

DESIGN REVIEW SUBMITTAL FOR:

# MANNING HOUSE

# ENTRY CIRCLE COMMUNITY IMPROVEMENTS

**Owner:**

El Rio Santa Cruz Neighborhood Health Center  
450 W. Paseo Redondo  
Tucson, Arizona 85701  
Attn: Ken Sands

**Prepared for:**

Cypress Civil Development  
2030 E. Speedway Boulevard, Suite 110  
Tucson, Arizona 85719

**Prepared By:**

ARC Studios Inc.  
3117 E. Flower Street  
Tucson, Arizona 85716



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September 9<sup>th</sup>, 2019

City of Tucson  
Development Services  
201 N. Stone Ave., 1<sup>st</sup> Floor  
Tucson, AZ 85701

**RE: Manning House Entry Circle**

Dear City of Tucson:

This shall serve as an authorization letter that will allow Cypress Civil Development to act as an authorized agent and submit the Special Districts Application documents for the Rio Nuevo Area concerning the above referenced project.

Please feel free to contact me should you have any questions.

Sincerely,



Kenneth Sand  
Facilities Director  
El Rio Community Health  
450 West Paseo Redondo  
Tucson, AZ 85701  
520-309-2429  
[kenneths@elrio.org](mailto:kenneths@elrio.org)



# SPECIAL DISTRICTS APPLICATION

DRB-RNA-19-08

Application Stage: Pre-application Application  
Permit Activity Number \_\_\_\_\_ Case Number T19SA00380 \_\_\_\_\_ Date Accepted: 9/16/2019

## PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): \_\_\_\_\_

Property Address: \_\_\_\_\_

Pima County Tax Parcel Number/s: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Applicable Overlay/	Infill Incentive District	Rio Nuevo Area
Special Districts:	Main Gate Overlay District	Grant Road Overlay District
	Neighborhood Preservation Zone	Historic Preservation Zone

Neighborhood Association (if any): \_\_\_\_\_

PROJECT TYPE (check all that apply):

New building on vacant land	Change of use to existing building
New addition to existing building	New building on developed land
	Other _____

Description of Proposed Use: \_\_\_\_\_

Number of Buildings and Stories/Height of Proposed Structure(s): \_\_\_\_\_

Site Area (sq ft): \_\_\_\_\_ Area of Proposed Building (sq ft): \_\_\_\_\_

## HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: \_\_\_\_\_  
National Register District Please List: \_\_\_\_\_

Site is/includes: A contributing structure Non-contributing structure  
Is adjacent to a contributing structure Vacant

## APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: \_\_\_\_\_

ROLE: Property owner Architect Engineer Attorney Developer  
Other: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): \_\_\_\_\_

PHONE: \_\_\_\_\_

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT\*  2019.09.06

\*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date

## PROJECT STATEMENT:

El Rio Santa Cruz Neighborhood Health Center acquired parcel 116-19-0190 Landscape Island and Associated parking post site development and restoration of the Manning House Expansion. El Rio proposes to enhance the existing entry circle to increase sight visibility to the Historic Manning House and provide an amenity for the downtown community and overall campus.

These improvements shall include hardscape and landscape reflective of La Entrada PAD's historical nature. Existing light fixtures and majority of vegetation shall be remain. Hardscape improvements include perimeter fencing, seat wall, stabilized dg walk and central gathering node. Use of existing boulders, seat wall and site furnishings shall provide much needed seating components to the area with controlled access.

Visually restrictive Jojoba and dead palms shall be removed. New plantings consistent of native, drought tolerant and historical context are proposed to provide additional seasonal color, interest and character to the entry node.

Irrigation shall be extended from the Manning House property to ensure vegetation will survive in the harsh surrounding pavement conditions.

Low voltage lighting is consider option to provide down lights and angle lights during evening hours while respecting dark ordinance requirements.





## Pima County Geographic Information Systems

# Parcel 116-19-0200

Read the [Disclaimer](#). Information on this page is **unofficial**.

### Mail name and address

116-19-0200  
 EL RIO SANTA CRUZ NEIGHBORHOOD  
 HEALTH CENTER INC  
 ATTN: KATHY BYRNE  
 839 W CONGRESS ST  
 TUCSON AZ 85745-2819

### Legal description

LA ENTRADA CIRCULAR PTN ABAND RD SELY LOT 2

### Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code
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There is no situs address information.

### Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **116190200** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Sequence Number 20181150607.
  - **Voter Precinct and Districts** are not available because there is no parcel situs address information.
- A **Subdivision Plat Map** is not available here because the GIS parcel record does not have subdivision Book/Page or Sequence numbers. The parcel may have an associated subdivision Book/Page or Sequence number that isn't documented here. See "Subdivision" in the ["Development" GIS overlay details group](#) results. As another option, the parcel legal description above may have a subdivision name you can search for in [Subdivision Final Plats](#).
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 11.  
 This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)

- o [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
- o City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.

## Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).

<a href="#">Airports</a> <a href="#">Associations</a> <a href="#">Census</a> <a href="#">Comprehensive Plan-Pima Prospers Development</a> <a href="#">Floodplain-Defined by Pima County RFCD</a> <a href="#">Floodplain-FEMA</a> <a href="#">Governmental Districts and Areas</a>	<a href="#">Grids</a> <a href="#">Incentive Zones</a> <a href="#">Jurisdictions</a> <a href="#">Landscape Classifications</a> <a href="#">Miscellaneous</a> <a href="#">Other Regulatory Areas</a> <a href="#">PC Gov. Property Rights</a> <a href="#">Public Safety</a>	<a href="#">Schools</a> <a href="#">Sonoran Desert Conservation Plan</a> <a href="#">Transportation</a> <a href="#">Utilities</a> <a href="#">Zoning</a>
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## Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

<b>Parcel centroid coordinates</b>	Approximately 32.223303 degrees latitude, -110.978072 degrees longitude.
<b>Parcel area</b>	<p><b>This is only an estimate from GIS data.</b>                  The Subdivision Plat Map, if any, may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> Approximately 0.11 acres or 5,008 square feet.

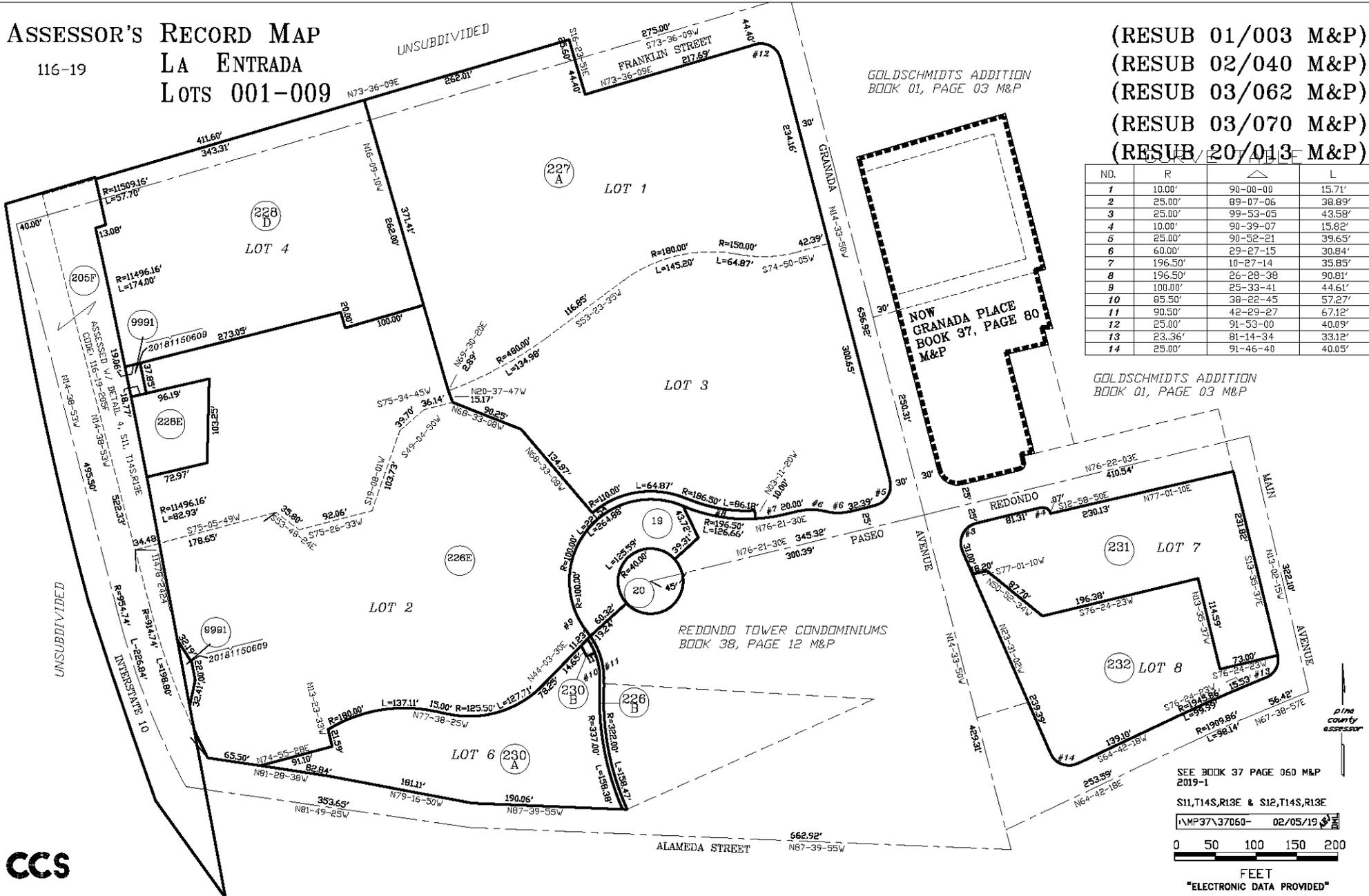
## Zoom to maps of the parcel's area

<p><b>PimaMaps</b></p> <ul style="list-style-type: none"> <li>o <a href="#">Main map</a></li> <li>o <a href="#">Survey map</a></li> </ul> <p><b>Autodesk MapGuide</b></p> <ul style="list-style-type: none"> <li>o <a href="#">Main map</a></li> <li>o <a href="#">Orthophoto map</a></li> </ul> <p><b>City of Tucson</b></p> <ul style="list-style-type: none"> <li>o <a href="#">MapTucson</a></li> </ul>	<p><b>Oblique Aerial Photos</b></p> <p>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</p> <p>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</p> <p> <b>PICTOMETRY</b>  <small>INTELLIGENT IMAGES</small>  <a href="#">Pictometry Photos</a>                  ( <a href="#">Legacy Internet Explorer Viewer</a> )  <a href="#">Learn more</a></p> <hr/> <p> <a href="#">Bing Maps Photos</a></p>	<p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p> <p> <a href="#">Area Map</a></p>
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ASSESSOR'S RECORD MAP  
 116-19 LA ENTRADA  
 LOTS 001-009

(RESUB 01/003 M&P)  
 (RESUB 02/040 M&P)  
 (RESUB 03/062 M&P)  
 (RESUB 03/070 M&P)  
 (RESUB 20/013 M&P)

NO.	R	△	L
1	10.00'	90-00-00	15.71'
2	25.00'	89-07-06	38.89'
3	25.00'	99-53-05	43.58'
4	10.00'	90-39-07	15.82'
5	25.00'	90-52-21	39.65'
6	60.00'	29-27-15	30.84'
7	196.50'	10-27-14	35.85'
8	196.50'	26-28-38	90.81'
9	100.00'	25-33-41	44.61'
10	85.50'	38-22-45	57.27'
11	90.50'	42-29-27	67.12'
12	25.00'	91-53-00	40.09'
13	23.36'	81-14-34	33.12'
14	25.00'	91-46-40	40.05'



GOLDSCHMIDTS ADDITION  
 BOOK 01, PAGE 03 M&P

REDONDO TOWER CONDOMINIUMS  
 BOOK 38, PAGE 12 M&P

SEE BOOK 37 PAGE 060 M&P  
 2019-1

S11,T14S,R13E & S12,T14S,R13E

\M\MP37\37060- 02/05/19

0 50 100 150 200

FEET  
 "ELECTRONIC DATA PROVIDED"



## ZONING REVIEW COMMENTS:

- A. 8/13/2019 PAUL CAMARENA ZONING REVIEW Reqs Change CDRC TRANSMITTAL  
COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.
- Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is July 18, 2020.
- SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)
- Section
- 2-06.3.0 FORMAT REQUIREMENTS
- CONTENT REQUIREMENTS
- 2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.
1. COMMENT: Provide the development package case number, DP19-0170, adjacent to the title block on each sheet.
- 2-06.4.6 - If the project is located within the boundaries of a Planned Area Development (PAD) zone, include a reduced-scale map of the PAD on the first sheet, indicating the location of the portion being developed.
2. COMMENT: Provide a scale map of the PAD on the first sheet as per the standard above.
- 2-06.4.7 - General Notes
- The following general notes are required. Additional notes specific to each plan are required where applicable.
- 2-06.4.7.A - Zoning and Land Use Notes
- 2-06.4.7.A.4 - Identify the existing and proposed use of the property as classified per the UDC. List all UDC sections applicable to the proposed uses.
3. COMMENT: Is this park for private or public use?
- 2-06.4.8.B - All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the 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. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder(s) is provided.
4. COMMENT: If applicable provide the information for the standard above.
- 2-06.4.9.L - All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private. The easements may have to be recorded and the recordation information added to the development package prior to approval.
5. COMMENT: If applicable provide the information for the standard above
- 2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual.
6. COMMENT: The entire length of the sidewalk path from the circular area to the boundary shall be 4ft wide. Please revise the key note 11 on sheet 3 to state stabilized decomposed granite as noted in detail 5 on sheet 9.
- 2-06.4.7.A.6.a - List additional applications and overlays, by case number (if applicable), in lower right corner of each sheet. As a general note provide the type of application processed or overlays applicable, a statement that the project meets the criteria/conditions of the additional application or overlay, the case number, date of approval, what was approved, and the conditions of approval, if any.
7. COMMENT: As this project is located within in the Rio Nuevo and Downtown Zone Rio Nuevo Area (RNA) review is required prior to approval of the DP. Once approved provide the RNA case number adjacent to the title block on all sheets and provide a general note stating the RNA case number, date approved and any conditions of approval.



## ZONING REVIEW COMMENTS:

A. 8/19/2019 ANDREW CONNOR LANDSCAPE REVIEW Reqs Change ADMINISTRATIVE MANUAL

### B. SECTION 2-10.0.0: LANDSCAPE PLAN REQUIREMENTS

#### 4.1 Identification and Descriptive Data

A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.

The development package will contain the following identification in the lower right corner of each sheet:

Any relevant case numbers for reviews or modifications that affect the site.

Provide Case # DP19-0170 on each sheet

Indicate graphically, where possible, compliance with conditions of the PAD document.

#### ARTICLE 7: DEVELOPMENT STANDARDS

#### 7.6. LANDSCAPING AND SCREENING

##### Use of the Public Right-of-Way

Non-required landscaping may be placed in the public right-of-way, if the following standards are met:

1. The landscaping is approved by the City Engineer or designee and complies with the City Engineer's standards on construction, irrigation, location, and plant type;
2. All vegetation complies with the standards of Section 7.6.4, Landscaping Standards; and,
3. The landscaping does not interfere with the use of the sidewalk.

Obtain permission for use of the ROW

Ensure that all Zoning and Engineering comments and concerns are addressed.

Additional comments may apply

8/23/2019 TOM FISHER COT NON-DSD TDOT Reqs Change TDOT Landscape

1. Please verify that the Irrigation System servicing the circle is functioning and will support the proposed vegetation.
2. Verify that the sleeve to the circle is intact under the roadway.
3. The circle is privately owned and removal and maintenance of vegetation is the responsibility of the owner. Take all traffic control precautions and procure all necessary permits for any work/machinery that will occur within the ROW.

Thank you,

David Marhefka

da'-vid mär-hef'-ka

Landscape Architect

City of Tucson

Department of Transportation

(o) 520-837-6618, (m) 520-403-5074



**ZONING REVIEW COMMENTS:**

8/23/2019 SBEASLE1 ZONING-DECISION LETTER REVIEW Reqs Change PLAN RETURNED  
FOR CORRECTIONS NOTICE

- The reviews have been completed

- A resubmittal is required

Permit/Activity Number: DP19-0170

Description: SITE - El Rio Manning House entry circle.

The fee balance is \$0 (zero). Thank you for your payment.

To view the review comments: [www.tucsonaz.gov/PRO](http://www.tucsonaz.gov/PRO), enter Activity Number.

(If information isn't shown yet, check back later as data flows to PRO periodically throughout the day.)

Name your 2nd submittal documents accordingly, for example: 2\_Plan\_Set.

Submit the following items to the PDS D Filedrop: <https://www.tucsonaz.gov/file-upload-pdsd>.

In the Project Description field, please include the Activity Number.

1) Comment Response Letter (listing your response to reviewer's comments)

2) Plan Set (all pages, full set)

3) Any other items requested by review staff

Thank you.

Sharon Beasley, Permit Specialist

City of Tucson

Planning and Development Services

Attn: Permit Counter/Payments

201 N. Stone Avenue, First Floor

Tucson, AZ 85701





Aerial image—Manning House and surrounding properties

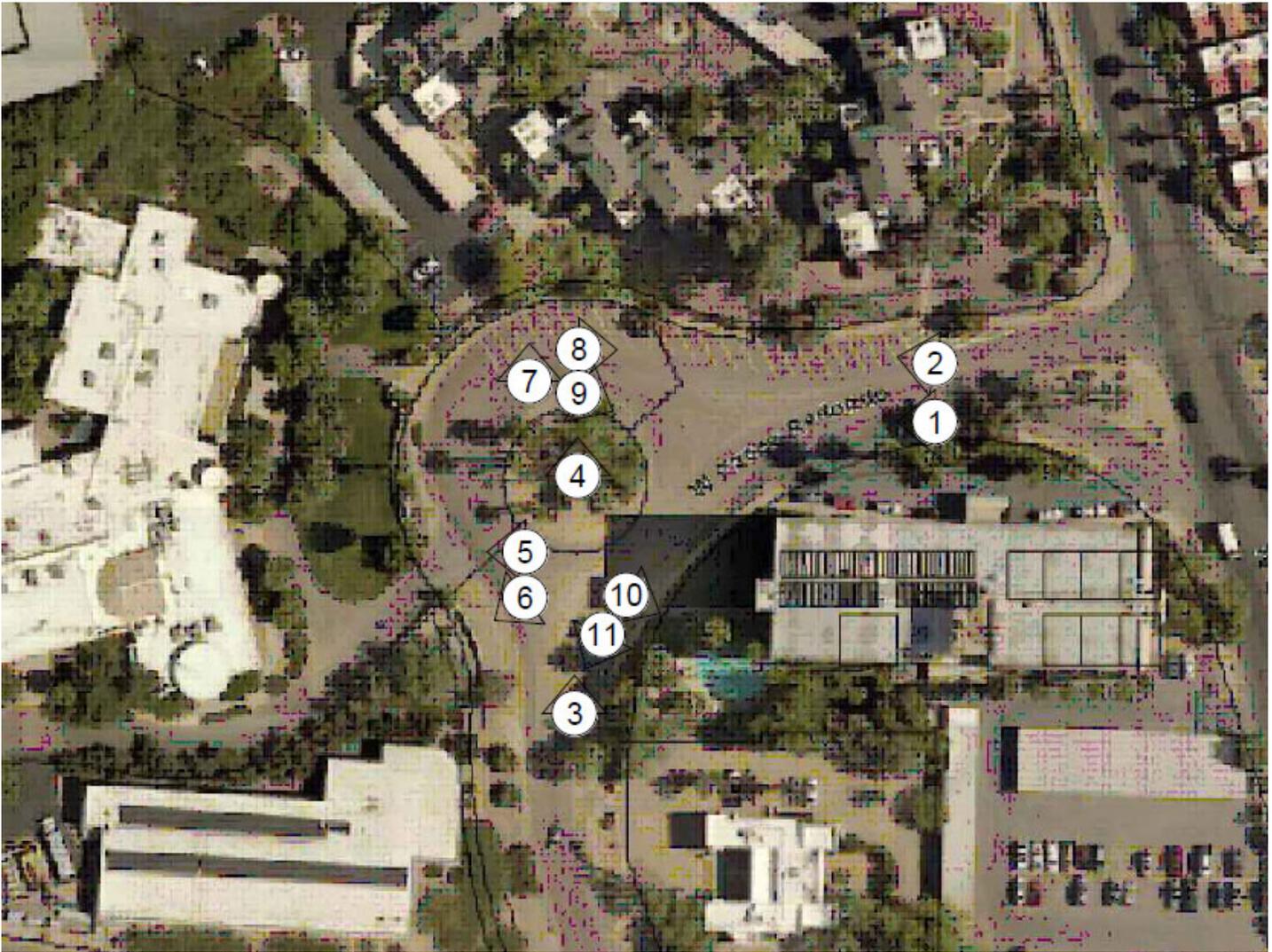
## El Rio Manning House

RND Application September 10, 2019

ARC STUDIOS INC.

520.882.9655 [erb@arcstudiosinc.com](mailto:erb@arcstudiosinc.com)





Aerial image—Photograph Locations





1—West



2—Northwest



3—North



4—North from entry circle



5—Manning House



6—Manning House & adjacent southwestern property

# El Rio Manning House

RND Application September 10, 2019

ARC STUDIOS INC.

520.882.9655 erb@arcstudiosinc.com





7—Northeast adjacent apartments



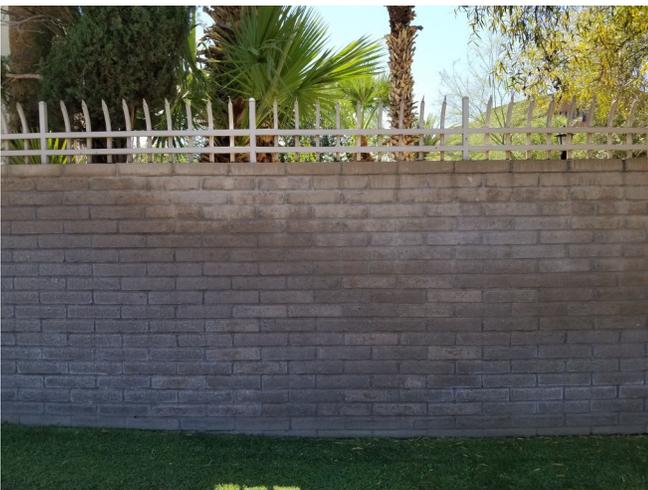
8—East



9—East - entry circle and existing light pole



10—Southeast apartments



11—Southeast apartment 4" cmu block wall



12—Southwest road and office building

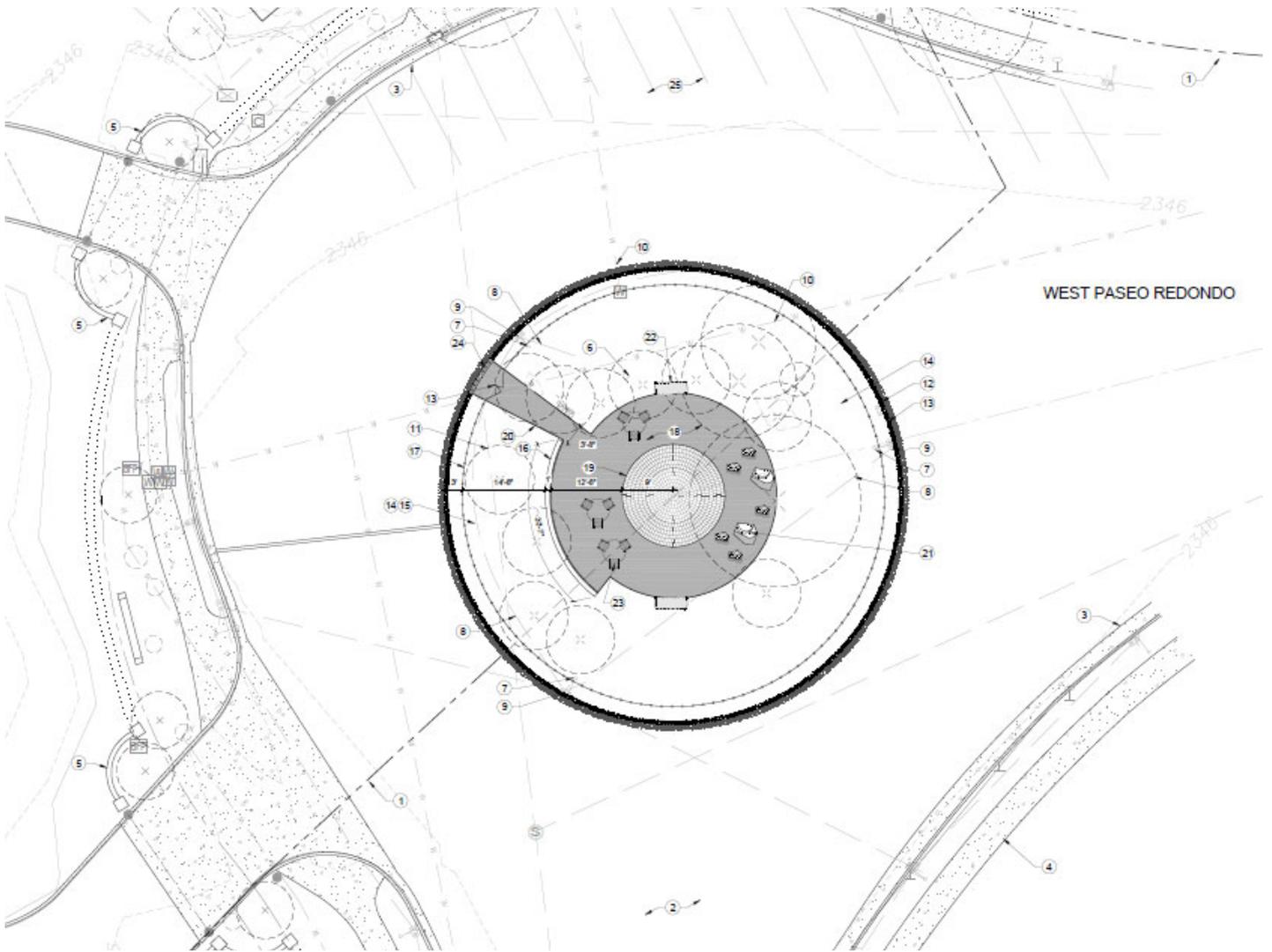
## El Rio Manning House

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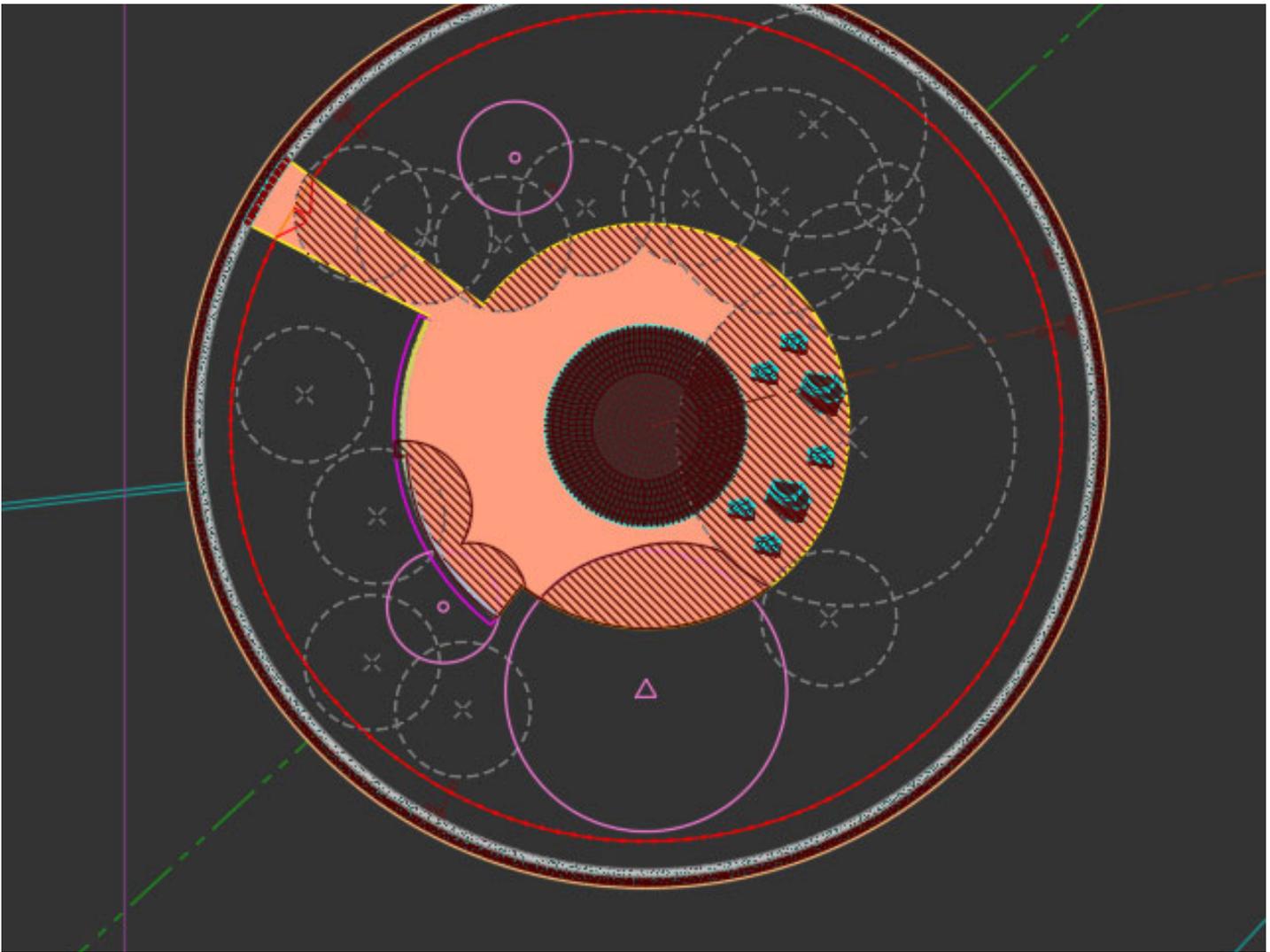




## SITE PLAN

Refer to Development Package for additional information





## SHADE STUDY

Public hardscape total area	1,216 SF
Public hardscape shade required (50%)	608 SF
Public hardscape shade provided	635 SF

## El Rio Manning House

RND Application September 10, 2019

ARC STUDIOS INC.

520.882.9655 [erb@arcstudiosinc.com](mailto:erb@arcstudiosinc.com)





481 W. Paseo Redondo—stack stone wall



201 N. Ashbury Ln—stucco wall with reveal



200-298 N. Ashbury Ln—brick wall



El Presidio (Tucson Water Building) stack lava stone



234 N. Ashbury Ln—stucco with brick cap



180 N. Main Ave.—stucco with pilaster

Attributing Walls

**El Rio Manning House**

RND Application September 10, 2019

**ARC STUDIOS INC.**

520.882.9655 [erb@arcstudiosinc.com](mailto:erb@arcstudiosinc.com)





455 W. Paseo Redondo—wrought iron fence



255 N. Granada Ave.—wrought iron fence on wall



450 W. Paseo Redondo—wrought iron gate



El Presidio Historic District—wrought iron gate



423 N. Main Ave.—wrought iron on stack wall



423 N. Main Ave.—wrought iron fence

Attributing Fences and Gates

## El Rio Manning House

RND Application September 10, 2019

ARC STUDIOS INC.

520.882.9655 erb@arcstudiosinc.com





Proposed Vegetation

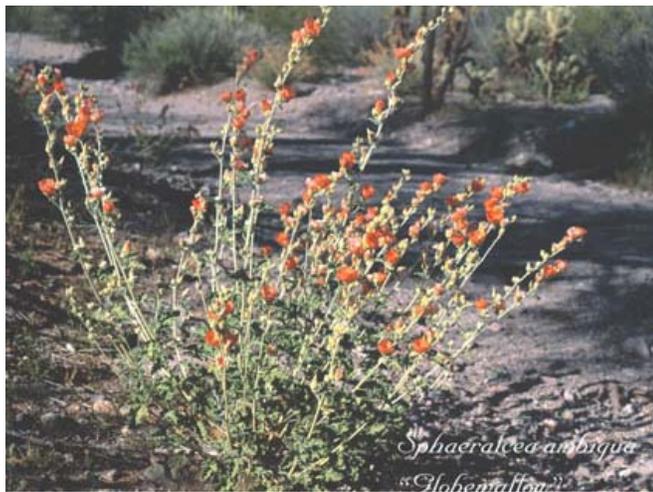
## El Rio Manning House

RND Application September 10, 2019

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Proposed Vegetation

## El Rio Manning House

RND Application September 10, 2019

ARC STUDIOS INC.

520.882.9655 erb@arcstudiosinc.com





Proposed Vegetation

## El Rio Manning House

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520.882.9655 [erb@arcstudiosinc.com](mailto:erb@arcstudiosinc.com)



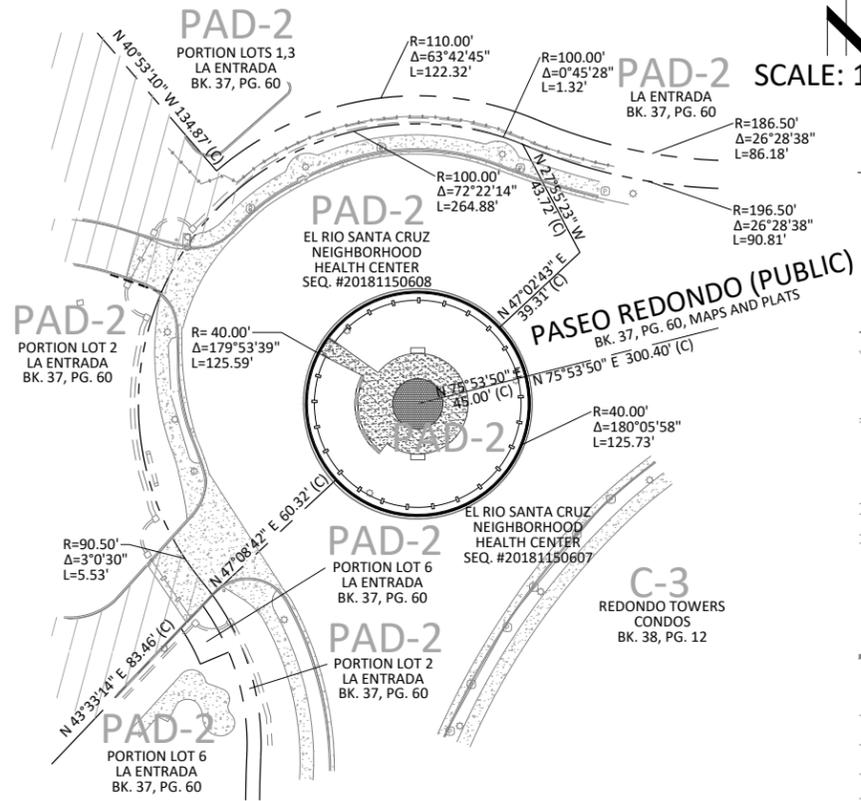
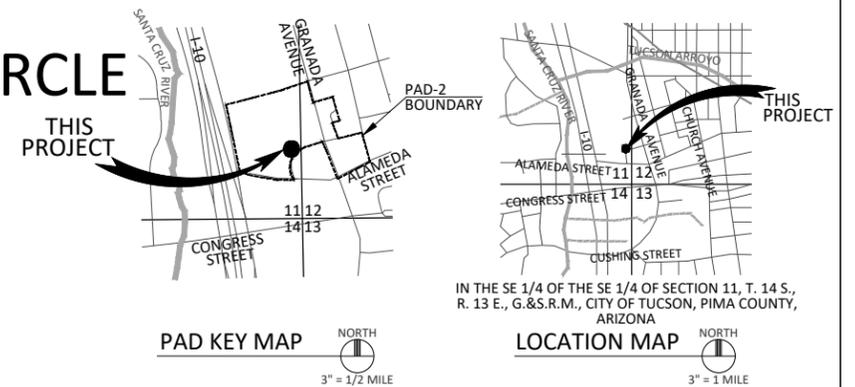
**GENERAL NOTES**

- OWNER/DEVELOPER:  
EL RIO COMMUNITY HEALTH  
450 WEST PASEO REDONDO  
TUCSON, ARIZONA 85701
- THE EXISTING ZONING IS **PAD-2** (DISTRICT "D"), NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THE PROPOSED USE IS **PARKS AND RECREATION**.
- THE GROSS SITE AREA IS **5,026** SQUARE FEET, OR **0.12** ACRES.
- THE TOTAL BUILDING GFA IS **0** SF. THERE ARE NO EXISTING OR PROPOSED COVERED STRUCTURES.
- THE TOTAL ON-SITE DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY **5,026** SF. THE TOTAL OFF-SITE DISTURBED AREA IS APPROXIMATELY **270** SF.
- THE ASSESSOR'S PARCEL NUMBER(S) FOR THIS PROJECT IS **116-19-0200**.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- NO SEWERS ARE PROPOSED FOR THIS PROJECT.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
- MAINTENANCE AND OPERATION OF THE PROPOSED PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE EXISTING PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- ACCESSIBLE STANDARDS MUST BE MET PER 2012 IBC, CHAPTER 11, AND 2009 ICC A117.1.  
- THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMPS (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.

**GENERAL NOTES (cont.)**

- DIMENSIONAL STANDARDS PER PAD2:  
RESIDENTIAL DENSITY CALCULATION: N/A  
LOT COVERAGE CALCULATION: N/A  
MAXIMUM BUILDING HEIGHT = N/A  
ACTUAL BUILDING HEIGHT = N/A  
BUILDING SETBACKS: N/A (NO COVERED STRUCTURES PROPOSED)
- PARKING REQUIREMENTS:  
MOTOR VEHICLE: N/A  
TOTAL REQUIRED = 0 SPACES  
TOTAL PROVIDED = 0 SPACES  
ACCESSIBLE SPACES REQUIRED = 0 SPACES  
ACCESSIBLE SPACES PROVIDED = 0 SPACES  
BICYCLE PARKING:  
SHORT TERM: N/A  
TOTAL REQUIRED = 0 SPACES  
TOTAL PROVIDED = 0 SPACES  
LONG TERM: N/A  
TOTAL REQUIRED = 0 SPACES  
TOTAL PROVIDED = 0 SPACES  
LOADING ZONES REQUIRED = 0 SPACES  
LOADING ZONES PROVIDED = 0 SPACES
- NO FREESTANDING MONUMENT SIGNS ARE PROPOSED WITHIN THIS DEVELOPMENT. NEW AREA LIGHTING IS PROPOSED WITHIN THIS DEVELOPMENT.
- MAIL SERVICE IS NOT REQUIRED FOR THIS DEVELOPMENT.
- WASTE STREAM CALCULATION: N/A
- ANY WORK WITHIN CITY OF TUCSON RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT, OR A PRIVATE IMPROVEMENT AGREEMENT. CONTACT CITY OF TUCSON PERMITS AND CODES (791-4259) FOR ADDITIONAL INFORMATION.

# DEVELOPMENT PACKAGE for EL RIO MANNING HOUSE ENTRY CIRCLE



SCALE: 1"=30'

EXISTING		PROPOSED		LEGEND	
[Symbol]	SUBJECT PROPERTY BOUNDARY	[Symbol]	SURVEY MONUMENTATION AS NOTED	[Symbol]	R-2
[Symbol]	RIGHT-OF-WAY	[Symbol]	ZONING DIVISION	[Symbol]	R.O.W.
[Symbol]	OTHER PARCEL LINE	[Symbol]	RIGHT-OF-WAY	[Symbol]	(R); (C)
[Symbol]	ROADWAY CENTERLINE	[Symbol]	RECORDED; CALCULATED DISTANCE	[Symbol]	R
[Symbol]	EASEMENT	[Symbol]	RADIUS	[Symbol]	P
[Symbol]	CONTOUR	[Symbol]	PAVEMENT (ASPHALT)	[Symbol]	C
[Symbol]	SPOT ELEVATION	[Symbol]	CONCRETE/STABILIZED DG	[Symbol]	FG
[Symbol]	CURB	[Symbol]	FINISHED GRADE	[Symbol]	
[Symbol]	ASPHALT	[Symbol]		[Symbol]	
[Symbol]	CONCRETE	[Symbol]		[Symbol]	
[Symbol]	FENCE	[Symbol]		[Symbol]	
[Symbol]	WALL	[Symbol]		[Symbol]	
[Symbol]	SIGN	[Symbol]		[Symbol]	
[Symbol]	STREET/SITE LIGHT	[Symbol]		[Symbol]	
[Symbol]	PARKING METER	[Symbol]		[Symbol]	
[Symbol]	STORM DRAIN PIPE	[Symbol]		[Symbol]	
[Symbol]	STORM DRAIN MANHOLE	[Symbol]		[Symbol]	
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]		[Symbol]	
[Symbol]	COMMUNICATION	[Symbol]		[Symbol]	
[Symbol]	GAS PIPE	[Symbol]		[Symbol]	
[Symbol]	SEWER PIPE	[Symbol]		[Symbol]	
[Symbol]	WATER PIPE	[Symbol]		[Symbol]	
[Symbol]	COMMUNICATION PEDESTAL	[Symbol]		[Symbol]	
[Symbol]	LIGHT PULL BOX	[Symbol]		[Symbol]	
[Symbol]	WATER METER	[Symbol]		[Symbol]	
[Symbol]	BACKFLOW PREVENTER	[Symbol]		[Symbol]	
[Symbol]	WATER VALVE	[Symbol]		[Symbol]	

PROJECT OVERVIEW PLAN

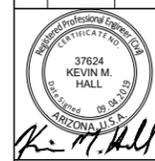
**SHEET INDEX**

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**LANDSCAPE ARCHITECT**

ARC STUDIOS INC.  
3117 EAST FLOWER STREET  
TUCSON, ARIZONA 85716  
ATTN: ERIC BARRETT / DENNIS ROODVOETS  
PH: (520) 882-9655  
E: erb@arcstudiosinc.com

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				EL RIO COMMUNITY HEALTH 450 WEST PASEO REDONDO TUCSON, ARIZONA 85701 ATTN: KENNETH SAND PH: (520) 670-3789 E: kenneths@elrio.org
				<b>SITE ADDRESS</b> 450 WEST PASEO REDONDO TUCSON, ARIZONA 85701



CYPRESS PROJECT NO: 18.081  
2030 east speedway boulevard suite #110  
tucson, arizona 85719  
ph: 520.499.2456  
e: kmhall@cypresscivil.com

**CYPRESS CIVIL DEVELOPMENT**  
strength + sustainability

A PORTION OF LOT 2 AND A PORTION OF PASEO REDONDO R/W, LA ENTRADA LOT 1 THRU 9, BK. 37 PG. 60 MAPS & PLATS, RECORDS OF PIMA COUNTY, LOCATED IN THE SOUTH 1/2 OF SECTIONS 11 AND 12, T. 14 S., R. 13 E. G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

## DEVELOPMENT PACKAGE for EL RIO MANNING HOUSE ENTRY CIRCLE cover sheet

DP19-0170



**GENERAL PAVING + GRADING NOTES**

- ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, VOLUMES 1 AND 2, 2015 EDITION, EXCEPT AS MODIFIED HEREIN. (MEASUREMENT AND PAYMENT TERMS DO NOT APPLY).
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN ACCESSIBLE LOCATION ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, AND ANY OTHER OBSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S.-28-650.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR TO EXHIBIT EXTREME CAUTION WHEN EXCAVATING TO AVOID DAMAGING EXISTING UTILITY LINES IN AND AROUND THE AREA OF WORK. UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT COMPLETE BUT ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THIS PLAN WAS DESIGNED.
- CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEAN-OUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.
- PROJECT EARTHWORK (UNADJUSTED)(APPROXIMATE):  

TOTAL CUT	TOTAL FILL	COMPOSITE
9 CY	0 CY	9 CY (C)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS AND TO BASE THE BID SOLELY UPON HIS OWN CALCULATED QUANTITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER PRIOR TO CONSTRUCTION OF ANY MAJOR DISCREPANCIES ON THE PLANS. ALL GRADE ADJUSTMENTS SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO MAKING ANY CHANGES.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CYPRESS CIVIL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CYPRESS CIVIL.
- IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING CYPRESS CIVIL AT 520-499-2456.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM THE CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.

**GENERAL PAVING + GRADING NOTES (cont.)**

- CYPRESS CIVIL HEREBY CERTIFIES THAT ALL FINISHED GRADED AND PAVED AREAS CONTAINED WITHIN THIS DEVELOPMENT ARE DESIGNED WITH SLOPES OF AT LEAST 0.5%. CYPRESS CIVIL FURTHER CERTIFIES THAT THE PROPOSED DESIGN PROVIDES POSITIVE DRAINAGE THROUGHOUT THE DEVELOPMENT EXCEPT WITHIN DETENTION/RETENTION AREAS OR WATER HARVESTING AREAS SPECIFIED WITHIN THE APPROVED DRAINAGE ANALYSIS FOR THIS PROJECT.
- DEPRESS ALL LANDSCAPE AREAS A MAXIMUM OF 6", EXCEPT IN AREAS WITHIN 10' OF BUILDINGS, FOR STORM WATER HARVESTING. ALL LANDSCAPE AREAS SHOULD BE COMPACTED TO A MINIMUM OF 90%.
- ALL ELEVATIONS ARE AT FINISH SURFACE OF PROPOSED ASPHALT (P). ADD 0.5' FOR THE ADJACENT TOP OF CURB/CONCRETE (TC/C) ELEVATION UNLESS OTHERWISE SHOWN.
- CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
- ALL DIMENSIONS FOR PARKING AREA ACCESS LANES AND PARKING SPACES AS SHOWN ON THE PLAN ARE MEASURED AT THE GUTTER LINE.
- AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 406, MIX NO. 2.
- ALL CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, OR CLASS S, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- THE APPROVED GRADING PLAN/DEVELOPMENT PACKAGE IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE APPROVED TENTATIVE PLAT AND/OR DEVELOPMENT PLAN, FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE PLANNING AND DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH THE OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THE APPROVED GRADING PLAN BUT NEEDED FOR COMPLETION OF WORK.
- THE CONTRACTOR IS NOT PERMITTED TO MAKE AN AUTONOMOUS DECISION TO CARRY OUT CONSTRUCTION FIELD CHANGES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND THE CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT.
- THE CONTRACTOR SHALL DETERMINE IN ADVANCE OF CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN THE EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PDSO TO RENEW/EXTEND THE GRADING PERMIT. IF FINAL GRADING INSPECTION HAS NOT BEEN COMPLETED BEFORE THE GRADING PERMIT EXPIRES, AND THE PERMIT HAS NOT BEEN RENEWED, ADDITIONAL FEES AND REVIEWS MAY BE REQUIRED.
- THE PERMITTEE SHALL NOTIFY PDSO WHEN THE GRADING OPERATION IS READY FOR FINAL GRADING INSPECTION. FINAL GRADING APPROVAL SHALL NOT BE GIVEN UNTIL ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE FACILITIES/IMPROVEMENTS, UTILITY TRENCHES ARE BACKFILLED, PRIVATE PAVING AND CURB, PERMANENT PROTECTIVE DEVICES, ALL EROSION CONTROL MEASURES HAVE BEEN COMPLETED, ALL CONDITIONS OF PERMITS ARE COMPLETED, IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND GRADING PERMIT, AND ANY OTHER REQUIRED REPORTS THAT HAVE BEEN SUBMITTED.
- ALL WORK SHALL CONFORM TO THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL SEC.2-01.
- CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK. TO SCHEDULE A PDSO PRE-CONSTRUCTION MEETING, SWPPP INSPECTION OR GENERAL ENGINEERING INSPECTIONS, CALL THE INTERACTIVE VOICE RESPONSE (IVR) SYSTEM AT 791-3111, OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT PDSO ENGINEERING AT 791-5550, OR SCHEDULE INSPECTIONS ONLINE AT: <https://www.velocityhall.com/accele/velohall/index.cfm?city=tucson&state=arizona>
- ANY REVISION TO THE GRADING PLAN **MAY** REQUIRE A RE-SUBMITTAL OF A REVISED GRADING PLAN FOR REVIEW. CONTACT PDSO ENGINEERING AT 791-5550 TO DISCUSS CHANGES IN GRADING DESIGN.
- CONTACT PERMITS AND CODES AT 791-5100 FOR ANY QUESTIONS REGARDING ANY RIGHT-OF-WAY PERMIT REQUIREMENTS.

**SURVEY NOTES**

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 10, ADJACENT TO AND WEST OF THE SUBJECT PARCEL, AS DESCRIBED IN DOCKET 11478 AT PAGE 2424, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS **S 10°34'14" E**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY/CITY OF TUCSON GEODETIC CONTROL POINT "DJ21" DESCRIBED AS A 3" DISK IN CASTING, ON THE NORTH SIDE OF CONGRESS STREET, APPROXIMATELY 1000' SOUTH-SOUTHEAST OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS **2351.17'**, NAVD 88 DATUM.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:  
 ALTA ARIZONA  
 2025 WEST RUTHRAUFF ROAD, SUITE 125  
 TUCSON, ARIZONA 85705  
 ATTN: MR. TODD A. HOUT, AZ RLS #35543  
 PH: (520) 398-6651
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE THE CONSTRUCTION LAYOUT. THE SURVEYOR SHALL VERIFY THE KNOWN BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OBSERVED SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT. THE OWNER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR AND HIS SURVEYOR SHALL CERTIFY IN WRITING TO THE OWNER THAT THE PROJECT CIVIL ENGINEERING IMPROVEMENTS WERE STAKED AND BUILT IN SUBSTANTIAL CONFORMANCE TO THE LINES AND GRADES SHOWN. UNLESS NOTED OTHERWISE, SUBSTANTIAL CONFORMANCE SHALL MEAN THAT BUILDING SITES HAVE BEEN CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH BUILDING PAD ELEVATIONS AS DESIGNED BY THE ENGINEER. PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH GRADE AS DESIGNED BY THE ENGINEER. SITE FEATURES SHALL BE WITHIN 0.25 FEET OF SPECIFIED POSITION.

**EARTHWORK/MATERIALS TESTING + CERTIFICATION**

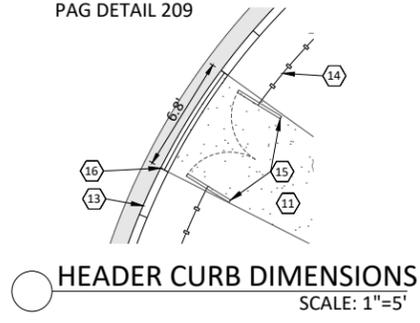
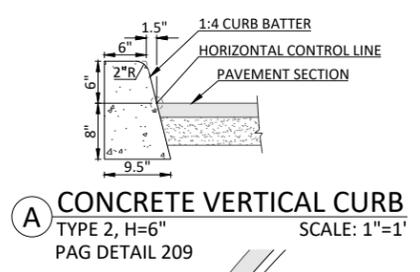
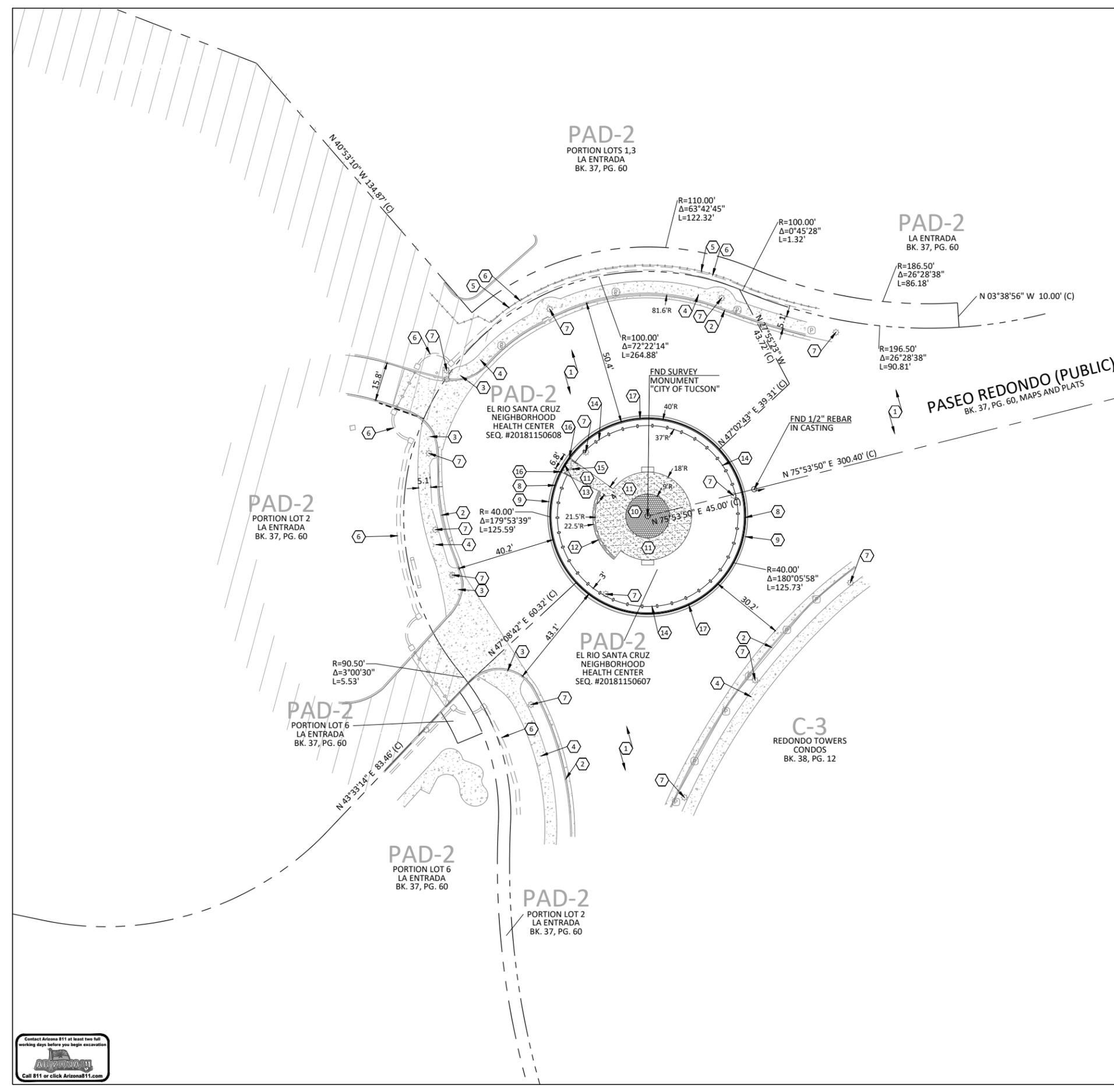
- A PROJECT SPECIFIC GEOTECHNICAL ENGINEERING INVESTIGATION AND ANALYSIS WAS NOT PROVIDED TO CYPRESS CIVIL DEVELOPMENT FOR THIS PROJECT. CYPRESS CIVIL ASSUMES NO RESPONSIBILITY AND/OR NO LIABILITY FOR THE SOILS INFORMATION SHOWN HEREON, TO INCLUDE PAVEMENT STRUCTURE SECTIONS. CYPRESS CIVIL WAS SPECIFICALLY DIRECTED BY THE PROJECT'S OWNER TO INDICATE THE PAVEMENT SECTIONS AS THEY ARE SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL RETAIN THE SERVICES OF, AND FACILITATE THE WORK OF, AN INDEPENDENT ENGINEERING TESTING LABORATORY ACCEPTABLE TO PROVIDE THE CONSTRUCTION TESTING OF THE PROJECT EARTHWORK, ASPHALT PAVEMENT AND CIVIL CONCRETE. THE GEOTECHNICAL ENGINEER SHALL VERIFY THAT INITIAL SITE CONDITIONS CONFORM WITH THE PLANS AND SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES OBSERVED SHOULD ANY SOIL CONDITION ON THE SITE BE SUSPECT OF DETRIMENTAL CHARACTERISTICS. THE CONTRACTOR SHALL BE NOTIFIED OF CONCERNS AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
- DURING THE COURSE OF CONSTRUCTION, TEST RESULTS SHALL BE SUBMITTED TO THE CONTRACTOR WHICH INDICATE IF WORK IS BEING DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.



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				EL RIO COMMUNITY HEALTH 450 WEST PASEO REDONDO TUCSON, ARIZONA 85701 PH: (520) 670-3789 E: kenneths@elrio.org
				CYPRESS PROJECT NO: 18.081  <b>CYPRESS CIVIL DEVELOPMENT</b> strength + sustainability 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: kmhall@cypresscivil.com
A PORTION OF LOT 2 AND A PORTION OF PASEO REDONDO R/W, LA ENTRADA LOT 1 THRU 9, BK. 37 PG. 60 MAPS & PLATS, RECORDS OF PIMA COUNTY, LOCATED IN THE SOUTH 1/2 OF SECTIONS 11 AND 12, T. 14 S., R. 13 E. G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA				SITE ADDRESS 450 WEST PASEO REDONDO TUCSON, ARIZONA 85701
<b>DEVELOPMENT PACKAGE for EL RIO MANNING HOUSE ENTRY CIRCLE notes</b>				2 OF 11

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- KEYNOTES**
- EXISTING ASPHALT TO REMAIN.
  - EXISTING CURB TO REMAIN.
  - EXISTING CURB ACCESS RAMP TO REMAIN.
  - EXISTING CONCRETE/SIDEWALK TO REMAIN.
  - EXISTING FENCE TO REMAIN.
  - EXISTING WALL TO REMAIN.
  - EXISTING LIGHT TO REMAIN.
  - NEW 6" VERTICAL CURB (TYPE 2) PER PAG DETAIL 209. SEE DETAIL A, THIS SHEET.
  - SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN. PAVEMENT SECTION TO MATCH EXISTING ADJACENT SECTION, FULL DEPTH.
  - NEW ALTERNATE HARDSCAPE. SEE LANDSCAPE PLANS FOR DETAILS.
  - NEW STABILIZED DECOMPOSED GRANITE PER LANDSCAPE PLANS.
  - NEW SEAT WALL PER LANDSCAPE PLANS.
  - NEW CONCRETE HEADER PER PAG DETAIL 213.
  - NEW FENCE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
  - NEW PEDESTRIAN ACCESS GATE. OWNER/ARCHITECT TO PROVIDE DETAILS/FINISHES.
  - NEW CURB TERMINAL SECTION PER PAG DETAIL 212.
  - NEW ASPHALT PAVEMENT. CONTRACTOR TO HATCH EXISTING ASPHALT PAVEMENT SECTION.

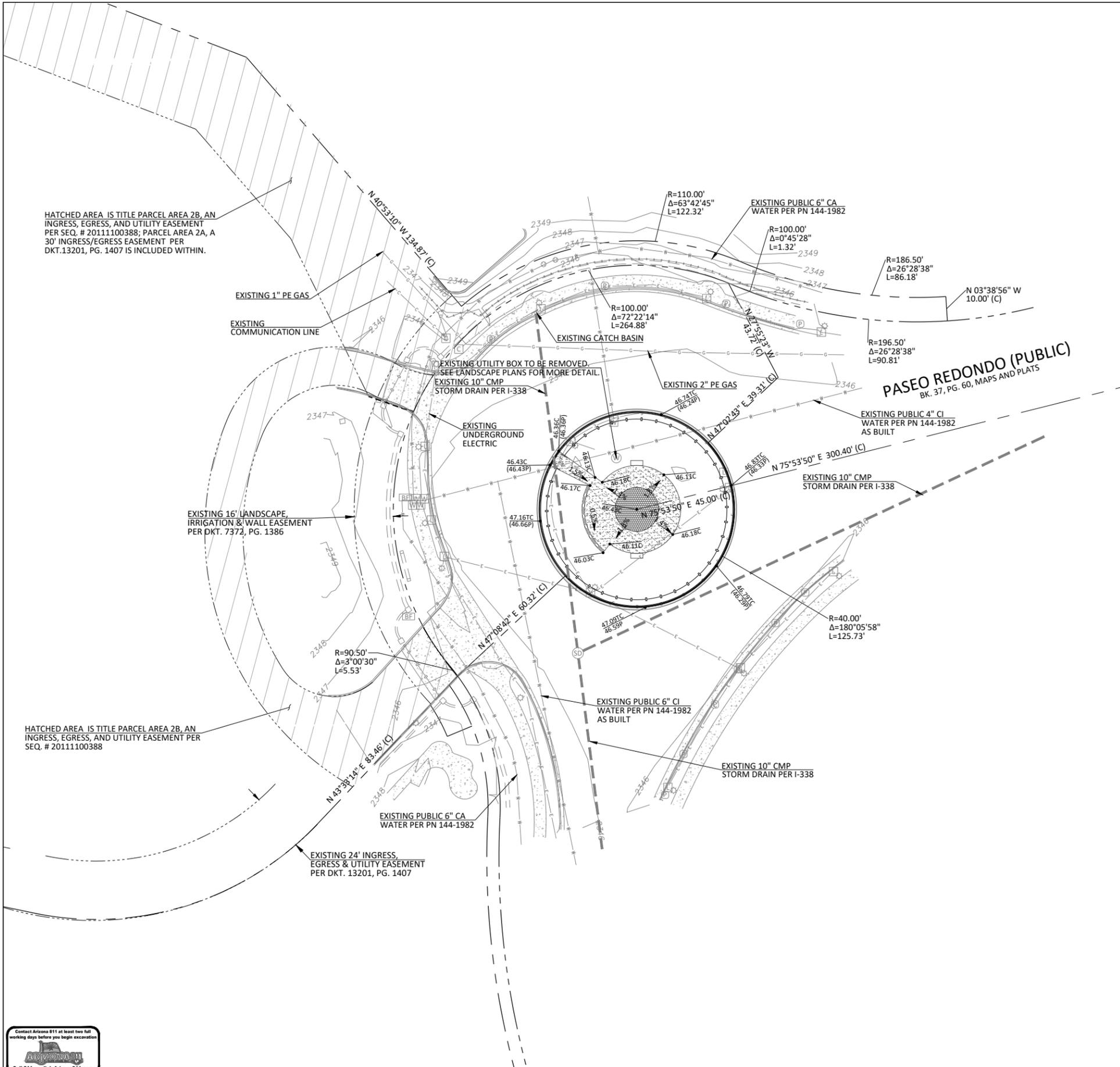


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<p><b>DEVELOPMENT PACKAGE for EL RIO MANNING HOUSE ENTRY CIRCLE site plan, details</b></p>				



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SCALE: 1"=20'  
C.I. = 1 FOOT



HATCHED AREA IS TITLE PARCEL AREA 2B, AN INGRESS, EGRESS, AND UTILITY EASEMENT PER SEQ. # 20111100388; PARCEL AREA 2A, A 30' INGRESS/EGRESS EASEMENT PER DKT. 13201, PG. 1407 IS INCLUDED WITHIN.

EXISTING 1" PE GAS  
EXISTING COMMUNICATION LINE

EXISTING 16' LANDSCAPE IRRIGATION & WALL EASEMENT PER DKT. 7372, PG. 1386

HATCHED AREA IS TITLE PARCEL AREA 2B, AN INGRESS, EGRESS, AND UTILITY EASEMENT PER SEQ. # 20111100388

EXISTING 24' INGRESS, EGRESS & UTILITY EASEMENT PER DKT. 13201, PG. 1407

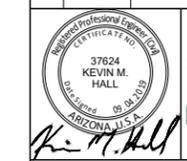
PASEO REDONDO (PUBLIC)  
BK. 37, PG. 60, MAPS AND PLATS

**UTILITY NOTE**

UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED AND ARE PRESENTED BASED UPON PRELIMINARY INFORMATION AVAILABLE TO CYPRESS CIVIL DEVELOPMENT. UTILITY LOCATIONS AS SHOWN ARE NOT INTENDED TO BE EXACT OR COMPLETE AND CYPRESS CIVIL DEVELOPMENT DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN THE UTILITY LOCATIONS OR ANY UTILITY RELOCATIONS THAT MAY BE NECESSARY. PRIOR TO EXCAVATION, ARIZONA STATUTES REQUIRE THAT ANYONE WHO INTENDS TO EXCAVATE MUST PROVIDE TWO FULL WORKING DAYS NOTICE TO THE OWNERS OF ALL UTILITIES WITHIN THE PROJECT AREA. EXCAVATORS SHOULD CONTACT "ARIZONA BLUE STAKE" @ 1-800-782-5348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS, SUNDAYS, AND STATE HOLIDAYS ARE NOT CONSIDERED WORKING DAYS. ALSO BE ADVISED THAT THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT MEMBERS OF "ARIZONA BLUE STAKE". THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.



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**DEVELOPMENT PACKAGE for EL RIO MANNING HOUSE ENTRY CIRCLE**  
grading + utilities + easements plan

DP19-0170



- LANDSCAPE SALVAGE LEGEND**
- Existing tree to be removed from site
  - Existing tree to remain in place, typical (typ.)
  - Existing shrub/accents to be removed from site
  - Existing shrub/accents to remain in place, typ.
- SALVAGE GENERAL NOTES**
1. Refer to civil plans for additional demolition information.
  2. General contractor to clarify landscape contractor scope of work and coordinate with civil work.

- # EXISTING SITE PLAN KEY NOTES**
1. Property line
  2. Existing pavement
  3. Existing curb and gutter
  4. Existing sidewalk
  5. Existing wall
  6. Existing curb to be removed
  7. Existing boulders - salvage and reuse on site
  8. Existing utility - preserve in place, reset cover
  9. Existing light pole - preserve in place, paint and replace luminaries
  10. Existing underground conduit - field locate and lower with proposed grade adjustments
  11. Existing electrical box - preserve in place, reset with proposed new curb
  12. Existing water line - field verify
  13. Existing sewer - field verify
  14. Existing irrigation - field verify and install new as indicated on plans
  15. Existing mesquite tree - remove deadwood and mistletoe
  16. Existing pistache tree - preserve in place
  17. Existing palm - address as indicated on plans
  18. Existing jojoba - remove from site
  19. Existing boulders to be salvaged and relocated as directed in field.

**SITE CALCULATIONS**  
 Total site area: 238,924 sf 5.48 acres  
 Project site area: 5,053 sf (0.11 acres)

**NATIVE PLANT PRESERVATION PLAN OVERVIEW:**  
 This site is located on west Paseo Redondo in the historic downtown area of Tucson Arizona. Plant material consist of native and non-native vegetation. Velvet Mesquite, Jojoba, Pistache and Mexican Fan Palms are found within the propose disturbance area. No plant material identified per City of Tucson shall be impacted. A native plant exception form shall be submitted with development package. The jojoba shrubs and a few palms are proposed for removal.  
 No federally protected plant material were found on site.

ZONE PAD-2

WEST PASEO REDONDO

NO.	DATE	REVISION DESCRIPTION	BY



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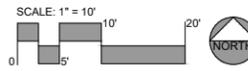
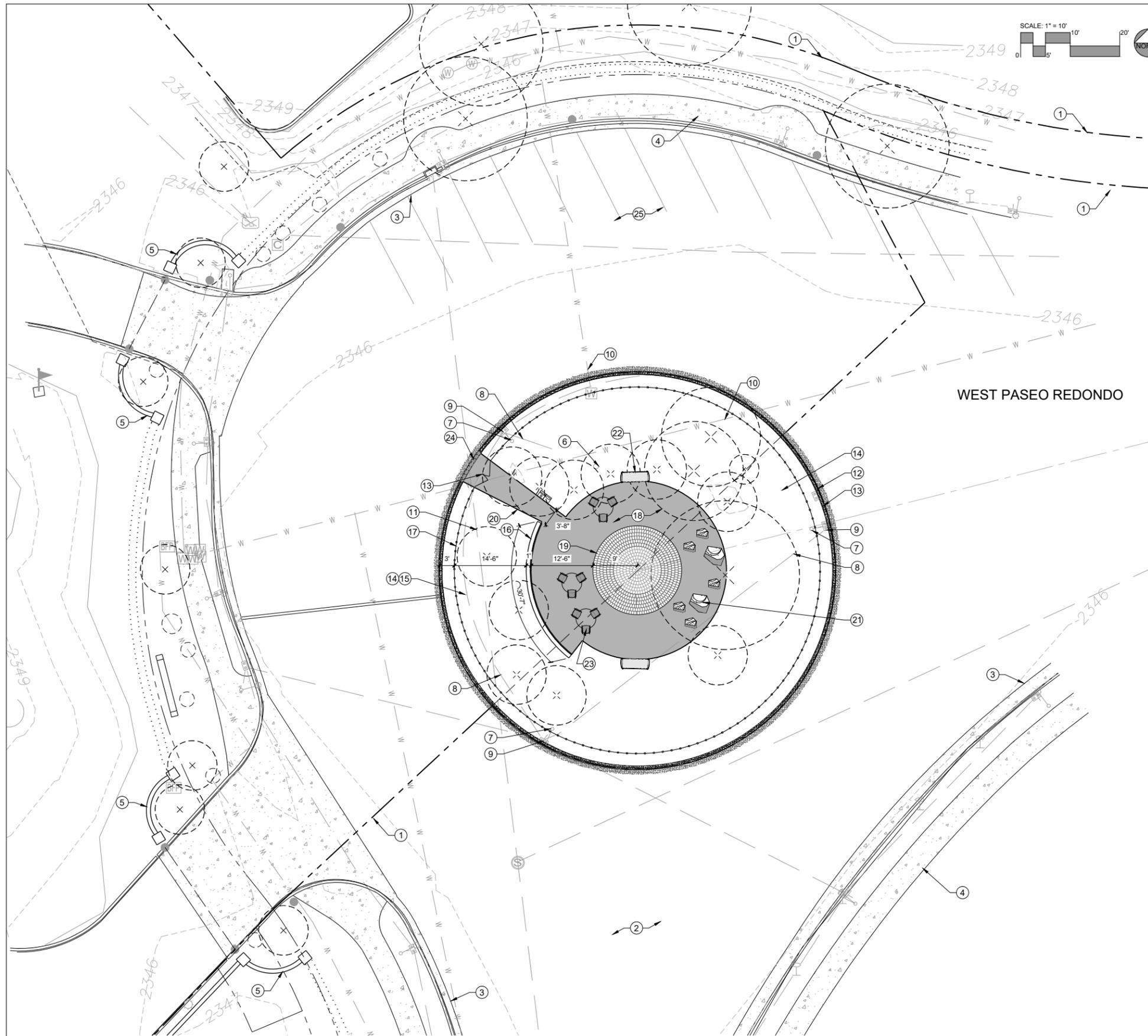
**OWNER/DEVELOPER**  
 EL RIO COMMUNITY HEALTH  
 450 WEST PASEO REDONDO  
 TUCSON, ARIZONA 85701  
 ATTN: KENNETH SAND  
 PH: (520) 670-3789  
 E: kenneths@elrio.org

**SITE ADDRESS**  
 450 WEST PASEO REDONDO  
 TUCSON, ARIZONA 85701

A PORTION OF LOT 2 AND A PORTION OF PASEO REDONDO R/W, LA ENTRADA LOT 1 THRU 9, BK. 37 PG. 60 MAPS & PLATS, RECORDS OF PIMA COUNTY, LOCATED IN THE SOUTH 1/2 OF SECTIONS 11 AND 12, T. 14 S., R. 13 E. G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

**DEVELOPMENT PACKAGE for EL RIO MANNING HOUSE ENTRY CIRCLE**  
 existing site plan





**HARDSCAPE MATERIAL LEGEND**

Furnish and install all material per plans, details, and specs.

**01 Paver - gathering node**  
 Acker-stone antique cobble circle kit and cobble paver. mocha brown pillow top, submit sample for approval.

**Steel edge**  
 Steel edge 1/8" x 6", refer to detail.

**Wrought iron fence**  
 42" decorative wrought iron fence and double swing gates, refer to details.

**Bench**  
 Steel bench on concrete anchor, refer to detail.

**Site furnishing (optional)**  
 site furnishings by owner

**Waste and recycle center (optional)**  
 site furnishings by owner

**# HARDSCAPE KEY NOTES**

1. Property line
2. Existing pavement
3. Existing curb and gutter
4. Existing sidewalk
5. Existing wall
6. Existing utility box - preserve in place, reset cover
7. Existing light pole - preserve in place, plant and replace luminaries
8. Existing underground conduit - field locate and lower with proposed grade adjustments
9. Existing electrical box - preserve in place, reset with proposed new curb
10. Existing water line - field verify
11. Existing sewer - field verify
12. Curb and gutter - refer to civil
13. 6' double access gate
14. Irrigation connection - field locate
15. Low voltage light connection - field locate
16. 20" decorative stucco seat wall
17. 42" decorative wrought iron fence
18. Stabilized decorative rock walk/ plaza
19. Decorative paver pattern - ackerstone antique cobble circle kit and cobble paver
20. 1/8" x 6" steel edge
21. Salvage boulder- field located by L.A. place in grade 12" minimum
22. Benches
23. Site furnishings (optional by owner)
24. Flush concrete curb

**GROUND COVER MATERIAL LEGEND**

Furnish and install all material per plans, details, and specs.

**01 Decorative rock**  
 type: screened rock  
 size: 1/2"  
 color: apache brown - pioneer materials  
 depth: 2"  
 notes: install in all landscape planting areas inside of perimeter fence as indicated on plans

**03 Decorative rock - Patio/Walk**  
 type: stabilized decomposed granite  
 size: 1/4" minus w/ 15 lbs of stabilizer per ton  
 color: palomino gold  
 depth: 3"  
 notes: install in all landscape areas as indicated on plans

**Decorative boulders**  
 site boulders - site salvage and reuse  
 site boulders - site salvage and reuse  
 site boulders - site salvage and reuse

WEST PASEO REDONDO

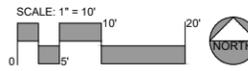
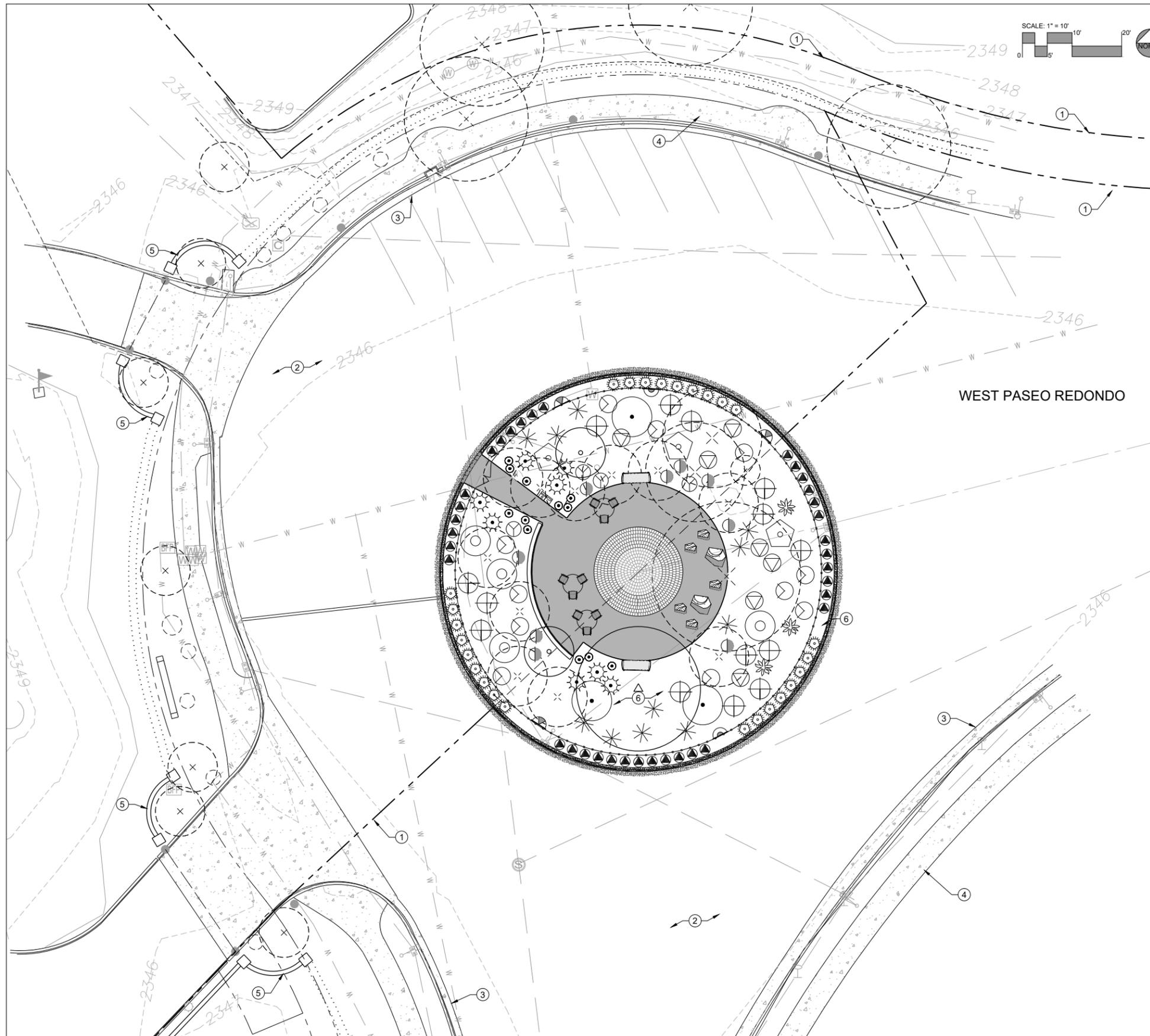
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 Tucson, Arizona 85716  
 phone: 520.882.9655  
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**DEVELOPMENT PACKAGE for  
 EL RIO MANNING HOUSE ENTRY CIRCLE  
 hardscape plan**





**LANDSCAPE LEGEND**

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance. Landscape Architect to hand select and tag all trees for project.

Trees	Size	Qty
Chilopsis linearis 'Bubba'	24" box	1
semi-seedless desert willow	1.5" caliper	
Ficus parica 'black mission fig'	24" box	2
black mission fig	1.5" caliper	
Existing tree to remain in place		

Shrubs / Ground Covers	Size	Qty
Bauhinia lunarioides 'White'	15 gallon	3
chihuahuan orchid shrub		
Anisacanthus quadrifidus v. wrightii	5 gallon	4
mexican fire		
Ruellia brittoniana	5 gallon	11
mexican petunia		
Justicia californica	5 gallon	14
chuparosa		
Calliandra hybrid	5 gallon	7
sierra starr fairy duster		
Chrysactinia mexicana	1 gallon	36
damianita daisy		
Tecoma stans	5 gallon	3
yellow bells		
Calylophus hartwegii	1 gallon	26
calylophus		
Sphaeralcea ambigua	3 gallon	9
mixed color globe mallow		

Vines	Size	Qty
Vitis californica 'Roger's Red'	5 gallon	3
california grape		
Antigonon leptopus 'Baja Red'	5 gallon	2
red queen's wreath		

Cacti / Succulents	Size	Qty
Nolina microcarpa	5 gallon	11
beargrass		
Agave desmettiana	5 gallon	3
smooth edge agave		
Asclepias subulata	5 gallon	4
desert milkweed		
Euphorbia antispyllitica	5 gallon	8
candelilla		
Aloe x 'blue elf'	5 gallon	12
blue elf aloe		

- # LANDSCAPE KEY NOTES**
- Property line
  - Existing pavement
  - Existing curb
  - Existing sidewalk
  - Existing wall
  - Decorative rock typ. - all landscape areas

**LANDSCAPE BORDER REQUIREMENTS**  
Entry Circle  
no landscape border required

**SHADE STUDY**

Public hardscape total area	1,173 SF
Public hardscape shade required (50%)	586 SF
Public hardscape shade provided	586 SF

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**DEVELOPMENT PACKAGE for  
EL RIO MANNING HOUSE ENTRY CIRCLE**  
**landscape plan**





**IRRIGATION LEGEND**

furnish and install all material per plans, details, and specifications  
isolation valve - 1-1/2" lead free brass ball valve

- irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring
- - - mix line - sch. 40 pvc - 3/4" unless otherwise shown
- hose end cap
- multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule
- single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule

**WATERING SCHEDULE NOTES:**

1. (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.
2. Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

**EMITTER SCHEDULE**

Trees	Type	Outlets	Gph outlet	Gph plant
Prosopis velutina <i>velvet mesquite</i>	m	5	2.0	10.0
Washington robusta <i>mexican fan palm</i>	m	3	2.0	6.0
Chilopsis linearis 'Bubba' <i>semi-seedless desert willow</i>	m	5	2.0	10.0
Ficus carica 'black mission fig' <i>black mission fig</i>	m	5	2.0	10.0
Shrubs / Succulents	Type	Outlets	Gph outlet	Gph plant
Bauhinia lunarioides 'White' <i>chihuahuan orchid shrub</i>	s/m	3	2.0	6.0
Anisacanthus quadrifidus v. wrightii <i>mexican fire</i>	s/m	2	2.0	4.0
Ruellia brittoniana <i>mexican petunia</i>	s/m	2	1.0	2.0
Justicia californica <i>chuparosa</i>	s/m	2	1.0	2.0
Calliandra hybrid <i>sierra starr fairy duster</i>	s/m	2	1.0	2.0
Tecoma stans <i>yellow bells</i>	s/m	2	2.0	4.0
Sphaeralcea ambigua <i>mixed color globe mallow</i>	s/m	1	1.0	1.0
Nolina microcarpa <i>beargrass</i>	s/m	2	2.0	4.0
Agave desmettiana <i>smooth edge agave</i>	s/m	1	1.0	1.0
Asclepias subulata <i>desert milkweed</i>	s/m	1	1.0	1.0
Euphorbia antisiphilitica <i>candelilla</i>	s/m	1	1.0	1.0
Aloe x 'blue elf' <i>blue elf aloe</i>	s/m	1	1.0	1.0
Ground Covers / Vines	Type	Outlets	Gph outlet	Gph plant
Vitis californica 'Roger's Red' <i>california grape</i>	s/m	2	2.0	4.0
Antigonon leptopus 'Baja Red' <i>red queen's wreath</i>	s/m	2	2.0	4.0
Chrysactinia mexicana <i>damianita daisy</i>	s/m	1	1.0	1.0
Calylophus hartwegii <i>calylophus</i>	s/m	1	1.0	1.0

**LOW VOLTAGE LIGHTING LEGEND**

Furnish and install landscape material per plans, details and specifications.

- Luminaries** Qty
- Down light - unique lighting - orbital 2w black
  - Area path light - unique lighting - entropic - 2w/ 3000k weathered brass -12" height
  - Angle light - unique lighting - positron - 4w 2700k - weathered brass
  - strip lighting under seat wall - 30' led strip lighting to be determined with owner review and approval through submittal

**LOW VOLTAGE LIGHT NOTES:**

1. Contractor shall submit bid alternative for proposed lighting system.
2. Lighting system shall connect to the existing system.
3. Timer shall be set to not run past 11:00 p.m.
4. Luminaries shall be wired and generally located during the day with final adjustment made during even hours.

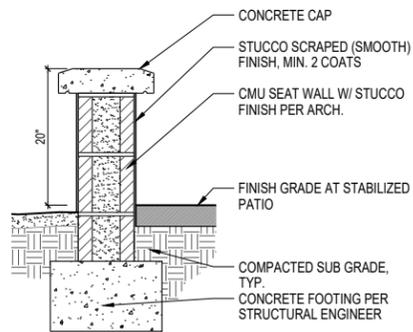


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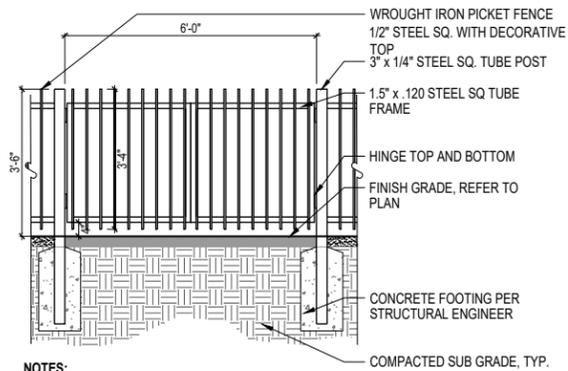


**DEVELOPMENT PACKAGE for**  
**EL RIO MANNING HOUSE ENTRY CIRCLE**  
**irrigation and low voltage lighting plan**



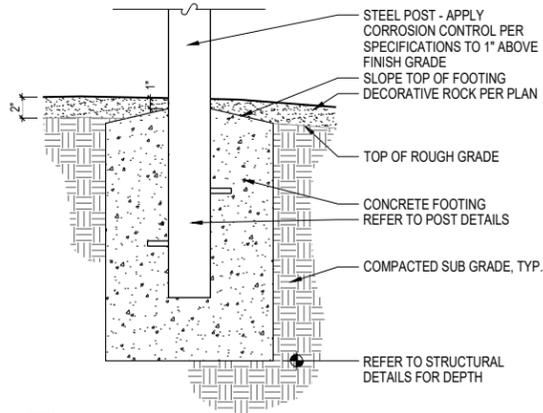
- NOTES:**
1. REFER TO PLAN FOR TOP OF WALL
  2. SLOPE TOP OF FOOTING
  3. PAINT PER OWNER

1 CMU SEAT WALL NTS



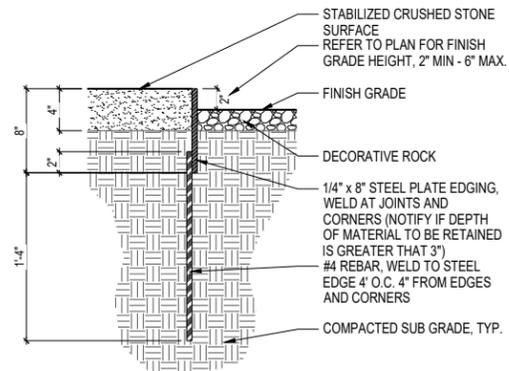
- NOTES:**
1. DETAIL FOR DESIGN INTENT ONLY. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS, AND ALL REQUIRED PERMITS.
  2. STEEL MESH SCREEN SHALL MATCH EXISTING.
  3. ALL STEEL BELOW GRADE REQUIRES A MIN. OF 2 COATS OF FLUID WATERPROOFING.

2 WROUGHT IRON FENCE AND GATE NTS



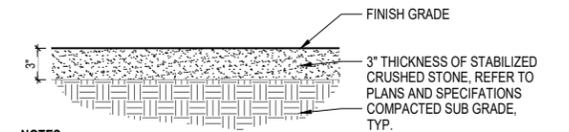
- NOTES:**
1. ALL STEEL BELOW GRADE REQUIRES A MIN. OF 2 COATS OF FLUID WATERPROOFING.

3 STEEL POST FOOTING IN GRADE NTS



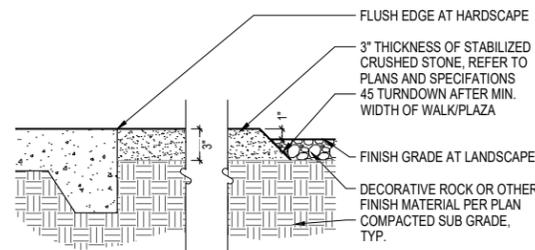
- NOTES:**
1. DO NOT USE IN RIGHT OF WAY.
  2. ALL STEEL BELOW GRADE REQUIRES A MIN. OF 2 COATS FLUID WATERPROOFING.

4 STEEL EDGING NTS



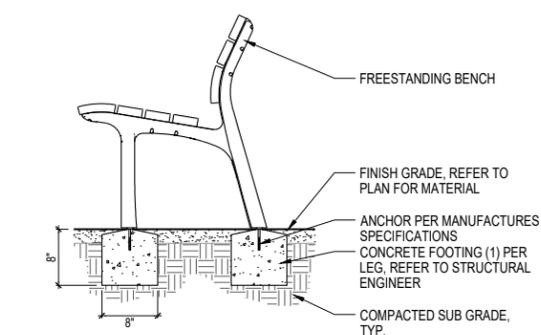
- NOTES:**
1. STABILIZED DG TO BE PREMIXED OFF SITE.
  2. TOTAL DEPTH TO BE 3\"/>

5 STABILIZED DECOMPOSED GRANITE NTS



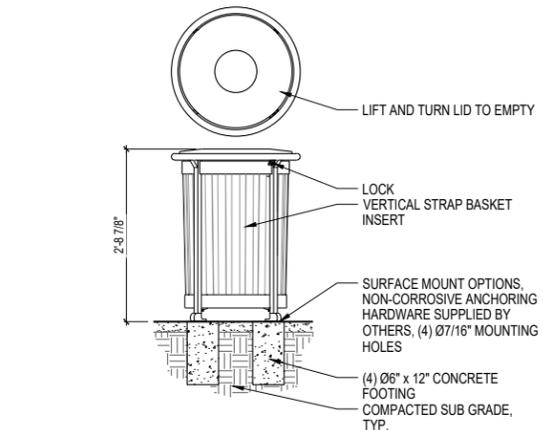
- NOTES:**
1. CONTRACTOR SHALL PROVIDE MOCK UP FOR PATH INSTALLATION OF 10\"/>

6 STABILIZED DG AT LANDSCAPE / HARDSCAPE NTS



- NOTES:**
1. INSTALL BENCH PER MANUFACTURES SPECIFICATIONS.

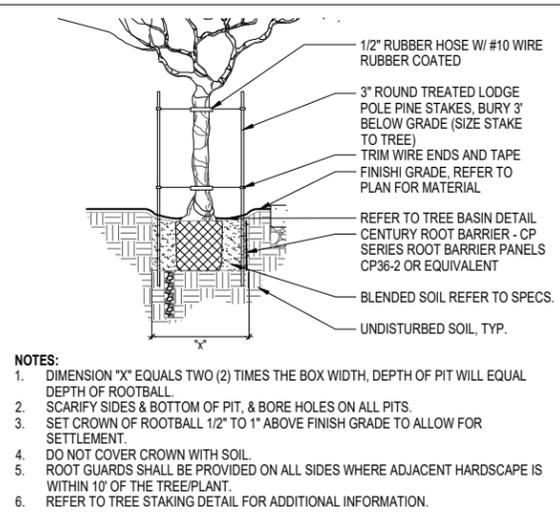
7 FREESTANDING BENCH NTS



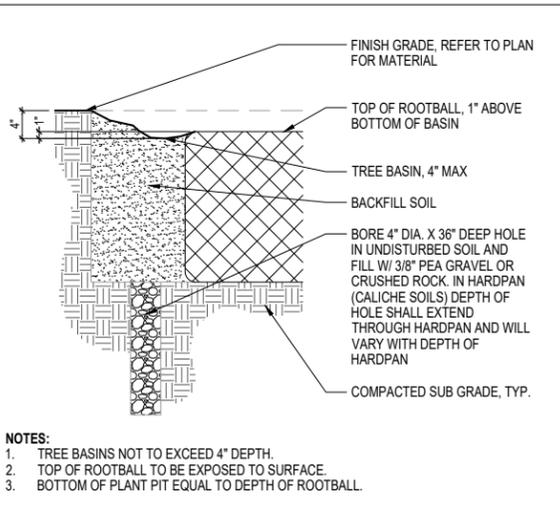
8 WASTE RECEPTACLE NTS



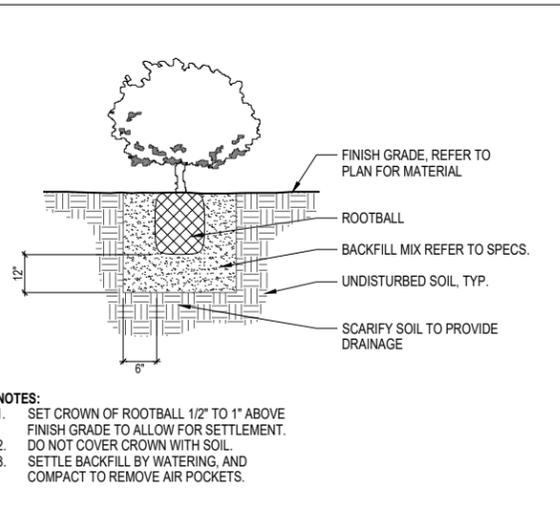
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<b>DEVELOPMENT PACKAGE for EL RIO MANNING HOUSE ENTRY CIRCLE</b> <b>hardscape details</b>				<b>DP19-</b> <b>9</b> OF <b>11</b>



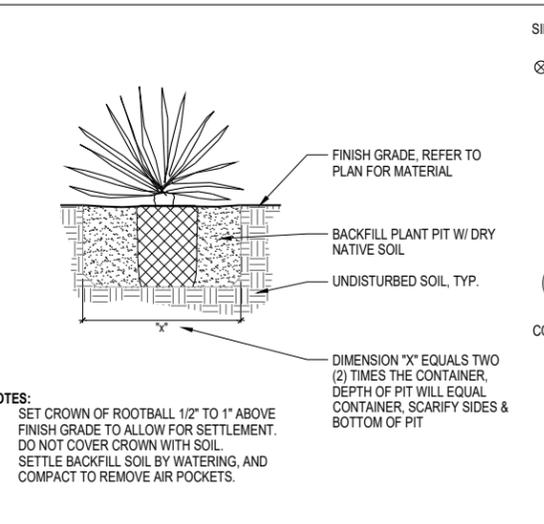
**1** 15 GALLON & 24IN BOX - TREE PLANTING NTS



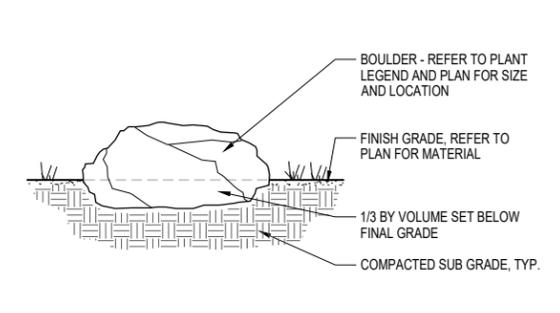
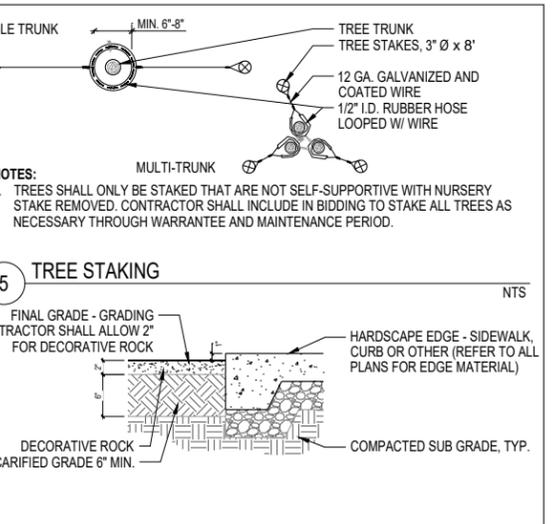
**2** TREE BASIN NTS



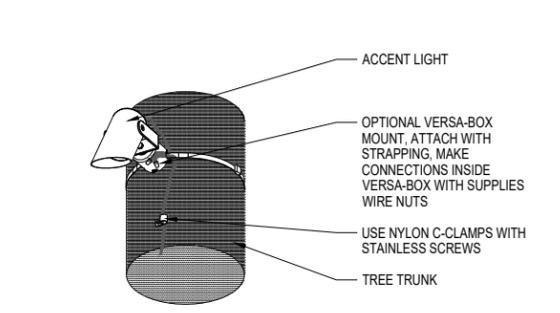
**3** SHRUB PLANTING NTS



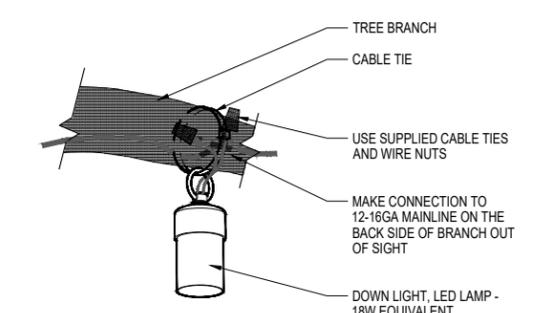
**4** ACCENT PLANTING NTS



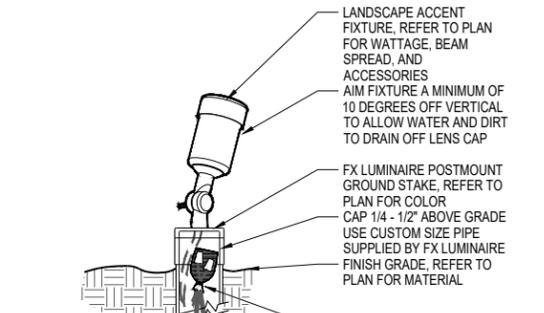
**7** BOULDER PLACEMENT NTS



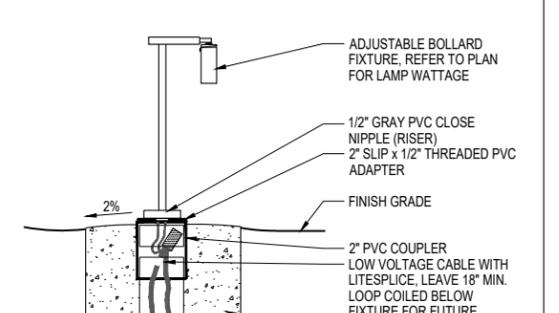
**8** TREE MOUNTED ACCENT LIGHT NTS



**9** HANGING DOWN LIGHT IN TREE NTS



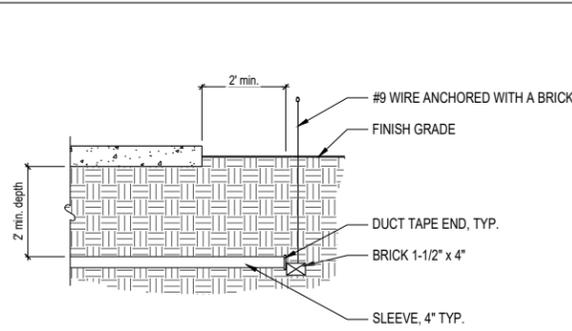
**10** POST MOUNTED ACCENT LIGHT NTS



**11** DRIVEWAY LIGHT NTS

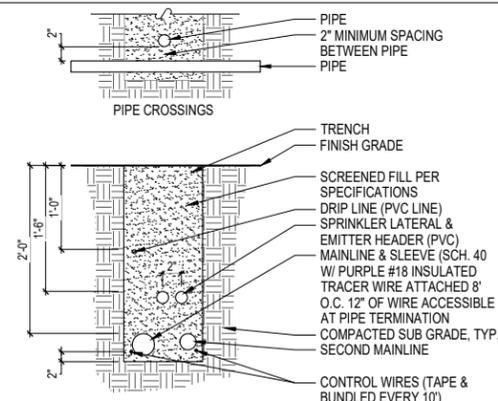


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- NOTES:**
1. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
  2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
  3. WHERE THERE IS MORE THAN ONE SLEEVE EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
  4. MECHANICALLY TAMP BACKFILL SOIL TO 95% PROCTOR.

1 SLEEVING NTS



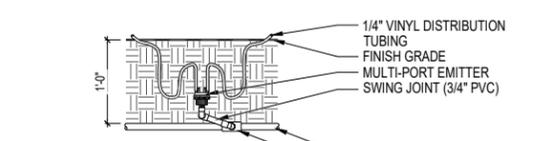
- NOTES:**
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
  2. TRENCH WIDTH & DEPTH TO VARY DEPENDING ON NUMBER & TYPES OF PIPES CONTAINED THERE IN.
  3. TRACER WIRE AND METALLIC TAPE INSTALLED WITH MAINLINES.
  4. 4" PIPE & LARGER SHALL BE 30" BELOW FINISH GRADE.

2 IRRIGATION TRENCHING NTS



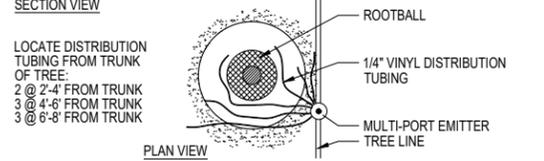
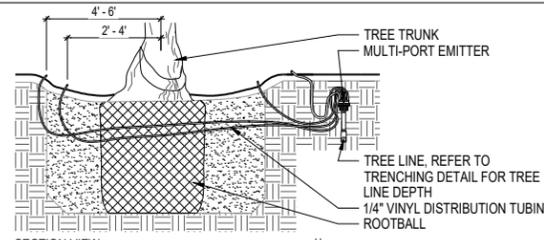
- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

3 SINGLE OUTLET EMITTER NTS



- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

4 MULTI-PORT EMITTER NTS



- NOTES:**
1. INSTALL DISTRIBUTION TUBES EQUALLY AROUND EDGE OF ROOTBALL. DRIP TUBING AT SURFACE TO CLEAR FINAL GRADE BY A MIN. OF 1" AND A MAX. OF 2". DETAIL REPRESENTS TYP. INSTALLATION REFER TO IRRIGATION LEGEND FOR MULTI-PORT EMITTER QUANTITIES.

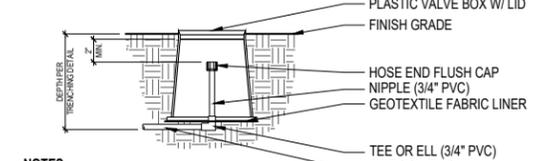
5 MULTI-PORT EMITTER DRIP TUBING @ TREE NTS

**NOTES:**

1. ALL 1/2" LATERAL PIPE TO BE CLASS 315 PVC. ALL PIPE 3/4" TO 2-1/2" TO BE SCH. 40 PVC. PIPE 3" AND LARGER TO BE CLASS 200 PVC OR AS NOTED ON IRRIGATION LEGEND.
2. MAIN LINE - SCH. 80 FITTINGS.
3. LATERAL AND DRIP LINES SCH. 40 FITTINGS.
4. PRESSURE TESTS, 4 HOURS:
  - MAIN LINE AT 150 PSI
  - LATERALS AND DRIP LINE AT 70 PSI

PIPE SIZE	FLOW (GPM)
1/2"	0 - 5
3/4"	5 - 10
1"	10 - 12
1-1/4"	12 - 20
1-1/2"	20 - 30
2"	30 - 46
2-1/2"	46 - 60
3"	60 - 110
4"	110 - 190
6"	190 - 340

6 PIPE SIZING SCHEDULE NTS



- NOTES:**
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

7 HOSE END CAP NTS



NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				EL RIO COMMUNITY HEALTH 450 WEST PASEO REDONDO TUCSON, ARIZONA 85701 ATTN: KENNETH SAND PH: (520) 670-3789 E: kenneths@elrio.org
				<b>ARC STUDIOS</b> 3117 E. Flower Street Tucson, Arizona 85716 phone: 520.882.9655 www.arcstudiosinc.com
				<b>SITE ADDRESS</b> 450 WEST PASEO REDONDO TUCSON, ARIZONA 85701
A PORTION OF LOT 2 AND A PORTION OF PASEO REDONDO R/W, LA ENTRADA LOT 1 THRU 9, BK. 37 PG. 60 MAPS & PLATS, RECORDS OF PIMA COUNTY, LOCATED IN THE SOUTH 1/2 OF SECTIONS 11 AND 12, T. 14 S., R. 13 E. G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA				<b>DEVELOPMENT PACKAGE for</b> <b>EL RIO MANNING HOUSE ENTRY CIRCLE</b> <b>irrigation details</b>