

Rainwater Harvesting Plan

Submittal Requirements

Town of Oro Valley

Community and Economic Development Department - Planning Division

Questions: 520.229.4800 | orovalleyaz.gov



Plan Format

1. Plans must be drawn to a scale of one-inch equals forty feet (1" = 40'). Scale to be the same for all sheets. Different sheet size or scale must be pre-approved by the Town Engineer and Planning Division Manager.
2. Plans must include a page border, 1/16" (0.0625 inches) width, with one-half (1/2") inch margins on the top, bottom and right-hand sides of the page; and a two (2") inch margin on the left-hand side of the page.
3. Margins are to only contain the name of the project in the lower right-hand corner below the Title Block.
4. All lettering and dimensions must be the equivalent of twelve (0.12") point font or greater in size.
5. In the lower right corner of each sheet, provide a Title Block which includes:
 - A. Type of Plan (i.e., Conceptual Site Plan)
 - B. Name of development
 - C. "Lots ___ through ___ and Common Areas A through ___", if applicable.
 - D. Brief legal description, i.e., "Portion of Section ____, T ____ S, R ____ E, G&SRB&M, Town of Oro Valley, Pima County, Arizona
 - E. Scale
 - F. Contour interval
 - G. Date (revised plans must show date of revision)
 - H. Town of Oro Valley case number for this plan
 - I. Sheet ___ of ___ (total pages)
6. Reference related Case Numbers (e.g., general plan amendments, rezoning, variance) adjacent to the title block on each sheet.
7. Each sheet must bear the seal, signature, and registration expiration of the registered professional who prepared the plan in the lower right-hand corner near the title block.
8. Show north arrow and scale bar towards the top of each page that include the site layout. Every effort must be made to have north oriented toward the top of the sheet. Some slight rotation may be made to accommodate long narrow parcels, convenient match lines, etc., but in no case will the north arrow point downward without pre-approval.
9. If the plan consists of more than one (1) sheet, a small index drawing of the site showing the area represented on each sheet must be placed on the right side of each sheet.
10. If the firm name, address and phone number of the registrant who prepared the plan is to be listed on every sheet, then it must be in the lower right-hand corner of the page immediately next to the Title Block.

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A. Cover Sheet

1. The following is to be centered at the top of the cover sheet in bold lettering with a font of forty (0.40") point or greater:
 - A. Rainwater Harvesting Plan
 - B. Project Name
 - C. Oro Valley Case Number
2. For projects for which the entire development will not fit on a single plan sheet at 40 scale, a site plan of the entire project (scale to vary to accommodate placement on the cover sheet) must be centered, toward the top of the page directly below the information listed above; and include at a minimum, the following:
 - A. North arrow
 - B. Lot lines
 - C. Sheet cuts
 - D. Building pads
 - E. Building labels
 - F. Parking
 - G. Circulation
 - H. Name of adjacent development. Graphically depict abutting lot lines, include entire residential lot(s) and significant land use features such as adjacent parking, etc.
 - I. Roadways
 - J. Onsite and immediately adjacent street names
3. A legend which depicts and describes all symbols used in the document.
4. An approval block is to be listed on the cover sheet with signature and date lines for the Town Engineer and the Planning and Zoning Administrator.
5. The following General Notes should be included:
 - A. For all subdivisions (each unit on an individual lot) include the following notes:
 1. Total area of all new impervious surfaces including pavements, sidewalks, hardscape areas and buildings is (insert information).
 2. Total volume of rainwater harvesting provided is (insert information).
 3. Rainwater harvesting measures employed for this development consist of the following (list all the active and/or passive measures provided).
 4. All rainwater harvesting measures shown on this plan shall be integrated into both the landscape installation as well as the site grading construction.
 5. Only the lot grading scheme(s) identified within the Applicable Grading Scheme table shall be offered to the individual home buyer for each lot listed."

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- B. For all multifamily residential complexes, commercial, technological park and other non-residential developments, include the following:
 1. Total area of all new impervious surfaces including pavements, sidewalks, hardscape areas and buildings is (insert information).
 2. Total volume of rainwater harvesting provided is (insert information).
 3. Rainwater harvesting measures employed for this development consist of the following (list all of the active and/or passive measures provided).
 4. All rainwater harvesting measures shown on this plan shall be integrated into both the landscape installation as well as the site grading construction.

- B. **Existing Condition Plan Sheet(s)** - The following information must be shown on all plan sheets to indicate the existing conditions on the site and within one hundred (100) feet of the site. On sites bounded by a street the existing conditions across the street will be provided to a minimum distance of 100 feet.
 1. Delineate all existing vegetative areas that shall be preserved.
 2. Existing contours at 1-foot intervals labeled frequently. Two-foot or 5-foot contours may be used in special cases. Extend contours 100 feet outside the property line.
 3. For existing streets adjacent to the project, show the following information:
 - A. Label street as public or private
 - B. Street name
 - C. Utility locations
 4. All existing easements shall be drawn on the plan with a dashed line, and recording information, widths and purposes must be included. Label each as existing public, private or specific (i.e. Tucson Electric Power, Southwest Gas). If the easement is not in use and/or proposed for release, so indicate. Blanket easements should be listed as notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate.
 5. Existing sidewalks along abutting right-of-way.
 6. Parking lot layout to scale with all PAAL's, parking spaces and driveways.
 7. Existing storm drainage facilities (i.e. detention basins, dykes, dams) on and adjacent to the site.
 8. Other significant conditions on the site, such as major rock outcrops, structures, fences, walls, etc. These elements must be indicated in a different line weight than the proposed improvements and labeled to be removed or retained.
 9. Conditions on adjacent land significantly affecting the design of the project, such as the approximate direction and gradients of ground slope; character and location of adjacent development and drainage ways, arroyos, ditches, and channels, including their existing conditions.
 10. The locations and footprints of all existing structures. Label heights, dimensions and uses within the building footprint.
 11. The following information regarding existing utilities must be provided:

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- A. The location and size of water wells
 - B. Water pumping plants
 - C. Water reservoirs
 - D. Water lines
 - E. Fire hydrants
12. Sanitary and storm sewers, including the pipe diameter and all manholes and cleanouts. Show the existing sewer lines with thinner or shaded lines, to distinguish them from the proposed sewer lines.
 13. The location of gas lines, electric and telephone lines, poles and communications cables.
 14. On-ground junction boxes, and streetlights.
 15. Identify the locations of all utilities and service equipment immediately adjacent to the project.
 16. The following existing water infrastructure information must be indicated on the development plan:
 - A. Existing mains indicated with lighter dashed lines
 - B. Hydrant locations
 - C. Meters shown
- C. Proposed Conditions Plan Sheet(s)** - The following information on the proposed project must be shown on the drawing or added as notes. This shall include on and off-site elements required for the development.
1. In a darker line weight, show the locations and footprints of all proposed structure or lot lines.
 - A. If more than one building is being proposed within the development, provide a naming/numbering system that clearly identifies each new building.
 2. If the project has common areas, label each common area individually with a separate letter designation. Enclose each area (i.e., common area, private street) that will have separate restrictions or a separate homeowners' association, or any common area that is separated by a public right-of-way, with a solid line.
 3. Delineate proposed natural open space.
 4. All pads and building envelopes for each lot.
 5. List all proposed uses and use categories on the property.
 6. If the project is to be phased, provide all necessary information (i.e. calculations, setbacks) to indicate that each phase complies with all requirements as a separate entity. Show and label any temporary landscape improvements that may be needed to make the site function for each phase as one entity. If such temporary improvements are off the site of the phase under consideration, a temporary easement or other legal documentation to assure legal use of the property is required. Note recording information.
 7. On-site pedestrian circulation.
 8. In light shading, show extent of proposed paving on the site.
 9. Proposed sidewalks along abutting right-of-way.
 10. Location of postal service, if applicable.

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11. Locations and types of proposed ground mounted signs.
12. Refuse collection areas and loading zones, including screening location and materials, if applicable.
13. Any encroachment into the 100-year floodplain limits must be in conformance with the most current Oro Valley Floodplain Management Ordinance.
14. Sanitary sewer information:
 - A. Preliminary sewer layout, including points of connection to existing sewers, all manhole locations, size of pipe, and proposed flow-thru locations, must be shown, if applicable.
15. Water infrastructure information:
 - A. Proposed mains shown within easements and indicated with a dark solid line
 - B. Hydrant locations
 - C. Meters shown
16. List and delineate any new proposed easements.
17. All access roads and any proposed changes to existing driveways
18. Parking lot layout.
19. The landscape planting design with all plant designation symbols as depicted on the landscape plan.
20. Sight visibility triangles with appropriate dimensions at all driveways and street intersections if the sight triangles encroach on the project site or if project landscaping in the street ROW is within the sight triangle. Also delineate the sight visibility triangle for all interior PAAL to PAAL and/or street intersections.
 - A. Materials within the 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.
21. Delineate the following additional information for all Multi-Family Residential, Commercial, Technical Park and other non-residential developments:
 - A. In schematic form show the locations of all active and/or passive rainwater harvesting measures. Specify rainwater harvesting system(s) to be utilized.
 - B. All active rainwater harvesting features shall be delineated on the plan at actual scale. The following information shall accompany each feature:
 1. Volume
 2. Manufacturer's information such as model number and material of construction
 3. If any features are cross connected to the irrigation system, identify locations of backflow prevention
 - C. Identify all accessory appurtenances associated with each individual system
 - D. All passive rainwater harvesting catchments shall be delineated on the plan at actual scale. The following information shall accompany each basin:
 1. Area
 2. Depth
 3. Volume
 - E. Identify the following grading information in schematic form:

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1. Flow direction of the design grading by the use of flow arrows
2. Grade break points
22. Drainage sub-area watershed boundaries supplying each rainwater harvesting feature.
Specify the size of each sub-area watershed.