

ENGINEERING GENERAL NOTES

- DESIGN SPEED IS 15 MPH. DESIGN VEHICLE IS AASHTO SU-30.
- NO NEW PUBLIC ROADS WITHIN OR ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
- FINAL SITE PLANS AND IMPROVEMENT PLAN MUST BE APPROVED FOR COMMERCIAL LOTS OR PADS PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE TOWN ENGINEER AND/OR BUILDING OFFICIAL.
- ALL WEATHER ACCESS MUST BE PROVIDED TO ALL LOTS WITHIN THE SUBDIVISION.

ORO VALLEY WATER UTILITY GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO "ORO VALLEY WATER UTILITY STANDARD SPECIFICATIONS FOR POTABLE WATER CONSTRUCTION", LATEST EDITION. A COPY OF THESE STANDARDS AND THE "TUCSON WATER STANDARD SPECIFICATIONS AND DETAILS LATEST EDITION" SHALL BE AVAILABLE ONSITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO CONTACT "BLUE STAKE" (1-800-782-5348) 48 HOURS PRIOR TO ANY EXCAVATION TO DETERMINE ACCURATE UTILITY LOCATIONS.
- BASIS OF BEARING IS S24°55'42"E ALONG THE CENTERLINE OF SAQUARO PLACE AS SHOWN ON THE FINAL PLAT OF STONE CANYON I - NORTH, RECORDED IN BOOK 52, PAGE 27, RECORDS OF PIMA COUNTY, ARIZONA.
- BASIS OF ELEVATION IS A PIMA COUNTY D.O.T. GEODETIC CONTROL POINT. TOWNSHIP 11S, RANGE 13E, NGS NUMBER # 005. NAVD88 DATUM. ELEVATION = 2969.27
- A PCDEQ STAMPED AS APPROVED, COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
- DRY UTILITIES WILL BE PLACED ON THE OPPOSITE SIDE OF THE STREET FROM WATER
- SEPARATE METERS ARE REQUIRED FOR IRRIGATION AND DOMESTIC SYSTEMS. DOMESTIC AND IRRIGATION SERVICE SHALL NOT BE INTERCONNECTED.
- ALL COMMERCIAL AND IRRIGATION SERVICES WILL REQUIRE BACKFLOW PREVENTION TO BE INSTALLED BY THE DEVELOPER AND ACCEPTED BY THE UTILITY PRIOR TO ANY WATER SERVICE BEING PROVIDED. CONTACT CHARLIE SOPER FOR FURTHER INFORMATION AT 229-5061.
- PRIOR TO ANY WATER SERVICE BEING PROVIDED A PCDEQ APPROVAL OF CONSTRUCTION MUST BE IN PLACE. ALSO EASEMENTS MUST BE DEDICATED, AND A LINE EXTENSION AGREEMENT MUST BE IN PLACE FOR SERVICE TO BE PROVIDED.
- ALL VEGETATION WITHIN COMMON AREAS SHOWN HEREIN MAY BE DESTROYED BY THE ORO VALLEY WATER UTILITY WHILE DOING ROUTINE MAINTENANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS FOR REVEGETATION OF EASEMENTS IF REQUIRED.
- ANY CONSTRUCTION INCLUDING WALLS IS PROHIBITED IN THE PUBLIC WATER OR UTILITY EASEMENTS.
- CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATIONS OF EXISTING UTILITIES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES. THIS INCLUDES A NPDES PERMIT OR WAIVER FOR FLUSHING OF HIGHLY CHLORINATED WATER. SAID WATER WILL COMPLY WITH PERMITTING CRITERIA.
- AVAILABILITY OF CONSTRUCTION WATER (INCLUDING WATER FOR FLUSHING) MAY BE LIMITED AND MUST BE COORDINATED WITH OVWU STAFF
- DEVELOPER WILL SUPPLY A MUELLER CO. HYDRANT DEFENDER FOR EACH HYDRANT IN THE DEVELOPMENT
- DEVELOPER WILL SUPPLY A FORD A24-NL OR APPROVED EQUAL FOR EACH ONE INCH SERVICE.

GENERAL UTILITY GENERAL NOTES

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

GOLDER RANCH FIRE GENERAL NOTES

- FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
- APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, B, E, F, H, I, M, R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE-FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
- TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
- THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENTS EXISTING SYSTEM.

PERMITTING DIVISION - BUILDING CODES

- THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
 - 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
 - 2005 NATIONAL ELECTRICAL CODE
 - 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
 - 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
 - 2008 TOWN OF ORO VALLEY POOL CODE
 - 2003 PC/COT STANDARD SPECIFICATIONS & DETAILS FOR PUBLIC IMPROVEMENTS
 - 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
 - 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
 - TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
 - ORO VALLEY TOWN CODE, CURRENT REVISED

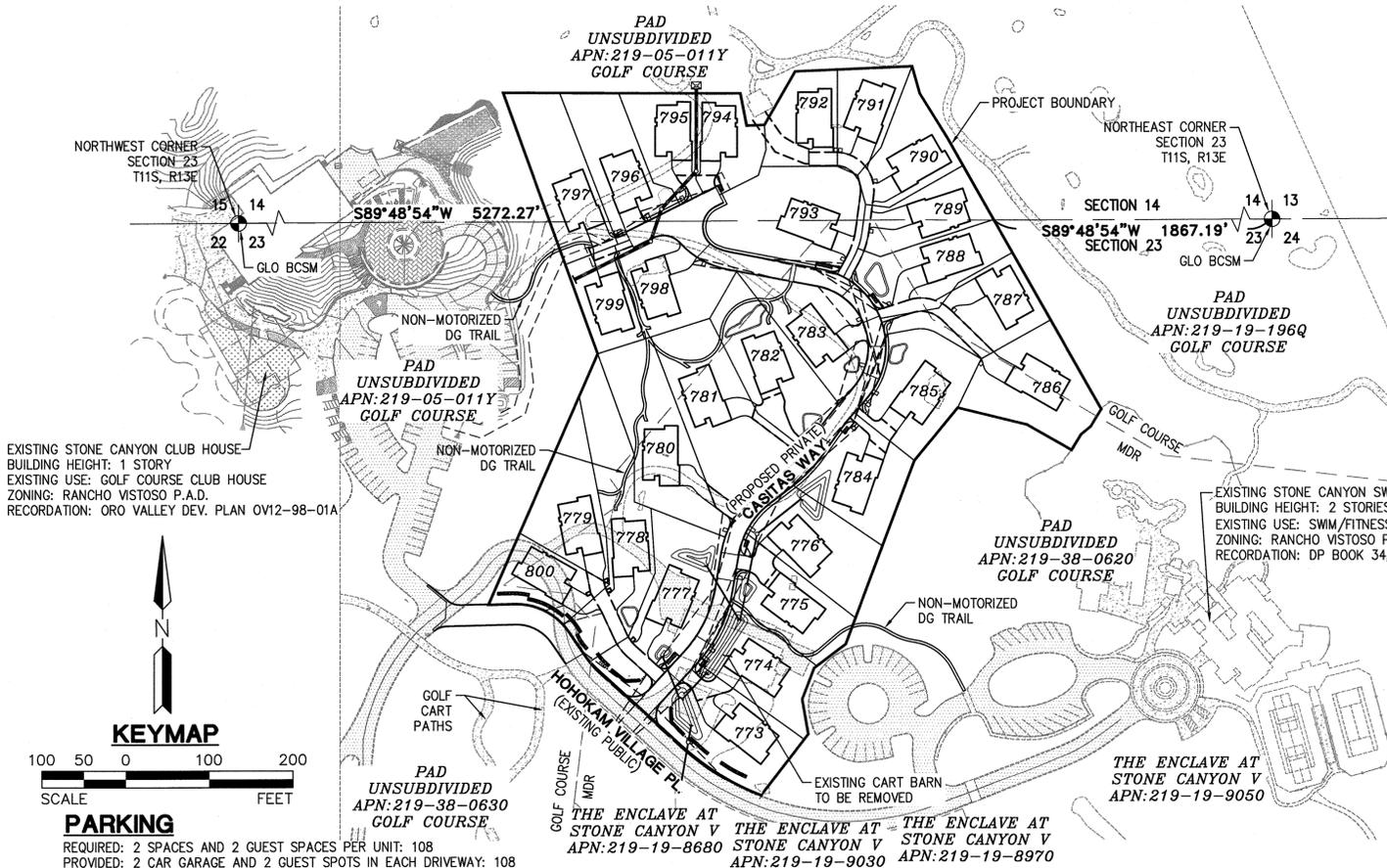
PLANNING GENERAL NOTES

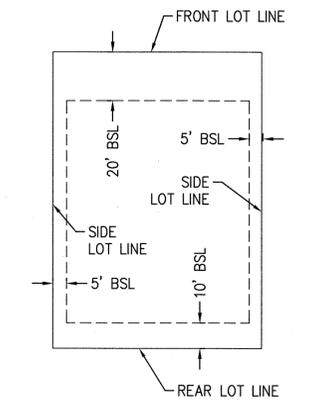
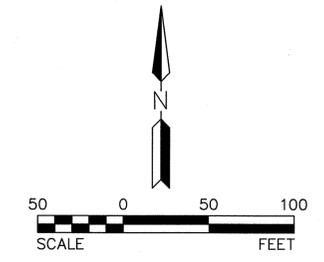
- MAXIMUM ALLOWED BUILDING HEIGHT IS 30 FT. MAXIMUM PROPOSED BUILDING HEIGHT IS 21'-5".
- PROJECT IS DESIGNED TO MEET THE SPECIFIC OVERLAY ZONE(S) CRITERIA. THE ZONES INCLUDE THE FOLLOWING:
 - AIRPORT ENVIRONS ZONE (CUZ D)
 - SECTION 1.2.J, HILLSIDE DISTRICT AND GRADING OF THE RV PAD
 - GOLF COURSE OVERLAY ZONE
- EXISTING ZONING IS RANCHO VISTOSO PLANNED AREA DEVELOPMENT (RV PAD), GOLF/RECREATION, AND MEDIUM DENSITY RESIDENTIAL (MDR)
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
- PROJECT SHALL MEET:
 - SECTION 27.5, OUTDOOR LIGHTING OF THE ZONING CODE
 - NEIGHBORHOOD 11 POLICIES OF THE RV PAD
 - DESIGN STANDARDS OF SECTION 2.2 OF ADDENDUM "A" OF THE ZONING CODE
- ALL PROSPECTIVE BUYERS OF LOTS WITHIN THIS SUBDIVISION SHALL BE INFORMED OF THE PRESENCE AND ACTIVITY OF THE LA CHOLLA AIRPARK, A PRIVATE AIRPORT LOCATED SOUTHWEST OF THE PROJECT. ALL PROSPECTIVE BUYERS SHALL BE INFORMED THAT LOW FLYING AIRCRAFTS MAY BE A NUISANCE.
- THE PROJECT HAS BEEN DESIGNED TO BE IN CONFORMANCE WITH THE RANCHO VISTOSO PLANNED AREA DEVELOPMENT, MEDIUM DENSITY RESIDENTIAL ZONING DESIGNATION.
- EACH LOT SHOWN HEREON SHALL HAVE ONE UNIT.
- EACH UNIT IS RESTRICTED FOR USE AS A "SHORT TERM RENTAL PROPERTY" AS DEFINED BY THE ORO VALLEY ZONING CODE (IN EFFECT ON JULY 1, 2015). TEMPORARY LODGING IS TO BE OFFERED FOR NO MORE THAN THIRTY (30) DAYS PERIOD(S).
- ALL UNITS ARE REQUIRED TO BE PART OF A SINGLE RENTAL POOL REPRESENTING ALL UNITS.

GENERAL NOTES

- GROSS PROPERTY AREA: 8.36 ACRES
- TOTAL MILES OF NEW PRIVATE STREETS IS: 0
- TOTAL MILES OF NEW PRIVATE STREETS IS: 0.23 MILES
- GROSS AREA OF ALL IMPROVEMENTS: 3 ACRES
- ZONING: OV9-07-02A PLAN CHECK NO.: OV115-008
- NO ZONING VARIANCES ARE KNOWN THAT AFFECT THIS PROJECT.
- PROPOSED USE: STAY AND PLAY CASITAS
- NUMBER OF LOTS: 28
- AVERAGE LOT AREA: 12,231 SF
- MINIMUM LOT AREA: 7,054 SF
- ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS

**STONE CANYON CASITAS
CONCEPTUAL SITE PLAN
PRIVATE STREETS
14200 N. HOHOKAM VILLAGE PLACE
OV1500719**



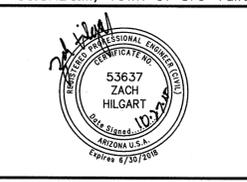


TYPICAL SETBACK DETAIL
N.T.S.

- 1 PRIVATE ROAD, P.U.E., AND FIRE ACCESS (COMMON AREA "A")
 - 2 INGRESS/EGRESS, P.U.E., AND REFUSE COLLECTION
 - 3 PROPOSED WATER AND SEWER EASEMENT
 - 5 RELOCATE EXISTING TELEPHONE RISER
 - 6 RELOCATE EXISTING TRANSFORMER
 - 7 RELOCATE EXISTING ELECTRICAL CABINET/BOX
 - 8 EXISTING EASEMENT TO BE VACATED
 - 4 DETENTION BASIN
 - 5 RAIN WATER HARVESTING BASIN (4" MAX DEPTH)
- DETENTION VOLUME REQUIRED - 5,799 CF
DETENTION VOLUME PROVIDED - 6,652 CF
- 14 15' TYPE "A" LANDSCAPE BUFFERYARD

TOWN OF ORO VALLEY CASE NUMBER: OV1500719

CONCEPTUAL SITE PLAN
STONE CANYON CASITAS
14200 N HOHOKAM VILLAGE PLACE
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
LOTS 773 THROUGH 800 AND COMMON
AREA "A" (PRIVATE ROAD, P.U.E. AND FIRE ACCESS)
A Portion of Sections 14 & 23, T-11-S, R-13-E,
G&SRB&M, Town of Oro Valley, Pima County, Arizona



HILGARTWILSON

PROJ. NO. 1458.03
DESIGNED: DD
DRAWN: CR
APPROVED: ZH
REV.

SCALE: 1"=50'
CONTOUR INTERVAL: 1'

DATE: OCTOBER 2015

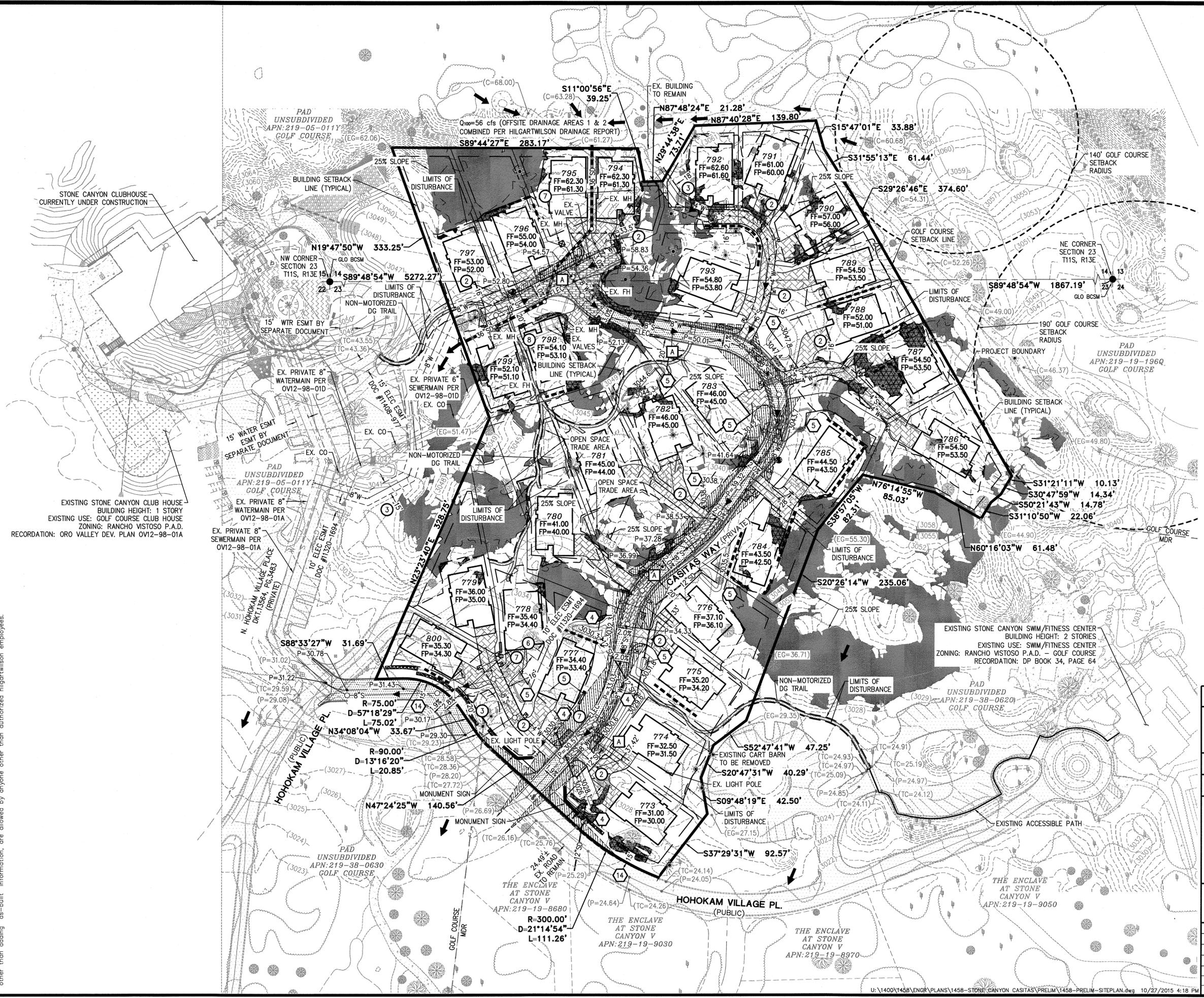
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DWG. NO.

2

SHT. 2 OF 3

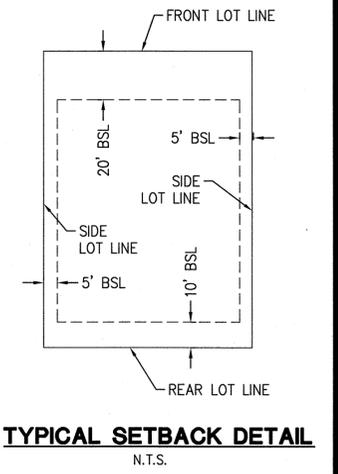
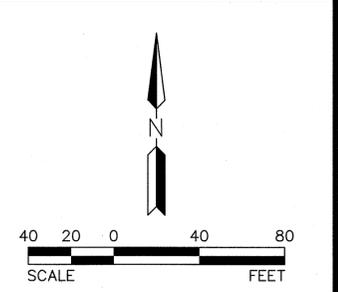
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LOT TABLE	
LOT NUMBER	AREA (SF)
773	14,514
774	10,991
775	11,497
776	12,608
777	16,268
778	17,698
779	11,667
780	16,548
781	19,649
782	14,216
783	11,359
784	11,787
785	13,528
786	14,424
787	11,588
788	12,124
789	9,073
790	9,836
791	7,856
792	8,808
793	18,904
794	7,999
795	8,453
796	11,826
797	13,493
798	10,793
799	7,054
800	7,911
min	7,054
avg	12,231



- A** PRIVATE ROAD, P.U.E., AND FIRE ACCESS (COMMON AREA "A")
 - 2** INGRESS/EGRESS, P.U.E., AND REFUSE COLLECTION
 - 3** PROPOSED WATER AND SEWER EASEMENT
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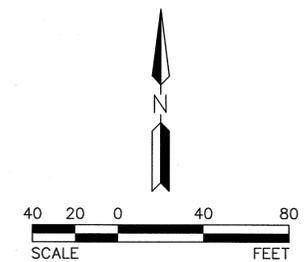
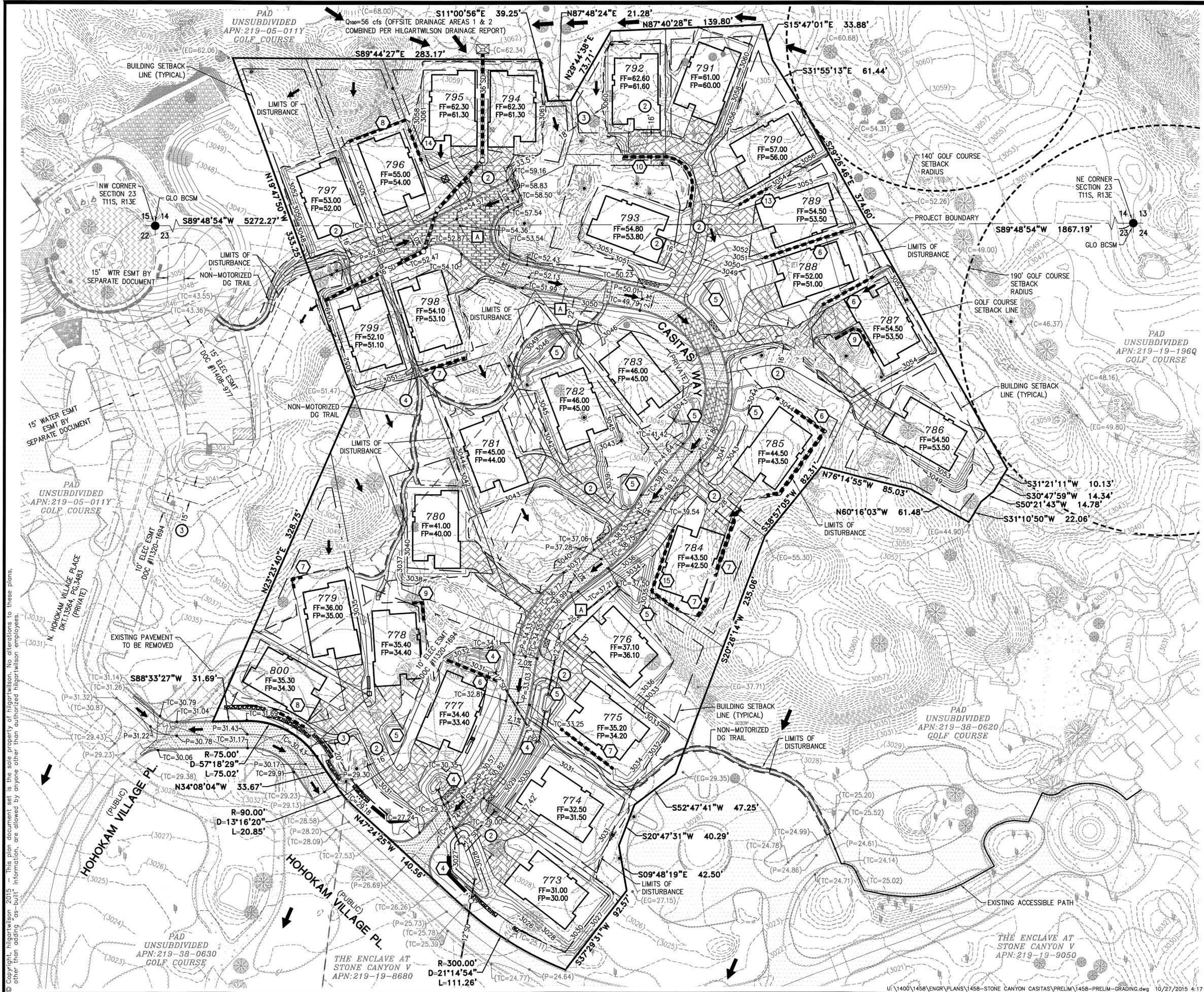
CONCEPTUAL SITE PLAN
STONE CANYON CASITAS
 14200 N HOHOKAM VILLAGE PLACE
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
 LOTS 773 THROUGH 800 AND COMMON
 AREA "A" (PRIVATE ROAD, P.U.E. AND FIRE ACCESS)
 A Portion of Sections 14 & 23, T-11-S, R-13-E,
 G&SRB&M, Town of Oro Valley, Pima County, Arizona

SCALE: 1"=40'
 CONTOUR INTERVAL: 1'
 DATE: OCTOBER 2015
 REFERENCE NUMBERS:
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HILGARTWILSON
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3
 SHT. 3 OF 3

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 - 2 INGRESS/EGRESS, P.U.E., AND REFUSE COLLECTION
 - 3 PROPOSED WATER AND SEWER EASEMENT
 - 4 CONSTRUCT STONE STEPS
 - 5 DETENTION BASIN
 - 6 RAIN WATER HARVESTING BASIN (4" MAX DEPTH)
- RETAINING WALL HEIGHT RANGE:
- 6 1.0' TO 2.0' RETAINING WALL
 - 7 1.0 TO 3.0' RETAINING WALL
 - 8 1.0' TO 4.0' RETAINING WALL
 - 9 1.0' TO 5.0' RETAINING WALL
 - 10 1.0' TO 6.0' RETAINING WALL
 - 11 2.0' TO 3.0' RETAINING WALL
 - 12 2.0' TO 4.0' RETAINING WALL
 - 13 3.0' RETAINING WALL
 - 14 2.0' TO 6.0' RETAINING WALL
 - 15 1.0' TO 7.0' RETAINING WALL
- DETENTION VOLUME REQUIRED - 5,799 CF
DETENTION VOLUME PROVIDED - 6,652 CF

TOWN OF ORO VALLEY CASE NUMBER: OV1500719

CONCEPTUAL SITE PLAN (GRADING)
STONE CANYON CASITAS
14200 N HOHOKAM VILLAGE PLACE
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
LOTS 773 THROUGH 800 AND COMMON
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4
SHT. 1 OF 1

