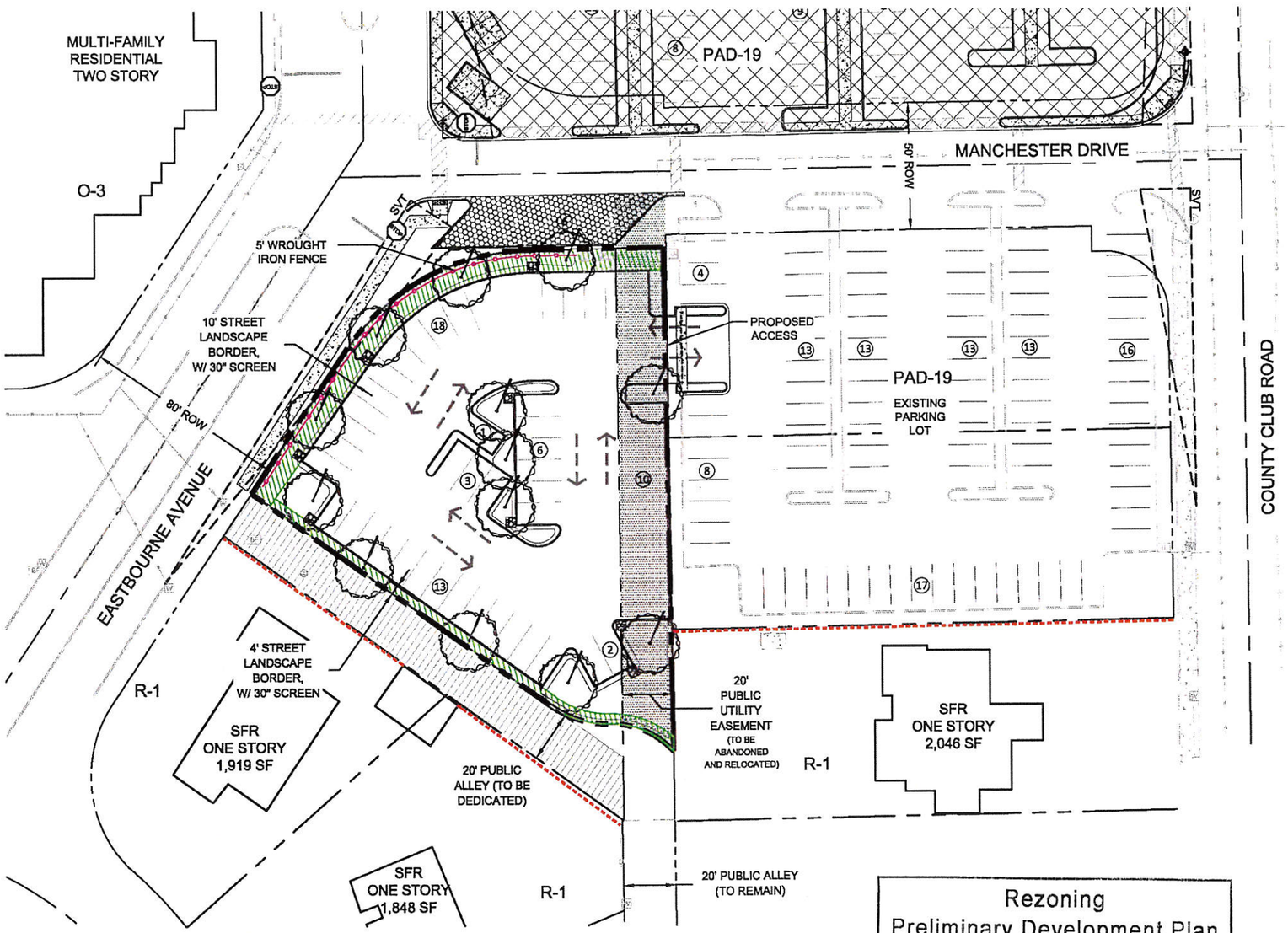
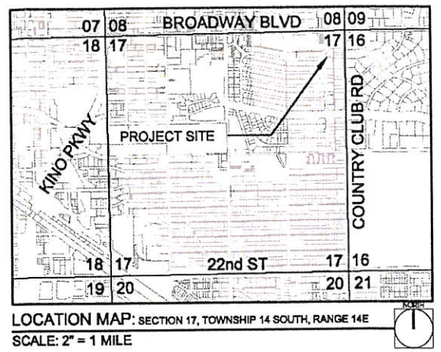
Exhibit III.A: Preliminary Development Plan





PROPERTY BOUNDARY

PUBLIC ROW TO BE ACQUIRED AS PRIVATE PROPERTY

PRIVATE PROPERTY TO BE DEEDED AS PUBLIC ROW

NEW PARKING STALLS WITHIN ROW WILL REQUIRE TDOT APPROVAL

STREET LANDSCAPE BORDER

PROPOSED DEVELOPMENT

PROPOSED STOP SIGN

PROPOSED 5' WROUGHT IRON FENCE

PROPOSED WALL IMPROVEMENTS

NOTES

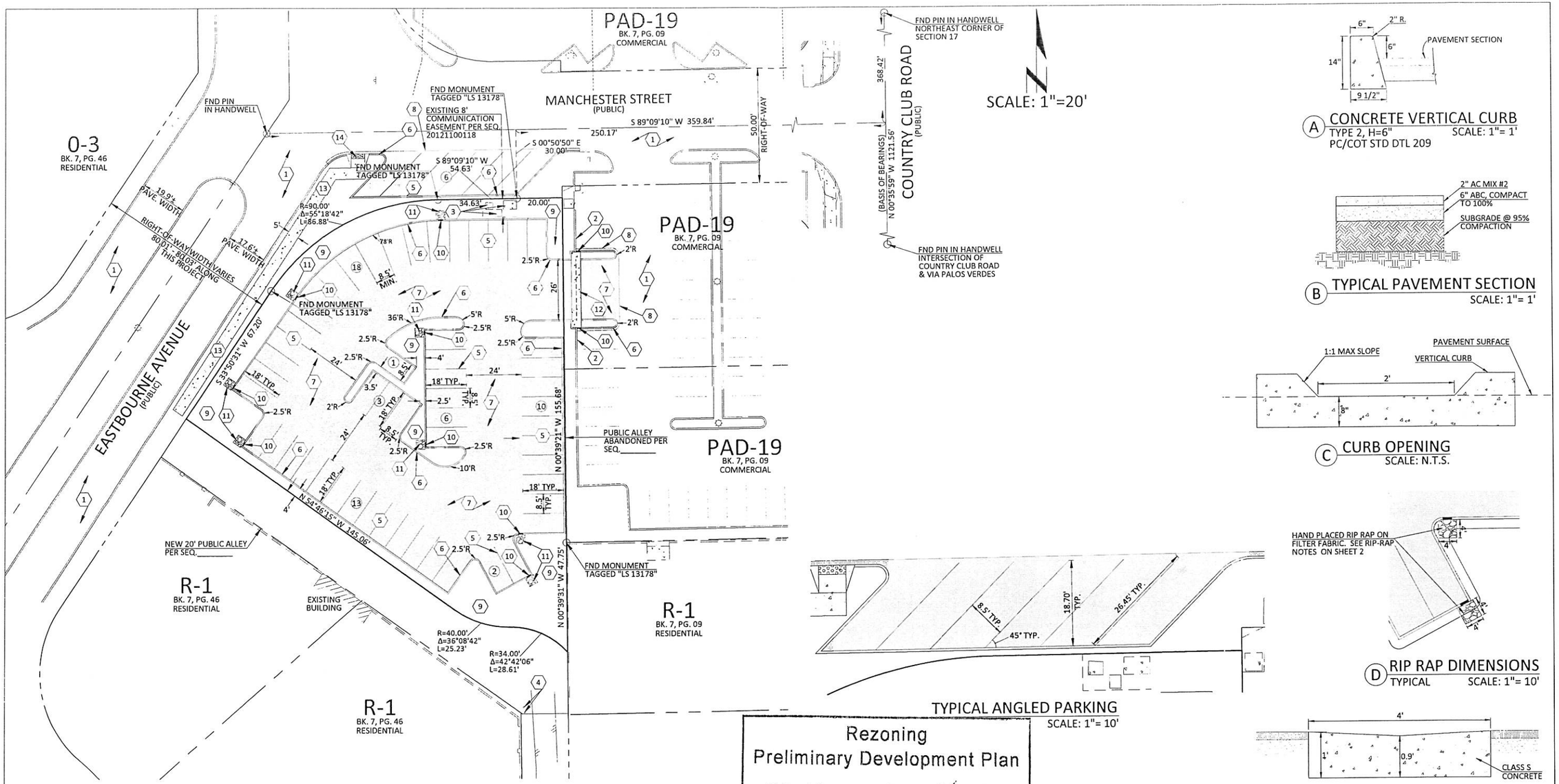
- SITE ACREAGE: 0.49 AC
- EXISTING ZONING: O-3 (OFFICE)
- PROPOSED ZONING: P (PARKING ZONE)
- NEW PARKING STALLS IN PROJECT BOUNDARY: 53
- REQUIRED SHADE TREES: 13
- PROPOSED SHADE TREES: 13

Rezoning
Preliminary Development Plan
C9-15-02 Date 6/22/15
Planning & Development Services

SCALE: 1"-40'-0"
PROJECT: ALL-01 DATE:05/11/15
FILE NAME: ALL-01-PDP-D.DWG

THE PLANNING CENTER a division of TPC Group Inc.

151 S. EASTBOURNE AVE.



A CONCRETE VERTICAL CURB
TYPE 2, H=6" SCALE: 1"= 1'
PC/COT STD DTL 209

B TYPICAL PAVEMENT SECTION
SCALE: 1"= 1'

C CURB OPENING
SCALE: N.T.S.

D RIP RAP DIMENSIONS
TYPICAL SCALE: 1"= 10'

TYPICAL ANGLED PARKING
SCALE: 1"= 10'

E CONCRETE FLOW GUTTER
SCALE: 1"=1'

KEYNOTES

1. EXISTING ASPHALT TO REMAIN.
2. EXISTING CURB TO REMAIN.
3. EXISTING CONCRETE/SIDEWALK TO REMAIN.
4. EXISTING BOLLARD TO REMAIN.
5. NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
6. NEW 6" VERTICAL CURB, TYPE 2 PER PC/COT STD DTL 209. SEE DETAIL Ⓐ, THIS SHEET.
7. NEW 2" AC PAVEMENT OVER 6" ABC. COMPACT ABC TO 100%. SEE DETAIL Ⓑ, THIS SHEET.
8. SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
9. NEW DEPRESSED LANDSCAPE AREA.

KEYNOTES

10. NEW 2' WIDE CURB OPENING. SEE DETAIL Ⓒ, THIS SHEET.
11. NEW HAND-PLACED RIP RAP ON FILTER FABRIC. SEE DETAIL Ⓓ, THIS SHEET.
12. NEW 4' WIDE CONCRETE FLOW GUTTER. SEE DETAIL Ⓔ, THIS SHEET.
13. NEW CONCRETE SIDEWALK PER PC/COT STD DTL 200. SEE PLAN FOR DIMENSIONS.
14. NEW CONCRETE CURB ACCESS RAMP WITH 2' WIDE DETECTABLE WARNING STRIP PER PC/COT STD 207.

Rezoning
Preliminary Development Plan
C9-15-02 Date 6/22/15
Planning & Development Services

NO.	DATE	REVISION DESCRIPTION	BY

CITY OF TUCSON — DEVELOPMENT PACKAGE PDSD APPROVAL

☐ Site/Dev Plan	☐ SCZ
☐ Tentative Plat	☐ FRZ
☐ Grading	☐ HDZ
☐ SWPPP	☐ WASH
☐ FUP	☐ Other

DVPKG MGR _____ Date _____
Zoning _____ Date _____
Engineering _____ Date _____
H/C Site _____ Date _____
Fire _____ Date _____
Landscape _____ Date _____
PL/ME _____ Date _____
Revision # _____ ☐ per letter in SIRE

Registered Professional Engineer — 37624 — KEVIN M. HALL — ARIZONA, U.S.A. — Expires 06/30/2016

CYPRESS CIVIL DEVELOPMENT
CYPRESS PROJECT NO: 15.020
2012 north country club road
suite #9
tucson, arizona 85716
ph: 520.991.5213
e: kmhall@cypresscivil.com

OWNER/DEVELOPER
CRI BROADWAY VILLAGE PARTNERS LLC
ATTN: PROGRESSIVE PROPERTY MGMT LLC
4728 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85711
PH: (520) 320-0010
EMAIL: fjhoward@ppmgmt.com

SITE ADDRESS
151 SOUTH EASTBOURNE AVENUE
TUCSON, ARIZONA 85716

BLOCK A, LOTS 1 & 2 OF BROADWAY VILLAGE, BOOK 7, PAGE 9 M.&P. OF BROADMOOR, BOOK 7, PAGE 46 M.&P., BEING A PORTION OF THE N.E. 1/4 OF SECTION 17, T. 14 S., R. 14 E., G.&S.R.M., CITY OF TUCSON, PIMA COUNTY, ARIZONA

DEVELOPMENT PACKAGE for
151 SOUTH EASTBOURNE AVENUE
site plan

DP REF: ____

3 of 7

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
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Blue Stake Center