



1640 E River Road, Ste 206
Tucson, AZ 85718
T: (520) 882 4484
www.lrd-az.com

BAUTISTA MIXED-USE PROJECT

165 South Linda Avenue, Tucson, AZ 85745

INFILL INCENTIVE DISTRICT DESIGN SUBMITTAL

First Round comment responses: Case # IID-21-02
Related Activity Number: #DP21-0157, T21PRE0091

03.02.2022



OWNER:

PEG TUC BAUTISTA, LLC
ATTN: Trevor Ellis
180 N. University Ave., Suite 200
Provo, UT 84601

PREPARED FOR:

City of Tucson, Planning and Development Services
201 N Stone Ave,
Tucson AZ 85701

PREPARED BY:

Lizard Rock Designs, LLC
1640 E River Road, Suite 206,
Tucson, AZ 85718

IID APPLICATION

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01_IID APPLICATION FORM

Special Districts Application Form

Special Districts Application

Application Stage: Pre-application Application

Permit Activity Number(s):

Case Number(s):

Date Accepted:

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable):

Property Address:

Pima County Tax Parcel Number/s:

Current Zoning:

Applicable Overlay Zone/Special District:

- Grant Road Investment District (GRID) Main Gate District (MGD) Rio Nuevo Area
- Historic Preservation Zone (HPZ) Neighborhood Preservation Zone
- Infill Incentive District (IID) Sunshine Mile District

Neighborhood Association (if any):

PROJECT TYPE (check all that apply):

- New building(s) on vacant land Change of use to existing building/site
- New addition to existing building New building(s) on developed land
- Other: _____ Other: _____

Description of Proposed Land Use:

Number of Buildings and Stories/Height of Proposed Structure(s):

Total Site Area (sq ft):

Total Gross Floor Area of Proposed Building(s) (sq ft):

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: _____

National Register District Please List: _____

Site is/includes: Contributing structure(s) Non-contributing structure(s)

Is adjacent to a contributing structure Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME:

ROLE: Property owner Architect Engineer Attorney Developer

Other: _____

EMAIL: PHONE:

ADDRESS:

PROPERTY OWNER NAME(S) (If ownership in escrow, please note):

EMAIL: PHONE:

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*

*****If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization***

Date: _____



Special Districts Application CHECKLIST REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER, IN PDF FORMAT:

	1. Application form (signed by the Property Owner or Authorized Agent, <i>include letter of authorization signed by property owner</i> if applicable).
	2. Project statement outlining project scope which describes how the project meets applicable design guidelines and outlines any requested modifications/exemptions
	3. Color aerial photograph of subject property
	4. Development Plan (landscape plan and floor plans if applicable) drawn to scale at 11"x17", prepared in accordance to Section 2-06.0.0, in the Administrative Manual
	5. Elevations (and contextual elevations if applicable) drawn to scale at 11"x17", with dimensions and proposed materials noted (if applicable) prepared in accordance to Section 2-06.0.0.
	6. Renderings depicting various views from the street level and birds eye view (recommended for major projects)
	7. Samples of proposed materials , if applicable, to include cut sheets and/or photographs of the type, color and texture of the proposed materials.
	8. Shade study (if applicable)
	9. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property)
	10. Color, labeled photographs of the surrounding area
	11. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable)
	12. Zoning review comments issued by PDS staff on development package or other submittal*
	13. Documentation of neighborhood meeting to include invitation, affidavit of mailing, sign-in sheet, agenda/materials and meeting notes (if applicable)*
	14. Pima County assessor's record parcel detail and record map
	15. Applicable fees (confirm with PDS staff)*
	IF HISTORIC REVIEW REQUIRED
	16. Aerial photograph depicting the property's Development Zone . All building footprints within the development zone must be shown and labeled to indicate contributing/non-contributing status.
	17. Arizona Historic Property Inventory form (if available)
	IF REQUESTING INDIVIDUAL PARKING PLAN
	18. Parking narrative addressing items listed in UDC 7.4.5.A.4, sealed by a design professional licensed by the State of Arizona.

*Required for final application only

Additional application materials may be required based on scope of project.

Submitting your Application: Once you have completed the Application Form and compiled the Submittal Requirements, submit a pdf of all through the PDS Filedrop Portal, at www.tucsonaz.gov/file-upload-PDS

01_Authorization letter



December 2, 2021

To Whom It May Concern:

I Authorize Gwen Stanley of Lizard Rock Architects to submit the Infill Incentive District/Special Districts application and package for the Bautista Apartments Project in Tucson, Arizona.

Thank you,

A handwritten signature in blue ink, appearing to read "Trevor Ellis".

Trevor Ellis | *Acquisition & Development Manager*

Office: 801.655.1998 | Mobile: 801.643.3820

[PEG Companies](#)

BAUTISTA APARTMENTS IID SUBMITTAL
PERMIT: DP21-0157 PARCEL:11620637A



BUILDING TRUST



REIMAGINING COMMUNITIES



BROADENING HORIZONS EVERYWHERE



180 N University Ave #200, Provo, UT 84601 | (801) 655-1998 | pegcompanies.com

02_PROJECT STATEMENT



The Bautista is part of a Mercado District Project under development by the Gadsden Company in partnership with Peg Companies. The project is located between Congress Street and Cushing Street at South Linda Avenue. The 5.5 acre lot is currently vacant land.

The Bautista is a 256 unit multi-family residential project with 10,433 square foot commercial space on the street level and a 5,876 square foot restaurant.

The project will encourage pedestrian connectivity by extending a Paseo from the Monier Apartment building through the future Mercado Centro to an open courtyard area in the center of the Bautista and the Santa Cruz River Park.

The Bautista is comprised of two connected buildings over a single story parking garage. The parking garage will provide parking stalls and secure bicycle parking for the residence. The balance of required parking will be provided by on street parking. The proposed architecture offers shaded accessible arcades along Linda Avenue, four courtyards for Tenant use and open Breezeways within each of the buildings. The scale and style of the design has been modeled on that of traditional Tucson architecture using materials and color pallet that reinforce the local vernacular.

02_PROJECT STATEMENT

As part of the Infill Incentive District overlay, the project has address pedestrian connectivity to existing amenities including the Loop and Santa Cruz River. The Commercial spaces on the First Level along Linda Avenue will welcome street activity as well as a destination restaurant accessible through the Paseo that fronts the Santa Cruz River.



View from Linda Avenue towards building entry Shade Arcades.

02_PROJECT STATEMENT

There are 4 items that the Bautista project would appreciate allowance from the City:

A) 60' building height

Per Article 5.12.9.C.1.a, the building height may be increased up to 60'. Please refer to P49 and P50 for Building elevation heights.

B) Perimeter Yard Setback.

The project has three street perimeters, Linda Ave has been designated the front perimeter and the minimum setback is 21' per UDC Article 6.4.5.C.2 and figure 6.4.5.c.1 or the height of the building, whichever is the greater of the two. Building height on the South of the Building is 38'-4", North side is 28'-2". Using the most stringent, 38'-4", we are slightly under this setback with 38'-0" on the South and 37'-6" on the North. Please refer to site plan A1.01, P46, of the IID submittal. We are requesting an allowance to provide a minimum of 37'-6" on the Linda Ave Street Perimeter.

The side setbacks are min 10' per 6.4.5.C.1b. Sheet A1.1 Site Plan illustrates that the minimum side perimeter setbacks are met.

C) Bike Parking.

Bicycle parking has been provided as follows:

Required # of long term Bike parking = 199 (sheet 5 of the DP) 68 Long term parking stalls have been provided in a dedicated bike parking room in the parking garage. The balance (131) is provided in the tenant apartment units. Required # of short-term bike parking = 46. Refer to sheet 3 of the DP for the location of 50 bike spaces. The short-term stalls are not all within 50' of all entrances as required by section 7 of the UDC, instead they have been spread throughout the Plaza and street scape.

D) Alternative trash pickup.

The project will not be utilizing the Urban Tucson LP disposal area. There are four trash rooms internal to the building. The trash will be wheeled to the curb at each location at the weekly time of trash pick-up. This pick-up arrangement, similar to other projects in the area, is part of the request made through the IID submittal. There is also a standard dumpster at the southeast corner of the building for the restaurant use which has street access for pick-up.

02_PROJECT STATEMENT



View from Paseo towards Apartment Building Entry.



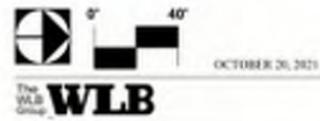
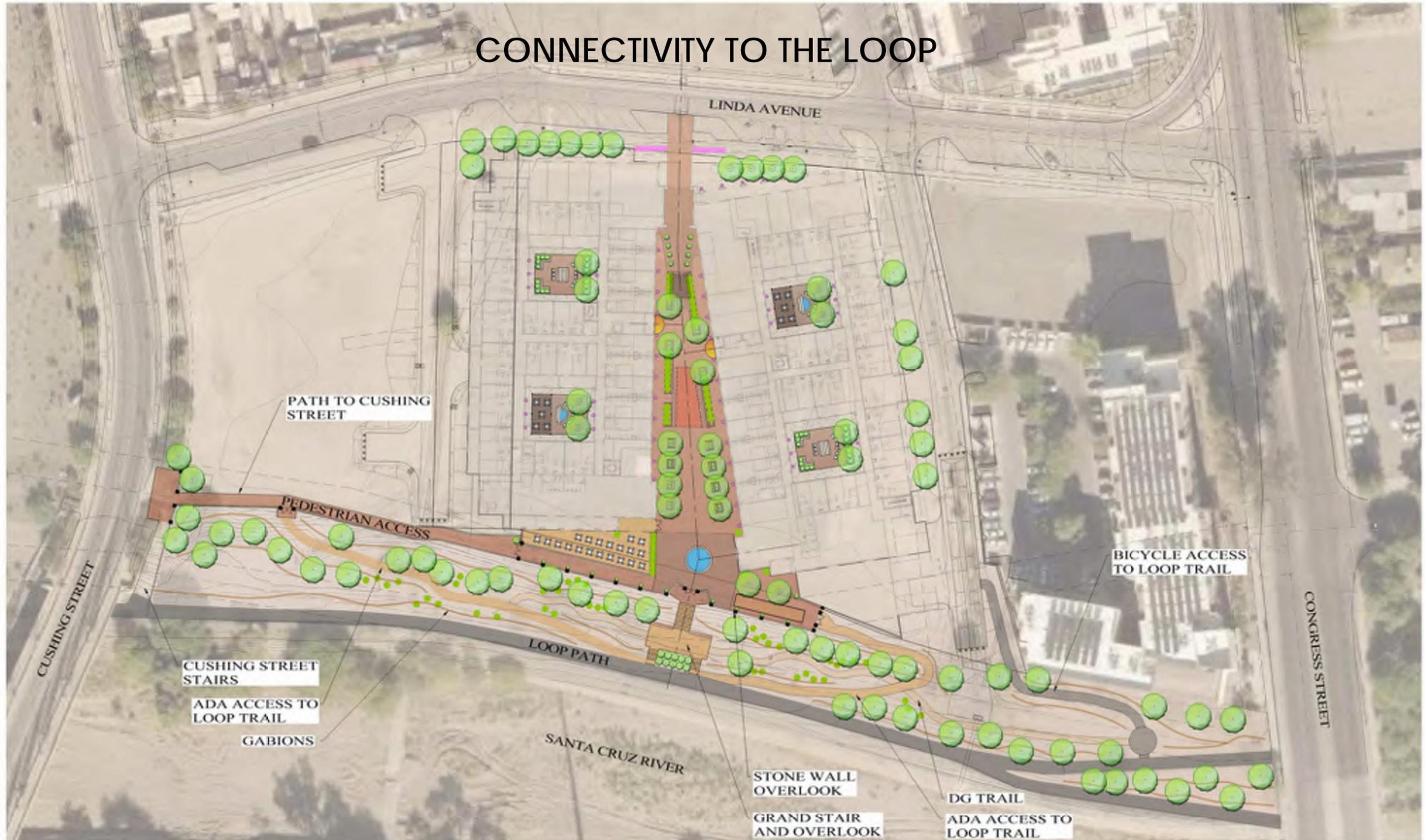
View from Linda Ave to main Paseo entry.



Interior Courtyards

02_PROJECT STATEMENT

CONNECTIVITY TO THE LOOP



CONCEPTUAL PLAN
BAUTISTA PLAZA

03_AERIAL PHOTOGRAPHS OF SUBJECT PROPERTY



03_AERIAL PHOTOGRAPHS OF SUBJECT PROPERTY



ZONING AND LAND USE NOTES

1. THE EXISTING ZONING: C-2 AND C-3.
2. THE GROSS AREA OF THIS DEVELOPMENT IS "BLOCK 5A" 144,256 S.F. (3.31 ACRES) PLUS A PORTION OF BLOCK "5B" 27,179 SF (0.62 AC) = 171,435 SF (3.94 AC). THE DISTURBANCE AREA OF THIS DEVELOPMENT IS 238,230 S.F. (5.47 ACRES).
3. THE EXISTING USE IS VACANT LAND.
4. THE PROPOSED USES ARE AS FOLLOWS:
MULTI-FAMILY
(FLOORS 1-4 AND BASEMENT PARKING GARAGE) = 499,909 SQ. FT.
RETAIL = 10,500 SQ. FT.
RESTAURANT = 9,300 SQ. FT.
5. LOT COVERAGE = 123,903.98 S.F. (S.F. OF BUILDING AND BASEMENT FOOTPRINT)
6. AUTOMOBILE PARKING: SEE SHEET 5.
7. BICYCLE PARKING: SEE SHEET 5.

DRAINAGE NOTES

1. 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.
2. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
3. PER LOMR #11-09-1389A REVALIDATED 07-09-1469V, THE PROPERTY HAS BEEN REMOVED FROM THE FLOODPLAIN.

STREETS AND ROADS NOTES

1. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
2. TOTAL MILES OF NEW PUBLIC AND/OR PRIVATE STREETS IS 0.

UTILITIES NOTE

1. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

WASTEWATER MANAGEMENT NOTES

1. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140, OR AS CURRENTLY AMENDED.
2. THE ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHT-OF-WAYS, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. 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.
3. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
4. THIS PROJECT WILL HAVE 0 EXISTING AND _____ PROPOSED WASTEWATER FIXTURE UNIT EQUIVALENTS PER TABLE 13.20.045(E)(1) IN PIMA COUNTY CODE 13.20.045(E).
5. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT.

GENERAL NOTES

1. BASIS OF BEARING: THE CENTER LINE OF CONGRESS STREET BETWEEN THE CROSSED OUT SEWER MANHOLE AT THE INTERSECTION OF CONGRESS AND GRANADA STREETS TO THE CHISELED "*" ON THE BRIDGE OVER THE SANTA CRUZ RIVER AS SHOWN ON THE FINAL SUBDIVISION PLAT OF MERCADO DISTRICT OF MENLO PARK, RECORDED IN BOOK 60 OF MAPS AND PLATS AT PAGE 83, SAID BEARING BEING N 83°53'19" E.
2. BASIS OF ELEVATION: BASIS OF ELEVATION IS AN "*" ON THE SOUTHWEST CORNER OF THE HOUSE WALK AT 905 W. CONGRESS STREET AS SHOWN WITHIN THE CITY OF TUCSON FIELD BOOK "FB1989X, PAGE 11", BEING NAVD 1988 DATUM. ELEVATION IS 2351.101.
3. ALL WEATHER ACCESS WILL BE PROVIDED TO THIS DEVELOPMENT.
4. "NO PARKING-FIRE LANE" SIGNS SHALL BE PROVIDED AS NEEDED TO PROVIDE 20' CLEAR UNOBSTRUCTED WIDTH ALONG ALL FIRE APPARATUS ACCESS ROADWAYS IN ACCORDANCE WITH THE TUCSON FIRE CODE.
5. THE PROPERTY OWNER SHALL PERIODICALLY INSPECT AND MAINTAIN ON-SITE DRAINAGE FACILITIES SO THAT STORM WATER RUNOFF ACROSS THE SITE IS NOT OBSTRUCTED BY TRASH, SEDIMENT AND OTHER DEBRIS AND SO THAT DRAINAGE STRUCTURES REMAIN OPERABLE.
6. THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR ON-SITE DRAINAGE IMPROVEMENTS. THE OWNER SHALL MAINTAIN FOR REVIEW UPON THE WRITTEN REQUEST BY CITY STAFF, A RECORD OF ANNUAL CERTIFIED INSPECTION REPORTS FOR THE DRAINAGE FACILITIES. THE CITY STAFF MAY PERIODICALLY INSPECT THE DRAINAGE FACILITIES TO VERIFY THAT MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY. THE OWNER OR OWNERS AGREE TO REIMBURSE THE CITY FOR ANY AND ALL COSTS ASSOCIATED WITH THE MAINTAINING OF THE DRAINAGE STRUCTURES AND DETENTION/RETENTION SYSTEM, SHOULD THE CITY FIND THE OWNER OR OWNERS DEFICIENT IN THEIR OBLIGATION TO ADEQUATELY OPERATE AND MAINTAIN THEIR FACILITIES.
7. ANY LIGHTS USED TO ILLUMINATE OUTDOOR ACTIVITY SHALL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ADJACENT PROPERTY AND COMPLY WITH THE OUTDOOR LIGHTING CODE IN CHAPTER 6 OF THE TUCSON CODE.
8. THE GOVERNING ACCESSIBILITY CODE IS 2006 IBC, CHAPTER 11 AND ICC A117.1, 2009 EDITION.
9. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
10. CALL FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF EARTHWORK, TO SCHEDULE A PSDS PRE-CONSTRUCTION MEETING OR GENERAL ENGINEERING INSPECTIONS, CALL IVR (740-6970), OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT PSDS ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ONLINE AT: http://www.ci.tucson.az.us/dsd/Online_Services/Online_Permits/onlinepermits.html
11. SEE SHEET 5 FOR SOLID WASTE CALCULATIONS.

LEGAL DESCRIPTION

MISSION DISTRICT SQ20110840249 NLY PTN BLOCK 5

OWNER
PEG TUC BAUTISTA, LLC
ATTN: TREVOR ELLIS
180 N. UNIVERSITY AVE., SUITE 200
PROVO, UT 84601
PHONE: 801-855-1998
TELLIS@PEGCOMPANIES.COM

ARCHITECT
LIZARD ROCK DESIGNS, LLC
1640 E. RIVER ROAD TUCSON, AZ 85718
ATTN: TOM MCQUILLEN
PHONE: 520-882-4484
TMCQUILLEN@LRD-AZ.COM

CIVIL ENGINEER
THE WLB GROUP, INC.
4444 E BROADWAY BLVD TUCSON, AZ 85711
ATTN: DAVID LITTLE, PE
PHONE: 520-881-7480
DLITTLE@WLBGROUP.COM

EARTHWORK QUANTITIES
(FOR PERMITTING ONLY)
CUT= 47,686 C.Y.
FILL= 4,813 C.Y.
NET= 42,873 C.Y.
(ESTIMATED QUANTITIES DO NOT INCLUDE SUBSIDENCE AND SHRINK)

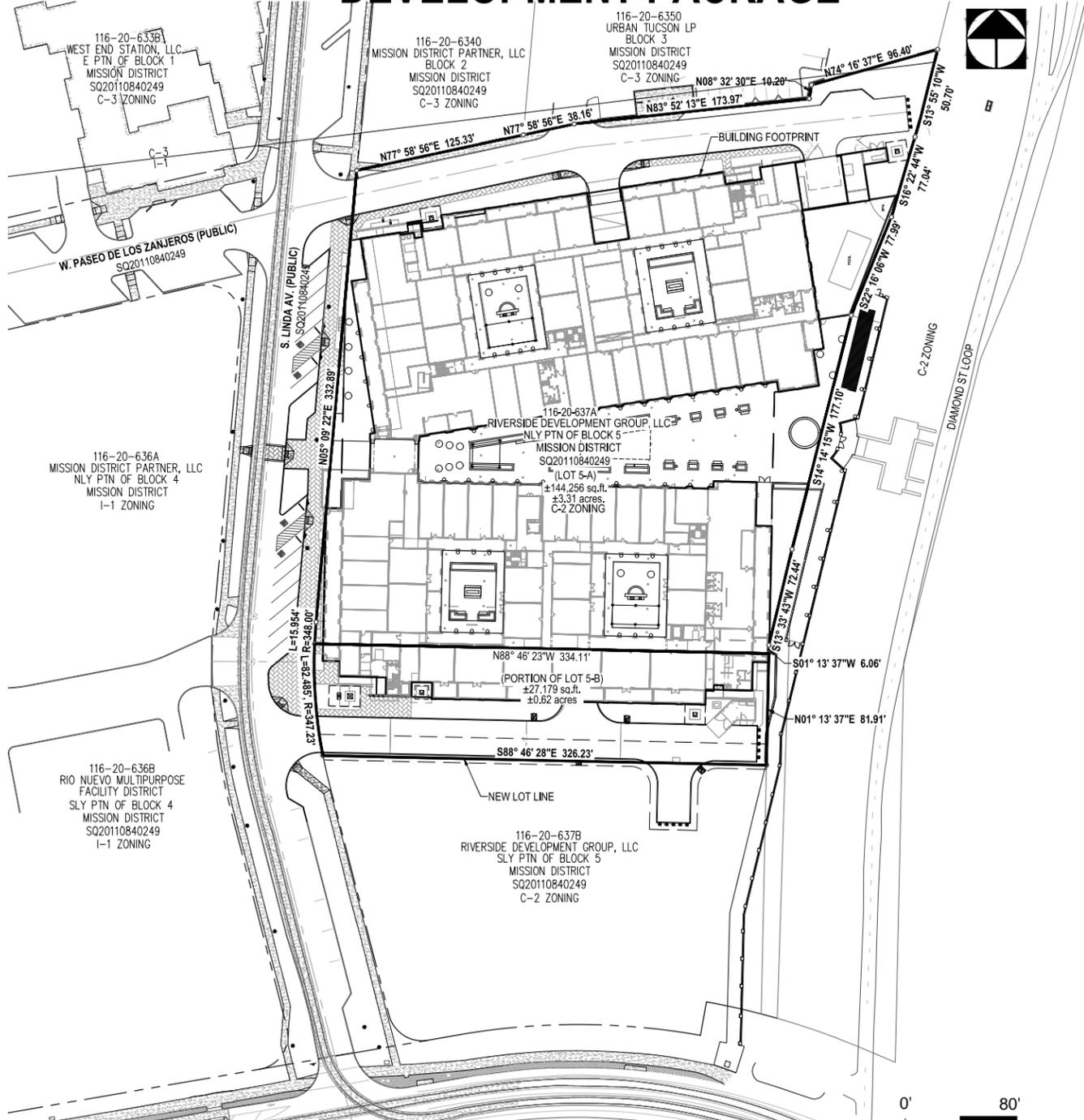
BAUTISTA MIXED-USE PROJECT

256 APARTMENTS/COMMERCIAL UNITS

165 SOUTH LINDA AVENUE TUCSON, AZ 85745

NORTHERLY OF BLOCK "5" AND A PORTION OF SOUTHERLY OF BLOCK "5" OF MISSION DISTRICT PER SEQ. 20110840249

DEVELOPMENT PACKAGE



PROJECT LAYOUT
SCALE: 1"=50'



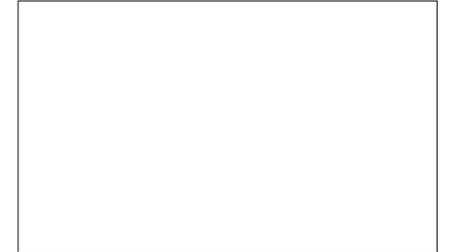
LOCATION MAP
BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST GILA AND SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY ARIZONA

SHEET INDEX

SHEET 1	COVER SHEET
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SHEET 9	UTILITY PLAN PLAN
SHEET 10-11	DETAIL SHEET
SHEETS 16	SWPPP PLAN
SHEETS 17-23	LANDSCAPE PLAN

NEW	LEGEND	EXISTING
---	PROJECT BOUNDARY	---
---	RIGHT-OF-WAY LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CENTERLINE	---
---	VERTICAL CURB	---
---	SIDEWALK	---
---	PAVEMENT	---
---	PAVEMENT MARKING	---
---	WALL/PARAPET	---
---	STORMDRAIN SYSTEM	---
---	SANITARY SEWER SYSTEM	---
---	POTABLE WATER SYSTEM	---
---	OVERHEAD ELECTRIC	---
---	BUILDING	---
---	SURVEY MONUMENT	---
---	SECTION CORNER	---
---	LIGHT POLE	---
---	SPOT ELEVATION	---
---	TYPICAL CROSS SEC. CALL OUT	---

ADMINISTRATIVE ADDRESS
165 S. LINDA AV. TUCSON, AZ 85745



BAUTISTA MIXED-USE PROJECT
256 APARTMENT/COMMERCIAL UNITS
NLY PTN OF BLOCK 5 AND A PORTION OF SLY OF BLOCK 5 OF MISSION DISTRICT PER SEQUENCE NUMBER 20110840249
BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, TUCSON, PIMA COUNTY, ARIZONA

Sheet Title	No.	Date	Item
DEVELOPMENT PACKAGE			
COVER SHEET			

Scale	113010-Q-001-0105/0600
Job No.	DAVID W. LITTLE
Date	DECEMBER 2021
Designed By	JF
Checked By	DWL

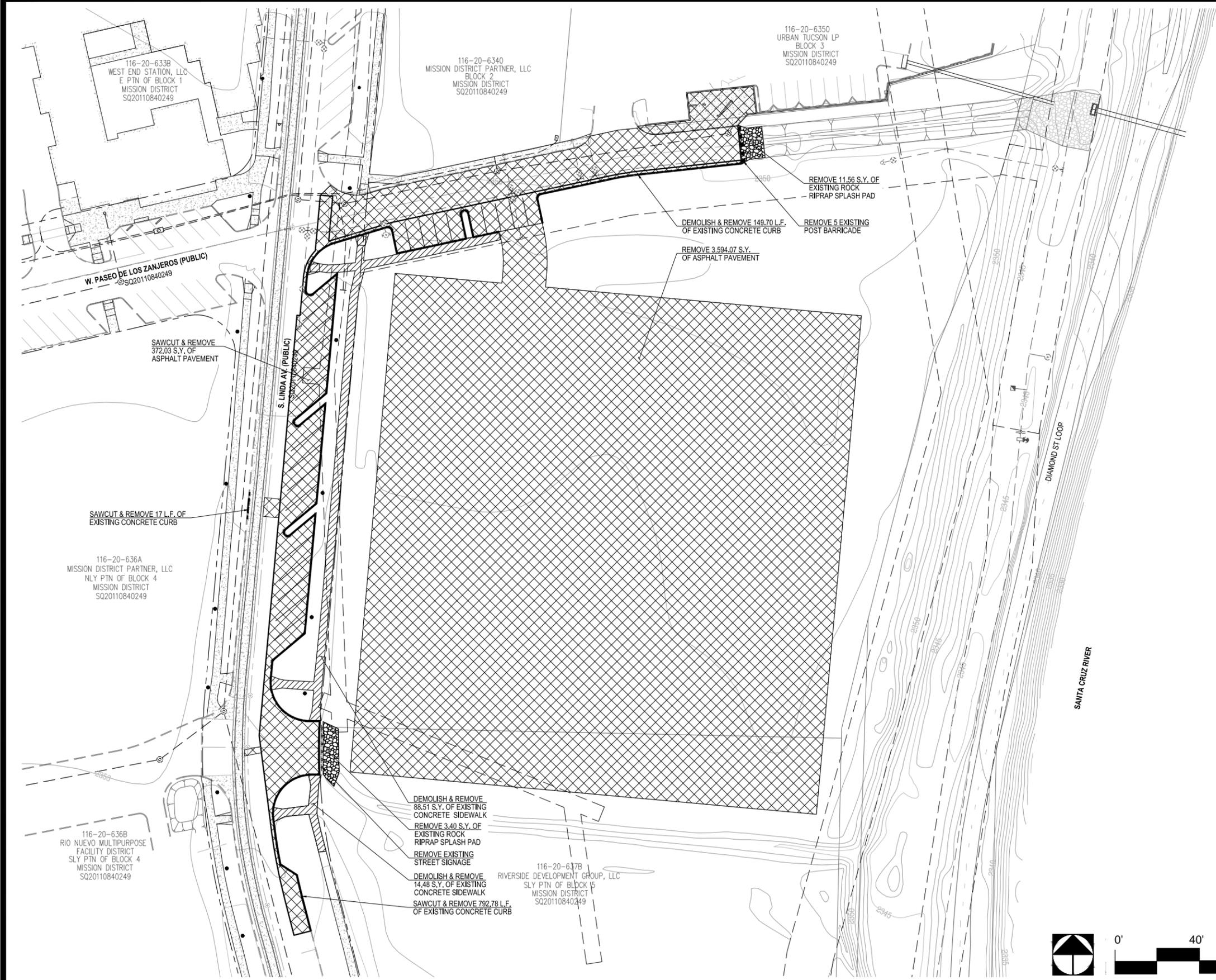


DP21-0157

Sheet 1

33

P13



- GENERAL DEMOLITION NOTES**
- ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE ORDINANCES, REGULATIONS AND APPLICABLE CODES OF THE CITY OF TUCSON AND WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
 - ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS (WHICH ARE TO REMAIN IN PLACE) RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT THOSE EXISTING IMPROVEMENTS ARE SHOWN ON THIS PLAN.
 - IF ANY UNKNOWN SUB-SURFACE STRUCTURE IS ENCOUNTERED DURING DEMOLITION, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE SUPERVISING CIVIL ENGINEER AND THE PROJECT MANAGER PRIOR TO PROCEEDING WITH THE WORK.
 - DUST SHALL BE CONTROLLED BY WATERING.
 - PRIOR TO COMMENCING ANY DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT WATER METER FROM THE CITY OF TUCSON WATER DEPARTMENT AND THE METER SHALL BE USED AT ALL TIMES WHEN WATER IS BEING OBTAINED FROM A CITY OF TUCSON FIRE HYDRANT.
 - THE LOCATION AND PROTECTION OF ALL UTILITIES AND SURVEY MONUMENTS OF EVERY NATURE, WHETHER OR NOT THEY ARE SHOWN ON THESE DRAWINGS, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES AND SURVEY MONUMENTS THAT HAVE BEEN DAMAGED OR DESTROYED DURING DEMOLITION.
 - ALL ONSITE IMPROVEMENTS WHICH ARE TO BE REMOVED OFFSITE SHALL BE PROPERLY HANDLED AND DISPOSED OF IN COMPLIANCE WITH EXISTING TOWN, COUNTY, STATE AND FEDERAL GUIDELINES AND REGULATIONS.
 - CONTRACTOR SHALL CONTACT THE UNDERGROUND SERVICE ALERT, 811 OR 602-263-1100, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES OF RECORD NOT SHOWN ON THIS DRAWING.
 - ADEQUATE BARRICADES, LIGHTS, FLAGMEN, SIGNS AND OTHER SAFETY DEVICES SHALL BE PROVIDED AS SPECIFIED IN THE TRAFFIC MANUAL PUBLISHED BY THE STATE OF ARIZONA DEPARTMENT OF TRANSPORTATION LATEST EDITION AND THE CITY OF TUCSON.
 - EXISTING CITY STREETS SHALL BE KEPT CLEAN OF ALL MATERIALS RESULTING FROM THE DEMOLITION OPERATIONS. THE STREET RIGHT OF WAY SHALL BE CLEANED UP DAILY, AS NECESSARY, TO MAINTAIN SAFE PEDESTRIAN AND VEHICULAR PASSAGE AT ALL TIMES.
 - ANY MODIFICATIONS OF OR CHANGES IN APPROVED DEMOLITION PLANS MUST BE APPROVED BY THE SUPERVISING ENGINEER AND OWNER.
 - A COPY OF THE DEMOLITION PERMIT AND APPROVED DEMOLITION PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
 - CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, AS DIRECTED BY THE SUPERVISING ENGINEER, OWNER OR GOVERNING AUTHORITIES RETURN ADJACENT AREAS TO THE CONDITION EXISTING PRIOR TO START OF WORK.
 - CONTRACTOR IS REQUIRED TO OBTAIN A DEMOLITION PERMIT AND UTILITY DISCONNECTION PERMITS FROM THE CITY OF TUCSON AND UTILITY COMPANIES AS REQUIRED PRIOR TO COMMENCING ANY DEMOLITION WORK.
 - TO PROTECT THE PUBLIC, THE SITE SHALL BE SECURED WITH FENCING OR OTHER MEANS TO PREVENT PUBLIC ACCESS ONTO THE SITE DURING THE DEMOLITION PROCESS.
 - AN INSPECTION BY PSD AFTER THE DEMOLITION TO BE COMPLETED THAT WILL VERIFY THE PROPERTY HAS BEEN STABILIZED IN A MANNER THAT WILL PROVIDED PROTECTION FROM SAFETY AND ENVIRONMENTAL HAZARDS, INCLUDING BUT NOT LIMITED TO STABILIZATION OF THE SOIL TO PREVENT EROSION OR DUST. THE INSPECTOR MUST BE PROVIDED DOCUMENTATION THAT THE DISCONNECTION AND CAPPING OF ALL UTILITIES HAS BEEN PROVIDED FOR THE DEMOLITION.

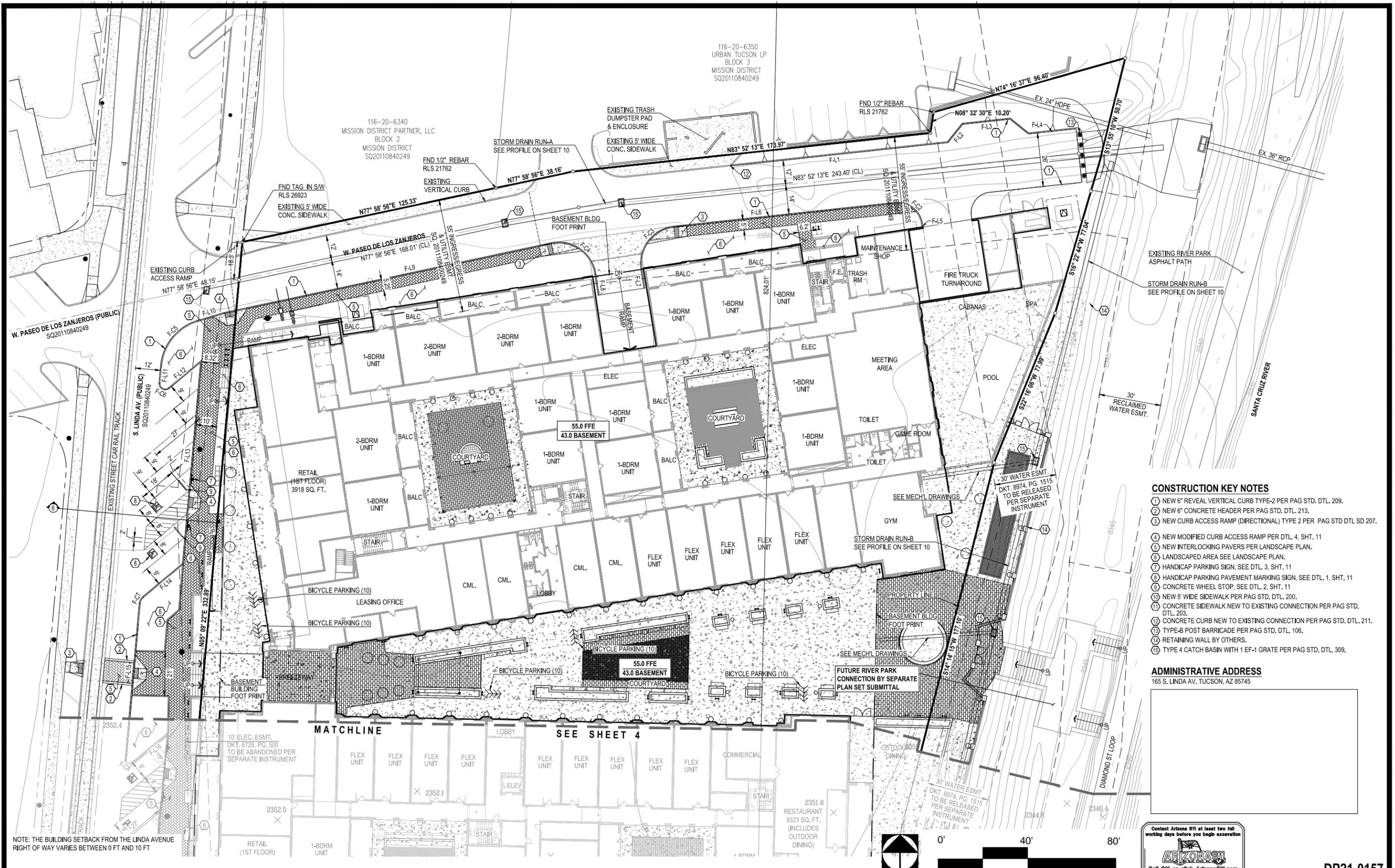
ADMINISTRATIVE ADDRESS
 165 S. LINDA AV. TUCSON, AZ 85745



DP21-0157

No.	Date	Item	Scale
			Job No. 113010-Q-001-0105/0600
			Date DECEMBER 2021
			Designed By JF
			Checked By DWL

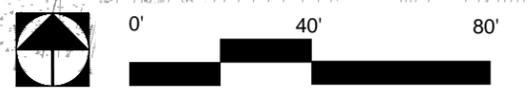




- CONSTRUCTION KEY NOTES**
- 1 NEW 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
 - 2 NEW 6" CONCRETE HEADER PER PAG STD. DTL. 213.
 - 3 NEW CURB ACCESS RAMP (DIRECTIONAL) TYPE 2 PER PAG STD DTL SD 207.
 - 4 NEW MODIFIED CURB ACCESS RAMP PER DTL. 4, SHT. 11
 - 5 NEW INTERLOCKING PAVERS PER LANDSCAPE PLAN.
 - 6 LANDSCAPED AREA SEE LANDSCAPE PLAN.
 - 7 HANDICAP PARKING SIGN, SEE DTL. 3, SHT. 11
 - 8 HANDICAP PARKING PAVEMENT MARKING SIGN, SEE DTL. 1, SHT. 11
 - 9 CONCRETE WHEEL STOP, SEE DTL. 2, SHT. 11
 - 10 NEW 5' WIDE SIDEWALK PER PAG STD. DTL. 200.
 - 11 CONCRETE SIDEWALK NEW TO EXISTING CONNECTION PER PAG STD. DTL. 203.
 - 12 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
 - 13 TYPE-B POST BARRICADE PER PAG STD. DTL. 106.
 - 14 RETAINING WALL BY OTHERS.
 - 15 TYPE 4 CATCH BASIN WITH 1 EF-1 GRATE PER PAG STD. DTL. 309.

ADMINISTRATIVE ADDRESS
 165 S. LINDA AV. TUCSON, AZ 85745

NOTE: THE BUILDING SETBACK FROM THE LINDA AVENUE RIGHT OF WAY VARIES BETWEEN 0 FT AND 10 FT



DP21-0157

The WLB Group
 Engineering Planning Surveying
 Landscape Architecture Urban Design
 Offices located in Tucson, Phoenix and
 Flagstaff, Arizona, and Las Vegas, Nevada.
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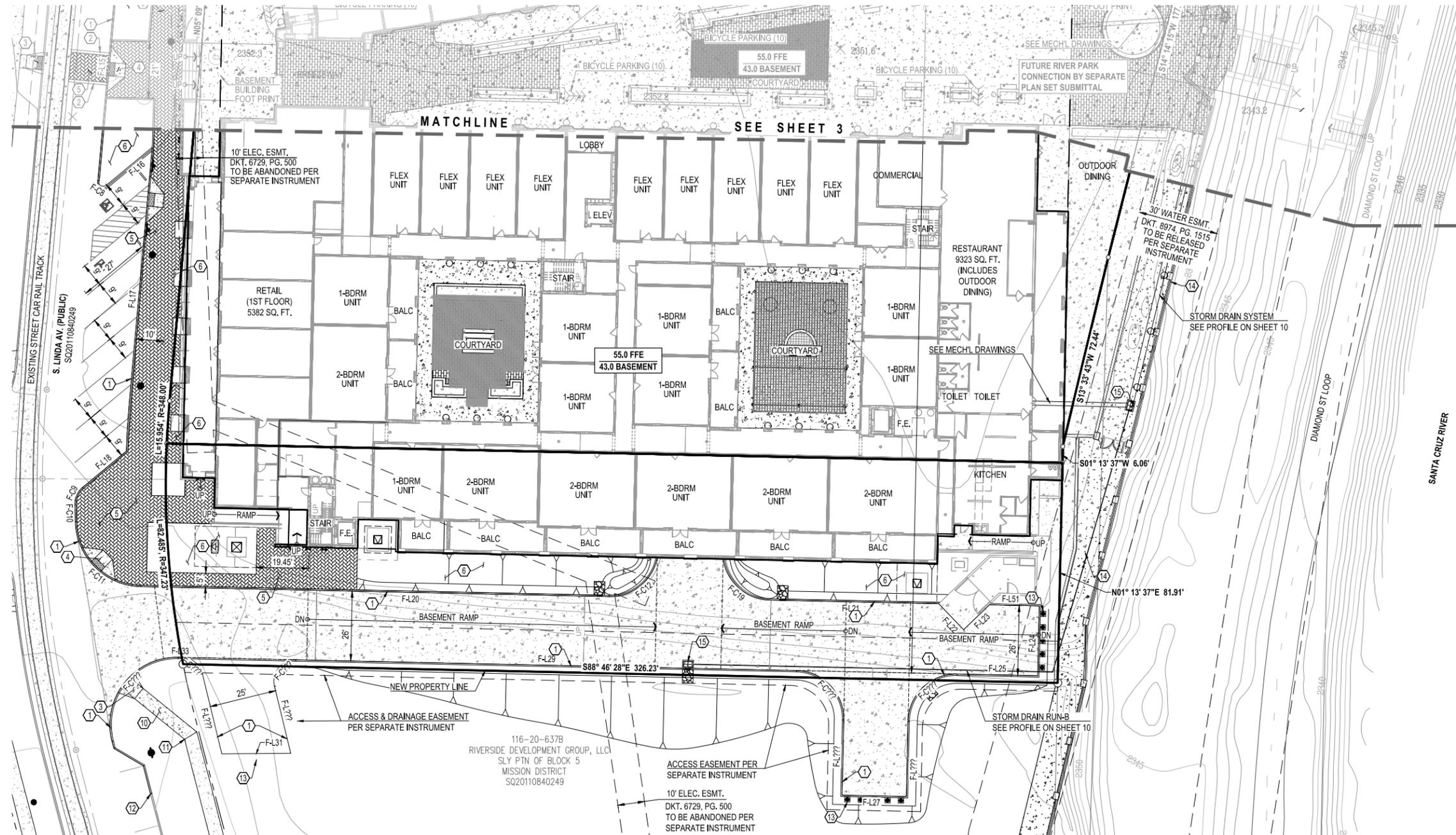
BAUTISTA MIXED-USE PROJECT
256 APARTMENT/COMMERCIAL UNITS
 NLY PTN OF BLOCK 5 AND A PORTION OF SLY OF BLOCK 5 OF MISSION DISTRICT PER SEQUENCE NUMBER 20110840249
 BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, TUCSON, PIMA COUNTY, ARIZONA

Sheet Title
DEVELOPMENT PACKAGE
 SITE PLAN
 File: Q:\103010\Q-001 Bautista Pkz\04 Planning\02 DPDP_Bautista_03-04-Site Plan.dwg Plot Date: 12/11/2021 4:34 PM By: tpegr

No.	Date	Item

Scale	Sheet
Job No. 113010-Q-001-0105/0600	3
Date DECEMBER 2021	
Designed By JF	
Checked By DWL	





- CONSTRUCTION KEY NOTES**
- NEW 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
 - NEW 6" CONCRETE HEADER PER PAG STD. DTL. 213.
 - NEW CURB ACCESS RAMP (DIRECTIONAL) TYPE 2 PER PAG STD DTL SD 207.
 - NEW MODIFIED CURB ACCESS RAMP PER DTL. 4, SHT. 11
 - NEW INTERLOCKING PAVERS PER LANDSCAPE PLAN.
 - HANDICAP PARKING SIGN, SEE DTL. 3, SHT. 11
 - HANDICAP PARKING PAVEMENT MARKING SIGN, SEE DTL. 1, SHT. 11
 - CONCRETE WHEEL STOP, SEE DTL. 2, SHT. 11
 - NEW 5' WIDE SIDEWALK PER PAG STD. DTL. 200.
 - CONCRETE SIDEWALK NEW TO EXISTING CONNECTION PER PAG STD. DTL. 203.
 - CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 211.
 - TYPE-B POST BARRICADE PER PAG STD. DTL. 106.
 - RETAINING WALL BY OTHERS.
 - TYPE 4 CATCH BASIN WITH 1 EF-1 GRATE PER PAG STD. DTL. 309.

FACE OF CURB LINE TABLE

LINE	BEARING	DISTANCE
F-L1	N83°52'13"E	105.86'
F-L2	N38°52'13"E	11.31'
F-L3	N83°52'13"E	23.00'
F-L4	N83°52'13"E	23.33'
F-L5	N08°38'51"W	1.71'
F-L6	S83°52'13"W	107.74'
F-L7	S08°40'03"E	9.43'
F-L8	N08°40'03"W	10.47'
F-L9	S77°58'56"W	162.02'
F-L10	S73°25'52"W	13.26'
F-L11	S05°09'22"W	8.54'
F-L12	N50°09'43"E	19.76'

FACE OF CURB LINE TABLE

LINE	BEARING	DISTANCE
F-L13	S05°09'22"W	97.58'
F-L14	S50°09'22"W	24.93'
F-L15	S05°09'05"W	75.23'
F-L16	N50°23'54"E	22.08'
F-L17	S05°09'22"W	93.42'
F-L18	S50°23'54"W	21.21'
F-L20	S88°46'28"E	174.62'
F-L21	S88°46'28"E	63.01'
F-L22	S43°41'55"E	13.40'
F-L23	N46°13'37"E	13.41'
F-L24	S01°13'32"W	26.00'
F-L25	N88°46'15"W	30.08'

FACE OF CURB LINE TABLE

LINE	BEARING	DISTANCE
F-L27	N88°46'14"W	24.00'
F-L29	N88°46'28"W	186.76'
F-L31	S89°40'20"W	25.70'
F-L33	N88°46'28"W	1.36'

FACE OF CURB CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
F-C2	87°23'26"	12.01'	18.32'
F-C3	92°32'16"	18.00'	29.07'
F-C4	93°21'01"	18.00'	29.33'
F-C5	68°16'30"	25.00'	29.79'
F-C6	134°59'39"	3.00'	7.07'
F-C7	45°00'17"	5.00'	3.93'
F-C8	134°45'11"	2.00'	4.70'
F-C9	51°29'32"	8.00'	7.19'
F-C10	0°58'20"	382.00'	6.48'
F-C11	86°42'30"	25.00'	37.83'
F-C12	79°58'35"	18.09'	25.25'
F-C19	80°23'06"	18.01'	25.26'

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DP21-0157



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Landscape Architecture Urban Design
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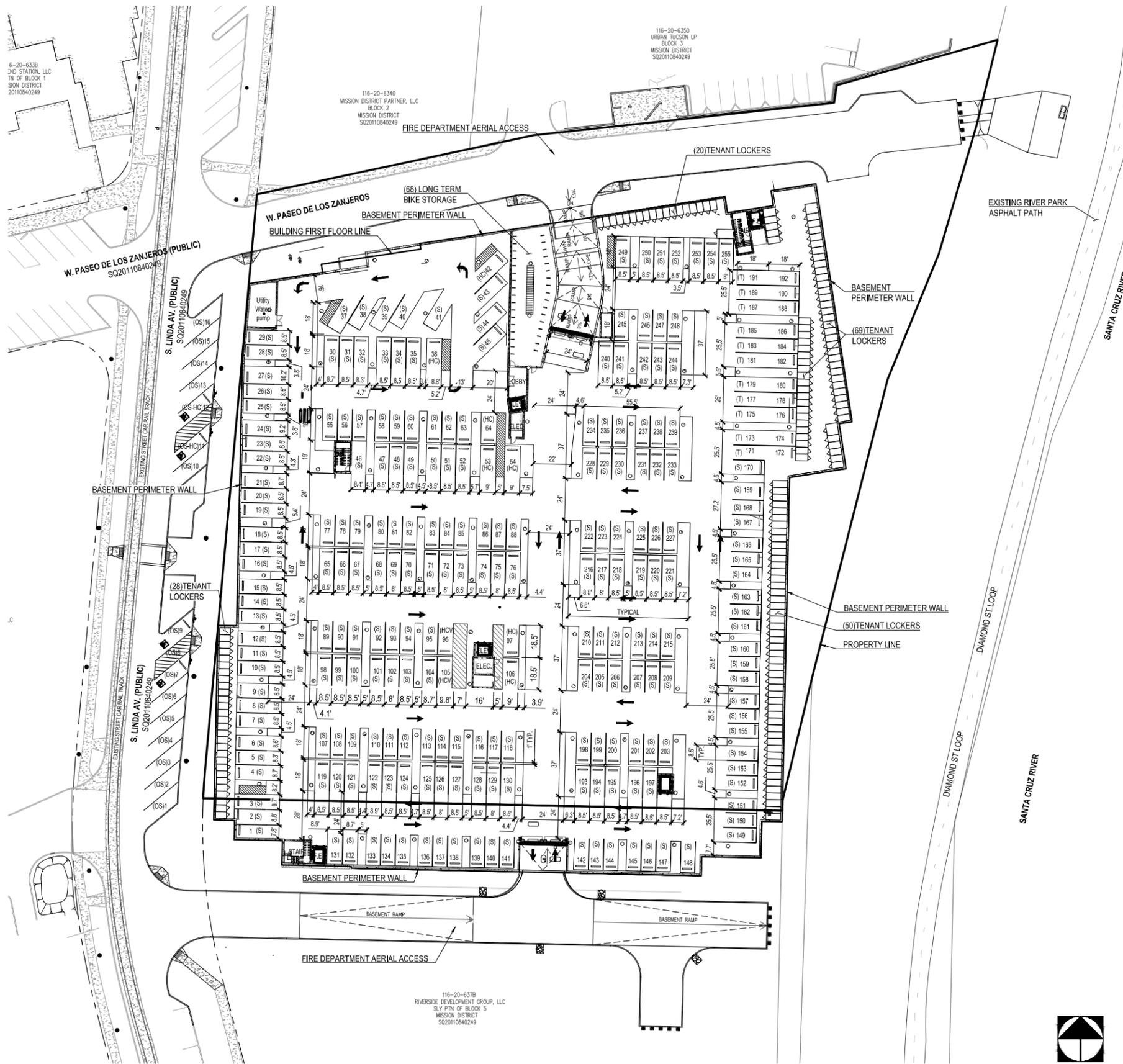
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Sheet **4**

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P16



LEGEND

23	PARKING COUNT
(S)	STANDARD PARKING (8.5' X 18')
(T)	TANDEM PARKING (8.5' X 36')
(HC)	HANDICAP PARKING (9' X 18')
(HCV)	HANDICAP PARKING VAN ACCESSIBLE (9.8' X 18')
(OS)	ON-STREET PARKING
(OS-HC)	ON-STREET HANDICAP PARKING

REQUIRED PARKING:

LAND USE GROUP	MOTOR VEHICLE PARKING REQUIREMENT PER UDC	GFA (SF)	REQUIRED NUMBER OF PARKING SPACES	REQUIRED NUMBER OF PARKING SPACES AFTER 20% REDUCTION
APARTMENTS	1 SPACE PER UNIT	N/A	256	256
FOOD SERVICE (RESTAURANT)	1 SPACE PER 100 SQ. FT. AND OUTDOOR SEATING AREAS	9,323	93	93
RETAIL	1 SPACE PER 300 SQ. FT. GFA*	10,500	26	21
TOTAL SPACES			384	377

TOTAL REQUIRED PARKING: 377 SPACES
 TOTAL PROVIDED ONSITE: 256 SPACES
 ADDITIONAL PARKING WILL BE PROVIDED FOR OFFSITE. AN INDIVIDUAL PARKING PLAN (IPP) WILL BE PREPARED AND SUBMITTED ALONG WITH THE INFILL INCENTIVE DISTRICT (IID) APPLICATION.

BICYCLE PARKING:

SHORT TERM

- MULTI-FAMILY DWELLINGS
 - 0.10/BEDROOM = 39 SPACES
- RETAIL
 - 1 SPACE PER 5,000 SQ. FT. GFA = 2 SPACES
- FOOD SERVICE
 - 1 SPACE PER 2,000 SQ. FT. GFA = 5 SPACES
- TOTAL = 46 SPACES**

LONG TERM

- MULTI-FAMILY DWELLINGS
 - 0.50/BEDROOM = 195 SPACES
- RETAIL
 - 1 SPACE PER 12,000 SQ. FT. GFA = 1 SPACES (2 SPACES MIN. REQUIRED)
- FOOD SERVICE
 - 1 SPACE PER 12,000 SQ. FT. GFA = 1 SPACES (2 SPACES MIN. REQUIRED)
- TOTAL = 199 SPACES**

BASEMENT PARKING AND LOCKERS
 TOTAL # PARKING SPACES = 255 (INCLUDES 11 TANDEM STALLS) PLUS 1 SPACE ON THE NORTH EAST END OF PASEO DE LOS ZANJEROS
 TOTAL # OF BICYCLE LONG TERM STORAGE PROVIDED: 256 WITHIN APARTMENT UNITS
 SEE SHEET 3 FOR LOCATION OF 50 PROVIDED SHORT TERM BICYCLE SPACES

ADMINISTRATIVE ADDRESS
 165 S. LINDA AV. TUCSON, AZ 85745



GRADING NOTES

1. A COPY OF THESE APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION.
2. THE INTENT OF THESE PLANS IS TO IDENTIFY AND DETAIL ALL CONSTRUCTION ASSOCIATED WITH THIS PROJECT THAT LIES OUTSIDE THE EXISTING AND/OR PROPOSED RIGHT-OF-WAY. ALL WORK INSIDE THE PUBLIC AND PRIVATE RIGHT-OF-WAY WILL BE REFLECTED ON THE APPROVED IMPROVEMENT PLANS.
3. ALL WORKMANSHIP, MATERIALS, CONSTRUCTION, AND TEST METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF TUCSON STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS, LATEST EDITION UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
5. IF UNANTICIPATED SITE CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION OR OMISSIONS AND/OR CONFLICT BETWEEN VARIOUS ELEMENTS OF CONSTRUCTION DRAWINGS, NOTES, AND/OR DETAILS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY UPON BECOMING AWARE OF SUCH CONDITIONS, OMISSIONS AND/OR CONFLICTS AND WORK SHALL CEASE AND NOT PROCEED IN THE AREA OF CONCERN UNTIL AUTHORIZED BY THE ENGINEER OF RECORD.
6. EXISTING UTILITIES ARE SHOWN BASED UPON THE BEST INFORMATION AVAILABLE. THEREFORE, THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL BLUE STAKE (1-800-782-5348) A MINIMUM OF TWO FULL WORKING DAYS PRIOR TO ANY EXCAVATION. SATURDAYS AND SUNDAYS ARE NOT CONSIDERED TO BE WORKING DAYS.
7. CONTRACTOR SHALL GIVE A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE BEFORE HE REQUIRES HORIZONTAL OR VERTICAL LAYOUT OF ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINES AND LEVELS. MEASUREMENTS OF THE WORK SHALL REMAIN IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER OF RECORD OR HIS AGENT. ANY EXPENSE INCURRED IN REPLACING ANY STAKES THAT THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE CONSTRUCTION PRICE.
9. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND LAWFULLY DISPOSED OF PRIOR TO GRADING.
10. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY PATTISON ENGINEERING, LLC., 520-881-1234, TITLED "BAUTISTA PLAZA", PROJECT NUMBER 17-099 DATED AUGUST 25, 2017. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THIS REPORT.
11. A REGISTERED SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, TOGETHER WITH PLACEMENT OF FILL MATERIAL AND ITS SUBSEQUENT COMPACTION.
12. AT POST-GRADING CONSTRUCTION INSPECTION, ADDITIONAL PERCOLATION TESTING WILL BE REQUIRED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY EXISTING IMPROVEMENT IN THE WORK AREA THAT BECOMES DAMAGED OR IS REMOVED DURING THE COURSE OF CONSTRUCTION, ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
14. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF CONGRESS STREET BETWEEN THE FOUND BRASS CAPPED SURVEY MONUMENTS AT THE INTERSECTION OF CONGRESS STREET AND BONITA AVENUE AND THE INTERSECTION OF CONGRESS STREET AND AVENIDA DEL CONVENTO. SAID ELEVATION BEING: S83°53'30"W, AS SHOWN HEREON.
15. BASIS OF ELEVATIONS: BASIS OF ELEVATION IS AN "A" ON THE SOUTHWEST CORNER OF THE HOUSE WALK AT 905 W. CONGRESS STREET AS SHOWN WITHIN THE CITY OF TUCSON FIELD BOOK "FB1989X, PAGE 11", BEING NAVD 1988 DATUM, ELEVATION IS 2351.101.
16. EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PCI/COT SSPI, SECTION 203-5.
17. ALL CONCRETE SHALL COMPLY WITH PCI/COT SSPI SECTION 1006, CLASS 'S' 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL, AT HIS OWN EXPENSE, OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
19. REVISIONS TO THESE PLANS MUST BE PREPARED BY THE ENGINEER OF RECORD AND BE SUBMITTED FOR APPROVAL TO THE CITY OF TUCSON OR PIMA COUNTY FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION THAT WILL BE AFFECTED BY SAID REVISIONS.
20. UPON COMMENCEMENT OF WORK AND IF REQUIRED, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED BY THE STATE OF ARIZONA PURSUANT TO ARS 28-650. A BARRICADE PLAN MUST BE SUBMITTED TO THE CITY OF TUCSON OR PIMA COUNTY TRAFFIC ENGINEER FOR APPROVAL A MINIMUM OF FORTY-EIGHT HOURS IN ADVANCE OF ANY WORK IN PUBLIC RIGHT-OF-WAY.
21. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONDUCTED WITHIN THESE BOUNDARIES.
22. ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING: A. WALLS, RETAINING OR OTHERWISE B. REINFORCED CONCRETE STRUCTURES THESE ITEMS ARE APPROVED FOR LOCATION ONLY AND A SEPARATE APPROVAL PROCESS AND PERMITS MAY BE REQUIRED.
23. BUILDING PADS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE ELEVATIONS AS STAKED BY THE ENGINEER.
24. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS ASSOCIATED WITH FEDERAL STORM WATER DISCHARGE REGULATIONS.
25. NO WASH OUT/CLEAN OUT OR STORAGE OF CONSTRUCTION MATERIAL OR VEHICLES SHALL BE PLACED IN THE BASINS.
26. AS-BUILT PLANS ARE REQUIRED AND SHALL BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
27. ALL HAULING AND REMOVING OF SOILS FROM SITE SHALL BE DESIGNATED BY SWPPP AND WILL BE RESPONSIBILITY OF THE CONTRACTOR.
28. ANY DELETERIOUS MATERIALS ENCOUNTERED DURING THE GRADING EFFORT SHALL BE TRANSPORTED TO AN APPROVED LANDFILL SITE AT THE DIRECTION OF PIMA COUNTY/CITY OF TUCSON SOLID WASTE DEPARTMENT.
29. ALL GRADING SHALL COMPLY WITH CITY OF TUCSON TECHNICAL STANDARDS MANUAL SECTION 2-01.0.0 (EXCAVATING AND GRADING).
30. A SWPPP INSPECTION AND A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR AND DEVELOPMENT SERVICES ENGINEERING INSPECTOR IS REQUIRED BEFORE CONSTRUCTION ACTIVITIES START. CALL FOR SWPPP INSPECTION AND PRE-CONSTRUCTION MEETINGS. FOR A DSD ENGINEERING INSPECTIONS, CALL IVR (740-6970), OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT DSD ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTIONS ON-LINE AT: http://www.ci.tucson.az.us/dsd/online_services/online_permits/online_permits.html.
31. THE APPROVED GRADING PLAN IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ON SITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE TENTATIVE PLAN AND/OR DEVELOPMENT PLAN, FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH THE OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THE APPROVED GRADING PLAN BUT NEEDED FOR COMPLETION OF WORK.
32. THE CONTRACTOR SHALL REMOVE THE FINE MATERIALS FROM THE BOTTOM OF THE DETENTION/RETENTION BASIN AND SCARIFY THE BASIN BOTTOM ONCE THE CONSTRUCTION ACTIVITIES ARE COMPLETED IN ORDER TO REMOVE ANY FINE MATERIAL BUILD UP CAUSED BY CONSTRUCTION AND TO RESTORE SOIL PERCOLATION.
33. ANY ENGINEERING WORK TO BE DONE BELOW GRADE (I.E. TOE-DOWNS, CUTOFF WALLS, DRAINAGE PIPES/STRUCTURES, ETC.) SHALL NOT BE BACKFILLED UNTIL DEVELOPMENT SERVICES INSPECTOR INSPECTS THE WORK AND APPROVES IT.
34. THE CONTRACTOR MAY NOT MAKE ANY CONSTRUCTION FIELD CHANGES WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND THE CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT.
35. ASPHALT CONCRETE PAVEMENT COURSE MATERIAL SHOULD BE A.B. PER PIMA COUNTY/CITY OF TUCSON (PCI/COT) SECTION 303 SPECIFICATIONS. ASPHALT CONCRETE MATERIALS AND MIX DESIGN SHOULD CONFORM TO PCI/COT SECTION 406. IT IS RECOMMENDED THAT MIX DESIGNATION NO. 2 OR NO. 3 BE USED FOR THE PAVEMENTS. WHILE THE NO. 2 MIX HAS A SOMEWHAT ROUGHER TEXTURE, IT TENDS TO OFFER MORE STABILITY AND RESISTANCE AGAINST SURFACE SCUFFING, PARTICULARLY IN TRUCK TURNING AREAS. PAVEMENT INSTALLATION SHOULD BE CARRIED OUT UNDER APPLICABLE PORTIONS OF PCI/COT SECTION 406 AND MUNICIPALITY STANDARDS. THE ASPHALT SUPPLIER SHOULD BE INFORMED OF THE PAVEMENT USE AND BE REQUIRED TO PROVIDE A MIX THAT WILL PROVIDE STABILITY AND BE AESTHETICALLY ACCEPTABLE. A MIX DESIGN SHOULD BE SUBMITTED FOR REVIEW TO DETERMINE IF IT WILL BE ACCEPTABLE FOR THE INTENDED USE.
36. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.1 FEET OF FINISH BUILDING PAD ELEVATIONS AS STAKED BY THE ENGINEER.
37. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING BUT NOT LIMITED TO: CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, TOGETHER WITH PLACEMENT AND COMPACTION OF FILL.

GENERAL PAVING NOTES

1. ALL CONSTRUCTION ACTIVITY AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (P.A.G. SSPI) 2011 EDITION OR CURRENT EDITION.
2. AGGREGATE BASE COURSE SHALL CONFORM TO P.A.G. SSPI SECTION 303.
3. ASPHALTIC CONCRETE SHALL CONFORM TO COT/DOOT SSPI SECTION 406, MIX #2.
4. ALL CONCRETE SHALL CONFORM TO P.A.G. SSPI SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
5. PAVEMENT SECTION DESIGN DOCUMENTATION, ARE IN ACCORDANCE TO THE APPROVED GEOTECHNICAL REPORT.
6. ALL CHANGES TO THESE PLANS MUST BE CLEARED BY THE CITY OF TUCSON CITY ENGINEER'S PERMITS AND CODES SECTION, PRIOR TO CONSTRUCTION.
7. THE CITY SHALL NOT BE HELD LIABLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS. ITEMS NOT MEETING CITY STANDARDS SHALL BE REPAIRED/REPLACED AT NO COST TO THE CITY.
8. THE ENGINEER OF RECORD SHALL SUBMIT TO THE CITY FOR REVIEW ANY CHANGES TO THE APPROVED PLANS PRIOR TO CONSTRUCTION. ADDITIONALLY, THE ENGINEER OF RECORD SHALL CERTIFY ALL CHANGES MEETING ALL APPLICABLE STANDARDS, CODES, AND ORDINANCES.
9. AN EXCAVATION PERMIT SHALL BE OBTAINED FROM THE CITY OF TUCSON TRANSPORTATION DEPARTMENT PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
10. A PRE-CONSTRUCTION FIELD MEETING SHALL BE CONDUCTED WITH THE CITY OF TUCSON TRANSPORTATION INSPECTOR PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
11. THE EXTENT AND TYPE OF SURFACE TREATMENTS/REPAIRS INDICATED ON THE PLANS MAY NOT BE ALL INCLUSIVE OF THE WORK THAT IS NEEDED. ADDITIONAL REPAIRS, PAVING, OR REPLACEMENT MAY BE NEEDED DEPENDING ON FIELD CONDITIONS.
12. THE CONTRACTOR SHALL CONTACT AND/OR COORDINATE ANY WORK WITH COT STREETS & TRAFFIC MAINTENANCE DIVISION, MEDIAN ISLAND MAINTENANCE SECTION (791-5279, EXT. 234) PRIOR TO DISTURBING ANY COT/DOOT LANDSCAPING OR IRRIGATION SYSTEMS. ADDITIONALLY, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DISTURBED COT/DOOT LANDSCAPING OR IRRIGATION SYSTEMS, INCLUDING REPLACEMENT OF ANY DAMAGED PLANTS. CONTACT DAVID MARHELKA @ 403-5074 FOR INSPECTION AND PERMITS FOR LANDSCAPING. FOR IRRIGATION REMOVAL/REPLACEMENT CONTACT PAUL ROSENBOOM @ 237-7386.
13. THE PIA INSPECTOR SHALL VERIFY THAT THE "SAW-CUT" LINE IS LOCATED WITHIN COMPETENT PAVEMENT. ADJUSTMENTS TO THE PLAN SHALL BE DOCUMENTED AND AS-BUILT; A ONE FOOT MINIMUM SHALL BE PROVIDED.
14. CONTRACTOR SHALL OBTAIN ALL OTHER PERMITS AS REQUIRED BY LOCAL, STATE AND FEDERAL REQUIREMENTS.
15. A COPY OF THE APPROVED PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
16. SIGNAGE AND STRIPING SHOULD BE COORDINATED WITH TRAFFIC ENGINEERING AND INSTALLED AT NO EXPENSE TO THE PUBLIC. CALL TRAFFIC ENGINEERING AT 791-4259 PRIOR TO THE INSTALLATION OR REMOVAL OF STRIPING AND SIGNAGE. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS BARRICADES ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650. CONTACT TRAFFIC ENGINEERING, 791-4259, 48-HOURS PRIOR TO PLACING OR REMOVING ANY SAID TRAFFIC CONTROL DEVICES.
18. CONTRACTOR SHALL CALL BLUE STAKE AS MANDATED BY THE ARIZONA REVISED STATUTES AT 1-800-782-5348 BEFORE ANY CONSTRUCTION BEGINS TO VERIFY LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES WITHOUT DAMAGING SAME. DAMAGED UTILITIES SHALL BE REPAIRED AT NO EXPENSE TO THE CITY.
19. THE CONTRACTOR SHALL CONTACT AND/OR COORDINATE ANY WORK WITH COT STREETS & TRAFFIC MAINTENANCE DIVISION, ELECTRIC SHOP 791-3154 PRIOR TO RELOCATION OR PLACEMENT OF ANY STREET LIGHTING OR TRAFFIC FACILITIES. CONTACT ERNIE ENCINAS AT 791-3154 FOR STREET LIGHTING/TRAFFIC SIGNAL PLAN REVIEW.
20. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
21. ALL BACKFILL, WITHIN THE CITY OF TUCSON RIGHT-OF-WAY ABOVE THE UTILITY SHADING SHALL BE CONDUCTED IN ACCORDANCE TO THE CITY OF TUCSON TRANSPORTATION STANDARD DETAILS, SPECIFICATIONS, AND AS DIRECTED BY THE CITY OF TUCSON RIGHT-OF-WAY INSPECTOR AND CITY ENGINEER.
22. ALL PAVEMENT PATCHING, WITHIN THE CITY OF TUCSON RIGHT-OF-WAY, SHALL BE CONDUCTED IN ACCORDANCE TO THE CITY OF TUCSON TRANSPORTATION STANDARD DETAILS, SPECIFICATIONS, AND AS DIRECTED BY THE CITY OF TUCSON RIGHT-OF-WAY INSPECTOR AND CITY ENGINEER.
23. IN ACCORDANCE TO THE CITY OF TUCSON STANDARDS, PERMANENT PAVEMENT PATCHING SHALL BE WARRANTIED FOR 5-YEARS, PAVEMENT PATCH'S FAILING WITHIN THIS PERIOD SHALL BE REPAIRED/REPLACED AT NO COST TO THE CITY OF TUCSON.
24. IF CULTURAL FEATURES OR REMAINS ARE FOUND, TESTING AND DATA RECOVERY SHALL BE COMPLETED AS NEEDED, COPIES OF TESTING PLANS, TESTING REPORTS, DATA RECOVERY PLANS AND FINAL REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE CITY HISTORIC PRESERVATION OFFICE PRIOR TO CONSTRUCTION WORK COMMENCING. IF DURING CONSTRUCTION, HUMAN REMAINS AND ASSOCIATED BURIAL ITEMS ARE DISCOVERED, GROUND DISTURBING ACTIVITIES IN THE VICINITY OF THE DISCOVERY WILL CEASE, THE DISCOVERY SITE WILL BE SECURED, AND THE ARIZONA STATE MUSEUM WILL BE IMMEDIATELY NOTIFIED AS REQUIRED UNDER A.R.S. 41-865.

WATER HARVESTING NOTES

1. OVERFLOW PIPES WILL BE INSTALLED AS NEEDED TO DIRECT AND DISTRIBUTE STORM WATER WITHIN THE MICRO BASINS AND SWALES.
2. WHEN PLACING BERMS AND DEPRESSIONS, CONFIGURE THEM IN SUCH A WAY AS TO MINIMIZE TRIPPING HAZARDS.
3. MICRO BASINS MUST BE DESIGNED TO ALLOW FOR RAPID FILTRATION OF STANDING WATER. TIME OF STANDING WATER IS NOT TO EXCEED 12 HOURS.

EARTHWORK ESTIMATE

THIS IS AN ESTIMATE ONLY FOR PERMITTING. CONTRACTOR IS TO CALCULATE HIS/HER OWN QUANTITIES BASED ON THE SOILS REPORT PROVIDED, INCLUSIVE OF ANY OVER-EXCAVATION THAT MAYBE REQUIRED.
NOTE: ALL FILL INCLUDED 20% SHRINK

TOTAL ENGINEER'S EARTHWORK ESTIMATE:

TOTAL CUT: 47,686 C.Y.
TOTAL FILL: 4,813 C.Y.
NET EXPORT: 42,873 C.Y.
DISTURBED AREA: 5.47 ACRES

SIGNING GENERAL NOTES

1. ALL EQUIPMENT/MATERIALS AND CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS CONTAINED IN THE CURRENT PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND THE STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, THE SPECIAL PROVISIONS AND THE APPROVED PLANS. ALL SIGNING SHALL BE INSTALLED IN ACCORDANCE WITH THE PCI/COT SIGNING DESIGN MANUAL AND APPLICABLE AMENDMENTS.
2. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE LATEST EDITION OF THE PIMA COUNTY/CITY OF TUCSON TRAFFIC SIGNING DESIGN MANUAL, THE PAG STANDARD SPECIFICATIONS, THE PIMA COUNTY SUPPLEMENTAL SPECIFICATIONS, ANY REQUIRED SPECIAL PROVISIONS, AND THESE PLANS.
3. SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AT THE DISCRETION OF THE TRAFFIC ENGINEER.
4. THE DESIGN SPEED FOR THE ROAD IS 25 MPH, THE POSTED SPEED LIMIT IS 20 MPH, SIGN PLACEMENT SHALL BE BASED ON THE POSTED SPEED LIMIT.
5. POST LENGTHS INDICATED ON SIGN SUMMARY SHEETS ARE APPROXIMATE, THE CONTRACTOR SHALL VERIFY ACTUAL POST LENGTHS.
6. ALL PERFORATED POSTS SHALL BE INSTALLED IN A CONCRETE FOUNDATION, UNLESS OTHERWISE DIRECTED BY THE TRAFFIC ENGINEER.
7. ALL SIGN STATION LOCATIONS ARE APPROXIMATE, THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE TRAFFIC ENGINEER PRIOR TO THE INSTALLATION OF ANY SIGNS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH ARIZONA 811 FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD AND FOR MAINTAINING ALL SIGNING UNTIL PROJECT IS APPROVED FOR CONSTRUCTION ACCRANCE BY PIMA COUNTY (FULLY OPEN TO TRAFFIC, ALL PUNCH LIST ITEMS ARE COMPLETED, AND ONE YEAR WARRANTIES BEGIN).
9. ALL SIGNS SHALL HAVE TYPE XI SHEETING OR AN EQUIVALENT. ALL WARNING SIGNS HAVING YELLOW BACKGROUNDS SHALL USE FLUORESCENT YELLOW SHEETING. ALL SCHOOL SIGNS SHALL USE FLUORESCENT YELLOW/GREEN SHEETING ALL GROUND MOUNTED SIGNS SHALL HAVE AN ANTI GRAFFITI COATING APPLIED TO SIGN FACE, 3M #1160 FILM DR EQUIVALENT.
10. A 3x2' PRESSURE SENSITIVE, UV RESISTANT LABEL INDICATING THE SIGN MANUFACTURERS NAME AND DATE OF MANUFACTURE SHALL BE PLACED IN THE UPPER RIGHT CORNER OF THE BACK OF ALL SIGNS EXCEPT STREET NAME SIGNS AT THE TIME OF INSTALLATION. STREET NAME SIGNS SHALL INCLUDE A SIGN IDENTIFICATION DECAL AS SHOWN ON PIMA COUNTY SIGNING DETAIL 9-22A.
11. ALL NEW SIGNS SHALL HAVE 0.080 GAUGE, RADIUS CORNER, ALUMINUM BACKING UNLESS OTHERWISE NOTED.
12. PRIOR TO DISTURBING ANY TRAFFIC SIGNS, A SIGN CONDITION INVENTORY OF ALL EXISTING SIGNING SHALL BE CONDUCTED BY THE CONTRACTOR AND PROVIDED TO THE PIMA COUNTY SIGN SHOP SUPERVISOR (520) 724-2630. INVENTORY SHALL INDICATE CURRENT SIGN LOCATION AND CONDITION, INCLUDING ANY EXISTING DAMAGE OR DEFICIENCIES.
13. ANY SIGNS AND POSTS BEING RE-USED ON THIS PROJECT SHALL BE STOCKPILED IN A MANNER TO AVOID DAMAGE AND MAINTAIN THE INTEGRITY OF THE SIGNS. SAFE STORAGE OF STOCKPILE AND PAYMENT OF DAMAGE TO THE STOCKPILE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL SIGNS AND POSTS NOT BEING RE-USED ON THIS PROJECT SHALL BE DISMANTLED, STACKED AND DELIVERED TO THE OWNER (CITY OR COUNTY) BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE STORAGE AT THE CONSTRUCTION SITE UNTIL DELIVERY AND THE SAFE UNLOADING OF THE SALVAGED MATERIAL. NOTIFICATION OF DELIVERY SHALL BE MADE AT LEAST 2 WORKING DAYS PRIOR TO DELIVERY. PIMA COUNTY SIGN SHOP, PIMA COUNTY SIGN SHOP 1313 S. MISSION ROAD (520) 724-2630. NO FRIDAY DELIVERIES.
15. ALL SIGN STATION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE TRAFFIC ENGINEER PRIOR TO THE INSTALLATION OF ALL SIGNS.
16. ALL STREET SIGNAGE TO BE COORDINATED WITH C.O.T. TRAFFIC ENGINEERING, CALL 791-4259 A MINIMUM OF 48 HOURS PRIOR TO THE INSTALLATION OR REMOVAL OF ANY SIGNAGE OR STRIPING ALL REQUIRED SIGNAGE WILL BE INSTALLED AT THE CONTRACTOR'S EXPENSE USE 2' SQUARE-TUBE POST AND SQUARE TUBE POST FOUNDATIONS FOR SIGNING.
17. ALL NON-SIGNALIZED INTERSECTION STREET NAMES MUST HAVE E-W BLOCK NUMBERS ADDRESSES FOR E-W ROADWAYS AND N-S BLOCK NUMBER ADDRESSES FOR N-S ROADWAYS.
18. THE CITY SHALL NOT BE LIABLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS. ITEMS NOT MEETING COT STANDARDS SHALL BE REPAIRED/REPLACED AND AT NO COST TO THE CITY.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH BLUE STAKE AND FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD.

ABBREVIATION	DESCRIPTION
AC	ASPHALTIC CONCRETE (MIX NO.2)
BCSM	BRASS CAP SURVEY MONUMENT
BOT/bot	BOTTOM
C.A.	COMMON AREA
CFS	CUBIC FEET PER SECOND
CL	CENTERLINE
COMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONS.	CONSTRUCTION
CP	CONCENTRATION POINT
CTR/L	CONTROL
DG	DECOMPOSED GRANITE
DKT	DOCKET
DTL	DETAIL
EG/leg	EXISTING GRADE
ELEV/d	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST/EX	EXISTING
FD	FOUND
FFE	FINISHED FLOOR ELEVATION
Fg/fg	FINAL GRADE
Fl/l	FLOW LINE
FOC	FACE OF CURB
FPE	FINISHED PAD ELEVATION
G	GUTTER
GB/gb	GRADE BREAK
HP/hp	HIGH POINT
HT or H	HEIGHT
INV/inv	INVERT
IP	IRON PIPE
INT	INTERSECTION
LA/T/LONG	LATITUDE/LONGITUDE
LF	LINEAR FEET
LP/Lp	LOW POINT
MH	MANHOLE
MAX	MAXIMUM
MAINT	MAINTENANCE
MIN	MINIMUM
PAG	PIMA ASSOCIATION OF GOVERNMENTS
PG	PAGE
PROP	PROPOSED
PVMT	PAVEMENT
R	RADIUS
R/W	RIGHT OF WAY
REINF	REINFORCED
REF S	REFERENCE
S	SLOPE
SF	SQUARE FEET
SHT	SHEET
SRP	SPIRAL RIBBED PIPE
SVT	SIGHT VISIBILITY TRIANGLE
SW/sw	SIDEWALK
T/C/c	TOP OF CURB
TRANS	TRANSITION
TYP	TYPICAL
W	WIDTH
WSEL	WATER SURFACE ELEVATION
WWF	WELDED WIRE FABRIC

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DP21-0157



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Tucson, Arizona (520) 881-7480

BAUTISTA MIXED-USE PROJECT
256 APARTMENT/COMMERCIAL UNITS
NLY PTN OF BLOCK 5 AND A PORTION OF SLY OF BLOCK 5 OF MISSION DISTRICT PER SEQUENCE NUMBER 20110840249
BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, TUCSON, PIMA COUNTY, ARIZONA

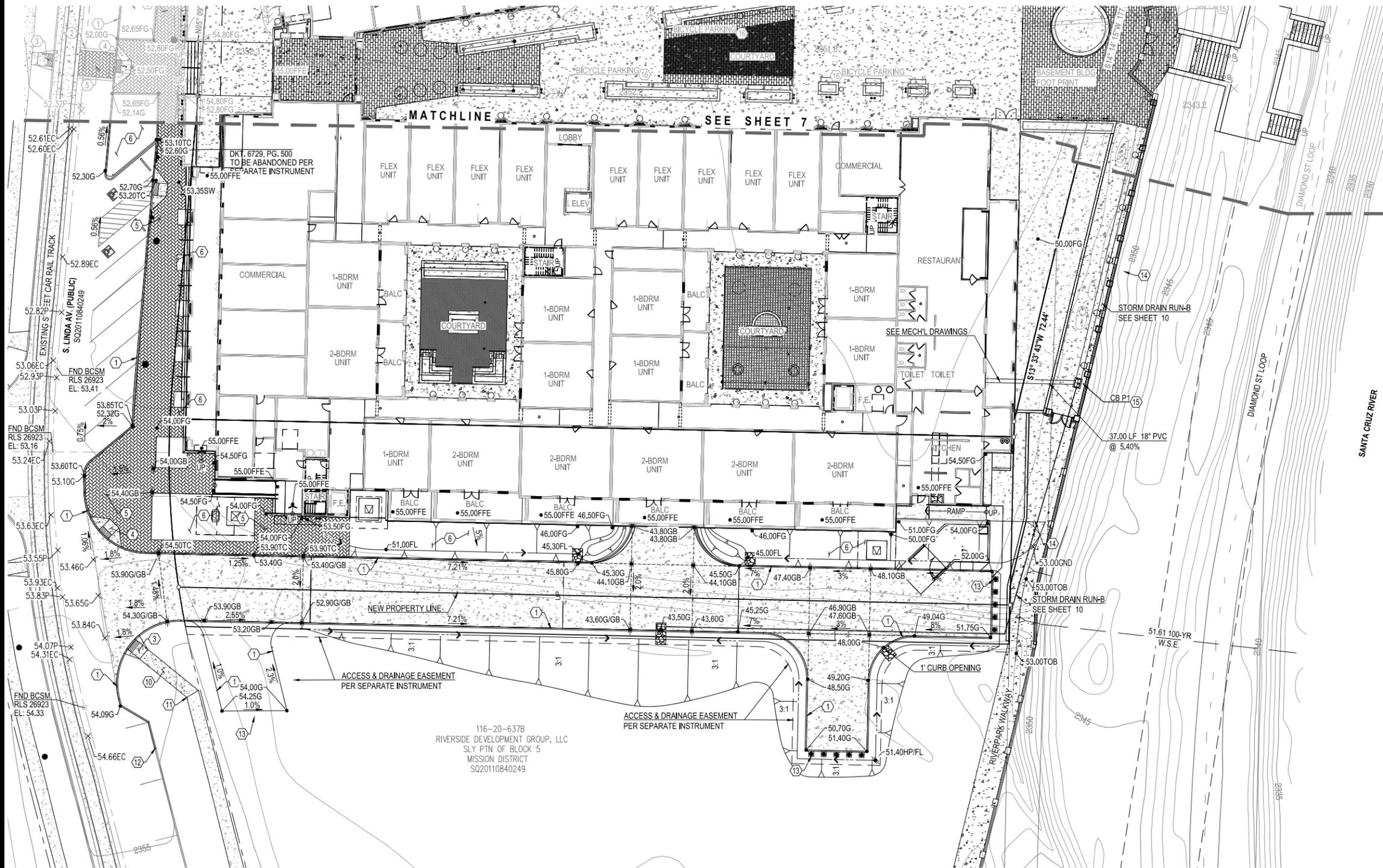
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DEVELOPMENT PACKAGE				36234
PRIVATE GRADING AND PAVING NOTES				113010-Q-001-0105/0600
				DECEMBER 2021
				DAVID W. LITTLE
				DESIGNED BY JF
				CHECKED BY DWL



Sheet **6**
33

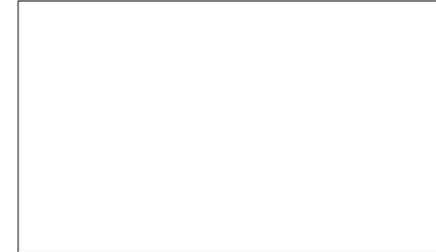
P18

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- CONSTRUCTION KEY NOTES**
- 1 NEW 6" REVEAL VERTICAL CURB TYPE-2 PER PAG STD. DTL. 209.
 - 2 NEW 6" CONCRETE HEADER PER PAG STD. DTL. 213.
 - 3 NEW CURB ACCESS RAMP (DIRECTIONAL) TYPE 2 PER PAG STD DTL SD
 - 4 NEW MODIFIED CURB ACCESS RAMP PER DTL. 4. SHT. 11
 - 5 NEW INTERLOCKING PAVERS PER LANDSCAPE PLAN.
 - 6 LANDSCAPED AREA SEE LANDSCAPE PLAN.
 - 7 HANDICAP PARKING SIGN, SEE DTL. 3. SHT. 11
 - 8 HANDICAP PARKING PAVEMENT MARKING SIGN, SEE DTL. 1. SHT. 11
 - 9 CONCRETE WHEEL STOP, SEE DTL. 2. SHT. 11
 - 10 NEW 5' WIDE SIDEWALK PER PAG STD. DTL. 200.
 - 11 CONCRETE SIDEWALK NEW TO EXISTING CONNECTION PER PAG STD. DTL. 203.
 - 12 CONCRETE CURB NEW TO EXISTING CONNECTION PER PAG STD. DTL. 21
 - 13 TYPE-B POST BARRICADE PER PAG STD. DTL. 106.
 - 14 RETAINING WALL BY OTHERS.
 - 15 TYPE 4 CATCH BASIN WITH 1 EF-1 GRATE PER PAG STD. DTL. 309.
 - 16 BICYCLE PARKING, SEE DETAIL SHEET 11.

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Sheet Title
DEVELOPMENT PACKAGE
GRADING AND DRAINAGE PLAN
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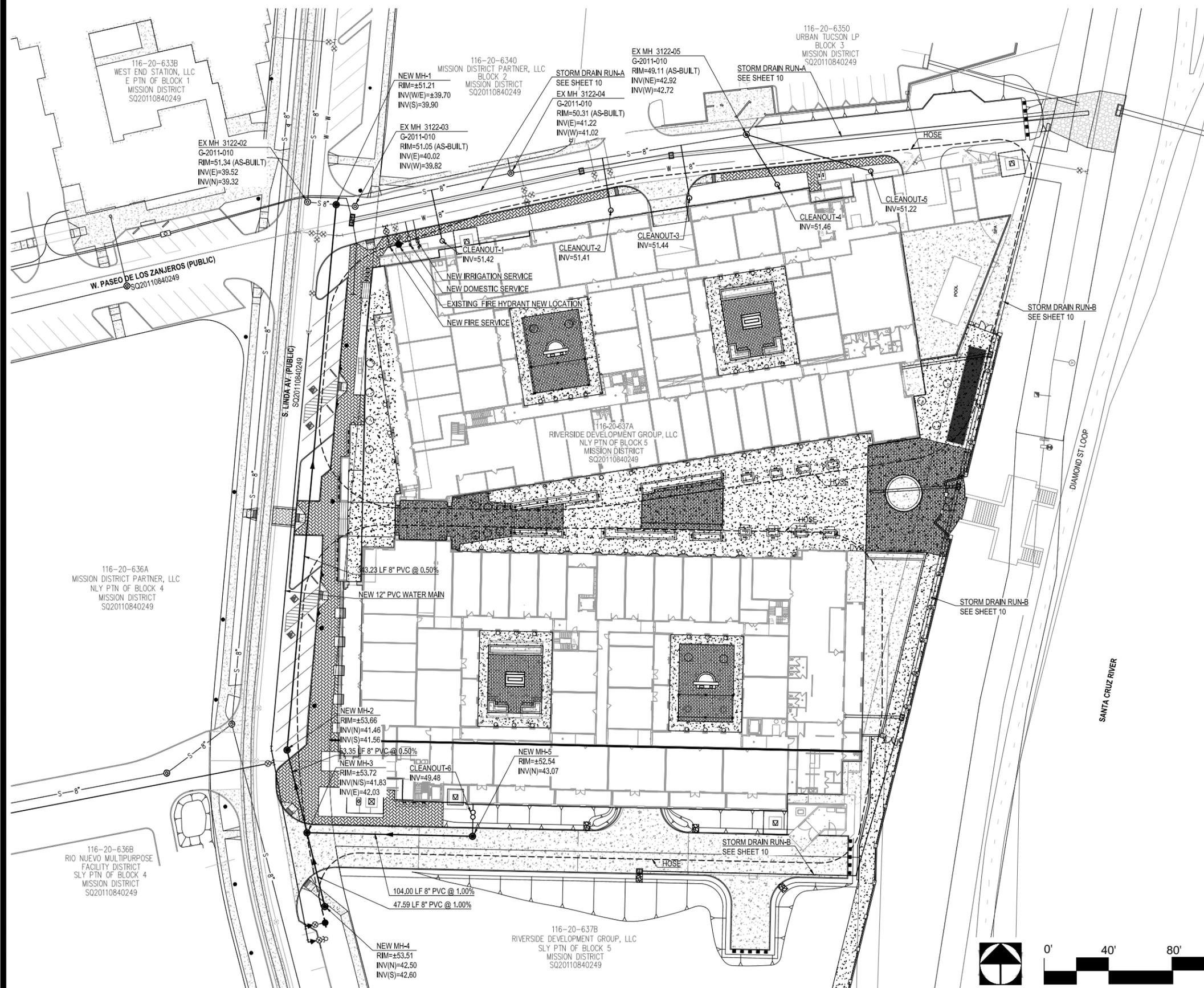
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			DECEMBER 2021
			JF
			DWL



Sheet **8**

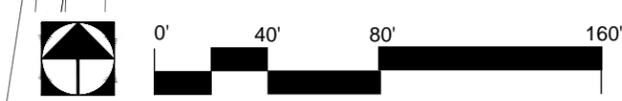
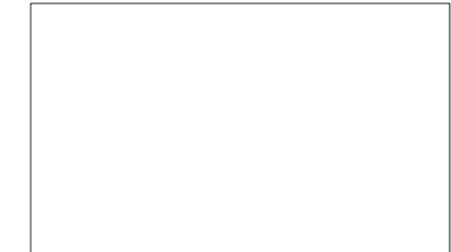
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P20



LEGEND
 - - - - - HOSE LAY, MAXIMUM DISTANCE 600'

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Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
 Call 811 or click Arizona811.com

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Sheet Title
DEVELOPMENT PACKAGE

UTILITY PLAN

File:Q:\103010\Q-001 Bautista Plaza\04 P\Intg\02 DPOP_Bautista_09-14\Utility Plan.dwg Plot Date:12/1/2021 4:17 PM By:jtlegler

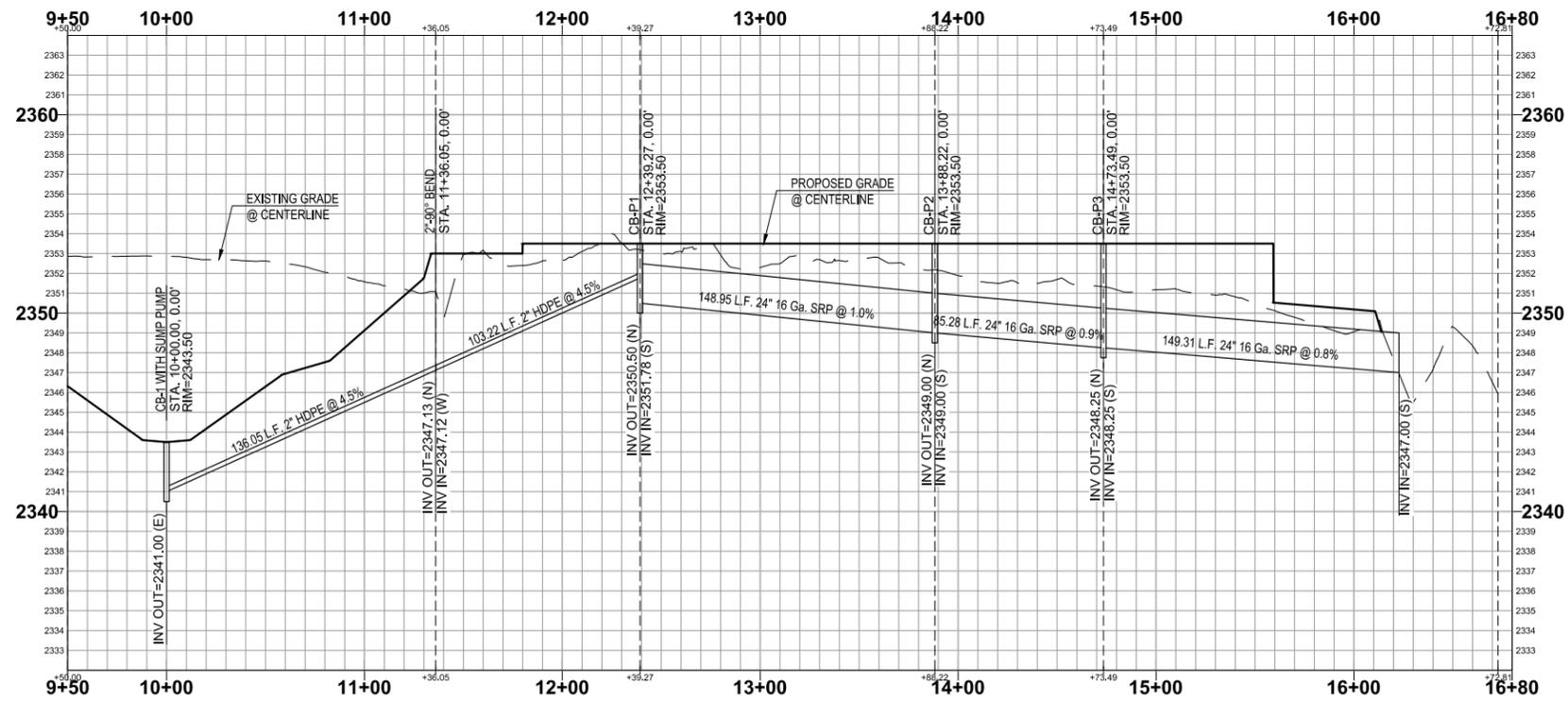
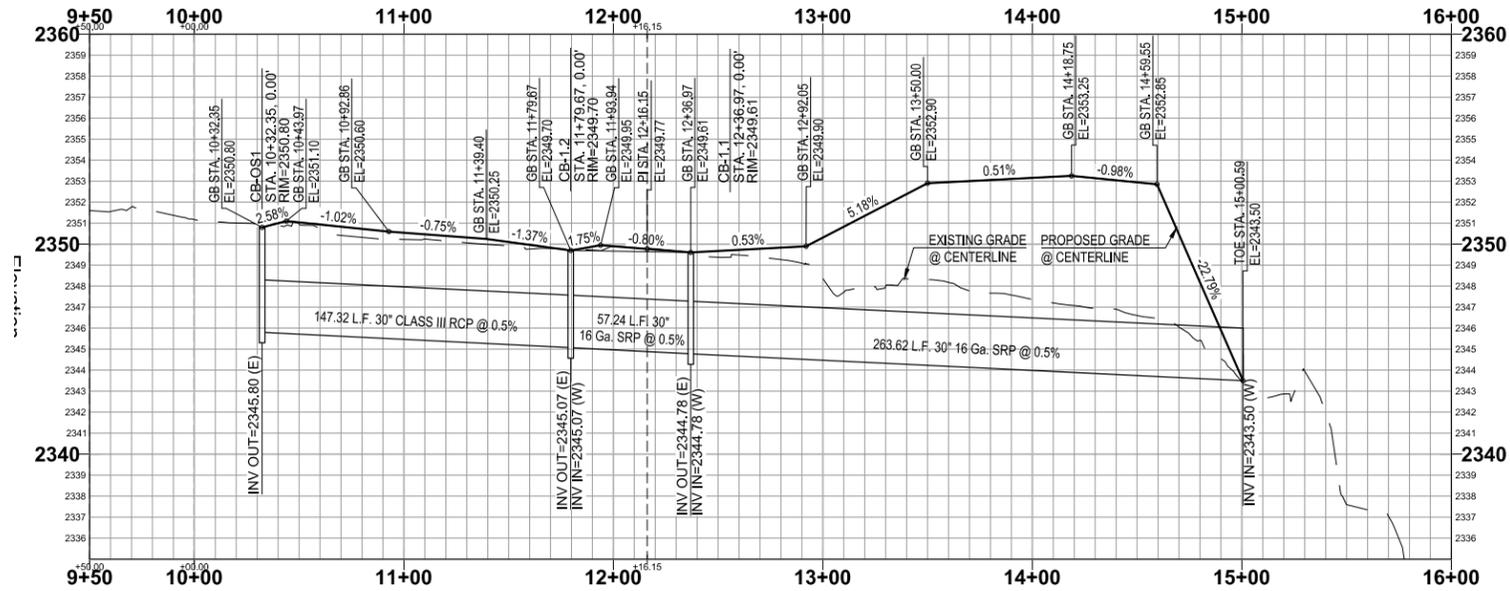
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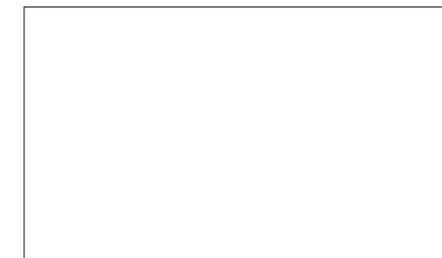
Sheet **9**

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Sheet Title
DEVELOPMENT PACKAGE

STORM DRAIN PROFILES

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 of **33**

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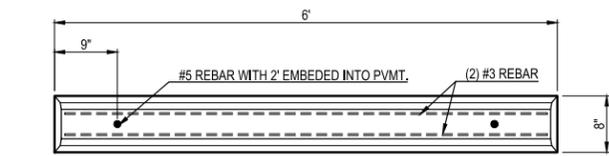


IN ADDITION TO PAINTED PARKING SYMBOL, PROVIDE A 70 SQ.IN. SIGN SHOWING H/C SYMBOL ONLY AT EACH HANDICAPPED PARKING STALL PER TITLE 24 AND A.D.A.

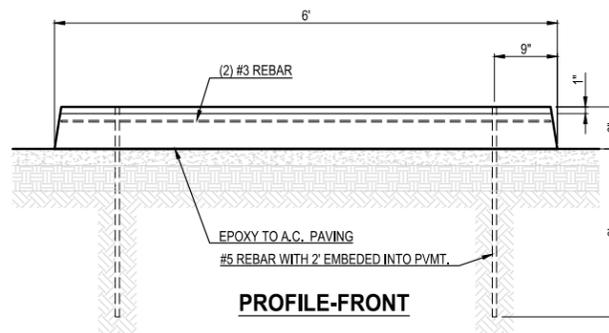
SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL

3'-0"X3'-0" PAINTED SYMBOL 2-COATS BLUE FIELD AND WHITE BORDER AND SYMBOL

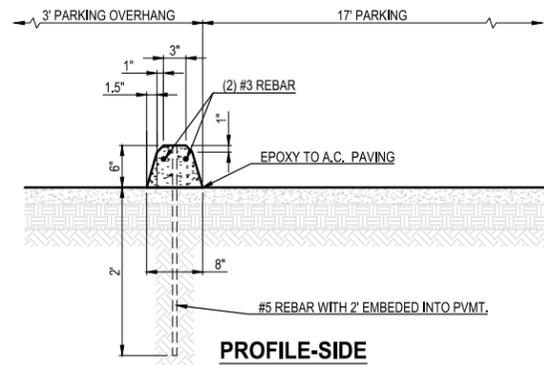
1 TYPICAL HANDICAP SYMBOL
N.T.S.



PLAN

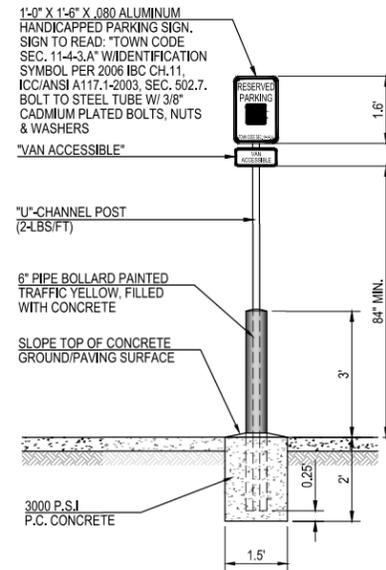


PROFILE-FRONT

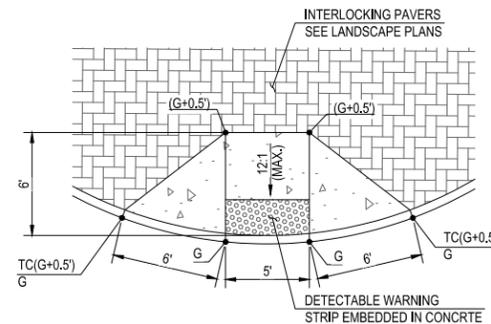


PROFILE-SIDE

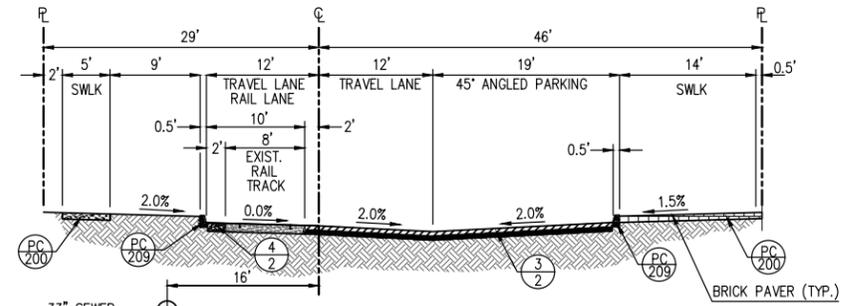
2 CONCRETE WHEEL STOP
N.T.S.



3 TYPICAL ACCESSIBLE PARKING SIGN
N.T.S.



4 MODIFIED CURB ACCESS RAMP
N.T.S.



5 LINDA AVE. W/ ANGLED PARKING
TYPICAL CROSS SECTION
N.T.S.

WASTE STREAM CALCULATIONS PER TSM SECTION 8-018.0

PROPOSED LAND USE	GFA (SF)	ANNUAL WASTE GENERATED (TON/SF)	ESTIMATED ANNUAL GENERATED (TONS/YEAR)	EQUIVALENT TONS/WEEK	EQUIVALENT LBS/WEEK	EQUIVALENT GAL/WEEK
OFFICE	2,805	0.0013	3.65	0.07	140	47
SMALL RETAIL	10,063	0.0013	13.08	0.27	540	180
FOOD SERVICE	5,522	0.0057	31.48	0.61	1,220	407
TOTAL					1,900	633.33
MULTI FAMILY RESIDENTIAL	231,232			25.34	50,680	16,893
TOTAL					50,680	16,893

WASTE CONTAINER SIZING

PROPOSED LAND USE	CONTAINER TYPES	PICK-UP CAPACITY LBS/WEEK
RESIDENTIAL/OFFICE/SMALL RETAIL	16-4 CY	76,800 (2X WEEK)
FOOD SERVICE	1-4 CY	2400 (1X WEEK)

GENERAL NOTE:

On site staff will roll containers out to the designated collection area on scheduled service days and roll back into the trash room.

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165 S. LINDA AV. TUCSON, AZ 85745



DP21-0157



THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS SUBMITTED IN CONFORMANCE WITH PROVISIONS MANDATED BY THE STATE OF ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM (AZPDES) GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES TO WATERS OF THE UNITED STATES (PERMIT NO. AZG2013-001), DATED JUNE 3, 2013.

1.0 SITE DESCRIPTION

1.1 PROJECT NAME AND LOCATION

THE BAUTISTA MIXED USED PROJECT IS BOUNDED TO THE NORTH BY A SENIOR APARTMENT BUILDING, S. LINDA AVENUE TO THE WEST, AVACANT LOT TO THE SOUTH AND SANTA CRUZ RIVER TO THE EAST. THIS SITE IS MORE SPECIFICALLY DESCRIBED AS A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

1.2 OWNER NAME AND LOCATION:

PEG TUC BAUTISTA, LLC
180 N. UNIVERSITY AVE., SUITE 200
PROVO, UTAH 84601
ATTN: TREVOR ELLIS

OPERATOR

THE CONTRACTOR WILL BE DESIGNATED AS THE OPERATOR THAT WILL CONTROL THE DAY TO DAY ACTIVITIES ON THE JOB SITE. BE RESPONSIBLE FOR MAINTAINING ALL SWPPP CONTROLS, COMPLETING INSPECTIONS, RECORDING REPORTS, AND SCHEDULING MAINTENANCE. THE OWNER/CONTRACTOR MAY DESIGNATE A DIFFERENT OPERATOR, HOWEVER, THE SWPPP MUST BE REVISED ACCORDINGLY, AND APPROPRIATE NOI SUBMITTED TO ADEQ.

1.3 PROJECT DESCRIPTION

THIS SITE CONTAINS A GROSS AREA OF 3.31 ACRES. THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 294 RESIDENTIAL APARTMENTS/COMMERCIAL UNITS, PRIVATE STREETS AND SIDEWALKS, ASSOCIATED LANDSCAPING AND DRAINAGE FEATURES. (SEE IMPROVEMENT PLANS AND DRAINAGE CONCEPT MAPS). ONSITE STORMWATER DRAINS FROM THE WEST TO THE EAST PREDOMINATELY AS SHEET FLOW, WHICH IS DIRECTED TO SANTA CRUZ RIVER.

1.4 SOIL DISTURBING ACTIVITIES - WILL INCLUDE THE FOLLOWING:

- 1.4.1 CLEARING AND GRUBBING FOR MASS GRADED AREAS;
- 1.4.2 EXCAVATION AND STOCKPILING, ROUGH GRADING, FOR THE CONSTRUCTION SITE;
- 1.4.3 GRADING FOR PAALS, CURBS, DRAINAGE STRUCTURES, CHANNELS AND MASS GRADED AREAS;
- 1.4.4 BUILDING PADS GRADING AND FINE GRADING
- 1.4.5 EXCAVATION FOR DRAINAGE CHANNELS, WATER PIPELINES, AND UTILITIES.
- 1.4.6 FINAL GRADING
- 1.4.7 PREPARATION FOR SEEDING, PLANTING AND FINAL STABILIZATION

1.5 SOILS

SOILS FOR THIS SITE HAVE BEEN IDENTIFIED BY U.S. SOIL CONSERVATION SERVICE (USCS) SOIL SURVEY AS BEING 94.4 PERCENT OF THE HAYHOOK-SAHUARITA COMPLEX IDENTIFIED AS HYDROLOGIC SOIL TYPE B; 5.6 PERCENT OF THE CHIRICAHUA-LAMPHIRE COMPLEX WHICH HAS BEEN IDENTIFIED AS HYDROLOGIC SOIL TYPE D. THIS SOIL SERIES HAS A MEDIUM POTENTIAL FOR EROSION.

1.6 RUNOFF COEFFICIENT

THE BAUTISTA MIXED USED PROJECT SITE IN ITS CURRENT CONDITION HAS AN APPROXIMATE IMPERVIOUS COVER OF X% TO X% AND A VEGETATIVE COVER DENSITY OF XX%. THE 100-YEAR RUNOFF COEFFICIENTS FOR THIS SITE IN ITS CURRENT CONDITION ARE 0.51-0.67. COMPLETION OF THIS PROJECT WILL INCREASE THE IMPERVIOUSNESS TO XX% AND AS SUCH A 100-YEAR RUNOFF COEFFICIENT OF 0.51-0.81 IS PREDICTED FOR THIS SITE. (SEE THE HYDROLOGY REPORT FOR ADDITIONAL INFORMATION.)

1.7 SITE AREA

THE TOTAL SITE AREA IS 3.31 ACRES, OF WHICH 5.47 ACRES WILL BE DISTURBED. THERE ARE NO PROPOSED OFF-SITE BORROW/FILL AREAS, STAGING OR EQUIPMENT STORING AREAS.

1.8 SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

- 1.8.1 INSTALL STABILIZED CONSTRUCTION ENTRANCE AND OTHER EROSION AND SEDIMENT CONTROLS AS SHOWN ON THE ATTACHED SWPPP PLAN AROUND THE PERIMETER OF THE PROJECT;
- 1.8.2 DEMOLITION, CLEARING, GRUBBING;
- 1.8.3 MASS GRADING;
- 1.8.4 ROUGH CUTTING;
- 1.8.5 INSTALL UTILITIES, DRAIN PIPES;
- 1.8.6 STABILIZE DENUDED AREAS (AND STOCKPILES) WITHIN 14 DAYS, AS NECESSARY;
- 1.8.7 CONSTRUCT CURB AND ROADWAYS;
- 1.8.8 CONSTRUCT PADS;
- 1.8.9 FINAL SITE GRADING AND IMPROVEMENTS, ADJUST UTILITIES;
- 1.8.10 CONSTRUCT PAVING;
- 1.8.11 INSTALL LANDSCAPING AND RE-SEEDING, ANY GRADED AREAS THAT HAVE BEEN DISTURBED
- 1.8.12 REMOVE ACCUMULATED SEDIMENTS FROM SEDIMENT CONTROLS;
- 1.8.13 WHEN CONSTRUCTION IS COMPLETE AND THE SITE IS IN A STATE OF FINAL STABILIZATION, TEMPORARY BMPS CAN BE REMOVED.
- 1.8.14 SUBMIT NOT TO ADEQ

1.9 NAME OF MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) AND RECEIVING WATERS

THE CITY OF TUCSON AND PIMA COUNTY ARE LISTED AS AN MS4. STORMWATER DRAINAGE WILL FLOW VIA SHEET FLOW, CONSTRUCTED CHANNELS, STORMDRAINS, AND DETENTION BASINS INTO VACANT LAND SOUTH OF THE SITE, ULTIMATELY DRAINING TO THE SANTA CRUZ RIVER TO THE EAST.

2.0 EROSION AND SEDIMENT CONTROLS

- 2.1 BEST MANAGEMENT PRACTICES (TEMPORARY) PLEASE REFER TO THE DETAILS ON SHEET 5, CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) FOR THE FOLLOWING ACTIVITIES DESCRIBED BELOW.
- 2.1.1 A STABILIZED CONSTRUCTION ENTRANCE NEEDS TO BE ONE OF THE FIRST STRUCTURAL CONTROLS IMPLEMENTED ON THE SITE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE 30 FT. WIDE, 50 FT. LONG, 12" DEEP, CONSISTING OF 1" TO 3" OF COARSE AGGREGATE OVER FILTER FABRIC.
- 2.1.2 SILT FENCE, STRAW WATTLES OR OTHER EFFECTIVE SEDIMENT CONTROL BMP'S AROUND SOIL STOCKPILES. EXCEPT WHEN STOCKPILES ARE BEING ACTIVELY WORKED, SHALL BE USED. NO STOCKPILES SHALL BE PLACED IN WASHES OR OTHER SURFACE WATERS OR IN A STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR IN STREETS LEADING TO SUCH CONVEYANCES.

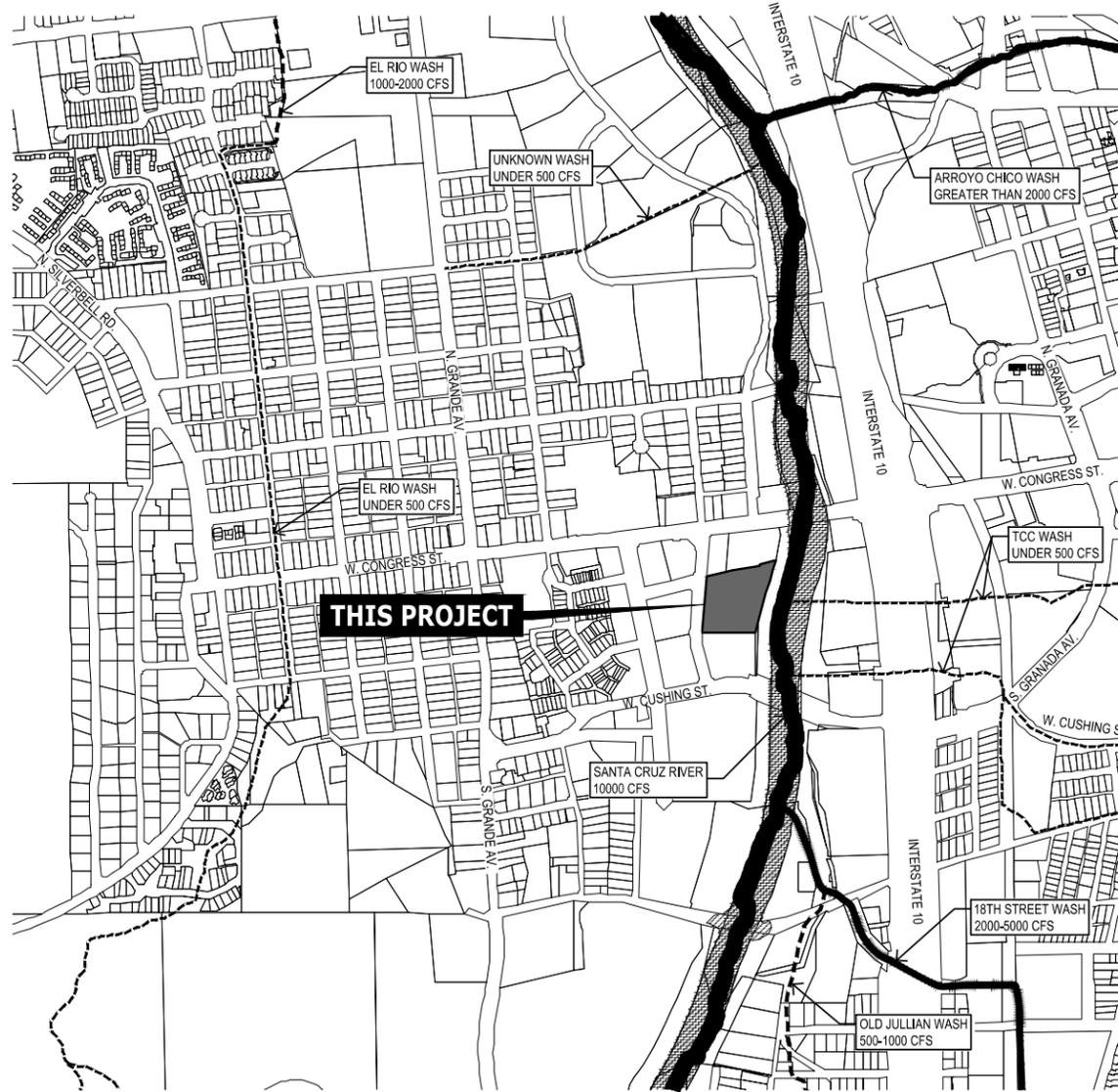
2.2 STABILIZATION PRACTICES (PERMANENT) - INCLUDE THE FOLLOWING ITEMS:

- 2.2.1 PERMANENT VEGETATION SUCH AS TREES AND SHRUBS (SEE LANDSCAPE PLAN FOR LOCATION) AND CRUSHED-ROCK GROUND COVER, PAVING OF PARKING AND PEDESTRIAN AREAS AND BUILDING CONSTRUCTION WILL ALSO SERVE AS PERMANENT STABILIZATION.

2.3 STABILIZATION PRACTICES (TEMPORARY)

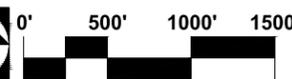
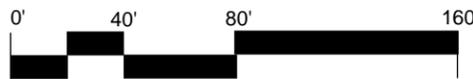
PLEASE REFER TO MARICOPA COUNTY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) AND DETAIL SHEET 5 FOR THE FOLLOWING ACTIVITIES DESCRIBED BELOW. FOR THIS SITE INCLUDE THE FOLLOWING ITEMS: PLEASE NOTE THE ACTIVITIES LISTED BELOW WHICH DO NOT HAVE A DETAIL SHEET WILL BE APPLIED AS PER THE MANUFACTURES RECOMMENDATION.

STORMWATER POLLUTION PREVENTION PLAN FOR BAUTISTA MIXED-USED PROJECT A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST GILA AND SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA



LOCATION MAP

SCALE 1"=500'



- 2.3.1 SCHEDULING TO MINIMIZE EXTENDED DISTURBED AREAS AND DURATION OF EXPOSURE;
- 2.3.2 PRESERVATION OF EXISTING VEGETATION AT AREAS ON SITE WHERE NO CONSTRUCTION ACTIVITY IS PLANNED OR WILL OCCUR AT A LATER DATE; AS INDICATED IN THE PROJECT GRADING AND LANDSCAPE PLANS.
- 2.3.3 HYDRAULIC MULCH CAN BE APPLIED TO EXPOSED AREAS THAT REQUIRE TEMPORARY PROTECTION UNTIL PERMANENT STABILIZATION IS ESTABLISHED;
- 2.3.4 HYDROSEEDING CAN BE APPLIED ON DISTURBED AREAS THAT REQUIRE TEMPORARY PROTECTION UNTIL PERMANENT STABILIZATION IS ESTABLISHED;
- 2.3.5 KEY: A=ANNUAL; P=PERENNIAL; C=GERMINATES AND THRIVES IN THE COOL SEASON; W=GERMINATES AND THRIVES IN WARM SEASON; C/W=GERMINATES AND THRIVES IN COOL/WARM SEASONS.

SPECIES	PLS RATE LBS/ACRE
PURPLE THREE -AWN, ARISTADA PURPUREA, (P,W)	2.0
SANS DROPSSEED, SPOROBOLUS CRYPTANDRUS, (P,W)	1.0
INDIAN WHEAT, PLANTAGO INSULARIS, (A,C)	3.0
DESERT GLOBE MALLOW, SPHAERALCEA AMBIGUA, (P,C,W)	1.0
DESERT SENNA, CASSIA COVESII, (P,W)	2.0
BRITTLEBUSH, ENCELIA FARINOSA, (P,C,W)	1.5
BURSAGE, AMBROSIA DELTOIDEA, (P,C)	4.0
TURPENTINE BUSH, HAPLOPAPPUS LARICIFOLIUS, (P,C,W)	1.0
DESERT MARIGOLD, BAILEYA MULTIRADIATA, (P,C,W)	1.0-2.0
CATCLAW ACACIA, ACACIA GREGGII, (P,W)	2.0-3.0
GREEN SPRANGLE-TOP, LEPTOCHLOA DUBIA, (P,W)	1.0
PAPER FLOWER, PSILOSTROPHE COOPERI, (P,C,W)	1.0-2.0
MEXICAN POPPY, ESCHOLTZIA MEXICANA, (A,C)	1.0-3.0
SAND VERBENA	1.0-2.0
WHITETHORN ACACIA, ACACIA STRICTA (P,W)	2.0-3.0
CREOSOTE, LARREA TRIDENTATA (P,W)	6.0
FOUR WING SALT BUSH, ATRIPLEX CANESCENS	1.0-2.0

HYDROSEED IS TO BE APPLIED USING SLURRY WATER AND SEED MIX APPLIED BY SPRAY TRUCK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

- 2.3.6 SOIL BINDERS SHALL BE APPLIED TO DISTURBED AREAS REQUIRING SHORT-TERM TEMPORARY PROTECTION.
- 2.3.7 STRAW MULCH CAN BE USED FOR SOIL STABILIZATION AS A TEMPORARY SURFACE COVER ON DISTURBED AREAS UNTIL SOILS CAN BE PREPARED FOR RE-VEGETATION AND PERMANENT STABILIZATION IS ESTABLISHED;
- 2.3.8 GEOTEXTILES, PLASTIC COVERS AND EROSION CONTROL BLANKETS/MATS SHALL BE USED WHEN DISTURBED SOILS MAY BE PARTICULARLY DIFFICULT TO STABILIZE.
- 2.3.9 WOOD MULCHING SHALL BE AN ALTERNATIVE TO TEMPORARY SOIL STABILIZATION;
- 2.3.10 CONSTRUCTION ROAD STABILIZATION SHALL BE PROVIDED WHERE MUD TRACKING IS A PROBLEM DURING WET WEATHER, WHERE DUST IS A PROBLEM DURING DRY WEATHER, ADJACENT TO WATER BODIES, AND WHERE POOR SOILS ARE ENCOUNTERED.
- 2.3.11 ENTRANCE/OUTLET TIRE WASH CAN BE PROVIDED IN ADDITION TO A STABILIZED CONSTRUCTION ENTRANCE TO CONTROL DIRT AND MUD TRACKING ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES
- 2.3.12 STRAW SOCKS OR WADDLES MAY BE SUBSTITUTED FOR SILT FENCE WHERE SLOPES AND FLOW ALLOW. WHEN SEDIMENT REACHES A MAXIMUM 1/3 THE HEIGHT OF THE FENCE OR 1/2 THE HEIGHT OF A FIBER ROLL/STRAW SOCK ALL ACCUMULATED SEDIMENTS MUST BE REMOVED.
- 2.3.13 ACCEPTABLE EROSION CONTROL/STABILIZATION BMP'S INCLUDE: REVEGETATION AND CRUSHED ROCK FOR PERMANENT STABILIZATION; MULCHING AND/OR SOIL BINDERS FOR TEMPORARY STABILIZATION.

2.4 STRUCTURAL PRACTICES (PERMANENT) - FOR THIS SITE INCLUDE:

- 2.4.1 LANDSCAPING WILL BE INSTALLED IN ALL AREAS AS DESIGNED IN THE PROJECT CONSTRUCTION PLANS AS SOON AS PRACTICAL.
- 2.4.2 A DETENTION BASIN WILL BE INSTALLED AS DESIGNED IN THE PROJECT CONSTRUCTION PLANS. SEDIMENT SHALL BE REMOVED FROM TEMPORARY AND PERMANENT SEDIMENTATION BASINS, PONDS, AND TRAPS WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 50% OF THE STORAGE CAPACITY.
- 2.4.3 CONSTRUCTION OF IMPERVIOUS ASPHALT AND CONCRETE SURFACES WILL REDUCE EROSION POTENTIAL UNDER THESE SURFACES.

2.5 STRUCTURAL PRACTICES (TEMPORARY) - FOR THIS SITE INCLUDE:

- 2.5.1 A SILT FENCE OR STRAW WATTLE BARRIER, OR APPROVED EQUAL, WILL BE PROVIDED TO INTERCEPT AND SLOW THE FLOW OF SEDIMENT LADEN RUNOFF. IT WILL BE PROVIDED BELOW THE TOE OF EXPOSED AND ERODIBLE SLOPES AND AT THE DOWN-SLOPE OF EXPOSED SOIL AREAS.
- 2.5.2 STREET SWEEPING AND VACUUMING WILL BE IMPLEMENTED ANYWHERE SEDIMENT IS TRACKED FROM THE PROJECT SITE ONTO PUBLIC OR PRIVATE PAVED ROADS, TYPICALLY AT POINTS OF INGRESS OR EGRESS.
- 2.5.3 INLET PROTECTION WILL BE PROVIDED AT ALL STORM DRAIN AND CATCH BASIN INLETS.

2.6 STORMWATER MANAGEMENT

- 2.6.1 STORMWATER DRAINAGE WILL FLOW VIA SHEET FLOW, CONSTRUCTED CHANNELS, STORMDRAINS, AND DETENTION BASINS INTO VACANT LAND SOUTH OF THE SITE, ULTIMATELY DRAINING TO THE BIG WASH TO THE SOUTH.

ADMINISTRATIVE ADDRESS

165 S. LINDA AV. TUCSON, AZ 85745



DP21-0157



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BAUTISTA MIXED-USE PROJECT
256 APARTMENT/COMMERCIAL UNITS
NLY PTN OF BLOCK 5 AND A PORTION OF SLY OF BLOCK 5 OF MISSION DISTRICT PER SEQUENCE NUMBER 20110840249
BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, TUCSON, PIMA COUNTY, ARIZONA

Sheet Title
DEVELOPMENT PACKAGE

COVER SHEET

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No. Date Item

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Job No. 113010-Q-001-0105/0600

Date DECEMBER 2021

Designed By JF

Checked By DWL



Sheet 12

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P24

3.0 OTHER CONTROLS

3.1 WASTE DISPOSAL

3.1.1 WASTE MATERIALS - WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER, RENTED FROM A LICENSED SOLID WASTE MANAGEMENT COMPANY IN PIMA COUNTY. THE DUMPSTER WILL MEET APPLICABLE PIMA COUNTY AND STATE SOLID WASTE MANAGEMENT REGULATIONS. TRASH AND DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER WHICH WILL BE EMPTIED A MINIMUM OF TWICE PER WEEK BUT MORE OFTEN IF NECESSARY. TRASH WILL BE HAULED TO A COUNTY DUMP SITE. PERSONNEL WORKING ON THE SITE WILL BE INSTRUCTED ON PROPER WASTE DISPOSAL PRACTICES. A NOTICE REGARDING THESE PRACTICES WILL BE POSTED IN THE OFFICE TRAILER AND AT OTHER CONVENIENT LOCATIONS; THE CONTRACTORS SITE MANAGER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THESE PROCEDURES UNTIL DEVELOPMENT IS COMPLETE.

3.1.2 HAZARDOUS WASTE - WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL AND STATE REGULATIONS AND TO MANUFACTURERS RECOMMENDATIONS. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SITE MANAGER, WHO IS RESPONSIBLE FOR THE IMPLEMENTATION OF THESE PROCEDURES. NO PAINT OR SOLVENT CANS WILL BE BURIED ON THE SITE, NOR WILL ANY LIQUIDS OR SOLIDS BE DISCARDED ON SITE.

3.1.3 SANITARY WASTE - WILL BE COLLECTED FROM PORTABLE TOILETS AT THE MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT COMPANY.

3.2 OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT THE FUTURE ENTRANCES OF THIS PROJECT. ADJACENT PAVED STREETS SHALL BE SWEEPED AND MAINTAINED FREE OF EXCESS MUD, DIRT, AND ROCK ON A REGULAR BASIS. EACH DAY UNTIL PROJECT COMPLETION.

4.0 TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCE, SOCKS OR WADDLES AROUND THE AFFECTED PERIMETER WILL BE CONSTRUCTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING ON ANY OTHER PORTIONS OF THE SITE. WHERE CONSTRUCTION ACTIVITY CEASES FOR MORE THAN 14 DAYS, EXPOSED EARTHEN AREAS WILL BE TEMPORARILY STABILIZED WITH MULCH/RESEED/REVEGETATED WITHIN 14 DAYS. ONCE CONSTRUCTION IS COMPLETE IN A PORTION OF THE SITE, THAT PORTION SHALL BE PERMANENTLY STABILIZED. AFTER THE ENTIRE SITE IS STABILIZED, ALL SEDIMENT SHALL BE REMOVED FROM ACCUMULATION AREAS.

5.0 CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

THIS SWPPP REFLECTS REQUIREMENTS IMPOSED BY ADEQ'S AZPDES CONSTRUCTION GENERAL PERMIT WHICH MEETS OR EXCEEDS THE REQUIREMENTS ORIGINALLY COVERED UNDER THE EPA'S NPDES GENERAL CONSTRUCTION PERMIT. ADDITIONAL RECORDS AND DOCUMENTS INCLUDING INSPECTION REPORTS, DATES OF MAJOR GRADING ACTIVITIES AND STABILIZATION EFFORTS, A COPY OF THE SIGNED NOI FORM AND THE AZPDES GENERAL CONSTRUCTION PERMIT (AZG2013-001) SHALL BE KEPT AS A PART OF THIS SWPPP PLAN. COPIES OF THE NOI AND NOT, NOTICES, REPORTS, AND TABLES TO BE USED ARE FOUND ON SHEET 11.

6.0 MAINTENANCE AND INSPECTION PROCEDURES

6.1 EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES: THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

6.1.1 IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE ROUTINELY REMOVED AND AT A FREQUENCY SUFFICIENT TO INSURE NO ADVERSE EFFECTS ON WATER QUALITY.

6.1.2 ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE PER 14 DAYS AND WITHIN 24 HOURS OF A 0.5-IN. RAINFALL EVENT UNTIL THE NOTICE OF TERMINATION IS FILED.

6.1.3 ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR OR MODIFICATION IS NECESSARY, IMPLEMENTATION SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OR BEFORE THE NEXT STORM EVENT. (WHICHEVER IS SOONER)

6.1.4 BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE, SOCKS OR WADDLES WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE OR ONE-HALF THE HEIGHT OF STRAW SOCKS OR WADDLES.

6.1.5 SILT FENCE, SOCKS OR WADDLES WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. SILT FENCE WILL BE INSPECTED REGULARLY AND RECORDS OF EACH INSPECTION SHALL BE KEPT.

6.1.6 TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE REGULARLY INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. RECORDS OF EACH INSPECTION SHALL BE KEPT.

6.1.7 A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED AND SHALL BE KEPT.

6.1.8 THE SITE SUPERINTENDENT, SHALL SELECT THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

6.1.9 PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

6.1.10 RECORDS OF ALL INSPECTIONS, COMPLIANCE CERTIFICATION, AND NONCOMPLIANCE REPORTING SHALL BE RETAINED FOR A PERIOD OF AT LEAST 3 YEARS AND BE SIGNED BY THE OWNER. A COPY OF ALL RECORDS WILL ALSO BE KEPT AT THE ADDRESS LISTED UNDER SECTION W OF THE NOI

6.1.11 A COPY OF THIS SWPPP AND MAINTENANCE AND INSPECTION REPORTS OF SWPPP CONTROLS SHALL BE KEPT ONSITE AT THE CONSTRUCTION TRAILER DURING ALL CONSTRUCTION ACTIVITIES.

6.1.12 UPON REQUEST, THE OWNER OR OPERATOR MUST MAKE THE SWPPP PLAN AND RECORDS AVAILABLE TO ADEQ, THE MUNICIPAL MS4 OPERATOR, OR ANY LOCAL AGENCY THAT IS APPROVING EROSION AND SEDIMENT CONTROL OR STORM WATER MANAGEMENT PLANS.

6.1.13 THE SWPPP DEPICTS TYPICAL MEASURES TO BE EMPLOYED ON THE SITE. IT IS UNDERSTOOD THAT THIS PLAN IS A LIVING DOCUMENT AND IS TO BE UPDATED TO REFLECT CURRENT CONDITIONS AND ADDRESS UNFORESEEN CONDITIONS. THE SWPPP WILL BE MODIFIED WHEN NEEDED WITHIN 7 CALENDAR DAYS OF AN INSPECTION, OR WITHIN 15 BUSINESS DAYS OF A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE AT THE SITE WHICH HAS A SIGNIFICANT EFFECT ON DISCHARGE OR HAS NOT BEEN PREVIOUSLY ADDRESSED AND IF IT IS DETERMINED THAT DISCHARGE IS CAUSING OR CONTRIBUTING TO WATER EXCEEDENCE, THIS SWPPP IS INEFFECTIVE. PIMA COUNTY WILL MAKE PERIODIC SITE INSPECTIONS AND RESERVES THE RIGHT TO EXCEEDENCE, THIS SWPPP IS INEFFECTIVE. PIMA COUNTY WILL MAKE PERIODIC SITE INSPECTIONS AND RESERVES THE RIGHT TO IMPLEMENT ANY SUCH REVISIONS.

6.1.14 REVISE THE LOCATION OF SEDIMENT TRAPPING DEVICES AS THE FIELD CONDITIONS DICTATE. THE CONTRACTOR AGREES TO IMPLEMENT ANY SUCH REVISIONS.

6.2 NON-STORM WATER DISCHARGES

6.2.1 IT IS ANTICIPATED THAT THE FOLLOWING NON-STORM WATER DISCHARGES MAY OCCUR FROM THE PROJECT SITE DURING THE CONSTRUCTION PERIOD AND ARE INCLUDED IN THE NOI APPLICATION:

6.2.2 WATER USED TO CONTROL DUST, EFFLUENT OR OTHER WASTEWATER WILL NOT BE USED FOR DUST CONTROL.

6.2.3 POTABLE WATER SOURCES, SUCH AS WATER LINE FLUSHING OR SUPER CHLORINATED WASTEWATER MUST BE HELD ON THE SITE UNTIL THE CHLORINE DISSIPATES OR IS OTHERWISE DECHLORINATED PRIOR TO DISCHARGE, EXCEPT IF USED IN EMERGENCY FIRE FIGHTING.

6.2.4 FOUNDATION OF FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS;

6.2.5 WATER USED FOR COMPACTING SOIL, PROVIDED EFFLUENT OR OTHER WASTEWATER IS NOT USED;

6.2.6 ANY NON-STORM WATER DISCHARGES SHALL BE ROUTED THROUGH APPROVED BMP SYSTEMS.

7.0 INVENTORY FOR POLLUTION PREVENTION PLAN

7.1 THE FOLLOWING TABLE OF CONSTRUCTION ACTIVITY POLLUTANT SOURCES IS TO BE MAINTAINED AND MODIFIED AS NECESSARY DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING NON-STORMWATER POLLUTANT SUBSTANCES ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

Table with 5 columns: POLLUTANT SOURCE, CONSTRUCTION ACTIVITY, SUBCONTRACTOR/ CONTRACTOR, LOCATION ON PROJECT SITE, CONTROL MEASURES IMPLEMENTED. Rows include CONCRETE, DETERGENTS, PAINTS (ENAMEL & LATEX), TAR, FERTILIZERS, PETROLEUM, CLEANING SOLVENTS, ASPHALTIC CONCRETE.

8.0 SPILL PREVENTION THE FOLLOWING ARE THE MATERIAL MANAGEMENT

8.1 MATERIAL MANAGEMENT PRACTICES: PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF: - SHALL BE FOLLOWED ONSITE DURING CONSTRUCTION

8.1.1 GOOD HOUSEKEEPING PRACTICES AS FOLLOWS:

8.1.1.1 AN EFFORT WILL BE MADE TO STORE ON THE SITE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB;

8.1.1.2 ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;

8.1.1.3 PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL;

8.1.1.4 SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;

8.1.1.5 WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER;

8.1.1.6 MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED; 8.1.1.7 THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

8.1.2 HAZARDOUS PRODUCTS - THE FOLLOWING PRACTICES SHALL BE IMPLEMENTED TO REDUCE THE RISK ASSOCIATED WITH HAZARDOUS MATERIALS:

8.1.2.1 PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;

8.1.2.2 ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED;

8.1.2.3 IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

8.1.2.4 IF DURING THE COURSE OF CONSTRUCTION IT IS NECESSARY TO STORE TOXIC CHEMICALS ONSITE, THE ONSITE CHEMICALS SHALL BE STORED IN AN AREA THAT IS DEPRESSED BELOW ADJACENT GRADE, SEALED AND SHIELDED FROM DIRECT SUNLIGHT AND RAINFALL. THE AREA OF THIS DEPRESSION PROVIDED SHALL BE AT LEAST TWICE THE VOLUME OF THE MATERIALS TO BE STORED WITHIN THE DEPRESSION AREA LINED WITH HIGH DENSITY PLASTIC LINING.

8.1.2.5 THE CONTRACTOR AGREES THAT IF ANY TOXIC MATERIALS ARE ENCOUNTERED ONSITE, THEY WILL BE LISTED AND ASSESSED IN TERMS OF THEIR TOXICITY, SIGNIFICANCE AND IMPACT ON WATER QUALITY. MANAGEMENT PROCEDURES WILL BE IMPLEMENTED IMMEDIATELY IF IT IS DETERMINED THAT STORMWATER QUALITY WILL BE EFFECTED.

8.2 PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE ADHERED TO ON-SITE:

8.2.1 PETROLEUM PRODUCTS - ALL ONSITE VEHICLES SHALL BE MONITORED FOR LEAKS. THE CONTRACTOR SHALL PERFORM ALL ROUTINE AND MAJOR SERVICES TO CONSTRUCTION MACHINERY AT AN OFFSITE LOCATION, UTILIZING SELF-CONTAINED SERVICE TRUCKS WHICH CARRY ALL FUELS AND LUBRICANTS AND WASTE LUBRICANTS ON BOARD. IN THE EVENT EMERGENCY EQUIPMENT SERVICE NEEDS TO TAKE PLACE ONSITE, MODIFICATION OF THE SWPPP WILL BE PERFORMED TO IDENTIFY A CONTAINMENT AREA TO PREVENT THE DISCHARGE OF TOXICS. DAILY MACHINERY MAINTENANCE IS PERMITTED ONLY WITHIN A CONTAINMENT AREA.

8.2.2 FERTILIZERS - FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOILS TO LIMIT EXPOSURE TO STORMWATER RUNOFF. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

8.2.3 PAINTS - ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

8.2.4 CONCRETE SUPPLIERS SHOULD CONDUCT ACTIVITIES AT THEIR OWN PLANTS OR DISPATCH FACILITIES. IF THE CONTRACTOR SO ELECTS TO WASH OUT THE CONCRETE TRUCKS ON SITE THEN HE/SHE WILL BE REQUIRED TO FILE A SWPPP AMENDMENT AND COMPLY WITH STANDARDS AND REGULATIONS OUTLINED IN THE ARIZONA ADMINISTRATIVE CODE, TITLE 18, CHAPTER 9, ARTICLE 3, PART B-TYPE 1 GENERAL PERMIT.

8.3 SPILL CONTROL PRACTICES: IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR SPILL CONTROL AND CLEANUP:

8.3.1 MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

8.3.2 MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

8.3.3 ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

8.3.4 THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

8.3.5 LARGE SPILLS SHALL BE CONTAINED AS SOON AS POSSIBLE. IF THE SPILL IS NOT DOUBLE CONTAINED AND HAS THE POTENTIAL TO FLOW INTO DRAINAGE FACILITIES FOR THIS PROJECT, THEN THE OUTLET SHOULD BE TEMPORARILY PLUGGED.

8.3.6 THE OPERATOR SHALL REPORT TO ADEQ ANY NONCOMPLIANCE (INCLUDING SPILLS) WHICH MAY ENDANGER HUMAN HEALTH OR THE ENVIRONMENT. THE OPERATOR SHALL ORALLY NOTIFY THE LISTED BELOW WITHIN 24 HOURS AT: ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 W. WASHINGTON, 5TH FLOOR (515B-1) PHOENIX, AZ, 85007 OFFICE: (602)771-4466 FAX: (602)771-4505

8.3.7 TITLE 25 OF THE LAND DEVELOPMENT CODE EFFECTIVE OCTOBER 18, 2007 STATES THAT PIMA COUNTY WILL BE CONTACTED WITHIN 24 HOURS OF A RELEASE OR SPILL OF HAZARDOUS MATERIALS IN REPORTABLE QUANTITIES AT (520) 237-7457. THE OPERATOR WILL ALSO BE REQUIRED TO SUBMIT WRITTEN NOTIFICATION WITHIN FIVE CALENDAR DAYS TO PIMA COUNTY/TOWN OF ORO VALLEY DOCUMENTING THE TYPE, VOLUME, CAUSE OF THE DISCHARGE, CORRECTIVE ACTIONS TAKEN, AND MEASURES TO PREVENT FUTURE OCCURRENCES.

8.3.8 THE SITE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, AND WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAME OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

9.0 GENERAL NOTES

9.1 ALL EXISTING VEGETATION OUTSIDE OF THE CONSTRUCTION LIMITS AS SHOWN ON THE GRADING AND LANDSCAPING PLANS WILL BE PRESERVED.

9.2 THE OPERATOR SHALL KEEP DOCUMENTS INCLUDING: SWPPP INSPECTION REPORTS, BEGINNING AND ENDING DATES OF MAJOR GRADING ACTIVITIES AND STABILIZATION EFFORTS, A COPY OF THE SIGNED NOI FORM AND THE AZPDES GENERAL CONSTRUCTION PERMIT (AZG2013-001) AS A PART OF THIS SWPPP PLAN. THE OPERATOR SHALL ALSO POST A SIGN AT THE MAIN ENTRANCE TO THE SITE CONTAINING: AZPDES AUTHORIZATION NUMBER, CONSTRUCTION SITE CONTACT NAME AND TELEPHONE NUMBER, BRIEF DESCRIPTION OF PROJECT, LOCATION OF SWPPP IF THE SITE IS INACTIVE OR DOES NOT HAVE AN ON-SITE STORAGE LOCATION (SEE SAMPLE SIGN ON SHEET 3). PER AZG2013-001 IT IS NO LONGER ACCEPTABLE TO POST THE NOI APPLICATION IN LIEU OF THE ADEQ AUTHORIZATION NUMBER. OPERATOR SHALL UPDATE AND MAINTAIN ALL ASPECTS OF SWPPP AS NECESSARY. THIS INCLUDES UPDATING PLAN SHEETS.

9.3 AT THE COMPLETION OF THE SITE CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT AND DEBRIS FROM THE EXISTING DRAINAGE WAYS BEFORE REMOVING THE SEDIMENT TRAPPING DEVICES.

9.4 THE NOTICE OF TERMINATION (NOT) CANNOT BE SUBMITTED UNTIL ALL CONSTRUCTION ACTIVITIES FOR THE PROJECT HAVE BEEN COMPLETED AND ALL AREAS ARE FINALLY STABILIZED. 9.5 ALL AREAS OUTSIDE GRADING LIMITS SHOWN SHALL NOT BE DISTURBED.

10.0 POLLUTION PREVENTION PLAN CERTIFICATIONS

OWNERS CERTIFICATION (OPERATOR IN CHARGE OF PLANS AND SPECS) I CERTIFY, UNDER PENALTY OF LAW, THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST TO MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE: _____

NAME: _____

COMPANY/TITLE: _____

11.0 CONTRACTOR'S CERTIFICATION (OPERATOR IN CHARGE OF DAY TO DAY ACTIVITIES)

I CERTIFY, UNDER PENALTY OF LAW, THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST TO MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE: _____

NAME: _____

COMPANY/TITLE: _____

ADDRESS/TELEPHONE NUMBER: _____

SIGNATURE: _____ DATE: _____

TITLE: _____

ADMINISTRATIVE ADDRESS

165 S. LINDA AV. TUCSON, AZ 85745



DP21-0157



Engineering Planning Surveying Landscape Architecture Urban Design Offices located in Tucson, Phoenix and Flagstaff, Arizona, and Las Vegas, Nevada. 4444 East Broadway Tucson, Arizona (520) 881-7480

BAUTISTA MIXED-USE PROJECT

256 APARTMENT/COMMERCIAL UNITS

NLY PTN OF BLOCK 5 AND A PORTION OF SLY OF BLOCK 5 OF MISSION DISTRICT PER SEQUENCE NUMBER 20110840249

BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, TUCSON, PIMA COUNTY, ARIZONA

Sheet Title DEVELOPMENT PACKAGE

SWPPP NOTES

File: Q:\103010\Q-001 Bautista Pkz\04 Planning\02 DPDP_Bautista_13-SWPPP.dwg Plot Date: 12/1/2021 4:19 PM By: tpejgr

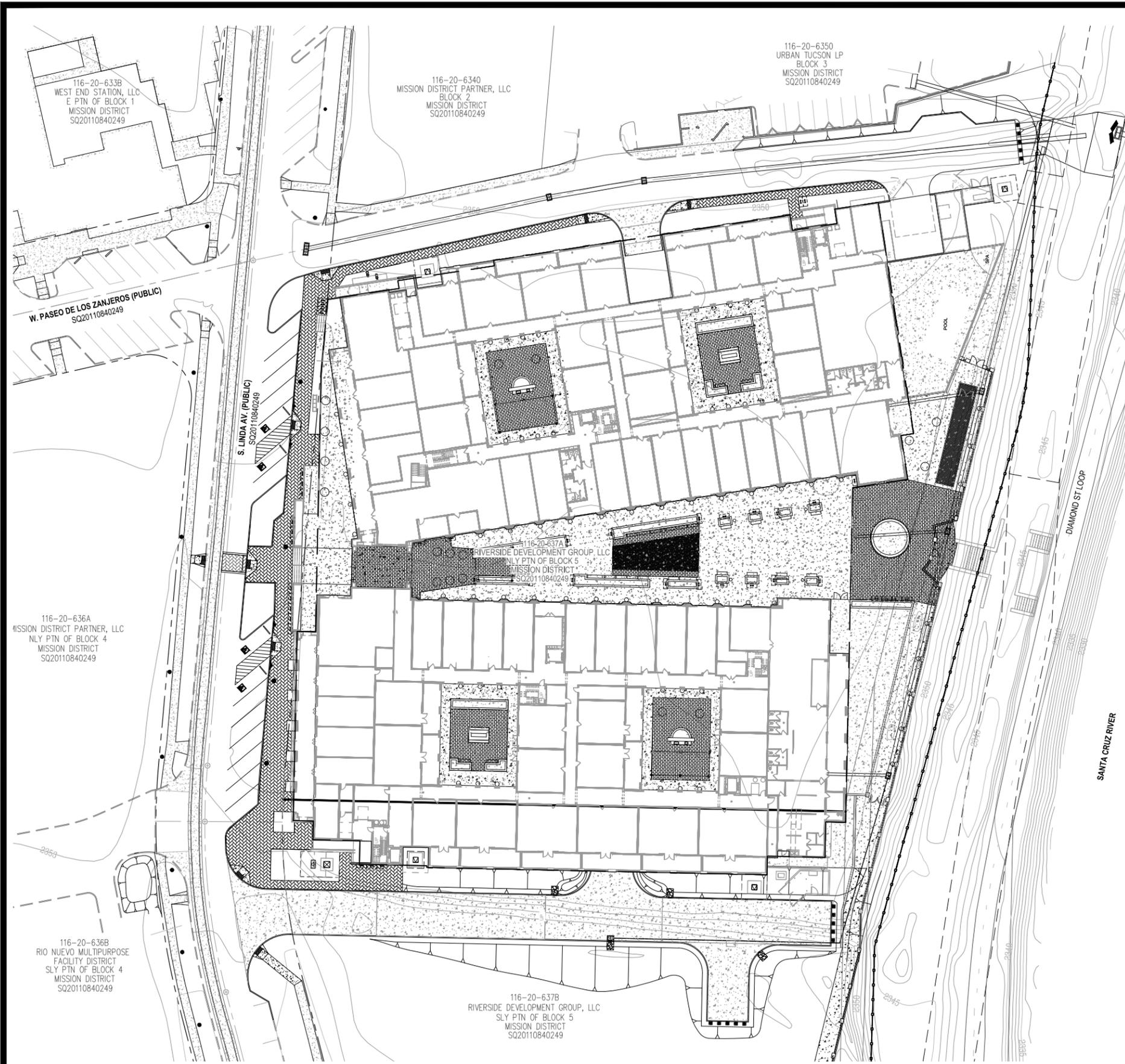
Table with columns: No., Date, Item, Scale, Job No., Date, Designed By, Checked By. Values include Job No. 113010-Q-001-0105/0600, Date DECEMBER 2021, Designed By JF, Checked By DWL.



Sheet 13

33

P25



LEGEND

- 2640 — EXISTING 5' CONTOUR
- 2639 — EXISTING 1' CONTOUR
- PROPOSED STORM DRAIN & CATCH BASIN
- DISTURBANCE/GRADING LIMITS
- SILT FENCE/FIBER ROLLS(DTL C/18)
- STABILIZED CONSTRUCTION ROADWAY
- CWOA** CONCRETE WASH-OUT AREA
- Du** DUST CONTROL ON DISTURBED AREAS
- ☒ CHECK DAM
- ← DIRECTION OF PROPOSED FLOW
- ☐ INLET PROTECTION
- ☐ RIP RAP
- ▨ FILTER SOCKS
- ✕ SITE DISCHARGE LOCATION(S)
- ✱ ADEQ NOI AUTHORIZATION & SWPPP NOTIFICATION LOCATION

NOTES:

1. ITEMS PROVIDED IN THE LEGEND, HOWEVER, NOT SHOWN ON THIS PLAN SHALL BE ADDED AS A SWPPP REVISION DURING CONSTRUCTION PROGRESS.
2. SPILL CONTAINMENT AREAS, WASH DOWN AREAS, AND SOLID WASTE DISPOSAL SITES SHALL BE PLACED OUTSIDE DRAINAGE IMPROVEMENTS OR WASHES.
3. PAVED STREETS ADJACENT TO THE CONSTRUCTION ENTRANCE SHALL BE SWEEPED AND MAINTAINED FREE OF ROCK, EXCESS MUD, DIRT, AND ROCKS.
4. PIMA COUNTY WILL BE CONTACTED WITHIN 24 HOURS OF A RELEASE OR SPILL OF HAZARDOUS MATERIALS. NOTIFICATION MUST BE GIVEN WITHIN FIVE CALENDAR DAYS TO PIMA COUNTY DOCUMENTING THE TYPE, VOLUME, CAUSE OF THE DISCHARGE, CORRECTIVE ACTIONS TAKEN, AND MEASURES TO PREVENT FUTURE OCCURRENCES.
5. OFFSITE FLOWS WILL BE RETURNED TO THEIR NATURAL WATERCOURSES AND DISCHARGE INTO THE SANTA CRUZ RIVER WHICH LIES DIRECTLY EAST OF THE PROJECT SITE.
6. THIS SITE DOES NOT IMPACT ANY WETLANDS.
7. THERE ARE NO DRY WELLS ON THIS SITE.
8. IN THE EVENT OF A SPILL, THE OPERATOR SHALL IMMEDIATELY CONTACT THE LOCAL FIRE DEPARTMENT, PIMA COUNTY (520) 243-7400, AND WITHIN 24 HOURS ADEQ AT (602) 771-4505, REFER TO SECTION 8.0 OF SWPPP NARRATIVE FOR FURTHER INSTRUCTIONS.
9. STABILIZED CONSTRUCTION ENTRANCE SHALL BE 30 FT WIDE, 50 FT LONG, 6 INCHES DEEP, CONSISTING OF 1 1/2" TO 3" OF COARSE AGGREGATE OVER FILTER FABRIC. REFER TO SHEET 15 OF THE SWPPP PLANS OR SECTION 2.0 OF THE SWPPP FOR DETAILS.
10. THIS SITE REQUIRES NO OFFSITE DISPOSAL.
11. THIS SITE REQUIRES NO OFFSITE STORAGE.
12. STORMWATER SHEET FLOWS ACROSS THE SITE AND ULTIMATELY DRAINING TO THE SANTA CRUZ RIVER TO THE EAST OF THE PROJECT SITE, PIMA COUNTY AND THE CITY OF TUCSON IS DESIGNATED AS AN MS4 BY ADEQ.
13. THERE ARE NO SURFACE WATER BODIES (INCLUDING DRY/EPHMERAL WASHES AND WETLANDS) ON SITE.
14. THE SWPPP NOTIFICATION SIGN MUST BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN ENTRANCE OR FOR LINEAR PROJECTS NEAR THE ENTRANCE WHERE MOST OF THE CONSTRUCTION ACTIVITY IS OCCURRING.
15. AN INSPECTION OF THE SITE AND AN INSPECTION REPORT WILL BE COMPLETED EVERY 7 DAYS, AND AFTER EVERY 0.5 INCHES OR GREATER OF RAIN. INSPECTION REPORTS MUST BE KEPT WITH THE SWPPP NARRATIVE.
16. SWPPP DEFICIENCIES THAT OCCUR ON THE SITE SHALL BE REPAIRED OR CORRECTED WITHIN 7 DAYS OF THE INSPECTION DATE.

ADDITIONAL NOTES

- PER PAGE 22 SECTION D #4 OF THE 2013 GENERAL CONSTRUCTION PERMIT STATES WHERE POSSIBLE CONCRETE SUPPLIERS SHOULD CONDUCT ACTIVITIES AT THEIR OWN PLANTS OR DISPATCH FACILITIES. IF THE CONTRACTOR SO ELECTS TO WASH OUT THE CONCRETE TRUCKS ON SITE THEN HE/SHE WILL BE REQUIRED TO FILE A SWPPP AMENDMENT AND COMPLY WITH STANDARDS AND REGULATIONS OUTLINED IN THE ARIZONA ADMINISTRATIVE CODE, TITLE 18, CHAPTER 9, ARTICLE 3, PART B-TYPE 1 GENERAL PERMIT.
- VEHICLE AND EQUIPMENT WASH WATER IS NOT AN ALLOWABLE SOURCE OF NON-STORMWATER DISCHARGE UNDER THE AZPDES 2013 GENERAL PERMIT. IF THE CONTRACTOR SO ELECTS TO WASH VEHICLES AND EQUIPMENT ONSITE, THEN HE/SHE WILL BE REQUIRED TO FILE A SWPPP AMENDMENT AND COMPLY WITH THE STANDARDS AND REGULATIONS OUTLINED IN THE ARIZONA ADMINISTRATIVE CODE, TITLE 18, CHAPTER 9, ARTICLE 3, PART D-TYPE 3 GENERAL PERMIT.
- THIS PROJECT HAS THE POTENTIAL TO DISCHARGE TO PIMA COUNTY, MS4'S OPERATOR SHALL UPDATE PLAN TO DESIGNATE VEHICLE/EQUIPMENT AND MATERIAL STORAGE LOCATIONS AND TEMPORARY ACCESS POINTS, AS APPLICABLE.
- ALL DISTURBED AREAS THAT ARE NOT COVERED BY PAVING OR BUILDING CONSTRUCTION SHALL BE COVERED WITH CRUSHED ROCK AND/OR VEGETATION AS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ADMINISTRATIVE ADDRESS

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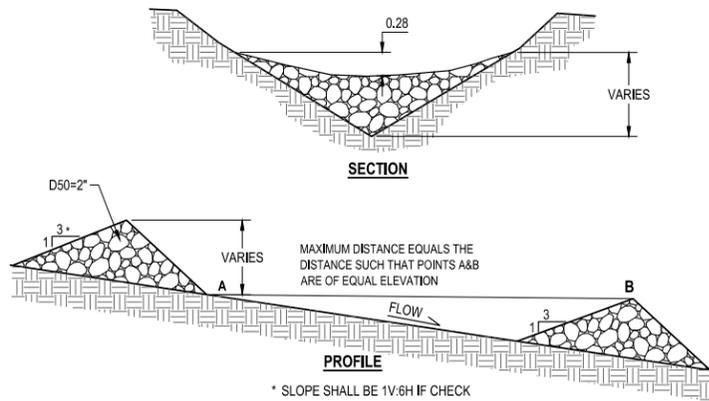
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DEVELOPMENT PACKAGE
SWPPP EROSION CONTROL
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			Date DECEMBER 2021
			Designed By JF
			Checked By DWL

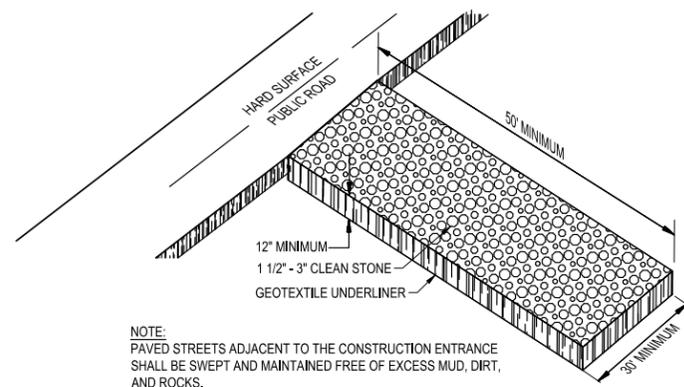


Sheet **15**
33

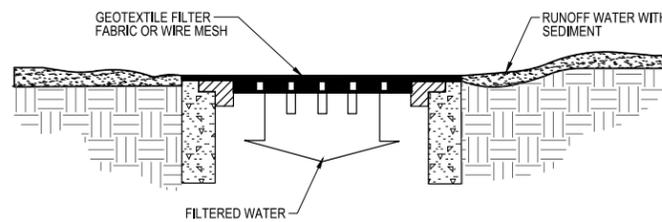
P27



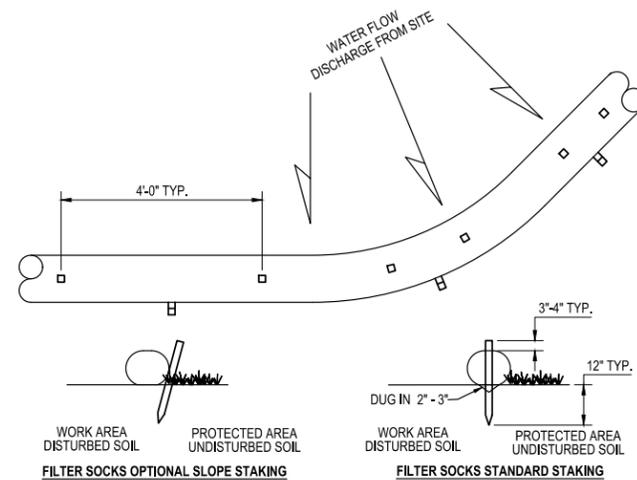
A **ROCK CHECK DAM**
N.T.S.



D **STABILIZED CONSTRUCTION ENTRANCE**
N.T.S.



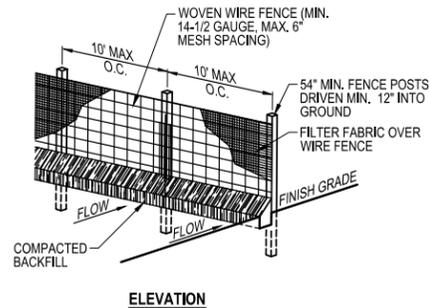
B **FILTER FABRIC INLET PROTECTION**
N.T.S.



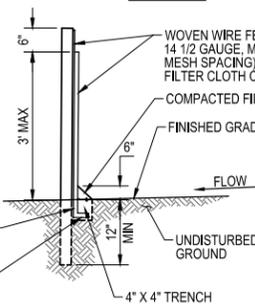
E **FILTER SOCKS**
N.T.S.

SILT FENCE NOTES:

1. POSTS SHALL BE STEEL EITHER T OR U TYPE OR 2"x2" HARDWOOD
2. FENCE SHALL BE WOVEN WIRE, 14-1/2 GA, 6" MAX, MESH OPENING
3. FILTER FABRIC SHALL BE MIRAFI 140N, DUPONT TYPAR 3341, OR APPROVED EQUAL.
4. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
5. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
6. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
7. STRAW SOCKS MAY BE SUBSTITUTED FOR SILT FENCE, SOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

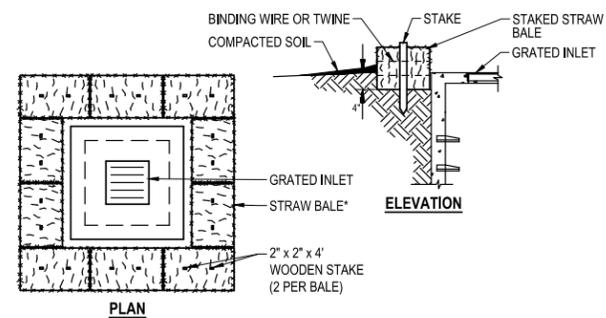


ELEVATION



CROSS-SECTION

C **SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT**
N.T.S.



PLAN

ELEVATION

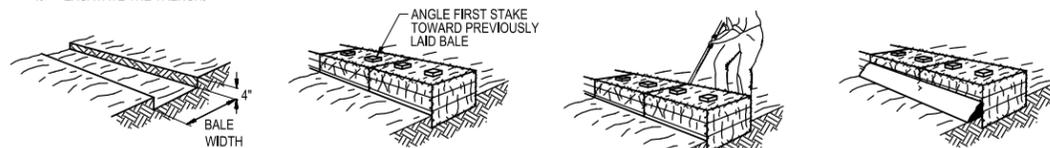
GENERAL NOTES:

1. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
2. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH ENDS OF ADJACENT BALES PRESSED TOGETHER.
3. THE BALE SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET. THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
5. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

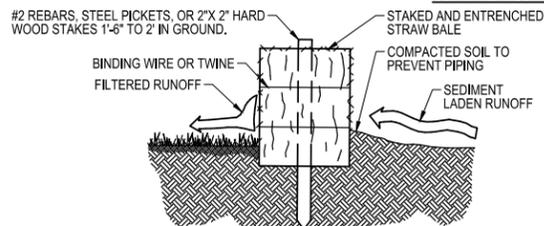
*SAND BAGGED STRAW SOCKS CAN BE USED IN PLACE OF STRAW BALES IN PAVEMENT AREAS.

G **STRAW BALE INLET SEDIMENT FILTER**
N.T.S.

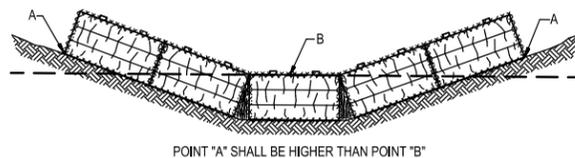
1. EXCAVATE THE TRENCH.
2. PLACE AND STAKE STRAW BALES.
3. WEDGE LOOSE STRAW BETWEEN BALES.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



CONSTRUCTION OF STRAW BALE BARRIER



PROPERLY INSTALLED STRAW BALE (CROSS SECTION)



PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

F **STRAW BALE BARRIER**
N.T.S.

ADMINISTRATIVE ADDRESS

165 S. LINDA AV. TUCSON, AZ 85745



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	COMMENTS
	WATER METER	1" SIZE. SEE WATER PLANS	
	IRRIGATION CONTROLLER	RAIN BIRD ESP-LXD 2-WIRE CONTROLLER 50-STATION WITH WIRELESS OUTDOOR RAIN SENSOR - WR2-RFC	WALL-MOUNT IN LXMMSS BOX PER MANUFACTURER'S RECOMMENDATIONS AT LOCATION APPROVED BY OWNER. CONTRACTOR TO COORDINATE ELECTRICAL SUPPLY
	BACKFLOW PREVENTER IN ENCLOSURE	FEBCO 825Y, 1" SIZE.	GUARDSHACK ENCLOSURE GS-3, COLOR: WOODLAND TAN. INSTALL TAN COLOR GUARDSHACK R30 "FROSTGUARD" BLANKET
	ISOLATION VALVE	NIBCO T-113K BRASS GATE VALVE, OR EQUAL	LINE SIZE, IN VALVE BOX BOX SIZE: AMETEK 10" ROUND, OR EQUAL. COLOR: TAN
	REMOTE CONTROL VALVE ASSEMBLY	CONTROL VALVE: IRRITROL 700 P SERIES, OR EQUAL BALL VALVE: KBI PVC BALL VALVE, OR EQUAL PRESSURE REGULATOR: RAIN BIRD PSI-M40X-100 WYE FILTER: RAIN BIRD RBY-150-MX, OR EQUAL	SIZE PER PLAN IN VALVE BOX BOX SIZE: AMETEK "JUMBO", OR EQUAL. COLOR: TAN
NOT SHOWN	MULTI-OUTLET EMITTER - TREE (NOT SHOWN)	RAINBIRD XBT-20-6 MULTI-OUTLET XERI-BUG, OR EQUAL	NOT SHOWN ON PLAN. PROVIDE (1) TO EACH TREE. BOX SIZE: AMETEK 6" ROUND, OR EQUAL. COLOR: TAN
NOT SHOWN	MULTI-OUTLET EMITTER - SHRUB (NOT SHOWN)	RAINBIRD XBT-20-6 MULTI-OUTLET XERI-BUG, OR EQUAL	NOT SHOWN ON PLAN. BOX SIZE: AMETEK 6" ROUND, OR EQUAL. COLOR: TAN
	MAIN LINE	SCH. 40 PVC PIPE	SOLVENT WELD
	TREE HEADER/LATERAL	SCH. 40 PVC PIPE	SIZE 1" - NOT SHOWN ON PLAN
	SHRUB HEADER/LATERAL	SCH. 40 PVC PIPE	SIZE 1" - NOT SHOWN ON PLAN
	FLUSH END	SEE DETAIL	LOCATE AT END OF LATERAL RUN IN VALVE BOX, 10" ROUND SIZE. BOX COLOR: TAN
	QUICK COUPLER	RAIN BIRD 33DRC	IN VALVE BOX. BOX SIZE: AMETEK 10" ROUND, OR EQUAL. PROVIDE (3) KEYS.

HARDSCAPE LEGEND

PAVING	
SYMBOL	DESCRIPTION
	BRICK PAVERS: TYPE AND PAVING MATCH EXISTING PAVERS AT MERCADO SAN AUGUSTIN ON S. AVENIDA DEL CONVENTO. SUBMIT SAMPLE FOR APPROVAL.
	INTEGRAL COLOR CONCRETE: DAVIS COLORS # 5237-1.5 "SAN DIEGO BUFF" MEDIUM SANDBLAST FINISH PROVIDE SAMPLE PANEL
	CANTERA TILE: SIZE, COLOR & FINISH PER OWNER.
INERT GROUND COVER	
SYMBOL	DESCRIPTION
DG	3/4" SCREENED DECOMPOSED GRANITE ROCK 2" MIN. DEPTH. COLOR: INDIGENOUS COLOR AND APPEARANCE. MATCH EXISTING AT S. LINDA AVE. AND CONGRESS ST. AT WEST END STATION. SUBMIT SAMPLE FOR OWNER APPROVAL.

PLANT LEGEND

TREES (GENERAL AREAS, RAISED PLANTERS AND CONTAINERS)			
SYMBOL	QUANTITY	SIZE	PLANT NAME
	7	24" BOX	CERCIDIUM X "DESERT MUSEUM" DESERT MUSEUM PALO VERDE
	4	24" BOX	CERCIS CANADENSIS "MEXICANA" MEXICAN REDBUD
	24	20 GAL	FRAXINIS GREGGII LITTLE-LEAF ASH
	4	20 GAL	LYSIOMA THORNBURI FEATHER TREE
	2	36" BOX	OLNEYA TESOTA DESERT IRONWOOD
	5	24" BOX	PISTACIA LENTISCUS MASTIC TREE
	10	15 GAL	PODOCARPUS MACROPHYLLUS YEW PINE
	7	24" BOX	PROSOPIS HYBRID PHOENIX PHOENIX HYBRID THORNLESS MESQUITE

SHRUBS/ACCENTS (NOT INCLUDING CONTAINERS-SEE SHEET 27)

SYMBOL	QUANTITY	SIZE	PLANT NAME
	21	5 GAL	ASPARAGUS DENISIFLORUS "SPRENGER" FOXTAIL ASPARAGUS FERN
	16	15 GAL	CYCAS REVOLUTA SAGO PALM
	66	15 GAL	DASYLIUM LONGISSIMUM TOOTHLESS SPOON
	18	15 GAL	DODONAEA VISCOSA GREEN HOPBUSH
	69	5 GAL	EUPHORBIA ANTISYPHILLITICA CANDELILLA
	15	15 GAL	HESPERALOE FUNIFERA GIANT HESPERALOE
	65	5 GAL	HESPERALOE PARVIFLORA RED YUCCA
	26	5 GAL	LANTANA SPECIES 'NEW GOLD' NEW GOLD LANTANA
	19	5 GAL	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA
	28	15 GAL	LEUCOPHYLLUM FRUTESCENS HEAVENLY CLOUD TEXAS RANGER
	32	5 GAL	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER
	82	5 GAL	PEDILANTHUS MACROCARPUS LADY'S SLIPPER
	59	15 GAL	PITTOSPORUM TOBIRA "WHEELER'S DWARF" DWARF MOCK ORANGE

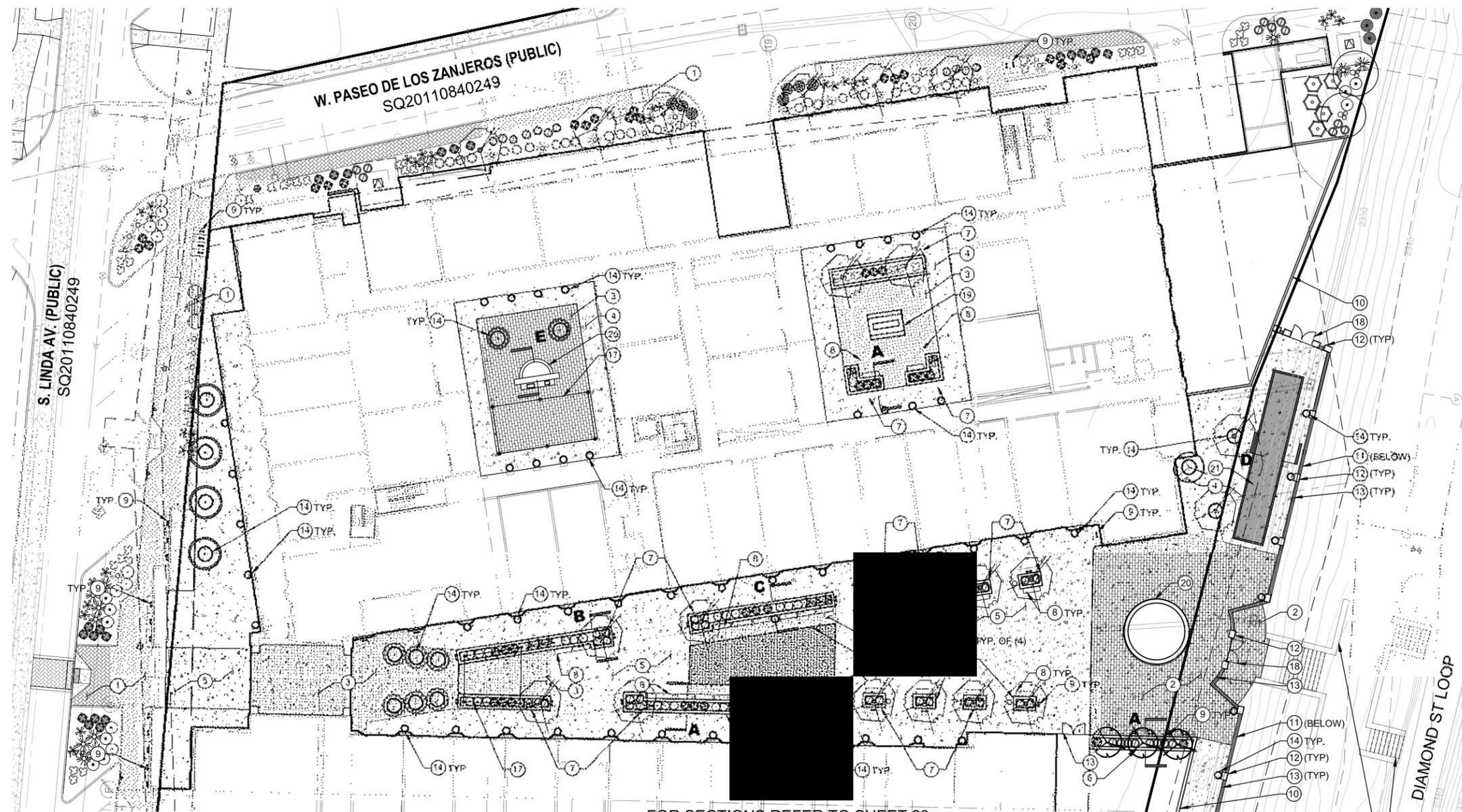
IRRIGATION NOTES

- IRRIGATION PLAN IS SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. INSTALL EQUIPMENT WITHIN PLANTING AREAS WHEREVER POSSIBLE.
- IRRIGATION SYSTEM IS DESIGNED FOR 55 PSI AND 20 GPM MINIMUM AT THE POINT OF CONNECTION. CONFIRM PRIOR TO START OF WORK. ADVISE LANDSCAPE ARCHITECT IF PRESSURE EXCEEDS 125 PSI.
- COORDINATE WITH OTHER WORK AS REQUIRED TO PROVIDE POWER TO IRRIGATION CONTROLLER.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLANS AND COORDINATE WITH OTHER WORK AS REQUIRED.
- EXACT LOCATION OF CONTROLLER AND BACKFLOW PREVENTOR TO BE APPROVED PRIOR TO INSTALLATION.
- ALL WATER USE FOR LANDSCAPE IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES 45, CHAPTER 2.
- CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES.
- INSTALL PIPE AND WIRE UNDER PAVING IN PVC SCH. 40 SLEEVE, SIZE AS REQUIRED. COORDINATE WITH OTHER WORK AS REQUIRED.
- INSTALL DRIP EMITTERS AS REQUIRED TO PROVIDE IRRIGATION TO ALL NEW PLANTS AS SHOWN ON PLANTING PLAN.
- INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL LATERAL LINES AND FLUSH THOROUGHLY
- FOR SHRUBS & GROUND COVER :
INSTALL SINGLE OUTLET EMITTERS AS FOLLOWS:
(2) 2-GPH EMITTERS AT EACH 15 GALLON PLANT
(1) 2-GPH EMITTERS AT EACH 5 GALLON PLANT
MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
- FOR TREES:
INSTALL MULTI-OUTLET EMITTER AS FOLLOWS:
(6) 2-GPH EMITTERS AT EACH 24" AND 36" BOX
- SINGLE OUTLET EMITTER - RAIN BIRD XB-20-PC
MULTI-OUTLET EMITTER - RAINBIRD XBT-10-6
- USE SHORT PIECES OF DISTRIBUTION TUBING (MAXIMUM LENGTH 10') TO EXTEND EMITTERS TO EACH ROOTBALL. HOLD IN PLACE WITH STAKES.
- REVIEW EMITTER LAYOUT WITH ARCHITECT AND ADJUST NUMBER OF EMITTERS FOR SPECIFIC PLANTS THAT REQUIRE GREATER OR LESSER VOLUME OF WATER THAN INDICATED.
- ALL BURIED IRRIGATION PIPE GREATER THAN TWO INCHES IN DIAMETER SHALL HAVE A #18 UF TYPE TRACER WIRE ATTACHED SECURELY TO IT AT 8 FT. INTERVALS. AT THE TERMINATION POINT ATTACH WIRE SECURELY TO PIPE AND PROVIDE TWELVE INCHES OF TRACER WIRE ACCESSIBLE ABOVE GRADE.
- ALL WATER USE FOR LANDSCAPE IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES 45, CHAPTER 2.

LANDSCAPE NOTES

- ALL PLANT MATERIALS SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., AND SHALL BE FREE FROM PESTS, EGGS, DISEASES, PLANTS SHALL BE REPRESENTATIVE OF SPECIES IN SIZE, QUALITY, FORM AND COLOR. PLANTS SHALL NOT BE ROOT BOUND, DAMAGED OR SUBSTANDARD IN ANY WAY. ALL MATERIALS TO BEAR ORIGINAL LABELS.
- ANY PLANT DEEMED SUBSTANDARD BY THE OWNER WILL BE REMOVED FROM SITE AND REPLACED BY CONTRACTOR AT CONTRACTOR'S COST.
- THE CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS, AND SHALL CAREFULLY EXAMINE THE SITE, AND SHALL BE AWARE OF ALL EXISTING WORK AND CONDITIONS THAT COULD POSSIBLY AFFECT THE LANDSCAPE WORK.
- THE ACT OF SUBMITTING A BID PROPOSAL FOR THE WORK REQUIRED AND INCLUDED IN THE CONTRACT IS EVIDENCE THAT THE CONTRACTOR HAS BECOME COMPLETELY FAMILIAR WITH ALL SITE CONDITIONS AND IS FAMILIAR WITH ALL REQUIREMENTS OF THE CONTRACT.
- THE CONTRACTOR SHALL REMOVE ALL ROCKS, EXCESS DIRT, AND DEBRIS, AND EQUIPMENT FROM THE SITE AT THE COMPLETION OF THE WORK.
- DO NOT PLANT TREES OR SHRUBS WITHIN FOUR FEET OF SIDEWALKS OR CURBS UNLESS ROOT BARRIER IS INSTALLED.





FOR SECTIONS REFER TO SHEET 23

SITE PLAN KEYNOTES

- ① BRICK PAVERS PER LANDSCAPE LEGEND (1/21)
- ② TILE PAVING PER LANDSCAPE LEGEND (2/21)
- ③ TILE PAVING PER LANDSCAPE LEGEND ON PODIUM (3/21)
- ④ CONCRETE PAVING PER LANDSCAPE LEGEND (4/21)
- ⑤ CONCRETE PAVING PER LANDSCAPE LEGEND ON PODIUM (5/21)
- ⑥ CONCRETE PLANTER (2/23)
- ⑦ CONCRETE PLANTER ON PODIUM (3/23)
- ⑧ BENCH: COLUMBIA CASCADES "TIMBERFORM" #2143-6 WALL-MOUNT CONTOUR BENCH. 10FT. / 6FT. LENGTHS. KILN-DRIED DOUGLAS FIR SLATS. MOUNT WITH ANCHORS PER MANUFACTURER'S RECOMMENDATIONS (4/23)
- ⑨ BICYCLE PARKING: DUMOR #292 BIKE LOOP SURFACE MOUNT PER MANUFACTURER RECOMMENDATIONS. COLOR: "BRONZE". AVAILABLE FROM MIRACLE PLAYGROUNDS. CONTACT MONTE CORLEY: monte@miracleplayground.com. (7/21) (8/21)
- ⑩ FREE-STANDING CONCRETE WALL (1/23)
- ⑪ STONE-CLAD WALL (3/22)
- ⑫ STONE-CLAD COLUMN (1/22)
- ⑬ ORNAMENTAL METAL FENCE (2/22)
- ⑭ PLANTER POT: SEE SCHEDULE SHEET 27 CENTERED ON COLUMN/ARCHITECTURAL TREATMENT (6/28) (7/28)
- ⑮ 32-GAL. TRASH RECEPTACLE DUMOR 84-32-FTO W/ LINER AND LID. COLOR: "BRONZE". IN-GROUND MOUNT PER MANUFACTURER RECOMMENDATIONS. AVAILABLE FROM MIRACLE PLAYGROUNDS. (6/28) (7/28)
- ⑯ SHADE STRUCTURE BY ARCHITECT
- ⑰ SHADE TRELLIS BY ARCHITECT
- ⑱ GATES BY ARCHITECT
- ⑲ FIREPLACE
- ⑳ FOUNTAIN BY POOL DESIGNER
- ㉑ BOCCIE COURT (5/23)

DIAMOND ST LOOP

FUTURE IMPROVEMENTS



DP21-0157



Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona, and Las Vegas, Nevada.
444 East Broadway
Tucson, Arizona (520) 881-7480

BAUTISTA MIXED-USE PROJECT
256 APARTMENT/COMMERCIAL UNITS
NLY PTN OF BLOCK 5 AND A PORTION OF SLY OF BLOCK 5 OF MISSION DISTRICT PER SEQUENCE NUMBER 20110840249
BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, TUCSON, PIMA COUNTY, ARIZONA

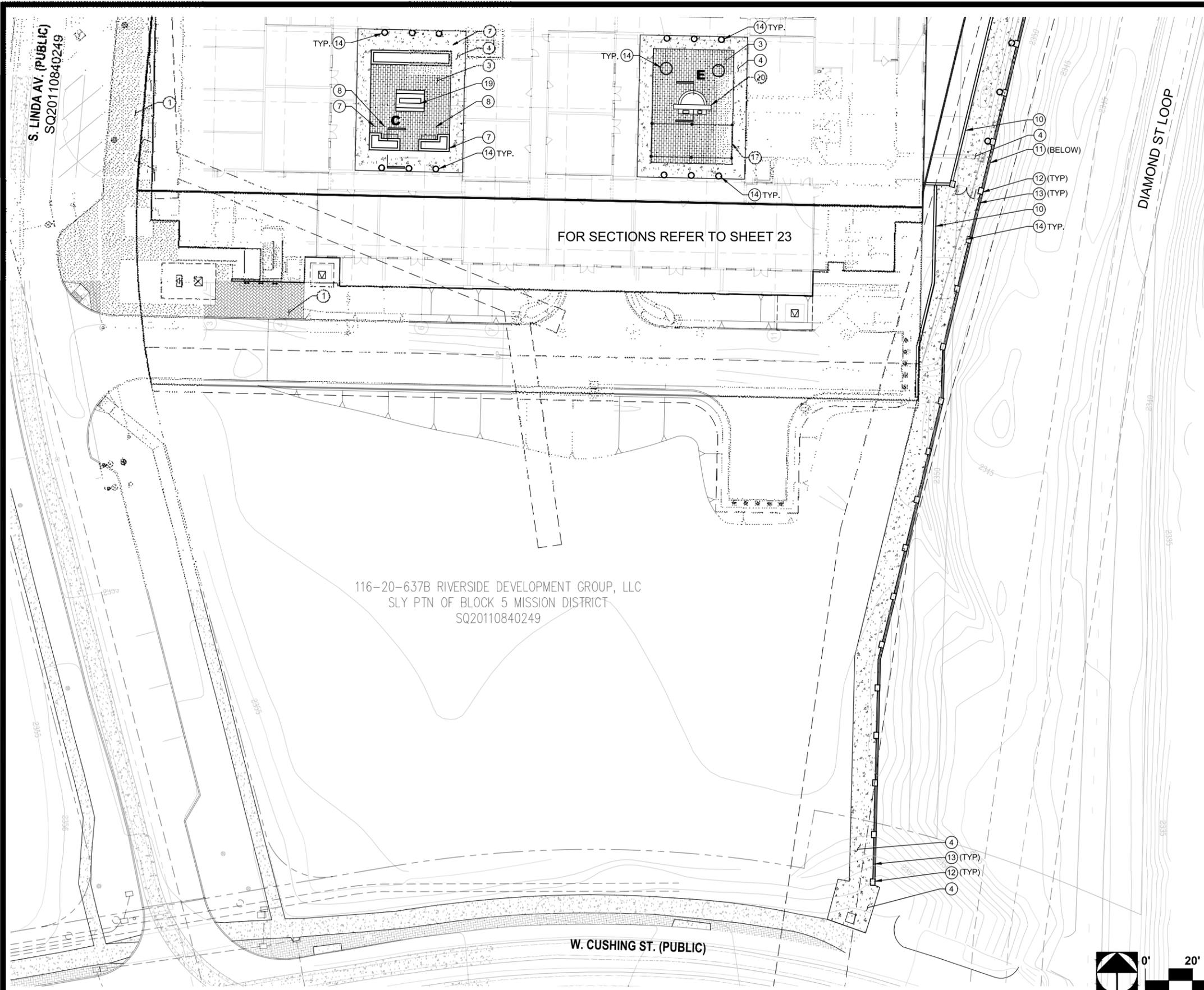
Sheet Title
DEVELOPMENT PACKAGE
LANDSCAPE PLAN
HARDSCAPE SITE PLAN (NORTH)

File:Q:\103010\Q-001 Bautista Plaza\04 Planning\02 DPOP_Bautista_19-Hardscape Site Plan.dwg

No.	Date	Item	Scale
			1"=20'
			Job No. 113010-Q-001-0105/0600
			Date: DECEMBER 2021
			Designed By: CB / PNR
			Checked By: GLG



Sheet 19
33



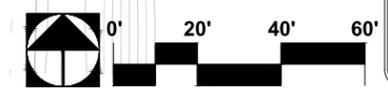
- SITE PLAN KEYNOTES**
- 1 BRICK PAVERS PER LANDSCAPE LEGEND (1/21)
 - 2 TILE PAVING PER LANDSCAPE LEGEND (2/21)
 - 3 TILE PAVING PER LANDSCAPE LEGEND ON PODIUM (3/21)
 - 4 CONCRETE PAVING PER LANDSCAPE LEGEND (4/21)
 - 5 CONCRETE PAVING PER LANDSCAPE LEGEND ON PODIUM (5/21)
 - 6 CONCRETE PLANTER (2/23)
 - 7 CONCRETE PLANTER ON PODIUM (3/23)
 - 8 BENCH: COLUMBIA CASCADES "TIMBERFORM" #2143-6 WALL-MOUNT CONTOUR BENCH, 10FT. / 6FT. LENGTHS, KILN-DRIED DOUGLAS FIR SLATS. MOUNT WITH ANCHORS PER MANUFACTURER'S RECOMMENDATIONS (4/23)
 - 9 BICYCLE PARKING: DUMOR #292 BIKE LOOP SURFACE MOUNT PER MANUFACTURER RECOMMENDATIONS. COLOR: "BRONZE". AVAILABLE FROM MIRACLE PLAYGROUNDS. CONTACT MONTE CORLEY: monte@miracleplayground.com. (7/21) (8/21)
 - 10 FREE-STANDING CONCRETE WALL (1/23)
 - 11 STONE-CLAD WALL (3/22)
 - 12 STONE-CLAD COLUMN (1/22)
 - 13 ORNAMENTAL METAL FENCE (2/22)
 - 14 PLANTER POT: SEE SCHEDULE SHEET 27 CENTERED ON COLUMN/ARCHITECTURAL TREATMENT (6/28) (7/28)
 - 15 32-GAL. TRASH RECEPTACLE DUMOR 84-32-FTO W/ LINER AND LID. COLOR: "BRONZE". IN-GROUND MOUNT PER MANUFACTURER RECOMMENDATIONS. AVAILABLE FROM MIRACLE PLAYGROUNDS.
 - 16 SHADE STRUCTURE BY ARCHITECT
 - 17 SHADE TRELLIS BY ARCHITECT
 - 18 GATES BY ARCHITECT
 - 19 FIREPLACE
 - 20 FOUNTAIN BY POOL DESIGNER
 - 21 BOCCIE COURT (5/23)

116-20-637B RIVERSIDE DEVELOPMENT GROUP, LLC
 SLY PTN OF BLOCK 5 MISSION DISTRICT
 SQ20110840249

FOR SECTIONS REFER TO SHEET 23

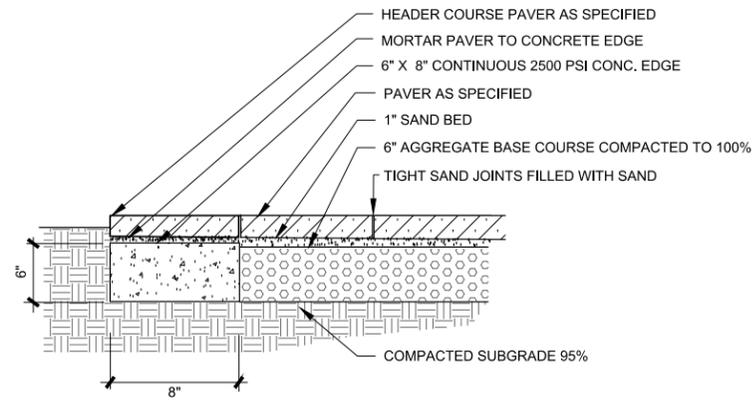
W. CUSHING ST. (PUBLIC)

DIAMOND ST LOOP



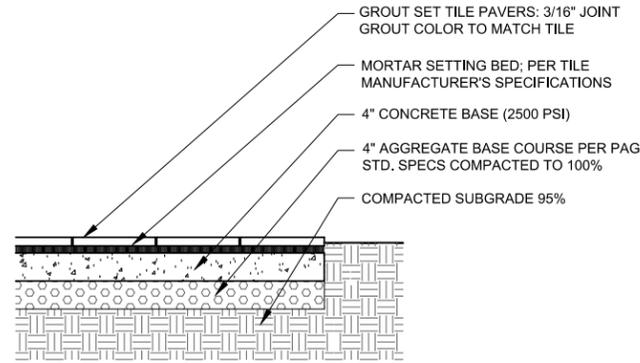
DP21-0157





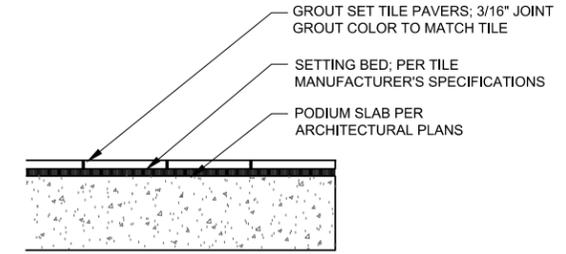
1 BRICK PAVERS

SCALE: NTS



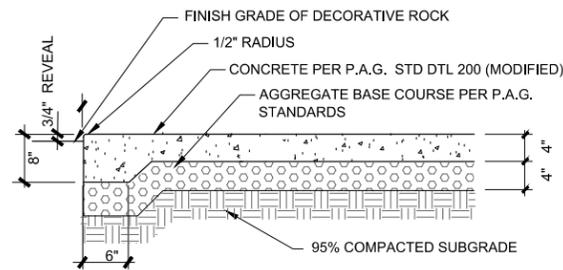
2 TILE PAVING

SCALE: NTS



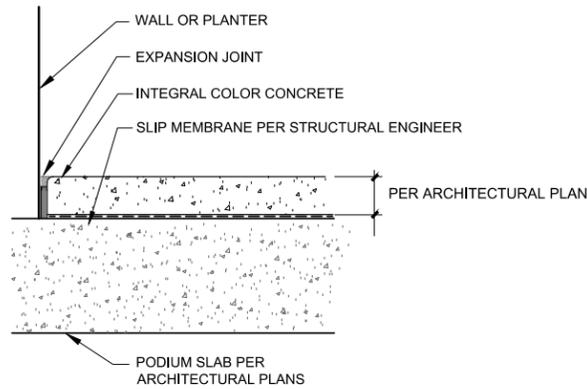
3 TILE PAVING ON PODIUM

SCALE: NTS



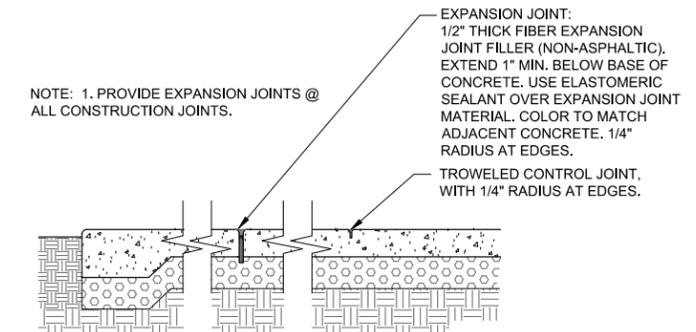
4 CONCRETE PAVING

SCALE: NTS



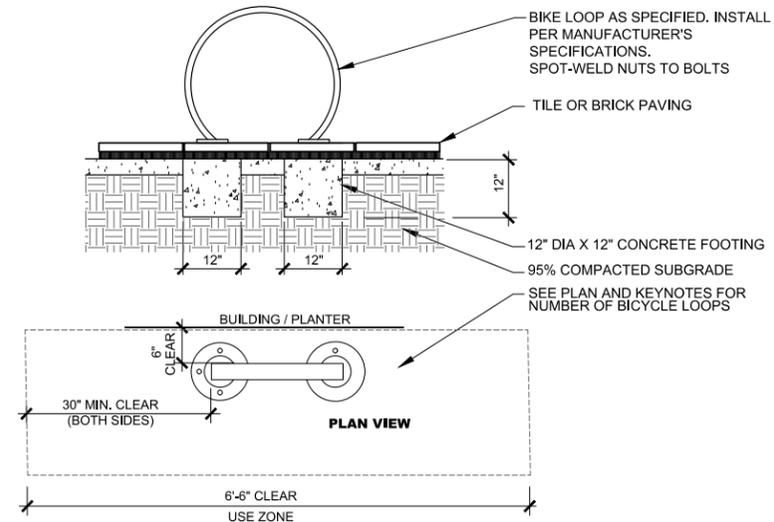
5 CONCRETE PAVING ON PODIUM

SCALE: NTS



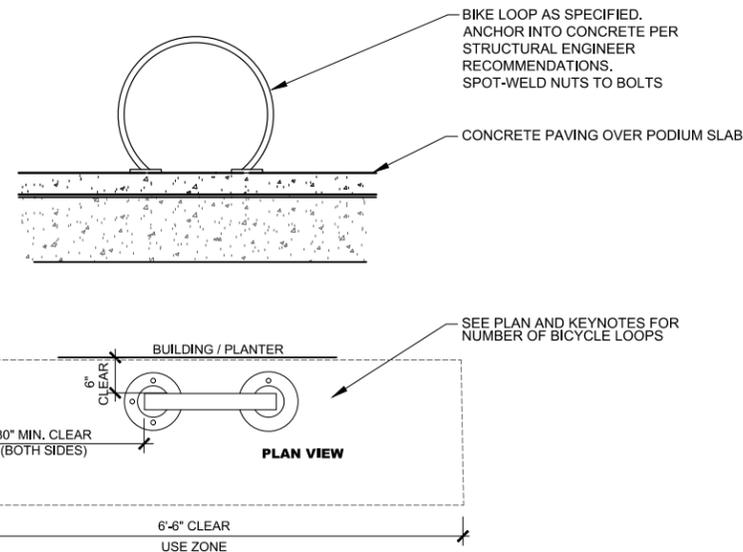
6 CONCRETE JOINTS

SCALE: NTS



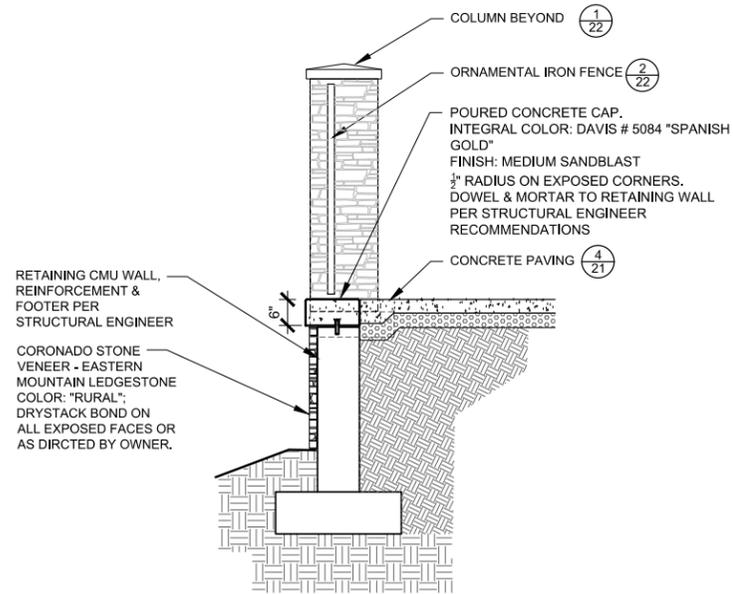
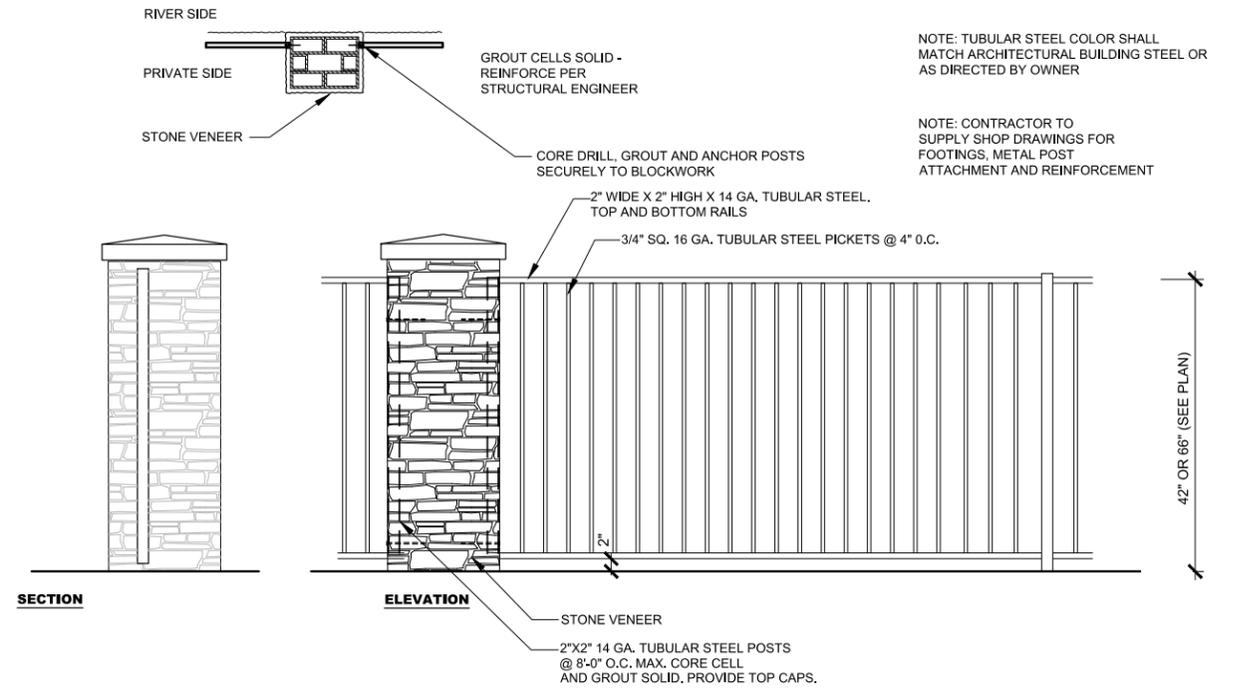
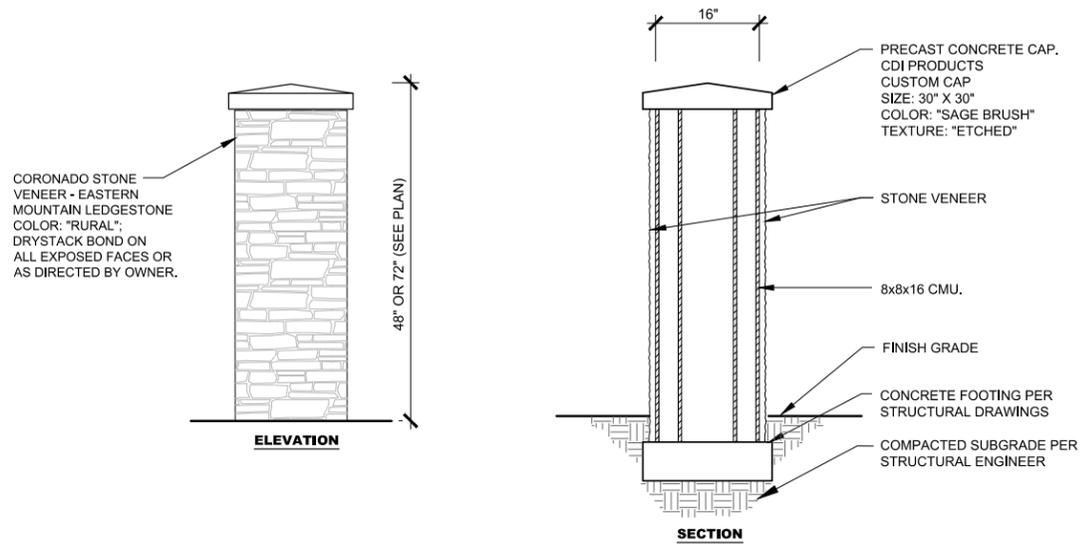
7 BICYCLE LOOP ON TILE PAVING

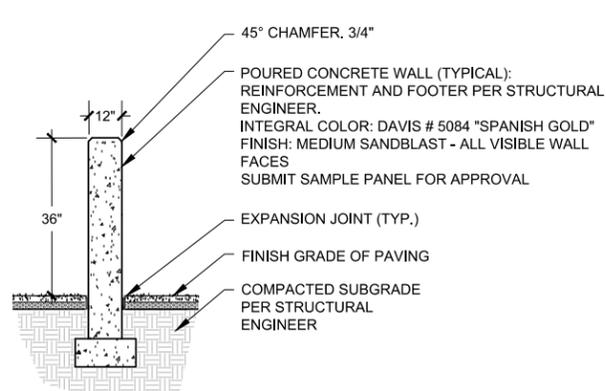
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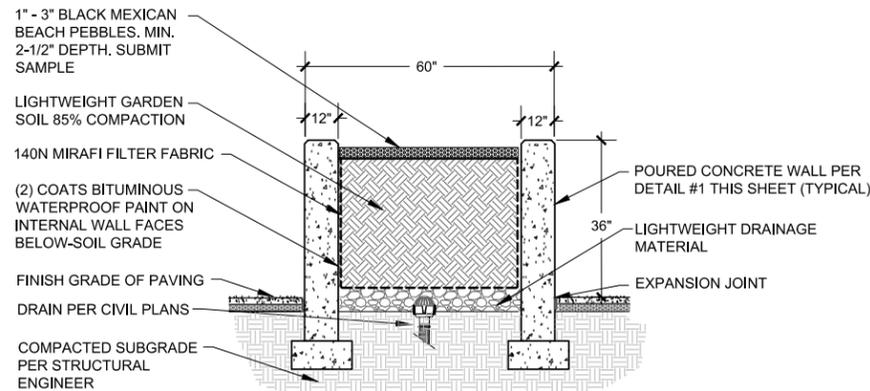
8 BICYCLE LOOP ON PODIUM

SCALE: NTS

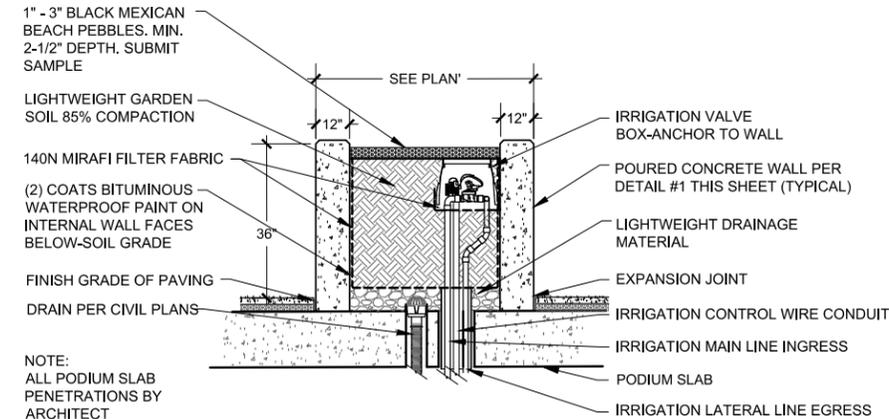




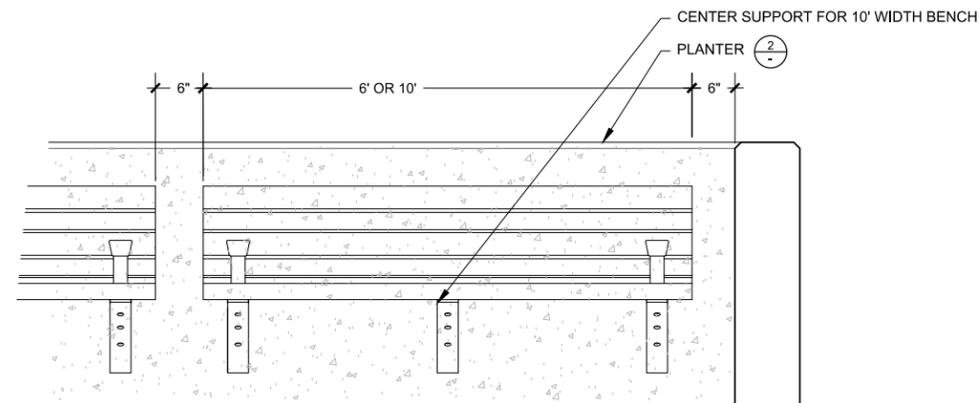
1 FREE-STANDING CONCRETE WALL
NTS



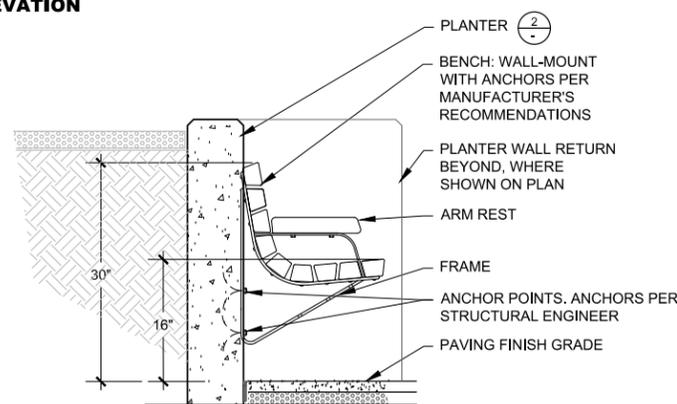
2 COURTYARD PLANTER
NTS



3 COURTYARD PLANTER ON PODIUM
NTS



ELEVATION

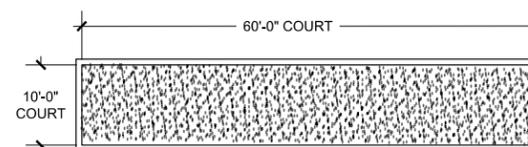


SECTION C

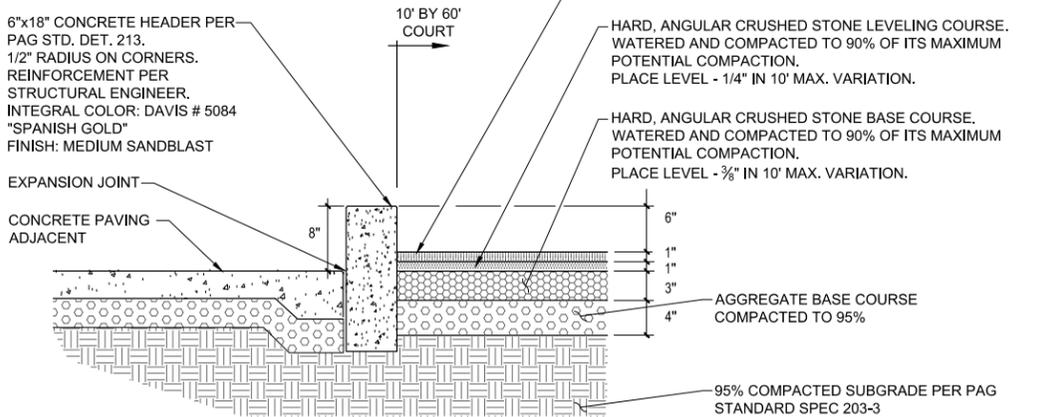
4 BENCH AT COURTYARD PLANTER
NTS

CRUSHED STONE LEVELING COURSE	
SIEVE SIZE	% PASSING
3/8"	100%
#4	80-100%
#100	10-30%
#200	2-10%

CRUSHED STONE BASE COURSE	
SIEVE SIZE	% PASSING
2"	100%
1"	95-100%
3/8"	60-80%
#10	30-40%
#40	15-35%
#200	5-15%



PLAN VIEW



SECTION D

5 BOCCO COURT
NTS



DP21-0157



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Tucson, Arizona (520) 881-7480

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BEING A PORTION OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 13 EAST, G&SRM, TUCSON, PIMA COUNTY, ARIZONA

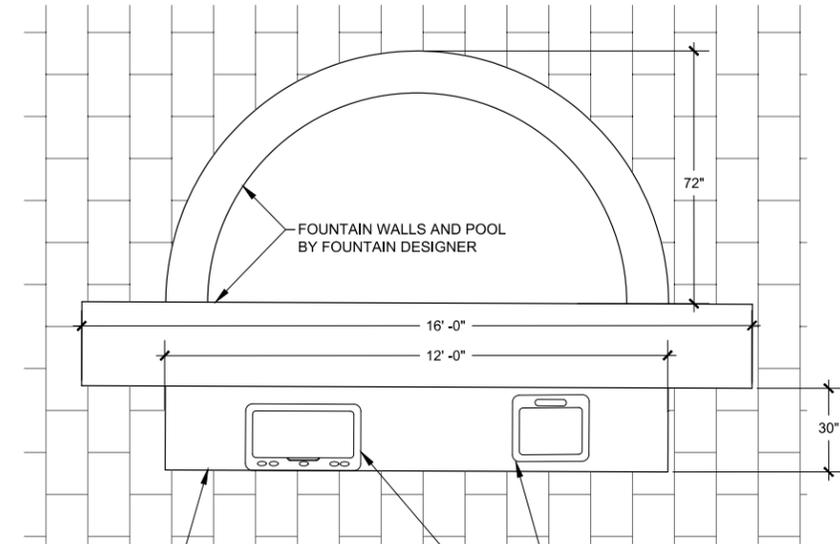
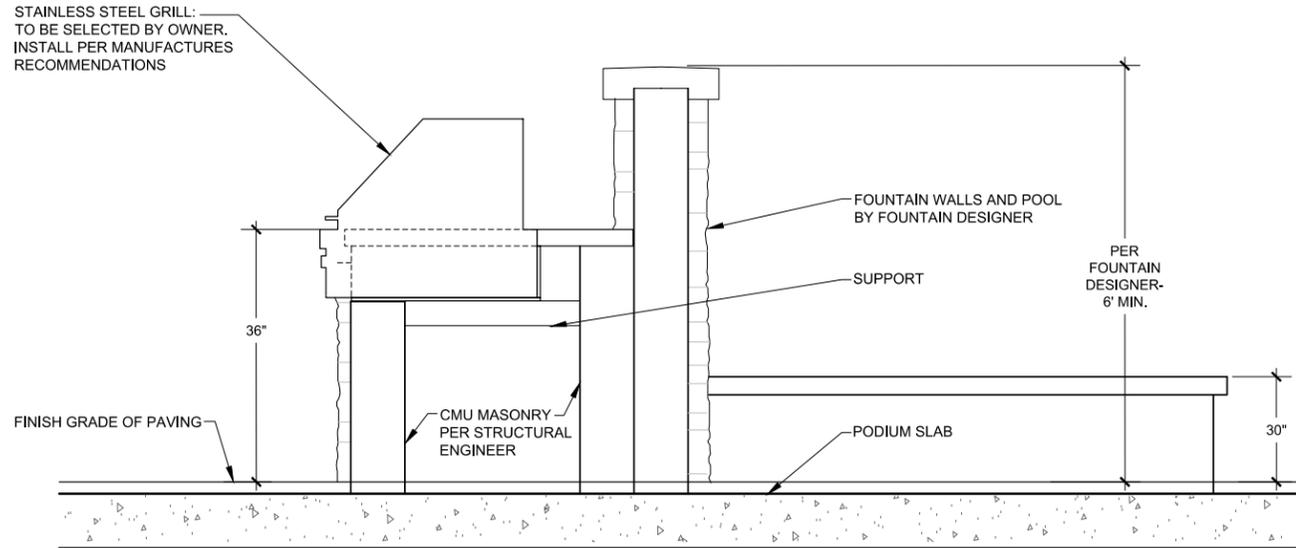
Sheet Title
DEVELOPMENT PACKAGE
HARDSCAPE DETAILS

No.	Date	Item	Scale	N/A
			113010-Q-001-0105/0600	
			DECEMBER 2021	
			CB / PNR	
			GLG	



Sheet **23**
33

P35



SUPPLY AND INSTALL STANDARD DEPTH GRANITE COUNTERTOP AND CABINETS. COLOR AND FINISH TO BE SELECTED BY OWNER

STAINLESS STEEL SINK AND FAUCET: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. MAKE ALL CONNECTIONS

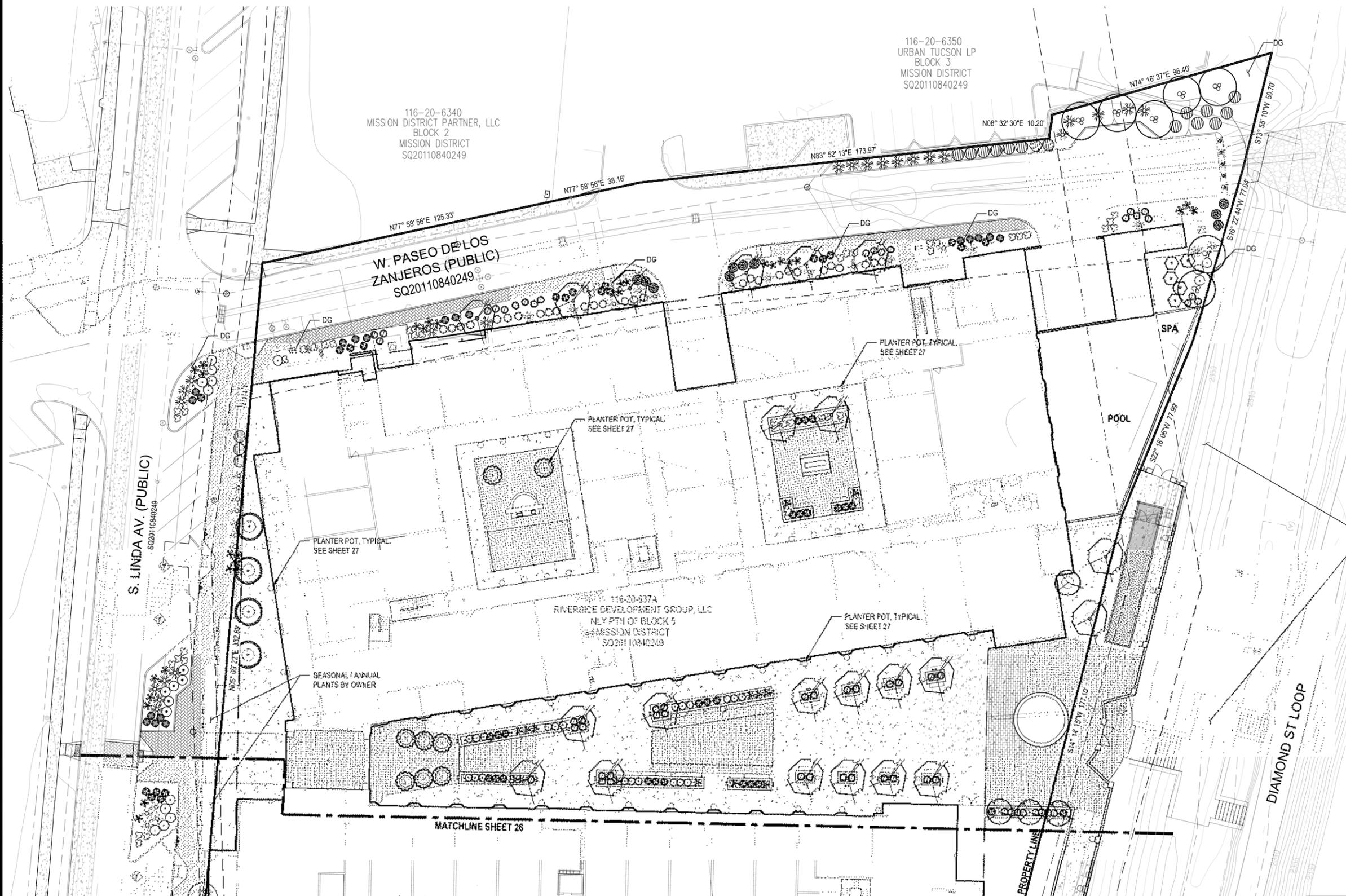
STAINLESS STEEL GRILL: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE GAS SUPPLY & MAKE ALL CONNECTIONS.

1 BARBEQUE / FOUNTAIN
NTS



DP21-0157





116-20-6340
MISSION DISTRICT PARTNER, LLC
BLOCK 2
MISSION DISTRICT
SQ20110840249

116-20-6350
URBAN TUCSON LP
BLOCK 3
MISSION DISTRICT
SQ20110840249

W. PASEO DE LOS
ZANJEROS (PUBLIC)
SQ20110840249

S. LINDA AV. (PUBLIC)
SQ20110840249

N77° 58' 56"E 125.33'

N83° 52' 13"E 173.97'

N08° 32' 30"E 10.20'

N74° 16' 37"E 96.40'

S13° 55' 10"W 50.70'

PLANTER POT, TYPICAL
SEE SHEET 27

PLANTER POT, TYPICAL
SEE SHEET 27

PLANTER POT, TYPICAL
SEE SHEET 27

SEASONAL / ANNUAL
PLANTS BY OWNER

116-20-537A
RIVERSIDE DEVELOPMENT GROUP, LLC
NLY PTN OF BLOCK 5
MISSION DISTRICT
SQ20110840249

PLANTER POT, TYPICAL
SEE SHEET 27

MATCHLINE SHEET 26

FUTURE PROJECT

FOR SHRUBS IN PLANTER POTS REFER TO SHEET 27



DP21-0157

The WLB Group Inc.

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Sheet Title
DEVELOPMENT PACKAGE
PLANTING PLAN NORTH

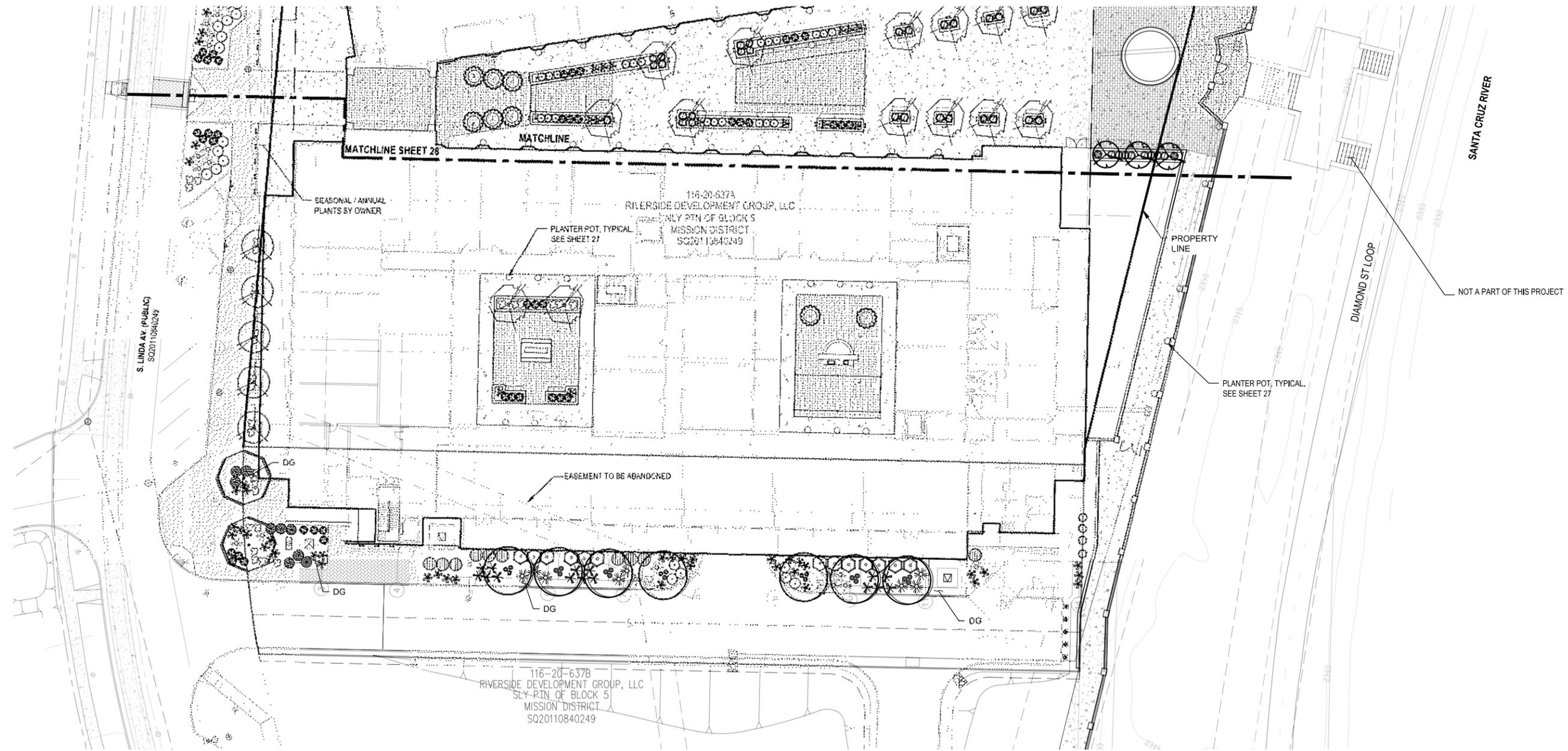
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No.	Date	Item	Scale
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			Job No. 113010-Q-001-0105/0600
			Date: DECEMBER 2021
			Designed By: CB / PNR
			Checked By: GLG

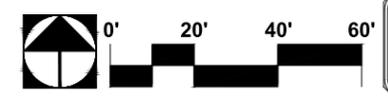


Sheet 25
33

P37



FOR SHRUBS IN PLANTER POTS REFER TO SHEET 27



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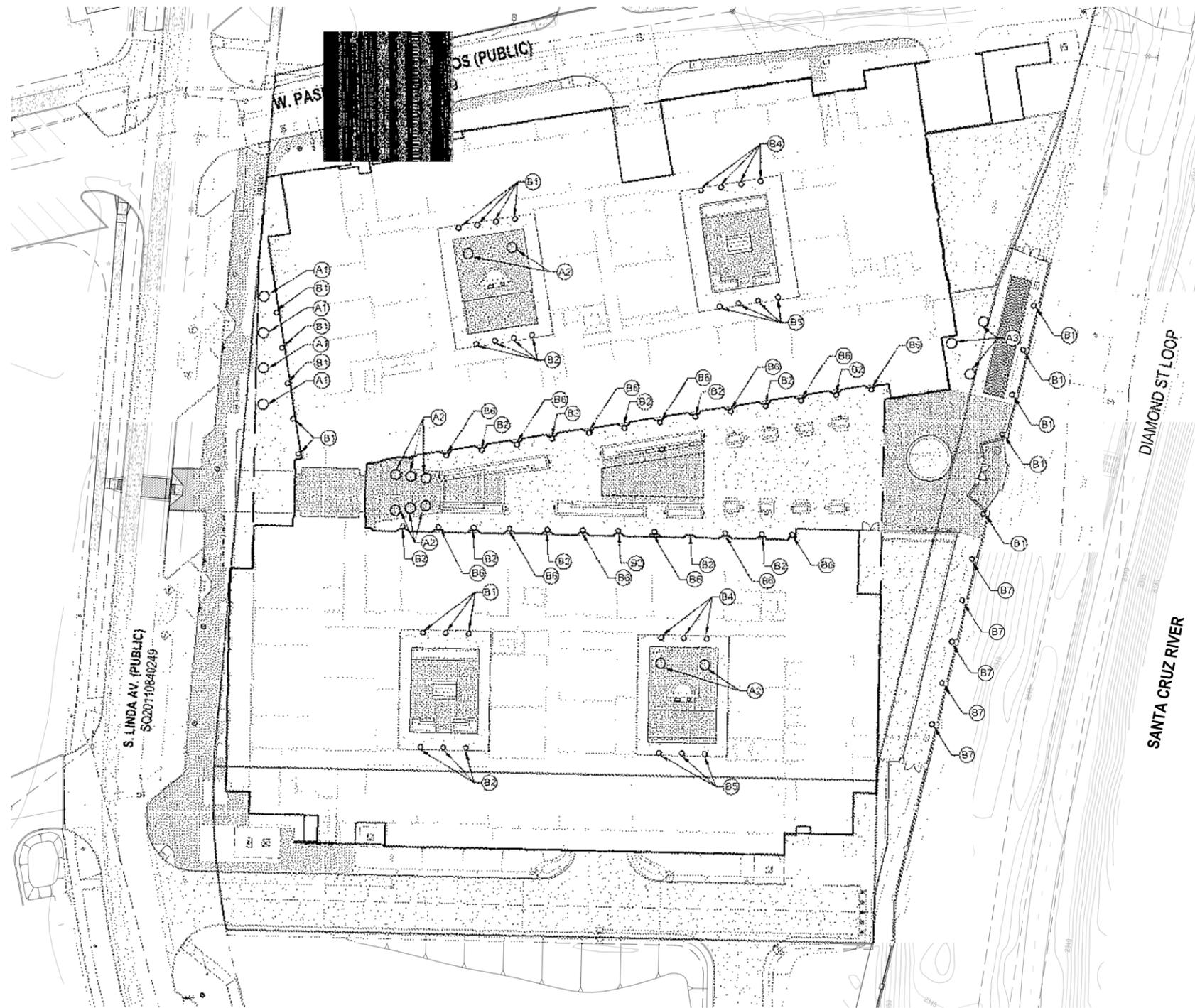
Sheet Title
DEVELOPMENT PACKAGE
PLANTING PLAN SOUTH

File:Q:\103010\Q-001 Bautista Plaza\04 Planting\02 DPOP_Bautista_26-Planting Plan South.dwg

No.	Date	Item	Scale
			1"=20'
			Job No. 113010-Q-001-0105/0600
			Date: DECEMBER 2021
			Designed By: CB / PNR
			Checked By: GLG



Sheet	26
	33



PLANTER POT SCHEDULE

- A** OLD TOWN FIBERGLASS "IMPERIAL"
MODEL# IM5243
SIZE: 52" DIAMETER X 43"HIGH
COLOR: "DARK WINE"
- B** OLD TOWN FIBERGLASS "IMPERIAL"
MODEL# IM3630
SIZE: 36" DIAMETER X 30"HIGH
COLOR: "DARK WINE"

SHRUB MIX (TREES ARE INDICATED ON SHEETS 25 & 26):

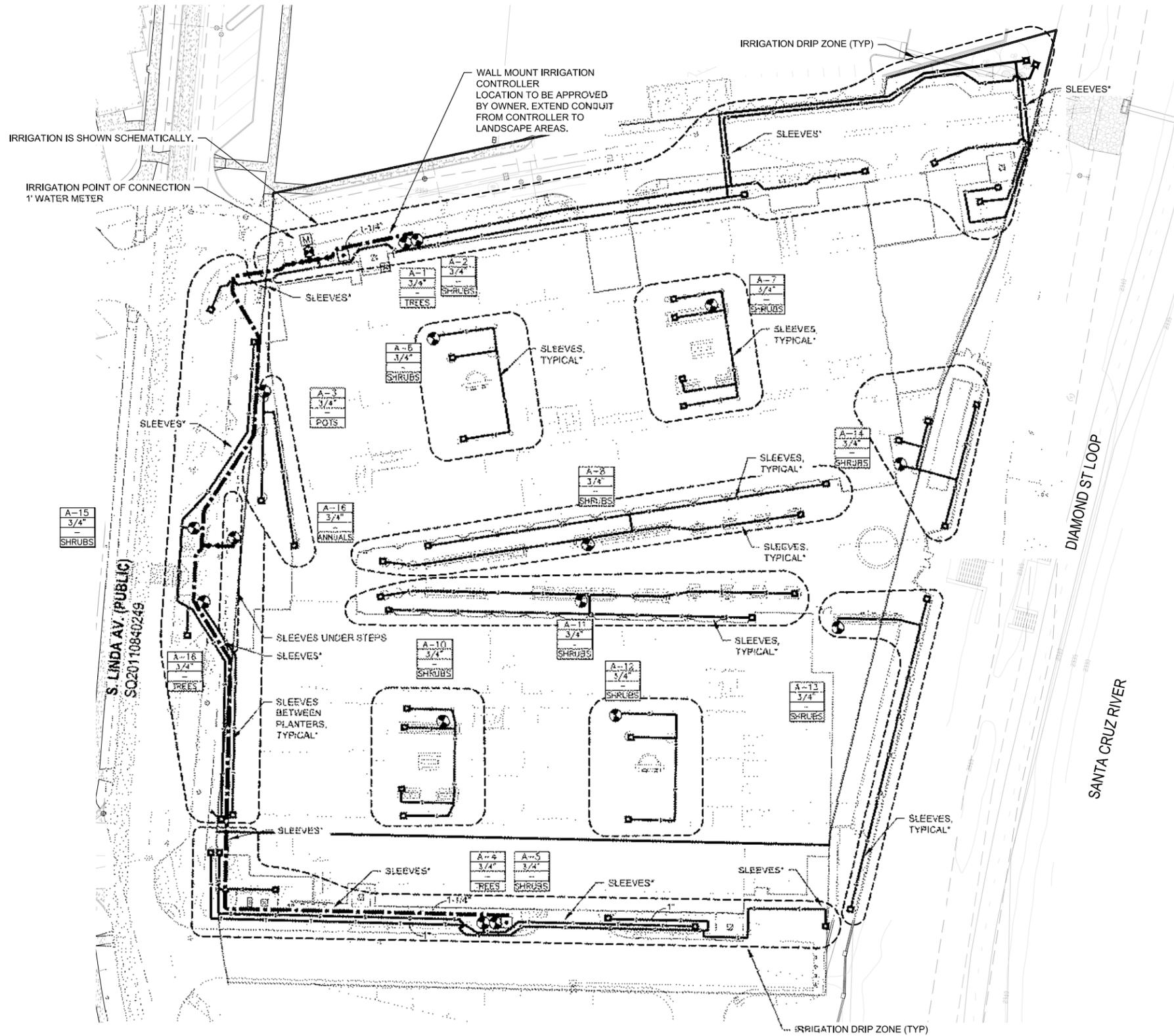
- A1** (3) ROSEMARINUS OFFICINALIS "PROSTRATUS" / TRAILING ROSEMARY. SIZE: 5-GALLON
 - A2** (3) ASPARAGUS DENSIFLORUS (SPRENGERI) / FOXTAIL ASPARAGUS FERN. SIZE: 5-GALLON
 - A3** (3) RUELLIA BRITTONIANA / MEXICAN PRIMROSE. SIZE: 5-GALLON
- NOTE: IN TYPE "A" CONTAINERS SHRUBS SHALL SPACED EVENLY AROUND TREE, WHICH SHOULD BE CENTERED IN THE POT**
- B1** (1) LOPHOCEREUS MONSTROSUS / TOTEM POLE CACTUS SIZE: 15 GALLON
 - B2** (1) NANDINA DOMESTICA / HEAVENLY BAMBOO SIZE: 15 GALLON
 - B3** (1) PEDILANTHUS MACROCARPUS / LADY'S SLIPPER SIZE: 15 GALLON
 - B4** (3) PITTOSPORUM TOBIRA "WHEELER'S DWARF" / DWARF MOCK ORANGE
 - B5** (3) ASPARAGUS DENSIFLORUS (SPRENGERI) / FOXTAIL ASPARAGUS FERN. SIZE: 5-GALLON
 - B6** (1) RAPHIOLEPIS INDICA "PINK LADY" / PINK INDIAN HAWTHORN SIZE: 15 GALLON
 - B7** (1) DASYLIRION LONGISSIMUM / TOOTHLESS DESET SPOON. SIZE: 15 GALLON



No.	Date	Item	Scale
			1"=20'-0"
			Job No. 113010-Q-001-0105/0600
			Date: DECEMBER 2021
			Designed By: CB / PNR
			Checked By: GLG

DP21-0157



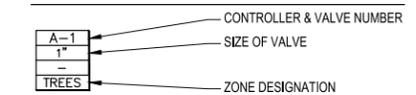


IRRIGATION LEGEND

SYMBOL	DESCRIPTION
[M]	WATER METER
[A]	IRRIGATION CONTROLLER
[X]	BACKFLOW PREVENTER IN ENCLOSURE
[V]	ISOLATION VALVE
[C]	REMOTE CONTROL VALVE ASSY. (TREE/SHRUB)
NOT SHOWN	MULTI-OUTLET EMITTER - TREE (NOT SHOWN)
NOT SHOWN	MULTI-OUTLET EMITTER - SHRUB (NOT SHOWN)
[---]	1-1/4" MAIN LINE
[---]	1" TREE HEADER/LATERAL
[---]	1" SHRUB HEADER/LATERAL
[□]	FLUSH END
[□]	QUICK COUPLER

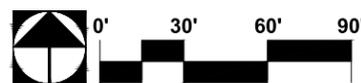
FOR FULL LEGEND SEE SHEET 18

TYPICAL VALVE CALL OUT



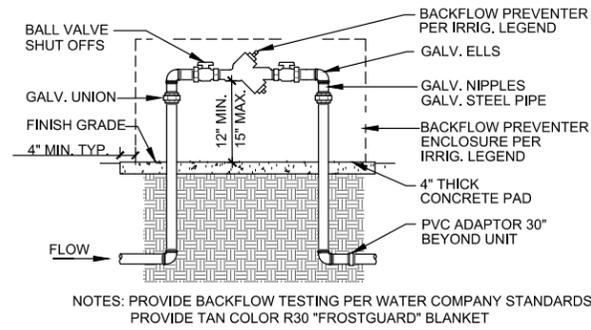
***NOTE:**

PROVIDE (2) 4" SCH. 40 PVC SLEEVES UNDER PAVING, SIDEWALKS, STEPS AND THROUGH WALLS, TYPICAL, EVEN IF NOT SHOWN ON PLAN. COORDINATE WITH GENERAL CONTRACTOR

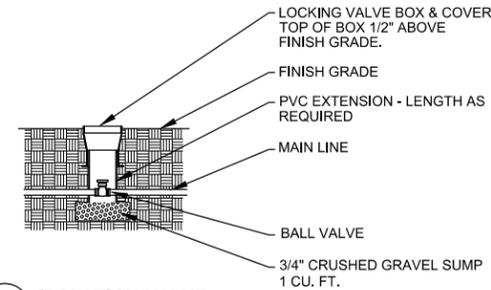


DP21-0157

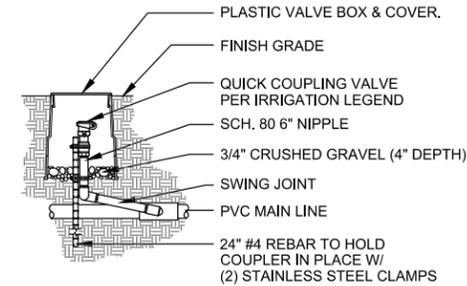




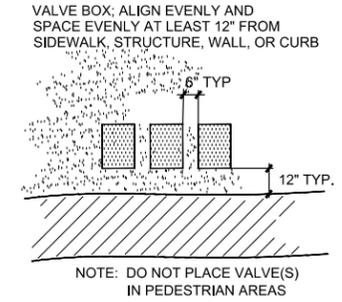
1 BACKFLOW PREVENTER
SCALE: NTS



2 ISOLATION VALVE
SCALE: NTS

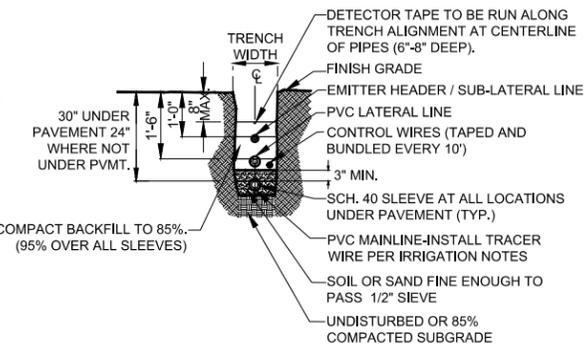


3 QUICK COUPLER
SCALE: NTS

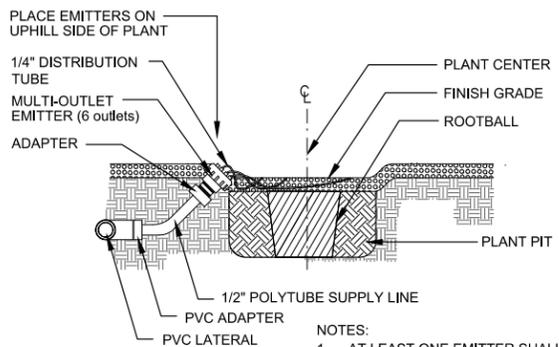


4 VALVE BOX PLACEMENT
SCALE: NTS

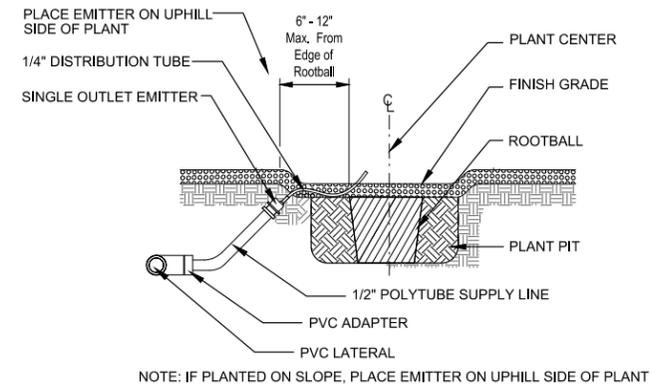
TAPE & BUNDLE TUBING AND WIRING AT 10' INTERVALS
ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
PIPE BEDDING MATERIAL TO BE ROCK & DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.
THRUST BLOCK ALL DIRECTION CHANGES OF THE MAINLINE WITH 1 C.F. OF 3000 P.S.I. CONCRETE
NO PIPE OR WIRE SHALL BE LOCATED UNDER PAVING UNLESS IT IS SLEEVED.



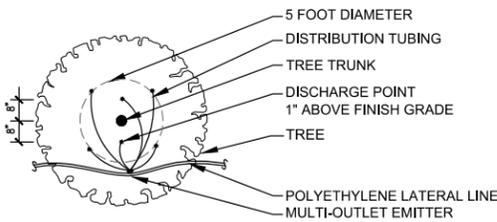
5 TRENCH
SCALE: NTS



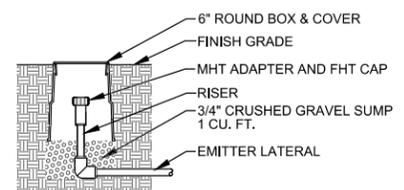
7 MULTI OUTLET EMITTER
SCALE: NTS



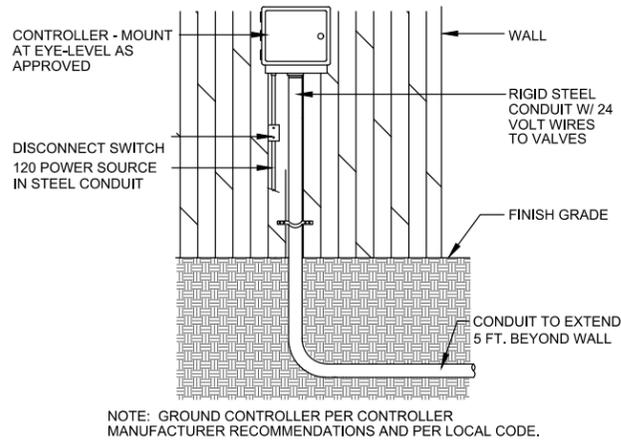
8 SINGLE OUTLET EMITTER
SCALE: NTS



9 TREE EMITTER PLACEMENT
SCALE: NTS

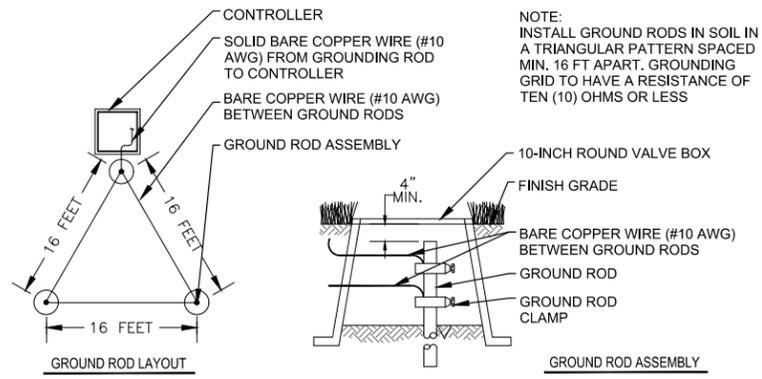


10 FLUSH END
SCALE: NTS



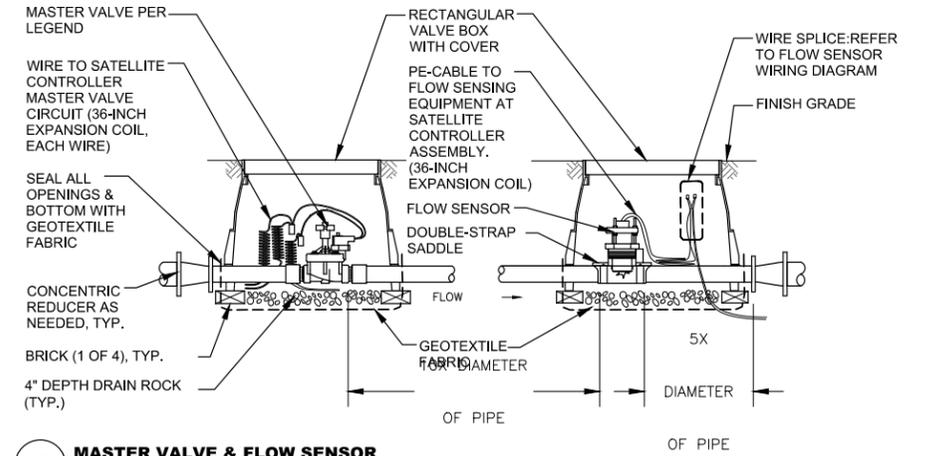
NOTE: GROUND CONTROLLER PER CONTROLLER MANUFACTURER RECOMMENDATIONS AND PER LOCAL CODE.

1 WALL MOUNT CONTROLLER
NTS

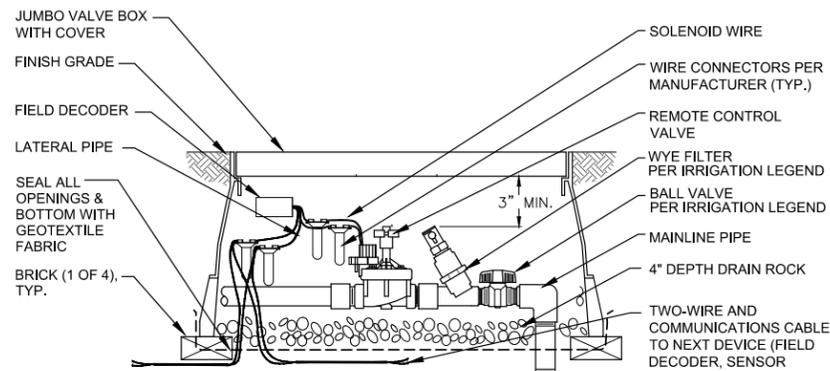


NOTE: INSTALL GROUND RODS IN SOIL IN A TRIANGULAR PATTERN SPACED MIN. 16 FT APART. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS

2 CONTROLLER GROUNDING
NTS

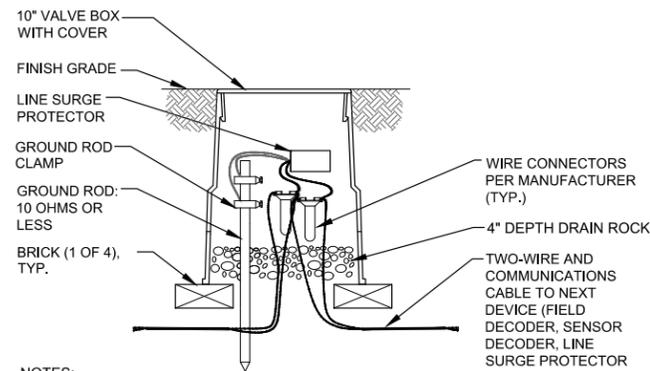


3 MASTER VALVE & FLOW SENSOR
NTS



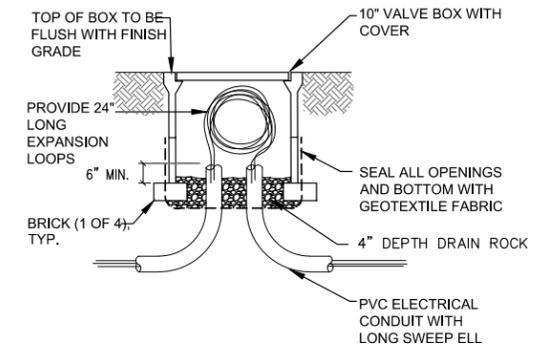
NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.
3. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.

4 DRIP CONTROL VALVE ASSEMBLY & DECODER
NTS



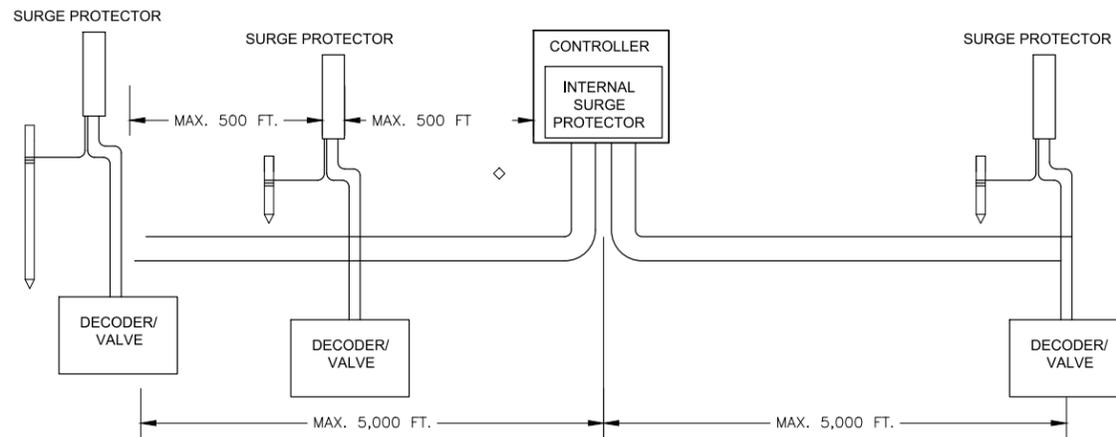
NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
2. PROVIDE A SURGE PROTECTOR AT THE END OF EACH LINE.

5 SURGE PROTECTOR CONNECTION/GROUNDING
NTS



NOTES:
1. SPACE PULL-BOXES AT 250' MAX. OR AT EACH CHANGE OF DIRECTION 90° OR SHARPER
2. NO SPLICES PERMITTED

6 COMMUNICATIONS CABLE PULL-BOX
NTS



7 SYSTEM SCHEMATIC-STRAIGHT LINE CONFIGURATION
NTS

LANDSCAPE WORK

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
1. Trees, Shrub and Cacti.
 2. Inert Ground Cover.

1.2 SUBMITTAL REQUIREMENTS

- A. General: The Contractor shall make the submittals identified below. Submittals shall be approved prior delivery or placement of materials.
- B. Certificates of Compliance: Submit 3 copies of the following certificates of compliance to the Owner's Representative for review and approval:
1. Fertilizer, Soil Sulfur, Gypsum, Manganese Sulfate: Manufacturer's certified statement of analysis for each.
 2. Organic Soil Conditioner: A certificate, signed by the supplier, stating that the product complies with the project specifications
 3. Soil Stabilizer: Manufacturer's certified statement of analysis.
- C. Materials Test Reports: for existing surface soil and imported soil.
- D. Samples for Verification: For each of the following provide the following samples:
1. 5 lb of decomposed granite mulch for the color and gradation of decomposed granite proposed for use on the project, in labeled plastic bag.

1.3 COMPLIANCE WITH APPLICABLE REGULATIONS

- A. The Contractor shall comply with all local, state, and federal regulations regarding materials, methods of work, and disposal of excess and waste materials. The Contractor shall provide notices required by all governmental authorities, request required inspections, obtain required permits, and pay for all associated fees.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: All work shall be performed by a Contractor licensed by the State of Arizona Register of Contractors. The commercial license held by the Contractor shall be appropriate for the work being performed.
1. The Contractor shall maintain an experienced full-time supervisor on Project site during the construction period.
- B. Observation: Owner's Representative may observe plants either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Owner's Representative retains right to observe plants further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected plants immediately from Project site. Owner's Representative may observe any and all plant pits prior to backfilling or planting.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Do not prune trees, shrubs and cacti before delivery, except as approved by Owner's Representative. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees, shrubs or cacti in such a manner as to destroy their natural shape. Provide protective covering of plants during delivery. Do not drop plants during delivery.
- B. Deliver plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, protect from weather and mechanical damage, and keep roots moist. Do not remove container-grown stock from containers before time of planting.
- C. Inorganic Soil Amendments: Deliver in original sealed, labeled, and undamaged containers.
- D. Fertilizer: Deliver in original sealed, labeled, and undamaged containers.

1.6 COORDINATION

- A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
- B. Work that is completed or in-progress shall be protected during installation of landscape work. The Contractor shall coordinate all landscape related work with the Owner's Representative.

1.7 GUARANTEE

- A. The Contractor shall guarantee all Contractor provided plants for the period indicated, commencing on the date of Final Acceptance, against all defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, causes deliberate, or incidents that are beyond Contractor's control.
1. Guarantee Period for Trees, Shrubs and Cacti: One year from date of Substantial Completion.
 2. Remove dead plants immediately. Replace immediately unless directed otherwise by Owner's Representative.
 4. Replace plants that are diseased, or that exhibit more than 25 percent die-back, at end of guarantee period.
 5. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
 6. Include the following remedial actions for turf as a minimum:
 - a. Immediately remove dead turf and replace.
 - b. Repair failed areas due to erosion, replace erosion control materials in failed areas.

1.8 MAINTENANCE DURING CONSTRUCTION

- A. The Contractor shall maintain throughout the construction period all trees, shrubs, cacti, decomposed granite, and other landscape improvements. Maintenance during construction shall continue until the issue of a Certificate of Substantial Completion. All maintenance and plant replacements throughout the construction period shall be at no additional cost to the Owner.
1. Trees, Shrubs and Cacti: During the construction, maintain by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, clean-up and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees, shrubs, and cacti free of insects.
 2. Decomposed Granite (including stabilized and field mixes): During the construction, maintain by raking, weeding, recompacting, reapplying, regrading, and repairing eroded areas. Protect field areas from traffic.
- B. Inspection of Completed Landscape Work: Upon completion of the landscape work, the Contractor shall notify the Owner's Representative who will schedule an inspection of the landscape improvements. During the inspection, items that are incomplete or that must be repaired or replaced will be identified. Completion or correction of items noted will be required prior to the issuance of a Certificate of Substantial Completion.

1.9 MAINTENANCE AFTER SUBSTANTIAL COMPLETION

- A. Maintenance Period: Six months from date of Substantial Completion for trees, shrubs, cactus and other landscape improvements. All work shall be performed in a professional manner within the standards of the industry, using quality equipment methods and materials.
- B. Work Schedule: Contractor will supply the Owner's Representative with a proposed schedule of the expected day and time tasks listed below will be performed. This schedule shall be approved prior to project maintenance commencement.

Item No.	Task Work Item Description	Task Work Item Description	Time Frame
1	Prune Plants	Once	4th Month
2	Fertilize Plants	Once	4th Month
3	Irrigate Plants	Adjust per Season	--
4	Weed All Areas	2x Month	--
5	Apply Pre-Emergent Herbicide	Once	4th Month
6	Ensure Soil Conditions	Once	2nd Month
7	Insect, Rodent and Disease Control	Monthly	--
8	Granite Areas	Monthly	--
9	Police Site	Weekly	--

The frequencies of the tasks stated above are suggested minimums only. During extremely wet or dry periods, the Contractor must adjust schedules to ensure correct and proper conditions are maintained.

- C. After satisfactory completion of the maintenance period, the Owner will assume responsibility for landscape maintenance

1.10 SUSPENSION OF MAINTENANCE PERIOD FOR NON-COMPLIANCE

- A. Failure to comply with the specified maintenance requirements, as determined by the Owner's representative, may result in the suspension of the maintenance period until such time as the required remedial actions have been completed by the Contractor. A number of days equal to the number of days of the suspension will be added to the maintenance period.

PART 2 - PRODUCTS

2.1 TREE, SHRUB, AND CACTI MATERIAL

- A. General: All Contractor-provided plants used on the project shall be subject to the Owner's review and approval.
- B. Plant Form and Quality: All plants shall comply with the project specifications, be normally developed individuals of their species. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- C. Grade: Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock" or "Arizona Nurseryman's Association Recommended Average Tree Specifications", whichever is the more stringent. Trees, shrubs, and cacti of a larger size may be used if acceptable to Owner's Representative and at no additional cost to Owner.
- D. Plant Root Systems: All plants shall have healthy root systems. Container-grown plants shall have been in containers for a sufficient time for the root system to hold the soil when the plant is removed from the container, but not long enough for the plant to become root-bound or to cause a hardening of the root system.
- E. Label at least one tree, shrub, and cacti of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.

2.2 PREPARED PLANTING SOIL MIX FOR TREES, SHRUBS, AND CACTI

- A. Planting Soil Mix: Planting soil shall be native topsoil mixed to a uniform volume and loose measure, with the following soil amendments and fertilizers in the following quantities per cubic yard:
1. Trees and Shrubs: 20 cubic feet of (native) topsoil, 7 cubic feet of organic soil conditioner, 2 lbs soil sulfur, 1 lb of fertilizer (16-20-0). The prepared planting soil shall be thoroughly blended prior to placement in plant pits.
 2. Cacti: Planting soil shall be native topsoil with 0.25 lbs of soil sulfur incorporated into the soil backfill at each cactus.

2.3 FERTILIZER

- A. General Requirements: All fertilizers used on the project shall be in pelleted form and of recent manufacture.
- B. Slow-Release Fertilizer for Tree and Shrub Planting: Ammonium Phosphate consisting of 50 percent water-insoluble nitrogen, and phosphorus in the following composition:
1. Composition: 16 percent nitrogen, 20 percent phosphoric acid by weight.

2.4 INERT GROUND COVER

- A. Decomposed Granite: Decomposed granite shall be durable granite material size as shown on the plan. Except as may be approved by the Owner's Representative, all materials used on the project shall be from the same source and shall match the approved sample. Decomposed granite shall be free of loam, sand, clay, and other foreign substances.
1. Type: As indicated on plans.

2.5 TREE STAKING

- A. Tree Stakes: Tree Stakes shall be 2-inch (minimum) diameter by 8 feet (minimum) long peeled Lodge Pole Pine stakes. Treat with an EPA approved wood preservative. If required to support properly trees used on the project, stakes longer than specified shall be used at no cost to the Owner.
- B. Tie Wire: 12 gauge, annealed, galvanized wire.
- C. Chafing Guard: Biodegradable cotton tree ties with brass eyelet, provided in lengths required to protect tree trunks from damage. Cut tree ties are not acceptable.

2.6 HORTICULTURAL CHEMICALS

- A. Pre-Emergent Herbicide: "Surflan" or "Pendulum", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.
- B. Post-Emergent Herbicide: "Round-Up", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants and decomposed granite for compliance with requirements and conditions affecting installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 BLUE STAKING

- A. The Contractor shall have the work area Blue-Staked prior to the start of any excavation work. Blue Staking shall be kept current throughout the course of the work. All utilities damaged by the Contractor shall be repaired or replaced by the Contractor, as required by the Owner or applicable utility company, at the Contractor's expense.

3.3 SITE PREPARATION

- A. Protect structures, utilities, sidewalks, pavements and other facilities and existing plants from damage caused by landscape operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree locations. Stake locations, adjust locations when requested, and obtain Owner's Representative's acceptance of layout before planting. Make minor adjustments as required.

3.4 TREE AND SHRUB PIT EXCAVATION

- A. Seasonal Limitations: The planting of trees and shrubs may be done at any time selected by the Contractor consistent with the overall project schedule. Planting during excessively hot, cold, or windy weather shall be at the Contractor's risk. Plants that die or are damaged as a result of weather conditions shall be replaced by the Contractor at no additional cost to the Owner.
- B. Excavation of Plant Pits: Excavate circular pits with sides sloped inward, pit size according to the drawings. Do not disturb sub-grade. Scarify sides of plant pit if smeared or smoothed during excavation.
- C. Subsoil removed from excavations may be amended as specified and used as backfill.
- D. Obstructions: Do not install any plant if a large obstruction is encountered below the rootball. Notify Owner's Representative if unexpected rock or obstructions detrimental to trees, shrubs or cactus are encountered in excavations.
- E. Tests for Drainage: Partially fill plant pits with water and allow water to percolate away. For acceptance, all pits shall drain at least 6" per hour. All pits not draining at 6" per hour shall be deepened or relocated as directed by Owner's Representative. Drainage testing for up to 25 percent of all tree pits shall be performed by the Contractor at no additional cost to the Owner.
1. Deepening Tree Pits: Drill 6-inch diameter holes into free-draining strata or to a depth of ten feet, whichever is less, and backfill with free-draining material.
 2. Deepening all tree pits shall be performed by the Contractor at no additional cost to the Owner.

3.5 TREE AND SHRUB PLANTING

- B. Set container-grown stock plumb and in center of pit or trench with top of root ball one inch above adjacent finish grades. Plants that settle shall be excavated and re-planted at correct grade.
1. Carefully remove root ball, immediately prior to planting, from container, without damaging root ball, stems or foliage. Damaged plants shall be replaced by the Contractor at no additional cost to the Owner.
 2. Backfill planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.

3.6 TREE AND SHRUB PRUNING

- A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Unless otherwise indicated by Owner's Representative, do not cut tree leaders; remove only injured or dead branches. Prune shrubs to ANA Standards to retain natural character. Shrub sizes indicated are sizes after pruning.
1. All dead wood, suckers, broken or bruised branches shall be removed.
 2. Pruning shall be carried out with clean, sharp tools.
 3. If, in the opinion of the Owner's Representative, pruning results in a plant not natural in character, the plant shall be replaced by the Contractor at no additional cost to the Owner.

3.7 TREE STAKING

- A. Upright Staking and Tying: Stake trees as detailed on the drawings. Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two tree ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Use the number of stakes shown on the drawings.
1. Staking and tying shall be capable of supporting the plant, without repair, for two years.

3.8 INORGANIC SURFACING INSTALLATION

- A. Decomposed Granite Surfacing: All areas to be surfaced with decomposed granite shall be brought to the lines and grades shown on the plans, with allowance made for depth of the decomposed granite. Install decomposed granite in accordance with the project drawings.
1. A reveal shall be provided adjacent to paved surfaces as shown on the project drawings. Where not detailed, the reveal shall be 3/4 inch.

3.9 HORTICULTURAL CHEMICALS

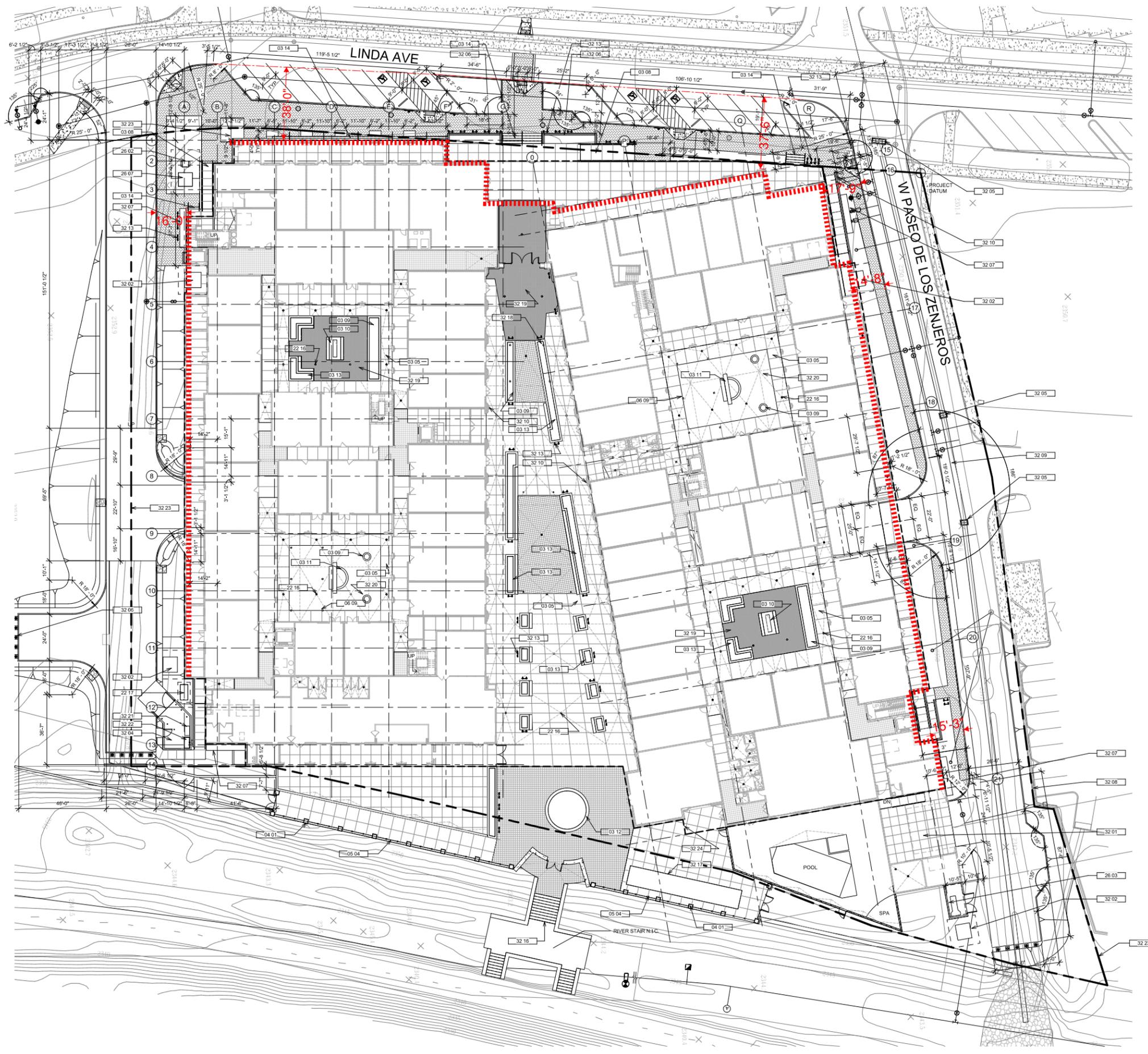
- A. Herbicides: Herbicides shall be applied according to manufacturer's written instructions by an Applicator licensed by the state of Arizona.

3.10 CLEANUP AND PROTECTION

- A. During landscape operations, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect all plants and decomposed granite areas from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged items.
- C. Promptly remove soil and debris created by landscape work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- D. Erect barricades and warning signs as required, to protect newly landscaped areas from traffic.

3.11 DISPOSAL

- A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris and trimmings, and dispose of them legally off Owner's property.



GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENT WORK.
2. REFER TO CIVIL DRAWINGS FOR LANDSCAPE PLAN FOR DECORATIVE TILE.
3. REFER TO CIVIL DRAWINGS FOR STAIR, RAMP AND TRASH ENCLOSURE DETAILS.
4. REFER TO ELECTRICAL FOR ALL ELECTRICAL EQUIPMENT.
5. REFER TO STRUCTURAL FOR ALL STRUCTURAL FRAMING.
6. REFER TO SHEET A1.03 FOR ALL FLOOR SLOPES. HANDRAILS SHALL COMPLY WITH SECTION 1014.4, IBC 1014.2; HEIGHT 36".
7. GUARDRAILS SHALL COMPLY WITH SECTION 1015.3, IBC 1014.2; HEIGHT 42".
8. SITE IMPROVEMENT WORK BEYOND PROPERTY LINE IS PER LICENSE AGREEMENT BETWEEN PROPERTY OWNERS, COT AND PIMA COUNTY.



KEYNOTES

03 05	DECORATIVE CONCRETE TOPPING SLAB AT PASEO AND COURTYARDS
03 08	CONCRETE ACCESS RAMP.
03 09	CONCRETE PLANTER SCD.
03 10	CONCRETE FIREPLACE SCD, SPD.
03 11	CONCRETE FOUNTAIN AND BBQ AREA WITH SINK SCD, SPD.
03 12	CONCRETE FOUNTAIN SCD, SPD.
03 13	CONCRETE PLANTER AND SEAT WALL SCD.
03 14	CONCRETE STAIR SCD.
04 01	24" X 24" CMU PIER TYP AT FENCE, SCD.
05 04	DECORATIVE METAL PICKET FENCE WITH 6" X 6" METAL POSTS SCD.
06 09	PERGOLA WITH 8" X 8" WOOD POSTS SCD, SSD.
22 16	AREA DRAIN TYP. SPD.
22 17	GREASE INTERCEPTOR SPD.
26 02	J2 CABINET, SED.
26 03	GENERATOR, SED.
26 07	SWITCH CABINET ON CONCRETE PAD SED.
32 01	FIRE TRUCK TURNAROUND
32 02	TRANSFORMER, SED.
32 04	TRASH ENCLOSURE PER COT, SCD, CMU WITH STUCCO FINISH.
32 05	CATCH BASIN, SCD.
32 06	RAISED CMU PLANTER BED W/ STUCCO FINISH.
32 07	SERVICE ENTRANCE SWITCHBOARD (SES)
32 08	PROPERTY LINE, SCD.
32 09	STORM DRAIN, SCD.
32 10	STAND PIPE.
32 13	BIKE PARKING TYP. SCD.
32 16	FUTURE RAMP AND STAIR CONNECTOR TO THE LOOP, NIC.
32 17	BOCCIE BALL COURT SCD.
32 18	FABRIC CANOPY WITH STEEL POSTS SCD, SSD.
32 19	BRICK PAVERS SCD.
32 20	DECORATIVE TILE SCD.
32 21	TALLOW CONTAINER.
32 22	FLOOR DRAIN WITH HOSE BIBB, SPD.
32 23	PROPERTY LINE SCD.
32 24	PERIMETER GARAGE BOUNDARY BELOW

BAUTISTA APARTMENTS
165 S. LINDA AVE., TUCSON, AZ 85745

100% CONSTRUCTION DOCUMENTS, FOR PERMIT 12.01.2021

REVISION/RELEASE DATE	
Issue Date	Project Status

LRD JOB NO: 813.02
CLIENT NUMBER:

SITE PLAN



A1.01

GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENT WORK AND PLANTER INFORMATION.
- REFER TO CIVIL DRAWINGS FOR LANDSCAPE PLAN FOR DECORATIVE TILE.
- REFER TO CIVIL DRAWINGS FOR STAIR, RAMP AND TRASH ENCLOSURE DETAILS.
- REFER TO ELECTRICAL FOR ALL ELECTRICAL EQUIPMENT.
- REFER TO STRUCTURAL FOR ALL STRUCTURAL FRAMING.
- REFER TO SHEET A1.03 FOR ALL FLOOR SLOPES. HANDRAILS SHALL COMPLY WITH SECTION 1014.4, IBC 1014.2; HEIGHT 36".
- GUARDRAILS SHALL COMPLY WITH SECTION 1015.3, IBC 1014.2; HEIGHT 42".
- SITE IMPROVEMENT WORK BEYOND PROPERTY LINE IS PER LICENSE AGREEMENT BETWEEN PROPERTY OWNERS, COT AND PIMA COUNTY.
- REFER TO CIVIL AND SHEET A8.10/A8.11 FOR ALL SITE SIGNAGE.



PRELIMINARY
NOT FOR CONSTRUCTION

KEYNOTES

03 05	DECORATIVE CONCRETE TOPPING SLAB AT PASEO AND COURTYARDS
03 08	CONCRETE ACCESS RAMP, SCD.
03 09	CONCRETE PLANTER SCD.
03 10	CONCRETE FIREPLACE SCD, SPD.
03 11	CONCRETE FOUNTAIN AND BBQ AREA WITH SINK SCD, SPD.
03 12	CONCRETE FOUNTAIN SCD, SPD.
03 13	CONCRETE PLANTER AND SEAT WALL SCD.
03 14	CONCRETE STAIR SCD.
03 16	CONCRETE BOLLARD TYP.
03 17	TRASH ENCLOSURE, REFER TO CITY OF TUCSON DEVELOPMENT STANDARD NO. 6-01.0 DETAILS FOR BOLLARD, SLAB ON GRADE AND CMU SCREEN WALL SPECIFICATIONS AND CONSTRUCTION
04 01	24" X 24" CMU PIER TYP AT FENCE, SCD.
05 04	DECORATIVE METAL PICKET FENCE WITH 6" X 6" METAL POSTS SCD.
06 09	PERGOLA WITH ALUMINUM SLATS AND 8" X 8" WOOD POSTS SCD, SSD.
07 19	FABRIC CANOPY WITH COLUMNS SCD.
22 16	AREA DRAIN TYP, SPD.
22 17	GREASE INTERCEPTOR SPD.
22 18	GAS METERS SPD.
26 02	J2 CABINET, SED.
26 03	GENERATOR, SED.
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32 24	PERIMETER GARAGE BOUNDARY BELOW

BAUTISTA APARTMENTS
165 S. LINDA AVE, TUCSON, AZ 85745

100% CONSTRUCTION DOCUMENTS, FOR PERMIT 12.01.2021

REVISION/RELEASE DATE	
Issue Date	Project Status
01.28.2022	OWNER REVISIONS

LRD JOB NO: 813.02
CLIENT NUMBER:

SITE PLAN

A1.01

DESIGNATED TRASH PICK-UP AREA

TRASH ROOM #3
12'-6" X 25'-9"

PATH TO TRASH PICK-UP AREA



TRASH ROOM #4
12'-6" X 25'-9"

DESIGNATED TRASH PICK-UP AREA

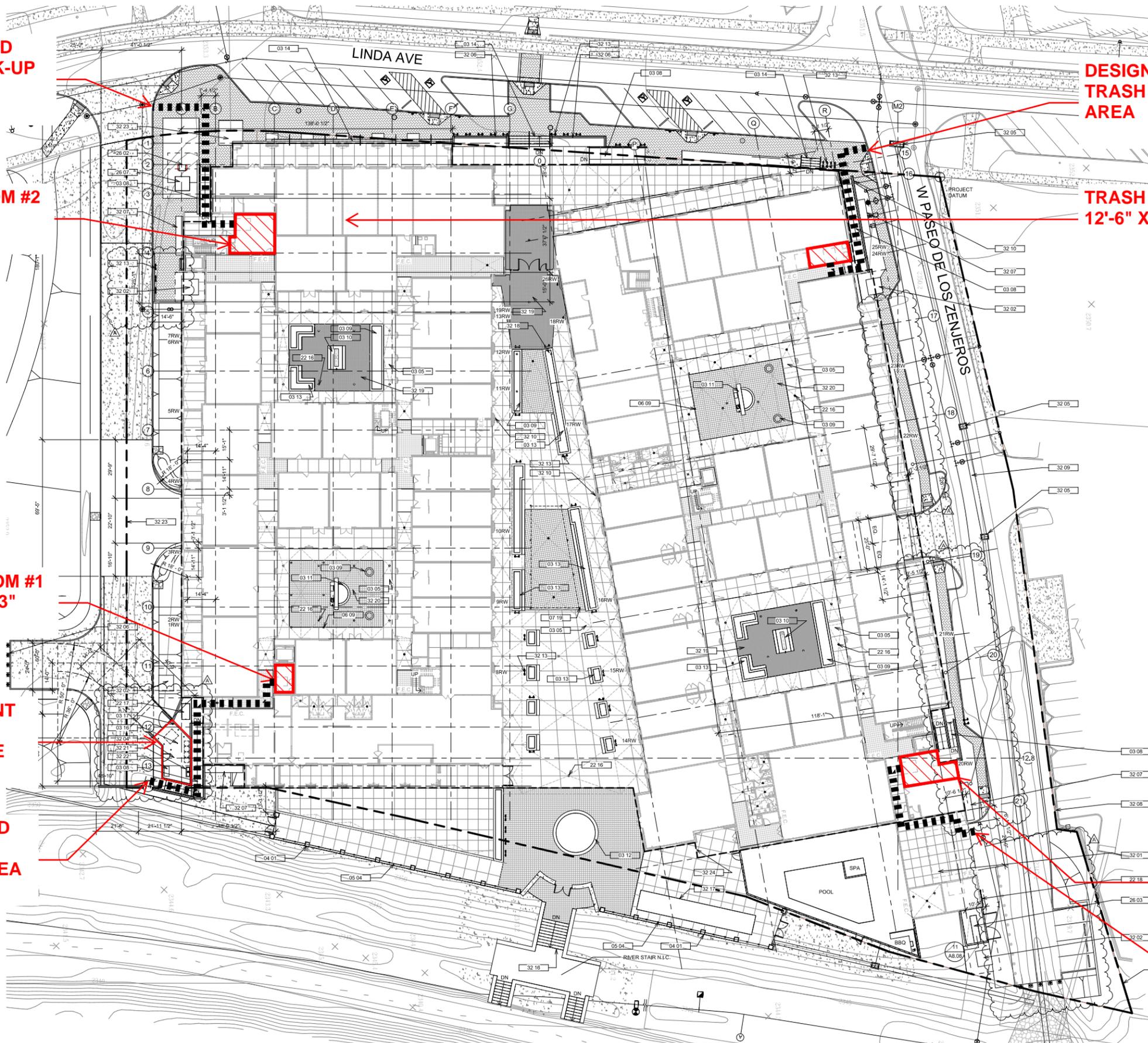
DESIGNATED TRASH PICK-UP AREA

TRASH ROOM #2
25' X 26'

TRASH ROOM #1
12'-6" X 19'-3"

RESTAURANT TRASH ENCLOSURE

DESIGNATED TRASH PICK-UP AREA



BAUTISTA TRASH ROOMS, RESTAURANT TRASH ENCLOSURE AND PATHS FROM BUILDING TO DESIGNATED TRASH PICK-UP AREAS

PRELIMINARY
NOT FOR CONSTRUCTION

BAUTISTA APARTMENTS
165 S. LINDA AVE, TUCSON, AZ 85745

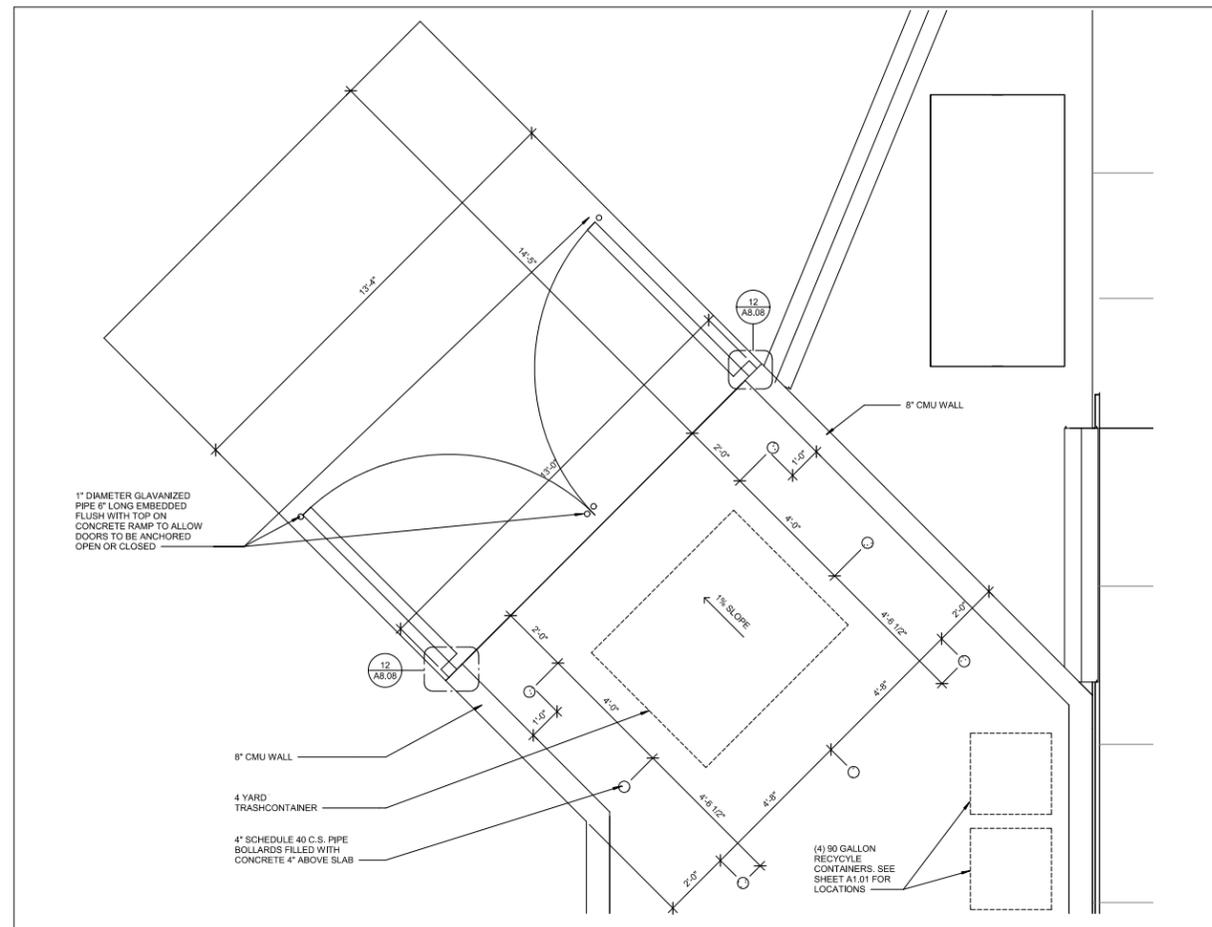
100% CONSTRUCTION DOCUMENTS,
FOR PERMIT 12.01.2021

REVISION/RELEASE DATE	
Issue Date	Project Status
01.28.2022	OWNER REVISIONS
Date 3	VE OWNER REVISIONS

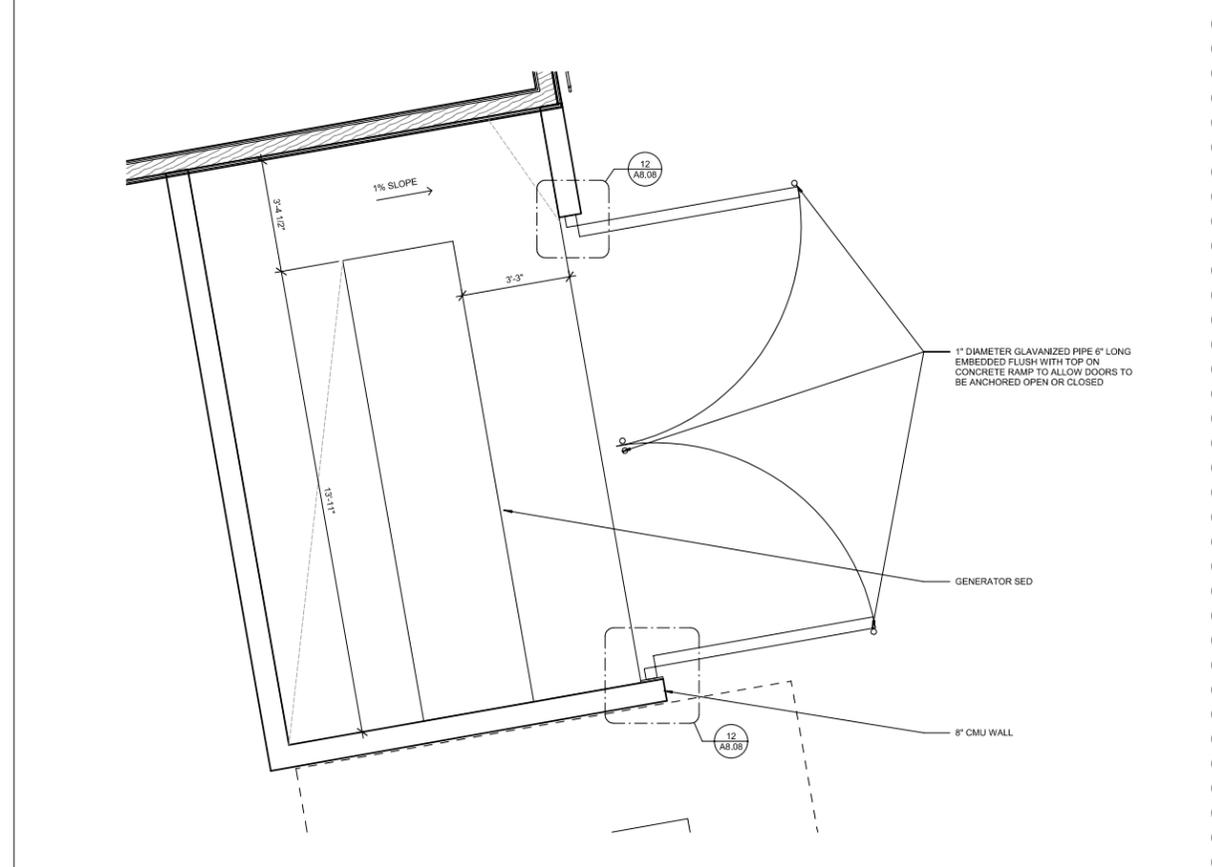
LRD JOB NO: 813.02
CLIENT NUMBER:

TRASH ENCLOSURE,
GENERATOR YARD
AND STAIR DETAILS

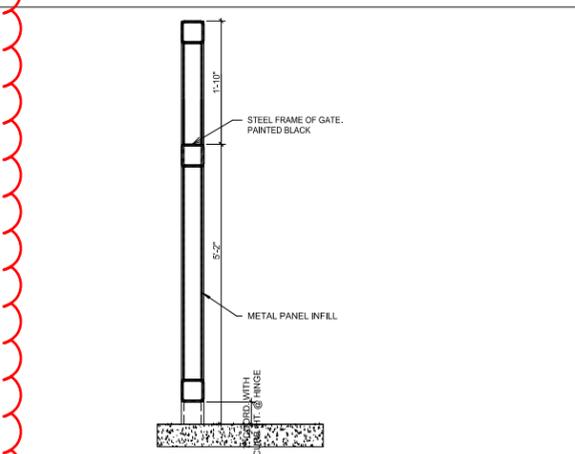
A8.15



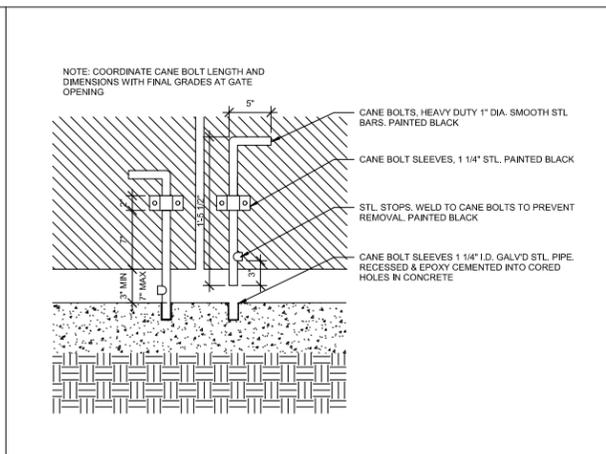
1 ENLARGED PLAN - TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



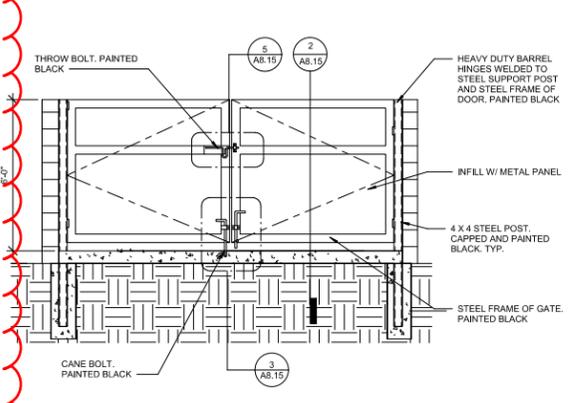
6 ENLARGED PLAN - GENERATOR YARD
SCALE: 1/2" = 1'-0"



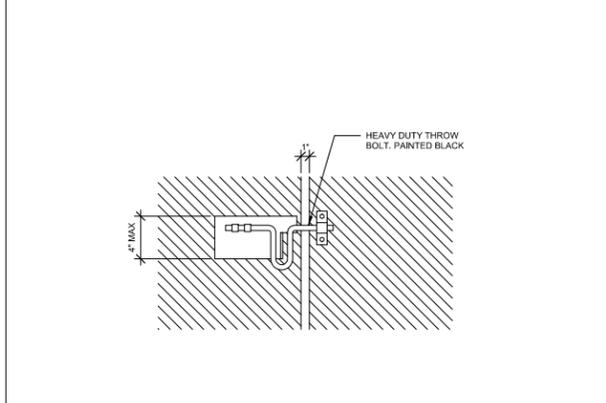
2 GATE DETAIL
SCALE: 1" = 1'-2"



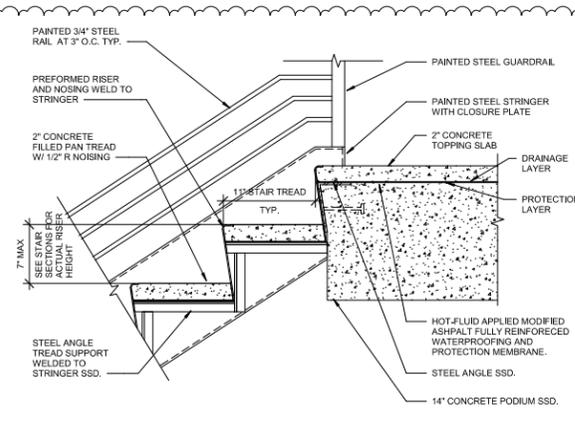
3 CANE BOLT DETAIL
SCALE: 1 1/2" = 1'-2"



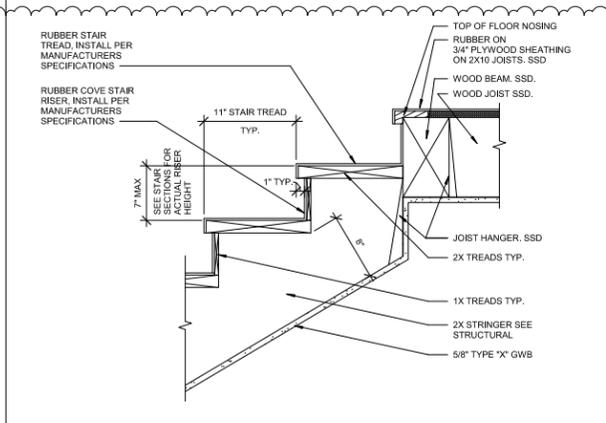
4 GATE ELEVATION (GENERATOR GATE SIM.)
SCALE: 3/8" = 1'-0"



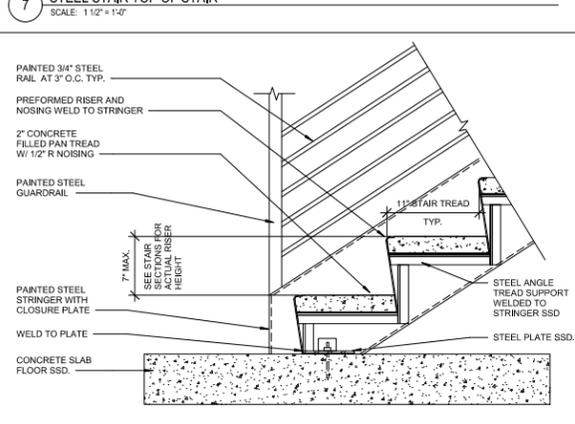
5 THROW BOLT DETAIL
SCALE: 1 1/2" = 1'-0"



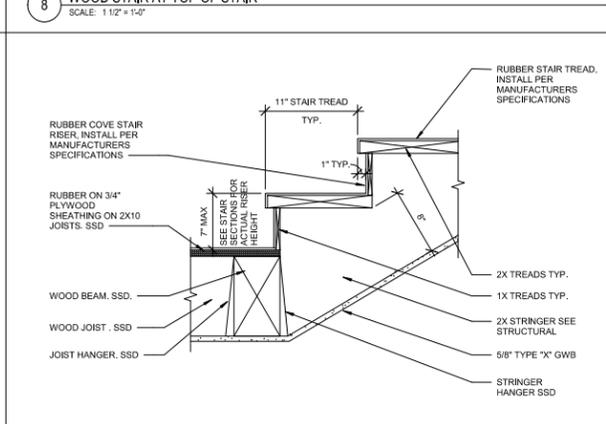
7 STEEL STAIR TOP OF STAIR
SCALE: 1 1/2" = 1'-0"



8 WOOD STAIR AT TOP OF STAIR
SCALE: 1 1/2" = 1'-0"

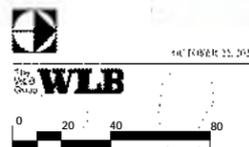


9 STEEL STAIR AT BOTTOM OF STAIR
SCALE: 1 1/2" = 1'-0"

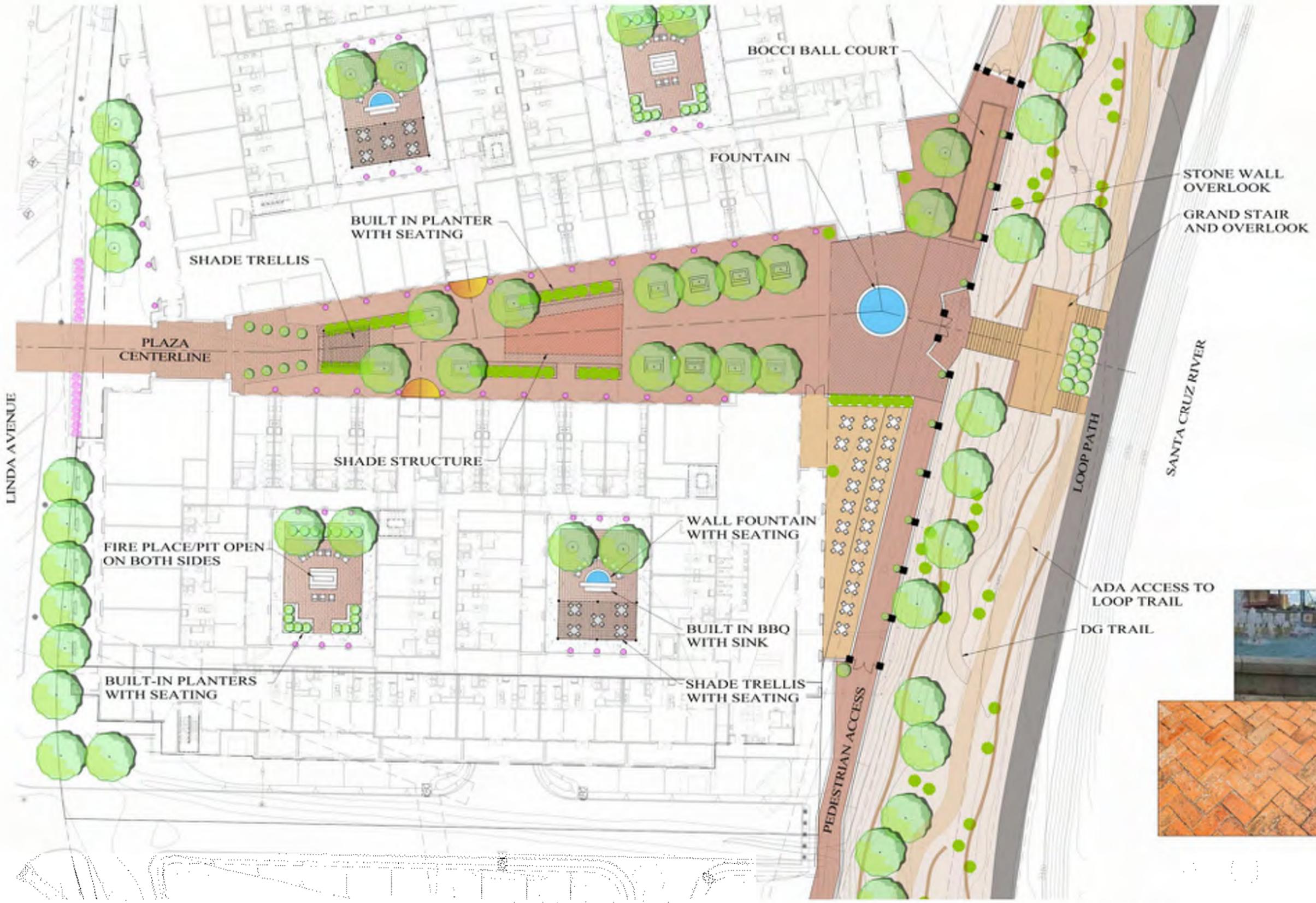


10 WOOD STAIR AT STAIR LANDING
SCALE: 1 1/2" = 1'-0"

05_LANDSCAPE PLAN



CONCEPTUAL PLAN
BAUTISTA PLAZA



0' 20'

OCTOBER 20, 2021

The WLB Group

CONCEPTUAL PLAN
BAUTISTA PLAZA



Restoration Hardware, vintage barn, zinc color, at every commercial entry, full cut-off light fixture.

05_EXTERIOR ELEVATIONS



Windows, Doors and shade trellis:
(Milgard) Bronze

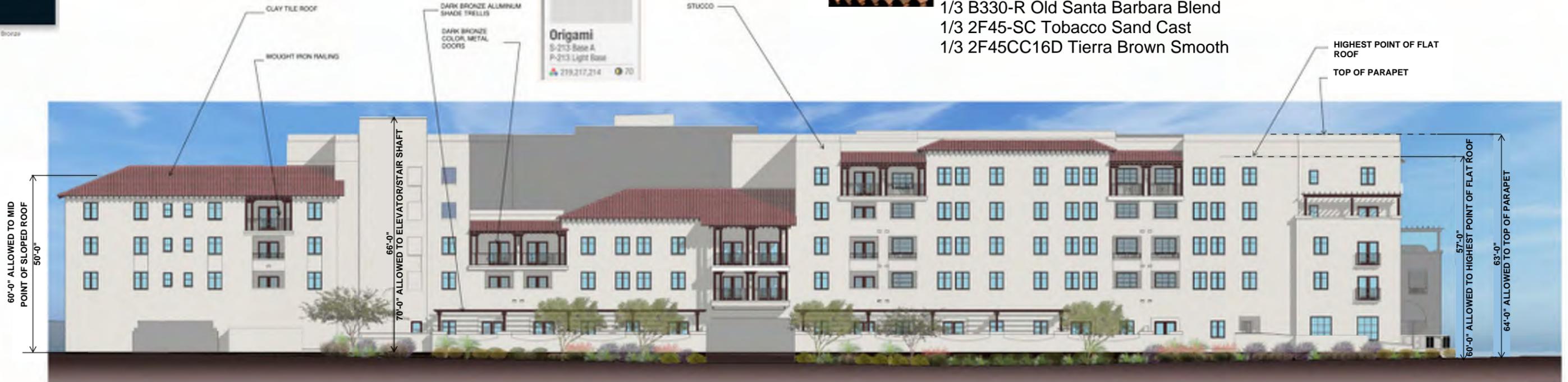
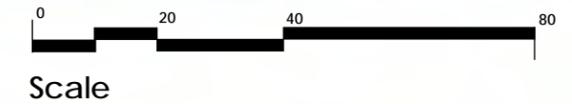
Stucco: Origami,
S-213 Base A
P-213 Light Base



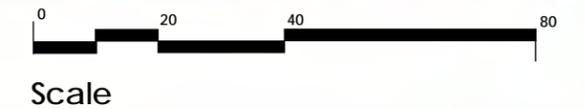
WEST ELEVATION



Clay tile roof:
MCA Clay Roof Tile:
Classic "S"
1/3 B330-R Old Santa Barbara Blend
1/3 2F45-SC Tobacco Sand Cast
1/3 2F45CC16D Tierra Brown Smooth



NORTH ELEVATION



05_EXTERIOR ELEVATIONS - RETAIL SIGNAGE LOCATIONS



1. RETAIL SIGNAGE TO BE LOCATED CENTERED ABOVE THE ENTRY DOORS TYPICALLY. A CEILING HUNG SIGN, PERPENDICULAR TO THE ENTRY DOOR WILL ALSO BE USED FOR ADDITIONAL VISIBILITY FOR FOOT TRAFFIC IN THE ARCADE.

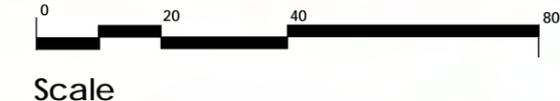
2. THE BUILDING NAME SIGN WILL BE LOCATED CENTERED ON THE ARCH

3. RETAIL SIGN AT AWNING OT BE LOCATED TO THE RIGHT OF THE ENTRY DOOR.

WEST ELEVATION



NORTH ELEVATION



05_EXTERIOR ELEVATIONS



EAST ELEVATION 3/32" = 1'-0"



Clay tile roof:

- MCA Clay Roof Tile:
- Classic "S"
- 1/3 B330-R Old Santa Barbara Blend
- 1/3 2F45-SC Tobacco Sand Cast
- 1/3 2F45CC16D Tierra Brown Smooth

Windows, Doors and shade trellis:
(Milgard) Bronze

Stucco: Origami,
S-213 Base A
P-213 Light Base



SOUTH ELEVATION 3/32" = 1'-0"

AVERAGE BUILDING HEIGHT 54'



GENERAL NOTES

- ALL PRECAST CONCRETE CAPS ARE 42" ABOVE F.F.E. UNLESS THERE IS A GUARDRAIL ON TOP. IF GUARDRAIL ON TOP THEN PRECAST CONCRETE CAP IS 24" ABOVE F.F.E. AND GUARDRAIL IS 42" ABOVE F.F.E. TOP OF ALL GUARDRAILS ARE ALWAYS 42" ABOVE F.F.E.



1640 e. river rd.
suite 206
tucson, az 85718
t: 520.882.4484



Expires 12/31/24

KEYNOTES

03 02	PRECAST CONCRETE SILL/CAP REFER TO DETAIL 9/A5.03
05 03	ROOF ACCESS LADDER
07 02	CLAY TILE ROOFING
07 18	SCUPPER
08 04	ALUMINUM STORE FRONT SYSTEM, SEE WINDOW AND DOOR SCHEDULE/TYP SHEETS
09 07	BASE PER FINISH PLAN ON SHEET ID1.1
09 44	CONTROL JOINT TYP.
10 05	MILD STEEL BALCONY RAILING WITH STANDARD PICKETS AND HAND RAIL.
22 03	OVERFLOW DRAIN.
23 06	MECHANICAL EXHAUST VENT TYP.
32 10	STAND PIPE.



Clay tile roof:
MCA Clay Roof Tile:
Classic "S"
1/3 B330-R Old Santa Barbara Blend
1/3 2F45-SC Tobacco Sand Cast
1/3 2F45CC16D Tierra Brown Smooth



Windows, Doors and shade trellis:
(Milgard) Bronze



Stucco: Western 1 Kote:
Origami,
S-213 Base A
P-213 Light Base

BAUTISTA APARTMENTS

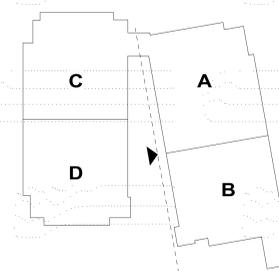
165 S. LINDA AVE, TUCSON, AZ 85745

100% CONSTRUCTION DOCUMENTS,
FOR PERMIT 12.01.2021

REVISION/RELEASE DATE	
Issue Date	Project Status
01.28.2022	PLAN CHECK COMMENTS

LRD JOB NO: 813.02
CLIENT NUMBER:

NORTH BUILDING
SOUTH ELEVATION



KEY PLAN



A5.3



1 SOUTH ELEVATION NORTH BUILDING PART A
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION NORTH BUILDING PART B
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION NORTH BUILDING OVERALL
SCALE: 1" = 20'-0"

GENERAL NOTES

- ALL PRECAST CONCRETE CAPS ARE 42" ABOVE F.F.E. UNLESS THERE IS A GUARDRAIL ON TOP. IF GUARDRAIL ON TOP THEN PRECAST CONCRETE CAP IS 24" ABOVE F.F.E. AND GUARDRAIL IS 42" ABOVE F.F.E. TOP OF ALL GUARDRAILS ARE ALWAYS 42" ABOVE F.F.E.



1640 e. river rd.
suite 206
tucson, az 85718
t: 520.882.4484



Expires 12/31/24

KEYNOTES

03 02	PRECAST CONCRETE SILL/CAP REFER TO DETAIL 9/A8.08
05 03	ROOF ACCESS LADDER
07 02	CLAY TILE ROOFING
07 18	SCUPPER
09 07	BASE PER FINISH PLAN ON SHEET ID1.1
09 44	CONTROL JOINT TYP.
10 03	PERGOLA SHADE STRUCTURES - PRIMARY STRUCTURE TO BE HEAVY LUMBER SECONDARY STRUCTURE TO BE ALUMINUM.
10 05	MILD STEEL BALCONY RAILING WITH STANDARD PICKETS AND HAND RAIL.
22 03	OVERFLOW DRAIN.
23 06	MECHANICAL EXHAUST VENT TYP.
32 10	STAND PIPE.



Clay tile roof:
MCA Clay Roof Tile:
Classic "S"
1/3 B330-R Old Santa Barbara Blend
1/3 2F45-SC Tobacco Sand Cast
1/3 2F45CC16D Tierra Brown Smooth



Windows, Doors and shade trellis:
(Milgard) Bronze



Stucco: Western 1 Kote:
Origami,
S-213 Base A
P-213 Light Base

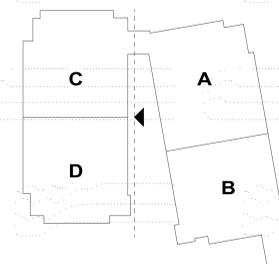
100% CONSTRUCTION DOCUMENTS,
FOR PERMIT 12.01.2021

REVISION/RELEASE DATE	
Issue Date	Project Status
01.28.2022	PLAN CHECK COMMENTS

LRD JOB NO: 813.02
CLIENT NUMBER:

SOUTH BUILDING
NORTH ELEVATION

KEY PLAN



A5.5



1 NORTH ELEVATION SOUTH BUILDING PART A
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION SOUTH BUILDING PART B
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION SOUTH BUILDING OVERALL
SCALE: 1" = 20'-0"

06_RENDERINGS



VIEW FROM LINDA AVE TOWARDS BUILDING ENTRY



VIEW FROM LINDA AVE TOWARDS PASSEO ENTRY



VIEW FROM THE PASSEO TOWARDS BUILDING ENTRY



1 OF 4 INTERIOR COURTYARDS



VIEW FROM LINDA TOWARDS COMMERCIAL ARCADE

07_ SAMPLES OF PROPOSED MATERIALS

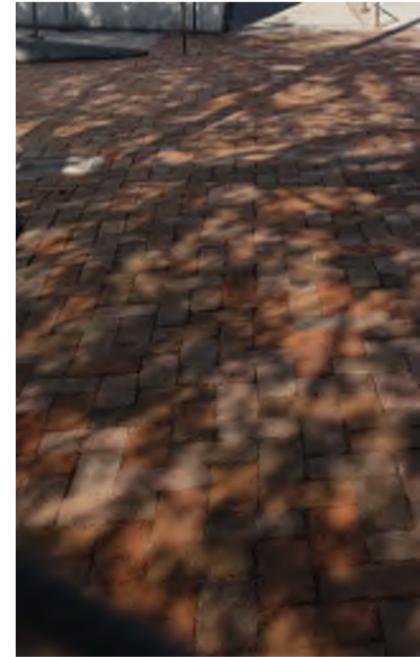
CLAY TILE ROOFING



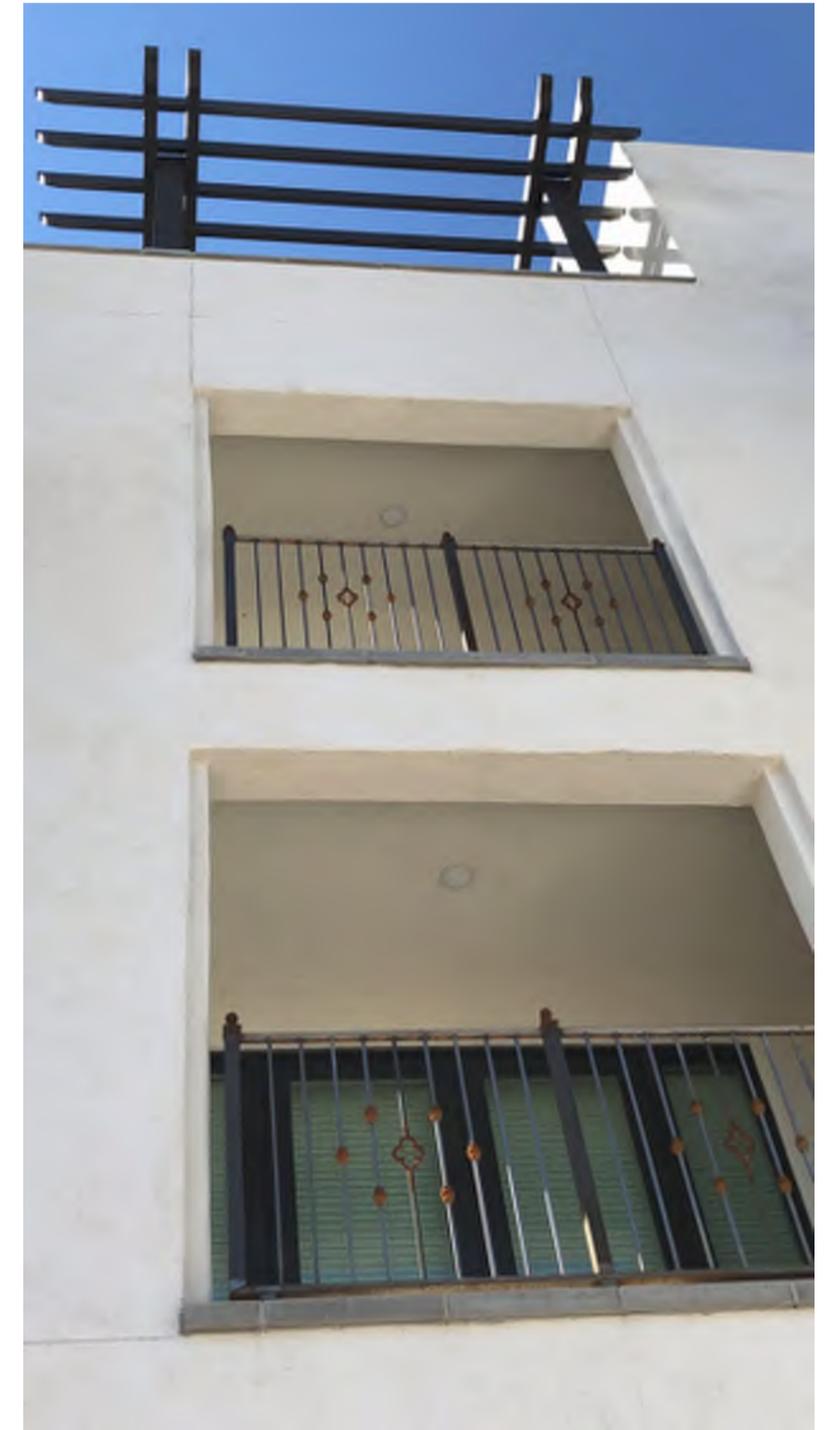
DARK BRONZE PAINTED WOOD AND ALUMINUM SHADE TRELLIS



DECORATIVE PAVING



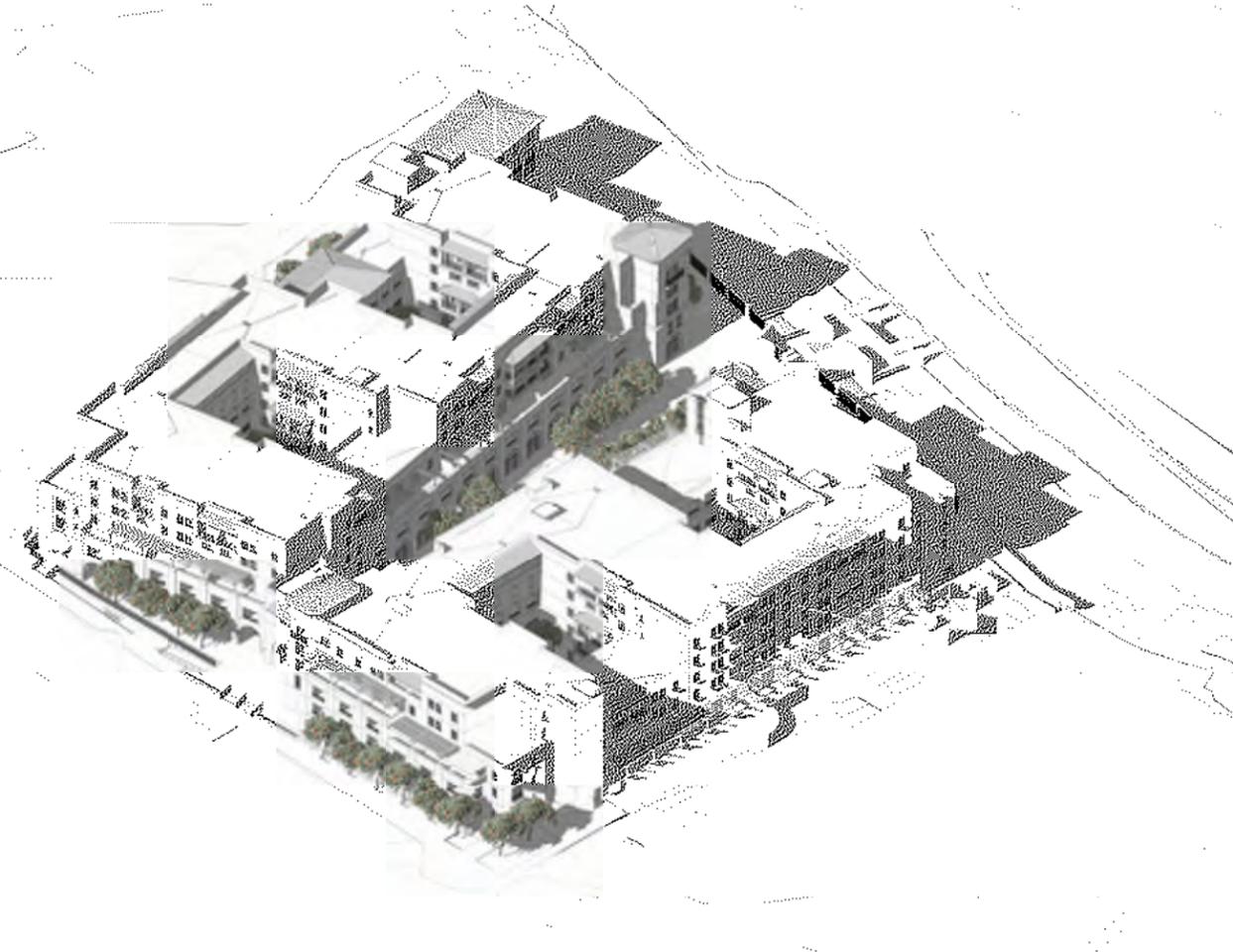
DECORATIVE WROUGHT IRON BALCONY RAILINGS



BAUTISTA

Courtyard and Shade Arcades:
Public Pedestrian Paving = +/- 35,570 sf
Shade Provided = +/- 19,090 sf

Sun shade taken June 20th @2:00 PM - 54% of public pedestrian access areas are in shade at this time.



SOUTH WEST VIEW



NORTH WEST VIEW

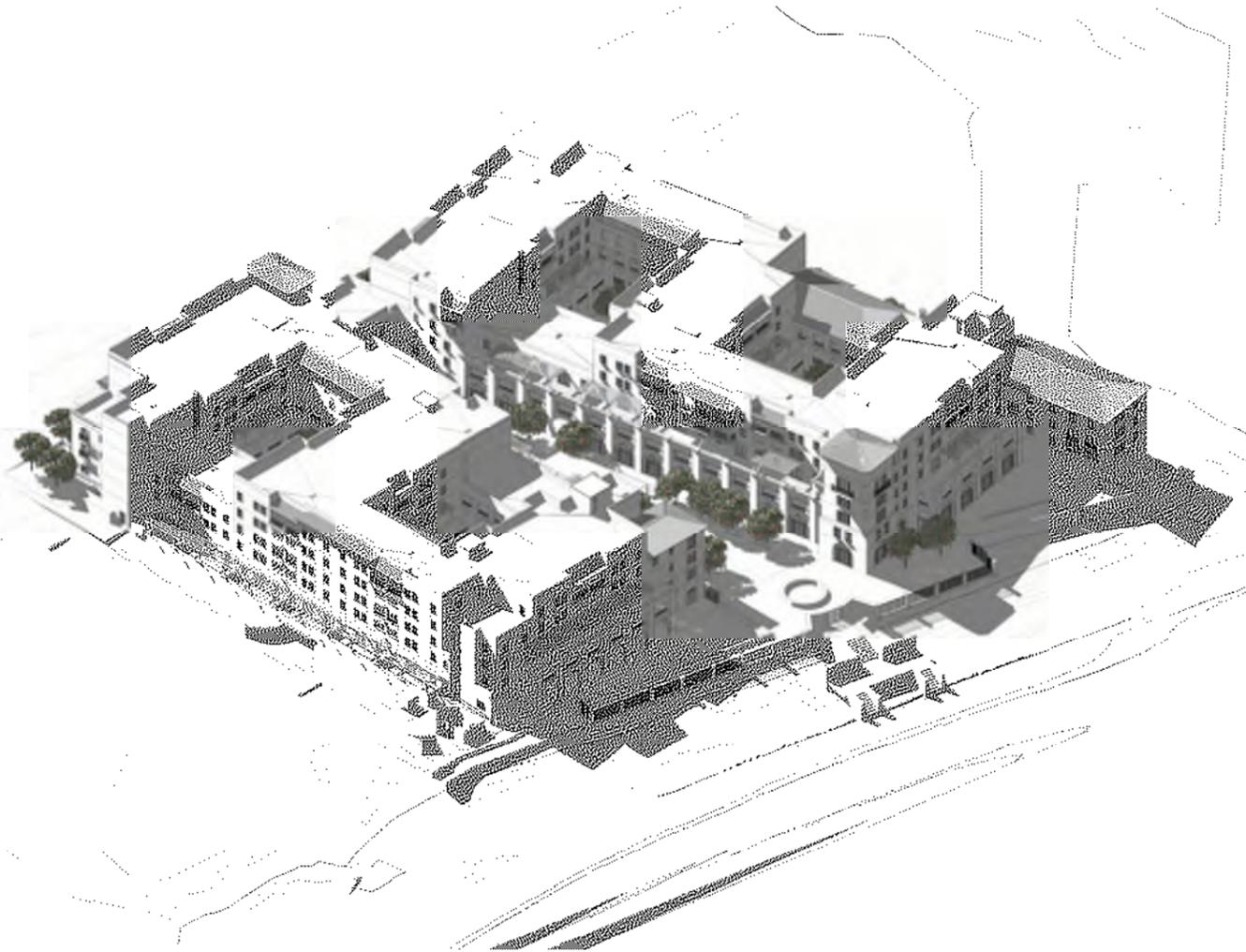
BAUTISTA

Courtyard and Shade Arcades:

Public Pedestrian Paving = +/- 35,570 sf

Shade Provided = +/- 19,090 sf

Sun shade taken June 20th @2:00 PM - 54% of public pedestrian access areas are in shade at this time.



SOUTH EAST VIEW



NORTH EAST VIEW

09_PHOTOGRAPHS OF EXISTING CONDITIONS

PROJECT SITE

The existing conditions looking from the north side of the site show a parking area with adjacencies to the Diamond Street Loop bike path on the west and South Linda Avenue on the east. There are views of office space directly to the south and commercial space to the southwest.



KEY PLAN



NORTH ELEVATION - ARIEL



NORTH ELEVATION – STREET LEVEL – 8-13-2021

09_PHOTOGRAPHS OF EXISTING CONDITIONS

PROJECT SITE

The existing conditions looking from the east side of the site show vacant land on the north side of the site and a slope down to the bike path on the east side of the site. To the west and northwest are multifamily residential with single family residential beyond.



KEY PLAN



EAST ELEVATION – ARIEL



EAST ELEVATION – STREET LEVEL – 8-13-2021

09_PHOTOGRAPHS OF EXISTING CONDITIONS

PROJECT SITE

The existing conditions looking from the south side of the site show drainage to the south of the site. To the northwest is multifamily residential and to the north is single family residential.



KEY PLAN



SOUTH ELEVATION - ARIEL



SOUTH ELEVATION – STREET LEVEL – 8-13-2021

09_PHOTOGRAPHS OF EXISTING CONDITIONS

PROJECT SITE

The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



KEY PLAN



WEST ELEVATION



WEST ELEVATION – STREET LEVEL – 8-13-2021

09_PHOTOGRAPHS OF EXISTING CONDITIONS

Linda Ave Looking North

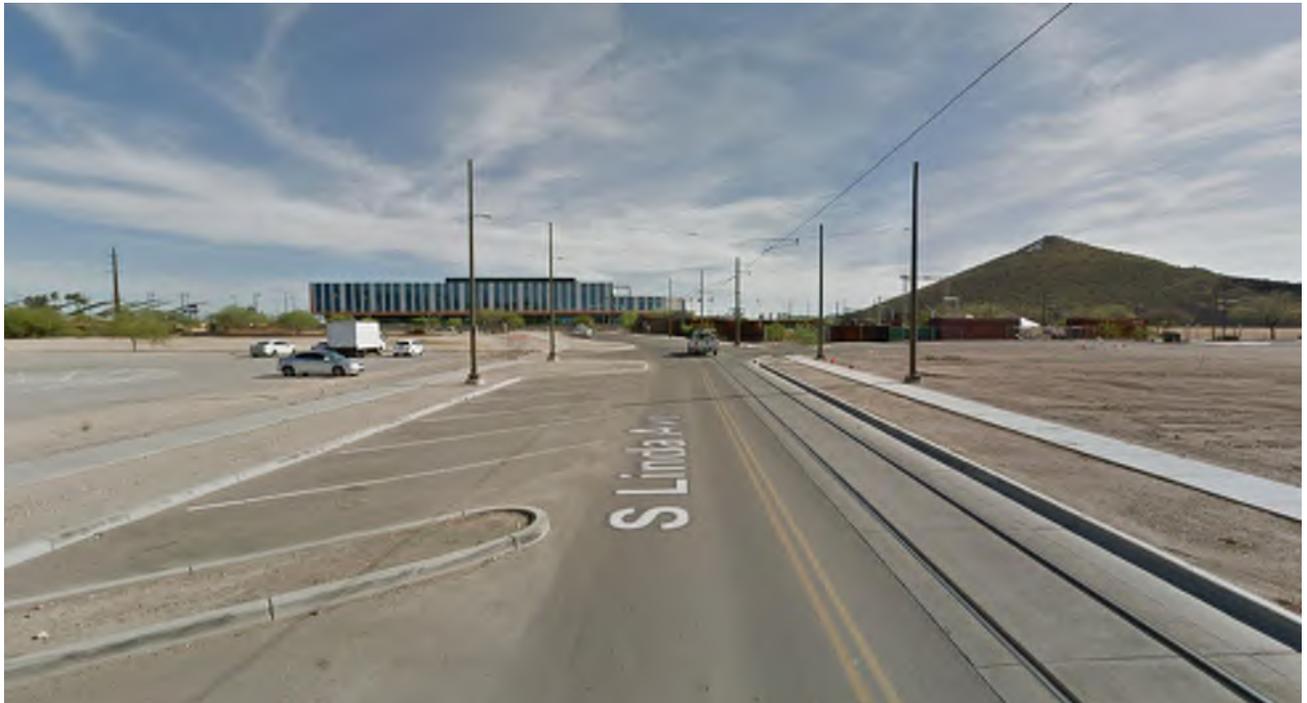
The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



09_PHOTOGRAPHS OF EXISTING CONDITIONS

Linda Ave Looking South

The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



09_PHOTOGRAPHS OF EXISTING CONDITIONS

Bike Path

The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



10_PRECEDENTS

PROJECT: Monier Apartment Building
LOCATION: 160 South Avenida del Convento, Tucson, AZ 85745
DATE: 2021



10_PRECEDENTS

PROJECT: Monier Apartment Building
LOCATION: 160 South Avenida del Convento, Tucson, AZ 85745
DATE: 2021



10_PRECEDENTS

PROJECT: Sentinel
LOCATION: 125 S Linda Ave, Tucson, AZ 85745
DATE: 2021



10_PRECEDENTS

PROJECT: Sentinel
LOCATION: 125 S Linda Ave, Tucson, AZ 85745
DATE: 2021



11_UCD COMPLIANCE REVIEW COMMENTS

PERMIT: DP21-0157

December 7 2021

Page 2 of 14

PIMA COUNTY REGIONAL FLOOD CTRL DIST

Reviewer: Ann B. Moynihan, P.E., CFM

1. Use of more the conservative of effective FEMA FIRM or the JE Fuller Sediment Removal modeling to set the bank elevation. **WLB Response: We've based our design off of the base flood information provided by to us by Eric Shepp in April of 2018. Eric provided base flood elevations from the JE Fuller Model "SCR_Grant to 29th" that was prepared by John Wallace on 4/4/18. These base flood elevations were prepared based upon 2015 topography, which reflects the excess sediment in the river (which has now been removed). These elevations are higher than the base flood elevations on the effective FEMA FIS map.**
2. The District recommends underground parking entrances be placed on the west side of the project or that the entrances be placed at least 3 feet above the Base Flood Elevation from comment 1. The proposed pump system is acceptable. Gravity drain should be prohibited. **WLB Response: This recommendation was discussed between The WLB Group and the District. It was decided that 1 foot elevation above the 100 year water surface elevation was sufficient for the north garage entrance. As we have progressed with the preliminary design of the river park, we have set the top of bank heights along the river park at a minimum of 3 feet above the 100-year base flood elevation from the northeast corner of the Bautista site to the Cushing Street crossing for additional protection for the site and to protect the sump location at the south garage entry.**
3. The connection from the Plaza to the Loop encroaches more than a 50-foot setback from the path similar to the Caterpillar development. **WLB Response: We've been working over the past 2-3 months with the project owner, architect and both in-house and 3rd party landscape architects on preliminary plans for the river park. We understand that the "grand staircase" as depicted upon the first development package submittal appears to partially block overbank flow. The new staircase design is shifted to the west and embedded into the existing bank much more so than the original depiction. As part of the river park design review by the City and County, we will demonstrate through the preparation of cross sections through this reach that the overbank flow is not impeded. Further, we understand that some level of bank stabilization will be necessary in the overbank with toe-down depths based upon overbank velocity scour. Our river park concept includes gabion or wire tied rip-rap to protect the bank. For aesthetics, the desire is to go more with vertical or near vertical gabions instead of 1:1 or 2:1 rip-rap. We will formally submit to and seek additional input from the District as the river park plans are further developed in the coming weeks. Please see the following images for the conceptual river park design.**
4. The District agreed that the Caterpillar overbank width would set the precedent for this area. **WLB Response: The overbank dimensions as well as the implementation of overbank slope stabilization requirement will be similar to the Caterpillar overbank design. Please see above response #3.**
5. Areas adjacent to the Loop shall be vegetated as approved by the District. Connectivity from the path to Mercado San Augustin should be provided: **WLB/LRD Response: Connectivity will be provided at several points for both pedestrian and bicycle traffic.**

6. Continue coordination about the property acquisitions with the District. **WLB Response: The river park concept will be formally submitted to both the City and the District for review. Slope stabilization will be constructed as part of the river park improvements.**
7. Provide a riprap slope with cut off wall adjacent to the ramp. **WLB Response: Slope stabilization will be constructed as part of the river park improvements.**
8. A Facility Impact Permit is required prior to construction for any improvements impacting the Loop or bank protection. **WLB Response: Acknowledged.**

TRAFFIC

Reviewer: David Stiffey

1. If construction keynote 5 (Locking Pavers) are a pedestrian path as it seems, please provide ADA compliant ramps where the walkway meets the curb returns of the ingress/egress from the property to Paseo De Los Zanjeros. **WLB Response: Ramps have been added at this location.**
2. If the locking pavers are a pedestrian pathway as it seems, please provide pathway dimensions and spot grades. **WLB Response: Spot grades are shown and additional dimensions have been added.**
3. Provide on the plans "Sight Visibility Triangles" where the entry/exit of proper meets Paseo De Los Zanjeros and also where Paseo De Los Zanjeros meets Linda. (It appears that quite possibly one or more of the trees to be planted at the entryway off of Paseo De Los Zanjeros may be in the way of the sight visibility triangles). **WLB Response: Site Visibility Triangles have been added to the plan sheets.**

PLUMBING – COMMERCIAL

Reviewer: Robert Sherry

COMPLETED

ZONING

Reviewer: Steve Shields

COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.

This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also, compliance with applicable development criteria for the propose use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).

Section 3.3.3.G.5.c UDC, an applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise.

A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of resubmittal. The new submittal initiates a new one-year review period. One-year Expiration date is June 20, 2022.

1. 2-06.4.1 – Provide the email address and phone number to the owner and email address for the architect on the cover sheet. **WLB Response: This information has been added.**
2. 2-06.4.3 – Provide the development package number, DP21-0157, adjacent to the title block on all sheets. **WLB Response: This information has been added.**
3. 2-06.4.4.B – Label all streets that abut the site on the location map.
2-06.4.7 – General Notes, The following general notes are required. Additional notes specific to each plan are required where applicable.
2-06.4.7.A – Zoning and Land Use Notes. **WLB Response: This information has been added.**
4. 2-06.4.7.A.4 – Zoning and land use note 4 states “THE PROPOSED USES ARE AS FOLLOWS: but only lists one use “RESIDENTIAL (APARTMENTS) “ and this use is not a use listed in the UDC and should be listed as Multifamily. Plus clarify what other uses are proposed and list them as a use that is classified in the UDC and if applicable list any associated Use Specific Standards. **WLB Response: This note has been revised to list UDC categories.**
5. 2-06.4.7.A.6.a – As it appears that you will be using IID provide the IID case number adjacent to the title block on all sheets and provide a general note stating the case number, date of approval, what was modified and if applicable any conditions of approval. **WLB Response: The IID application is being submitted concurrently with this development package re-submittal. We will add this information once the IID is reviewed and approved.**
6. 2-06.4.7.A.6.a – As this site is located within the Rio Nuevo Area (RNA) RNA review is required. Provide the case number adjacent to the title block on all sheets and provide a general note stating the case number, date of approval, what was modified and if applicable any conditions of approval. **WLB Response: The RNA review is part of the IID review (confirmed per our conversations with Maria Gayosso). We will add this information once the IID is reviewed and approved.**
7. 2-06.4.7.A.7 – As some type of land split, lot line reconfiguration is proposed provide the case number adjacent to the title block. This process will need to be completed prior to the approval of this DP.
2-06.4.7.A.8 – For development package documents provide: **WLB Response: Acknowledged**
8. 2-06.4.7.A.8.b – As this site would be considered a Non-Residential use, see UDC Article 6.3.3.D, and per UDC TABLE 6.3-4.A: DIMENSIONS STANDARDS FOR THE C-1, C-2, C-3, OCR-1, & OCR-2, ZONES, C-2 & C-3 Zone, do not have lot coverage requirements remove Zoning and land use note 6 as it is not applicable.
2-06.4.8 – Existing Site Conditions. The following information shall be provided on the pan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites

bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided. **WLB Response: This note has been removed.**

9. 2-06.4.8.B – All existing easements shown to be abandoned will need to be abandoned prior to the approval of the DP. **WLB Response: Acknowledged.**
10. 2-06.4.8.B – There is a “55’ INGRESS/EGRESS & UTILITY EASEMENT” shown to be partially under the north side of the proposed building. This easement will need to be modified or abandoned prior to the approval of this DP. **WLB Response: Acknowledged. This easement will be abandoned by separate process.**
11. 2-06.4.8.C – Provide the following information for Linda Ave. , right-of-way width, type and dimensioned width of paving, curbs, curb cuts and sidewalks.
2-06.4.9 – Information on the proposed Development. The following information on the proposed project shall be shown on the drawing or added as notes. **WLB Response: This information has been added to sheet 11.**
12. 2-06.4.9.A – A lot line reconfiguration will need to be processed prior to the approval of this DP. **WLB Response: Acknowledged.**
13. 2-06.4.9.F – All existing zoning classifications on and to the project (including across any adjacent right-of-way) shall be indicated on the drawing with adjacent zoning boundaries clearly defined. If the property is being rezoned, use those boundaries as classifications. **WLB Response: The existing zoning boundaries and classifications have been added to the cover sheet.**
14. 2-06.4.9.H.5 – Per UDC Article 7.4.6.D and figure 7.4.6.A the minimum width of a PAAL that access 90-degree parking is 24’. There is a 16’ wide PAAL shown near the north west corner of the parking structure that does not meet width requirements. **LRD Response: The parking in that area has been revised per 7.4.6.D and Figure 7.4.6.A. The area in question is a one way section and the aisle widths are 16’ with 60 degree parking angle and 13’ with 45 degree parking angle.**
15. 2-06.4.9.H.5 – Just west of the “BASEMENT RAMP” that comes off of W PASEO De Los Zanjeros there are 7 vehicle parking spaces that do not appear to a PAAL that provides access to them. **WLB Response: Please see the response to comment 14 above.**
16. 2-06.4.9.H.5.a – The vehicle parking space calculation should only reference uses as listed in the UDC. **WLB Response: This has been corrected.**
17. 2-06.4.9.H.5.a – The vehicle parking space calculation does not appear to be correct. Per UDC Article 7.4.3.G Fractional Amounts, When the calculation of the required motor vehicle and bicycle parking spaces result in a fractional number, a fraction of one-half or more is adjusted to the next higher whole number, and a fraction of less than one-half is adjusted to the next lower number. That said for the retail use, $13320/300 = 44.4$ or 44 required. Also the total number of spaces required is not correct and should be 390 with 260 proposed on site. **WLB Response: The parking calculations have been adjusted.**

18. 2-06.4.9.H.5.a – The mounting height for the accessible parking space sign is not correct and should be 60" to the bottom of the lowest sign if not located within a pedestrian way and 84" is located within the pedestrian way. **WLB Response: The dimension has been corrected.**
19. 2-06.4.9.H.5.a – Per UDC Article 7.4.6.B.2.3 tandem parking is not allowed for this use. **WLB Response: Given the nature of this development (strong bus, streetcar, bicycle and pedestrian connections) and the fact that tandem spaces are allowed for single family residential, we request that the use of tandem spaces be further considered. These spaces make up only about 4% of the required parking. We understand that this item will likely require further discussion. Thank you.**
20. 2-06.4.9.H.5.a – Compact vehicle parking spaces are not allowed. **LRD Response: All compact parking spaces have been replaced with standard. Refer to the Parking Garage Plan A2.01.**
21. 2-06.4.9.H.5.a – Provide a typical parking space detail for both standard parking spaces and those for the physically disabled. **WLB Response: Dimensions and markings for the ADA and standard parking spaces are shown on Sheets 3-5.**
22. 2-06.4.9.H.5.a – The bicycle parking space calculation should reference uses as listed in the UDC. **WLB Response: Acknowledged. The restaurant callout has been changed to food service.**
23. 2-06.4.H.5.d – Clarify how many multi family units are proposed. The short and long term bicycle parking is using 389 for the calculation when the vehicle parking is using 265 and the title on the sheet shows 265. **WLB Response: There are 256 apartment units with a total of 389 bedrooms. The bicycle parking for multi-family is based upon the number of bedrooms per Table 7.4.8-1.**
24. 2-06.4.9.H.5.d – The required number of short term bicycle parking for the food service use is not correct and should be 4, see UDC Article 7.4.3.G. **WLB Response: The restaurant square footage has been increased, making the required number of parking spaces 4.66, which was rounded up to 5.**
25. 2-06.4.9.H.5.d – The required number of long term bicycle parking for the food service use is not correct and should be 2, see UDC Article Table 7.4.8-1: Minimum Required Bicycle Parking Spaces, COMMERCIAL USE GROUP, Food Service, 1 space per 12,000 sq.ft. GFA. Minimum requirement is 2. **WLB Response: The minimum requirement of 2 spaces has been noted.**
26. 2-06.4.9.H.5.d – Provide the number of short term bicycle parking spaces provided. **WLB Response: The number provided is 46 spaces, which is noted on Sheet 5 and shown on Sheets 3 and 4.**
27. 2-06.4.9.H.5.d – Provide a detail for both short and long term bicycle parking that demonstrates how the requirements of UDC Article 7.4.9.B,.C &D are met. For your information the long term bicycle parking can be located within each multi family dwelling unit and not detail would be required. **WLB Response: A short term bicycle parking detail has been added to Sheet 11. The long term bicycle parking will be located within each multifamily unit.**
28. 2-06.4.9.L - All proposed easements will need to be recorded prior to approval of this DP. **WLB Response: Acknowledged.**

29. 2-06.4.9.O – Based on the definition of the developing area this site is considered as developing area for the street perimeter yard setbacks. Per UDC Article 6.4.5.C.2 and figure 6.4.5.c.1, ADT of 1,000 or greater, the street perimeter yard along Linda Ave would be 21' or the height of the building exterior wall, greater of the two, measured from the back of curb. As street perimeter yard setback dimensions were not provided the proposed building does not meet street perimeter yard setback. **WLB Response: The building setback from the Linda Avenue right of way varies from 0 ft. at the northwest corner to 10 ft. in the middle of the project. We have requested the elimination of the Linda Avenue street perimeter yard as part of our IID application.**
30. 2-06.4.9.Q – Provide the square footage and height of each commercial, industrial or business structure and specific use proposed within the footprint of the building(s). **LRD Response: The retail and restaurant uses are on the 1st floor only with multi-family apartments on the floors above. The retail and restaurant sq. footages are now noted on sheets 3 and 4.**
31. 2-06.4.9.R – Provide ramp details for all ramps proposed on the site so that accessible requirements can be verified. These details shall meet the requirements for the ICC A117.1-2009. **WLB Response: Additional grades have been added to the ramp areas.**

ENGINEERING

Reviewer: Stephen Blood

1. Place stamp in legible area. Typical on all sheets. (Sheet 1) **WLB Response: The blank square is shown for PSDS to insert the digital stamp once the plan is approved.**
2. Provide the name and date of the geotechnical report. Provide the name, address, and phone number of the firm who prepared the report. (Sheet 1) **WLB Response: This information is listed on Sheet 6, Grading Note 10.**
3. Provide earthwork quantities. (Sheet 1) **WLB Response: Earthwork quantities have been added to the cover sheet.**
4. Add a north arrow. (Sheet 2) **WLB Response: North arrow has been added.**
5. Please revise the construction key note for the handicap parking pavement marking sign and for the concrete wheel stop to match with what is on the list to the right. (Sheet 3) **WLB Response: Keynote has been corrected.**
6. Please complete earthwork. (Sheet 6) **WLB Response: The earthwork section has been completed.**
7. Please provide the cross slope all throughout driveway at W. Paseo De Los Zanjeros. Provide a cross section of the driveway on the details sheet. (Sheet 7) **WLB Response: The slopes of the driveway into the parking garage are now shown on Sheet 5.**
8. Provide elevation at the proposed catch basin OS1 to verify it is a low point. (Sheet 7) **WLB Response: This elevation has been added.**
9. Revise the 0.00G elevation at the curb that is east of S. Linda Avenue. (Sheet 7) **WLB Response: This grade has been corrected.**

10. Please make sure all key construction notes being called out are pointing to the correct item. (Sheet 7) **WLB Response: The incorrect call-outs have been corrected.**
11. Please revise the grading at the parking lot east of S. Linda Ave. There is a low point at the end of the parking stall. (Sheet 7) **WLB Response: This grade callout has been corrected.**
12. Please add slope and provide a cross section of S. Linda Ave that includes the parking stalls and add to the details sheet. (Sheet 7) **WLB Response: The slope has been added and a Linda Avenue cross section was added to Sheet 11.**
13. Please provide more spot elevations at the curb east of the parking stalls on S. Linda Ave to verify there isn't any low points. (Sheet 7) **WLB Response: The flowline has been shown to demonstrate positive drainage from this area.**
14. Provide cross slope on the proposed the sidewalk and ass spot elevations at the back of sidewalk. (Sheet 7) **WLB Response: This information has been added.**
15. Provide cross slope of proposed sidewalk and elevations at back of sidewalk. (Sheet 7) **WLB Response: This information has been added.**
16. Please label whether or not the northeast riprap is proposed or existing. If it is proposed, please add a spot elevation. (Sheet 7) **WLB Response: The rip-rap is existing and has been noted as such.**
17. Provide the slope on the sidewalk east of S. Linda Avenue. (Sheet 8) **WLB Response: This information has been added.**
18. Please clarify how the water draining back to the building is being treated. (Sheet 8) **WLB Response: The runoff from the area between the building and the driveway and the driveway itself drains to the low point/sump in front of the garage entrance. This area will drain via a sump pump system.**
19. Provide slope and elevations for all proposed curb access ramps. (Sheet 8) **WLB Response: This information has been added.**
20. Provide all invert elevations for all laterals, Include the slope and length of pipe. (Sheet 9) **WLB Response: This information has been added.**
21. Please include the INV(W) elevation. (Sheet 9) **WLB Response: The west invert elevation has been added.**
22. Please provide the stationing to verify the storm drain that is being shown on the profiles. (Sheet 9) **WLB Response: The stationing is now shown.**
23. Add stationing on plan view. (Sheet 10) **WLB Response: The stationing is now shown.**
24. Please show all BMP's on plan. (Sheet 15) **WLB Response: BMP's are now shown.**

Drainage Report Comments:

1. Add 5-year threshold retention volume calcs and demonstrate retention volume is being met on various water harvesting areas. (Sheet 2) **WLB Response: The 5-year threshold volume has been added in Section 1.1.5 (pg 2). The volume calculation has been added in section 2.3 of the report.**
2. Need more information on sump pump design, max ponding limits, hydrograph routing, discharge pipe sizing, operation and maintenance responsibility etc. (Sheet 9) **WLB Response: Pump and stormdrain to be design by others. A sump design will be submitted at a later date under separate cover.**
3. Add property boundary per legend and make a prominent line weight. (Sheet 19) **WLB Response: Property boundary added per Legend.**
4. Remove watershed boundary at Mercado San Augustine if it does not flow onto the project. (Sheet 19) **WLB Response: Watershed boundary removed.**
5. Show CP-1.1 E on Figure 3. (Sheet 19) **WLB Response: CP 1.1E is shown on Figure 3.**
6. Show OS-2 on map and include in summary table. Discuss how OS-2 is managed for proposed conditions as flow is conveyed north rather than east. (Sheet 21) **WLB Response: OS-2 is eliminated in Post Developed conditions because it concentrates at OS1. The site grading redirects the flows north.**
7. Slopes upstream of CP-2.3 need to be protected from erosion (Sheet 21) **WLB Response: The slopes are 3:1 or flatter without any concentrated flow discharging ovetop. Additionally, the slopes are temporary, future phase construction planned for the south lot.**
8. Relabel hydro sheet for CP-1.2 (It is labeled CP-1.1). (Sheet 31) **WLB Response: Sheet has been labeled correctly.**

ENVIRONMENTAL SERVICES

Reviewer: Andy Vera

1. DP appears to indicate provisions for trash and recycle waste disposal as an existing enclosure which currently supports Urban Tucson LP. Must include separate provisions to support this project. **WLB Response: The project will not be utilizing the Urban Tucson LP disposal area. There are four trash rooms internal to the building. The trash will be wheeled to the curb at each location at the weekly time of trash pick-up. This pick-up arrangement, similar to other projects in the area, is part of the requests made through the IID submittal. There will also be a standard dumpster at the southeast corner of the building for the restaurant use.**
2. Include waste calculations to represent service level (size and frequency) and type of service (Front load, roll-off, compactor, etc.) provide detail/specifications of the enclosure and maneuverability. Refer to TSM 8-01.4, 8-01.5, 8-01.8.0. **WLB Response: Please see Sheet 5 for the calculation matrix.**

AZ DEPT OF TRANSPORTATION

Reviewer: Jay Gomes

Approved

No comments from ADOT.

ADDRESSING

Reviewer: Nicholas Jordan

Applicant: Please contact Pima Co Addressing and arrange a payment to them so they can start their review. See email text below. Thank you.

Email from: Addressing@pima.gov

To: CDRC

Thu 7/29/2021 10:00 AM

This project has a balance due of \$317. Review will be scheduled after payment is made.

Thank you

Nicholas Jordan, Addressing Specialist

LANDSCAPE

Reviewer: Anne Warner, PLA

COMMENTS: Please resubmit revised drawings along with a detailed response letter, which states how all Landscape Review Section comments were addressed. This plan has been reviewed for compliance with applicable development criteria in the City of Tucson Unified Development Code (UDC) Administrative Manual (AM) Section 2-11 and Technical Manual (TM) Section for landscape, native plants and water harvesting.

1. UDC 2-10.4.1 Identification and Descriptive Data
All improvements and site information, such as adjacent right-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan. **WLB Response: Acknowledged.**
2. Revise General Note 1 to say that the plan is in conformance with the requirements of PAS-10. **WLB Response: PAD-10 does not apply to this project. Notes revised accordingly.**
3. Remove reference to screen walls if there not any for the project. **WLB Response: Reference removed.**
4. Please revise General Note 10 & 12, and Inert Groundcover legend to indicate that inert ground cover will be indigenous or similar in color and appearance. Delete reference to vegetative cover in Note 12. **WLB Response: Notes revised and renumbered.**

5. Demonstrate how the project complies with the City of Tucson Water Harvesting Guidelines as indicated in the PAD-10 document. **WLB Response: PAD-10 document does not apply to this project.**

RESUBMITAL OF THE FOLLOWING IS REQUIRED: Revised development package

YOUR NEXT STEPS: Submit documents to the Filedrop

<https://docs.tucsonaz.gov/Forms/tucsonpermitapp>

Select "Existing Application"

- 1) Comment Response Letter (your response to the reviewer's Requires changes comments)
- 2) Plan Set (or individual sheets)
- 3) Any other items requested by review staff

FIRE

Reviewer: Jennifer Peel-Davis

1. Fire Hydrants shall not exceed 600' of any portion of the building as the hose lays not as the crow flies. Please include the hose lay as an extra dp sheet with the distance to all portions of the facility. **WLB Response: Please see sheet 5.**
2. Label north and south access points as fire department ariel access. **WLB Response: Please see sheet 5.**

CITY OF TUCSON REAL ESTATE

Reviewer: Philip Paige

1. Page 3 of the Dev. Package mentions a 30' water easement to be released via separate instrument. Please contact Richard Herran of Tucson Water at Richard.Herran@tucsonaz.gov to initiate the process.

RESPONSE: Acknowledged. We will coordinate the release through Tucson Water.

PARKS & RECREATION

Reviewer: Howard B. Dutt, RLA

The Santa Cruz River Park east of the site is administered by Pima County under an IGA.

Regarding and development within, or connecting to the Santa Cruz River Park, the City of Tucson Parks and Recreation Department supports and comments or requirements noted by the Pima County Regional Flood Control District or the Pima County Natural Resources, Parks and Recreation Department.



Infill Incentive District – Design Review Committee (IID-DRC)

DRAFT Legal Action Report – Meeting Minutes

Members of the IID-DRC held a meeting, which was open to the public, on:

Tuesday, June 23, 2021 at 1:00 PM

Meeting was held virtually using Microsoft Teams

1. Call to Order / Roll Call: 1:00 PM

DRC members present:

John Burr, Vice Chair – arrived 1:03 PM

Eric Barrett

Robin Shambach

Bill Viner – arrived 1:55 PM

DRC member absent:

Chris Gans, Chair

Design Professionals present:

Corky Poster

Richard Fe Tom

Quorum was established.

Staff Members Present:

Maria Gayosso, Planning & Development Services

Jodie Brown, Planning & Development Services

Rick Saldate, Planning & Development Services

Jaclyn Reynolds, Planning & Development Services

Wyatt Berger, Planning & Development Services

4. Case # IID-21-02, The Bautista

Related Activity: [T21PRE00941](#)

165 S Linda Av, C-2/C-3 zoning, Downtown Core Subdistrict

Preliminary Review

This was a courtesy review. The feedback from the IID-DRC was purely informational and no formal action was taken.

*Infill Incentive District – Design Review Committee
Legal Action Report & Minutes
June 23, 2021
Page 3 of 3*

Staff introduced the project, and the applicant presented the initial design concept for the proposed four-story mixed-use building with apartments, retail, and commercial spaces, including 256 apartment units with an average size of 823 square feet per unit. This project proposes to include an underground parking garage for residents with a one-to-one ratio for residents and management. The north side of the project will include amenities for residents. The Bautista will include a paseo and courtyard dwellings to encourage walkability among the community. The applicant also mentioned that they are still working to create easy access to The Loop and development along the Santa Cruz River.

The Design Professional, Fe Tom, indicated the preliminary review requested clarification for the walkability/linkages between building, a well-defined linkage to the Santa Cruz River, and the need to identify private versus public spaces.

DRC members provided the following preliminary comments:

- 1) The project needs to provide more information related to the retaining walls along the river, as a communal amenity;
- 2) More shade is needed along the pedestrian ways;
- 3) Connectivity to the river needs to be clearly delineated;
- 4) Water harvesting needs to be clearly identified;
- 5) Native species to be provided for the river;
- 6) Pedestrian circulation plan for both tenants and public needs to be provided as part of the submittal, including ADA accessibility;
- 7) Design of public courtyards and spaces needs to be well defined, including how they will work out for tenants;
- 8) Shade trees to be provided along Linda Avenue; and
- 9) Refuse collection for proposed restaurant needs to ensure access for collection vehicles will be possible.

LRD Response:

In response to the above comments, the walkable linkages between the Bautista and surrounding area has been expanded and the delineation between private and public spaces has been clarified.

- 1) **The area along the river adjacent to the project has been designed as a public River Park to be completed under a separate permit in conjunction with the Bautista project. The River Park Gabion walls have been clearly defined in the Landscape Plan. Please refer to P47 and P48 of the IID submittal.**
- 2) **The shade study provided in the IID submittal illustrates that 54% of the pedestrian way is shaded. Please refer to P53 and P54 of the IID submittal.**
- 3) **Connectivity to the River is illustrated in the Landscape Plan. Please refer to P47 and P48 of the IID submittal.**

- 4) **Water harvesting:** On site water harvesting will be in the perimeter landscape areas where the planting areas will be depressed as couple of inches. Passive water harvesting will be utilized in the overbank of the Santa Cruz River. Earthen swales and basin areas will capture rain/stormwater to provide healthy plant growth and infiltration. The vegetation will be low water drought tolerant native riparian vegetation consisting of trees and understory plants. The benefits include creating habitat, conserving water, canopy shading for the Loop and walking trail. Additionally, the vegetation will beautify the Loop trail and the neighborhood.
- 5) **Drought-tolerant plants are proposed throughout the project, with emphasis on colors and forms that complement the apartment building. Perimeter plants have been selected according to the prevailing light conditions and micro-climate on each face of the building; plaza and courtyard plants include species suited for raised planters and pots in lower-light situations. . Please refer to sheet 19 and 20 of the DP.**
- 6) **For Pedestrian circulation plan refer to P9 of the IID submittal.**
- 7) **There are 4 private interior courtyards and a large plaza (Paseo) between the two apartment buildings. The Paseo will be open to the public during open hours of operation for the restaurant and commercial spaces. There is a semi private zone , created with planters Infront of the Live/Work spaces flanking the Paseo. The Paseo has three zones, differentiated with shade structures and a large water feature at the East. Please refer to P47 and P48 of the IID submittal.**
- 8) **Shade trees have been provided along Linda.**
- 9) **A COT standard trash enclosure has been provided to the South East of the Restaurant. Please refer to Site plan P46 of the IID submittal.**

12_DOCUMENTATION OF NEIGHBORHOOD MEETING

October 12, 2021

Dear Neighbor,

The WLB Group and PEG TUC BAUTISTA, LLC are pleased to invite you to a neighborhood meeting to receive your comments regarding our upcoming Infill Incentive District (IID) application for the Bautista. The Bautista is a proposed 256-unit multi-family residential project with approximately 13,300 square foot of retail/commercial space on the street level and an approximate 8,000 square foot restaurant located on approximately 5.5 acres between Congress Street and Cushing Street on South Linda Avenue. The Bautista will encourage pedestrian connectivity within the Mercado District by extending the Paseo from the Monier Apartment building, through the future Mercado Centro, to an open courtyard area in the center of the Bautista and to the Santa Cruz River Park. The IID application is necessary to achieve design goals in compliance with the City of Tucson Unified Development Code.

Please refer to the site plan below.



This neighborhood meeting has been scheduled to give nearby property owners and neighborhood association representatives within one mile an opportunity to meet with the applicant, discuss the application, and learn more about the proposed project. If you are aware of any other parties interested in the development of this property, please let them know about the meeting. The

Engineering • Planning • Surveying • Urban Design • Landscape Architecture

Offices located in Tucson, Tempe, Flagstaff and Las Vegas • E-mail: tucson@wlbgroup.com

4444 E. Broadway Blvd. • Tucson, Arizona 85711 • (520) 881-7480 • FAX (520) 881-7492

meeting will include a presentation on the Project, a review of the IID process, and plenty of time for questions. See *Virtual Meeting Information & Instructions* on following page.

We look forward to answering any questions you might have at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the project, please contact David Little at (520) 881-7480 or via email at dlittle@wlbgroup.com. Comments and questions may also be mailed to WLB Group, Attn: David Little at 4444 East Broadway Boulevard, Tucson, AZ 85711.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Little', with a horizontal line extending to the right.

David W. Little, P.E.
The WLB Group
Senior Project Manager

Virtual Meeting Information & Instructions

Date & Time

Tuesday, October 26, 2021

6:00 p.m. to 7:30 p.m.

You can log into the ZOOM meeting up to 30 minutes prior to the scheduled time. Once logged in, please wait and the presentation will start promptly at 6 p.m.

Location

ZOOM Video/Telephone Conference

Meeting ID: 822 0484 2353

Passcode: 424801

To access the meeting:

- No earlier than **5:30 pm** on Tuesday, October 26, 2021, visit <https://zoom.us/join>
- Enter the Meeting ID (822 0484 2353) and click *Join*.
- Click the *Launch Meeting* button, and then click the blue “*Join From Browser*” link that appears below.
- Enter you first and last name and then click the *Join* button.
- Enter the meeting passcode (424801) and click the blue *Join* button.
- If you prefer to call-in and listen to the presentation (audio only), dial 1-669-900-9128 and use your key pad to enter the meeting ID (822 0484 2353) and passcode (424801) when prompted.
- If you would like the zoom meeting link emailed directly to you, please email dlittle@wlbgroup.com when you receive this letter.

12_DOCUMENTATION OF NEIGHBORHOOD MEETING

DATE: 10/12/21

City of Tucson
Planning & Development Services
Entitlements Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T21PR0091

PROJECT LOCATION: 165 S. Linda Avenue

This serves to place on record the fact that on 10/12/21, Glenn Moyer,
(date) (name)

The WLB Group, Inc., mailed notice of the 10/26/21
(Company/Organization) (date of meeting)

Neighborhood meeting such that the notice was received at least ten (10) days prior to the date of the meeting.

Signature: 

Date: 10/12/21

****Include the certification in the neighborhood meeting portion of the application****

Attachment: copy of mailing labels

12_DOCUMENTATION OF NEIGHBORHOOD MEETING

116206350	11620019F	11620633B
URBAN TUCSON LP	R & M REAL ESTATE LTD PARTNERSHIP LLP	WEST END STATION LLC
261 GORHAM RD	6700 TOWER CIR STE 1000	200 N MAIN ST
SOUTH PORTLAND ME 04106	FRANKLIN TN 37067	OREGON WI 53575
11620633A	11620637A	11620637B
MISSION DISTRICT PARTNERS LLC	RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT	RIVERSIDE DEVELOPMENT GROUP LLC
127 W FRANKLIN ST	400 W CONGRESS ST STE 152	127 W FRANKLIN ST
TUCSON AZ 85701	TUCSON AZ 85701	TUCSON AZ 85701
11620134B	11619131A	116191290
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT	BECK RUDY C & LILIA P JT/RS	NUNEZ RENE & JOY CP/RS
1703 E BROADWAY BLVD	701 W CONGRESS ST	705 W ALAMEDA ST
TUCSON AZ 85719	TUCSON AZ 85745	TUCSON AZ 85745
11620021C	116191300	
R & M REAL ESTATE LTD PARTNERSHIP LLP	BECK RUDY C & LILLA P JT/RS	
222 S FREEWAY	PO BOX 86034	
TUCSON AZ 85745	TUCSON AZ 85754	

12_DOCUMENTATION OF NEIGHBORHOOD MEETING

IID-21-02 The Bautista



Subject Property



Notification Area (1 Mile Radius)



0

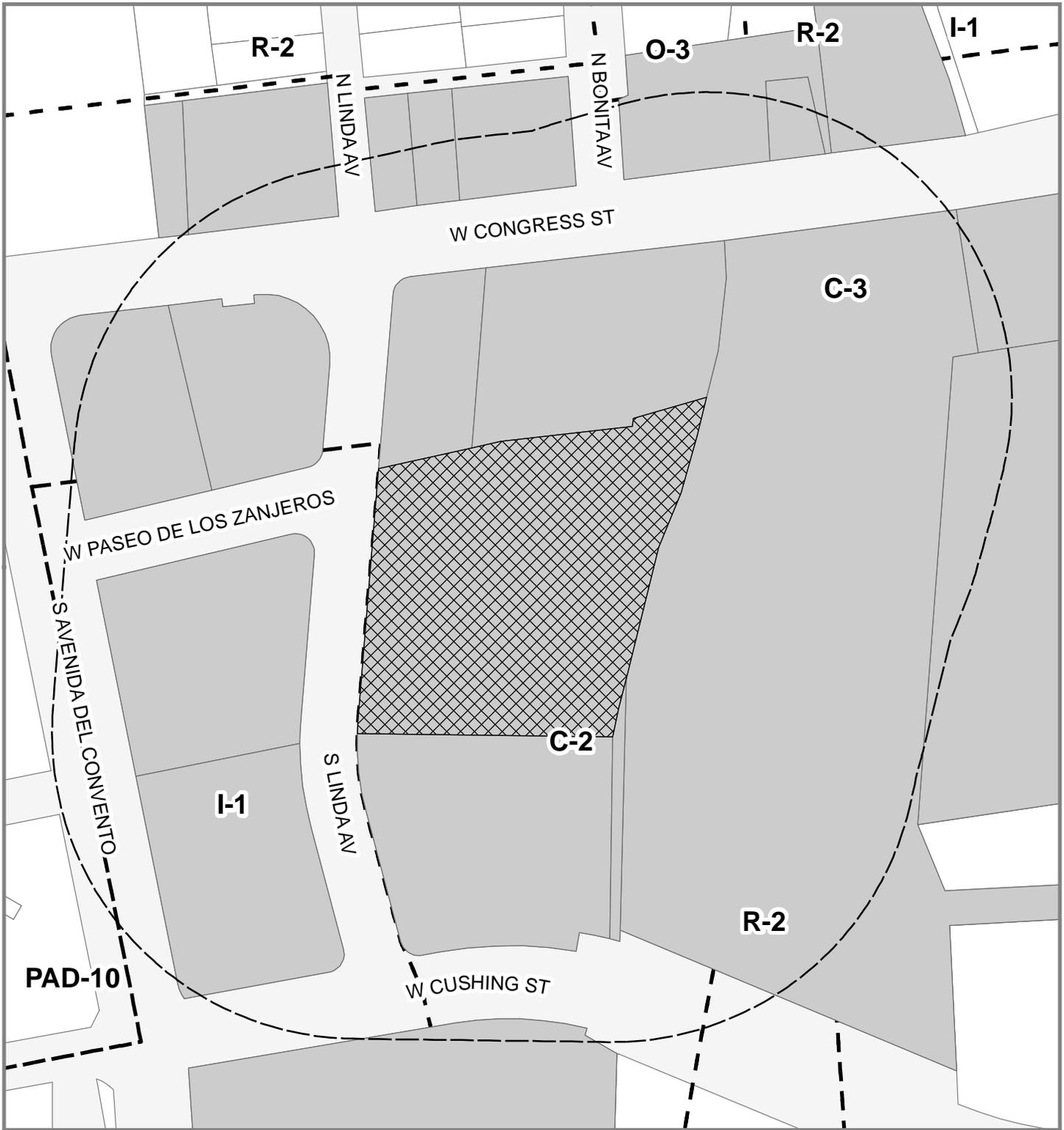
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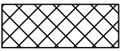
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Miles

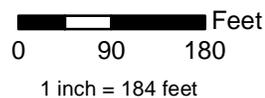
12_DOCUMENTATION OF NEIGHBORHOOD MEETING

IID-21-02 The Bautista



-  Subject Property
-  Notification Area (400 ft. Radius)
-  Properties Notified
-  Zone Boundaries

Address: 165 S Linda Av
Base Maps: Twp.14S Range13E Sec. 14
Ward: 1



Created by: MB, 10/08/2021



Bautista Plaza IID and IPP Neighborhood Meeting Summary

Date: October 26, 2021

Location: Virtual Zoom Meeting

Attendees: Adam Weinstein, Gadsden, David Little, WLB, Gary Grizzle, WLB, Tom McQuillen, LRD, Gwen Stanley, LRD, Zack Yentzer, Neighborhood Community, Jerry Anderson, Neighborhood Community.

Time: 6:00 PM

(start time was delayed until 6:10 to await possible additional attendees to log in)

David Little with the WLB Group gave an overview of where the project is in permitting with the City and explained that this neighborhood meeting is a necessary component of the upcoming Infill Incentive District (IID) and Individual Parking Plan (IPP) application submittal.

Gwen Stanley with Lizard Rock Architects introduced the development team.

Adam Weinstein with Gadsden gave a brief history of the project and surrounding area as well as more information on the development team. He also introduced both Zack Yentzer and Jerry Anderson and gave an overview of their history/involvement with the Mercado area. Adam noted that this is a large transit related project and that the neighborhood has a LEED ND rating. Adam explained that the Bautista project is:

- A 256-unit apartment complex with 14,000 – 16,000 sq. feet of retail/restaurant space.
- Public realm features will include a grand paseo/plaza and a riverfront improvement, pedestrian and bike connection through the entirety of the Mercado District and that these aspects are key considerations in how the team is addressing the IID components.
- The Bautista is market rate apartments. The Mercado area, however, has a history of providing workforce and affordable housing.

David Little presented the Individual Parking Plan. He explained that there will be a subsurface one level parking garage that provides parking for all of the residential units. He explained the location of the retail/restaurant areas and stated that parking will not be provided onsite for these uses. To provide for this parking, temporary parking lots will be provided in two locations. The first location is on the lot west of Sentinel Plaza, which will provide approximately 75 parking spaces. The second lot will be east of the existing Mercado and will have approximately 115 parking spaces. David explained that the ultimate plan is to construct a public parking garage in the northern part of Block 4 that will provide parking for the overall area. The Sentinel Plaza lot and Linda Ave street parking provides the 90 +/- spaces needed for the retail/restaurant areas. David noted that this is a phased approach and that the temporary lots will be replaced by a Block 4 parking structure. He also noted that there will be 30-35 parking spaces for electric vehicles in the Bautista garage and that provisions will be made to easily convert additional spaces

to electric charging spaces in the future. David also stated that the site has a strong presence of alternate transit options including the streetcar, bus routes and bicycle routes with proximity to the riverpark and loop trail.

Gwen Stanley walked through existing conditions and the context/scale of architecture reflected on Bautista. Other aspects described were the street activity components/commercial area along Linda Avenue, shaded arcades and shaded decks. She noted that pedestrian connectivity is a large part of the design. She presented views of the building, which is a 5 story building broken down in scale at the street level. Other items noted were the pedestrian scale of the streetscape and the anticipated street activity along Linda Avenue and the shaded arcades and additional shade from landscaping. She concluded with an explanation of the planned, strong pedestrian connections through the project from the existing neighborhood through Bautista to the riverpark and the streetcar connection to the project.

Gary Grizzle with The WLB Group presented the landscape/hardscape plan for the streetscape, plaza and riverpark. He noted the connectivity to the loop trail/riverpark, connections for bike access, the two ADA walks within the riverpark and connection to the plaza, the grand staircase, and the riverpark connection to Cushing Street. There will be a soft trail through the riverpark with riparian native plant material. In the plaza, there will be a series of experiences as one walks east to west with shade trellises, built-in planters with seating and an alley of trees. The plaza will be focused on the fountain on the west end and access to the loop trail via the grand staircase. There will be a stone wall with ornamental iron fencing along the top of the riverpark, a bocci ball court and a restaurant with outdoor dining. Gary also reviewed the shade studies for the project.

Gwen Stanley presented the building elevations with a focus on the Linda Ave streetscape and shade.

The presentation ended and David Little asked for comments/questions.

Jerry Anderson noted that he lives on the third floor of the Monier and has great views. He said that with the Bautista having a maximum of 5 story construction that this will take out some of the freeway noise for Monier residents. He commented on the stepped down building approach, which can help to retain as much of the views from the Monier project as possible. He said that the existing street network handles events well. He is concerned about cut-through traffic on Avenida from Cushing to Congress and that this is something to keep in mind during the development of this area.

Jerry Dixon addressed Jerry Anderson and noted that the future Block 4 parking garage will be off of Linda to shift traffic to Linda.

Jerry Anderson asked about the substance to rumors of a grocery store being built in the area and Gadsden confirmed the discussions are happening with a prospective grocer.

Via Zoom chat, Zack Yentzer asked for a copy of the meeting recording as he had to leave midway through the meeting. [This recording was provided to Zack on October 27^t

The meeting concluded at approximately 6:45 pm.

**12_DOCUMENTTION OF NEIGHBORHOOD MEETING
PRESENTATION**

Bautista Multi Family
Apartment Project

NEIGHBORHOOD MEETING

10.26.2021

12_DOCUMENTTION OF NEIGHBORHOOD MEETING PRESENTATION

BAUTISTA PROJECT INTRODUCTION - Location



The Bautista is part of a Mercado District Project under development by the Gadsden Company in partnership with Peg Companies. The project is located between Congress Street and Cushing Street at South Linda Avenue. The 5.5 acre lot is currently vacant land.

BAUTISTA Infill Incentive District and Individual Parking Plan



BAUTISTA PROJECT INTRODUCTION – Existing Conditions

The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



KEY PLAN



WEST ELEVATION



WEST ELEVATION – STREET LEVEL – 8-13-2021

The existing conditions looking from the south side of the site show drainage to the south of the site. To the northwest is multifamily residential and to the north is single family residential.



KEY PLAN



SOUTH ELEVATION - AERIAL



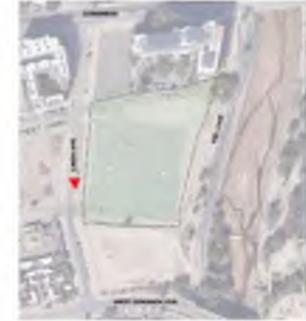
SOUTH ELEVATION – STREET LEVEL – 8-13-2021

BAUTISTA PROJECT INTRODUCTION – Existing Conditions

The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



The existing conditions looking from the west side of the site show South Linda Avenue to the west. The Santa Cruz River and the Diamond Street Loop are beyond the street to the east.



BAUTISTA
PROJECT INTRODUCTION – Precedent



BAUTISTA
PROJECT INTRODUCTION – Precedent



BAUTISTA
Pedestrian Connectivity



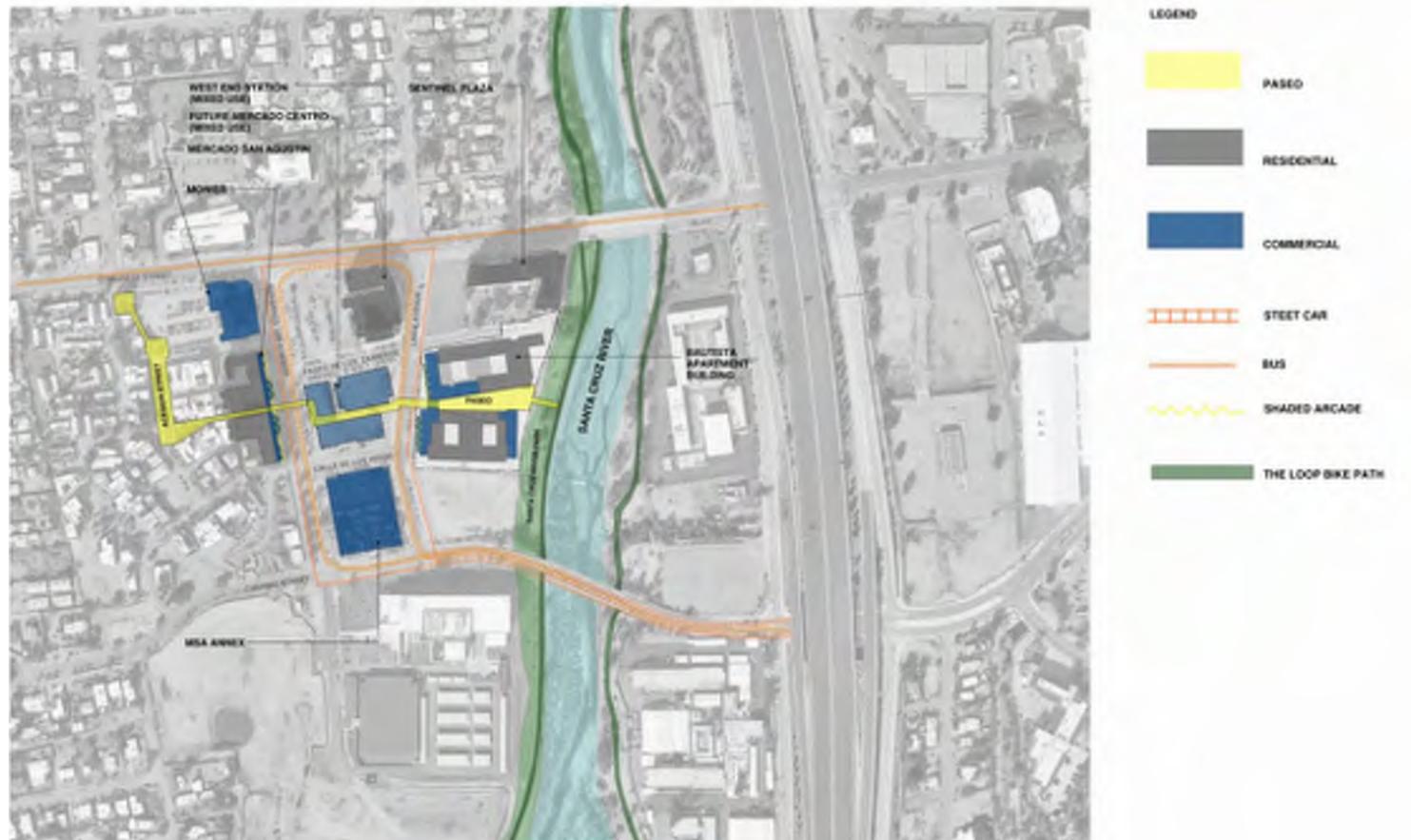
BAUTISTA
PROJECT INTRODUCTION – Tucson Vernacular



The Bautista is a 256 unit multi-family residential project with 10,433 square foot commercial space on the street level and a 5,876 square foot restaurant.

BAUTISTA Pedestrian Connectivity

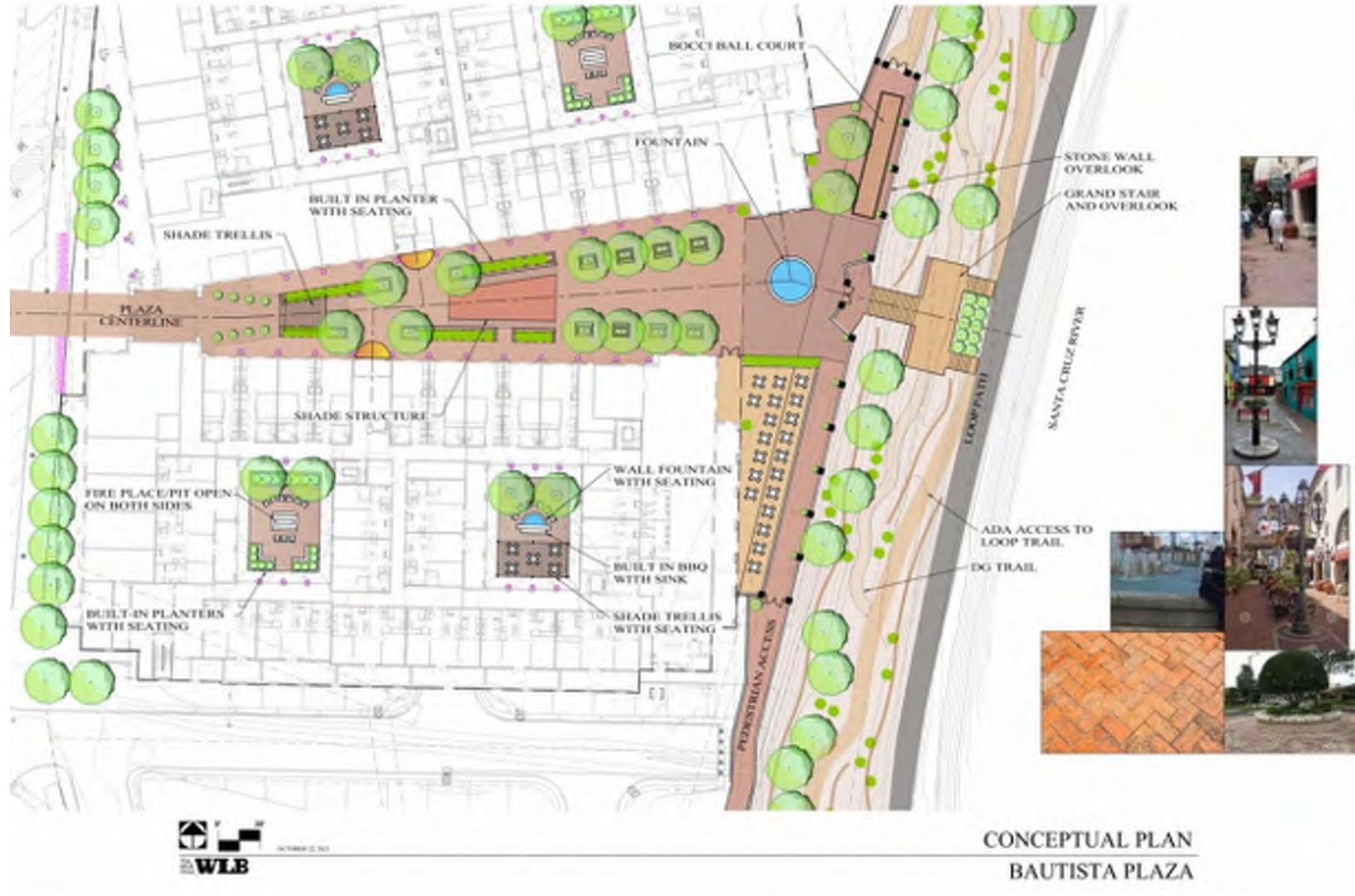
The project will encourage pedestrian connectivity by extending a Paseo from the Monier Apartment building through the future Mercado Centro to an open courtyard area in the center of the Bautista and the Santa Cruz River Park.



BAUTISTA Landscape and the River Park



BAUTISTA Landscape and the River Park



BAUTISTA

Courtyards and Shade Arcades

Sun Shade study taken June 20 @2:00 pm - 54% of Public Pedestrian access areas are in shade at this time



BAUTISTA

Courtyards and Shade Arcades

Sun Shade study taken June 20 @2:00 pm - 54% of Public Pedestrian access areas are in shade at this time



NORTH EAST VIEW



SOUTH EAST VIEW

BAUTISTA
Building Elevations

West Elevation



BAUTISTA
Building Elevations

North Elevation



BAUTISTA
PROJECT INTRODUCTION – Tucson Vernacular



The Bautista is a 256 unit multi-family residential project with 10,433 square foot commercial space on the street level and a 5,876 square foot restaurant.

BAUTISTA
Building Elevations

East Elevation



BAUTISTA
Building Elevations



13_PIMA COUNTY ASSESSORS RECORDS
PARCEL DETAIL AND RECORD MAP

Parcel Number: 116-20-637A

Property Address

Street Number	Street Direction	Street Name	Location
165	S	LINDA AV	Tucson

Contact Information

Property Owner Information:	Property Description:
PEG PROPERTIES LLC 180 N UNIVERSITY AVE STE 200 PROVO UT 84601-5648	MISSION DISTRICT SQ20110840249 NLY PTN BLOCK 5 13 Pima County assessors record parcel detail and record map

Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	VACANT/AG/GOLF (2)	15.0	\$2,178,266	\$0	\$2,178,266	\$2,178,266	\$326,740
2022	VACANT/AG/GOLF (2)	15.0	\$1,009,792	\$0	\$1,009,792	\$947,892	\$142,184

Property Information

Township:	14.0	Section:	14	Range:	13.0E
Map:	90	Plat:	4	Block:	005
Tract:		Land Measure:	144,256.00F	Lot:	
Census Tract:	2501	File Id:	1	Group Code:	000
Use Code:	9700 (MUNICIPAL VACANT LAND)			Date of Last Change:	11/2/2020

Valuation Area

District Supervisor: ADELITA GRIJALVA District No: 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111048 DEL	01008901	90C04 DEL	12

Recording Information (7)

Sequence No.	Docket	Page	Date Recorded	Type
20212570482	0	0	9/14/2021	WTDEED
20202020703	0	0	7/20/2020	WTDEED
20173610636	0	0	12/27/2017	WTDEED
20143100844	0	0	11/6/2014	WTDEED
20143100712	0	0	11/6/2014	WTDEED
20141810531	0	0	12/31/1752	
20110840249	0	0	3/25/2011	MSUBD

Petition Information (3)

Tax Year	Owner's Estimate	Petition	Work Up
2021	\$500		pdf
2020	\$500	pdf	pdf
2019	\$1,400,000	pdf	pdf

Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
CSPEC19753	SPEC ~	07/09/2019	07/30/2019	ASR							

Description: Appears to be a parking lot. For who? List paving for 21N and change legal class from 2 to 1. Thank you.

Notes (15)

Created: 11/4/2020 Modified: 11/4/2020	TRCNo 2008870: partial gov. exempt
Created: 11/2/2020 Modified: 11/3/2020	2020 SQ20202020703 recorded 7-20-20 per 42-16258 use code chg from 0021 > 9720 (2020 201 taxable days)(0 taxable days 2021 Rule B) (0 taxable days 2022)
Created: 10/22/2020 Modified: 10/22/2020	2021 B-LEVEL REVIEWED
Created: 10/31/2019 Modified: 10/31/2019	Petition 2020 SBOE Rule A
Created: 7/18/2019 Modified: 7/18/2019	Petition 2020 A-level Reviewed
Created: 10/19/2018 Modified: 10/19/2016	2019 SBOE NOTICED APPEAL DECISION ENTERED
Created: 9/21/2016 Modified: 9/21/2016	2018N: update use code from 0011 to 0021. No change to class/ratio
Created: 7/23/2015 Modified: 7/23/2015	TRCNo 1506240: 2015 NOPC CREATE CHILD PER BATCH 21409
Created: 12/26/2014 Modified: 12/26/2014	SPLIT 2016 BACK FROM SECTIONS BATCH 21409
Created: 12/16/2014 Modified: 12/16/2014	SPLIT 2016 RELEASED BATCH 21409
Created: 12/10/2014 Modified: 12/10/2014	20141810531 CORRECTED BY 20143100712
Created: 12/10/2014 Modified: 12/10/2014	2015 ARC 2016 SPLIT AFTER SQ20143100712 & SQ20143100844 BATCH 21409 AREA CALC W:\TRAVCAD\SQ20143100844.DWG (144,256SF.)
Created: 12/4/2014 Modified: 12/4/2014	*20141810531 CORRECTED BY *20143100712:
Created: 4/28/2011 Modified: 4/28/2011	SPLIT 2011 RELEASED BATCH # 18273
Created: 4/22/2011 Modified: 4/22/2011	2011 SUBD BATCH 18273 AREA CALC SEE PLAT SQ20110840249

Parcel Number: 116-20-637B

Property Address

Street Number	Street Direction	Street Name	Location
279	S	LINDA AV	Tucson

Contact Information

Property Owner Information:

RIVERSIDE DEVELOPMENT GROUP LLC
 ATTN: ROGER KARBER
 127 W FRANKLIN ST
 TUCSON AZ
 85701-1020

Property Description:

MISSION DISTRICT SQ20110840249 SLY PTN BLOCK 5

Valuation Data

Property Appraiser: Dustin Walters Phone:

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	VACANT/AG/GOLF (2)	15.0	\$1,291,171	\$0	\$1,291,171	\$1,291,171	\$193,676
2022	VACANT/AG/GOLF (2)	15.0	\$598,556	\$0	\$598,556	\$598,556	\$89,783

Property Information

Township:	14.0	Section:	14	Range:	13.0E
Map:	90	Pfat:	4	Block:	005
Tract:		Land Measure:	85,508.00F	Lot:	
Census Tract:	2501	File Id:	1	Group Code:	000
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	2/8/2018

Valuation Area

District Supervisor: ADELITA GRIJALVA District No: 5

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111048 DEL	01008901	90004 DEL	12

Recording Information (5)

Sequence No.	Docket	Page	Date Recorded	Type
20173610636	0	0	12/27/2017	WTDEED
20143100845	0	0	11/6/2014	WTDEED
20143100712	0	0	11/6/2014	WTDEED
20141810531	0	0	12/31/1752	
20110840249	0	0	3/25/2011	MSUBD

Petition Information (3)

Tax Year	Owner's Estimate	Petition	Work Up
2021	\$500		pdf
2020	\$500	pdf	pdf
2019	\$700,000	pdf	pdf

Notes (13)

Created: 10/22/2020 Modified: 10/22/2020	2021 B-LEVEL REVIEWED
Created: 10/31/2019 Modified: 10/31/2019	Petition 2020 SBOE Rule A
Created: 7/22/2019 Modified: 7/22/2019	Petition 2020 A-level Reviewed
Created: 10/19/2018 Modified: 10/19/2018	2019 SBOE NOTICED APPEAL DECISION ENTERED
Created: 9/21/2016 Modified: 9/21/2016	2018N: update use code from 0011 to 0021. No change to class/ratio
Created: 7/23/2015 Modified: 7/23/2015	TRCNo 1506241: 2015 NOPC CREATE CHILD PER BATCH 21409
Created: 12/26/2014 Modified: 12/26/2014	SPLIT 2016 BACK FROM SECTIONS BATCH 21409
Created: 12/16/2014 Modified: 12/16/2014	SPLIT 2016 RELEASED BATCH 21409
Created: 12/10/2014 Modified: 12/10/2014	20141810531 CORRECTED BY 20143100712
Created: 12/10/2014 Modified: 12/10/2014	2015 ARC 2016 SPLIT AFTER SQ20143100712 & SQ20143100845 BATCH 21409 AREA CALC W:\TRAVCAD\SQ20143100844.DWG (85,508SF)
Created: 12/4/2014 Modified: 12/4/2014	*20141810531 CORRECTED BY *20143100712:
Created: 4/28/2011 Modified: 4/28/2011	SPLIT 2011 RELEASED BATCH # 18273
Created: 4/22/2011 Modified: 4/22/2011	2011 SUBD BATCH 18273 AREA CALC SEE PLAT SQ20110840249

