

# LEGEND

- Gas locator
- SANITARY MANHOLE
- MON
- Survey pin
- x Misc. point
- ⊗ SM
- ⊗ Survey monument
- ⊗ WM
- ⊗ Water meter
- \*WV
- Water valve
- Rip-roop
- EXISTING ASPHALT
- EASEMENT
- SETBACK
- TRAFFIC SIGN
- SITE VISIBILITY TRIANGLE
- NEW CONCRETE
- NEW ASPHALT
- BGS BUILDING CONNECTING SEWER
- EXISTING CONTOUR
- 52 NEW CONTOUR
- +81.11 Elevation - hard surface
- +81.6 Elevation - ground
- 188.85 Elevation - top curb/gutter
- 0 Bluestake gas
- S Bluestake sewer
- W Bluestake water
- PROPERTY LINE
- SECTION LINE
- CTV UNDERGROUND CABLE TV
- ROOF FIRE HYDRANT
- ROOF DRAIN DIRECTION
- PROPOSED SLOPE INDICATOR
- NUMBER OF PARKING SPACES
- TRAFFIC ARROW
- NEW 8" WIDE CONCRETE MASONRY WALL

# GENERAL NOTES

1. EXISTING ZONING IS R-1
2. PROPOSED ZONING IS O-1
3. DEVELOPMENT DESIGNATOR IS 26 SUBJECT TO L.U.C. 3.5.4.11
4. USE OF SITE IS COMMERCIAL SERVICES USE GROUP PROFESSIONAL OFFICES SUBJECT TO DEVELOPMENT DESIGNATOR 26 SUBJECT TO L.U.C. 3.5.4.11
5. REQUIRED SITE AREA IS "10000" AREA OF SITE 51641 S.F. OR 1.18 ACRES FLOOR AREA RATIO (FAR) IS 0.25 ALLOWABLE ACTUAL FAR IS 0.185
6. MAXIMUM BUILDING HEIGHT IS 16 FT. PROPOSED BUILDING HEIGHT IS 16 FT.
7. PERIMETER YARD REQUIRED IS '8B'
8. STREET FRONTAGE SETBACK 21 FT. OR HGT. OF BUILDING WALL WHICH IS 16 FT. ADJACENT PROPERTY IS R-1, H SETBACK IS REQ'D.
9. LANDSCAPE REQUIREMENTS  
INTERIOR PARKING AREAS 1 TREE EA. 10 CARS NO CAR MORE THAN 40 FT. FROM TREE TRUNK LANDSCAPE BORDERS STREET BORDER 10 FT. 50% ORGANIC MATERIAL 1 TREE PER 33 L.F. INTERIOR BORDER IS REQUIRED
10. PARKING REQUIRED 10400 / 175 = 60 10400 S.F. 60 PARKING PROVIDED 3 HANDICAP PARKING SPACES REQ'D INCLUDING 1 VAN ACCESSIBLE ONE LOADING ZONE 12x35 REQ'D ONE PROVIDED BICYCLE PARKING- GENERAL 8% OF 60 = (5) 75% CLASS I - 25% CLASS II - 4 CLASS I - 1 CLASS II.
11. Basis of Bearing: North 89°35'00" West on the south line of the subject parcel between the monument as shown according to a unrecorded survey by Rollins and Assoc. Job No. 00-007AL Dated 3/09/06.
12. Basis of elevation: 2362.55 (COT Datum) at a "x" in the east side of a concrete light pole base in front of the subject parcel from C.O.T. Fieldbook 2233 at page 8.
13. 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 DRAINAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
14. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
15. NEW ON-SITE SANITARY SEWERS ARE PLANNED AND WILL BE PRIVATE.
16. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWER-AGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140, AS CURRENTLY AMENDED.
17. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE MAJOR STREETS AND ROUTES SETBACK ZONE PER L.U.C. SECTION 2.8.3.
18. IT IS NOW PLANNED THAT THE BUILDING WILL HAVE WALL SIGNS IDENTIFYING TENANTS.
19. THIS PROJECT WILL HAVE 0 EXISTING AND 32 PROPOSED WASTEWATER FIXTURE UNIT EQUIVALENTS PER TABLE 13.20.045(E)(1) IN PIMA COUNTY CODE 13.20.045(E)
20. EACH HANDICAP PARKING SPACE SHALL HAVE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222. THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE
21. CONTRACTOR SHALL CALL BLUE STAKE (1-800-752-5348) TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
22. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
23. ALL NEW UTILITIES WILL BE UNDERGROUND

24. THE RESPONSIBILITY OF OPERATING AND MAINTAINING A LOCAL DETENTION BASIN RESTS WITH THE OWNER OF THE FACILITY
  - A) THE OWNER(S) SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION MAINTENANCE AND LIABILITY FOR THE DRAINAGE BASIN.
  - B) THE OWNER(S) SHALL HAVE AN ARIZONA REGISTERED PROFESSIONAL ENGINEER PREPARE A CERTIFIED INSPECTION REPORT FOR THE DRAINAGE AND DETENTION/RETENTION FACILITIES AT LEAST ONCE A YEAR AND THAT THESE REGULAR INSPECTION REPORTS WILL BE ON FILE WITH THE OWNER FOR REVIEW BY CITY STAFF UPON WRITTEN REQUEST
  - C) CITY STAFF MAY PERIODICALLY INSPECT THE DRAINAGE AND DETENTION RETENTION FACILITIES TO VERIFY SCHEDULED AND UNSCHEDULED MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY
  - D) THE OWNER(S) AGREE TO REIMBURSE THE CITY FOR ANY AND ALL COST ASSOCIATED WITH MAINTAINING THE DRAINAGE AND DETENTION/RETENTION IN THEIR OBLIGATION TO ADEQUATELY OPERATE AND MAINTAIN THEIR FACILITIES.

# GRADING NOTES

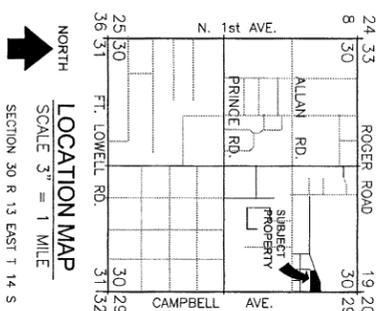
25. NO GRADING CAN OCCUR UNTIL THIRTY (30) DAYS PRIOR TO CONSTRUCTION. CONSTRUCTION PLANS MUST BE IN THE REVIEW PROCESS FOR PERMITS, OR CONSTRUCTION PERMITS MUST HAVE ALREADY BEEN ISSUED. GRADING PERMITS ARE TO COVER ONLY THOSE AREA FOR WHICH PERMITS ARE GRANTED (L.U.C. 2.8.2.13)
26. DEPRESS ALL LANDSCAPED AREAS 6"
27. ESTIMATED CUT 40 YARDS FILL IS ESTIMATED 320 YARDS
28. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
29. MEASURES WILL BE TAKEN TO MINIMIZE DUST. DUST CONTROL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL AIR QUALITY

# LANDSCAPE NOTES

30. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH DEVELOPMENT STANDARD 3-01.1

# LEGAL DESCRIPTION

All that portion of the Northeast quarter of Section 30, Township 13 South, Range 14 East, Gila and Salt River, Base and Meridian, Pima County, Arizona, described as follows:  
 COMMENCING at the Northeast corner of said Section 30;  
 North 87 degrees 05 minutes 05 seconds West, along the North line of that property described in said Docket, a distance of 67.75 feet  
 Thence South 85 degrees 02 minutes 15 seconds West, along said North line, a distance of 41.62 feet  
 Thence South 68 degrees 01 minutes 44 seconds West, along said North line a distance of 242.15 feet  
 Thence South 88 degrees 16 minutes 16 minutes East, a distance of 4.73 feet  
 Thence South 00 degrees 54 minutes 53 seconds West, a distance of 77.16 feet  
 Thence South 89 degrees 35 minutes 00 seconds East, a distance of 362.01 feet  
 Thence North 00 degrees 53 minutes 00 seconds East, along said West line, a distance of 169.66 feet  
 Thence North 87 degrees 40 minutes 05 seconds West, along said South line, a distance of 34.42 feet to the POINT OF BEGINNING;  
 EXCEPT any portion lying in North Campbell Avenue as it now exists; and FURTHER EXCEPT any portion as deeded to the City of Tucson by Deed recorded in Docket 2097, page 397.



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- GP-3 GRADING SECTIONS
- GP-4 GRADING DETAILS
- LP-1 NPO PLAN
- LP-2 LANDSCAPE PLAN
- LP-3 IRRIGATION PLAN

# CONSULTANTS

HYDROLOGY  
 J.E. FULLER ANS ASSOC.  
 JOHN WALLACE, P.E.  
 1955 W. GRANT RD. #148  
 TUCSON, ARIZONA 85745  
 520-623-3112

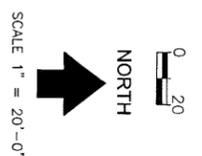
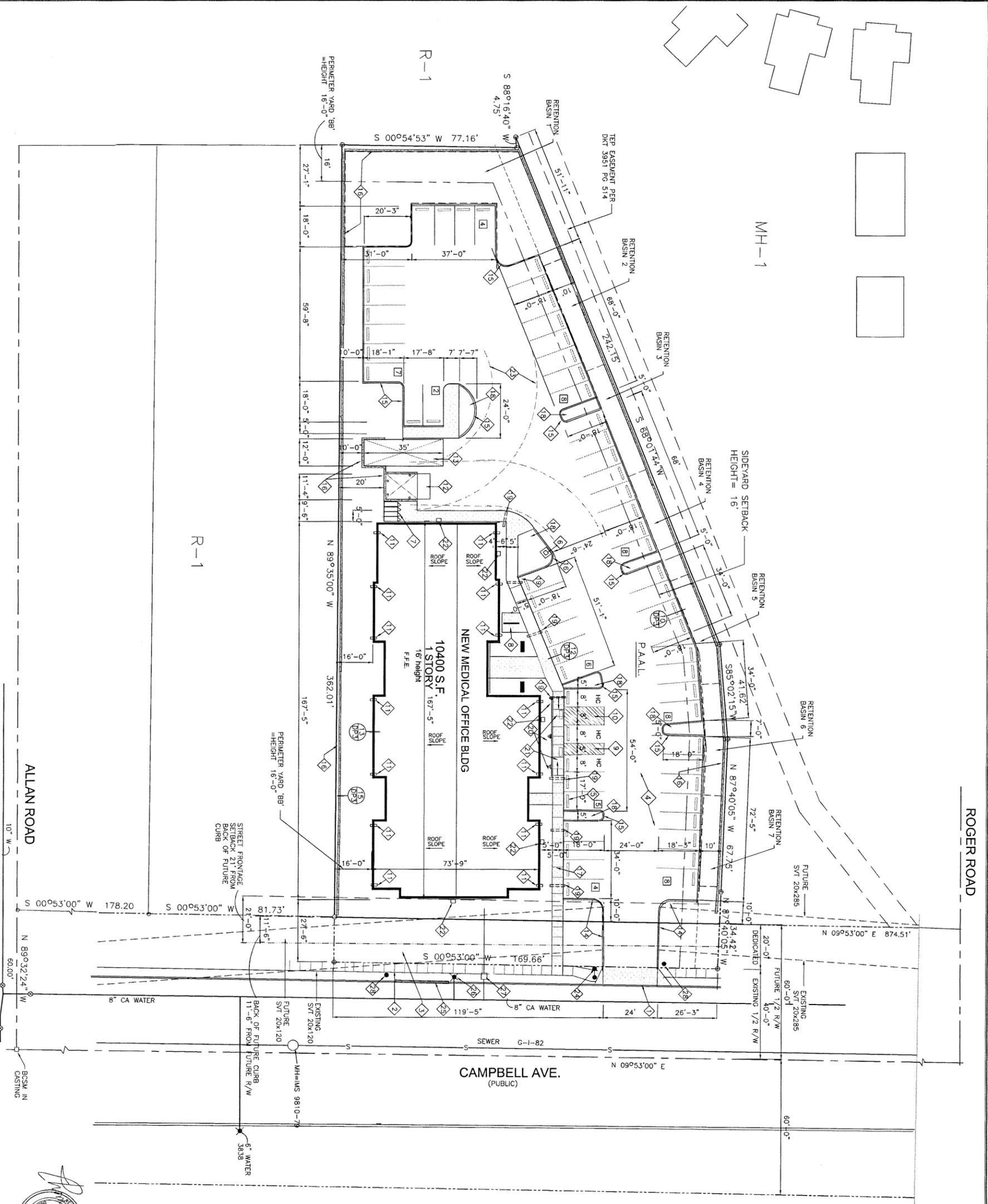
LANDSCAPE  
 ACUNA-COFFEEN  
 LANDSCAPE ARCHITECTS  
 423 W. PASEO REDONDO #3  
 TUCSON, ARIZONA 85701  
 520-670-1919

# REZONING

Preliminary Development Plan  
 C9-07-34 Date Dec. 26, 2007  
 Development Services Department



ARCHITECT	THOMAS P. PANNO, ARCHITECT 496 CENTERWOOD DR. TARRON SPRINGS, FLORIDA 34688 OFFICE 772-894-3184 FAX 772-934-3825
NAME OF PROJECT	DEVELOPMENT PLAN
NAME OF DRAWING	CAYLOR OFFICES
OWNER	MR. CLAYTON NILES C-38 DEVELOPMENT LLC 3567 E. SUNRISE DR. #225 TUCSON, ARIZONA 85718
DEVELOPER	ROBERT CAYLOR CAYLOR CONSTRUCTION 6722 E. STEEDWAY BLVD. TUCSON, ARIZONA 85710
SHEET	DP-1 1 OF 3

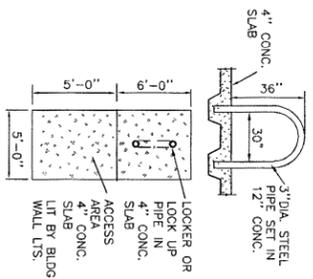


**KEYNOTES**

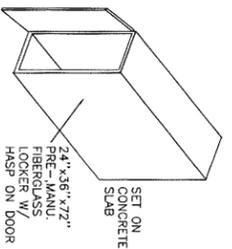
- 1 NEW CONC. DRIVE APRON PER COI/PC DET 207
- 2 EXISTING 4\"/>
- 3 20\"/>
- 4 NEW 2\"/>
- 5 6\"/>
- 6 USPS MAILBOX ON AN ALUMINUM PEDESTAL
- 7 BICYCLE STORAGE AREA CLASS I (4 REQ'D) SEE DTL 1/DP-3
- 8 BICYCLE STORAGE AREA CLASS II SEE DTL 1/DP-3
- 9 5\"/>
- 10 8\"/>
- 11 ROOF DRAINS
- 12 CMU TRASH DUMPSTER ENCLOSURE SEE DTL 8/DP-3
- 13 12\"/>
- 14 8\"/>
- 15 8\"/>
- 16 5\"/>
- 17 ON-SITE 5\"/>
- 18 LANDSCAPE PLANTER MINIMUM 4\"/>
- 19 6\"/>
- 20 CITY OF TUCSON COMPLAINT HANDICAP PARKING SIGN ON STEEL POST - SIGN AT 7\"/>
- 21 HANDICAP RAMP-1:12 SLOPE- WITH TRUNCATED DOMES AT BOTTOM OF RAMP SEE DTL 6/DP-3
- 22 WALL LIGHT- FULLY SHIELDED- @ 9\"/>
- 23 SOLID WASTE TRUCK TURNING RADIUS 35' INSIDE 55' OUTSIDE RADIUS
- 24 RELOCATE EXISTING STREET LIGHT AND PULL BOX
- 25 REMOVE EXISTING DEPRESSED CURB AND INSTALL NEW VERTICAL CONCRETE CURB PER C.O.I. DTL 209 TYPE 2
- 26 EXISTING 8\"/>
- 27 PER C.O.I.F.D. STDS.
- 28 EXISTING 1\"/>



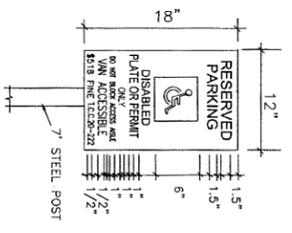
ARCHITECT <b>THOMAS P. PANNO, ARCHITECT</b> 496 CENTERWOOD DR. TARPON SPRINGS, FLORIDA, 34688 OFFICE 727-934-3184 FAX 727-894-3825	
NAME OF PROJECT <b>CAYLOR OFFICES</b> 3883 N. CAMPBELL AVE. TUCSON, ARIZONA 85750	
OWNER <b>MR. CLAYTON NILES</b> C-38 DEVELOPMENT LLC 3887 E. SUNRISE DR. #225 TUCSON, ARIZONA 85718	
DEVELOPER <b>ROBERT CAYLOR</b> CAYLOR CONSTRUCTION 6422 E. SPEEDWAY BLVD. TUCSON, ARIZONA 85710	
SHEET <b>DP-2</b>	2 OF 3



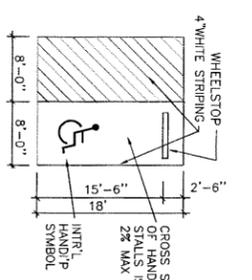
1 CLASS 2 BICYCLE LOCK-UP  
PER C.O.T. STDS



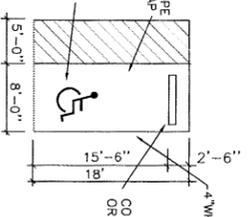
2 CLASS 1 BICYCLE LOCKER  
PER C.O.T. STDS



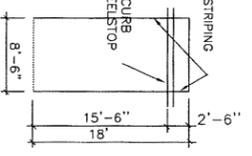
3 HANDICAP PARKING SIGN  
PER C.O.T. STDS



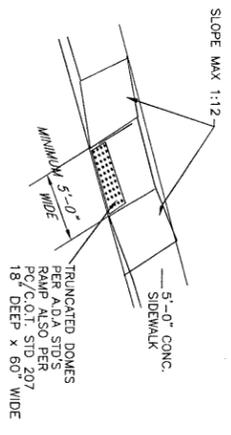
4 HANDICAP PARKING SPACE (VAN)



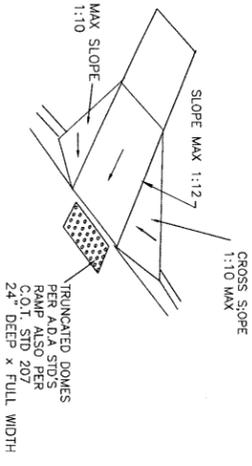
5 HANDICAP PARKING SPACE



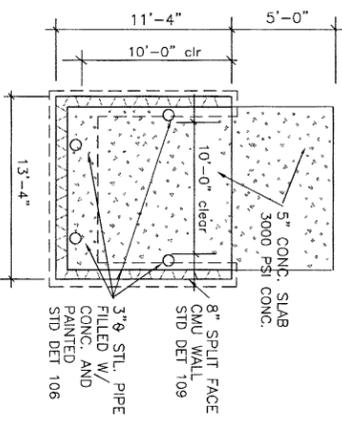
6 TYPICAL PARKING SPACE



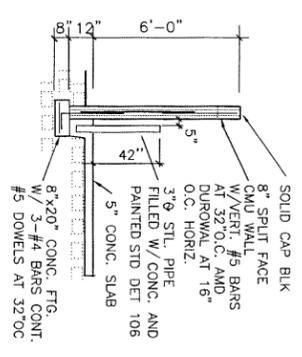
7 TYP. HANDICAP RAMP @ SIDEWALK



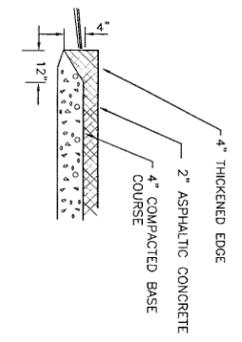
8 TYP. HANDICAP RAMP @ SIDEWALK



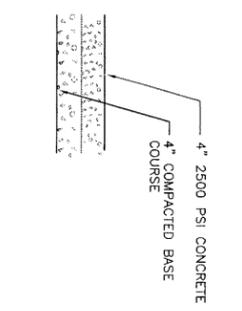
8 TRASH ENCLOSURE



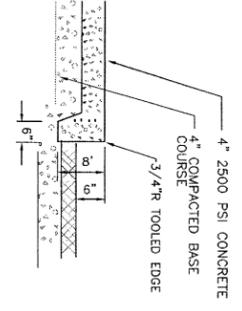
9 TRASH ENCLOSURE



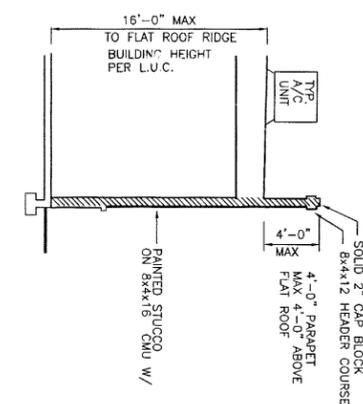
10 TYP. ASPHALT PAVING



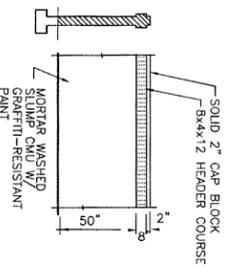
11 TYP. CONCRETE SIDEWALKS



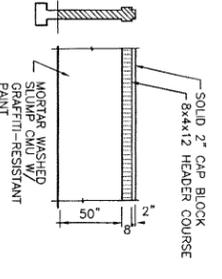
12 TYP. CONCRETE SIDEWALK TURNDOWN



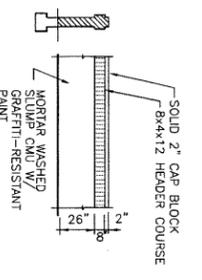
13 TYPICAL MECHANICAL UNIT SCREEN



14 TYPICAL 8'-0\"/>



15 TYPICAL 5'-0\"/>



16 TYPICAL 36\"/>



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NAME OF DRAWING  
**DEVELOPMENT PLAN**

NAME OF PROJECT  
**CAYLOR OFFICES**  
 3883 N. CAMPBELL AVE.  
 TUCSON, ARIZONA 85750

OWNER  
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 C-38 DEVELOPMENT LLC  
 3567 E. SUNRISE DR. #225  
 TUCSON, ARIZONA 85718

DEVELOPER  
**ROBERT CAYLOR**  
 CAYLOR CONSTRUCTION  
 6422 E. SPEEDWAY/AVENUE  
 TUCSON, ARIZONA 85710

SHEET  
**DP-3**  
 3 OF 3