



# DEVELOPMENT PLAN FOR ST. THOMAS THE APOSTLE PARISH CHURCH DAY CHAPEL & CLASSROOMS

### GENERAL NOTES

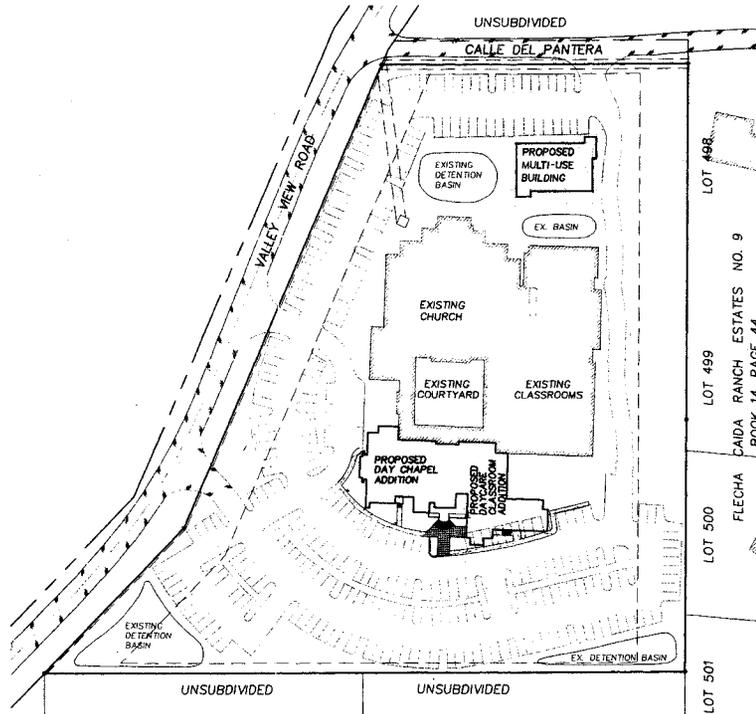
1. THE EXISTING USE OF THIS PROPERTY IS A CHURCH AND A CLASSROOM ADDITION UNDER SEPARATE ROOF. THE INTENDED USE OF THE NEW ADDITIONS ARE A 5,330 S.F. CHAPEL AND 4,320 S.F. DAY CARE CENTER AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.09.020H
2. GROSS AREA OF DEVELOPMENT IS 6.845 ACRES.  
PARCEL A 3,318 AC.  
PARCEL B 3,527 AC.
3. BASIS OF BEARINGS IS WEST BOUNDARY OF FLECHA CAIDA ESTATES NO. 9 AS RECORDED IN BOOK 14, PAGE 44 MAPS AND PLATS.
4. BASIS OF ELEVATION FOR THIS PROJECT IS THE RIM ELEVATION OF AN EXISTING SANITARY SEWER MANHOLE PER PCDMM PLAN NO. C-81 ELEVATION = 2639.13.
5. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
6. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
7. THE WASTEWATER FIXTURE UNIT COUNT = 114 FIXTURE UNITS
8. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE DEVELOPMENT ARE RECORDED IN DOCKET 10294 at PAGE 756.
9. THE AREA WITHIN THE 100-YEAR FLOOD PRONE LINES, SHOWN HEREON, REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING, AND ALL LAND IN THIS FLOOD PRONE AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS STATED IN PIMA COUNTY ORDINANCE NO. 1985-FC2.
10. ON-SITE SANITARY SEWER IS PRIVATE AND WILL BE OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
11. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE. (PIMA COUNTY ORDINANCE 1991-140, AS AMENDED.)

### PERMITTING NOTES

1. EXISTING ZONING IS SR.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY EXPANSION OF THIS PROJECT IN ACCORDANCE WITH SECTION 18.71.010-B.2, THE OWNERS SHALL PROVIDE REVISED DEVELOPMENT PLANS FOR REVIEW AND APPROVAL BY PIMA COUNTY.
3. ALL REQUIRED PARKING SHALL BE OFF-STREET, ON SITE.
4. 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.
5. APPROVAL OF THIS PLAN SHALL NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
6. PRIOR TO THE REQUEST FOR RELEASE OF OCCUPANCY PERMITS, AN ENGINEER 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.
7. THIS PROJECTS IS SUBJECT TO CONDITIONAL USE PERMIT CO 21-96-18 AND LIMITED TO 105 PRESCHOOL & KINDERGARTEN.

### OWNER/DEVELOPER

THE ROMAN CATHOLIC CHURCH  
DIOCESE OF TUCSON, CORPORATE SOLE  
c/o ST. THOMAS THE APOSTLE PARISH  
5150 N. VALLEY VIEW RD.  
TUCSON, ARIZONA 85718  
ATTN: FR. TODD O'LEARY



### SITE PLAN

SCALE: 1"=60'

### BUILDING SQUARE FOOTAGE

|                             |             |
|-----------------------------|-------------|
| EXISTING CHURCH             | 16,404 S.F. |
| EXISTING CLASSROOM BUILDING | 15,837 S.F. |
| NEW CLASSROOM ADDITION      | 4,320 S.F.  |
| NEW CHAPEL ADDITION         | 5,330 S.F.  |
| NEW MULTI-USE ADDITION      | 14,800 S.F. |
| TOTAL                       | 56,691 S.F. |

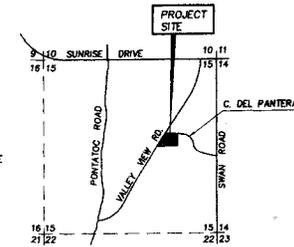
### CODE COMPLIANCE

|                    |             |
|--------------------|-------------|
| BUILDING AREA      | 24,450 S.F. |
| ALLOWABLE HEIGHT   | 34 FT.      |
| ACTUAL HEIGHT      |             |
| NEW MULTI-USE      | 32'-0"      |
| NEW CLASSROOM      | 19'-0"      |
| NEW CHAPEL         | 32'-8"      |
| EXISTING CHURCH    | 31'-0"      |
| EXISTING CLASSROOM | 19'-0"      |

### PARKING CALCULATIONS

|                           |     |
|---------------------------|-----|
| PARKING SPACES REQUIRED:  |     |
| NO. OF EMPLOYEES          | 12  |
| ● ONE SPACE / 4 EMPLOYEES | 3   |
| CHURCH SEATING CAPACITY   | 810 |
| ● ONE SPACE / 4 SEATS     | 202 |
| TOTAL SPACES REQUIRED     | 205 |

|                             |     |
|-----------------------------|-----|
| EXISTING PARKING SPACES     | 277 |
| SPACES LOST TO CONSTRUCTION | 9   |
| NEW SPACES PROVIDED         | 9   |
| TOTAL SPACES PROVIDED       | 277 |



### LOCATION MAP

SECTION 15, T-13-S, R-14-E, G&SRM  
PIMA COUNTY, ARIZONA

### LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- 100 YEAR FLOOD PLAIN LIMITS
- NEW CURB & GUTTER
- ☆ BENCHMARK
- DIRECTION OF FLOW
- EXISTING CONTOUR LINE
- TO 38.50 TOP OF CURB ELEVATION
- 6 38.00 GUTTER ELEVATION
- S — EXISTING SEWER LINE W/ CLEANOUT
- S — NEW SEWER LINE
- W — EXISTING WATER LINE
- W — NEW WATER LINE
- FINISHED FLOOR ELEVATION
- FFE 2645
- Q100=29.0 cfs DRAINAGE FLOW AND DRAINAGE AREA
- D.A.=7.6 A.C.

ADDRESS BLOCK:  
**MAP 48  
ZONE SR  
5150 N. Valley View Rd.  
CO12-96-90**

### DEVELOPMENT PLAN FOR

ST. THOMAS THE APOSTLE PARISH CHURCH  
DAY CHAPEL & CLASSROOMS

Co 12-96-90  
TAX CODE No. 109-13-009B  
Co12-86-88  
Co13-82-2  
Co DW - 85-27  
Co DW - 89-8

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE:

*Wendell Moorebanks* 5-10-91  
SUBDIVISION COORDINATOR DATE

745-2211  
DATE COLLECTED

SECTIONS



Greiner, Inc.  
1115 S. First Ave., Suite 200, Tucson, AZ 85724  
Professional Engineer License No. 10000  
Professional Engineer License No. 10000  
Professional Engineer License No. 10000

Design: D.A.M.  
Drawn: K.A.H.  
Check: D.A.M.

Scale: AS NOTED

ST. THOMAS THE APOSTLE PARISH CHURCH  
DAY CHAPEL & CLASSROOMS  
LOCATED WITHIN SECTION 15, TOWNSHIP 13 SOUTH,  
RANGE 14 EAST, GASRM, PIMA COUNTY, ARIZONA

Date: MAY 1996  
Job No. E201006

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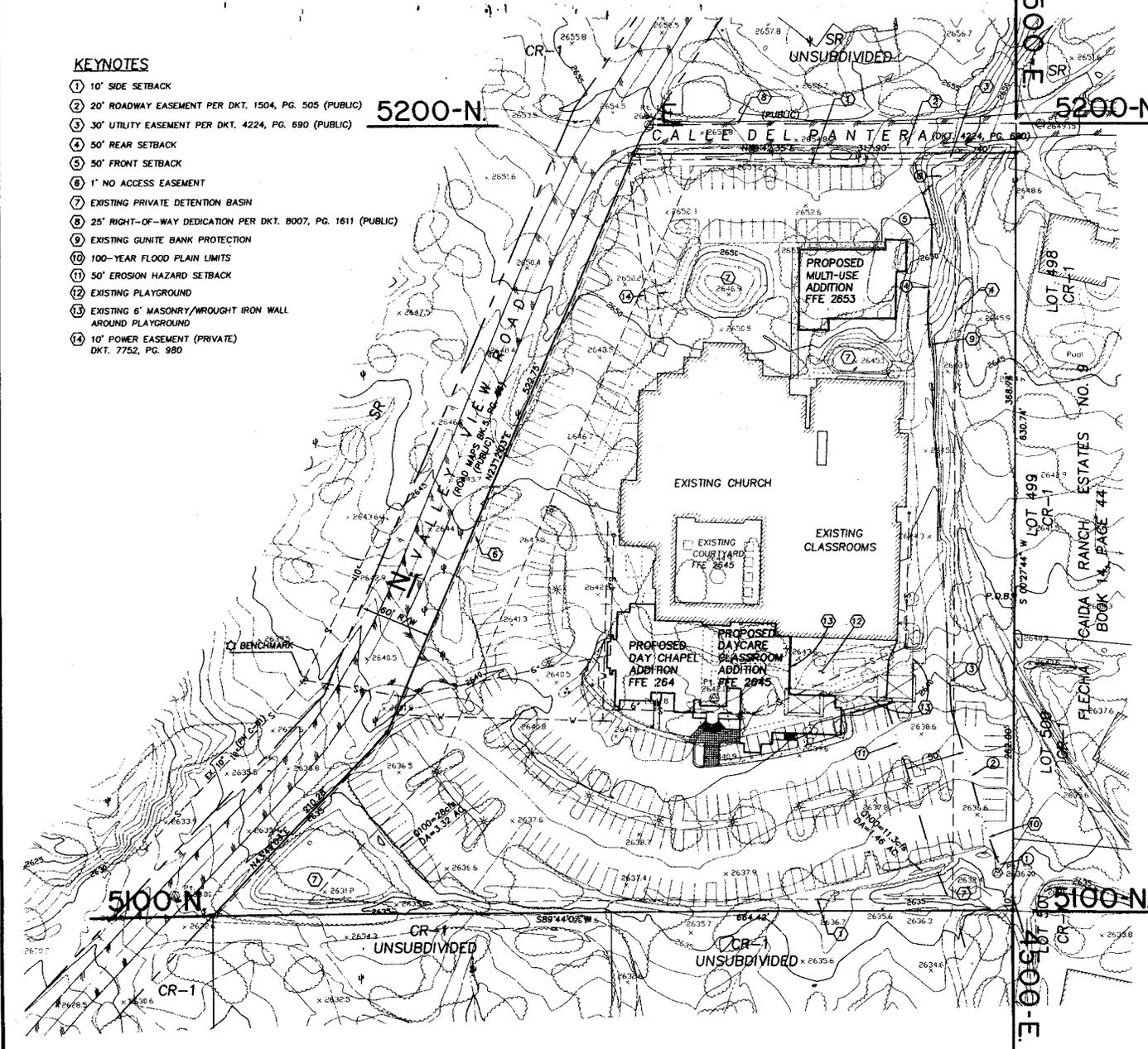
**KEYNOTES**

- ① 10' SIDE SETBACK
- ② 20' ROADWAY EASEMENT PER DKT. 1504, PG. 505 (PUBLIC)
- ③ 30' UTILITY EASEMENT PER DKT. 4224, PG. 690 (PUBLIC)
- ④ 50' REAR SETBACK
- ⑤ 50' FRONT SETBACK
- ⑥ 1' NO ACCESS EASEMENT
- ⑦ EXISTING PRIVATE DETENTION BASIN
- ⑧ 25' RIGHT-OF-WAY DEDICATION PER DKT. 8007, PG. 1611 (PUBLIC)
- ⑨ EXISTING GUNITE BANK PROTECTION
- ⑩ 100-YEAR FLOOD PLAIN LIMITS
- ⑪ 50' EROSION HAZARD SETBACK
- ⑫ EXISTING PLAYGROUND
- ⑬ EXISTING 6" MASONRY/WROUGHT IRON WALL AROUND PLAYGROUND
- ⑭ 10' POWER EASEMENT (PRIVATE) DKT. 7752, PG. 980

5200-N.

5200-N.

4500-E. 4500-E.



**LEGAL DESCRIPTION**

ALL THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASIN AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15;
- THENCE S 89°42'51" W, ALONG THE EAST/WEST QUARTER LINE OF SAID SECTION 15, A DISTANCE OF 1,333.20 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.
- THENCE S 00°27'44" W, A DISTANCE OF 393.74 FEET TO THE TRUE POINT OF BEGINNING.
- THENCE S 00°27'44" W, A DISTANCE OF 262.00 FEET;
- THENCE S 89°44'00" W, A DISTANCE OF 664.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF VALLEY VIEW ROAD AS RECORDED IN BOOK 5 OF ROAD MAPS AT PAGE 55;
- THENCE N 43°49'03" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF VALLEY VIEW ROAD A DISTANCE OF 210.28 FEET;
- THENCE N 23°12'03" E, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 522.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CALLE DEL PANTERA AS RECORDED IN DKT. 4224 AT PAGE 690.
- THENCE N 89°42'35" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE-DEL PANTERA A DISTANCE OF 317.90 FEET;
- THENCE S 00°27'44" W A DISTANCE OF 368.74 FEET TO THE TRUE POINT OF BEGINNING.

**100-YEAR FLOOD PLAIN LIMITS**

- ① N 23°45' W, 36'
- ② N 17°10' W, 130'
- ③ N 04°30' W, 320'
- ④ N 04°00' E, 80'
- ⑤ N 20°00' W, 27'
- ⑥ N 43°30' E, 45'



Greiner, Inc.  
 1111 E. 1st Ave., Phoenix, AZ 85006  
 602-258-1111

Design: D.A.M.  
 Drawn: K.A.H.  
 Check: D.A.M.

Scale: 1"=40'  
 C.I.=1'

**DEVELOPMENT PLAN**  
 ST. THOMAS THE APOSTLE PARISH CHURCH  
 DAY CHAPEL & CLASSROOMS  
 LOCATED WITHIN SECTION 15, TOWNSHIP 13 SOUTH,  
 RANGE 14 EAST, GILSON, PIMA COUNTY, ARIZONA

Date: MAY 1996  
 Job No: E201006  
 Sheet of: 2 | 2

Co12-96-90

ST. THOMAS THE APOSTLE PARISH CHURCH 2-26-97 9:34:53 am EST