

“Site Plan”

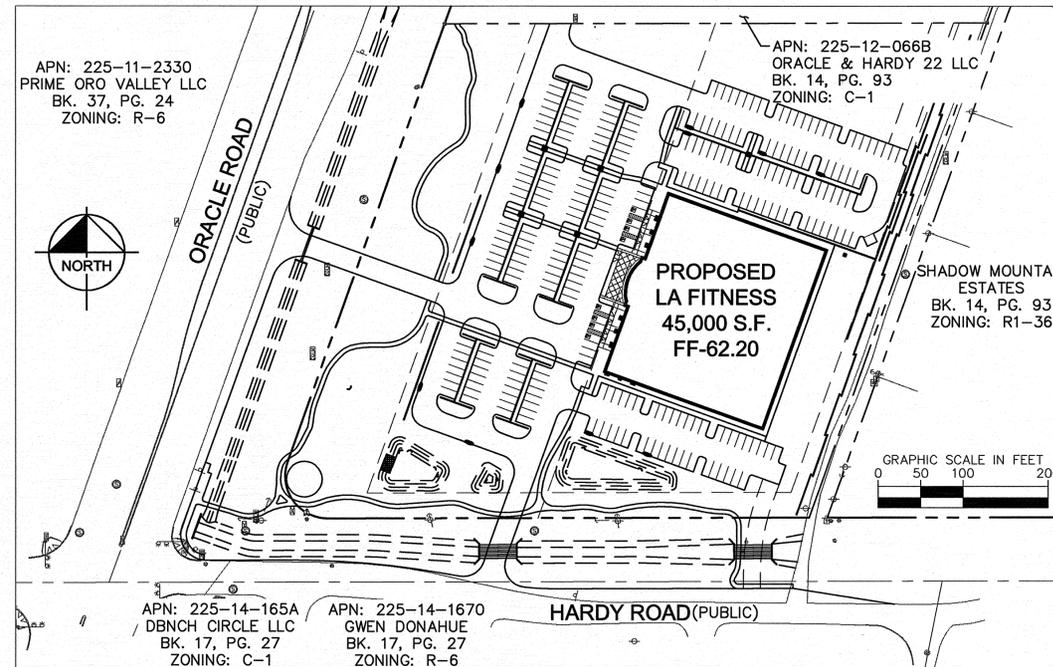
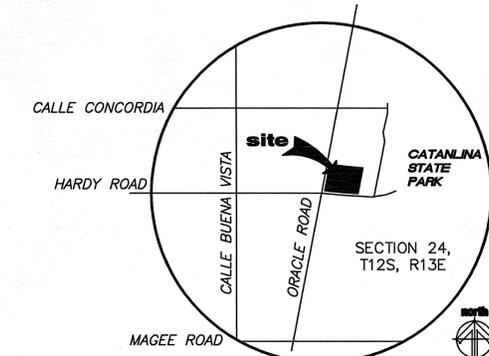
 **LA | FITNESS.** - Palisades of Oro Valley

NEC Oracle Road(State Route 77) and Hardy Road

CONCEPTUAL SITE PLAN

LA FITNESS at PALISADES OF ORO VALLEY

OV1211-08



LEGEND

- PROPOSED DRAINAGE FLOW
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT
- STREET CENTERLINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD POWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED CATCH BASIN

APPROVAL BLOCK	
TOWN CLERK	SIGNATURE
PLANNING DIVISION MANAGER	SIGNATURE
TOWN ENGINEER	SIGNATURE
ORO VALLEY WATER UTILITY DIRECTOR	SIGNATURE

REFERENCE CASE NUMBERS	
GENERAL PLAN AMENDMENTS	_____
REZONING	_____
VARIANCES	_____
CONDITIONAL USE PERMITS	_____
FINAL PLATS	_____
ANNEXATIONS	_____

CONCEPTUAL SITE PLAN

DEVELOPMENT NAME:
LA FITNESS at PALISADES OF ORO VALLEY

BRIEF LEGAL DESCRIPTION:
THE SOUTH 619.02' OF BLOCK A, SHADOW MOUNTAIN ESTATES-EAST BOOK 14 PAGE 93, SECTION 24, TOWNSHIP 12 SOUTH, RANGE 13 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

SCALE: 1" = 40'

CONTOUR INTERVAL: 1'-0"

DATE: 11-30-2011

TOWN OF ORO VALLEY CASE NUMBER:
#OV1211-08

SHEET 1 OF 2

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and Associates, Inc. © 2011
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NEC HARDY ROAD AND ORACLE ROAD
PRELIMINARY SITE PLAN COVER SHEET
ORO VALLEY, ARIZONA

PROJECT No.
091129008

SCALE (H): 1"=40'

SCALE (V): NONE

DRAWN BY: TMJ

DESIGN BY: TMJ

CHECK BY: STM

DATE: 11/30/2011



2011-11-30 12:00:08SPCV.dwg
CV
1 OF 2 SHEETS

SITE PLAN NOTES

- A. GENERAL NOTES**
- REFER TO THE SITE DATA TABLE HEREON FOR PROJECT INFORMATION.
 - ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
- B. PLANNING GENERAL NOTES**
- MAXIMUM ALLOWED BUILDING HEIGHT: 25' PLUS 10' TOWER
PROPOSED BUILDING HEIGHT: 25' PLUS 10' TOWER
 - THE PROJECT IS DESIGNED TO MEET THE SPECIFIC OVERLAY ZONE(S) CRITERIA FOR ORACLE ROAD SCENIC CORRIDOR DISTRICT (ORSCD).
 - THE PROJECT IS NOT LOCATED WITHIN A SIGNIFICANT RESOURCE AREA (SRA).
 - THE PROJECT DOES NOT INCLUDE PROPERTY WITHIN IDENTIFIED RIPARIAN HABITAT WITHIN THE 100-YEAR FLOODPLAIN.
 - REFER TO SITE DATA TABLE HEREON FOR OPEN SPACE, LANDSCAPING, AND SETBACK INFORMATION.
 - NO AREAS WITHIN THIS PROJECT ARE PROPOSED TO BE DESIGNATED AS COMMON SPACE OR OPEN SPACE.
 - EXISTING ZONING IS C-1.
 - ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
 - ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
- C. ENGINEERING GENERAL NOTES**
- DESIGN VEHICLE FOR PARKING LOT MANEUVERING IS SU-30 TRUCK, PER GOLDER RANCH FIRE DISTRICT.
 - 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.
 - ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- D. DRAINAGE GENERAL NOTES**
- DEVELOPER WILL COVENANT TO HOLD TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
 - DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
 - DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN STANDARDS AND PAID FOR BY THE DEVELOPER. ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A Q100 FLOW.
 - ALL DRAINAGE FACILITIES WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR ALL AFFECTED BUILDINGS.
 - A PROPERTY OWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS AND COMMON AREAS.
- E. ORO VALLEY WATER GENERAL NOTES**
- THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
 - 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.
 - A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE BEFORE THIS PROJECT BEGINS.
 - ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
 - ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.
- F. WASTEWATER GENERAL NOTES**
- PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS AS REFERENCED IN 18.71.030.A.
- G. GENERAL UTILITY NOTES**
- SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.
- H. GOLDER RANCH FIRE GENERAL NOTES**
- 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.
 - APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.

SITE PLAN NOTES (CONT'D)

- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, S, 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 HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE-FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
- 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.
- 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.

L. PARKS AND RECREATION GENERAL NOTES

- TRAIL EASEMENT IS A "PERMANENT NON-MOTORIZED PUBLIC RECREATION EASEMENT" GRANTED TO THE TOWN.

J. PERMITTING DIVISION - BUILDING CODES

- THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
 - 2006 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
 - 2005 NATIONAL ELECTRICAL CODE
 - 1998 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
 - 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
 - 2008 TOWN OF ORO VALLEY POOL CODE
 - 2003 PC/COT STANDARD SPECIFICATIONS & DETAILS FOR PUBLIC IMPROVEMENTS
 - 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
 - 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
 - TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
 - ORO VALLEY TOWN CODE, CURRENT REVISED

SITE DATA TABLE

AREA OF SUBJECT PROPERTY LOCATION:	8.5 ACRES (GROSS AND NET) NORTHEAST CORNER OF ORACLE ROAD AND HARDY ROAD C-1 COMMERCIAL DISTRICT 225-12-065A
EXISTING ZONING:	C-1
PARCEL NUMBER:	225-12-065A
MAXIMUM ALLOWABLE BUILDING HEIGHT:	25 FT. (NOTE: ARCHITECTURAL FEATURES SUCH AS TOWERS MAY EXCEED BUILDING HEIGHT BY 10 FT. SUBJECT TO CDRB APPROVAL)
PROPOSED BUILDING HEIGHT:	25 FT. WITH 35 FT. TOWER
PROPOSED BUILDING AREA:	45,000 SF
PROPOSED USE:	FITNESS CENTER/INDOOR ASSEMBLY (A-3)
RECREATION OCCUPANCY TYPE:	IIB, SPRINKLERED
CONSTRUCTION TYPE:	20%
MINIMUM OPEN SPACE:	53% (INCLUDING LANDSCAPE BUFFER)
PROVIDED OPEN SPACE:	28.5% (EXCLUDING LANDSCAPE BUFFER)
MAX. FLOOR AREA RATIO (FAR):	0.30
PROPOSED FAR:	0.12
REQUIRED PARKING:	270 SPACES
PROPOSED PARKING:	271 SPACES
LANDSCAPE BUFFERS:	
SIDE (HARDY ROAD):	30 FEET REQUIRED
REAR (R1 DISTRICT):	15 - 40 FEET REQUIRED (BUFFER YARD TYPE 'B')
IMPERMEABLE SURFACES:	221,454 S.F.

PROJECT DIRECTORY:

DEVELOPER:
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CIVIL ENGINEER:
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E-MAIL: steve.haney@kimley-horn.com

PARKING, LOADING, AND BICYCLE STORAGE CALCULATIONS

PAD/LOT NUMBER	PROPOSED USE	SQUARE FOOTAGE	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
	HEALTH CLUB	45,000 S.F.	6/1,000	270	271	7	8		0	0	2	2	12	15

DATE: _____ BY: _____ APPR: _____
 DESCRIPTION: _____
 REV: _____
 Dec 01, 2011 - 11:26am trawer.jphns
 I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ARIZONA, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERING SOCIETY OF ARIZONA.
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND APPROVAL BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



CONCEPTUAL
LANDSCAPE PLAN

10-21-2011



McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS

McCloskey ♦ Peltz, Inc.

L A N D S C A P E R C H I T E C T S

One West Elliot, Suite 110
Tempe, Arizona 85284-1310 Phone:
(480)838-7774 Fax: (480)831-
1774 Email: dpmpi@mindspring.com

Landscape Concept Narrative for LA Fitness Oro Valley, AZ

Native Plant Preservation

All healthy native plant species protected under Arizona Law and Oro Valley Ordinances will be either preserved in place or salvaged and reused as part of the site revegetation effort.

Site Landscape Revegetation & Restoration

The Site Landscape Revegetation & Restoration shall utilize, primarily, native plant species with a heavier focus on species that are indigenous to the site and adjacent natural desert. Where allowed under Oro Valley ordinances some desert adapted species may be utilized as supplement to the native plant palette for special uses or function such as enhanced screening, pedestrian safety issues or unique micro-climate conditions within restricted planting areas adjacent to the building.

The primary tree species will be native species such as: ***Foothill Palo Verde, Blue Palo Verde, Native Mesquite, Ironwood, Desert Willow and (native adapted) Thorn-less Hybrid Palo Verde*** in parking and pedestrian traffic areas where thorns may be of concern.

The planting design will be sensitive to the sloped conditions in terms of erosion protection/prevention. Storm water (drainage) channels and site retention areas shall be treated as semi riparian habitat and will be revegetated with native species that are indigenous to semi-riparian desert habitats.

Native seed mixes will be utilized to re-establish native grasses, wildflowers and forbs.

Landscape Buffers will be heavily landscaped with both trees and shrubs to maximize visual buffering of the building from adjacent residential properties. Native Mesquite and Ironwood will be utilized as the backbone of the landscape buffer and will be supplemented with taller shrub species such as ***Acacia, Chuparosa, Creosote, Jojoba, Sage, Tecoma***, etc. as allowed by “**Oro Valley Landscape Guidelines Addendum C: Native Plant List**”

Landscape (soil) surfaces will be stabilized with Decomposed Granite or a combination utilizing a more naturalized “Desert Pavement” surfacing. In area of higher storm water velocity and flow concentrations, a larger aggregate (rip rap) cover may be necessary to prevent erosion.

Landscape Irrigation

Drip Irrigation System

The Site Landscape Irrigation will be designed as much as possible to be a temporary (Drip) system with the capability of having significant portions of the system water demands reduced as plants become established or become sustainable from natural precipitation.

Water Harvesting

Water Harvesting techniques will be or incorporated into the site through the grading and drainage system design and landscape treatments to encourage collection and preservation of natural precipitation and controlled saturation of plant root zones.

Context Plan



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job

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check

LA Fitness at the NEC Oracle Road and Hardy Road



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View Preservation Plan

LA | FITNESS - Palisades of Oro Valley

NEC Oracle Road(State Route 77) and Hardy Road