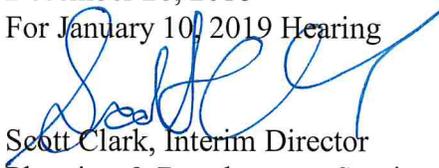




MEMORANDUM

DATE: December 26, 2018
For January 10, 2019 Hearing

TO: John Iurino
Zoning Examiner

FROM: 
Scott Clark, Interim Director
Planning & Development Services

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-18-19 Caylor – Lee Street
RX-1 to R-1 (Ward 2)

Issue – This is a request by Carly Caylor, on behalf of the property owners, Lee Street LLC, to rezone approximately 2.38 acres from RX-1 to R-1 zoning. The rezoning site is located on the north side of E. Lee Street, approximately 1,850 feet east of Pantano Road (see Case Location Map). The preliminary development plan proposes subdividing the subject parcel into 12 lots for single-family dwellings, with a proposed maximum height of 25 feet.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of R-1 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Single-family Dwelling

Zoning Descriptions:

RESIDENCE ZONE (RX-1): This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses. Minimum lot size is 36,000 SF.

RESIDENCE ZONE (R-1): This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment. Certain other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses. Minimum lot size is 7,000 SF.

Surrounding Zones and Land Uses:

North: Zoned RX-1; Single-family Residences (Average 38,000 SF lot size)

South: Zoned R-1; Single-family Residences

East: Zoned RX-1; Single-family Residence (52,000 SF Lot)

West: Zoned R-1; Single-family Residences

Previous Cases on the Property: None

Related Cases: Seven rezoning cases, resulting in R-1 zoning, have been approved within the immediate vicinity of the subject site. The attachment entitled “C9-18-19 Surrounding Rezoning Cases” identifies these cases. These rezoning cases resulted in single-family subdivisions, averaging approximately 4.5 residences per acre (RAC). The current proposal will result in a subdivision of 5.04 RAC.

Applicant’s Request – “Rezone to R-1 and create 12 individual lots.” Staff Note: The applicant has requested “Direct Ordinance Adoption” per UDC 3.5.3.J.3, and has submitted a development package with the tentative plat for review. Staff will coordinate the development package review with the rezoning process to allow for Mayor and Council to consider the rezoning and the Zoning Examiner’s Final Report, and adopt an ordinance at a single meeting.

Planning Considerations – Policy direction is provided by *Plan Tucson (PT)* and *Pantano East Area Plan*. *Plan Tucson (PT)* supports policy that utilizes the Future Growth Scenario Map as a guide for determining the general location of development opportunities, development patterns, land use and transportation concepts, while also considering area and site specific issues. The project site is located in an area identified on the *PT* Future Growth Scenario Map as an Existing Neighborhood. The goal is to maintain the character of existing neighborhoods while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability. *PT* supports environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community. *PT* also offers support for infill redevelopment projects that reflect sensitivity to site and neighborhood conditions, and projects that adhere to relevant site and architectural design guidelines.

Pantano East Area Plan (PEAP) The *PEAP* was developed to guide future development in the *Plan* area, while protecting and enhancing existing neighborhoods. A sub-goal of the *Plan* is to promote a variety of residential opportunities in the area. Residential Policy 1 calls for preserving the integrity of established neighborhoods. Residential Policy 2 promotes residential infill of vacant land where adequate provisions of streets and utilities are available; and low-density residential developments within the interior of established low-density neighborhoods. Average densities up to six units per acre are included in this category. The basic unit of development is single family units on separate lots but some attached units such as duplexes and townhouses are also appropriate.

The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 9.6 vehicle trips per day, per dwelling, for a total of 115 vehicle trips per day from the 12 units. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Design Considerations

Land Use Compatibility – The subject property is nearly square in shape, with a north-south dimension of 316 feet, and an east-west dimension of 331 feet. The property is surrounded by single-family residences zoned either RX-1 or R-1, as described above. All of the properties surrounding the rezoning site are developed with single-story dwellings. Staff will recommend a rezoning condition to limit all structures, adjacent to off-site single-family residences, to one-story, with a maximum height of 18 feet. This condition would allow Lots 2 and 12 on the PDP, dated November 15, 2018, to be 2-story dwellings, with a UDC-permitted maximum height of 25 feet. With this condition, the proposal is in conformance with *Plan Tucson* and the *Pantano East Area Plan* policies.

Drainage/Grading/Vegetation – Two watersheds cover the site. To manage post development discharge, the application proposes on-site detention/retention that will be large enough to reduce runoff to less than or equal to the existing volume. The site is relatively flat, with predominantly desert brush and medium density ground cover. A native plant preservation plan was submitted with the development package.

Road Improvements/Vehicular Access/Circulation – An existing driveway provides access near the center of the Lee Street frontage. The application and PDP propose to retain this access point to serve the interior of the subdivision. Four (4) new driveways, to accommodate lots fronting onto Lee Street are proposed. Development package shows sidewalk along the Lee Street frontage that matches the existing sidewalk to the west.

Conclusion – The proposed subdivision density and design is consistent with City-approved projects adjacent to the rezoning site, meets the goals of preserving existing neighborhoods and is in substantial compliance with the policies of *Plan Tucson* and the *Pantano East Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested R-1 zoning is appropriate.

PROCEDURAL

1. A development package in substantial compliance with the preliminary development package and required reports dated, November 15, 2018, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

7. All structures, adjacent to off-site single-family residences, shall be limited to one-story, with a maximum height of 18 feet. This condition allows Lots 2 and 12 on the PDP, dated November 15, 2018, to be 2-story dwellings, with a UDC-permitted maximum height of 25 feet.

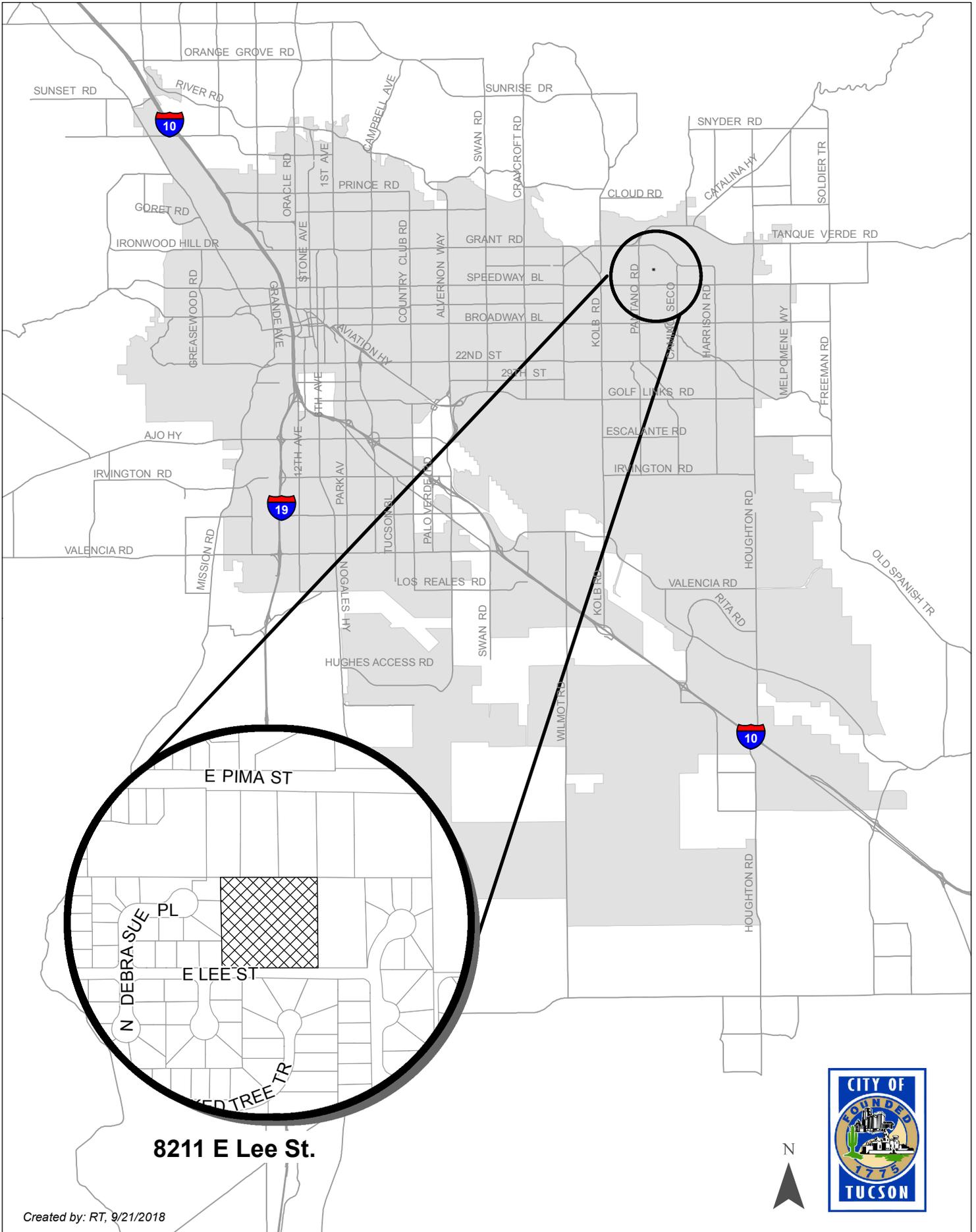
8. Any new walls, constructed as part of this development, visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
9. Six (6) inch wide masonry block or greater shall be used for perimeter walls.

C9-18-19 Caylor - Lee Street, RX-1 to R-1

Surrounding Rezoning Cases



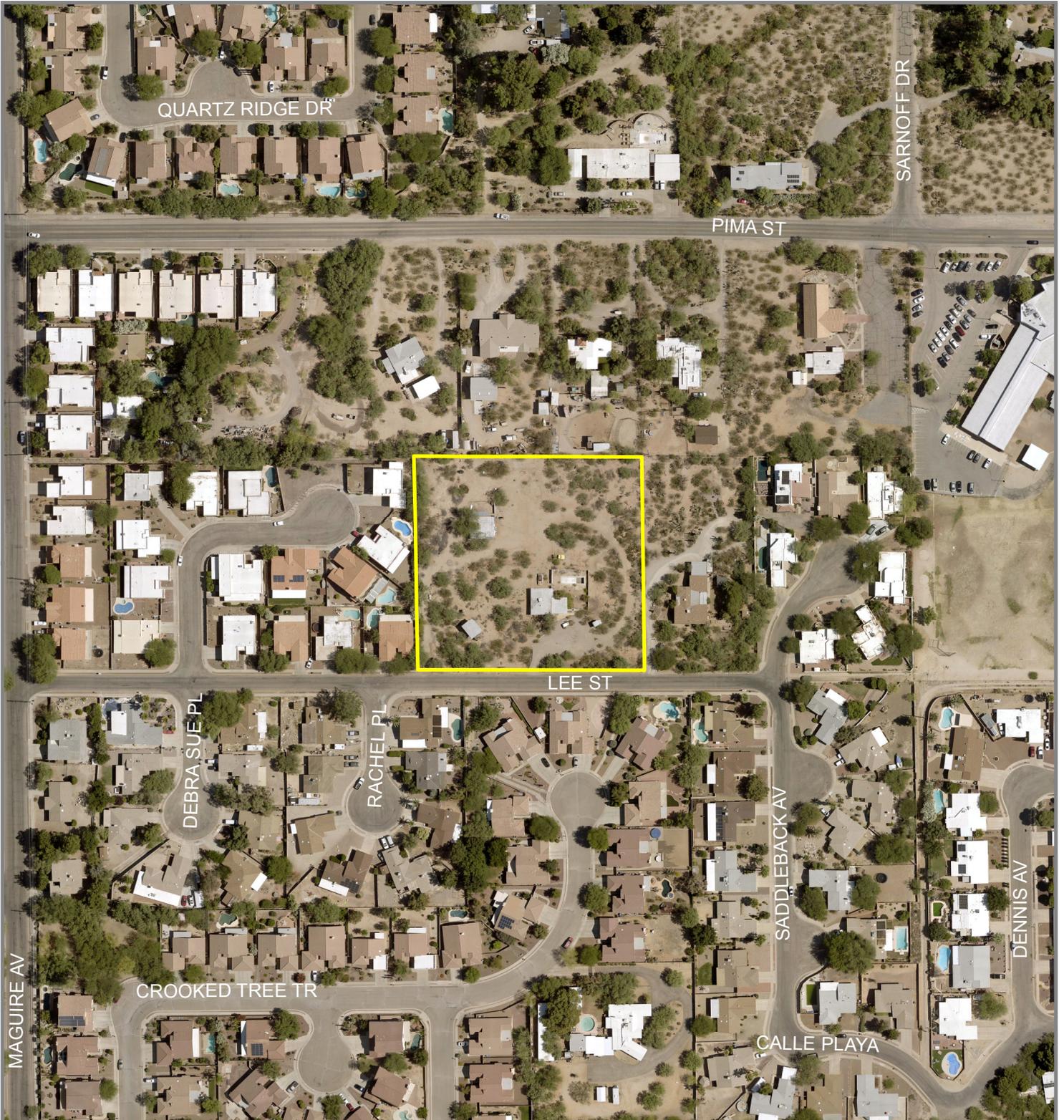
C9-18-19 Caylor - Lee Street



8211 E Lee St.

C9-18-19 Caylor - Lee St

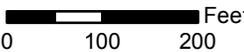
Rezoning Request: From RX-1 to R-1



 Subject Property

Address: 8211 E Lee St
Base Maps: Twp.14S Range15E Sec. 04
Ward: 2

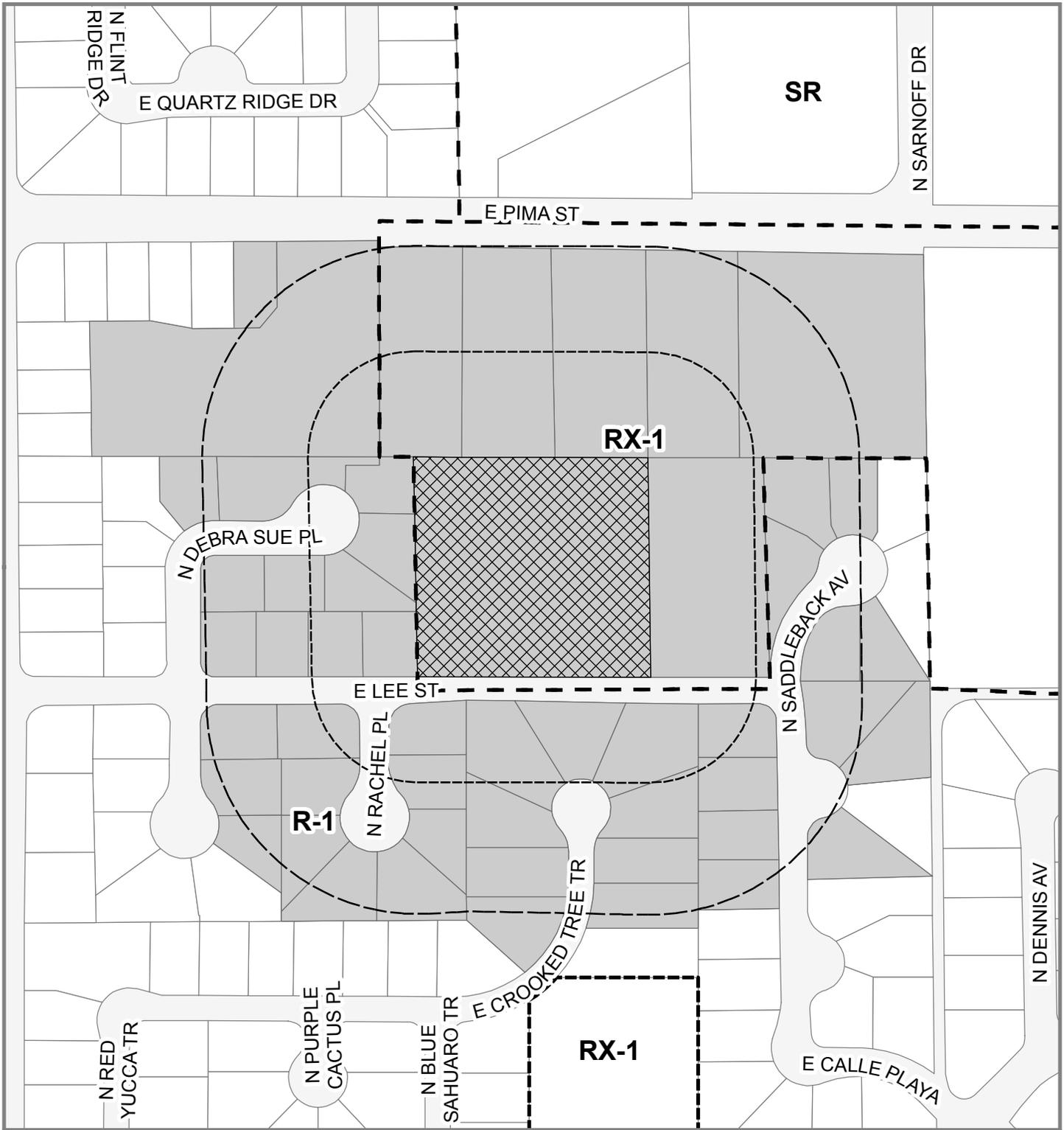


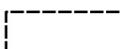

0 100 200 Feet
1 inch = 200 feet



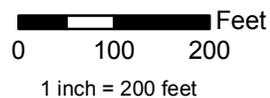
C9-18-19 Caylor - Lee Street

Rezoning Request: From RX-1 to R-1



-  Subject Property
-  Protest Area (150 ft. Radius)
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 8211 E Lee St
 Base Maps: Twp.14S Range15E Sec. 04
 Ward: 2



GENERAL NOTES

- OWNER/DEVELOPER:
LEE STREET, LLC.
2 EAST CONGRESS, SUITE 900
TUCSON, ARIZONA 85701
- THE EXISTING ZONING IS RX-1. THE PROPOSED ZONING IS R-1 PER CASE C9-18-19.
- THE EXISTING USE TO REMAIN IS SINGLE-FAMILY (DETACHED) RESIDENTIAL AND IS NOT SUBJECT TO USE SPECIFIC STANDARDS.
- THE GROSS AREA OF THIS SUBDIVISION (INCLUDING NEW PUBLIC R.O.W.) IS 104,232.5 SQUARE FEET, OR 2.39 ACRES.
- THE TOTAL NUMBER OF LOTS IS 12.
THE TOTAL PAVED AREA IS 8,600 SF ±.
- THE TOTAL DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY 104,232.5 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 PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
- 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.

GENERAL NOTES (cont.)

- DIMENSIONAL STANDARDS PER U.D.C. SEC. 6.3 FOR R-1 ZONING:

RESIDENTIAL DENSITY CALCULATION:
MAXIMUM = 2/10,000 SF = 9 UNITS/ACRE
ACTUAL = 12/2.39 AC = 5 UNITS/ACRE

LOT COVERAGE CALCULATION:
MAXIMUM = 70%
ACTUAL = 3,073 SF/7,070 SF = 43.5% MAX.

MAXIMUM BUILDING HEIGHT = 25'
ACTUAL BUILDING HEIGHT = 25' (MAX.)

BUILDING SETBACKS:
NORTH - 2/3H=16.7' REQUIRED, 19.3' MIN. PROVIDED
EAST - 2/3H=16.7' REQUIRED, 17.4' MIN. PROVIDED
SOUTH (STREET) - 20' REQUIRED, 25.0' MIN. PROVIDED
WEST - 2/3H=16.7' REQUIRED, 21.3' MIN. PROVIDED
JACQUELINE PL - 20' REQUIRED, 20.0' MIN. PROVIDED
*MEASURED TO EDGE OF TRAVEL LANE
- PARKING REQUIREMENTS FOR SINGLE-FAMILY DWELLINGS:

MOTOR VEHICLE: 2.25 SPACES PER DWELLING UNIT
TOTAL REQUIRED = 2.25*12 = 27 SPACES
TOTAL PROVIDED = 36 SPACES*
*EACH UNIT HAS A 2-CAR GARAGE + 1 SPACE WITHIN DRIVEWAY

ACCESSIBLE SPACES REQUIRED = 0 SPACES
ACCESSIBLE SPACES PROVIDED = 0 SPACES

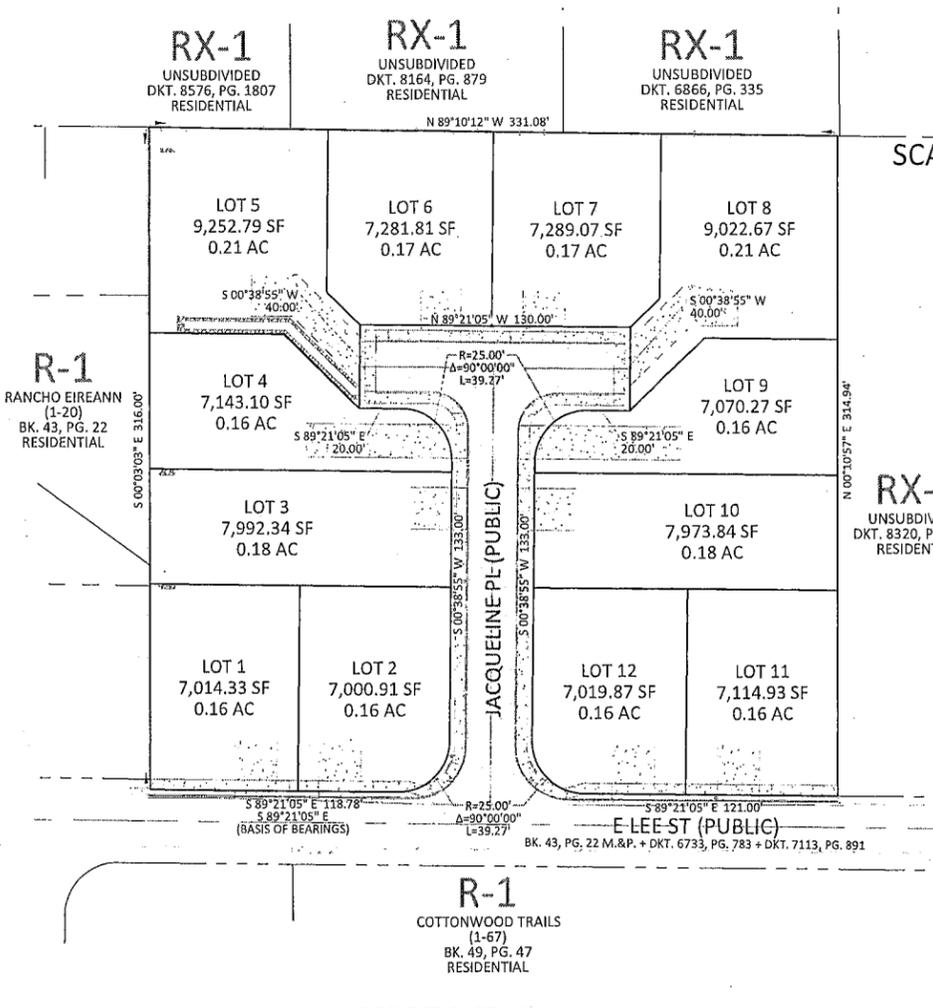
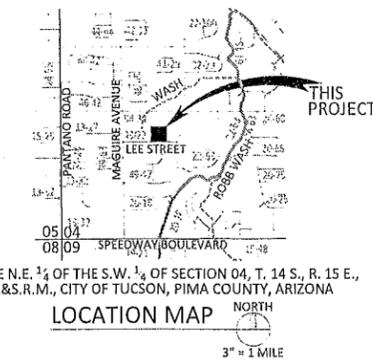
BICYCLE PARKING:
SHORT TERM: NONE
TOTAL REQUIRED = 0 SPACES
TOTAL PROVIDED = 0 SPACES
LONG TERM: NONE
TOTAL REQUIRED = 0 SPACES
TOTAL PROVIDED = 0 SPACES

LOADING ZONES REQUIRED = 0 SPACES
LOADING ZONES PROVIDED = 0 SPACES
- NO FREE-STANDING MONUMENT SIGN OR SITE LIGHTING IS PROPOSED.
- MAIL SERVICE TO BE LOCATED IN FRONT OF EACH RESIDENCE.
- WASTE STREAM CALCULATION:

PER TUCSON CITY CODE 15-10.1(E) THIS SITE PRODUCES APPROXIMATELY 540 GALLONS PER WEEK.
A MINIMUM OF 2.7 CUBIC-YARDS (TOTAL) OF TRASH WILL BE REQUIRED TO BE REMOVED FROM THE SITE EACH WEEK.

THIS WILL BE ACCOMPLISHED BY ONE 95-GAL. TRASH BIN AND ONE 95-GAL. RECYCLING BIN PER EACH RESIDENCE BEING PICKED UP ONCE PER WEEK, FOR A TOTAL CAPACITY OF 11.3 CUBIC YARDS.
- TOTAL MILES OF NEW PUBLIC STREETS ARE 0.04 MILES.
TOTAL MILES OF NEW PRIVATE STREETS ARE 0.00 MILES.
- THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
- DEVELOPMENT OF EACH AND EVERY LOT WITHIN THIS SUBDIVISION SHALL REQUIRE THE SUBMITTAL OF A SITE SPECIFIC DEVELOPMENT PLAN AND DRAINAGE REPORT TO THE CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT.
- 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 4C SHALOM SUBDIVISION



SCALE: 1"=40'

LEGEND	
	PROJECT BOUNDARY
	RIGHT-OF-WAY
	OTHER PARCEL LINE
	ROADWAY CENTERLINE
	EXISTING EASEMENT
	NEW EASEMENT
	EXISTING CONTOUR
	NEW CONTOUR
	SPOT ELEV. (NEW GRADE)
	SPOT ELEV. (EXIST. GRADE)
	FLOW-LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB
	EXISTING FENCE
	NEW CURB
	NEW ASPHALT
	NEW CONCRETE
	NEW RIPRAP
	EXISTING SIGN
	EXISTING SEWER
	EXISTING WATER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING COMMUNICATION LINE
	EXISTING GAS LINE
	EXISTING SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING HOSE BIB
	EXISTING TRANSFORMER
	EXISTING POWER POLE
	EXISTING GAS METER
	NEW SIGN
	NEW SEWER
	NEW WATER
	NEW UNDERGROUND ELECTRIC
	NEW SEWER CLEANOUT
	NEW SEWER MANHOLE
	NEW WATER METER
	NEW FIRE HYDRANT
	NEW ELECTRIC PEDESTAL
	NEW TRANSFORMER
	SURVEY MONUMENTATION AS NOTED
	SURVEY MONUMENTATION TO BE SET
	R.O.W. SURVEY MON. TO BE SET
	ZONING DIVISION
	SIGHT VISIBILITY TRIANGLE
	RIGHT-OF-WAY
	RADIUS
	PAVEMENT (ASPHALT)
	CONCRETE
	TOP OF CURB
	FINISHED GRADE
	FINISHED FLOOR ELEVATION
	GRADE BREAK

Rezoning
Preliminary Development Plan
C9-18-19 Date 11/15/18
Planning & Development Services

SHEET INDEX

- COVER SHEET
- NOTES
- NOTES
- SITE PLAN
- GRADING + DRAINAGE PLAN
- UTILITIES + EASEMENTS PLAN
- DETAILS

LANDSCAPE ARCHITECT

JSTUDIO
47 SOUTH 5TH AVENUE
TUCSON, ARIZONA 85701
ATTN: TIM JOHNSON
PH: (520) 405-9642
E: info@jstudio.biz

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				LEE STREET, LLC. 2 EAST CONGRESS, SUITE 900 TUCSON, ARIZONA 85701 ATTN: CHUCK CUSHMAN PH: (520) 298-2000 E: chuck@caylor.net
				SITE ADDRESS 8211 EAST LEE STREET TUCSON, ARIZONA 85715

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, CITY OF TUCSON, ARIZONA

DEVELOPMENT PACKAGE for
4C SHALOM SUBDIVISION
cover sheet

DP REF: C9 1 of 7



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
836 CY	4056 CY	3220 CY (F)

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.
- PARKING AREA PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. THE PAINT SHALL BE WHITE UNLESS OTHERWISE INDICATED OR AS REQUIRED BY THE MUTCD.
- THE APPROVED GRADING PLAN/DEVELOPMENT PACKAGE IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ON-SITE. 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 PSDS 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 PSDS 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 PSDS 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 PSDS ENGINEERING AT 791-5550, OR SCHEDULE INSPECTIONS ONLINE AT: <https://www.velocityhall.com/acela/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 PSDS 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.

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 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.

TYPICAL SLOPE TREATMENT	
SLOPE GRADIENT	TREATMENT
3:1 OR FLATTER	REVEGETATED WITH NATIVE SPECIES OR PROVIDE OTHER GROUND COVERS SUCH AS NETTING OR CRUSHED ROCK
2:1 TO 3:1	HAND-PLACED RIPRAP OVER FILTER FABRIC
1:1 TO 2:1	GROUTED OR WIRE-TIED RIPRAP
1:1 OR STEEPER	STABILITY ANALYSIS OR RETAINING WALL DESIGNED BY STRUCTURAL ENGINEER

NOTES:
 - SLOPE GRADIENTS ARE HORIZONTAL OR VERTICAL
 - FINAL SLOPE TREATMENT SHALL BE AS PER THIS TABLE UNLESS OTHERWISE NOTED ON THIS PLAN OR WITHIN THE GEOTECHNICAL REPORT.
 - SEE RIPRAP NOTES FOR SPECIFICATIONS.

RIPRAP NOTES

- RIPRAP MATERIAL SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 913. RIPRAP MATERIAL SHALL BE WELL GRADED, VARYING IN SIZE FROM 4 TO 8 INCHES (d₉₅=6"). THE RIPRAP LAYER SHALL BE 6 INCHES MINIMUM THICKNESS.
- THE GROUT FOR THE RIPRAP SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 914. THE TOTAL GROUT AND RIPRAP LAYER SHALL BE A MINIMUM THICKNESS OF 1.5d₉₅ INCHES (d₉₅=6"). GROUT THICKNESS SHALL BE EQUAL TO 1.0d₉₅ AND RIPRAP ROCK SHALL BE EMBEDDED TO A DEPTH OF 0.5d₉₅.
- FINISH GRADE ("FG") CALLOUTS ARE TO TOP OF RIPRAP, IN APPLICABLE AREAS.

SWPPP NOTES

- SEE THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN AS A PART OF THIS GRADING PERMIT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.
- ALL REMAINING DISTURBED AREAS NOT OTHERWISE ALREADY TREATED SHALL BE STABILIZED IN A FINAL MANNER IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A NOTICE OF TERMINATION TO CLOSE OUT THE SWPPP'S NOTICE OF INTENT CANNOT BE FILED WITH ADEQ UNTIL THESE FINAL STABILIZATION MEASURES ARE APPLIED.
- THE CONTRACTOR SHALL REMOVE THE FINE MATERIALS FROM THE BOTTOM OF THE DETENTION/RETENTION BASIN AND SCARIFY THE BASIN BOTTOM ONCE THE CONSTRUCTION ACTIVITIES ARE COMPLETED IN ORDER TO REMOVE ANY FINE MATERIAL BUILD UP CAUSED BY CONSTRUCTION AND TO RESTORE SOIL PERCOLATION. INSTALL BMP'S AT THE BASIN INLET(S) TO PREVENT THE FINES FROM ENTERING THE BASIN.

SURVEY NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF LEE STREET BETWEEN THE MONUMENTS AS SHOWN AND ACCORDING TO BOOK 35 OF MAPS AND PLATS AT PAGE 54. THE BEARING OF SAID LINE IS S 89°21'05" E.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS BENCHMARK "BM198E, DESCRIBED AS AN "X" IN DEPRESSED CURB OF WHEEL CHAIR RAMP AT THE NORTHWEST CORNER OF PIMA AND MAGUIRE, PER FIELD BOOK 1989E1, PG. 18. THE ELEVATION OF SAID BENCHMARK IS 2,572.04', NAVD 88 DATUM.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
 ARROW LAND SURVEYING
 3121 EAST KLEINDALE ROAD
 TUCSON, ARIZONA 85716
 ATTN: MR. TAYLOR J. WEBB, AZ RLS #52699
 PH: (520) 881-2155
- 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.

Rezoning
 Preliminary Development Plan
 C9-18-19 Date 11/15/18
 Planning & Development Services

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				LEE STREET, LLC. 2 EAST CONGRESS, SUITE 900 TUCSON, ARIZONA 85701 ATTN: CHUCK CUSHMAN PH: (520) 298-2000 E: chuck@caylor.net
				CYPRESS PROJECT NO: 18.085 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cypresscivil.com
				CYPRESS CIVIL DEVELOPMENT Strongly & sustainably
				SITE ADDRESS 8211 EAST LEE STREET TUCSON, ARIZONA 85715

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, CITY OF TUCSON, ARIZONA

**DEVELOPMENT PACKAGE for
 4C SHALOM SUBDIVISION
 notes**

DP REF: 03
2 of 7



PIMA COUNTY GENERAL SEWER NOTES

- ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWRD) ENGINEERING DESIGN STANDARDS 2016 (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSDC 2016). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PCRWRD WEBSITE (www.pima.gov/wastewaterreclamation).
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS BENCHMARK "BM198E, DESCRIBED AS AN "X" IN DEPRESSED CURB OF WHEEL CHAIR RAMP AT THE NORTHWEST CORNER OF PIMA AND MAGUIRE, PER FIELD BOOK 1989E1, PG. 18. THE ELEVATION OF SAID BENCHMARK IS 2,572.04', NAVD 88 DATUM.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF LEE STREET BETWEEN THE MONUMENTS AS SHOWN AND ACCORDING TO BOOK 35 OF MAPS AND PLATS AT PAGE 54. THE BEARING OF SAID LINE IS S 89°21'05" E.
- ANY CONSTRUCTION ACTIVITY HAVING THE POTENTIAL TO DAMAGE EXISTING PUBLIC SANITARY SEWERS OR ANY ACTIVITY THAT REQUIRES MATERIALS OR EQUIPMENT TO ENTER EXISTING PUBLIC SANITARY SEWERS SHALL REQUIRE A PIMA COUNTY RWRD PUBLIC CONSTRUCTION PERMIT PRIOR TO COMMENCING THAT ACTIVITY.
- SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL: (A) THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) OR ITS DELEGATED AUTHORITY HAS ISSUED A CONSTRUCTION AUTHORIZATION FOR THIS PROJECT; (B) THE CONTRACTOR HAS OBTAINED A PCRWRD PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PCRWRD PERMITS SECTION AT (520) 724-6649 FOR PERMIT APPLICATION REQUIREMENTS); (C) THE CONTRACTOR'S FLOW MANAGEMENT PLAN HAS BEEN SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND APPROVED BY PCRWRD FIELD ENGINEERING; AND (D) A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED PIMA COUNTY PROJECT FIELD INSPECTOR IS SCHEDULED AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO COMMENCING WITH SEWER CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A FLOW MANAGEMENT PLAN (MP) TO PCRWRD FIELD ENGINEERING FOR APPROVAL BEFORE PROCEEDING WITH ANY WORK THAT MAY AFFECT LIVE SEWERS. THE MP SHALL IDENTIFY AND INCLUDE ALL FLOW MANAGEMENT COSTS IN THE CONSTRUCTION BID. THE MP SHALL BE SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE SEWER PRE-CONSTRUCTION MEETING. FIELD ENGINEERING WILL REVIEW THE MP WITHIN TEN (10) BUSINESS DAYS TO ACCOMMODATE REVIEW AND REVISION CYCLES. REFER TO PCRWRD SSDC 2016, SECTION 2 FOR MP REQUIREMENTS. PLEASE CONTACT PCRWRD FIELD ENGINEERING AT (520) 724-2651 FOR ANY QUESTIONS REGARDING FLOW MANAGEMENT.
- THE CONTRACTOR SHALL FURNISH, OPERATE AND MAINTAIN ALL EQUIPMENT AND LABOR NECESSARY TO PROVIDE CONTINUOUS 24 HOURS PER DAY SANITARY SEWER SERVICE TO ALL PARTIES TRIBUTARY TO A LIVE SEWER TO WHICH A CONNECTION IS TO BE MADE. THE PCRWRD CONVEYANCE DIVISION SHALL BE NOTIFIED AT (520) 724-3400 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT IMPACTS THE FLOW WITHIN A LIVE SANITARY SEWER SYSTEM OR INVOLVES CONNECTING TO A LIVE SANITARY SEWER. SEE PCRWRD SSDC 2016, SECTION 2 FOR MORE INFORMATION.
- THE INSPECTION OF THE CONTRACTOR'S WORK BY AN AGENCY AND/OR PCRWRD STAFF SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE APPROVED CONTRACT DOCUMENTS. IF THE DESIGN ENGINEER OR PCRWRD STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR RELIEVE THE CONTRACTOR OF PERFORMING CORRECTIONS TO THE UNSATISFACTORY WORK WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.
- SEWER PLANS THAT BEAR THE PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT (PSD) APPROVAL STAMP OR THE PIMA COUNTY RWRD ACCEPTANCE SIGNATURE SHALL ONLY BE USED FOR THE CONSTRUCTION OF PUBLIC SANITARY SEWER FACILITIES. APPROVED PLANS REQUIRING DESIGN REVISIONS SHALL BE RESUBMITTED TO PIMA COUNTY PSD OR RWRD (AS APPROPRIATE) FOR REVIEW AND RE-APPROVAL PRIOR TO START OF THE REVISED SEWER WORK.
- ANY SEWER CONSTRUCTION WORK THAT IS NOT INCLUDED IN THE APPROVED SEWER PLANS WILL NOT BE ACCEPTED BY PCRWRD. SEE PCRWRD SSDC 2016, SECTION 1.4.5 REGARDING THE APPROVAL OF FIELD CHANGES.
- IMMEDIATELY REPORT ANY OF THE FOLLOWING TO THE PCRWRD OPERATIONS CONTROL CENTER (OCC) AT (520) 724-3400: ANY RELEASE OF SEWAGE, ANY DAMAGE TO THE PUBLIC SANITARY SEWER SYSTEM, OR THE DROPPING OF DEBRIS INTO A PUBLIC SANITARY SEWER MANHOLE. A PCRWRD REPRESENTATIVE WILL BE DISPATCHED TO THE SITE. THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CONTAIN A SANITARY SEWAGE OVERFLOW (SSO). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, MITIGATE THE RELEASE OF SEWAGE, DISINFECT THE RELEASE AREAS, AND ANY REGULATORY PENALTIES LEVIED ON PCRWRD FOR SEWAGE ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY THE PCRWRD FIELD REPRESENTATIVE.

PIMA COUNTY GENERAL SEWER NOTES (cont.)

- THE CONTRACTOR SHALL CONTACT "ARIZONA 811" (DIAL 811 OR 1-800-782-5348) A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL KEEP ALL UNDERGROUND FACILITY LOCATION REQUESTS UP-TO-DATE AND COMPLY WITH ARIZONA REVISED STATUTES (A.R.S.), TITLE 40, CHAPTER 1, ARTICLE 6.3, SECTION 40-360-22. CONCERNS REGARDING THE ACCURACY BETWEEN THE UNDERGROUND FACILITY MARKINGS AND THE PROJECT PLANS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SANITARY SEWER MANHOLES AT ALL TIMES.
- THE CONTRACTOR SHALL FIELD-VERIFY EXISTING SEWER LINE ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION VERIFICATION MAY REQUIRE POT-HOLING.
- ANY HOUSE CONNECTION SEWER (HCS) OR BUSINESS CONNECTION SEWER (BCS) LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PROTECTED, REPAIRED, OR REROUTED, AS THE SITUATION DICTATES, PER PCRWRD SSDC 2016 DETAIL NO. RWRD 400 AND AT NO EXPENSE TO THE PROPERTY OWNER OR PCRWRD. HCS AND BCS LINES ARE NOT OWNED OR MAINTAINED BY PCRWRD. PRIVATE CONNECTION SEWERS CONSTRUCTED PRIOR TO JANUARY 2006 ARE NOT REQUIRED TO BE LOCATED AND MARKED.
- SURVEY LAYOUT AND SURVEY CONTROL SHALL BE PERFORMED BY, OR UNDER, THE DIRECT SUPERVISION OF AN ARIZONA RLS.
- SURVEY CUT SHEETS SHALL BE PREPARED IN ACCORDANCE WITH PCRWRD SSDC 2016, SECTION 3.2.3(A)(I). CERTIFIED CUT SHEETS SHALL BE SUBMITTED TO THE PCRWRD FIELD ENGINEER PRIOR TO COMMENCEMENT OF SEWER CONSTRUCTION. CUT SHEETS ARE FOR PCRWRD REFERENCE ONLY AND SHALL NOT DELAY SEWER CONSTRUCTION DUE TO REVIEW OF THE DELIVERABLE. ANY ERRORS OR OMISSIONS RESULTING IN IMPROPER SEWER CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF PCRWRD. REFER TO PCRWRD SSDC 2016, SECTION 3.2.3(A)(II) FOR CONSTRUCTION SURVEY STAKING REQUIREMENTS.
- THE DEVELOPER OR CONTRACTOR SHALL RETAIN AN ARIZONA REGISTERED LAND SURVEYOR (RLS) FOR PREPARATION OF THE SEWER AS-BUILT PLANS. SEWER AS-BUILT PLANS SHALL CONFORM TO SSDC 2016, SECTION 1.4.7 AND ARE REQUIRED FOR FINAL ACCEPTANCE OF SEWER CONSTRUCTION BY PCRWRD. THE DEVELOPER OR CONTRACTOR SHALL SUBMIT TWO FULL-SIZE COPIES, AND AN ELECTRONIC VERSION, OF THE AS-BUILT SEWER PLANS TO THE PCRWRD FIELD ENGINEER.
- NEW PUBLIC SANITARY SEWER FACILITIES MUST BE TESTED, INSPECTED AND AUTHORIZED FOR DISCHARGE BY PCRWRD AND ADEQ, OR ITS DELEGATE, PRIOR TO DISCHARGING INTO THE EXISTING PUBLIC SANITARY SEWER SYSTEM.
- THE CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES.
- PRIOR TO THE INSTALLATION OF SANITARY SEWERS, ALL ROUGH GRADING, INCLUDING FILL, SHALL BE COMPLETED TO A MINIMUM OF 4 FEET OVER THE TOP OF THE SEWER PIPE. BEDDING, SHADING, AND TRENCH BACKFILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH PCRWRD SSDC 2016, DETAIL NO. RWRD 104, OR AS SHOWN ON THE PLANS. SHOULD GROUND WATER OR UNANTICIPATED SOIL CONDITIONS BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED BY THE DESIGN ENGINEER AND APPROVED BY THE PCRWRD FIELD ENGINEER. WHEN THE NEW SEWER IS LOCATED WITHIN A PUBLIC SEWER EASEMENT, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS OR AS OTHERWISE DIRECTED BY PCRWRD. WHEN THE NEW SEWER IS LOCATED WITHIN RIGHT-OF-WAY, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE RIGHT-OF-WAY AGENCY HAVING JURISDICTION.
- SANITARY SEWER CONSTRUCTION SHALL START AT THE LOWEST DOWNSTREAM POINT AND PROCEED UPSTREAM, REGARDLESS OF THE STATIONING SHOWN ON THE PLANS. IF CONSTRUCTION CANNOT BE PERFORMED IN THIS MANNER, THE CONTRACTOR SHALL PROVIDE AN OUT-OF-SEQUENCE LETTER FOR APPROVAL BY THE PCRWRD FIELD ENGINEER PRIOR TO THE START OF SEWER CONSTRUCTION.
- THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PUBLIC WATER MAINS AND PUBLIC SEWER LINES SHALL COMPLY WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-5-502 AND PCRWRD SSDC 2016, DETAIL NO. RWRD 108.
- PLANTING WITHIN PUBLIC SEWER EASEMENTS SHALL ONLY BE ALLOWED WITH SPECIAL APPROVAL. TREES WITH BRANCHES OR ROOTS HAVING THE POTENTIAL TO EXTEND INTO PUBLIC SEWER EASEMENTS SHALL BE AVOIDED. IN SPECIAL CASES, WHERE THE PUBLIC SEWERS MUST BE LOCATED OUTSIDE PAVED OR STABILIZED AREAS, LANDSCAPING AND PLANTING SHALL ADHERE TO GUIDELINES IN PCRWRD EDS 2016, SECTION 7.7 AND PCRWRD SSDC 2016, DETAIL NO. RWRD 111.

PIMA COUNTY GENERAL SEWER NOTES (cont.)

- ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES SHALL BE INSTALLED TO PREVENT ALL STORM WATER, CONSTRUCTION WATER, FUELS, CHEMICALS, LIQUIDS, OR OTHER CONTAMINANTS, FROM BEING DIRECTED INTO OR ONTO ANY SANITARY SEWER FACILITIES. PROTECTION OF SANITARY SEWER FACILITIES SHALL BE A PART OF THE APPROVED CONSTRUCTION SWPPP AND BEST MANAGEMENT PRACTICES. PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND ALL POTENTIALLY AFFECTED SANITARY SEWER FACILITIES WITHIN THE PROJECT LIMITS. ADDITIONAL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF RAIN STOPPERS AND MANHOLE COVERS AS DEEMED NECESSARY BY PCRWRD.
- ALL PROJECT ACTIVITIES MUST BE KEPT WITHIN THE PROJECT AREAS. CONCERNING HUMAN BURIAL REMAINS, ARCHAEOLOGICAL CLEARANCE RECOMMENDATIONS DO NOT EXEMPT THE DEVELOPMENT FROM COMPLYING WITH STATE BURIAL PROTECTION LAWS. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, CEREMONIAL OBJECTS OR FUNERARY OBJECTS, ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. ARIZONA STATE LAWS ARES 41-844 AND 41-865 REQUIRE THAT THE ARIZONA STATE MUSEUM BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THE REMAINS CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPATRIATION AND REBURIAL OF THE REMAINS. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL ARCHAEOLOGIST PENDING CONSULTATION AND REVIEW BY THE ARIZONA STATE MUSEUM AND THE CONCERNED CULTURAL GROUPS.

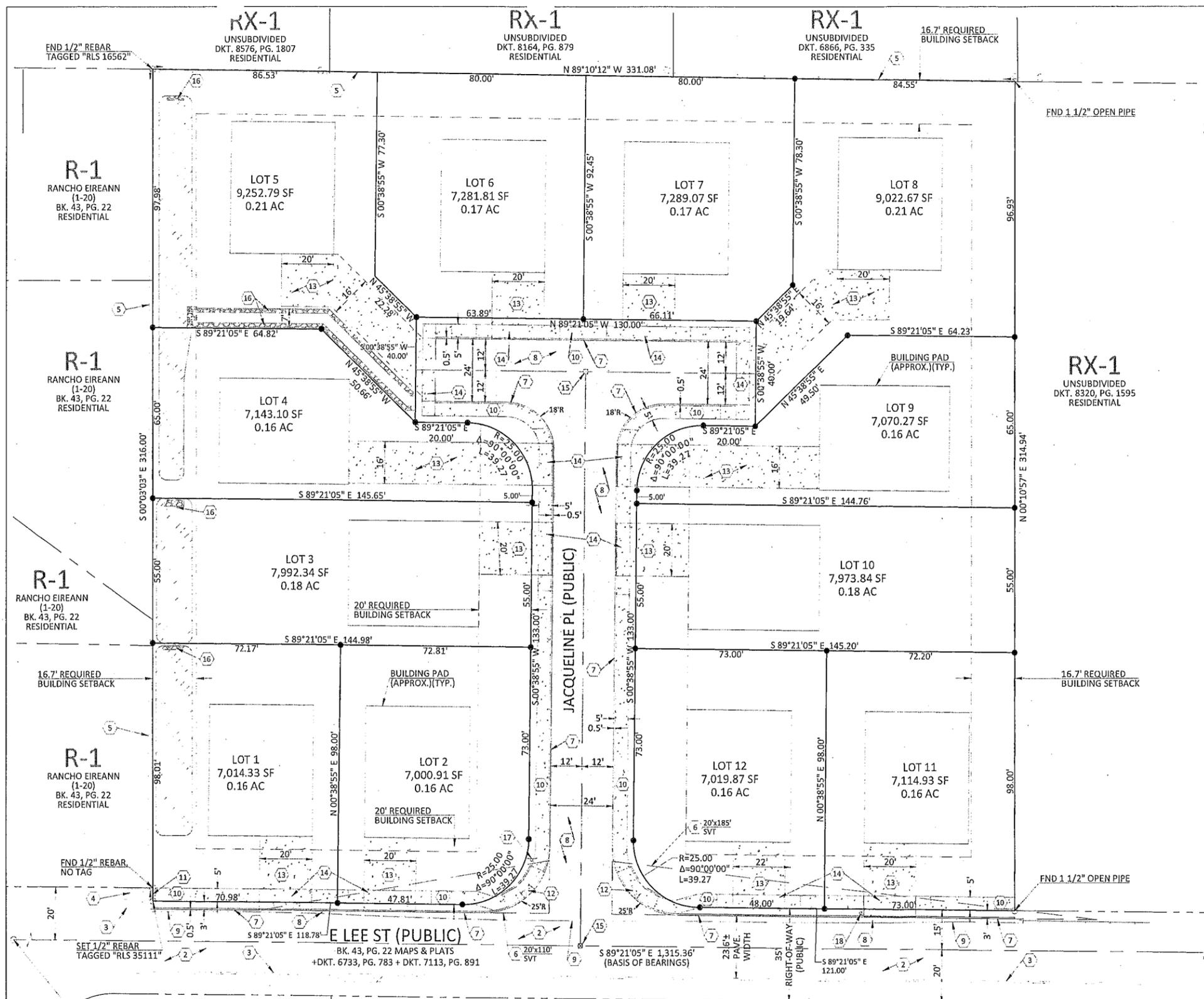
Rezoning
Preliminary Development Plan
C9-18-19 Date 1/15/18
Planning & Development Services

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				LEE STREET, LLC. 2 EAST CONGRESS, SUITE 900 TUCSON, ARIZONA 85701 ATTN: CHUCK CUSHMAN PH: (520) 298-2000 E: chuck@caylor.net
				CYPRESS CIVIL DEVELOPMENT 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cypresscivil.com
				SITE ADDRESS 8211 EAST LEE STREET TUCSON, ARIZONA 85715

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, CITY OF TUCSON, ARIZONA

**DEVELOPMENT PACKAGE for
4C SHALOM SUBDIVISION
notes**





SCALE: 1"=20'

- KEYNOTES**
- 1 PRIMARY BUILDING ENTRANCE.
 - 2 EXISTING ASPHALT TO REMAIN.
 - 3 EXISTING CURB TO REMAIN.
 - 4 EXISTING CONCRETE/SIDEWALK TO REMAIN.
 - 5 EXISTING WALL/FENCE TO REMAIN.
 - 6 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
 - 7 NEW 6" VERTICAL CURB (TYPE 2) PER PAG DETAIL 209. SEE DETAIL A, SHEET 7. CONNECT TO EXISTING CURB PER PAG DETAIL 211, WHERE APPLICABLE.
 - 8 NEW 2.5" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL B, SHEET 7.
 - 9 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
 - 10 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
 - 11 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
 - 12 NEW CONCRETE CURB ACCESS RAMP WITH DETECTABLE WARNING STRIP PER PAG DETAIL 207.
 - 13 NEW 6" CONCRETE PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL C, SHEET 7.
 - 14 NEW CONCRETE DRIVEWAY APRON PER PAG DETAIL 206.
 - 15 NEW ROADWAY CENTERLINE SURVEY MONUMENT TO BE PLACED PER PAG DETAIL 103.
 - 16 NEW GROUTED RIPRAP. SEE RIPRAP NOTES, SHEET 2. FOR DIMENSIONS, SEE DETAIL D, SHEET 7.
 - 17 NEW STOP SIGN (MUTCD #R1-1).
 - 18 RELOCATED NO-PARKING SIGN.

R-1
UNSUBDIVIDED
DKT. 8576, PG. 1807
RESIDENTIAL

R-1
UNSUBDIVIDED
DKT. 8164, PG. 879
RESIDENTIAL

R-1
UNSUBDIVIDED
DKT. 6866, PG. 335
RESIDENTIAL

R-1
RANCHO EIREANN
(1-20)
BK. 43, PG. 22
RESIDENTIAL

R-1
RANCHO EIREANN
(1-20)
BK. 43, PG. 22
RESIDENTIAL

R-1
RANCHO EIREANN
(1-20)
BK. 43, PG. 22
RESIDENTIAL

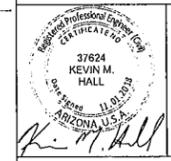
R-1
RANCHO EIREANN
(1-20)
BK. 43, PG. 22
RESIDENTIAL

R-1
COTTONWOOD TRAILS
(1-67)
BK. 49, PG. 47
RESIDENTIAL

R-1
COTTONWOOD TRAILS
(1-67)
BK. 49, PG. 47
RESIDENTIAL

Rezoning
Preliminary Development Plan
C9-18-19 Date *11/5/18*
Planning & Development Services

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				LEE STREET, LLC. 2 EAST CONGRESS, SUITE 900 TUCSON, ARIZONA 85701 ATTN: CHUCK CUSHMAN PH: (520) 298-2000 E: chuck@caylor.net
				SITE ADDRESS 8211 EAST LEE STREET TUCSON, ARIZONA 85715



CYPRESS
CIVIL DEVELOPMENT
Strength in Sustainability

2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cypresscivil.com

A PORTION OF THE NORTH 1/2 OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWNSHIP 14 SOUTH, RANGE 15 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA
COUNTY, CITY OF TUCSON, ARIZONA

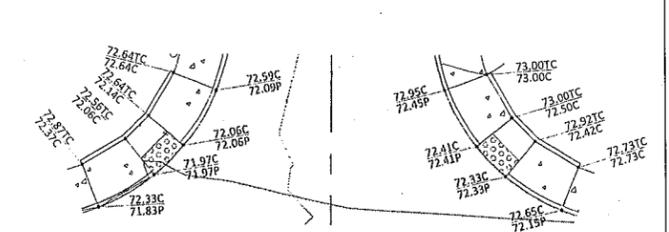
DEVELOPMENT PACKAGE for
4C SHALOM SUBDIVISION
site plan

DP
REF: C9
4
of
7

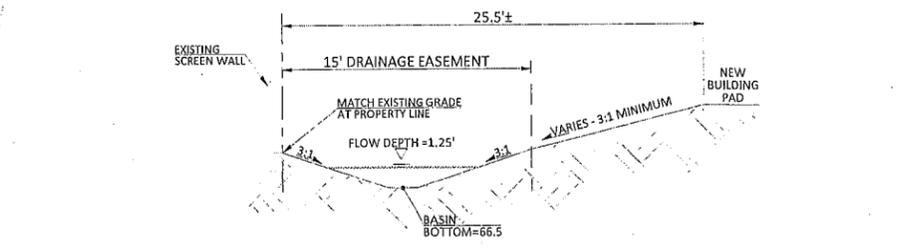




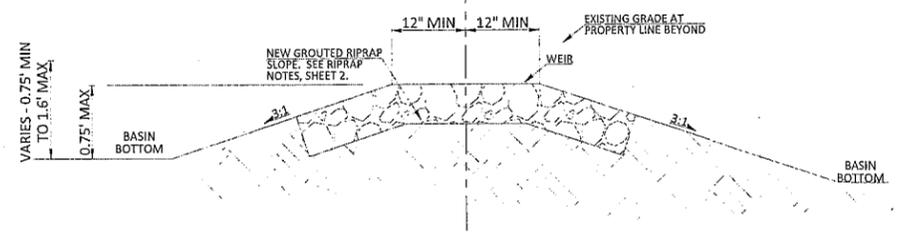
SCALE: 1"=20'
C.I. = 1 FOOT



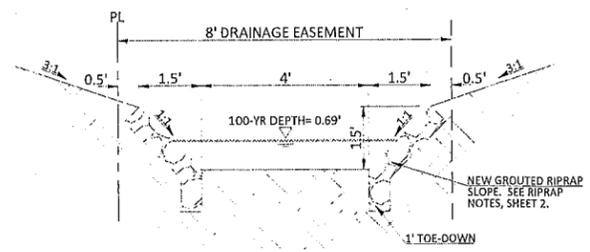
1 GRADING DETAIL
SCALE: 1"=10'



2 WEST BASIN CROSS SECTION
N.T.S.



3 BASIN TO BASIN CROSS SECTION
N.T.S.



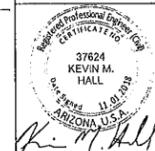
4 SWALE CROSS SECTION
N.T.S.

E LEE ST (PUBLIC)
BK. 43, PG. 22 MAPS & PLATS +DKT. 6733, PG. 783 + DKT. 7113, PG. 891

Rezoning
Preliminary Development Plan
C9-18-19 Date 11/15/18
Planning & Development Services



NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				LEE STREET, LLC. 2 EAST CONGRESS, SUITE 900 TUCSON, ARIZONA 85701 ATTN: CHUCK CUSHMAN PH: (520) 298-2000 E: chuck@caylor.net
				SITE ADDRESS 8211 EAST LEE STREET TUCSON, ARIZONA 85715

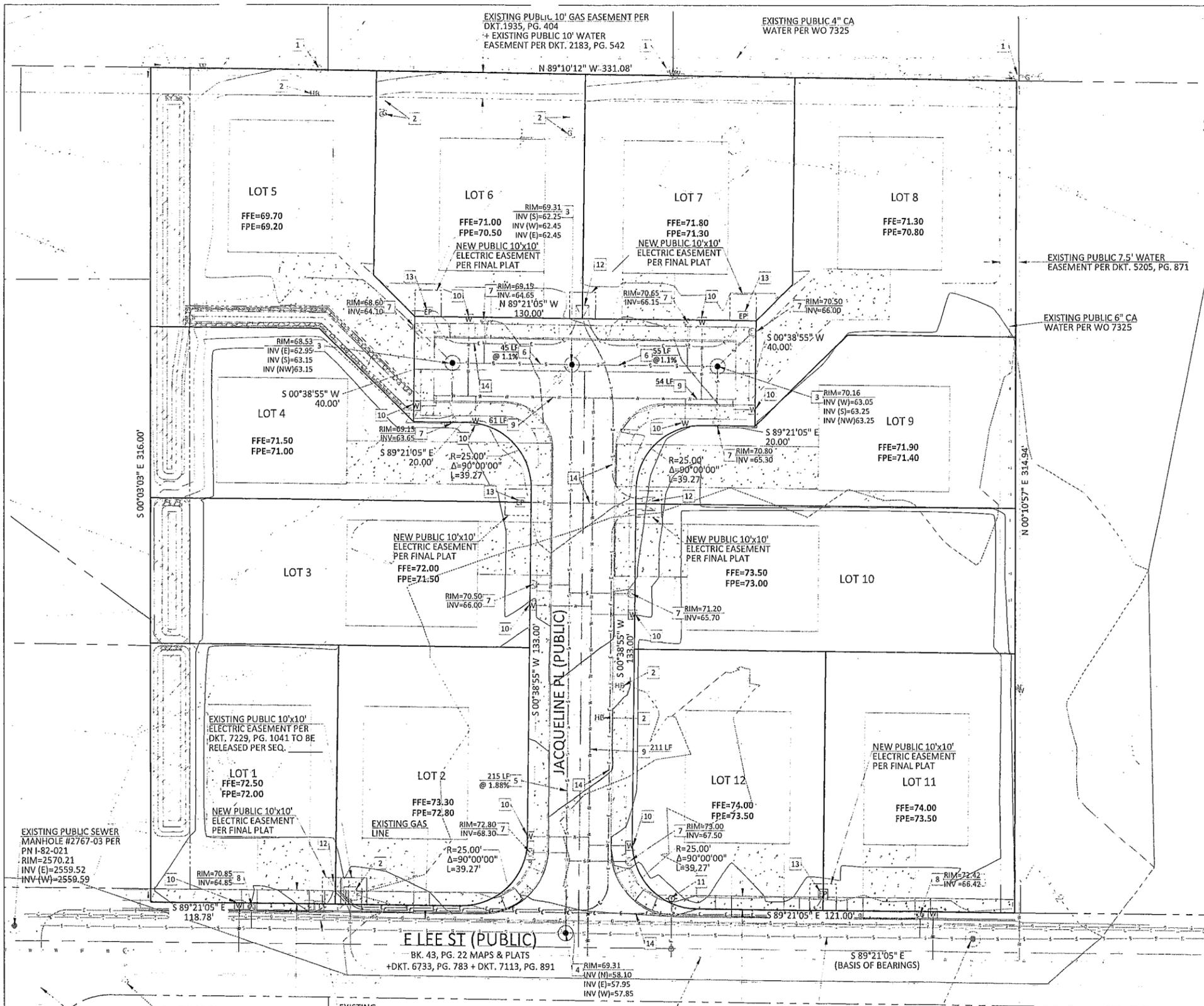


CYPRESS CIVIL DEVELOPMENT
2030 east speedway boulevard suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cypresscivil.com

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, CITY OF TUCSON, ARIZONA

DEVELOPMENT PACKAGE for
4C SHALOM SUBDIVISION
grading + drainage plan

DP REF: C9
5 of 7



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

- UTILITY KEYNOTES**
- EXISTING UTILITY INFRASTRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
 - EXISTING UTILITY INFRASTRUCTURE TO BE REMOVED/RELOCATED. CONTRACTOR TO COORDINATE REMOVAL/RELOCATION WITH UTILITY COMPANY.
 - NEW PUBLIC SEWER MANHOLE. SEE KEYNOTE FOR RIM AND INVERT(S).
 - NEW PUBLIC SEWER MANHOLE OVER EXISTING SEWER LINE PER RWRD DETAIL 303.
 - PUBLIC 8" PVC SEWER LINE. SEE KEYNOTE FOR LENGTH AND SLOPE.
 - NEW PUBLIC 6" PVC SEWER LINE. SEE KEYNOTE FOR LENGTH AND SLOPE.
 - NEW CLEANOUT AND HCS. SEE KEYNOTE FOR CLEANOUT RIM AND INVERT.
 - NEW CLEANOUT AND HCS TO TAP INTO EXISTING SEWER LINE.
 - NEW PUBLIC 6" PVC WATER LINE. SEE KEYNOTE FOR LENGTH.
 - NEW 5/8" WATER SERVICE WITH 5/8" METER.
 - NEW FIRE HYDRANT PER SEPARATE PLAN.
 - NEW ELECTRIC TRANSFORMER PER SEPARATE PLAN.
 - NEW ELECTRIC PEDESTAL PER SEPARATE PLAN.
 - NEW UNDERGROUND ELECTRIC LINE PER SEPARATE PLAN.

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.

- PRIVATE UTILITY NOTES**
- ALL ON-SITE BUILDING SEWER CONNECTION LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
 - ALL ON-SITE DOMESTIC WATER SUPPLY LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
 - ALL ON-SITE FIRE SERVICE MAINS ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PUBLICATION 24, LATEST EDITION.

REZONING
Preliminary Development Plan
 C9-18-19 Date 1/15/18
 Planning & Development Services

NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
				LEE STREET, LLC. 2 EAST CONGRESS, SUITE 900 TUCSON, ARIZONA 85701 ATTN: CHUCK CUSHMAN PH: (520) 298-2000 E: chuck@caylor.net
				SITE ADDRESS 8211 EAST LEE STREET TUCSON, ARIZONA 85715



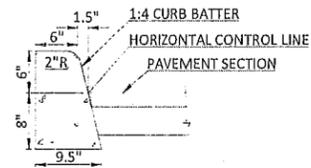
CYPRESS PROJECT NO: 18.085
CYPRESS CIVIL DEVELOPMENT
 2030 east speedway boulevard suite #110
 tucson, arizona 85719
 ph: 520.499.2456
 e: info@cypresscivil.com

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, CITY OF TUCSON, ARIZONA

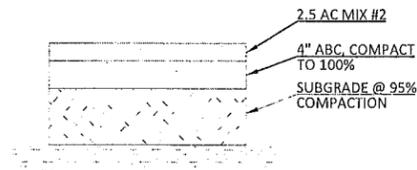
DEVELOPMENT PACKAGE for 4C SHALOM SUBDIVISION
 utilities + easements plan

DP REF: C9
 6 OF 7

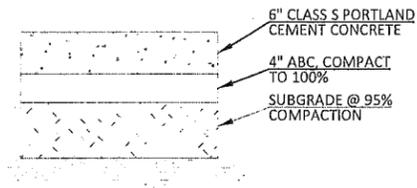




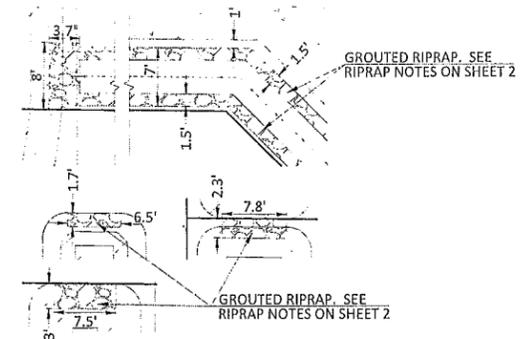
A CONCRETE VERTICAL CURB
TYPE 2, H=6"
SCALE: 1"=1'
PAG DETAIL 209



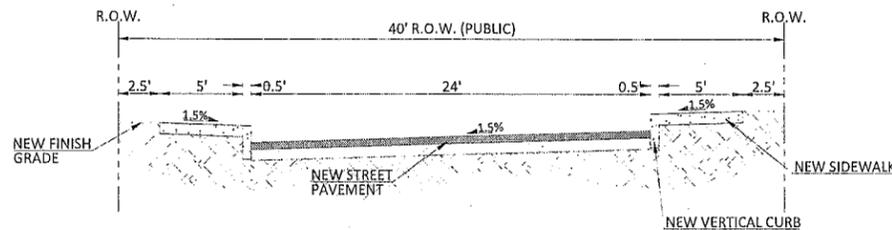
B TYPICAL PAVEMENT SECTION
SCALE: 1"=1'



C CONCRETE PAVEMENT SECTION
SCALE: 1"=1'



D RIPRAP DIMENSIONS
SCALE: 1"=10'



5 CROSS SECTION - JACQUELINE PL
N.T.S.

Rezoning
Preliminary Development Plan
C9-18-19 Date 11/15/18
Planning & Development Services



NO.	DATE	REVISION DESCRIPTION	BY	OWNER/DEVELOPER
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CYPRESS CIVIL DEVELOPMENT 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cypresscivil.com				
A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, CITY OF TUCSON, ARIZONA				DEVELOPMENT PACKAGE for 4C SHALOM SUBDIVISION details

DP REF: C9
7 OF 7

PUBLIC FACILITIES AND SERVICES REPORT FOR January 10, 2019

(as of December 13, 2018)

C9-18-19 Caylor – Lee Street, RX-1 to R-1

CITY AGENCIES: No Objections Noted

Environmental Services

PDS – Engineering

PDS – Landscape

PDS – Sign Code

PDS – Zoning Review

TDOT – Engineering

TDOT – Traffic Engineering

TDOT – Landscape

Tucson Parks and Recreation

Tucson Water Department

Objections or Conditions Noted: None

NON-CITY AGENCIES: No Objections Noted

Arizona Department of Transportation

Davis-Monthan Air Force Base

PAG-TPD: Estimated traffic generation of proposed development: 96 vehicle trips per day.

Pima County Development Services

Tucson Electric Power

Tucson Unified School District

Objections or Conditions Noted

Pima County Wastewater: Standard Conditions noted on December 7, 2018

Tucson Airport Authority: Standard Proximity to Navigation Facility condition noted on December 6, 2018

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, December 26, 2018 at

<https://www.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-18-19 mww

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department - Entitlements Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-18-19
IMPORTANT LAND USE CHANGE NOTICE ENCLOSED