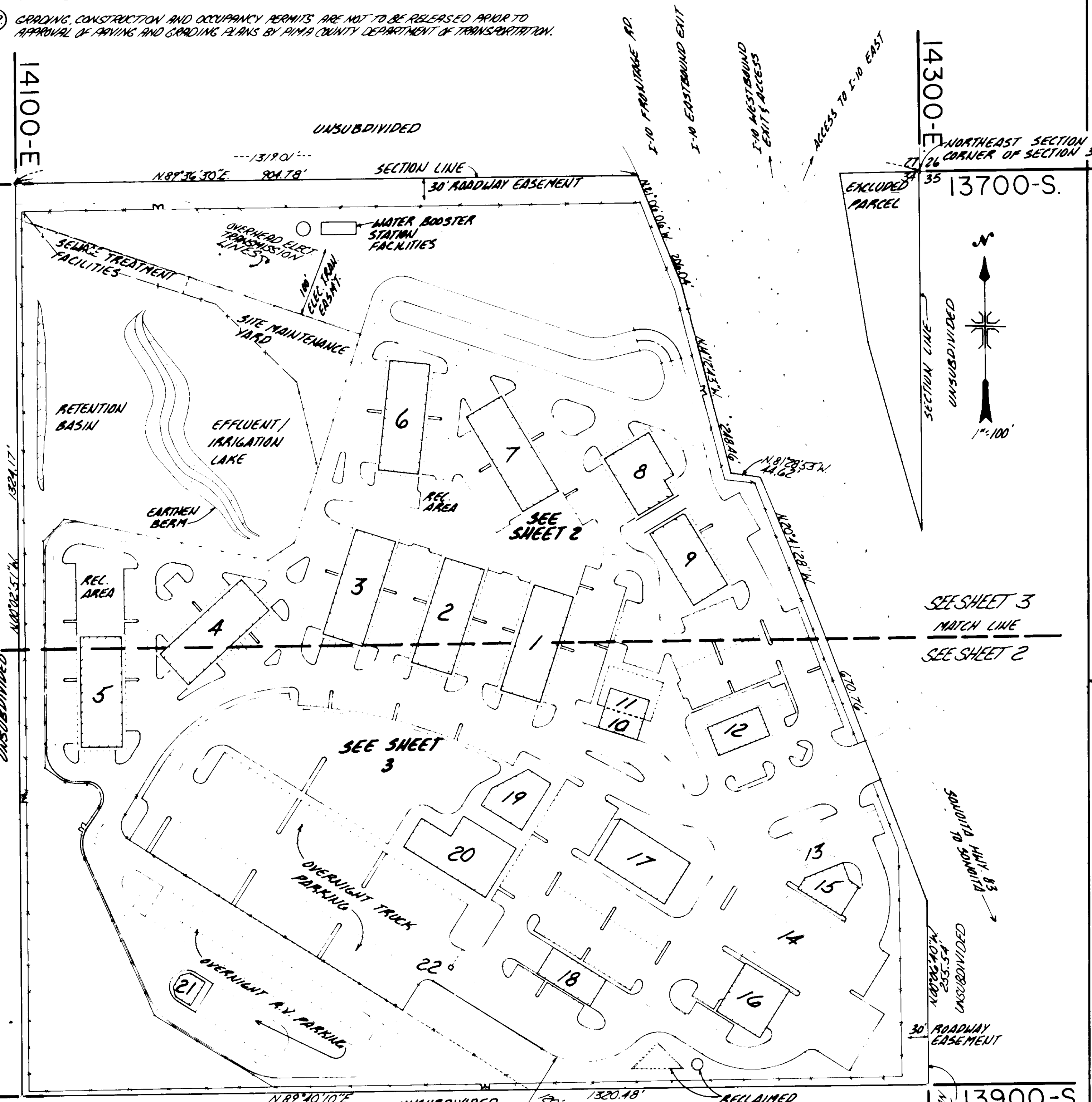


GENERAL NOTES CONT.

26. AREA WITHIN GAS ISLANDS AND TRUCK WASH (BUILDINGS 5, 5A, 5B, 6 & 9) WILL DRAIN INTO SEPARATE STORM SEWER SYSTEM AND WILL BE PUMPED INTO THE RECLAIMED WATER STORAGE TANKS.
27. AN "APPROVAL TO CONSTRUCT" CERTIFICATE MUST BE GRANTED BY THE STATE HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
28. PRIOR TO THE RELEASE OF OCCUPANCY PERMITS, ALL RETENTION REQUIREMENTS SHALL BE MET.
29. GRADING, CONSTRUCTION AND OCCUPANCY PERMITS ARE NOT TO BE RELEASED PRIOR TO APPROVAL OF PAVING AND GRADING PLANS BY PINA COUNTY DEPARTMENT OF TRANSPORTATION.



WASTEWATER FIXTURE UNITS

BLDG.	UNITS
1-7	1,498
8, 9	80
10, 11	17
12	5
15	8
16	25
17	7
18	12
19	12
20	116
21	32
TOTAL	1,806

LOCATION MAP

21 (CONT.) c. Miscellaneous (Small business)
i.e. Barbershop 3,350

21 R.V. Management Center 1,300

22 Truck Parking Guard Station 36

ON-SITE PARKING CALCULATIONS

Total Parking Required	= 501
Standard Car Spaces	= 617
R.V. Spaces	= 24
Truck Spaces	= 83

MAP 309 ZONE NOTE 4

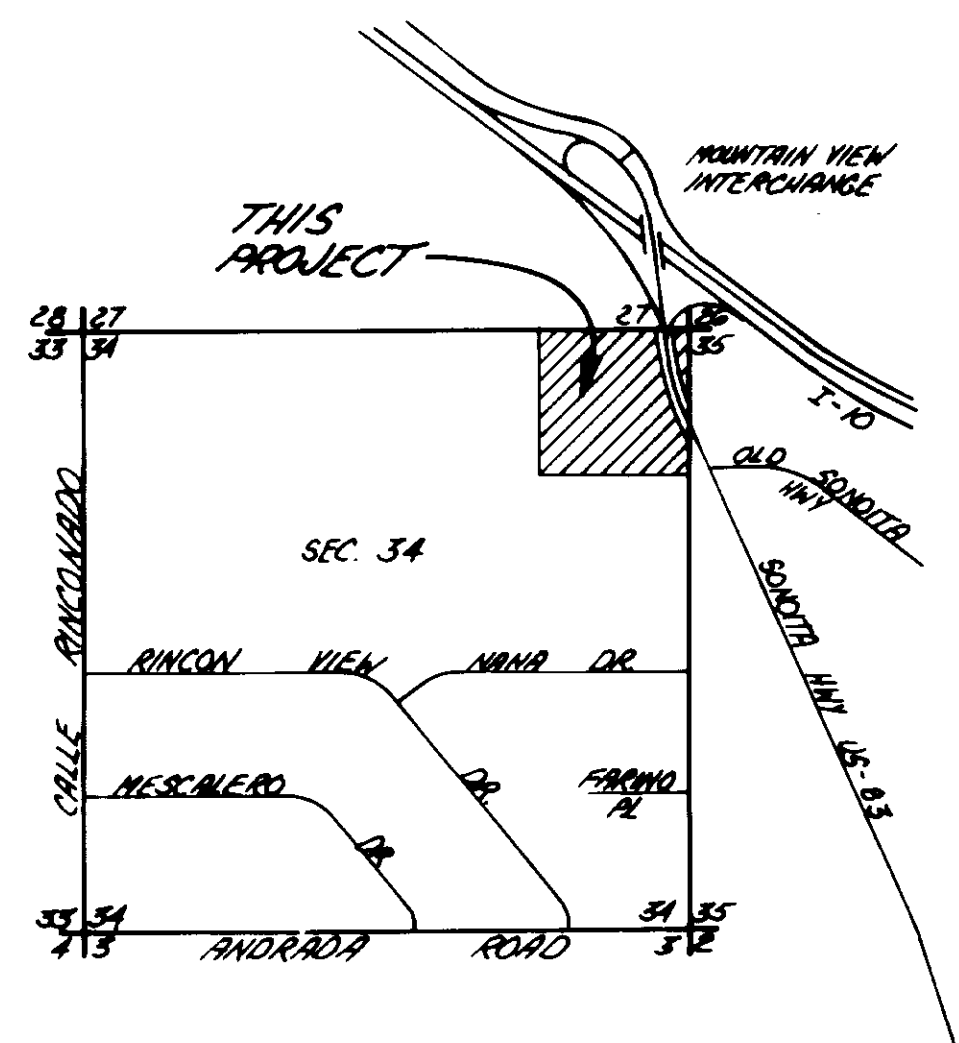
Adm. Address: I3802 S. Sonoita Hwy.

CO 12-86-114

GENERAL NOTES:

1. Gross area of development is 1,524,945.1 SQ. FT. = 35.01 AC. ±
2. Basis of Bearing: NORTH LINE OF SECTION 34, ROTATED FROM N 89°46'30" E AS SHOWN IN "MT. VIEW INTERCHANGE", A.D.O.T. PLAN No. I-002-4 (10) & I-10-5 (10)
3. Basis of Elevation: PER A.D.O.T. BRASS CAP AS SHOWN ON "MT. VIEW INTERCHANGE", PLAN No. I-002-4 (10) & I-10-5 (10), A.D.O.T. 3" BRASS DISC AT STA. 780+16.98 ELEV. = 3480.05
4. Existing zoning is GR-1; Conditionally approved zoning is CB-2.
5. "All drainageways, drainage easements and drainage structures shown and labeled as such upon this plan which are to be constructed in conjunction with the development of this project shall entirely contain their respective 100-year flood limits upon completion of construction".
6. THIS DEVELOPMENT PLAN IS SUBJECT TO THE BOARD OF SUPERVISOR REZONING CONDITIONS PER Co 9-81-90 AS APPROVED ON 1-19-82.
7. PRIOR TO THE RELEASE OF OCCUPANCY PERMITS, THE ENGINEER MUST CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES.
8. ON-SITE SANITARY SEWERS, WILL BE PRIVATE AND WILL BE CONSTRUCTED, operated and maintained on a private basis. Sewer treatment facilities shall be subject to review and approval by Pima County Wastewater Management and Arizona Department of Health Services.
9. Any utility facilities that have to be relocated due to this development will be moved at no expense to Pima County.
10. DEVELOPER HOLDS Pima County, Pima County Flood Control District, its successors and assigns, harmless in the event of flooding.
11. Drainage will not be altered, disturbed or obstructed other than as shown upon the approved development plan on file with Pima County without the written approval of the Pima County Flood Plain Board.
12. A 1.0 foot No Access Easement shall be dedicated to Pima County by separate instrument, as shown on the development; except at points of ingress/egress and future development.
13. The owner will accept responsibility for the maintenance, control, safety, and liability of privately owned roads, parking areas, drives and physical barriers.
14. The owner covenants that if in the opinion of the Transportation Department, violation of the no-access easement is creating a hazardous condition, the property owner shall install physical barriers or modify existing physical barriers in order to limit access to the designated locations.
15. Owner covenants to the effect that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors.
16. Construction plans shall be submitted to Pima County Department of Transportation and Flood Control District for review and approval for all drainage improvements in this development which are to be constructed.
17. This development will be landscaped in accordance with Chapter 18.73 of the Pima County Zoning Ordinance. Plans will be submitted to the Pima County Planning Department for review and approval.
18. Owner covenants to correct to Pima County's satisfaction any traffic safety flood hazards caused by elements of the development not identified on the approved development plans.
19. THIS PLAN DOES NOT CONSTITUTE A LEGAL SURVEY.
20. Covenants, conditions and restrictions for this development are recorded in Book _____ at Page _____.

LETTER	USE	SQ. FT.	PARKING CALCULATIONS
1	Rooms 1-40 Motel Unit (2 story)	9,600 per floor	1 for each room = 40
2	Rooms 41-80 Motel Unit (2 story)	9,600 per floor	1 for each room = 40
3	Rooms 81-120 Motel Unit (2 story)	9,600 per floor	1 for each room = 40
4	Rooms 121-160 Motel Unit (2 story)	9,600 per floor	1 for each room = 40
5	Rooms 161-200 Motel Unit (2 story)	9,600 per floor	1 for each room = 40
6	Rooms 201-240 Motel Unit (2 story)	9,600 per floor	1 for each room = 40
7	Rooms 241-280 Motel Unit (2 story)	9,600 per floor	1 for each room = 40
8, 9	Convention Building	13,650	1 for each 400 sq. ft. = 34
10	Dwelling Unit for Motel Management (4 bedroom)	1,800	1 for each bedroom = 4
11	Motel Management	1,800	1 for each 2 employees = 3
12	Convenience Store	3,600 sq. ft. (total) 2,400 sq. ft. Selling Area 1,200 sq. ft. Stock room	1 for each 150 sq. ft. = 16 1 for each 2 employees = 2
13	Auto Gasoline Islands	(5 bays)	2 for each service island = 10
14	Truck Gasoline Islands	(8 bays)	2 for each service island = 16
15	Auto Repair Shop Gasoline Pump Management	1,500 1,170 (2,670 Total)	1 for each 2 employees = 2 1 for each 2 employees = 1
16	Truck Repair Shop	6,000 (4 bays)	2 for each service bay = 8 1 for each 2 employees = 3
17	Restaurant/Diner	8,400 (total) 56,000 (Serving area) 28,000 (Cooking area)	1 for each table = 50 1 for each 2 stools = 8 1 for each 2 employees = 6
18	Truck Wash	4,050 (3 service bays)	2 for each service bay = 6 1 for each 2 employees = 2
19	Truck Equipment Showroom	4,850	1 for each 400 sq. ft. = 12 1 for each 2 employees = 2
20	Truck Center (2-5700') a. Truck Motel (8 rooms) b. Truck Management Center	10,150 (total) 4,800 2,000	1 for each room = 8 1 for each 2 employees = 2 1 for each 150 sq. ft. = 13 1 for each 2 employees = 2



LOCATION PLAN

N.E. 1/4, N.E. 1/4 OF SECTION 34, T.16S., R.16E.
G. & S.R.B. & M., PINA COUNTY, ARIZONA

LEGEND

- CENTER LINE
- PROPERTY LINE
- PROPOSED SEWER LINE, MANHOLE & CLEANOUT
- EXIST. OVERHEAD ELEC. LINE
- EXIST. GAS LINES
- DIRECTION OF FLOW
- EXIST. P.Y.M.T.
- EXIST. CONTOUR
- F.F.E. FINISH FLOOR ELEV.
- PROPOSED BLDG. STRUCTURE

GENERAL NOTES CONT.

21. USE WITHIN THIS DEVELOPMENT IS LIMITED TO A TRUCK STOP, MOTEL AND COMPLIMENTARY USES.
22. THE OWNERS SHALL PROVIDE REVISED DEVELOPMENT PLANS FOR REVIEW AND APPROVAL BY PINA COUNTY FOR ANY EXPANSION PER SECTION 18.100-8.2 PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
23. SEWAGE DISPOSAL WILL BE BY PRIVATE TREATMENT SYSTEM CONCEPTUAL APPROVAL BY THE PINA COUNTY HEALTH DEPT. FOR PRIVATE TREATMENT SYSTEM WILL BE OBTAINED PRIOR TO THE APPROVAL OF THE DEVELOPMENT PLAN BY THE PINA COUNTY WASTE-WATER MANAGEMENT DEPARTMENT.
24. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
25. ALL PAVED AREAS SHALL BE A MINIMUM OF 2" APC ON A "ABC".

DEVELOPMENT PLAN FOR THE SOUTHWEST TRAVEL CENTER

A TRUCK / AUTO REST STOP

N.E. 1/4, N.E. 1/4 OF SECTION 34, T.16S., R.16E.
G. & S.R.B. & M., PINA COUNTY, ARIZONA
OCTOBER 1986

Co 12-86-114 Co 9-81-90 Co 7-58-1
C13-77-3

APPROVED BY THE REVIEW COMMITTEE

Suburban Jackey
SUBDIVISION COORDINATOR 3-17-87
DATE

OWNER / DEVELOPER

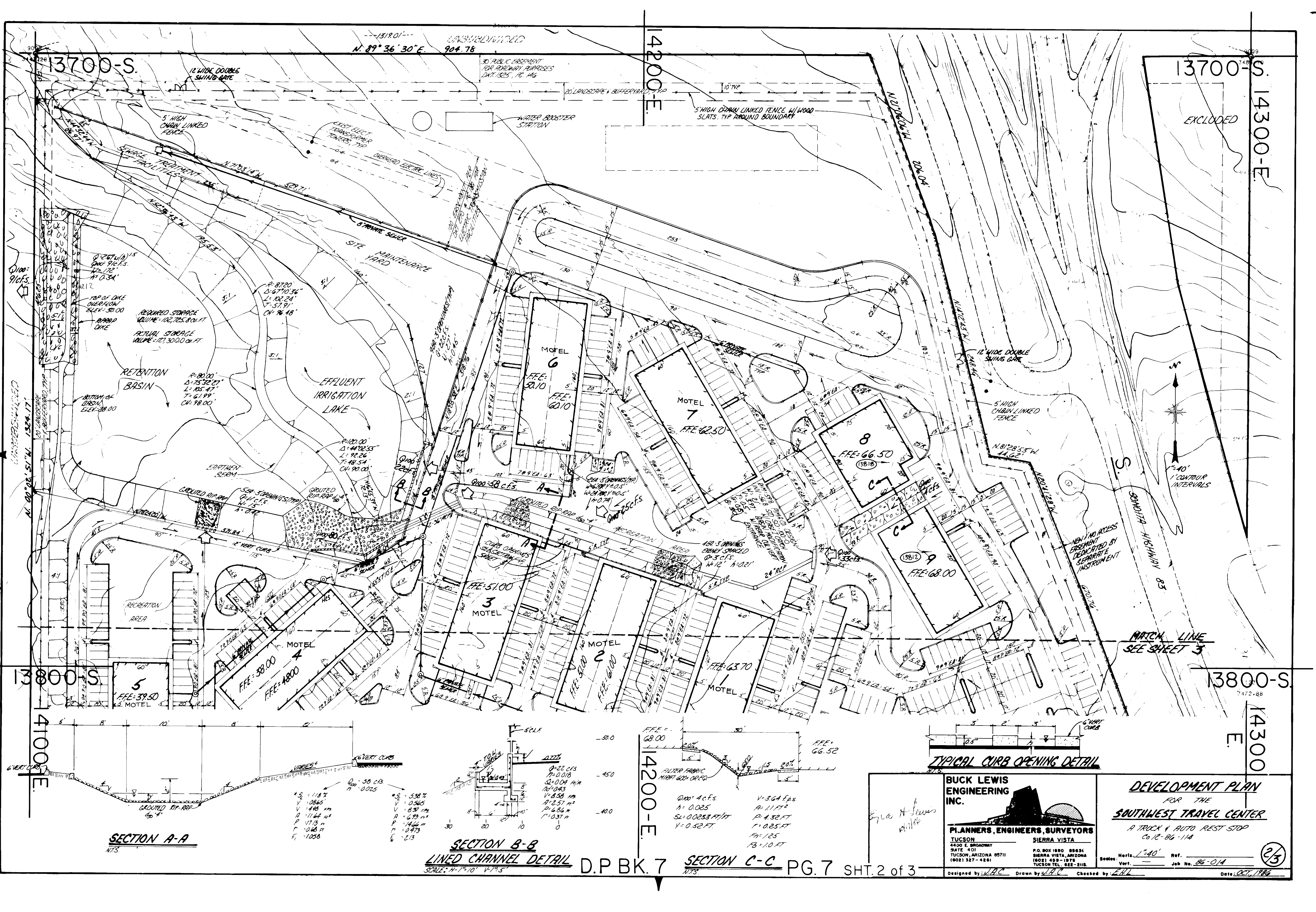
JOHN P. CURRIE ESTATE
C/O VALLEY NATIONAL BANK, TRUST DEPT.
5210 E. WILLIAMS CIRCLE
TUCSON, AZ. 85711
(602) 747-2631

PREPARED BY:

BUCK LEWIS ENG. INC.
4400 E. BROADWAY, SUITE 401
TUCSON, ARIZONA, 85711
(602) 327-4261
JOB No. 86-014

D.P. BK. 7 PG. 7 SHT. 1 of 3

NO.	REVISION	BY	DATE
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UNRECORDED
13700-S
14200-E
14300-E
13800-S
4100E

SECTION A-A
N.T.S.

SECTION B-B
LINED CHANNEL DETAIL
SCALE: H=1/4"=1' V=1/8"=1'

SECTION C-C
N.T.S.

TYPICAL CURB OPENING DETAIL

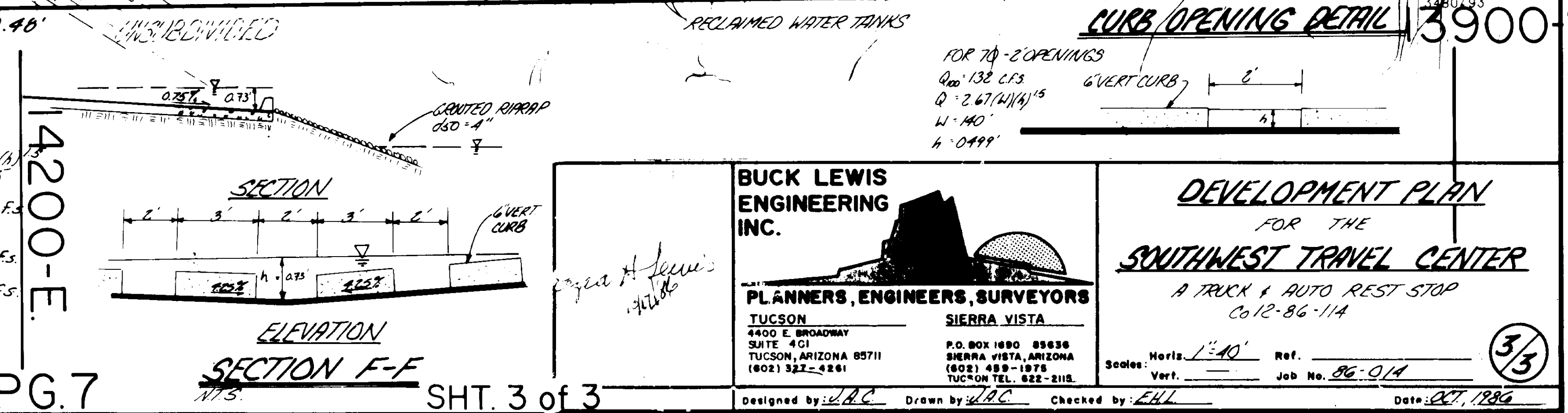
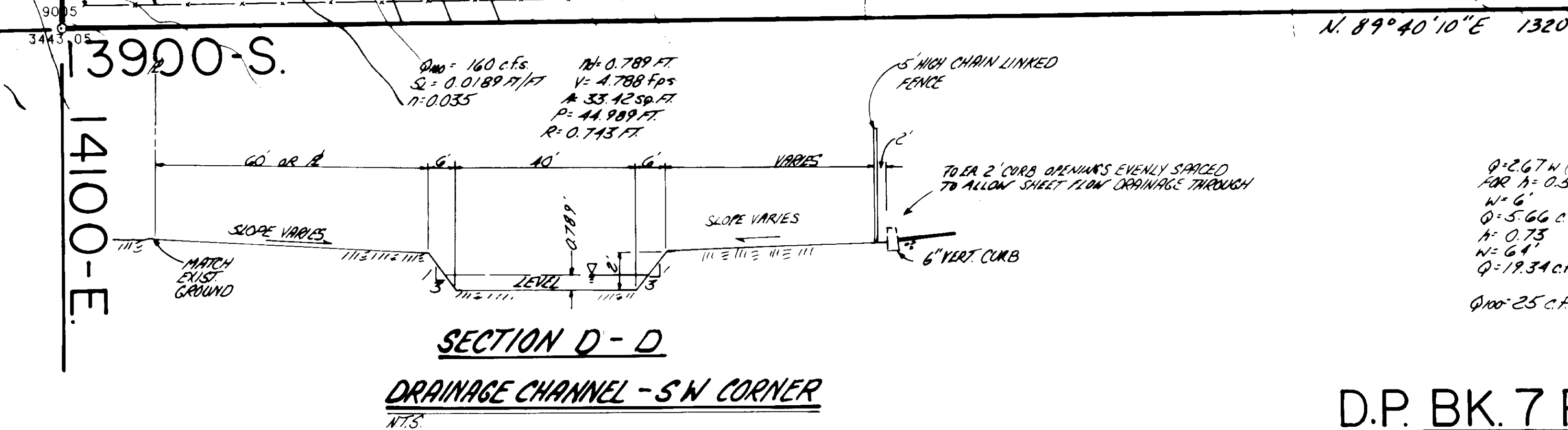
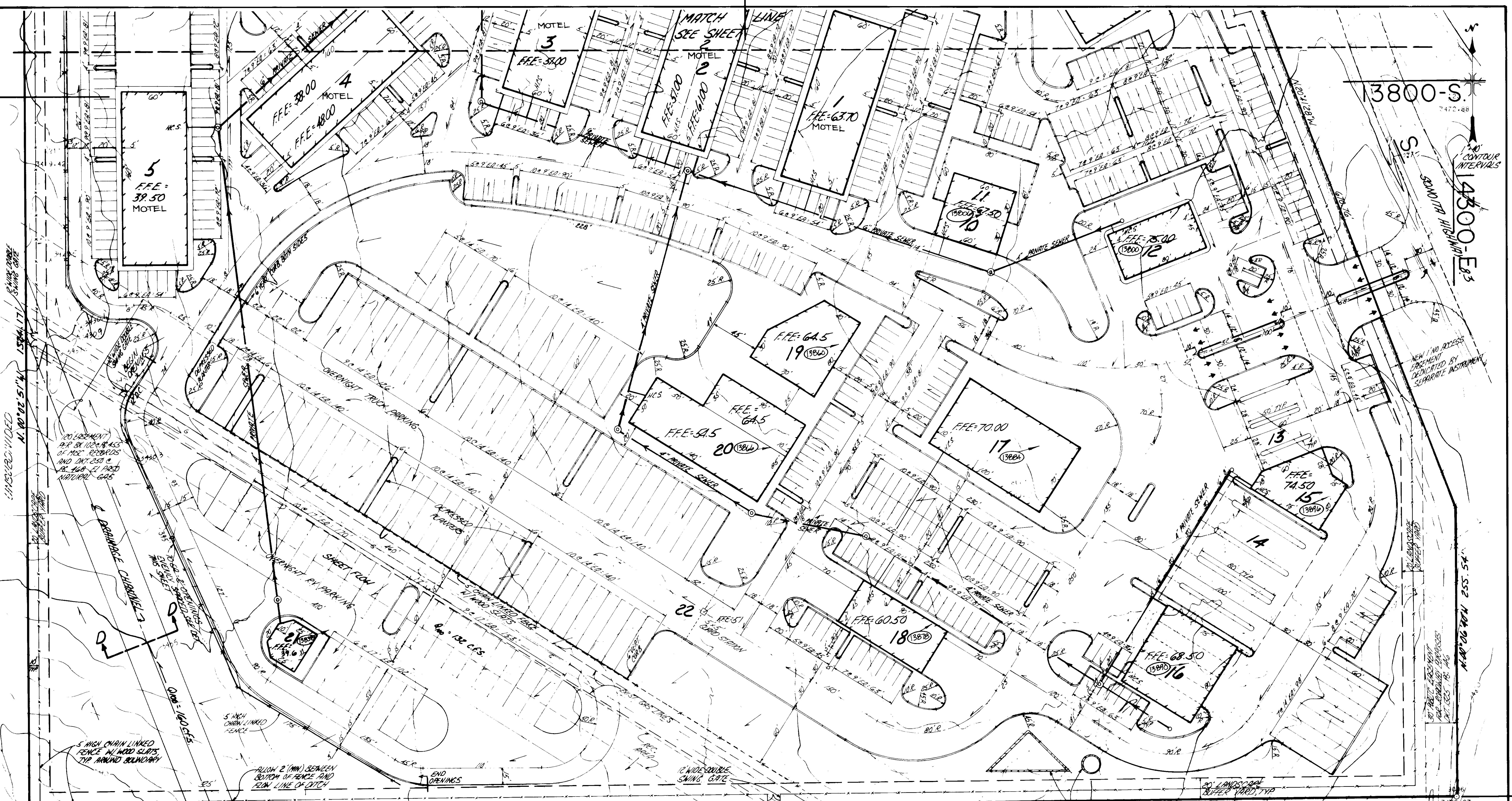
BUCK LEWIS ENGINEERING INC.
PLANNERS, ENGINEERS, SURVEYORS
TUCSON
4400 E. BROADWAY
SUITE 401
TUCSON, ARIZONA 85711
(602) 327-4281
Designed by: JAC Drawn by: JAC Checked by: EHL

SIERRA VISTA
P.O. BOX 1890 85636
SIERRA VISTA, ARIZONA
(602) 458-1978
TUCSON TEL. 622-2118

DEVELOPMENT PLAN
FOR THE
SOUTHWEST TRAVEL CENTER
A TRUCK & AUTO REST STOP
CO 12-86-114

Scale: Horiz. 1"=40' Ref. _____
Vert. _____
Job No. 86-014

Date: OCT. 1986



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SIERRA VISTA
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SIERRA VISTA, ARIZONA
(602) 489-1978
TUCSON TEL. 852-2118

DEVELOPMENT PLAN
FOR THE
SOUTHWEST TRAVEL CENTER
A TRUCK & AUTO REST STOP
Co 12-86-114

Scale: Horiz. 1"=40' Ref. _____
Vert. _____ Job No. **26-014**

Designed by: **LAC** Drawn by: **LAC** Checked by: **FLL** Date: **Oct. 1986**