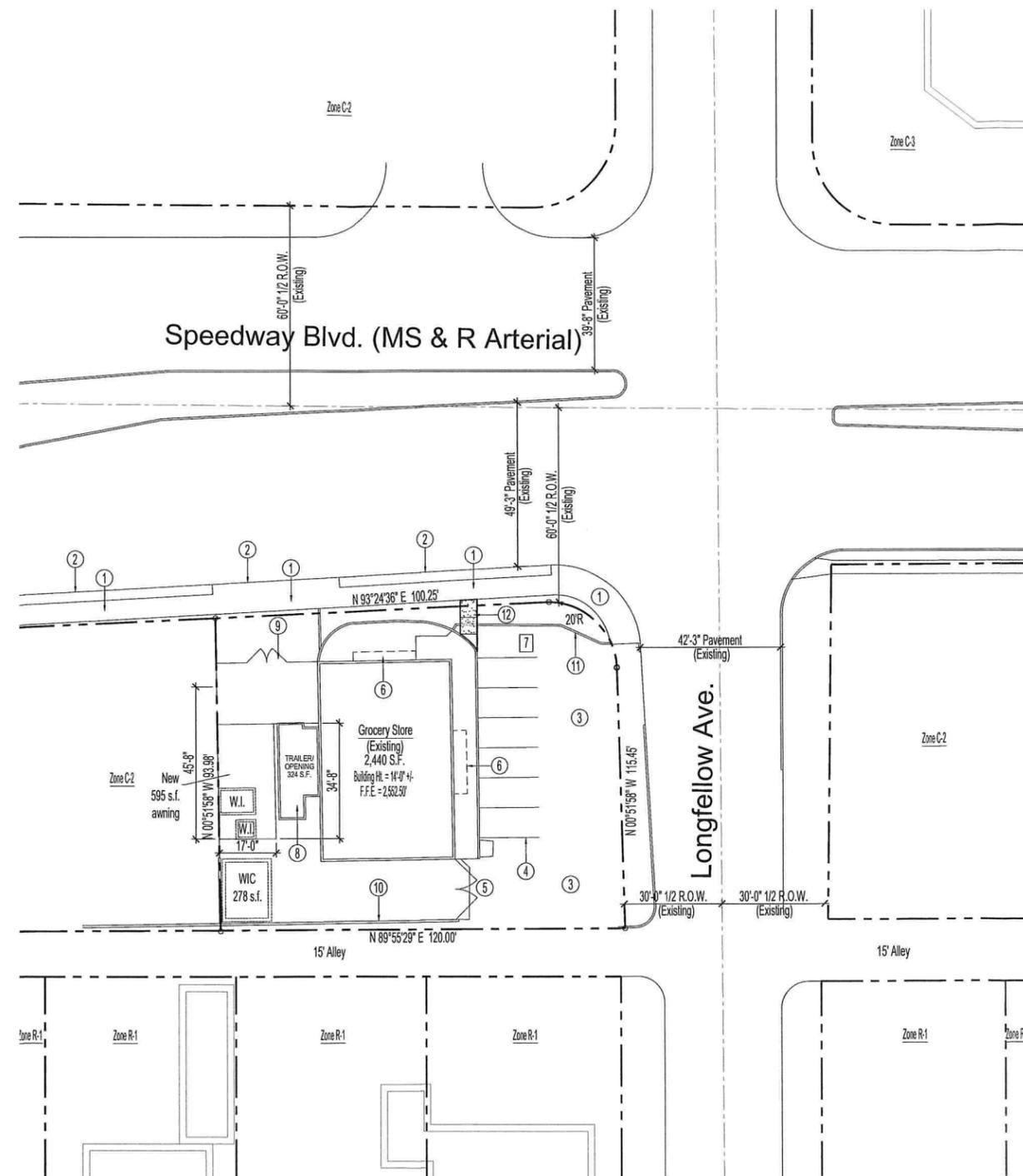


SHEET INDEX

Sheet 1 of 1: Development Plan & Notes



SCALE: 1" = 20'-0"
CI = Not applicable



Site Tabulations:

Zoning:	C - 2
Site area:	11,407 SF
Existing building (retail) SF:	2,440 SF
New Awning (storage) SF:	595 SF
New food truck (retail) SF:	324 SF
New walk in cooler (storage) SF:	278 SF
Subtotal new items	1,197 SF

New Total building SF: 3,717 SF

Parking required:

Retail - 1 space per 300SF - 2,764 SF:	9 spaces
Storage - 1 space per 5,000 Sf - 895 SF:	1 space
Total parking required:	10 spaces

Parking Provided: 7 spaces

(Insufficient parking spaces): 3 spaces

Development Plan Keynotes:

1. Existing concrete sidewalk in R.O.W.
2. Existing curbing at Speedway Blvd.
3. Existing asphalt paving.
4. Existing stripped parking space.
5. Existing gate.
6. Existing awning on façade.
7. Existing enclosed storage unit.
8. Existing food truck.
9. Existing fence and gate.
10. Existing wall.
11. Existing curbing.
12. New 5' - 0" wide concrete sidewalk to connect existing sidewalk at building and existing sidewalk at R.O.W. (maintain ADA accessibility throughout).

ADMINISTRATIVE ADDRESS: 3954 E. Speedway Blvd

Two working days before you dig
CALL FOR THE BLUE STAKES
800-782-5348
Blue Stake Center



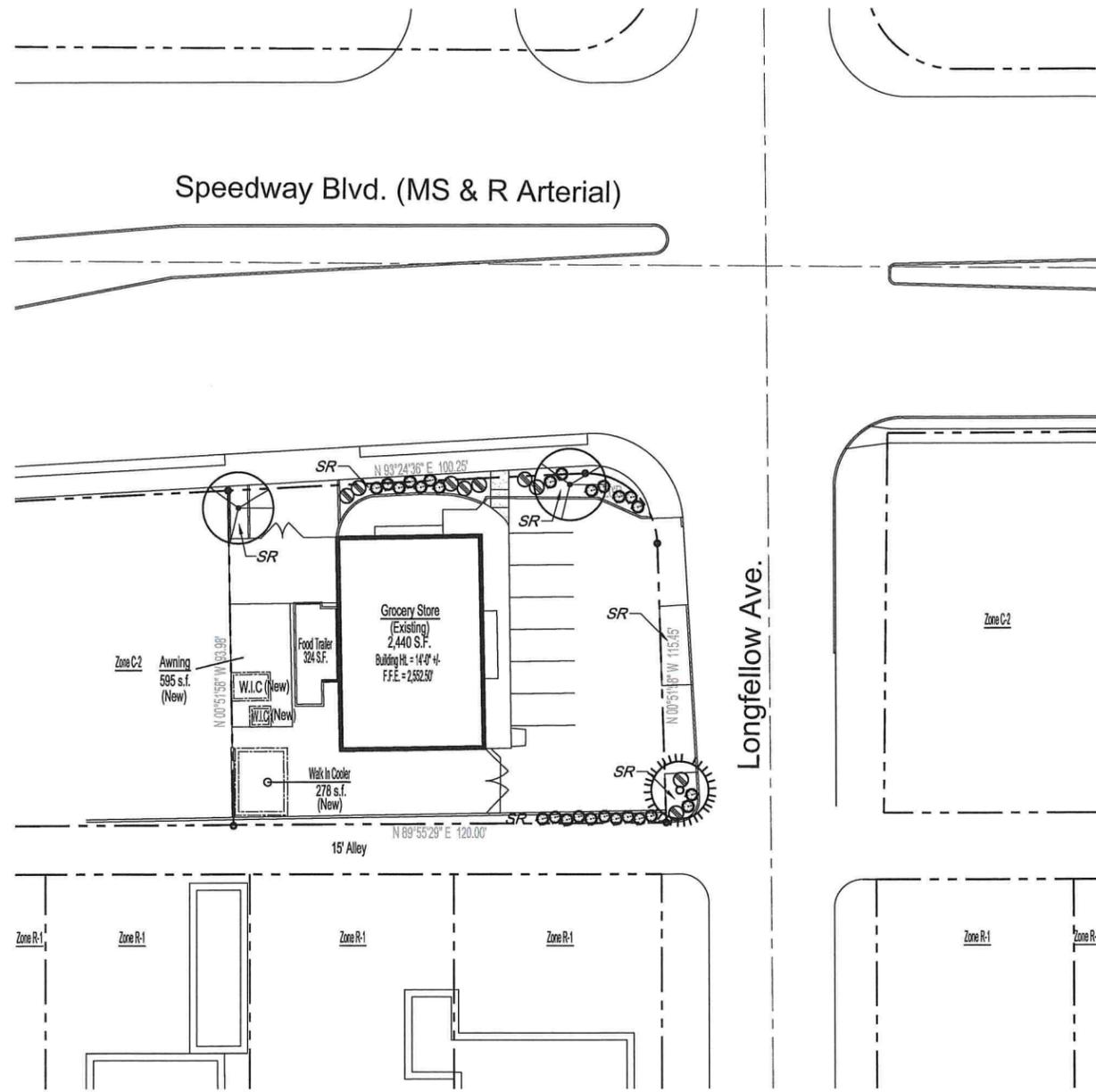
**BABYLON MARKET
DEVELOPMENT PACKAGE**
WASHINGTON HEIGHTS RESUB LOTS 9 & 10
EXC RD & EXC SPDNDL BLK 17

1
OF
1

Gene Goldstein Architect
(# 15939)

DRWN. BY	KV	SCALE: 1" = 20'-0"
DSGN. BY	GG	
CHKD. BY	GG	PLAN NO. DP18-0000

NO.	DATE	REVISION	BY	CHKD.	APPR.



LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

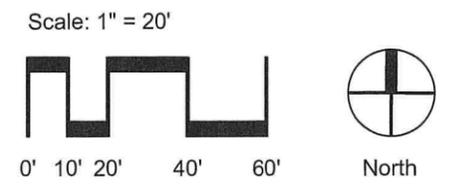
TREES	SIZE	QTY
Pittosporum phillyreoides Willow Pittosporum	15 Gal	1
Prosopis velutina Native Mesquite	15 Gal	2

SHRUBS / ACCENTS	SIZE	QTY
Calliandra eriophylla Fairy Duster	5 Gal	9
Chrysantha mexicana Damianita	5 Gal	26

GROUND COVER / HARDSCAPE	SIZE	QTY
1/2" - 3/4" Screened Rock Desert Rose - 2" min thickness		

LANDSCAPE NOTES

- All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, including areas within the right-of-way.
- All plants shall be irrigated with a permanent underground irrigation system - see sheet L-2.
- The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
- Materials within the sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.
- Landscape areas shall be depressed 6" for water harvesting.



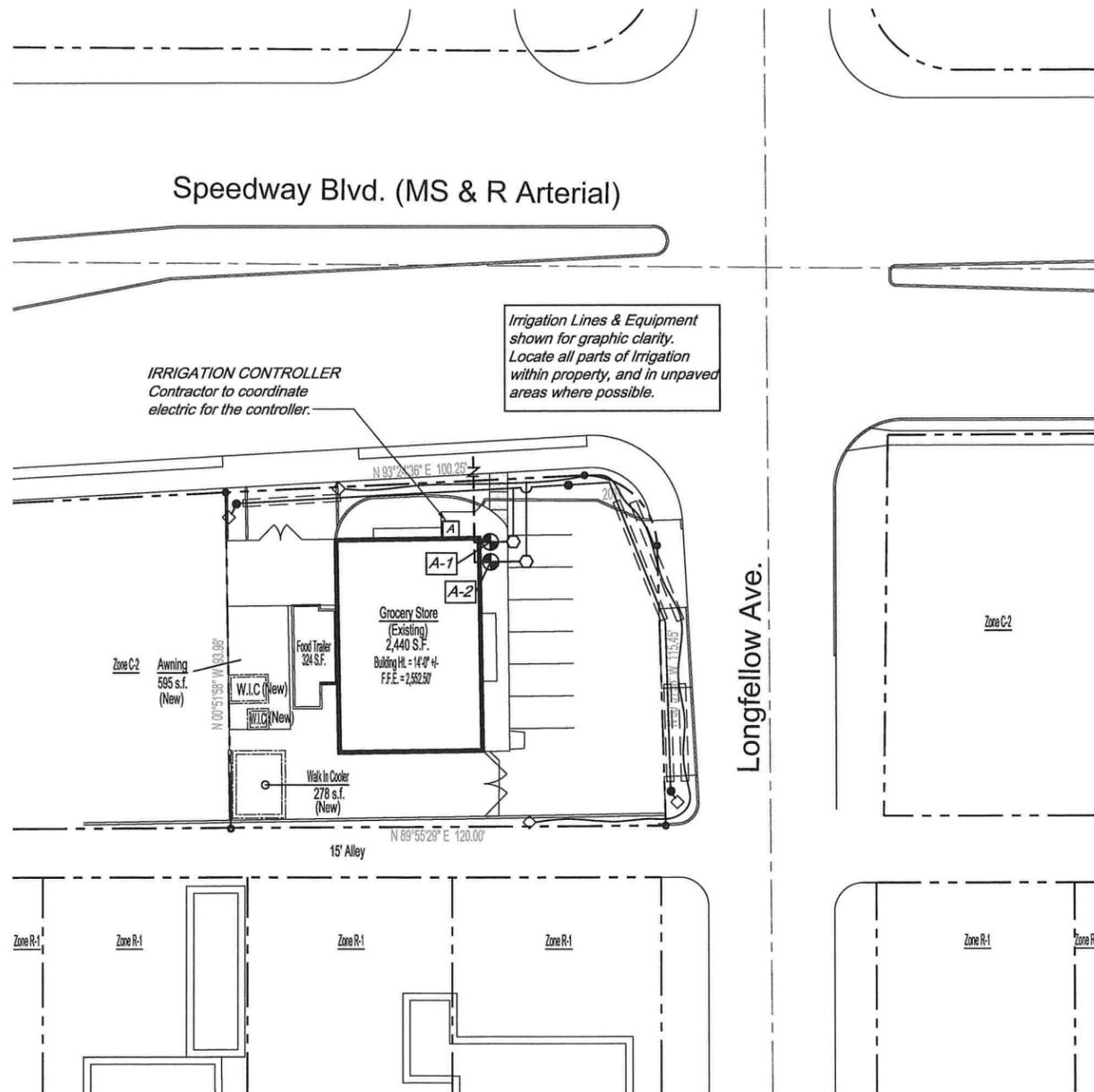
COT ADMINISTRATIVE ADDRESS: 3954 E. SPEEDWAY BLVD. DP18-xxx

LANDSCAPE PLAN

BABYLON MARKET

Washington Heights Resub Lots 9 & 10 Exc Rd & Exc Spndnl Blk 17,
G&SRM, City of Tucson, Pima County, AZ

		11047 N. Cloud View Place Tucson, AZ 85737 (520) 877-8037 fax (520) 877-8079	Date: 1/9/19	<input type="checkbox"/> Design Review	L-1
			Drawn by: LMW	<input checked="" type="checkbox"/> Construction Documents	
Checked by: GRS			<input checked="" type="checkbox"/> Agency Submittal	<input type="checkbox"/> Construction Set	1 of 3
			<input checked="" type="checkbox"/> Not for Construction		

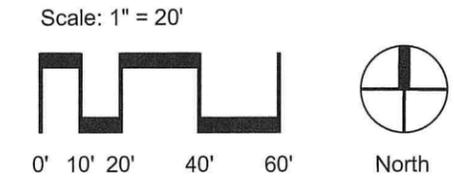


IRRIGATION LEGEND

- Reduced Pressure Backflow Preventer, Mainline Size
- Mainline - Schedule 40 PVC 1" unless otherwise noted
- Remote Control Valve - 1" - Rainbird 100 PEB and Rainbird RBY-100C Filter
- Emitter Header - Schedule 40 PVC 1" unless otherwise noted
- Pressure Regulator - Fixed Outlet Pressure @ 40 psi - flow as required
- Poly line - .580 poly line
- Emitter Line (Trees) - Class 200 PVC - 3/4" unless otherwise noted
- Multiport Emitter - Rainbird XBT-10-6
- Sleeves - Schedule 40 PVC - 2" unless otherwise noted
- Valve ID
- Controller - Rainbird ESP-SMT with weather sensor. Contractor to coordinate electric for the controller.
- Hose End Caps

IRRIGATION NOTES

1. Contractor shall coordinate electrical power supply for irrigation controller. Contractor shall provide sleeves for remote control valve wires.
2. Irrigation plans are schematic. Locate lines and equipment in unpaved areas wherever possible.
3. Locate weather sensor so it is unimpeded by any structural elements.
4. Shrubs shall have (1) 1-gph emitter per 1 gallon plant and (2) 1-gph emitters per 5 gallon plant. Emitters shall be Rainbird Rainbug or approved equal.
5. Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.



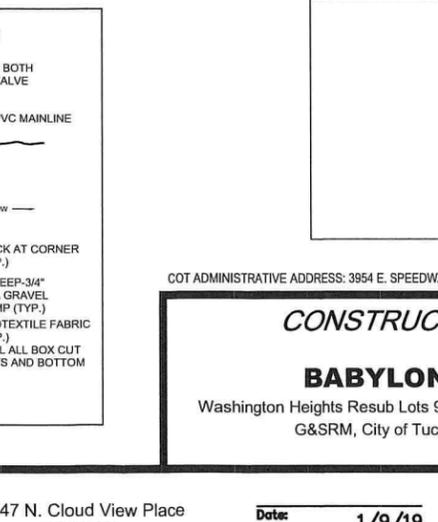
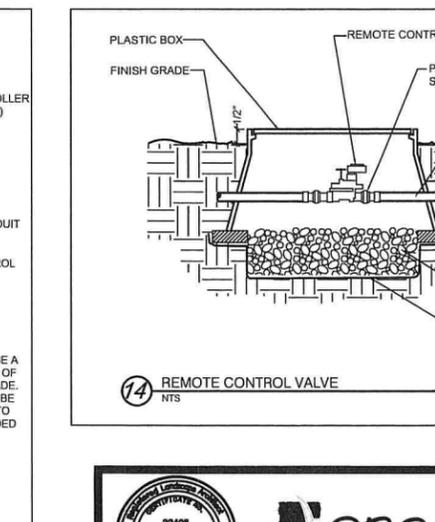
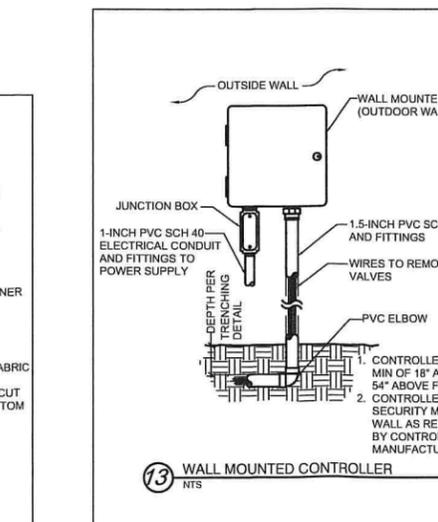
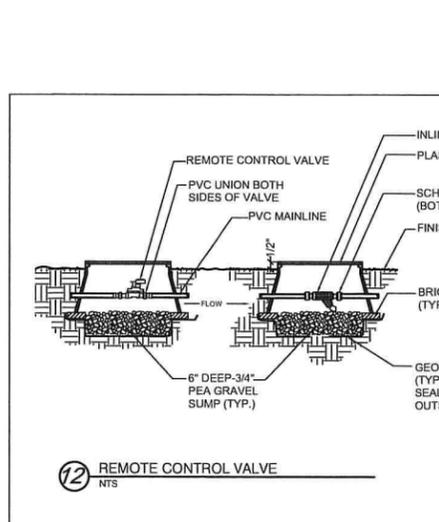
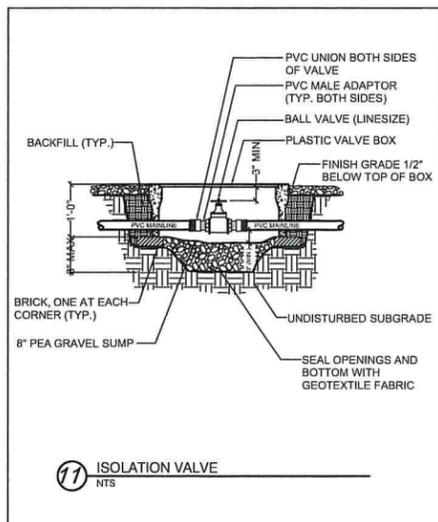
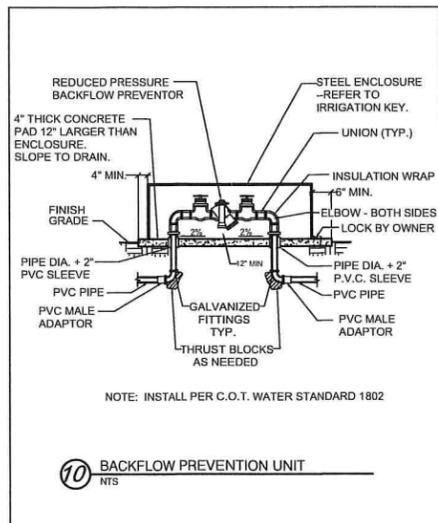
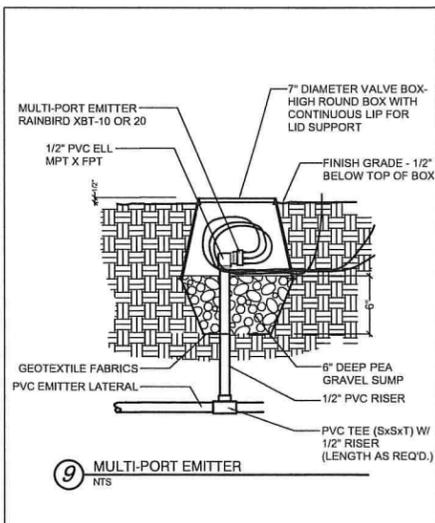
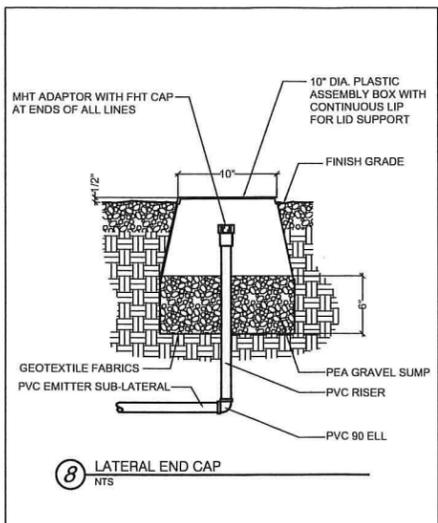
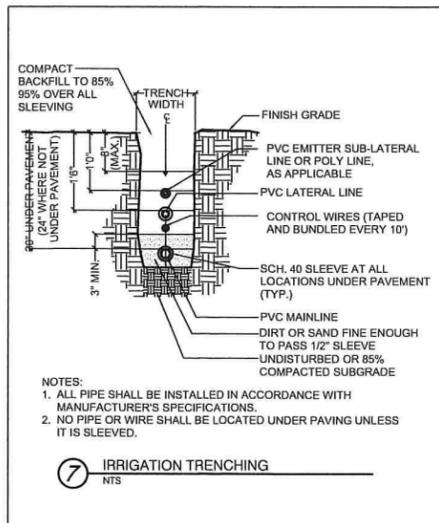
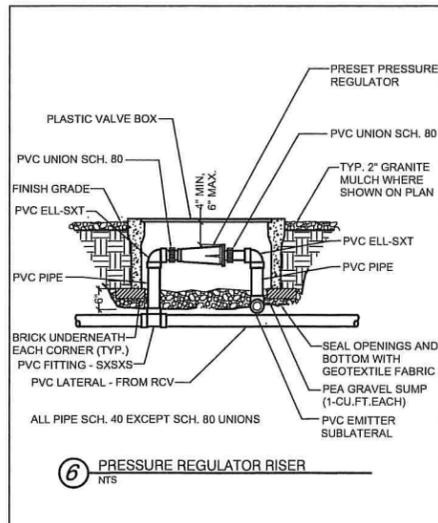
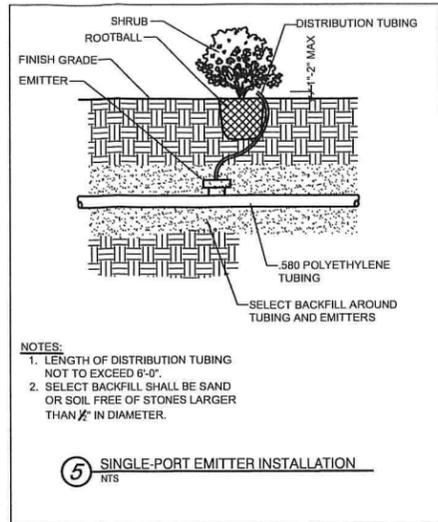
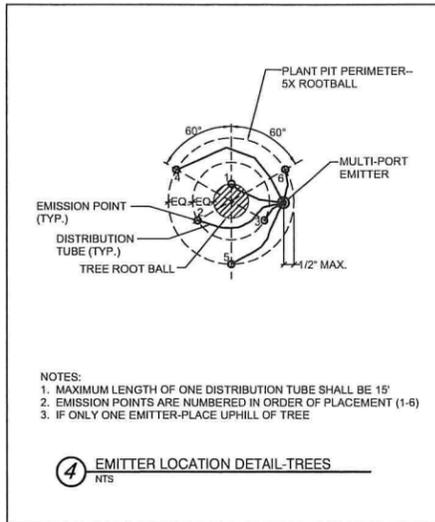
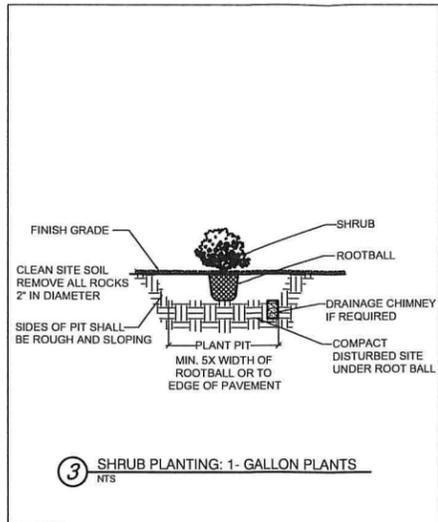
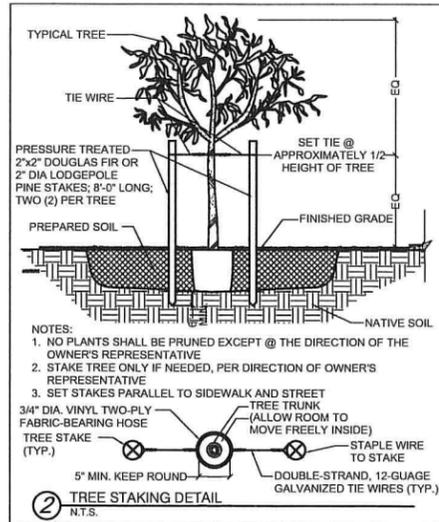
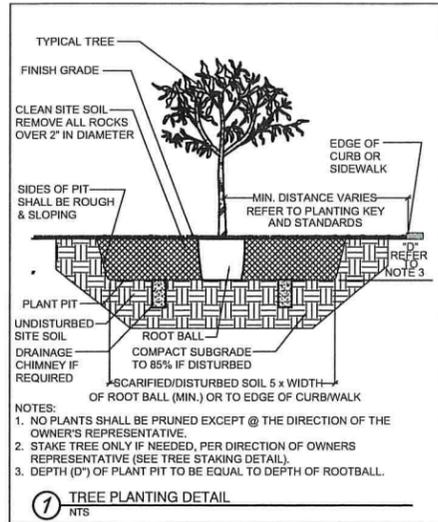
COT ADMINISTRATIVE ADDRESS: 3954 E. SPEEDWAY BLVD. DP18-xxx

IRRIGATION PLAN

BABYLON MARKET

Washington Heights Resub Lots 9 & 10 Exc Rd & Exc Spndrl Blk 17,
G&SRM, City of Tucson, Pima County, AZ

		11047 N. Cloud View Place Tucson, AZ 85737 (520) 877-8037 fax (520) 877-8079	Date: <u>1/9/19</u> Drawn by: <u>LMW</u> Checked by: <u>GRS</u>	<input type="checkbox"/> Design Review <input type="checkbox"/> Construction Documents <input checked="" type="checkbox"/> Agency Submittal <input type="checkbox"/> Construction Set <input checked="" type="checkbox"/> Not for Construction	L-2 2 of 3
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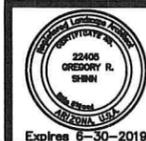
COT ADMINISTRATIVE ADDRESS: 3954 E. SPEEDWAY BLVD.

DP18-xxx

CONSTRUCTION DETAILS

BABYLON MARKET

Washington Heights Resub Lots 9 & 10 Exc Rd & Exc Spndnl Blk 17, G&SRM, City of Tucson, Pima County, AZ



GRS
LANDSCAPE ARCHITECTS, LLC

11047 N. Cloud View Place
Tucson, AZ 85737
(520) 877-8037
fax (520) 877-8079

Date: 1/9/19
Drawn by: LMW
Checked by: GRS

Design Review
 Construction Documents
 Agency Submittal
 Construction Set
 Not for Construction

L-3

3 of 3