

SITE ANALYSIS REPORT

FOR

**1.6 ACRES LOCATED AT
11311 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85749**

Within
Section 31, T13S, R16E
Pima County, Arizona

P16RZ00006

Prepared for:

**SOLAR H20
9121 East Tanque Verde Road
Tucson, Arizona 85749**

Prepared by:

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August 17, 2016

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APPENDIX

1. Preliminary Integrated Water Management Plan (PIWMP)
2. Memo on Water Service
3. Arizona Game & Fish Heritage Data Management System Printout
4. Arizona State Museum Records Check

PREFACE

This report summarizes the site inventory and analysis for the subject property located in Pima County at 11311 East Tanque Verde Road, which is on the north side of the roadway. The purpose of the study is to identify factors directly or indirectly influencing the rezoning of the property to the proposed level. The 1.7 acre project site is assessor parcel number 205-37-017W, which is currently zoned CR-1 (Single Residence Zone). The proposal is to rezone the project site to CB-2 (General Business Zone) for self storage use.

The subject property was previously rezoned from SR to CR-1 as case number **Co9-85-13 Armenta – Tanque Verde Road Rezoning (Agua Caliente – Sabino Creek Zoning Plan)**. It was ordinated as 2012-44.

The following Site Analysis Report and Preliminary Development Plan were prepared in accordance with Pima County Zoning, Chapter 18.91: Rezoning Procedures. The Site Analysis and Preliminary Development Plan sections address the required written and graphic information as specified in Chapter 18.91.03 and the Pima County Planning and Development Services Site Analysis Requirements (dated March 16, 2010).

This Site Analysis Report was compiled based on information found on Pima County websites, site visits, hydrologic and topographic analyses, aerial photography, and discussions with staff of various Pima County departments. Sound engineering and planning practices were used to develop the Preliminary Development Plan based on existing constraints and opportunities of the site.

This report was compiled by Jeffrey A. Stanley, P.E., of JAS Engineering (PO Box 1888, Tucson, Arizona 85702, (520) 390-7920, stanley19263@msn.com).

PART I SITE INVENTORY

I-A. EXISTING LAND USES

1. Location and Regional Context

Exhibit I-A.1 shows the site location in a regional context. The property is:

- Located in within unincorporated Pima County, Arizona.
- Parcel 205-37-017W
- Located within Section 31, T13S, R16E.

2. Existing Onsite Land Uses

- a. The 1.6 acre rezoning district is currently undeveloped.
- b. There are not any easements as can be seen on Exhibit I-A.2b.
- c. Comprehensive Plan.
 - The site is located within the Catalina Foothills Planning Area of the Pima County Comprehensive Plan.
 - The Plan designation for the subject property is Neighborhood Activity Center (NAC).
 - The property is not subject to any Special Area Policies
 - Exhibit I-A.2c, 4e shows the planned land use for the site and the nearby area.

3. Aerial Photograph

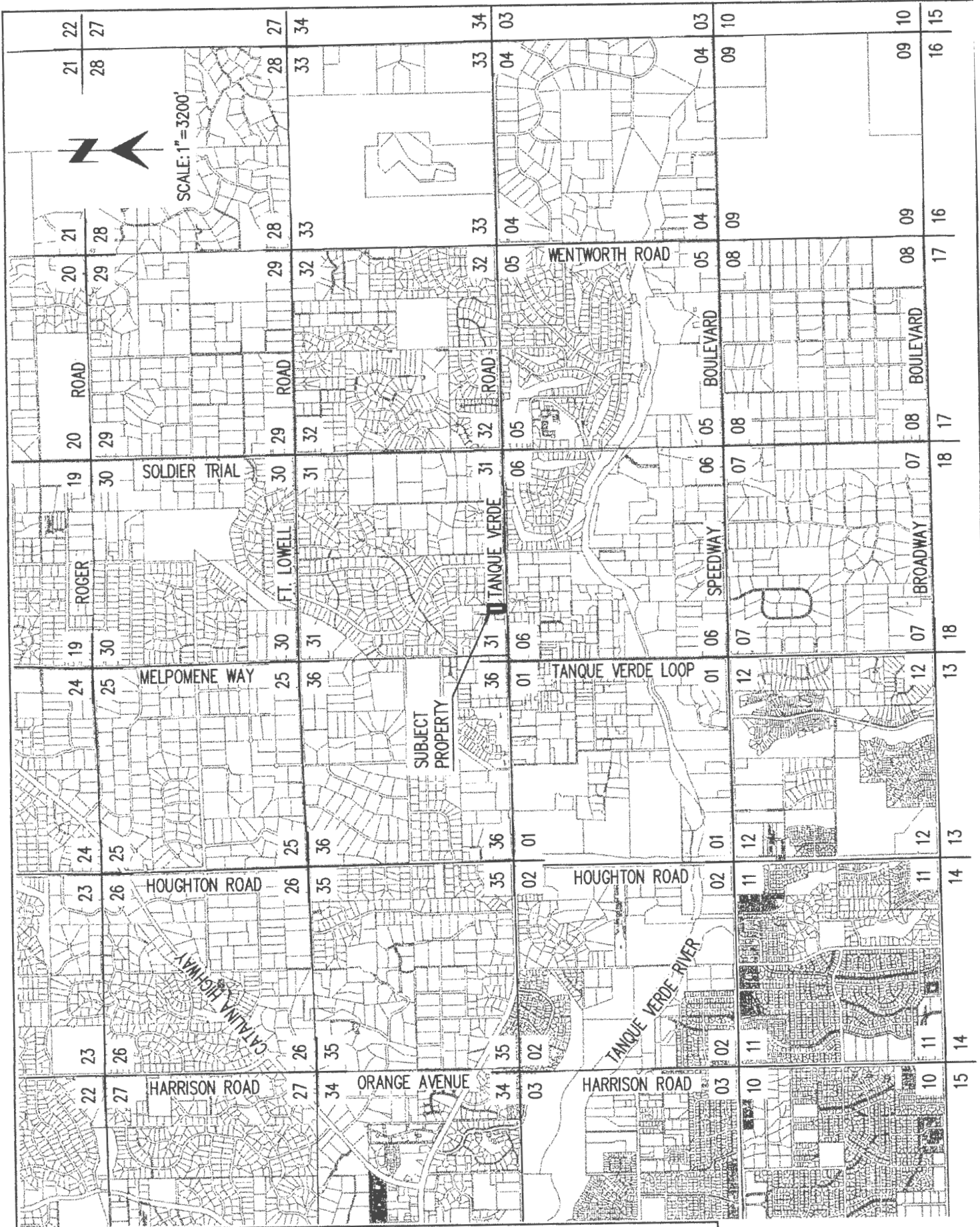
Exhibit I-A.3 is an aerial photograph showing the subject property and surrounding properties within a 600 foot radius of the site.

4. Existing Zoning and Land Uses within a One-Quarter Mile Radius

The properties within one-quarter mile are depicted on two exhibits. Exhibit I-A.4a depicts the zoning and Exhibit I-A.4b shows the land use.


- a. Existing On-site and Offsite Zoning
 - The rezoning district is zoned CR-1 (Conditional)
- b. Exhibit I-A.4b shows nearby existing land uses including residential uses with associated density as well as commercial businesses. A couple of commercial uses are located along Tanque Verde Road. Residential uses are the primary existing use in the area.

- c. There are not any residential structures that are more than one story.
- d. This project is the subject of rezoning Co9-85-13 for this parcel and the parcel of land to the north from SR to CR-1 (Conditional). This request will replace the previous requested rezoning for the subject property only.
- e. Comprehensive Plan designations are included on Exhibit I-A.2c, 4e.



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-A.1
 REGIONAL
 LOCATION MAP**

ENGINEERING

 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@msn.com



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT
PROPERTY

THERE ARE NOT ANY EASEMENTS

REBECCA AVENUE

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT I-A.2b EASEMENT MAP



ENGINEERING

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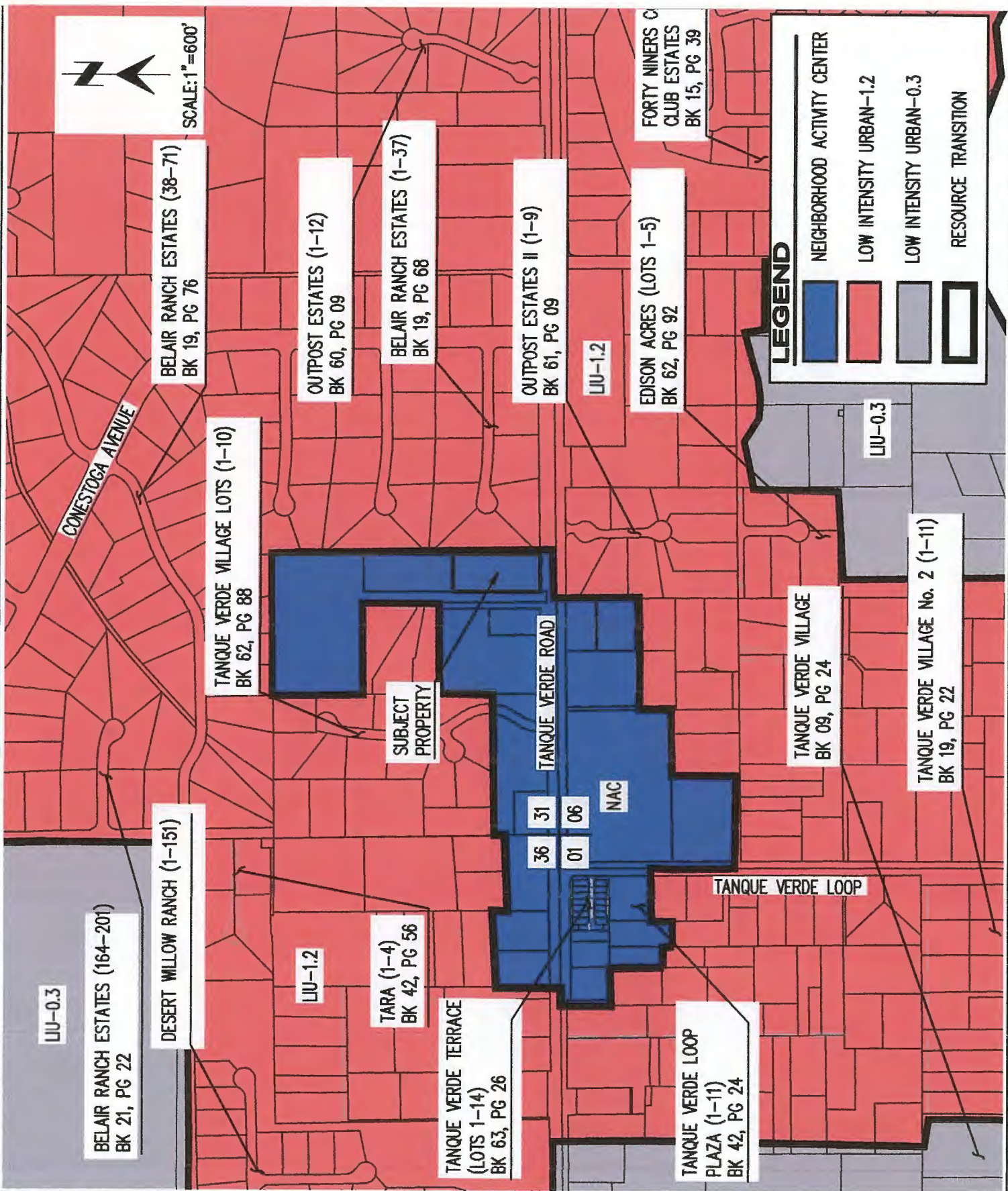
TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-A.3
 REGIONAL
 AERIAL PHOTO
 MAP**

JAS ENGINEERING
 PO BOX 1888
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SCALE: 1" = 600'



LEGEND

- NEIGHBORHOOD ACTIVITY CENTER
- LOW INTENSITY URBAN-1.2
- LOW INTENSITY URBAN-0.3
- RESOURCE TRANSITION

BELAIR RANCH ESTATES (164-201)
BK 21, PG 22

DESERT WILLOW RANCH (1-151)

TANQUE VERDE VILLAGE LOTS (1-10)
BK 62, PG 88

LIU-1.2

TARA (1-4)
BK 42, PG 56

TANQUE VERDE TERRACE
(LOTS 1-14)
BK 63, PG 26

SUBJECT
PROPERTY

36 31 06
01 06
NAC

TANQUE VERDE ROAD

OUTPOST ESTATES II (1-9)
BK 61, PG 09

LIU-1.2

EDISON ACRES (LOTS 1-5)
BK 62, PG 92

TANQUE VERDE LOOP
PLAZA (1-11)
BK 42, PG 24

TANQUE VERDE LOOP

TANQUE VERDE VILLAGE
BK 09, PG 24

LIU-0.3

TANQUE VERDE VILLAGE No. 2 (1-11)
BK 19, PG 22

FORTY NINERS CLUB ESTATES
BK 15, PG 39

BELAIR RANCH ESTATES (38-71)
BK 19, PG 76

OUTPOST ESTATES (1-12)
BK 60, PG 09

BELAIR RANCH ESTATES (1-37)
BK 19, PG 68

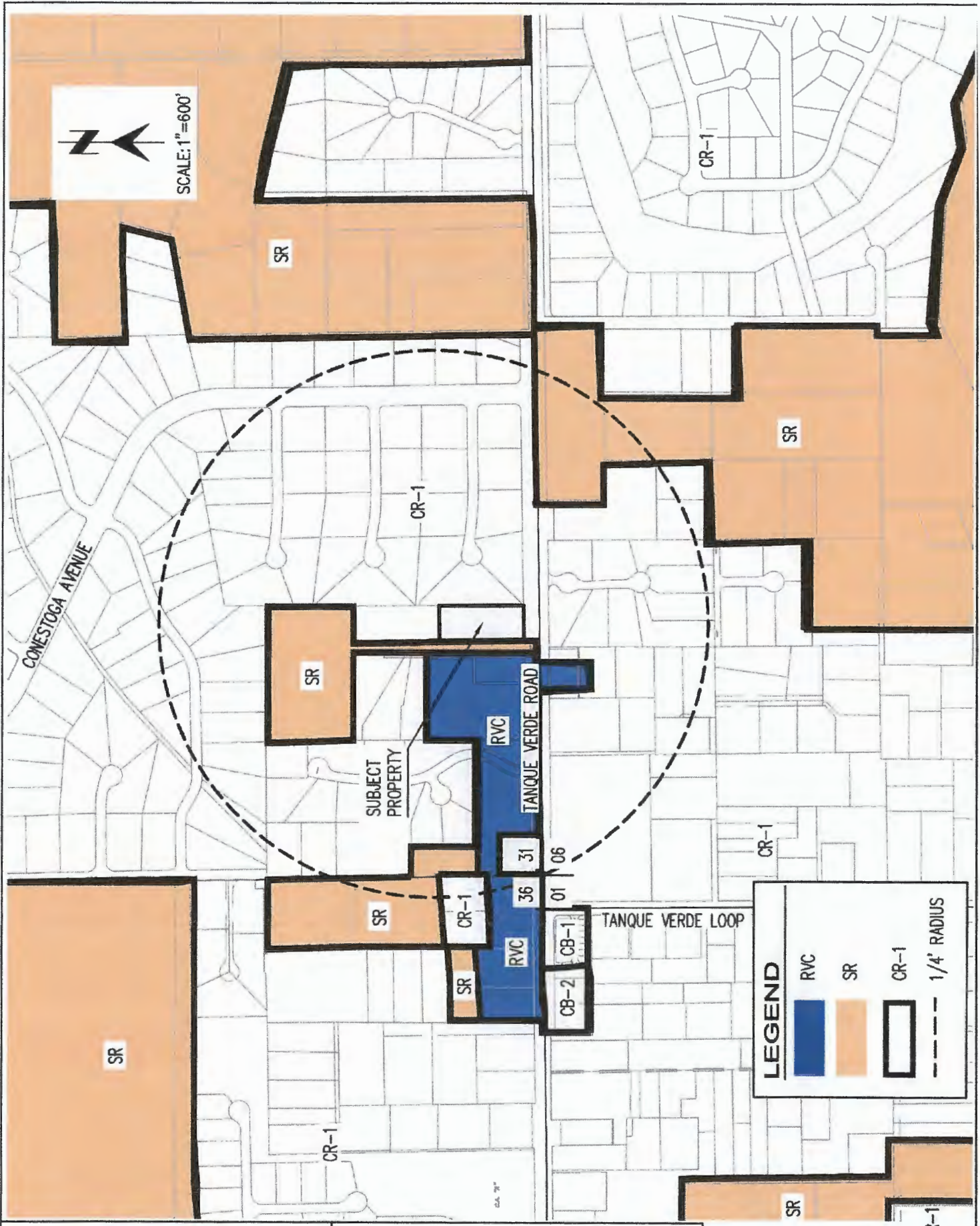
TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT I-A.2c, 4e COMPREHENSIVE PLAN MAP

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SCALE: 1" = 600'



LEGEND

- RVC
- SR
- CR-1
- 1/4' RADIUS

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-A.4a
 AREA ZONING MAP**

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SCALE: 1" = 400'

TANQUE VERDE VILLAGE LOTS (1-10)
BK 62, PG 88

TEP
SUBSTATION

SUBJECT
PROPERTY

JEHOVAH'S
WITNESS HALL

CIRCLE K
STORE

TANQUE VERDE ROAD

36 1 31
01 06

TANQUE VERDE TERRACE
(LOTS 1-14)
BK 63, PG 26

TANQUE VERDE LOOP
PLAZA (1-11)
BK 42, PG 24

PHOTO DATE: 2014

LEGEND
----- 1/4' RADIUS

BELAIR RANCH ESTATES (1-37)
BK 19, PG 68

DEADWOOD CIRCLE

COMANCHERO CIRCLE

OUTPOST ESTATES II (1-9)
BK 61, PG 09

LIU-0.5

EDISON ACRES (LOTS 1-5)
BK 62, PG 92

FORTY NINERS COUNTRY
CLUB ESTATES
BK 15, PG 39

TARA (1-4)
BK 42, PG 56

NAC

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
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**EXHIBIT I-A.4b
AREA LAND USE
MAP**

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I-B. TOPOGRAPHY AND GRADING

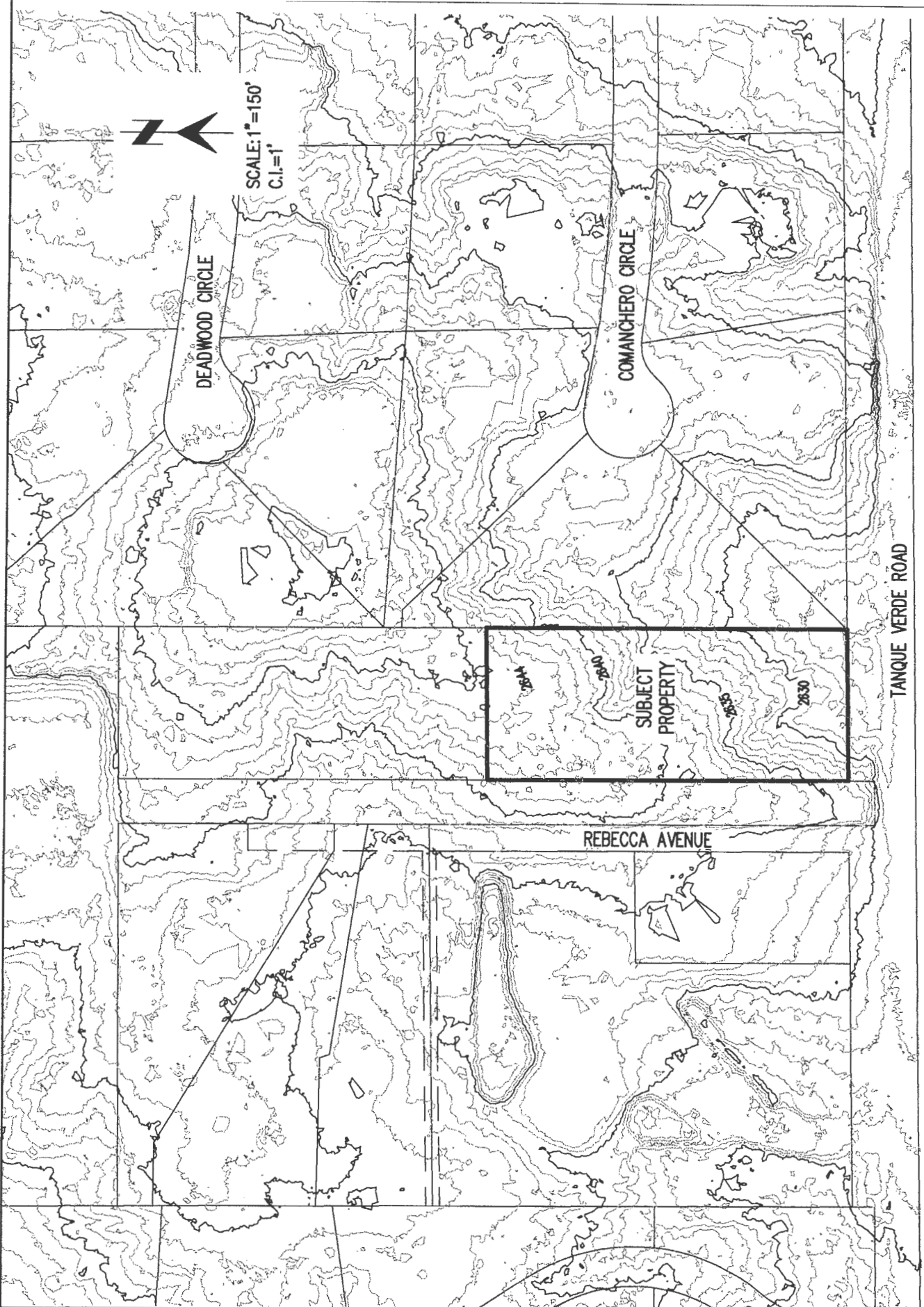
1. Topographic Characteristics

The topographic characteristics of the property are described below and are depicted on Exhibit I-B.1:

- a. There are no restricted peaks or ridges on the property.
- b. There are no rock outcrops on the property.
- c. There are not any natural slopes of 15% located on the property.
- d. There is no significant topographic feature on the property.
- e. There is no existing onsite grading.


2. Predevelopment Average Cross Slope

The pre-developed average cross-slope is 7.4%. This percentage was derived from the following formula: $(5,140 \text{ ft} \times 1 \text{ ft} \times 0.0023) / 1.6 = 7.4\%$.



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-B.1
 REGIONAL
 TOPOGRAPHY MAP**

ENGINEERING

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I-C. HYDROLOGY

1. Off-site Watersheds

Exhibit I-C.1 is an aerial photograph that indicates that the site is unaffected by offsite upstream watersheds.

The project site is within a Zone X as shown on Flood Insurance Rate (FIRM), panel # 04019C1720M, for Pima County, Arizona and Incorporate Areas, effective date: September 28, 2012.

2. Off-site Natural or Man-made Features

There are not any natural or man-made features that affect the site.

3. Contributing Flows

There are not any upstream off-site watersheds (see Exhibit I-C.1) with a 100-year discharge greater than 100 cfs.

4. On-site Hydrology Map

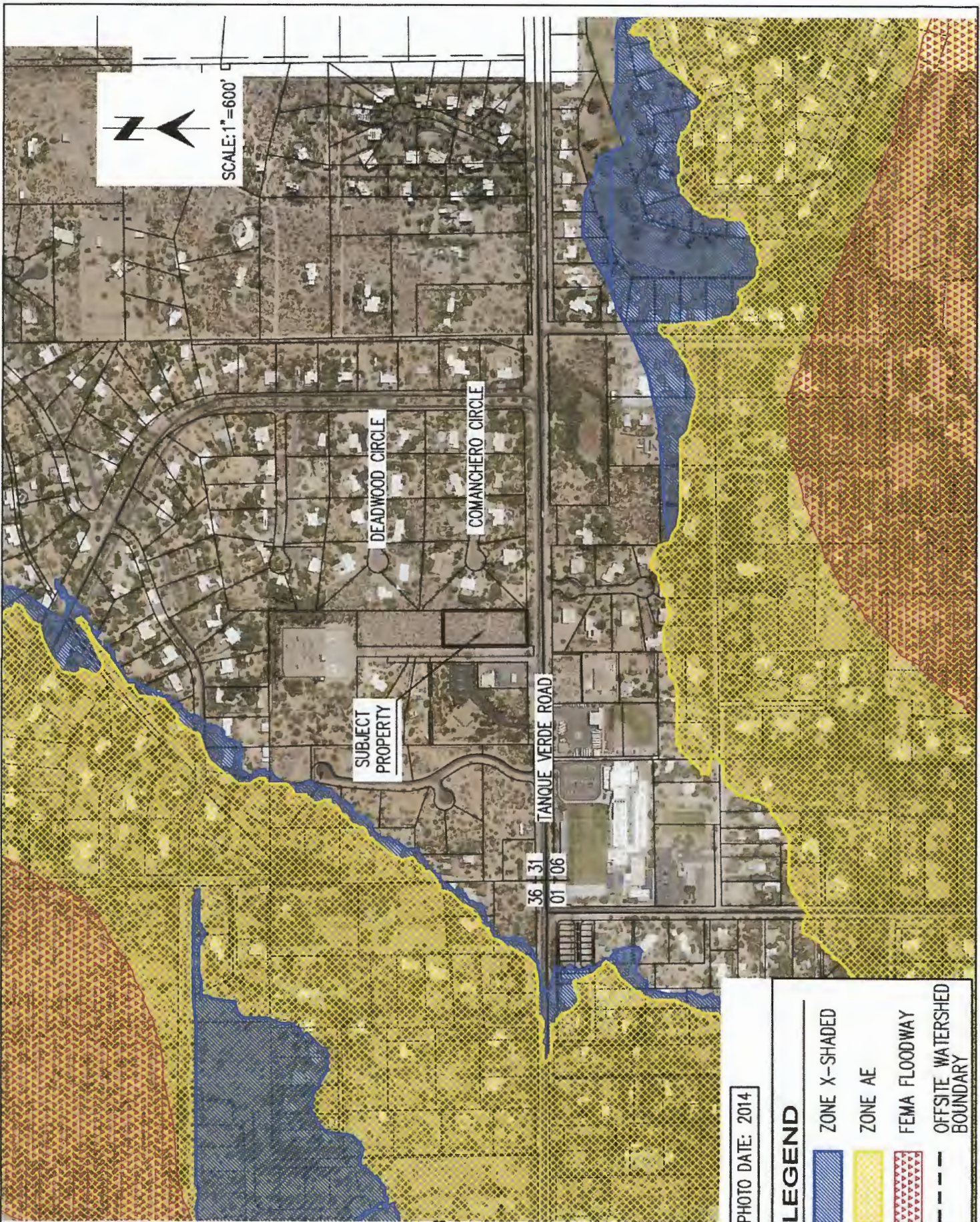
Exhibit I-C.4 depicts the relevant conditions of onsite hydrology. Below is a list of the pertinent items:

- a. There are no floodplains with 100 cfs or greater during a 100-year storm that affect the site.
- b. There is not any onsite sheet flow.
- c. There are no federally mapped (FIRM panel 04019C1720M) floodplains on the project site.
- d. Peak discharges exiting the site were determined by using the currently accepted Pima County Regional Flood Control District RFCDD PC-Hydro methodology.
- e. There are no mapped, regulated riparian habitat classifications adopted by the 2005 Floodplain and Erosion Hazard Management Ordinance amendment on the project site.
- f. There are no existing drainage infrastructure onsite.
- g. There are not any lakes, ponds, wetlands, springs, or perennial surface water onsite.
- h. There are not any onsite washes that warrant an erosion hazard setback.

5. Downstream Drainage Conditions

Minor runoff discharges from the site in one location, which is at the southeast corner of the site. The flow is not regulatory.

The peak discharge is posted on Exhibit I-C.4




 SCALE: 1" = 600'

SUBJECT PROPERTY

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

36-31-01-06

36-31-01-07


PHOTO DATE: 2014

LEGEND

-  ZONE X-SHADED
-  ZONE AE
-  FEMA FLOODWAY
-  OFFSITE WATERSHED BOUNDARY

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-C.1
OFFSITE
WATERSHED MAP**


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TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-C.4
 ONSITE
 HYDROLOGY MAP**

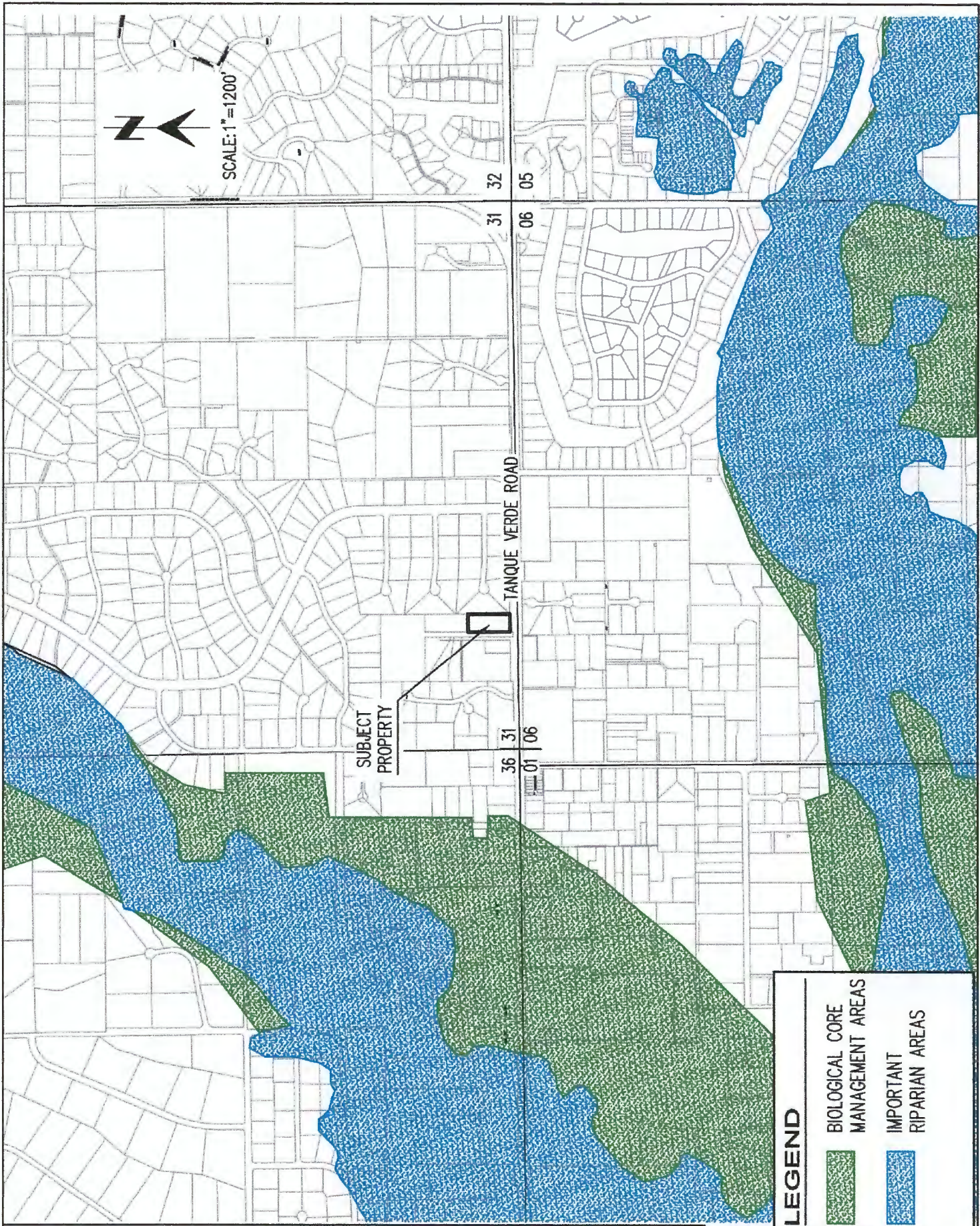
JAS ENGINEERING
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I-D. BIOLOGICAL RESOURCES

1. Conservation Land System (CLS) – Exhibit I-D.1 outlines Important Riparian and Biological Core Management Areas in a regional context. There is not a Special Species Management Area within the region depicted. The Important Riparian Area shown on the exhibit is not within the site boundaries.
2. The site is not within or adjacent to one of the six Critical Landscape Connections.

Sonoran Desert Conservation Plan – Priority Conservation Area

3. The site does not fall within the Priority Conservation Area for the Pima Pineapple Cactus.
4. The site does not fall within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
5. The site does not fall within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl or the Western Burrowing Owl.
6. The Arizona Game & Fish Department Heritage Data Management System was accessed online. Included in the Appendix is a copy of the printout generated after accessing the web site.
7. There is one short three foot tall saguaro located within the site boundaries as is shown on Exhibit I-D.7.
8. The site is not part of a Habitat Protection or Community Open Space priority acquisition property.
9. There are no areas within the site boundaries where vegetation is important for scenic value, screening and/or buffering, and soil stabilization.
10. Exhibit I-D.10 is a vegetative communities map. About half of the site is located within the Sonoran Desertscrub Paloverde - Mixed Cacti Series and the other half is in Agriculture/Development/Water/Bare Ground.



LEGEND

	BIOLOGICAL CORE MANAGEMENT AREAS
	IMPORTANT RIPARIAN AREAS

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-D.1
 CONSERVATION
 LAND SYSTEM MAP**

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SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

3' S

REBECCA AVENUE


PHOTO DATE: 2014

LEGEND

S SAGUARO LOCATION


TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT I-D.7 SAGUARO CACTUS MAP



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 SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE



SUBJECT PROPERTY

REBECCA AVENUE

TANQUE VERDE ROAD

PHOTO DATE: 2014

LEGEND

-  AGRICULTURE/DEVELOPED/
WATER/BARE GROUND
-  SONORAN DESERTSCRUB
PALOVERDE-MIXED CACTI
SERIES

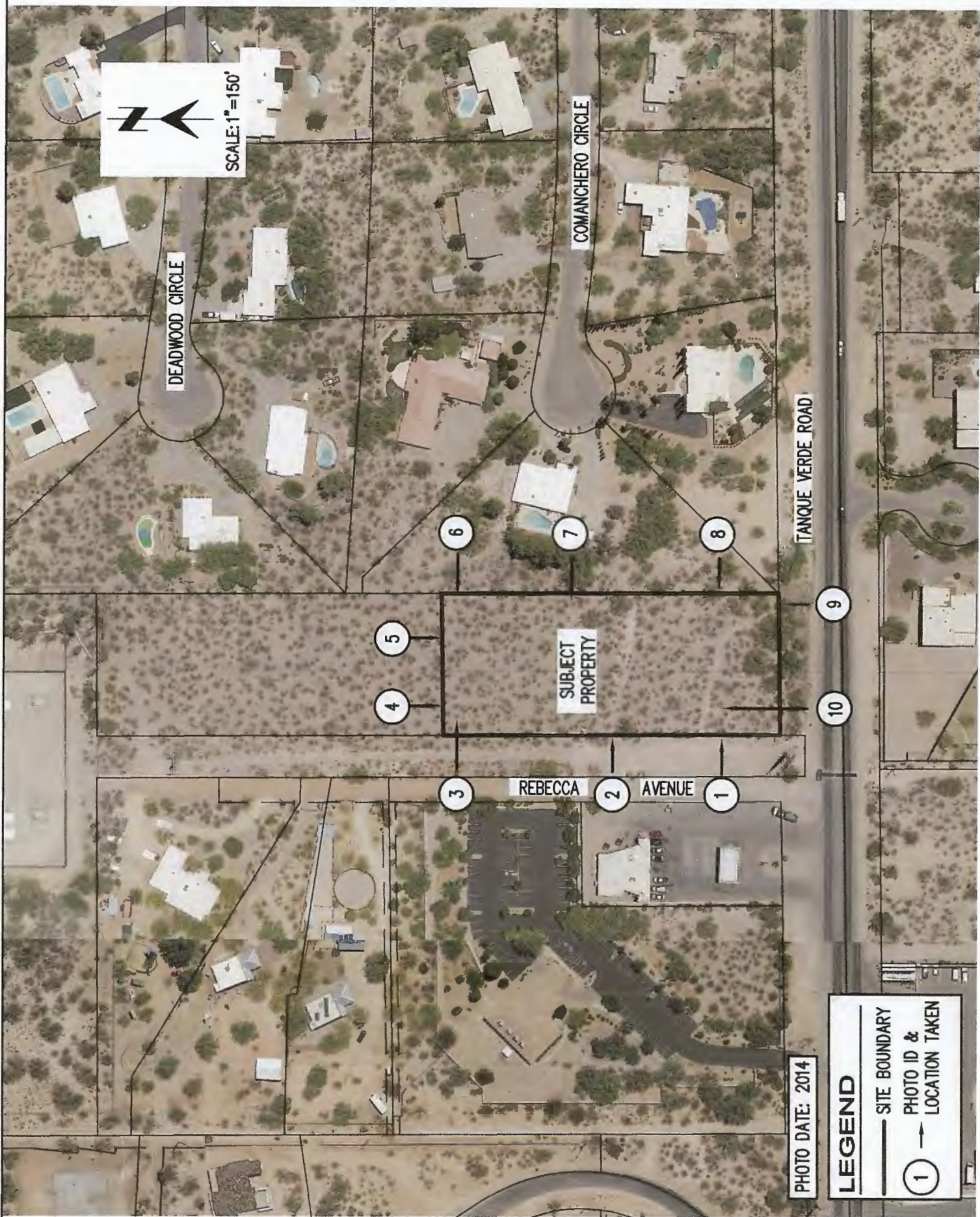
TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

EXHIBIT I-D.10
VEGETATIVE
COMMUNITIES
MAP


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I-E. VIEWSHEDS

1. The site is not being developed under the Cluster Development Option of the Zoning Code.
2. Exhibit I-E.2 is a Site Photo Key Map that shows the photo location a series of 10 photos. Immediately following are the 13 pictures of the site and nearby area.



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-E.2
 SITE PHOTO
 KEY MAP**

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Photo 1 – Looking East Toward 3' Saguaro (in Foreground)



Photo 2 – Looking East



Photo 3 – Looking East



Photo 4 – Looking South



Photo 5 – Looking South



Photo 6 – Looking West



Photo 7 – Looking West



Photo 8 – Looking West



Photo 9 – Looking North



Photo 10 – Looking North

I-F. TRANSPORTATION

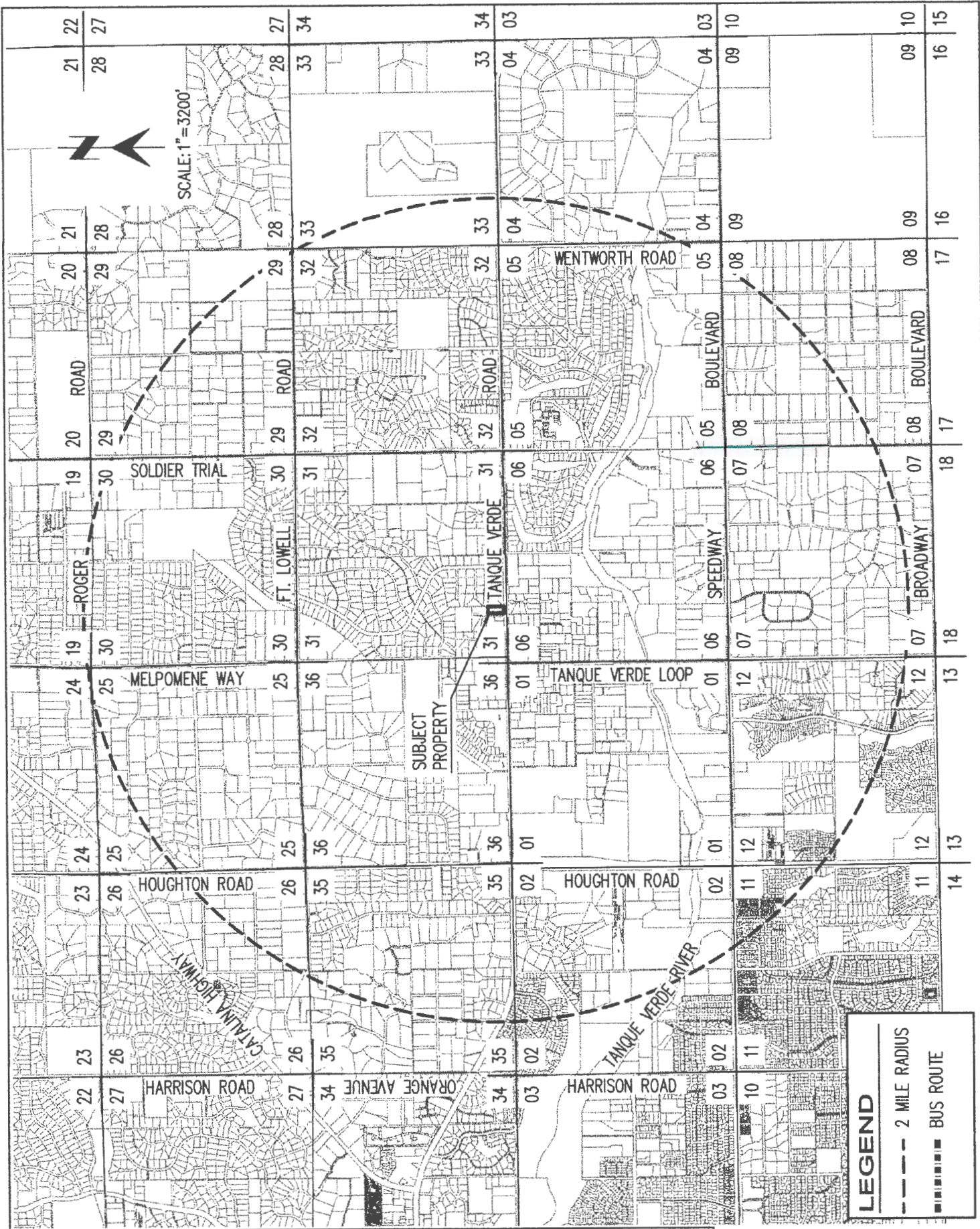
1. Exhibit I-F.1 shows existing Tanque Verde Road onto which the site will have access. Tanque Verde Road is a Major Street and Scenic Route. Direct access will be onto Tanque Verde Road as there will not be any onsite roadways associated with the project. Exhibit I-F.1 includes all major routes in proximity of the project site. The following general information is provided in Tables I.H.1 and 2.
 - a. Existing rights-of-way widths.
 - b. Each roadway includes the Pima County width standard as well as the actual existing right-of-way width. Tanque Verde Road, adjacent to the site, is currently 120' wide. To the east and west the right-of-way varies between 90' and 150' in width.
 - c. Exhibit I-F.1 shows the dis-continuous right-of-way width for Tanque Verde Road both east and west of the project site.
 - d. There are no proposed off-site roads associated with the project.
 - e. Existing Tanque Verde Road is labeled with the number of lanes, capacity, posted speed limit, and existing edge of pavement.
 - f. The site is expected to generate approximately 62 ADT.
 - g. There is an existing bicycle route on Tanque Verde Road adjacent to the project site.
 - h. There are not any scheduled roadway projects.
2. Exhibit I-F.2 is a Driveway/Intersection Map that shows distances from the site to existing driveways and intersections.

Table I.H.1: Rights-of-Way

Street	Existing Right-of-Way (feet)	Future Right-of-Way (feet)	Right-of-Way Standards	Continuous Right-of Way
Tanque Verde Road	120	90	Yes	No
Tanque Verde Loop	65	-	Yes	Yes
Conestoga Avenue	100	-	Yes	Yes
Soldiers Trail	100	90	Yes	Yes

Table I.H.2: Street Characteristics

Street	Classification	Travel Lanes	Bus Route	Bike Route	ADT (ADT)	Capacity (ADT)	Speed Limit	Paved
Tanque Verde Road	Low Volume Arterial	2	No	Yes	10,438	15,943	45	Yes
Tanque Verde Loop	Local Collector	2	No	No	3,007	13,122	35	Yes
Conestoga Avenue	Local Collector	2	No	Yes	1,714	13,122	30	Yes
Soldiers Trail	Low Volume Arterial	2	No	No	3,260	15,930	40	Yes



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-F.1
 TRANSPORTATION
 MAP**

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TARA (1-4)
BK 42, PG 56

TANQUE VERDE VILLAGE LOTS (1-10)
BK 62, PG 88

SUBJECT PROPERTY

BELAIR RANCH ESTATES (1-37)
BK 19, PG 68

NAC

36 131
01 06

TANQUE VERDE TERRACE
(LOTS 1-14)
BK 63, PG 26

TANQUE VERDE LOOP
PLAZA (1-11)
BK 42, PG 24

OUTPOST ESTATES II (1-9)
BK 61, PG 09

LIU-0.5

EDISON ACRES (LOTS 1-5)
BK 62, PG 92

FORTY NINERS COUNTRY
CLUB ESTATES
BK 15, PG 39

PHOTO DATE: 2014

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

**EXHIBIT I-F.2
DRIVEWAY/
INTERSECTION
MAP**

ENGINEERING

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I-G. SEWERS

1. Exhibit I-G.1 is a Sewer Map that shows size, location, and plan numbers for public sewers within the area around the site. The site will not be served by public sewer.



SCALE: 1"=200'

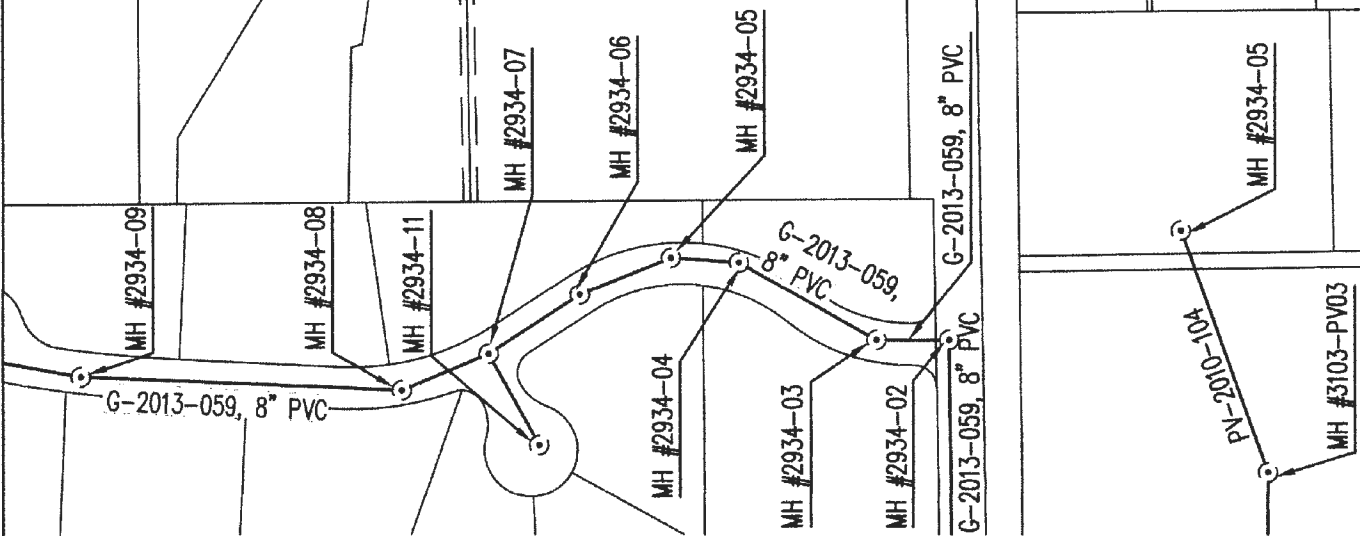
DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD


SUBJECT PROPERTY

REBECCA AVENUE



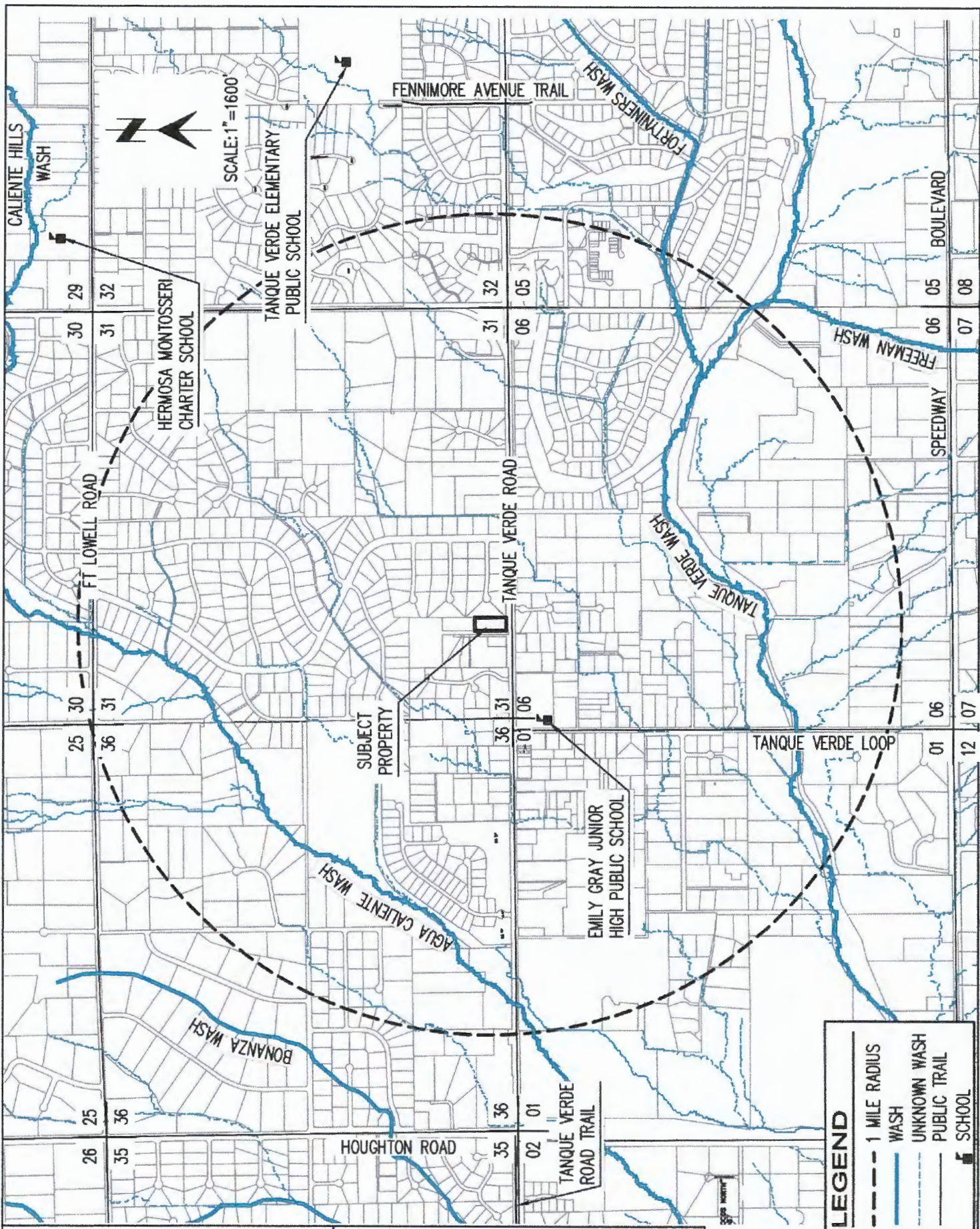
TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT I-G.1 SEWER MAP

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I-H. RECREATION AND TRAILS

1. Exhibit I-H.1 shows all existing parks, recreation areas, and trails within a one-mile radius of the project site. There are not any except for Emily Gray Junior High (public school).
2. There are not any trails within the vicinity of the site.



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

EXHIBIT I-H.1 RECREATION AND TRAILS MAP

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I-I. CULTURAL RESOURCES: ARCHEOLOGICAL AND HISTORICAL SITES

1. A letter from the Arizona State Museum for Pima County archaeological site records search results is included in the Appendix.
2. The letter indicates that no historic properties are identified in the project area.
3. A field survey has not been conducted for the project area.

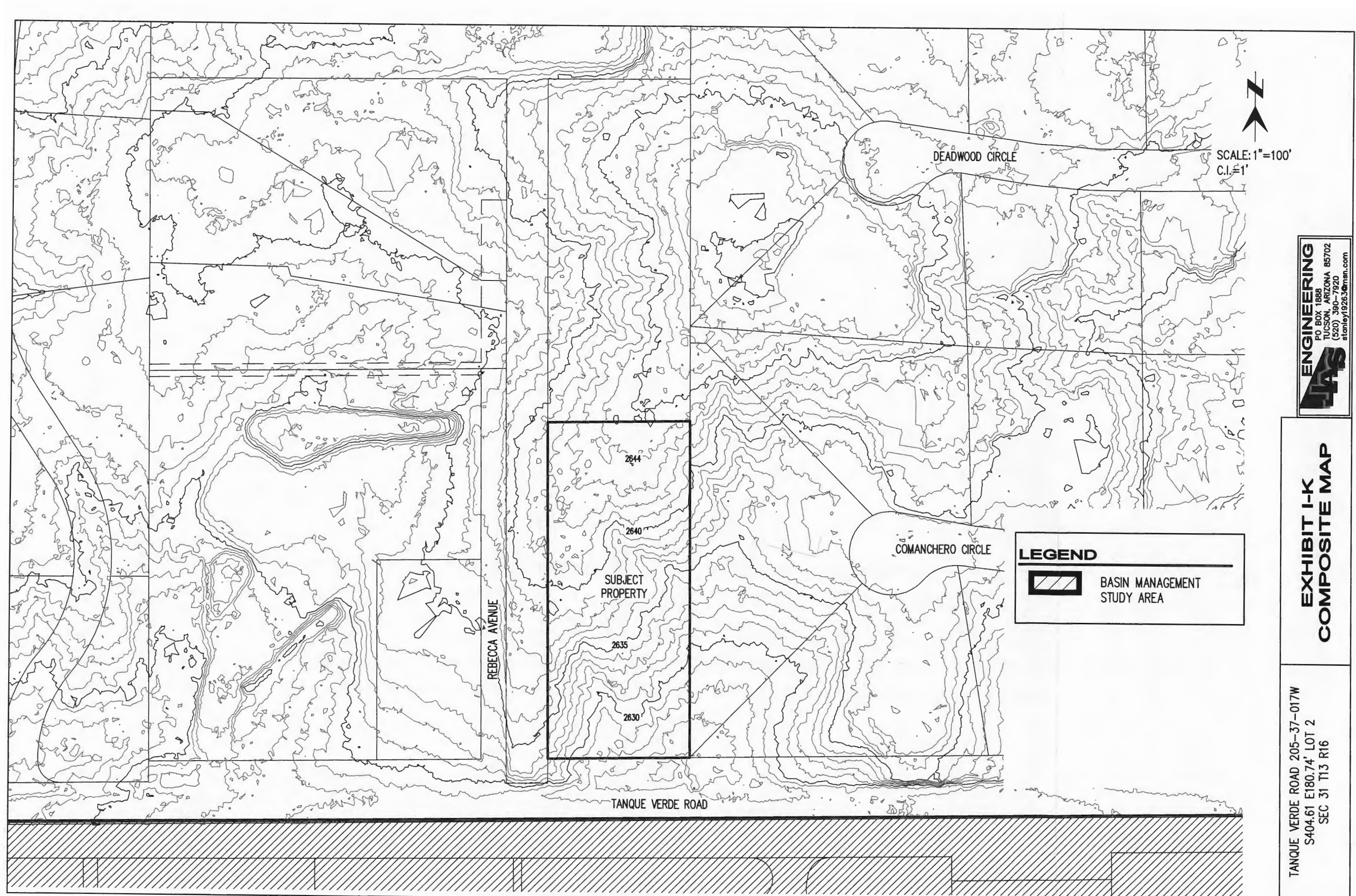
I-J. AIR QUALITY

1. This section does not apply as the development is not industrial.

I-K. COMPOSITE MAP

Exhibit I-K is a composite map that shows physical constraints and areas that require special evaluation. The following characteristics were addressed and shown if they pertain to the project site:

1. Topography
 - a. There are no restricted peaks and ridges.
 - b. There are not any rock outcrops or talus slopes.
 - c. Site topography is shown, there are some slopes 15% or greater located on the property.
2. Hydrology
 - a. There are no 100-year floodplains with discharges greater than 100 cfs on the project site.
 - b. There are no sheet flow areas.
 - c. There are no federally mapped floodplains as delineated on FIRM panel 04019C1720M with effective date September 28, 2012
 - d. There are no regulated Riparian Habitat Classifications.
 - e. There are no areas of lakes, ponds, springs, wetlands, or sources of perennial surface water.
3. Biological Resources
 - a. There is one short (3') saguaro cactus onsite.
 - b. There is no Pima Pineapple cactus onsite.
 - c. There is not any Needle Spined Pineapple cactus onsite.
 - d. There are no areas of significant or important vegetation onsite.



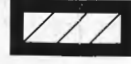
SCALE: 1"=100'
C.I. ± 1'

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EXHIBIT I-K COMPOSITE MAP

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

LEGEND

 BASIN MANAGEMENT STUDY AREA

2644
2640
SUBJECT PROPERTY
2635
2630

REBECCA AVENUE

TANQUE VERDE ROAD

DEADWOOD CIRCLE

COMANCHERO CIRCLE

PART II LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1. The property that is the subject of this rezoning will not have multiple zoning districts.
2. The use for the proposed CB-2 site will be enclosed self storage and covered storage for RV's and boats. There will not be any outdoor uncovered storage as all of the personal self storage items will be stored inside the buildings. The orientation of the buildings was specifically chosen to best fit the characteristics of the site. The following are some characteristics of the proposed project.
 - a. The shape of the site, deep and narrow, was an important factor when the preliminary development plan (PDP) was compiled. Buildings are long and narrow so that they are parallel to the boundaries. The PDP fits well with the existing site topographic characteristics.
 - b. The site is within a Neighborhood Activity Center, which has an objective to designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. The proposed self storage, RV, and boat storage uses enhance the Neighborhood Activity Center along Tanque Verde Road, which includes an existing Circle K Store, a TEP substation, a school and a church. The proposed use adds a low intensity service to the area. Pedestrian and bike access will be available through the southern parking area of the site. The location of this business use does not promote vehicular traffic within any neighboring subdivision.
 - c. All neighbors within 1,000 feet of the site will receive a letter of explanation, a copy of an aerial photograph showing the site within one-quarter mile, a copy of the PDP, and a form upon which to make comment and return in a stamped envelope.
 - d. The impact of the development on the existing site will be positive. Currently the land is vacant. Development of this site will be good for the area. The addition of a self storage, RV, and boat storage site is expected to benefit the nearby residential areas.
 - e. The proposed development contributes to the principles of Smart Growth. Although many of the Smart Growth principles are primarily associated with

residential developments, this proposed commercial development does utilize the following principles as referenced at smartgrowth.org:

- Encourage community and stakeholder collaboration – Mailings and personal contact will be made with the local residents to discuss their concerns with the project. A public meeting will also solicit additional comments. The request is in alignment with the Comprehensive Plan that had public input as well.
 - Foster distinctive, attractive communities with a strong sense of place – The proposed development fits well into the natural setting of the area. Some existing vegetation will remain and will be enhanced through mitigation, the addition of landscape buffers, and water harvesting.
 - Make development decisions predictable, fair and cost effective – the proposed development will be in the Neighborhood Activity Center that includes commercial uses. The project request is fair because it is not for an unreasonable use. The future developer has done market research as part of locating this site and has determined that the self storage, RV, and boat storage uses are cost effective.
 - Mixed land uses – The project area includes many residential and some commercial uses. The proposed development extends the mixed use concept.
 - Provide a variety of transportation choices – the project can be accessed by foot, vehicles, and bicycles.
 - Strengthen and direct development towards existing communities – the proposed development is an infill project. No additional roadways are required. The project is cost effective and has the potential to improve the quality of life. The project creates the opportunity of more jobs and services to the area.
- f. Solar energy and other green building items will be incorporated into the project. The covered RV and boat storages will use a solar canopy.
3. The proposed project is affected by one section of the Pima County Zoning Code, the Native Plant Preservation Ordinance. The proposed project will be in conformance to the NPPO by preserving as much of the native vegetation as possible. The PDP preserves some of the existing trees and will mitigate for others. There are areas where mitigation can occur. Water harvesting is planned for the purpose of enhancing existing and additional vegetation.

II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B.1 is the PDP. Also included is a removable overlay map. Following is a list of items addressed on the PDP.

- a. Project boundaries and dimensions
- b. Location and size of the proposed self storage RV, and boat storage and office buildings.
- c. Existing right-of-way is shown for the adjacent Tanque Verde Road. There are not any proposed rights-of-way.
- d. Point of ingress and egress.
- e. Parking areas
- f. Ten foot Bufferyard D's are shown along the west, north, and east. A 20-foot Bufferyard D is shown along the Tanque Verde Road frontage.
- g. Water harvesting areas are shown. Additional landscaping will be placed within these areas.
- h. The site will not consist of any recreation areas, common areas, and open spaces, but will include landscape buffers.
- i. There are no existing drainage features onsite. There are no 100-year floodplains with discharges greater than 100 cfs on the project site.
- j. There are not any restricted peaks or ridges. There are not any slopes of 15% or greater on the project.
- k. The site is surrounded by a TEP substation to the north, residential homes (single story homes) to the east. Immediately west of the site is an access drive for the TEP substation, and just beyond that is Rebecca Avenue, which serves a couple single story homes. West of Rebecca Avenue is a church and Circle K store. The south boundary is Tanque Verde Road. All these uses are within 300 feet of the site.
- l. There are not any proposed trail rights-of-way.
- m. There are not any existing easements on the site
- n. There is not a public sewer in the vicinity of the site. A private septic system will be utilized.
- o. There are not any overlay zones that affect the site.
- p. There are not any existing transit stops. No new stops are anticipated for this project.

2. Preliminary Development Plan Support Data

- a. Gross Floor area = 24,658 sq ft
- b. Building height = 15 feet
- c. There is a single office, a self storage building, an RV, and an RV and boat storage building. There are no residential units.
- d. Residential density does not apply to this project.
- e. There will be 8 parking spaces.
- f. Desert landscaping will be used within the bufferyards and water harvesting areas.

CIRCLE K

RVC

CHURCH

RESIDENTIAL

SCALE: 1"=60'
C.I.=1'



REBECCA AVENUE

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

SEPTIC AREA

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

S89°07'20"W 170.6'

20' BUFFERYARD 'D'

24'

10.7'

10' BUFFERYARD 'D'

10.8'

10.9'

2630

2635

2645

LEGEND

- PROPERTY LINE
- CENTER LINE
- ROW LINE
- BUFFERYARD LINE
- 2250 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- CONCRETE

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**EXHIBIT II-B.1
 PRELIMINARY
 DEVELOPMENT
 PLAN**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
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II-C. TOPOGRAPHY AND GRADING

1. There are some slopes of 15% or greater on the project site
2. The Hillside Development Zone does not pertain to this project.
3. Exhibit II-C is the Topographic and Grading Map. The grading limits are shown which includes the building, parking area, landscape buffers, and water harvesting areas. Graded areas such as the landscape buffers and water harvesting areas will be re-vegetated in accordance with the approved landscape plans.
4. There will not be any areas where the natural grade will be changed by more than five feet by cut or fill. It is anticipated that the maximum grade change from natural will be less than five feet.
5. This is not a cluster project.