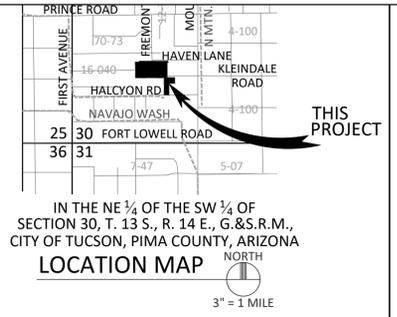


Enclosure 3 - Tentative Plat Site Plans

TENTATIVE PLAT PACKAGE for MOUNTAIN ENCLAVE LOTS 1-76 + C.A. "A" + C.A. "B" + C.A. "C" A FLEXIBLE LOT DESIGN SUBDIVISION

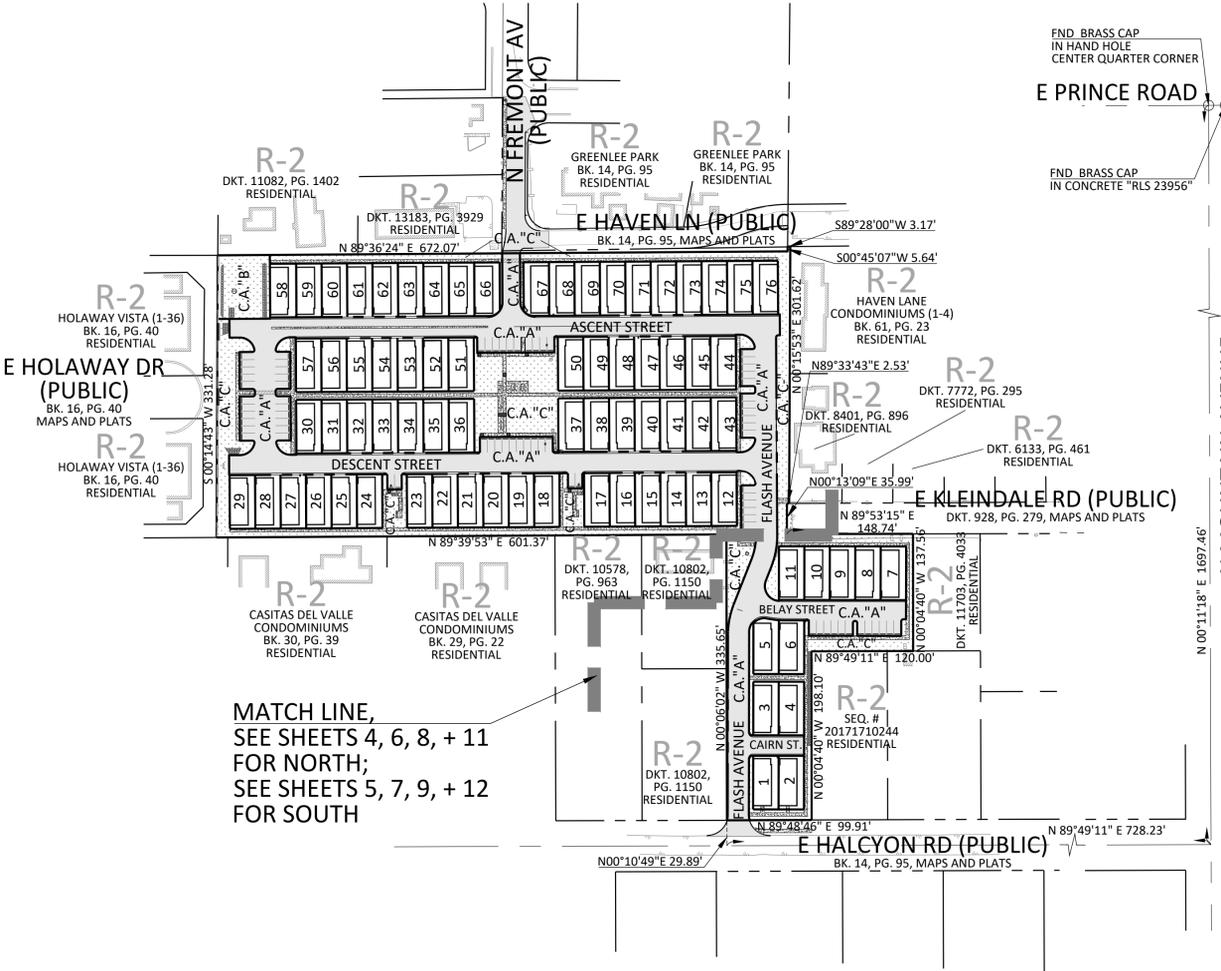


GENERAL NOTES

- OWNER: RIO WEST, INC. 2440 SOUTH 34TH PLACE TUCSON, AZ 85713. PARCEL ID 113042700: RENTAL 1113 & 1117 E HALCYON LLC., 7830 N SANDY DESERT TRAIL UNIT B, TUCSON, AZ 85741. PARCEL ID 11304269E: FLOYD, LINDA FRANCES, 7830 N SANDY DESERT TRAIL #B, TUCSON, AZ 85741.
- THE EXISTING ZONING IS R-2, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THE EXISTING USE IS RESIDENTIAL AND VACANT. THE PROPOSED USE OF THE DEVELOPMENT IS SINGLE-FAMILY RESIDENTIAL, DETACHED UTILIZING THE FLEXIBLE LOT DEVELOPMENT OPTION AND IS SUBJECT TO UDC SECTION 8.7.3, A.M. 2-06.5.0 AND T.S. 3-01.0. THE PROJECT WILL BE DEVELOPED UTILIZING FLD ALTERNATIVE B. DENSITY BONUS - ADDITIONAL FUNCTIONAL OPEN SPACE.
- THE TOTAL NUMBER OF NEW LOTS AS PART OF THIS SUBDIVISION IS 76. REFER TO THE LOT AREA TABLE AND DENSITY INFORMATION ON THIS SHEET.
- THE GROSS SITE AREA OF THIS SUBDIVISION IS 273,917 SQUARE FEET, OR 6.29 ACRES. THE TOTAL DEVELOPABLE AREA IS 273,917 SQUARE FEET. SEE COMMON AREA + LOT AREA TABLES FOR BREAKDOWN. THE TOTAL PAVED AREA IS APPROXIMATELY 78,000 SF.
- 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.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING/BUILDING PLANS.
- 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.
- CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS SUBDIVISION PLAT DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
- ACCESSIBLE STANDARDS MUST BE MET PER THE CITY OF TUCSON INCLUSIVE HOME DESIGN ORDINANCE, COT ORDINANCE #10463. THIS ORDINANCE REPRESENTS LOCAL AMENDMENTS TO THE 2010 AMERICAN NATIONAL STANDARD ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE (ANSI 117.1). SECTION 1003.2 ACCESSIBLE ENTRANCE (COT ORDINANCE #10463) - THE FRONT DOOR OF EACH UNIT SERVES AS AN ACCESSIBLE ENTRANCE. THE INTERIOR SIDEWALKS SERVE AS AN ACCESSIBLE ROUTE. COMPLIANCE WITH SITE ACCESSIBILITY IS PROVIDED FROM PUBLIC AND COMMON AREAS, AND RIGHT-OF-WAYS, VIA INTERIOR SIDEWALKS AND UNIT FRONT DOORS.
- U.D.C. REQUIREMENTS FOR R-2 ZONING FOR FLD ALTERNATIVE 'B': MAXIMUM BUILDING HEIGHT = 25' ACTUAL BUILDING HEIGHT = 21'

GENERAL NOTES (cont.)

- TOTAL MILES OF NEW PUBLIC STREETS ARE 0.0 MILES. TOTAL MILES OF NEW PRIVATE STREETS ARE 0.4 MILES.
- MAIL SERVICE TO BE PROVIDED AT GROUPED LOCATIONS. INDIVIDUAL MAIL SERVICE WILL NOT BE PROVIDED.
- COMMON AREA "A" DEFINES NEW PRIVATE STREETS AND UTILITIES. COMMON AREA "B" DEFINES NEW VEGETATED OPEN SPACE AND DRAINAGE AND UTILITIES. COMMON AREA "C" DEFINES NEW VEGETATED OPEN SPACE AND UTILITIES. PORTIONS OF COMMON AREA "B" & "C" ALSO SERVE AS THE FUNCTIONAL OPEN SPACE REQUIRED FOR THIS SUBDIVISION.
- COMMON AREAS SHOWN HERON WILL BE GRANTED AS EASEMENTS BY THE FINAL PLAT TO THE CITY OF TUCSON AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE GROUND AND UNDERGROUND UTILITIES AND SEWERS.
- A SINGLE PROPERTY OWNER, PROPERTY MANAGEMENT COMPANY, OR HOME OWNERS ASSOCIATION, WILL BE RESPONSIBLE FOR THE MANAGEMENT AND MAINTENANCE OF THE SOLID WASTE COLLECTION SERVICES AND STORAGE AREA FOR ALL DEVELOPMENT OCCUPANTS.
- PERIMETER YARDS ON INTERIOR LOTS (INTERIOR YARD BUILDING SETBACKS) - THE PERIMETER YARD REQUIREMENTS OF SECTION 6.3.4, DIMENSIONAL STANDARDS AND EXCEPTIONS TABLES, MAY BE REDUCED FOR SETBACKS ALONG INTERIOR LOT LINES TO EXTENT PERMITTED BY THE CITY'S ADOPTED BUILDING CODES.
- WASTE STREAM CALCULATION: PER TSM 8-01.8.0 THIS SITE PRODUCES APPROXIMATELY 544 TONS OF SOLID WASTE PER YEAR (EQUATING TO 6,970 GALLONS PER WEEK). A MINIMUM OF 6,970 GALLONS (TOTAL) OF TRASH WILL BE REQUIRED TO BE REMOVED FROM THE SITE EACH WEEK. THIS WILL BE ACCOMPLISHED BY PROVIDING ONE 95-GAL. APC TRASH BIN AND ONE RESIDENTIAL RECYCLE BIN PER UNIT, FOR A TOTAL MAXIMUM OF 14,440 GALLONS BEING PICKED UP ONCE PER WEEK.
- THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
- 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.
- THE PIMA COUNTY ASSESSOR'S PARCEL NUMBERS ARE: 113-04-0380, 113-04-0398, 113-04-269E AND 113-04-2700.
- A TEP BLANKET EASEMENT RECORDED IN BOOK 95 AT PAGE 352 AFFECTS PARCEL 4, AND A TEP BLANKET EASEMENT RECORDED IN BOOK 102 AT PAGE 78 AFFECTS PARCEL 1.
- A MANAGEMENT SCHEDULE WILL BE PUT IN PLACE BY THE BUILDER TO ENSURE THAT ELEVATIONS DO NOT REPEAT MORE OFTEN THAN ONE (1) IN EVERY FOUR (4) (SECTION 8.7.3.M1.C.1 - UDC). AT TIME OF EACH SPECIFIC LOT CONSTRUCTION PLAN SUBMITTAL, ELEVATIONS AND COLOR SPECIFICS WILL BE PROVIDED TO CITY STAFF FOR COMPLIANCE REVIEW.
- A TECHNICAL STANDARDS MODIFICATION REQUEST (TSMR), CASE # DS18-20, DATED OCTOBER 26, 2018 WAS APPROVED FOR THE FOLLOWING EXCEPTIONS/CONDITIONS:
 - STREET SIDEWALKS.
 - MINIMUM 5' SIDEWALKS FOR LOCAL STREETS.
 - R.O.W. AND PAVEMENT WIDTH FOR ADT 0-1,000.
 - BACK UP PARKING ONTO PRIVATE STREETS.
 - PRIVATE STREETS SHALL HAVE A POSTED SPEED LIMIT OF 15 MILES PER HOUR.



MATCH LINE, SEE SHEETS 4, 6, 8, + 11 FOR NORTH; SEE SHEETS 5, 7, 9, + 12 FOR SOUTH

SCALE: 1"=100'

PROJECT OVERVIEW PLAN

LOT INFORMATION

MAXIMUM DEVELOPABLE AREA OF EACH LOT IS 70% OR 1324.4 SF. LOT 66 IS THE SMALLEST LOT, (1864 * 0.7=1305 SF) EACH LOT WILL ACCOMMODATE A UNIT WITH A GROUND FLOOR AREA OF NO MORE THAN 1225 SQUARE FEET. THIS AREA INCLUDES A GARAGE WITH SPACE FOR 2 PARKING SPACES.

LOT AREA TABLE							
LOT #	LOT AREA	ZONE	UNIT AREA	LOT #	LOT AREA	ZONE	UNIT AREA
1	1,890.00 SF	R-2	≤1,225 SF	39	1,890.00 SF	R-2	≤1,225 SF
2	1,890.00 SF	R-2	≤1,225 SF	40	1,890.00 SF	R-2	≤1,225 SF
3	1,890.00 SF	R-2	≤1,225 SF	41	1,890.00 SF	R-2	≤1,225 SF
4	1,890.00 SF	R-2	≤1,225 SF	42	1,890.00 SF	R-2	≤1,225 SF
5	1,921.45 SF	R-2	≤1,225 SF	43	1,890.00 SF	R-2	≤1,225 SF
6	1,890.74 SF	R-2	≤1,225 SF	44	1,890.00 SF	R-2	≤1,225 SF
7	1,890.00 SF	R-2	≤1,225 SF	45	1,890.00 SF	R-2	≤1,225 SF
8	1,890.00 SF	R-2	≤1,225 SF	46	1,890.00 SF	R-2	≤1,225 SF
9	1,890.00 SF	R-2	≤1,225 SF	47	1,890.00 SF	R-2	≤1,225 SF
10	1,890.00 SF	R-2	≤1,225 SF	48	1,890.00 SF	R-2	≤1,225 SF
11	1,890.00 SF	R-2	≤1,225 SF	49	1,890.00 SF	R-2	≤1,225 SF
12	1,890.00 SF	R-2	≤1,225 SF	50	1,890.00 SF	R-2	≤1,225 SF
13	1,890.00 SF	R-2	≤1,225 SF	51	1,890.00 SF	R-2	≤1,225 SF
14	1,890.00 SF	R-2	≤1,225 SF	52	1,890.00 SF	R-2	≤1,225 SF
15	1,890.00 SF	R-2	≤1,225 SF	53	1,890.00 SF	R-2	≤1,225 SF
16	1,890.00 SF	R-2	≤1,225 SF	54	1,890.00 SF	R-2	≤1,225 SF
17	1,890.00 SF	R-2	≤1,225 SF	55	1,890.00 SF	R-2	≤1,225 SF
18	1,890.00 SF	R-2	≤1,225 SF	56	1,890.00 SF	R-2	≤1,225 SF
19	1,890.00 SF	R-2	≤1,225 SF	57	1,890.00 SF	R-2	≤1,225 SF
20	1,890.00 SF	R-2	≤1,225 SF	58	1,953.00 SF	R-2	≤1,225 SF
21	1,890.00 SF	R-2	≤1,225 SF	59	1,890.00 SF	R-2	≤1,225 SF
22	1,890.00 SF	R-2	≤1,225 SF	60	1,890.00 SF	R-2	≤1,225 SF
23	1,890.00 SF	R-2	≤1,225 SF	61	1,890.00 SF	R-2	≤1,225 SF
24	1,890.00 SF	R-2	≤1,225 SF	62	1,890.00 SF	R-2	≤1,225 SF
25	1,890.00 SF	R-2	≤1,225 SF	63	1,890.00 SF	R-2	≤1,225 SF
26	1,890.00 SF	R-2	≤1,225 SF	64	1,890.00 SF	R-2	≤1,225 SF
27	1,890.00 SF	R-2	≤1,225 SF	65	1,890.00 SF	R-2	≤1,225 SF
28	1,890.00 SF	R-2	≤1,225 SF	66	1,864.63 SF	R-2	≤1,225 SF
29	1,890.00 SF	R-2	≤1,225 SF	67	1,876.03 SF	R-2	≤1,225 SF
30	1,890.00 SF	R-2	≤1,225 SF	68	1,890.00 SF	R-2	≤1,225 SF
31	1,890.00 SF	R-2	≤1,225 SF	69	1,890.00 SF	R-2	≤1,225 SF
32	1,890.00 SF	R-2	≤1,225 SF	70	1,890.00 SF	R-2	≤1,225 SF
33	1,890.00 SF	R-2	≤1,225 SF	71	1,890.00 SF	R-2	≤1,225 SF
34	1,890.00 SF	R-2	≤1,225 SF	72	1,890.00 SF	R-2	≤1,225 SF
35	1,890.00 SF	R-2	≤1,225 SF	73	1,890.00 SF	R-2	≤1,225 SF
36	1,890.00 SF	R-2	≤1,225 SF	74	1,890.00 SF	R-2	≤1,225 SF
37	1,890.00 SF	R-2	≤1,225 SF	75	1,890.00 SF	R-2	≤1,225 SF
38	1,890.00 SF	R-2	≤1,225 SF	76	1,890.00 SF	R-2	≤1,225 SF

TOTAL AREA OF LOT PARCELS = 143,695.85 SF

DENSITY INFORMATION

ZONE	AREA	UNITS PROPOSED	DENSITY PROPOSED	DENSITY ALLOWED
R-2	6.29 AC	76	12.08 UNITS/AC	22.0 (DES. ALT. B)

SITE COVERAGE

ZONE	TOTAL AREA	SITE COVERAGE AREA	SITE COVERAGE PROPOSED	SITE COVERAGE ALLOWED
R-2	273,917 SF	164,430 SF (MAX.)	60.0%	75% (DES. ALT. B)

FUNCTIONAL OPEN SPACE

FUNCTIONAL OPEN SPACE REQUIRED (FOR MORE THAN 5 ACRES OF DEVELOPMENT) = 269 SF/UNIT = 20,444 SF PROVIDED (VIA PORTIONS OF COMMON AREA "B" + "C") = 26,523 SF (APPROXIMATELY 30% GREATER THAN REQUIRED)

COMMON AREA TABLE (SEE SHEETS 11 AND 12)

LOT #	AREA	ZONE
COMMON "A" (STREETS + UTILITIES)	68,993.90 SF	R-2
COMMON "B" (OPEN SPACE + DRAINAGE + UTILITIES)	4,617.59 SF	R-2
COMMON "C" (OPEN SPACE + UTILITIES)	56,609.57 SF	R-2
TOTAL AREA=	130,221.06 SF	

SHEET INDEX

- COVER SHEET
- NOTES
- SEWER NOTES
- SITE PLAN - NORTH
- SITE PLAN - SOUTH
- GRADING + DRAINAGE PLAN - NORTH
- GRADING + DRAINAGE PLAN - SOUTH
- UTILITIES + EASEMENTS PLAN - NORTH
- UTILITIES + EASEMENTS PLAN - SOUTH
- DETAILS
- DETAILS - 2
- PROPERTY PLAN - NORTH
- PROPERTY PLAN - SOUTH + CURVE TABLE
- PROPERTY PLAN - LINE TABLES
- LANDSCAPE COVER SHEET
- LANDSCAPE NOTES AND SCHEDULES
- NATIVE PLANT PRESERVATION PLAN
- NATIVE PLANT PRESERVATION PLAN
- NATIVE PLANT PRESERVATION PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- IRRIGATION PLAN
- IRRIGATION PLAN
- LANDSCAPE DETAILS
- LANDSCAPE DETAILS
- IRRIGATION DETAILS
- IRRIGATION DETAILS

DEVELOPMENT UNDER FLEXIBLE LOT DESIGN OPTION

NO.	DATE	REVISION DESCRIPTION	BY	DEVELOPER
				RIO WEST INC. 2440 SOUTH 34TH PLACE TUCSON, ARIZONA 85713 ATTN: BRAD HOGE PH: (520) 318-4233 E: bhoget@riowestinc.com
				SITE ADDRESS 1117 EAST HALCYON ROAD TUCSON, ARIZONA 85719



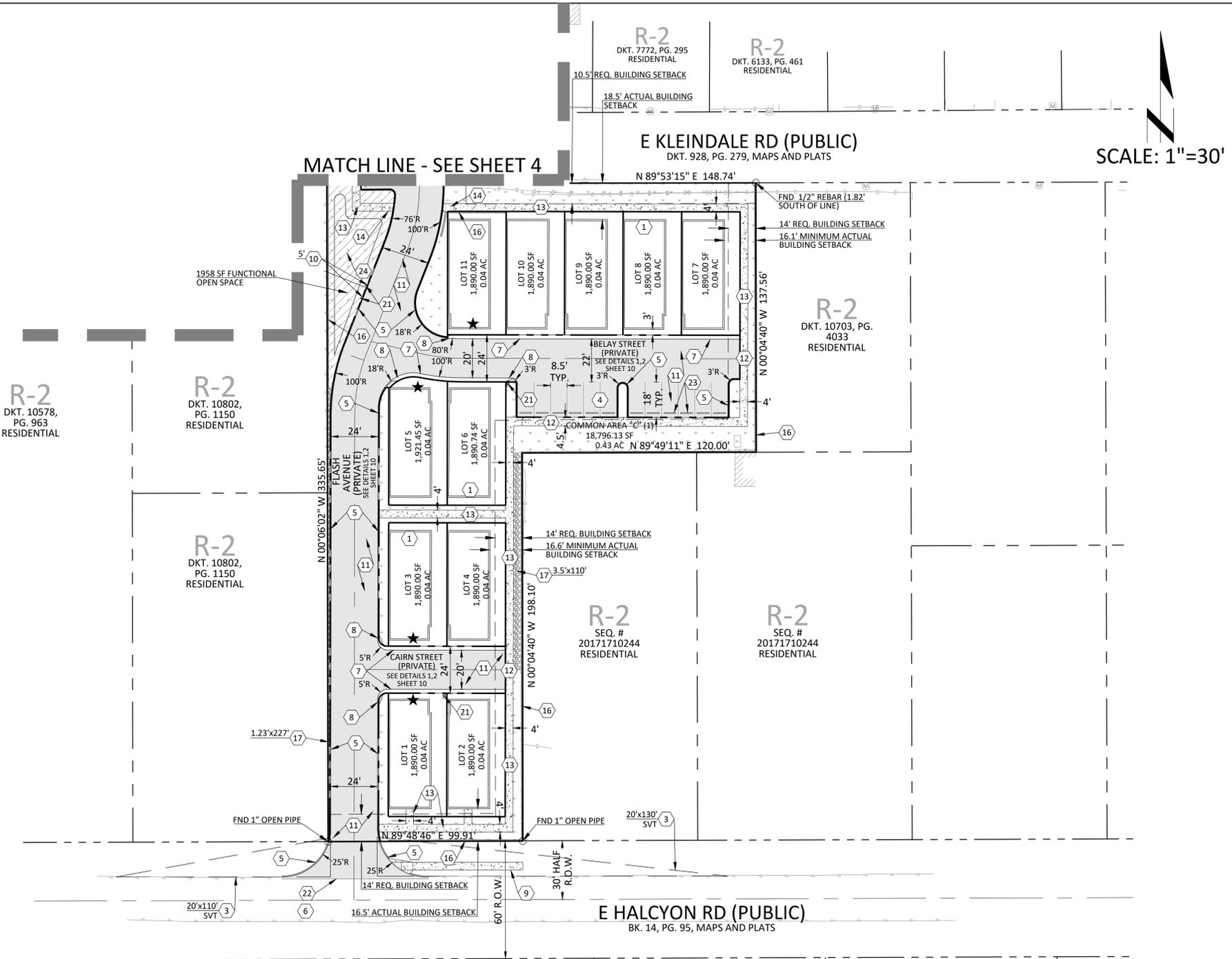
CYPRESS PROJECT NO: 18.032
CYPRESS CIVIL DEVELOPMENT
 strength + sustainability
 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cyresscivil.com

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T13S, R14E, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA
 A TENTATIVE PLAT PACKAGE for MOUNTAIN ENCLAVE LOTS 1-76 + C.A. "A" (PRIVATE STREETS/UTILITIES) + C.A. "B" (OPEN SPACE, DRAINAGE, UTILITIES) + C.A. "C" (OPEN SPACE, UTILITIES) - A FLD SUBDIVISION

cover sheet

DP18-0201 REF: DS18-20 1 OF 27





- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE (TYPICAL LOCATION).
 - 3 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
 - 4 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
 - 5 NEW 6" VERTICAL CURB (TYPE 2) PER PAG DETAIL 209. SEE DETAIL A, SHEET 10.
 - 6 REMOVE AND REPLACE EXISTING SPEED HUMP.
 - 7 NEW 6" HIGH WEDGE CURB, PER PAG DETAIL 209. SEE DETAIL C, SHEET 10.
 - 8 NEW CURB TRANSITION (VERTICAL TO WEDGE) PER PAG DETAIL 210.
 - 9 NEW OFFSITE SIDEWALK PER SEPARATE PLAN AND PERMIT.
 - 10 NEW CURB OPENING PER DETAIL D, SHEET 10. SEE KEYNOTE FOR WIDTH.
 - 11 NEW 2.5" AC PAVEMENT OVER 5" ABC. COMPACT ABC TO 100%. SEE DETAIL E, SHEET 10.
 - 12 NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS. SEE DETAIL F, SHEET 10.
 - 13 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS. 5% MAX. LONGITUDINAL SLOPE. 2% MAX. CROSS SLOPE.
 - 14 NEW CONCRETE CURB ACCESS RAMP PER 2012 IBC, CHAPTER 11 AND ICC A117.1, SECTION 405, RAMPS. SEE DETAIL G, SHEET 10.
 - 16 NEW WALL/FENCE. OWNER/ARCHITECT TO PROVIDE DETAILS AND FINISHES.
 - 17 NEW GROUTED RIPRAP. SEE RIPRAP NOTES, SHEET 2. SEE KEYNOTES FOR DIMENSIONS.
 - 20 NEW DOUBLE SIDED "NO PARKING -- FIRE LANE" SIGN PER MUTCD STD. DTL. R8-31. SIGNAGE PER SEPARATE PERMIT.
 - 21 NEW REMOVABLE POST BARRICADE (TYPE B) PER PAG DETAILS 106 + 107.
 - 22 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
 - 23 NEW 6" WHEEL STOP (TYP.). SEE DETAIL J, SHEET 10.
 - 24 LANDSCAPE FEATURES PER SEPARATE PLANS.

DEVELOPMENT UNDER FLEXIBLE LOT DESIGN OPTION

NO.	DATE	REVISION DESCRIPTION	BY	DEVELOPER
				RIO WEST INC. 2440 SOUTH 34TH PLACE TUCSON, ARIZONA 85713 ATTN: BRAD HOGE PH: (520) 318-4233 E: bhoge@riowestinc.com
				SITE ADDRESS 1117 EAST HALCYON ROAD TUCSON, ARIZONA 85719

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T13S, R14E, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA

A TENTATIVE PLAT PACKAGE for MOUNTAIN ENCLAVE LOTS 1-76 + C.A. "A" (PRIVATE STREETS/UTILITIES) + C.A. "B" (OPEN SPACE, DRAINAGE, UTILITIES) + C.A. "C" (OPEN SPACE, UTILITIES) - A FLD SUBDIVISION

site plan - south



DP18-0201
REF: DS18-20

5
OF
27

LANDSCAPE DEVELOPMENT PACKAGE

TENTATIVE PLAT PACKAGE FOR MOUNTAIN ENCLAVE LOTS 1-76 + C.A. "A" + C.A. "B" + C.A. "C"

A FLEXIBLE LOT DEVELOPMENT SUBDIVISION

3401 NORTH FREMONT AVENUE
CITY OF TUCSON, PIMA COUNTY, ARIZONA

GENERAL NOTES

- THE EXISTING ZONING IS **R-2**. NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THE EXISTING USE IS RESIDENTIAL AND VACANT. THE PROPOSED USE OF THE DEVELOPMENT IS SINGLE FAMILY RESIDENTIAL, DETACHED UTILIZING THE FLEXIBLE LOT DEVELOPMENT OPTION AND IS SUBJECT TO UDC SECTION 8.7.3, A.M. 2-06.5.0 AND T.S. 3-01.0. THE PROJECT WILL BE DEVELOPED UTILIZING FLD ALTERNATIVE B. DENSITY BONUS - ADDITIONAL FUNCTIONAL OPEN SPACE.
- THE GROSS SITE AREA IS 273,917 SQUARE FEET, OR 6.29 ACRES.
- 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.
- THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING/BUILDING PLANS.
- 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. PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222, THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH ACCESSIBLE PARKING SPACE. SAID METAL SIGN SHALL INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESS" AND BOTTOM OF SIGN SHALL BE LOCATED 7" ABOVE THE PARKING SURFACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE "INTERNATIONAL SYMBOL OF ACCESS" IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".
- 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.

FUNCTIONAL OPEN SPACE COMPLIANCE NOTES

OPEN SPACE REQUIRED (FOR MORE THAN 5 ACRES OF DEVELOPMENT):
69 SF/UNIT = 20,444 SF
PROVIDED (VIA COMMON AREA "B" + "C")
26,523 SF

*REFER TO CIVIL PLANS FOR MORE INFORMATION.

PEDESTRIAN CIRCULATION SYSTEMS

TOTAL PEDESTRIAN CIRCULATION SYSTEMS THAT DO NOT COMPLY WITH CANOPY TREE REQUIREMENTS (1 CANOPY TREE PER 40') = 1,272 LINEAR FEET
32 ADDITIONAL TREES REQUIRED
38 ADDITIONAL TREES PROVIDED IN WITHIN FUNCTIONAL OPEN SPACE

GENERAL NOTES CONT.

- DIMENSIONAL STANDARDS FOR FLD PER U.D.C. SEC. 8.7.3 FOR ALTERNATIVE 'B' IN R-2 ZONING:
- U.D.C. REQUIREMENTS FOR R-2 ZONING FOR FLD ALTERNATIVE 'B':
MAXIMUM BUILDING HEIGHT
ALLOWABLE BUILDING HEIGHTS: = 25'
ACTUAL BUILDING HEIGHTS:
MODEL 1796 FRONT = 14.67'
MODEL 1796 REAR (GARAGE) = 21.67'
MODEL 1923 FRONT = 12.67'
MODEL 1923 REAR (GARAGE) = 22.33'
MODEL 2128 FRONT = 11.17'
MODEL 2128 REAR (GARAGE) = 21.17'

BUILDING SETBACKS:
REQUIRED/PROVIDED
NORTH - 14'/14.4' MIN.
EAST - 14'/14.5' MIN.
SOUTH - 14'/14.0' MIN.
WEST - 14'/14.6' MIN.

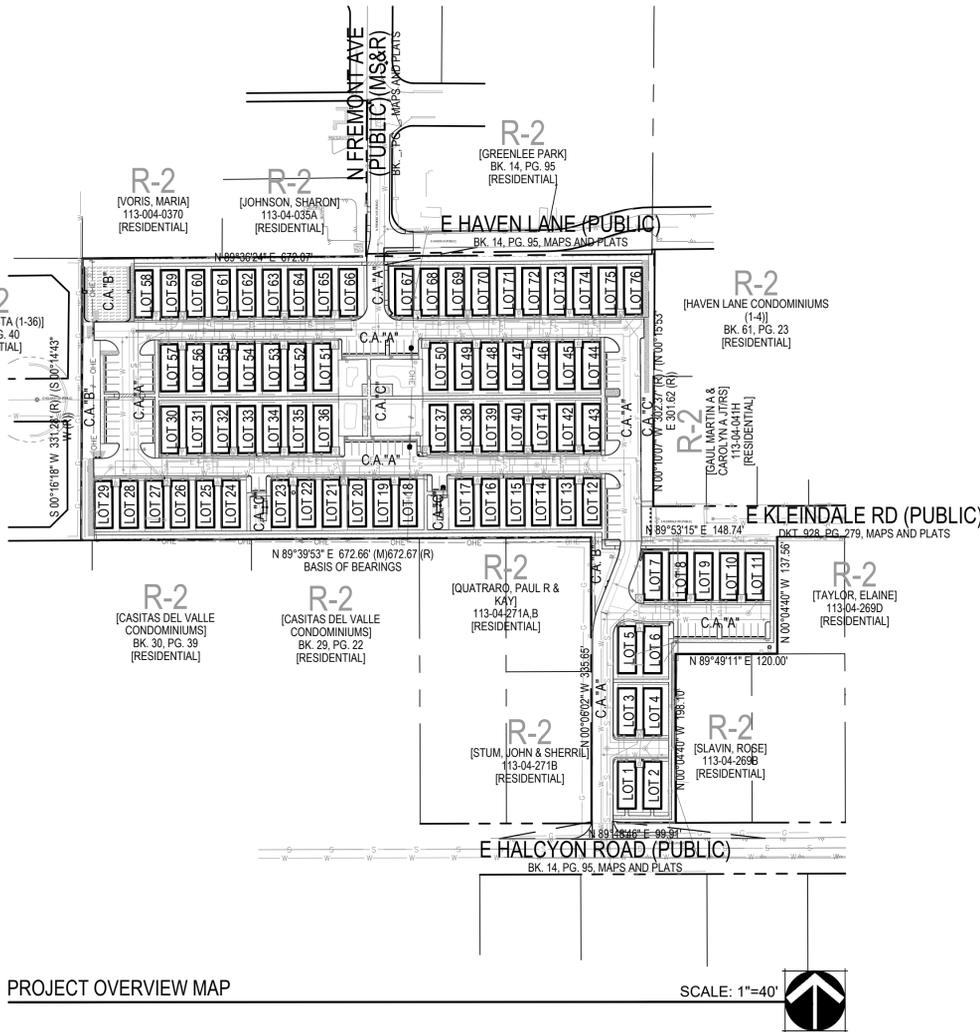
NOTES:

- STREET SETBACKS ARE MEASURED FROM THE FUTURE BACK OF CURB
- NON-STREET SETBACKS ARE MEASURED FROM THE PROPERTY LINE
- REQUIRED SETBACKS SHOWN ON THE CIVIL PLAN (SHEET 4-5) ARE FOR THE MODEL WITH THE TALLEST FRONT WALL (14.67').

- PARKING REQUIRED:
MOTOR VEHICLE FOR RESIDENTIAL USE GROUP:
2 SPACES PER DWELLING UNIT + 1 GUEST PARKING SPACE / UNIT
TOTAL REQUIRED = (2*76)+(1*76) = 228 SPACES
SPACES PROVIDED: EACH UNIT PROVIDES 2 SPACES IN GARAGE. GUEST PARKING IS PROVIDED THROUGHOUT THE DEVELOPMENT AT 76 TOTAL SPACES.
TOTAL PROVIDED = (2*76)+76 = 228 SPACES
ACCESSIBLE SPACES REQUIRED = 0 SPACES
ACCESSIBLE SPACES PROVIDED = 0 SPACES
BICYCLE PARKING: NONE
SHORT TERM: NONE
TOTAL REQUIRED = 0 SPACES
TOTAL PROVIDED = 0 SPACES
LONG TERM: NONE
TOTAL REQUIRED = 0 SPACES
TOTAL PROVIDED = 0 SPACES
LOADING ZONES REQUIRED = 0 SPACE
LOADING ZONES PROVIDED = 0 SPACE

CITY OF TUCSON UDC COMPLIANCE NOTES

- THIS LANDSCAPE PLAN CONFORMS WITH THE FOLLOWING SECTIONS OF ARTICLE 7.6 - LANDSCAPING AND SCREENING OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE ADOPTED 10/9/2012.
 - SECTION 4 - LANDSCAPE STANDARDS
 - SECTION 5 - SCREENING STANDARDS
 - SECTION 6.A - USE OF WATER - WATER CONSERVATION DESIGN
 - SECTION 6.E - USE OF WATER - IRRIGATION
 - SECTION 8 - MAINTENANCE
- THIS LANDSCAPE PLAN CONFORMS WITH ARTICLE 7.7 - NATIVE PLANT PRESERVATION OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE ADOPTED 10/9/2012.



PROJECT OVERVIEW MAP

BASIS OF BEARING

BASIS OF BEARING: NORTH 89°39'53" EAST ACCORDING TO AN UN-RECORDED SURVEY BY MARUM AND MARUM, INC. FILE NO. 2704, DATED 7/21/75 BETWEEN MONUMENTS FOUND ON SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

BASIS OF ELEVATION

BASIS OF ELEVATION: 2363.90 (NA VD88) AT PIMA COUNTY GEODETIC CONTROL POINT "BT03"A SURFACE MONUMENT STAMPED "COT RLS 23956" AT THE INTERSECTION OF PRINCE AND MOUNTAIN. 21' +/- EAST OF A CASTING.

SHEET INDEX

- 15 LANDSCAPE COVER
- 16 NOTES AND SCHEDULES
- 17-19 NATIVE PLANT PRESERVATION PLAN
- 20-21 LANDSCAPE PLAN
- 22-23 IRRIGATION PLAN
- 24-25 LANDSCAPE DETAILS
- 26-27 IRRIGATION DETAILS

LINETYPE AND SYMBOL LEGEND

---	PROJECT BOUNDARY
- - - -	RIGHT-OF-WAY
---	OTHER PARCEL LINE
---	ROADWAY CENTERLINE
---	EXISTING EASEMENT
---	EXISTING CONTOUR
---	ZONE BOUNDARY
---	EXISTING PAVEMENT EDGE
---	EXISTING CURB
---	EXISTING PAINT STRIPE
---	EXISTING CONCRETE
---	EXISTING FENCE
---	EXISTING RAILING
---	NEW CURB
---	NEW PAINT STRIPE
---	NEW CONCRETE
---	NEW RAILING
---	NEW WALL
---	EXISTING SIGN
---	EXISTING STREET/TRAFFIC LIGHT
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING STORM DRAIN PIPE
---	EXISTING SEWER
---	EXISTING WATER
---	EXISTING ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING SEWER MANHOLE
---	EXISTING SEWER CLEANOUT
---	EXISTING WATER METER
---	EXISTING BACKFLOW PREVENTER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING FIRE CONNECTION
---	EXISTING ELECTRIC METER
---	EXISTING LIGHT PULL BOX
---	EXISTING POWER POLE
---	NEW SIGN
---	NEW STREET/TRAFFIC LIGHT
---	NEW FIRE HYDRANT
---	NEW TRANSFORMER
---	NEW ELECTRIC EQUIPMENT
---	NEW TELEPHONE PEDESTAL



LINETYPE AND SYMBOL LEGEND CONTINUED

(21)	PARKING SPACE COUNT
R-2	ZONING DIVISION
SVT	SIGHT VISIBILITY TRIANGLE
R.O.W.	RIGHT-OF-WAY
R	RADIUS
P	PAVEMENT (ASPHALT)
C	CONCRETE
FFE	FINISHED FLOOR ELEVATION
INV	INVERT
---	NEW SEWER
---	NEW WATER
---	NEW FIRE SERVICE
---	100 YR FLOOD LINE

ARCHITECT
BURTON AND ASSOCIATES ARCHITECTS
2102 NORTH COUNTRY CLUB ROAD, #9
TUCSON, ARIZONA 85716
ATTN: RICHARD BURTON
PH: (520) 629-9752
E: rburton3@cox.net

LANDSCAPE ARCHITECT
NORRIS DESIGN
418 NORTH TOOLE AVENUE
TUCSON, ARIZONA 85701
ATTN: JASON KUKLINSKI, PLA, CID
PH: 520.622.9565
E: jkuklinski@norris-design.com

ENGINEER
CYPRESS CIVIL DEVELOPMENT LLC
2030 EAST SPEEDWAY BOULEVARD #110
TUCSON, ARIZONA 85719
ATTN: KEVIN M HALL, P.E.
PH: (520) 499 2456
E: kmhall@cypresscivil.com

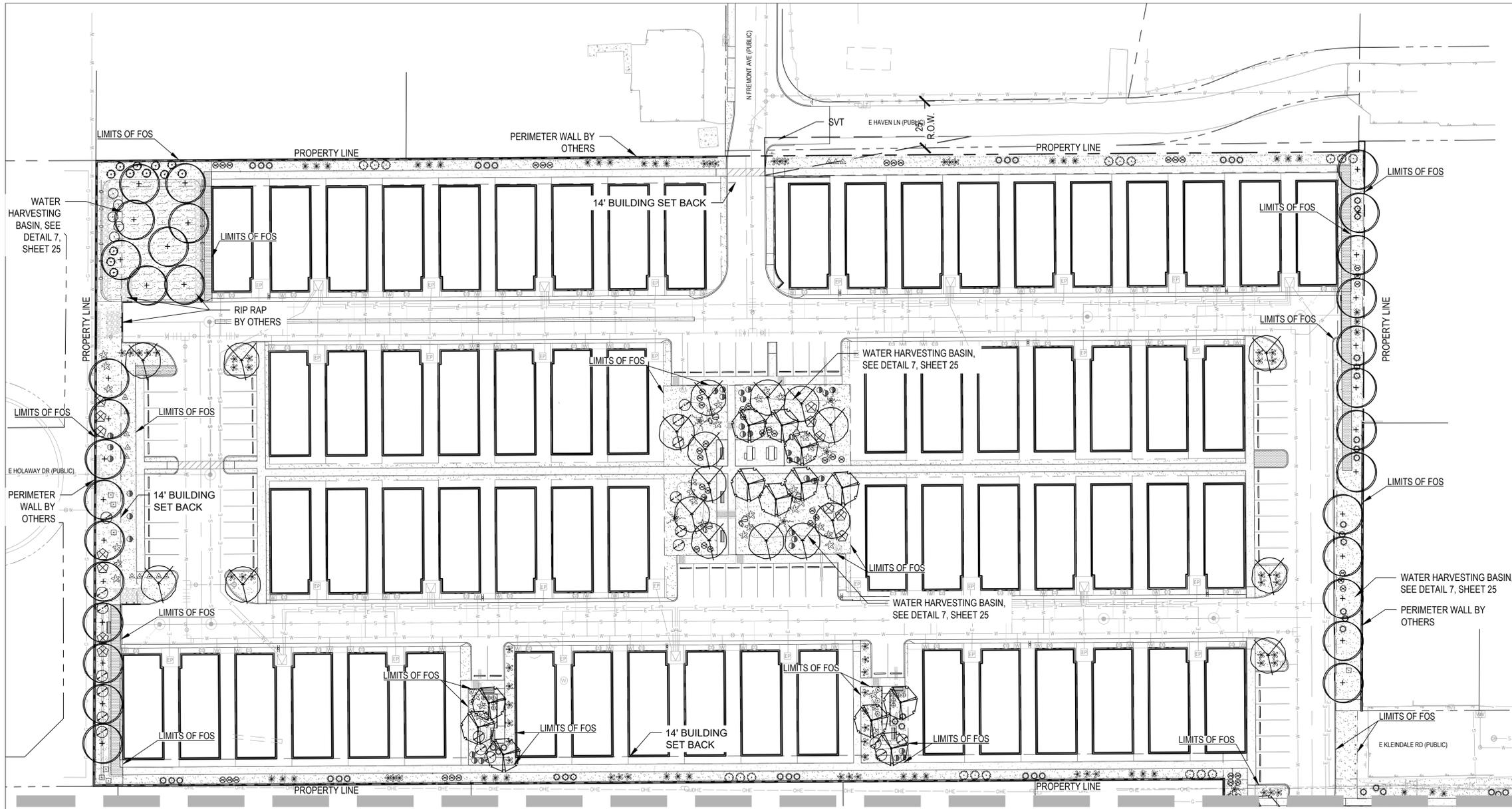
DEVELOPMENT UNDER FLEXIBLE LOT DESIGN OPTION

NO.	DATE	REVISION DESCRIPTION	BY	DEVELOPER
				RIO WEST INC. 2440 SOUTH 34TH PLACE TUCSON, ARIZONA 85713 ATTN: BRAD HOGE PH: (520) 318-4233 E: bhoge@riowestinc.com
				<p>CYPRESS PROJECT NO: 18.032</p> <p>418 North Toole Avenue Tucson, AZ 85701 P 520.622.9565 www.norris-design.com</p> <p>NORRIS DESIGN Planning Landscape Architecture Branding</p>
<p>A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T13S, R14E, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA</p>				<p>A TENTATIVE PLAT PACKAGE FOR MOUNTAIN ENCLAVE LOTS 1-76 + C.A. "A" (PRIVATE STREETS/UTILITIES) + C.A. "B" (OPEN SPACE, DRAINAGE, UTILITIES) + C.A. "C" (OPEN SPACE, UTILITIES) - A FLD SUBDIVISION</p> <p style="text-align: center;">LANDSCAPE COVER</p>

DP18-0201
REF: DS18-20

15
OF
27





PLANT SCHEDULE

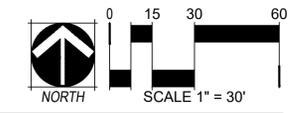
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.
TREES, SEE SHEET 24, DETAILS 1 AND 2			
	Chilopsis linearis Desert Willow	15 GAL	17
	Parkinsonia x "Desert Museum" Desert Museum Palo Verde	15 GAL	20
	Prosopis velutina Velvet Mesquite	15 GAL	29
SHRUBS, SEE SHEET 24, DETAIL 3			
	Acacia greggii Catclaw Acacia	5 GAL	5
	Caesalpinia pulcherrima Red Bird of Paradise	5 GAL	13
	Leucophyllum laevegatum 'Summer Snow'	5 GAL	27
	Senna artemisioides Summer Snow Sage	5 GAL	23
	Ziziphus obtusifolia Greythorn	5 GAL	12
ACCENTS, SEE SHEET 24, DETAILS 4 AND 6			
	Agave vilmoriana Octopus Agave	5 GAL	41
	Bulbine frutescens Tiny Tangerine Bulbine	1 GAL	11
	Dasylium quadrangulatum Toothless Desert Spoon	5 GAL	78
	Euphorbia antisiphilitica Candelilla	1 GAL	16
	Ferocactus wislizeni Fishhook Barrel Cactus	5 GAL	8
	Opuntia santa-rita Purple Prickly Pear	TRANSPLANT	2
Indicates Transplanted from on-site, see Native Plant Preservation Plan, sheets 17-19			
	Fouquieria splendens Ocotillo	5 GAL	7
	Hesperaloe parviflora 'Brakelights'	5 GAL	146
	Brakelights Red Yucca	5 GAL	7
	Opuntia santa-rita Purple Prickly Pear	5 GAL	7
GRASSES, SEE SHEET 24, DETAIL 4			
	Muhlenbergia capillaris 'Regal Mist'	5 GAL	114
	Muhlenbergia rigens Deergrass	5 GAL	65
GROUNDCOVERS, SEE SHEET 24, DETAIL 3			
	Dalea greggii Trailing Dalea	1 GAL	44
	Wedelia trilobata Yellow Dot	1 GAL	36
INERT GROUNDCOVERS			
	Concrete Paving Color: Natural Gray See Sheet 25, Detail 1		989 SF
	3/8" Screened Granite Color: Apache Gold See Sheet 25, Detail 3	Pioneer Sand 855-329-1400	42,959 SF
	1/4" minus Stabilized Decomposed Granite Color: Apache Brown See Sheet 25, Detail 4	Pioneer Sand 855-329-1400	247 SF
BOULDERS, SEE SHEET 24, DETAIL 7			
	Surface Select Boulder Color: Apache Brown	3'X3'	7
	Surface Select Boulder Color: Apache Brown	1.5'X1.5'	7

MATCH LINE - SEE SHEET 21

SITE AMENITY SCHEDULE

#	NAME	SHT/DTL	PRODUCT INFO.	QTY.
—	BACKED BENCH	25/2	MODEL: EVERETT BACKED COLOR: TBD KEYSTONE RIDGE DESIGNS 724.284.1213	9
	PICNIC TABLE	25/5	MODEL: QSTD90PT COLOR: Natural http://www.qcp-corp.com/	1
	ADA PICNIC TABLE	24/6	MODEL: QSTD90PTADA COLOR: Natural http://www.qcp-corp.com/	1

NOTE: LOCATION AND INSTALLATION OF ALL SITE AMENITIES TO BE COORDINATED WITH LOCATION OF UTILITIES. INSTALLATION SHALL BE ADJUSTED TO AVOID CONFLICTS WITH ELECTRICAL, WATER, AND SEWER UTILITIES, LIGHTING, DRAIN INLETS AND STORM DRAINAGE FIXTURES. CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS AND THE OWNER'S REPRESENTATIVE DURING INSTALLATION OF SITE AMENITIES. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS UNABLE TO BE AVOIDED AND PROVIDE ADJUSTED LOCATIONS OF SITE AMENITIES ON THE AS-BUILT DRAWINGS.



DEVELOPMENT UNDER FLEXIBLE LOT DESIGN OPTION

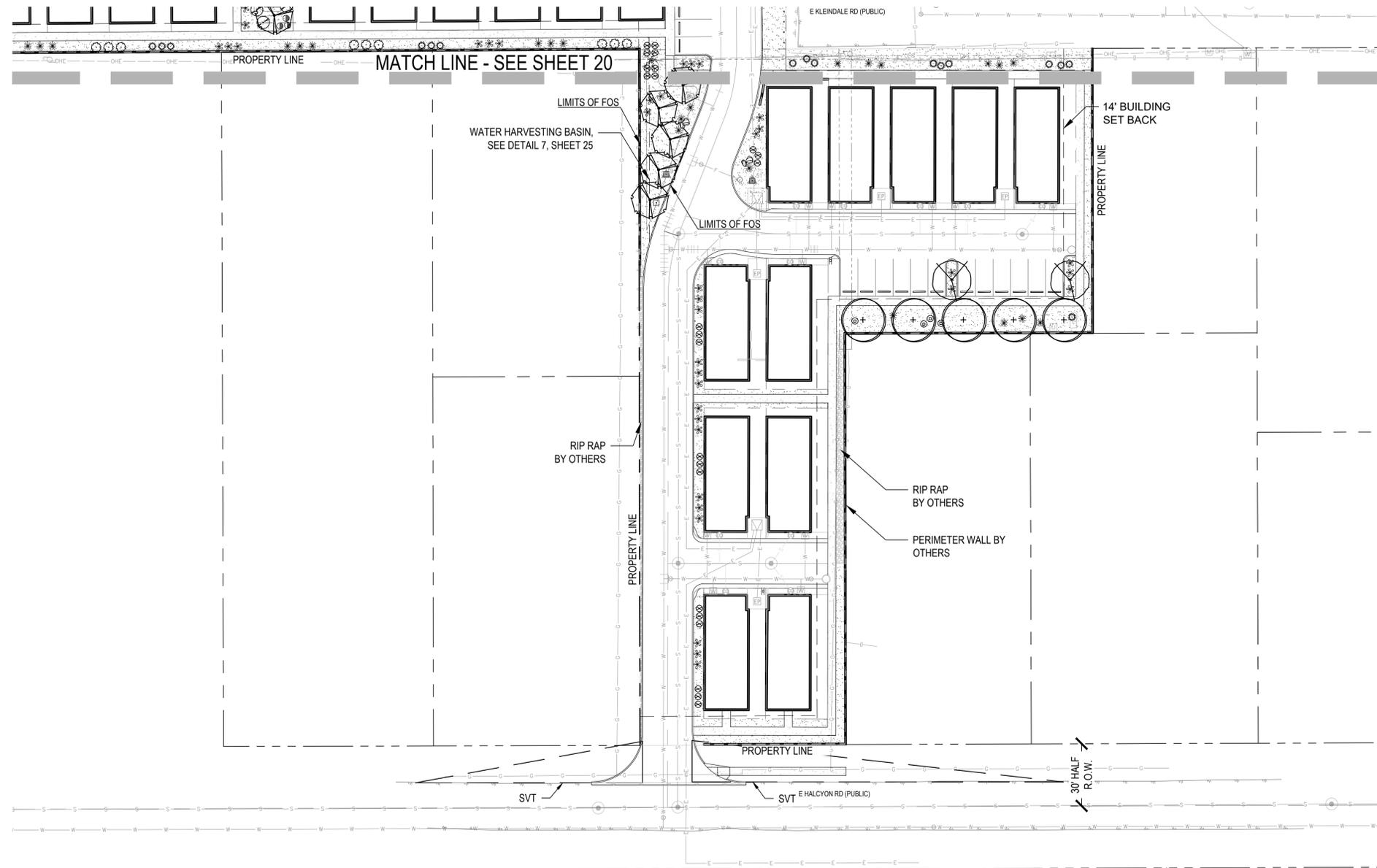
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				NORRIS DESIGN Planning Landscape Architecture Branding 418 North Toole Avenue Tucson, AZ 85701 P 520.622.9585 www.norris-design.com
CYPRESS PROJECT NO: 18.032				SITE ADDRESS 1117 EAST HALCYON ROAD TUCSON, ARIZONA 85719

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T13S, R14E, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA

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PLANT SCHEDULE

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LANDSCAPE PLAN



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