

GENERAL NOTES

1. THE GROSS AREA OF THE DEVELOPMENT SITE IS **5.69 ACRES**.
2. THE GROSS FLOOR AREA OF STRUCTURES, NOT INCLUDING THE BASEMENT (40,728 SF), IS **74,358** SQUARE FEET (1ST FLOOR = 40,728 SF AND 2ND FLOOR= 36,630 SF).
3. THE ALLOWABLE FLOOR AREA RATIO (FAR) PER CONDITIONAL USE PERMIT IS **0.30** MAXIMUM. THE ACTUAL FAR IS **0.30**.
4. THE LOT COVERAGE PERCENTAGE IS **16%**.
5. RESIDENTIAL UNITS PER ACRE = **N/A**.
6. THE GROSS AREA OF ALL IMPERVIOUS HARDSCAPE SURFACES IS **96,379 SF**.
7. TOTAL MILES OF NEW PUBLIC STREETS IS **0.0** MILES.
8. TOTAL MILES OF NEW PRIVATE STREETS IS **0.0** MILES.
9. REZONING FROM R1-144 TO TECHNOLOGICAL PARK (OV1803281). CONDITIONAL USE PERMIT TO ALLOW A BUILDING SIZE OVER 15,000 SF AND TO ALLOW A SELF-STORAGE USE (OV1803280).
10. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND REVEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
11. THE PROPOSED USE FOR THIS PROJECT IS **SERVICE - SELF STORAGE**.
12. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
13. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING/BUILDING PLANS.
14. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED.
15. PROJECT OWNER/DEVELOPER SHALL PAY IN-LIEU FEE TO TOWN OF ORO VALLEY SHOULD THE REQUIRED PUBLIC ART NOT BE PROVIDED FOR THE PROJECT.
16. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED AREAS.

PLANNING GENERAL NOTES

1. THE MAXIMUM ALLOWABLE BUILDING HEIGHT PER 23.4 T-P IS **34'**. THE PROPOSED BUILDING HEIGHT IS 28' MAX (3-STORY, (2 STORY + BASEMENT)).
- 5
 - a. THE TOTAL AREA OF OPEN SPACE REQUIRED PER 23.4 T-P IS 25% OF THE GROSS AREA OF THE SITE. TOTAL AREA OF OPEN SPACE PROVIDED IS 66%.
 - b. THE TOTAL AMOUNT OF LANDSCAPED COURTYARDS/PEDESTRIAN MALLS IS 0 SF.
 - c. REQUIRED LANDSCAPED BUFFER-YARDS PER 27.7-11 T-P:
STREET (EAST) = YARD "B" (15' MIN - 40' NATURAL DESERT)
STREET (SOUTH) = YARD "B" (30' MIN.)
SIDE = YARD "B" (15' MIN.)
REAR = YARD "B" (15' MIN.)
 - d. BUILDING SETBACKS:
STREET - 3:1 OR 50' REQUIRED; 85.0' (MIN.) PROVIDED
SIDE - 0-40' REQUIRED; 45.7' (MIN.) PROVIDED
REAR - 0-50' REQUIRED; 99.6' (MIN.) PROVIDED
6. THIS PROJECT PROVIDES CONTINUOUS UNDISTURBED NATURAL OPEN SPACE TO THE SOUTH AND EAST OF THE PROPERTY AS WELL AS ADDITIONAL INTERNAL LANDSCAPE AREAS.
7. EXISTING ZONING IS **R1-144**, CONDITIONALLY APPROVED ZONING IS **T-P**. (OV1803281)
8. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
9. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

PERMITTING DIVISION - BUILDING CODES

1. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
 - A. 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS.
 - B. 2011 NATIONAL ELECTRICAL CODE.
 - C. 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES.
 - D. 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS.
 - E. 2012 TOWN OF ORO VALLEY POOL CODE.
 - F. 2015 PIMA ASSOCIATION OF GOVERNMENTS (P.A.G.).
 - G. 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL.
 - H. 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL.
 - I. TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED.
 - J. ORO VALLEY TOWN CODE, CURRENT REVISED.
 - K. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

ENGINEERING GENERAL NOTES

1. THE DESIGN VEHICLE IS **WB-40**. THE DESIGN SPEED IS **15 MPH**.
2. ALL NEW PUBLIC ROADS WITHIN OR ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
3. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
4. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLAN DESCRIBED BY TWO HORIZONTAL LINES LOCATED BETWEEN THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
5. 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.
6. ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE PROJECT.
7. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

DRAINAGE GENERAL NOTES

1. ALL DRAINAGE WAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO ISSUANCE OF ANY PERMITS FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR PARCELS AFFECTED.
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.

ORO VALLEY WATER UTILITY GENERAL NOTES

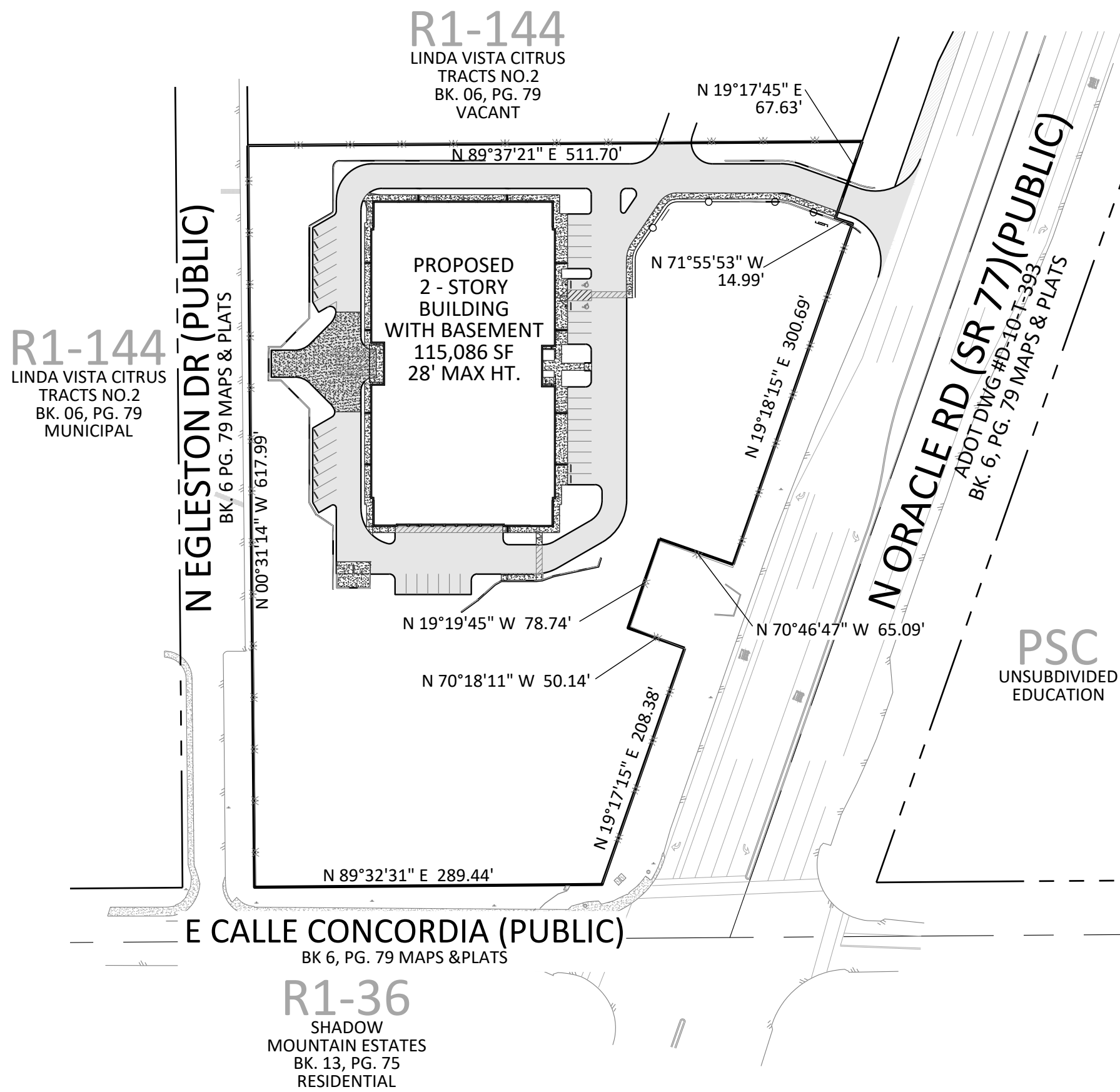
1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
3. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE FOR THIS PROJECT EGINS.
4. ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
5. ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.
6. 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.

PARKING, LOADING, AND BICYCLE STORAGE CALCULATIONS

	PROPOSED USE	SQUARE FOOTAGE OR UNITS	PARKING RATIO	TOTAL PARKING		TOTAL HANDICAP PARKING		LOADING ZONE RATIO	TOTAL LOADING ZONES		BIKE PARKING CLASS I*		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
TOTALS:	STORAGE	876 (UNITS)	1:50	18	23	2	2	0	1	1	0	1	2	2
	OFFICE	4,600 (SF)	3:1,000	14	18	0	0	0	0	0	0	0	0	0

*NOTE: ONE (1) CLASS I BIKE PARKING HAS BEEN PROVIDED. IT IS ANTICIPATED THAT A STORAGE UNIT WILL BE PROVIDED FOR USE AS A SECURE INDOOR STORAGE FOR BICYCLE USE.

FINAL SITE PLAN PACKAGE for
OV SELF STORAGE
OV



PROJECT OVERVIEW PLAN

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. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, B, E, F, H, I, M, R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE-FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
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.

APPROVAL BY:

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

DATE: 08/12/20

SCALE: AS NOTED

C.I.: N/A

SCALE: 1"=100'

EXISTING	PROPOSED	
---	---	SUBJECT PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	OTHER PARCEL LINE
---	---	ROADWAY CENTERLINE
---	---	EASEMENT
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	FLOW-LINE
---	---	GRADING LIMITS
---	---	CURB
---	---	ASPHALT
---	---	CONCRETE
---	---	PAINT STRIPE
---	---	RIPRAP
---	---	FENCE
---	---	WALL
---	---	SIGN
---	---	STREET/SITE LIGHT
---	---	TRAFFIC LIGHT
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	COMMUNICATION
---	---	GAS PIPE
---	---	SEWER PIPE
---	---	WATER PIPE
---	---	FIRE SERVICE PIPE
---	---	POWER POLE
---	---	ELECTRIC PULL BOX
---	---	ELECTRIC PEDESTAL
---	---	ELECTRICAL EQUIPMENT
---	---	ELECTRIC TRANSFORMER
---	---	COMMUNICATION PEDESTAL
---	---	TELEPHONE PEDESTAL
---	---	LIGHT PULL BOX
---	---	TRAFFIC LIGHT PULL BOX
---	---	TRAFFIC CONTROL BOX
---	---	GAS MARKER
---	---	SEWER MANHOLE
---	---	SEWER CLEANOUT

LEGEND

EXISTING	PROPOSED	
---	---	FIRE HYDRANT
---	---	WATER METER
---	---	BACKFLOW PREVENTER
---	---	WATER VALVE
---	---	AIR RELEASE VALVE
---	---	FIRE DEPT. CONNECTION
---	---	IRRIGATION BOX
---	---	WATER WELL
---	---	SURVEY MONUMENT
---	---	PARKING SPACE COUNT
---	---	ZONING DIVISION
---	---	SIGHT VISIBILITY TRIANGLE
---	---	RIGHT-OF-WAY
---	---	ASSESSOR'S PARCEL NUMBER
---	---	CENTERLINE
---	---	RADIUS
---	---	PAVEMENT (ASPHALT)
---	---	CONCRETE
---	---	FINISHED GRADE
---	---	LOW POINT; HIGH POINT
---	---	GRADE BREAK
---	---	FINISHED FLOOR ELEVATION
---	---	FINISHED PAD ELEVATION
---	---	POINT
---	---	LEFT OFFSET; RIGHT OFFSET
---	---	RECORDED SURVEY (REFER TO SURVEY FOR DETAILS)

SHEET INDEX

1. COVER SHEET
2. NOTES
3. SITE PLAN
4. GRADING + DRAINAGE PLAN
5. UTILITIES + EASEMENTS PLAN
6. DETAILS

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FINAL SITE PLAN PACKAGE for
OV SELF STORAGE
cover sheet

GENERAL PAVING + GRADING NOTES

1. CONTRACTOR TO EXHIBIT EXTREME CAUTION WHEN EXCAVATING TO AVOID DAMAGING EXISTING UTILITY LINES IN AND AROUND THE AREA OF WORK. UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT COMPLETE BUT ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THIS PLAN WAS DESIGNED.
2. CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEAN-OUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
3. PROJECT EARTHWORK (UNADJUSTED)(APPROXIMATE):
TOTAL CUT TOTAL FILL COMPOSITE
15,900 CY 18,000 CY 2,100 CY (F)
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
4. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS AND TO BASE THE BID SOLELY UPON HIS OWN CALCULATED QUANTITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION OF ANY MAJOR DISCREPANCIES ON THE PLANS. ALL GRADE ADJUSTMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO MAKING ANY CHANGES.
5. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CYPRESS CIVIL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR CYPRESS CIVIL.
6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING CYPRESS CIVIL AT 520-499-2456.
7. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
8. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.
9. CYPRESS CIVIL HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. CYPRESS CIVIL FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE ANALYSIS FOR THIS PROJECT.
10. ALL ELEVATIONS ARE AT FINISH SURFACE (P) OF PROPOSED ASPHALT. ADD 0.5' FOR THE ADJACENT TOP OF CONCRETE/CURB (C/TC) ELEVATION UNLESS OTHERWISE SHOWN.
11. CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
12. ALL DIMENSIONS FOR PARKING AREA ACCESS LANES AND PARKING SPACES AS SHOWN ON THE PLAN ARE MEASURED AT THE GUTTER LINE.
13. PARKING AREA PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION (MUTCD). THE PAINT SHALL BE WHITE UNLESS OTHERWISE INDICATED OR AS REQUIRED BY THE MUTCD.
14. THE APPROVED GRADING PLAN IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE APPROVED TENTATIVE PLAT AND/OR DEVELOPMENT PLAN, FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE PLANNING AND DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH THE OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THE APPROVED GRADING PLAN BUT NEEDED FOR COMPLETION OF WORK.
15. THE CONTRACTOR IS NOT PERMITTED TO MAKE AN AUTONOMOUS DECISION TO CARRY OUT CONSTRUCTION FIELD CHANGES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND THE TOWN OF ORO VALLEY DEVELOPMENT SERVICES DEPARTMENT.
16. THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. EARTHWORK, EXCEPT AS MODIFIED BY THE SOILS REPORT OF RECORD, SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 203.

GENERAL PAVING + GRADING NOTES (cont.)

18. GRADING EQUIPMENT OPERATION WITHIN ONE-HALF (1/2) MILE OF AN OCCUPIED RESIDENTIAL STRUCTURE SHALL ONLY BE CONDUCTED BETWEEN 6:00 A.M. AND SUNSET MONDAY THROUGH FRIDAY. GRADING EQUIPMENT OPERATION SHALL ONLY BE CONDUCTED BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. ON SATURDAYS AND SUNDAYS.
19. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY AND MITIGATE ANY POTENTIAL CONSTRUCTION IMPEDIMENTS DUE TO EXISTING ENCROACHMENTS BY ADJACENT PROPERTY OWNERS (WHETHER SITE WALLS, FENCES, OR OTHERWISE). CYPRESS CIVIL ASSUMES NO LIABILITY NOR RESPONSIBILITY FOR ANY ENCROACHMENTS OR FOR DELAYS TO THE APPROVAL PROCESS AS A RESULT THEREOF.
20. ALL CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, OR CLASS S, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.

EARTHWORK/MATERIALS TESTING + CERTIFICATION

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF, AND FACILITATE THE WORK OF, AN INDEPENDENT ENGINEERING TESTING LABORATORY ACCEPTABLE TO PROVIDE THE CONSTRUCTION TESTING OF THE PROJECT EARTHWORK, ASPHALT PAVEMENT AND CIVIL CONCRETE. THE GEOTECHNICAL ENGINEER SHALL VERIFY THAT INITIAL SITE CONDITIONS CONFORM WITH THE PLANS AND SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES OBSERVED SHOULD ANY SOIL CONDITION ON THE SITE BE SUSPECT OF DETRIMENTAL CHARACTERISTICS. THE CONTRACTOR SHALL BE NOTIFIED OF CONCERNS AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
2. DURING THE COURSE OF CONSTRUCTION, TEST RESULTS SHALL BE SUBMITTED TO THE CONTRACTOR WHICH INDICATE IF WORK IS BEING DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

TYPICAL SLOPE TREATMENT	
SLOPE GRADIENT	TREATMENT
3:1 OR FLATTER	REVEGETATED WITH NATIVE SPECIES OR PROVIDE OTHER GROUND COVERS SUCH AS NETTING OR CRUSHED ROCK
2:1 TO 3:1	HAND-PLACED RIPRAP OVER FILTER FABRIC
1:1 TO 2:1	GROUTED OR WIRE-TIED RIPRAP
1:1 OR STEEPER	STABILITY ANALYSIS OR RETAINING WALL DESIGNED BY STRUCTURAL ENGINEER

NOTES:
- SLOPE GRADIENTS ARE HORIZONTAL OR VERTICAL
- FINAL SLOPE TREATMENT SHALL BE AS PER THIS TABLE **UNLESS OTHERWISE NOTED** ON THIS PLAN OR WITHIN THE GEOTECHNICAL REPORT.
- SEE RIPRAP NOTES FOR SPECIFICATIONS.

RIPRAP NOTES

1. RIPRAP MATERIAL SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 913. RIPRAP MATERIAL SHALL BE WELL GRADED, VARYING IN SIZE FROM 4 TO 8 INCHES (d₅₀=6"). THE RIPRAP LAYER SHALL BE 9 INCHES MINIMUM THICKNESS.
2. THE GROUT FOR THE RIPRAP SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 914. THE TOTAL GROUT AND RIPRAP LAYER SHALL BE A MINIMUM THICKNESS OF 1.5d₅₀ INCHES (d₅₀=6"). GROUT THICKNESS SHALL BE EQUAL TO 1.0d₅₀ AND RIPRAP ROCK SHALL BE EMBEDDED TO A DEPTH OF 0.5d₅₀.
3. FINISH GRADE ("FG") CALLOUTS ARE TO TOP OF RIPRAP, IN APPLICABLE AREAS..

UTILITY NOTE

UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED AND ARE PRESENTED BASED UPON PRELIMINARY INFORMATION AVAILABLE TO CYPRESS CIVIL DEVELOPMENT. UTILITY LOCATIONS AS SHOWN ARE NOT INTENDED TO BE EXACT OR COMPLETE AND CYPRESS CIVIL DEVELOPMENT DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN THE UTILITY LOCATIONS OR ANY UTILITY RELOCATIONS THAT MAY BE NECESSARY. PRIOR TO EXCAVATION, ARIZONA STATUTES REQUIRE THAT ANYONE WHO INTENDS TO EXCAVATE MUST PROVIDE TWO FULL WORKING DAYS NOTICE TO THE OWNERS OF ALL UTILITIES WITHIN THE PROJECT AREA. EXCAVATORS SHOULD CONTACT "ARIZONA BLUE STAKE" @ 1-800-782-5348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS, SUNDAYS, AND STATE HOLIDAYS ARE NOT CONSIDERED WORKING DAYS. ALSO BE ADVISED THAT THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT MEMBERS OF "ARIZONA BLUE STAKE". THE CONTRACTOR IS RESPONSIBLE TO POT HOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

TOWN OF ORO VALLEY GRADING NOTES

1. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE TO PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, EXCEPT AS MODIFIED HEREIN.
2. ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, VOLUMES 1 AND 2, 2015 EDITION, EXCEPT AS MODIFIED HEREIN.
3. ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS, CHAPTER 27.9 OF THE TOWN OF ORO VALLEY ZONING CODE REVISED.
4. EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 203-5.
5. A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT ALL TIMES OR DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
7. THE CONTRACTOR SHALL CALL BLUE STAKE (1-800-782-5348) TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
9. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
10. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE TOWN OF ORO VALLEY PRIOR TO SUCH REVISIONS/CHANGES BEING MADE IN THE FIELD.
11. ALL STATIONING SHOWN ON PLAN AND PROFILE ARE ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, CATCH PATHS AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES, IRRIGATION CONTROLS, DRAINS, STRUCTURES, OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED, OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED, AS DIRECTED BY THE ENGINEER, AND IS A DEFINITE PART OF THIS PROJECT.
13. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
A. WALL(S), RETAINING OR OTHER TYPE(S).
B. ANY REINFORCED CONCRETE STRUCTURE(S).
C. ANY EMBANKMENT(S) WHOSE PRIMARY PURPOSE IS TO FUNCTION AS A RETENTION/DETENTION STRUCTURE.

THE ITEMS LISTED ABOVE ARE APPROVED FOR LOCATION ONLY. SEPARATE PLAN CHECKS AND PERMITS ARE REQUIRED, ALL IN ACCORDANCE WITH THE APPLICABLE CODES OF THE TOWN OF ORO VALLEY.

14. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED, AND SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH ADEQ STORMWATER DISCHARGE PERMIT IN ACCORDANCE WITH THE REPORT AND POLLUTION PLANS PREPARED BY THE ENGINEER. THE COST THEREOF TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
17. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FOOT OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER/SURVEYOR. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SUBGRADE AS STAKED BY THE ENGINEER/SURVEYOR.

TOWN OF ORO VALLEY GRADING NOTES (cont.)

18. A REPORT OF SOILS INVESTIGATIONS, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY VANN ENGINEERING, INC., DATED 09 MARCH 2020, VANN ENGINEERING, INC. PROJECT NO. 27335, FOR THIS PROJECT. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS MADE THERETO.
19. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL CONSTRUCTION OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL, TRENCH EXCAVATION AND BACKFILL, MATERIAL TESTING, TOGETHER WITH PLACEMENT OF FILL. SAID ENGINEER SHALL CERTIFY IN WRITING, THAT ALL SOILS OPERATIONS AND MATERIALS USED FOR THIS DEVELOPMENT WERE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SET FORTH IN THE GEOTECHNICAL INVESTIGATION OF RECORD AND ARE IN CONFORMANCE WITH THE ACCEPTED PLANS AND SPECIFICATIONS. CERTIFICATION, IN WRITING, IS TO BE RECEIVED BY THE TOWN OF ORO VALLEY PRIOR TO THE REQUEST FOR FINAL INSPECTION AND RELEASE OF ASSURANCES.
20. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE SURVEYOR PROVIDING THE CONSTRUCTION LAYOUT TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OBSERVED. SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT, THE ENGINEER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
22. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S), THEIR SUCCESSORS OR ASSIGNS, (AND/OR THEIR CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS AS APPLICABLE) TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC., FROM ALL NECESSARY OWNERS, PRIVATE AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHTS-OF-WAY ADJACENT TO (OR NEIGHBORING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE STRUCTURES, ROADS, ETC.) ENCROACHING OR AFFECTING - DIRECTLY OR INDIRECTLY - ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS.
23. THE PROFESSIONAL ENGINEER OF RECORD, AS SELECTED BY THE OWNER/DEVELOPER AT THE START OF CONSTRUCTION, SHALL SUBMIT AS-BUILT RECORD DRAWINGS AND CERTIFY IN WRITING THAT ALL IMPROVEMENTS, WHETHER PRIVATE OR PUBLIC, HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS IN WRITING AND THE AS-BUILT RECORD DRAWINGS ARE TO BE RECEIVED BY THE TOWN OF ORO VALLEY A MINIMUM OF TWO (2) WEEKS PRIOR TO THE REQUEST FOR CERTIFICATES OF OCCUPANCY AND/OR FINAL INSPECTION BY THE DEVELOPMENT AND INFRASTRUCTURE SERVICES DEPARTMENT AND THE RELEASE OF ASSURANCES, EXCEPT FOR MODEL HOMES INTENDED TO BE USED FOR SALES PURPOSES. IF THE PROJECT IS PHASED, THE ABOVE PERTAINS TO EACH PHASE.
24. BENCHMARKS:
#1: IS A MANHOLE COVER (MANHOLE #2729-50) IN NORTH EGGLESTON DRIVE SAID BENCHMARK HAS AN ELEVATION OF **2630.49'**.
#2: IS A MANHOLE COVER (MANHOLE #5291-02ADOT) LOCATED IN THE NORTH LANE OF CALLE CONCORDIA BETWEEN EGGLESTON DRIVE AND ORACLE ROAD SAID BENCHMARK HAS AN ELEVATION OF **2638.42'**.
25. ALL EASEMENTS MUST BE ACQUIRED BY OWNER/DEVELOPER PRIOR TO CONSTRUCTION.

PAG DETAILS USED

PAG DETAIL 200: CONCRETE SIDEWALK
PAG DETAIL 204: SIDEWALK SCUPPER - TYPE 1
PAG DETAIL 209: CONCRETE CURB
PAG DETAIL 309: CATCH BASIN (TYPE 4)

TOWN OF ORO VALLEY PAVING NOTES


1. AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 303.
2. ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 406, MIX NO. 2.
3. THE CONTRACTOR SHALL INSTALL STREET SIGNS IN ACCORDANCE WITH THE TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS - SIGNAGE POLICY.
4. PAVING CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLES AND CLEANOUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
5. THE TOWN WILL, UPON RECEIPT OF ALL NECESSARY CERTIFICATIONS AS OUTLINED ON THE IMPROVEMENT PLANS, PERFORM A FIELD REVIEW OF THE DEVELOPMENT. FIELD CONDITIONS, DESIGN OVERSIGHTS, ETC., MAY REQUIRE ADDITIONAL WORK AND/OR IMPROVEMENTS AS A RESULT OF SAID REVIEW.

SURVEY NOTES

1. THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON GPS NORTH. THE BEARING OF SAID LINE IS **N 00°00'00"E**.
2. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS BASED ON PIMA COUNTY OPUS CONTROL POINT STATION ID 12513E_P25, AND IS A 1/2" IRON REBAR NEAR THE EAST EDGE OF THE PAVEMENT AT THE INTERSECTION OF CALLE CONCORDIA AND MARNE PLACE. THE ELEVATION OF SAID BENCHMARK IS **2680.15'**, NAVD 88 DATUM.
3. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
ALTA ARIZONA
2025 WEST RUTHRAUFF ROAD, SUITE 125
TUCSON, ARIZONA 85705
ATTN: MR. ANDREW M. CLARK, AZ RLS #51130
PH: (520) 398-6651
4. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE THE CONSTRUCTION LAYOUT. THE SURVEYOR SHALL VERIFY THE KNOWN BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OBSERVED SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT. THE OWNER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA.
5. UPON COMPLETION OF THE WORK, THE CONTRACTOR AND HIS SURVEYOR SHALL CERTIFY IN WRITING TO THE OWNER THAT THE PROJECT CIVIL ENGINEERING IMPROVEMENTS WERE STAKED AND BUILT IN SUBSTANTIAL CONFORMANCE TO THE LINES AND GRADES SHOWN. UNLESS NOTED OTHERWISE, SUBSTANTIAL CONFORMANCE SHALL MEAN THAT BUILDING SITES HAVE BEEN CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH BUILDING PAD ELEVATIONS AS DESIGNED BY THE ENGINEER. PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH GRADE AS DESIGNED BY THE ENGINEER. SITE FEATURES SHALL BE WITHIN 0.25 FEET OF SPECIFIED POSITION.

PRIVATE UTILITY NOTES

1. ALL ON-SITE BUILDING SEWER CONNECTION LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
2. ALL ON-SITE DOMESTIC WATER SUPPLY LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
3. ALL ON-SITE FIRE SERVICE MAINS ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PUBLICATION 24, LATEST EDITION.

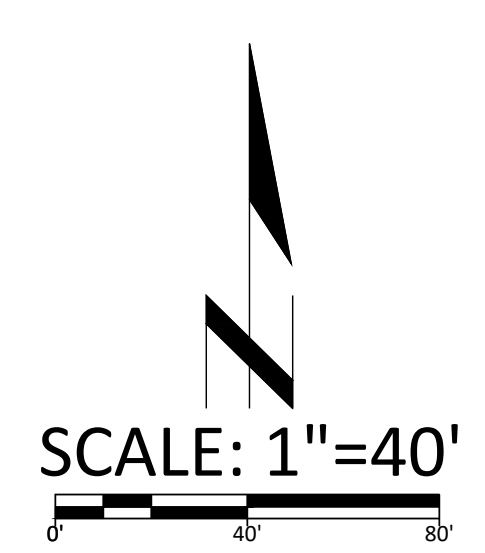
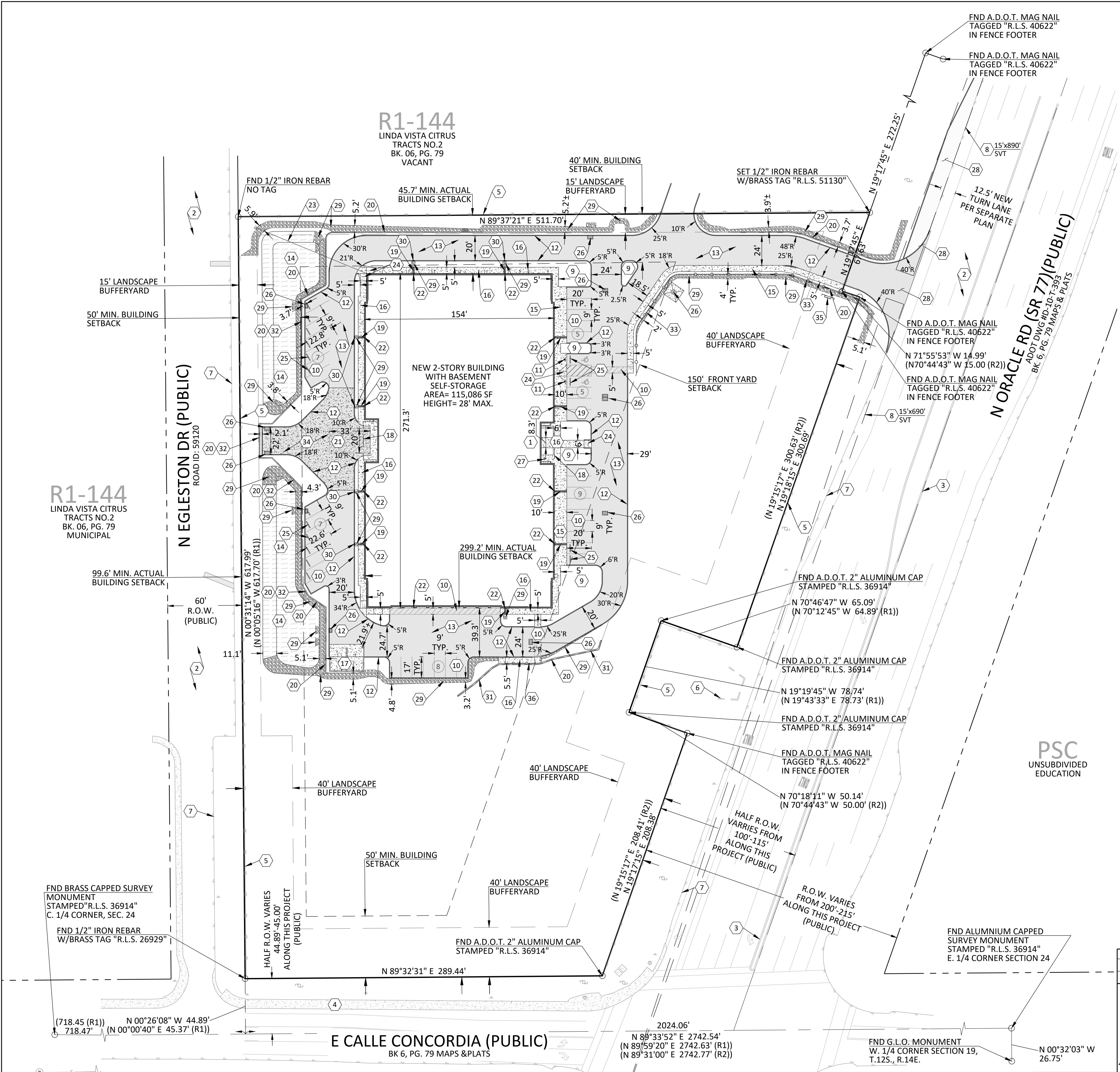
NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				CCN INVESTMENTS LLC 6419 N MIRAMIST WAY TUCSON, ARIZONA 85750 ATTN: JAMES THOMSON PH: (801) 558-1521 E: jthomson@bttree-prop.com
		CYPRESS PROJECT NO: 18.046 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: kmhall@cypresscivil.com		SITE ADDRESS 9255 NORTH ORACLE ROAD TUCSON, ARIZONA 85704
DATE: 08/12/20		A PORTION OF LOT 52, AS RECORDED IN BOOK 6 OF MAPS AND PLATS, PG 79, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTION 24, T12S, R13E, G.&S.R.M., PIMA COUNTY, ARIZONA		
SCALE: AS NOTED				
C.I.: N/A				

FINAL SITE PLAN PACKAGE for
OV SELF STORAGE
notes

2
OF
6

OV20
REF: OV1803280; OV1803281





- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 5 EXISTING FENCE TO REMAIN.
 - 6 EXISTING CULVERT HEADWALL TO REMAIN.
 - 7 EXISTING PAVEMENT EDGE TO REMAIN.
 - 8 SIGHT VISIBILITY TRIANGLE FOR NEW DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
 - 9 NEW DEPRESSED LANDSCAPE AREA.
 - 10 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.)
 - 11 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, SHEET 6.
 - 12 NEW 6" VERTICAL CURB, TYPE 2, PER PAG DETAIL 209. SEE DETAIL B, SHEET 6.
 - 13 NEW 3.5" AC PAVEMENT OVER 5" ABC. COMPACT ABC TO 100%. SEE DETAIL C, SHEET 6.
 - 14 NEW DRAINAGE BASIN AREA. SEE SHEET 4 FOR MORE INFORMATION.
 - 15 NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS. SEE DETAIL D, SHEET 6.
 - 16 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
 - 17 NEW REFUSE COLLECTION AREA. SEE DETAIL E, SHEET 6.
 - 18 NEW BUILDING OVERHANG PER BUILDING PLANS.
 - 19 NEW BUILDING DOWNSPOUT PER BUILDING PLANS.
 - 20 NEW RETAINING WALL PER SEPARATE PLAN AND PERMIT.
 - 21 NEW LOADING ZONE, STRIPED. SEE KEYNOTE 10 FOR STRIPING.
 - 22 NEW SIDEWALK SCUPPER (TYPE 1) PER PAG STD 204. SEE DETAIL F, SHEET 6.
 - 23 NEW FOUNDATION BLEED PIPE.
 - 24 NEW CONCRETE CURB ACCESS RAMP PER 2012 IBC, CHAPTER 11 AND ICC A117.1, SECTION 405, RAMPS. SEE DETAIL G, SHEET 6.
 - 25 NEW 6" WHEEL STOP (TYP.). SEE DETAIL H, SHEET 6.
 - 26 NEW CATCH BASIN AND OUTLET PIPE. SEE SHEET 4 FOR MORE INFORMATION.
 - 27 NEW SHORT TERM BICYCLE RACK. SEE RACK DETAIL I, SHEET 6.
 - 28 NEW OFFSITE IMPROVEMENTS PER SEPARATE PLAN.
 - 29 NEW GROUTED RIPRAP. SEE RIPRAP NOTES, SHEET 2. FOR DIMENSIONS, SEE PLAN OR DETAIL J, SHEET 6.
 - 30 NEW 2' CURB OPENING PER DETAIL K, SHEET 6.
 - 31 NEW RETAINING WALL WITH FAUX ROCK FACADE. SEE SHEET 4 FOR MORE INFORMATION.
 - 32 NEW SCREEN WALL.
 - 33 NEW HANDRAIL PER PAG DETAIL 105.
 - 34 NEW 6.5" CONCRETE PAVEMENT OVER 12" PREPARED SUBGRADE, COMPACTED TO 95%. SEE DETAIL L, SHEET 6.
 - 35 NEW MONUMENT SIGN PER SEPARATE PLAN AND PERMIT.
 - 36 NEW ICC A117.1 SECTIONS 405 + 406 COMPLIANT RAILING FOR RAMPS. SEE DETAIL M, SHEET 6. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.

PSC
UNSUBDIVIDED
EDUCATION

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
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				SITE ADDRESS 9255 NORTH ORACLE ROAD TUCSON, ARIZONA 85704

CYPRESS PROJECT NO: 18.046

2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

CYPRESS CIVIL

37624
KEVIN M.
HALL
08.12.2020
ARIZONA U.S.A.

DATE: 08/12/20
SCALE: 1"=40'
C.I.: N/A

A PORTION OF LOT 52, AS RECORDED IN BOOK 6 OF MAPS AND PLATS, PG 79, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTION 24, T12S, R13E, G.&S.R.M., PIMA COUNTY, ARIZONA

**FINAL SITE PLAN PACKAGE for
OV SELF STORAGE
site plan**



R1-36
SHADOW
MOUNTAIN ESTATES
BK. 13, PG. 75
RESIDENTIAL

R1-36
SHADOW MOUNTAIN
ESTATES - EAST
BK. 14, PG. 93
VACANT

FOUNDATION BLEED PIPE
INV=29.0

WEIR INV=
LENGTH=1'

NEW 6" HDPE BLEED PIPE
INV= (IN)
INV= (OUT)

PRIVATE DETENTION BASIN
TOTAL VOL=11,290 CF
100 YR VOL= CF
100 YR WSE=33.7 CF
Q_{IN}=27.1 CFS
Q_{OUT}=15.9 CFS

WEIR INV=
LENGTH=1'

NEW 6" HDPE BLEED PIPE
INV= (IN)
INV= (OUT)

PRIVATE DETENTION BASIN
TOTAL VOL=12,152 CF
100 YR VOL= CF
100 YR WSE=33.7 CF
Q_{IN}=12.9 CFS
Q_{OUT}=0.7 CFS

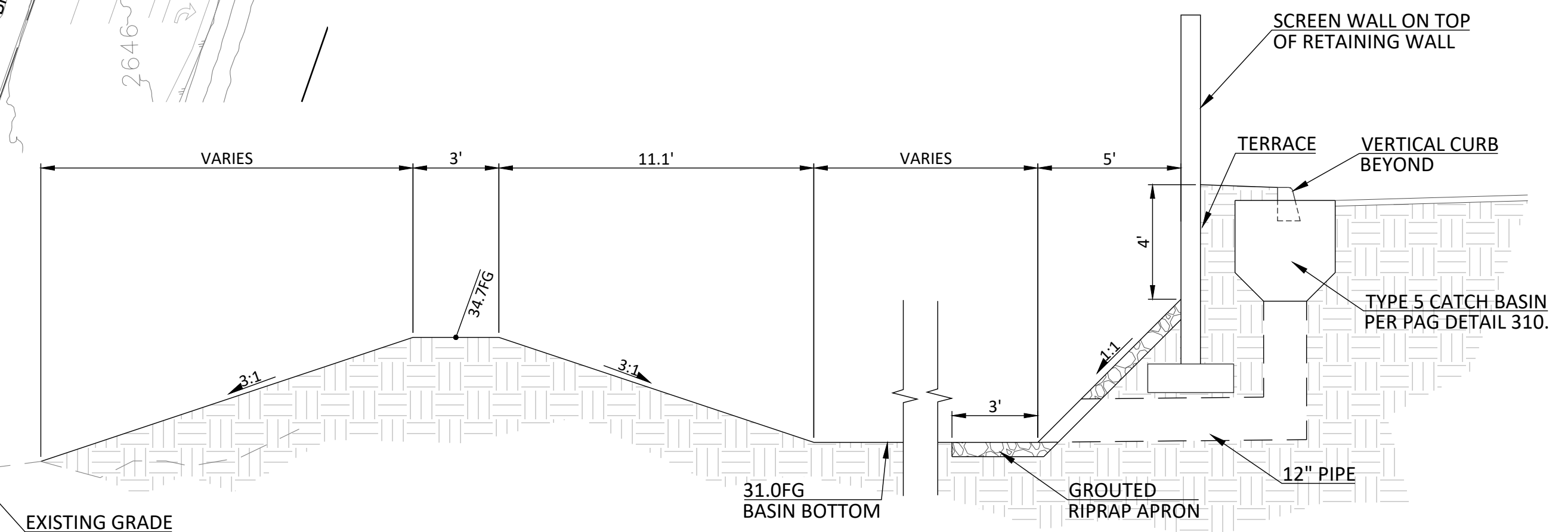
NEW 2-STORY BUILDING
BASEMENT FFE=2630.8
GROUND FFE=2640.8

130 LF BANK
PROTECTION
SEE DETAIL 2,
THIS SHEET.

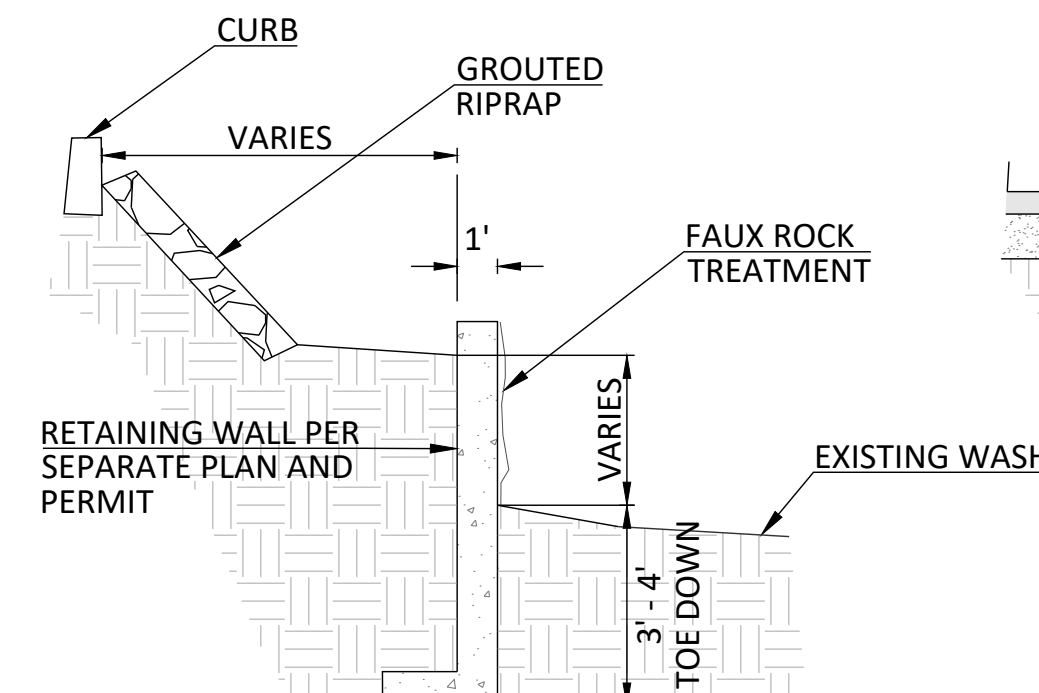
E CALLE CONCORDIA (PUBLIC)
ROAD ID:58018

SCALE: 1"=40'
C.I. = 1 FOOT

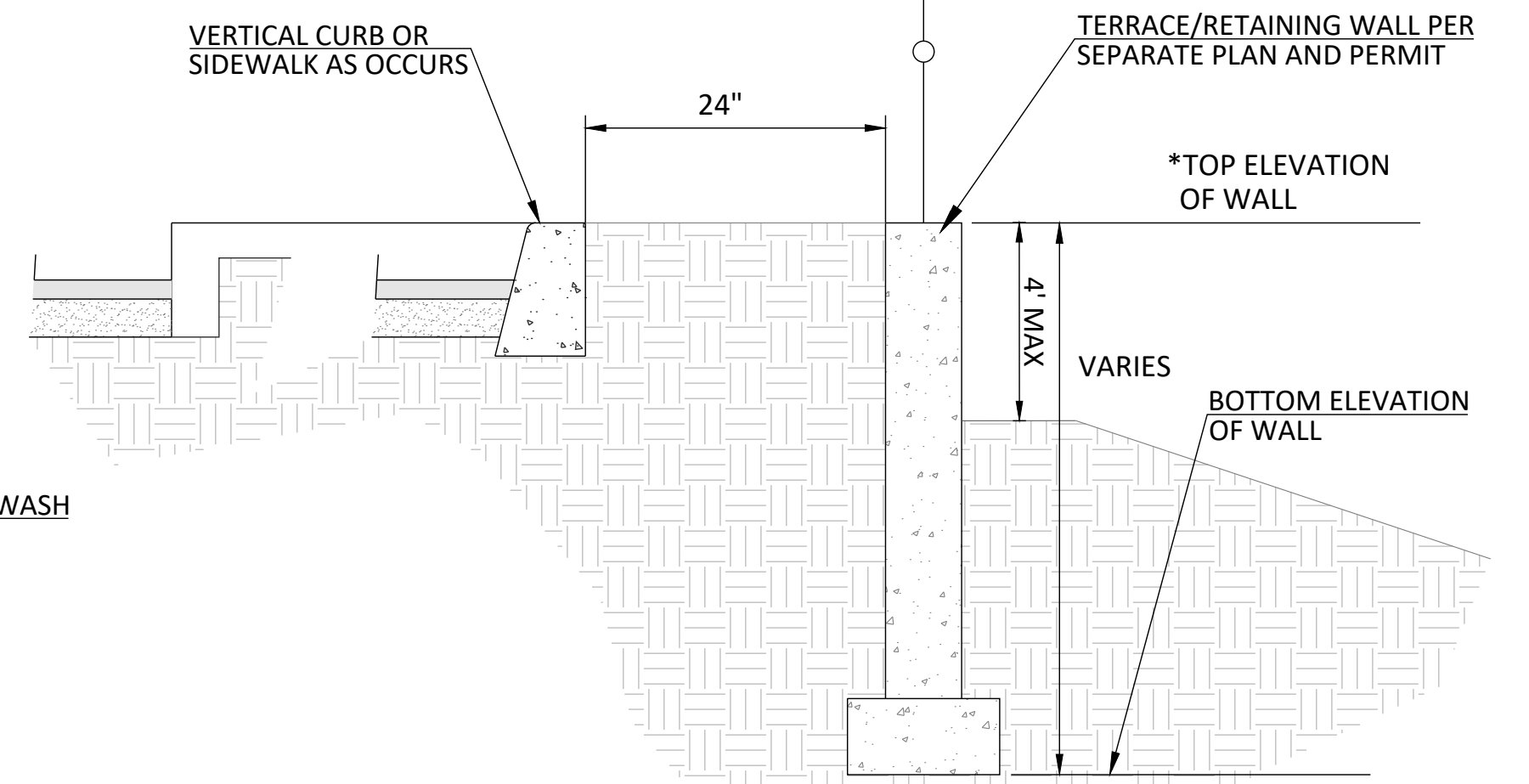
- STORM DRAIN KEYNOTES
- 1 NEW CULVERT OR STORM DRAIN OUTLET. SEE KEYNOTE FOR INVERT.
 - 2 NEW 15" HDPE STORM DRAIN. SEE KEYNOTE FOR LENGTH AND SLOPE.
 - 3 NEW 12" HDPE STORM DRAIN. SEE KEYNOTE FOR LENGTH AND SLOPE.
 - 4 NEW CATCH BASIN (TYPE 4, SINGLE) PER PAG DETAIL 309 WITH ONE EF-1 GRATE AND FLOGARD +PLUS FIRST FLUSH SYSTEM. SEE KEYNOTE FOR RIM AND INVERT.
 - 5 NEW CATCH BASIN (TYPE 4, DOUBLE) PER PAG DETAIL 309 WITH TWO EF-1 GRATES AND FLOGARD +PLUS FIRST FLUSH SYSTEMS. SEE KEYNOTE FOR RIM AND INVERT.
 - 6 NEW STORM DRAIN MANHOLE PER STD. DETAIL. SEE KEYNOTE FOR RIM AND INVERT.



2 BANK PROTECTION RETAINING WALL
CROSS SECTION
N.T.S.



3 RETAINING WALL
N.T.S.



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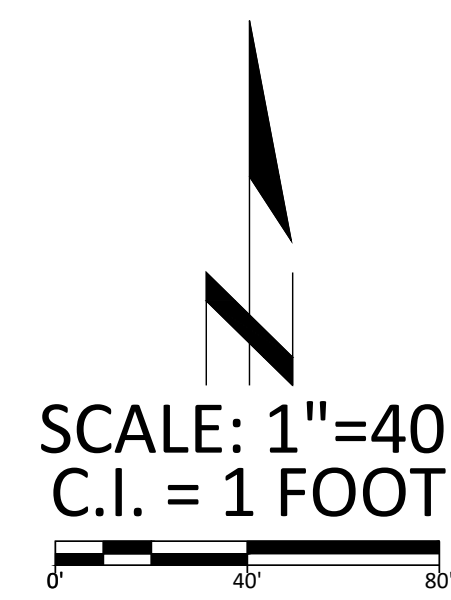
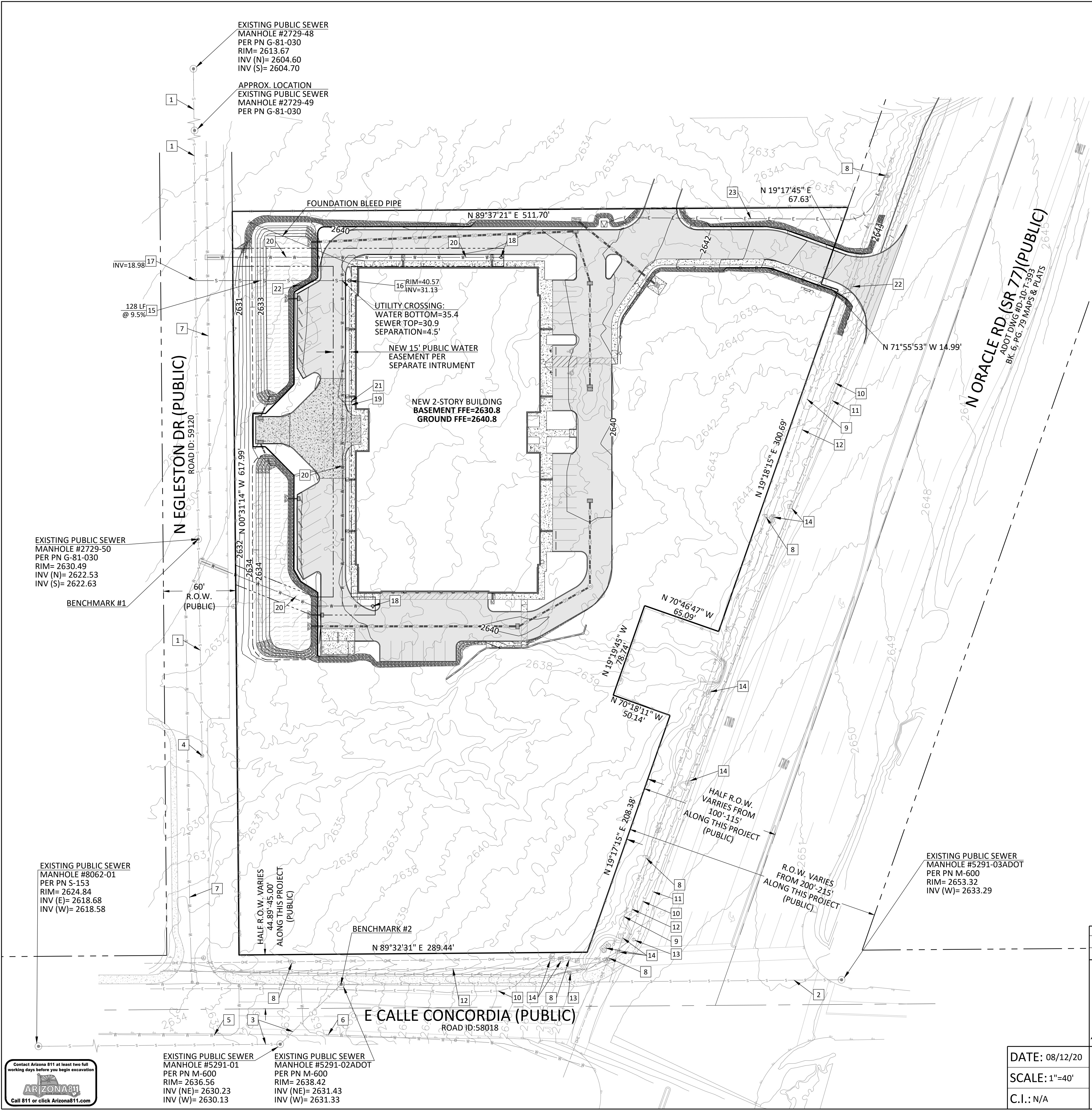
CYPRESS CIVIL

37624
KEVIN M. HALL
08/12/2020
ARIZONA U.S.A.

DATE: 08/12/20
SCALE: 1"=40'
C.I.: 1 FOOT

A PORTION OF LOT 52, AS RECORDED IN BOOK 6 OF MAPS AND PLATS, PG 79, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTION 24, T12S, R13E, G.&S.R.M., PIMA COUNTY, ARIZONA

FINAL SITE PLAN PACKAGE for
OV SELF STORAGE
grading + drainage plan



- UTILITY KEYNOTES**
- 1 EXISTING 8" VCP PUBLIC SEWER PER PN G-81-030.
 - 2 EXISTING 8" DIP PUBLIC SEWER PER PN M-600.
 - 3 EXISTING 8" VCP PUBLIC SEWER PER PN M-600.
 - 4 EXISTING SEWER CLEANOUT. RIM= 2630.43
 - 5 EXISTING 12" PVC PUBLIC WATER PER PN 04-23.
 - 6 EXISTING 12" PVC PUBLIC WATER PER PN 04-06.
 - 7 EXISTING 8" PVC PUBLIC WATER PER PN 00-31.
 - 8 EXISTING POWER POLE.
 - 9 EXISTING OVERHEAD ELECTRIC.
 - 10 EXISTING UNDERGROUND ELECTRIC.
 - 11 EXISTING COMMUNICATION LINE.
 - 12 EXISTING GAS LINE.
 - 13 EXISTING TRAFFIC SIGNAL POLE.
 - 14 EXISTING UTILITY INFRASTRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
 - 15 NEW PRIVATE 4" PVC SEWER LINE. SEE KEYNOTE FOR LENGTH AND SLOPE.
 - 16 NEW SEWER CLEANOUT. SEE KEYNOTE FOR RIM AND INVERT.
 - 17 TAP EXISTING PUBLIC SEWER MAIN PER PCRWRD DETAIL 401. SEE KEYNOTE FOR INVERT.
 - 18 NEW 8" FIRE HYDRANT PER SEPARATE PLAN.
 - 19 NEW 6" DIP FIRE SERVICE PER SEPARATE PLAN.
 - 20 NEW PUBLIC 8" PVC WATER LINE PER SEPARATE PLAN.
 - 21 NEW 1.5" WATER SERVICE WITH 1" METER AND 1.5" BACKFLOW PER SEPARATE PLAN.
 - 22 EXISTING UTILITY INFRASTRUCTURE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH RESPECTIVE UTILITY AGENCY, IF APPLICABLE.
 - 23 NEW UNDERGROUND ELECTRIC PER SEPARATE PLAN.

- PRIVATE FIRE SUPPRESSION NOTES**
- 1. INSTALLATION OF FIRE SERVICE UNDERGROUND SHALL CONFORM TO NFPA 24.
 - 2. MINIMUM DEPTH OF BURY TO BE 36".
 - 3. SYSTEM TO BE TESTED AT 200 PSI (OR 50 PSI ABOVE STREET PRESSURE) FOR 2 HOURS.
 - 4. SYSTEM TO BE FLUSHED. FLUSH TO BE WITNESSED BY TFD INSPECTOR.
 - 5. RESTRAINT METHOD FOR NEW FIRE SERVICE INSTALLATION TO BE CONCRETE THRUST BLOCKS.
 - 6. TRACER WIRE OR APPROVED EQUIVALENT SHALL BE INSTALLED WITH ALL UNDERGROUND PIPING.



DATE: 08/12/20
SCALE: 1"=40'
C.I.: N/A

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CYPRESS PROJECT NO: 18.046

2030 east speedway boulevard
suite #110
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ph: 520.499.2456
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Professional Engineer Seal
37624
KEVIN M. HALL
08-12-2020
ARIZONA U.S.A.

A PORTION OF LOT 52, AS RECORDED IN BOOK 6 OF MAPS AND PLATS, PG 79, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTION 24, T12S, R13E, G.&S.R.M., PIMA COUNTY, ARIZONA

FINAL SITE PLAN PACKAGE for
OV SELF STORAGE
utilities + easements plan

