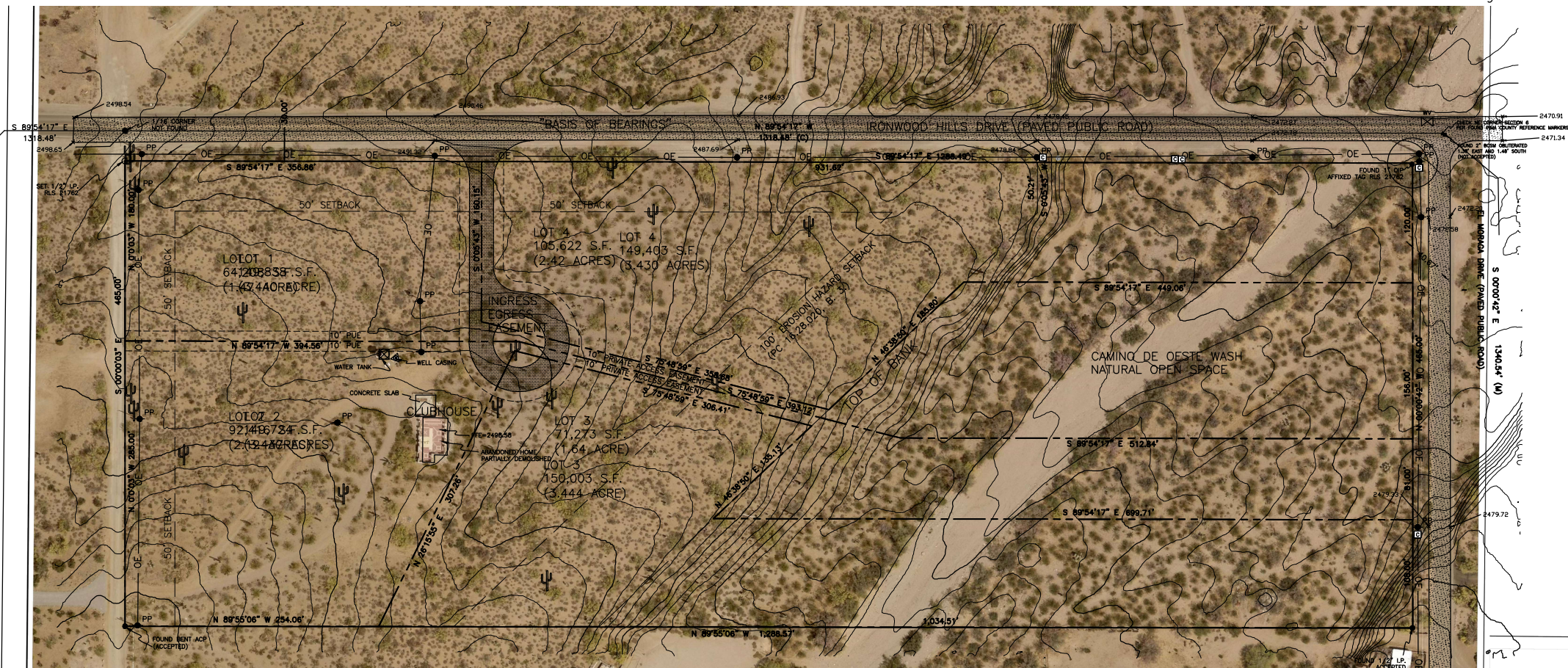
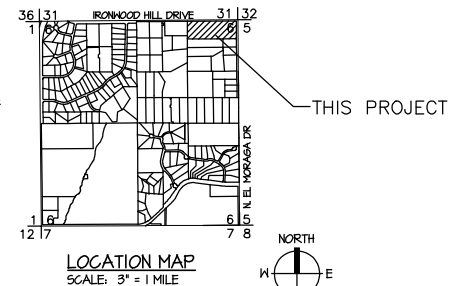


# IRONWOOD PARK PLACE

BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.  
TAX ID 116-07-1060

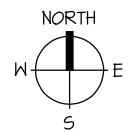


FOUND BCSM N-1/4 CORNER SECTION 6 (ACCEPTED)

- LEGEND**
- SET 1/2" IP LS 21762
  - FOUND AS NOTED
  - PP UTILITY POLE
  - GM GAS METER
  - OE OVERHEAD ELECTRIC
  - GV GAS VALVE
  - CP CABLE TV PEDESTAL
  - TP TELEPHONE PEDESTAL
  - T SAGUARO
  - WV WATER VALVE
  - PUBLIC UTILITY EASEMENT LINE
  - BUILDING SETBACK LINE
  - PROPERTY LINE
  - ▨ EXISTING PAVEMENT
  - ▨ PROPOSED PAVEMENT

## SITE PLAN AERIAL PHOTO

SCALE: 1" = 50'



**PROPERTY SUMMARY**  
GROSS SITE AREA = 14 ACRES  
CURRENT ZONING = SR MINOR LAND DIVISION  
ALL LOTS ARE TO BE SERVED BY TUCSON WATER  
ALL LOTS ARE TO HAVE INDIVIDUAL SEPTIC SYSTEMS  
EASEMENTS PROVIDE THE PAVED ENTRY DRIVE, AND PATH TO WASH  
THE WASH CHANNEL IS ESSENTIALLY 6 ACRES OF NATURAL OPEN SPACE.

**PROPERTY OWNER**  
NORMA J. KASTRE  
4010 W. IRONWOOD HILL DRIVE  
TUCSON, ARIZONA 85745



**BRUCE R. CALL**  
ARCHITECTURE  
ENGINEERING  
CONSTRUCTION MANAGEMENT  
4572 E. CAMP LOWELL DRIVE  
TUCSON, ARIZONA 85712  
(520) 722-3668

## SITE PLAN AERIAL PHOTO

**IRONWOOD PARK**  
3425 W. IRONWOOD HILL DRIVE  
TUCSON, ARIZONA 85745  
BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJECT CASE NO:  
TAX ID NO: 116-07-1060  
REVISION DATE: 11/12/2022



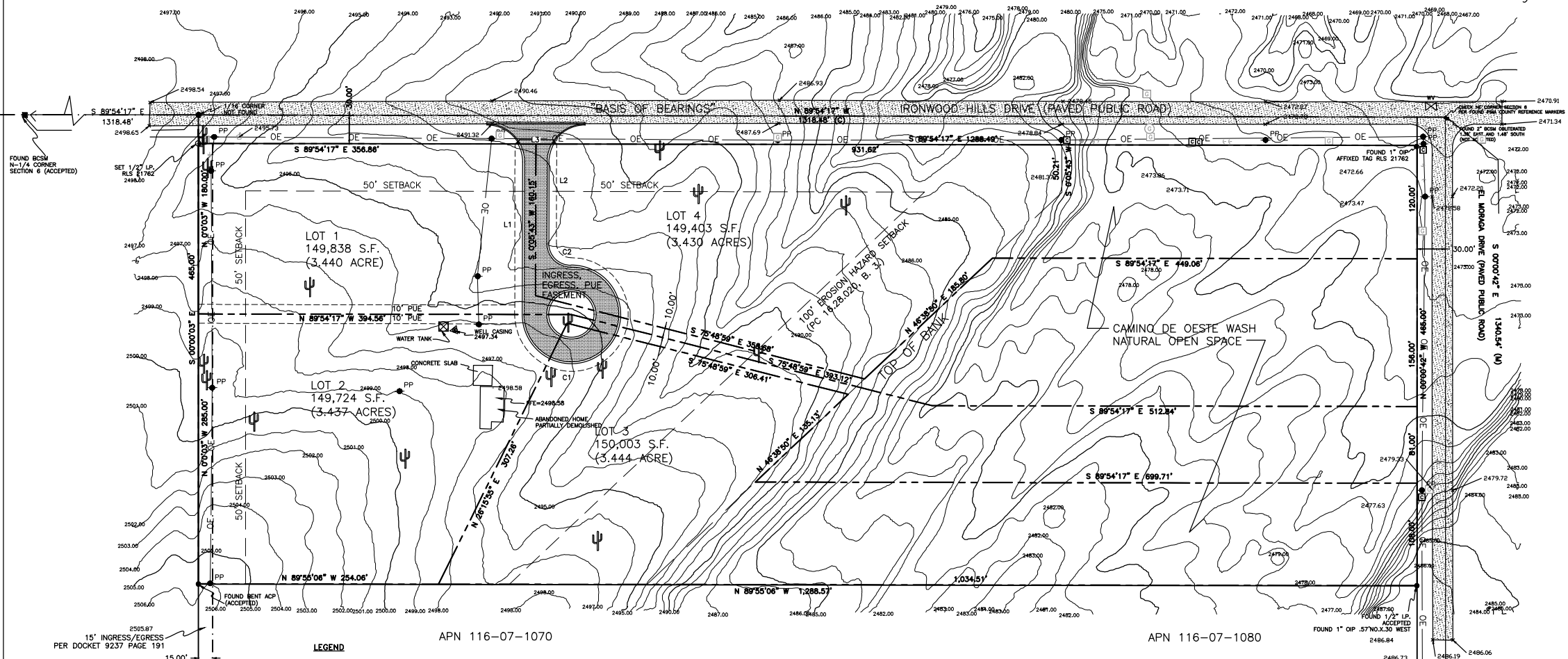
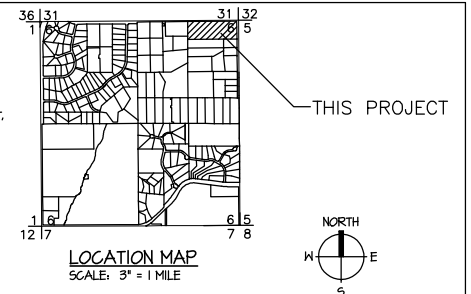
CURVE DATA			
MARK	RADIUS	DELTA	ARC LENGTH
C1	60.00'	270° 45' 34"	283.54'
C2	15.00'	90° 45' 23"	23.76'

LINE DATA		
MARK	BEARING	DISTANCE
L1	S 00° 05' 43" E	180.00'
L2	N 00° 05' 43" W	105.00'
L3	N 89° 54' 17" W	44.00'

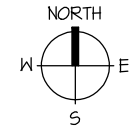
# IRONWOOD PARK PLACE

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.  
TAX ID 116-07-1060



- LEGEND**
- SET 1/2" IP L.S. 21762
  - FOUND AS NOTED
  - UTILITY POLE
  - GAS METER
  - OVERHEAD ELECTRIC
  - GAS VALVE
  - CABLE TV PEDESTAL
  - TELEPHONE PEDESTAL
  - SAGUARO
  - WATER VALVE
  - PUBLIC UTILITY EASEMENT LINE
  - BUILDING SETBACK LINE
  - PROPERTY LINE
  - EXISTING PAVEMENT
  - PROPOSED PAVEMENT

**SITE TOPO**  
SCALE: 1" = 50'



TOPOGRAPHIC AND BOUNDARY SURVEY BY MERIDIAN SURVEYING AND DEVELOPMENT.



**BRUCE R. CALL**  
ARCHITECTURE  
ENGINEERING  
CONSTRUCTION MANAGEMENT  
4572 E. CAMP LOWELL DRIVE  
TUCSON, ARIZONA 85712  
(520) 722-3668

**EXISTING SITE TOPO**

**IRONWOOD PARK**  
3425 W. IRONWOOD HILL DRIVE  
TUCSON, ARIZONA 85745  
BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJECT CASE NO:  
TAX ID NO: 116-07-1060  
REVISION DATE: 11/12/2022

SHEET NO. **2**

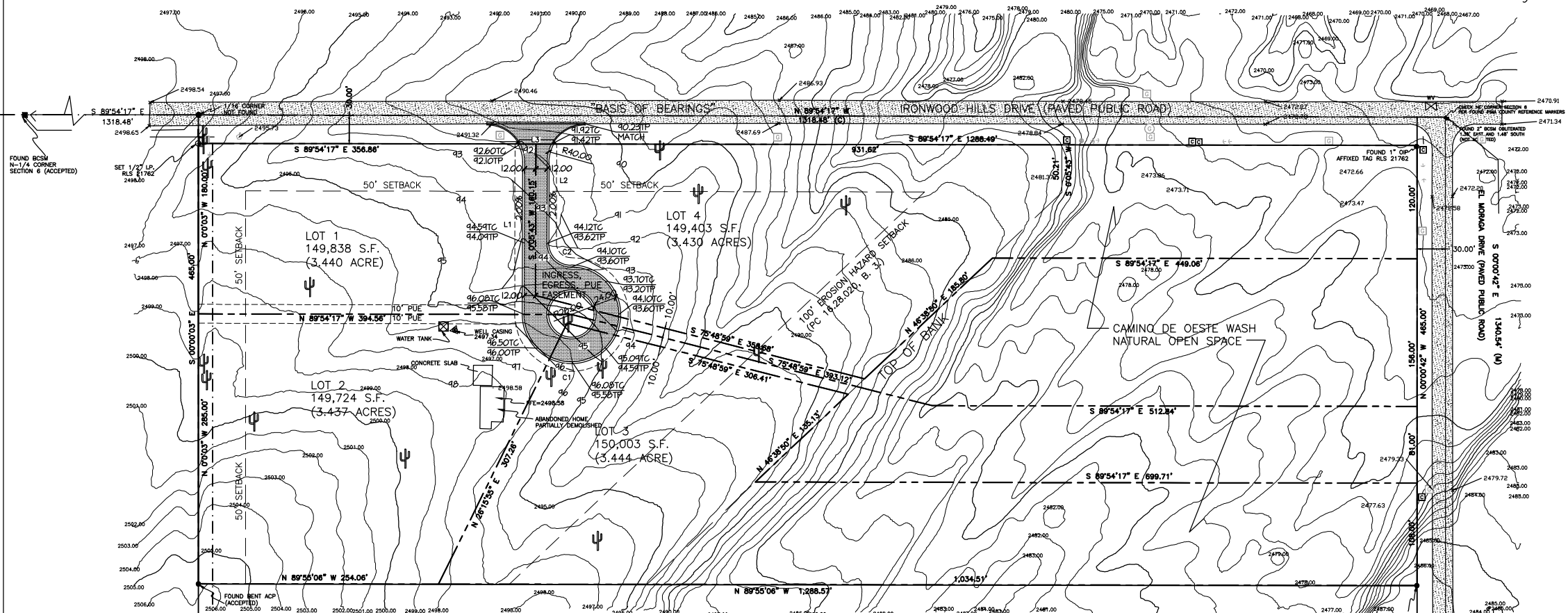
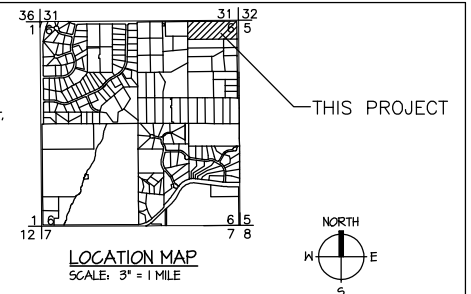
CURVE DATA			
MARK	RADIUS	DELTA	ARC LENGTH
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# IRONWOOD PARK PLACE

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.  
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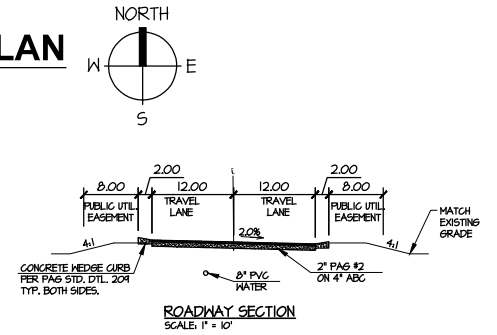
## GRADING AND PAVING PLAN

SCALE: 1" = 50'

- LEGEND**
- SET 1/2" IP LS 21762
  - FOUND AS NOTED
  - UTILITY POLE
  - GAS METER
  - OVERHEAD ELECTRIC
  - GAS VALVE
  - CABLE TV PEDESTAL
  - TELEPHONE PEDESTAL
  - SAGUARO
  - WATER VALVE
  - PUBLIC UTILITY EASEMENT LINE
  - BUILDING SETBACK LINE
  - PROPERTY LINE
  - EXISTING PAVEMENT
  - NEW 2.5" TUCSON MIX #2 ASPHALT CEMENT ON 4" AGGREGATE BASE
  - EXISTING CONTOUR
  - NEW CONTOUR
  - POINT OF SPOT ELEVATION
  - SPOT ELEVATION
  - TC = TOP OF WEDGE CURB
  - TP = TOP OF ASPHALT PAVEMENT

**GRADING NOTES**

- LOCAL ELEVATION BENCHMARKS ARE THE CORNER OF THE CONCRETE AT THE WELL CASING (2471.34) AND THE CORNER OF THE CONCRETE FLOOR SLAB OF THE HOUSE REMAINS (2486.58).
- REMOVE EXISTING DEBRIS AND ALL ORGANIC MATERIAL AND ROCKS OVER 2" DIAMETER AT AREA OF NEW ROAD. SCARIFY AND RECOMPACT TO A DEPTH OF 12" BELOW SUBGRADE. COMPACT SUBGRADE TO 95% AT OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED 6" THICK.
- FURNISH AND INSTALL 4" THICK AGGREGATE BASE COURSE (ROAD BASE) PER PAG STANDARD SPECIFICATIONS 303.
- 24" CONCRETE WEDGE CURB PER PAG STANDARD DETAIL 204 ALL AROUND AS SHOWN.
- ASPHALT PAVEMENT TO BE PAG/CITY OF TUCSON MIX #2 ROLLED AND COMPACTED TO 96% PAVEMENT TO HAVE 2.0% FLAT CROSS SLOPE WITHOUT CROWN.



**BRUCE R. CALL**  
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### GRADING & PAVING PLAN

**IRONWOOD PARK**  
3425 W. IRONWOOD HILL DRIVE  
TUCSON, ARIZONA 85745

BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJECT CASE NO:  
TAX ID NO: 116-07-1060  
REVISION DATE: 11/12/2022

SHEET NO.  
**3**

TOPOGRAPHIC AND BOUNDARY SURVEY BY MERIDIAN SURVEYING AND DEVELOPMENT.

15' INGRESS/EGRESS PER DOCKET 9237 PAGE 191

APN 116-07-1070

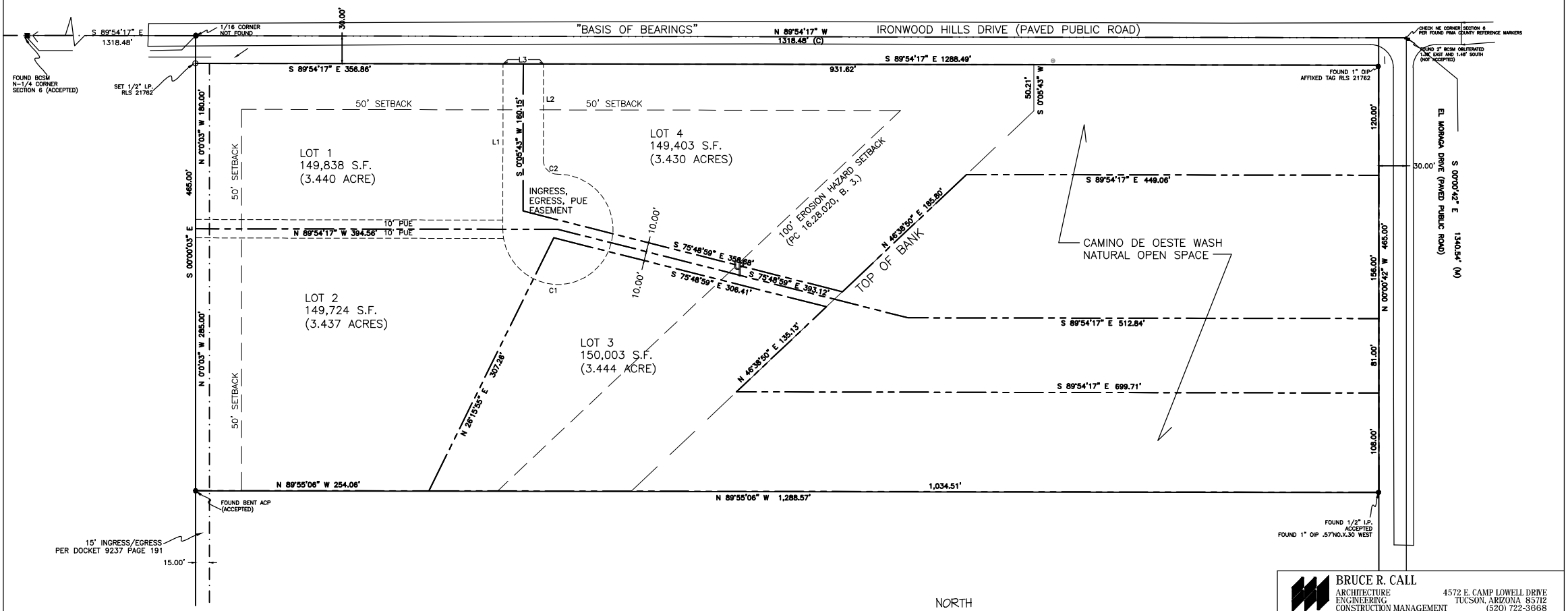
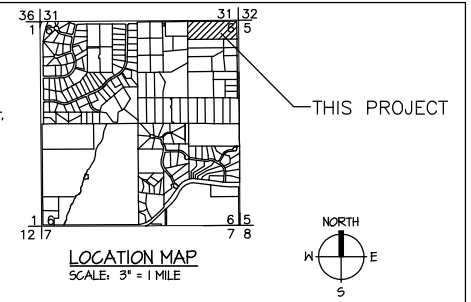
APN 116-07-1080

CURVE DATA			
MARK	RADIUS	DELTA	ARC LENGTH
C1	60.00'	270° 45' 34"	283.54'
C2	15.00'	90° 45' 23"	23.76'

LINE DATA		
MARK	BEARING	DISTANCE
L1	S 00° 05' 43" E	180.00'
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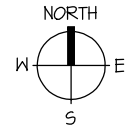
# IRONWOOD PARK PLACE

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TAX ID 116-07-1060



## LOT LAYOUT

SCALE: 1" = 50'



- LEGEND**
- SET 1/2" I.P. LS 21762
  - FOUND AS NOTED
  - PUBLIC UTILITY EASEMENT LINE
  - - - BUILDING SETBACK LINE
  - PROPERTY LINE



EXPIRES 6/30/2023

**BRUCE R. CALL**  
ARCHITECTURE  
ENGINEERING  
CONSTRUCTION MANAGEMENT  
4572 E. CAMP LOWELL DRIVE  
TUCSON, ARIZONA 85712  
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### LOT LAYOUT

**IRONWOOD PARK**  
3425 W. IRONWOOD HILL DRIVE  
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BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

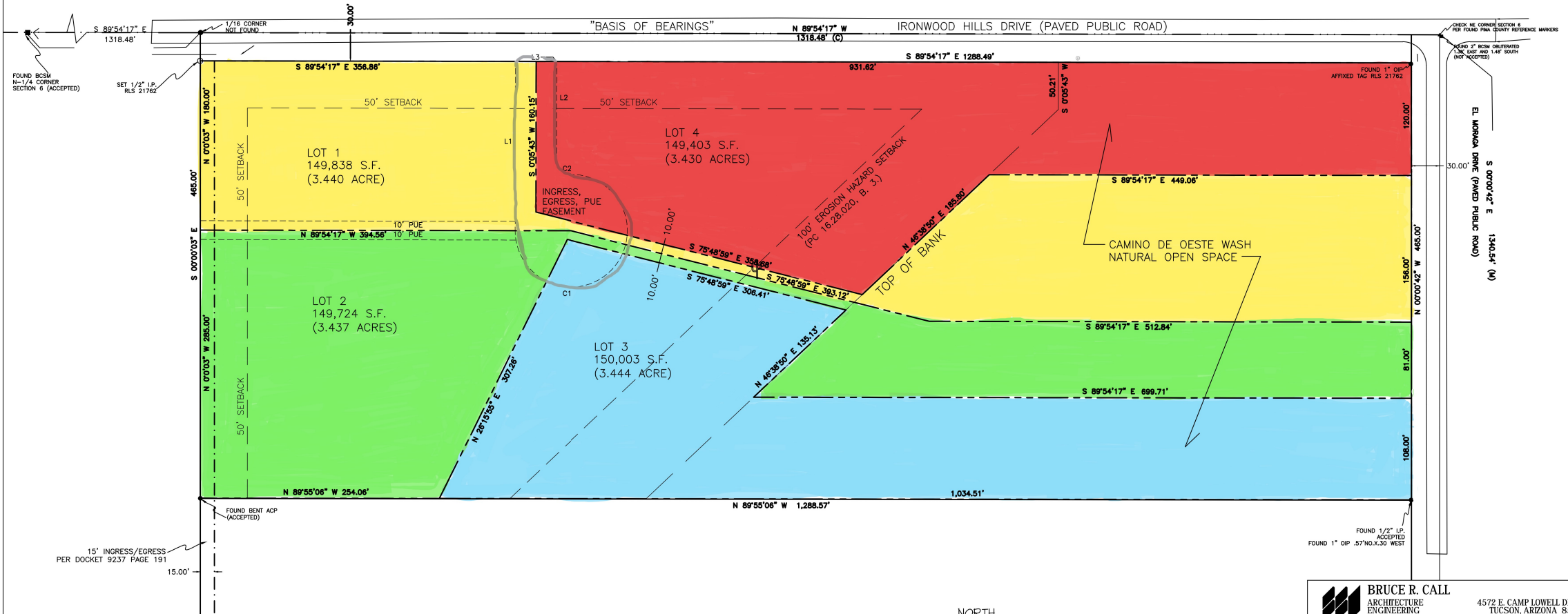
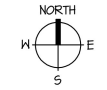
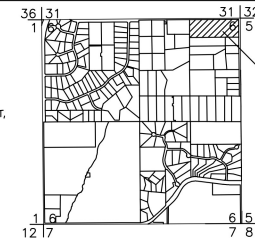
PROJECT CASE NO:  
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CURVE DATA			
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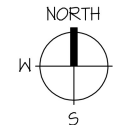
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TAX ID 116-07-1060



## LOT LAYOUT

SCALE: 1" = 50'



EXPIRES 6/30/2023

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## LOT LAYOUT

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SHEET NO.  
**4**