#### **CITY STANDARD NOTES**

- 1. THE GROSS AREA OF THE DEVELOPMENT SITE IS 1.05 ACRES
- 2. THE GROSS FLOOR AREA IS 6,845 SF.
- 3. TOTAL MILES OF NEW PUBLIC STREETS IS O MILES.
- 4. TOTAL MILES OF NEW PRIVATE STREETS IS O MILES.
- 5. THE PROPOSED USE FOR THIS PROJECT IS MEDICAL OFFICE.
- 6. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND REVEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
- 7. ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH 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 IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS
- 14. 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
- 15. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE
- 16. AUTOMATIC FIRE SPRINKLERS ARE REQUIRED IN ALL NEWLY CONSTRUCTED COMMERCIAL
- 17. 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
- 18. 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
- 19. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT INTERNATIONAL BUILDING CODES WITH LOCAL AMENDMENTS
- NATIONAL ELECTRICAL CODE ADA STANDARDS FOR ACCESSIBLE DESIGN
- GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- OWN OF ORO VALLEY POOL CODE PAG STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
- TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
- TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
- ORO VALLEY TOWN CODE, CURRENT REVISED

THE VERTICAL DATUM FOR THIS PROJECT IS BASED ON CLIENT PROVIDED PLANS, "IMPROVEMENT PLAN. SAN DORADO-COMMERCIAL PARCEL." HELD BRASS DISK MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF (R1), PUBLISHED ELEVATION 2548.49' (NGVD29).

ELEVATIONS SHOWN HEREON ARE BASED ON (NGVD29). TO CONVERT TO (NAVD88) (ADD OR SUBTRACT) \_\_\_\_\_ (FROM OR TO) THE ELEVATIONS SHOWN. DATUM CONVERSION WAS OBTAINED FROM THE NGS VERTCON WEBSITE (WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT\_CON.PRL).

- 21. BASIS OF BEARINGS: BASIS OF BEARINGS IS GRID NORTH, BASED ON STATIC GPS OBSERVATIONS.
- 22. 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
- 23. FINAL SITE PLANS AND IMPROVEMENT PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL
- 24. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION"
- 25. 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.
- 26. DRAINAGE MUST BE COLLECTED AND RELEASED FROM A PROPOSED DEVELOPMENT AT THE LOCATIONS AND IN THE MANNER EXISTING PRIOR TO DEVELOPMENT.
- 27. 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.
- 28. DRAINAGE WAYS MUST BE DESIGNED TO NOT DISCHARGE ONTO PAVED STREETS, EASEMENTS OR PARKING AREAS.
- 29. PARKING AREAS MUST NOT BE USED AS DETENTION BASINS.
- 30. 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 SPÈCIFICÁTIONS. ADDITIONAL WATER INFRASTRUCTURE MAY BE DEEMED NECESSARY UPON REVIEW OF THE WATER IMPROVEMENT PLAN

# FINAL SITE PLAN 10568 NORTH ORACLE ROAD AT SAN DORADO LOT 2

ORACLE ROAD

(200' WIDE R/W) (A PUBLIC ROAD)

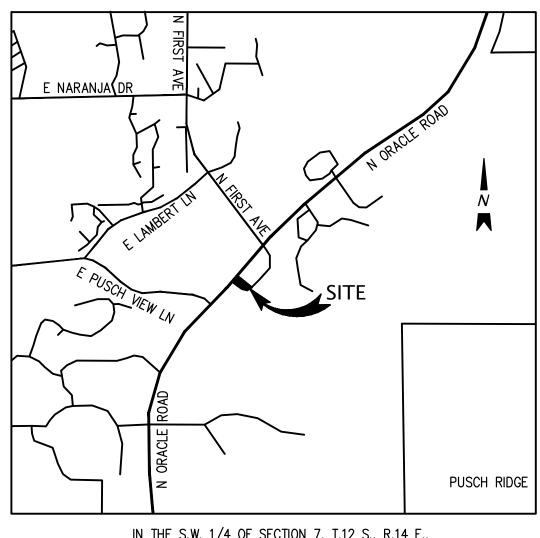
FF=58.3

PAD=57.63

4" PCC SLAB W/

MICROFIBER OVER 4" ABC

OVER VAPOR BARRIER



IN THE S.W. 1/4 OF SECTION 7, T.12 S., R.14 E., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

#### **VICINITY MAP**

**PROPOSED** 

NOT TO SCALE

**EXISTING** 

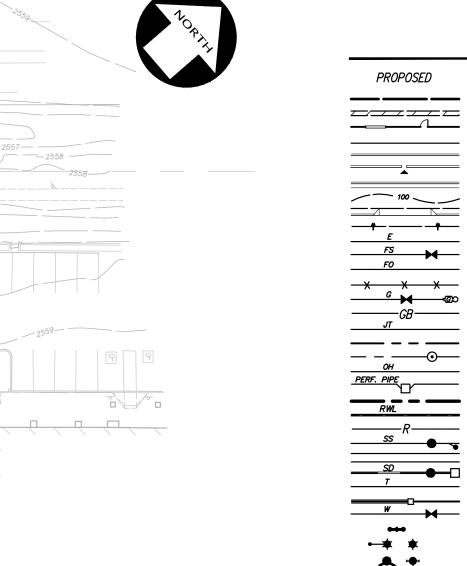
CLEANOUT TO GRADE

DOUBLE DETECTOR CHECK VALVE

CONCRETE

DOWN SPOUT

DUCTILE IRON PIPE ELECTRIC BOX



PROPOSED

 $\odot$ 

**EXISTING** 

**LEGEND** ASPHALT BERM BLOCK/RETAINING WALL BUILDING LINE

CENTER LINE CONCRETE CURB CUT CONCRETE CURB & GUTTER EDGE OF PAVEMENT ELECTRIC LINE FIRE SERVICE & VALVE FIBER OPTICS LINE GAS LINE-VALVE & METER GRADE BREAK LINE JOINT TRENCH LINE MONUMENT/MONUMENT LINE OVERHEAD POWER LINE PERFORATED STORM DRAIN PIPE RAINWATER LEADER RIDGE LINE SANITARY SEWER-MANHOLE & CLEANOUT SIDEWALK STORM DRAIN-MANHOLE & CATCH BASIN TELEPHONE LINE THRU CURB DRAIN WATER LINE & VALVE BACKFLOW PREVENTION DEVICE ELECTROLIER FIRE HYDRANT

POST INDICATOR VALVE

AUTOMATIC SPRINKLER RISER

BACKFLOW PREVENTION DEVICE

SPOT ELEVATION

**TRANSFORMER** 

TRAFFIC SIGN

UTILITY BOX

AIR RELEASE VALVE

BACK OF WALK

BLOWOFF VALVE

BUILDING LINE CATCH BASIN

BUILDING

OWNER/DEVELOPER

EASEMENT FACE OF WALL FINISHED FLOOR FLOW LINE FIRE HYDRANT GAS METER GAS VALVE GRADE BREAK HIGH POINT INVERT ELEVATION IRRIGATION BOX JOINT POWER POLE LOW POINT **PAVEMENT** POST INDICATOR VALVE POWER POLE RAINWATER LEADER RIDGE RIM ELEVATION ROOF DRAIN SANITARY SEWER CLEANOUT SANITARY SEWER MANHOLE STORM DRAIN JUNCTION BOX STORM DRAIN MANHOLE TELEPHONE BOX TELEPHONE MANHOLE TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POLE TOP OF CURB TOP OF WALL TRANSFORMER TRASH ENCLOSURE WATER BOX

SHEET INDEX: COVER SHEET C2.0 DETAILS C2.1 DETAILS C3.0 SITE PLAN

SITE ADDRESS

1 FOOT

A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE

14 EAST, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



WATER METER

WATER VALVE

ACCEPTANCE	
BY:TOWN CLERK	- DATE
BY:	52
PLANNING DIVISION MANAGER	DATE
BY: TOWN ENGINEER	DATE
BY:	
ORO VALLEY WATER UTILITY DIRECTOR	DATE

SITE MAP

SCALE: 1"=40'

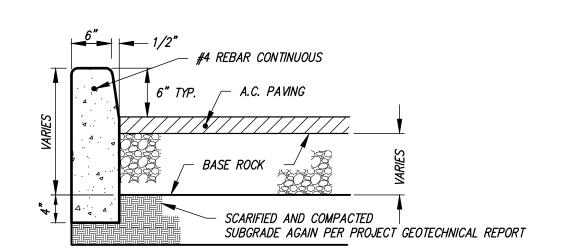
10568 NORTH ORACLE RD | MERIDIAN HIGHTON COMPANY, LLC KIER & WRIGHT CIVIL ENGINEERS & ATTN: JAMES HAWLEY ORO VALLEY, AZ 85755 ATTN:GARY HIGHTON SURVEYORS, INC. 2121 N. CALIFORNIA BLVD., 1555 E. RUDASILL ROAD, ATTN: EMAD Y. SARIEDDINE, P.E. SUITE 290 2850 COLLIER CANYON ROAD BUILDING 2 LIVERMORE, CA 94551 WALNUT CREEK, CA 94596 **TUCSON, AZ 85704** 520-407-1344 360-927-8881 925-245-8788 EMAIL: jhawley@mpcca.com EMAIL: gary@hightoncompany.com EMAIL: esarieddine@kierwright.com DATE: 04/22/22 FINAL SITE PLAN 10568 NORTH ORACLE ROAD SCALE: 1"=20'

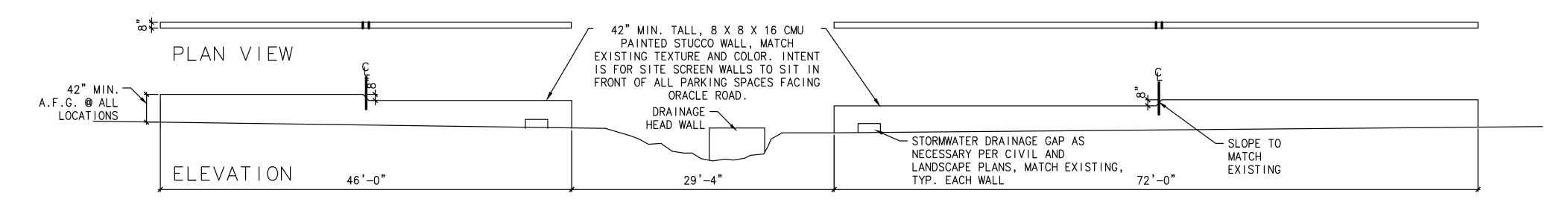
ARCHITECT

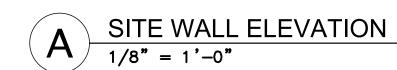
AT SAN DORADO LOT 2 REVISION

CIVIL

**Contact Arizona 811 at least two full** vorking days before you begin excavatior Call 811 or click Arizona811.com







#### **CONCRETE CURB** NOT TO SCALE

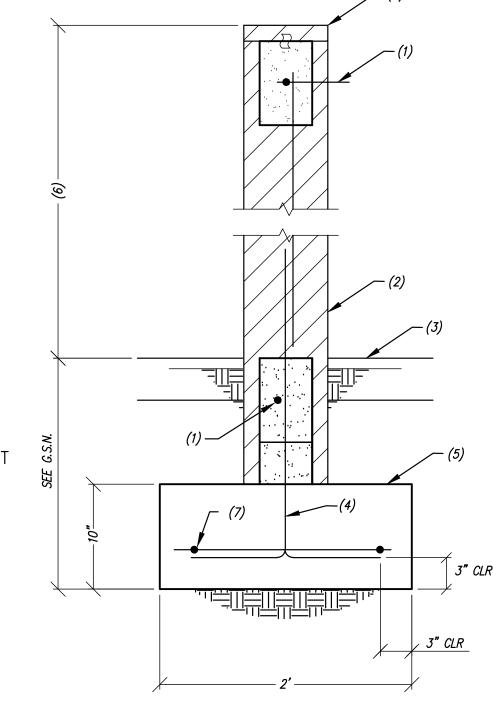
CROSS SLOPE OF LANDING AREA DOES NOT EXCEED 2% IN ANY DIRECTION

DÉEP GROUTED BOND BEAM. 2. 8" MASONRY WALL WITH #5 VERTICALS AT 48" O.C. GROUT SOLID BELOW GRADE. 3. FINISHED GRADE OR

1. (1) #5 CONTINUOUS IN 8"

NOTES:

- CONCRETE SLAB WHERE OCCURS. 4. DOWELS TO MATCH AND LAP
- VERTICAL WALL REINFORCING PER G.S.N. – ALTERNATE BENDS. CONCRETE FOOTING.
- 6. FOR TOP OF WALL, SEE ARCHITECTURAL DRAWINGS -6'-0" MAX.
- 7. (1) #4 CONTINUOUS. MÁSÖNRY CAP BLOCK WITH 22 GAUGE GALVANIZED CORRUGATED VENEER TIES AT 16" O.C.



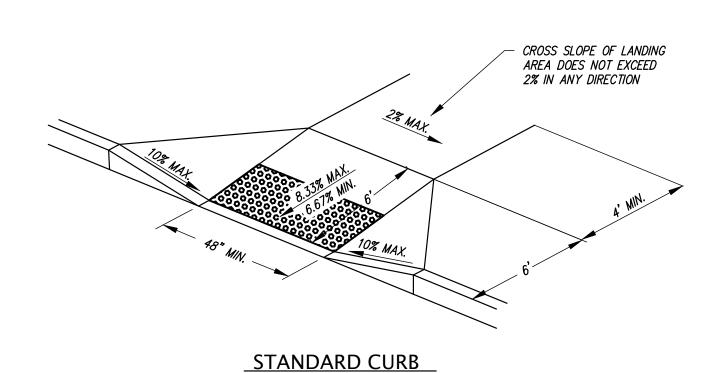
#### TYPICAL NOTE:

• AT CONTRACTOR'S OPTION, USE CONCRETE STEM WALL WITH SAME REINFORCING.

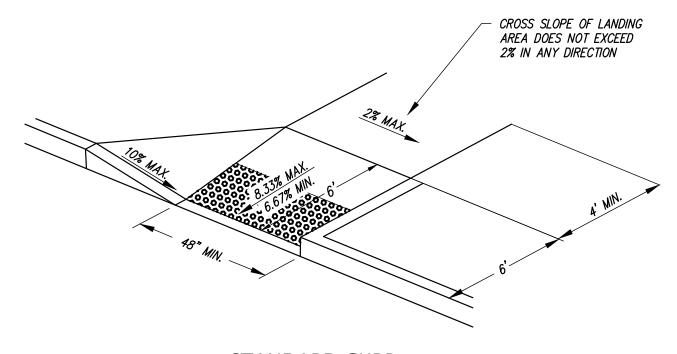
# ACCESSIBLE ACCESS RAMP

NOT TO SCALE

### 6'-0" MAXIMUM FREESTANDING MASONRY WALL AND FOOTING

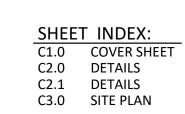


**ACCESSIBLE** ACCESS RAMP WITH FLARES NOT TO SCALE



STANDARD CURB

**ACCESSIBLE** ACCESS RAMP WITH FLARES NOT TO SCALE



SITE ADDRESS

OWNER/DEVELOPER

10568 NORTH ORACLE RD ORO VALLEY, AZ 85755

MERIDIAN ATTN: JAMES HAWLEY 2121 N. CALIFORNIA BLVD., SUITE 290 WALNUT CREEK, CA 94596 360-927-8881

EMAIL: jhawley@mpcca.com

HIGHTON COMPANY, LLC ATTN:GARY HIGHTON 1555 E. RUDASILL ROAD, BUILDING 2 TUCSON, AZ 85704 520-407-1344

ARCHITECT

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: EMAD Y. SARIEDDINE, P.E.
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
925-245-8788 EMAIL: esarieddine@kierwright.com EMAIL: gary@hightoncompany.com

CIVIL

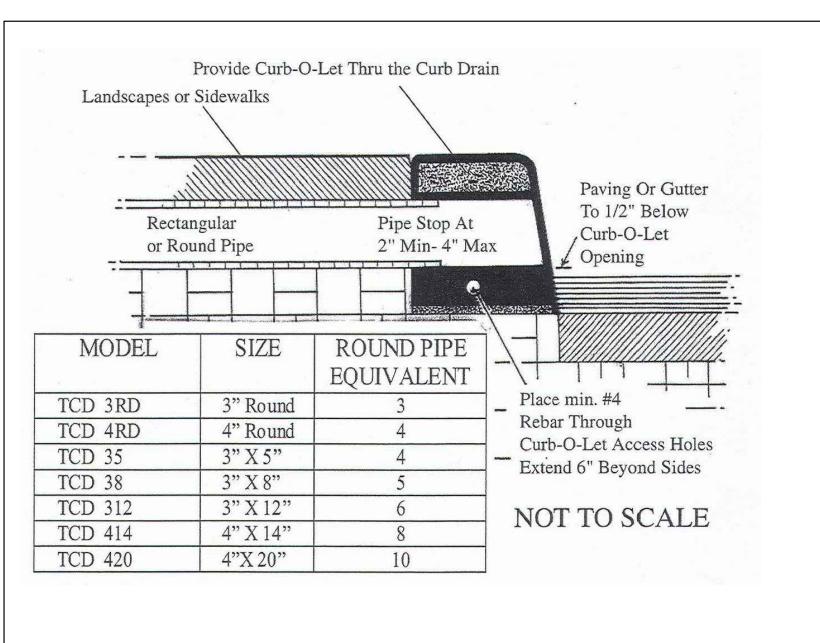
DATE: 04/22/22 SCALE: 1"=20'

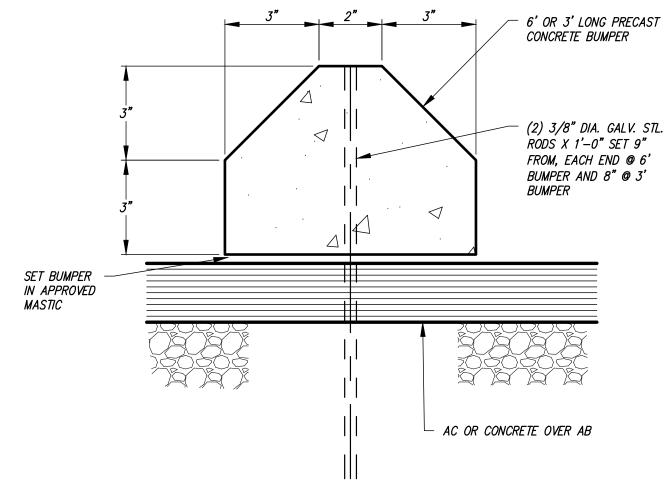
**DETAILS** 10568 NORTH ORACLE ROAD AT SAN DORADO LOT 2

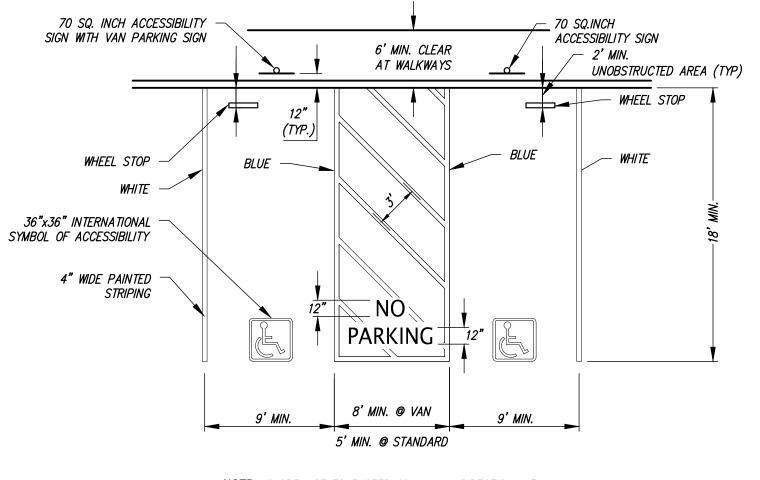
1 FOOT A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

10568 NORTH ORACLE ROAD









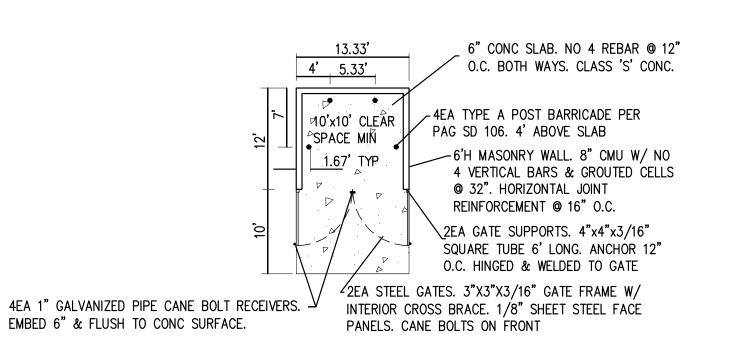
NOTE: SLOPE NOT TO EXCEED 2% IN ANY DIRECTION WITHIN ACCESSIBLE STALLS AND ACCESSIBLE LOADING AREAS.

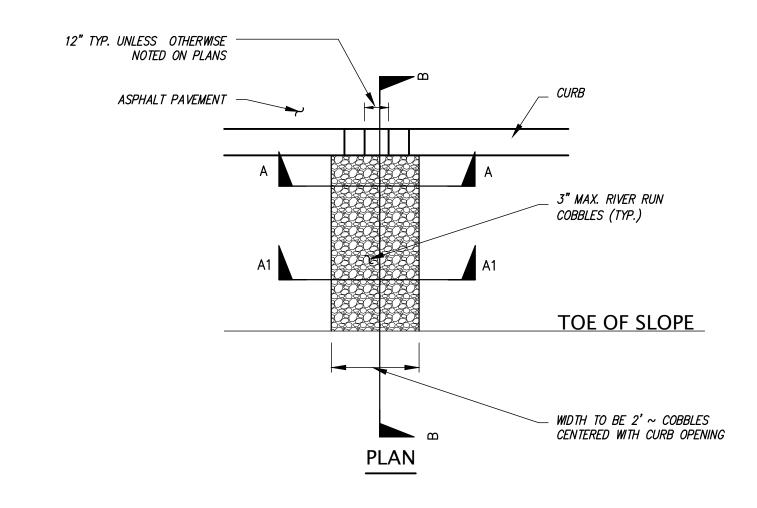
#### CURB-O-LET DETAIL NOT TO SCALE

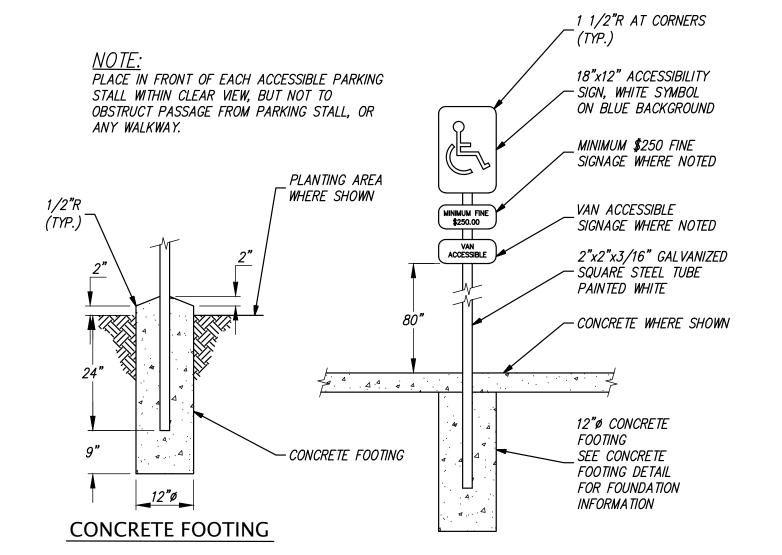
WHEEL STOP NOT TO SCALE

ACCESSIBLE PARKING

6 NOT TO SCALE







## TRASH ENCLOSURE DETAIL

NOT TO SCALE

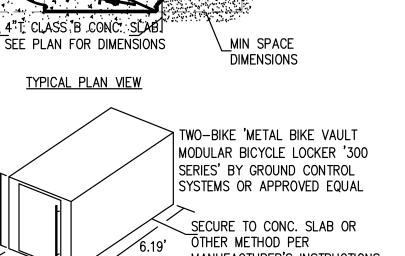
12" TYP. UNLESS OTHERWISE NOTED ON PLANS 3" MAX. RIVER RUN COBBLES (TYP.) PLACE COBBLES ON TOP OF MIRAFI 700 X WOVEN — FABRIC OR APPROVED EQUAL. EXTEND FABRIC 2' BEYOND WIDTH OF COBBLES

SECTION A-A 3" MAX. RIVER RUN COBBLES (TYP.) PLACE COBBLES ON TOP OF MIRAFI 700 X -WOVEN FABRIC OR APPROVED EQUAL.

SECTION A1-A1

COMPACTED -

NA TI VE



5' MIN UNOBSTRUCTED

PROVIDE STABILIZED D.G. SURFACE IF NO CONC.

SLAB IS PROVIDED.

PLACE COBBLES ON TOP OF MIRAFI 700 X -MATERIAL WOVEN FABRIC OR APPROVED EQUAL 3" MAX. RIVER RUN COBBLES (TYP.) \_ P.C.C CURB OR CURB & GUTTER SECTION B-B

6"CŲRB

A.C. PAVING

BASE ROCK

SPILLWAY DETAIL NOT TO SCALE

ACCESSIBLE PARKING SIGN

SHEET INDEX: C1.0 COVER SHEET C2.0 DETAILS C2.1 DETAILS

C3.0 SITE PLAN SITE ADDRESS OWNER/DEVELOPER ARCHITECT CIVIL 10568 NORTH ORACLE RD MERIDIAN ATTN: JAMES HAWLEY HIGHTON COMPANY, LLC KIER & WRIGHT CIVIL ENGINEERS & ATTN:GARY HIGHTON SURVEYORS, INC. ATTN: EMAD Y. SARIEDDINE, P.E. 2850 COLLIER CANYON ROAD LIVERMORE, CA 94551 2121 N. CALIFORNIA BLVD., 1555 E. RUDASILL ROAD, SUITE 290 WALNUT CREEK, CA 94596 BUILDING 2 **TUCSON, AZ 85704** 360-927-8881 520-407-1344 925-245-8788 EMAIL: jhawley@mpcca.com EMAIL: gary@hightoncompany.com EMAIL: esarieddine@kierwright.com

DATE: 04/22/22 **DETAILS** 10568 NORTH ORACLE ROAD
AT SAN DORADO SCALE: 1"=20' LOT 2 1 FOOT

NO. DATE REVISION A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

10568 NORTH ORACLE ROAD

MANUFACTURER'S INSTRUCTIONS LONG TERM PARKING LOCKER

5' MIN UNOBSTRUCTED

ACCESS

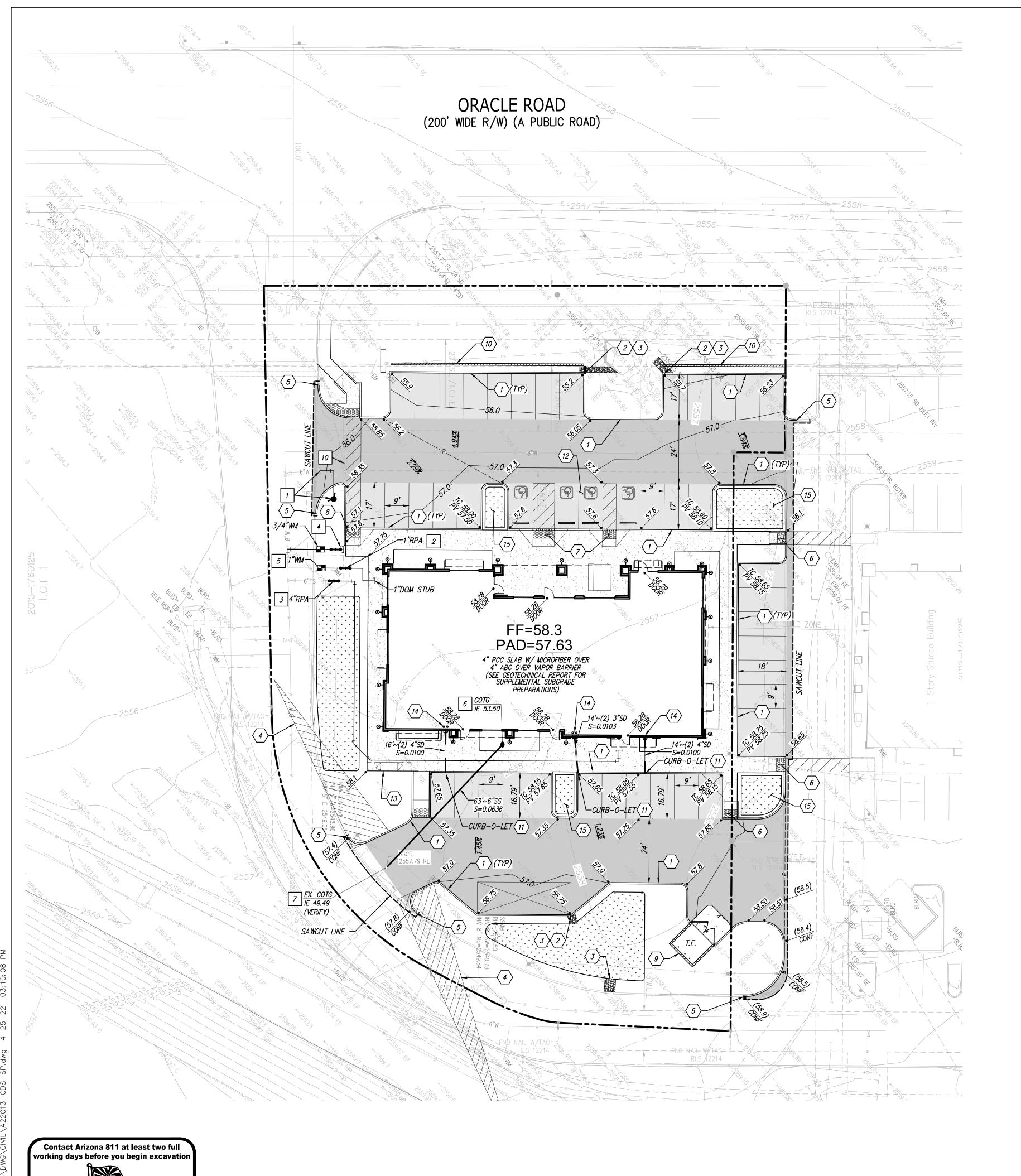
BIKE LOCKER (2 BICYCLES) DETAIL

NOT TO SCALE

TOE OF SLOPE -FL — SEE PLAN

BIO-RETENTION

PLANTER AREA



Call 811 or click Arizona811.com

#### GRADING KEY NOTES

- 1 6" CURB PER DETAIL 1/C2.0
- $\langle 2 \rangle$  CURB OPENING PER DETAIL 5/C2.1
- $\langle 3 \rangle$  RIP RAP PER DETAIL 5/C2.1
- $\langle$  4  $\rangle$  SIGHT VISION TRIANGLE
- 5 CONFORM TO EXISTING CURB
- $\langle 6 \rangle$  CURB RAMP PER DETAIL 2/C2.0
- 7 CURB RAMP PER DETAIL 3/C2.0
- 8 CURB RAMP PER DETAIL 6/C2.0
- $\langle g \rangle$  trash enclosure per detail 2/C2.1
- $\langle 10 \rangle$  42" HIGH SITE WALL. PER DETAIL 4 & 5/C2.1
- CONNECT RAINWATER LEADER TO CURB-O-LET PER DETAIL 1/C2.1
- 12 ACCESSIBLE PARKING STALL PER DETAIL 6/C2.1
- 13 BIKE LOCKER FOR TWO BIKES PER DETAIL 3/C2.1
- ROOF DOWNSPOUT PER ARCHITECTURAL/PLUMBING DRAWINGS
- 4" MAX DEPRESSED LANDSCAPE AREA. SEE LANDSCAPE PLANS

#### **UTILITY KEY NOTES**

- RELOCATE FIRE HYDRANT PER ORO VALLEY WATER STANDARDS
- 2 NEW 1" PRESSURE REDUCING VALVE AND BACKFLOW ASSEMBLY WITH CAGE PER ORO VALLEY WATER STANDARD
- 3 NEW 4" BACKFLOW PREVENTER PER ORO VALLEY WATER STANDARDS AND SPECIFICATIONS
- A NEW 3/4" BACKFLOW PREVENTER IRRIGATION SERVICE WITH CAGE PER ORO VALLEY WATER STANDARD
- 5 CONNECT 1" WATER METER TO EXISTING LATERAL PER ORO VALLEY WATER STANDARDS.
- 6 NEW SEWER CLEANOUT PER REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARD DETAIL RWRD 404
- CONTRACTOR TO POTHOLE AND IDENTIFY SEWER INVERT AND NOTIFY ENGINEER OF FINDINGS PRIOR TO SEWER INSTALLATION
- 8 INSTALL CURB-0-LET PER DETAIL 1/C1.2
- 9 PULL BOX TO BE ADJUSTED TO GRADE AND TRAFFIC RATED H20 LID TO BE INSTALLED.

#### PAVEMENT LEGEND

AUTO PAVEMENT: 2.5" AC OVER 4" CLASS II AB

DRIVE AISLE: 3" AC OVER 4" CLASS II AB

ASPHALT PAVEMENT OVERLAY

CONCRETE TRUCK PAVEMENT: 6" PCC OVER 4" CLASS II AB

CONCRETE SIDEWALK: 4" PCC OVER 95% R.C. SUBGARDE

DEPRESSED WATER HARVESTING AREA



SHEET INDEX:

C1.0 COVER SHEET
C2.0 DETAILS
C2.1 DETAILS
C3.0 SITE PLAN

DATE: 04/22/22

SCALE: 1"=20'

SITE ADDRESS OWNER/DEVELOPER 10568 NORTH ORACLE RD MERIDIAN ATTN: JAMES HAWLEY

2121 N. CALIFORNIA BLVD., SUITE 290 WALNUT CREEK, CA 94596

360-927-8881 EMAIL: jhawley@mpcca.com

ARCHITECT HIGHTON COMPANY, LLC ATTN:GARY HIGHTON 1555 E. RUDASILL ROAD, BUILDING 2 TUCSON, AZ 85704 520-407-1344

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CIVIL

SITE PLAN 10568 NORTH ORACLE ROAD
AT SAN DORADO
LOT 2

1 FOOT A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Scale 1" = 20'

10568 NORTH ORACLE ROAD