GENERAL NOTES

1. EXISTING ZONING IS O-3 AND C-1. ZONING DESIGNATION O-3 USED FOR RCP REQUIREMENTS.
2. EXISTING ZONING ADJACENT TO THE PROJECT IS AS SHOWN ON SHEETS 2 AND 3.
3. THE NUMBER OF LOTS IS 98. THE TOTAL AREA OF THIS PROJECT IS 32.7 ACRES.
4. THE PROPOSED USE OF THIS PROJECT IS SINGLE FAMILY DETACHED RESIDENTIAL UNITS.
5. THIS PROJECT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE APPLICABLE OVERLAY ZONES (ENVIRONMENTAL RESOURCE ZONE AND SCENIC CORRIDOR ZONE), AS FOLLOWS:
   ENVIRONMENTAL RESOURCE ZONE (ERZ)
   NO PHYSICAL RESTRICTIONS – PROJECT IMPROVEMENTS WILL NOT BE WITHIN THE FLOODPRONE LIMITS.
   ENVIRONMENTAL RESOURCE REPORT HAS BEEN PREPARED.
   NO GRUBBING, GRADING, OR CONSTRUCTION WILL OCCUR ON THE PROJECT SITE UNTIL THOSE AREAS DESIGNATED AS NATURAL OPEN SPACE (30 FOOT SCENIC CORRIDOR) OR UNDISTURBED NATURAL AREAS (ANKLAM WASH) ARE TEMPORARILY FENCED. ALL TEMPORARY FENCING WILL BE FIELD INSPECTED BY THE PLANNING DEPARTMENT BEFORE ANY CONSTRUCTION ON THE SITE BEGINS. FENCING WILL BE REMOVED ONLY ON COMPLETION OF CONSTRUCTION.
   SCENIC CORRIDOR ZONE (SCZ) – ANKLAM ROAD
   30' NATURAL STATE BUFFER ZONE ADJACENT TO MS&RP RIGHT-OF-WAY HAS BEEN SHOWN.
   SEE DETAIL "3" REFLECTING MAXIMUM STRUCTURE HEIGHT.
6. PROJECT IS WITHIN TUMAMOC SUB-AREA "3" PLAN. REQUIREMENTS ARE AS FOLLOWS:
   PRESERVATION OF OVER 30% OF PROJECT AS NATURAL UNDISTURBED OPEN SPACE HAS BEEN OBSERVED.
   "WASH BUFFER" NOT APPLICABLE PER LETTER FROM CITY OF TUCSON.
7. 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 DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
8. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAT OR PLAN.
9. DRAINAGE (100 YEAR) WILL BE FULLY CONTAINED WITHIN ONSITE DRAINAGEWAYS AND ROADWAYS.
10. ALL-WEATHER ACCESS WILL BE PROVIDED WITHIN THIS SUBDIVISION TO ALL LOTS.
11. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS WITHIN AND ADJACENT TO THIS SUBDIVISION WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. CONSTRUCTION PLANS WILL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
12. ADDITIONAL FIRE HYDRANTS SHALL BE PROVIDED BY THE DEVELOPER AS REQUIRED BY THE FIRE CODE IN ACCORDANCE WITH C.O.T. STANDARDS.
13. AN APPROVED WATER SUPPLY, CAPABLE OF SUPPLYING THE PROJECTED FIRE FLOW FOR FIRE PROTECTION, SHALL BE PROVIDED AND EXTENDED TO SERVE DIRECTLY ANY AND ALL SUBDIVIDED PROPERTIES.
14. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS WITHIN AND ADJACENT TO THIS SUBDIVISION WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. CONSTRUCTION PLANS WILL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW APPROVAL.
15. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.7 MILES.
    TOTAL MILES OF NEW PRIVATE STREETS ARE -0-.
16. ANY STRUCTURES OR VEGETATION WITHIN THE SIGHT VISIBILITY TRIANGLES WILL CONFORM TO STREET DEVELOPMENT STANDARD 3-01.0.
17. ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
18. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT STANDARDS.
19. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
20. ALL NEW PUBLIC SANITARY SEWERAGE FACILITIES MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY WASTEWATER MANAGEMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
21. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
22. BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS SHOWN ON THE PLAT OF TUCSON PARK WEST, BLOCK 4, AS RECORDED IN BOOK 18 OF MAPS AND PLATS AT PAGE 75. SAID BEARING BEING N00°24'50"W.
23. BASIS OF ELEVATION: THE TOP OF A 2" G.L.O. BRASS CAP PIPE AT THE CENTERLINE INTERSECTION OF BROADWAY BOULEVARD AND SHANNON ROAD MARKED U.S.G.L.O. SECTIONS 8, 9, 16 AND 17, TOWNSHIP 14 SOUTH, RANGE 13 EAST, CITY OF TUCSON FIELD BOOK 1530 AT PAGE 15 LEFT. SAID ELEVATION BEING 2512.905.
24. NO FURTHER DIVISION OF THE LAND SHALL OCCUR WITHOUT THE WRITTEN APPROVAL OF THE MAYOR AND COUNCIL. NO FURTHER DIVISION OF LAND, NO SUBDIVISION, NOR ANY RESUBDIVISION SHALL OCCUR WITHOUT FURNISHING WRITTEN NOTICE TO ALL PROPERTY OWNERS OF RECORD WITHIN THE BOUNDARIES OF THE SUBDIVISION.
25. THIS SUBDIVISION IS WITHIN THE PLANNED WATER SERVICE AREA OF THE TUCSON WATER DEPARTMENT, WHICH IS DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
26. PLAT IS DESIGNED TO MEET THE CRITERIA OF THE RESIDENTIAL CLUSTER PROJECT ZONE.
27. MAXIMUM BUILDING HEIGHT IS 25 FEET EXCEPT WITHIN 400' SCENIC CORRIDOR ZONE (MAXIMUM HEIGHT = 12' TO 24' -- SEE DETAIL #3).
28. ALL UNITS WILL BE PROVIDED WITH BARRIER-FREE ACCESSIBILITY. SEE DETAIL #8.
29. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM ADJACENT STREETS EXTERIOR TO THE PROJECT AND SCREENING SHALL BE ARCHITECTURALLY INTEGRATED WITH THE OVER-ALL DESIGN OF THE RCP. SEE DETAIL #7.
30. THE FOLLOWING LOTS ARE AFFECTED BY THE CITY OF TUCSON FLOODPLAIN REGULATIONS (WITH RESPECT TO E.S.L.): LOTS 22, 23, 24, 58, 59, 76 AND 77.
31. SIGNS WILL BE PROVIDED WHICH READ "SLOW: WILDLIFE CROSSING" WHERE NATURAL UNDISTURBED OPEN SPACE ABUTS ANKLAM ROAD AND BROADWAY BOULEVARD.

TYPICAL LOT SETBACKS

INTERIOR LOT LINES: 3' FROM PROPERTY LINE

STREET FRONTAGE (ADT<140 – STREET "B", STREET "C" NORTH OF FRESNO ST., AND "D" STREET WEST OF STREET "C")
DISTANCE FROM HOUSE: THE GREATER OF:
- 5' (MEASURED BACK OF CURB) OR
- BUILDING HEIGHT x .50 (MEASURED FROM BACK OF CURB) OR
- 1' (MEASURED FROM PROPERTY LINE) OR
- 1' (MEASURED FROM BACK OF SIDEWALK)

DISTANCE FROM CARPORT/GARAGE: EITHER:
- 19' (MEASURED FROM BACK OF SIDEWALK) OR
- NO LESS THAN 1' FROM BACK OF SIDEWALK AND NO GREATER THAN 8' AS MEASURED FROM BACK OF STREET PAVEMENT EDGE

STREET FRONTAGE (140<ADT<1000 – STREET "A", STREET "C" SOUTH OF FRESNO ST., "D" STREET EAST OF STREET "C" AND STREET "E")
DISTANCE FROM HOUSE THE GREATER OF:
- 21' (MEASURED FROM OUTSIDE EDGE OF NEAREST TRAVEL LANE) OR
- BUILDING HEIGHT x 1.0 (MEASURED FROM OUTSIDE EDGE OF NEAREST TRAVEL LANE)

DISTANCE FROM CARPORT/GARAGE: 19' (MEASURED FROM BACK OF SIDEWALK)

SITE BOUNDARY SETBACKS

STREET FRONTAGE (140<ADT<1000 – SHANNON ROAD AND BROADWAY BLVD.)
DISTANCE FROM HOUSE THE GREATER OF:
- 21' (MEASURED FROM OUTSIDE EDGE OF NEAREST TRAVEL LANE) OR
- BUILDING HEIGHT x 1.0 (MEASURED FROM OUTSIDE EDGE OF NEAREST TRAVEL LANE)
- 1' (MEASURED FROM PROPERTY LINE)

STREET FRONTAGE (ADT >1000 – ANKLAM ROAD)
DISTANCE FROM HOUSE: THE GREATER OF:
- 21' (MEASURED FROM BACK OF EXISTING OR FUTURE CURB) OR
- BUILDING HEIGHT x 1.0 (MEASURED FROM BACK OF EXISTING OR FUTURE CURB)
- 1' (MEASURED FROM PROPERTY LINE)

ADJACENT ZONING SETBACKS:
R-2 = THE GREATER OF:
- 10' (MEASURED FROM PROPERTY LINE) OR
- BUILDING HEIGHT x .75 (MEASURED FROM PROPERTY LINE)

O-3 = BUILDING HEIGHT x 1.0 (MEASURED FROM PROPERTY LINE)

SITE COVERAGE CALCULATIONS

ESTIMATED MAX. AREA OF BUILDINGS = 245784 S.F. (98 LOTS x 2508 S.F.)

ESTIMATED VEHICULAR USE AREA = 36260 S.F. (98 LOTS x 370 S.F.)

ESTIMATED TOTAL SITE COVERAGE = 282044 S.F. (MAX. AREA + VEHICULAR USE)

TOTAL O-3 AND C-1 LOTS AREA = 680679 S.F. (TOTAL S.F. OF ALL LOTS)

PLANNED SITE COVERAGE = 41% (SITE COVERAGE / LOTS AREA)

ALLOWED SITE COVERAGE = 75% (BASED ON ZONING CODE)

TOTAL ALLOWED SITE COVERAGE = 1,068,309 S.F. (75% x 32.7 ACRES)

NATURAL UNDISTURBED OPEN SPACE CALCULATION

TOTAL ACREAGE OF PROJECT = 32.7 ACRES

TOTAL ACREAGE OF NATURAL UNDISTURBED OPEN SPACE = 11.1 ACRES

NATURAL UNDISTURBED OPEN SPACE PERCENTAGE OF TOTAL ACREAGE = 33.9%

DENSITY CALCULATION

TOTAL ACREAGE OF PROJECT = 32.7 ACRES
LESS DRAINAGEWAY AREA (8.95 ACRE) = 23.82 ACRES

TOTAL # OF LOTS = 98 LOTS

OF LOTS PER ACRE = 4.1 LOTS/ACRE

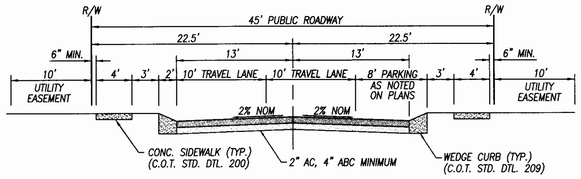
VISITOR PARKING

1. .25 SPACES/UNIT
2. 98 UNITS x .25 = 25 SPACES REQUIRED
3. 50' AVERAGE FRONTAGE FOR MOST LOTS
4. 30' FOR PARKING; 20' FOR DRIVEWAY
5. VISITOR PARKING LOCATED WITHIN 150' OF EACH LOT

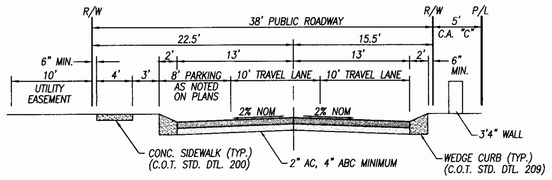
30' MIN. PARKING SPACES IN FRONT OF THE FOLLOWING LOTS:
1-5; 8-11; 59-81; 94-98

PROPOSED MODELS

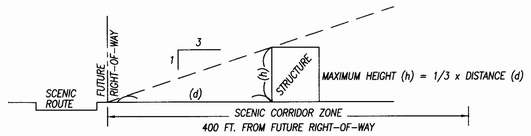
MODEL 162 = 1936 S.F. OF BUILDING (3 BEDROOM/1-STORY)
MODEL 183 = 2508 S.F. OF BUILDING (4 BEDROOM/1-STORY)
MODEL 212 = 1814 S.F. OF BUILDING (3 BEDROOM/1-STORY)
MODEL 214 = 2254 S.F. OF BUILDING (3 BEDROOM/1-STORY)
MODEL 215 (2 CAR GARAGE) =
2041 S.F. OF BUILDING (4 BEDROOM/2-STORY)
MODEL 215 (3 CAR GARAGE) =
2100 S.F. OF BUILDING (4 BEDROOM/2-STORY)



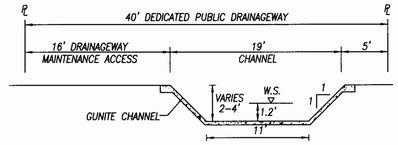
1 TYPICAL 45' PUBLIC ROADWAY X-SECTION



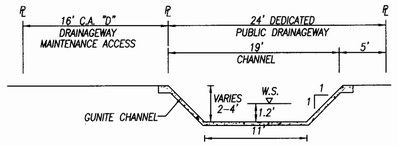
2 TYPICAL 38' PUBLIC ROADWAY X-SECTION



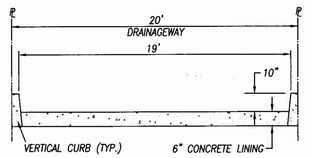
3 SCENIC CORRIDOR ZONE DETAIL



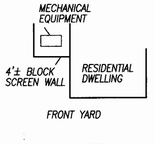
4 40' DRAINAGEWAY X-SECTION EAST OF STREET "A"



5 40' DRAINAGEWAY X-SECTION WEST OF STREET "A"

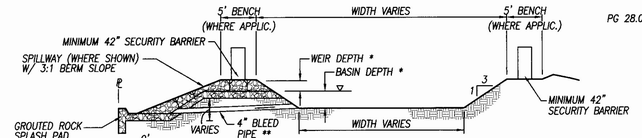


6 20' DRAINAGEWAY SECTION



7 TYPICAL MECHANICAL SCREENING DETAIL

8 TYPICAL ENTRYWAY X-SECTION

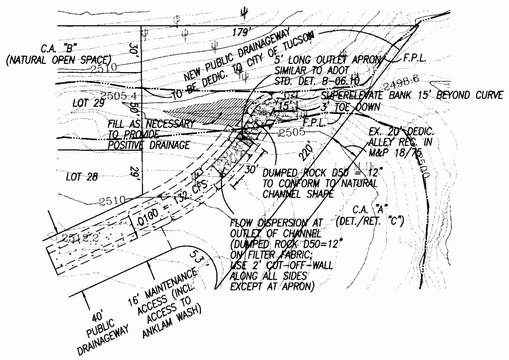


BASIN DEPTH/WEIR DEPTH CHART

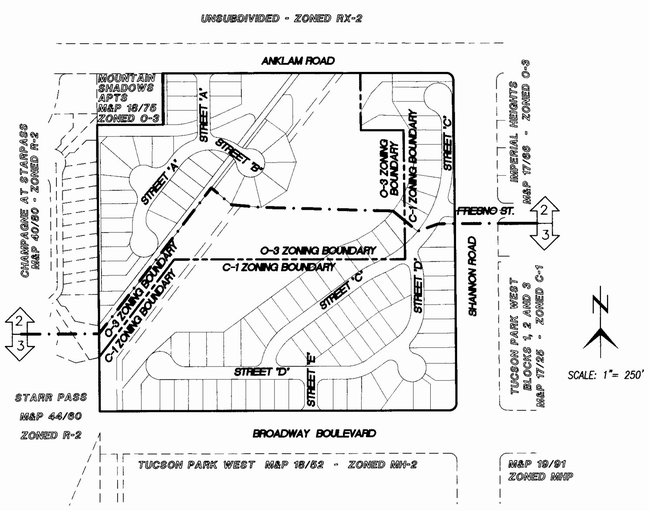
	WEIR DEPTH*	BASIN DEPTH*	TOTAL DEPTH INCL. FREEBOARD
BASIN A	1.75'	4.25'	6.0'
BASIN B	0.5' AND 1.3	2.7'	4.0'
BASIN C	1.0'	3.0'	4.0'

** NO PIPE OR SPILLWAY AT BASIN "A"

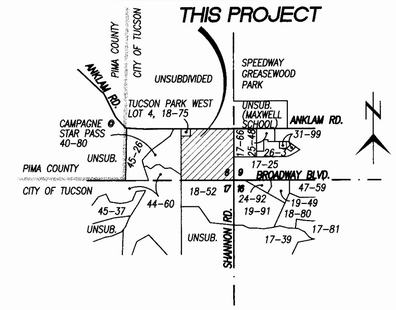
9 DETENTION/RETENTION BASIN X-SECTION



10 JUNCTION-EX. CHANNEL W/ NEW CHANNEL X-SECTION



SHEET INDEX AND ZONING BOUNDARY



LOCATION MAP

SCALE: 3"= 1 MILE
SECTION 8, T14S, R13E
G&SRB&M, PIMA COUNTY, AZ.

LEGEND

- SUBDIVISION BOUNDARY
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE AS SHOWN
- PROPOSED SEWER/MANHOLE
- EXISTING SEWER/MANHOLE
- EXISTING WATER
- EXISTING GAS
- ADDRESSING LOCATION
- SIGHT VISIBILITY TRIANGLE ("SVT")
- HANDICAP RAMP
- 2650 EXISTING CONTOURS
- 100 YEAR FLOODPRONE LINE ("F.P.L.")
- EROSION SETBACK LINE ("E.S.L.")
- W.S. # 100 YEAR WATERSHED ELEVATION
- NEW PAVEMENT
- EXISTING PAVEMENT
- DRAINAGE CONCENTRATION POINT
- VISITOR PARKING
- NP NO PARKING
- FLOW ARROW
- BUILDING SETBACK LINE ("B.S.L.")
- PG 28.00 PRELIMINARY PAD GRADES

OWNER/DEVELOPER

1ST AMERICAN TITLE, TRUST #5609
C/O CANOA DEVELOPMENT
ATTN: MARK S. JAFFEE
310 S. WILLIAMS BLVD., #340
TUCSON, AZ 85711
PHONE: 790-9165

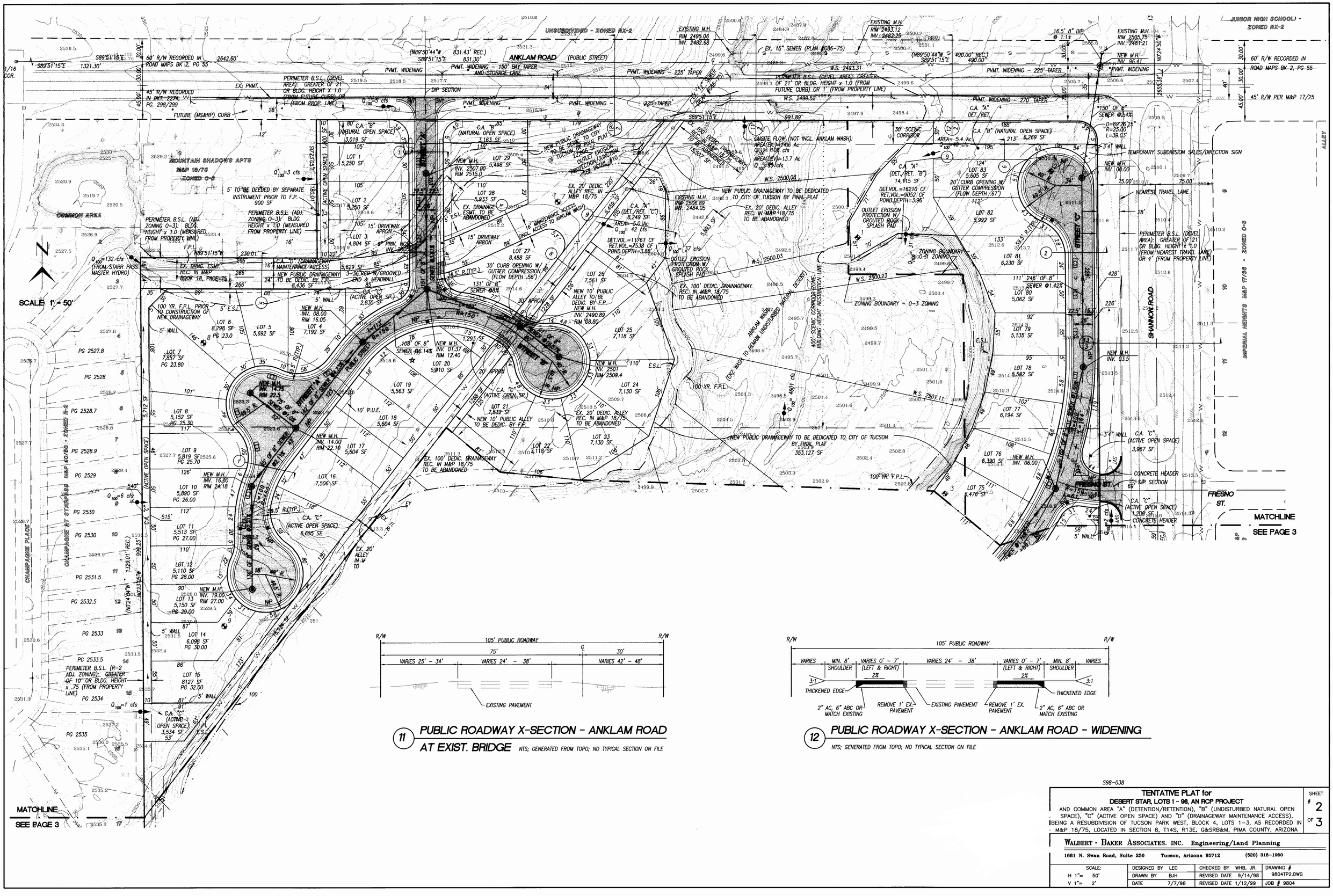
S98-038

TENTATIVE PLAT for
DESERT STAR, LOTS 1 - 98, AN RCP PROJECT
AND COMMON AREA "A" (DETENTION/RETENTION), "B" (UNDISTURBED NATURAL OPEN SPACE), "C" (ACTIVE OPEN SPACE) AND "D" (DRAINAGEWAY MAINTENANCE ACCESS), BEING A RESUBDIVISION OF TUCSON PARK WEST, BLOCK 4, LOTS 1-3, AS RECORDED IN M&P 18/75, LOCATED IN SECTION 8, T14S, R13E, G&SRB&M, PIMA COUNTY, ARIZONA

SHEET # 1 OF 3

WALBERT · BAKER ASSOCIATES. INC. Engineering/Land Planning
1661 N. Swan Road, Suite 250 Tucson, Arizona 85712 (520) 318-1950

SCALE:	DESIGNED BY LEC	CHECKED BY WHB, JR.	DRAWING #
H 1"= ~	DRAWN BY BJH	REVISED DATE 9/14/98	9804TP1.DWG
V 1"= ~	DATE 7/7/98	REVISED DATE 1/12/99	JOB # 9804



11 **PUBLIC ROADWAY X-SECTION - ANKLAM ROAD AT EXIST. BRIDGE** NTS; GENERATED FROM TOPO; NO TYPICAL SECTION ON FILE

12 **PUBLIC ROADWAY X-SECTION - ANKLAM ROAD - WIDENING**

NTS; GENERATED FROM TOPO; NO TYPICAL SECTION ON FILE

598-038

TENTATIVE PLAT for
DESERT STAR, LOTS 1 - 98, AN RCP PROJECT

AND COMMON AREA "A" (DETENTION/RETENTION), "B" (UNDISTURBED NATURAL OPEN SPACE), "C" (ACTIVE OPEN SPACE) AND "D" (DRAINAGEWAY MAINTENANCE ACCESS), BEING A RESUBDIVISION OF TUCSON PARK WEST, BLOCK 4, LOTS 1–3, AS RECORDED IN M&P 18/75, LOCATED IN SECTION 8, T14S, R13E, G&SRB&M, PIMA COUNTY, ARIZONA

SHEET # 2 OF 3

WALBERT • BAKER ASSOCIATES. INC. Engineering/Land Planning

1661 N. Swan Road, Suite 250 Tucson, Arizona 85712 (520) 318-1950

SCALE:	DESIGNED BY LEC	CHECKED BY WHB, JR.	DRAWING #
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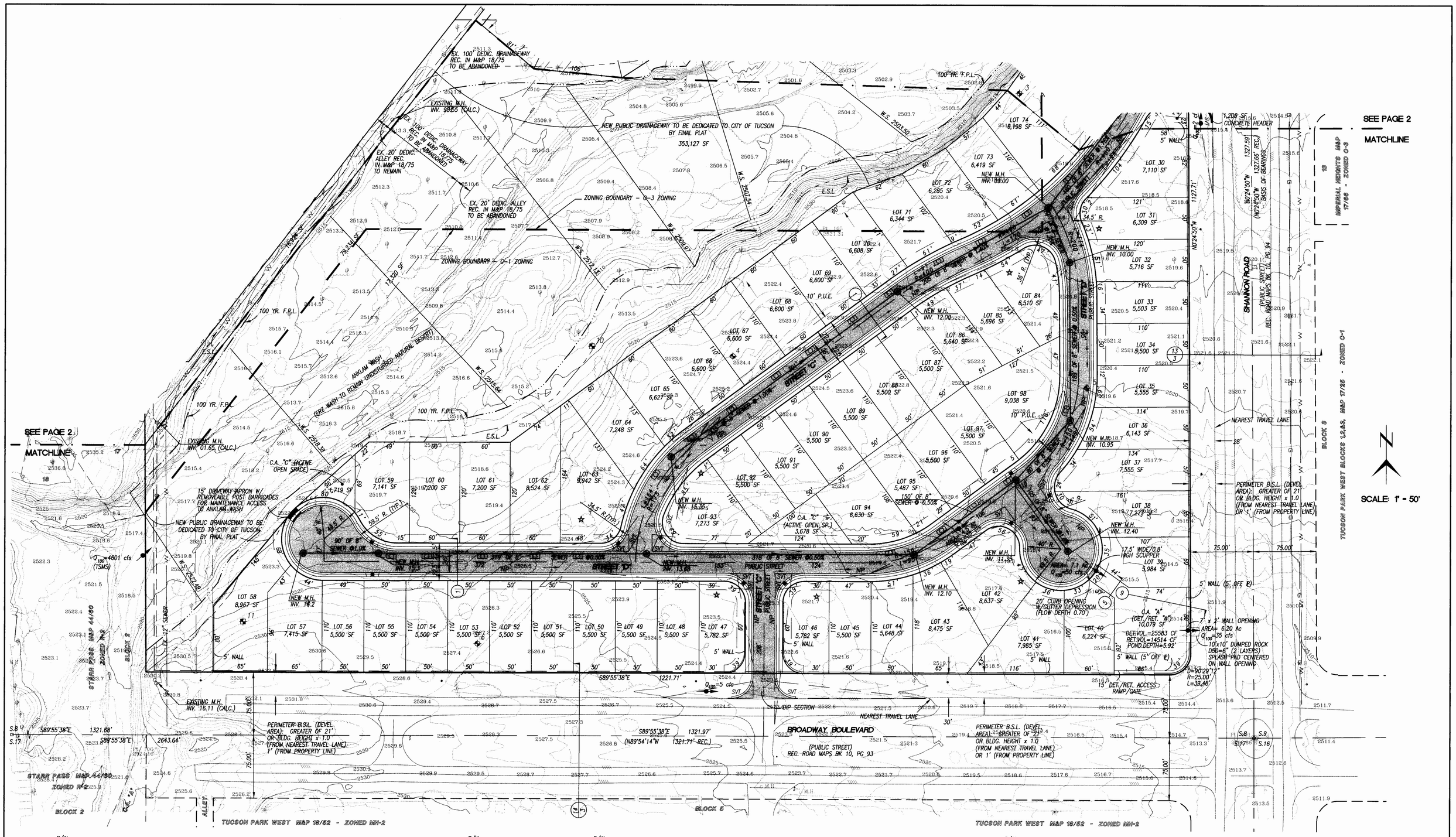
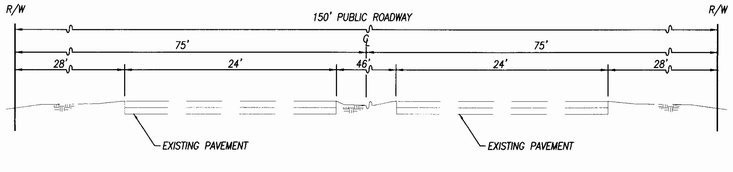
V 1"= 2'	DATE 7/7/98	REVISED DATE 1/12/99	JOB # 9804





13 PUBLIC ROADWAY X-SECTION - SHANNON ROAD

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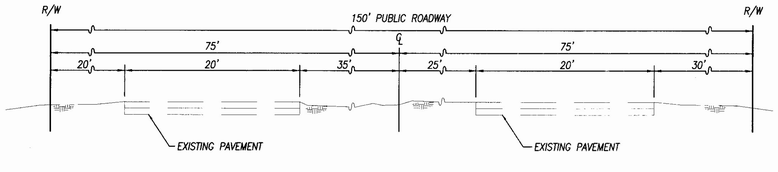

14 PUBLIC ROADWAY X-SECTION - BROADWAY BLVD.

NTS; GENERATED FROM TOPO; NO TYPICAL SECTION ON FILE

S98-038

TENTATIVE PLAT for
DESERT STAR, LOTS 1 - 98, AN RCP PROJECT
AND COMMON AREA "A" (DETENTION/RETENTION), "B" (UNDISTURBED NATURAL OPEN SPACE), "C" (ACTIVE OPEN SPACE) AND "D" (DRAINAGEWAY MAINTENANCE ACCESS), BEING A RESUBDIVISION OF TUCSON PARK WEST, BLOCK 4, LOTS 1-3, AS RECORDED IN M&P 18/75, LOCATED IN SECTION 8, T14S, R13E, G&SRB&M, PIMA COUNTY, ARIZONA

SHEET # 3 OF 3

WALBERT · BAKER ASSOCIATES. INC. Engineering/Land Planning
1661 N. Swan Road, Suite 250 Tucson, Arizona 85712 (520) 318-1950

SCALE:	DESIGNED BY LEC	CHECKED BY WHB, JR.	DRAWING #
H 1"= 50'	DRAWN BY BJH	REVISED DATE 9/14/98	9804TP3.DWG
V 1"= 2'	DATE 7/7/98	REVISED DATE 1/12/99	JOB # 9804