



**NOTE:**  
 CONTACT CITY ELECTRIC SHOP (791-3191) FOR POSSIBLE TRAFFIC SIGNAL CONFLICTS AND ONE (1) STREET LIGHT RELOCATION.  
 ALL NEW LANDSCAPE AREA TO BE DEPRESSED 6" FROM TOP OF CURB ELEVATION.  
 ALL HANDICAP RAMPS SHOWN ON SITE SHALL BE CONSTRUCTED PER C.O.T. STD. DTL. 207.  
 MAXIMIZE STORM WATER HARVESTING BY DEPRESSING LANDSCAPING IN ISLANDS BY 6".

C-1 Zone C-2 Zone C-1 Zone

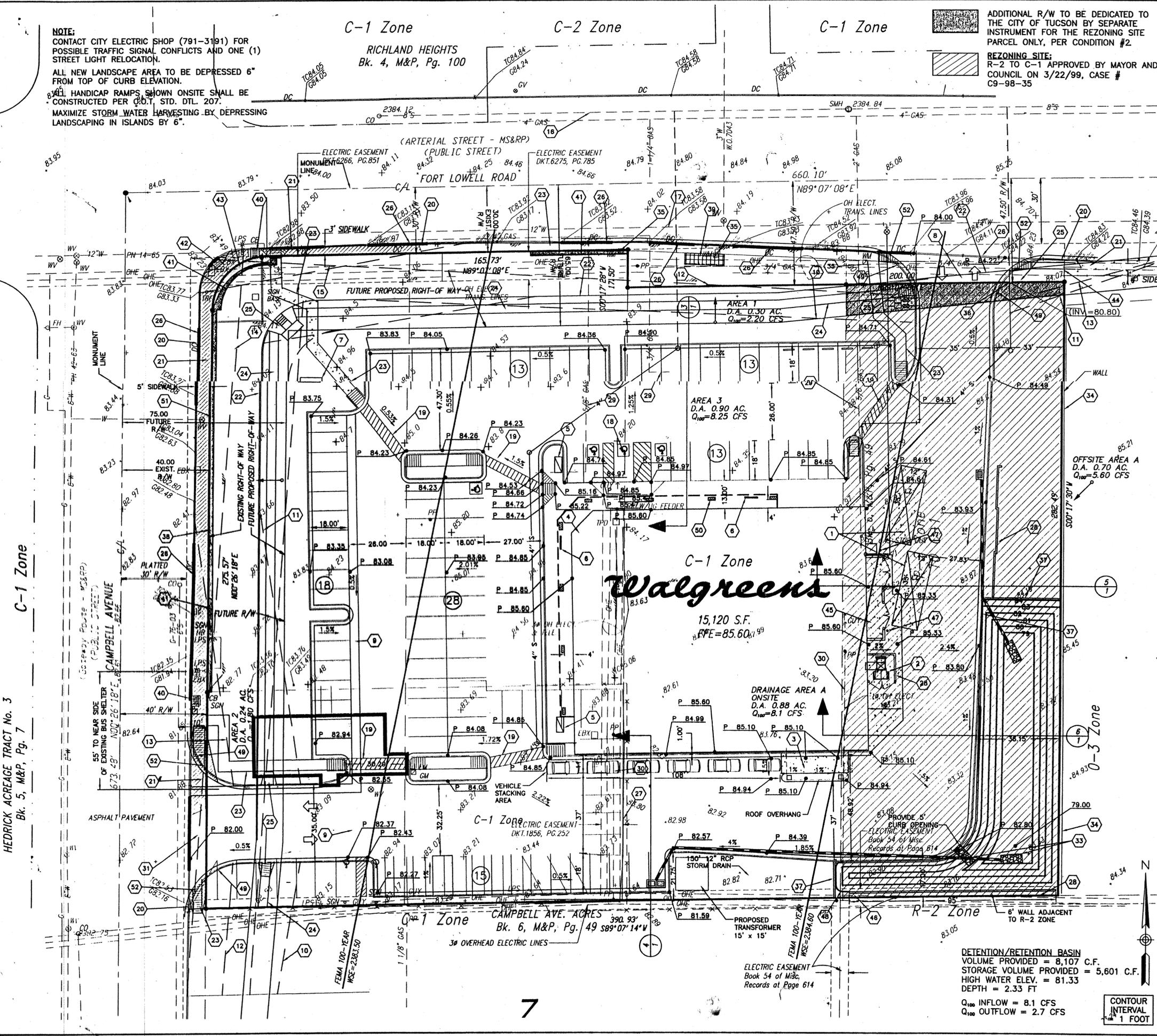
RICHLAND HEIGHTS  
 Bk. 4, M&P, Pg. 100

ADDITIONAL R/W TO BE DEDICATED TO THE CITY OF TUCSON BY SEPARATE INSTRUMENT FOR THE REZONING SITE PARCEL ONLY, PER CONDITION #2  
**REZONING SITE:**  
 R-2 TO C-1 APPROVED BY MAYOR AND COUNCIL ON 3/22/99, CASE # C9-98-35

**KEY NOTES**

- 1 LOADING ZONES. (12' x 35')
- 2 TRASH COMPACTOR TO BE BUILT TO C.O.T. DEVELOPMENT STANDARD 6-01 AT A MINIMUM.
- 3 11' WIDE DRIVE THRU LANE.
- 4 MAIN BUILDING ENTRANCE.
- 5 CLASS I BICYCLE SPACES (LONG TERM) PER C.O.T. DEVELOPMENT STD. NO. 2-09.0.
- 6 CLASS II BICYCLE SPACES (SHORT TERM) PER C.O.T. DEVELOPMENT STD. NO. 2-09.0.
- 7 FREE STANDING MONUMENT SIGN.
- 8 DRIVEWAY PER C.O.T. STD. DTL. 206.
- 9 4' WIDE CONCRETE VALLEY GUTTER PER PC/COT STD. DTL. 208.
- 10 FUTURE 345' NEAR SIDE S.V.T. ENTRANCES & EXITS AT CAMPBELL & AT FT. LOWELL (FROM PROPOSED CURB LINE)
- 11 FUTURE 125' FAR SIDE S.V.T.
- 12 EXIST. 345' NEAR SIDE S.V.T. ENTRANCES & EXITS AT CAMPBELL & AT FT. LOWELL (FROM PROPOSED CURB LINE)
- 13 EXIST. 125' FAR SIDE S.V.T.
- 14 EXIST. 345' NEAR SIDE S.V.T. AT INTERSECTION OF CAMPBELL & FT. LOWELL
- 15 EXIST. 125' FAR SIDE S.V.T.
- 16 EXISTING 8" SEWER MAIN (PN I-671).
- 17 EXISTING 12" WATER MAIN.
- 18 PARKING SPACE PER DTL. 2 ON SHEET 1.
- 19 5' WIDE PEDESTRIAN ACCESS LANE (PAINTED WHITE STRIPES).
- 20 EXISTING CURB LINE.
- 21 EXISTING 3' TO 5' WIDE SIDEWALKS, AS SHOWN.
- 22 FUTURE EDGE OF PAVEMENT PER STREET DEVELOPMENT STANDARDS 3-01.0.
- 23 PROPOSED 5' CONCRETE SIDEWALK.
- 24 FUTURE 6' CONCRETE SIDEWALK.
- 25 FUTURE HANDICAP RAMP PER C.O.T. STD. DTL. 207.
- 26 EXISTING CURB TO BE CUT.
- 27 EXISTING EASEMENT TO BE RELEASED BY T.E.P. AFTER NEW UNDERGROUND CONDUITS ARE IN PLACE FOR THIS PROJECT.
- 28 PROPOSED 6' HIGH SCREEN WALL. SEE DETAIL ON SHEET C-1.
- 29 EXIST. GAS LINE TO BE ABANDONED BY SW GAS.
- 30 EXIST. 3 PHASE OH ELECTRIC TO BE PLACED UNDERGROUND AS PART OF THIS PROJECT.
- 31 EXIST. DRIVEWAY TO BE RECONSTRUCTED WITH NEW DRIVEWAY PER C.O.T. STD. DTL. 206.
- 33 PROPOSED 4'x10' AREA OF RIPRAP AT END OF STORM DRAIN PIPE AND CURB OPENING. RIPRAP SHALL BE D50 = 6" THICKNESS IN A 12" THICK LAYER.
- 34 EXIST. 5' HIGH SCREEN WALL ON ADJACENT PROPERTY
- 35 EXIST. WATER METER.
- 36 EXIST. 6" SEWER STUB. INV. ±80.8.
- 37 PROPOSED 42" BARRICADE RAILING PER C.O.T. DETAIL 105.
- 38 EXISTING BUS STOP TO REMAIN.
- 39 PROPOSED 4'-8" x 18' BUS SHELTER PAD - RELOCATE EXIST. BUS SHELTER FROM OF WEST CAMPBELL AVE.
- 40 EXIST. CATCH BASIN.
- 41 PUBLIC SIDEWALK EASEMENT TO BE GRANTED BY SEPARATE INSTRUMENT.
- 42 EXIST. HANDICAP RAMP.
- 43 ADDITIONAL SIDEWALK TO ALLOW 5' UNOBSTRUCTED PEDESTRIAN PASSAGEWAY.
- 44 TIE INTO EXISTING SIDEWALK.
- 45 OUTSIDE SCREENED TOTE STORAGE AREA.
- 46 PROVIDE 13 L.F. OF WALL OPENING WITH LINTEL SUPPORT.
- 47 INSTALL POST BARRICADE PER C.O.T. STD. DTL. 106.
- 48 WEIR PER DTL. 8 ON SHEET 1.
- 49 25' FACE OF CURB RADIUS.
- 50 CANOPY PILLARS.
- 51 EASEMENTS TO BE GRANTED (SHADED AREAS).
- 52 PROPOSED HANDICAP RAMP PER C.O.T. DTL. 207.

C-1 Zone  
 HEDRICK ACREAGE TRACT No. 3  
 Bk. 5, M&P, Pg. 7



DEVELOPMENT PLAN APPROVED TO SATISFY CONDITIONS OF REZONING CASE # C9-98-35  
 SUBJECT TO CODE REQUIREMENTS  
 David L. Lewis  
 CITY PLANNING  
 DATE: 6-23-00

REVISIONS:  
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425 S. 46TH STREET, SUITE 101  
 PHOENIX, ARIZONA 85281  
 PH: (602) 557-9100  
 FAX: (602) 557-9300  
 ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, WATER RESOURCES, SURVEYING, TRANSPORTATION  
**CSA**  
 CELLA BARR ASSOCIATES, INC.  
 OFFICES IN ARIZONA, CALIFORNIA & NEVADA



DESIGNED: EPA  
 DRAWN: EPA  
 CHECKED: JDB  
 DATE: 05/00  
 JOB NO.: 24210701

NO OTHER DATA BEFORE YOU CALL FOR THE BLUE STAMP  
 1-800-782-5348  
 BLUE STAMP CENTER CALL COLLECT  
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**C-2**  
 2 OF 2