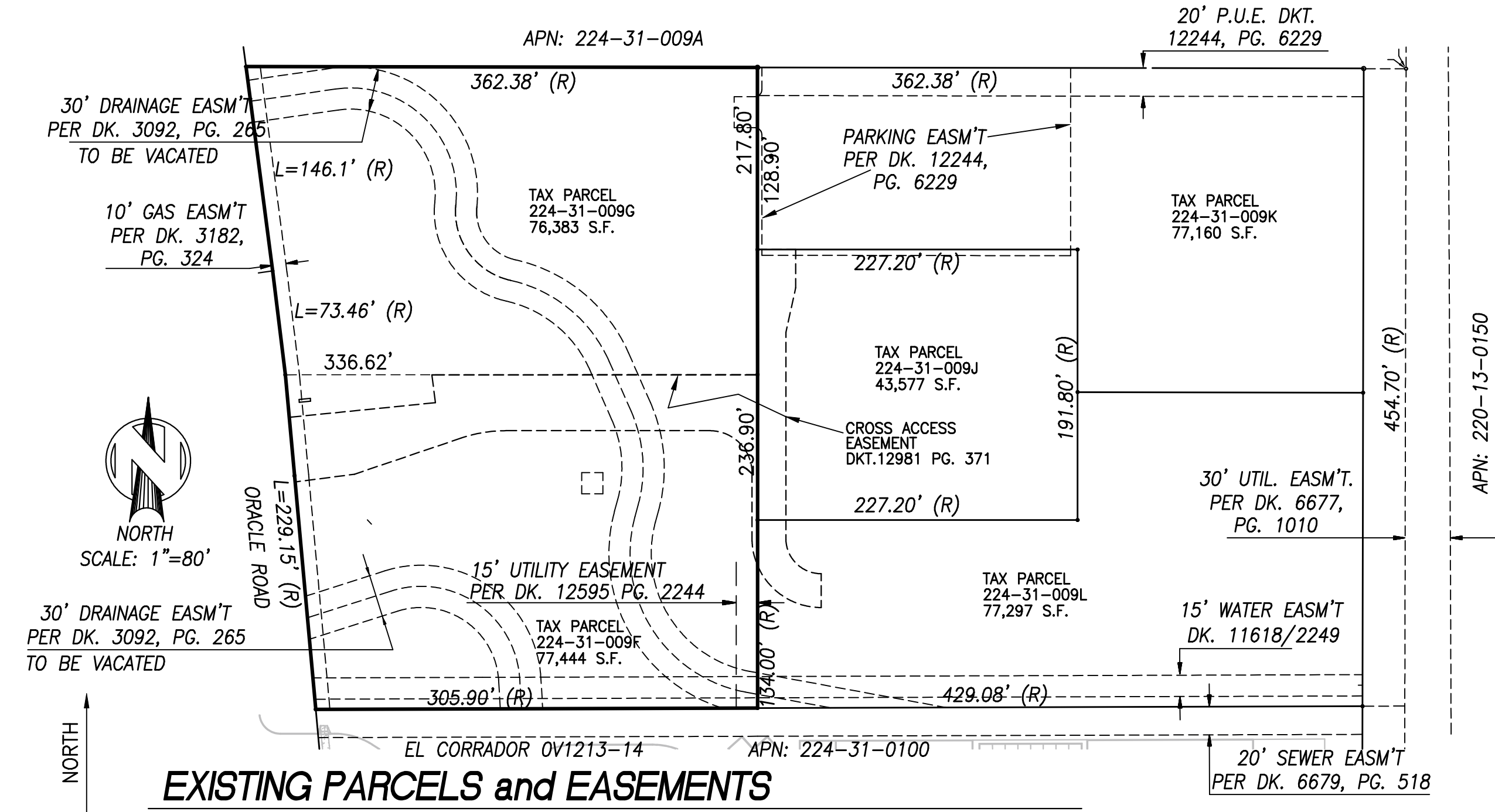
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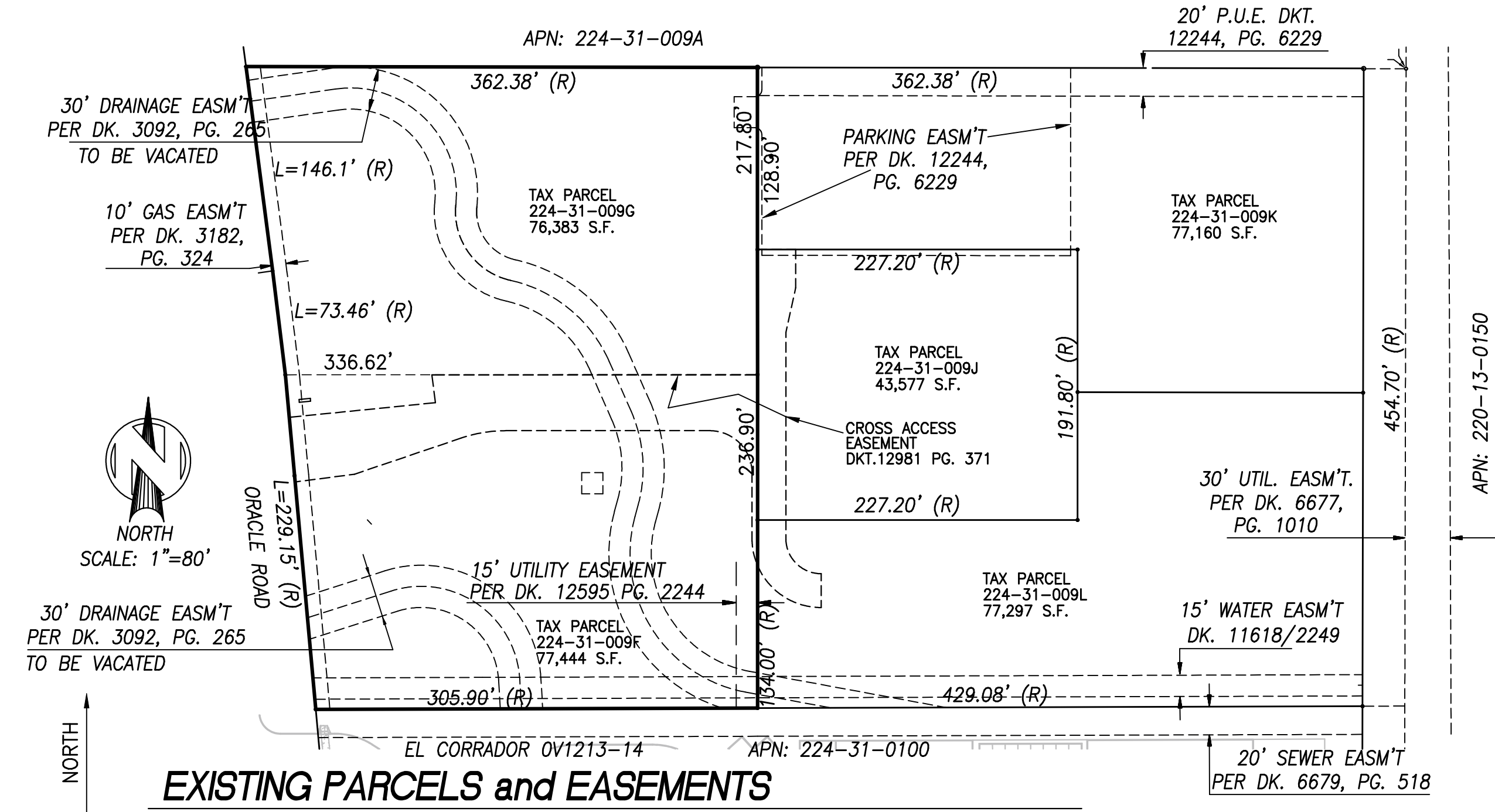
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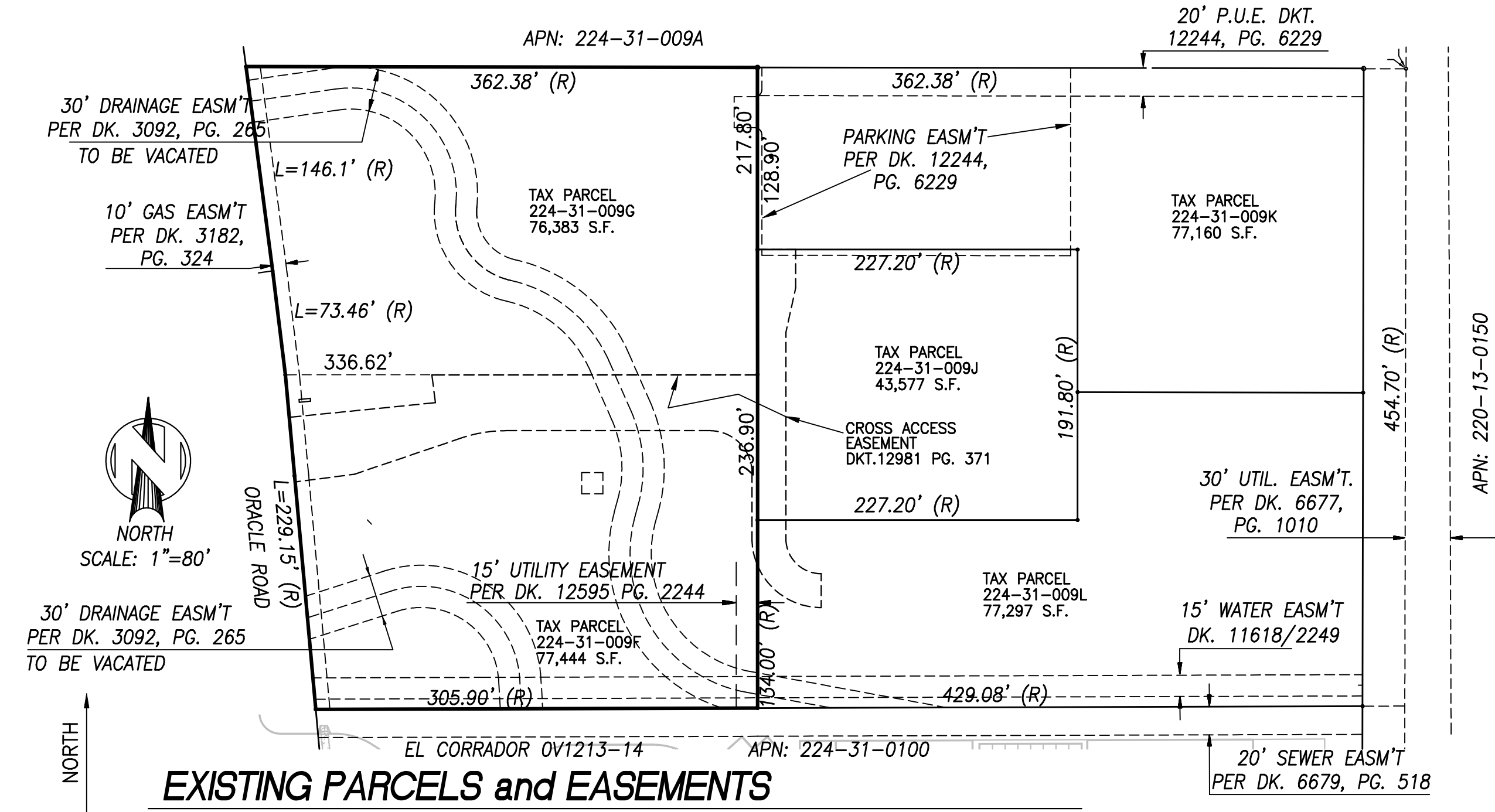
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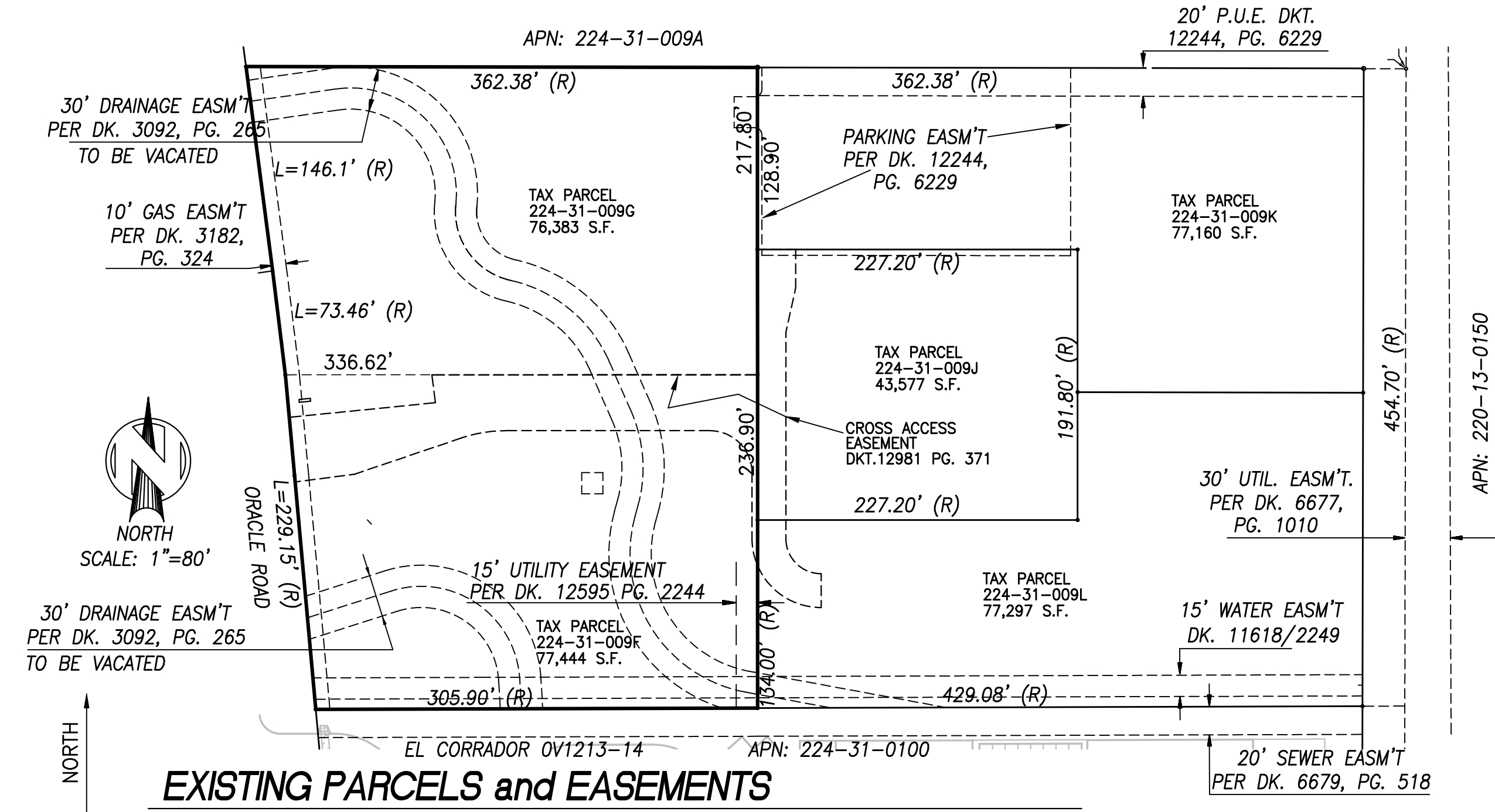
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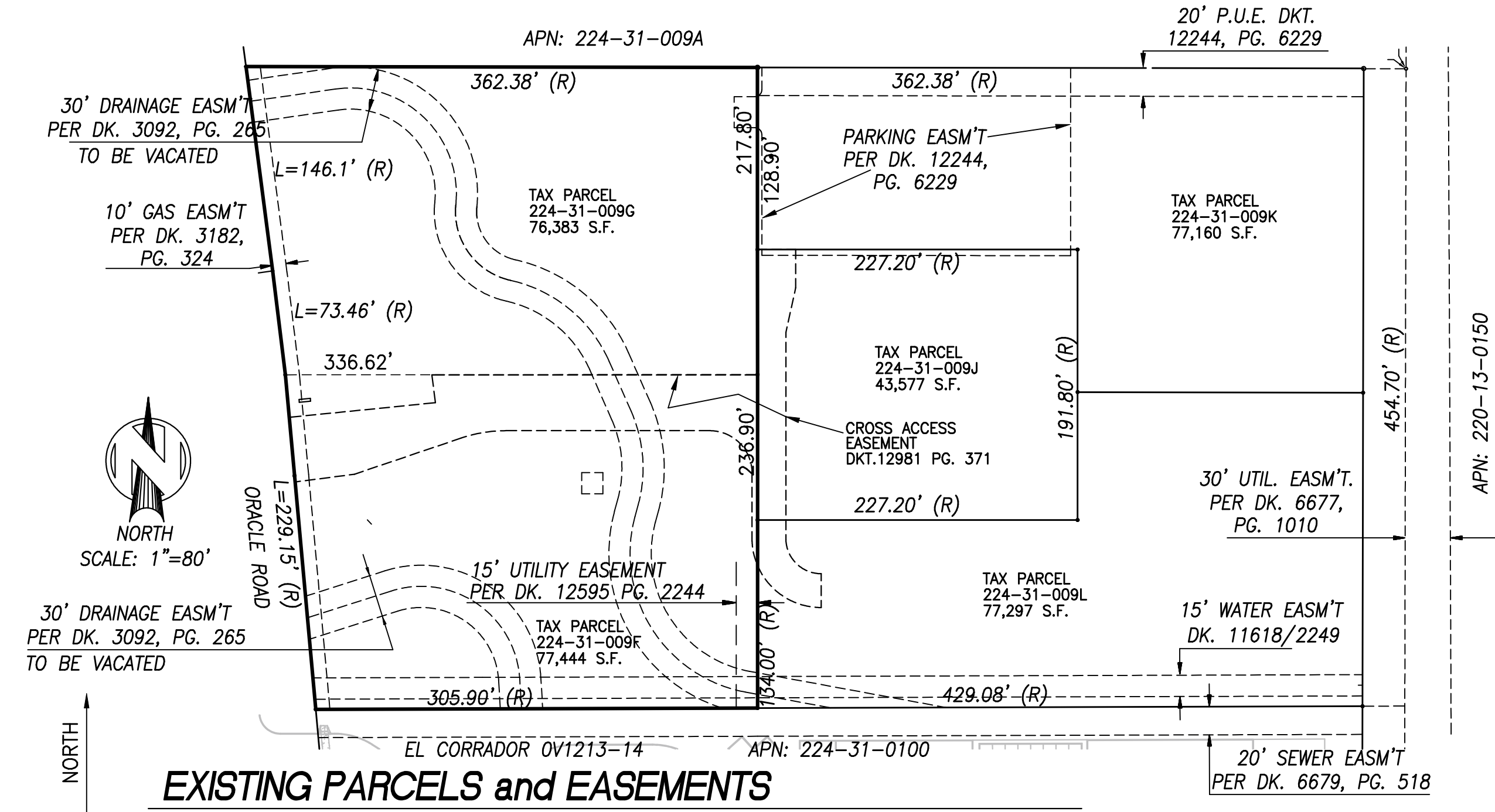
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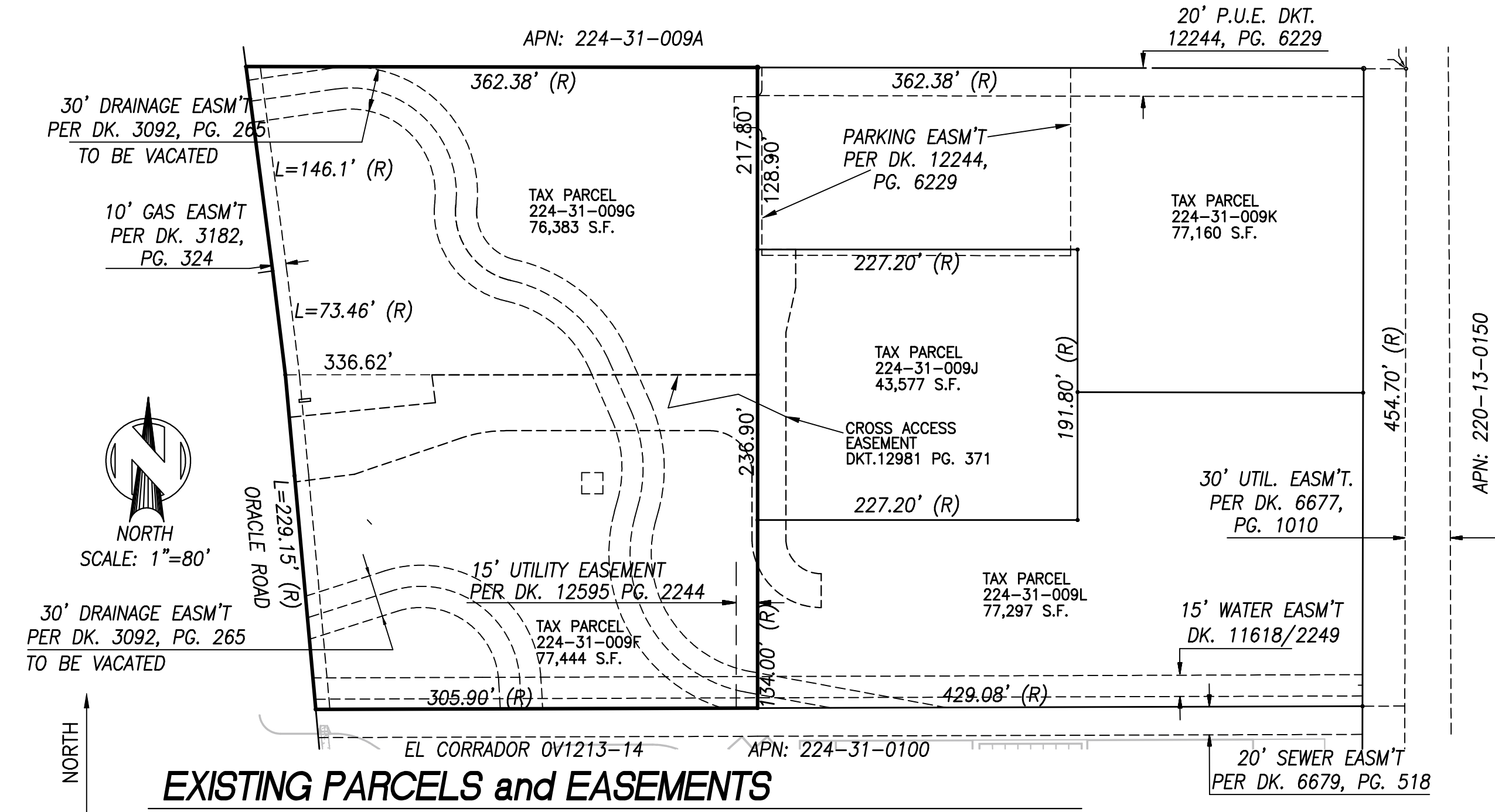
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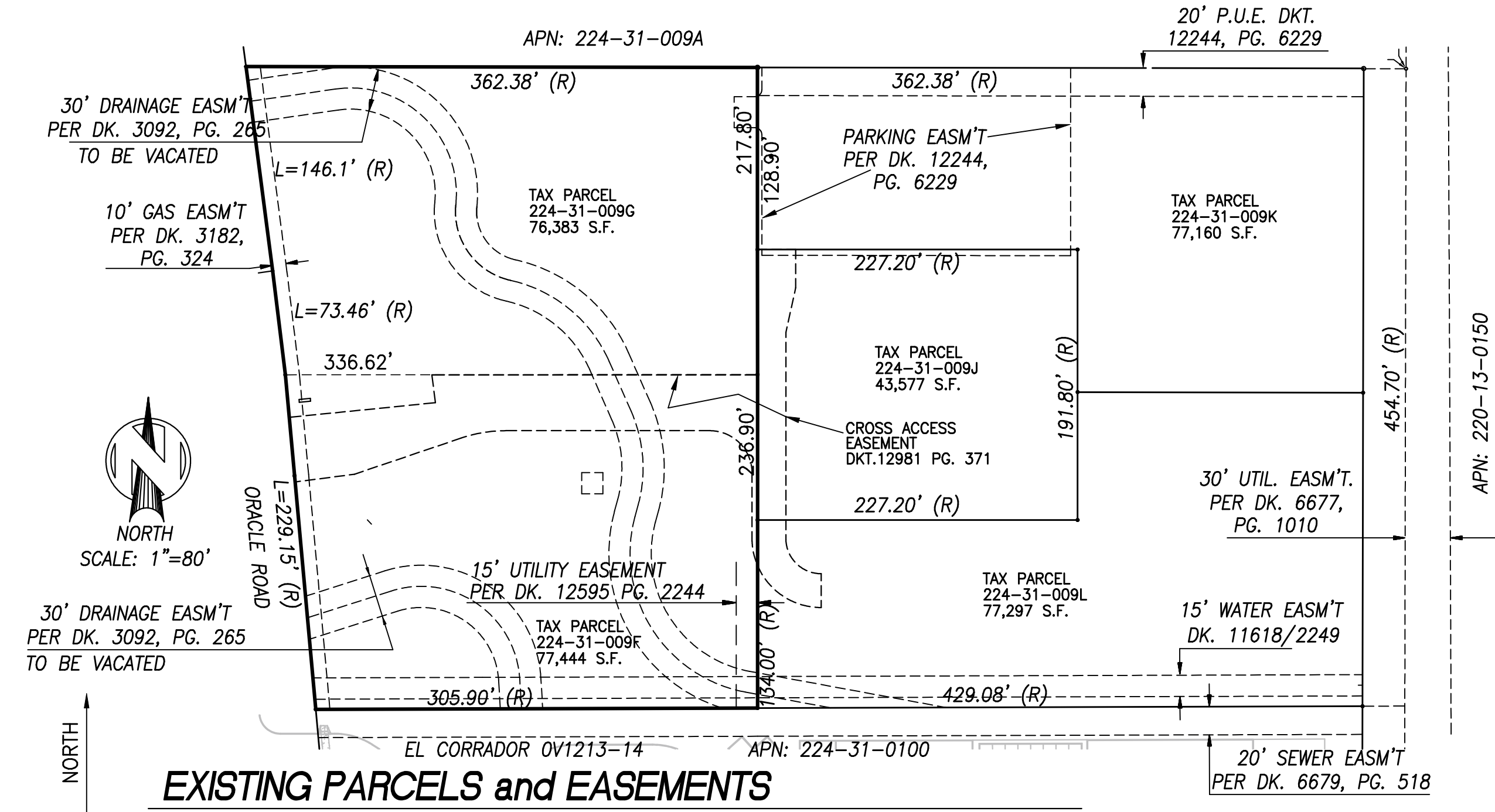
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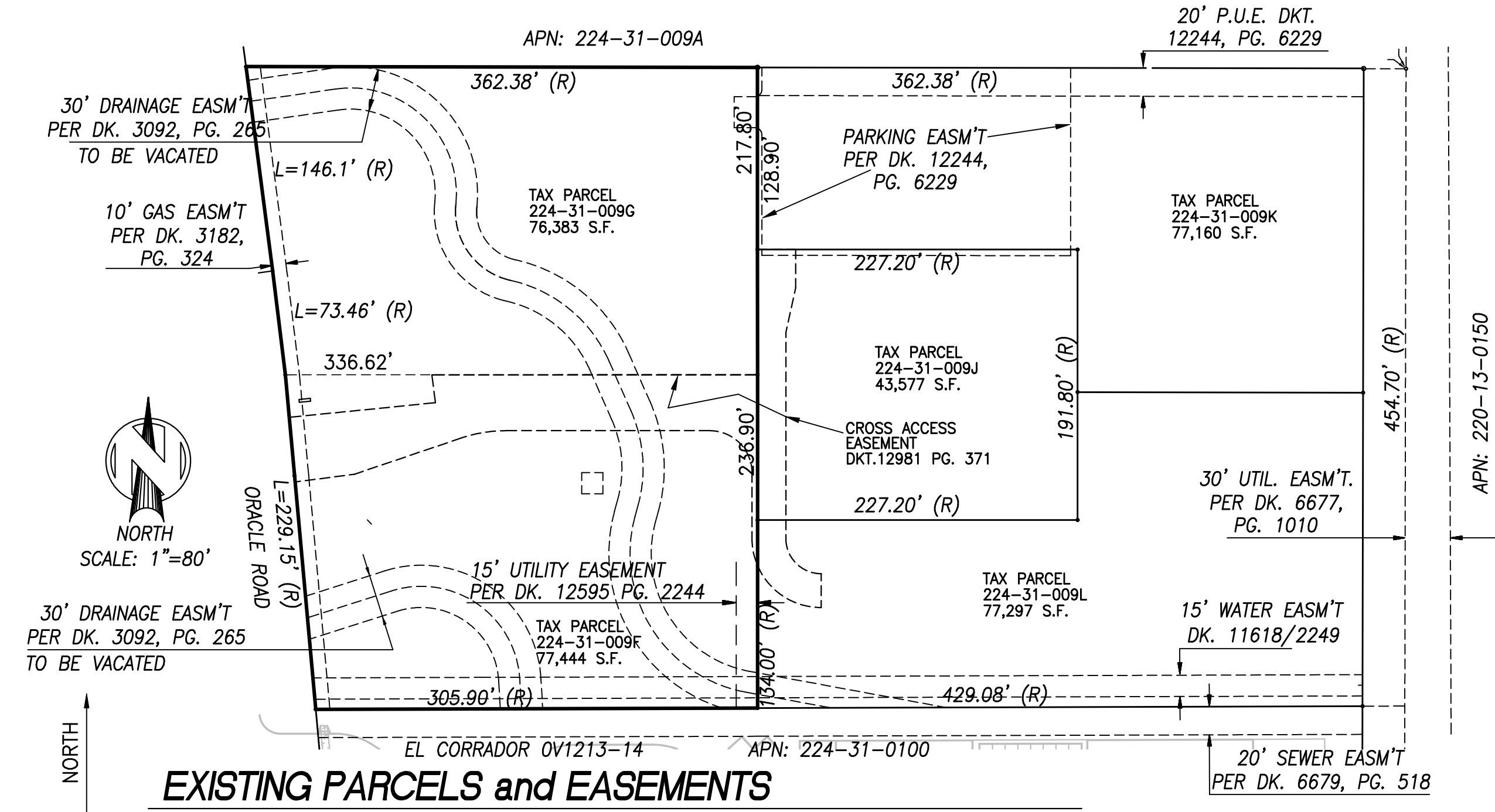
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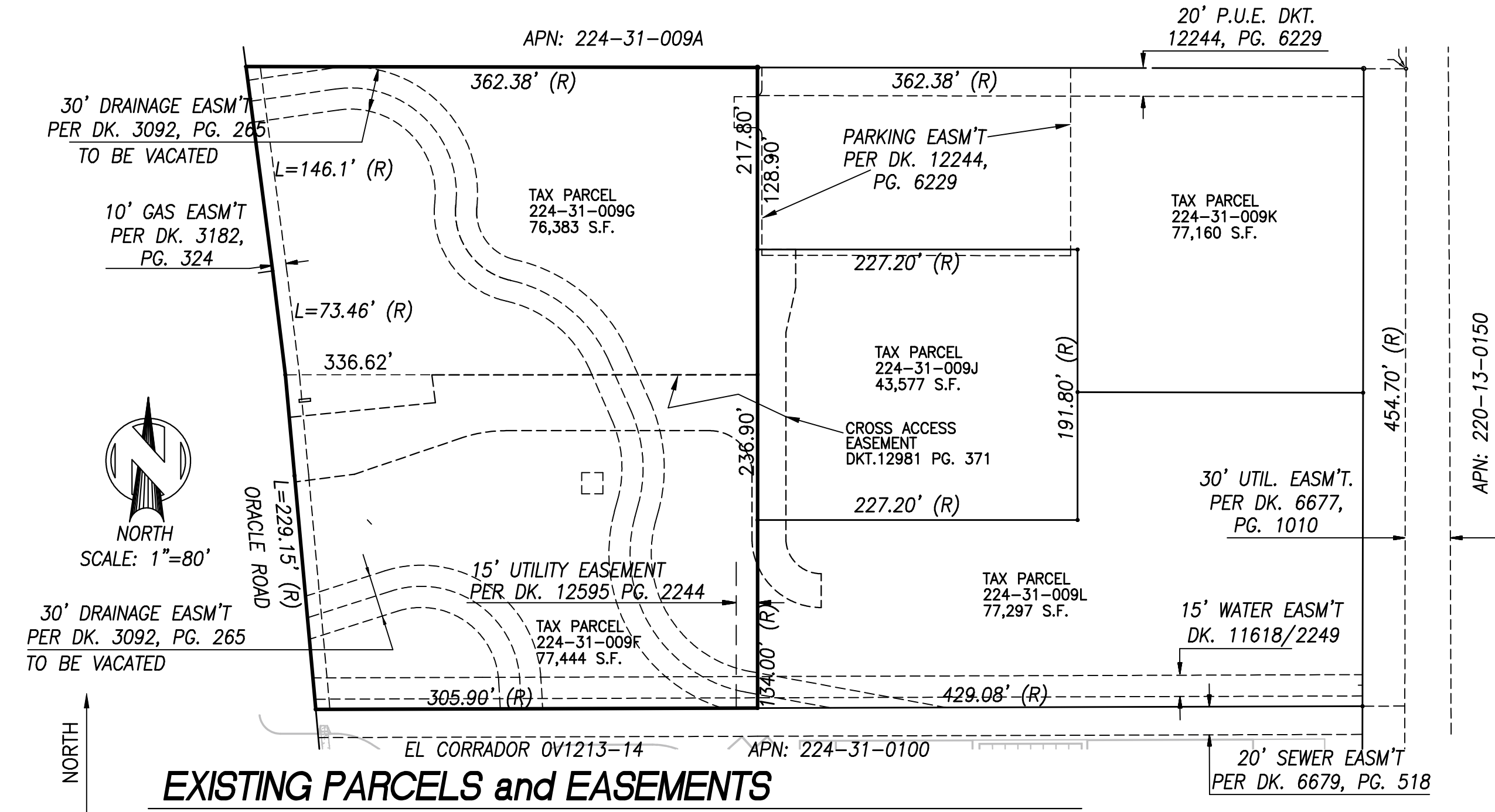
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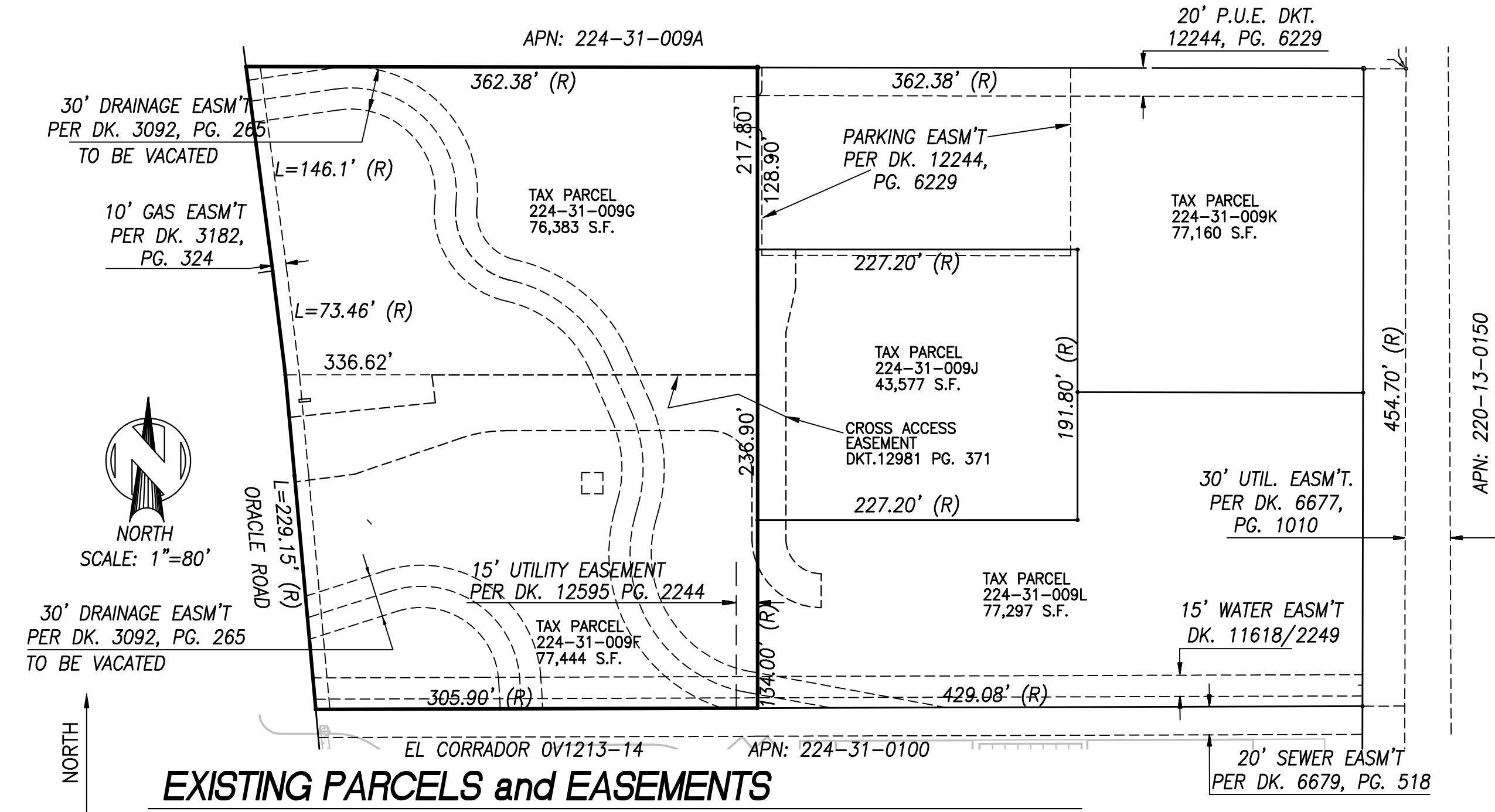
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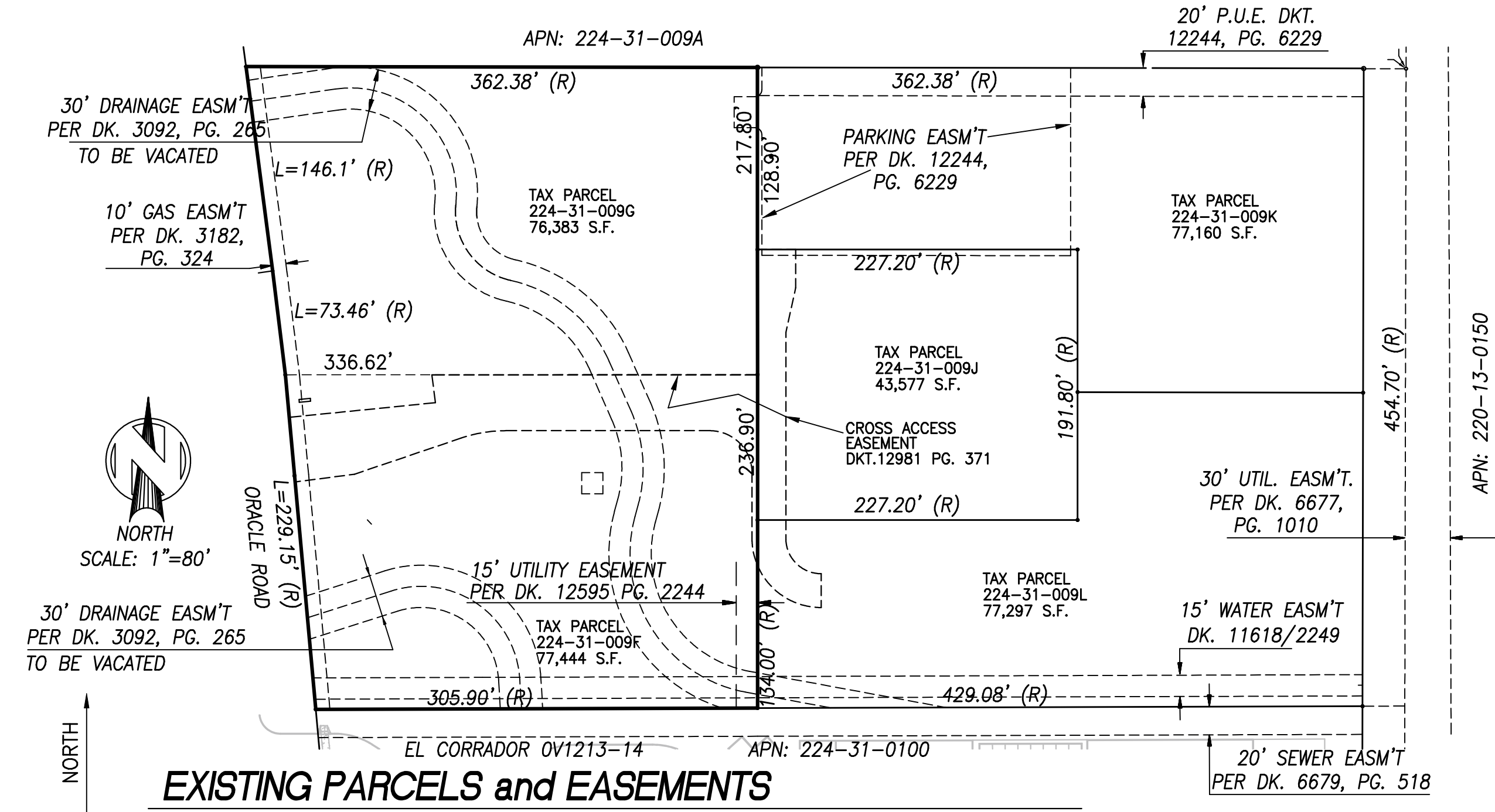
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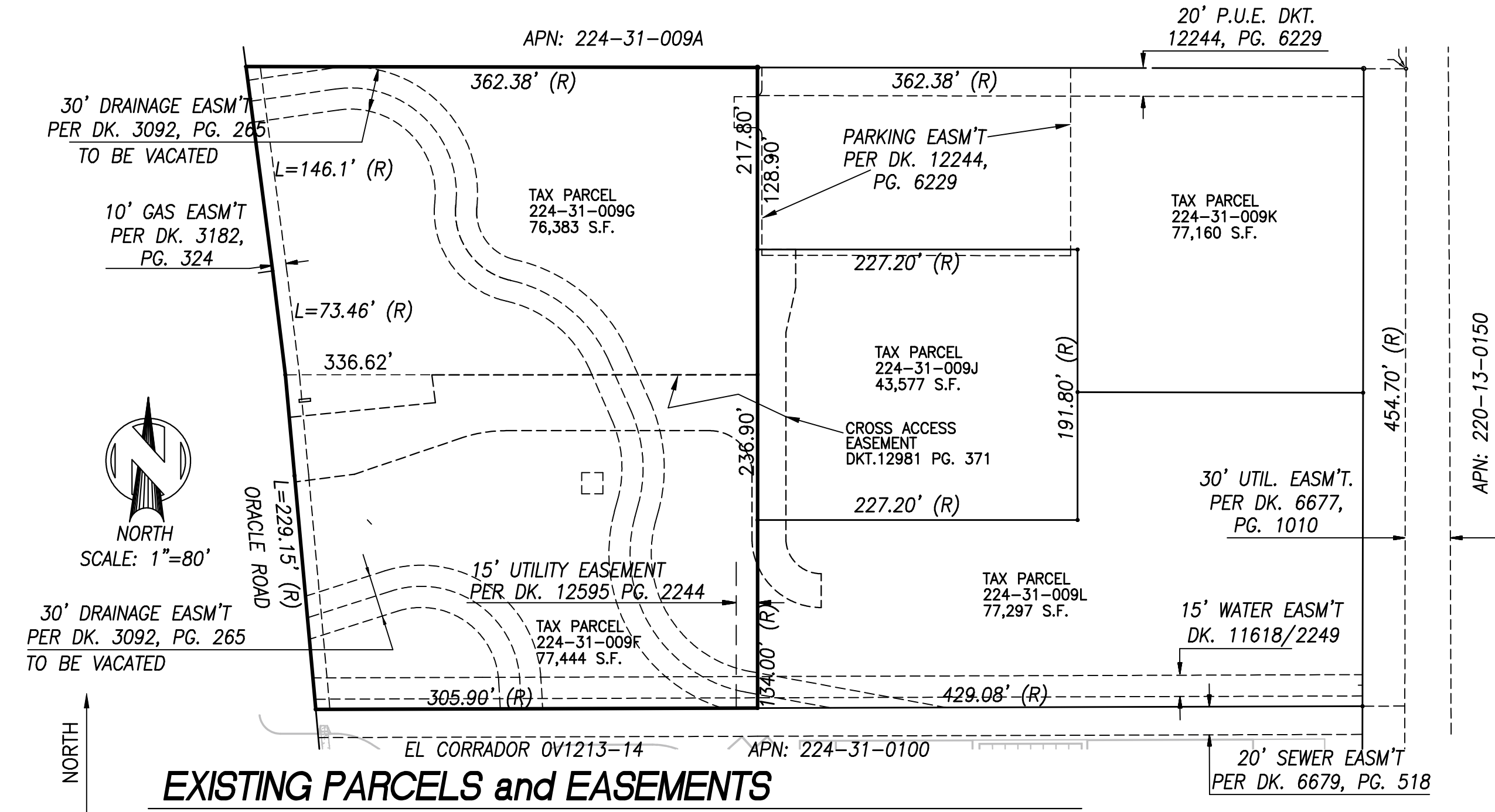
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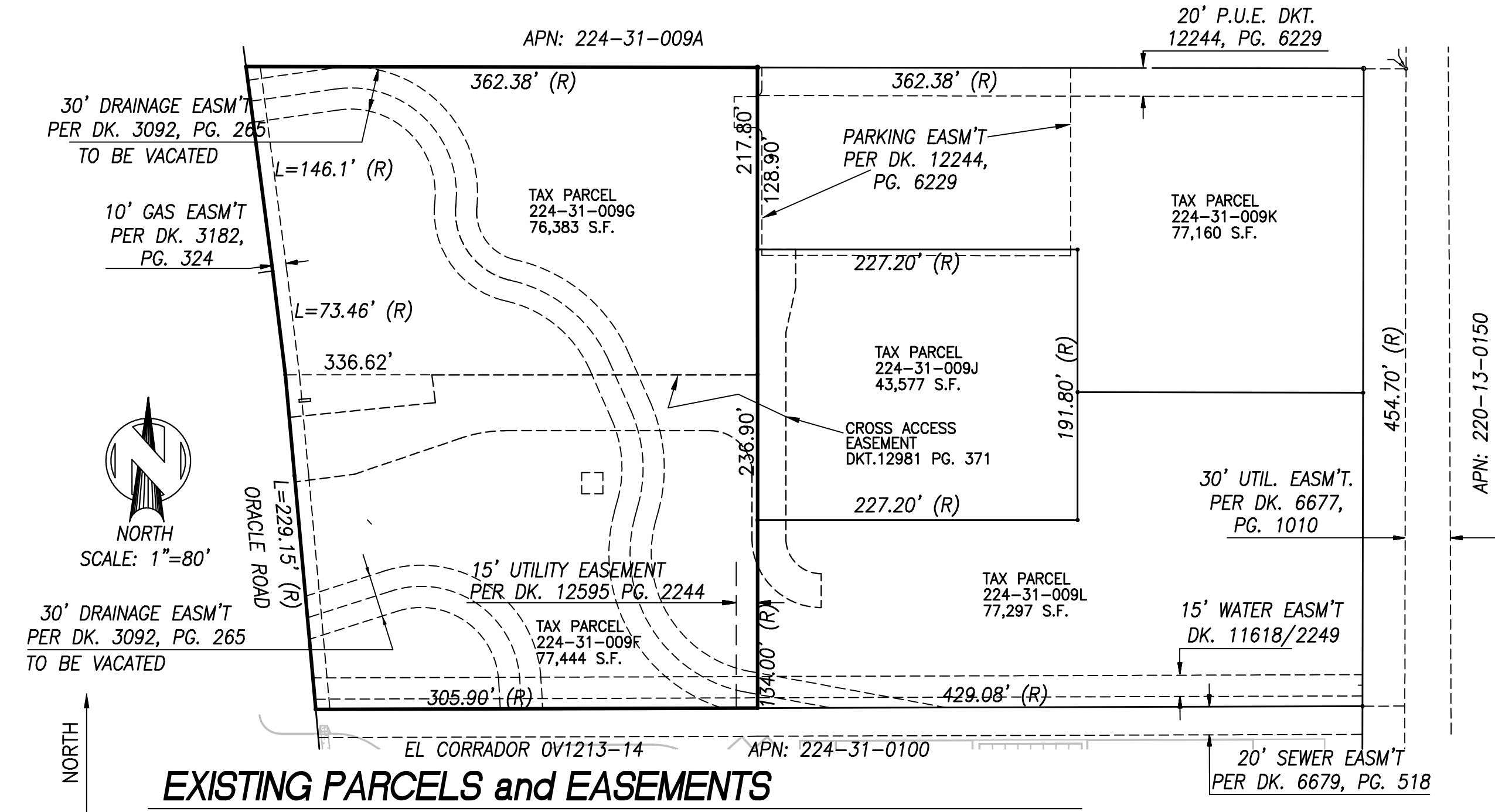
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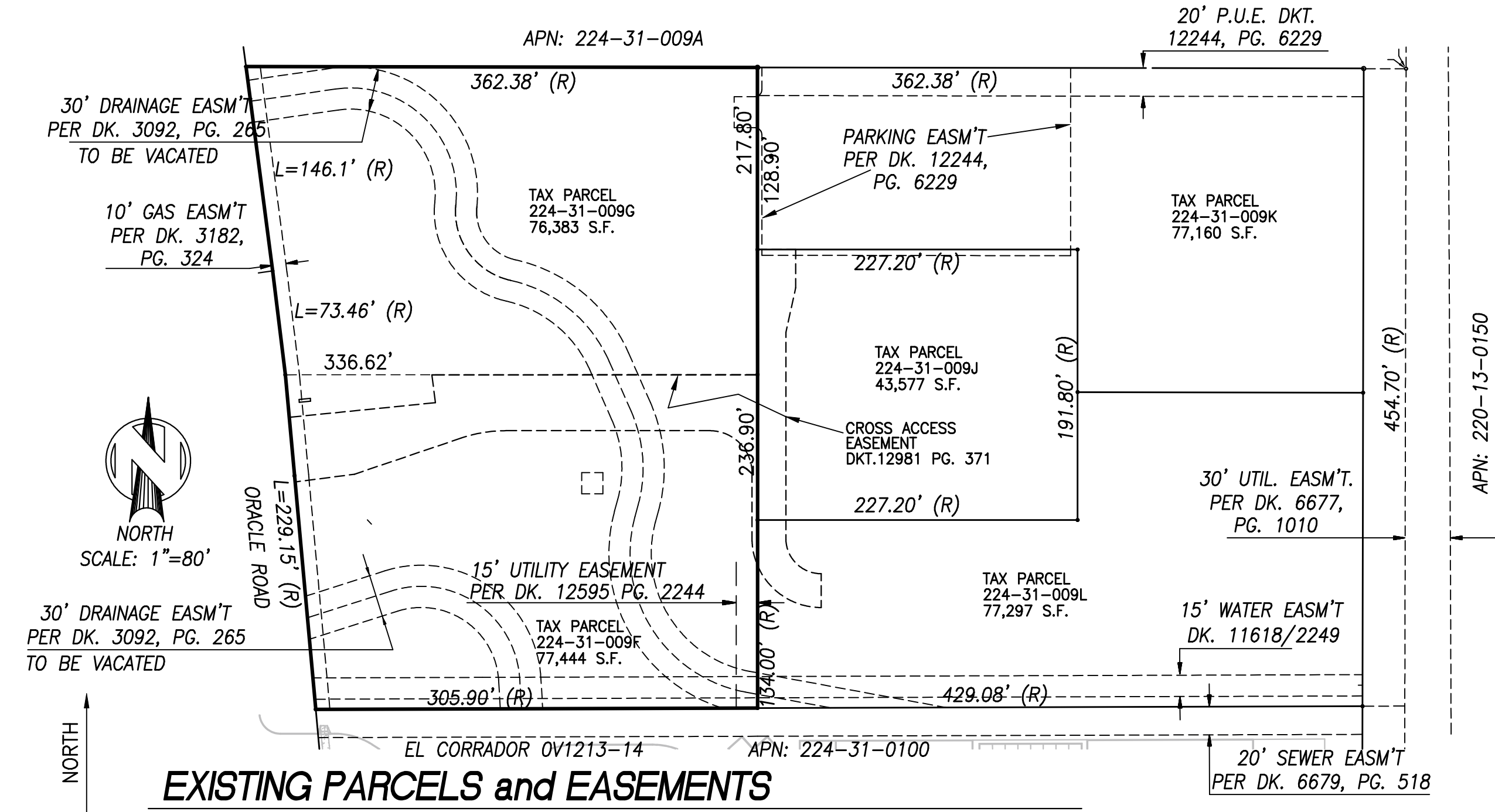
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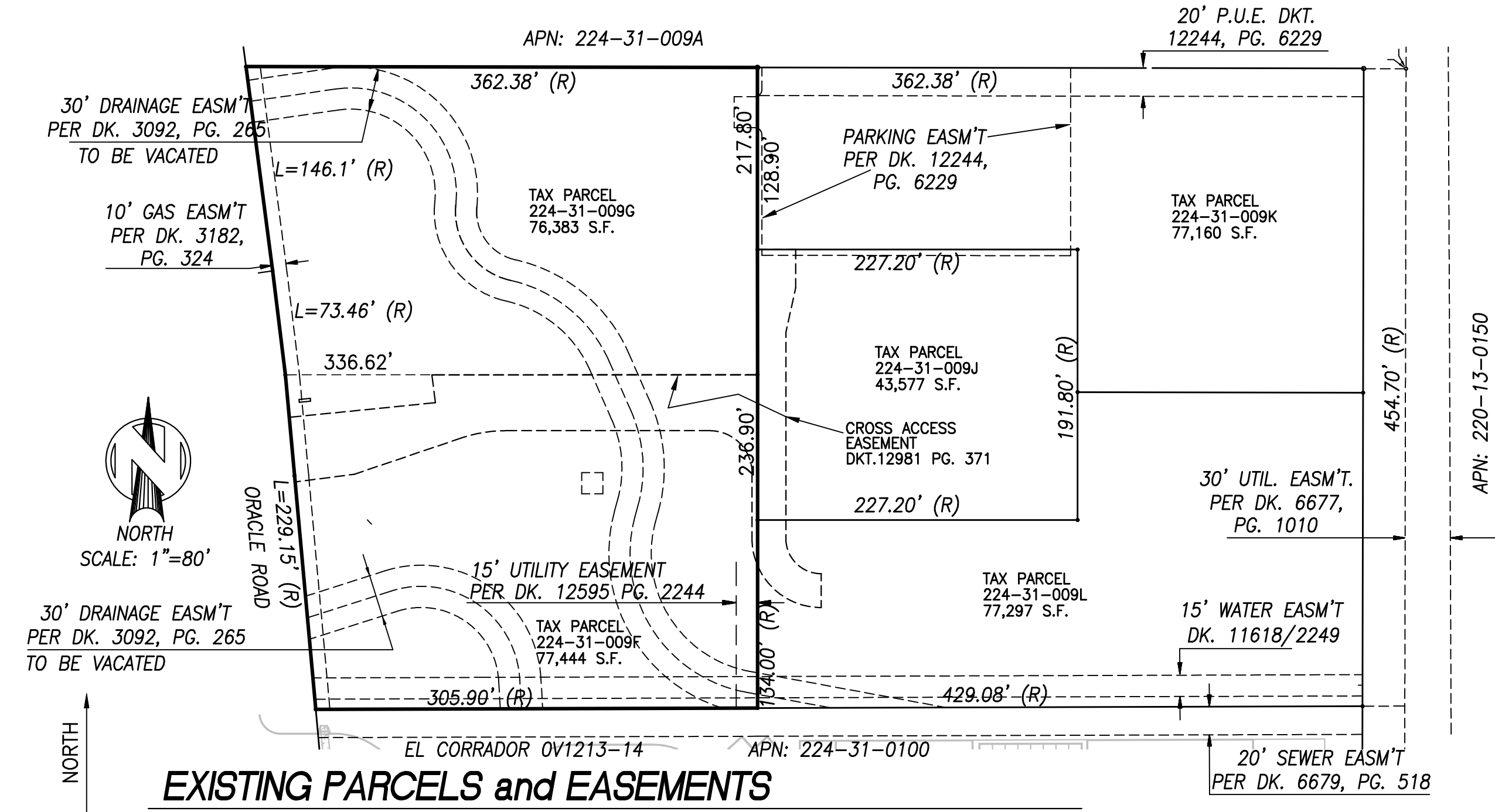
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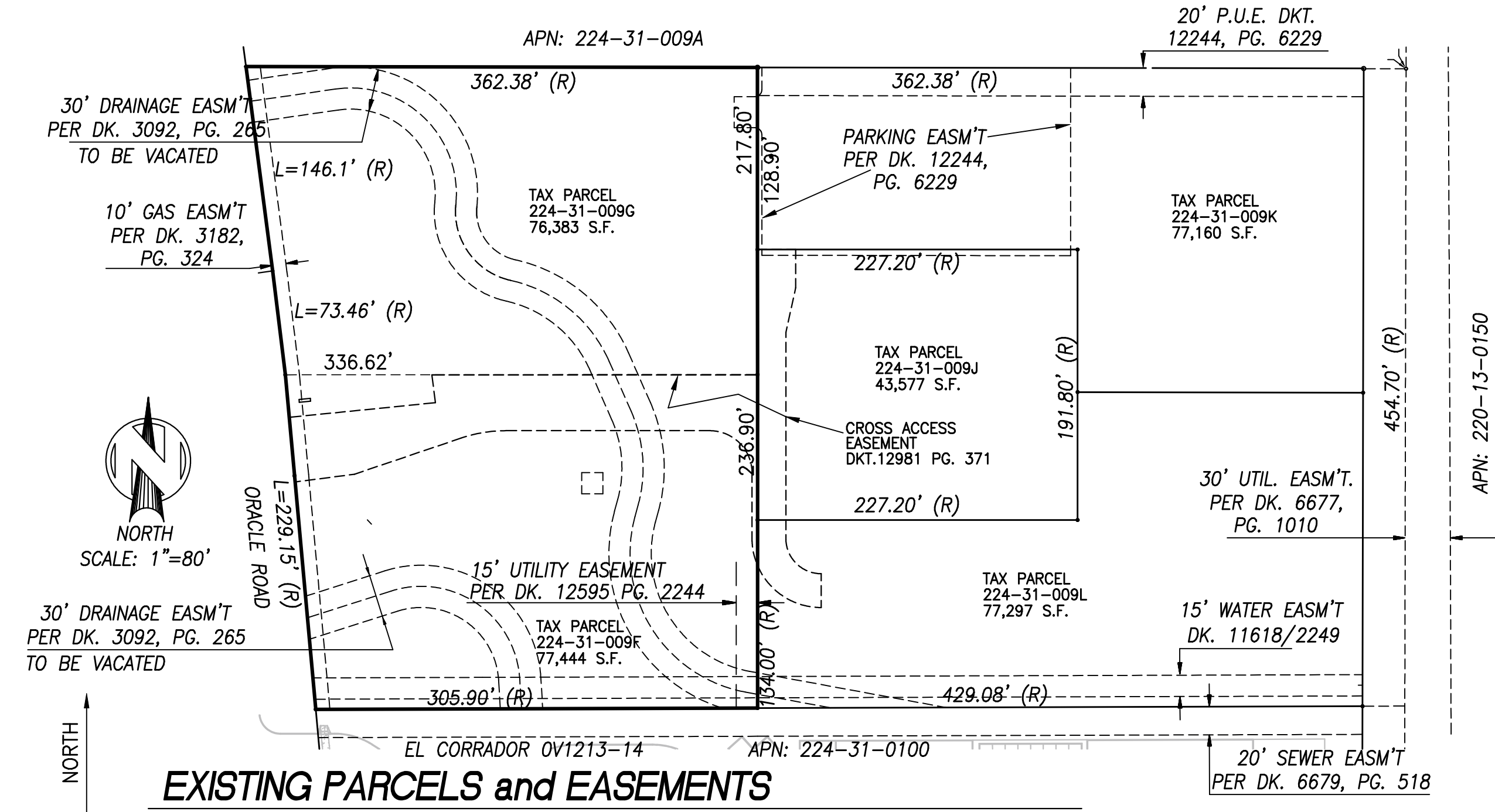
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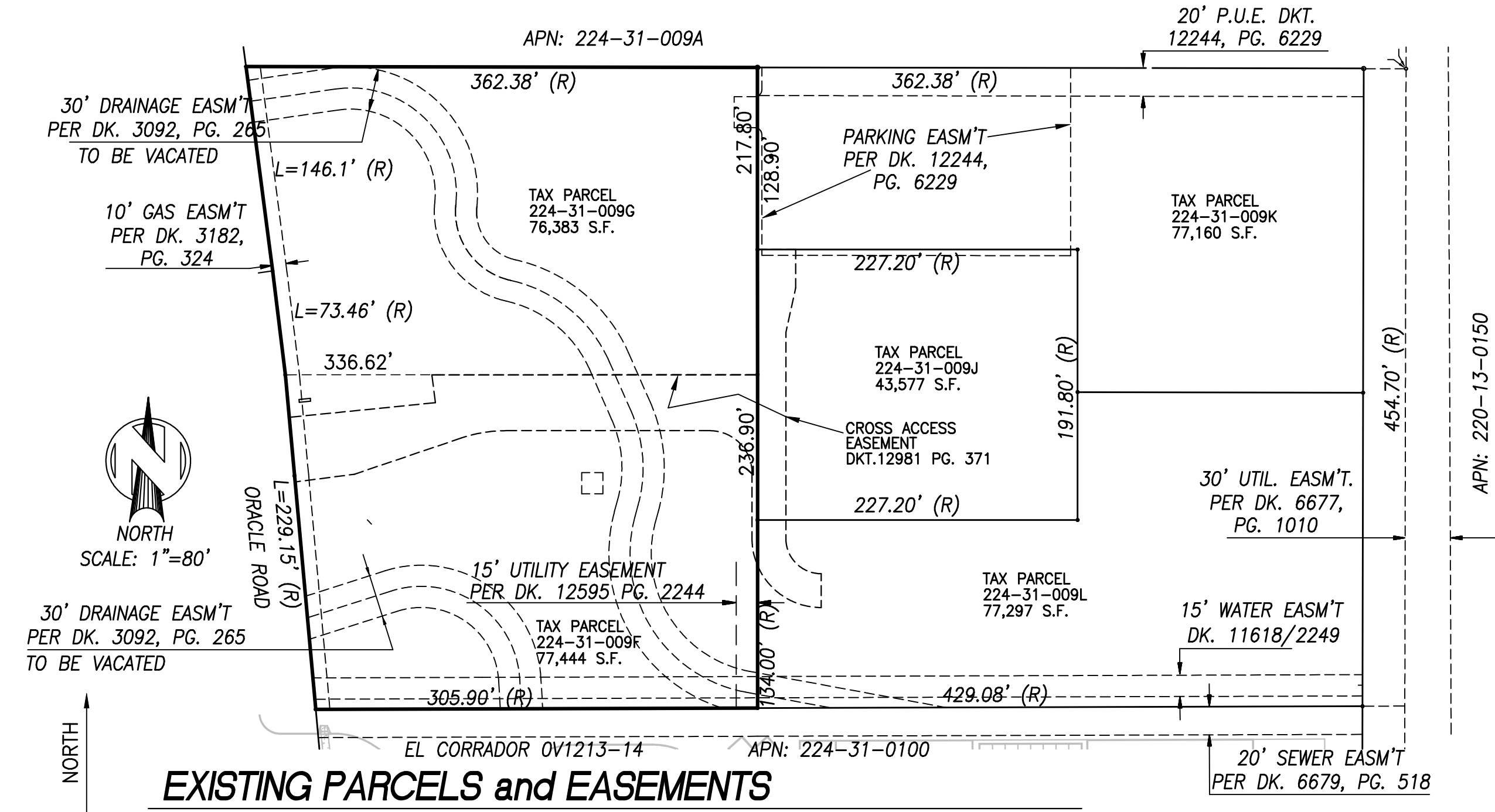
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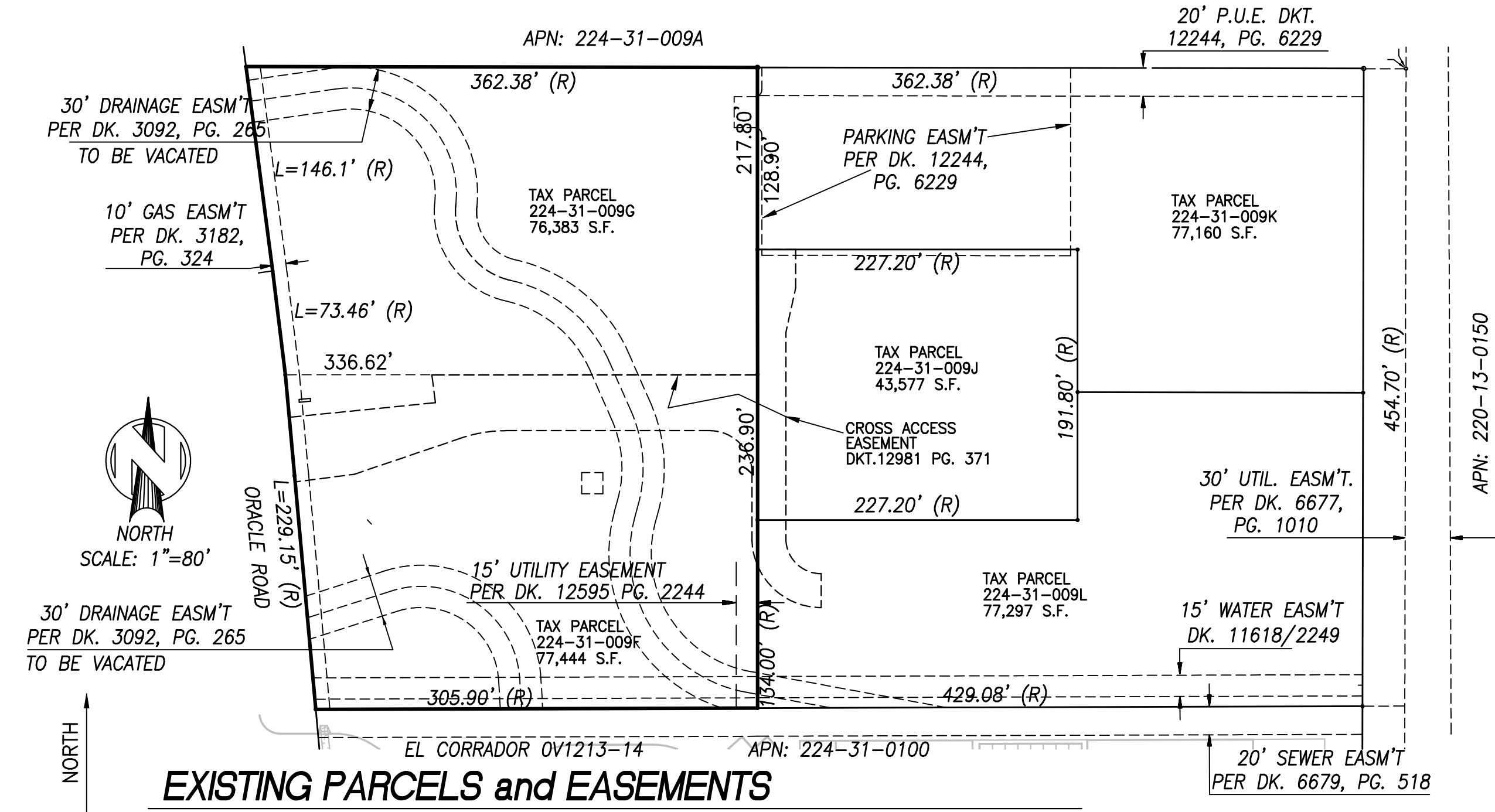
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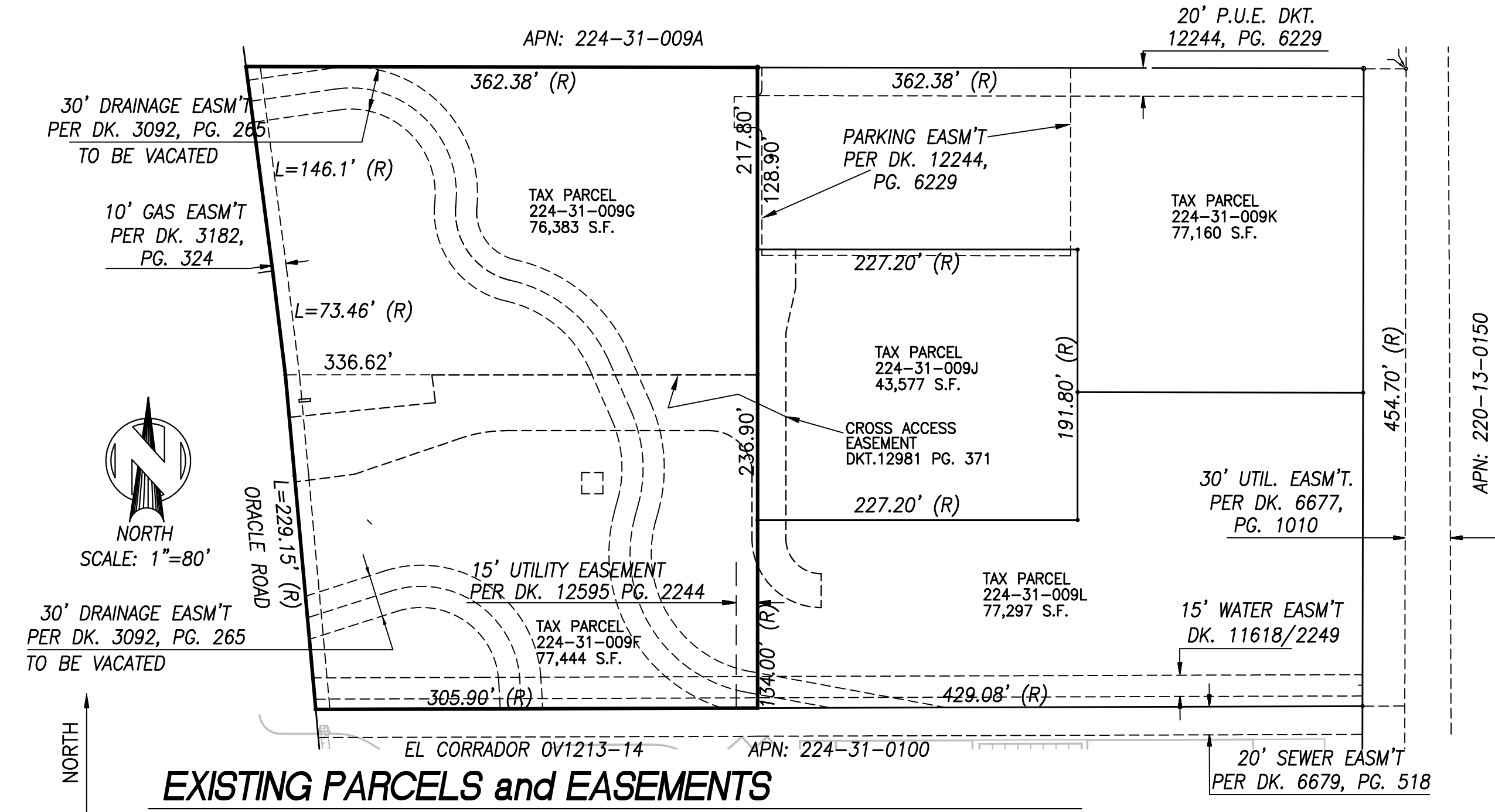
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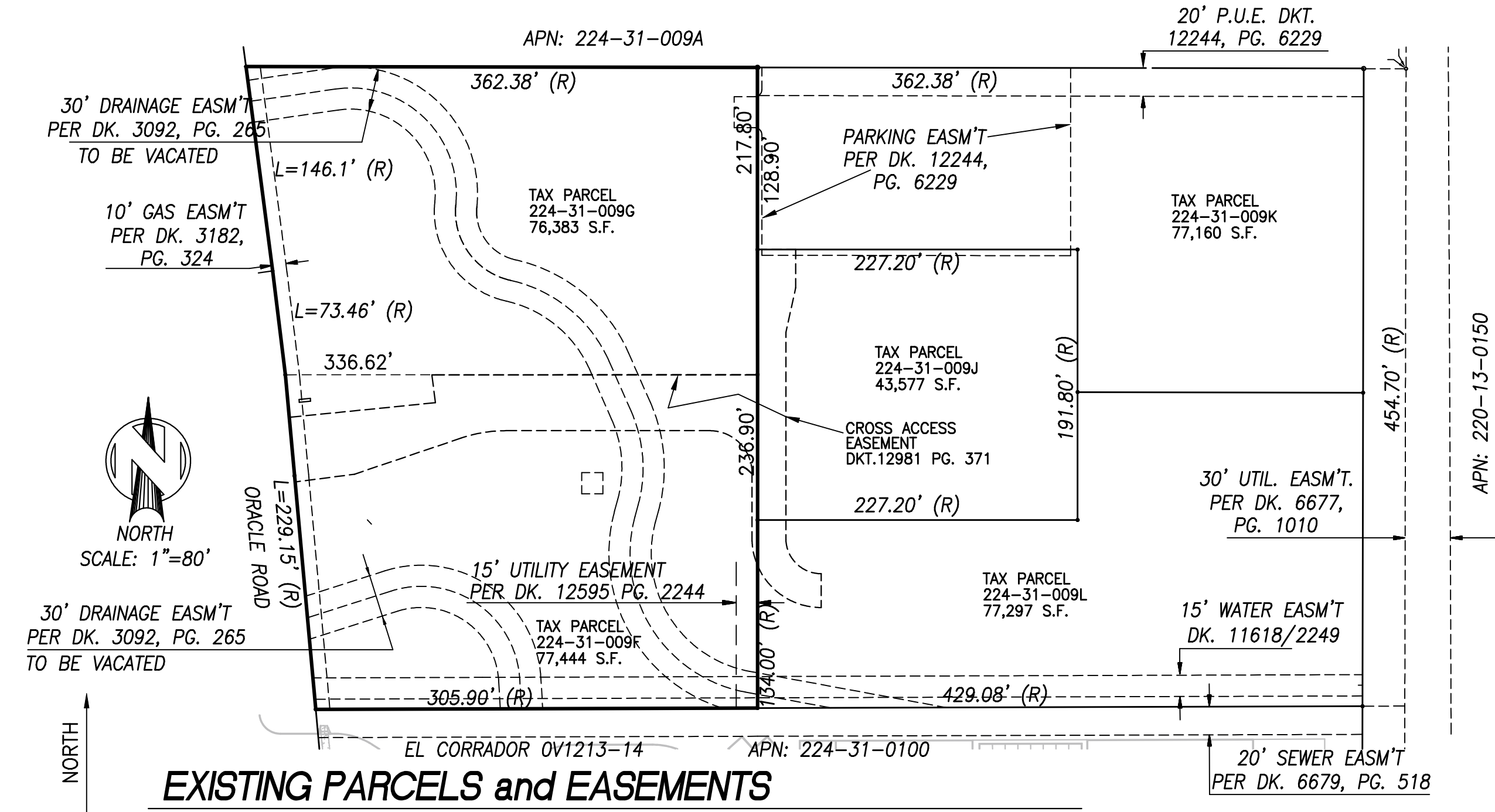
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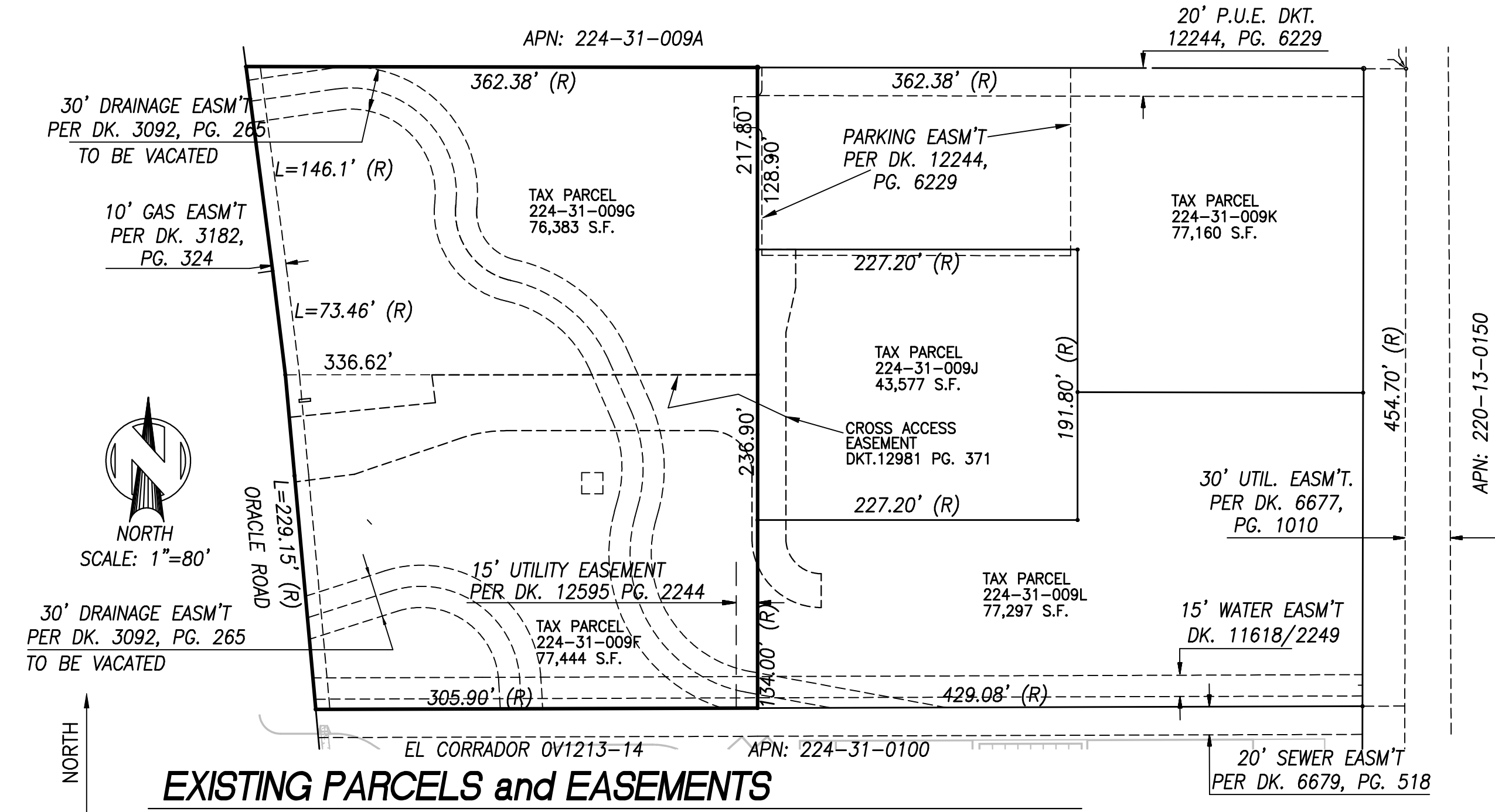
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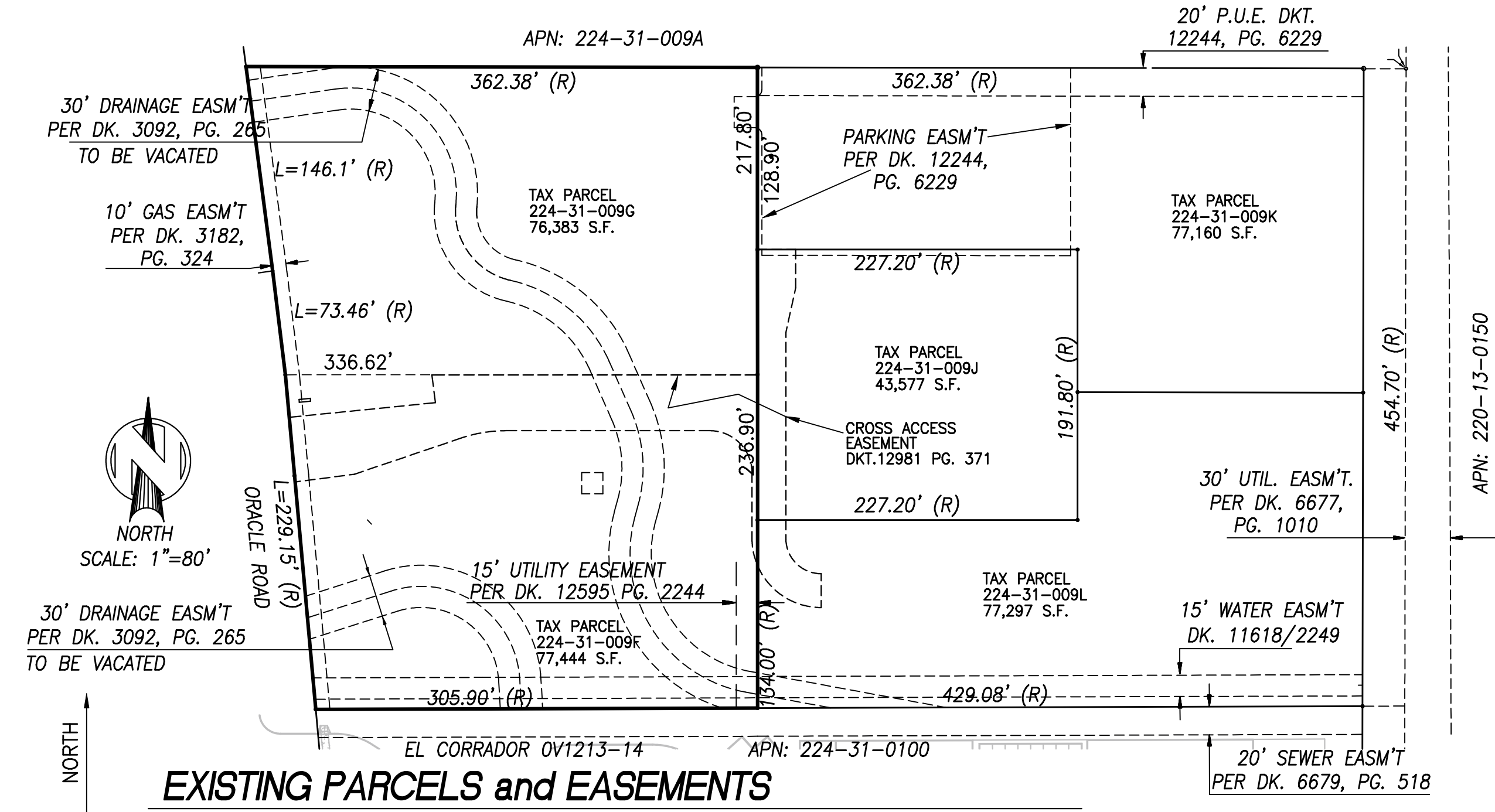
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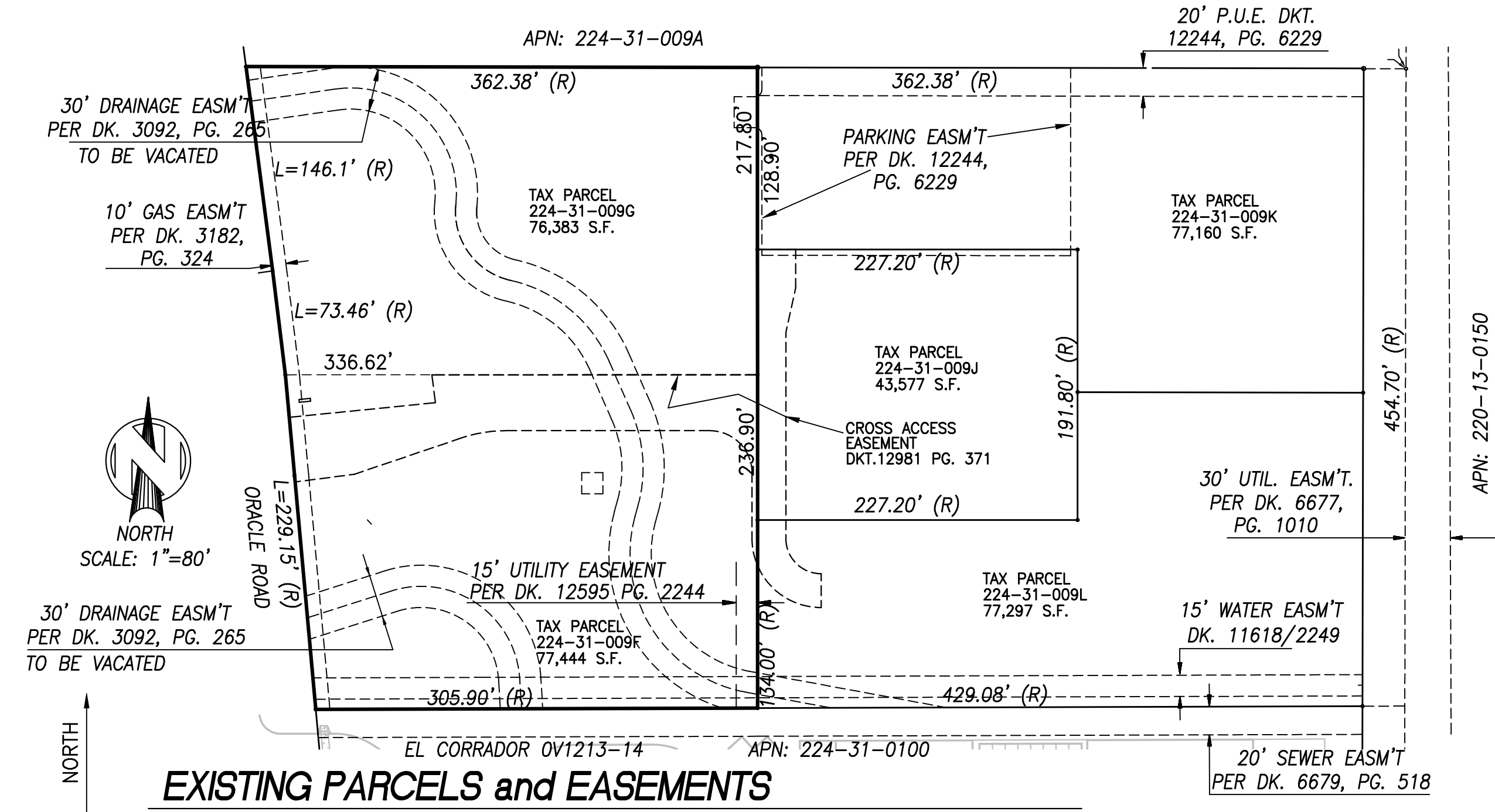
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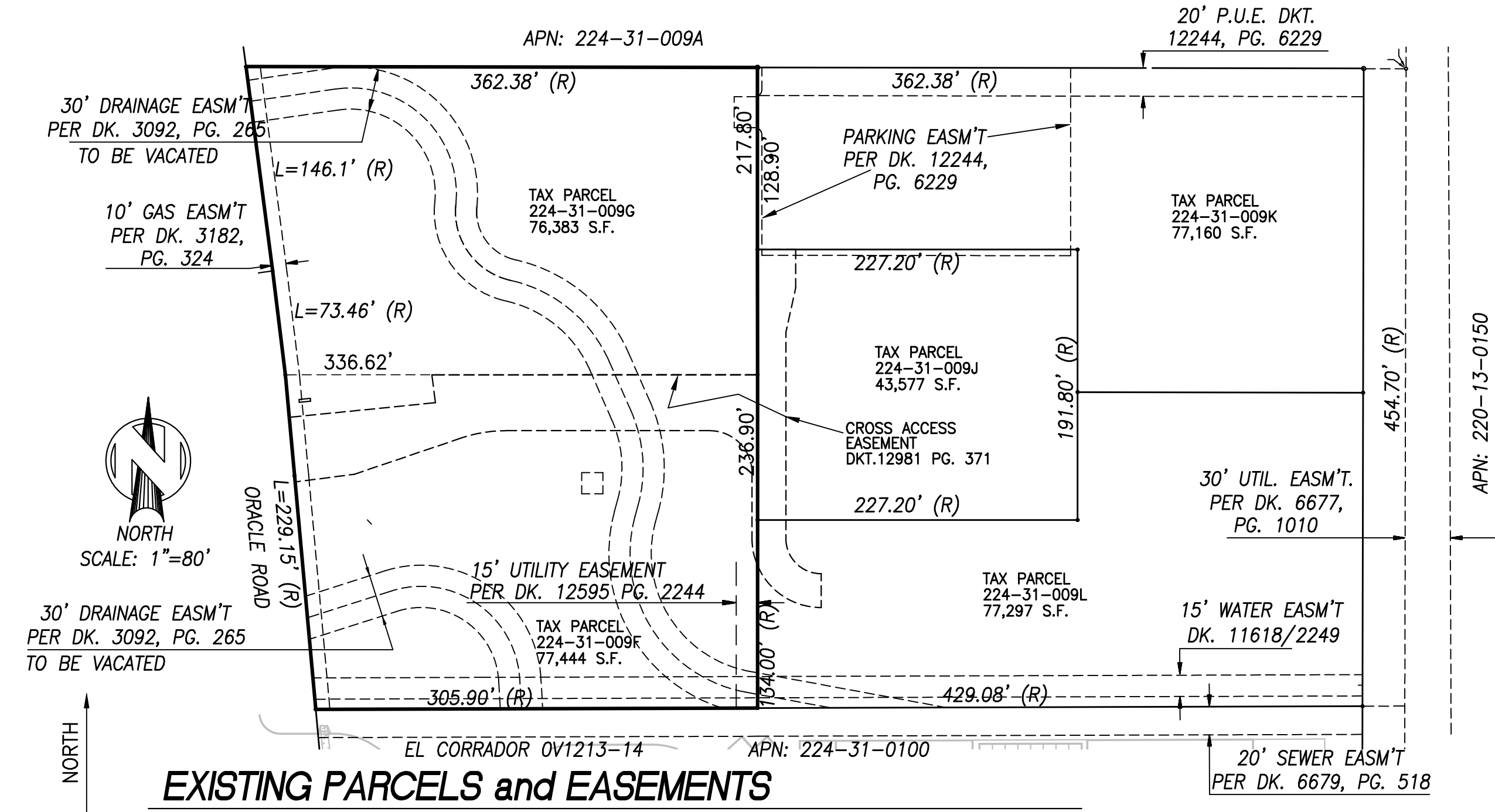
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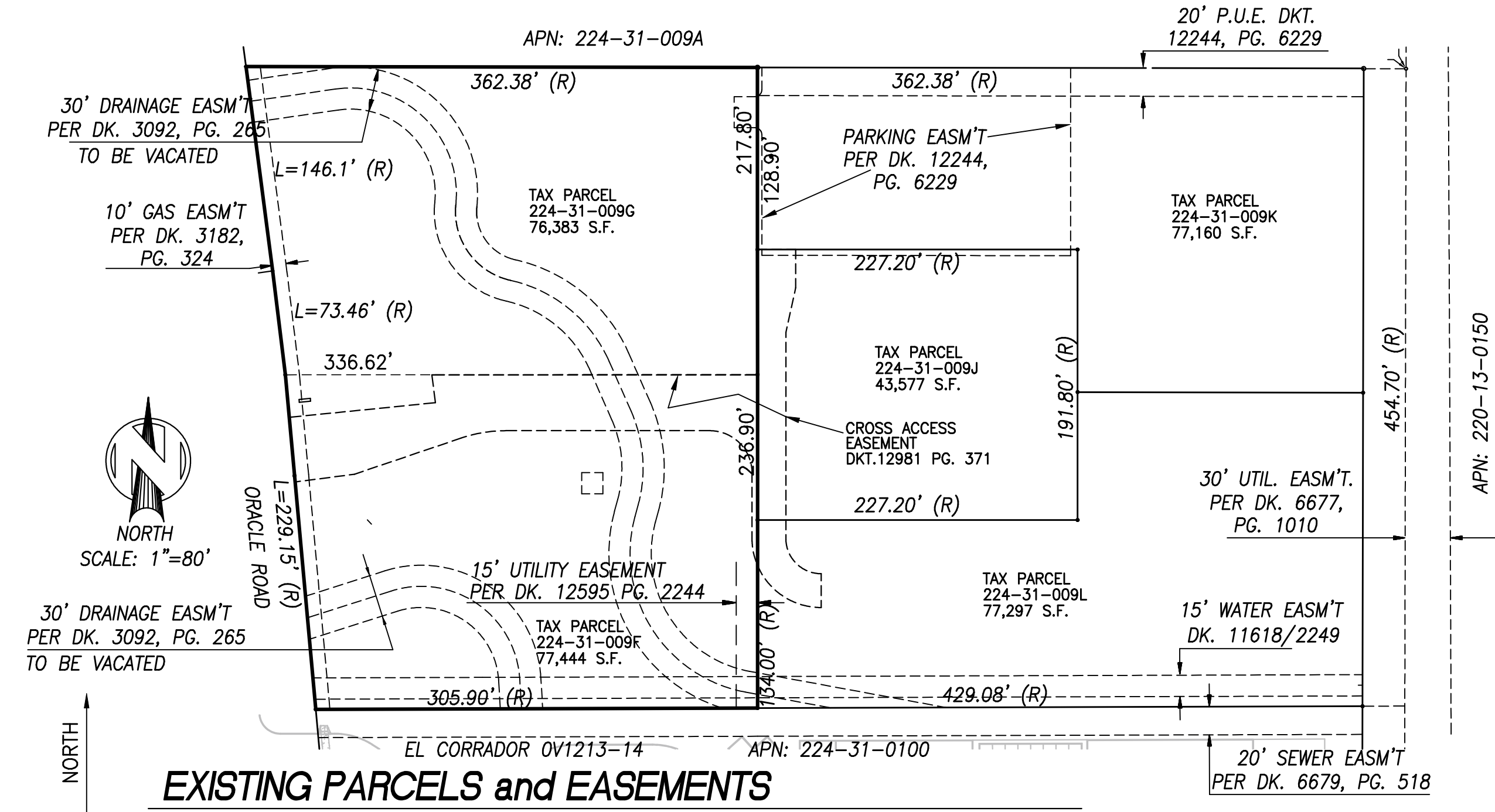
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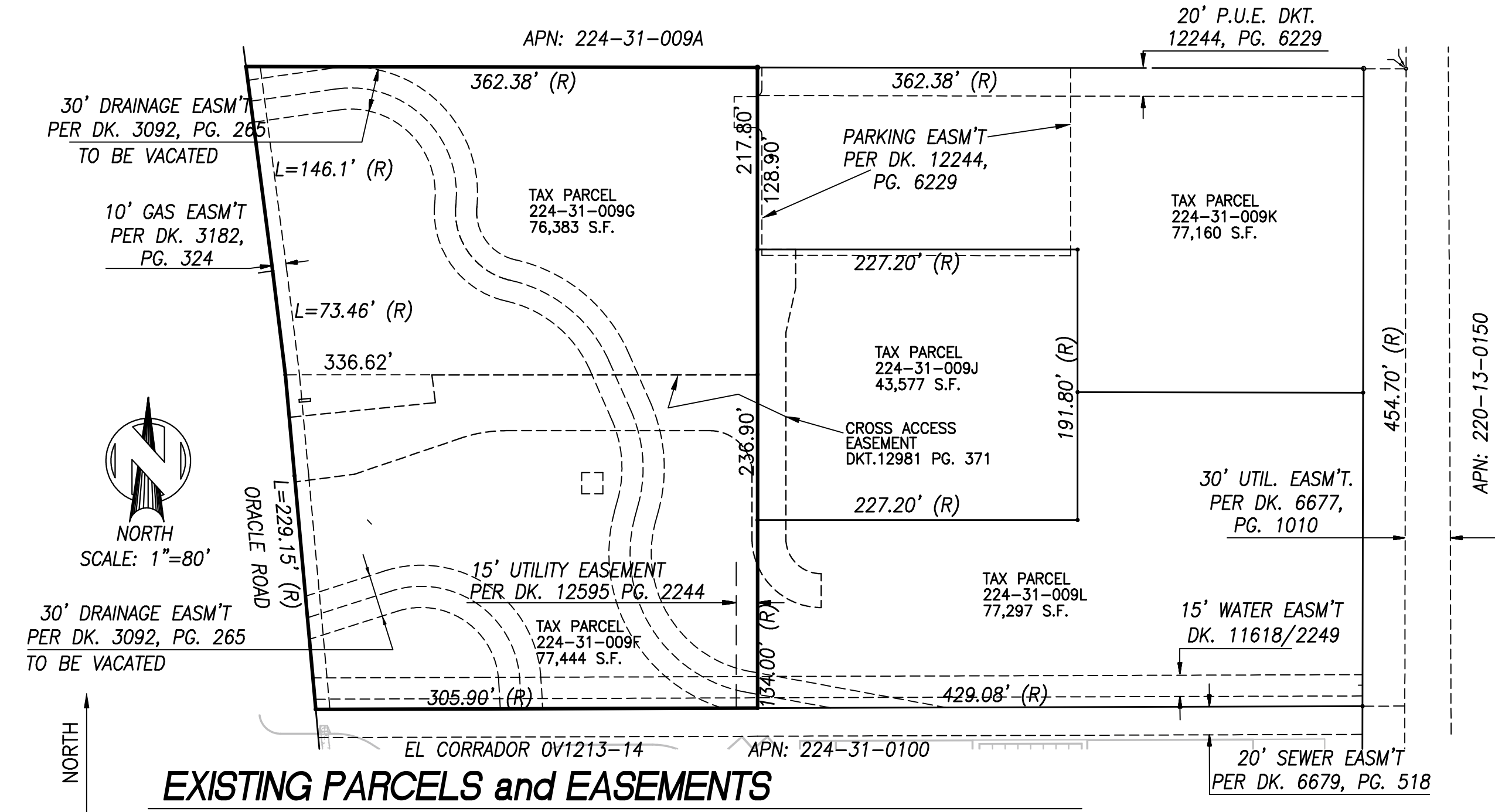
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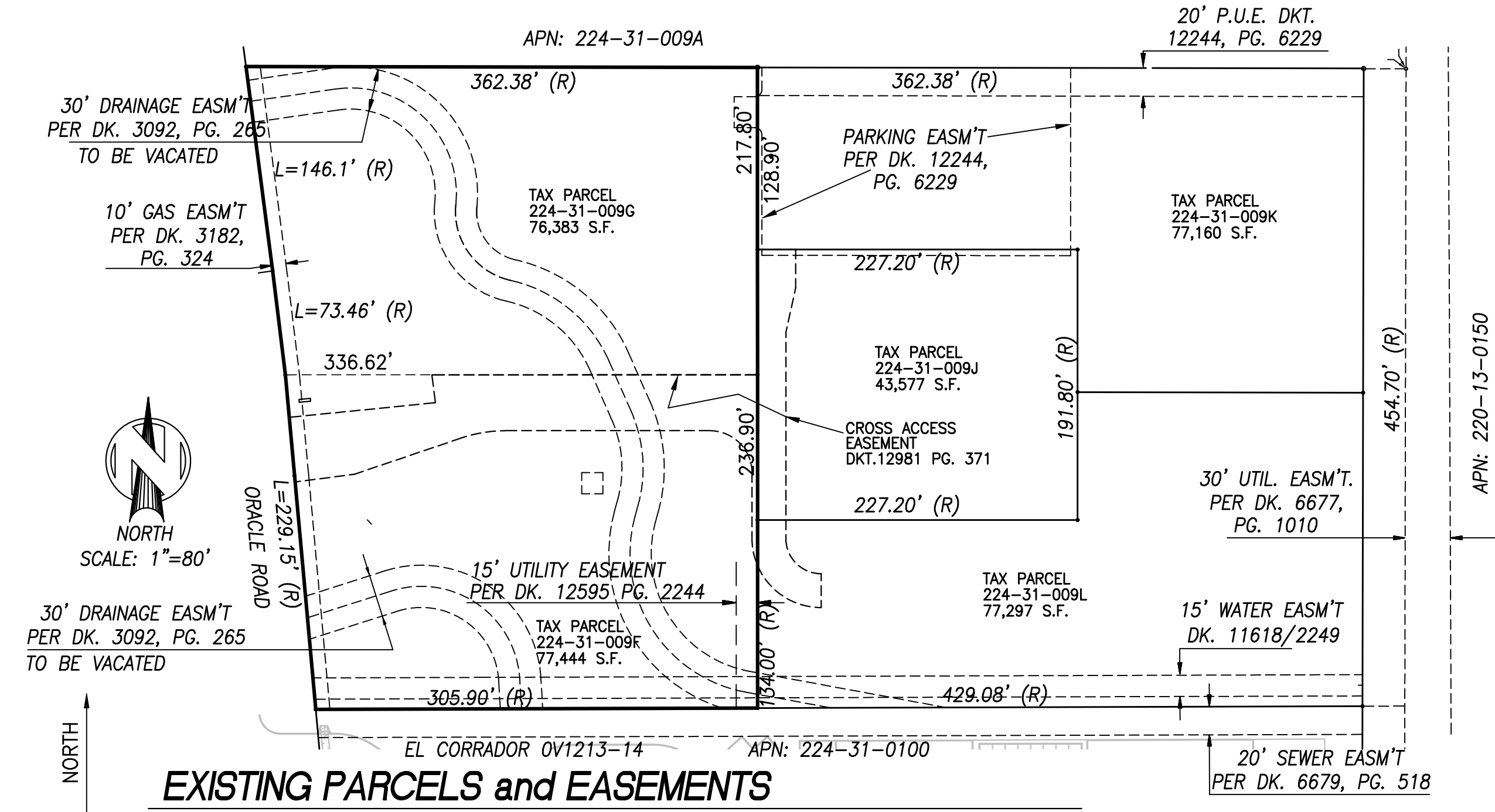
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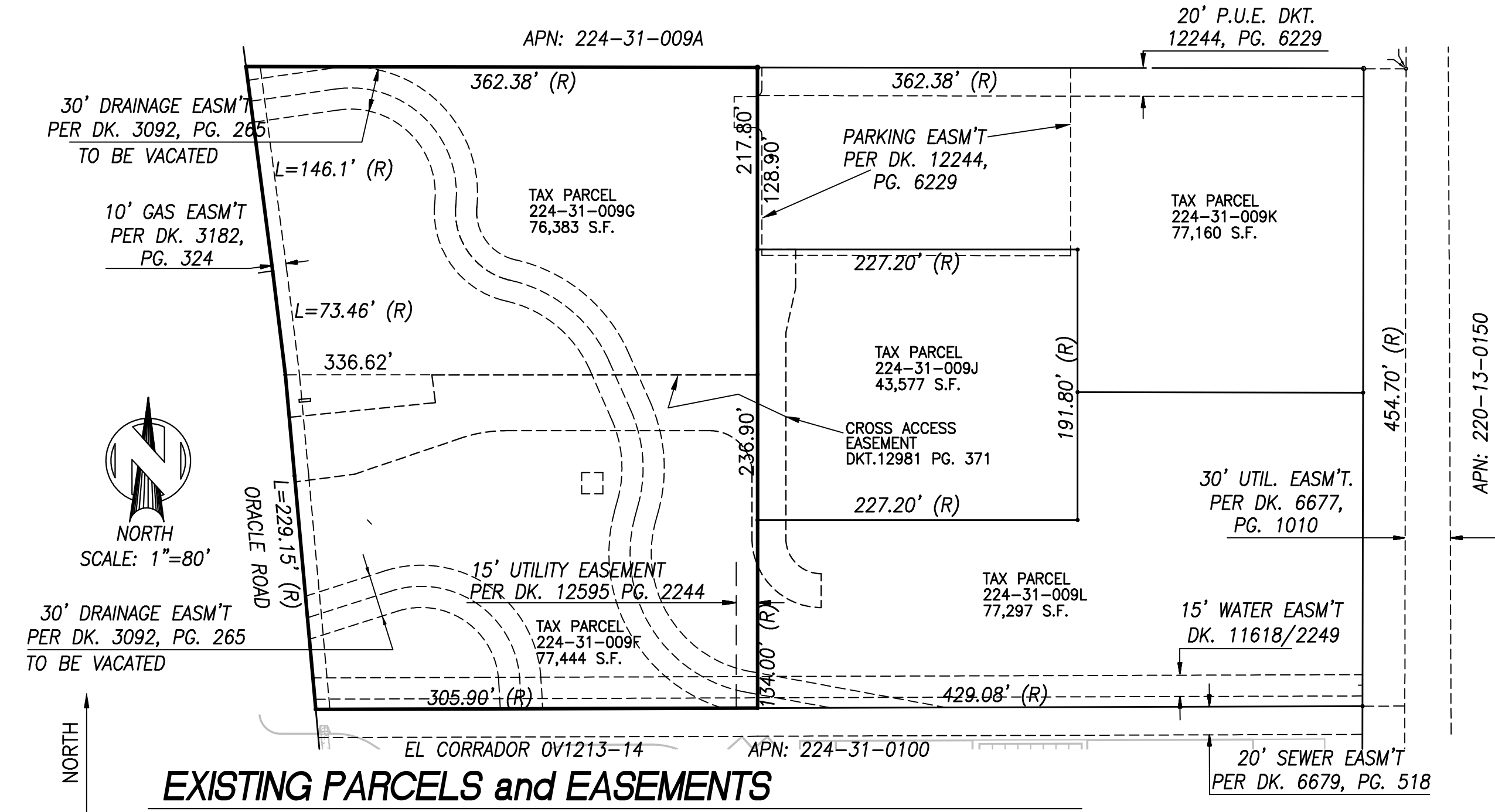
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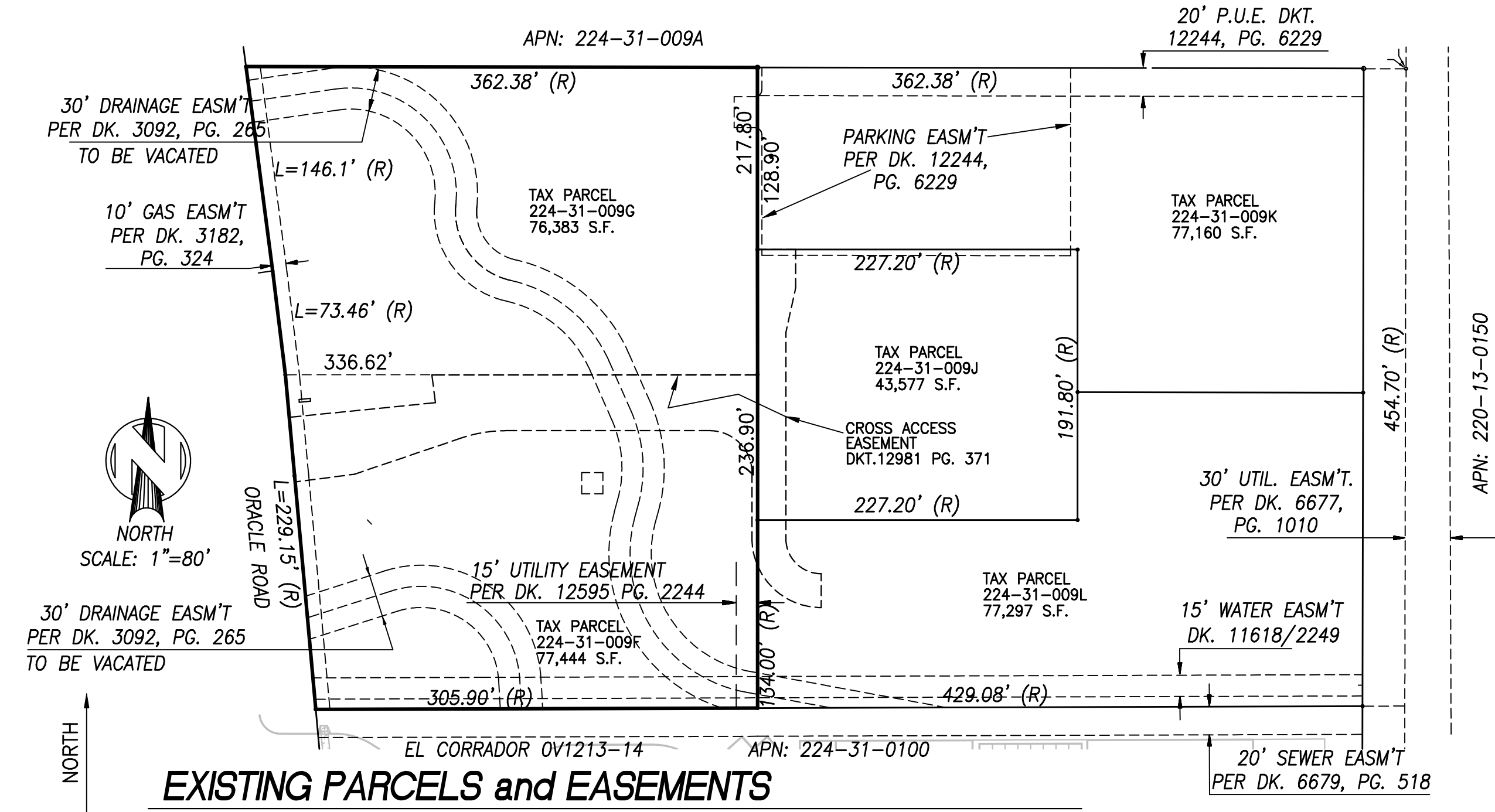
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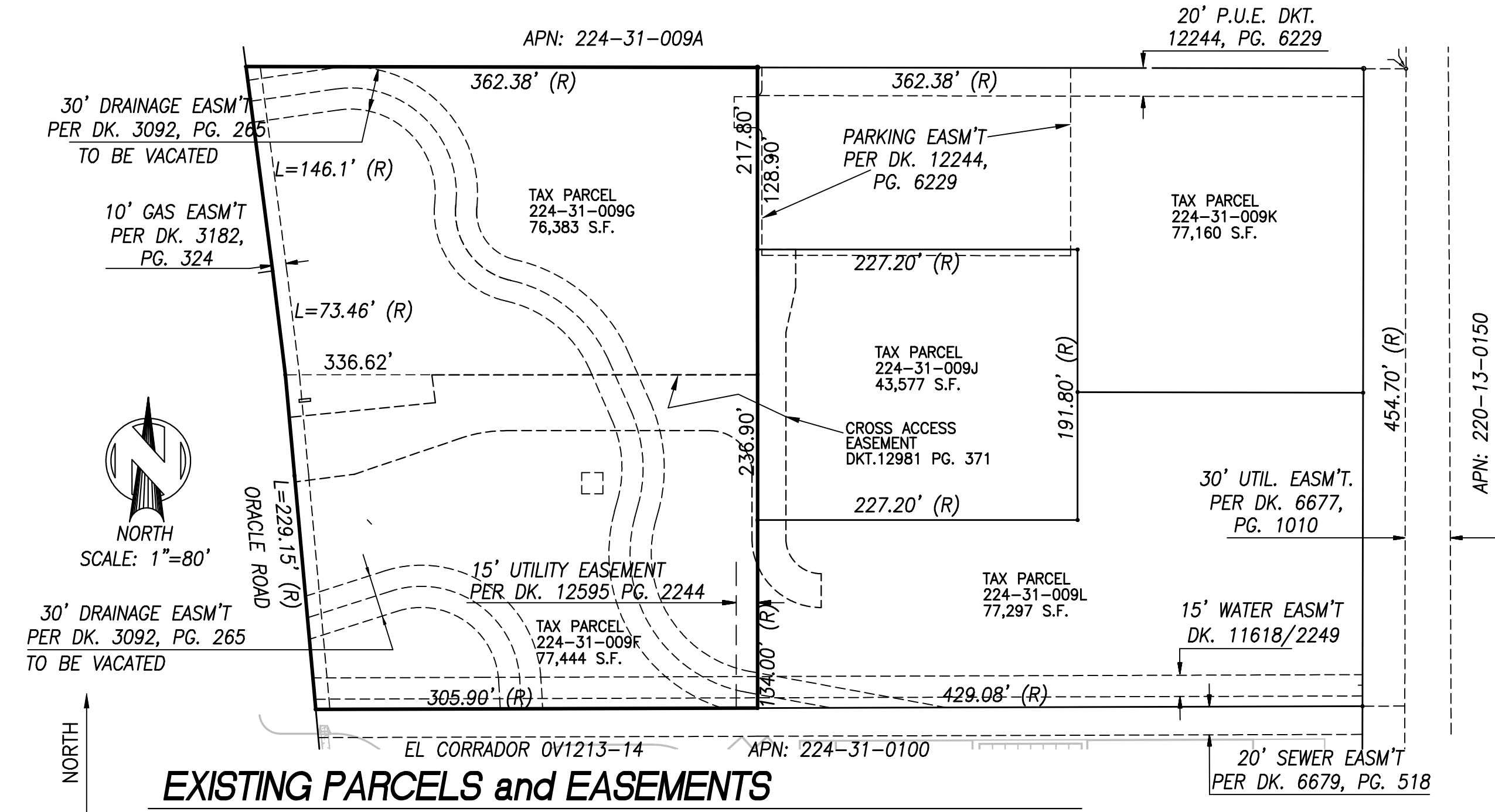
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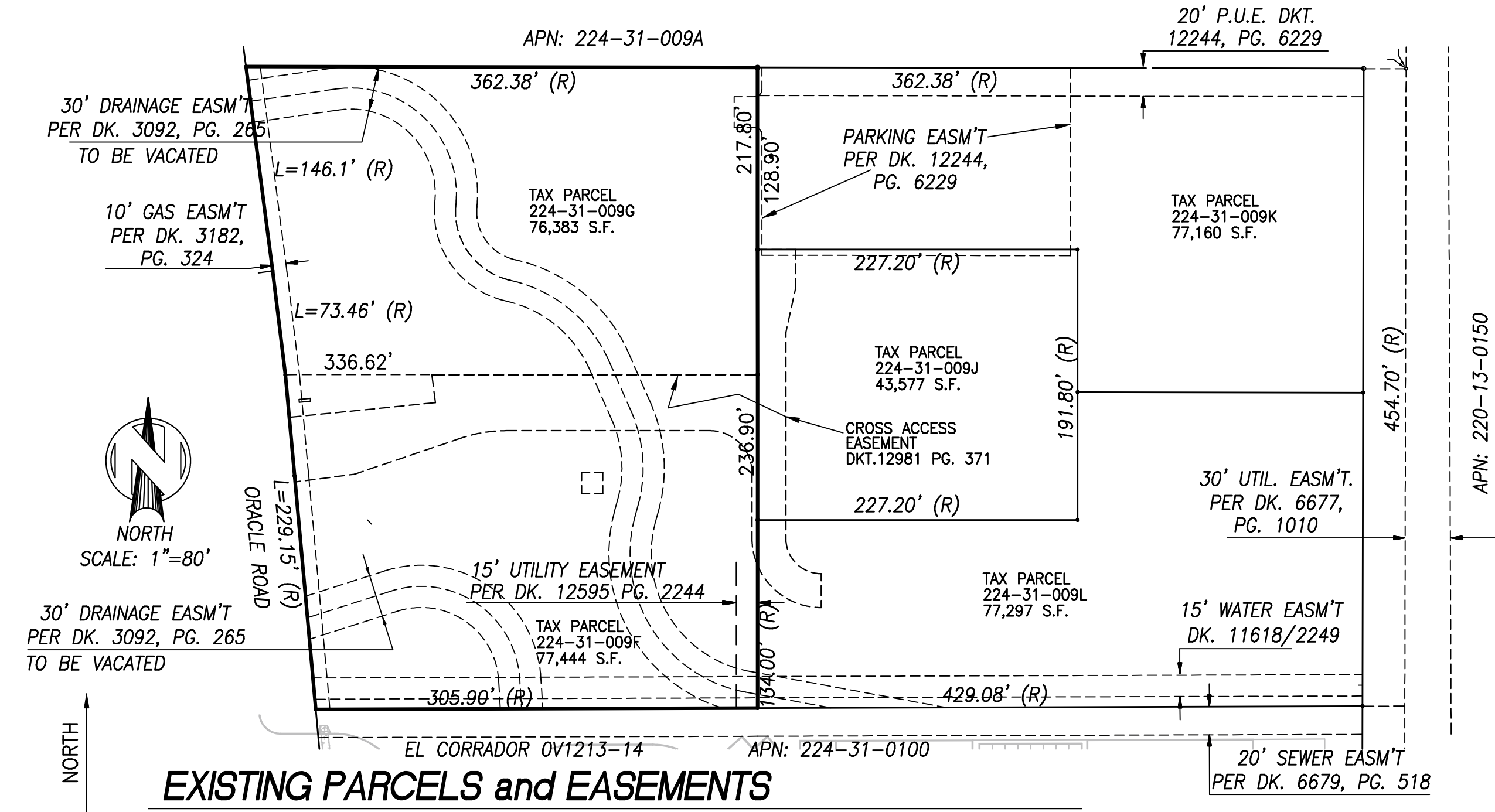
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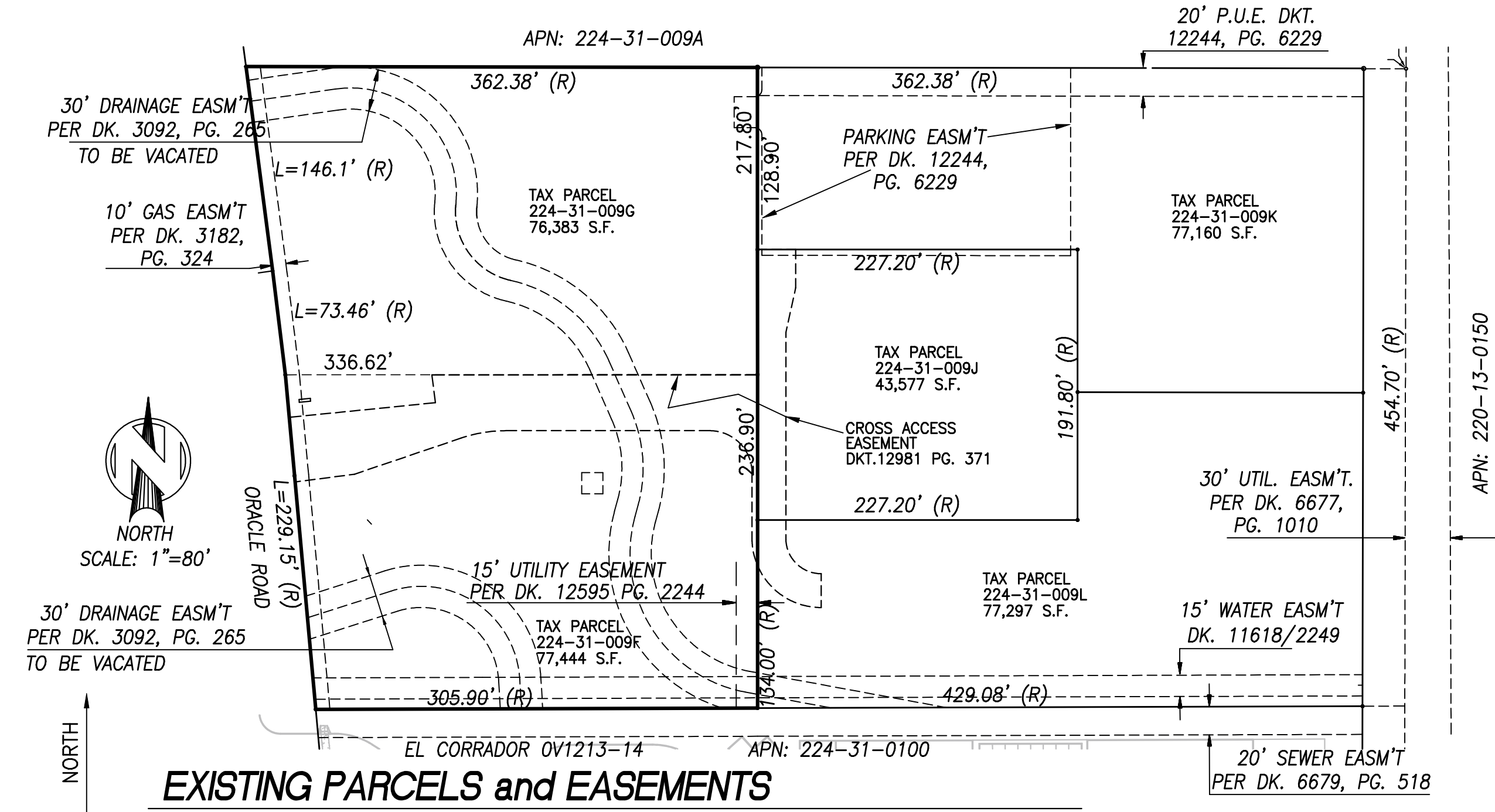
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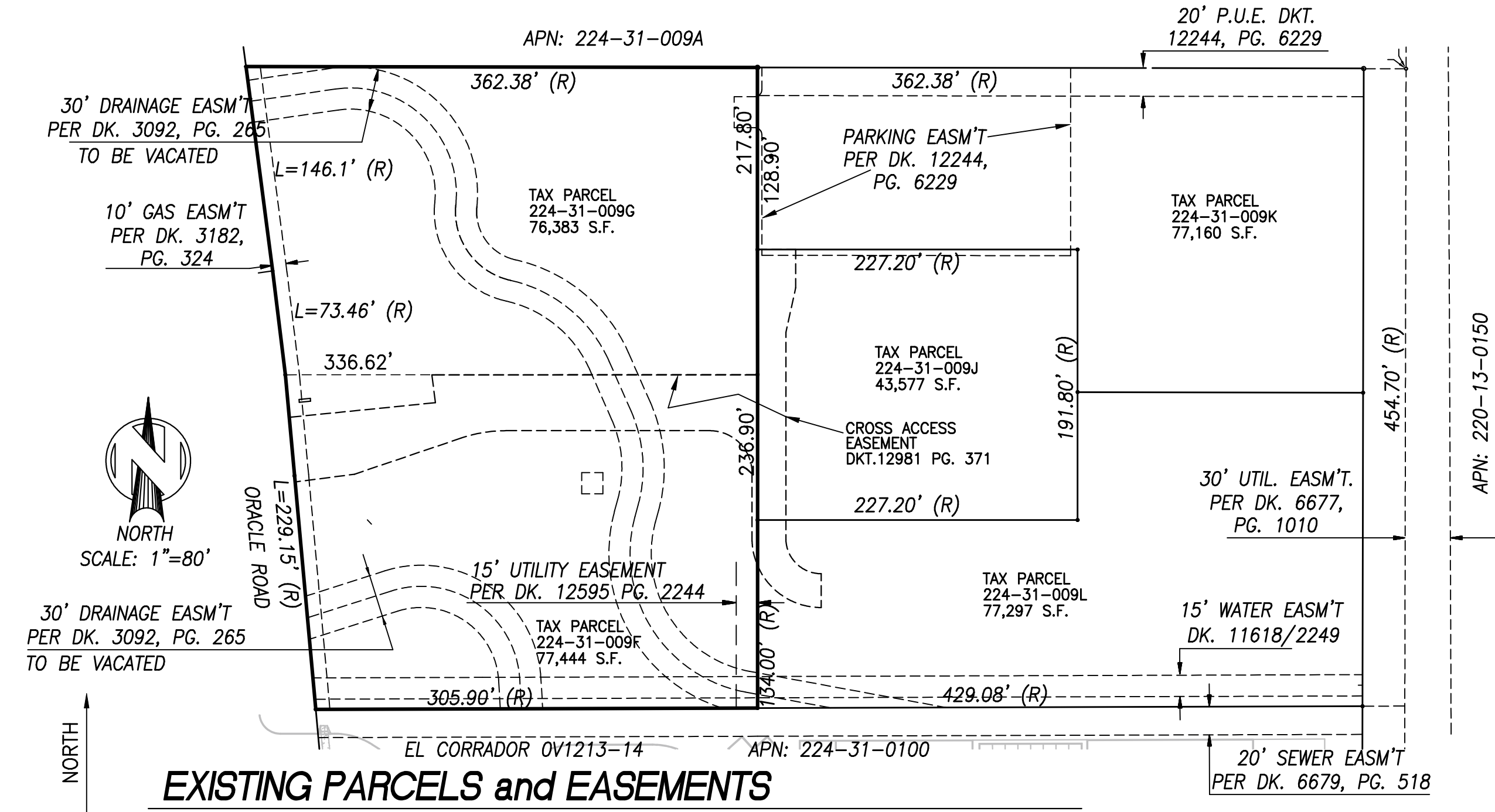
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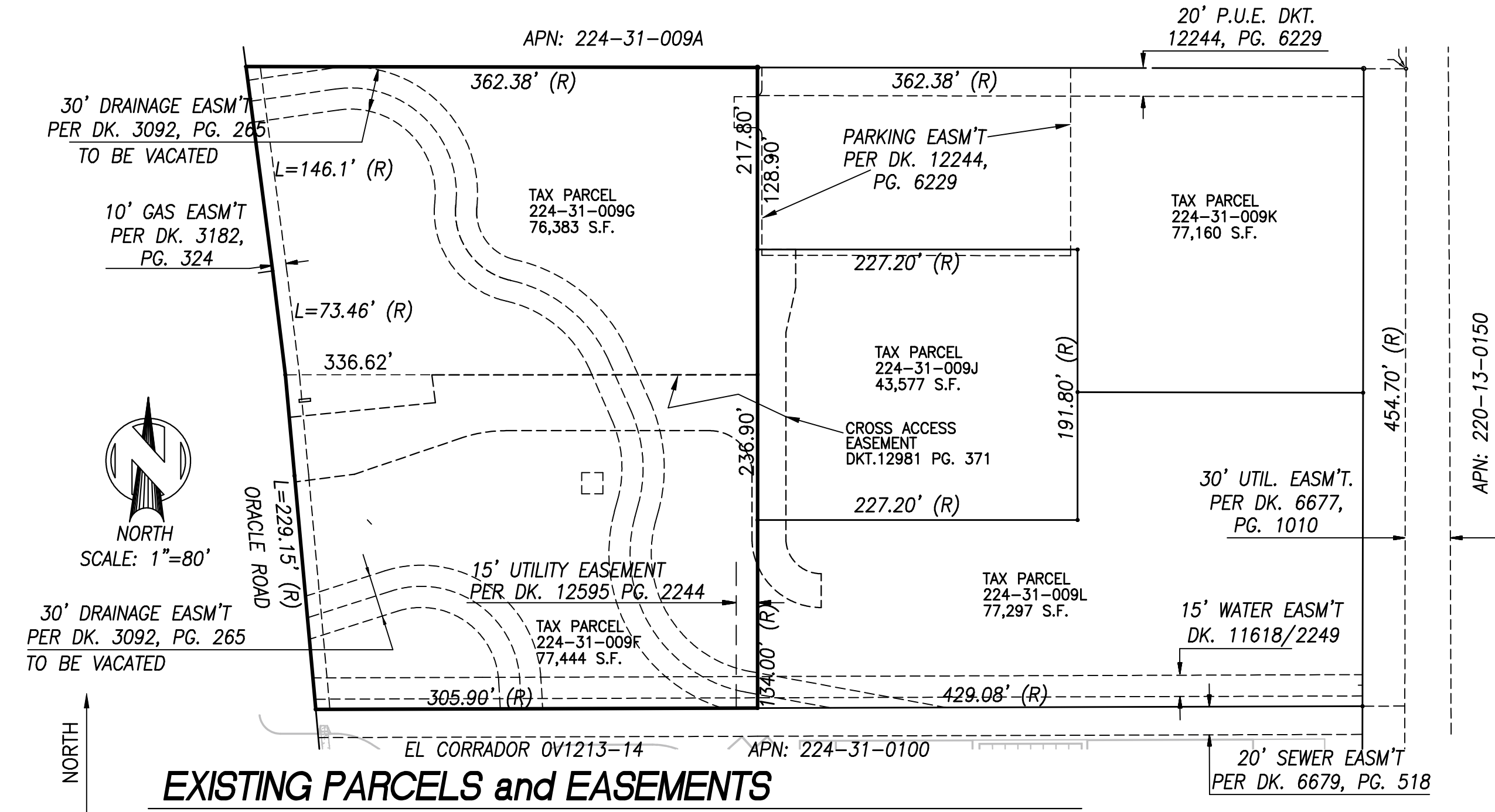
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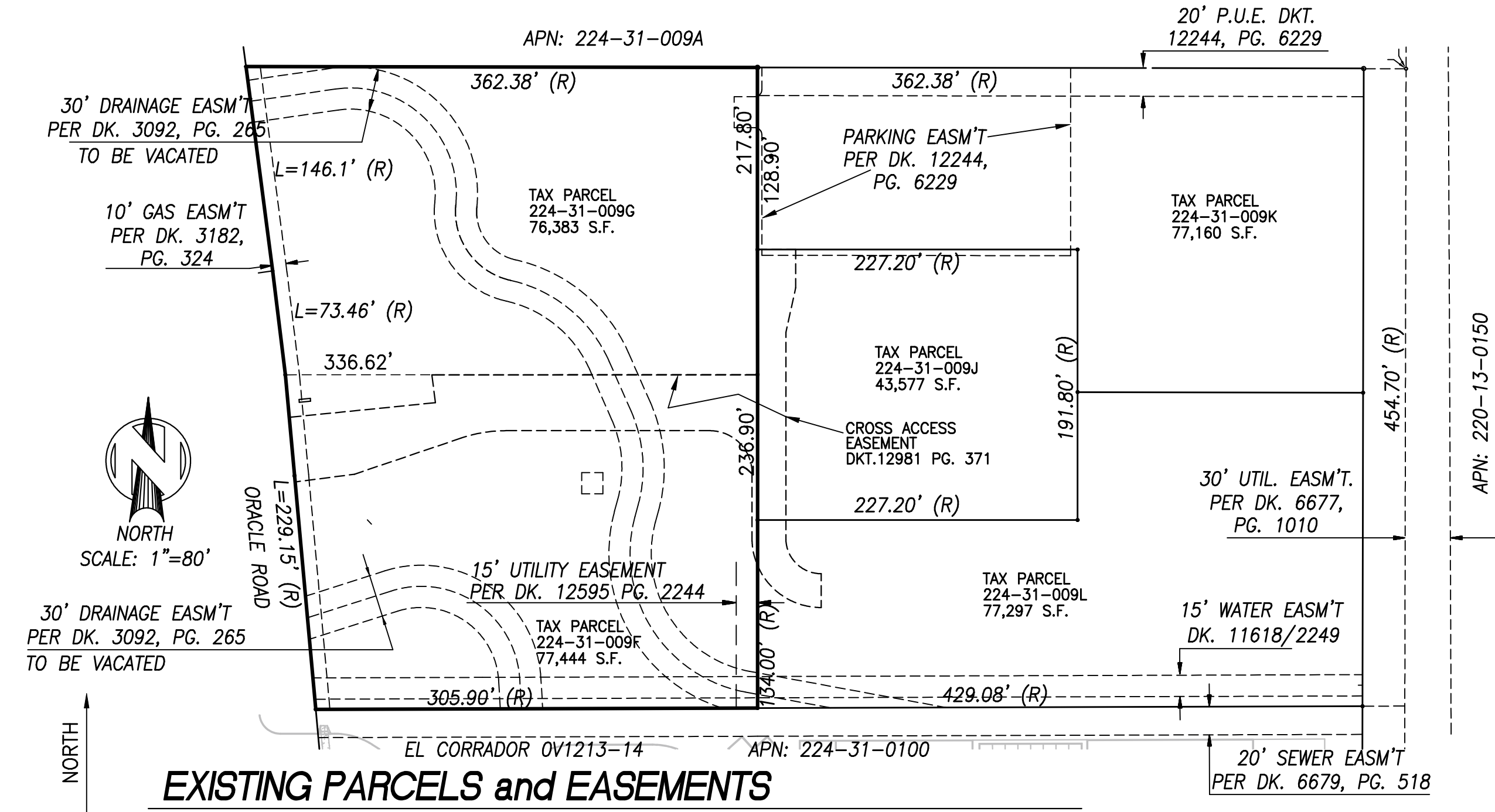
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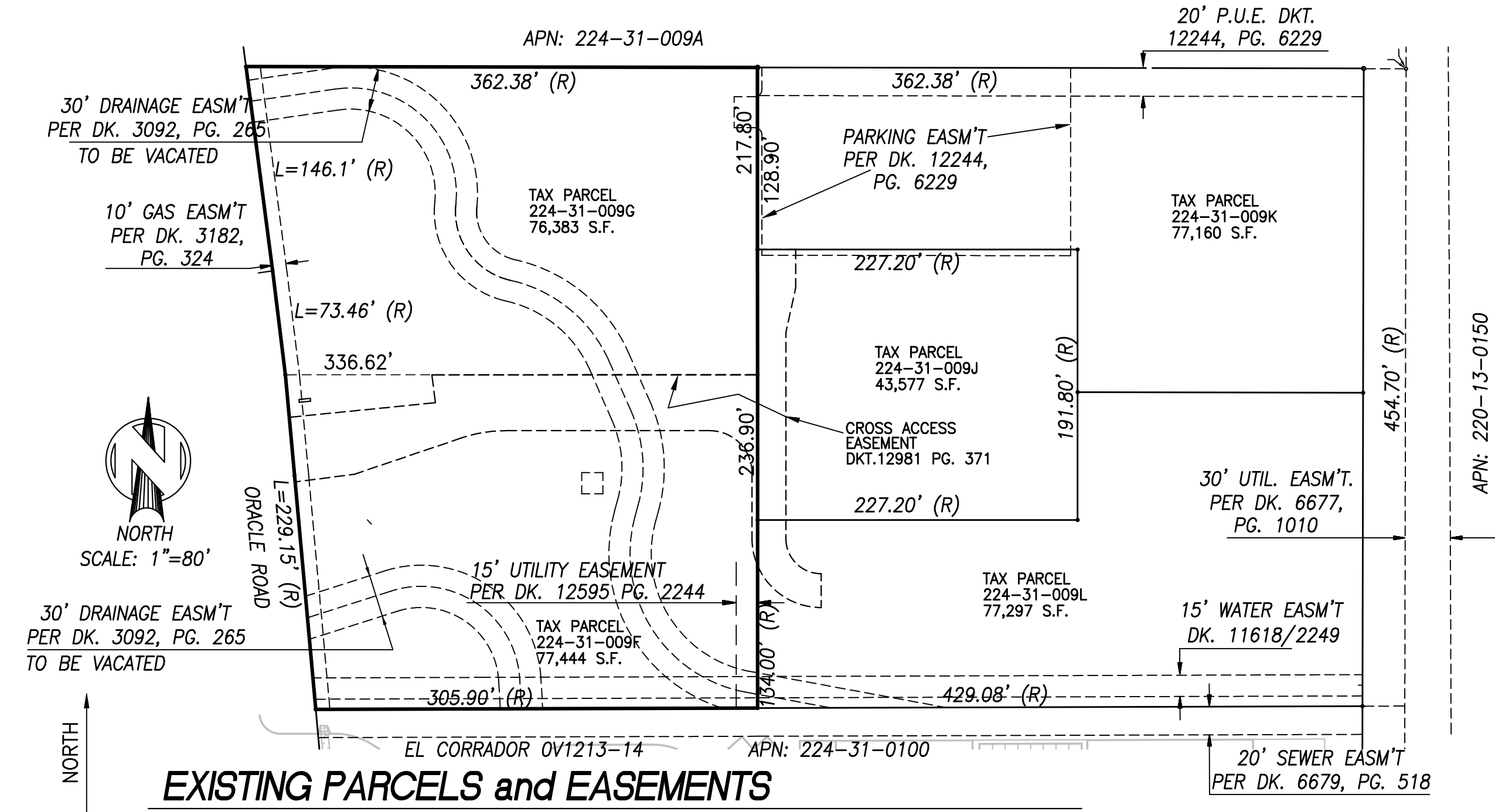
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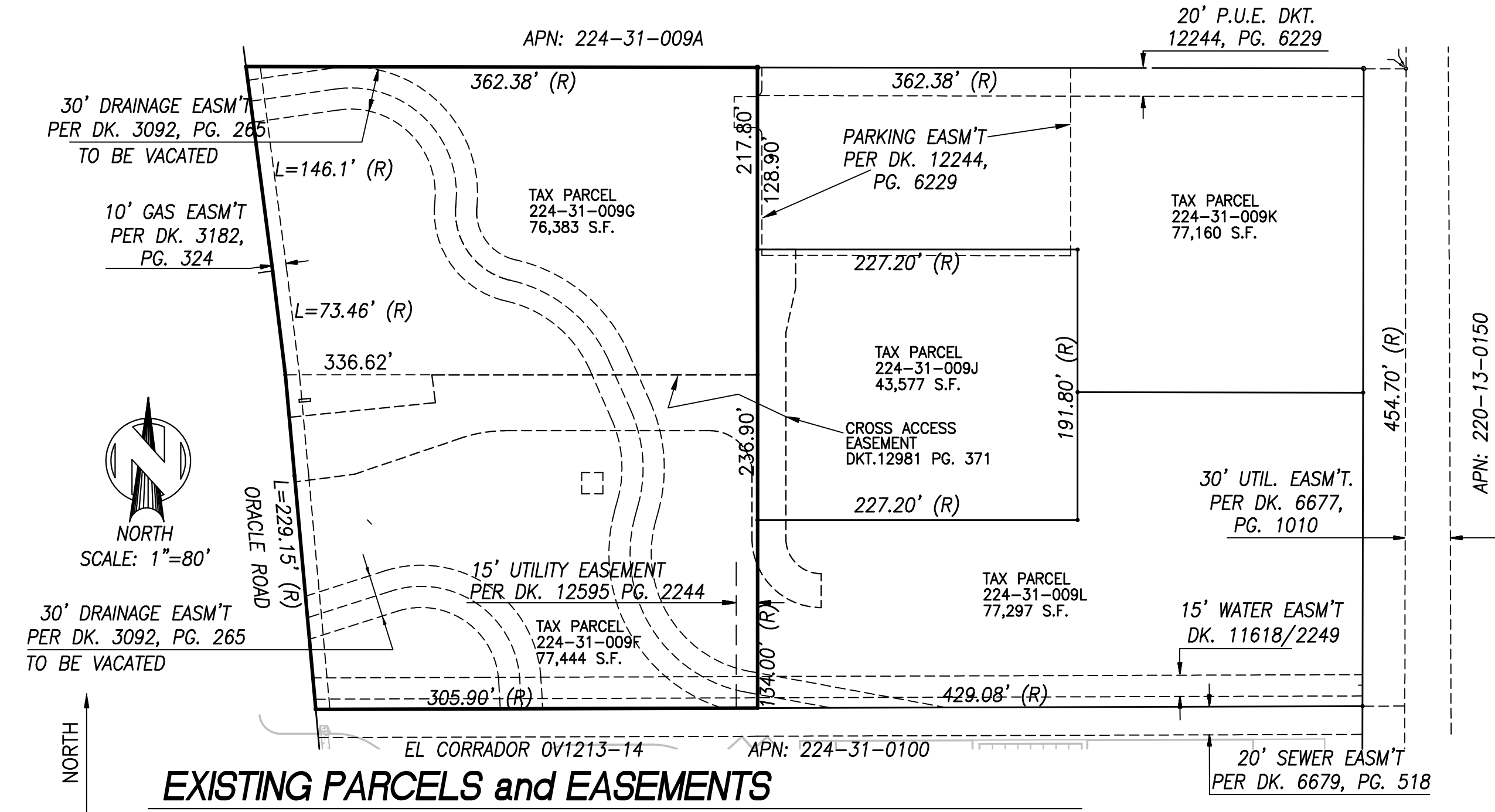
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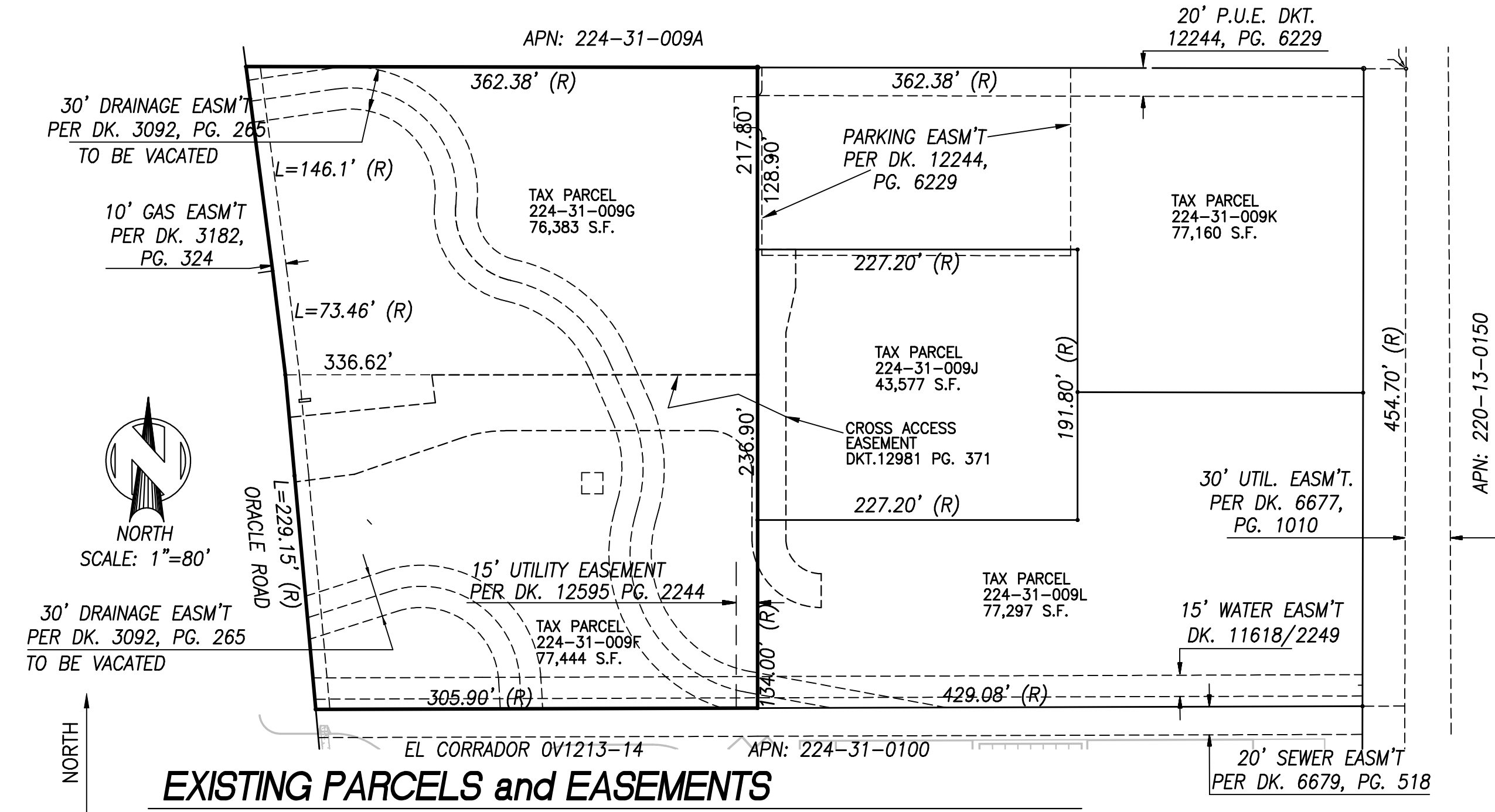
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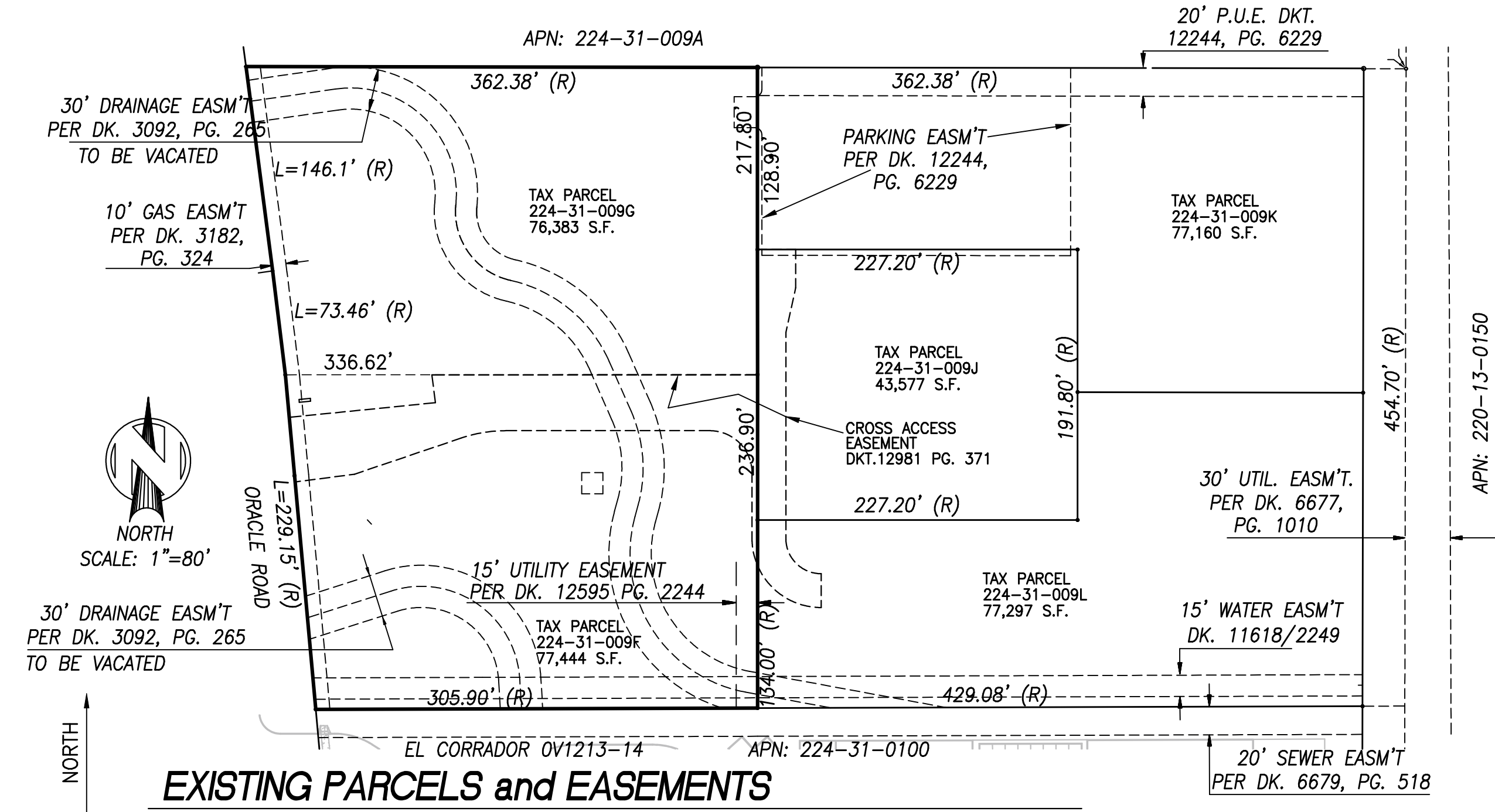
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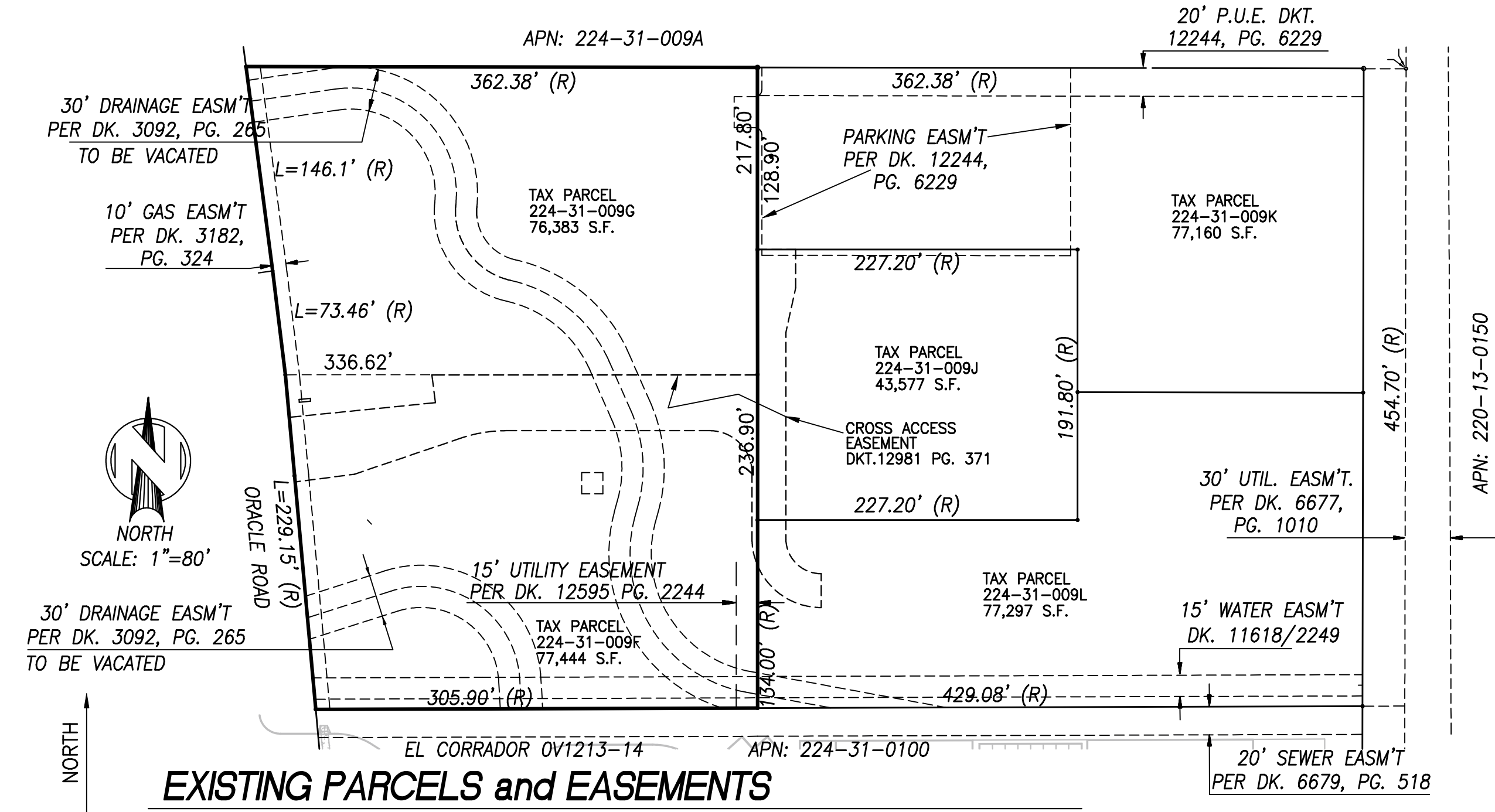
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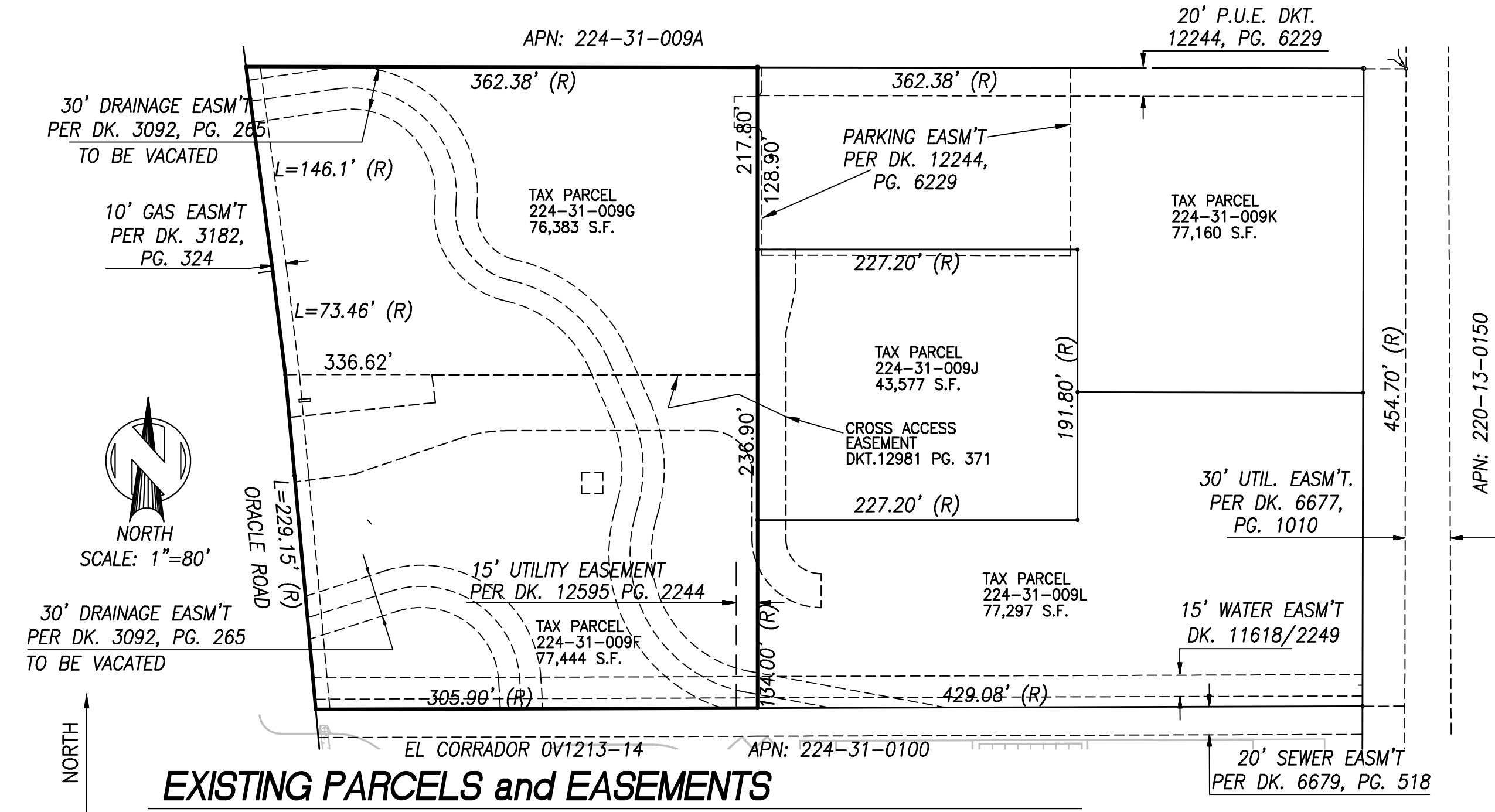
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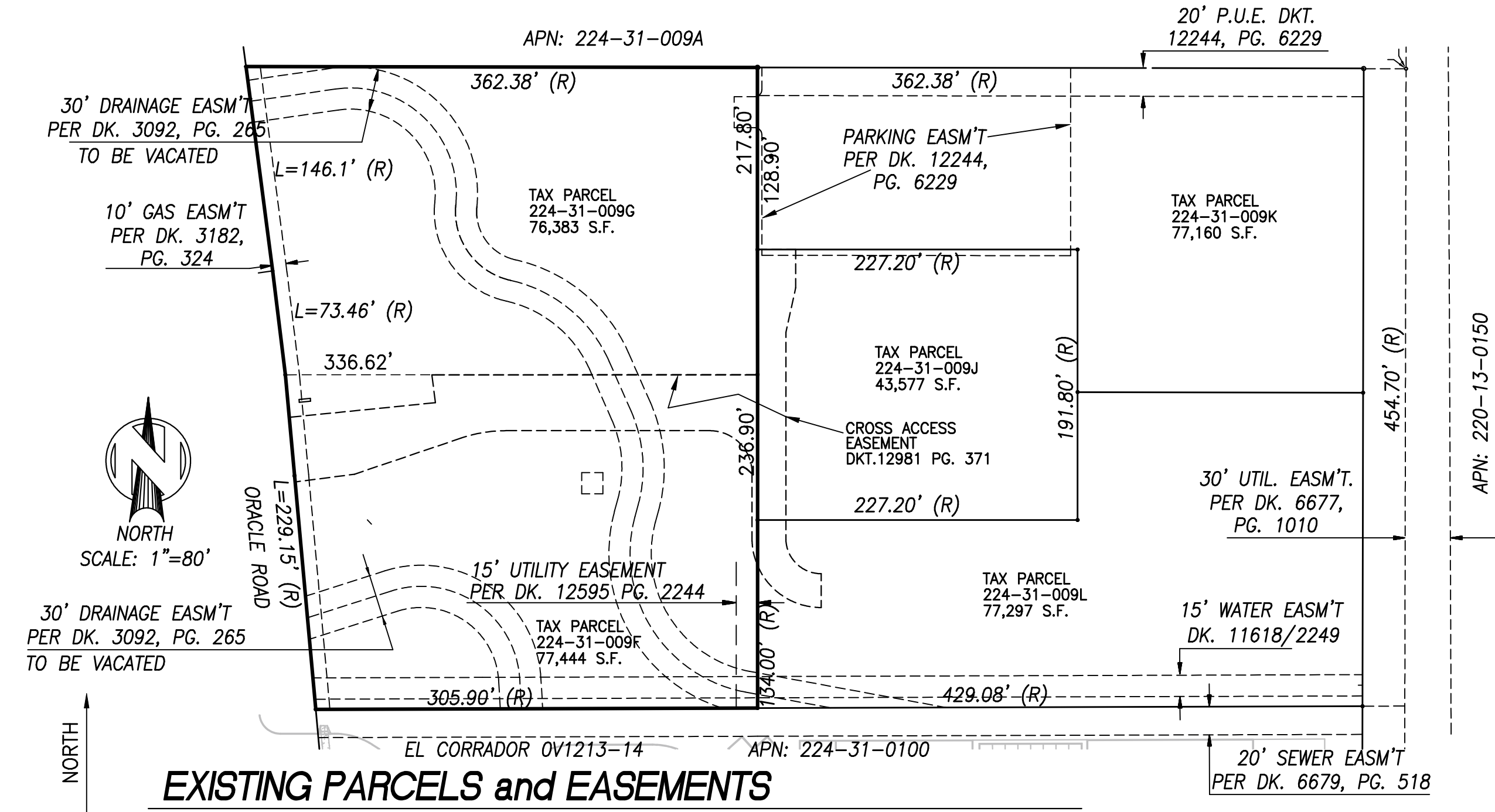
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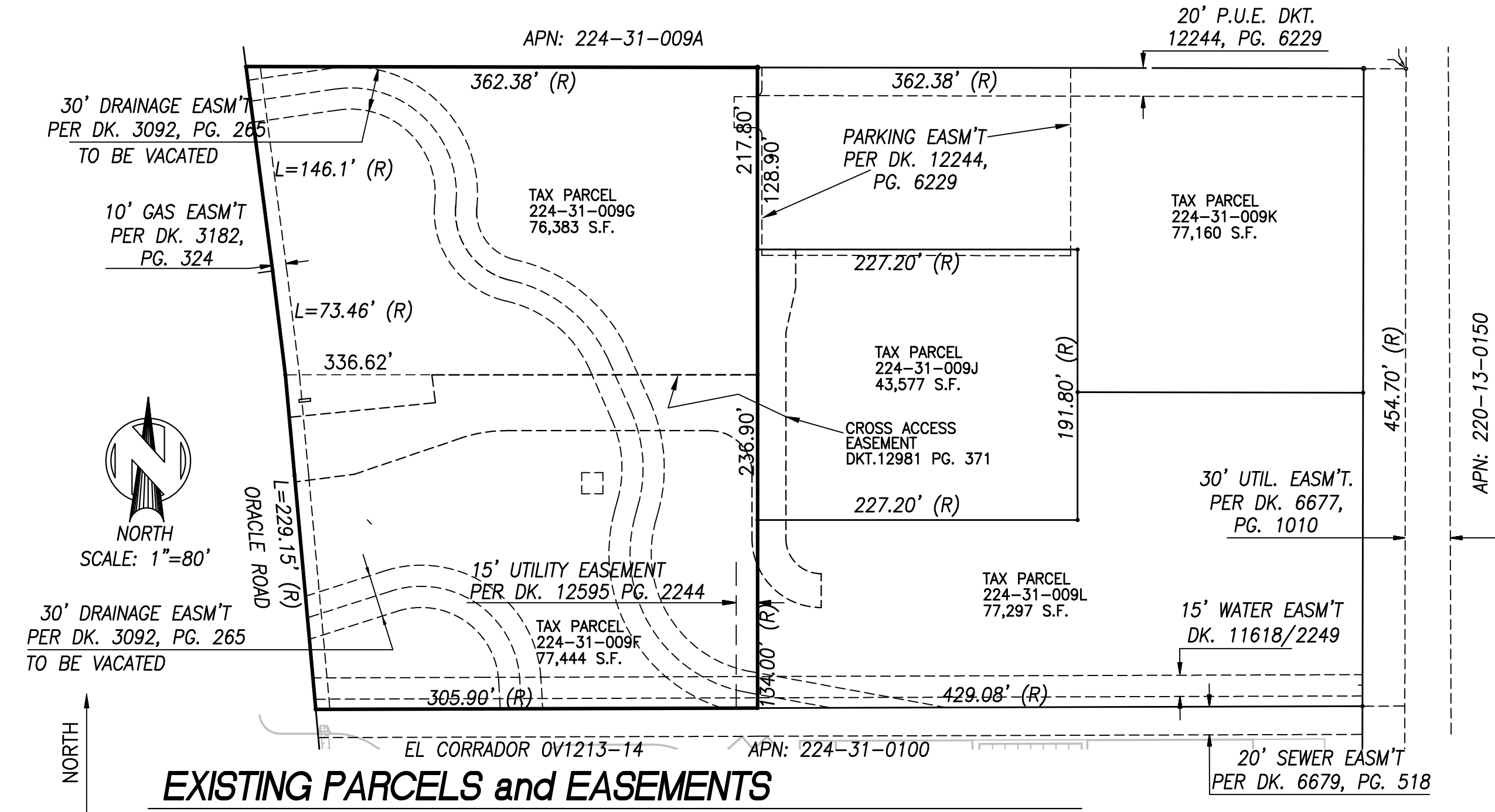
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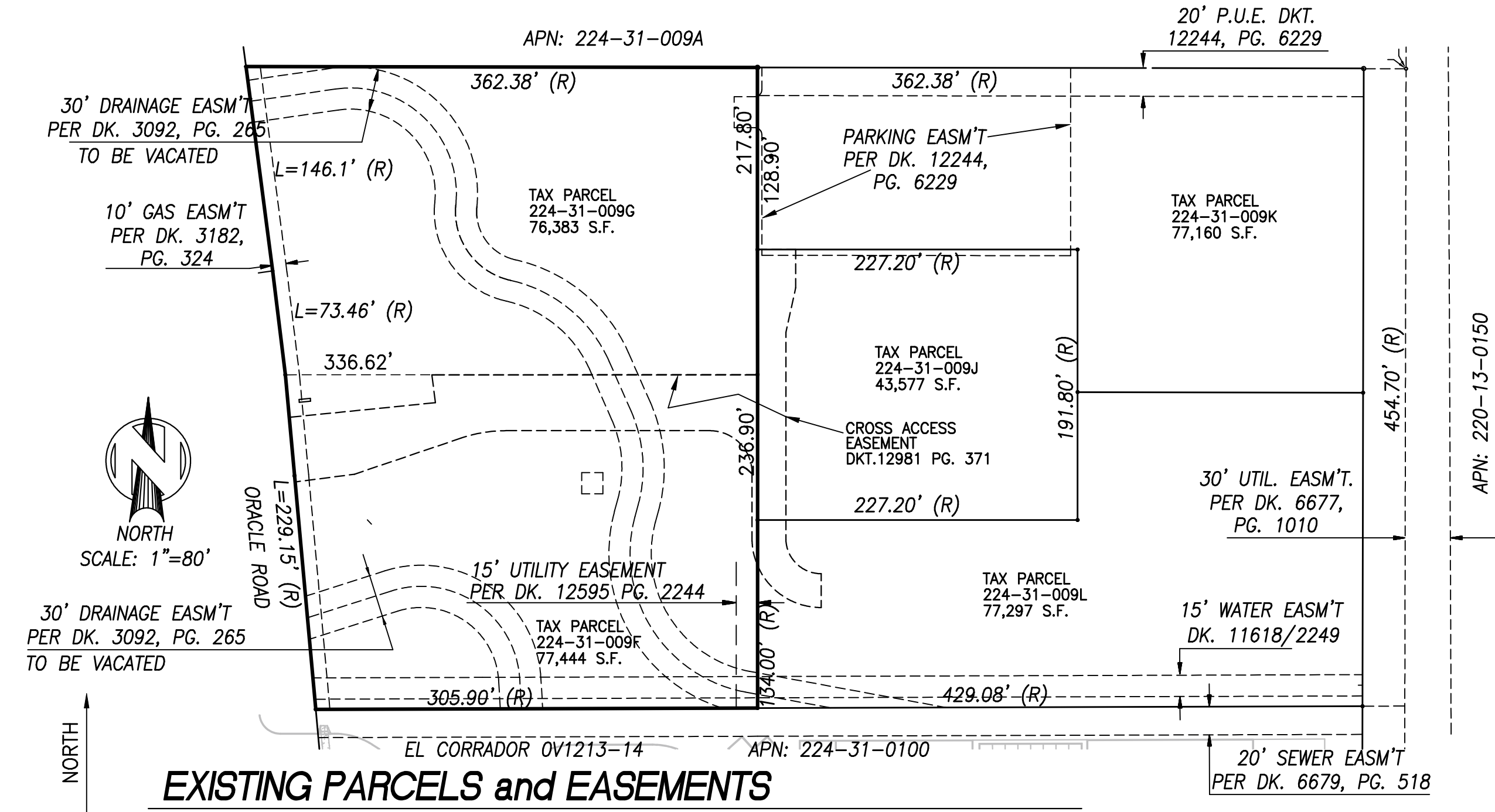
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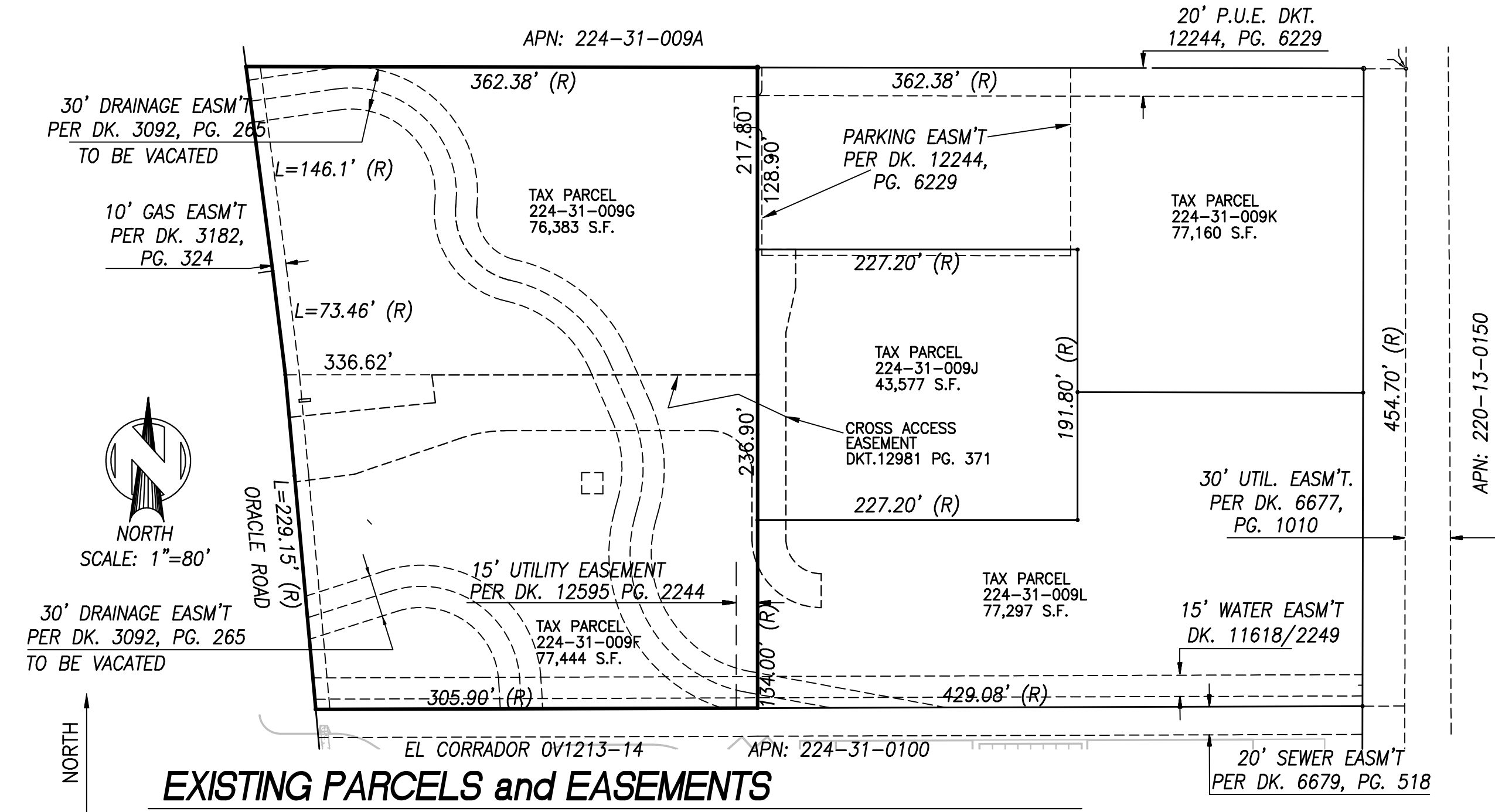
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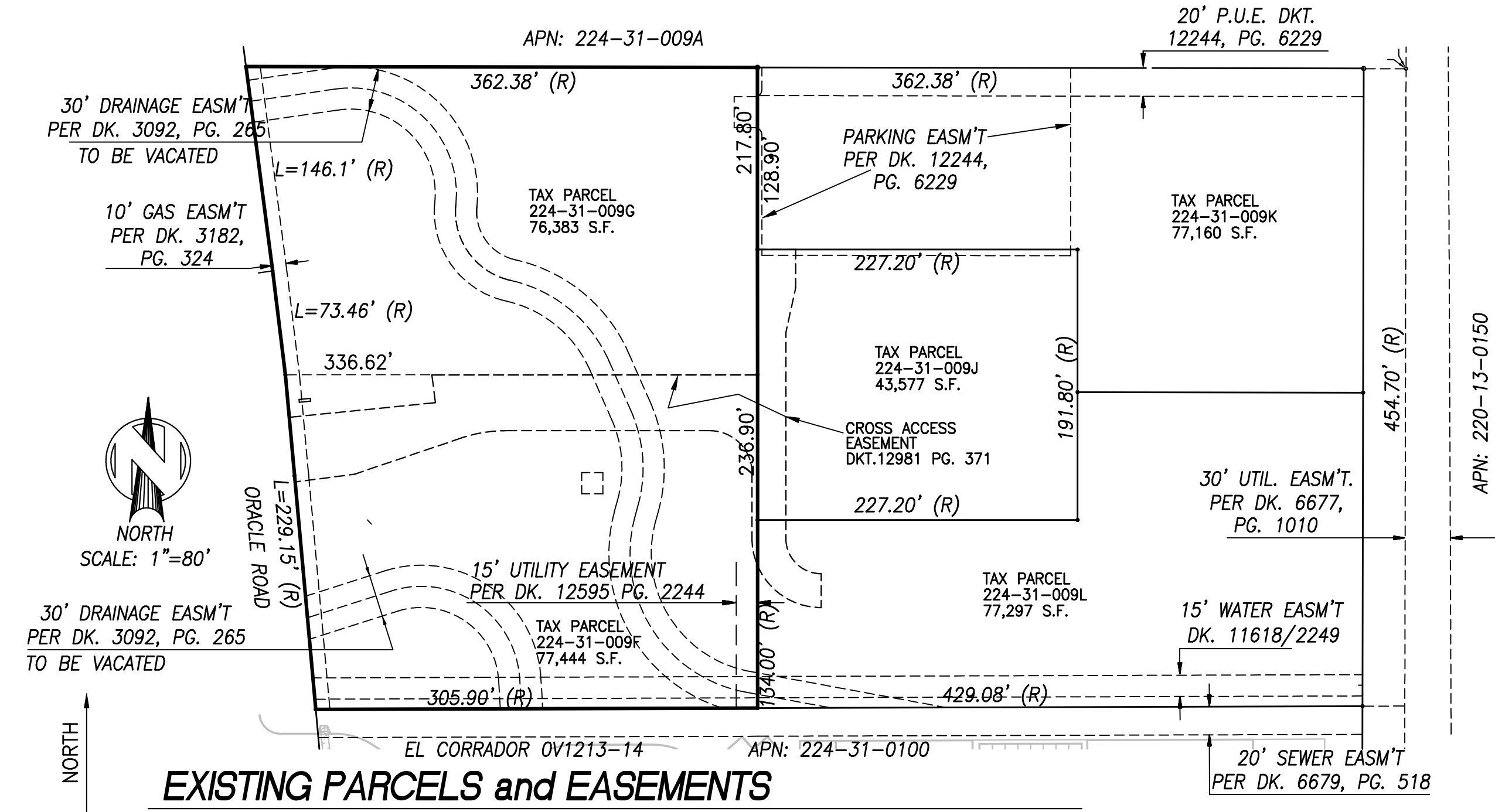
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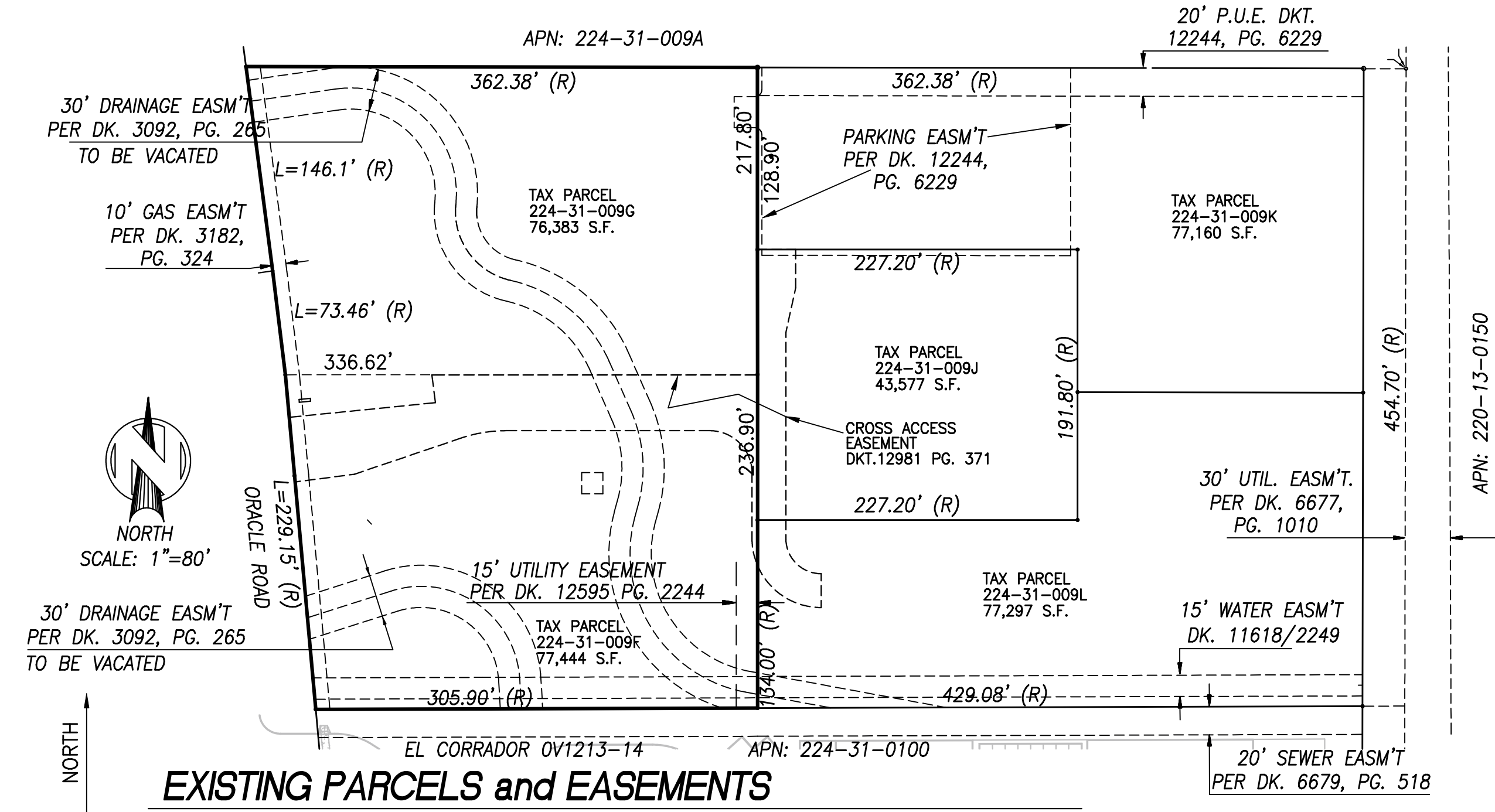
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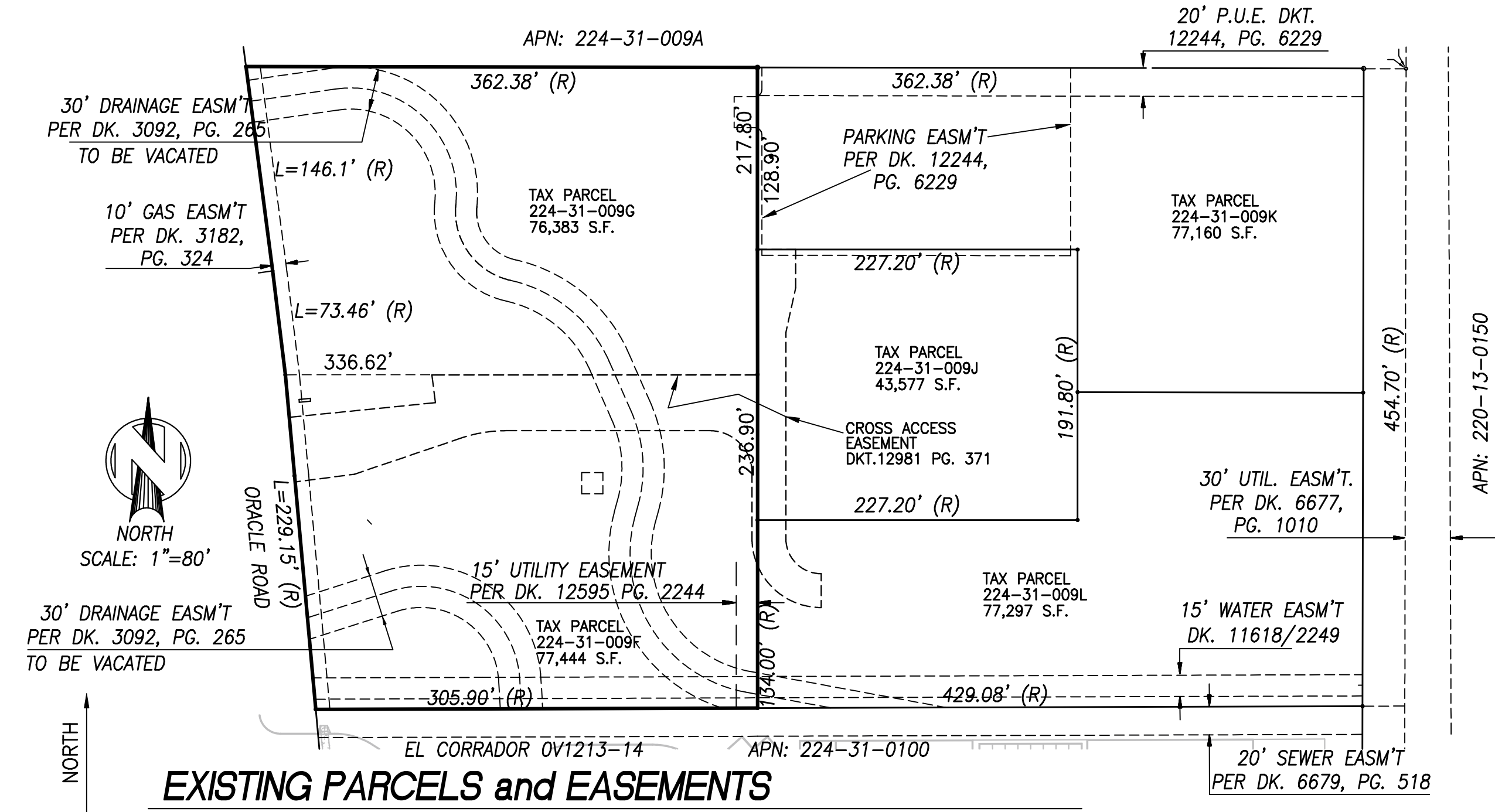
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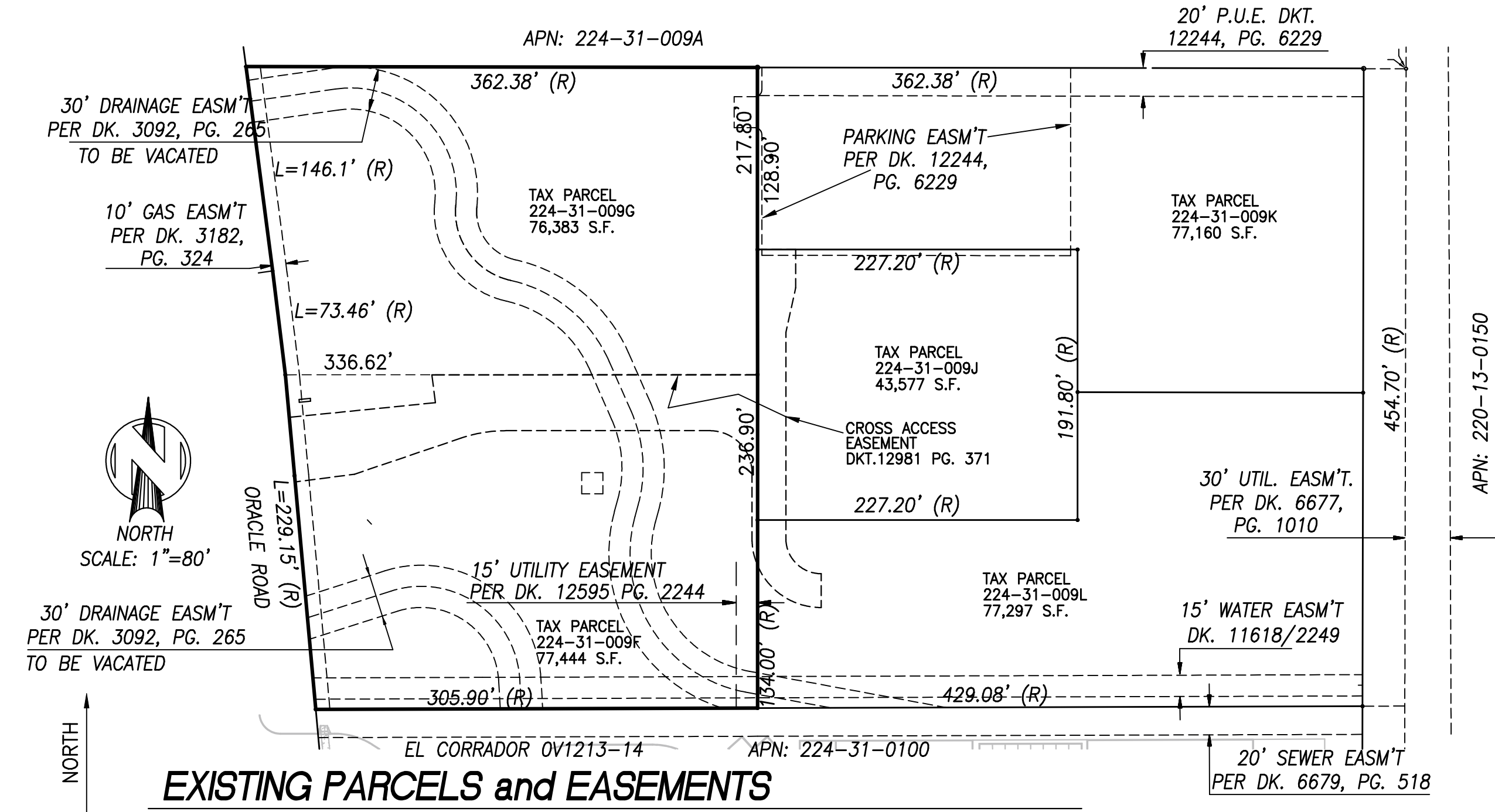
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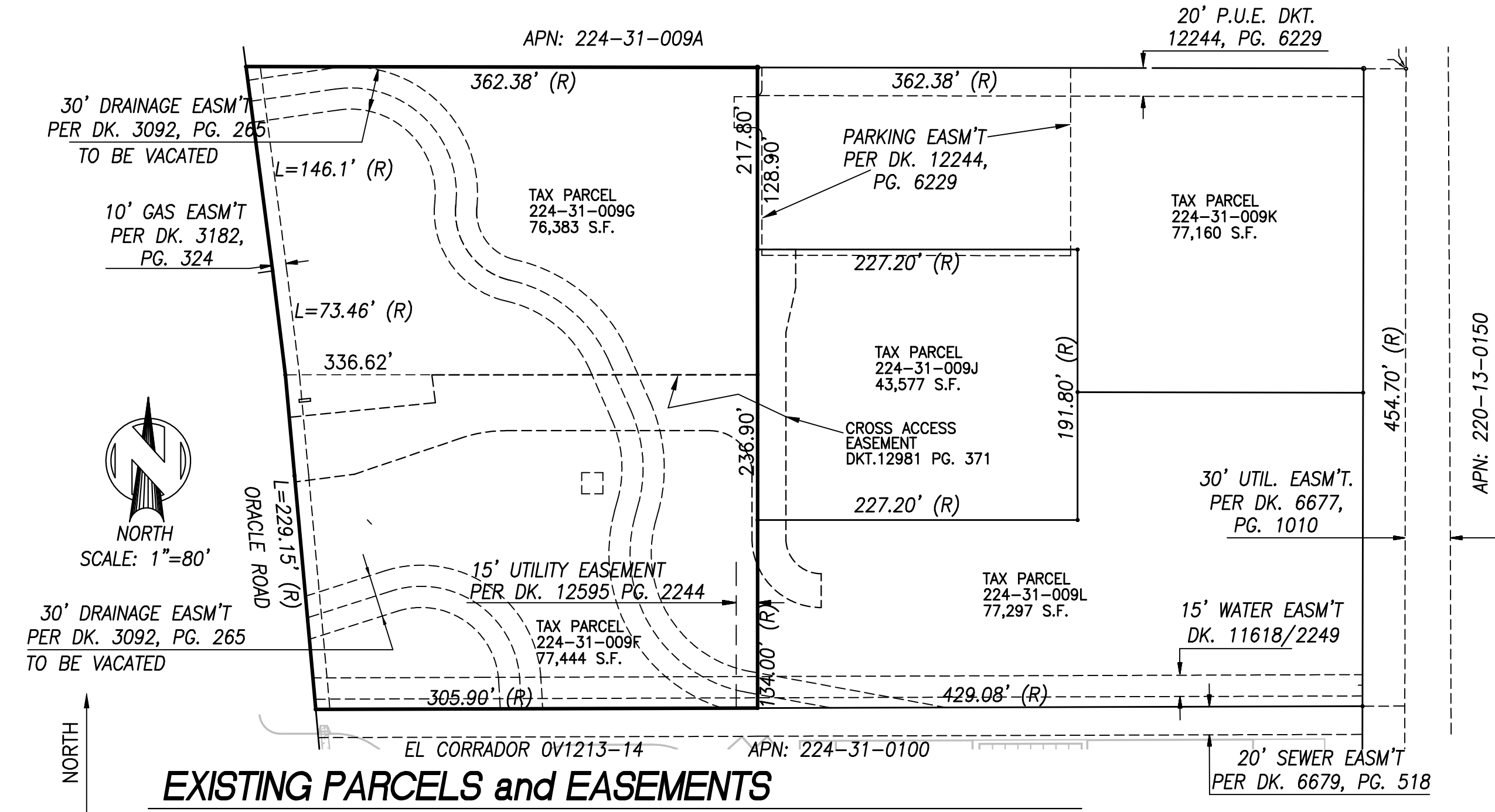
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