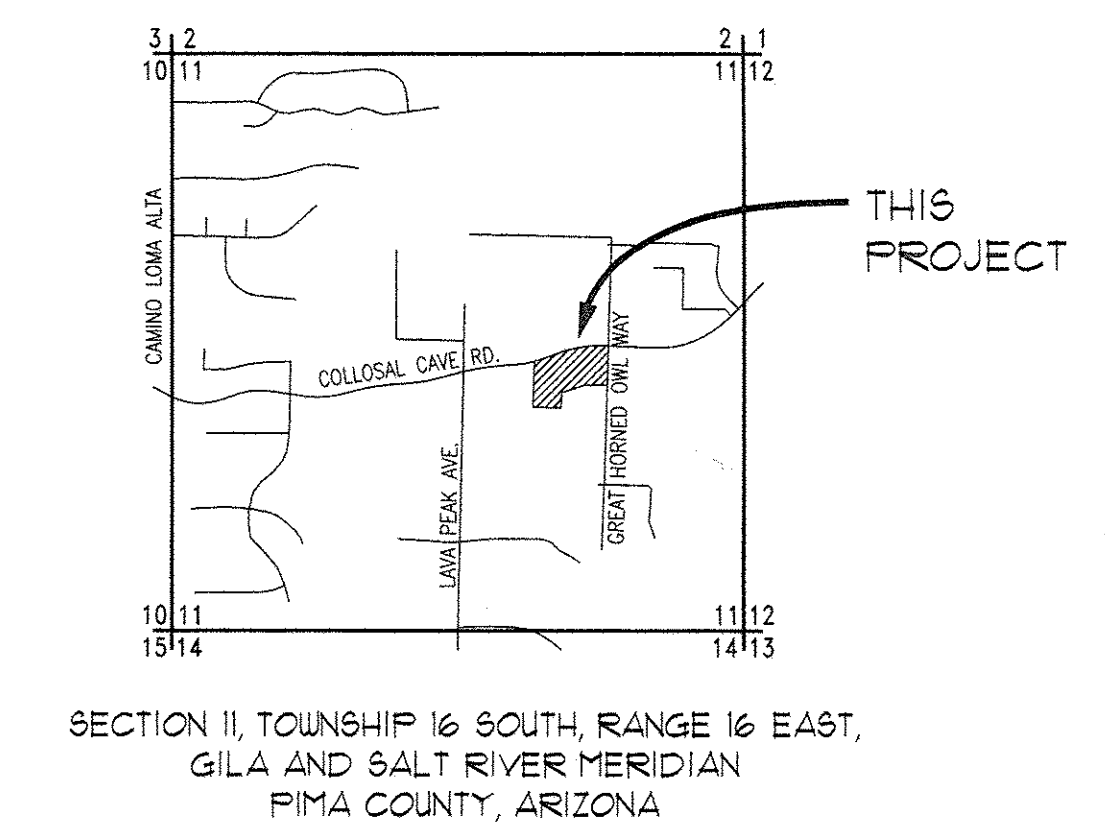
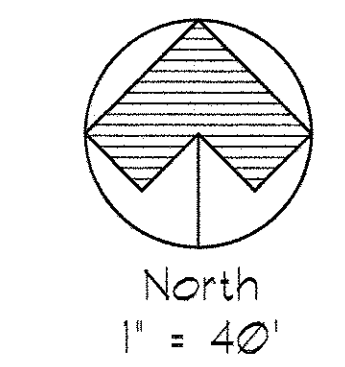


- LEGEND**
- PROPERTY LINE
 - - - BUILDING SETBACK
 - - - EASEMENT
 - EDGE OF EXT'G PAVEMENT
 - S — EXISTING SEWER LINE (PUBLIC)
 - PS — SEWER LINE (PRIVATE)
 - ⊙ MH — SEWER MANHOLE
 - W — WATER LINE
 - — WATER METER
 - OVERHEAD ELECTRIC LINE
 - T — TELEPHONE LINE
 - FH — FIRE HYDRANT
 - 22.65(E) — EXISTING GRADE
 - 22.65(P) — PROPOSED GRADE
 - FLOW DIRECTION
 - 2280 — EXISTING GRADE CONTOUR
 - T.O.C. — TOP OF CURB/CONCRETE
 - NEW 'ON-SITE' PAVING
 - EHS — EROSION HAZARD SETBACK
 - - - FLOODPLAIN LIMITS (100 YEAR)



PARKING & LOADING ANALYSIS

TYPE OF USE	CALCULATIONS	REQUIREMENTS
Church	1 per 50 of seating area (2670 sf)	53
Office	1 per 2 employees (2) 1 per 300 sf (500)	1
Meeting Room	1 per 50 of seating area (106) 1 per 2 employees (2)	1
Entry	1 per 150 sf (129 sf)	1
Occupied Areas (circulation & support)	1285 sf	0
	Total Spaces Required	71
	Total Spaces Provided	75
Handicap Spaces (included in total)	2 req'd	3 prv'd
Bicycle Parking	2 plus +1 per 15	7 req'd
Loading Space		none req'd

SITE KEY NOTES:

1. NEW ASPHALT DRIVEWAY APRON PER PC 5tds.
2. 25' RADIUS CONCRETE HEADER PER PC 5td. DETAIL 213.
3. EDGE OF EXISTING ASPHALT ROADWAY PAVEMENT.
4. SIGHT VISIBILITY TRIANGLES (NEAR SIDE 26' & FAR SIDE 170').
5. ON-SITE WASTE DISPOSAL SYSTEM.
6. CONCRETE ENTRY WALKWAY.
7. BIKE RACK.
8. DUMPSTER.
9. 2000 GALLON DOMESTIC WATER TANK w/ PUMP, PRESSURE TANK & 1" PVC WATERLINE TO BUILDING.
10. 2000 GALLON TANK FOR FIRE SERVICE USE ONLY. TANK & OUTLET TO BE APPROVED BY RINCON VALLEY FIRE DISTRICT.
11. RETENTION BASIN.

Address Block

Approved by the subdivision and Development Review Committee:

Subdivision Coordinator _____ Date _____

OWNER/DEVELOPER:
GREEN VALLEY BAPTIST CHURCH
1111 N. LA CANADA DR.
GREEN VALLEY, ARIZONA 85614
ATTN: EUGENE FULK 162-0562

INDEX TO SHEETS:

NO.	DESCRIPTION
1	COVER SHEET/SITE PLAN
2	UTILITY/HYDROLOGY PLAN

BASIS OF BEARING:
THE BASIS OF BEARING IS THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 11, T16S, R16E, GILA & SALT RIVER MERIDIAN AS SHOWN ON RECORD OF SURVEY IN BOOK 38, AT PAGE 95. SAID BEARING BEING S 84°31'29" E.

BASIS OF ELEVATION:
THE BASIS OF ELEVATION IS FGDH BM RUM0123 BRASS CAP 8.M. SAID ELEVATION BEING 3402.95 (NAVD88).

GENERAL NOTES:

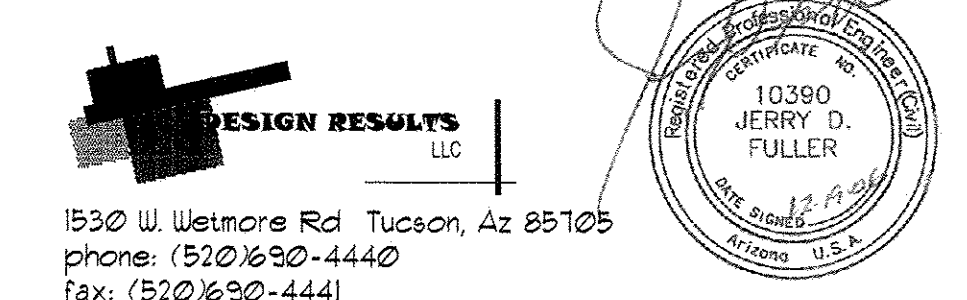
1. THE GROSS AREA OF THE DEVELOPMENT IS 6.031 ACRES.
2. THE ASSESSOR'S TAX PARCEL NUMBER IS BOOK 305, MAP 90, PARCEL 2780 (305-90-2780).
3. ANY RELOCATION, MODIFICATION, OR REMOVAL OF EXISTING UTILITIES OR PUBLIC IMPROVEMENTS NECESSITATED BY THIS DEVELOPMENT WILL BE DONE AT NO EXPENSE TO THE PUBLIC.
4. THE PROJECTED FUTURE UNITS FOR THE ON-SITE DISPOSAL SYSTEM IS FUJ MAX. THE DAILY DESIGN FLOW OF THE FACILITY IS 600 GALLONS, BASED ON ARIZONA ADMINISTRATIVE CODE, TITLE 18, CHAPTER 9, UNIT FLOW TABLE.
5. THIS DEVELOPMENT WILL BE SERVED BY WATER STORAGE TANKS AND/OR A PRIVATE WELL.
6. ON-SITE 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.

PERMITTING NOTES:

1. EXISTING ZONING IS GR-1 (RURAL RESIDENTIAL ZONE).
2. THE USE OF THIS PROJECT IS A CHURCH AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.14.02.019 OF THE PIMA COUNTY ZONING CODE.
3. AREAS AND SPACES DESIGNATED FOR PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON-SITE PARKING EXISTS.
4. THE PROPOSED DEVELOPMENT WILL BE SERVED BY AN ON-SITE WASTE DISPOSAL SYSTEM. PRIOR TO CONSTRUCTION, A NOTICE OF INTENT TO DISCHARGE SHALL BE SUBMITTED TO FDEQ FOR CONSTRUCTION AUTHORIZATION.
5. THERE SHALL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING OF THIS PARCEL WITHOUT A REVISED DP AND AN APPROVAL OF THE SDRC.
6. THIS PROJECT IS SUBJECT TO CHAPTER 18.11 'SCENIC ROUTES'.
7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A TYPE 2 GRADING PERMIT IS ISSUED.
8. PRIOR TO THE REQUEST FOR FINAL INSPECTION, AN ENGINEER OR LAND SURVEYOR MUST CERTIFY AS TO THE COMPLETION, FORM, LINE, AND SUBSTANTIAL CONFORMANCE TO APPROVED PLANS OF ALL PUBLIC AND PRIVATE ROADWAYS, DRAINAGE STRUCTURES, AND APPURTENANCES AS SHOWN ON THE DEVELOPMENT PLAN.
9. MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE ON THE ROADWAY SURFACE.

DEVELOPMENT PLAN FOR
Vail Valley Baptist Church

Portion of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 11, T16S, R16E, G&SRM, Pima County, Arizona



Case # P _____

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