

BASIS OF BEARING

THE WEST LINE OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 14 EAST, G&SRM, PIMA COUNTY, AS MONUMENTED BY A 2" BRASS DISC, PUNCH ONLY, AT THE NORTHWEST CORNER OF SAID SECTION AND A 1.5" ACP, LS 8024, AT THE SOUTHWEST CORNER OF SAID SECTION. SAID BEARING BEING: S00°13'41"E.

BASIS OF ELEVATION

COT/PIMA COUNTY GIS CONTROL POINT IR13. A 1.5" ACP AT THE SOUTHWEST CORNER SEC. 22, T15S, R14E. ELEV. = 2676.75 (NAVD88)

DEVELOPMENT PLAN GENERAL NOTES

1. GROSS AREA: 79.99 AC (3,484,439.89 SF)  
DEVELOPMENT AREA: 36.72 AC (1,599,478.15 SF)

2. THE EXISTING ZONING IS: I-2

3. PROPOSED USE: COMMERCIAL STORAGE, SUBJECT TO SECTIONS 4.9.10.A & 4.9.13.Q

4. THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA OF SECTION 5.4 - MAJOR STREETS AND ROUTES (MS&R) SETBACK ZONE.

5. THE PROJECT SITE WAS SUBJECT TO REQUIREMENTS FOR THE ANNEXATION CASE NUMBER C15-22-01 - AIRPARK 10 ANNEXATION, AS ADOPTED BY THE MAYOR AND COUNCIL ON OCTOBER 19, 2021, RESOLUTION NO. 23405.

6. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIM FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

7. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.

8. THE RESPONSIBILITY OF MAINTAINING THE LOCAL DETENTION BASIN RESTS WITH THE PROPERTY OWNER PER SEC. 1.5 AND 14.3 OF THE CITY OF TUCSON DEPARTMENT OF TRANSPORTATION AND ENGINEERING DIVISION STANDARD MANUAL FOR DRAINAGE DESIGN AND FLOODPLAIN MANAGEMENT, DEC., 1989.

9. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS WITHIN AND ADJACENT TO THIS DEVELOPMENT SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF TUCSON DEVELOPMENT STANDARDS AND THE PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS AND DETAILS.

10. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH TECHNICAL STANDARD SECTION 10-10.5.0.

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

12. ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWER WITHIN PUBLIC SEWER EASEMENT WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. 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 AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.

13. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

14. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).

15. EACH HANDICAP PARKING SPACE WILL HAVE:  
A. PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222.  
B. THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND  
C. MAXIMUM GRADE IN DISABLED SPACE AND ACCESS AISLE IS 2%.  
D. VAN ACCESSIBLE SPACES SHALL HAVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE DISABLED PARKING SIGN.  
E. ALL ACCESSIBILITY REQUIREMENTS SHALL BE AS PER THE 2010 ADASAD.

16. THIS PROJECT BORDERS TUCSON INTERNATIONAL AIRPORT TO THE NORTHEAST AND IS WITHIN FAA TRAFFIC PATTERN AIRSPACE, AN AREA WHICH WOULD BE SUBJECT TO AIRCRAFT OVERFLIGHT AND NOISE DUE TO BEING IN CLOSE PROXIMITY TO TUCSON INTERNATIONAL AIRPORT.

NOTES & TABULATIONS

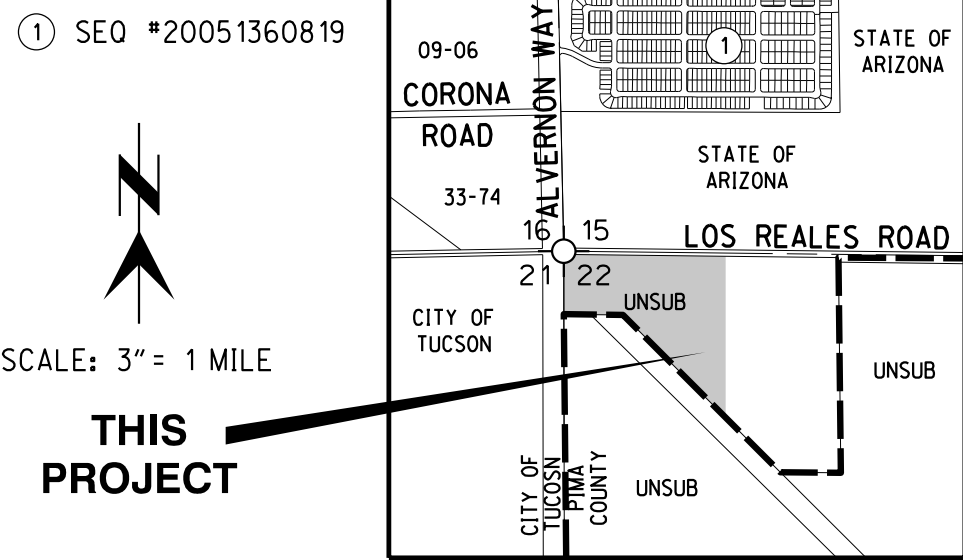
1. USE: COMMERCIAL STORAGE			
2. BUILDING AREAS:			
	OFFICE	WAREHOUSE	TOTAL
BUILDING 1	18,833 SF	169,494 SF	188,327 SF
BUILDING 2	15,891 SF	143,017 SF	158,908 SF
BUILDING 3	21,482 SF	193,340 SF	214,822 SF
TOTAL	56,206 SF	505,851 SF	562,057 SF

	REQUIRED/ALLOWED	PROPOSED
3. SITE AREA (MIN)	0 SF	79.99 AC
BUILDING HEIGHT (MAX)		
PER TABLE 6.3-5.A (MAX)	140'	44' (TOP OF PARAPET)
LOT COVERAGE	N/A	N/A
PERIMETER YARDS:		
NORTH: MS&R	21' OR HEIGHT(H) OF EXT WALL TO BACK OF FUTURE CURB	96' MIN
WEST: MS&R	21' OR HEIGHT(H) OF EXT WALL TO BACK OF FUTURE CURB	153' MIN
SOUTH: I-2	0'	--
EAST: I-2	0'	--

4. PARKING AND LOADING SPACE CALCULATIONS			
	REQUIRED/ALLOWED	PROPOSED	
VEHICLE: PER TABLE 7.4.4-1			
OFFICE			
56,206 SF x 1 / 300 SF	188 SPACES		
COMMERCIAL STORAGE			
505,851 SF x 1 / 5,000 SF	102 SPACES		
	TOTAL = 290 SPACES		716 SPACES
HANDICAP: PER TABLE 1106.1			
501 - 1,000 PARKING SPACES, 2%	14 SPACES		24 SPACES
VAN ACCESSIBLE	4 SPACES		6 SPACES
BICYCLE: PER TABLE 7.4.4-1			
SHORT TERM			
OFFICE: 56,206 SF x 1/20,000 SF =	3 SPACES		
WAREHOUSE: NONE			
	TOTAL = 3 SPACES		6 SPACES
LONG TERM			
OFFICE: 56,206 SF x 1/ 6,000 SF =	9 SPACES		
WAREHOUSE: 505,851 SF x 1/40,000 SF =	13 SPACES		
	TOTAL = 22 SPACES		22 SPACES
LOADING SPACES:			
OFFICE LESS THAN 50,000 SF:	NONE		--
COMMERCIAL STORAGE WITH DIRECT ACCESS:	NOT REQUIRED		--

WASTE STREAM CALCULATIONS

PER TABLE 1, SECTION 8-01.8.0 OF THE TECHNICAL STANDARDS MANUAL:				
USE GROUP	BUILDING AREA (SF)	ANNUAL WASTE RATE (TONS/SF/YR)	MULTIPLYING FACTOR	WASTE VOLUME GENERATED (CU.YD./WEEK)
COMMERCIAL STORAGE				
WAREHOUSE USE	505,851 SF	0.00155	0.06348	49.8
OFFICE	56,206 SF	0.00130	0.06348	4.3
				TOTAL = 54.1 CY/WEEK
PROPOSED (6)-8 CUBIC YARD CONTAINER, SERVICE PICK UP TWICE A WEEK				
VOL = 96 CY/WEEK				
ADDITIONAL PICK-UP WILL BE SCHEDULED WHEN NEEDED.				



LOCATION MAP

NW COR, SECTION 22, T 15 S, R 14 E  
G & SRM  
PIMA COUNTY, ARIZONA  
COT WARD #5  
LAT: 32°07'02"  
LONG: -110°54'13"

OWNER / DEVELOPER

LPC DESERT WEST  
3131 EAST CAMELBACK ROAD, SUITE 318  
PHOENIX, AZ 85016  
PHONE (602) 912-8888  
ATTN: ANTHONY VILLARREAL  
avillarreal@ipc.com

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

RICK ENGINEERING COMPANY, INC.  
3945 EAST FORT LOWELL ROAD, SUITE 111  
TUCSON, ARIZONA 85712  
PHONE (520) 795-1000  
ATTN: MARK FELLINGER  
mfellinger@rickengineering.com

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ADMINISTRATIVE ADDRESS

4150 EAST LOS REALES ROAD  
TUCSON, ARIZONA 85756

ASSESSOR PARCEL NUMBER

140-44-0040

EARTHWORK QUANTITIES

GRADING AREA = 49.2 AC

VOLUME OF CUT = 135,000 CY  
VOLUME OF FILL = 145,000 CY  
IMPORT = 20,000 CY

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT USED FOR PAYMENT QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES.

FOR ADDRESSING USE ONLY



COVER SHEET AND NOTES

DEVELOPMENT PACKAGE

I-10 INTERNATIONAL  
4150 EAST LOS REALES ROAD, TUCSON, AZ 85756

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 14 EAST, GLA & SALT RIVER MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

DESIGNED BY: THM  
DRAWN BY: PAD

DATE: 04/2022  
DATE: 04/2022

CHECKED BY: PJI  
APPROVED BY: PJI

DATE: 04/2022  
DATE: 04/2022

REVISION

DATE

NO.

BY

DATE

APPR

DATE

3945 EAST FORT LOWELL ROAD - SUITE 111  
TUCSON, AZ 85712  
520/795-1000  
rickengineering.com  
San Diego • Riverside • Orange • Sacramento • San Jose • Chicago • Phoenix • Denver

**RICK**  
ENGINEERING COMPANY  
Tucson

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

DP22-0122  
C15-22-01

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