BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 15, 2020

Title: P20CU00007 SECURED INVESTMENTS LLC - N. SABINO CANYON PARK

Introduction/Background:

This is a Type II Conditional Use Permit (CUP) request for a cafe/restaurant near Summerhaven.

Discussion:

The proposed Type II CUP for a cafe/restaurant is on property owned by Secured Investments LLC and is zoned RVC (Rural Village Center). The cafe will consist of a proposed 200-square-foot take-out food service building, a 10-foot by 10-foot shade structure, and an outdoor seating area. In addition, the cafe/ restaurant will be located near the northern corner of the parcel, adjacent to the existing parking spaces located along N. Sabino Canyon Park. This use will be incorporated as part of the submitted development plan for the sixteen (16) casita apartments.

Conclusion:

This Type II CUP request will yield a great opportunity for economic development in support for Mt. Lemmon and the Summerhaven community alike.

Recommendation:

Staff and the Hearing Administrator recommend APPROVAL subject to standard and special conditions.

Fiscal Impact:

N/A

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Nick Coussoulis, Senior Planner Telephone: 520-724-6692

Department Director Signature/Date: 8/24/2020

Deputy County Administrator Signature/Date: 8/24/2020

County Administrator Signature/Date: C. Richter 8/24/20

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PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Steve Christy, Supervisor, District #4

FROM: Chris Poirier, Planning Official Tom Drzazgowski
Public Works-Development Services Department-Planning Division

DATE: August 19, 2020

SUBJECT: **P20CU00007 SECURED INVESTMENTS LLC – N. SABINO CANYON PARK**
(Conditional Use – Type II – Café/Restaurant)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, September 15, 2020** hearing.

REQUEST: Conditional Use – Café/Restaurant

OWNER: Secured Investments, LLC

AGENT: Chuck Martin
Rick Engineering Co.
3945 E. Ft. Lowell Rd #111
Tucson, AZ 85712

DISTRICT: 4

STAFF CONTACT: Nick Coussoulis, Senior Planner

PUBLIC COMMENT TO DATE:
Staff has received one telephonic and two written comments in support of the request.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The property is located outside of the Maeveen Marie Behan Conservation Lands System.

TD/NC/ds
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P20CU00007

FOR SEPTEMBER 15, 2020 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official Tom Drazowski
Public Works-Development Services Department-Planning Division

DATE: August 19, 2020

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P20CU00007 SECURED INVESTMENTS LLC – N. SABINO CANYON PARK
Request of Secured Investments LLC, represented by Rick Engineering Co., located at **12903 and 12925 N. Sabino Canyon Park**, in the RVC (Rural Village Center) zone, for a **Type II Conditional Use Permit for a Café/Restaurant**, in accordance with Section 18.41.040 of the Pima County Zoning Code. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 4)

Summary of the Hearing Administrator Meeting (August 12, 2020)
In accordance with Pima County Zoning Code Section 18.97.030.F.3 and our current Covid-19 protocols, a telephonic public hearing was held on this application on August 12, 2020. The applicant presented the case to the hearing administrator and answered all of his questions.

One (1) member of the public attended the hearing telephonically. The speaker expressed their strong and unconditional support of the proposed use, stressing that it is needed on Mt. Lemmon and that the developer's project (including the 16-unit casita complex) represents an important investment in the revitalization of the Summerhaven community. Staff also received two letters of support for the request from nearby property owners. No letters, emails, or phone calls expressing objection were received. After hearing all of the above, the Hearing Administrator closed the public hearing.

The Hearing Administrator is in full support of this application and is gratified that the surrounding property owners and the Mt. Lemmon community are supportive. The recommendation for approval presented below contains certain special conditions. The intent of same is to, in no way, apply any onerous restrictions on the proposed use. They are provided only to memorialize the use as presented in the submitted application materials, to ensure that its operation proceeds as described therein, and to establish the basic regulatory framework for the new café/restaurant should ownership of it be transferred to another operator.

After visiting the subject property and considering the facts and testimony presented at the public hearing, together with the written materials submitted by the applicant and neighbors, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a café/restaurant. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

Standard Conditions (per the Pima County Zoning Code)

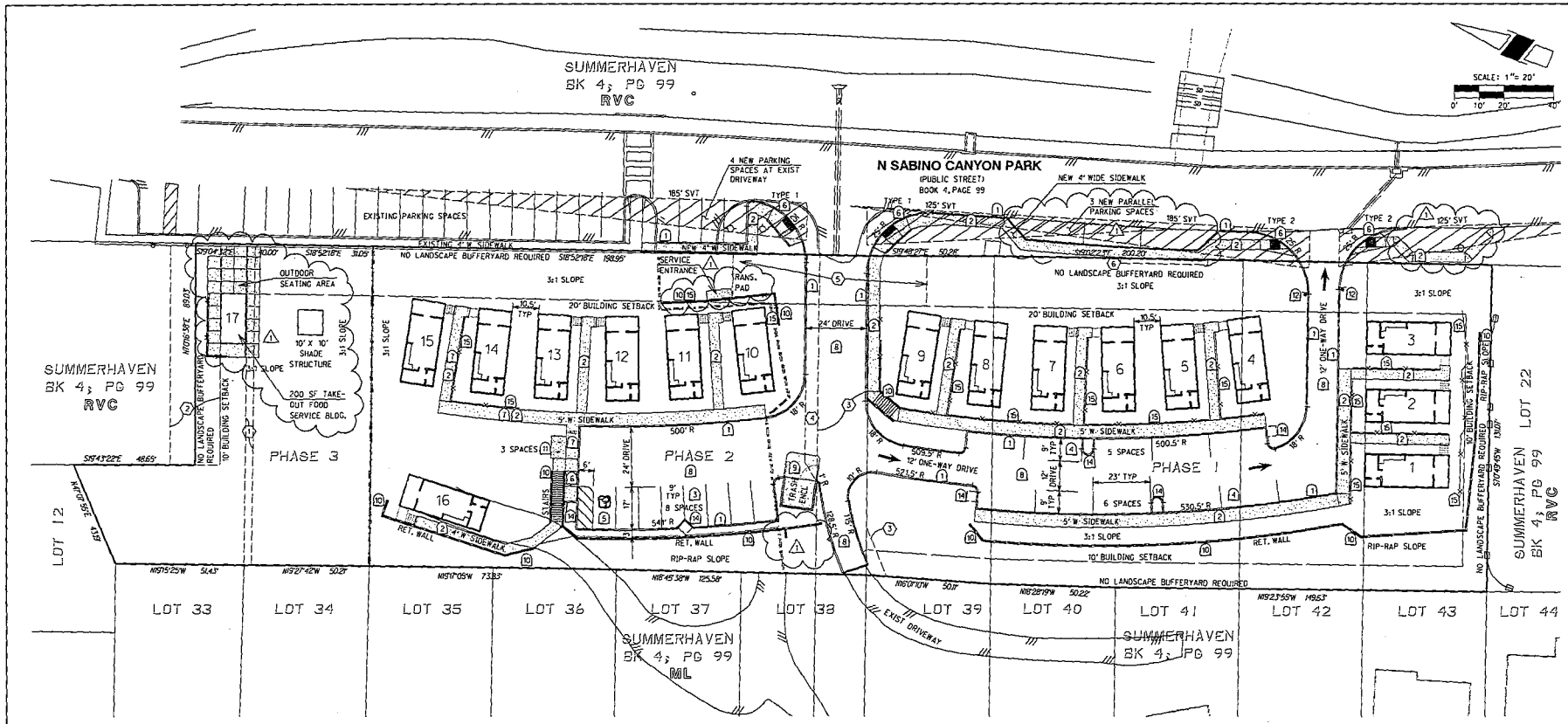
1. A café/restaurant is allowed in the RVC Zone as a conditional use per Code Sections 18.41.040.A.14 & A.56.

Special Conditions

1. This conditional use permit is for the operation of a two-hundred square-foot (200 SF) take-out café/restaurant building, together with an associated outdoor seating area, and a stand-alone shade structure. No other unrelated or more intensive commercial uses are authorized by this conditional use permit approval.
2. The café/restaurant and outdoor seating area shall be constructed and operated in accordance with the Development Package and accompanying narrative as submitted this conditional use permit application.
3. Any expansion of the take-out café/restaurant building or the adjacent outdoor seating area by more than twenty percent (20%) of the total area shown on the Development Package, shall require an amended conditional use permit application and associated public process.
4. Hours of operation are not considered an issue here, in that this is a comparatively small café use that presents little or no nuisance issues. There is the recognition here that hours of operation are seasonal in nature on Mt. Lemmon and that early-morning hours of operation for this use are acceptable during the late-spring, summer, and early-fall months.

TD/NC/ds
Attachments

cc: Secured Investments LLC, Property Owner
Chuck Martin, Applicant, Rick Engineering Co.
Tom Drzazgowski, Chief Zoning Inspector Pima County Development Services
Nick Coussoulis, Senior Planner Pima County Development Services
P20CU00007 File



EASEMENTS

1. PRIVATE 3' FOOTPATH EASEMENT BK. 97, PG. 532 MISC. RECORDS
2. PRIVATE ACCESS AND UTILITY EASEMENT DKT. 13,240, PG. 3598
3. MODIFICATION OF PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT DKT. 12,925, PG. 1764
4. PRIVATE INGRESS, EGRESS AND UTILTY EASEMENT SEQ*2020_____
5. ELECTRIC EASEMENT TO TRICO SEQ*2020_____
6. PUBLIC SIDEWALK EASEMENT GRANTED TO PIMA COUNTY SEQ* 2020_____

PHASING

PHASE 1 - UNITS 1-9
18 PARKING SPACES

PHASE 2 - UNITS 10-16
8 PARKING SPACES

PHASE 3 - TAKE-OUT FOOD SERVICE

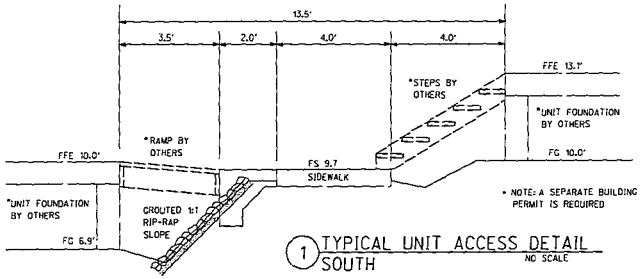
BUILDING INFORMATION

BUILDING AREA

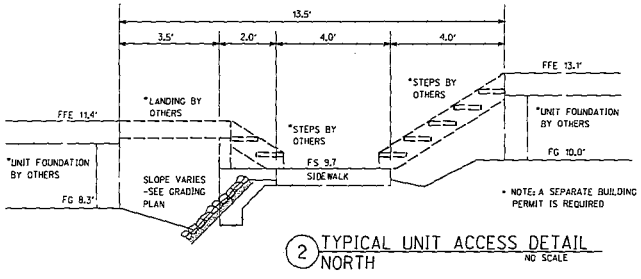
APARTMENTS: 373 SF/UNIT	
BUILDING AREA: 16 X 373	5968 SF
TAKE-OUT FOOD SERVICE	200 SF
TOTAL BUIDING AREA:	6168 SF
BUILDING HEIGHT:	12 FT

KEYNOTES

1. 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
2. NEW CONCRETE SIDEWALK PER SD 200
3. STANDARD PARKING SPACE, 9' x 20' (TYP), SEE DETAIL M/9
4. PARALLEL PARKING SPACE, 9' x 23' (TYP)
5. ACCESSIBLE PARKING SPACE, 8' x 20' (TYP) SEE DETAIL M/9
6. CURB ACCESS RAMP W/TRUNCATED DOMES, SD 207 (TYP)
7. ACCESSIBLE ROUTE WITH 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE PER ICC/ANSI 117.1 SECTION 403.3
8. ASPHALT PAVING (TYP) - SEE GRADING AND PAVING PLAN
9. TRASH ENCLOSURE - SEE DETAIL H/8
10. RETAINING WALL PER ARCHITECTURAL AND STRUCTURAL PLANS
11. BICYCLE PARKING - SEE DETAIL 8
12. DO NOT ENTER SIGN
13. ASPHALT PAVING - (TYP) SEE DETAIL F/8
14. 4' X 4' TREE AREA
15. 42" HIGH BARRIER



1 TYPICAL UNIT ACCESS DETAIL SOUTH
NO SCALE



2 TYPICAL UNIT ACCESS DETAIL NORTH
NO SCALE

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISION
1	REC	6/24/20	FOOD SERVICE BUILDING, TRANSFORMER AND PARKING

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
J-4511

DESIGNED BY: BNC	DATE: 11/19	CHECKED BY:	DATE:
DRAWN BY: PAD	DATE: 11/19	APPROVED BY: PJF	DATE: 11/19

SITE PLAN
DEVELOPMENT PACKAGE

MT. LEMMON BUNGALOWS

APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

A PORTION OF LOT 13 AND LOTS 14-21 SUMMERHAVEN, BOOK 4, PAGE 99, SECTION 30, TOWNSHIP 14 SOUTH, RANGE 16 EAST, G&S & SRB&M, WITHIN MEDIUM-PIMA COUNTY, ARIZONA

Contact ArizonaBlue Stake 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click ArizonaBlue811.com

P19SC00064

SCALE: HORIZ : 1" = 20'
VERT : N/A

SHEET 2 OF 9

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\\cp.rickeng.com\projects\T_TUC_F\4511_Mt_Lemmon_RVC_Property\Civil\TUC CorpStds 2005.dscript
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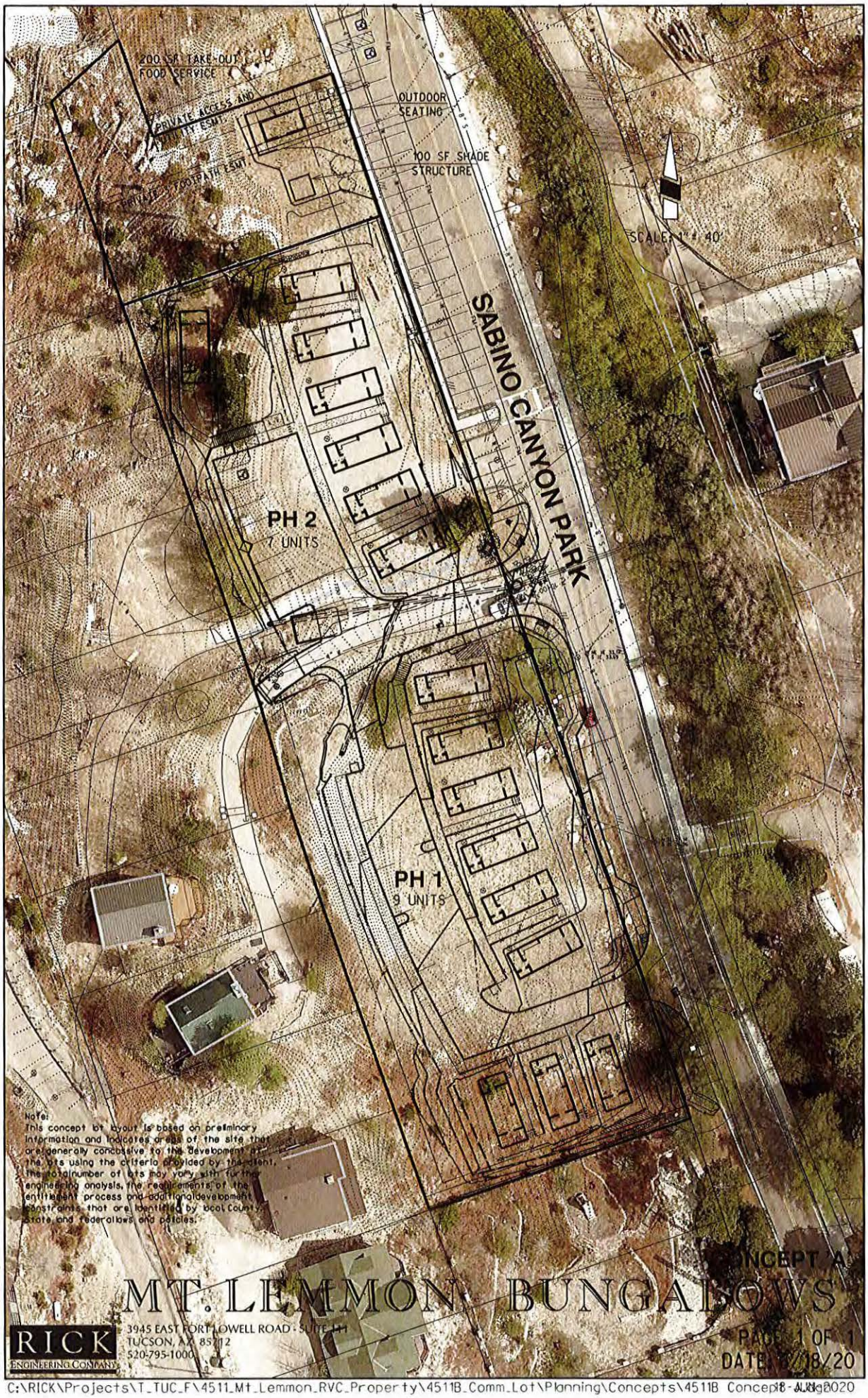

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C:\RICK\Projects\T_TUC_F\4511_Mt_Lemmon_RVC_Property\4511B_Comm_Lot\Planning\Concepts\4511B Concept - Aug2020

MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

FOR BOARD OF SUPERVISORS SEPTEMBER 15, 2020 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: August 14, 2020

DOCUMENT: P20CU00007

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Secured Investments, LLC, represented by Rick Engineering Company, on property located at **12903 & 12925 N. Sabino Canyon Park**, in the RVC (Rural Village Center) Zone, for a **Type II Conditional Use Permit for a Café/Restaurant**, in accordance with Section 18.41.040.A of the Pima County Zoning Code. (District 4)

CASE BACKGROUND AND PARTICULARS

This is a request to construct a new café/restaurant (a take-out food stand) and an associated outdoor seating area, to be operated in conjunction with a new 16-unit casitas/apartment complex that was previously approved for the same property. The project is located in the Summerhaven community on Mount Lemmon and the proposed café/restaurant would serve local residents as well as Summerhaven visitors. The proposed project has strong support from the surrounding community.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3 and our current Covid-19 protocols, a telephonic public hearing was held on this application on August 12, 2020. The applicant presented the case to the hearing administrator and answered all of his questions.

One (1) member of the public attended the hearing telephonically. The speaker expressed their strong and unconditional support of the proposed use, stressing that it is needed on Mt. Lemmon and that the developer's project (including the 16-unit casita complex) represents an important investment in the revitalization of the Summerhaven community. Staff also received two letters of support for the request from nearby property owners. No letters, emails, or phone calls expressing objection were received.

After hearing all of the above, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S COMMENTS

The Hearing Administrator is in full support of this application and is gratified that the surrounding property owners and the Mt. Lemmon community are supportive. The recommendation for approval presented below contains certain special conditions. The intent of same is to, in no way, apply any onerous restrictions on the proposed use. They are provided only to memorialize the use as presented in the submitted application materials, to ensure that its operation proceeds as described therein, and to establish the basic regulatory framework for the new café/restaurant should ownership of it be transferred to another operator.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and considering the facts and testimony presented at the public hearing, together with the written materials submitted by the applicant and neighbors, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a café/restaurant. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

Standard Conditions & Requirements per the Pima County Zoning Code

1. A café/restaurant is allowed in the RVC Zone as a conditional use per Code Sections 18.41.040.A.14 & A.56.

Special Conditions – Hearing Administrator

1. This conditional use permit is for the operation of a two hundred square foot (200 SF) take-out café/restaurant building, together with an associated outdoor seating area, and a stand-alone shade structure. No other unrelated or more intensive commercial uses are authorized by this conditional use permit approval.
2. The café/restaurant and outdoor seating area shall be constructed and operated in accordance with the Development Package and accompanying narrative as submitted this conditional use permit application.
3. Any expansion of the take-out café/restaurant building or the adjacent outdoor seating area by more than twenty percent (20%) of the total area shown on the Development Package, shall require an amended conditional use permit application and associated public process.
4. Hours of operation are not considered an issue here, in that this is a comparatively small café use that presents little or no nuisance issues. There is the recognition here that hours of operation are seasonal in nature on Mt. Lemmon and that early-morning hours of operation for this use are acceptable during the late-spring, summer, and early-fall months.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. **It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

   The Pima County Comprehensive Plan designates this site and the surrounding private properties as *Neighborhood Activity Center (NAC)*, the purpose of which is to provide designated areas for the provision of neighborhood-level goods and services for the convenience of surrounding residents.

   It is the Hearing Administrator's position that the proposed café/restaurant is wholly consistent with the purpose of the *Neighborhood Activity Center (NAC)*, especially in this particular instance where Summerhaven is in clear need of such uses toward the revitalization of the community.

2. **It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

   It is the Hearing Administrator's position that the proposed conditional use, if constructed in substantial conformance with the submitted Development Package and the *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses of same.

3. **It has adequate accessibility to the County road network.**

   The site has direct access to N. Sabino Canyon Park, which is a paved, public street and the "main street" of Summerhaven. Access is found to be adequate, as long as it is controlled in accordance with the *Special Conditions* attached to this approval.

4. **It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

   Required/proposed parking has already been reviewed by the Department of Transportation and found to be satisfactory. Final parking approval shall be verified at the time of permitting.

5. **It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

   It is the Hearing Administrator's finding that the new use poses no significant public threat in any of the above ways.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are found to not be an issue in this instance. This has been memorialized under Special Condition No. 4.

7. Landscaping will be fully in conformance with zoning code regulations.

Required landscape buffers, etc. shall be verified by staff at the time of final permitting.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property is **OUTSIDE OF** the MMB-CLS.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that, as long as the site is developed in conformance with the submitted conceptual site plan, then: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The property lies within a general area of Summerhaven that has already been significantly impacted; no additional material impacts will result from the approval this conditional use permit.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that was not designated as former critical habitat and is not a part of draft recovery area. This site is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is not located within the Priority Conservation Area for this species.

Pima Pineapple Cactus. The subject property is located within an area that is outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is located within an area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION RECOMMENDATION:

The Department of Transportation has reviewed this application and its proposed parking provisions vis-à-vis the existing parking problems that commonly plague N. Sabino Canyon Park during peak usage times. DOT has found the project's proposed parking provisions to be sufficient.

attachments

cc: Carla Blackwell, Director, Development Services
Dan Ice, Chief Building Official
Chris Poirier, Planning Official
Tom Drzazgowski, Chief Zoning Inspector
Lauren Ortega, DSD/DOT
Secured Investments, LLC, Owner
Chuck Martin, Rick Engineering, Applicant

PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

PUBLIC HEARING – August 12, 2020

DATE: July 24, 2020

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P20CU00007 SECURED INVESTMENTS LLC – N. SABINO CANYON PARK**
(Secured Investments LLC – Owner)
(Rick Engineering Co. Attn. Chuck Martin – Applicant)
Type II Conditional Use – Café / Restaurant

LOCATION:
The subject property, addressed as 12903 and 12925 N. Sabino Canyon Park is located in Summerhaven, down the street from the Mount Lemmon General Store. The closest major intersection is 1,200 feet northeast of the subject property at N General Hitchcock Hwy and E Ski Run Rd. The parcel is approximately 0.78 acres, and zoned RVC (Rural Village Center).

SURROUNDING LAND USE OR CONTEXT:
Zoning in the vicinity is a mix of ML and RVC that includes very low to medium density residential rural land. There is also a considerable amount of rural vacant property in the area. Properties range in size from 0.5 to 2 acres. As this site is located within Summerhaven, the Cookie Cabin is located to the south and the Mt. Lemmon General Store to the southeast.

PUBLIC COMMENT:
No public comment has been received.

PREVIOUS CASES ON PROPERTY:
There have been several previous cases on the property. The first case of which was a Type II Conditional Use Permit hearing, P21-06-027 that was approved by the Board of Supervisors on February 6, 2007 that originally permitted the project. The other case was a Design Review Committee hearing, P19VA00033 that was approved, concerning the development plan design for sixteen (16) casita apartments within the approved development plan for Summerhaven P1205-027.

BACKGROUND INFORMATION
The proposed Type II Conditional Use Permit for a café/restaurant will be on property located at 12903/12925 N Sabino Canyon Park as shown in the site plan submitted. The café will consist of a proposed 200 square foot take-out food service building, a 10 foot by 10 foot shade structure, and an outdoor seating area. In addition, the café/restaurant will be located near the northern corner of the parcel, adjacent to the existing parking spaces located along N Sabino Canyon Park. This use will be incorporated as part of the submitted development plan for the sixteen (16) casita apartments.

DEVELOPMENT SERVICES COMMENTS:
This is a Type II Conditional Use Permit for a café/restaurant in RVC zoning. Café's and restaurants are permitted as a Type II conditional use under conditional uses in RVC zoning.

DEPARTMENT OF TRANSPORTATION
This type II conditional use permit request is for the 200 square foot commercial food take-out building within the Mt. Lemmon Bungalows apartment site. The site is served directly by Sabino Canyon Park, a two-lane roadway with curb and sidewalk on the east side of the road. The site provides parking spaces on-site and off-site and complies with the parking space requirement. Furthermore, the site is adjacent to existing public parking along Sabino Canyon Park. Based on email communication attached to the application package, the Department of Transportation has already reviewed the parking proposal and has no objection to this Conditional Use Permit.

REGIONAL FLOOD CONTROL DISTRICT
No objections.

CULTURAL RESOURCES
Please be aware that Pima County Cultural Resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM repot and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION
Staff recommends APPROVAL of the Conditional Use Permit request subject to the following conditions:

- This Type II Conditional Use Permit applies to the café/restaurant as depicted in the site plan.
- Any expansion beyond any size, scale, or intensity shall require an amendment to this Type II Conditional Use Permit by revisiting the Conditional Use Permit procedure.
- Any proposed outdoor lighting or fixtures shall be in compliance with the Pima County Lighting Ordinance.
- Adherence to conditions from Department of Transportation and Regional Flood Control District.

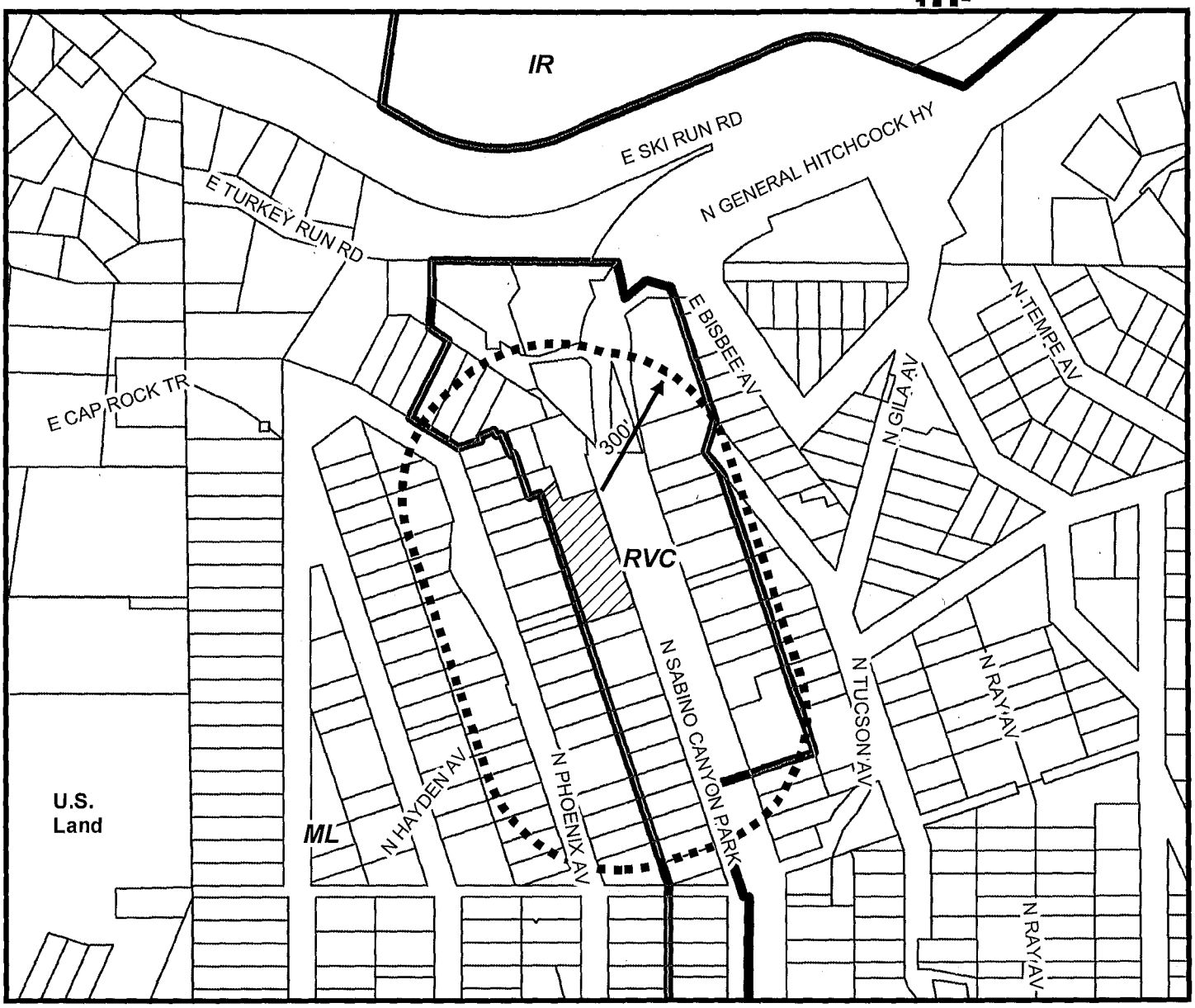
c: Tom Drzazgowski – Chief Zoning Inspector
Rick Engineering Co. Attn. Chuck Martin – Applicant
Secured Investments LLC – Owner

P20CU00007 SECURED INVESTMENTS LLC - N. SABINO CANYON PARK
Parcel(s): 205-14-132A

Legend

Subject Property

300' Notification Area



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: *CONDITIONAL USE PERMIT - TYPE II*

Map Scale: 1:4,000

Map Date: 7/20/2020 - ds

N W E S

DEVELOPMENT PACKAGE

MT LEMMON BUNGALOWS

APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

PARKING DATA:

	RESIDENT PARKING:	VISITOR PARKING:	TOTAL:
APARTMENTS:	1 PER UNIT 16	1 PER FOUR UNITS (16 UNITS) = 4	20 SPACES
		EMPLOYEE PARKING	
FOOD SERVICE	1 PER 100 SF X 200 SF	1 PER	3 SPACES
		TOTAL:	23 SPACES

TOTAL SPACES PROVIDED:

SPACES ON-SITE		19 SPACES
NEW SPACES OFF-SITE		7 SPACES
	TOTAL:	26 SPACES

HANDICAPPED SPACES REQUIRED:	1 SPACES
HANDICAPPED SPACES PROVIDED:	1 SPACES
BICYCLE SPACES REQUIRED (2 PLUS 1/15 SPACES:	3 SPACES
BICYCLE SPACES PROVIDED:	3 SPACES
LOADING SPACES REQUIRED (LOW INTENSITY:	0 SPACES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS THE EAST LINE OF LOT 16, BLOCK 8 OF SUMERHAVEN, A SUBDIVISION OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 4 OF MAPS AND PLATS AT PAGE 99, RECORDS OF THE PIMA COUNTY RECORDER, SAID BEARING BEING S18°52'18"E

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS A RAILROAD SPIKE AT SABINO CANYON PARKWAY & TURKEY RUN LANE, BEING PCD07 CONTROL PT#1 AS PROVIDED BY TETRA TECH, INC. ELEVATION = 7781.28

GENERAL NOTES

1. TOTAL DEVELOPMENT AREA IS: 1.58 ACRES.
2. ASSESSORS TAX PARCELS 205-14-132A, 135, 136A, 138, AND 139.
3. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS MT LEMMON WATER WATER IMPROVEMENT DISTRICT.
4. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
5. ON-SITE SANITARY SEWERS 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 REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
6. THIS PROJECT IS SUBJECT TO THE CERTIFICATION OF WATER RIGHTS RECORDED AT DKT. 8112, PG.307.
7. THIS PROJECT IS SUBJECT TO A RESOLUTION OF STREET ESTABLISHMENT RECORDED AT DKT. 8538, PG. 1265.

PERMITTING NOTES

1. THE EXISTING IS ZONING RVC - RURAL VILLAGE CENTER.
2. PARCELS 205-14-1350, 136A, 1380, AND 1390 - A TYPE 2 CONDITIONAL USE PERMIT FOR THE PROJECT, (P21-06-027),WAS APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 6, 2007 SUBJECT TO THE FOLLOWING CONDITIONS:
   1. THE USE SHALL BE CONDUCTED WITHIN THE BUILDING AND ADJACENT PATIO AREAS AND AL PRODUCTS PRODUCES ON THE PREMISES SHALL BE SOLD AT RETAIL ON THE PREMISES IN ACCORDANCE WITHSECTION18.41.040A OF THE PIMA COUNTY CODE.
   2. THE PROJECT SHALL BE SUBJECT TO REVIEW BY THE DESIGN REVIEW COMMITTEE WITH REGARD TO THE ARCHITECTURAL DESIGN IN ACCORDANCE WITH SECTION 18.71.060 (DEVELOPMENT PLAN STANDARDS) OF THE PIMA COUNTY CODE.
   3. THE PROJECT SHALL HAVE AN APPROVED DEVELOPMENT PLAN.
3. THE PROJECT IS SUBJECT TO P19VA00033, ARCHITECTURAL REVIEW, BY THE DESIGN REVIEW COMMITTEE. THE APPROVAL ON JANUARY 16, 2020 IS SUBJECT TO THE FOLLOWING CONDITIONS:
   1. BUILDING STYLE AND ARCHITECTURE APPROVED AS SHOWN. IF ANY FUTURE BUILDINGS FOLLOW THE SAME ARCHITECTURAL STYLE, MATERIALS, ETC. THEN NO FURTHER DRC REVIEW SHALL BE NECESSARY.
   2. ALL OUTDOOR LIGHTING SHALL MEET THE DARK SKY OUTDOOR LIGHTING CODE ORDINANCE STANDARDS, PROVIDING SECURITY AND PEDESTRIAN VISIBILITY AS NECESSARY.
   3. CONTROL, SPRAY AND ERADICATION ALL INVASIVE, NON-NATIVE PLANTS ONSITE IN PERPETUITY.
   4. IMPLEMENT WATER HARVESTING METHODS, RAINWATER AND SNOW MELT COLLECTION FOR IRRIGATION PURPOSES INCLUDING AT A MINIMUM PASSIVE IRRIGATION TO ONE TREE PER EVERY FOUR PARKING SPACES.
   5. USE NATIVE PLANTS SUITABLE FOR ELEVATIONS OF 8000 FEET AND HIGHER AND AVOID ANY INVASIVE PLANTS AND IMPLEMENT FIRE-WISE LANDSCAPING PRINCIPALS.
   6. DRC COMPLIANCE FOR THIS PROJECT SHALL BE COORDINATED THROUGH THE SUBDIVISION DEVELOPMENT REVIEW COMMITTEE DEVELOPMENT PLAN REVIEW PROCESS AND SIGN AND BUILDING CODE PROCESS.
   7. APPLICANT SHALL PROVIDE STAFF WITH ONE ELECTRONIC COPY OF THE FINAL APPROVED DRC DOCUMENTS FOR STALL IN COMPLIANCE WITH THE DRC DECISION.
4. THE PROJECT IS SUBJECT TO A CONDITIONAL USE PERMIT FOR THE FOOD SERVICE USE P21-20-XXX, APPROVED BY THE BOARD OF SUPERVISOR'S ON_____ 2020, SUBJECT TO THE FOLLOWING CONDITIONS:

SHEET INDEX

1. COVER SHEET AND NOTES
2. SITE PLAN
3. GRADING AND PAVING NOTES
4-5. GRADING AND PAVING PLAN
6. PRIVATE UTILITY NOTES
7. PRIVATE UTILITY PLAN
8. GRADING AND UTILITY DETAILS
9. GRADING AND UTILITY DETAILS AND NOTES

THIS PROJECT

3" = 1 MILE

LOCATION MAP

SW 1/4 SECTION 30, T11S, R16E
GASRM PIMA COUNTY, ARIZONA
LAT: 32°26'41" LONG: 110°45'35"
PIMA COUNTY DATUM

OWNER/DEVELOPER

SECURED INVESTMENTS, LLC.,
AN ARIZONA LLC.
2475 WEST WATERWAY PLACE
TUCSON, ARIZONA 85705
(520) 440-4949

CIVIL ENGINEER

RICK ENGINEERING COMPANY, INC.
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, ARIZONA 85712
(520) 795-1000
ATTN: PAUL IEZZI
piezzi@rickengineering.com

LEGEND

ITEM	SYMBOL
CENTERLINE	
SECTION LINE	
BOUNDARY	
EXISTING ROW LINE	
EASEMENT BOUNDARY	
EXIST CONTOUR LINE	2750
EXIST SPOT ELEVATION	x 2751.1
EXISTING 100 YR FLOOD PRONE LINE	
BUILDING EROSION SETBACK LINE	BEHS
LANDSCAPE BUFFERYARD LIMITS	
BUILDING SETBACKS	
EXIST PAVEMENT EDGE	
EXIST SEWER LINE W/MH	S
EXIST WATERLINE W/VALVE	W
EXIST UNDERGROUND LINE	UGE
EXIST FIBER OPTIC LINE	F/O
EXIST GAS LINE	G
EXIST TELEPHONE/TV CABLE LINE	TEL/CATV
EXIST OVERHEAD ELECTRIC LINE	OHE
EXIST ELECTRIC/TELE LINE	E/T
PROPOSED STORM DRAIN W/MH	
PROPOSED PRIVATE SEWER CLEANOUT	
FLOW ARROW	
CONCENTRATION POINT (HYDRAULIC TABLE REFERENCE)	
APPROX FINISH SURFACE	FS 00.0
EXIST GRADE	(0.00)
APPROX FINISH GRADE	FG 00.0
PAD ELEVATION	PAD
BUILDING NUMBER	7
PARKING SPACES PROVIDED	7 SPACES
HANDICAP PARKING	
RETAINING WALL	
SCREENWALL	
PERIMETER FENCING	
PROPOSED SLOPE	
SIGHT VISIBILITY TRIANGLE	
CONCRETE PAVING	
A.C. PAVING	

ADMINISTRATIVE ADDRESS

12903 NORTH SABINO CANYON PARK
MT LEMMON, ARIZONA 85719

FOR ADDRESSING USE ONLY

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISION
1	REC	6/24/20	REVISE SHEETS 1-2,3-4, 7 & 9

RICK ENGINEERING COMPANY
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DESIGNED BY: BNC	DATE: 11/19	CHECKED BY:	DATE:
DRAWN BY: PAD	DATE: 11/19	APPROVED BY: PJI	DATE: 11/19

COVER SHEET AND NOTES DEVELOPMENT PACKAGE

MT. LEMMON BUNGALOWS
APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING
A PORTION OF LOT 13 AND LOTS 16-21 SUMERHAVEN, BOOK 4 PAGE 99 PIMA COUNTY RECORDS, LOCATED IN THE EAST 1/2 OF SECTION 30, T11S, R16E, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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

P19SC00064

HORIZ : N/A
VERT : N/A

SHEET 1 OF 9

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GRADING NOTES

1. AN APPROVED COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION AT THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.

2. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS. 2015 EDITION. EXCEPT AS MODIFIED. DETAILED. AND ACCEPTED WITHIN THESE PLANS.

3. A GEOTECHNICAL ENGINEERING INVESTIGATION. INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY CONFORMATECH. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT. DATED MAY 3. 2006. JOB NO. 06-0615.

4. ALL WORK SHALL CONFORM TO GRADING STANDARDS. CHAPTER 18.81 OF THE PIMA COUNTY ZONING CODE.

5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

6. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811. AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.

7. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.

8. A REGISTERED ENGINEER (OR LAND SURVEYOR) MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS PRIOR TO A REQUEST FOR FINAL INSPECTION/CERTIFICATION OF OCCUPANCY. RELEASE OF ASSURANCES OR MODULAR PERMITS.

9. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY PIMA COUNTY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.

10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID BASED THEREON.

11. UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT SHOWN ON THE PLANS: THEREFORE. THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811. AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION. TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.

12. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND HE SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY PIMA COUNTY DEVELOPMENT SERVICES.

13. NATIVE PLANTS MUST BE FLAGGED AND PROTECTIVE FENCING MUST BE INSTALLED AS REQUIRED BY THE NATIVE PLANT PRESERVATION PLAN PRIOR TO ANY GRADING ACTIVITY.

14. 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 OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.

15. A RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY AND/OR PUBLIC DRAINAGE WAYS.

PAVING NOTES

1. AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. SECTION 303.

2. ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. SECTION 406:
   MIX #2 (SUBDIVISION MIX 4.0% VOIDS)

3. ALL CONCRETE SHALL COMPLY WITH PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. SECTION 1006. CLASS S. 3.000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. UNLESS OTHERWISE SPECIFIED.

4. AN APPROVED COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION AT THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.

5. ALL STREET SIGNING SHALL BE DESIGNED AND INSTALLED TO CURRENT PIMA COUNTY STANDARDS. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE PC DOT/COT DOT SIGNING MANUAL ARE TO BE REFERENCED FOR SIGNING DESIGN AND INSTALLATION.

6. WHEN REMOVED. EDGE LINE STRIPING (WS6) AT THE ENTRANCE(S) OF THE SUBDIVISION AND WHEREVER APPLICABLE. SHALL BE REINSTALLED TO CURRENT PAG STANDARDS BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.

PAVING NOTES - CONTINUED

7. ALL STREET STRIPING AND SIGNING WORK SHALL BE COORDINATED WITH PIMA COUNTY TRAFFIC ENGINEERING DIVISION (520) 740-2601 PRIOR TO INSTALLATION AND BEFORE OPENING STREETS TO THE PUBLIC. ALL INSTALLATIONS THAT DO NOT MEET COUNTY STANDARDS SHALL BE REPLACED BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE.

8. THE STRIPING CONTRACTOR MUST CONTACT THE TRAFFIC STRIPING SUPERVISOR (520) 740-2624 AT LEAST 48 HOURS PRIOR TO ANY STRIPING BEING APPLIED.

9. NATIVE PLANTS MUST BE FLAGGED AND PROTECTIVE FENCING MUST BE INSTALLED AS REQUIRED BY THE NATIVE PLANT PRESERVATION PLAN PRIOR TO ANY GRADING ACTIVITY.

STORM DRAIN NOTES

1. SUBSTITUTION OF ANY MATERIALS FOR CONSTRUCTION OF STORM DRAIN WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE ENGINEER OF WORK.

2. STORM DRAINS ARE TO BE CONSTRUCTED IN COMPLIANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS. 2015 EDITIONS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.

3. CMP STORM DRAIN SHALL BE CONTECH CORRUGATED STEEL PIPE. 2-2/3" X 1/2" ANNULAR CORRUGATIONS OR EQUIVALENT. 12 GAGE THICKNESS. PIPE AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.

GENERAL NOTES

1. CURB RADII ARE MEASURED TO FRONT FACE OF CURB.

2. THE CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING ARIZONA 811 AT 811 TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. THE PLAN LOCATIONS OF EXISTING UTILITIES BEING SHOWN ARE APPROXIMATE.

3. THE CONTRACTOR AGREES TO PROTECT ALL ADJACENT PROPERTY AND EXISTING IMPROVEMENTS. INCLUDING POSITIVE CONTROL OF EARTH SPILLAGE. CONSTRUCTION WATER. AND RUNOFF WATERS.

4. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY. REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

5. THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT ANY UTILITY NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.

6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES. THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (520) 795-1000.

7. RETAINING WALLS AND/OR SCREEN WALLS REFERENCED ON THIS PLAN ARE TO BE DESIGNED BY OTHERS. ELEVATIONS SHOWN HEREON ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL CONFIRM EXACT ELEVATIONS. ALL RETAINING WALLS AND/OR SCREEN WALLS REQUIRE A SEPARATE BUILDING PERMIT AND ARE NOT COVERED UNDER THE GRADING PERMIT FOR THIS PROJECT.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.

9. ALL NOTES SHALL CROSS-APPLY TO ALL CONSTRUCTION DISCIPLINES INVOLVED WITH THIS PROJECT.

10. FACE OF CURB REVEAL IS 6 INCHES UNLESS OTHERWISE SHOWN.

11. SOME ELEVATIONS ARE SHORTENED FOR CLARITY. REMOVING THE THOUSAND AND HUNDRED UNIT VALUES. SEE BASIS OF ELEVATION FOR FULL ELEVATION REFERENCE.

12. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE NATIVE VEGETATION WITHIN ALL OPEN SPACE AREAS AND CONFINE HIS OPERATIONS TO THE GRADING LIMITS SHOWN.

13. WRITTEN PERMISSION SHALL BE OBTAINED IN ADVANCE FOR ANY OFF-SITE GRADING.

14. THE CONTRACTOR SHALL FACILITATE THE WORK OF THE SOILS ENGINEER DURING HIS OBSERVATIONS AND COMPACTION TESTS DURING THE FILLING AND COMPACTING OPERATIONS.

15. ALL EARTHWORK OPERATIONS SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT. THE SOILS ENGINEER SHALL OBSERVE. INSPECT. AND TEST ALL EARTHWORK OPERATIONS. INCLUDING. BUT NOT LIMITED TO. CLEARING AND GRUBBING. SUBGRADE PREPARATION. STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL. AND PLACEMENT AND COMPACTION OF FILL.

16. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES. ROOTS. OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.

GENERAL NOTES - CONTINUED

17. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES. LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE. SHALL BE CHARGED TO THE CONTRACTOR.

18. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY 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 GRADING CONSTRUCTION PRICE.

19. PRIOR TO THE START OF GRADING. ALL VEGETATION AND OBSTRUCTIONS. AS WELL AS TRASH. SHALL BE REMOVED FROM CUT AND FILL AREAS AND LEGALLY DISPOSED OF OFF-SITE. ANY EXISTING IRRIGATION. DRAINAGE OR UTILITY LINES OR OTHER ABANDONED SUBSURFACE STRUCTURES SHALL BE REMOVED. DESTROYED OR ABANDONED IN COMPLIANCE WITH SPECIFICATIONS OF THE APPROPRIATE BUILDING OFFICE OR THE SOILS ENGINEER. BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED.

20. THE FINAL TEST RESULTS AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED AND SUBMITTED TO THE OWNER. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY. WHETHER SAND CONE. DRIVE RING. OR NUCLEAR DENSITY GAUGE.

21. EXISTING MANHOLE RIMS. VALVE COVERS. ETC.. TO REMAIN IN PLACE. SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE AND/OR FINISHED SURFACE ELEVATIONS.

22. IRRIGATION/ELECTRICAL SLEEVES SHALL BE 4 INCH ABS OR SCHEDULE 40 PVC. SLEEVES SHALL BE PLACED 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 2 FEET MINIMUM BEYOND THE BACK OF CURB. HEADER. OR SIDEWALK. A CONTINUOUS MAGNETIC MARKING TAPE SHALL BE PLACED 12 INCHES BELOW FINISHED GRADE ABOVE THE SLEEVES. THE CURB SHALL BE MARKED BY A STAMPED LABEL "I" (IRRIGATION SYSTEM). SLEEVE ENDS SHALL BE MARKED UPON AS-BUILT PLANS AND SHALL BE COVERED WITH HEAVY DUTY TAPE TO PREVENT SOIL FROM ENTERING SLEEVES UPON BACK FILLING.

23. THE GENERAL CONTRACTOR SHALL COORDINATE ALL RIP RAP SLOPE TREATMENT REQUIREMENTS WITH THE LANDSCAPE CONTRACTOR. LANDSCAPE PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED SHALL BE COORDINATED TO FACILITATE THE WORK OF THE LANDSCAPE CONTRACTOR BEFORE THE RIP RAP IS PLACED. SEE LANDSCAPE PLANS FOR PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED.

24. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL PROPOSED RIP RAP AREAS SUCH THAT THE FINISHED SURFACE OF THE RIP RAP WILL MATCH THE FINISHED SURFACE ELEVATION AND SLOPE AS CALLED OUT ON THESE PLANS.

25. ALL RIP RAP IS NOT SHOWN FOR CLARITY. REFER TO THE TYPICAL SLOPE TREATMENT BOX FOR SURFACE TREATMENT OF FINISHED SLOPE FACES.

26. ALL REMAINING DISTURBED AREAS. EXCEPT RETENTION AND/OR DETENTION BASIN BOTTOMS. NOT OTHERWISE ALREADY TREATED. SHALL BE STABILIZED IN A FINAL MANNER IN CONFORMANCE WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BEST MANAGEMENT PRACTICES (BMP'S).

27. PER SECTION 404 OF THE CLEAN WATER ACT. DREDGED OR FILL MATERIAL SHALL NOT BE PERMANENTLY OR TEMPORARILY PLACED IN ANY JURISDICTIONAL WATERS.

WORK TO BE DONE

THE IMPROVEMENTS AND GRADING CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS AND STANDARD DETAILS:

STANDARD SPECIFICATIONS

1) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2015 EDITION). PIMA ASSOCIATION OF GOVERNMENTS (PAG).

STANDARD DETAILS/DRAWINGS

1) STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION). PIMA ASSOCIATION OF GOVERNMENTS (PAG).
2) PAVEMENT MARKING DESIGN MANUAL (AUGUST 2008 EDITION). PIMA COUNTY CITY OF TUCSON.
3) TRAFFIC SIGNING DESIGN MANUAL (MAY 2002 EDITION). PIMA COUNTY AND CITY OF TUCSON.
4) THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

LEGEND

ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING (REGULAR)	SEE DETAIL F. SHEET 8	
CONCRETE PAVING	SEE DETAIL G. SHEET 8	
REMOVE EXISTING PAVEMENT		
6" TYPE 2 VERTICAL CURB	SD 209	
6" x 12" CONCRETE HEADER	SD 213	
TOP OF CURB ELEVATION		TC 52.50
FINISHED SURFACE ELEVATION		FS 52.00
FINISHED GRADE ELEVATION		FG 57.0
FLOW ELEVATION		FL 52.00
HIGH POINT		HP
LOW POINT		LP
TOP OF WALL		TW 64.0
EXIST ELEVATION		(49.50)
FINISH FLOOR ELEVATION		FFE 57.00
PAD ELEVATION		PAD 49.5
RIDGE LINE		
PROPOSED SEWER	(FOR REFERENCE ONLY)	
PROPOSED SEWER CLEANOUT	(FOR REFERENCE ONLY)	
STORM DRAIN	SD 108. SEE NOTES	
STORM DRAIN W/MH	SD 300. SD 301	
NEW WATERLINE W/VALVE	(FOR REFERENCE ONLY)	
RIP RAP PAD		
DETAIL REFERENCE	A = DETAIL IDENTIFICATION. 1 = SHEET SHOWING DETAIL	A/1
PROPOSED SLOPE		
RIP RAP SLOPE PROTECTION	SEE SLOPE TREATMENT NOTE SHEETS 4&5	
GROUTED RIP RAP	SEE DETAIL 1. SHEET 8	
EXIST CONTOUR		2750
PROPOSED CONTOUR		2800
DAYLIGHT LINE		
EASEMENT LINE		
DIRECTION OF FLOW OR SWALE		
NUMBER OF PARKING SPACES		5
RETAINING WALL	FOR REFERENCE ONLY. SEE GENERAL NOTE 7 SHEET 3	
SCREEN WALL	FOR REFERENCE ONLY. SEE GENERAL NOTE 7 SHEET 3	
CONCRETE SIDEWALK	SD 200	
HANDICAP PARKING		
PAVEMENT MARKINGS		ONLY
EXIST SEWER AND MANHOLE		S
EXIST WATERLINE W/VALVE		W
EXIST UNDERGROUND ELECTRIC LINE		E
EXIST OVERHEAD ELECTRIC		OHE
EXIST FORCE MAIN SEWER		FM
PROJECT BOUNDARY		
EXIST ROW LINE		
CENTERLINE		
VARIABLE SLOPE		
CURB ACCESS RAMP	SD 207(UNLESS OTHERWISE NOTED)	

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISION
1	REC	6/24/20	REVISE TITLE BLOCK

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-4511

DESIGNED BY: BNC DATE: 11/19 CHECKED BY: DATE:
DRAWN BY: PAD DATE: 11/19 APPROVED BY: PJT DATE: 11/19

GRADING AND PAVING NOTES
DEVELOPMENT PACKAGE
MT. LEMMON BUNGALOWS
APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING
A PORTION OF LOT 13 AND LOTS 14-21 SUMMERHAVEN, BOOK 4, PAGE 99, SECTION 30, TOWNSHIP 11 SOUTH, RANGE 16 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

P19SC00064
SCALE HORIZ : N/A
VERT : N/A
SHEET 3 OF 9

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\\cp.rickeng.com\projects\T_TUC_F\4511_Mt_Lemmon_RVC_Property\Civil\TUC CorpStds 2005.dscript
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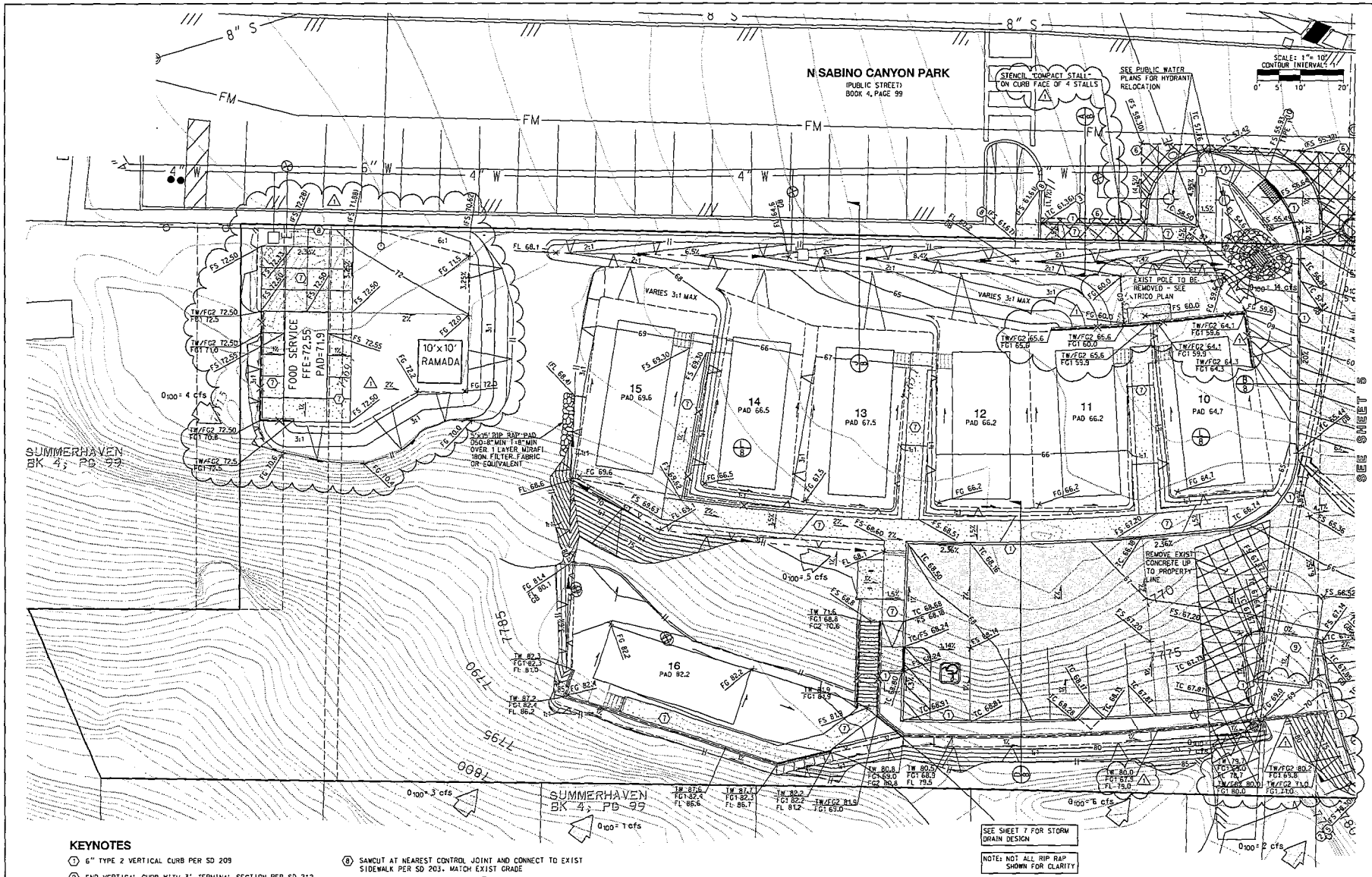

KEYNOTES

1. 6" TYPE 2 VERTICAL CURB PER SD 209
2. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
3. CONNECT TO EXIST CURB PER SD 211. MATCH EXIST GRADE
4. 6"X12" CONCRETE HEADER PER SD 213
5. END CONCRETE HEADER. MATCH EXIST GRADE
6. SAWCUT AT 1' MINIMUM AND REMOVE EXIST CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
7. CONCRETE SIDEWALK PER SD 200
8. SAWCUT AT NEAREST CONTROL JOINT AND CONNECT TO EXIST SIDEWALK PER SD 203. MATCH EXIST GRADE
9. TRASH ENCLOSURE PER DETAIL H/8
10. CURB ACCESS RAMP PER SD 207
11. WATER HARVESTING PLANTER V/9

TYPICAL SLOPE TREATMENT

FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:

1:1 TO 1.99:1 OVER 2' IN HEIGHT
2:1 TO 2.99:1 OVER 2' IN HEIGHT

3:1 OR FLATTER

- GROUTED ROCK RIP RAP PER DETAIL 8
- HAND PLACED ANGULAR ROCK RIP RAP D50=8" MIN, T=8" MIN (UON) OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
- REVEGETATED PER LANDSCAPE ARCHITECT'S RECOMMENDATION (UON)

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISION
1	REC	6/24/20	ADD RETAIL SPACE REVISE RETAINING WALL

RICK ENGINEERING COMPANY
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2945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
San Diego - Riverside - Orange - Sacramento - Salt Lake City - Phoenix - Tucson
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DESIGNED BY: BNC	DATE: 11/19	CHECKED BY:	DATE:
DRAWN BY: PAD	DATE: 11/19	APPROVED BY: PJI	DATE: 11/19

GRADING AND PAVING PLAN DEVELOPMENT PACKAGE

MT. LEMMON BUNGALOWS

APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

A PORTION OF LOT 13 AND LOTS 14-21 SUMERHAVEN, BOOK 4 OF PLATS, PAGE 99, SECTION 16, T13S, R14E, EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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P19SC00064

HORIZ : 1" = 10'
VERT : N/A

SHEET 4 OF 9

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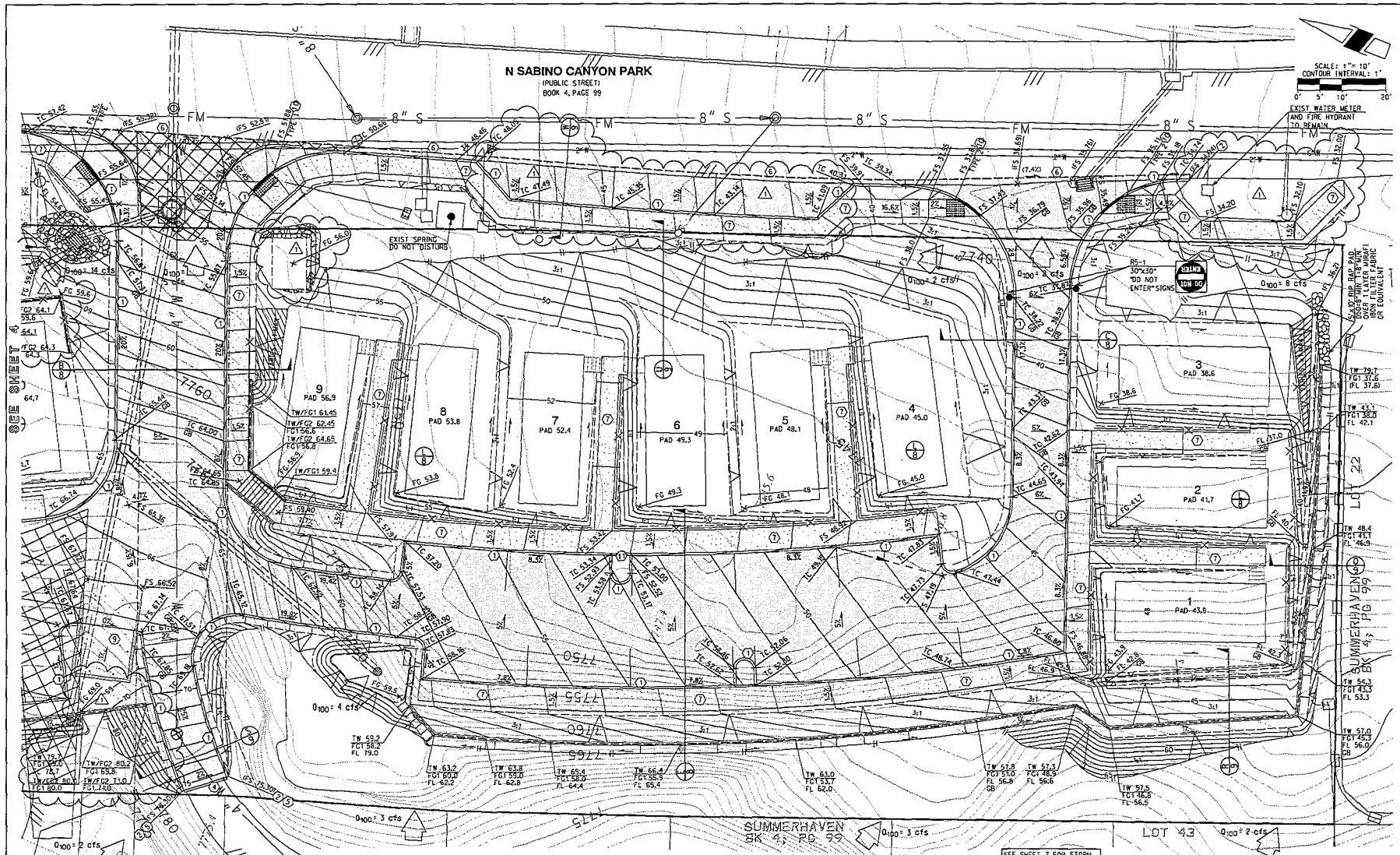

KEYNOTES

1. 6" TYPE 2 VERTICAL CURB PER SD 209
2. END VERTICAL CURB WITH 3' TERMINAL SECTION PER SD 212
3. CONNECT TO EXIST CURB PER SD 211. MATCH EXIST GRADE
4. 6"X12" CONCRETE HEADER PER SD 213
5. END CONCRETE HEADER. MATCH EXIST GRADE
6. SAWCUT AT 1' MINIMUM AND REMOVE EXIST CURB AND PAVEMENT AS NECESSARY. TRIM. TACK. AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
7. CONCRETE SIDEWALK PER SD 200
8. SAWCUT AT NEAREST CONTROL JOINT AND CONNECT TO EXIST SIDEWALK PER SD 203. MATCH EXIST GRADE
9. TRASH ENCLOSURE PER DETAIL H/8
10. CURB ACCESS RAMP PER SD 207
11. WATER HARVESTING PLANTER V/9

SEE SHEET 7 FOR STORM DRAIN DESIGN

NOTE: NOT ALL RIP RAP SHOWN FOR CLARITY

TYPICAL SLOPE TREATMENT

FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:

1:1 TO 1.99:1 OVER 2' IN HEIGHT
2:1 TO 2.99:1 OVER 2' IN HEIGHT

- GROUTED ROCK RIP RAP PER DETAIL 8/8
- HAND PLACED ANGULAR ROCK RIP RAP D50=8"MIN, 11-8"MIN (UON) OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT

3:1 OR FLATTER

- REVEGETATED PER LANDSCAPE ARCHITECT'S RECOMMENDATION (UON)

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISION
1		REC 6/24/20	REVISE PARKING, SIDEWALK AND DRAINAGE

RICK ENGINEERING COMPANY
3645 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
Surveying - Mapping - Civil - Transportation - Site Design - Planning - Zoning
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DESIGNED BY: BNC DATE: 11/19 CHECKED BY: DATE:
DRAWN BY: PAD DATE: 11/19 APPROVED BY: PJI DATE: 11/19

GRADING AND PAVING PLAN DEVELOPMENT PACKAGE

MT. LEMMON BUNGALOWS

APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

A PORTION OF LOT 13 AND LOTS 14-21 SUMMERHAVEN, BOOK 4, PAGE 99, SITUATED IN SECTION 15, T13S, R14E, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

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HORIZ : 1" = 10'
VERT : N/A

SHEET 5 OF 9

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PRIVATE SEWER NOTES

1. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PRIVATE SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWRD) ENGINEERING DESIGN STANDARDS 2016 AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016. SAID DOCUMENT IS AVAILABLE THROUGH THE PCRWRD WEBSITE (www.pima.gov/wwm/eng/des_std.htm).

2. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL KEEP ALL ARIZONA 811 REQUESTS UP-TO-DATE AND COMPLY WITH APPLICABLE ARIZONA REVISED STATUTES (A.R.S.), TITLE 40, CHAPTER 1, ARTICLE 6.3, SECTION 40-360.22 PERTAINING TO ARIZONA 811. ERRORS IN ARIZONA 811 SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.

3. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL ARIZONA 811 AT 811 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO EXCAVATING.

4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION AND IMPLEMENTATION; VERIFICATION MAY REQUIRE POT-HOLING.

5. THE FOLLOWING LOTS SHALL BE EQUIPPED WITH BACKWATER VALVES: LOTS 1-15. BACKWATER VALVES FOR HOUSE CONNECTION SEWERS SHALL BE MANUFACTURED BY ZURN INDUSTRIES, OR EQUIVALENT AND SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC SEWER EASEMENT.

6. HOUSE CONNECTION SEWERS (HCS) SHALL BE STUBBED OUT TO THE FARTHER OF THE STREET RIGHT-OF-WAY, COMMON AREA LOT LINE, OR TO THE REAR OF THE UTILITY EASEMENT.

7. ALL PVC PIPE SHALL BE J.M. PIPE RING-TITE PVC GRAVITY SEWER PIPE AND FITTINGS, SDR 35, OR EQUIVALENT.

8. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.

9. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE AGENCY TO ENSURE THAT AN INSPECTOR FROM THEIR BUILDING CODES DEPARTMENT IS PRESENT OVER THE COURSE OF CONSTRUCTION TO INSPECT AND APPROVE THE INSTALLATION OF THE PRIVATE SEWER.

10. AN APPROVED COPY OF THIS PLAN SHALL BE KEPT ON LOCATION AT THE JOBSITE AT ALL TIME DURING CONSTRUCTION.

11. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY PIMA COUNTY BUILDING CODES.

12. 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 OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.

13. ANY ACTIVITY THAT MIGHT AFFECT THE SANITARY SEWER SYSTEM (MATERIALS ENTERING THE SYSTEM, CONVEYANCE AND TREATMENT) REQUIRES APPROVAL AND/OR PERMIT BY PCRWRD PRIOR TO THAT ACTIVITY.

14. IMMEDIATELY REPORT ANY RELEASE OF SEWAGE AND/OR ANY DAMAGE TO OR THE DROPPING OF DEBRIS INTO THE PUBLIC SANITARY SEWAGE CONVEYANCE SYSTEM TO EITHER PCRWRD FIELD ENGINEERING (520) 740-2651 OR PCRWRD CONVEYANCE DIVISION (520) 443-6500. ON WEEKENDS, HOLIDAYS, OR BETWEEN 5:00 P.M. AND 7:00 A.M., CALL PCRWRD CENTRAL CONTROL ROOM (520) 443-6048 AND REQUEST A PCRWRD REPRESENTATIVE TO BE DISPATCHED TO THE SITE. CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CONTAIN THE SANITARY SEWAGE OVERFLOW (SSO) FROM THE SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, FOR ALL EXPENSES TO MITIGATE THE RELEASE AND TO DISINFECT THE RELEASE AREAS AND FOR ANY REGULATORY PENALTIES LEVIED ON PCRWRD BECAUSE THE SSO ENTERED A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY PCRWRD.

15. THE INSPECTION OF THE CONTRACTOR'S WORK BY THE ENGINEER OF RECORD AND/OR AN AGENCY STAFF SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS AND/OR SPECIFICATIONS. IF THE ENGINEER OF RECORD OR AGENCY STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY, OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR FOR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR RELIEVE THE CONTRACTOR OF PERFORMING CORRECTIONS TO THE UNSATISFACTORY WORK WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.

16. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES AND PCRWRD MANHOLE ENTRY GUIDELINES.

17. ALL ROUGH GRADING, INCLUDING FILL, SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF SANITARY SEWERS TO A MINIMUM OF 4 FEET OVER THE TOP OF THE SEWER PIPE AND COMPACTION AS INDICATED ON THE PLANS.

18. BEDDING, SHADING, AND TRENCH BACKFILL COMPACTION SHALL BE IN ACCORDANCE WITH DETAILS RWRD 104 AND RWRD 105, OR AS SHOWN ON THE PLANS. SHOULD GROUNDWATER OR UNANTICIPATED SOIL CONDITIONS BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED BY THE ENGINEER OF RECORD AND/OR SOILS ENGINEER.

PRIVATE SEWER NOTES

19. SANITARY SEWER CONSTRUCTION SHALL START AT THE LOWEST DOWNSTREAM POINT AND PROGRESS UPSTREAM, REGARDLESS OF THE STATIONING SHOWN ON THE PLANS. IF NOT, THE CONTRACTOR SHALL PROVIDE AN OUT OF SEQUENCE LETTER FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.

20. THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PUBLIC WATER MAINS AND PRIVATE SEWER LINES SHALL COMPLY WITH A.A.C. R18-5-502 AND DETAIL RWRD 108.

21. ACCORDING TO THE REVISED BLUE STAKE LAW (ARS 40-360.21 THROUGH 40-360.32), THIS PROJECT IS SUBJECT TO THE NEW SERVICE LATERAL DESIGN AND CONSTRUCTION REQUIREMENTS PER SUBSECTION 5.3.5 OF THE PCRWRD ENGINEERING DESIGN STANDARDS 2016 AND DETAILS RWRD 401 AND RWRD 404.

22. NEW PRIVATE SEWER FACILITIES MUST BE TESTED AND INSPECTED PRIOR TO DISCHARGING INTO THE EXISTING PUBLIC SANITARY SEWER.

23. ONLY PLANS ACCEPTED BY PCDS SHALL BE USED FOR THE INSTALLATION OF SANITARY SEWER FACILITIES. PLANS ACCEPTED BY PCDS REQUIRING REVISION SHALL BE RESUBMITTED FOR RE-REVIEW AND RE-ACCEPTANCE BY PCDS PRIOR TO START OF THE REVISED WORK.

24. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PUBLIC SANITARY SEWER MANHOLE STRUCTURES AT ALL TIMES.

25. ALL LANDSCAPING LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF THE PRIVATE SANITARY SEWER AND MANHOLES SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN PCRWRD ENGINEERING DESIGN STANDARDS 2016 MANUAL, SECTION 7.7.

26. ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES SHALL BE INSTALLED SO AS TO PREVENT ALL STORM WATER, CONSTRUCTION WATER, FUELS, CHEMICALS, OR LIQUIDS TO BE DIRECTED INTO OR ONTO ANY SANITARY SEWER FACILITIES. PROTECTION OF SANITARY SEWER FACILITIES SHALL BE A PART OF THE APPROVED CONSTRUCTION SWPPP AND BEST MANAGEMENT PRACTICES. PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND ALL POTENTIALLY AFFECTED SANITARY SEWER FACILITIES WITHIN THE PROJECT LIMITS. ADDITIONAL MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO THE USE OF RAIN STOPPERS AND MANHOLE COVERS AS DEEMED NECESSARY THE ENGINEER OF RECORD.

27. ALL PROJECT ACTIVITIES MUST BE KEPT WITHIN THE PROJECT AREAS. CAUTION MUST BE NOTED CONCERNING HUMAN BURIALS. ARCHAEOLOGICAL CLEARANCE RECOMMENDATIONS DO NOT EXEMPT THE DEVELOPMENT FROM COMPLIANCE WITH STATE BURIAL PROTECTION LAWS. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, AND/OR CEREMONIAL OBJECTS AND FUNERARY OBJECTS ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. STATE LAWS ARS 41-865 AND ARS 41-844 REQUIRE THAT THE ARIZONA STATE MUSEUM BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THEM CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPATRIATION AND REBURIAL OF THE REMAINS. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL ARCHAEOLOGIST PENDING CONSULTATION AND REVIEW BY THE ARIZONA STATE MUSEUM AND THE CONCERNED CULTURAL GROUPS.

28. SURVEY LAYOUT AND SURVEY CONTROL SHALL BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A REGISTERED LAND SURVEYOR (RLS) REGISTERED IN THE STATE OF ARIZONA.

29. REFER TO PCRWRD STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 MANUAL, SECTION 2 FOR FLOW MANAGEMENT PLAN (FMP) REQUIREMENTS. CALL REGIONAL WASTEWATER FIELD ENGINEERING (520) 740-2651 REGARDING ALL QUESTIONS INVOLVING THE PREPARATION OF FLOW MANAGEMENT PLANS. PCRWRD STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 MANUAL, SECTION 2.2.1 APPLIES TO ANY PROJECT THAT REQUIRES TRENCHING WITHIN SIX (6) FEET HORIZONTALLY AND/OR TWO (2) FEET VERTICALLY OF AN EXISTING PUBLIC SEWER LINE. PRECEDING ANY WORK THAT MAY AFFECT A LIVE SEWER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO: (A) IDENTIFY AND INCLUDE ALL FLOW MANAGEMENT COSTS IN THE CONSTRUCTION BID AND (B) PROVIDE A FLOW MANAGEMENT PLAN THIRTY (30) DAYS PRIOR TO A PRE-CONSTRUCTION MEETING WITH WASTEWATER FIELD ENGINEERING.

30. FOR PROJECTS REQUIRING A FMP, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO: (A) IDENTIFY AND INCLUDE ALL FLOW MANAGEMENT COSTS IN THE SEWER CONSTRUCTION BID SUBMITTED WITH THE PUBLIC SEWER PERMIT APPLICATION, AND (B) PROVIDE A FMP AT LEAST THIRTY (30) DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH PCRWRD FIELD ENGINEERING PRIOR TO BEGINNING SEWER CONSTRUCTION. FIELD ENGINEERING WILL REVIEW THE FMP WITHIN 10 BUSINESS DAYS TO ACCOMMODATE REVIEW AND REVISION CYCLES. REFER TO SECTION 2 OF THE PCRWRD STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016. FOR ANY QUESTIONS REGARDING FLOW MANAGEMENT, PLEASE CONTACT PCRWRD FIELD ENGINEERING (520) 740-2651.

31. THE CONTRACTOR SHALL FURNISH, OPERATE, AND MAINTAIN ALL EQUIPMENT AND LABOR NECESSARY TO PROVIDE CONTINUOUS 24 HR/DAY SANITARY SEWER SERVICE TO ALL PARTIES TRIBUTARY TO A LIVE SANITARY SEWER TO WHICH A CONNECTION IS TO BE MADE. THE PCRWRD CONVEYANCE SECTION SHALL BE NOTIFIED (520) 443-6500 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT COULD EITHER ADVERSELY IMPACT THE FLOW WITHIN A LIVE SANITARY SEWER SYSTEM, OR INVOLVE CONNECTION TO ANY PUBLIC SANITARY SEWER. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 2 OF THE PCRWRD STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016.

32. WHERE CONNECTIONS TO EXISTING MANHOLES ARE TO BE MADE, THE CONTRACTOR SHALL CONSTRUCT NEW INVERTS IN THE EXISTING BASE TO SMOOTHLY DIRECT THE FLOW IN THE PROPER DIRECTION.

33. THE WORDS "PRIVATE SANITARY SEWER" SHALL BE IMPRINTED ON COVERS OF ALL MANHOLES WHICH ARE TO BE PART OF THE PRIVATE SANITARY SEWER CONVEYANCE SYSTEM.

PRIVATE SEWER NOTES

34. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST OR RECONSTRUCT ALL SANITARY SEWER MANHOLES TO FINISHED GRADE. ALL FRAMES AND COVER ADJUSTMENTS ARE TO BE IN ACCORDANCE WITH PCRWRD STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 MANUAL, DETAILS RWRD 211, 212, 304 OR RWRD 305 (AS APPLICABLE) AND DETAIL RWRD 306. WHILE ADJUSTING THE MANHOLE TO FINISHED GRADE IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FRAMES AND COVERS ARE CLEANED OF ANY AND ALL ATTACHED MATERIALS (ASPHALT, CONCRETE, ETC.) AND THAT ANY VENT HOLES ARE OPEN AND CLEAR OF OBSTRUCTIONS. IF THE FRAME AND COVER ARE DAMAGED OR CANNOT BE COMPLETELY CLEANED A NEW FRAME AND COVER ARE TO BE PUT INTO PLACE. COSTS ASSOCIATED WITH THESE ACTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO PCRWRD STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 MANUAL, DETAILS RWRD 213 218 FOR FRAME AND COVER REQUIREMENTS.

SEWER GENERAL NOTES

1. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE FOR GRAVITY FLOW.

PRIVATE WATER AND BACKFLOW ASSEMBLY NOTES

1. ALL PLUMBING ASSOCIATED WITH WATER SERVICE LINES SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM PLUMBING CODE.

2. ALL BEDDING, SHADING, AND BACKFILL SHALL BE PER TUCSON WATER DETAIL SD 115 AT A MINIMUM. NO WATER SETTLING SHALL BE PERMITTED.

3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR BACKFLOW INSTALLATION PERMIT(S) FROM MT LEMMON WATER DISTRICT.

4. CONTRACTOR SHALL CONTACT MT LEMMON WATER DISTRICT AT (520) 576-1538 FOR INSPECTION OF BACKFLOW ASSEMBLY.

5. THE BACKFLOW ASSEMBLY SHALL BE TESTED AFTER INSTALLATION BY A MT LEMMON WATER DISTRICT APPROVED CERTIFIED INSPECTOR PRIOR TO INSPECTION BY MT LEMMON WATER DISTRICT.

6. REDUCED PRESSURE ASSEMBLY SHALL BE WATTS FAE909HWOT OR EQUIVALENT. APPROVED BY MT LEMMON WATER DISTRICT. CALL (520) 576-1538 FOR APPROVED MODELS LIST. PRESSURE REDUCING VALVE SHALL BE WATTS LF25AUB OR EQUIVALENT. SET TO 60 PSI.

7. REDUCED PRESSURE ASSEMBLY SHALL BE INSTALLED, TESTED, AND INSPECTED PER CITY OF TUCSON ORDINANCE NO. 7380 ADOPTED MAY 21, 1990 OR AS REVISED THERETO.

8. BACKFLOW PREVENTER SHALL BE ENCLOSED IN "STRONG BOX" SBBC-CR (800) 729-1314) OR EQUIVALENT WITH GUARDSHACK FROSTGUARD R-30 INSULATED BLANKET. SIZE TO FIT BACKFLOW PREVENTER ASSEMBLY. PAINT TO MATCH WALLS AND MOUNT ON 4-INCH THICK CONCRETE PAD. CONTRACTOR TO PROVIDE LOCK AND 2 KEYS TO OWNER.

9. PRIVATE WATER LINES SHALL BE TYPE K COPPER AND CONFORM TO TUCSON WATER STANDARD SPECIFICATIONS SECTION 1416.

FOR GENERAL NOTES - SEE SHEET 9

WORK TO BE DONE

THE IMPROVEMENTS AND GRADING CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS AND STANDARD DETAILS:

STANDARD SPECIFICATIONS

1) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).
2) STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2016 EDITION) PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

STANDARD DETAILS/DRAWINGS

1) STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).
2) STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2016 EDITION) PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
3) THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.

LEGEND

ITEM	STANDARD DETAIL	SYMBOL
PROPOSED PRIVATE SEWER	RWRD 104	
PROPOSED PRIVATE SEWER CLEANOUT	SEE DETAIL P SHEET 7	
NEW WATERLINE W/VALVE		
LOT REQUIRES BACKWATER VALVE ON HCS		BW
DETAIL REFERENCE	A = DETAIL IDENTIFICATION, 1 = SHEET SHOWING DETAIL	A/1
EXIST SEWER AND MANHOLE		S
EXIST WATERLINE W/VALVE		W
EXIST UNDERGROUND ELECTRIC LINE		E
EXIST FIBER OPTIC LINE		FO
EXIST GAS LINE		G
PROJECT BOUNDARY		
EXIST ROW LINE		
CENTERLINE		

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISE TITLE BLOCK / REVISION
1	REC	6/24/20	REVISE TITLE BLOCK

PRIVATE UTILITY PLAN NOTES — DEVELOPMENT PACKAGE

MT. LEMMON BUNGALOWS

1 APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

A PORTION OF LOT 13 AND LOTS 14-21 SUMMERHAVEN, BOOK 4, PAGE 99, SECTION 30, TOWNSHIP 11 SOUTH, RANGE 16 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

RICK ENGINEERING COMPANY
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DESIGNED BY: BNC DATE: 11/19 CHECKED BY: DATE:
DRAWN BY: PAD DATE: 11/19 APPROVED BY: PJI DATE: 11/19

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P19SC00064

SCALE HORIZ : N/A
VERT : N/A

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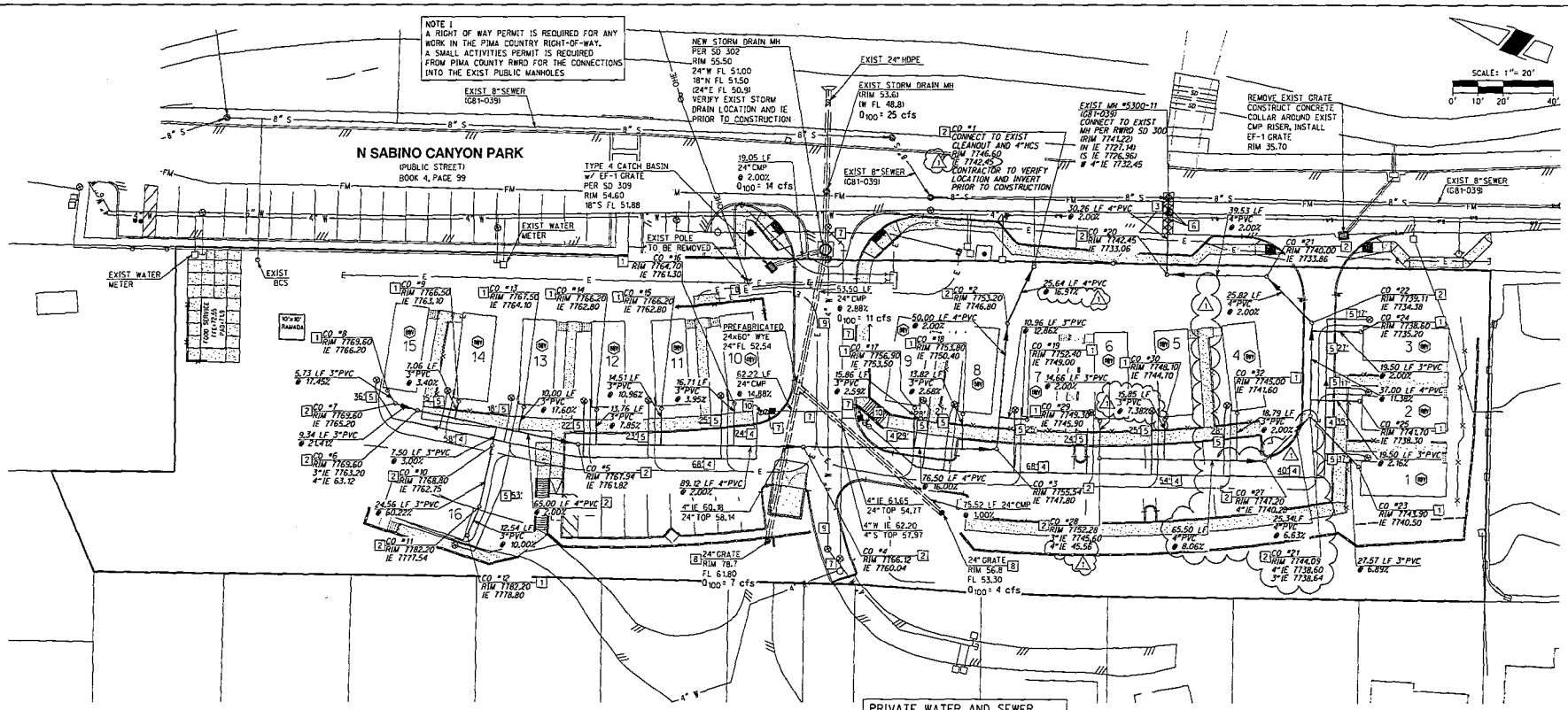


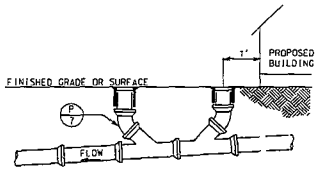
NOTE: CONTRACTOR TO VERIFY LOCATIONS AND INVERTS OF EXIST UTILITIES PRIOR TO CONSTRUCTION

NOTE:
CONTRACTOR TO COORDINATE TRENCHING AND INSTALLATION OF DRY UTILITIES (GAS, ELECTRIC, ETC. W/RESPECTIVE UTILITY COMPANIES

NOTE:
1. SEE PUBLIC WATER PLAN FOR CONSTRUCTION OF WATER MAIN.
2. REFER TO TRICO CONSTRUCTION DRAWINGS FOR CONSTRUCTION OF ELECTRICAL MAIN LINE.
3. REFER TO SOUTHWEST GAS DRAWINGS FOR CONSTRUCTION OF GAS MAIN.

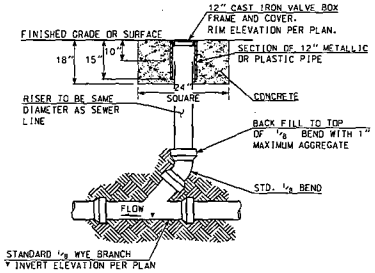
KEYNOTES

1. TWO-WAY SEWER CLEANOUT PER DETAIL (O)
2. SINGLE SEWER CLEANOUT PER DETAIL (P)
3. UTILITY TRENCH PAVEMENT PATCH PER SD 216
4. 2" COPPER DOMESTIC WATER MAIN
5. 1" COPPER DOMESTIC WATER SERVICE w/ SHUTOFF VALVE
6. MAINTAIN 1' MIN VERTICAL SEPARATION BETWEEN EXIST AND PROPOSED UTILITIES (TYP)
7. 4" PUBLIC WATER MAIN PER PUBLIC WATER PLANS
8. STORM DRAIN CATCH BASIN PER (N/S)
9. EXIST 4" PUBLIC WATER MAIN TO BE ABANDONED UPON CONSTRUCTION OF NEW MAIN PER PUBLIC WATER PLANS
10. 2" BACKFLOW PREVENTOR AND 2" PRESSURE REDUCING VALVE



NOTES:
1) INSTALL A TWO-WAY CLEANOUT 5 FEET FROM BUILDING.
2) FOR CONTINUATION OF SEWER LINE INTO BUILDING, SEE PLUMBING PLANS.

(O) TWO WAY SEWER CLEANOUT
DTL: SWRC002 NO SCALE



NOTE:
IN PAVED AREAS, USE TRAFFIC RATED BOX AND INTERLOCKING RING AND COVER PER DEETER FOUNDRY INC #1810 OR EQUIVALENT.

(P) SEWER CLEANOUT
DTL: SWRC001 NO SCALE

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISION
1	REC	6/24/20	REVISE SEWER LINE

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85712
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San Diego • Denver • Orange • Sacramento • Salt Lake City • Phoenix • Tucson
J-4511

DESIGNED BY: BNC	DATE: 11/19	CHECKED BY:	DATE:
DRAWN BY: PAD	DATE: 11/19	APPROVED BY: PJI	DATE: 11/19

PRIVATE UTILITY PLAN DEVELOPMENT PACKAGE

MT. LEMMON BUNGALOWS

APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

A PORTION OF LOT 19 AND LOTS 14-21 SUMMERHAVEN, BOOK 4, PAGE 99, SECTION 9, T14S, R14E, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click: Arizona811.com

P19SC00064

HORIZ : 1" = 20'
VERT : N/A

SHEET 7 OF 9

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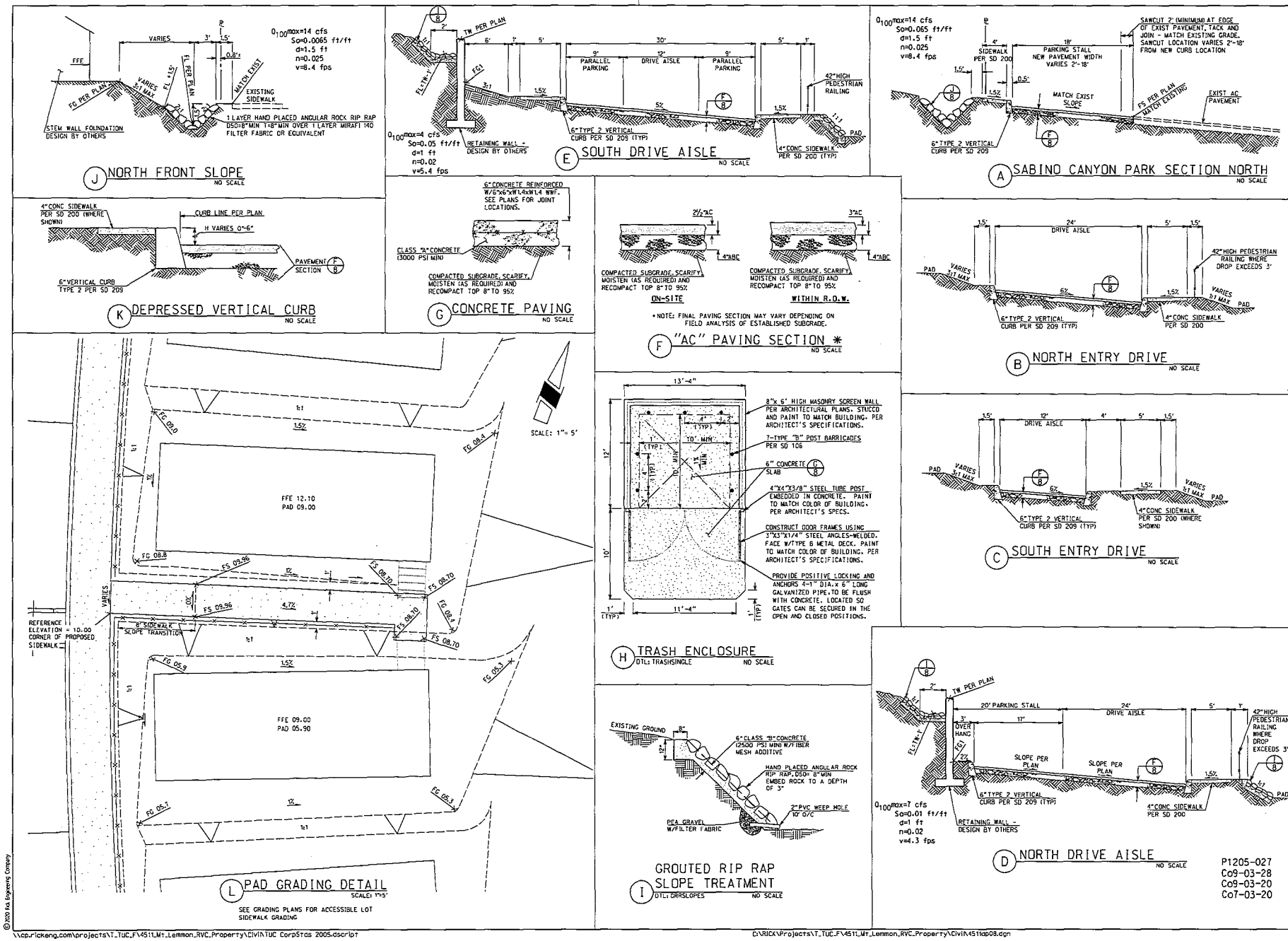

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NO.	BY	DATE	REVISION
1		REC 6/24/20	REVISE TITLE BLOCK

RICK ENGINEERING COMPANY
Tucson
2344 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
rickengineering.com
Jurisdiction - Tucson - Oracle - Tucson - Tel Cor Corp - Tucson - Tucson
J-4511

DESIGNED BY: BNC	DATE: 11/19	CHECKED BY:	DATE:
DRAWN BY: PAD	DATE: 11/19	APPROVED BY: PJI	DATE: 11/19

DEVELOPMENT PACKAGE

GRADING AND UTILITY DETAILS

MT. LEMMON BUNGALOWS

APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

A PORTION OF LOT 13 AND LOTS 14-21 SUMMERHAVEN, BOOK 4, PAGE 55, SECTION 30, TOWNSHIP 11 SOUTH, RANGE 16 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

P19SC00064

HORIZ :	N/A
VERT :	N/A

SHEET 8 OF 9

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25-JUN-2020 12:03

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING ARIZONA 811 AT 811 TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. THE PLAN LOCATIONS OF EXISTING UTILITIES BEING SHOWN ARE APPROXIMATE.
2. THE CONTRACTOR AGREES TO PROTECT ALL ADJACENT PROPERTY AND EXISTING IMPROVEMENTS. INCLUDING POSITIVE CONTROL OF EARTH SPILLAGE. CONSTRUCTION WATER. AND RUNOFF WATERS.
3. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY. REAL OR ALLEGED. IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
4. THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT ANY UTILITY NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES. THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (520) 795-1000.
6. ALL NOTES SHALL CROSS-APPLY TO ALL CONSTRUCTION DISCIPLINES INVOLVED WITH THIS PROJECT.
7. SOME ELEVATIONS ARE SHORTENED FOR CLARITY. REMOVING THE THOUSAND AND HUNDRED UNIT VALUES. SEE BASIS OF ELEVATION FOR FULL ELEVATION REFERENCE.
8. THE CONTRACTOR SHALL FACILITATE THE WORK OF THE SOILS ENGINEER DURING HIS OBSERVATIONS AND COMPACTION TESTS DURING THE FILLING AND COMPACTING OPERATIONS.
9. ALL EARTHWORK OPERATIONS SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT. THE SOILS ENGINEER SHALL OBSERVE. INSPECT. AND TEST ALL EARTHWORK OPERATIONS. INCLUDING. BUT NOT LIMITED TO. CLEARING AND GRUBBING. SUBGRADE PREPARATION. STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL. AND PLACEMENT AND COMPACTION OF FILL.
10. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES. LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE. SHALL BE CHARGED TO THE CONTRACTOR.
11. PRIOR TO THE START OF CONSTRUCTION. ALL VEGETATION AND OBSTRUCTIONS. AS WELL AS TRASH. SHALL BE REMOVED FROM CUT AND FILL AREAS AND LEGALLY DISPOSED OF OFF-SITE. ANY EXISTING IRRIGATION. DRAINAGE OR UTILITY LINES OR OTHER ABANDONED SUBSURFACE STRUCTURES SHALL BE REMOVED. DESTROYED OR ABANDONED IN COMPLIANCE WITH SPECIFICATIONS OF THE APPROPRIATE BUILDING OFFICE OR THE SOILS ENGINEER. BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED.
12. THE FINAL TEST RESULTS AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED AND SUBMITTED TO THE OWNER. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY. WHETHER SAND CONE. DRIVE RING. OR NUCLEAR DENSITY GAUGE.
13. EXISTING MANHOLE RINS. VALVE COVERS. ETC.. TO REMAIN IN PLACE. SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE AND/OR FINISHED SURFACE ELEVATIONS.
14. ALL RIP RAP IS NOT SHOWN FOR CLARITY. REFER TO THE TYPICAL SLOPE TREATMENT BOX FOR SURFACE TREATMENT OF FINISHED SLOPE FACES.
15. ALL REMAINING DISTURBED AREAS. EXCEPT RETENTION AND/OR DETENTION BASIN BOTTOMS. NOT OTHERWISE ALREADY TREATED. SHALL BE STABILIZED IN A FINAL MANNER IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BEST MANAGEMENT PRACTICES.
16. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
17. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND HE SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.
18. 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

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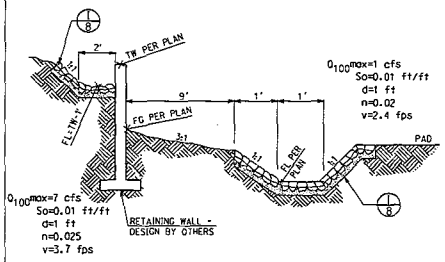
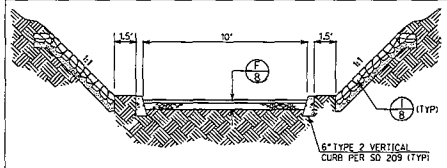


R SOUTHWEST CORNER WALL SECTION
NO SCALE



S NORTH PARCEL DRIVEWAY CONNECTION
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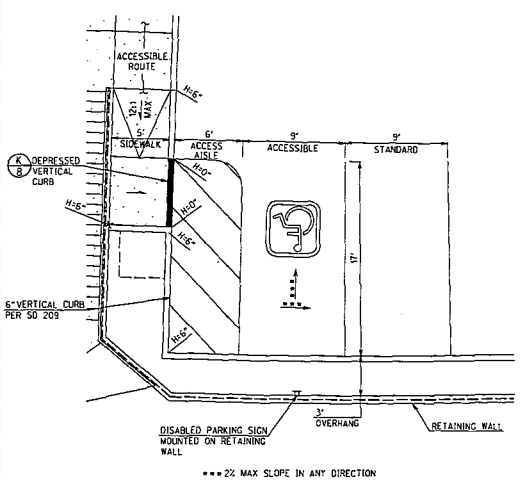
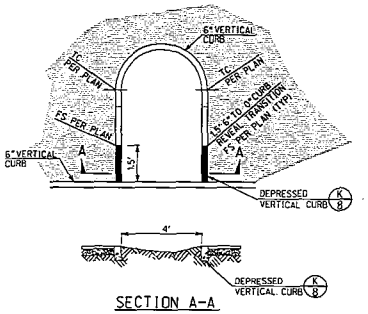


NOTES:

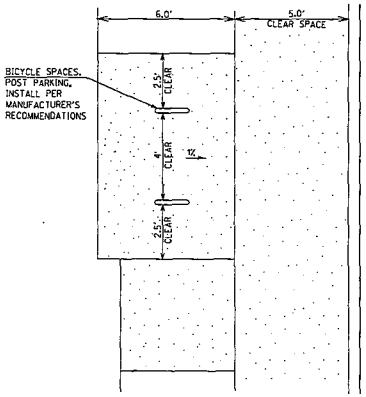
1. ALL DIMENSIONS ARE GIVEN IN INCHES.
2. THESE SIGNS ARE NOT AVAILABLE THROUGH THE COUNTY. BUT CAN BE PURCHASED AT PRIVATE BARRICADE AND SIGN COMPANIES.
3. BOTTOM OF "RESERVED PARKING" SIGN SHALL BE 7' ABOVE FINISH GRADE.
4. OMIT "VAN ACCESSIBLE" SUPPLEMENTAL PLAQUE IN STANDARD DISABLED PARKING SPACES.

DISABLED PARKING SIGN

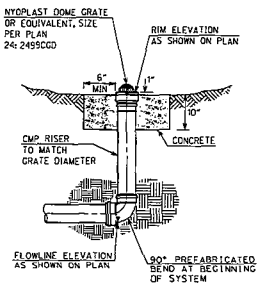
M TYPICAL HANDICAP AND STANDARD PARKING SPACES
SCALE: 1"=5'



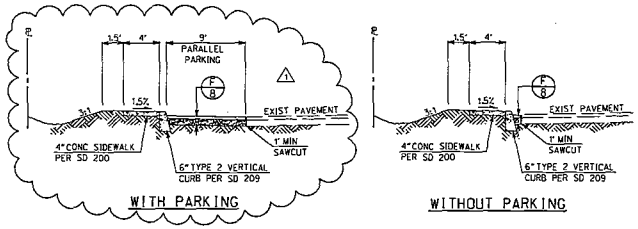
V WATER HARVESTING PLANTER
NO SCALE



T BICYCLE PARKING DETAIL
NO SCALE



N STORM DRAIN CATCH BASIN
NO SCALE



W SABINO CANYON PARK SECTION SOUTH
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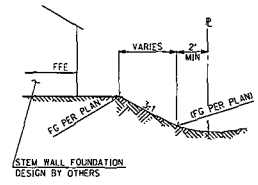
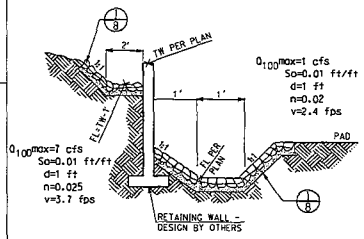


U SOUTH FRONT SLOPE
NO SCALE



Q SOUTH WALL SECTION

P1205-027
Co9-03-28
Co9-03-20
Co7-03-20

NO.	BY	DATE	REVISION
1	REC	6/24/20	REVISE DETAIL "R"

RICK ENGINEERING COMPANY
2945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
Denver · Riverside · Orange · Inglewood · San Diego · Phoenix · Tucson
J-4511

DESIGNED BY: BNC	DATE: 11/19	CHECKED BY:	DATE:
DRAWN BY: PAD	DATE: 11/19	APPROVED BY: PJI	DATE: 11/19

DEVELOPMENT PACKAGE

GRADING AND UTILITY DETAILS AND NOTES

MT. LEMMON BUNGALOWS

△APARTMENT UNITS 1-16 AND COMMERCIAL FOOD SERVICE BUILDING

A PORTION OF LOT 13 AND LOTS 14-21 SUMMERHAVEN, BOOK 4, PAGE 99, SECTION 30, TOWNSHIP 11 SOUTH, RANGE 16 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

P19SC00064

SCALE: HORIZ : N/A
VERT : N/A

SHEET 9 OF 9

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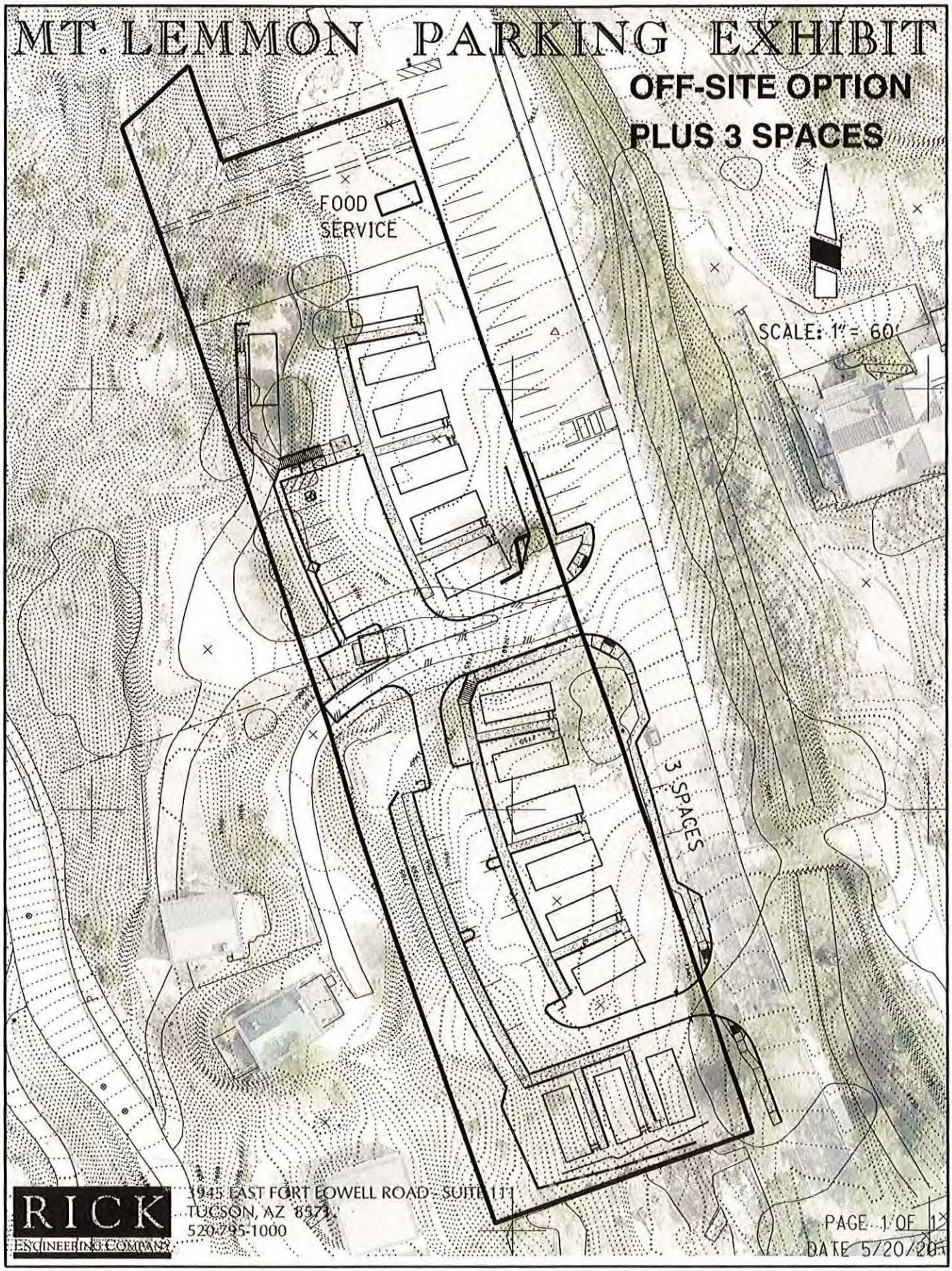
MT. LEMMON PARKING EXHIBIT



RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000

PAGE 1 OF 1
DATE 5/20/20

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PIMA COUNTY
DEVELOPMENT SERVICES

Conditional Use Permit Application

Property Owner: Justin Hafner Secured Investments LLC Phone: 520-440-4949

Owner's Mailing Address, City, State & Zip: 2475 W. Waterway Pl. Tucson, AZ 85705

Applicant (if different from owner): Chuck Martin Phone: 520-795-1000

Applicant's Mailing Address, City, State & Zip: 3945 E. Ft. Lowell Rd #111, Tucson, AZ 85712

Applicant's or Owner's Email Address: agenthaffe@msn.com cmartin@rickengineering.com

Property Address or Tax Code: 205-14-132A, 1350, 136A, 1380, 1390

Type of Use Proposed for the Property: 200 SF Commercial Food Service Building adjacent to the previously approved detached hotel units, along with associated parking. The density is 1 unit per 4300 SF.

Discuss the proposed use and it's compatibility with the surrounding area: The site is adjacent to Sabino Canyon Park and south of the Community Center. The food service buiding is adjacent to the parking area along the street. See the attached narrative.

☒ The applicant agrees to contact the Regional Flood Control District to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

This application is for a (Select one):

☐ Type I Conditional Use ☒ Type II Conditional Use ☐ Type III Conditional Use

Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: Chuck Martin

Mt. Lemmon Property Narrative

July 8, 2020

JN 4511

<u>Type II Conditional Use Permit</u>

This is a request for a 200 square foot Commercial Food Take-out use on the northern portion of the previously approved Mt. Lemmon Bungalows site. (See Concept "A".) The use is designed to serve the residents and the visitors to Summerhaven. This use is allowed as a Conditional Use in the RVC (Rural Village Center Zone.) The previous CUP for the hotel use on the site is P21-06-027.

The parking for this use is provided on site and along the public street. (See the Development Package and the Off-site Parking Option.)

To the north of the proposed commercial use is the Mt. Lemmon Community Center, which is zoned RVC. On the east side of the site is Sabino Canyon Park, with Sabino Creek immediately to the east also zoned RVC. The Mt. Lemmon Hotel bungalows, which are under construction, are immediately to the south. The parcels to the west are zoned ML (Mt. Lemmon Zone). There is one existing home which is separated from the proposed use, approximately 170-feet horizontally and about 50-feet higher in elevation.

The site is fairly flat and will require minimal grading. There are no trees or other vegetation in this area.

There are minimal offsite flows at this location

The base infrastructure is in place or near the site:

1. Streets - Access to the site is from Sabino Canyon Park, a two lane paved public-street. There is perpendicular public parking adjacent to the site.
2. Sewer – There is an existing HCS at the site.
3 Water - There is an existing Mt. Lemmon Water service at the property line.
4. Electric, gas and other dry utilities are also adjacent to the site.

\

PIMA COUNTY
DEVELOPMENT SERVICES
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezonings that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System? Outside CLS
   Any Special Species Management Areas? No
2. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property? No
4. Is the project located within the Priority Conservation Area for any of the following species?
   a. Cactus ferruginous pygmy-owl No
   b. Western burrowing owl No
   c. Pima pineapple cactus No
   d. Needle-spined pineapple cactus No

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property? No

   If yes, provide a summary of those communications: _____
   _____
   _____

PIMA COUNTY
DEVELOPMENT SERVICES

2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	**Ever found on project site?**	**Date of last observation if found on project site?**	**Future surveys planned?**
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

PIMA COUNTY

DEVELOPMENT SERVICES

LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

12903 N. Sabino Canyon Park

Property Address

Type 2 - Commercial Food Service Use in the RVC Zone

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Signature of Applicant **Date** 6/15/20

AUTHORIZED BY:

Signature of Property Owner **Date** 6/12/2020

Nicholas Coussoulis

From: Jim Campbell <jc@urbanmoment.com>
Sent: Friday, May 29, 2020 11:01 AM
To: Paul Iezzi; Chuck Martin
Subject: FW: Urgent: Mt Lemmon Parking Analysis II
Attachments: 4511_Off Site Parking Optionr.pdf

Closer to the finish line...

From: Kathryn Skinner <Kathryn.Skinner@pima.gov>
Sent: Friday, May 29, 2020 10:55 AM
To: jc@urbanmoment.com
Cc: 'justin Hafner' <agenthaffe@msn.com>; Chuck Huckelberry <Chuck.Huckelberry@pima.gov>; Ana Olivares <Ana.Olivares@pima.gov>; Chris Poirier <Chris.Poirier@pima.gov>
Subject: RE: Urgent: Mt Lemmon Parking Analysis II

Good Morning Jim,
The Director and I have discussed the proposed on-street (off site) parking solution for the Burrito Shop (attached) and find it acceptable.

I apologize for the delay in getting a response back to you.
Thank you,

Kathryn Skinner, P.E.
Deputy Director
Pima County Department of Transportation
201 N Stone Ave, 4th Fl
Tucson, AZ 85701
phone: (520) 724-6410

From: Jim Campbell <jc@urbanmoment.com>
Sent: Friday, May 29, 2020 10:04 AM
To: Kathryn Skinner <Kathryn.Skinner@pima.gov>
Cc: 'justin Hafner' <agenthaffe@msn.com>; Chuck Huckelberry <Chuck.Huckelberry@pima.gov>
Subject: Urgent: Mt Lemmon Parking Analysis II
Importance: High

****
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.
****

Hi Kathryn,

Hope you are safe and healthy.

Chris told me this is in your court. Per below we are asking for approval for parking for the Mt Lemmon project we are trying to complete in the next 60 days. Please let me know what issues PCDOT may have because as we (and Rick Engineering) see it, this is a simple approval. Our analysis is below.

As proposed we are meeting the parking requirements and activating the Village Center at the same time. Our timing issue is per loan requirements and the timing of summer we need to continue to move quickly. Structures will be arriving in June and delays will harm the project. I am available on my cell below to walk through if needed. Thanks Kathryn.

Jim
(520) 237-4404

From: Jim Campbell <jc@urbanmoment.com>
Sent: Thursday, May 21, 2020 9:50 AM
To: 'Chris Poirier' <Chris.Poirier@pima.gov>; 'Joseph Godoy' <Joseph.Godoy@pima.gov>; 'Kathryn Skinner' <Kathryn.Skinner@pima.gov>
Cc: 'Paul Iezzi' <piezzi@rickengineering.com>; 'Chuck Martin' <cmartin@rickengineering.com>; 'justin Hafner' <agenthaffe@msn.com>
Subject: Mt Lemmon Burritos Parking Analysis II

Chris/Joseph/Kathryn,

Please allow me to humbly try again to explain the rational for the Mt Lemmon Bungalows parking including the Burrito Stand.

Offsite Parking Precedent

- Please find attached a letter from Ben Goff outlining what Pima County would approve for the Ponderosa previously.
- In this letter Pima County allowed us to meet our parking requirements by creating an additional 5 parking spaces within the right of way.
- The current Pima County approved DP for the Mt Lemmon Bungalows does the same.

Required Parking

- Per code our required parking for the Hotel is 20 spaces (16+4).
- Per code the required parking for the Burrito Stand is 3 spaces for the 200 sf at its most conservative interpretation.
- Hence, we are required to provide a total of 23 spaces for the project, Bungalows and Burrito Stand.

Delivered Parking

- Per our approved DP (attached) we are delivering 23 spaces.
- These 23 spaces meet the required code (20 + 3).
- 19 of the spaces are onsite and 4 spaces are offsite, similar to the previously Ben Goff approved parking plans.
- The 4 offsite parking spaces are directly in front of the old Ponderosa site and within feet of the Burrito Stand.

From the point of view of our engineer we currently meet the code requirements and would ask for your approval of the above. If Pima County does not approve this direction, Rick Engineering needs to understand what aspects of the above logic is flawed so they can address. Please call me with any questions or concerns.

Stay safe out there.

Jim
(520) 237-4404

August 2, 2020

Development Services Department Planning Division

201 N. Stone Avenue, 1st Floor

Tucson, AZ 85701

Re: P20CU00007 SECURED INVESTMENTS LLC—N. SABINO CANYON PARK Type II Conditional Use Permit

To Whom it May Concern:

We wish to voice our approval for the conditional use permit.

Catherine K

Eugene and Catherine Kinghorn

12832 N. Sabino Canyon Parkway

Mount Lemmon, AZ 85619

MARY UNDOER OF KNOTS SHRINE

August 2, 2020

Development Services Department Planning Division

201 N. Stone Avenue, 1st Floor

Tucson, AZ 85701

Re: P20CU00007 SECURED INVESTMENTS LLC—N. SABINO CANYON PARK Type II Conditional Use Permit

To Whom it May Concern:

As Pastor of the Shrine to Mary Undoer of Knots Byzantine Catholic Shrine, I wish to voice our approval for the conditional use permit.

Very Rev. Robert A. Rankin

Reverend Robert Rankin

12849 N. Tucson Ave.

Mount Lemmon, AZ 85619