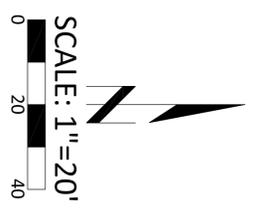
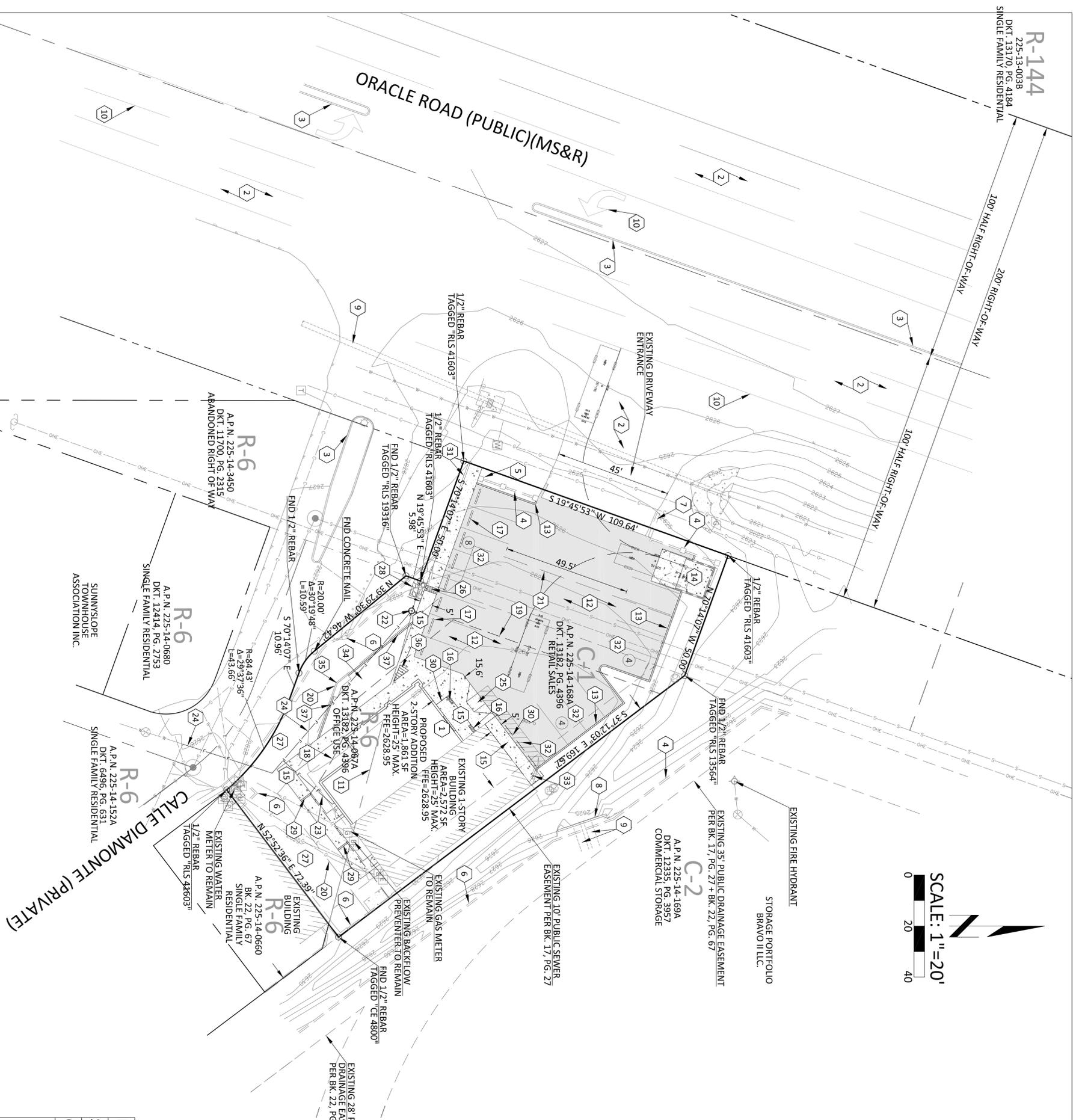
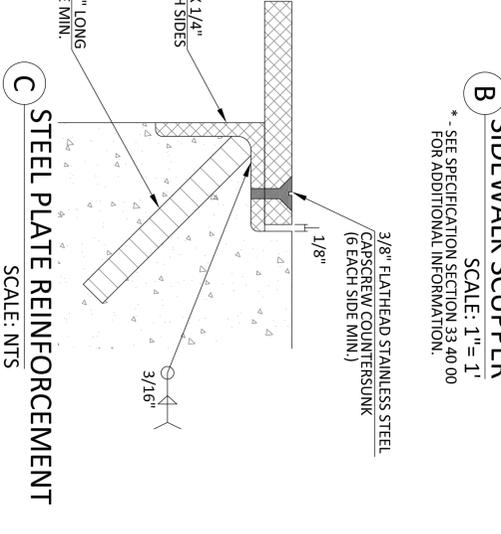
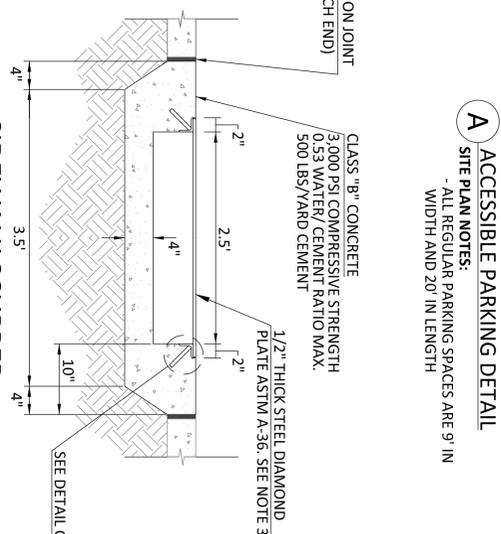
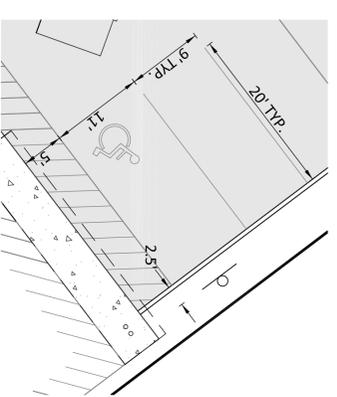


R-144
225-13-0038
DKT. 13170 PG. 4184
SINGLE FAMILY RESIDENTIAL



KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE
- 2 EXISTING PAVEMENT.
- 3 EXISTING CURB.
- 4 EXISTING 4' WALL TO REMAIN.
- 5 EXISTING 4' WALL TO BE REMOVED.
- 6 EXISTING 5' WALL TO REMAIN.
- 7 EXISTING MONUMENT SIGN TO REMAIN.
- 8 EXISTING RETAINING/HEAD WALL.
- 9 EXISTING CULVERT.
- 10 EXISTING STRIPING (TYP.).
- 11 EXISTING PARCEL BOUNDARY TO BE ABANDONED.
- 12 PROPOSED ASPHALT PAVEMENT.
- 13 PROPOSED VERTICAL CURB.
- 14 PROPOSED REFUSE AREA, PER DETAIL (E) SHEET 3.
- 15 PROPOSED CONCRETE SIDEWALK, SEE PLAN FOR WIDTH.
- 16 PROPOSED COLUMN.
- 17 PROPOSED WHEEL STOP.
- 18 25' SIDE & REAR BUILDING SETBACK.
- 19 60' FRONT BUILDING SETBACK.
- 20 15' LANDSCAPE BUFFERYARD.
- 21 30' LANDSCAPE BUFFERYARD.
- 22 PROPOSED FIRE HYDRANT.
- 23 PROPOSED 4" FIRE SERVICE TO BUILDING.
- 24 PROPOSED 6" FIRELINE.
- 25 PROPOSED PEDESTRIAN ACCESS RAMP.
- 26 PROPOSED TYPE 2 SCUPPER PER PC/COT STD 204, SEE DETAIL (B) & (C), THIS SHEET.
- 27 PROPOSED 4" DEPRESSED LANDSCAPE AREA, FABRIC, SEE DETAILS (E) & (F) ON SHEET 3.
- 28 PROPOSED HAND PLACED RIP RAP ON FILTER FABRIC, SEE DETAILS (E) & (F) ON SHEET 3.
- 29 PROPOSED TYPE 1 SIDEWALK SCUPPER PER PC/COT STD DTL 204.
- 30 PROPOSED AWNING PER ARCHITECTURAL PLAN.
- 31 PROPOSED 5' WALL TO COMPLEMENT EXISTING IN STYLE AND COLOR.
- 32 PROPOSED STRIPING.
- 33 PROPOSED SHORT TERM BICYCLE RACK PER DETAIL (G) SHEET 3.
- 34 PROPOSED 540 SQ. FT. COURTYARD AREA.
- 35 PROPOSED CONCRETE BENCH PER LANDSCAPE PLAN.
- 36 PROPOSED PUBLIC ART PIECE, PER SEPARATE PLAN.
- 37 PROPOSED HEADER CURB PER PC/COT STD. DTL. 213.



| | | | |
|-----------------------|---|--|---|
| DATE: 01/26/15 | SITE ADDRESS: 8700 N. ORACLE ROAD ORO VALLEY, AZ 85704 | OWNER/DEVELOPER: NORTH CATHEY HOLDINGS LLC 5701 E. SPEEDWAY BOULEVARD TUCSON, AZ 85712 ATTN: RICHARD HUCH PH: (520) 490-9313 EMAIL: richhuch@seaverfranks.com | ARCHITECT: SEAVER FRANKS ARCHITECTS INC. 25522 NORTH ALVERNON WAY TUCSON, ARIZONA 85712 ATTN: RICHARD HUCH PH: (520) 795-4095 EMAIL: richhuch@seaverfranks.com |
| SCALE: 1"=20' | | | |
| C.I.: 1 FOOT | | | |

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

REF: OV114-029

CYPRESS CIVIL DEVELOPMENT
2102 north country club road suite #9 tucson, arizona 85716 p: 520.991.5213 e: kmhal@cypresscivil.com

REGISTERED PROFESSIONAL ENGINEER
KIM HALL
NO. 13754
EXPIRES 06/30/2017

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
| 2 | | | |
| 3 | | | |

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