



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

July 1, 2011

Mr. Chuck Martin, R.A.
Rick Engineering
3945 E. Fort Lowell Road, Suite 111
Tucson, AZ 85712

Dear Mr. Martin:

SUBJECT: Clarification of Land Uses Allowed in Development Area 5 of the Rio Nuevo Planned Area Development (P-4)

The Planning and Development Services Director has reviewed your letter requesting a determination if the Western Archeological Conservation Center (research storage facility) fits under the Business Park Uses classification found in Development Area 5 of the Rio Nuevo PAD (P-4).

Rio Nuevo PAD

Definitions: The terms and definitions used in this PAD shall mean those defined in Section 23-21 of the City of Tucson Zoning Ordinance, with the following exceptions:

Business Park Uses: A business classification to include production, service and distribution businesses, whose activities are conducted within a completely enclosed building and produce no noxious fumes, obtrusive noises, and/or negative visual elements. Examples of acceptable uses are blueprinting, lithography, printing or publishing; research and development, including fabrication or component assembly; retail showroom; school or college (operated as a commercial enterprise); medical or dental laboratory; or other similar uses.

Your request letter outlines that the primary use of the Western Archeological Conservation Center building is for archive storage for the tenant, The National Park Service, with +/- 45,400 square feet of the total 71,409 square feet used for storage. The remainder approximately 26,000 square feet used for office space.

Your request letter also outlines that the tenant has 12-16 full time personnel with occasional visits from volunteers and interns from the U of A. Currently the site is parked at 143 spaces. You are proposing to use the Commercial Storage parking ratio of 1 space per 5000 square feet which would require 14 spaces, but will provide a total of 61 parking spaces as rendered on your Development Plan.

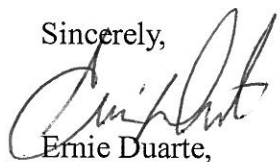
The goal and objectives of the Rio Nuevo PAD is to guide future development and to create a mix of land uses which will be harmonious in setting, and create an activity center in the Downtown area. The PAD also encourages individual site designs to incorporate features that help modify the local microclimate to conserve energy and water and to create a comfortable and healthy human environment.

Business Park Uses as defined in the PAD are inclusive of a research storage facility and is closely related to research and development uses. Also by using Commercial Storage as an appropriate category to determine the parking ratio allows the site to be parked more closely to its actual usage. This can also reduce the need for a large amount of unused asphalt which in the long-run can help with reducing the 'heat-island' affect of large parking areas in the desert.

It is determined that the Western Archeological Conservation Center - research storage facility is consistent with the Rio Nuevo PAD definition of Business Park Uses, and that Commercial Storage is an appropriate category to determine parking ratios for this type of land use. This clarification is approved by the Planning and Development Services Director.

Please note that a copy of this letter must be attached to the Development Plan (D11-0027).

Sincerely,



Ernie Duarte,

Director

Planning and Development Services Department

Attachments: Applicant's Request



June 29, 2011

Mr. Ernie Duarte, PDSO Director
CITY OF TUCSON
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

SUBJECT: WESTERN ARCHEOLOGY CONSERVATION CENTER (WACC) – D11-0027
(D01-0036 – Previous tracking number.)
JN 3723-AC

Dear Ernie:

Per my telephone conversation with John Beall regarding the above referenced project, I am writing to request a clarification of the use of the project and the vehicular parking associated with the use.

As you are aware this property was modified recently to allow for the construction of the QIP Building immediately to the west. This change to the site area required the submittal of a Revised Development Plan for the WACC. It is my understanding that John Beall and Tri Miller, from our office, met to analyze the use of the building to determine the appropriate parking ratio and to look for the most similar use description in the LUC. They came up with "Commercial Storage" since the building is used for the research, study and storage of cultural artifacts.

We changed the use in the general notes of the Development Plan from 'Business Park' to 'Commercial Storage'. Unfortunately, this category appears to be in conflict with the definition of "Commercial" in the *Rio Nuevo Redevelopment Plan/Planned Area Development 4* document. The definition excludes warehousing uses. Steve Shields has noted this in his comments for the Development Plan submittal. (Comments attached.)

For your information, the building has a total area of 71,409 square feet. Approximately 26,000 square feet is office use, with the remaining +/-45,400 square feet used for the archive storage. The current tenant, The National Park Service, has 12-16 full time personnel. From time to time, a few volunteers and interns from the U of A visit the facility.

Mr. Ernie Duarte, PDSO Director
June 29, 2011
Page 2 of 2

The use of the site shown on the original Development Plan approved in 2002 is "Business Park". The parking requirements for this plan were calculated for the entire building using "Industrial Use", at 1 space per 500 square feet of building area for a total of 143 spaces. Industrial uses appear to be allowed if they meet the performance criteria in Section III.A.3. (Copies of the Development Plan Cover sheets are enclosed.)

Using the Commercial Storage parking ratio of 1 space per 5000 square feet, 14 parking spaces are required, however the current rendition of the Development Plan indicates that a total of 61 parking spaces will be provided on the site, which is in excess of the calculated and actual need.

It should be noted that there is room on the site to construct a total of 143 parking spaces in the future (which matches the number of spaces on the original approved Development Plan). These spaces could be improved to provide 1 space per 500 square feet if the building were to change use. Building the additional spaces before they are needed would only create a large amount of unused asphalt and add to the heat-island affect of large parking fields.

We believe that the WACC use still fits well with the intent of the "Business Park" category of allowable uses. It is closely related to the allowed research and development uses. We also believe that Commercial Storage is an appropriate category to determine the parking ratio. We understand that this is an unusual case and the WACC does not seem to fit neatly into the descriptions and definitions of either the LUC or the *Rio Nuevo Redevelopment Plan/Planned Area Development 4* and therefore we are asking for a formal clarification.

Please don't hesitate to call if you have any questions or need additional information.

Sincerely,

RICK ENGINEERING COMPANY, INC.



Chuck Martin, R. A.
Principal Project Planner

TCM:sj

H:\3723 - QIP Tucson Office \3723-AC - WACC\WACC Use Clarification Ltr.doc

Enclosure



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

November 16, 2011

Mr. Doug Schneider, RLS
Rick Engineering Company, Inc.
3945 E. Fort Lowell Road, Suite 111
Tucson, AZ 85712-1046

Dear Mr. Schneider:

Subject: Clarification and Minor Amendment to the Rio Nuevo PAD: Regarding Boundary Line Adjustment for 275 N. Commerce Park Loop

I have reviewed your letter (see attached) requesting clarification regarding completion of a boundary line adjustment for the QIP Tucson Office site located at 275 N. Commerce Park Loop. These boundary line adjustments appear as follows:

- Consolidate portions of two small parcels (2,879 SF and 325 SF) that were recently purchased from the State of Arizona
- Resolve an encroachment issue along a portion of the west property boundary (deed back 1,119 SF of land to adjacent owner)
- Resolve interior property line configuration with State parcels to maintain straight line between QIP and WACC parcels (429 SF deed to WACC and 2,691 SF consolidated into QIP site)

As noted in your letter these boundary line adjustments between adjoining property owners will not create additional lots. The parcels in question are considered remnant parcels given their area size and configuration which make them non-conforming and unusable as stand alone parcels. The security barrier-screen wall as shown on the QIP development plan will be built along the adjusted boundary of the QIP site.

With the boundary line adjustments, the QIP site will have a revised gross site area of approximately 248,711 square feet, and will provide landscape coverage of approximately 69,341 square feet which exceeds the required landscape coverage of 10% of the gross site area.

The proposed boundary line adjustments can be considered minor adjustments specifically to the QIP site, in that they will remove an encroachment parcel deeded to an adjoining property owner and add acquired remnant State parcels to the site. The proposed boundary line adjustments allow for greater screening and buffering between a non-residential use and adjacent residential uses and allows for a more logical site boundary that creates a unified project site.

Therefore, it is determined that this request is consistent with the intent of the Rio Nuevo PAD, is a non-substantial change and is approved. Please note the following:

- A copy of this letter is to be attached with a revised development plan which is to include Deltas of the proposed boundary line changes to the QIP site;
- Provide a revision letter explaining the new boundary line adjustments;
- Provide legal descriptions of the parcels in question;
- Areas to be added to the QIP site must be for landscaping only and not be used to change or modify the existing approved layout;
- The perimeter parcels to be added must remain zoned R-2 and cannot be used as part of the office development;
- The area to be removed from the QIP site must not be a part of the overall plan that would modify or change the existing approved layout;
- Zoning boundaries are not going to change as the areas in question will remain R-2 or PAD-4 on the map.

Sincerely,



Ernie Duarte,

Director

Planning and Development Services Department

Attachments: Applicant's Request



October 31, 2011

Mr. Ernie Duarte, Director
CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
201 North Stone Avenue, 1st Floor
Tucson, Arizona 85726-7210

SUBJECT: QIP TUCSON OFFICE I (D10-0023)
PROPERTY LINE ADJUSTMENT
JN 3723-AA

Dear Ernie:

Our client, QIP Tucson Office I, LLC is in the process of completing a boundary line adjustment for the QIP Tucson Office site located at 275 N. Commerce Park Loop. The purpose of the boundary line adjustment is to consolidate portions of two non-conforming R-2 zoned parcels that were recently purchased from the State of Arizona by QIP Tucson Office I, LLC. The sizes of the parcels purchased from the State are 2,879 SF and 325 SF. In addition to consolidating portions of the State parcels with the QIP Tucson Office parcel, the proposed boundary line adjustment will also resolve an encroachment issue along a portion of the west property boundary. The rear patio for the property at 854 S. Alameda currently encroaches into the QIP site. QIP Tucson Office I, LLC will deed 1,119 square feet of land to the adjacent owner, resolving the encroachment issue by giving the land away. In addition, 494 square feet of one of the State parcels will be deeded to QLD WACC, LLC to maintain a straight line between the QIP and WACC parcels. The balance of the State parcels, or 2,691 square feet will be consolidated into the QIP Tucson Office site. The non-conforming R-2 zoned parcels are vacant, will be incorporated into the QIP Office Tucson, QLD WACC and the Adjoining parcel landscape areas. This property line adjustment between adjoining property owners will not create additional lots. The security barrier–screen wall shown on the QIP development plan will be built along the adjusted boundary of the QIP site.

Since the west and south property lines of the current (before being adjusted) QIP Office Tucson and QLD WACC properties are the boundary of the Rio Nuevo PAD, we request an administrative approval for an adjustment to the PAD boundary consistent with the above described boundary line adjustments. This minor adjustment to the perimeter of the PAD will remove the encroachment parcel deeded to the adjoining owner and add the acquired State parcels into the PAD. This minor change should not conflict with the overall intent of the PAD, will not alter the allowable use and will conform to the goals and objective of the Plan.

Mr. Ernie Duarte, Director
October 31, 2011
Page 2 of 2

The Rio Nuevo PAD allows the Planning Director to approve Minor Changes under Section XI – D.1.d. We believe that the modifications proposed above can be considered a minor change for the following reasons:

1. The area of the PAD is 200 acres or approximately 8,512,000 square feet. The increase in the PAD area as a result of this boundary line adjustment is 3,185 square feet, which is equivalent to a 0.037% in the area.
2. This change does not alter the allowable uses, building heights, floor area ratios, residential densities, or landscaping.
3. This additional area is not currently needed for and will not be used in the future to meet the requirements of the Land Use Code and Development Standards. The Development Plans for these projects were approved without these parcels.
4. There is a 0' Landscape Border along this property line, however the additional parcels will be incorporated into the proposed landscaping and/or water harvesting areas. Their inclusion will increase the size of the building setback to the adjacent properties.
5. There are no existing or proposed utilities in the parcels that will be included into the PAD.
6. These remnant parcels due to their area and configuration are non-conforming and unusable.

Attached find copies of a property line reconfiguration exhibit, preliminary boundary for the QIP Site, the Site Plan Sheet 8 from the current development package showing the PAD boundary and a section of the PAD Plan relative to Consistency and Amendment Procedures.

If you have any questions or require additional information, please contact me at 795-1000 or dschneider@rickengineering.com.

Sincerely,

RICK ENGINEERING COMPANY, INC.



Doug Schneider, RLS

DS:cj

H:\3723 - QIP Tucson Office \3723AA COT Beall PAD determ ltr.doc

Enclosures



October 31, 2011

Mr. John Beall
CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
201 North Stone Avenue, 1st Floor
Tucson, Arizona 85726-7210

SUBJECT: QIP TUCSON OFFICE I (D10-0023)
PROPERTY LINE ADJUSTMENT
JN 3723-AA

Dear John:

Based on our conversation this morning, the additional information you have requested regarding QIP office Tucson I site for the landscape area following the property line adjustments is:

The revised gross site area is 248, 711 +/- square feet;
The landscape coverage required, 10% of gross site area or 24,871 square feet;
The landscape coverage provided is 69, 341 +/- square feet.

I have also attached a revised copy of the "preliminary boundary" with a revised sheet 2 and the new perimeter wall location more clearly identified.

If you have any questions or require additional information, please contact me at 795-1000 or dschneider@rickengineering.com.

Sincerely,

RICK ENGINEERING COMPANY, INC.

A handwritten signature in black ink, appearing to read "Doug Schneider", is written over a long horizontal line that extends across the width of the signature area.

Doug Schneider, RLS
Survey Manager/Associate

DS:sj H:\3723 - QIP Tucson Office \3723AA COT Beall PAD supplemental info ltr.doc

Enclosures

PROPERTY LINE RECONFIGURATION EXHIBIT
 BEING A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 11, TOWNSHIP 14 SOUTH, RANGE 13 EAST
 GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

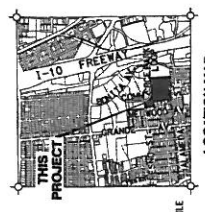


6/14

PL 3721, Corp 37213, Corp Survey 37213005, L10196106102.dwg 18-001-2011

PL 3721, Corp 37213, Corp Survey 37213005, L10196106102.dwg 18-001-2011

PL 3721, Corp 37213, Corp Survey 37213005, L10196106102.dwg 18-001-2011



LOCATION MAP
 SECTION 11, TOWNSHIP 14 S, RANGE 13 E
 PIMA COUNTY, ARIZONA



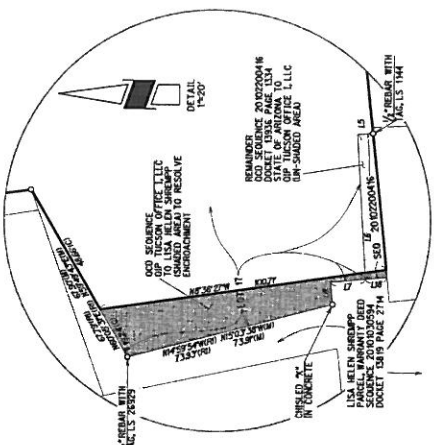
SCALE: 3" = 1 MILE

PARCEL A

LOT 17 OF RIO MENDO NORTH RESUBDIVISION LOTS 17, 18, 19, A SUBDIVISION OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 56 OF MAPS AND PLATS AT PAGE 1347, TOGETHER WITH THAT PORTION OF LOT 18 DESCRIBED IN THE SUBDIVISION RECORDS OF THE PIMA COUNTY RECORDER, TOGETHER WITH THAT PROPERTY DESCRIBED IN OUT CLAIM DEEDS, RECORDED IN SCOURNE 2002020041 DOCKET 1316 PAGE 1317 AND SCOURNE 2002020041 DOCKET 1316 PAGE 1318.

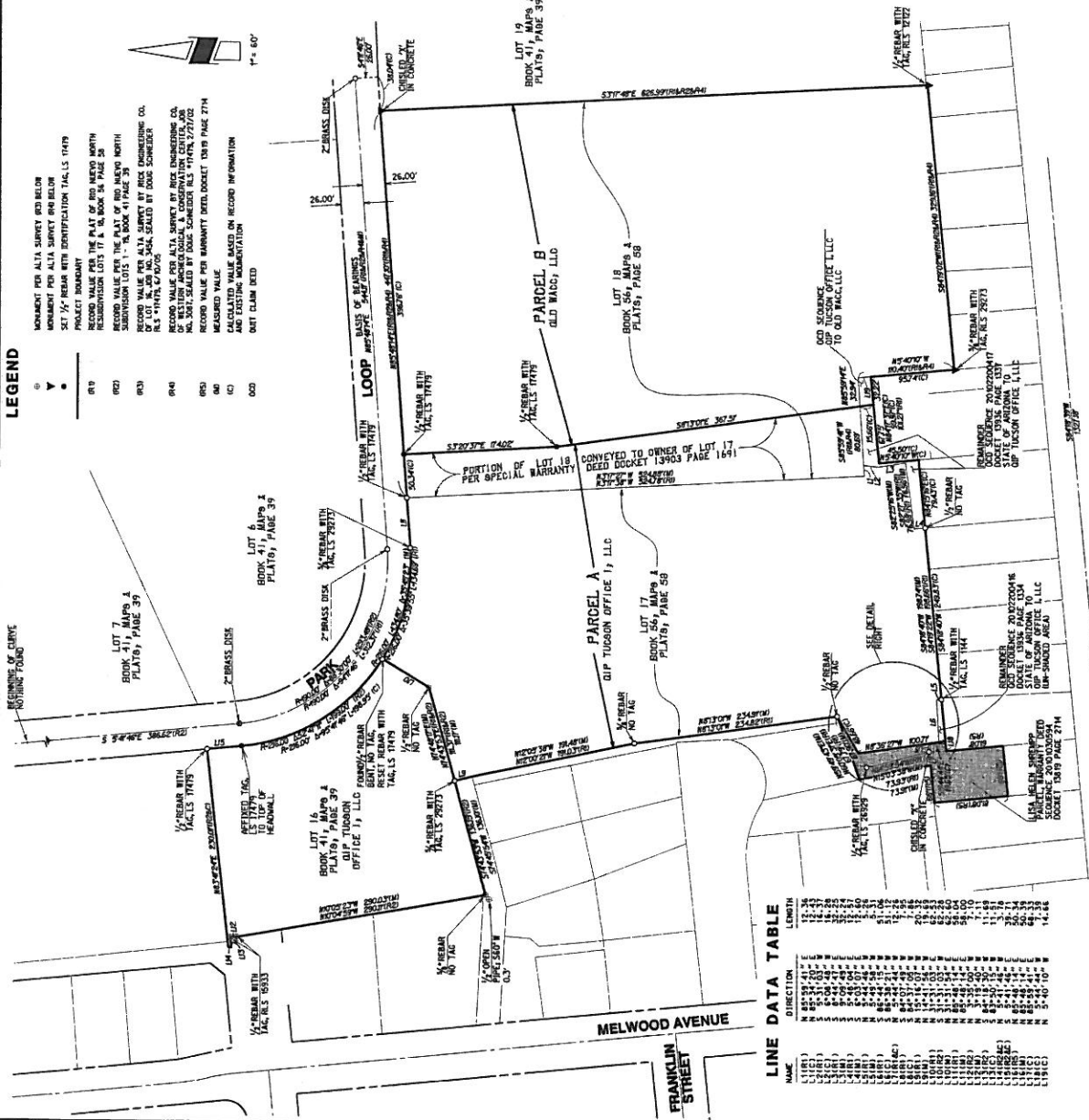
PARCEL B

LOT 18 OF RIO MENDO NORTH RESUBDIVISION LOTS 17, 18, A SUBDIVISION OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 56 OF MAPS AND PLATS AT PAGE 1347, TOGETHER WITH THAT PORTION OF LOT 18 DESCRIBED IN THE SUBDIVISION RECORDS OF THE PIMA COUNTY RECORDER, TOGETHER WITH THAT PROPERTY DESCRIBED IN OUT CLAIM DEEDS, RECORDED IN SCOURNE 2002020041 DOCKET 1316 PAGE 1317 AND SCOURNE 2002020041 DOCKET 1316 PAGE 1318.



DETAIL 14-20

- LEGEND**
- PERMITS FOR ALTA SURVEY AND BELOW
 - ▽ SET 1/2" REAR WITH IDENTIFICATION TAGS 1749
 - PROJECT BOUNDARY
 - RECORD VALUE PER THE PLAT OF RIO MENDO NORTH RESUBDIVISION LOTS 17 & 18, BOOK 56, PAGE 1347
 - RECORD VALUE PER ALTA SURVEY BY ROSE ENGINEERING CO. IN LOT 17, MAPS A, BOOK 41, PAGE 39
 - RECORD VALUE PER ALTA SURVEY BY ROSE ENGINEERING CO. OF RESUBDIVISION LOTS 17, 18, MAPS A, BOOK 41, PAGE 39
 - RECORD VALUE PER MARYMOUNT DEED DOCKET 1316 PAGE 2714
 - MEASURED VALUE PER MARYMOUNT DEED DOCKET 1316 PAGE 2714
 - CALCULATED VALUE BASED ON RECORD INFORMATION AND EXISTING INDICATOR
 - OUT CLAIM DEED



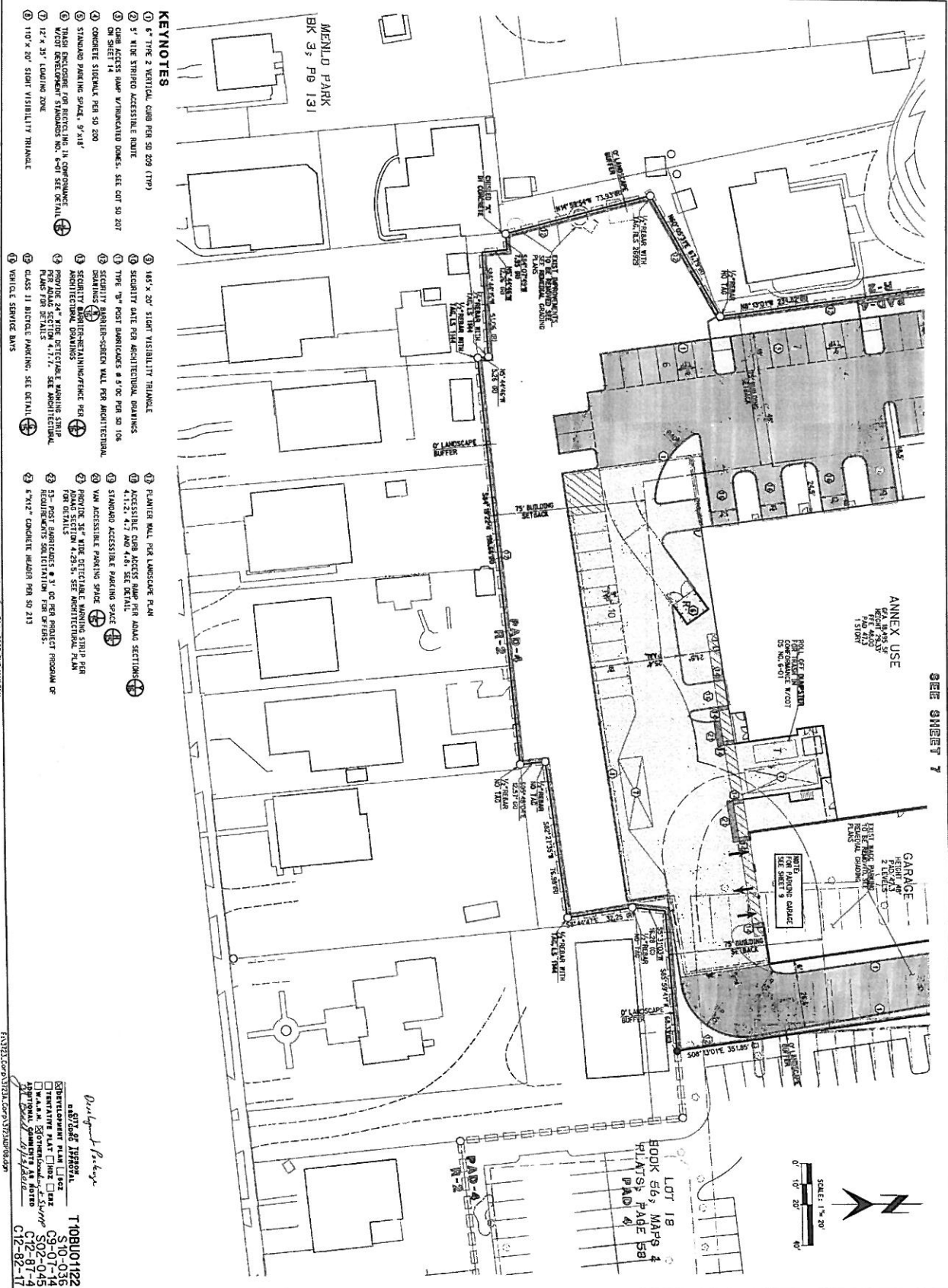
LINE DATA TABLE

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BASES OF REFERENCE
 THE TOWNSHIP OF COMMERCE PARK LOOP CENTERLINE LYING IN RESUBDIVISION LOTS 17 & 18, RECORDED IN BOOK 56 OF MAPS AND PLATS AT PAGE 1347, TOGETHER WITH THAT PORTION OF LOT 18 DESCRIBED IN THE SUBDIVISION RECORDS OF THE PIMA COUNTY RECORDER, TOGETHER WITH THAT PROPERTY DESCRIBED IN OUT CLAIM DEEDS, RECORDED IN SCOURNE 2002020041 DOCKET 1316 PAGE 1317 AND SCOURNE 2002020041 DOCKET 1316 PAGE 1318.



TRICON
 ENGINEERING & SURVEYING
 2125 N. 1ST AVE.
 TUCSON, AZ 85711
 (520) 792-3333
 www.triconaz.com



- KEYNOTES**
- 1 6" TYPE 2 VERTICAL CURB PER 50 209 (17P)
 - 2 5' WIRE STRIP ACCESSIBLE RAMP
 - 3 CURB ACCESS RAMP VERTICAL CURB. SEE DETAIL ON SHEET 14
 - 4 CONCRETE SIDEWALK PER 50 209
 - 5 STANDARD PARKING SPACE, 9' x 11'
 - 6 VAN ACCESSIBLE PARKING SPACE PER 50 209
 - 7 12' x 30' LOADING ZONE
 - 8 110' x 20' SIGHT VISIBILITY TRIANGLE

- 9 185' x 20' SIGHT VISIBILITY TRIANGLE
- 10 SECURITY GATE PER ARCHITECTURAL DRAWINGS
- 11 TYPE "B" POST BARRICADES # 8700 PER 50 106
- 12 SECURITY RAMP ACCESSIBLE RAMP PER 50 106
- 13 SECURITY RAMP ACCESSIBLE RAMP PER ARCHITECTURAL DRAWINGS
- 14 PROVIDE 24" WIRE DETAIL E. MARKING STRIP PER ADA SECTION 4.7.7. SEE ARCHITECTURAL PLANS FOR DETAILS
- 15 CLASS II BICYCLE PARKING. SEE DETAIL
- 16 VEHICLE SERVICE AYS
- 17 PLANTER WALL PER LANDSCAPE PLAN
- 18 ACCESSIBLE CURB ACCESS RAMP PER ADA SECTION 4.1.2-4.1.7 AND 4.8. SEE DETAIL
- 19 STANDARD ACCESSIBLE PARKING SPACE
- 20 VAN ACCESSIBLE PARKING SPACE
- 21 PROVIDE 36" WIRE DETAIL E. MARKING STRIP PER ADA SECTION 4.2.3.5. SEE ARCHITECTURAL PLAN FOR DETAILS
- 22 53' POST BARRICADES # 3 00 PER PROJECT PROGRAM OR RESUBMITTALS SECTION 10.1 FOR PER STRIP.
- 23 5' x 12" CONCRETE MEDIAN PER 50 213

ENCLOSURE 1: 1.000' x 1.000' (1:1) SCALE. SEE SHEET 14 FOR DETAILS.

ENCLOSURE 2: 1.000' x 1.000' (1:1) SCALE. SEE SHEET 14 FOR DETAILS.

Davidson & Partners

DATE OF ISSUE: 11/11/10
 DEVELOPMENT PACKAGE: T10BU101122
 PRELIMINARY PLAN: S10-036
 PERMITS: C9-07-14
 W.A.M. SCHEIDT, INC.: S02-045
 PROJECT NO.: C12-01-7
 SHEET NO.: C12-02-11

DATE: 11-09-2010
 SHEET: 8 OF 40



QIP TUCSON OFFICE I

LOT 16 AND 17 OF THE BAYVIEW NORTH SUBDIVISION REC 44, PG 28 AND 17 A PORTION OF LOT 18 OF THE BAYVIEW NORTH SUBDIVISION RECORDED IN BK 58 AT PG 28 OF MAPS AND PLATS OF PIMA COUNTY, BEING IN SEC 14, TOWNSHIP 34 SOUTH, RANGE 10 EAST, GILA AND BALT RIVER MERIDIAN

RICK ENGINEERING COMPANY
 2845 EAST PORTLOWELL ROAD - SUITE 111
 TUCSON, AZ 85718
 520.763.0300
 520.763.0300
 FAX: 520.763.0300

DESIGNED BY: AB DATE: 07/10 CHECKED BY: THM DATE: 07/10
 DRAWN BY: FA DATE: 07/10 APPROVED BY: P.J. DATE: 07/10



NO.	BY	DATE	REVISION	APPROVAL