

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 2.6 ACRES (113,457 S.F.).
2. GROSS FLOOR AREA IS 27,600 S.F. (BUILDING 1)
3. FLOOR AREA RATIO (FAR) IS 24%.
4. GROSS AREA OF ALL IMPERVIOUS SURFACES (I.E. BUILDINGS, ASPHALT, HARDSCAPE) = 1.6 ACRES (69,893 S.F.).
5. TOTAL MILES OF NEW PUBLIC STREETS IS 0 MILES.
6. TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
7. ALL APPLICABLE GENERAL PLAN, REZONING, CONDITIONAL USE PERMIT (CUP), FINAL PLAT OR ANNEXATION CONDITIONS IMPACTING THE PROJECT WILL BE A CONDITION OF DEVELOPMENT (SEE SHEET 2 OV12-06-25B).
8. THERE ARE NO ZONING VARIANCES OR MODIFICATIONS THAT ARE APPLICABLE TO THE PROJECT.
9. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

1. THE MAXIMUM ALLOWED BUILDING HEIGHT FOR THIS DEVELOPMENT IS 18 FEET.
2. THE PROPOSED BUILDING HEIGHT IS 13 FEET.
3. THIS PROJECT IS DESIGNED TO MEET THE ORACLE ROAD SCENIC CORRIDOR DISTRICT (ORSOD).
4. THE TOTAL AMOUNT OF OPEN SPACE REQUIRED FOR THIS PROJECT IS 12.5%.
5. THE TOTAL AMOUNT OF OPEN SPACE PROVIDED WITHIN THIS PROJECT IS 14,130 S.F. (12.5%).
6. THE TOTAL AMOUNT OF LANDSCAPED AREA WITHIN THIS PROJECT (INCLUDING ORACLE ROAD RIGHT-OF-WAY) IS 61,301 S.F. (54%).
7. THE LANDSCAPE BUFFERYARDS (B) FOR THIS PROJECT ARE:
 NORTH (DESERT SKY ROAD) = 20'
 EAST (ORACLE ROAD) = 30'
 WEST (R-4) = 40'
 SOUTH (C-N) = 0'
8. THE BUILDING SETBACKS FOR THIS PROJECT ARE: FRONT = 25', SIDE = 25', REAR 25'.
9. EXISTING ZONING IS C-N.
10. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
11. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

ENGINEERING GENERAL NOTES

1. THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR THIS PROJECT IS 15 MPH.
2. 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.
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.

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 BEFORE THIS PROJECT BEGINS.
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.

GENERAL UTILITY GENERAL NOTES

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

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.
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.

SURVEY INFORMATION

SURVEY DATA AND TOPOGRAPHIC INFORMATION OBTAINED FROM RICK ENGINEERING COMPANY.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PROJECT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID BEARING BEING NORTH 90°00'00" EAST.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS PROJECT IS A 9/16" STAINLESS STEEL ROD IN CASTING LOCATED AT THE NE CORNER OF ORACLE ROAD AND LINDA VISTA BLVD, 35'± NORTH OF CATTLE GUARD ALONG THE WEST SIDE OF FENCELINE. ELEVATION BEING: 2648.88 (NAVD88).

OWNER

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ENGINEER

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SHEET INDEX

SHEET 1 COVER SHEET AND NOTES
 SHEET 2 REZONING CONDITIONS
 SHEET 3 SITE PLAN

eec
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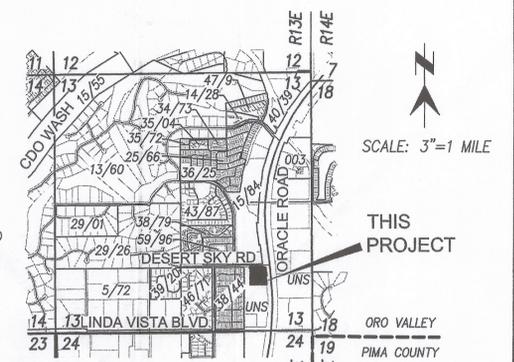
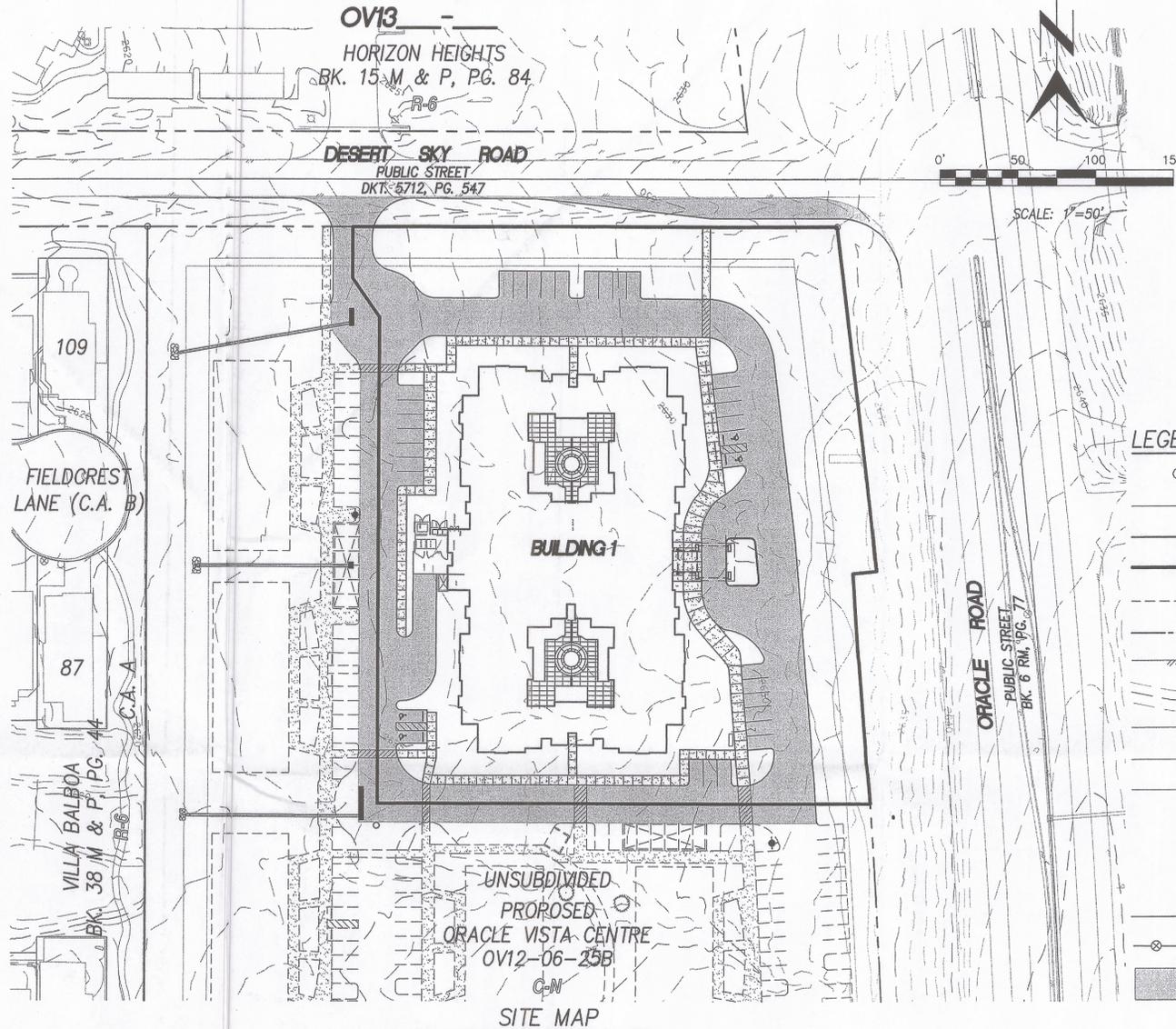


CONTOUR INTERVAL = 1 FOOT
 JANUARY 2013
 EEC JOB NO 12017

REF. CASE OV12-06-25B
 SCALE: AS NOTED
 SHEET 1 OF 3

CONCEPTUAL SITE PLAN: ORO VALLEY MEMORY CARE

**CONCEPTUAL SITE PLAN
 ORO VALLEY MEMORY CARE**



LOCATION MAP

A PORTION OF SECTION 13,
 T-12-S, R-13-E, G&SRM,
 TOWN OF ORO VALLEY,
 PIMA COUNTY, ARIZONA

LEGEND

- FOUND EXISTING SURVEY MONUMENT AS NOTED
- EXISTING CENTER LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOURS AND LABEL
- s ○ EXISTING SANITARY SEWER AND MANHOLE
- OH/P ○ EXISTING OVERHEAD ELECTRIC AND POLE
- w ○ EXISTING WATER MAIN AND VALVE
- ⊕ EXISTING FIRE HYDRANT
- W □ EXISTING WATER METER
- ⊥ EXISTING SIGN
- s ○ EXISTING SANITARY SEWER AND MANHOLE
- ⊕ w ○ EXISTING WATER, VALVE AND FIRE HYDRANT
- PROPOSED PAVEMENT

PERMITTING DIVISION – BUILDING CODES

1. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
 - 2006 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
 - 2005 NATIONAL ELECTRICAL CODE
 - 2010 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
 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PARKING, LOADING & 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		
BLDG. 1	MEMORY CARE FACILITY	27600	SEE BELOW	33	33	2	4	1 PER 100,000 SF	1	1	0	0	2	3

PARKING RATIO CALCULATION:
 .33 SPACES PER BED X 56 BEDS = 19
 1 SPACE PER STAFF X 14 STAFF = 14
 TOTAL PARKING REQUIRED = 33



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REZONING CONDITIONS

AS NOTED ON ORACLE VISTA CENTRE, OV12-06-25B

1. COMPLETION OF THE FOLLOWING REQUIREMENTS FOR A REZONING ORDINANCE WITHIN THE TIME FRAME SPECIFIED HEREIN FROM THE DATE OF APPROVAL BY THE TOWN COUNCIL:
2. SUBMITTAL OF A COMPLETE HYDRAULIC AND HYDROLOGIC DRAINAGE REPORT.
3. APPROVAL OF A DEVELOPMENT PLAN AND/OR RECORDATION OF A FINAL PLAT AS DETERMINED NECESSARY BY THE APPROPRIATE TOWN DEPARTMENTS.
4. A SUITABLE ARRANGEMENT WITH PIMA COUNTY HEALTH DEPARTMENT OR PIMA COUNTY WASTEWATER MANAGEMENT FOR SEWAGE DISPOSAL.
5. RECORDING A COVENANT HOLDING THE TOWN OF ORO VALLEY HARMLESS IN THE EVENT OF FLOODING.
6. PROVISION OF DEVELOPMENT RELATED ASSURANCES AS REQUIRED BY THE APPROPRIATE TOWN DEPARTMENTS.
7. RECORDING A COVENANT TO REMOVE ONLY THAT VEGETATION THAT IS NECESSARY FOR BUILDING PADS AND ACCESSORY USES AND THE NECESSARY ROADS AND DRIVEWAYS AND TO SALVAGE ALL HEALTHY PALO VERDE, MESQUITE, IRONWOOD, SAGUAROS AND BARREL CACTI FOR ON-SITE LANDSCAPING PURPOSES.
8. RECORDING ANY OTHER DEVELOPMENT RELAXED COVENANTS AS DETERMINED NECESSARY BY THE APPROPRIATE TOWN DEPARTMENTS.
9. ROADS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF ORO VALLEY STANDARDS.
10. LANDSCAPING TO CONSIST OF LOW WATER USE AND LOW POLLEN PRODUCING VEGETATION.
11. ADHERENCE OF THE TENTATIVE DEVELOPMENT PLAN AND ASSOCIATED CONDITIONS APPROVED BY THE ORO VALLEY TOWN COUNCIL.
12. SIGNIFICANT CHANGE TO THE TENTATIVE DEVELOPMENT PLAN OR CONDITIONS OF REZONING, AS DEFINED BY SEC. 3-104B, SHALL REQUIRE RE-REVIEW BY THE PLANNING COMMISSION AND TOWN COUNCIL IN ACCORDANCE WITH CHAPTER 3 OF THE ORO VALLEY ZONING CODE REVISED.
13. THE RELOCATION AND/OR EXTENSION OF UTILITIES PURSUANT TO THE DEVELOPMENT OR REDEVELOPMENT OF THE SUBJECT PARCEL WILL BE AT NO COST TO THE TOWN OF ORO VALLEY.
14. DEDICATION OF PUBLIC RIGHTS-OF-WAY THROUGH PLAT RECORDATION IN ACCORDANCE WITH CURRENT TOWN ORDINANCES.
15. POSTING DEVELOPMENT OPPORTUNITY ASSESSMENTS (DOAS) IN AN APPROVED FORM AS DETERMINED NECESSARY BY THE APPROPRIATE TOWN DEPARTMENTS.
16. SUBMITTAL OF A TRAFFIC IMPACT ANALYSIS IN ACCORDANCE WITH SEC. 9-110 N, UNLESS MODIFIED BY THE TOWN ENGINEER AND ZONING ADMINISTRATOR.
17. COMPLETION OF THE REQUIREMENTS FOR A ZONING ORDINANCE WITHIN 2 YEARS FROM THE DATE OF APPROVAL BY TOWN COUNCIL, WHICH SHALL INCLUDE APPROVAL OF A DEVELOPMENT PLAN FOR THE PROJECT, ISSUANCE OF A BUILDING PERMIT FOR AT LEAST ONE STRUCTURE ON THE SITE, AND COMMENCEMENT OF CONSTRUCTION ON THAT STRUCTURE, OR SUBSTANTIAL COMPLETION OF THE WATERMAIN TO SERVE THE SITE. IF THESE REQUIREMENTS ARE NOT MET, THE C-N ZONING ON THIS PARCEL SHALL EXPIRE, WITHOUT FURTHER LEGISLATIVE ACTION, AND SAID ZONING SHALL REVERT TO ITS FORMER R1-144.
18. ALL CONDITIONS WHICH REQUIRE REVISIONS TO THE TENTATIVE DEVELOPMENT PLAN AND/OR SITE ANALYSIS MUST BE COMPLETED WITHIN 30 DAYS OF THE REZONING APPROVAL AND COPIES SUBMITTED TO THE PLANNING AND ZONING ADMINISTRATOR FOR THE FILE.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY.
20. THE SIDEWALK ON THE NORTH, EAST AND SOUTH SIDES OF THE SITE SHALL BE DESIGNED TO MEET ADA STANDARDS, AND A PEDESTRIAN ACCESS EASEMENT PROVIDED.
21. THE DEVELOPMENT SHALL DEDICATE 30' RIGHT OF WAY TO THE TOWN FOR LINDA VISTA BLVD. THIS SHALL INCLUDE IMPROVEMENTS FOR A MULTI-USE LAND AND HORSE TRAIL, AS NOTED ON THE TOP.
22. THE DEVELOPMENT SHALL IMPROVE BOTH LINDA VISTA BOULEVARD AND DESERT SKY TO ACCOMMODATE THE TRAFFIC GENERATED FROM THIS DEVELOPMENT.
23. LINDA VISTA WILL BE WIDENED TO THE SITE'S DRIVEWAY INITIALLY. FURTHER WIDENING TO THE WEST PROPERTY LINE WILL OCCUR AT THE TIME THAT A TRAFFIC STUDY WARRANTS THE NEED. THE PROPERTY OWNER WILL PROVIDE FINANCIAL ASSURANCES TO THE TOWN FOR COMPLETION OF THE FUTURE WIDENING.
24. ADOT APPROVAL OF THE TRAFFIC IMPACT REPORT SHALL BE SUBMITTED PRIOR TO THE PROJECT BEING SCHEDULED FOR DRB.
25. ADOT APPROVAL OF THE IMPROVEMENTS TO ORACLE ROAD AND THE ACCESS POINTS ON ORACLE ROAD SHALL BE SUBMITTED PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLANS FOR THIS PROJECT.
26. THE DEVELOPER WILL BE REQUIRED TO SUBMIT A PERMIT APPLICATION FOR THE USE OF ADOT RIGHT-OF-WAY FOR THE PROPOSED LAND USE. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO MEET ANY REQUIREMENTS FOR IMPROVEMENTS WITHIN ADOT RIGHT-OF-WAY AS A RESULT OF THE DEVELOPMENT.
27. EXTERIOR LIGHTING SHALL BE DESIGNED WITH LOW-PRESSURE SODIUM FIXTURE AND THE POLES SHALL BE NO HIGHER THAN 18' OR THE HEIGHT SPECIFIED IN THE DV2CR, WHICHEVER IS LESSER.
28. ALL BUILDINGS SHALL BE LIMITED TO ONE-STORY, 18' IN HEIGHT, IN ORDER TO MINIMIZE THE IMPACT ON VIEWS.
29. ALL BUILDINGS AND SITE SIGNAGE SHALL BE CONSISTENT IN DESIGN AND COLOR. ALL SIGNAGE MUST BE UNIFORM IN COPPER PATINA COLOR.
30. THERE SHALL BE NO CONVENIENCE USES, AS DEFINED IN THE ORO VALLEY ZONING CODE REVISED, PERMITTED ON THIS SITE.

OV13__-__
 CONCEPTUAL SITE PLAN
 FOR
ORO VALLEY MEMORY CARE
 BEING A PORTION OF SECTION 13
 T 12 S, R 13 E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



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civil engineering • land development
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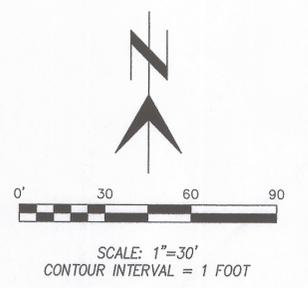
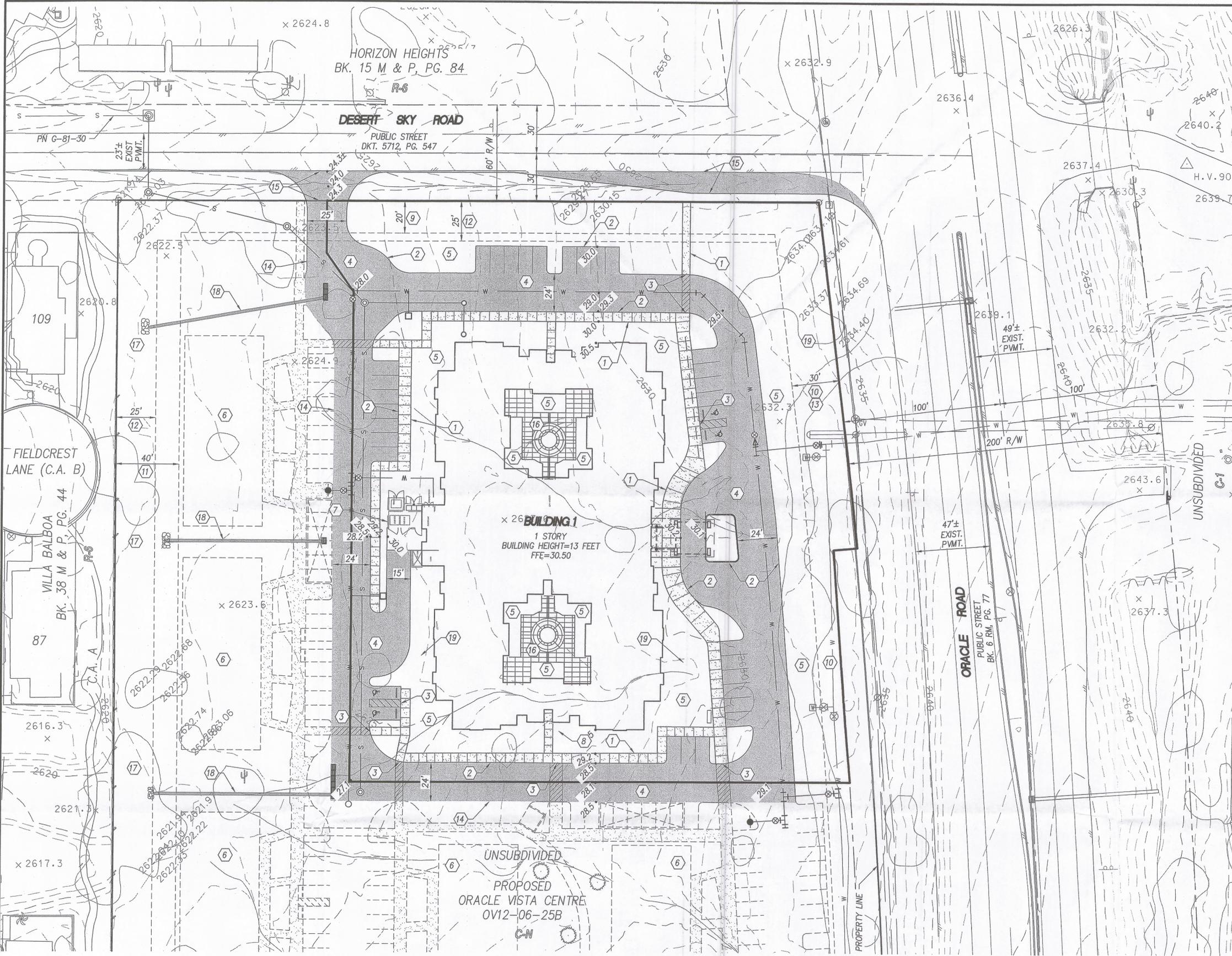


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 EEC JOB NO 12017

REF. CASE OV12-06-25B
 SCALE: AS NOTED
 SHEET 2 OF 3

CONCEPTUAL SITE PLAN: ORO VALLEY MEMORY CARE

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KEYNOTES

- 1 CONCRETE SIDEWALK PER PC/COT SD 200
- 2 CONCRETE CURB W/6" REVEAL, TYPE 2, PER PC/COT SD 209
- 3 CURB ACCESS RAMP WITH TRUNCATED DOMES PER PC/COT SD 207
- 4 2.5" AC OVER 4" ABC PER APPROVED GEOTECHNICAL REPORT
- 5 LANDSCAPE AREA (TYP.)
- 6 AREA TO REMAIN UNDISTURBED FOR THIS PROJECT
- 7 NEW TRASH ENCLOSURE WITH SELF CLOSING AND SELF LATCHING STEEL GATES.
- 8 CLASS II BICYCLE SPACES.
- 9 20' NATURAL OPEN SPACE AND LANDSCAPE BUFFERYARD "B", SEE CONCEPTUAL LANDSCAPE PLAN.
- 10 30' NATURAL OPEN SPACE AND LANDSCAPE BUFFERYARD "B", SEE CONCEPTUAL LANDSCAPE PLAN.
- 11 40' LANDSCAPE BUFFERYARD "B", SEE CONCEPTUAL LANDSCAPE PLAN.
- 12 25' BUILDING SETBACK.
- 13 30' BUILDING SETBACK PER ORACLE ROAD SCENIC CORRIDOR DISTRICT.
- 14 THICKENED PAVEMENT EDGE.
- 15 OFFSITE IMPROVEMENTS PER REZONING CONDITIONS.
- 16 NEW HARDSCAPE PER ARCHITECTURAL PLAN.
- 17 PROPOSED RETENTION/DETENTION BASIN.
- 18 STORM DRAIN CONNECTION TO RETENTION/DETENTION BASIN.
- 19 RAIN WATER HARVESTING BASIN.

FIELDCREST LANE (C.A. B)
 VILLA BALBOA BK. 38 M & P, PG. 44
 C.A. A

HORIZON HEIGHTS BK. 15 M & P, PG. 84
 DESERT SKY ROAD PUBLIC STREET DKT. 5712, PG. 547
 R-6

ORACLE ROAD PUBLIC STREET BK. 6 RM, PG. 77

BUILDING 1
 1 STORY
 BUILDING HEIGHT=13 FEET
 FFE=30.50

UNSUBDIVIDED
 PROPOSED ORACLE VISTA CENTRE
 OV12-06-25B
 C-N

OV13-___-___
 CONCEPTUAL SITE PLAN
 FOR
ORO VALLEY MEMORY CARE
 BEING A PORTION OF SECTION 13
 T 12 S, R 13 E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

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 SHEET 3 OF 3
 CONCEPTUAL SITE PLAN: ORO VALLEY MEMORY CARE

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