

GENERAL NOTES:

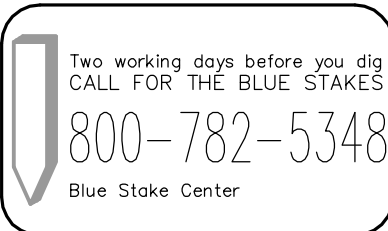
1. THE TOTAL AREA OF THE PARCEL IS 11.55 ACRES AND THE TOTAL AREA OF THE PROJECT AREA PER THIS DEVELOPMENT PLAN IS **4.98 ACRES**.
2. NET AREA OF DEVELOPED/GRADED SITE IS **3.20 ACRES** (PHASES I AND II).
3. ASSESSOR'S TAX PARCEL # 138-26-3190 (TO BE AMENDED).
4. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER DEPARTMENT.
5. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
6. THIS PROJECT IS ESTIMATED TO GENERATE THE FOLLOWING RATE OF WASTEWATER DISCHARGE (PER R18-9-A314 TABLE 1):
PHASE 1 (GAS STATION / CONVENIENCE STORE):
 4333 SF X 0.1 gpd = 433.3 gpd
 10 EMPLOYEES X 20 gpd = 200 gpd
TOTAL USAGE FOR PHASE 1 SYSTEM = 633.3 gpd
PHASE 2 (RETAIL):
 2400 SF X 0.1 gpd = 240 gpc
 3 EMPLOYEES X 20 gpd = 60 gpd
TOTAL = 300 gpd
PHASE 2 (RESTAURANT):
 ESTIMATED AT 1200 gpd BASED ON WATER USAGE AT AN IDENTICAL STORE APPROXIMATE BREAKDOWN:
 WASHING AND CLEANING: 100 gpd
 FLOOR MOPPING AND CLEANING: 50 gpd
 BATHROOM WASTE: 700 gpd
TOTAL USAGE FOR PHASE 2 SYSTEM: 1500 gpd
7. ALL PAALS ARE PRIVATE. NO NEW PUBLIC STREETS ARE PROPOSED WITH THIS DEVELOPMENT.
8. THE DESIGN SPEED FOR VALENCIA ROAD IS 50 MPH. THE POSTED SPEED FOR CAMINO DE LA TIERRA IS 25 MPH. BOTH ROADS ARE POSTED AT 5 MPH UNDER THE DESIGN SPEED.

PERMITTING NOTES:

1. EXISTING ZONING IS GR-1.
2. THE USE OF PHASE I IS GASOLINE SERVICE STATION AND CONVENIENCE STORE. THE USE OF PHASE II IS RESTAURANT AND OTHER GENERAL RETAIL USES TO BE DETERMINED BY THE OWNER IN ACCORDANCE WITH GR-1 CONDITIONAL USE LIMITATIONS. ALL PROPOSED COMMERCIAL AND RETAIL USES IN PHASES I AND II ARE PERMITTED IN ACCORDANCE WITH SECTION 18.14.030 OF THE PIMA COUNTY ZONING CODE.
3. AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS.
4. THIS PROJECT IS SUBJECT TO SECTION 18.77.040, SCENIC ROUTES.
5. THIS PROJECT IS SUBJECT TO A TYPE II CONDITIONAL USE PROCESS IN ACCORDANCE WITH SECTION 18.14.030.
6. PORTIONS OF THIS DEVELOPMENT PLAN ARE IMPACTED BY EROSION HAZARD SETBACKS AND SHALL HAVE EROSION PROTECTION IN ACCORDANCE WITH DETAIL D. AN AS-BUILT CERTIFICATION, BY AN ARIZONA REGISTERED CIVIL ENGINEER, AND MAINTENANCE INSPECTION COVENANTS SHALL BE REQUIRED FOR THE EROSION PROTECTION MEASURES PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE EROSION PROTECTION SHALL BE INSPECTED AND APPROVED BY THE REGIONAL FLOOD CONTROL DISTRICT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
7. PRIOR TO THE REQUEST FOR FINAL INSPECTION, A LETTER CERTIFYING COMPLETION IN CONFORMANCE WITH THE APPROVED PLANS, SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BE SUBMITTED TO THE DEVELOPMENT REVIEW DIVISION.
8. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A TYPE 2 GRADING PERMIT IS ISSUED.
9. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
10. THE PROPOSED DEVELOPMENT WILL BE SERVED BY AN ON-SITE WASTEWATER DISPOSAL SYSTEM. PRIOR TO CONSTRUCTION, A NOTICE OF INTENT TO DISCHARGE (NOI) SHALL BE SUBMITTED TO PDEQ IN ORDER TO RECEIVE CONSTRUCTION AUTHORIZATION.
11. THE ON-SITE WASTEWATER DISPOSAL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE, TITLE 18, CHAPTER 9.
12. THE CURRENT RIGHT-OF-WAY WIDTH FOR VALENCIA ROAD ALLOWS FOR THE 40' NATURAL BUFFERYARD AREA. IN THE FUTURE, WHEN VALENCIA ROAD IS WIDENED AND THE COUNTY ACQUIRES THE PUBLIC RIGHT-OF-WAY, THE BUFFERYARD WILL BE REDUCED TO THE 25' BUFFERYARD AREA REQUIREMENTS AND CONSTRUCTED AS SUCH AT THAT TIME.
13. PORTIONS OF THIS DEVELOPMENT PLAN ARE IMPACTED BY FEMA ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04019C220K, WITH EFFECTIVE DATE FEBRUARY 8, 1999. A LETTER OF MAP REVISION (LOMR), ALONG WITH ASBUILT PLANS OF FLOOD CONTROL STRUCTURES, WILL BE SUBMITTED TO REGIONAL FLOOD CONTROL DISTRICT FOR REVIEW AND APPROVAL AND FORWARDED TO FEMA PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. UNTIL THE FIRM PANEL HAS BEEN REVISED, STRUCTURES WITHIN THE FEMA FLOODPLAIN SHALL HAVE MINIMUM FINISHED FLOOR ELEVATIONS ELEVATED IN ACCORDANCE WITH THE FINISHED FLOOR ELEVATIONS SHOWN ON THE UTILITY/HYDROLOGY PLAN. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL STRUCTURES IMPACTED BY THE ZONE A. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-BACKED LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARING: THE CENTERLINE OF CAMINO DE LA TIERRA AS SHOWN IN "LAS PALOMAS SUBDIVISION" A PLAT RECORDED IN BOOK 23 AT PAGE 39 (MAPS AND PLATS), PIMA COUNTY. THE BEARING OF SAID CENTERLINE IS N 00°20'54" E.

BASIS OF ELEVATION: THE BASIS OF ELEVATION IS NAVD 88.



BLACKSTONE DEVELOPMENT GROUP
 2818 N. CAMPBELL AVE., STE 233
 TUCSON, AZ 85719
 PHONE (520) 400-4845

DEVELOPMENT PLAN FOR VALENCIA COMMERCIAL P1208-026

PERMITTING NOTES (CONTINUED):

14. THE DEVELOPMENT PLAN IS SUBJECT TO AN APPROVED LANDSCAPE PLAN AND NATIVE PLANT PRESERVATION PLAN FOR PHASES 1 AND 2 ONLY. PHASE 3 SHALL REQUIRE A LANDSCAPE PLAN AND NATIVE PLANT PRESERVATION PLAN AT THE TIME OF DEVELOPMENT.
15. A FLOODPLAIN USE PERMIT IS REQUIRED BEFORE ANY GRADING OR CONSTRUCTION WORK CAN COMMENCE WITHIN MAPPED RIPARIAN HABITAT.
16. THE TOTAL AMOUNT OF RIPARIAN HABITAT ON SITE: **1.87 ACRES** THE AMOUNT OF HABITAT DISTURBED ON SITE: **0.92 ACRES** AMOUNT OF RIPARIAN DISTURBED ON SITE REQUIRES AN APPROVED RIPARIAN HABITAT MITIGATION PLAN.
17. A SEPARATE CUP APPLICATION AND PROCESS IS REQUIRED FOR PHASES 2 AND 3 TO ALLOW THE CONDITIONAL USES SHOWN ON THIS DEVELOPMENT PLAN.

PARKING REQUIRED:

PH. 1 - GASOLINE SERVICE (490 SF) AND CONVENIENCE STORE (3,843 SF)

VISITOR:	1 PER 150 SF	34 SPACES
	1 PER BAY CREDIT (10 ISLANDS)	-10 SPACES
EMPLOYEE:	1 PER 2 EMP. (2 EMP.)	1 SPACE

PH. 2 - RETAIL (2400 SF)

VISITOR:	1 PER 200 SF	12 SPACES
EMPLOYEE:	1 PER 3 EMP. (6 EMP.)	2 SPACES

PH. 2 - RESTAURANT (2000 SF)

VISITOR:	1 PER TABLE (17 TABLES)	17 SPACES
EMPLOYEE:	1 PER 2 EMP. (4 EMP.)	2 SPACES

PARKING SUMMARY:

	PHASE 1		PHASE 2	
	REQ'D	PRO'D	REQ'D	PRO'D
TOTAL REQ'D SPACES:	25	25	33*	35
DISABLED SPACES:	1	2	2	2
BICYCLE SPACES:	3	3	5	5
LOADING SPACES:	1	1	1	1

* PER 18.75.050.2 SHARED ON-SITE PARKING, THE PHASE 2 PARKING REQUIREMENT IS REDUCED BY 2% (2 SEPARATE COMMERCIAL USES).

OWNER/DEVELOPER

VALENCIA 13 LLC
 P.O. BOX 65693
 TUCSON, ARIZONA 85728
 ATTN: JOSH MYERS
 PHONE: (520) 400-4845

SHEET INDEX:

- SHEET 1 - COVER SHEET AND NOTES
- SHEET 2 - DEVELOPMENT SITE PLAN
- SHEET 3 - UTILITY/HYDROLOGY PLAN

KEYNOTES:

- ① CLASS 'C' XERORIPARIAN HABITAT LIMITS
- ② SECTION 404 JURISDICTIONAL WATERS
- ③ FEMA 100-YEAR FLOODPLAIN, ZONE A
- ④ DEVELOPED CONDITIONS 100-YEAR WATER SURFACE ELEVATION
- ⑤ 12' X 45' LOADING ZONE
- ⑥ NOT USED
- ⑦ PROPOSED 100-YEAR FLOODPLAIN LIMITS
- ⑧ PARKING AREA TO BE CONSTRUCTED WITH MINIMUM 2" AC / 4" ABC (TYP)
- ⑨ DRIVEWAY AREA TO BE CONSTRUCTED WITH MINIMUM 2.5" AC / 4" ABC (TYP)

DEVELOPMENT IMPACT FEES:

THE PIMA COUNTY BOARD OF SUPERVISORS HAS IMPLEMENTED DEVELOPMENT IMPACT FEES FOR NON-RESIDENTIAL USES. FEES ARE ASSESSED AT THE TIME OF PERMITS AND ARE BASED UPON THE LAND USE CATEGORIES AND SQUARE FOOTAGE OF SAME:

DEVELOPMENT IMPACT FEE BENEFIT AREA: **SAN XAVIER**
PHASE 1: CONVENIENCE STORE/GAS STATION
 1000 SF / UNIT
 4,333 SF = 4 UNITS

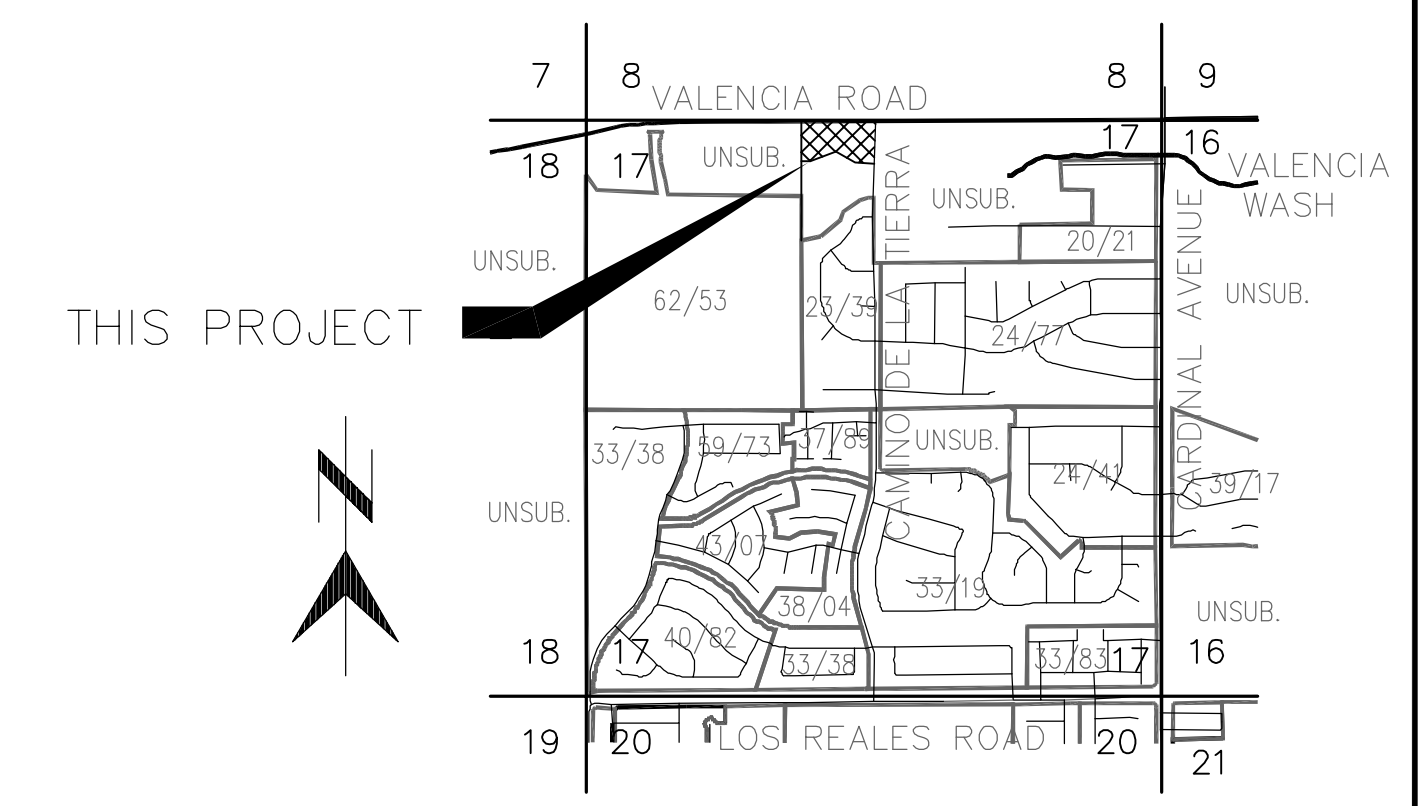
PHASE 2: RETAIL & FAST FOOD WITH A DRIVE-THROUGH
 LAND USE: RETAIL
 1000 SF / UNIT
 2,400 SF = 2 UNITS

LAND USE: FAST FOOD WITH A DRIVE-THROUGH
 1000 SF / UNIT
 2,000 SF = 2 UNIT

THIS INFORMATION IS BASED ON THIS DEVELOPMENT PLAN. ACTUAL SQUARE FOOTAGE OF USES AND APPLICABLE FEES WILL BE DETERMINED UPON APPLICATION AND ISSUANCE OF BUILDING PERMITS.

TRAFFIC IMPACT STUDY

A TRAFFIC STUDY WAS PERFORMED BY MATHIEU ENGINEERING (#08-123) FOR THE PROPOSED DEVELOPMENT OF PHASES I AND II. THAT REPORT, DATED SEPTEMBER 3, 2008, DETERMINED THAT AUXILIARY TURN LANES WERE NOT WARRANTED, BUT THAT SUCH LANES MAY BE WARRANTED BY FUTURE DEVELOPMENT OF ADJACENT PARCELS.



LOCATION MAP

LOCATED IN SECTION 17,
 T 15 S, R 13 E, G&SRM,
 PIMA COUNTY, ARIZONA

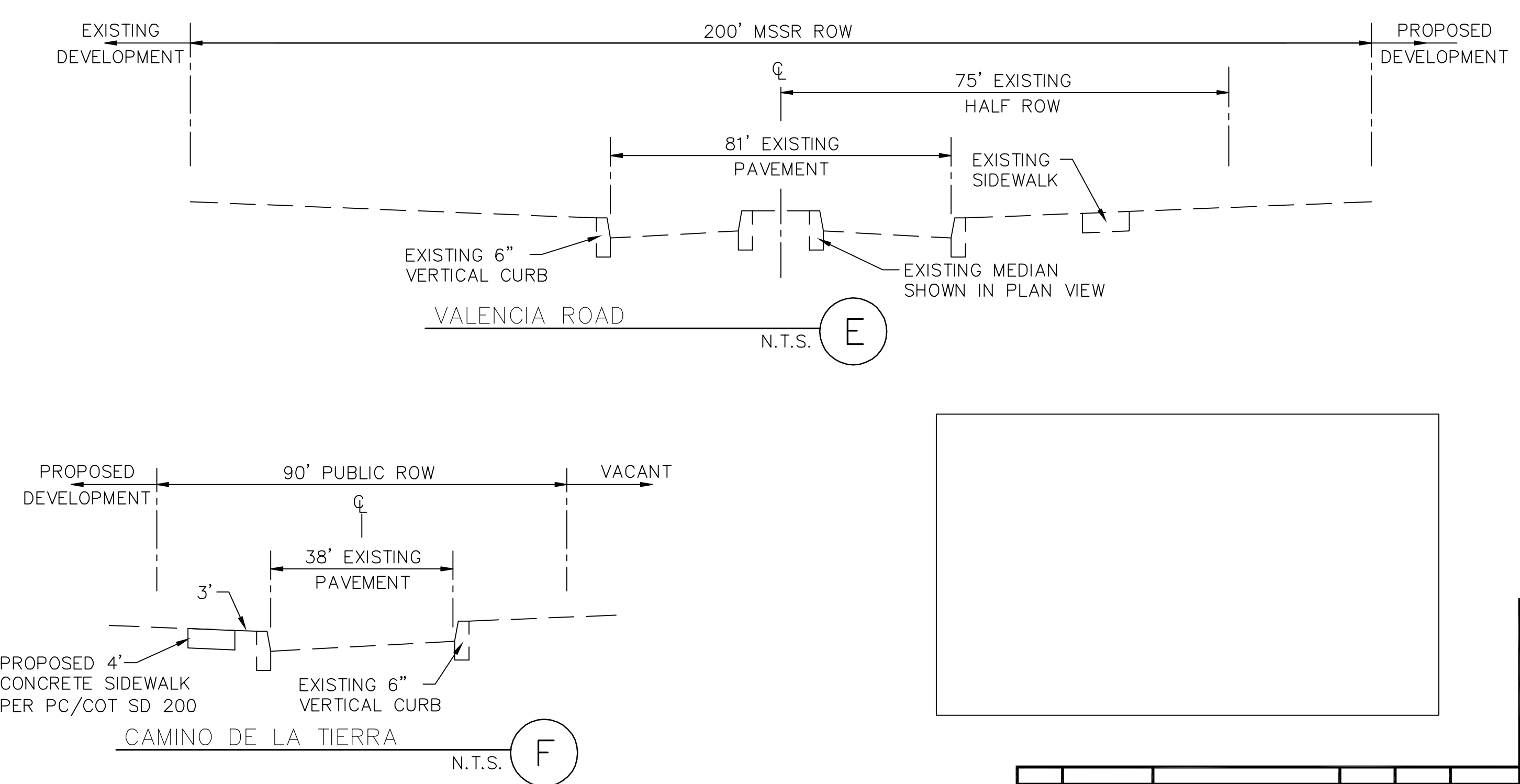
SCALE: 3" = 1 MILE

LEGEND

—▲—	DEVELOPMENT BOUNDARY	▲	FOUND 2" BRASS CAP STAMPED AS NOTED
---■---	PROJECT LIMITS (SITE PLUS INVENTORY/MITIGATION LIMITS)	■	FOUND 2" BRASS CAP STAMPED "PE 4397"
- - - - -	CENTERLINE OF R.O.W.	○	FOUND MONUMENT AS NOTED
- - - - -	EASEMENT LINE	●	SET 1/2" REBAR TAGGED "RLS 41603"
—○—	EXISTING ELECTRIC LINE	□	PROPOSED PAVEMENT
—○—	EXISTING GAS LINE	—	NEW WATER SERVICE
—○—	EXIST. OVERHEAD POWER LINE	□	EXIST. TELEPHONE PEDESTAL
—○—	EXISTING SEWER LINE	⊗	EXIST. SANITARY SEWER MANHOLE
—○—	EXISTING TELEPHONE LINE	⊗	EXIST. WATER MANHOLE
—○—	EXISTING WATER LINE	⊗	EXIST. ELECTRIC TRANSFORMER
—○—	EXISTING SIDEWALK	⊗	EXIST. UTILITY POLE
—○—	SETBACK LINE	—	EXISTING SIGN
—○—	FEMA ZONE A	⊗	EXIST. WATER MARKER/RISER
—○—	404 JURISDICTIONAL WATERS	⊗	EXIST. ELECTRIC PEDESTAL
—○—	RIPARIAN HABITAT	⊗	EXIST. GAS METER
—○—	DEVELOPMENT PHASE LINE	⊗	EXIST. CABLE T.V. PEDESTAL
—○—	PROPOSED SEPTIC SYSTEM	⊗	EXIST. MAIL BOX
—○—	DEV. 100-YR FLOOD LINE	⊗	EXIST. FIRE HYDRANT
—○—	PUBLIC RIGHT-OF-WAY LINE	⊗	EXIST. WATER METER/SERVICE
—○—	PROPOSED BANK PROTECTION	⊗	EXIST. STREET LIGHT BOX
—○—		⊗	EXIST. TRAFFIC LIGHT
—○—		⊗	EXIST. ELECTRIC MANHOLE
—○—		⊗	EXIST. ELECTRIC METER
—○—		⊗	EXIST. WATER VALVE

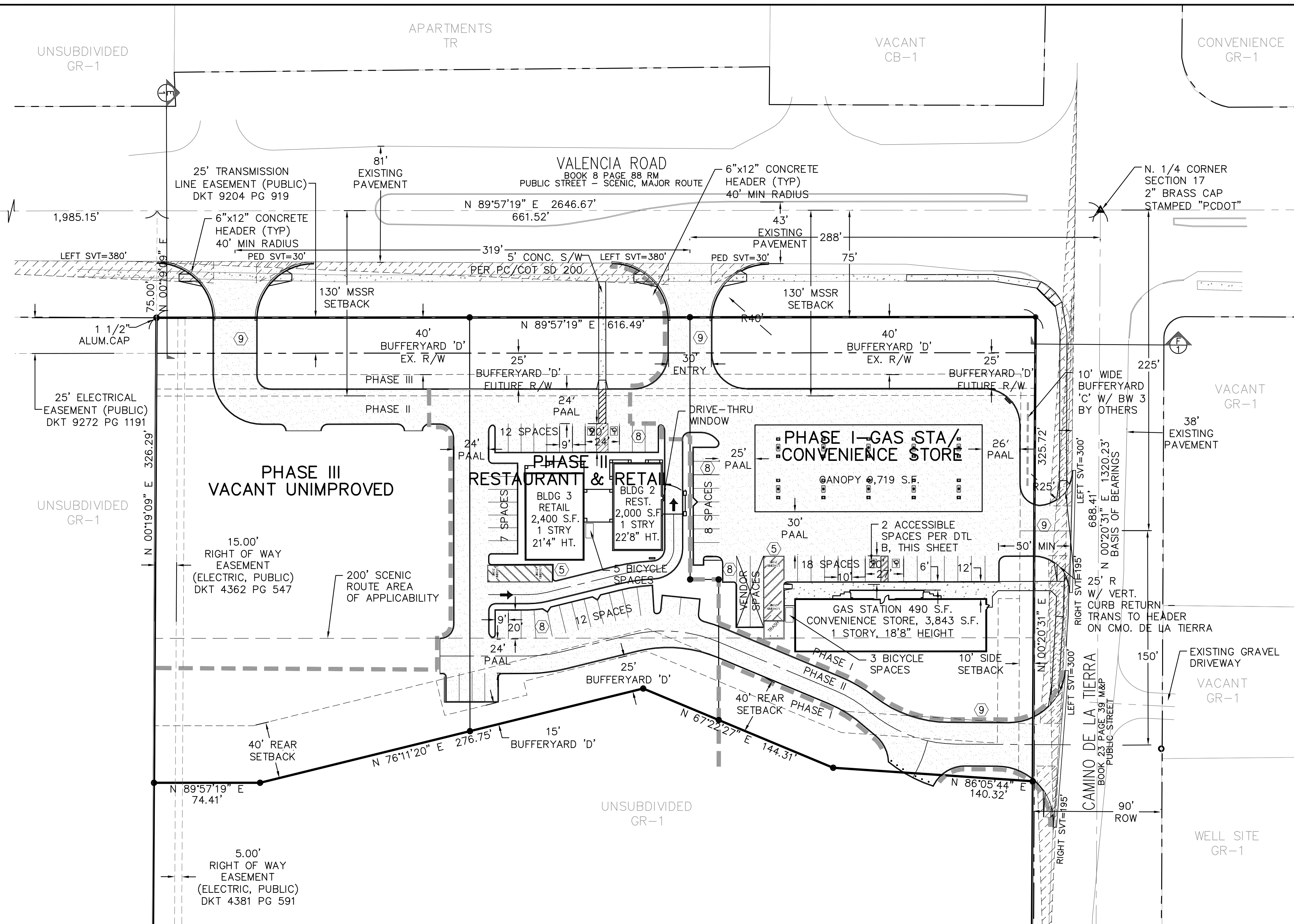
APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE:

SUBDIVISION COORDINATOR: _____ DATE _____

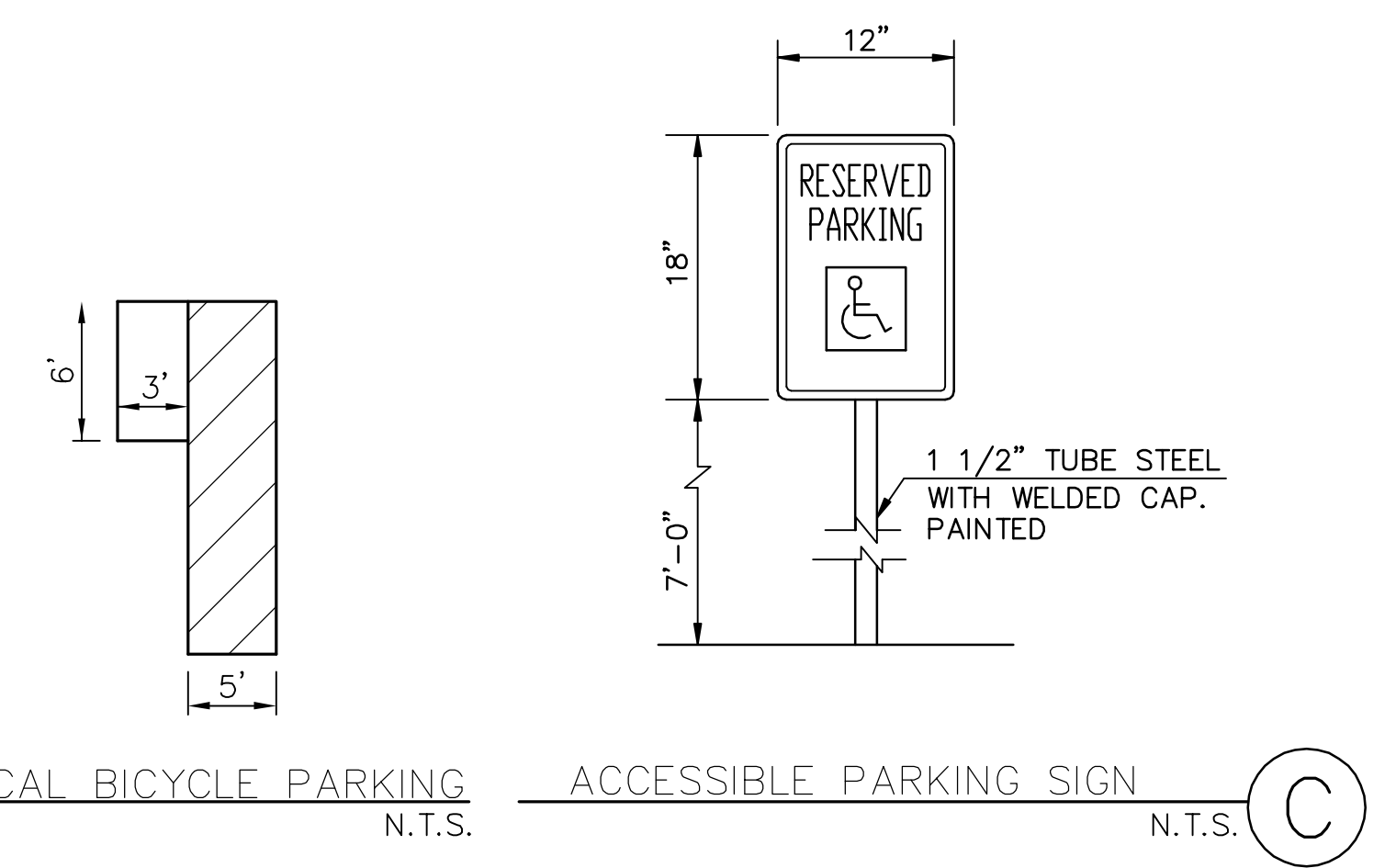
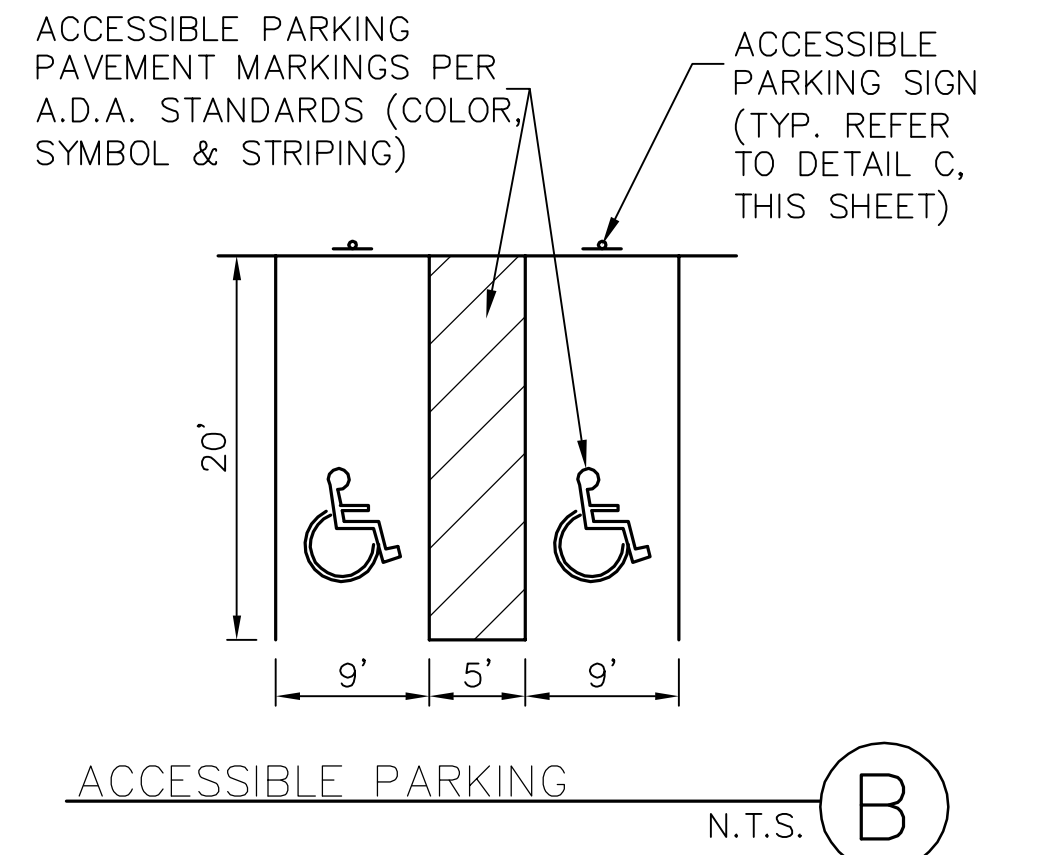
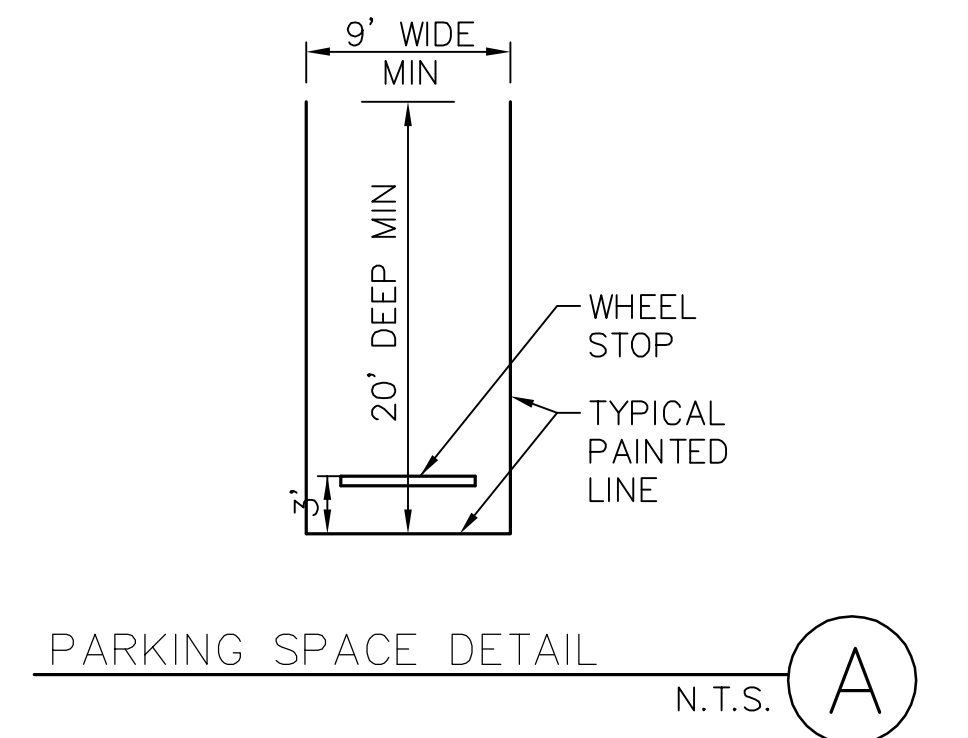
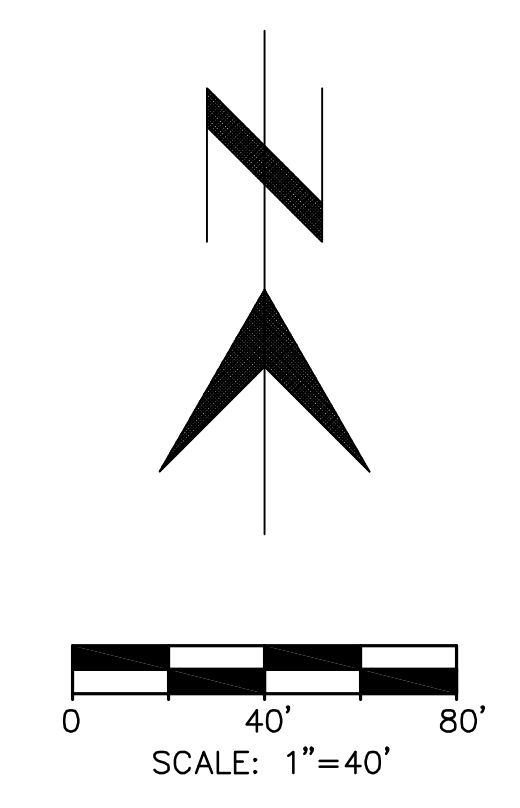


DEVELOPMENT PLAN FOR VALENCIA COMMERCIAL		1 OF 3
A PORTION OF THE E. 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, T 15 S, R 13 E, G&SRM, PIMA COUNTY, ARIZONA		
DRWN. BY	GWH	REF. _____ SCALE: 1" = 40'
DSGN. BY	GWH	
CHKD. BY	CBR	PLAN NO. P1208-026

NO.	DATE	REVISION	BY	CHKD.	APPR.



DEVELOPMENT SITE PLAN



- KEYNOTES:
- ⑤ 12' X 45' LOADING ZONE
 - ⑧ PARKING AREA TO BE CONSTRUCTED WITH MINIMUM 2" AC / 4" ABC (TYP)
 - ⑨ DRIVEWAY AREA TO BE CONSTRUCTED WITH MINIMUM 2.5" AC / 4" ABC (TYP)

NO.	DATE	REVISION	BY	CHKD.	APPR.

DEVELOPMENT PLAN FOR VALENCIA COMMERCIAL A PORTION OF THE E. 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, T. 15 S., R. 13 E., G&SRM, PIMA COUNTY, ARIZONA		2 OF 3
DRWN. BY	CWH	REF. _____ SCALE: 1" = 40'
DSGN. BY	CWH	_____
CHKD. BY	CBR	PLAN NO. P1208-026

Two working days before you dig
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Blue Stake Center

B BLACKSTONE DEVELOPMENT GROUP
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