

N:\15051.03 - Tucson - Water - SCADA - Integration - Sves - Task - Release - 3\1500 - CAD\1505 - DWG\Year - 3 - Sites\Ser - 3\Well - C-046B - Apr-01, 2021 - 11:52am - rmmorin

GENERAL SITE NOTES

- EXISTING ZONING IS R-1 RESIDENTIAL AND WILL REMAIN.
- THE GROSS AREA OF THE SITE IS 36,844 SF / 0.85 ACRES. IMPROVEMENT AREA IS 4,704 SF/0.11 ACRES (SPECIAL EXCEPTION AREA).
- THE EXISTING USE ON THIS PROPERTY IS UTILITIES - DISTRIBUTION SYSTEM. THIS USE OF DISTRIBUTION SYSTEM IS PERMITTED IN THE R-1 ZONE, SUBJECT TO USE-SPECIFIC STANDARDS 4.9.11.A.1, .2, .5, .8, .9, .11.
- 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.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- 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.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THE FACILITY IS UTILITIES - DISTRIBUTION SYSTEM. NO PEDESTRIAN OR BICYCLE ACCESS IS ALLOWED. NO WALKWAYS OR BICYCLE RACKS ARE PROPOSED OR REQUIRED AND NO VEHICLE PARKING SPACES OR OFF-STREET LOADING SPACES ARE REQUIRED OR PROVIDED.
- TOTAL NUMBER OF EXISTING LOTS IS ONE, PROPOSED NUMBER OF LOTS IS ONE.
- THE PIMA REGIONAL TRAILS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON OR ADJACENT TO THE DEVELOPMENT.
- MAXIMUM LOT COVERAGE PER UDC TABLE 6.3-2.B (EXCEPTIONS TO THE R-2 DIMENSIONAL STANDARDS FOR DISTRIBUTION SYSTEM) IS N/A.
- CALL FOR PRE-CONSTRUCTION MEETINGS. FOR A PSDS ENGINEERING INSPECTION CALL (740-6970), OR SCHEDULE WITH A CUSTOMER SERVICE REPRESENTATIVE AT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, OR CONTACT DSD ENGINEERING AT 791-5550 EXTENSION 2101, OR SCHEDULE INSPECTION ONLINE AT: <https://www.tucsonaz.gov/pdsd/scheduling-inspections>.
- THE FACILITY IS AN UNMANNED UTILITIES - DISTRIBUTION SYSTEM. NO PEDESTRIAN OR BICYCLE ACCESS IS ALLOWED. NO WALKWAYS OR BICYCLE RACKS ARE PROPOSED OR REQUIRED AND NO VEHICLE PARKING SPACES OR OFF-STREET LOADING SPACES ARE REQUIRED OR PROVIDED.
- A SPECIAL EXCEPTION FOR THIS PROJECT WAS APPROVED ON _____, 2021, THROUGH A ZONING EXAMINER SPECIAL EXCEPTION PROCEDURE, SPECIAL EXCEPTION CASE NO. SE-20-___ (ACTIVITY NO. T-21-SE-00004). THE FOLLOWING ARE THE SPECIAL CONDITIONS:

BUILDING AND ACCESSORY BUILDING COVERAGE CALCULATIONS

	AREA	PERCENTAGE OF SITE
GROSS AREA OF SITE	36,844 S.F.	100%
EXISTING CHLORINE BUILDING	23 S.F.	0.06%
NEW SHADE STRUCTURE	44 S.F.	0.12%
NEW SHADE STRUCTURE	45 S.F.	0.12%
TOTAL EXPANSION	89 S.F.	0.24%
NEW TOTAL COVERAGE	112 S.F.	0.30%

CIVIL ENGINEER

ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.
 555 E. RIVER ROAD, SUITE 301
 TUCSON, ARIZONA 85704
 ATTN: RYAN R. STUCKI, P.E., LEED AP
 TEL: (520) 321-4625
 FAX: (520) 321-0333
 EMAIL: rstucki@eecorp.com

OWNER/DEVELOPER

CITY OF TUCSON

BASIS OF BEARING

THE BEARINGS FOR THIS PROJECT ARE GRID BASED ON GPS OBSERVATIONS. THE MEASURED DIRECTION BETWEEN CITY OF TUCSON WATER GEODETIC CONTROL POINT #50046 C-046B AND CITY OF TUCSON WATER GEODETIC CONTROL POINT #50046 C-033A IS NORTH 80°09'26" WEST.

BASIS OF ELEVATION

THE ELEVATIONS FOR THIS PROJECT ARE BASED ON THE CITY OF TUCSON WATER GEODETIC CONTROL POINT #50046 C-046B THE ELEVATION OF SAID POINT BEING 2541.909' NAVD88.

BASIS OF COORDINATES

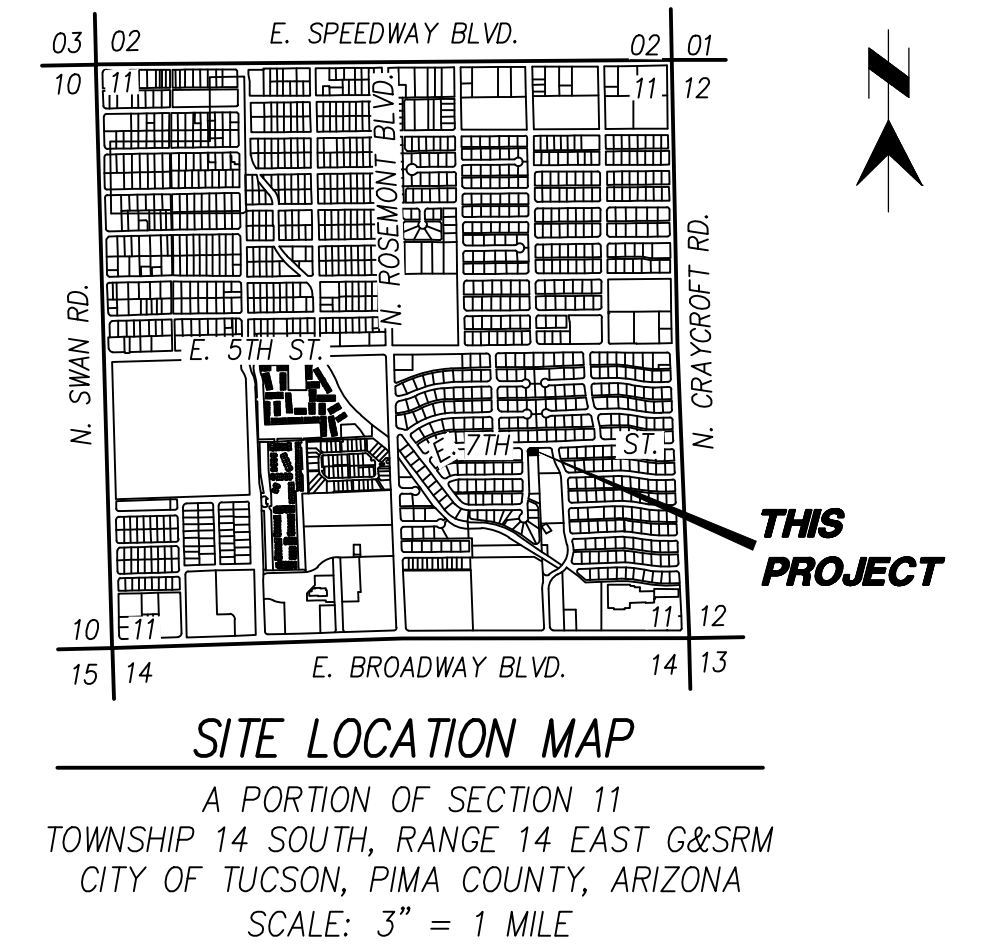
THE COORDINATES FOR THIS PROJECT ARE ARIZONA STATE PLANE-CENTRAL ZONE-INTERNATIONAL FEET BASED ON CITY OF TUCSON WATER GEODETIC CONTROL POINT #50046 C-046B.

#50046 C-046B HAS A COMBINED SCALE FACTOR OF 0.99990066. THIS SHOULD BE USED WHEN CONVERTING GROUND VALUES TO ARIZONA STATE PLANE CENTRAL ZONE (NAD83) VALUES.

#50046 C-046B HAS A 1/X COMBINED SCALE FACTOR OF 1.00009935. THIS SHOULD BE USED WHEN CONVERTING ARIZONA STATE PLANE CENTRAL ZONE (NAD83) VALUES TO GROUND VALUES.

EXISTING UTILITY NOTE

EXISTING UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED FROM UTILITY COMPANY BASE MAPS, RECORD PLANS AND ABOVE GROUND FEATURES. HOWEVER, UTILITY LOCATIONS ARE NOT TO BE CONSIDERED EXACT OR COMPLETE. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL WITH THE APPROPRIATE ORGANIZATION AND, IF NECESSARY, POTHOLE ANY AND ALL UTILITY LOCATIONS IN QUESTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES "IN-PLACE" UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.



LEGEND

- BOUNDARY LINE
- STREET CENTERLINE
- RIGHT OF WAY
- LANDSCAPE BORDER
- BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING CONCRETE
- EXISTING STRUCTURE AS NOTED
- PROPOSED STRUCTURE AS NOTED

SHEET INDEX

SHEET 1 OF 5	COVER SHEET AND SITE NOTES
SHEET 2 OF 5	SITE PLAN
SHEET 3 OF 5	LANDSCAPE PLANTING PLAN
SHEET 4 OF 5	IRRIGATION PLAN
SHEET 5 OF 5	LANDSCAPE DETAILS

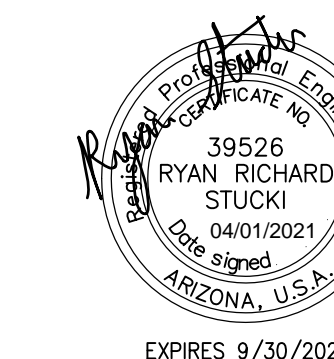
DEVELOPMENT PACKAGE
 FOR
WELL SITE C-046B
SCADA UPGRADE

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
 SECTION 11, T 14 S, R 14 E, G&SRM,
 CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP21-0061

REF: _____
 T20SE _____
 JANUARY 2021
 EEC JOB NO 15051.03

COT ADMINISTRATIVE ADDRESS:
 350 N. CLOVERLAND AVE.
 TUCSON, ARIZONA 85711



civil engineering • land development
 surveying • environmental services
 staking • flood control and drainage
 transportation

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 Tel 520.321.4625 | Fax 520.321.0333



NO.	DATE	REVISION	BY	CH	APPR

