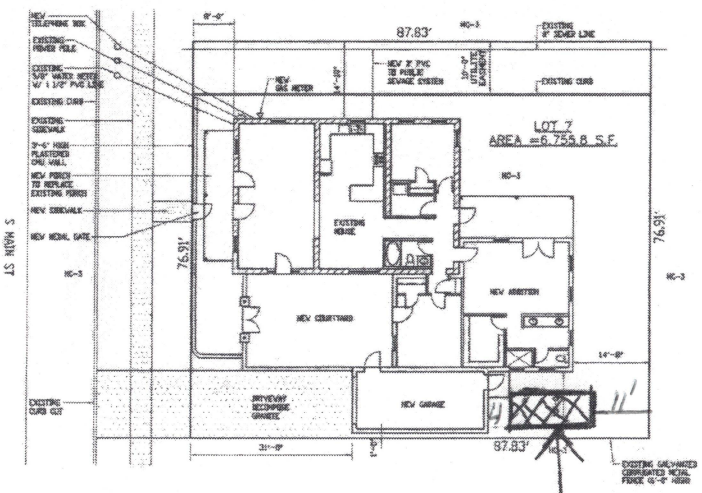
BACK YARD SHED

N

W

E

S



8'X16' X 10'H SHED

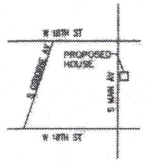
① REQUIRED FRONT SETBACK = 0'
PROVIDED FRONT SETBACK = 8'-0"
② REQUIRED REAR SETBACK = 0'
PROVIDED REAR SETBACK = 14'-8"
③ REQUIRED SIDE SETBACK (TO THE NORTH) = 0'
PROVIDED SIDE SETBACK (TO THE NORTH) = 14'-10"
④ REQUIRED SIDE SETBACK (TO THE SOUTH) = 0'
PROVIDED SIDE SETBACK (TO THE SOUTH) = 1'-0"

LEGEND:

- △ EXISTING GAS METER
- □ EXISTING POWER POLE
- ⬡ NEW TELEPHONE
- ○ EXISTING WATER METER

DATE
3/24/2021

SHED SETBACK
E property line 11'
S Property line 18" (same as garage)



PROJECT LOCATION
SECTION 13, T14S, R 13 E
N.T.S.

LEGAL:
TUCSON S2 OF LOT 7 & W10' OF S2 OF LOT 6 BLK 242

LOT 7
BOOK - PAGE -
SEC:13 TWP:14S RNG:13E
TUCSON, AZ.
ZONING : NC-3
USE: LOT IS 6,755.8 S.F.
USE: EXISTING HOUSE = 1,303 SF.
USE: NEW ADDITION = 808 SF.
USE: NEW ADDITION (COURTYARD) = 530 SF.
USE: NEW GARAGE = 339 SF.
USE: VEHICULAR USE = 408 SF.
LOT COVERAGE 44%
PARCEL No. : 117-14-3190
OWNER NAME: ACM VENTURES LLC
ESTIMATED CUT/FILL = 0 CUBIC YD. CUT / 10 CUBIC YD. FILL

GENERAL NOTES:

1. THE OWNER, ANY SUCCESSOR AND ASSIGNS WILL HOLD CITY OF TUCSON IT'S OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HERE ON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
2. ANY RELOCATION, MODIFICATION, ETC., OF EXISTING IMPROVEMENTS, UTILITIES, OR SERVICES NECESSITATED BY THE USE OF THIS PLAN WILL BE DONE AT NO EXPENSE TO THE PUBLIC.
3. FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 8" ABOVE HIGHEST ADJACENT GRADE AT THE PERIMETER OF THE STRUCTURAL FOUNDATION.
4. EXCESS SOIL GENERATED FROM EARTHWORK OPERATIONS SHALL BE REMOVED FROM SITE AND LAWFULLY DISPOSED OF, OR IF ALLOWED AND APPROVED BY TOWN ENGINEER, SITE MATERIAL MAY BE PLACED SO AS TO BECOME AN INTEGRAL PART OF THE SITE DEVELOPMENT.
5. EXCESSIVE SOIL MATERIAL GENERATED FROM EARTHWORK OPERATIONS SHALL NOT BE DISPOSED OF BY PUSHING OR PLACING SAID MATERIALS INTO AREAS DESIGNATED AS 100 YEAR FLOOD PLAIN AREAS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER AND ADEQUATE DRAINAGE.
7. ALL WORK IS DONE PER IRC 2018
8. THE SUBJECT PROPERTY IS AFFECTED BY THE CITY OF TUCSON FLOOD PLAIN REGULATIONS. A FLOOD PLAIN USE PERMIT AND ELEVATION CERTIFICATE ARE REQUIRED TO BUILDING FINAL INSPECTION.
9. ALL PROPOSED FENCING AND WALLS WILL REQUIRE A SEPARATE PERMIT FOR REVIEW AND APPROVAL BY ALL NECESSARY PLANING DEVELOPMENT SERVICES DEPARTMENT.

SITE PLAN
SCALE: 1" = 10'-0"

LOT 7
541 S MAIN AV
TUCSON, AZ 85701

T.M.W. DESIGN INC.
TUCSON, ARIZONA
TEL. (520) 248-0312

DATE 08-07-2019
REVISION
JOB NO.

SITE PLAN
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