

**GENERAL NOTES**

1. THE GROSS AREA OF THE DEVELOPMENT SITE IS **0.41 ACRES**.
2. THE GROSS FLOOR AREA IS **3,446 SF**.
3. THE FLOOR AREA RATIO (FAR) REQUIRED FOR THE COMMERCIAL PORTION IS 0.30 MAXIMUM. THE ACTUAL FAR PER THE APPROVED PAD IS 0.16.
4. LOT COVERAGE PERCENTAGE IS **19.2%**.
5. THE GROSS AREA OF ALL IMPERVIOUS HARDSCAPE SURFACES IS **9,042 SF**.
6. TOTAL MILES OF NEW PUBLIC STREETS IS **0 MILES**.
7. TOTAL MILES OF NEW PRIVATE STREETS IS **0 MILES**.
8. THE EXISTING AND PROPOSED USES FOR THIS PROJECT ARE **OFFICE, APPLIANCE REPAIR, AND GENERAL MERCHANDISING**.
9. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND REVEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
10. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 25' (2 STORIES). THE EXISTING BUILDING HEIGHT IS 16' (1-STORY) (APPROX.) AND THE PROPOSED BUILDING HEIGHT IS 25' MAX (2-STORY).
11. TOTAL AREA OF OPEN SPACE REQUIRED = 20% OF THE GROSS AREA OF THE SITE. TOTAL AREA OF OPEN SPACE PROVIDED = 26.4%.
12. LANDSCAPED BUFFER-YARDS REQUIRED PER: STREET = B (30' MIN.) REQUIRED NORTHEAST = N/A SOUTHEAST = B REQUIRED SOUTHWEST = B REQUIRED
13. REQUIRED BUILDING SETBACKS: FRONT - 20' REQUIRED, 94.3' (MIN.) PROVIDED SIDE (S.W. ONLY) - 25' REQUIRED, 28.2' (MIN.) PROVIDED REAR - 25' REQUIRED, 29.9' (MIN.) PROVIDED
14. EXISTING ZONING IS **C-1 (COMMERCIAL DISTRICT) AND R-6 (MULTI-FAMILY RESIDENTIAL)**.
15. ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
16. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
17. THE DESIGN VEHICLE IS SU-30.
18. 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.
19. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
20. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
21. 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.
22. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE BEFORE THIS PROJECT BEGINS.
23. ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
24. ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.
25. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.
26. THE RESIDENTIALLY ZONED PORTION OF THE PROPERTY IS LIMITED TO OFFICE USE PER THE PROPERTY'S R-6 ZONING DESIGNATION.
27. COMMERCIAL DEVELOPMENTS SHALL PROVIDE A 5' SIDEWALK ALONG THE ENTIRE LENGTH OF THE STREET FRONTAGE (E.G. ORACLE ROAD). ALTERNATIVELY, THE PROJECT MAY PROVIDE AN IN LIEU FEE FOR THE CONSTRUCTION OF A SIDEWALK AT A LATER DATE. THE FEE WILL BE POSTED PRIOR TO ISSUANCE OF THE GRADING PERMIT. AN ESTIMATED COST OF CONSTRUCTION IS REQUIRED TO BE SUBMITTED FOR TOWN REVIEW AND APPROVAL TO ESTABLISH THE AMOUNT.

**GENERAL NOTES (cont'd)**

26. 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.
27. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
28. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT EACH BUILDING.
29. 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.
30. 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.
31. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
  - A. 2006 INTERNATIONAL CODES WITH LOCAL AMENDMENTS.
  - B. 2005 NATIONAL ELECTRICAL CODE.
  - C. 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES.
  - D. 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS.
  - E. 2008 TOWN OF ORO VALLEY POOL CODE.
  - F. 2003 PC/COT STANDARD SPECIFICATIONS & DETAILS FOR PUBLIC IMPROVEMENTS.
  - G. 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL.
  - H. 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL.
  - I. TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED.
  - J. ORO VALLEY TOWN CODE, CURRENT REVISED.
  - K. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
32. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF SUNNYSLOPE DRIVE, BK 18, PG 34 SUBDIVISION PLAT MAP PIMA COUNTY DEVELOPMENT SERVICES. THE BEARING OF SAID LINE IS N 11°20'18" E.

**PARKING CALCULATIONS**

MOTOR VEHICLE:  
 GENERAL RETAIL - 4 SPACES PER 1,000 SF OF DISPLAY AREA - 2,446 SF  
 SERVICE AREA - 4 SPACES PER 1,000 SF OF SERVICE AREA - 500 SF  
 GENERAL OFFICE - 3 SPACES PER 1,000 SF OF OFFICE AREA - 500 SF

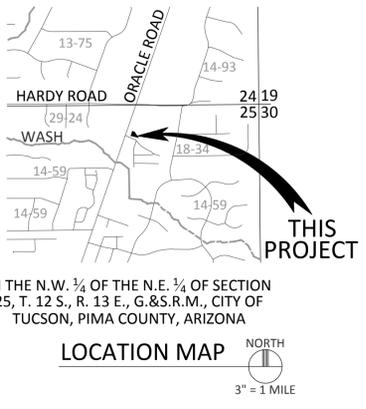
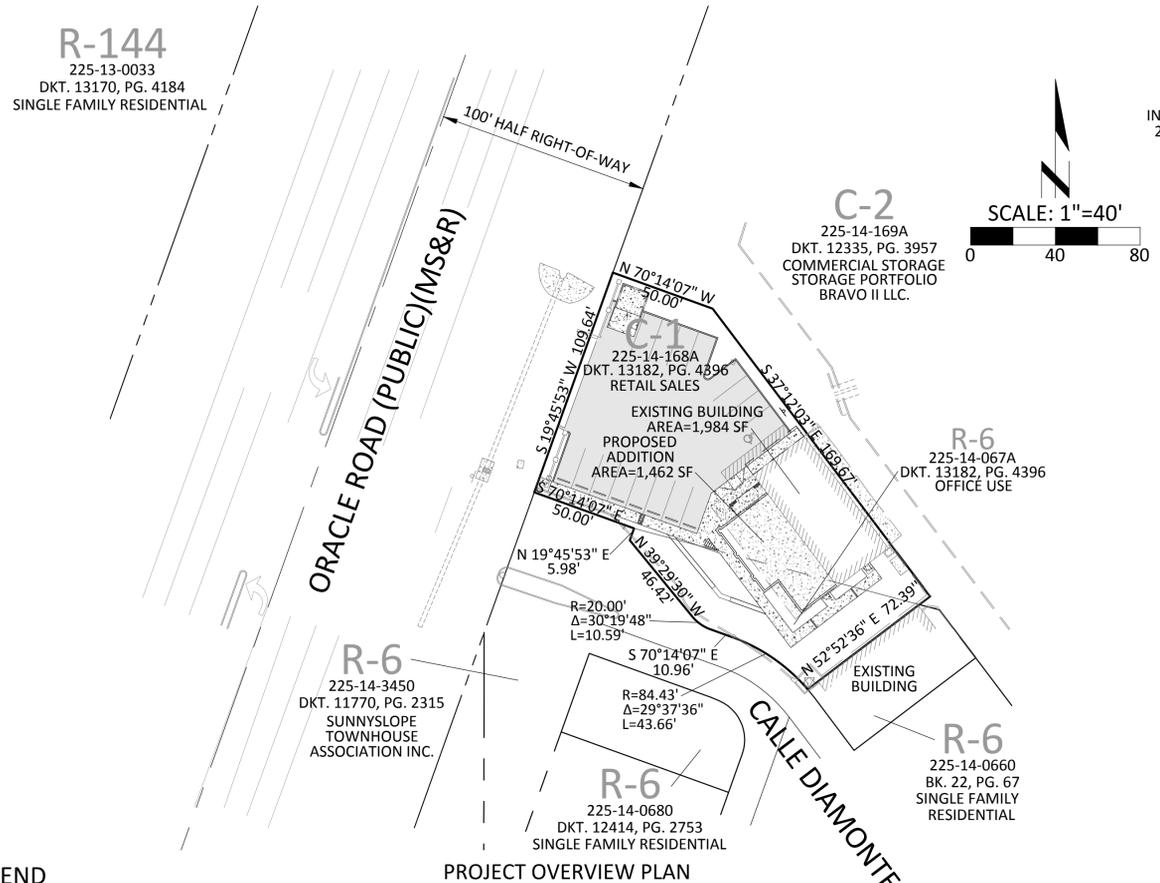
TOTAL REQUIRED = (2,466+500)/250+(480/333) = 14 SPACES  
 TOTAL PROVIDED = 16 SPACES (INCLUDING 1 VAN ACCESSIBLE ADA SPACE)

BICYCLE:  
 SERVICE SHOP - 1 PER 20 MOTOR VEHICLE SPACES (CLASS II TYPE) [2 MIN.]

TOTAL REQUIRED = 16/20 = 2 SPACES  
 TOTAL PROVIDED = 2 SPACES

# CONCEPTUAL SITE PLAN for CATHEY'S SEWING & VACUUM OV1215-05

**R-144**  
 225-13-0033  
 DKT. 13170, PG. 4184  
 SINGLE FAMILY RESIDENTIAL



**LEGEND**

	EXISTING CONTOUR		EXISTING SEWER MANHOLE
	SPOT ELEV. (FIN. GRADE)		EXISTING SEWER CLEANOUT
	SPOT ELEV. (EXIST. GRADE)		EXISTING FIRE HYDRANT
	PAINT STRIPE		EXISTING WATER METER
	EXISTING PAVEMENT EDGE		EXISTING BACKFLOW PREVENTER
	EXISTING CURB		EXISTING WATER VALVE
	EXISTING CONCRETE		EXISTING ELECTRIC PULLBOX/METER
	EXISTING FENCE/RAILING		EXISTING TRANSFORMER
	NEW CURB		EXISTING TELEPHONE PEDESTAL
	NEW CONCRETE		EXISTING GAS MARKER
	NEW ASPHALT		EXISTING GAS METER
	NEW RIP RAP		EXISTING UNKNOWN UTILITY
	FLOW-LINE		NEW SIGN
	EXISTING EASEMENT		SURVEY MONUMENTATION AS NOTED
	RIGHT-OF-WAY		NEW FIRE HYDRANT
	PROJECT BOUNDARY LINE		PARKING SPACE COUNT
	OTHER PARCEL LINE		ZONING DIVISION
	ROADWAY CENTERLINE		FINISH SURFACE
	EXISTING SIGN		FINISHED FLOOR ELEVATION
	EXISTING POWER POLE		TOP OF CURB/CONCRETE
	EXISTING STREET/TRAFFIC LIGHT		GRADE BREAK
	EXISTING SEWER		
	EXISTING WATER		
	EXISTING UNDERGROUND ELECTRIC		
	EXISTING OVERHEAD ELECTRIC		
	EXISTING GAS LINE		
	EXISTING COMMUNICATION LINE		
	NEW FIRE SERVICE		

**R-2**

**SHEET INDEX**

1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN

<b>DATE:</b> 04/07/15	<b>SITE ADDRESS</b> 8700 N. ORACLE ROAD ORO VALLEY, ARIZONA 85704	<b>OWNER/DEVELOPER</b> NORTH CATHEY HOLDINGS LLC 5701 E. SPEEDWAY BOULEVARD TUCSON, ARIZONA 85712 ATTN: DONNY CATHEY PH: (520) 490-9313 EMAIL: donny@catheys.com	<b>ARCHITECT</b> SEAVER FRANKS ARCHITECTS INC. 2552 NORTH ALVERNON WAY TUCSON, ARIZONA 85712 ATTN: RICHARD HUCH PH: (520) 795-4095 EMAIL: rickhuch@seaverfranks.com
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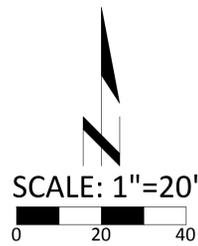
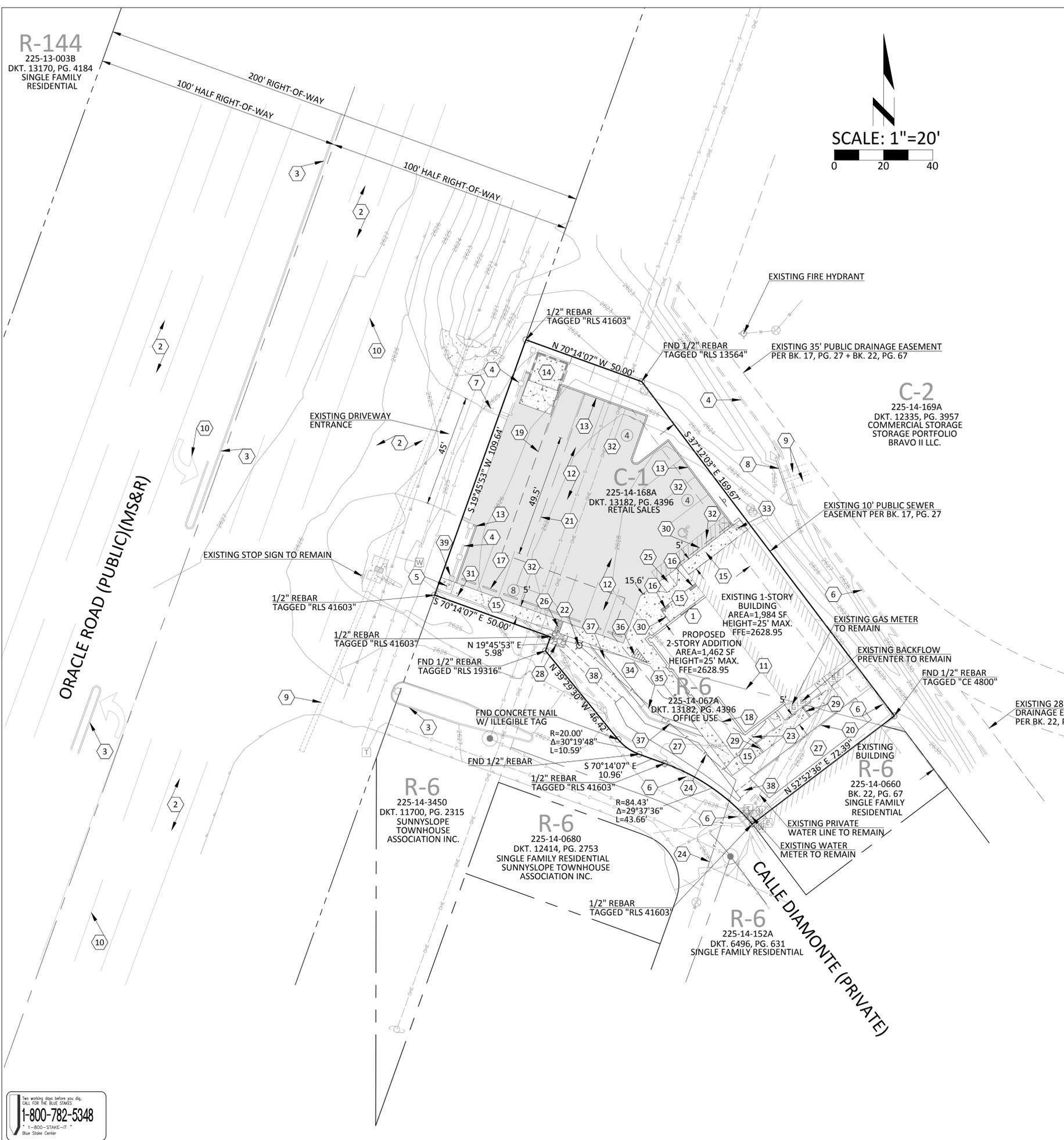
**CONCEPTUAL SITE PLAN for CATHEY'S SEWING & VACUUM**

cover sheet

CYPRESS PROJECT NO: 14.061	2102 north country club road suite #9 tucson, arizona 85716 p: 520.991.5213 e: kmhall@cypresscivil.com		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION	BY									<p>1 OF 3</p>
NO.	DATE	REVISION	BY													

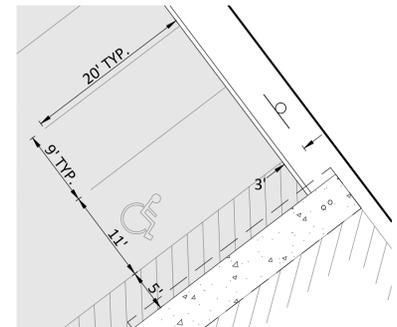
Two working days before you dig,  
 CALL FOR THE BLUE STAKES  
**1-800-782-5348**  
 1-800-STAKE-IT  
 Blue Stake Center

**R-144**  
225-13-003B  
DKT. 13170, PG. 4184  
SINGLE FAMILY  
RESIDENTIAL

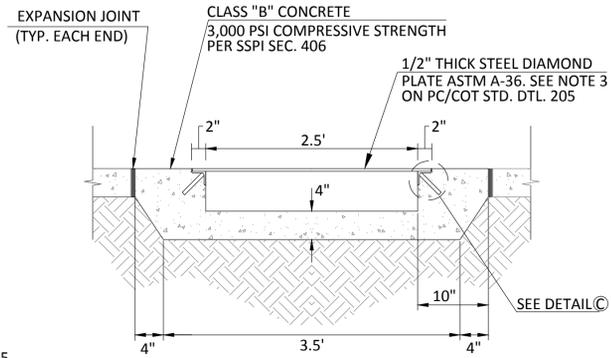


**KEYNOTES**

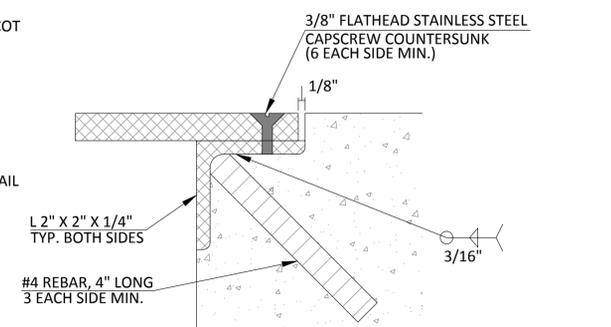
- 1 PRIMARY BUILDING ENTRANCE
- 2 EXISTING PAVEMENT.
- 3 EXISTING CURB.
- 4 EXISTING 4' WALL TO REMAIN.
- 5 EXISTING 4' WALL PORTION TO BE REMOVED.
- 6 EXISTING 5' WALL TO REMAIN.
- 7 EXISTING MONUMENT SIGN TO REMAIN.
- 8 EXISTING HEAD WALL.
- 9 EXISTING CULVERT.
- 10 EXISTING STRIPING (TYP.).
- 11 EXISTING PARCEL BOUNDARY.
- 12 NEW ASPHALT PAVEMENT.
- 13 NEW VERTICAL CURB.
- 14 NEW REFUSE AREA, PER DETAIL (G) & (J), SHEET 3.
- 15 NEW CONCRETE SIDEWALK. SEE PLAN FOR WIDTH.
- 16 NEW COLUMN.
- 17 NEW WHEEL STOP (TYP.).
- 18 25' SIDE & REAR BUILDING SETBACK.
- 19 20' FRONT BUILDING SETBACK.
- 20 15' LANDSCAPE BUFFERARYD.
- 21 30' LANDSCAPE BUFFERARYD.
- 22 NEW FIRE HYDRANT.
- 23 NEW 4" FIRE SERVICE TO BUILDING.
- 24 NEW 6" FIRELINE.
- 25 NEW PEDESTRIAN ACCESS RAMP.
- 26 NEW TYPE 2 SCUPPER PER PC/COT STD 205. SEE DETAIL (B) & (C), THIS SHEET.
- 27 NEW 4" DEPRESSED LANDSCAPE AREA.
- 28 NEW HAND PLACED RIP RAP ON FILTER FABRIC, SEE DETAILS (D) & (E) ON SHEET 3.
- 29 NEW TYPE 1 SIDEWALK SCUPPER PER PC/COT STD DTL 204.
- 30 NEW AWNING PER ARCHITECTURAL PLAN.
- 31 NEW 5' WALL.
- 32 NEW STRIPING (TYP.).
- 33 NEW SHORT TERM BICYCLE RACK PER DETAIL (H), SHEET 3.
- 34 NEW 540 SQ. FT. COURTYARD AREA.
- 35 NEW CONCRETE BENCH PER LANDSCAPE PLAN.
- 36 NEW PUBLIC ART, PER SEPARATE PLAN.
- 37 NEW HEADER CURB PER DETAIL (I) SHEET 3.
- 38 NEW DRAINAGE SWALE. SEE DETAIL (F), SHEET 3.
- 39 NEW WALL COLUMN TO MATCH EXISTING STYLE.



**A ACCESSIBLE PARKING DETAIL**  
SITE PLAN NOTES:  
- ALL REGULAR PARKING SPACES ARE 9' IN WIDTH AND 20' IN LENGTH



**B SIDEWALK SCUPPER**  
SCALE: 1"= 1'



**C STEEL PLATE REINFORCEMENT**  
SCALE: NTS

**OV1215-05**  
REF: OV114-029

<b>DATE:</b> 04/07/15	<b>SITE ADDRESS</b> 8700 N. ORACLE ROAD ORO VALLEY, ARIZONA 85704	<b>OWNER/DEVELOPER</b> NORTH CATHEY HOLDINGS LLC 2552 NORTH ALVERNON WAY TUCSON, ARIZONA 85712 ATTN: DONNY CATHEY PH: (520) 490-9313 EMAIL: donny@catheys.com	<b>ARCHITECT</b> SEAVER FRANKS ARCHITECTS INC. 2552 NORTH ALVERNON WAY TUCSON, ARIZONA 85712 ATTN: RICHARD HUCH PH: (520) 795-4095 EMAIL: rickhuch@seaverfranks.com
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A PORTION OF LOT 1 OF "SUNNYSLOPE" PER BK. 17, PG. 27 MAPS & PLATS, LOT 7 OF "SUNNYSLOPE TOWNHOMES" PER BK. 22, PG. 67 MAPS & PLATS, AN ABANDONED PORTION OF CALLE DIAMONTE, AND A PORTION OF ABANDONED ORACLE ROAD R.O.W., LOCATED IN THE N.E. 1/4 OF SECTION 25, T. 12 S., R. 13 E., G.&S.R.M., PIMA COUNTY, ARIZONA

**CONCEPTUAL SITE PLAN for  
CATHEY'S SEWING & VACUUM**

site plan

 2102 north country club road suite #9 tucson, arizona 85716 p: 520.991.5213 e: kmhall@cypresscivil.com	NO.	DATE	REVISION	BY	2
					OF
					3

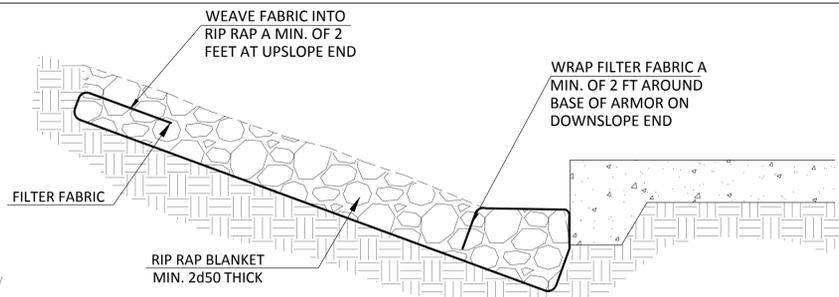
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R-144

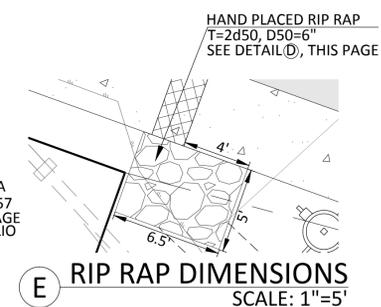
225-13-003B  
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SINGLE FAMILY  
RESIDENTIAL

ORACLE ROAD (PUBLIC)(MS&R)

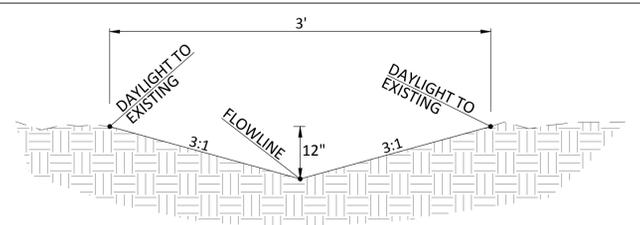
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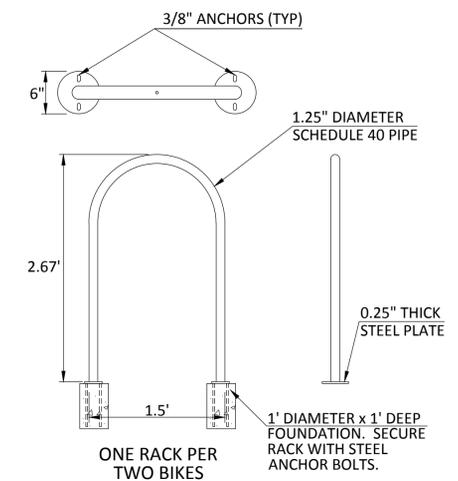
D FILTER FABRIC PLACEMENT  
SCALE: N.T.S.



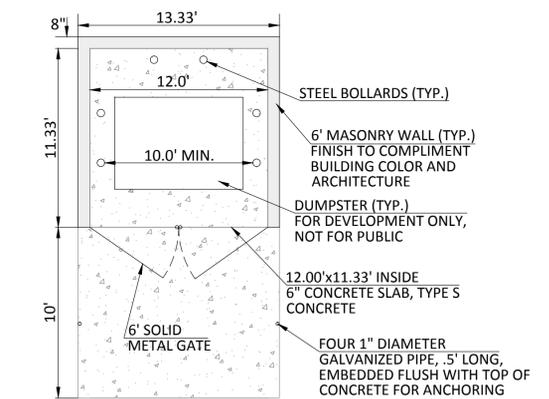
E RIP RAP DIMENSIONS  
SCALE: 1"=5'



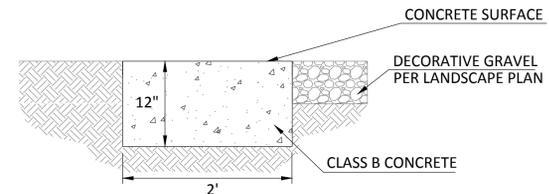
F GRADED SWALE  
SCALE: N.T.S.



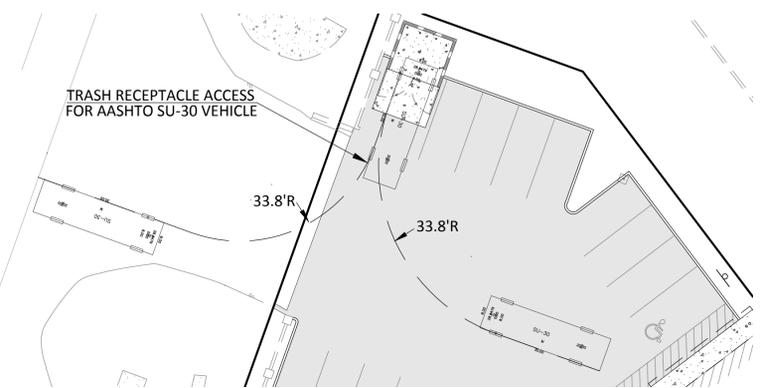
H BIKE RACK (SURFACE MOUNT)  
SCALE: N.T.S.



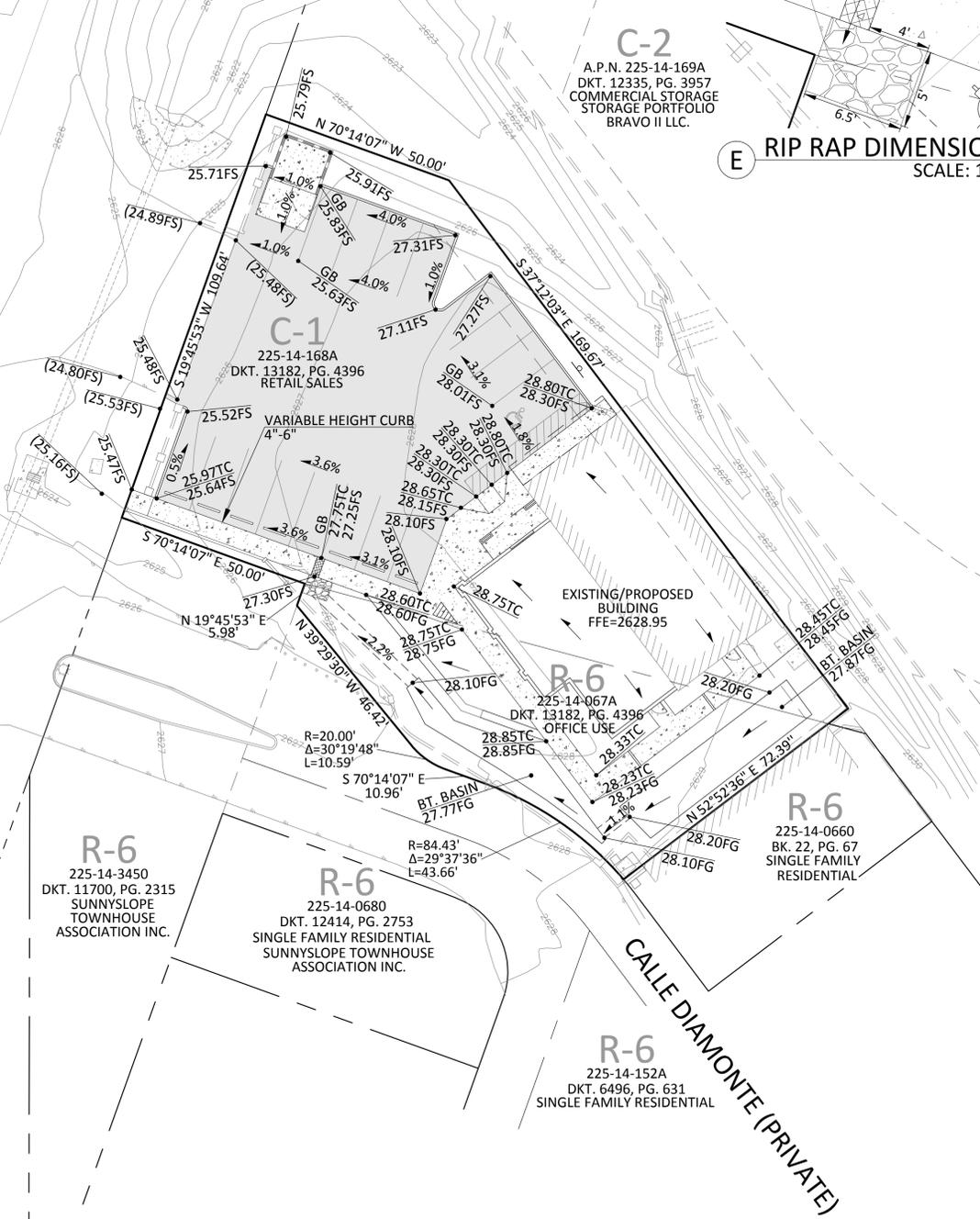
G TRASH ENCLOSURE  
N.T.S.



I CONCRETE HEADER  
SCALE: 1"=1'



J TRASH TRUCK MOVEMENT DETAIL  
SCALE: 1"=20'



R-6  
225-14-3450  
DKT. 11700, PG. 2315  
SUNNYSLOPE  
TOWNHOUSE  
ASSOCIATION INC.

R-6  
225-14-0680  
DKT. 12414, PG. 2753  
SINGLE FAMILY RESIDENTIAL  
SUNNYSLOPE TOWNHOUSE  
ASSOCIATION INC.

R-6  
225-14-152A  
DKT. 6496, PG. 631  
SINGLE FAMILY RESIDENTIAL

R-6  
225-14-067A  
DKT. 13182, PG. 4396  
OFFICE USE

R-6  
225-14-0660  
BK. 22, PG. 67  
SINGLE FAMILY  
RESIDENTIAL

C-2  
A.P.N. 225-14-169A  
DKT. 12335, PG. 3957  
COMMERCIAL STORAGE  
STORAGE PORTFOLIO  
BRAVO II LLC.

C-1  
225-14-168A  
DKT. 13182, PG. 4396  
RETAIL SALES

EXISTING/PROPOSED  
BUILDING  
FFE=2628.95

DATE: 04/07/15	SITE ADDRESS 8700 N. ORACLE ROAD ORO VALLEY, ARIZONA 85704	OWNER/DEVELOPER NORTH CATHEY HOLDINGS LLC 5701 E. SPEEDWAY BOULEVARD TUCSON, ARIZONA 85712 ATTN: DONNY CATHEY PH: (520) 490-9313 EMAIL: donny@catheys.com	ARCHITECT SEAVER FRANKS ARCHITECTS INC. 2552 NORTH ALVERNON WAY TUCSON, ARIZONA 85712 ATTN: RICHARD HUCH PH: (520) 795-4095 EMAIL: rickhuch@seaverfranks.com
SCALE: 1"=20'			
C.I.: 1 FOOT			

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grading plan

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