

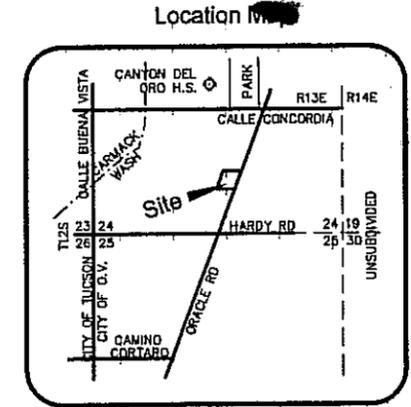
CopperStone Professional Center Development Plan OV12-05-36

General Notes and Calculations:

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| <ol style="list-style-type: none"> 1. GROSS AND NET AREA OF DEVELOPMENT: 145,712.88 SF (3.35 AC). 2. EXISTING ZONING: R-S 3. BUILDING SQUARE FOOTAGE: 40,800 4. F.A.R. ALLOWED: 0.28 TOTAL
F.A.R. BASE: 0.25
F.A.R. ADDITIONS: 0.03 (ALL BUILDINGS IN REAR HALF) 5. F.A.R. PROPOSED: 40,800/145,713=0.28 6. PARKING LOT DESIGN VEHICLE: SU-30 (15 MPH) 7. PARKING SPACES REQUIRED (61% MEDICAL, 39% OFFICE):
$(0.61)(4.5)(40,800/1,000) + (0.39)(3)(40,800/1,000) = 160$ SPACES 8. PARKING SPACES PROVIDED: 160 (80 IN FRONT, 80 IN REAR) 9. HC SPACES REQUIRED: 5 10. HC SPACES PROVIDED: 6 11. VAN-ACCESSIBLE HC SPACES REQUIRED: 1 12. VAN-ACCESSIBLE HC SPACES PROVIDED: 4 13. BICYCLE SPACES REQUIRED:
$(160 \text{ PARKING SPACES} / 20) = 8$ SPACES (1 CLASS 1) 14. BICYCLE SPACES PROVIDED: 9 SPACES
(2 CLASS 1, 7 CLASS 2) 15. LOADING SPACES REQUIRED: 1 16. LOADING SPACES PROVIDED: 1 (DROPOFF AREA) 17. LANDSCAPING REQUIRED:
$(0.35)(145,713) = 52,457$ SF 18. LANDSCAPING PROVIDED:
BUILDING AREA: 11,465 SF
PARKING AREA: 3,635 SF
PERIMETER: 39,213 SF (18,901 SF STREET- 13.0%)
TOTAL: 54,313 SF (37.3%) 19. BUILDING SETBACKS:
FRONT: 120 FEET
SIDES: 20 FEET
REAR: 40 FEET 20. BUFFERYARDS:
FRONT: 30' BUFFERYARD 'B'
SIDES: 10' BUFFERYARD 'A'
REAR: 30' BUFFERYARD 'B' 21. BUILDING HEIGHT: 34 FEET PERMITTED BY VARIANCE OV10-06-07 (07/28/2006) WITH THE FOLLOWING CONDITION:
- THE PARAPET AND LIGHTING IS TO BE LOWERED AS MUCH AS POSSIBLE (LIGHTING TO BE REVIEWED DURING BUILDING PERMIT PROCESS). 22. SCREENING:
FRONT: 42" MINIMUM HEIGHT WALL SCREENING FOR PARKING AREA
SIDES: NONE
REAR: 6'-HIGH WALL FRONTED WITH DENSE VEGETATION SCREENING IN BASIN AREA 23. BASIS OF BEARINGS: MONUMENTED CENTERLINE OF ORACLE ROAD PER BOOK 13, PAGE 75 OF MAPS AND PLATS, SAID BEARING BEING S19°45'10"W. 24. BASIS OF ELEVATIONS: ARIZONA HIGHWAY DEPARTMENT BRASS CAP LOCATED ON THE HEADWALL OF A CONCRETE BOX CULVERT APPROXIMATELY 500 FEET SOUTH OF THE INTERSECTION OF HARDY ROAD AND ORACLE ROAD PER BOOK 31, PAGE 95 OF MAPS AND PLATS. ELEVATION=2620.35 (NGVD29). 25. DEVELOPMENT PLANS WILL BE SUBMITTED FOR COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL. | <ol style="list-style-type: none"> 27. DEVELOPER WILL COVENANT TO HOLD TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING. 28. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL. 29. DRAINAGEWAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL. 30. IF LOTS ARE TO BE SOLD IN THIS DEVELOPMENT, A PROPERTY'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF COMMON AREAS. 31. APPROVED IMPROVEMENT PLANS AND APPROVED ASSURANCES WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMITS. 32. THE PROPERTY OWNER, HIS SUCCESSORS OR ASSIGNS AGREE TO:
1) KEEP ALL REQUIRED LANDSCAPED AREAS MAINTAINED IN A WEED FREE, TRASH FREE CONDITION;
2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS AND
3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER. 33. PUBLIC ART WILL BE PROVIDED PER ORO VALLEY ZONING CODE, SECTION 27.3. <p>GOLDER RANCH FIRE DISTRICT NOTES (34-37):</p> <ol style="list-style-type: none"> 34. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1,500 GPM FOR FIRE PROTECTION SHALL BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIALS. 35. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. 36. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT EACH BUILDING. 37. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION SHALL BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS. <p>PIMA COUNTY WASTEWATER MANAGEMENT NOTES (38-44):</p> <ol style="list-style-type: none"> 38. THIS PROJECT HAS 156 PROPOSED AND 0 EXISTING WASTEWATER FIXTURE UNIT EQUIVALENTS, PER TABLE 13.20.045(E)(1) IN PIMA COUNTY CODE 13.20.045(E). 39. 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. 40. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC. 41. 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). 42. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER. 43. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT STANDARDS. 44. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT. |
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Legend

- | | |
|--|---|
| | PROPERTY LINE |
| | BUILDING SETBACK |
| | BUFFERYARD BOUNDARY |
| | EASEMENT |
| | CURB |
| | BUILDING |
| | RETAINING WALL |
| | ASPHALT |
| | CONCRETE |
| | EXISTING WATER |
| | EXISTING SEWER |
| | EXISTING ELEVATION CONTOUR |
| | FINISHED ELEVATION CONTOUR |
| | FINISHED SPOT ELEVATION |
| | NEW SANITARY SEWER LINE/MANHOLE |
| | NEW SANITARY CLEANOUT/BUILDING CONNECTION SEWER |
| | NEW WATER LINE |
| | NEW FIRE HYDRANT |
| | LANDSCAPED AREA |
| | FINISHED FLOOR ELEVATION |
| | TOP/BOTTOM OF RETAINING WALL |
| | DIRECTION OF SURFACE FLOW |
| | DIRECTION OF ROOF FLOW |
| | GRADING LIMITS |
| | SURVEY MONUMENT |
| | FOUND CORNER |
| | SET 1/2" I.P. CORNER RLS 33308 |
| | SIGHT VISIBILITY TRIANGLE |



SCALE: 3" = 1 MILE
A PORTION OF SECTION 24, T12S, R13E
G&SRM, PIMA COUNTY, ARIZONA

Engineer

PHYSICAL RESOURCE ENGINEERING INC.
PO BOX 36985
TUCSON, AZ 85740
(520) 690-1669
ATTN: DAN WHITE

Owner/Developer

COPPERSTONE DEVELOPMENT LLC
4651 N. 1ST AVENUE, SUITE 200A
TUCSON, AZ 85718
(520) 808-3700
ATTN: DEVIN WELCH

Index of Sheets

C1	COVER SHEET	1 OF 3
C2	IMPROVEMENTS	2 OF 3
C3	DETAILS	3 OF 3

DETAILS

ACCEPTED

Kathryn E. Cavelier, cmc, TOWN CLERK, TOWN OF ORO VALLEY, AZ.
HEREBY CERTIFY THAT THE DEVELOPMENT PLAN FOR OV12-05-36
WAS APPROVED BY THE MAYOR AND COUNCIL ON THE 06 DAY OF Dec, 2007.
DATED THIS DAY OF 23 March, 2007.

Kevin G. Cavanaugh 3-23-07
ORO VALLEY TOWN CLERK DATE

Prashant C.C. Patel, P.E. - Civil Engg. Manager 02-14-07
PIMA COUNTY WASTEWATER APPROVAL DATE

TOWN OF ORO VALLEY
PROJ#: OV1205-36
ZONE: R-S
GENERAL ADDRESS:
9005 N. ORACLE RD

OV12-05-36

SHEET 1	OF 3	CopperStone Professional Center
DEVELOPMENT PLAN		Shadow Mountain Estates South 400' Block B, Book 13, Page 75, M&P G&SRM, Pima County, Arizona
DWC NO.: C1		PRE PHYSICAL RESOURCE ENGINEERING INC.
DESIGNED BY: SDC DRAWN BY: SDC DATE: 01/29/2007 JOB No.: 05234 SCALE:		P.O. BOX 36985 4655 N. FLOWING WELLS TUCSON, AZ 85705 PHONE: (520) 690-1669 FAX: (520) 690-1709

Development Plan

Keyed Notes:

- ① CONSTRUCT 35'-WIDE DRIVEWAY ENTRANCE. PROVIDE CONCRETE PAVEMENT WITHIN ORACLE ROAD RIGHT-OF-WAY. SEE SECTION D, SHEET C3.
- ② CONSTRUCT CONCRETE HEADERS AT CURB RETURNS PER PC 213.
- ③ CONSTRUCT 6'-LONG CONCRETE CURB TERMINAL SECTION PER PC 212.
- ④ CONSTRUCT 6" REVEAL CONCRETE VERTICAL CURB PER PC 209 (TYPICAL).
- ⑤ CONSTRUCT 156 LF CONCRETE VALLEY GUTTER PER PC 20B (WIDTH MODIFIED).
- ⑥ CONSTRUCT 280 LF CONCRETE VALLEY GUTTER PER PC 20B (WIDTH MODIFIED).
- ⑦ CONSTRUCT 36"-DEEP TYPE 4 OFF ROAD CATCH BASIN EQUIPPED WITH APPROVED FIRST FLUSH ENHANCEMENTS AND 12" DISCHARGE PIPE INTO BASIN BOTTOM. PROVIDE 2' WALL CUT (5' AT BASIN B) DISCHARGING ONTO 4'-WIDE x 12"-DEEP RIPRAP PAD WITH FILTER FABRIC UNDERLAYMENT. D-50=6". SEE PC 309.
- ⑧ CONSTRUCT 435 LF MASONRY RETAINING/SCREEN WALL. MINIMUM HEIGHT 42".
- ⑨ CONSTRUCT 100 LF 42"-HIGH MASONRY SCREEN WALL.
- ⑩ CONSTRUCT 190 LF CONCRETE RETAINING WALL. SEE SECTION C, SHEET C3.
- ⑪ CONSTRUCT 415 LF 30"-HIGH RETAINING WALL WITH 42"-HIGH MASONRY SCREEN WALL ABOVE PARKING AREA LEVEL.
- ⑫ CONSTRUCT DETENTION BASIN WITH 3H:1V SIDE SLOPES. CONSTRUCT 2'-WIDE CONCRETE WEIR AT SPILLWAY ELEVATION. PROVIDE 12"-THICK RIPRAP WITH FILTER FABRIC UNDERLAYMENT ON DISCHARGE SIDE. D-50=6". SEE BASIN DATA TABLES THIS SHEET AND TYPICAL SECTION A, SHEET C3.
- ⑬ INSTALL 92 LF 24" CMP WITH END SECTIONS.
- ⑭ INSTALL 45 LF 12" CMP WITH END SECTION ON WEST END.
- ⑮ ALL ROOF FLOWS TO BE COLLECTED ON WEST SIDE OF BUILDING AND CONVEYED TO PARKING SURFACE THROUGH DOWNSPOUTS AND TYPE 1 SIDEWALK SCUPPERS PER PC 205. LOCATIONS NOT YET DETERMINED.
- ⑯ CONNECT NEW 8" PVC SEWER MAIN TO EXISTING MANHOLE 52966-02 PER WMM-301.
- ⑰ CONSTRUCT NEW FLAT TOP MANHOLE PER WMM-208.
- ⑱ CONSTRUCT BUILDING CONNECTION SEWER PER WMM-401.
- ⑲ CONSTRUCT NEW 8" WATER MAIN. EXTEND NORTHEASTERLY WITHIN PLATTED SHADOW MOUNTAIN ESTATES UTILITY EASEMENT WEST OF BLOCK B. CONNECT TO EXISTING 12" ORO VALLEY WATER MAIN LOCATED IN SHADOW MOUNTAIN DRIVE ROW. SEE ORO VALLEY WATER UTILITY PROJECT 206.55-A-8000, SHEET 5 AND SHADOW MOUNTAIN ESTATES PLAT, BOOK 13, PAGE 75, MAPS AND PLATS.
- ⑳ INSTALL FIRE HYDRANT PER W-500.
- ㉑ DOMESTIC AND IRRIGATION WATER SERVICE METER LOCATIONS.
- ㉒ RELOCATE EXISTING TEP UNDERGROUND FACILITIES WITHIN EXISTING EASEMENT.
- ㉓ CONSTRUCT 6'-WIDE MEANDERING SIDEWALK TO EXTENTS SHOWN ON SUBJECT PROPERTY.
- ㉔ INSTALL SLOTTED DRAIN (6" SLOT/8" PIPE). INVERT PIPE 16" BELOW DRIVE.
- ㉕ PROVIDE CASCADING WATER HARVESTING BASINS ALONG SOUTH BOUNDARY. CONSTRUCT 320 LF 1'-HIGH GRADE WALL AT SOUTH PROPERTY LINE. SEE SECTION E, SHEET 3.

AVERAGE CROSS-SLOPE CALCULATION:

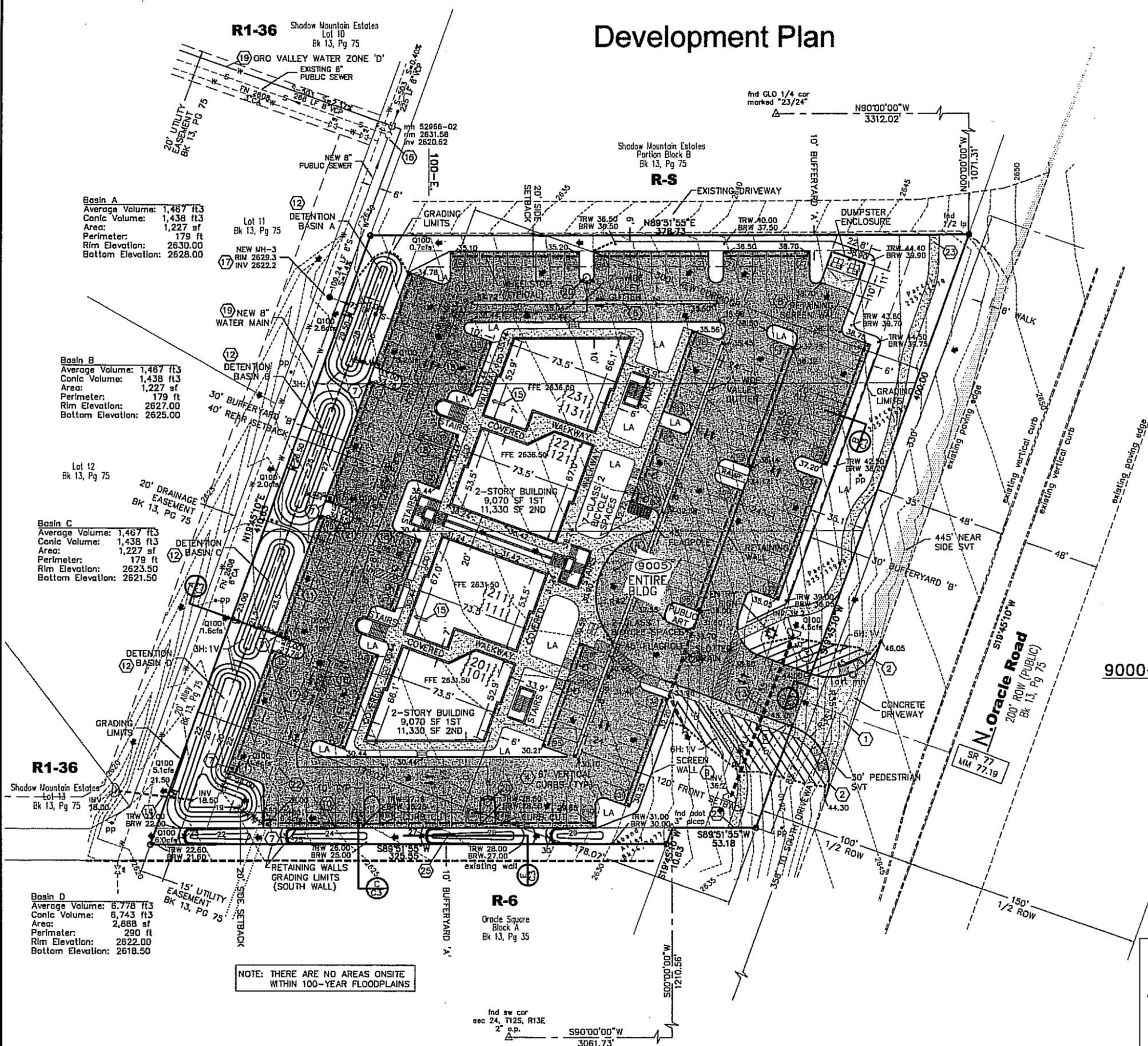
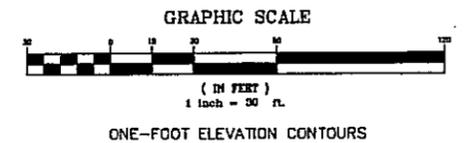
$$S = \frac{1 \times L \times 0.0023}{A} = \frac{1.0 \times 7,198 \times 0.0023}{3.35}$$

$$S = 4.94\%$$

NOTE: THERE ARE NO AREAS ONSITE GREATER THAN 15% SLOPE

PROJECT EARTHWORK QUANTITIES:

CUT: 4,500 CY
 FILL: 4,500 CY

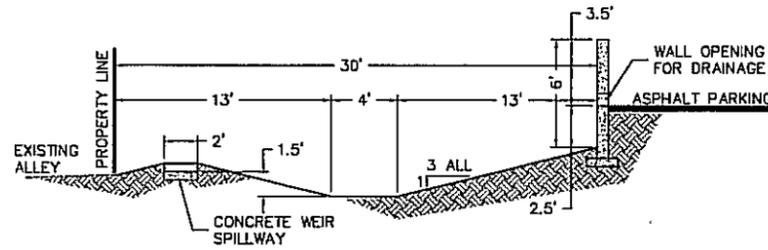


NOTE: THERE ARE NO AREAS ONSITE WITHIN 100-YEAR FLOODPLAINS

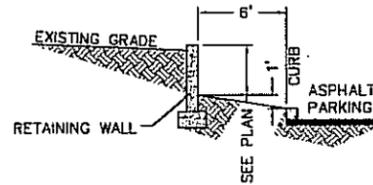
OV12-05-36

	SHEET OF	CopperStone Professional Center DEVELOPMENT PLAN Shadow Mountain Estates South 400' Block B, Book 13, Page 75, M&P G&SRM, Pima County, Arizona
	2 3	
DWG NO.:	C2	PRE PHYSICAL RESOURCE ENGINEERING, INC. P.O. BOX 36885 4655 N. FLOWING WELLS TUCSON, AZ. 85705 PHONE (520)690-1669 FAX (520)690-1769
DESIGNED BY: SDC DRAWN BY: SDC DATE: 01/29/2007 JOB No.: 05234 SCALE: 1"=30'		

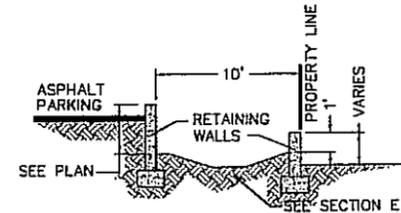
Development Plan



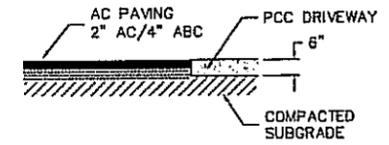
Section A
TYPICAL WEST BASIN
1"=5'



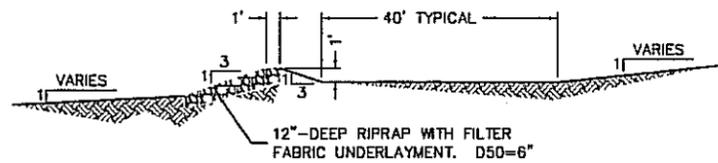
Section B
RETAINING/SCREEN WALL
1"=5'



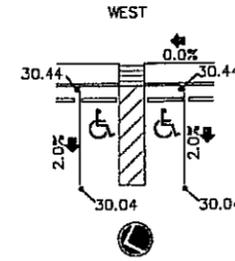
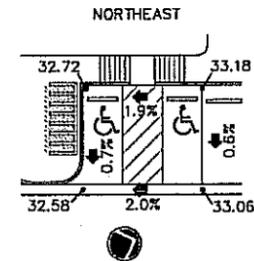
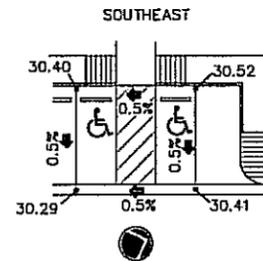
Section C
SOUTH RETAINING WALLS
1"=5'



Section D
DRIVEWAY
NTS



Section E
TYPICAL WATER HARVESTING BASIN
NTS



Detail 1
HANDICAP PARKING SPACES
NTS

OV12-05-36

	SHEET	OF	CopperStone Professional Center
	3	3	
	DWG NO.:	DEVELOPMENT PLAN	
	C3	Shadow Mountain Estates South 400' Block B, Book 15, Page 75, M&P G&SRM, Pima County, Arizona	
DESIGNED BY: SDC DRAWN BY: SDC DATE: 03/22/2007 JOB No.: 05234 SCALE:	PRE PHYSICAL RESOURCE ENGINEERING, INC.		P.O. BOX 36985 4555 N. FLOWING WELLS TUCSON, AZ 85705 PHONE (520)690-1669 FAX (520)690-1789