MASTER DEVELOPMENT PLAN FOR MILLER RANCH

GENERAL NOTES

1. EXISTING ZONING IS C-1 (COMMERCIAL DISTRICT) AND TP (TECHNOLOGICAL PARK).
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS GEODETIC NORTH WHICH ESTABLISHES A BEARING FROM THE GLO BRASS DISC AT THE EAST QUARTER CORNER OF SECTION 34 TO THE BRASS DISC AT THE INTERSECTION OF THE CENTER LINE OF TANGERINE ROAD AND THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 BEING 7.6 FEET SOUTH OF THE UNMONUMENTED SOUTHEAST CORNER OF SAID SECTION 34: SOUTH 00°33'22" EAST.
3. THE BASIS OF ELEVATION FOR THIS PROJECT IS A ½ INCH REBAR AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LA CANADA DRIVE AND TANGERINE ROAD, DESCRIBED AS BENCH MARK 3910 AT STATION 149+15.75 - 44.49' LEFT PER TOWN OF ORO VALLEY PLAN OF LA CANADA DRIVE PROJECT OV 30 04/05 27, ELEVATION BEING 2793.36 NAVD88 DATUM.
4. DEVELOPER WILL COVENANT TO HOLD TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
5. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
6. ACCESS ACROSS FLOOD PRONE AREAS TO BUILDING SITES WILL BE APPROVED BY THE TOWN ENGINEER AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
7. 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.
8. DESIGN SPEED IS 15 M.P.H., DESIGN VEHICLE IS SU-30.
9. APPROVED IMPROVEMENT PLANS AND APPROVED ASSURANCES WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMITS.
10. THE WATER DISTRICT FOR THIS DEVELOPMENT IS THE ORO VALLEY WATER UTILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.
11. THE SEWAGE FROM THIS DEVELOPMENT WILL FLOW INTO THE SEWAGE SYSTEM OPERATED BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DISTRICT. THE PROJECT WILL BE CONNECTED TO THE EXISTING 8" SEWER MAIN IN TANGERINE ROAD.
12. THE ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY, 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.
13. THIS PROJECT HAS 0 EXISTING AND 700+ PROPOSED WASTEWATER FIXTURE UNIT EQUIVALENTS, PER TABLE 13.20.045(B)(1) IN PIMA COUNTY CODE 13.20.045(C).
14. ANY WASTEWATER DISCHARGE INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
15. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
16. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR BUSINESS OWNER'S ASSOCIATION.
17. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
18. DRAINAGEWAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMIT FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR THIS PROJECT.
19. A BUSINESS OWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGE WAYS, DRAINAGE EASEMENTS, COMMON AREAS AND PRIVATE SEWERS.
20. ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
21. THE FOLLOWING UTILITIES WILL PROVIDE SERVICE TO THIS DEVELOPMENT:

(A) ELECTRIC	TUCSON ELECTRIC POWER COMPANY
(B) GAS	SOUTHWEST GAS COMPANY
(C) WATER	ORO VALLEY WATER UTILITY COMPANY
(D) SEWER	PIMA COUNTY REGIONAL WASTEWATER
(E) TELEPHONE	QWEST COMMUNICATIONS
(F) FIRE PROTECTION	GOLDER RANCH FIRE DEPARTMENT
(G) CABLE TELEVISION	COMCAST

22. THE PROPERTY OWNER, HIS SUCCESSORS OR ASSIGNS AGREE TO:
 1) KEEP ALL REQUIRED LANDSCAPE AREAS MAINTAINED IN A WEED FREE, TRASH FREE CONDITION.
 2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 30 DAYS.
 3) MAINTAIN THE IRRIGATION SYSTEM IN A PROPER WORKING ORDER.
23. 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.
24. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
25. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT EACH BUILDING.
26. WATER SERVICE WILL BE PROVIDED BY ORO VALLEY WATER UTILITY.

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX) 520.322.6956
rickengineering.com

GENERAL NOTES - CONTINUED

OV12-08-07

27. 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.
28. THE PARKING AND LOADING SPACES PROVIDED WITHIN THE MASTER DEVELOPMENT PLAN AS REFLECTED IN THE SPACES PROVIDED WITHIN INDIVIDUAL LOTS AND WITHIN COMMON AREAS, SHALL MEET THE PARKING AND LOADING ZONE REQUIREMENTS OF CHAPTER 27 OF OVZCR FOR THE USES SHOWN ON THE PLAN. AS THE INDIVIDUAL LOTS ARE DEVELOPED PER AN APPROVED DEVELOPMENT PLAN, THE MASTER DEVELOPMENT PLAN SHALL BE AMENDED AND UPDATED, AS APPROPRIATE, TO REFLECT THE BUILD-OUT OF THE PROJECT OVER TIME AND EACH ITERATION SHALL MEET THE PROVISIONS OF CHAPTER 27, OR THE APPLICANT SHALL FOLLOW THE STANDARD PROCEDURES FOR SEEKING AND JUSTIFYING A VARIANCE.
29. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALLOCATING 1% OF THE CONSTRUCTION COST TO PROVIDE FUNDING FOR PUBLIC ART.
30. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT STANDARDS.

NOTES AND CALCULATIONS

1. THE GROSS AREA OF THIS DEVELOPMENT IS: 913,461 SF OR 20.97 AC
 NET BUILDING AREA IS: 189,866 SQUARE FEET.
2. PROPOSED USE: MEDICAL & PROFESSIONAL OFFICES, BANK RESTAURANT & RETAIL
 OCCUPANCY GROUP: "B"
 TYPE OF CONSTRUCTION: II-B & V-B
3. TOTAL AREA OF OPEN SPACE : PERCENT OF OPEN SPACE: 45,506 SF MIN FOR C1 & 164,226 SF MIN FOR TP; 20% FOR C-1 & 25% FOR TP
4. BUILDING AREA:

	1ST FL	2ND FL	TOTAL	
BUILDING 1	4,200 SF	———	4,200 SF	BANK
BUILDING 2	9,000 SF	———	9,000 SF	RETAIL/RESTAURANT
BUILDING 3	6,000 SF	———	6,000 SF	RETAIL/RESTAURANT
BUILDING 4	4,800 SF	———	4,800 SF	RETAIL/RESTAURANT
BUILDING 5	16,400 SF	16,200 SF	32,600 SF	OFFICE
BUILDING 6	11,250 SF	11,250 SF	22,500 SF	OFFICE
BUILDING 7	6,400 SF	———	6,400 SF	OFFICE
BUILDING 8	6,400 SF	———	6,400 SF	OFFICE
BUILDING 9	10,000 SF	10,000 SF	20,000 SF	OFFICE
BUILDING 10	10,000 SF	10,000 SF	20,000 SF	OFFICE
BUILDING 11	9,780 SF	7,600 SF	17,380 SF	OFFICE
BUILDING 12	10,624 SF	7,180 SF	17,804 SF	OFFICE
BUILDING 13	12,274 SF	10,508 SF	22,782 SF	OFFICE
TOTAL	117,128 SF +	72,738 SF	= 189,866 SF	
TOTAL GROSS FLOOR AREA		=	189,866 SF	

5.

	REQUIRED/ALLOWED	PROPOSED
SITE/LOT AREA:		20.4 ACRES
FAR:	0.30	0.21
BUILDING HEIGHT (H):	25' MAX. IN C-1; 34' MAX. IN T-P; 28' MAX BLDGS 11-13	25' MAX IN C-1; 34' MAX IN T-P; 28' MAX BLDGS 11-13
BLDGS 11-13 WILL BE 28' MAX EXCEPT FOR THE FOLLOWING: FOR ARCHITECTURAL ELEMENTS	32' MAX	32' MAX
FOR ELEVATOR SHAFT ELEMENTS	34' MAX	34' MAX
SETBACK: NORTH: SUNKIST ROAD	50'	50' MIN
EAST: LA CANADA DRIVE	40'	40' MIN
EAST: RESIDENTIAL	84'	84' MIN
SOUTH: TANGERINE ROAD	60'	50' MIN
WEST: R1-144 ADJACENT TO TP	84'	84' MIN
WEST: R1-144 ADJACENT TO C-1	75'	75' MIN
LANDSCAPE BUFFERYARDS: NORTH: SUNKIST ROAD	30'	30' MIN TYPE "B"
EAST: LA CANADA DRIVE	30'	30' MIN TYPE "B"
SOUTH: TANGERINE ROAD	30'	30' MIN TYPE "B"
WEST: R1-144	0'	15' WASH PROTECTION APRON & RESTORED WASH

6. PARKING AND LOADING SPACES CALCULATIONS:
 MILLER RANCH - BUILDING AREA = 189,866 SF

	PARKING REQUIRED	PARKING PROVIDED
VEHICLE: BANK 4,200 SF @ 3.3 SPACES/1,000 SF	15 SPACES	
MEDICAL OFFICE 50,136 SF @ 4.5 SPACES/1,000 SF	226 SPACES	
GENERAL OFFICE 115,730 SF @ 3 SPACES/1,000 SF	347 SPACES	

NOTES AND CALCULATIONS - CONTINUED

	REQUIRED/ALLOWED	PROPOSED
RETAIL 10,800 SF @ 4 SPACES/1,000 SF	43 SPACES	
RESTAURANT 9,000 SF @ 10 SPACES/1,000 SF	90 SPACES	
TOTAL =	721 SPACES	721 SPACES
HANDICAP: 501 TO 1000 SPACES - 2%	15 SPACES	35 SPACES
VAN ACCESSIBLE = 1 PER 8 HC SPACES =	2 SPACES	36 SPACES
CAR POOL: 10% OF 722	72 SPACES	73 SPACES
BICYCLE: 1 PER EACH 20 SPACES REQUIRED: 36 SPACES (10% CLASS 1, 90% CLASS II)	36 SPACES	37 SPACES (6 CL 1, 31 CL II)
LOADING SPACES: 12' x 35' OFFICE/RETAIL/RESTAURANT 191,600 SF	5 SPACES	11 SPACES

7. IMPERVIOUS TOTAL AREA= 551,256 SQ FT
 COMMERCIAL PHASE= 144,030 SQ FT
 PHASE 1= 176,425 SQ FT
 PHASE 2= 107,762 SQ FT
 PHASE 3= 36,285 SQ FT
 PHASE 4= 84,754 SQ FT

LEGEND - CONTINUED

ITEM	STANDARD DETAIL	SYMBOL
EXIST. RIGHT-OF-WAY		
GRADING LIMIT		
SECTION LINE		
PROPOSED SEWER W/CLEANOUT		
SEWER KEYNOTES		
ROADWAY CENTERLINE		
TELEPHONE PEDESTAL		
TRAFFIC DIRECTIONAL SIGN		
DETAIL REFERENCE	X = DETAIL IDENTIFICATION; 1 = SHEET SHOWING DETAIL	
GROUTED RIP RAP		
DETAIL CROSS SECTION		
BASIS OF ELEVATION		
CAR POOL SIGN		
INVERT ELEVATION		IE
TOP OF GRATE		TG
FLOW LINE		FL
FINISH SURFACE		FS
RECLAIMED WATER		RW
SIGHT VISIBILITY TRIANGLE		SVT
FINISH GRADE (U)		FG(U)
FINISH GRADE (D)		FG(D)
GRAB MARE		GM
WATER HARVESTING AREAS		

ACCEPTED

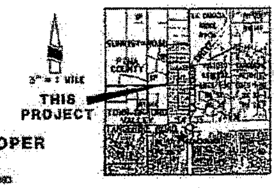
I ______________ TOWN CLERK, TOWN OF ORO VALLEY, AZ DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN FOR ______________ WAS APPROVED BY THE MAYOR AND COUNCIL ON THE ______ DAY OF ______________ 2010. DATED THIS DAY OF ______________ 2010.

____
ORO VALLEY TOWN CLERK

____
PIMA COUNTY WASTEWATER APPROVAL

ASSESSOR'S PARCEL NO.

PARCEL NO'S. 219-47-004B, 219-47-004C, 219-47-004A, 219-47-005D, 219-47-008D, 219-47-017A, 219-47-018A



3" = 1 MILE

LOCATION MAP
A PORTION OF SECTION 34, T 11 S, R 13 E G & SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

OWNER/DEVELOPER

DESCO - MILLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
1755 EAST SKYLINE DRIVE SUITE 103
TUCSON, AZ 85718
PHONE: (520) 297-8029
ATTN: JAMES HARDMAN

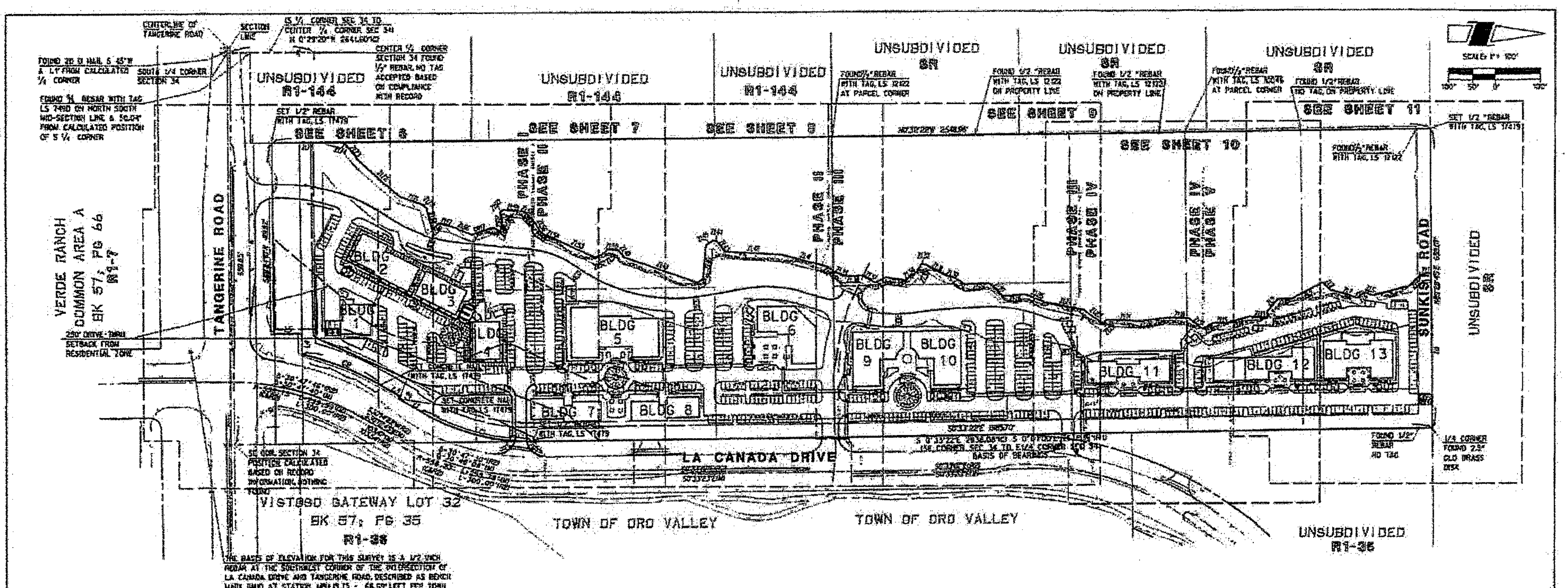
LEGEND

ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING (REGULAR)	SEE DETAIL B, SHEET 3	
CONCRETE PAVING	SEE DETAIL C, SHEET 3	
6" VERTICAL CURB (TYPE 2)	SD 209	
6"x 12" CONCRETE HEADER	SD 215	
6" CURB AND GUTTER	SD 209	
INTERIM EXTRUDED CURB		
PROPERTY LINE		
LANDSCAPE BUFFERYARD LIMITS		
BUILDING SETBACKS		
EASEMENT BOUNDARY		
EXIST. CONTOUR LINE		
EXIST. SPOT ELEVATION		
FINISHED SURFACE ELEVATION		FS 52.00
HIGH POINT		HP
LOW POINT		LP
TOP OF WALL		TW 55.0
FINISH FLOOR ELEVATION		FFE 57.00
EXIST. PAVEMENT EDGE		
EXIST. PUBLIC SEWER LINE W/MH		
EXIST. WATERLINE W/VALVE		
EXIST. WATERLINE TO BE ABANDONED		
EXIST. UNDERGROUND ELECTRIC LINE		
EXIST. GAS LINE		
EXIST. TELEPHONE/TV CABLE LINE		
EXIST. OVERHEAD ELECTRIC LINE		
EXIST. FIBER OPTICS LINE		
PROPOSED STORM DRAIN W/MH		
PROPOSED PRIVATE SEWER W/MH		
PROPOSED PUBLIC SEWER W/MH		
FLOW ARROW		
FLOW CONDITIONS		Q100 = CFS
FLOW ARROW FOR Q100 DISCHARGE		
OPEN SPACE		
PARKING SPACES PROVIDED		
HANDICAP PARKING		
RETAINING WALL		
SCREENWALL		
PROPOSED SLOPE		
CURB ACCESS RAMP	SD 207 UNLESS OTHERWISE NOTED	
CONCRETE SIDEWALK	SD 200	
CLASS I BICYCLE PARKING		
CLASS II BICYCLE PARKING		
SIGHT VISIBILITY TRIANGLE		
PROTECTIVE BARRICADE RAILING		
SUB-WATERSHED BOUNDARIES		
RIPARIAN APRON		
100 YR FLOOD PRONE LINE		
BUILDING EROSION SETBACK LINE		
EXISTING FENCE		
CHANNEL CROSSING - SECTIONAL INDICATOR		

MASTER DEVELOPMENT PLAN FOR
MILLER RANCH
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G&SRB & M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: N/A CONTOUR INTERVAL: N/A SHEET 1 OF 11



THE BASIS OF ELEVATION FOR THIS SURVEY IS A 1/2 INCH REBAR AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LA CANADA DRIVE AND TANGERINE ROAD, DESCRIBED AS BENCH MARK UNID AT STATION 149+13.75 - 66.59' LEFT PER TOWN OF ORO VALLEY PLAN OF LA CANADA DRIVE PROJECT OV 30 04/05 27. ELEVATION BEING 2753.56 NAVD88 DATUM.

SEWER KEYNOTES

- 1 — 450.0 LF PUBLIC 8"PVC @0.5%
- 2 — 295.0 LF PUBLIC 8"PVC @0.5%
- 3 — 214.5 LF PUBLIC 8"PVC @1.4%
- 4 — 143.8 LF PRIVATE 8"PVC @0.5%
- 5 — 380.0 LF PRIVATE 8"PVC @1.6%
- 6 — 55.5 LF PRIVATE 8"PVC @1.0%
- 7 — 350.0 LF PRIVATE 8"PVC @0.5%
- 8 — 480.0 LF PRIVATE 8"PVC @1.4%
- 9 — 73.0 LF PRIVATE 8"PVC @4.0%
- 10 — 500.0 LF PRIVATE 8"PVC @1.2%
- 11 — 500.0 LF PRIVATE 8"PVC @1.5%
- 12 — 60.0 LF PRIVATE 8"PVC @5.0%
- 13 — 185.0 LF PRIVATE 8"PVC @1.0%
- 14 — 5.0 LF PRIVATE 6"PVC @8.0%
- 15 — 61.0 LF PRIVATE 8"PVC @10.5%
- 16 — 32.0 LF PRIVATE 6"PVC @11.6%
- 17 — 35.0 LF PRIVATE 6"PVC @3.1%
- 18 — 35.0 LF PRIVATE 6"PVC @5.4%
- 19 — 52.0 LF PRIVATE 6"PVC @7.4%
- 20 — 24.0 LF PRIVATE 6"PVC @8.2%
- 21 — 45.0 LF PRIVATE 6"PVC @9.0%
- 22 — 14.0 LF PRIVATE 6"PVC @7.2%
- 23 — 35.0 LF PRIVATE 6"PVC @8.0%
- 24 — 36.0 LF PRIVATE 6"PVC @2.3%
- 25 — 31.0 LF PRIVATE 6"PVC @6.1%
- 26 — 33.0 LF PRIVATE 6"PVC @7.0%
- 27 — 33.0 LF PRIVATE 6"PVC @1.9%
- 28 — 33.0 LF PRIVATE 6"PVC @2.1%

PRIVATE MANHOLE DATA

MH #1 RIM 99.5 8"NW IE 90.1 8"E IE 90.7 8"SW IE 90.5	MH #2 RIM 98.8 8"N IE 91.7 8"W IE 91.5	MH #3 RIM 04.8 8"N IE 94.7 8"S IE 94.5
MH #4 RIM 11.0 8"NE IE 01.8 8"S IE 01.6 8"W IE 01.8	MH #5 RIM 12.3 8"N IE 04.9 8"SW IE 04.1	MH #6 RIM 23.5 8"N IE 14.1 8"S IE 13.9
MH #7 RIM 25.5 8"NW IE 21.6 8"S IE 21.6	MH #8 RIM 12.2 8"W IE 04.0 8"E IE 03.8	

PRIVATE CLEANOUT DATA

CO #A RIM 00.5 IE 93.9	CO #B RIM 00.2 IE 93.5	CO #C RIM 99.5 IE 94.0	CO #D RIM 00.5 IE 93.1	CO #E RIM 03.9 IE 94.0
CO #F RIM 05.5 IE 92.9	CO #G RIM 03.4 IE 97.9	CO #H RIM 05.5 IE 02.2	CO #I RIM 09.5 IE 02.5	CO #J RIM 14.5 IE 09.9
CO #K RIM 16.0 IE 11.8	CO #L RIM 25.1 IE 18.5	CO #M RIM 25.5 IE 20.4	CO #N RIM 25.8 IE 21.1	CO #O RIM 32.7 IE 25.3
CO #P RIM 34.5 IE 26.5				

PUBLIC MANHOLE DATA

MH #A RIM 90.2 8"W IE 78.5 8"E IE 78.6	MH #B RIM 95.4 8"NE IE 80.3 8"W IE 80.1
MH #C RIM 95.6 8"E IE 83.5 8"SW IE 83.3	MH #D RIM 97.5 8"NE IE 84.4 8"W IE 84.2

LINE TABLE

NAME	DIRECTION	LENGTH
L1	S 30°14'08" W	93.59
L2	N 59°45'52" W	5.00
L3	S 30°14'08" W	50.00
L4	S 59°24'10" W	44.48
L5	S 0°33'22" E	90.00

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C1	30°47'31"	483.23	259.70
C2	15°27'50"	608.15	163.37

SIGHT VISIBILITY TRIANGLES (SVT)

LOCATION	SPEED	FAR SIDE	NEAR SIDE
TANGERINE ROAD	45MPH (POSTED)	15' x 470'	15' x 600'
LA CANADA DRIVE	40MPH (POSTED)	15' x 370'	15' x 480'
PAAL'S (MAJOR)		10' x 70'	10' x 100'
PAAL'S (MINOR)		10' x 30'	10' x 30'
RAISED MEDIAN ISLANDS		15' x 30'	

ZONING LINE TABLE

NAME	DIRECTION	LENGTH
[illegible]	[illegible]	[illegible]

ZONING LINE TABLE

NAME	DIRECTION	LENGTH
[illegible]	[illegible]	[illegible]

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712

MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: 1" = 100' CONTOUR INTERVAL = 1'

SHEET 2 OF 11

REZONING CONDITIONS

1. LABEL THE AREA ADJACENT TO THE ROUNDABOUT ALONG THE WEST SIDE OF THE PROPERTY TO SPECIFY THAT A FUTURE CONNECTION TO THE EXISTING RESIDENTIAL HOMES (WEST OF THE WASH, PARCELS 219-470-04B, 04C, 044, 050 AND 1 70A) WILL BE ACHIEVED VIA A CROSS-ACCESS EASEMENT.

2. BECAUSE THE NEW REZONING DOES NOT APPEAR TO FOLLOW ANY KNOWN PROPERTY BOUNDARIES, A RECORDABLE EXHIBIT WHICH DELINEATES THE RE-ZONING BOUNDARY LINE IN A SURVEYABLE METES & BOUNDS MUST BE PROVIDED PRIOR TO REVIEW BY MAYOR AND COUNCIL.

3. PART 1-C HYDROLOGY. PROVIDE DETAILS FOR PEAK DISCHARGES USING APPROXIMATE METHODS SUCH AS THE REGIONAL AREA VERSUS DISCHARGE GRAPHS. PROVIDING JUST A SUMMARY TABLE IS NOT ADEQUATE. PLEASE PROVIDE REVIEWING STAFF WITH THE SUPPLEMENTAL BACK-UP DATA AND REFER TO SAID DATA IN THE TEXT OF THE REPORT.

4. RESTORATION OF THE ENTIRE WASH ABUTTING THE LENGTH OF THE WEST SIDE PROPERTY LINE MUST ACHIEVE THE FOLLOWING:
   A. MIMIC ONSITE RIPARIAN CONDITIONS EXISTING PRIOR TO DISTURBANCE, TO CREATE A NATURAL RIPARIAN HABITAT.
   B. PROVIDE DENSE QUALITIES OF DESERT NATURAL VEGETATION, SPECIFICALLY FROM ON SITE VEGETATION.
   C. A RESTORATION PLAN WILL BE REVIEWED AS PART OF THE DEVELOPMENT PLAN PROCESS.

5. THE FOLLOWING ORO VALLEY WATER UTILITY COMMENTS MUST BE ACHIEVED:
   A. ANY AND ALL WELLS ON THE ENTIRE PROPERTY WILL BE ABANDONED PER ADWR STANDARDS.
   B. ANY GROUNDWATER RIGHTS ASSOCIATED WITH THE PROPERTY WILL BE EXTINGUISHED THROUGH ADWR AND DOCUMENTATION OF THIS TO BE SUPPLIED TO OVWU.
   C. A 20 FOOT BY 20 FOOT SITE WILL BE DEDICATED TO OVWU FOR A PRESSURE REDUCING VALVE STATION (PRVS) WITHIN THE WESTERN PORTION OF THE COMMERCIAL DEVELOPMENT, ALONG THE ALIGNMENT OF THE INTERNAL WATER MAIN. THE PRVS SHALL BE THE APPLICANT'S RESPONSIBILITY TO CONSTRUCT ALONG WITH THE ONSITE WATER MAIN LOOP.
   D. A 12 INCH WATER MAIN WILL BE INSTALLED FROM NORTH TO SOUTH ALONG THE WESTERN PAAL WITHIN THE COMMERCIAL DEVELOPMENT. THIS IS IN ADDITION TO THE 8 INCH LOOPS WHICH WILL SURROUND THE BUILDING GROUPS AND CONNECT TO THE AFOREMENTIONED 12 INCH MAIN.
   E. THE EXISTING 16 INCH MAIN IN THE TANGERINE ROAD RIGHT OF WAY WHICH THIS DEVELOPMENT BORDERS SHALL BE CONNECTED TO AND EXTENDED ON TO THIS PROPERTY AND TO THE WESTERN PROPERTY LINE, 7.5 NORTH OF THE RW LINE. A 15 FOOT EASEMENT SHALL BE PROVIDED TO THE OVWU FOR THIS AND ALL MAINS. THE PREVIOUSLY MENTIONED 12 INCH MAIN WILL CONNECT TO THE 16 INCH MAIN.
   F. THE 12 INCH MAIN SHALL CONNECT TO THE 12 INCH MAIN IN SUNKIST. IF THIS MAIN HAS NOT BEEN CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THIS DEVELOPMENT, A 12 INCH MAIN IN SUNKIST FROM LA CANADA WEST TO THE TOWN BOUNDARY WILL BE THE APPLICANT'S RESPONSIBILITY TO BUILD.

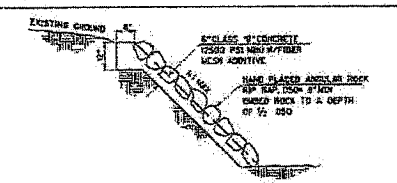
6. ALL APPLICABLE STANDARD NON-PAD REZONING CONDITIONS PER RESOLUTION (R)90-21 MUST BE ADDRESSED.

7. A. ALL PERMITTED, ACCESSORY AND CONDITIONALLY PERMITTED USES UNDER THE C-1 ZONE OF THE TOWN OF ORO VALLEY, EXCEPT THOSE USES INCOMPATIBLE WITH THE OFFICE PARK AND WHICH WOULD BE INCOMPATIBLE WITH THE SURROUNDING NEIGHBORHOODS, ARE ALLOWABLE USES.
   B. THE FOLLOWING PERMITTED USES SHALL BE LIMITED TO 10,000 SQUARE FEET PER USE: GROCERY STORE, FURNITURE STORE, VIDEO STORE, AND FABRIC STORE.
   C. PERMITTED USES: ON THE C-1 PORTION OF THE PROJECT ARE ALL COMPATIBLE OFFICE PARK USES, WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING LIST: PRINTING SHOP, UPS STORE OR SIMILAR, RESTAURANTS, BANK WITH DRIVE-THROUGH.
   D. PROHIBITED USES: CHURCHES, DRUG STORE, GAS STATION, HARDWARE STORE, DRIVE-THROUGH/DRIVE-IN RESTAURANTS, ANIMAL HOSPITAL, CONVENIENCE STORE, PET GROOMING, AUTO REPAIR, FUNERAL HOME, AUTOMOBILE PARTS STORE, RADIO STATION, APPLIANCE REPAIR STORE.

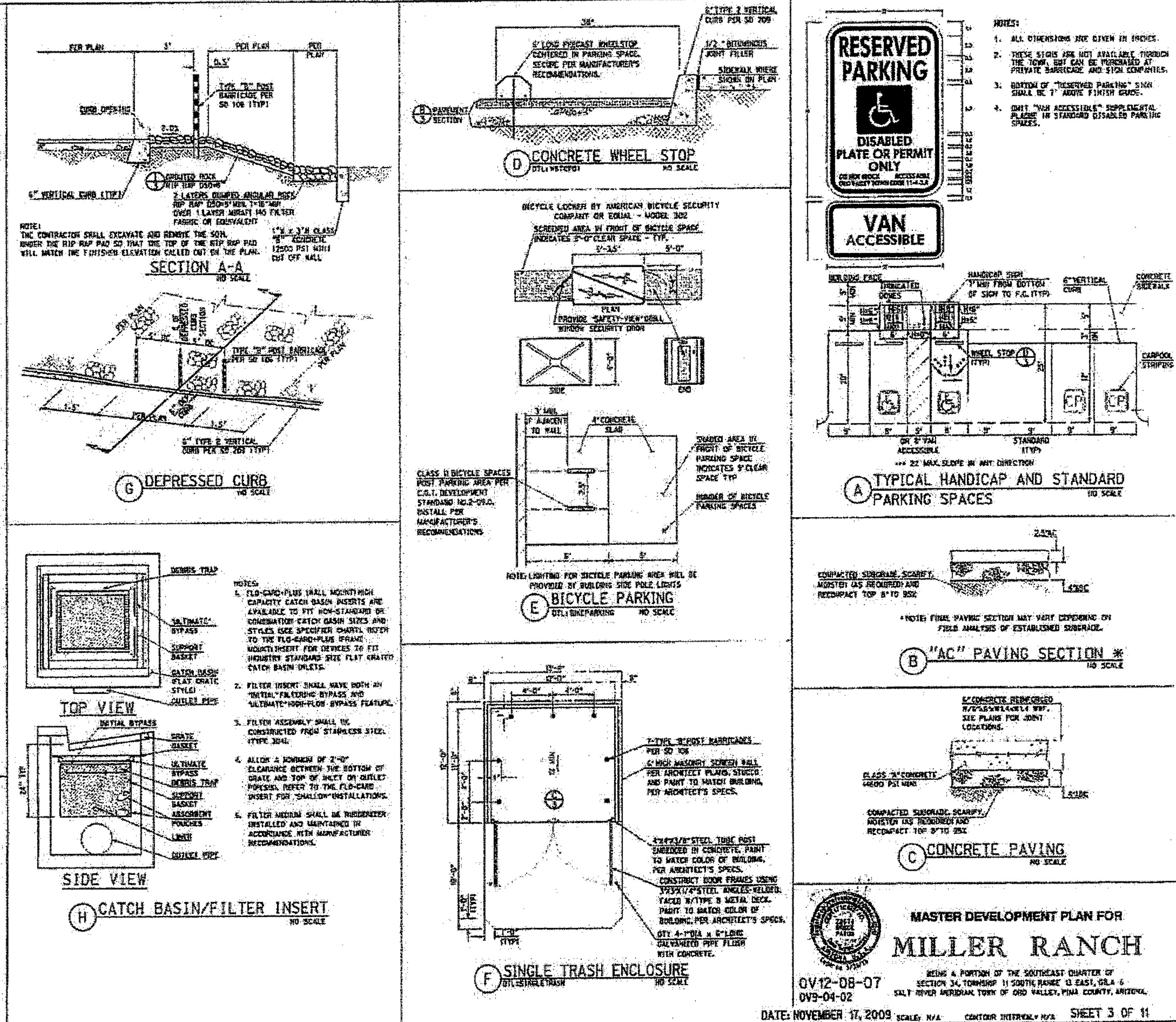
8. THE MAXIMUM FLOOR AREA RATIO OF C-1 COMMERCIAL DISTRICT AREA WILL BE WHAT IS ALLOWED IN T-P, TECHNOLOGICAL PARK DISTRICT WHICH CONFORMS TO THE GENERAL PLAN ELEMENTS.

9. THE RIGHT-OF-WAY WILL BE DEDICATED TO THE TOWN UPON EFFECTIVE DATE OF REZONING.

10. THE NORTHERN THREE BUILDINGS OF THE TECHNOLOGY PARK (T-P) DISTRICT WILL HAVE A MAXIMUM OF 28 FEET WITH THE EXCEPTION OF THE APPURTENANCES NECESSARY FOR THE ELEVATOR SHAFT WHICH WILL BE MINIMIZED BUT WILL NOT EXCEED 34 FEET IN HEIGHT AND ANY SPECIAL ARCHITECTURAL FEATURES SHALL NOT BE MORE THAN 4 FEET ABOVE THE ALLOWED 28 FOOT HEIGHT.



(I) GROUTED RIP RAP SLOPE TREATMENT
NO SCALE



NOTES:
1. ALL DIMENSIONS ARE GIVEN IN INCHES.
2. THESE SIGNS ARE NOT AVAILABLE THROUGH THE TOWN, BUT CAN BE PURCHASED AT PRIVATE BARRICADE AND SIGN COMPANIES.
3. BOTTOM OF "RESERVED PARKING" SIGN SHALL BE 7' ABOVE FINISH GRADE.
4. OMIT "VAN ACCESSIBLE" SUPPLEMENTAL PLAQUE IN STANDARD DISABLED PARKING SPACES.

NOTES:
1. FLO-GARD+PLUS (WALL MOUNT) HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE TO FIT NON-STANDARD OR COMBINATION CATCH BASIN SIZES AND STYLES (SEE SPECIFIER CHART). REFER TO THE FLO-GARD+PLUS (FRAME MOUNT) INSERT FOR DEVICES TO FIT INDUSTRY STANDARD SIZE FLAT GRATED CATCH BASIN INLETS.
2. FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH-FLOW BYPASS FEATURE.
3. FILTER ASSEMBLY SHALL BE CONSTRUCTED FROM STAINLESS STEEL (TYPE 304).
4. ALLOW A MINIMUM OF 2'-0" CLEARANCE BETWEEN THE BOTTOM OF GRATE AND TOP OF INLET OR OUTLET PIPE(S). REFER TO THE FLO-GARD INSERT FOR "SHALLOW" INSTALLATIONS.
5. FILTER MEDIUM SHALL BE RUBBERIZER INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

*NOTE: FINAL PAVING SECTION MAY VARY DEPENDING ON FIELD ANALYSIS OF ESTABLISHED SUBGRADE.

MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

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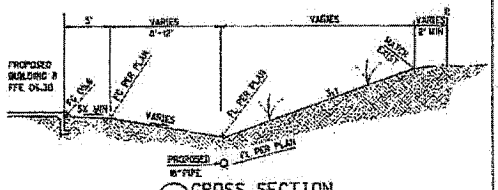

CF CROSS SECTION
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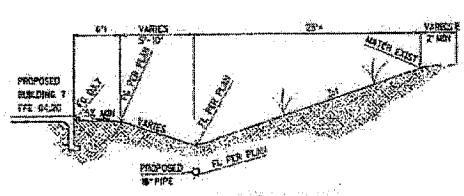
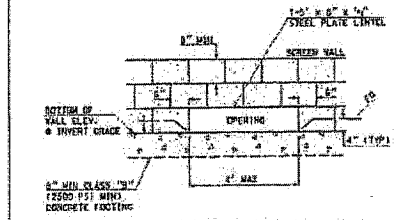
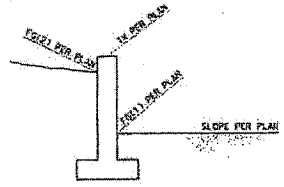


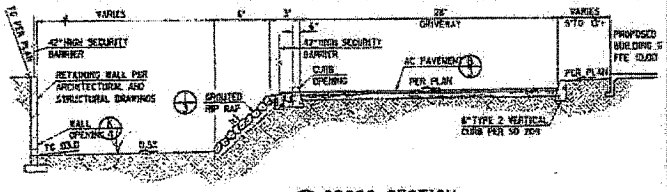
CD CROSS SECTION



K TYPICAL WALL OPENING
DTL: WALL OPENING
NO SCALE



J RETAINING WALL SECTION
DTL: RETAINING
NO SCALE



CG CROSS SECTION
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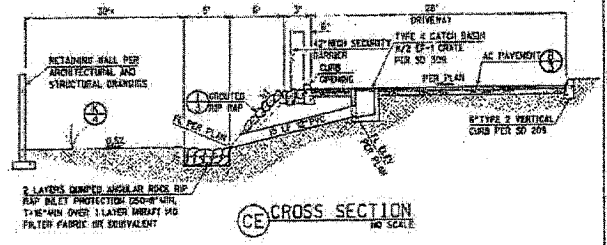

CE CROSS SECTION
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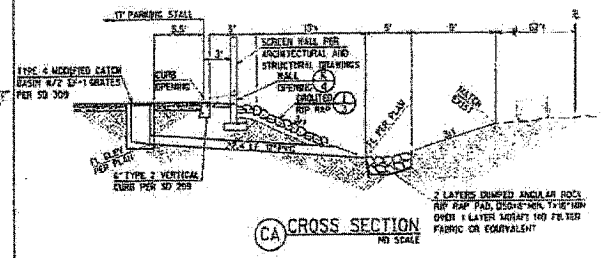

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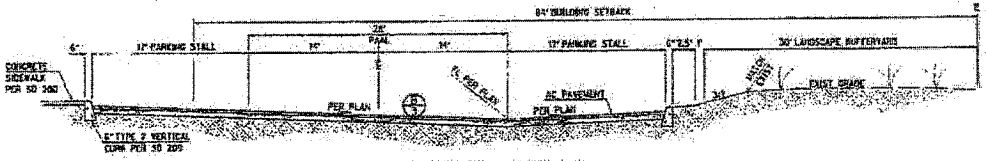

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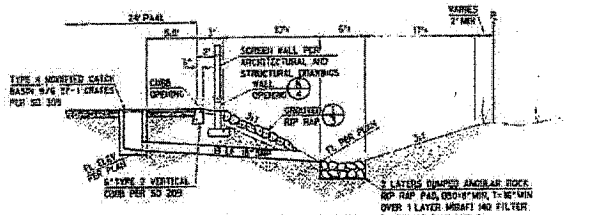

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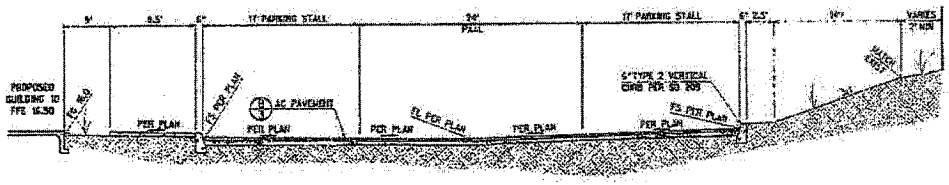

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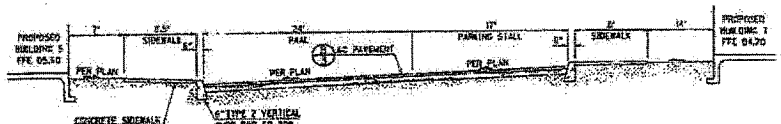

CC CROSS SECTION
NO SCALE

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MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

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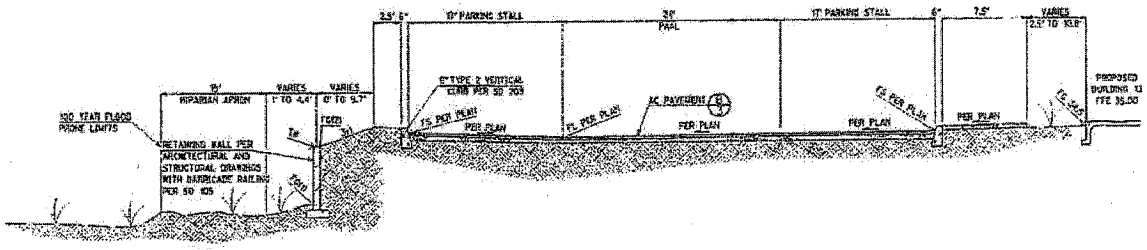

CJ CROSS SECTION
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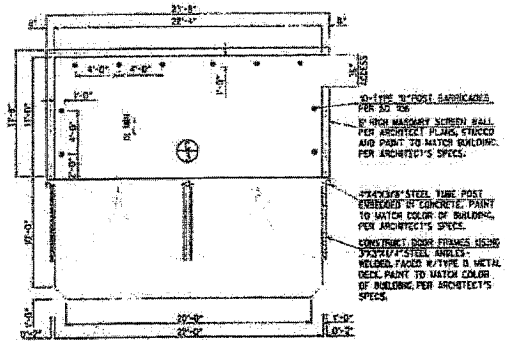

L DOUBLE TRASH ENCLOSURE
OTL: TRASHDOUBLE
NO SCALE

MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

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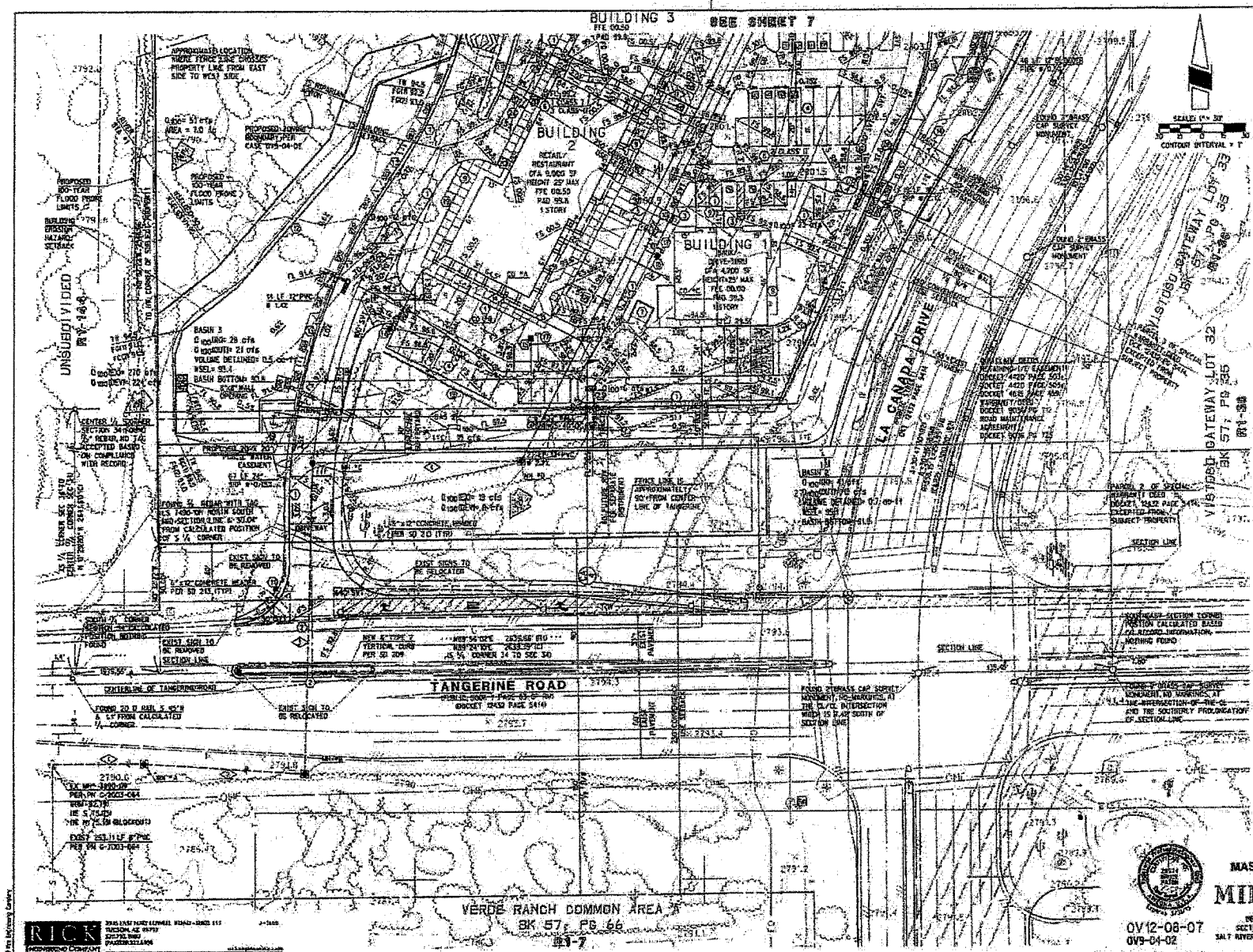

KEYNOTES

1. NEW 6" TYPE 2 VERTICAL CURB PER SD 205 (TYP)
2. SAW CUT AT 1' MINIMUM, REMOVE EXIST CURB AND PAVEMENT AS NECESSARY, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3. CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. STANDARD PARKING SPACE, TYPIC X 17' W/3' OVERHANG (9' X 20') PER DETAIL (TYP)
5. COVERED PARKING PER ARCHITECTURAL PLANS
6. BICYCLE PARKING PER DETAIL (TYP)
7. TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8. 12' x 35' PASSENGER DROP OFF/LOADING ZONE (TYP)
9. CONCRETE SIDEWALK PER SD 205 (TYP)
10. PEDESTRIAN CROSSWALK (TYP)
11. R1-1 STOP SIGN
12. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13. SECURITY BARRIER (TYP)
14. EXISTING FENCE TO BE REMOVED
15. PROPOSED DOMESTIC WATER SERVICE (TYP)
16. PROPOSED IRRIGATION SERVICE (TYP)
17. PROPOSED 6" FIRE SERVICE (TYP)
18. PROPOSED FIRE HYDRANT
19. SCREENWALL PER LANDSCAPE PLAN
20. TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 204
21. TYPE 2 SIDEWALK SCUPPER PER SD 205
22. TYPE 4 SINGLE CATCH BASIN W/1 EF-1 GRATE PER SD 309 W/FIRST FLUSH TREATMENT UNIT
23. TYPE 4 DOUBLE CATCH BASIN W/2 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
24. TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
25. TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26. TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
27. TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
28. 12' x 35' LOADING ZONE
29. DROP INLET PER ADOT SD C-15.75
30. 2' CURB OPENING
31. 4' CURB OPENING
32. 6' CURB OPENING
33. 8' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
34. 10' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
35. 14' CURB OPENING W/2 TYPE "B" POST BARRICADES 5' OC PER SD 106
36. 20' CURB OPENING W/3 TYPE "B" POST BARRICADES 5' OC PER SD 106
37. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
38. TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER

MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GRA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

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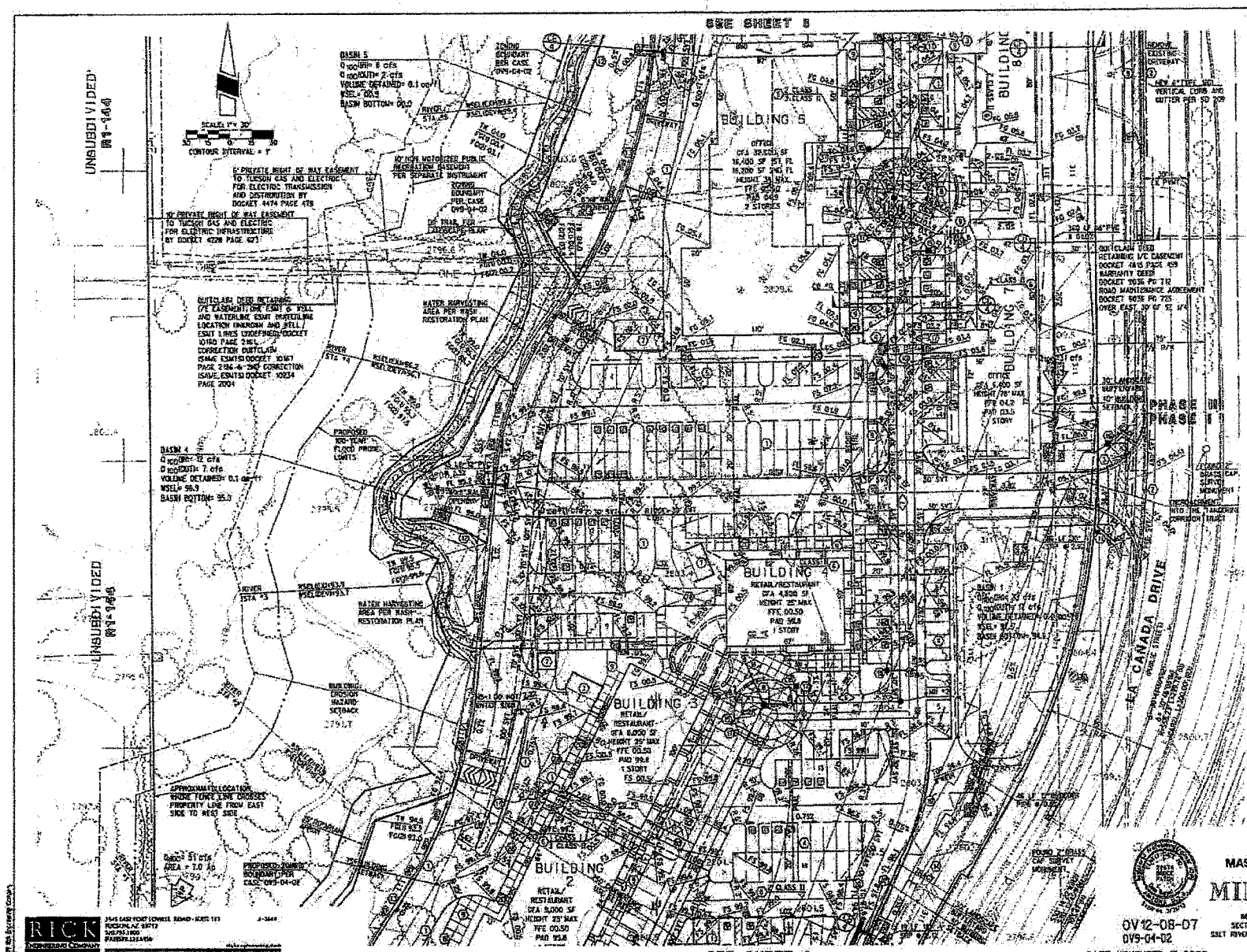

KEYNOTES

1. NEW 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2. SAW CUT AT 1' MINIMUM, REMOVE EXIST CURB AND PAVEMENT AS NECESSARY, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3. CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. STANDARD PARKING SPACE, TYP 9' X 17' W/3' OVERHANG 19' X 20' PER DETAIL (TYP)
5. COVERED PARKING PER ARCHITECTURAL PLANS
6. BICYCLE PARKING PER DETAIL (TYP)
7. TRASH ENCLOSURE W/12" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8. 12' x 35' PASSENGER DROP OFF/LOADING ZONE (TYP)
9. CONCRETE SIDEWALK PER SD 200 (TYP)
10. PEDESTRIAN CROSSWALK (TYP)
11. R1-1 STOP SIGN
12. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13. SECURITY BARRIER (TYP)
14. EXISTING FENCE TO BE REMOVED
15. PROPOSED DOMESTIC WATER SERVICE (TYP)
16. PROPOSED IRRIGATION SERVICE (TYP)
17. PROPOSED 6" FIRE SERVICE (TYP)
18. PROPOSED FIRE HYDRANT
19. SCREENWALL PER LANDSCAPE PLAN
20. TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 204
21. TYPE 2 SIDEWALK SCUPPER PER SD 209
22. TYPE 4 SINGLE CATCH BASIN W/1 EF-1 GRATE PER SD 309 W/FIRST FLUSH TREATMENT UNIT
23. TYPE 4 DOUBLE CATCH BASIN W/2 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
24. TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
25. TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26. TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
27. TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
28. 12' x 35' LOADING ZONE
29. DROP INLET PER ADOT SD C-15.75
30. 2' CURB OPENING
31. 4' CURB OPENING
32. 6' CURB OPENING
33. 8' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
34. 10' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
35. 14' CURB OPENING W/2 TYPE "B" POST BARRICADES 5' OC PER SD 106
36. 20' CURB OPENING W/3 TYPE "B" POST BARRICADES 5' OC PER SD 106
37. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
38. TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER

MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

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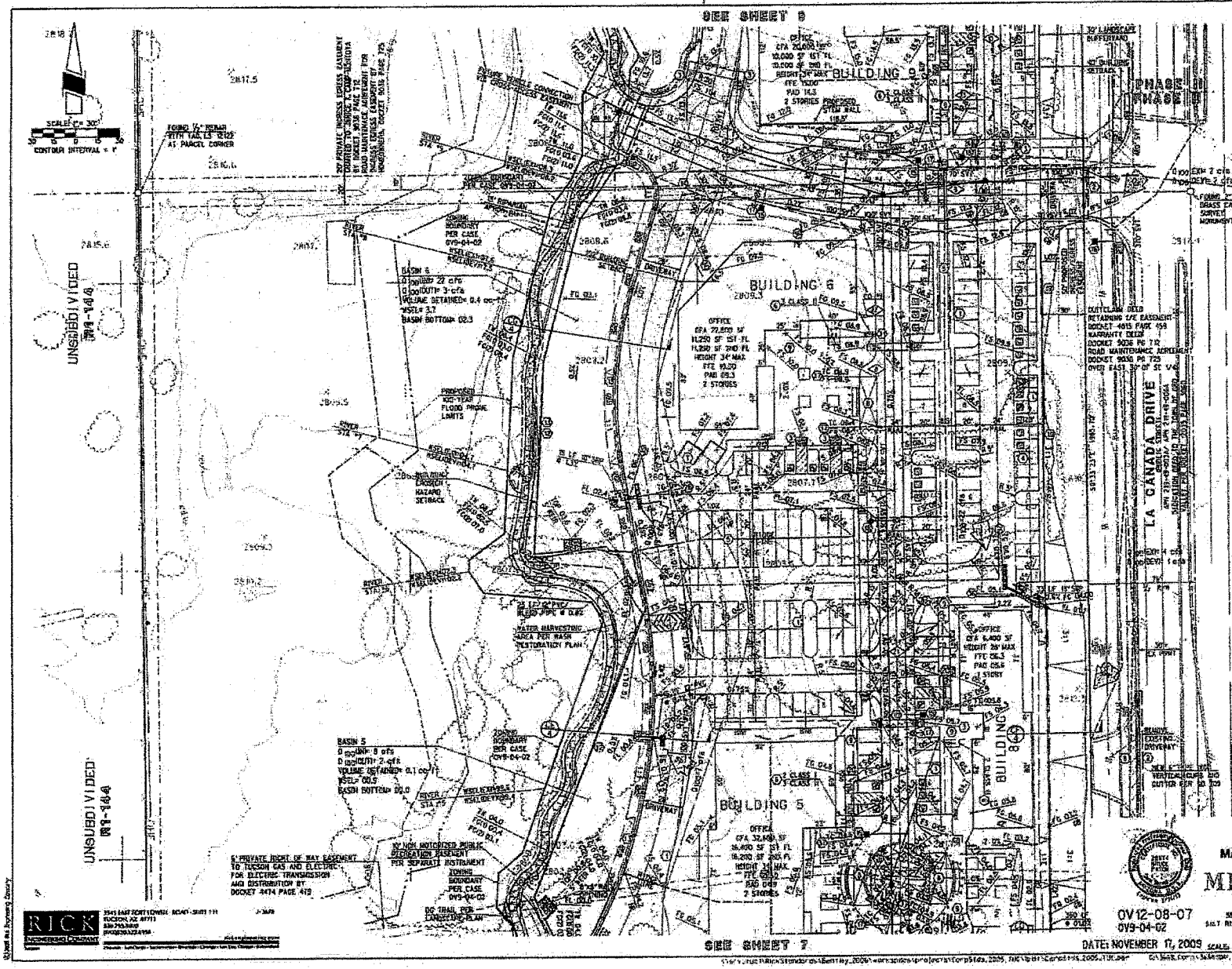

KEYNOTES

1. NEW 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2. SAW CUT AT 1' MINIMUM, REMOVE EXIST CURB AND PAVEMENT AS NECESSARY, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3. CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. STANDARD PARKING SPACE, TYPED 9' X 17' W/3' OVERHANG (9' X 20') PER DETAIL (TYP)
5. COVERED PARKING PER ARCHITECTURAL PLANS
6. BICYCLE PARKING PER DETAIL (TYP)
7. TRASH ENCLOSURE W/12" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8. 12' x 35' PASSENGER DROP OFF/LOADING ZONE (TYP)
9. CONCRETE SIDEWALK PER SD 200 (TYP)
10. PEDESTRIAN CROSSWALK (TYP)
11. R1-1 STOP SIGN
12. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13. SECURITY GARDEN (TYP)
14. EXISTING FENCE TO BE REMOVED
15. PROPOSED DOMESTIC WATER SERVICE (TYP)
16. PROPOSED IRRIGATION SERVICE (TYP)
17. PROPOSED 6" FIRE SERVICE (TYP)
18. PROPOSED FIRE HYDRANT
19. SCREENWALL PER LANDSCAPE PLAN
20. TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 204
21. TYPE 3 SIDEWALK SCUPPER PER SD 205
22. TYPE 4 SINGLE CATCH BASIN W/1 EF-1 GRATE PER SD 309 W/FIRST FLUSH TREATMENT UNIT
23. TYPE 4 DOUBLE CATCH BASIN W/2 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
24. TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
25. TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26. TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
27. TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
28. 12' x 35' LOADING ZONE
29. DRIP INLET PER ADOT SD C-15.75
30. 2' CURB OPENING
31. 4' CURB OPENING
32. 6' CURB OPENING
33. 8' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
34. 10' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
35. 14' CURB OPENING W/2 TYPE "B" POST BARRICADES 5' OC PER SD 106
36. 20' CURB OPENING W/3 TYPE "B" POST BARRICADES 5' OC PER SD 106
37. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 210
38. TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER

MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

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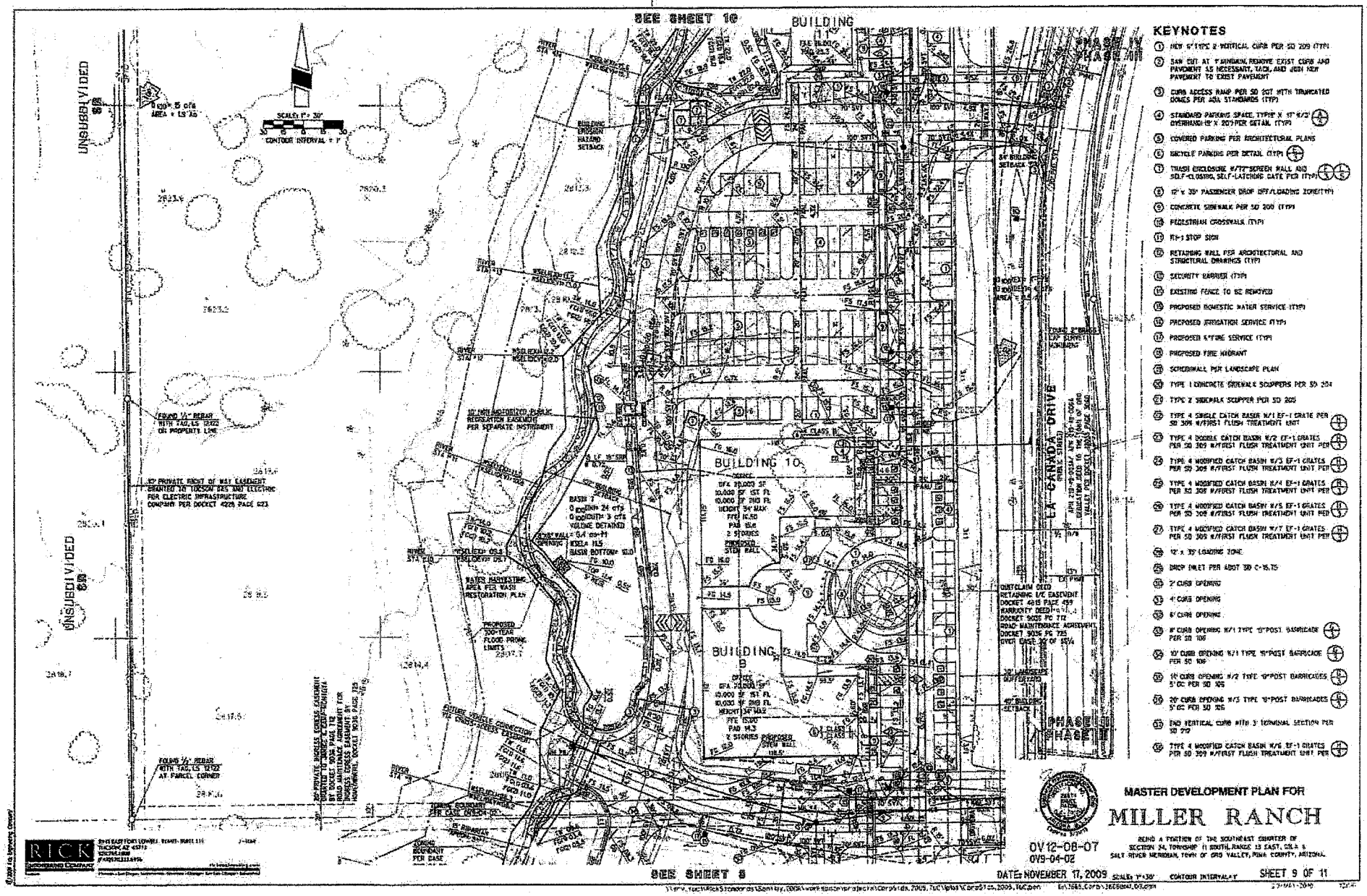
SEE SHEET 10
BUILDING 11
SEE SHEET 8
UNSUBDIVIDED
BUILDING 10
BUILDING 9
LA CANADA DRIVE
PHASE IV
PHASE III
PHASE II
PHASE I
SCALE: 1" = 30'
CONTOUR INTERVAL = 1'
KEYNOTES
1 NEW 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2 SAW CUT AT 1" MINIMUM, REMOVE EXIST CURB AND PAVEMENT AS NECESSARY, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3 CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4 STANDARD PARKING SPACE, TYPE X 17' W/2' OVERHANG=18' X 20' PER DETAIL (TYP)
5 COVERED PARKING PER ARCHITECTURAL PLANS
6 BICYCLE PARKING PER DETAIL (TYP)
7 TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8 10' x 35' PASSENGER DROP OFF/LOADING ZONE(TYP)
9 CONCRETE SIDEWALK PER SD 200 (TYP)
10 PEDESTRIAN CROSSWALK (TYP)
11 R1-1 STOP SIGN
12 RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13 SECURITY BARRIER (TYP)
14 EXISTING FENCE TO BE REMOVED
15 PROPOSED DOMESTIC WATER SERVICE (TYP)
16 PROPOSED IRRIGATION SERVICE (TYP)
17 PROPOSED SEWER SERVICE (TYP)
18 PROPOSED FIRE HYDRANT
19 SCREENWALL PER LANDSCAPE PLAN
20 TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 204
21 TYPE 2 SIDEWALK SCUPPER PER SD 205
22 TYPE 4 SINGLE CATCH BASIN W/1 EF-1 GRATE PER SD 309 W/FIRST FLUSH TREATMENT UNIT
23 TYPE 4 DOUBLE CATCH BASIN W/2 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
24 TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
25 TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26 TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
27 TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
28 12' x 35' LOADING ZONE
29 DROP INLET PER ADOT SD C-16.15
30 2' CURB OPENING
31 4' CURB OPENING
32 6' CURB OPENING
33 8' CURB OPENING W/1 TYPE 1B POST BARRICADE PER SD 106
34 10' CURB OPENING W/1 TYPE 1B POST BARRICADE PER SD 106
35 15' CURB OPENING W/2 TYPE 1B POST BARRICADES 5' OC PER SD 106
36 20' CURB OPENING W/3 TYPE 1B POST BARRICADES 5' OC PER SD 106
37 END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
38 TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
MASTER DEVELOPMENT PLAN FOR
MILLER RANCH
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G&S & S
SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
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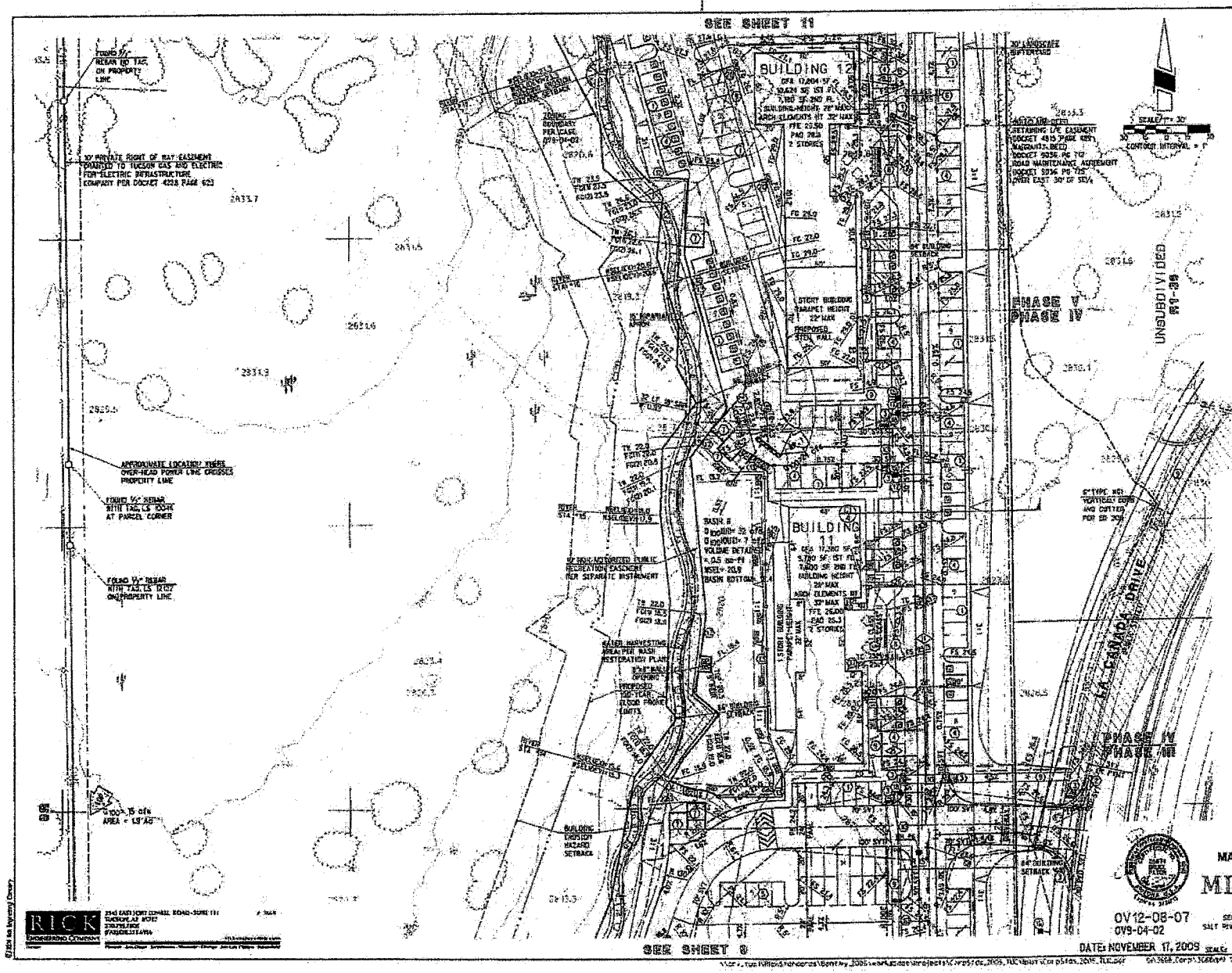
SHEET 9 OF 11
RICK ENGINEERING COMPANY



KEYNOTES

1. NEW 4" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2. SAW CUT AT 1' MINIMUM, REMOVE EXIST CURB AND PAVEMENT AS NECESSARY, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3. CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. STANDARD PARKING SPACE, TYPE 'B' 17' W/3' OVERHANG (9' X 20') PER DETAIL (TYP)
5. COVERED PARKING PER ARCHITECTURAL PLANS
6. BICYCLE PARKING PER DETAIL (TYP)
7. TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8. 12' x 35' PASSENGER DROP OFF/LOADING ZONE (TYP)
9. CONCRETE SIDEWALK PER SD 200 (TYP)
10. PEDESTRIAN CROSSWALK (TYP)
11. H1-1 STOP SIGN
12. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13. SECURITY BARRIER (TYP)
14. EXISTING FENCE TO BE REMOVED
15. PROPOSED DOMESTIC WATER SERVICE (TYP)
16. PROPOSED IRRIGATION SERVICE (TYP)
17. PROPOSED 6" FIRE SERVICE (TYP)
18. PROPOSED FIRE HYDRANT
19. SCREENWALL PER LANDSCAPE PLAN
20. TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 204
21. TYPE 2 SIDEWALK SCUPPER PER SD 205
22. TYPE 4 SINGLE CATCH BASIN W/1 EF-1 GRATE PER SD 309 W/FIRST FLUSH TREATMENT UNIT
23. TYPE 4 DOUBLE CATCH BASIN W/2 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
24. TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
25. TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26. TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
27. TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
28. 12' x 35' LOADING ZONE
29. DROP INLET PER ADOT SD C-15.75
30. 2' CURB OPENING
31. 4' CURB OPENING
32. 6' CURB OPENING
33. 8' CURB OPENING W/1 TYPE 'B' POST BARRICADE PER SD 106
34. 10' CURB OPENING W/1 TYPE 'B' POST BARRICADE PER SD 106
35. 14' CURB OPENING W/2 TYPE 'B' POST BARRICADES 5' OC PER SD 106
36. 20' CURB OPENING W/3 TYPE 'B' POST BARRICADES 5' OC PER SD 106
37. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
38. TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER

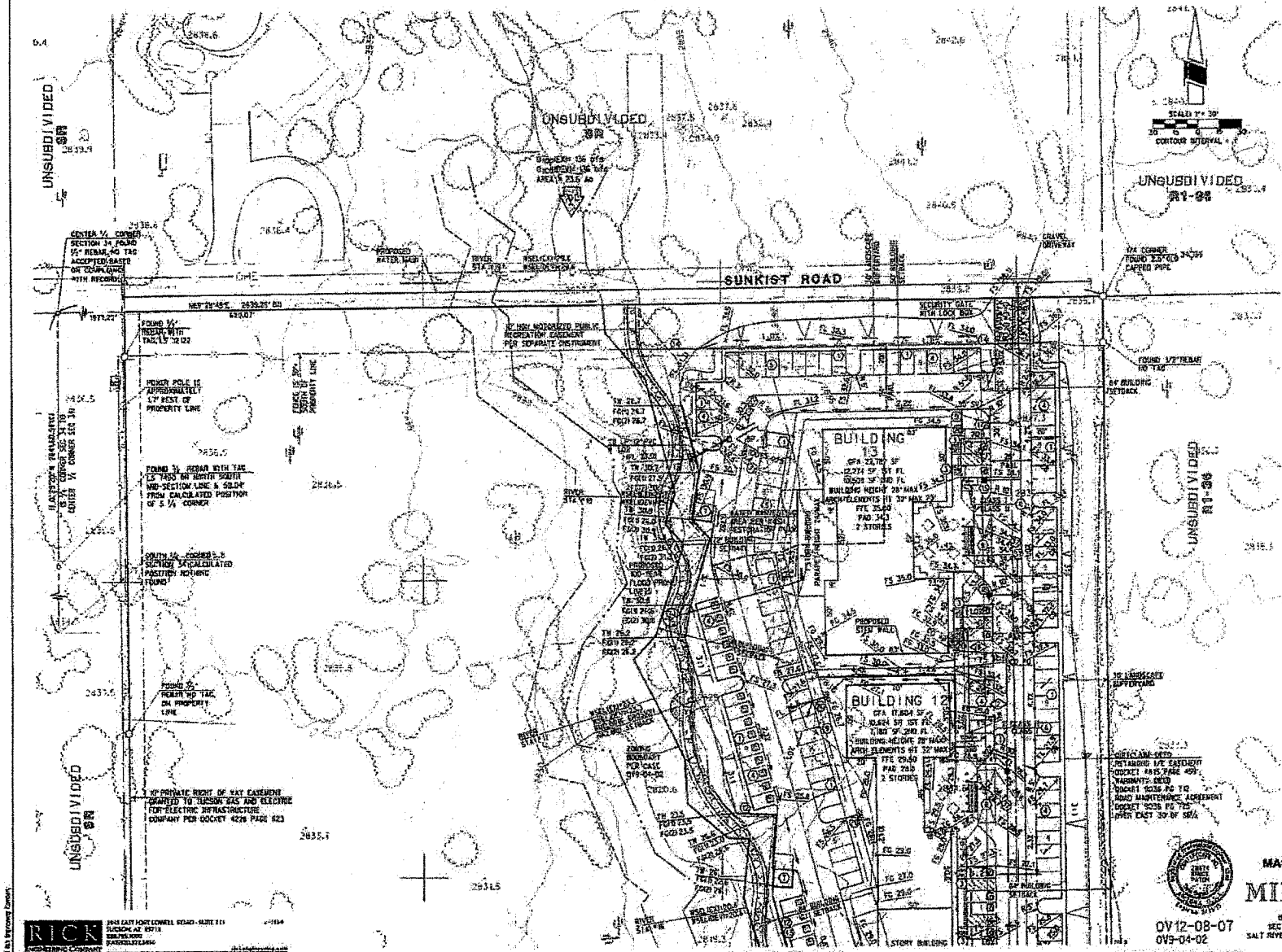
MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: 1"=30' CONTOUR INTERVAL= 1' SHEET 10 OF 11



KEYNOTES

1. NEW 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2. SAW CUT AT 1' MINIMUM, REMOVE EXIST. CURB AND PAVEMENT AS NECESSARY, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3. CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. STANDARD PARKING SPACE, TYP 9' X 17' W/ 3' OVERHANG PER DETAIL (TYP)
5. COVERED PARKING PER ARCHITECTURAL PLANS
6. BICYCLE PARKING PER DETAIL (TYP)
7. TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8. 10' x 35' PASSENGER DROP OFF/LOADING ZONE(TYP)
9. CONCRETE SIDEWALK PER SD 200 (TYP)
10. PEDESTRIAN CROSSWALK (TYP)
11. R1-1 STOP SIGN
12. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13. SECURITY BARRIER (TYP)
14. EXISTING FENCE TO BE REMOVED
15. PROPOSED DOMESTIC WATER SERVICE (TYP)
16. PROPOSED IRRIGATION SERVICE (TYP)
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25. TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26. TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
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31. 4' CURB OPENING
32. 5' CURB OPENING
33. 3' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
34. 10' CURB OPENING W/4 TYPE "B" POST BARRICADE PER SD 106
35. 14' CURB OPENING W/7 TYPE "B" POST BARRICADES 5' OC PER SD 106
36. 20' CURB OPENING W/3 TYPE "B" POST BARRICADES 5' OC PER SD 106
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MASTER DEVELOPMENT PLAN FOR

MILLER RANCH

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: 1"=30' CONTOUR INTERVAL = 1' SHEET 11 OF 11

RICK ENGINEERING COMPANY

DEVELOPMENT PLAN FOR
MILLER RANCH
PHASE I - COMMERCIAL CENTER & PHASE II - TECH PARK
OV12-08-07A

GENERAL NOTES

1. EXISTING ZONING IS C-1 (COMMERCIAL DISTRICT) AND TP (TECHNOLOGICAL PARK).

2. THE BASIS OF BEARINGS FOR THIS PROJECT IS GEODETIC NORTH WHICH ESTABLISHES A BEARING FROM THE OLD BRASS DISC AT THE EAST QUARTER CORNER OF SECTION 34 TO THE BRASS DISC AT THE INTERSECTION OF THE CENTER LINE OF TANGERINE ROAD AND THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 BEING 7.8 FEET SOUTH OF THE UNMONUMENTED SOUTHEAST CORNER OF SAID SECTION 34: SOUTH 00°33'22" EAST.

3. THE BASIS OF ELEVATION FOR THIS PROJECT IS A 1/2 INCH REBAR AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LA CANADA DRIVE AND TANGERINE ROAD, DESCRIBED AS BENCH MARK BM10 AT STATION 149+15.75 - 55.69' LEFT PER TOWN OF ORO VALLEY PLAN OF LA CANADA DRIVE PROJECT OV 30 04/05 27. ELEVATION BEING 2793.36 NAVD88 DATUM.

4. DEVELOPER WILL COVENANT TO HOLD TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

5. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.

6. ACCESS ACROSS FLOOD PRONE AREAS TO BUILDING SITES WILL BE APPROVED BY THE TOWN ENGINEER AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

7. DESIGN SPEED IS 15 M.P.H. DESIGN VEHICLE IS SU-30.

8. APPROVED IMPROVEMENT PLANS AND APPROVED ASSURANCES WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMITS.

9. THE WATER DISTRICT FOR THIS DEVELOPMENT IS THE ORO VALLEY WATER UTILITY COMPANY, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.

10. THE SEWAGE FROM THIS DEVELOPMENT WILL FLOW INTO THE SEWAGE SYSTEM OPERATED BY PIMA COUNTY WASTEWATER DISTRICT. THE PROJECT WILL BE CONNECTED TO THE EXISTING 8" SEWER MAIN IN TANGERINE ROAD.

11. THE ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHT-OF-WAY, 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.

12. THIS PROJECT HAS 0 EXISTING AND 200 PROPOSED WASTEWATER FIXTURE UNIT EQUIVALENTS, PER TABLE 13.20.045(E)(3) IN PIMA COUNTY CODE 13.20.045(E).

13. ANY WASTEWATER DISCHARGE INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).

14. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

15. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR BUSINESS OWNER'S ASSOCIATION.

16. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

17. DRAINAGEWAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMIT FROM THE TOWN ENGINEER AND/OR BUILDING OFFICIAL FOR THIS PROJECT.

18. A BUSINESS OWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGE WAYS, DRAINAGE EASEMENTS, COMMON AREAS AND PRIVATE SEWERS.

19. ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

20. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALLOCATING 1% OF THE CONSTRUCTION COST TO PROVIDE FUNDING FOR PUBLIC ART.

21. REFER TO OV12-06-07 MASTER DEVELOPMENT PLAN FOR CONSISTENCY IN DEVELOPMENT.

22. WATER SERVICE WILL BE PROVIDED BY ORO VALLEY WATER UTILITY.

ACCEPTED

I ______________ TOWN CLERK, TOWN OF ORO VALLEY, AZ DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN FOR ______________ WAS APPROVED BY THE MAYOR AND COUNCIL ON THE ______ DAY OF ______ 2010. DATED THIS DAY OF ______ 2010.

____
ORO VALLEY TOWN CLERK

____
PIMA COUNTY WASTEWATER APPROVAL

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712

NOTES & CALCULATIONS FOR: PHASE I - COMMERCIAL CENTER

1. THE GROSS AREA OF THIS DEVELOPMENT IS: 255,557 SF OR 5.85 AC
   NET BUILDING AREA IS: 24,000 SQUARE FEET.

2. PROPOSED USE: BANK, RETAIL & RESTAURANT
   OCCUPANCY GROUP: "B" - BUILDINGS 1 THROUGH 4
   TYPE OF CONSTRUCTION: II-B

3. TOTAL AREA OF OPEN SPACE: 49,306 SF MIN
   PERCENT OF NATURAL OPEN SPACE: 20.0 %

4. BUILDING AREA:

	Area	Use
BUILDING 1	4,200 SF	BANK
BUILDING 2	5,000 SF	RETAIL/RESTAURANT
BUILDING 3	5,000 SF	RETAIL/RESTAURANT
BUILDING 4	4,800 SF	RETAIL/RESTAURANT
TOTAL GROSS FLOOR AREA =	24,000 SF	

5.

		REQUIRED/ALLOWED	PROPOSED
SITE/LOT AREA:			5.80 ACRES
FAR:		0.30	0.10
BUILDING HEIGHT LIMIT:		25' MAX	25' MAX
SETBACK			
NORTH:	T-P	0'	0'
EAST:	LA CANADA DRIVE	40'	40' MIN
SOUTH:	TANGERINE ROAD	50'	50' MIN
WEST:	R1-144	75'	75' MIN
LANDSCAPE BUFFERYARDS:			
NORTH:	T-P	0'	0'
EAST:	LA CANADA DRIVE	30'	30' MIN TYPE "B"
SOUTH:	TANGERINE ROAD	30'	30' MIN TYPE "B"
WEST:	R1-144	0'	15' WASH PROTECTION APRON & RESTORED WASH

6. PARKING AND LOADING SPACES CALCULATIONS:
   MILLER RANCH - BUILDING AREA = 24,000 SF

	PARKING REQUIRED	PARKING PROVIDED
VEHICLE:		
BANK 4,200 SF @ 3.5 SPACES/1,000 SF	15 SPACES	
RETAIL 10,800 SF @ 4 SPACES/1,000 SF	43 SPACES	
RESTAURANT 9,000 SF @ 10 SPACES/1,000 SF	90 SPACES	
TOTAL =	148 SPACES	148 SPACES
HANDICAP: 100 TO 150 SPACES =	5 SPACES	8 SPACES
VAN ACCESSIBLE = 1 PER 8 HC SPACES =	1 SPACE	8 SPACES
CAR POOL: 10% OF 148 (ROUND)	15 SPACES	16 SPACES
BICYCLE: (1 PER EACH 20 SPACES REQUIRED) (10% CLASS I, 50% CLASS II)	8 SPACES	8 SPACES (2 PER BUILDING) (1 CL I, 1 CL II)
LOADING SPACES: 12' x 35' RETAIL/ RESTAURANT 24,000	2 SPACES	4 SPACES

7. IMPERVIOUS AREA
   PHASE I/COMMERCIAL = 146,030 SQ FT

FOR ADDRESSING USE ONLY

NOTES & CALCULATIONS FOR: PHASE II - TECH PARK

1. THE GROSS AREA OF THIS DEVELOPMENT IS: 299,726 SF OR 6.88 AC
   NET BUILDING AREA IS: 67,900 SQUARE FEET.

2. PROPOSED USE: GENERAL & MEDICAL OFFICES
   OCCUPANCY GROUP: "B" - BUILDINGS 5 THROUGH 8
   TYPE OF CONSTRUCTION: V-B

3. TOTAL AREA OF OPEN SPACE: 74,931 SF MIN
   PERCENT OF NATURAL OPEN SPACE: 25.0 %

4. BUILDING AREA:

	1ST FL	2ND FL	TOTAL	USE
BUILDING 5	16,400 SF	16,200 SF	32,600 SF	OFFICE
BUILDING 6	11,250 SF	11,250 SF	22,500 SF	OFFICE
BUILDING 7	6,400 SF	------	6,400 SF	OFFICE
BUILDING 8	6,400 SF	------	6,400 SF	OFFICE
TOTAL GROSS FLOOR AREA			= 67,900 SF	

5.

		REQUIRED/ALLOWED	PROPOSED
SITE/LOT AREA:			6.56 ACRES
FAR:		0.30	0.23
BUILDING HEIGHT LIMIT:		34' MAX	34' MAX
SETBACK			
NORTH:	TP	0'	--
EAST:	LA CANADA DRIVE	40'	40' MIN
SOUTH:	C-1	0	--
WEST:	R1-144	102'	102' MIN
LANDSCAPE BUFFERYARDS:			
NORTH:	T-P	0'	--
EAST:	LA CANADA DRIVE	30'	30' MIN TYPE "B"
SOUTH:	C-1	0'	--
WEST:	R1-144	0'	15' WASH PROTECTION APRON & RESTORED WASH

6. PARKING AND LOADING SPACES CALCULATIONS:
   MILLER RANCH - BUILDING AREA = 67,900 SF

	PARKING REQUIRED	PARKING PROVIDED
VEHICLE:		
GENERAL OFFICE 54,500 SF @ 3 SPACES/1,000 SF	164 SPACES	
MEDICAL OFFICE 13,400 SF @ 4.5 SPACES/1,000 SF	60 SPACES	
TOTAL =	224 SPACES	224 SPACES
HANDICAP: 201 TO 300 SPACES =	7 SPACES	12 SPACES
VAN ACCESSIBLE = 1 PER 8 HC SPACES =	1 SPACES	12 SPACES
CAR POOL: 10% OF 224	23 SPACES	24 SPACES
BICYCLE: (1 PER EACH 20 SPACES REQUIRED) (10% CLASS I, 50% CLASS II)	12 SPACES	12 SPACES (2 CL I, 10 CL II)
LOADING SPACES: 12' x 35' OFFICES 67,900 SF	3 SPACES	3 SPACES

7. IMPERVIOUS AREA: PHASE II/TECHNOLOGY = 118,425 SQ FT

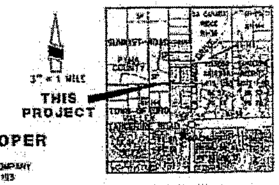
FOR GENERAL NOTES CONTINUED AND REZONING CONDITION NOTES SEE SHEET 3

LEGEND - CONTINUED

ITEM	STANDARD DETAIL	SYMBOL
GRADING LIMIT		
ROADWAY CENTERLINE		
TELEPHONE PEDESTAL		
TRAFFIC DIRECTIONAL SIGN		
DETAIL REFERENCE	A = DETAIL IDENTIFICATION, 1 = SHEET SHOWING DETAIL	
GROUTED RIP RAP		
DETAIL CROSS SECTION		
BASIS OF ELEVATION		
CAR POOL PARKING DESIGNATION		
INVERT ELEVATION		IE
TOP OF GRATE		TG
FLOW LINE		FL
FINISH SURFACE		FS
RECLAIMED WATER		RW
SIGHT VISIBILITY TRIANGLE		SVT
FINISH GRADE (1) AT FACE OF WALL		FG(1)
FINISH GRADE (2) AT FACE OF WALL		FG(2)
OVEN BANG		
WATER HARVESTING AREAS		

OWNER / DEVELOPER

DESCO - MILLER, LLC.
AN ARIZONA LIMITED LIABILITY COMPANY
1795 EAST SKYLINE DRIVE, SUITE 193
TUCSON, AZ 85718
PHONE: (520) 297-8925
ATTN: JAMES HARDMAN



LOCATION MAP

A PORTION OF SECTION 34, T 11 S, R 13 E, G & SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

LEGEND

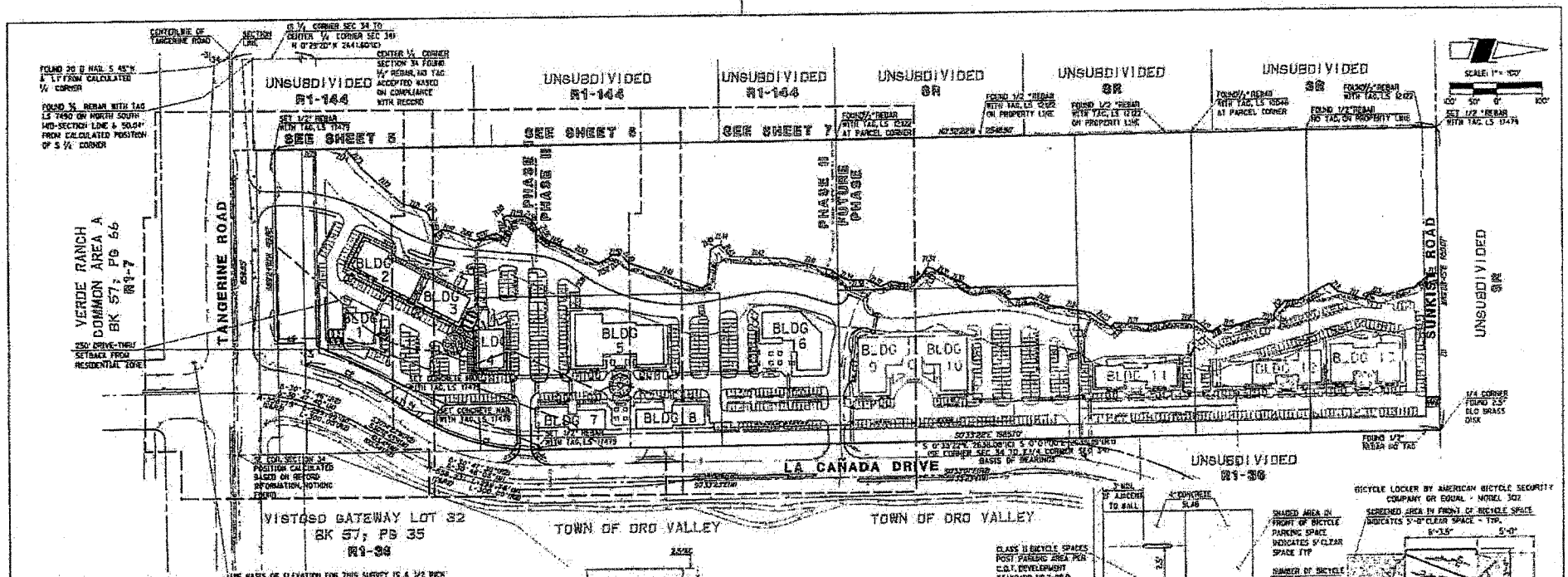
ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING (REGULAR)	SEE DETAIL 4, SHEET 2	
CONCRETE PAVING	SEE DETAIL 8, SHEET 2	
6" VERTICAL CURB (TYPE 2)	SD 209	
6" x 12" CONCRETE HEADER	SD 213	
6" EXTRUDED CURB		
RIPARIAN APRON		
PROPERTY LINE		
LANDSCAPE BUFFERYARD LIMITS		
BUILDING SETBACKS		
EASEMENT BOUNDARY		
EXIST CONTOUR LINE		
EXIST SPOT ELEVATION		EL 52.00
FINISHED SURFACE ELEVATION		TW 58.0
TOP OF WALL		
FINISH FLOOR ELEVATION		FFE 57.00
EXIST PAVEMENT EDGE		
EXIST PUBLIC SEWER LINE W/MH		
EXIST WATERLINE TO BE ABANDONED		
EXIST WATERLINE W/VALVE		
EXIST UNDERGROUND LINE		
EXIST GAS LINE		
EXIST TELEPHONE/TV CABLE LINE		
EXIST OVERHEAD ELECTRIC LINE		
EXIST FIBER OPTICS LINE		
PROPOSED STORM DRAIN W/MH		
PROPOSED PRIVATE SEWER W/MH		
PROPOSED PUBLIC SEWER W/MH		
FLOW ARROW		
FLOW CONDITIONS		Q100= cfs
FLOW ARROW FOR Q100 DISCHARGE		
NATURAL OPEN SPACE		
PARKING SPACES PROVIDED		5
HANDICAP PARKING		
RETAINING WALL		
SCREENWALL		
PROPOSED SLOPE		
CURB ACCESS RAMP	SD (UNLESS OTHERWISE NOTED)	
CLASS I BICYCLE PARKING		
CLASS II BICYCLE PARKING		
SIGHT VISIBILITY TRIANGLE		
PROTECTIVE BARRICADE RAILING		
SUB-WATERSHED BOUNDARIES		
CONCRETE SIDEWALK	SD 200	
SECURITY BARRIER		
PROPOSED 100-YEAR FLOOD PRONE LIMITS		
BUILDING EROSION SETBACK LINE		
EXISTING FENCE		
EXIST RIGHT-OF-WAY		
GRADING LIMIT		
SECTION LINE		
CHANNEL CROSSING-SECTIONAL INDICATED		
PROPOSED SEWER W/CLEANOUT		
SEWER KEYNOTES		

DEVELOPMENT PLAN FOR
MILLER RANCH
PHASE I - COMMERCIAL CENTER &
PHASE II - TECH PARK

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R. SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07A
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: N/A CONTOUR INTERVAL: N/A SHEET 1 OF 7



SEWER KEYNOTES

- 350.0 LF PUBLIC 8"PVC
- 295.0 LF PUBLIC 8"PVC
- 214.5 LF PUBLIC 8"PVC
- 143.8 LF PRIVATE 8"PVC
- 330.0 LF PRIVATE 8"PVC
- 95.5 LF PRIVATE 8"PVC
- 358.0 LF PRIVATE 8"PVC
- 480.0 LF PRIVATE 8"PVC
- 73.0 LF PRIVATE 8"PVC
- 185.0 LF PRIVATE 8"PVC
- 5.0 LF PRIVATE 6"PVC
- 61.0 LF PRIVATE 8"PVC
- 35.0 LF PRIVATE 6"PVC
- 35.0 LF PRIVATE 6"PVC
- 25.0 LF PRIVATE 6"PVC
- 52.0 LF PRIVATE 6"PVC
- 34.0 LF PRIVATE 6"PVC
- 45.0 LF PRIVATE 6"PVC
- 14.8 LF PRIVATE 6"PVC

LINE BASIS OF ELEVATION FOR THIS SURVEY IS A 1/2 INCH REBAR AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LA CANADA DRIVE AND TANGERINE ROAD, DESCRIBED AS BENCH MARK BM10 AT STATION 149+15.75' - 60.69' LEFT PER TOWN OF ORO VALLEY PLAN OF LA CANADA DRIVE PROJECT OV-30 04/05 27. ELEVATION BEING 2753.36 NAVD88 DATUM.

NAME	LINE TABLE DIRECTION	LENGTH
L1	S 00°14'08" W	53.34
L2	N 89°48'52" W	5.00
L3	S 00°14'08" W	50.00
L4	S 89°24'10" W	22.26
L5	S 0°53'22" E	60.00

NAME	CURVE TABLE DELTA	RADIUS	ARC
C1	30°47'31"	483.23	259.70
C2	16°27'50"	636.15	183.37

SIGHT VISIBILITY TRIANGLES (SVT)

LOCATION	SPEED	NEAR SIDE	FAR SIDE
TANGERINE ROAD	45MPH (POSTED)	15'x 470'	15'x 300'
LA CANADA DRIVE	45MPH (POSTED)	15'x 370'	15'x 300'
PAAC'S (MAJOR)		10'x 70'	10'x 100'
PAAC'S (MINOR)		10'x 30'	10'x 30'
RAISED MEDIAN ISLANDS		15'x 30'	

PUBLIC MANHOLE DATA

MH #A RIM 90.3 8"W IE 78.5 8"E IE 78.5	MH #B RIM 90.4 8"NE IE 80.3 8"W IE 80.1
MH #C RIM 95.6 8"E IE 83.5 8"SW IE 83.3	MH #D RIM 97.8 8"NE IE 84.4 8"W IE 84.2

PRIVATE MANHOLE DATA

MH #1 RIM 99.5 6"NW IE 90.7 8"E IE 90.7 8"SW IE 90.5	MH #2 RIM 98.8 8"N IE 91.7 8"W IE 91.5	MH #3 RIM 94.8 8"E IE 94.7 8"S IE 94.5
MH #4 RIM 103 8"NE IE 91.8 8"S IE 91.6 8"W IE 91.8	MH #5 RIM 102.3 8"N IE 94.5 8"SW IE 94.1	MH #6 RIM 99.9 8"N IE 96.1 8"S IE 95.9

PRIVATE CLEANOUT DATA

CO #A RIM 99.5 IE 93.5	CO #B RIM 99.2 IE 93.5	CO #C RIM 99.5 IE 94.0	CO #D RIM 99.5 IE 93.1	CO #E RIM 99.4 IE 94.0
CO #F RIM 99.5 IE 96.9	CO #G RIM 99.4 IE 97.9	CO #H RIM 99.6 IE 92.2	CO #I RIM 99.5 IE 92.5	

(A) "AC" PAVING SECTION
NO SCALE

(B) CONCRETE PAVING
NO SCALE

(C) CONCRETE WHEEL STOP
NO SCALE

(D) BICYCLE PARKING
NO SCALE

NAME	ZONING LINE TABLE DIRECTION	LENGTH
L1	S 89°24'45" W	336.11
L2	S 0°53'22" E	15.11
L3	S 0°53'22" E	10.00
L4	S 0°53'22" E	10.00
L5	S 0°53'22" E	10.00
L6	S 0°53'22" E	10.00
L7	S 0°53'22" E	10.00
L8	S 0°53'22" E	10.00
L9	S 0°53'22" E	10.00
L10	S 0°53'22" E	10.00
L11	S 0°53'22" E	10.00
L12	S 0°53'22" E	10.00
L13	S 0°53'22" E	10.00
L14	S 0°53'22" E	10.00
L15	S 0°53'22" E	10.00
L16	S 0°53'22" E	10.00
L17	S 0°53'22" E	10.00
L18	S 0°53'22" E	10.00
L19	S 0°53'22" E	10.00
L20	S 0°53'22" E	10.00
L21	S 0°53'22" E	10.00
L22	S 0°53'22" E	10.00
L23	S 0°53'22" E	10.00
L24	S 0°53'22" E	10.00
L25	S 0°53'22" E	10.00

NAME	ZONING LINE TABLE DIRECTION	LENGTH
L26	S 0°53'22" E	10.00
L27	S 0°53'22" E	10.00
L28	S 0°53'22" E	10.00
L29	S 0°53'22" E	10.00
L30	S 0°53'22" E	10.00
L31	S 0°53'22" E	10.00
L32	S 0°53'22" E	10.00
L33	S 0°53'22" E	10.00
L34	S 0°53'22" E	10.00
L35	S 0°53'22" E	10.00
L36	S 0°53'22" E	10.00
L37	S 0°53'22" E	10.00
L38	S 0°53'22" E	10.00
L39	S 0°53'22" E	10.00
L40	S 0°53'22" E	10.00
L41	S 0°53'22" E	10.00
L42	S 0°53'22" E	10.00
L43	S 0°53'22" E	10.00
L44	S 0°53'22" E	10.00
L45	S 0°53'22" E	10.00
L46	S 0°53'22" E	10.00
L47	S 0°53'22" E	10.00
L48	S 0°53'22" E	10.00
L49	S 0°53'22" E	10.00
L50	S 0°53'22" E	10.00
L51	S 0°53'22" E	10.00
L52	S 0°53'22" E	10.00
L53	S 0°53'22" E	10.00
L54	S 0°53'22" E	10.00
L55	S 0°53'22" E	10.00
L56	S 0°53'22" E	10.00
L57	S 0°53'22" E	10.00
L58	S 0°53'22" E	10.00
L59	S 0°53'22" E	10.00
L60	S 0°53'22" E	10.00
L61	S 0°53'22" E	10.00
L62	S 0°53'22" E	10.00
L63	S 0°53'22" E	10.00
L64	S 0°53'22" E	10.00
L65	S 0°53'22" E	10.00
L66	S 0°53'22" E	10.00
L67	S 0°53'22" E	10.00
L68	S 0°53'22" E	10.00
L69	S 0°53'22" E	10.00
L70	S 0°53'22" E	10.00
L71	S 0°53'22" E	10.00
L72	S 0°53'22" E	10.00
L73	S 0°53'22" E	10.00
L74	S 0°53'22" E	10.00
L75	S 0°53'22" E	10.00
L76	S 0°53'22" E	10.00
L77	S 0°53'22" E	10.00
L78	S 0°53'22" E	10.00
L79	S 0°53'22" E	10.00
L80	S 0°53'22" E	10.00
L81	S 0°53'22" E	10.00
L82	S 0°53'22" E	10.00
L83	S 0°53'22" E	10.00
L84	S 0°53'22" E	10.00
L85	S 0°53'22" E	10.00
L86	S 0°53'22" E	10.00
L87	S 0°53'22" E	10.00
L88	S 0°53'22" E	10.00
L89	S 0°53'22" E	10.00
L90	S 0°53'22" E	10.00
L91	S 0°53'22" E	10.00
L92	S 0°53'22" E	10.00
L93	S 0°53'22" E	10.00
L94	S 0°53'22" E	10.00
L95	S 0°53'22" E	10.00
L96	S 0°53'22" E	10.00
L97	S 0°53'22" E	10.00
L98	S 0°53'22" E	10.00
L99	S 0°53'22" E	10.00
L100	S 0°53'22" E	10.00
L101	S 0°53'22" E	10.00
L102	S 0°53'22" E	10.00
L103	S 0°53'22" E	10.00
L104	S 0°53'22" E	10.00
L105	S 0°53'22" E	10.00
L106	S 0°53'22" E	10.00
L107	S 0°53'22" E	10.00
L108	S 0°53'22" E	10.00
L109	S 0°53'22" E	10.00
L110	S 0°53'22" E	10.00
L111	S 0°53'22" E	10.00
L112	S 0°53'22" E	10.00
L113	S 0°53'22" E	10.00
L114	S 0°53'22" E	10.00
L115	S 0°53'22" E	10.00
L116	S 0°53'22" E	10.00
L117	S 0°53'22" E	10.00
L118	S 0°53'22" E	10.00
L119	S 0°53'22" E	10.00
L120	S 0°53'22" E	10.00
L121	S 0°53'22" E	10.00
L122	S 0°53'22" E	10.00
L123	S 0°53'22" E	10.00
L124	S 0°53'22" E	10.00
L125	S 0°53'22" E	10.00

NAME	ZONING LINE TABLE DIRECTION	LENGTH
L126	S 0°53'22" E	10.00
L127	S 0°53'22" E	10.00
L128	S 0°53'22" E	10.00
L129	S 0°53'22" E	10.00
L130	S 0°53'22" E	10.00
L131	S 0°53'22" E	10.00
L132	S 0°53'22" E	10.00
L133	S 0°53'22" E	10.00
L134	S 0°53'22" E	10.00
L135	S 0°53'22" E	10.00
L136	S 0°53'22" E	10.00
L137	S 0°53'22" E	10.00
L138	S 0°53'22" E	10.00
L139	S 0°53'22" E	10.00
L140	S 0°53'22" E	10.00
L141	S 0°53'22" E	10.00
L142	S 0°53'22" E	10.00
L143	S 0°53'22" E	10.00
L144	S 0°53'22" E	10.00
L145	S 0°53'22" E	10.00
L146	S 0°53'22" E	10.00
L147	S 0°53'22" E	10.00
L148	S 0°53'22" E	10.00
L149	S 0°53'22" E	10.00
L150	S 0°53'22" E	10.00
L151	S 0°53'22" E	10.00
L152	S 0°53'22" E	10.00
L153	S 0°53'22" E	10.00
L154	S 0°53'22" E	154.40

RICK ENGINEERING COMPANY

DEVELOPMENT PLAN FOR
MILLER RANCH
PHASE I - COMMERCIAL CENTER & PHASE II - TECH PARK

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07A
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: 1" = 100' CONTOUR INTERVAL: 1'

SHEET 2 OF 7

REZONING CONDITIONS (OV9-04-02)

1. LABEL THE AREA ADJACENT TO THE ROUNDABOUT ALONG THE WEST SIDE OF THE PROPERTY TO SPECIFY THAT A FUTURE CONNECTION TO THE EXISTING RESIDENTIAL HOMES (WEST OF THE WASH, PARCELS 215-470-04B, 04C, 04A, 050 AND 1 TOA) WILL BE ACHIEVED VIA A CROSS-ACCESS EASEMENT.

2. BECAUSE THE NEW REZONING DOES NOT APPEAR TO FOLLOW ANY KNOWN PROPERTY BOUNDARIES, A RECORDABLE EXHIBIT WHICH DELINEATES THE RE-ZONING BOUNDARY LINE IN A SURVEYABLE METES & BOUNDS MUST BE PROVIDED PRIOR TO REVIEW BY MAYOR AND COUNCIL.

3. PART 1-C HYDROLOGY, PROVIDE DETAILS FOR PEAK DISCHARGES USING APPROXIMATE METHODS SUCH AS THE REGIONAL AREA VERSUS DISCHARGE GRAPHS. PROVIDING JUST A SUMMARY TABLE IS NOT ADEQUATE. PLEASE PROVIDE REVIEWING STAFF WITH THE SUPPLEMENTAL BACK-UP DATA AND REFER TO SAID DATA IN THE TEXT OF THE REPORT.

4. RESTORATION OF THE ENTIRE WASH ABUTTING THE LENGTH OF THE WEST SIDE PROPERTY LINE MUST ACHIEVE THE FOLLOWING:
   A. MIMIC ONSITE RIPARIAN CONDITIONS EXISTING PRIOR TO DISTURBANCE TO CREATE A NATURAL RIPARIAN HABITAT.
   B. PROVIDE DENSE QUALITIES OF DESERT NATURAL VEGETATION, SPECIFICALLY FROM ON SITE VEGETATION.
   C. A RESTORATION PLAN WILL BE REVIEWED AS PART OF THE DEVELOPMENT PLAN PROCESS.

5. THE FOLLOWING ORO VALLEY WATER UTILITY COMMENTS MUST BE ACHIEVED:
   A. ANY AND ALL WELLS ON THE ENTIRE PROPERTY WILL BE ABANDONED PER ADWR STANDARDS.
   B. ANY GROUNDWATER RIGHTS ASSOCIATED WITH THE PROPERTY WILL BE EXTINGUISHED THROUGH ADWR AND DOCUMENTATION OF THIS TO BE SUPPLIED TO OVWU.
   C. A 20 FOOT BY 20 FOOT SITE WILL BE DEDICATED TO OVWU FOR A PRESSURE REDUCING VALVE STATION (PRVS) WITHIN THE WESTERN PORTION OF THE COMMERCIAL DEVELOPMENT, ALONG THE ALIGNMENT OF THE INTERNAL WATER MAIN. THE PRVS SHALL BE THE APPLICANT'S RESPONSIBILITY TO CONSTRUCT ALONG WITH THE ONSITE WATER MAIN LOOP.
   D. A 12 INCH WATER MAIN WILL BE INSTALLED FROM NORTH TO SOUTH ALONG THE WESTERN PAAL WITHIN THE COMMERCIAL DEVELOPMENT. THIS IS IN ADDITION TO THE 8 INCH LOOPS WHICH WILL SURROUND THE BUILDING GROUPS AND CONNECT TO THE AFOREMENTIONED 12 INCH MAIN.
   E. THE EXISTING 16 INCH MAIN IN THE TANGERINE ROAD RIGHT OF WAY WHICH THIS DEVELOPMENT BORDERS SHALL BE CONNECTED TO AND EXTENDED ON TO THIS PROPERTY AND TO THE WESTERN PROPERTY LINE, 7.5 NORTH OF THE RX LINE. A 15 FOOT EASEMENT SHALL BE PROVIDED TO THE OVWU FOR THIS AND ALL MAINS. THE PREVIOUSLY MENTIONED 12 INCH MAIN WILL CONNECT TO THE 16 INCH MAIN.
   F. THE 12 INCH MAIN SHALL CONNECT TO THE 12 INCH MAIN IN SUNKIST. IF THIS MAIN HAS NOT BEEN CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THIS DEVELOPMENT, A 12 INCH MAIN IN SUNKIST FROM LA CANADA WEST TO THE TOWN BOUNDARY WILL BE THE APPLICANT'S RESPONSIBILITY TO BUILD.

6. ALL APPLICABLE STANDARD NON-PAD REZONING CONDITIONS PER RESOLUTION (R) 00-21 MUST BE ADDRESSED.

7. A. ALL PERMITTED, ACCESSORY AND CONDITIONALLY PERMITTED USES UNDER THE C-1 ZONE OF THE TOWN OF ORO VALLEY, EXCEPT THOSE USES INCOMPATIBLE WITH THE OFFICE PARK AND WHICH WOULD BE INCOMPATIBLE WITH THE SURROUNDING NEIGHBORHOODS, ARE ALLOWABLE USES.
   B. THE FOLLOWING PERMITTED USES SHALL BE LIMITED TO 10,000 SQUARE FEET PER USE: GROCERY STORE, FURNITURE STORE, VIDEO STORE, AND FABRIC STORE.
   C. PERMITTED USES: ON THE C-1 PORTION OF THE PROJECT ARE ALL COMPATIBLE OFFICE PARK USES, WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING LIST: PRINTING SHOP, UPS STORE OR SIMILAR, RESTAURANTS, BANK WITH DRIVE-THROUGH.
   D. PROHIBITED USES: CHURCHES, DRUG STORE, GAS STATION, HARDWARE STORE, DRIVE-THROUGH/DRIVE-IN RESTAURANTS, ANIMAL HOSPITAL, CONVENIENCE STORE, PET GROOMING, AUTO REPAIR, FUNERAL HOME, AUTOMOBILE PARTS STORE, RADIO STATION, APPLIANCE REPAIR STORE.

8. THE MAXIMUM FLOOR AREA RATIO OF C-1, COMMERCIAL DISTRICT AREA WILL BE WHAT IS ALLOWED IN T-P, TECHNOLOGICAL PARK DISTRICT WHICH CONFORMS TO THE GENERAL PLAN ELEMENTS.

9. THE RIGHT-OF-WAY WILL BE DEDICATED TO THE TOWN UPON EFFECTIVE DATE OF REZONING.

10. THE NORTHERN THREE BUILDINGS OF THE TECHNOLOGY PARK (T-P) DISTRICT WILL HAVE A MAXIMUM OF 28 FEET WITH THE EXCEPTION OF THE APPURTENANCES NECESSARY FOR THE ELEVATOR SHAFT (WHICH WILL BE MINIMIZED BUT WILL NOT EXCEED 34 FEET IN HEIGHT) AND ANY SPECIAL ARCHITECTURAL FEATURES SHALL NOT BE MORE THAN 4 FEET ABOVE THE ALLOWED 28 FOOT HEIGHT.

GENERAL NOTES - CONTINUED

23. THE FOLLOWING UTILITIES WILL PROVIDE SERVICE TO THIS DEVELOPMENT:

(A)	ELECTRIC	TUCSON ELECTRIC POWER COMPANY
(B)	GAS	SOUTHWEST GAS COMPANY
(C)	WATER	ORO VALLEY WATER UTILITY COMPANY
(D)	SEWER	PIMA COUNTY WASTEWATER
(E)	TELEPHONE	QWEST COMMUNICATIONS
(F)	FIRE PROTECTION	GOLDER RANCH FIRE DEPARTMENT
(G)	CABLE TELEVISION	COMCAST

24. THE PROPERTY OWNER, ITS SUCCESSORS OR ASSIGNS AGREE TO:
    1) KEEP ALL REQUIRED LANDSCAPE AREAS MAINTAINED IN A WEED FREE, TRASH FREE CONDITION.
    2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 30 DAYS.
    3) MAINTAIN THE IRRIGATION SYSTEM IN A PROPER WORKING ORDER.

25. REFER TO OV12-08-07 MASTER DEVELOPMENT PLAN FOR CONSISTENCY IN DEVELOPMENT.

26. 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.

27. CROSS ACCESS EASEMENTS FOR ALL LOTS HAVE BEEN PROVIDED AS DOCUMENTED IN THE CC&R'S.

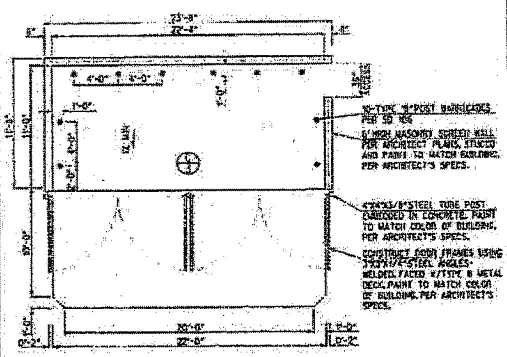
28. THE PARKING AND LOADING SPACES PROVIDED WITHIN THE MASTER DEVELOPMENT PLAN, AS REFLECTED IN THE SPACES PROVIDED WITHIN INDIVIDUAL LOTS AND WITHIN COMMON AREAS, SHALL MEET THE PARKING AND LOADING ZONE REQUIREMENTS OF CHAPTER 27 OF OVZCR FOR THE USES SHOWN ON THE PLAN. AS THE INDIVIDUAL LOTS ARE DEVELOPED PER AN APPROVED DEVELOPMENT PLAN, THE MASTER DEVELOPMENT PLAN SHALL BE AMENDED AND UPDATED, AS APPROPRIATE, TO REFLECT THE BUILD-OUT OF THE PROJECT OVER TIME AND EACH ITERATION SHALL MEET THE PROVISIONS OF CHAPTER 27, OR THE APPLICANT SHALL FOLLOW THE STANDARD PROCEDURES FOR SEEKING AND JUSTIFYING A VARIANCE.

29. 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.

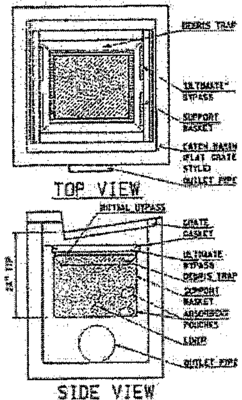
30. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.

31. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT EACH BUILDING.

32. 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.

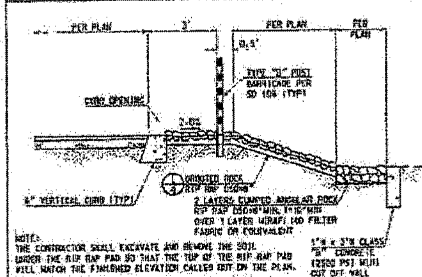


(L) DOUBLE TRASH ENCLOSURE
DTL: TRASHDOUBLE
NO SCALE



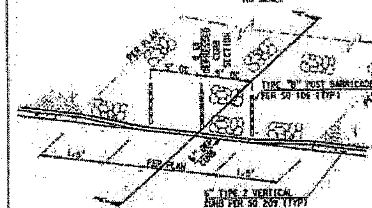
NOTES:
1. FLO-GARD+PLUS (WALL MOUNT) HIGH CAPACITY CATCH BASIN INSERTS ARE AVAILABLE TO FIT NON-STANDARD OR COMBINATION CATCH BASIN SIZES AND STYLES (SEE SPECIFIER CHARTS, REFER TO THE FLO-GARD+PLUS (FRAME MOUNT) INSERT FOR DEVICES TO FIT INDUSTRY STANDARD SIZE FLAT GRATED CATCH BASIN INLETS.
2. FILTER INSERT SHALL HAVE BOTH AN "INITIAL" FILTERING BYPASS AND "ULTIMATE" HIGH-FLOW BYPASS FEATURE.
3. FILTER ASSEMBLY SHALL BE CONSTRUCTED FROM STAINLESS STEEL (TYPE 304).
4. ALLOW A MINIMUM OF 2'-0" CLEARANCE BETWEEN THE BOTTOM OF GRATE AND TOP OF INLET OR OUTLET PIPE(S). REFER TO THE FLO-GARD INSERT FOR "SHALLOW" INSTALLATIONS.
5. FILTER MEDIUM SHALL BE RUBBERIZER INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

(G) CATCH BASIN/FILTER INSERT
NO SCALE

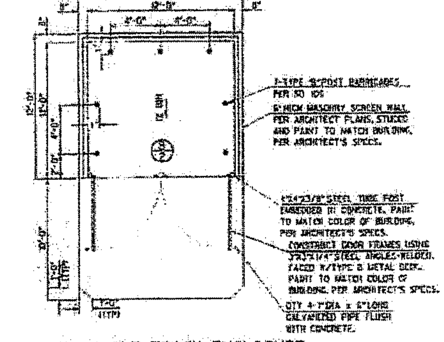


NOTE:
THE CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL UNDER THE RIP RAP PAD SO THAT THE TOP OF THE RIP RAP PAD WILL MATCH THE FINISHED ELEVATION CALLED OUT ON THE PLAN.

SECTION A-A
NO SCALE

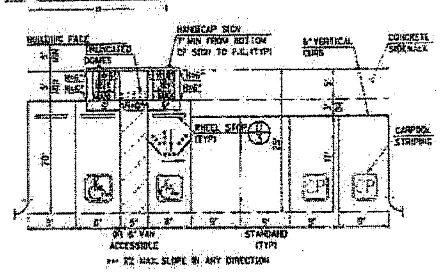


(H) DEPRESSED CURB
NO SCALE



(E) SINGLE TRASH ENCLOSURE
DTL: SINGLETRASH
NO SCALE

NOTES:
1. ALL DIMENSIONS ARE GIVEN IN INCHES.
2. THESE SIGNS ARE NOT AVAILABLE THROUGH THE TOWN, BUT CAN BE PURCHASED AT PRIVATE BARRICADE AND SIGN COMPANIES.
3. BOTTOM OF "RESERVED PARKING" SIGN SHALL BE 7' ABOVE FINISH GRADE.
4. UNIT "VAN ACCESSIBLE" SUPPLEMENTAL PLAQUE IN STANDARD DISABLED PARKING SPACES.



(F) TYPICAL HANDICAP AND STANDARD PARKING SPACES
NO SCALE

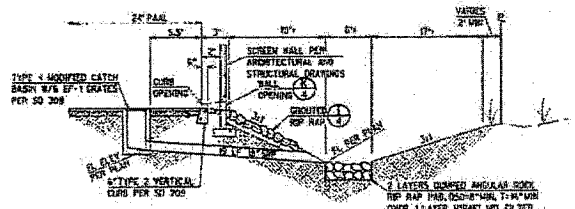
RICK ENGINEERING COMPANY

DEVELOPMENT PLAN FOR
MILLER RANCH
PHASE I - COMMERCIAL CENTER &
PHASE II - TECH PARK

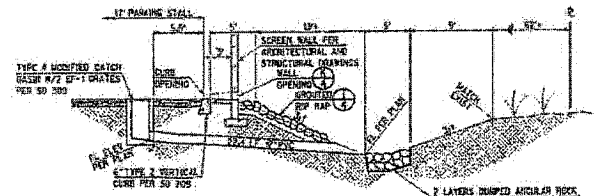
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07A
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: N/A CONTOUR INTERVAL: N/A SHEET 5 OF 7



CB CROSS SECTION
NO SCALE



CA CROSS SECTION
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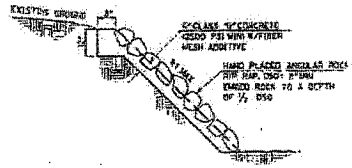
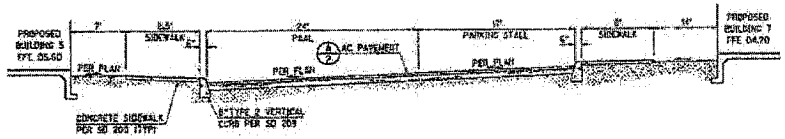


I GROUTED RIP RAP SLOPE TREATMENT
DTL: GROUTEDRIP-PC
NO SCALE



CC CROSS SECTION
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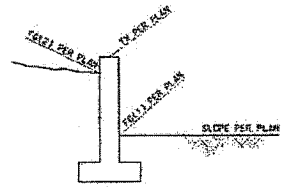
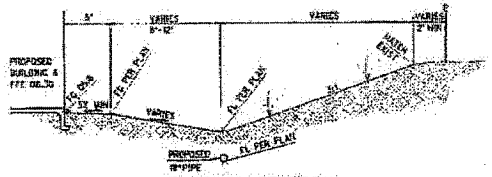


NOTE:
FOR REFERENCE ONLY. SEPARATE BUILDING PERMIT REQUIRED.

J RETAINING WALL SECTION
DTL: RETWALL-P
NO SCALE



CF CROSS SECTION
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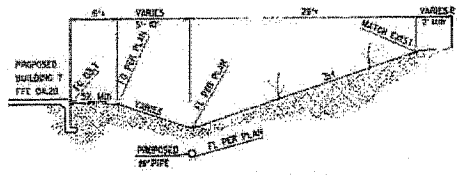
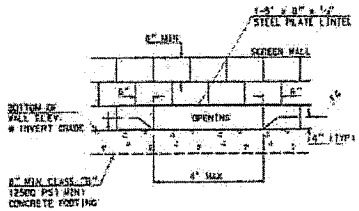
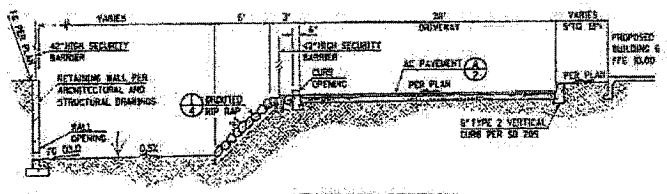


CD CROSS SECTION



K TYPICAL WALL OPENING
DTL: WALL OPENING
NO SCALE



CG CROSS SECTION
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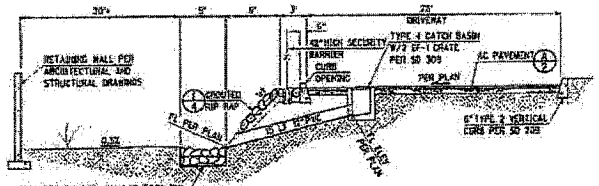


CE CROSS SECTION
NO SCALE

RICK ENGINEERING CONTRACT

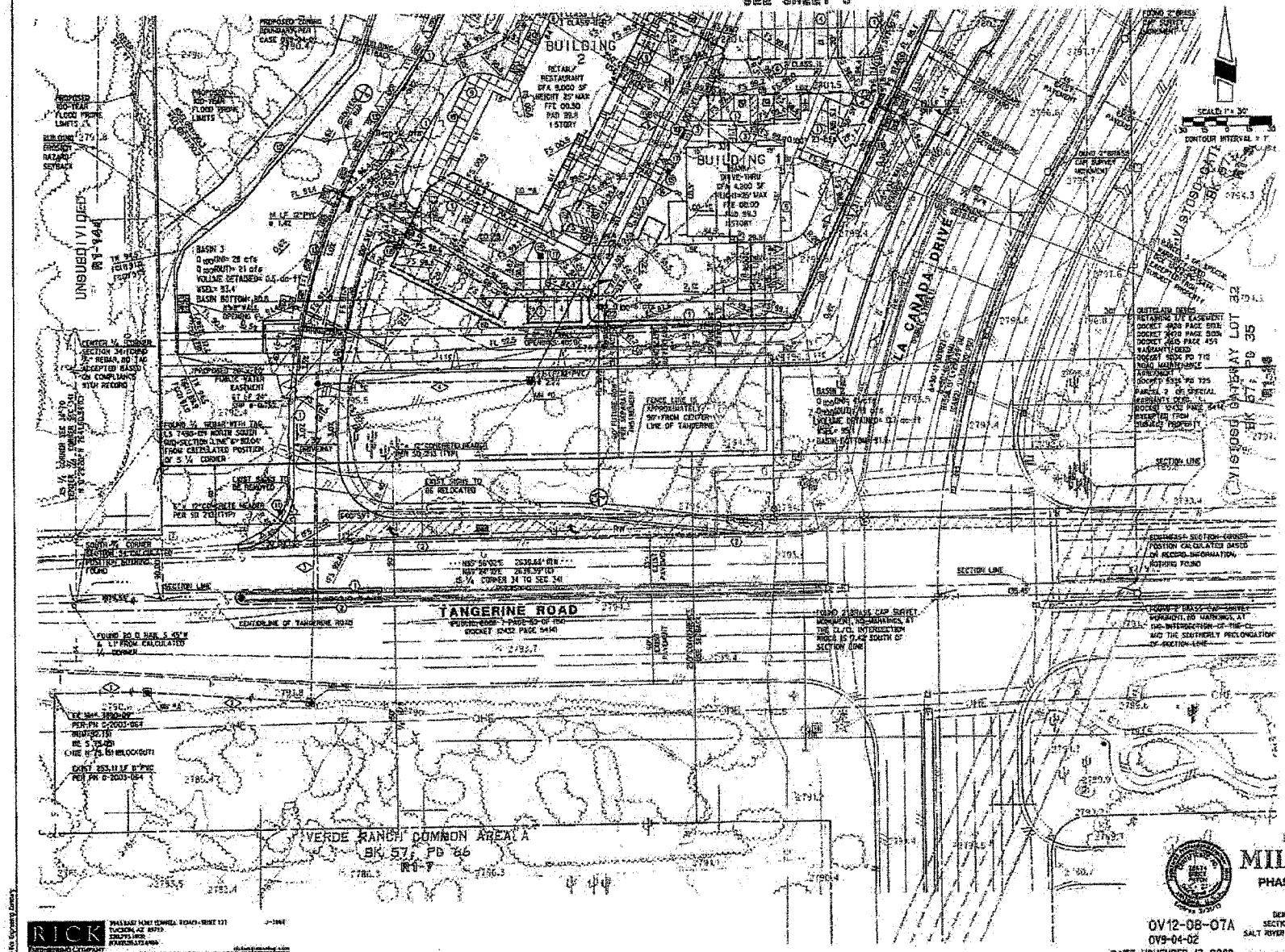
DEVELOPMENT PLAN FOR
MILLER RANCH
PHASE I - COMMERCIAL CENTER &
PHASE II - TECH PARK

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 3 EAST GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07A
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: N/A CONTOUR INTERVAL: N/A SHEET 4 OF 7

SEE SHEET 6



KEYNOTES

1. NEW 6"TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2. SAW CUT AT 2' MINIMUM REMOVE EXIST. CURB AND PAVEMENT AS NECESSARY, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3. CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. STANDARD PARKING SPACE, TYP 19' X 17' W/3' OVERHANG 19' X 20' PER DETAIL (TYP)
5. COVERED PARKING PER ARCHITECTURAL PLANS
6. BICYCLE PARKING PER DETAIL (TYP)
7. TRASH ENCLOSURE W/12" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8. 12' x 35' PASSENGER DROP OFF/LOADING ZONE (TYP)
9. CONCRETE SIDEWALK PER SD 200 (TYP)
10. PEDESTRIAN CROSSWALK (TYP)
11. R1-1 STOP SIGN
12. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13. SECURITY BARRIER (TYP)
14. EXISTING FENCE TO BE REMOVED
15. PROPOSED DOMESTIC WATER SERVICE (TYP)
16. PROPOSED IRRIGATION SERVICE (TYP)
17. PROPOSED 6" FIRE SERVICE (TYP)
18. PROPOSED FIRE HYDRANT
19. SCREENWALL PER LANDSCAPE PLAN
20. TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 204
21. TYPE 2 SIDEWALK SCUPPER PER SD 205
22. TYPE 4 DOUBLE CATCH BASIN W/2 EF-1 GRATES PER SD 209 W/FIRST FLUSH TREATMENT UNIT PER
23. TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 209 W/FIRST FLUSH TREATMENT UNIT PER
24. TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 209 W/FIRST FLUSH TREATMENT UNIT PER
25. TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 209 W/FIRST FLUSH TREATMENT UNIT PER
26. TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 209 W/FIRST FLUSH TREATMENT UNIT PER
27. DROP INLET PER ADOT SD C-15.75
28. 12' x 35' LOADING ZONE
29. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 217
30. 2' CURB OPENING
31. 4' CURB OPENING
32. 6' CURB OPENING W/1 TYPE "B" POST BARRICADE, PER SD 106
33. 8' CURB OPENING W/1 TYPE "B" POST BARRICADE, PER SD 106
34. 10' CURB OPENING W/1 TYPE "B" POST BARRICADES, PER SD 106
35. 14' CURB OPENING W/2 TYPE "B" POST BARRICADES, PER SD 106
36. 50' CURB OPENING W/3 TYPE "B" POST BARRICADES 5' OC PER SD 106
37. TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 209 W/FIRST FLUSH TREATMENT UNIT PER

DEVELOPMENT PLAN FOR
MILLER RANCH
PHASE I - COMMERCIAL CENTER & PHASE II - TECH PARK

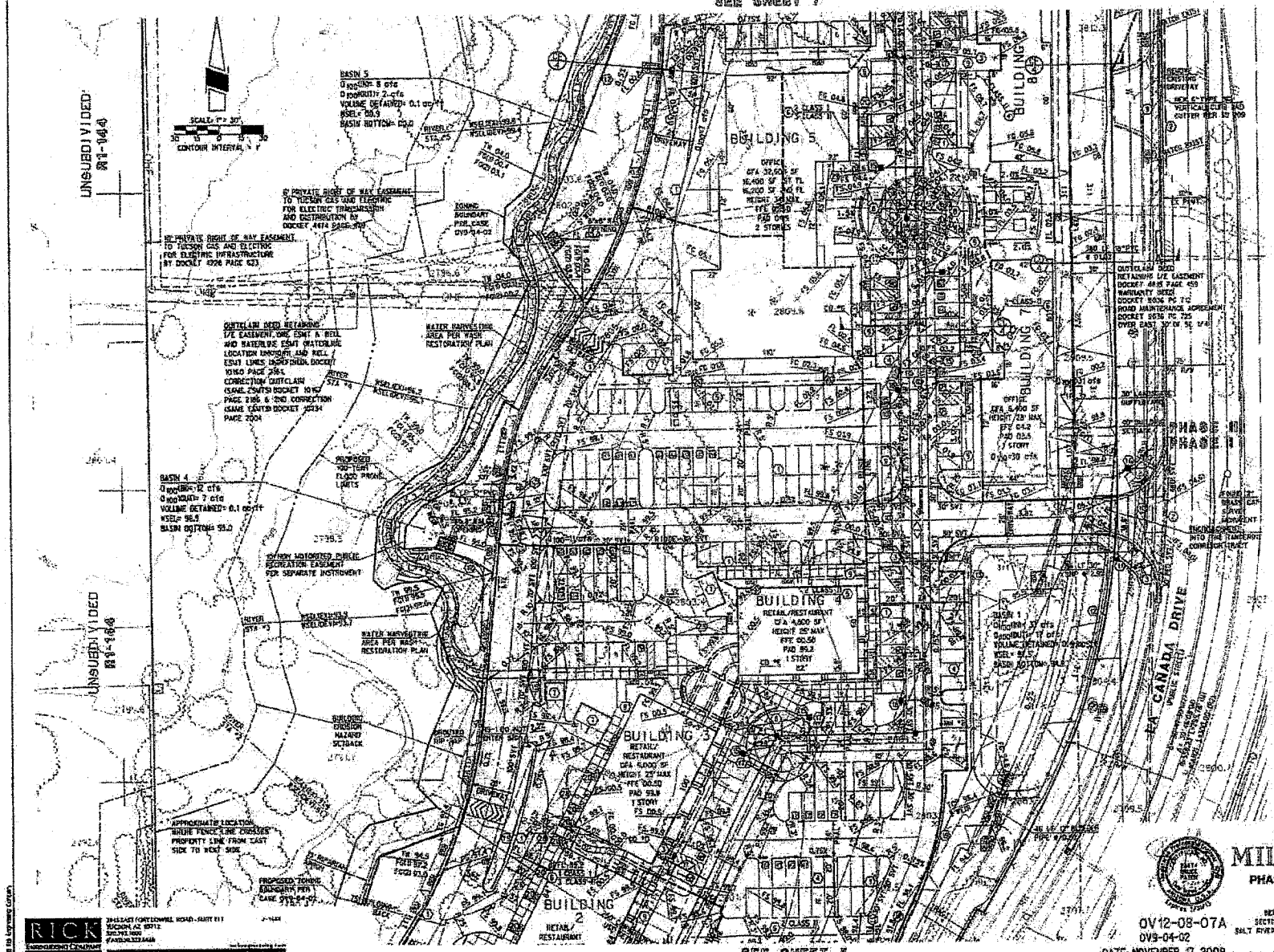
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

RICK ENGINEERING COMPANY

OV12-08-07A
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: 1" = 30' CONTOUR INTERVAL = 1'

SHEET 5 OF 7



KEYNOTES

1. NEW 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2. SAW CUT AT 1' MINIMUM, REMOVE EXIST CURB AND PAVEMENT AS NECESSARY, TACK AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3. CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4. STANDARD PARKING SPACE, TYP 10' X 17' W/3' OVERHANG (9' X 20') PER DETAIL (TYP)
5. COVERED PARKING PER ARCHITECTURAL PLANS
6. BICYCLE PARKING PER DETAIL (TYP)
7. TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8. 12' x 35' PASSENGER DROP OFF/LOADING ZONE (TYP)
9. CONCRETE SIDEWALK PER SD 200 (TYP)
10. PEDESTRIAN CROSSWALK (TYP)
11. R1-1 STOP SIGN
12. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13. SECURITY BARRIER (TYP)
14. EXISTING FENCE TO BE REMOVED
15. PROPOSED DOMESTIC WATER SERVICE (TYP)
16. PROPOSED IRRIGATION SERVICE (TYP)
17. PROPOSED 6" FIRE SERVICE (TYP)
18. PROPOSED FIRE HYDRANT
19. SCREENWALL PER LANDSCAPE PLAN
20. TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 201
21. TYPE 2 SIDEWALK SCUPPER PER SD 205
22. TYPE 4 GRATE CATCH BASIN W/2 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
23. TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
24. TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
25. TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26. TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
27. DROP INLET PER ADOT SD C-15.75
28. 12' x 35' LOADING ZONE
29. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 712
30. 2' CURB OPENING
31. 4' CURB OPENING
32. 5' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
33. 8' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
34. 10' CURB OPENING W/1 TYPE "B" POST BARRICADES PER SD 106
35. 14' CURB OPENING W/2 TYPE "B" POST BARRICADES PER SD 106
36. 20' CURB OPENING W/3 TYPE "B" POST BARRICADES 5' OC PER SD 106
37. TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER

DEVELOPMENT PLAN FOR

MILLER RANCH

PHASE I - COMMERCIAL CENTER & PHASE II - TECH PARK

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.

OV12-08-07A
OV9-04-02

DATE: NOVEMBER 17, 2009 SCALE: 1" = 30' CONTOUR INTERVAL = 1' SHEET 6 OF 7

RICK ENGINEERING COMPANY
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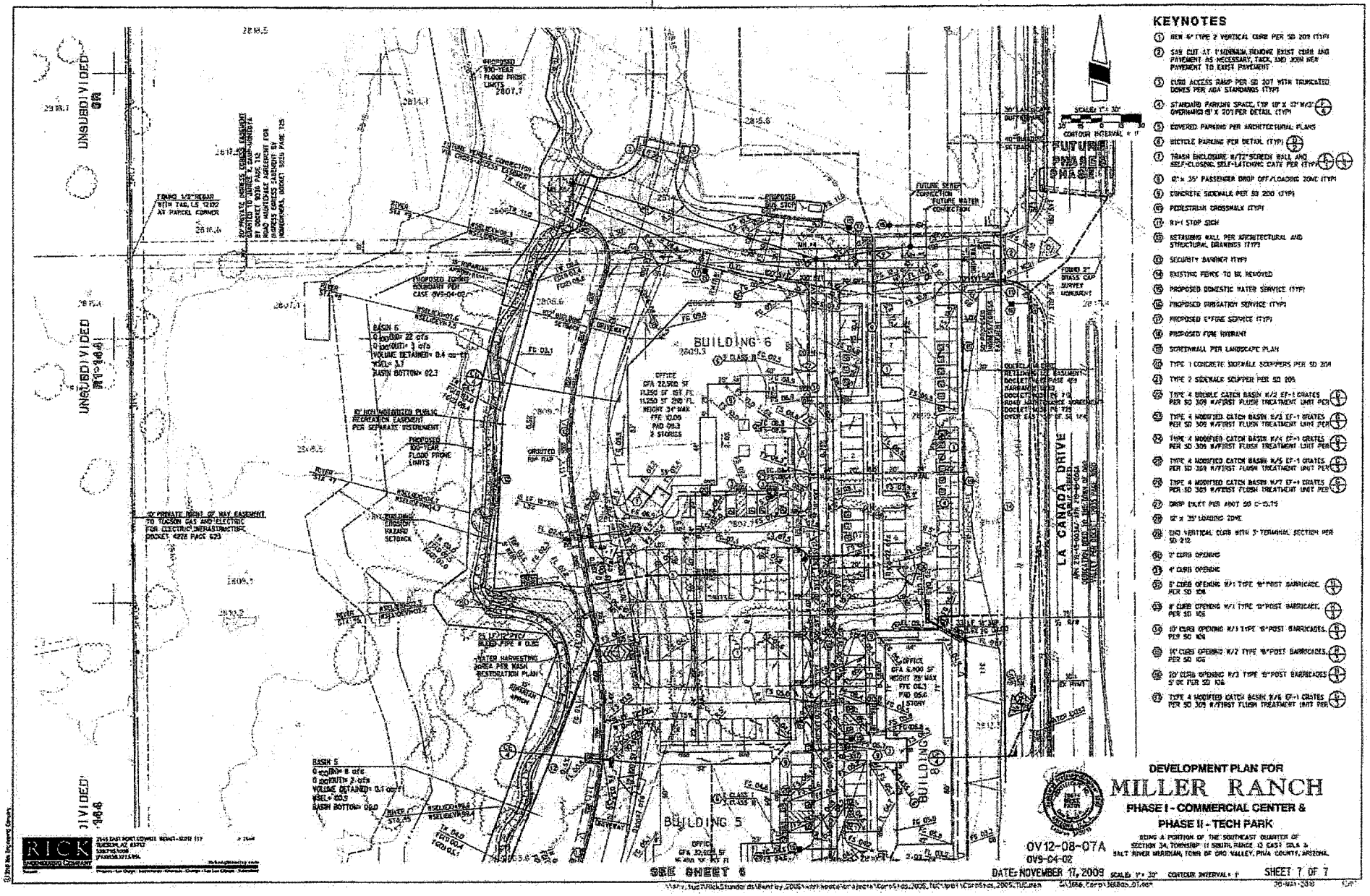
KEYNOTES
1 NEW 4" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2 SAW CUT AT 1' MINIMUM, REMOVE EXIST CURB AND PAVEMENT AS NECESSARY, TACK AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
3 CURB ACCESS RAMP PER SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
4 STANDARD PARKING SPACE, (TYP 10' X 17' W/2' OVERHANG 19' X 20') PER DETAIL (TYP)
5 COVERED PARKING PER ARCHITECTURAL PLANS
6 BICYCLE PARKING PER DETAIL (TYP)
7 TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE PER (TYP)
8 12' x 35' PASSENGER DROP OFF/LOADING ZONE (TYP)
9 CONCRETE SIDEWALK PER SD 200 (TYP)
10 PEDESTRIAN CROSSWALK (TYP)
11 R1-1 STOP SIGN
12 RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS (TYP)
13 SECURITY BARRIER (TYP)
14 EXISTING FENCE TO BE REMOVED
15 PROPOSED DOMESTIC WATER SERVICE (TYP)
16 PROPOSED IRRIGATION SERVICE (TYP)
17 PROPOSED 6" FIRE SERVICE (TYP)
18 PROPOSED FIRE HYDRANT
19 SCREENWALL PER LANDSCAPE PLAN
20 TYPE 1 CONCRETE SIDEWALK SCUPPERS PER SD 204
21 TYPE 2 SIDEWALK SCUPPER PER SD 205
22 TYPE 4 DOUBLE CATCH BASIN W/2 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
23 TYPE 4 MODIFIED CATCH BASIN W/3 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
24 TYPE 4 MODIFIED CATCH BASIN W/4 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
25 TYPE 4 MODIFIED CATCH BASIN W/5 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
26 TYPE 4 MODIFIED CATCH BASIN W/7 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
27 DROP INLET PER ARIZ SD C-10.15
28 12' x 35' LOADING ZONE
29 END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
30 2' CURB OPENING
31 4' CURB OPENING
32 8' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
33 9' CURB OPENING W/1 TYPE "B" POST BARRICADE PER SD 106
34 10' CURB OPENING W/1 TYPE "B" POST BARRICADES PER SD 106
35 15' CURB OPENING W/2 TYPE "B" POST BARRICADES PER SD 106
36 20' CURB OPENING W/3 TYPE "B" POST BARRICADES 5' OC PER SD 106
37 TYPE 4 MODIFIED CATCH BASIN W/6 EF-1 GRATES PER SD 309 W/FIRST FLUSH TREATMENT UNIT PER
BUILDING 6
BUILDING 5
BUILDING 8
LA CANADA DRIVE
FUTURE PHASE
SEE SHEET 6
DEVELOPMENT PLAN FOR
MILLER RANCH
PHASE I - COMMERCIAL CENTER &
PHASE II - TECH PARK
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 13 EAST GSR & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA.
OV12-08-07A
OV9-04-02
DATE: NOVEMBER 17, 2009
SHEET 7 OF 7
RICK ENGINEERING COMPANY