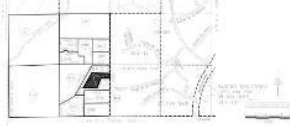


PARCEL: 214-40-031G



3.	Side, when adjacent to street: Twenty feet;
4.	Rear: Fifty feet;
5.	Maximum building height: Thirty-four feet;
6.	Maximum lot coverage by structures: Thirty percent;
7.	Minimum distance between main buildings: Twenty feet;
8.	(Ord. 1986-06 § 1 (part), 1986)
LOT AREA:	3.29 acres or 143,377 S.F.
VEHICULAR USAGE:	5,950 S.F.
LIVING AREA:	3,985 S.F.
GARAGE:	989 S.F.
FRONT PORCH:	727 S.F.
REAR PORCH:	560 + 880 = 1,440 S.F.
MAX. HEIGHT:	21'-08"
VEHICULAR AREA:	5,950 S.F.
GRADING LIMITS:	26,918 S.F.
SET ASIDE AREA: (N.O.S.)	4,301.3 S.F.
<b>Project Average Cross Slope</b>	
$(1 \times 1.0 + 0.0023) / 2 = \text{Average Cross Slope}$	
$(2 \times 0.0023 + 0.0023) / 3.2915 = \mathbf{22.45\%}$	

## SITE NOTES

- CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITY STUDIES PRIOR TO CONSTRUCTION TO AVOID AVAILABILITY OF UTILITY SERVICES. CALL BLUE STAKE CENTER 14-2211 PRIOR TO EXCAVATION.
- ADJACENT DISTURBED AREA RESULTING FROM OPERATIONS ON THIS LOT SHALL BE LANDSCAPED WITH DROUGHT RESISTANT NATIVE PLANTING MATERIAL.
- MAJOR VEGETATION AND SAGUARO SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION OR SHALL BE MOVED TO ANOTHER LOCATION ON SITE.
- EXPOSED SOIL, EXCEPT FROM THE EARTHWORK OPERATIONS SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF ON SITE OR PLACED IN A DUMPSTER TO BECOME AN INTEGRAL PART OF THE SITE.
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING PROPER AND ADEQUATE DRAINAGE OF WATER AWAY FROM ALL STRUCTURES PER IRC 2018.
- ALL EXISTING EXTERIOR WALLS OF DWELLING UNIT AND RETAINING WALL SHALL BE PAINTED TO MATCH RESIDENCE.
- ALL FILL SHALL BE COMPACTED TO 95% OF OPTIMUM DENSITY, MINIMUM.

## GRADING

- GRADING LIMITS SHALL BE STAKED PRIOR TO CONSTRUCTION.
- SLOPES 4:1 OR LESS SHALL BE SUGGESTED.
- SLOPES GREATER THAN 3H:1V BUT LESS THAN 1.5H:1V SHALL BE SUGGESTED AND 10% FILL SHALL BE APPROVED BY THE CITY OF TUCSON.
- SLOPES GREATER THAN 1.5H:1V SHALL REQUIRE MECHANICALLY STABILIZED DIRT OR RETAINING WALLS.
- ALL UTILITY TRENCHES AND/OR EXCAVATIONS SHALL BE REINFORCED AND REVEALED.
- TOP OF BOTTOM OF CUT SLOPES MUST BE MAINTAINED DURING GRADING AND UNTIL REVEGETATION OR REVEGETATION HAS TAKEN PLACE.
- EXISTING TREES 4" OR GREATER TRUNK AND CACTI OUTSIDE OF THE GRADING LIMITS WILL BE REVEALED IN THEIR ORIGINAL LOCATIONS WITHIN THE GRADING LIMITS, TREES GREATER THAN 4" AND CACTI WILL BE REVEALED TO REMAIN IN PLACE.
- REVEGETATION, WHENEVER POSSIBLE.
- ALL PLANTS USED IN REVEGETATION MUST BE THE SAME AS THE NATIVE VEGETATION ON THE SITE OR ANY ADJACENT SITE PRIOR TO GRADING OR CLEARING.
- TREES USED FOR REVEGETATION SHALL BE A MIN. SIZE OF 1.5 GAL. AND CACTI SHOULD BE LARGER SPECIMENS. NEW PLANTS WILL BE PLACED AT THE SAME VEGETATION DENSITY FOUND ON THE SITE PRIOR TO ANY CLEARING, GRUBBING OR GRADING.

## GENERAL NOTES

- ALL DRAWINGS, DETAILS, SPECIFICATIONS, CONTRACT, GENERAL AND SUPPLEMENTARY CONDITIONS AND RELATED DOCUMENTS SHALL BE THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- ALL CONTRACTORS, REGARDLESS OF THE TYPE OF WORK, SHALL BE BOUND AND INQUIRED BY THE STATE OF ARIZONA, TO PERFORM THE WORK IN A SAFE AND PROPER MANNER SO AS TO COMPLY WITH ALL LAWS AND ORDINANCES RELATING TO SUCH WORK AND SHALL INDEMNIFY AND HOLD THE OWNER HARMLESS AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE OWNER AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THIS AGREEMENT.
- DO NOT SCALE THE DIMENSIONS OR CLARIFICATION IS REQUIRED, CONTACT THE OWNER.
- ALL CONTRACTORS, REGARDLESS OF THE TYPE OF WORK, SHALL BE BOUND AND INQUIRED BY THE STATE OF ARIZONA, TO PERFORM THE WORK IN A SAFE AND PROPER MANNER SO AS TO COMPLY WITH ALL LAWS AND ORDINANCES RELATING TO SUCH WORK AND SHALL INDEMNIFY AND HOLD THE OWNER HARMLESS AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE OWNER AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF THIS AGREEMENT.
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## SITE GRADING

THE PAD WILL BE CREATED BY CUTTING & FILLING, WITH POSSIBLE PLACEMENT OF ADDITIONAL IMPORTED FILL SOIL GRADING FOR THE SITE SHOULD BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING:

1. DITCH AND DITCHES OF ANY REMAINS OF PREVIOUS IMPROVEMENTS DISCOVERED WITHIN THE AREA TO BE GRADED. THIS SHALL INCLUDE REMOVAL OF ALL VESICULAR, DITCHES, AND OTHER DESTRUCTIVE MATERIAL. ANY CORNERS, CONCRETE AND OR ASPHALT CURBS LARGER THAN 8" IN DIAMETER SHOULD BE REMOVED AND WASTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
2. OVER EXCAVATE TO A DEPTH OF AT LEAST 12" BELOW BOTTOM OF FOOTING DEPTH BENEATH THE FLOOR SLAB AND ALL FOOTINGS AND EXISTING (2) DITCH FROM THE HOUSE IN ALL DIRECTIONS. PLACE 4" LAYER OF COMPACTED FILL TO ACHIEVE THE FINISHED PAD ELEVATION, COMPACTED AS DESCRIBED IN BELOW IN PART (1).
3. MAKE AT LEAST 4" THICKNESS OF COMPACTED AGGREGATE BASE COURSE (AND) BENEATH THE FLOOR SLAB.
4. THE AREA AROUND THE COMPLETED STRUCTURE SHOULD BE GRADED TO INSURE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.
5. THOROUGHLY AND UNIFORM MOISTEN THE SOIL AND MAINTAIN SOIL MOISTURE PRIOR TO PLACEMENT OF ALL CONCRETE.
6. COMPACT ALL SOILS TO MEET THE TERM "COMPACT" AND ITS DERIVATIVES NEAR A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY WITHIN 4" AND 4" RESIDUAL POINTS OF OPTIMUM MOISTURE AS DETERMINED BY ASTM G688.
7. WHEN FILL IS PLACED, IT SHOULD BE PLACED IN LAYERS NOT TO EXCEED 4" IN COMPACTED THICKNESS WITH TREATMENT AS DESCRIBED ABOVE. IT FILL IS PLACED ON SLOPES STEEPER THAN 3:1, THE LIFTS SHOULD BE REDUCED TO PROVIDE ACCESSED STABILITY.
8. UTILITY TRENCHES ARE TO BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY UNDER THE SLAB OR OTHER IMPROVEMENTS.
9. THE SITE SHOULD BE GRADED SUCH THAT STORM WATER IS DIRECTED AWAY FROM THE FOUNDATION. NO WATER FROM EITHER ON OR OFF SITE SOURCES SHOULD BE ALLOWED TO FLOW CONTIGUOUS TO THE FOUNDATION.

## SLOPE CONSIDERATIONS

1. THE STRUCTURE SHOULD BE SET BACK FROM SLOPES AT LEAST A DISTANCE OF 3.1 TO 3.2 TIMES THE SLOPE HEIGHT, WITH A MINIMUM SET BACK DISTANCE OF 3'.
2. SLOPES LESS THAN 3:1 SHOULD BE RE-ENGINEERED: SLOPES IN THE RANGE OF 3:1 TO 1.5:1 SHOULD BE STABILIZED WITH MINIMUM 4" GRAVEL OR ASPHALT OR REINFORCED.
3. NO CUT OR FILL SLOPES MAY EXCEED 12' IN HEIGHT, MEASURED VERTICALLY.

## FOUNDATION

POST-TENSION SLAB ENGINEERED BY OTHERS



\$269,000

- Lots / Land
- Active

4125 N GERHART RD, TUCSON, AZ 85745, USA

<https://rehomes.us>

Rare find. Absolutely stunning land lot ready to build. Paved road, no HOA, access to water and electricity. Seller is including official floor plans to a gorgeous custom 3,985 square foot home designed to sit on the property offering the best views the lot has to offer with the sale. Decide if you want to [...]

Basics



**Category:** Lots / Land

**Lot size:** 143377.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-08-18T11:08:49.329

**Municipality/Zoning:** Pima County - SR

**Township:** 23

**Area:** West

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22317793

**Lot Acres:** 3.29 acres

**Lot Dimensions:** 446.00' x 468.17 'x 110.68' x 241.51'x 345.60'

**View:** Mountain(s),Panoramic

**Property Use Type:** Residential

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## Description

**Legal Description:** PTN S389.50' N631.50' E587.11' SE4 SW4 3.31 ACSEC 23-13-12

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## Building Details

**Fence:** None

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## Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**UnBranded Virtual Tour:**

<https://tours.boompix.com/tours/l1hWrggLb>

**Special Listing Conditions:** None

**Subdivision Name:** None

**Co-op Fee:** \$3

**Direction:** N

**Horse Property:** Yes - By Zoning

**Subdivision Restrict:** **Age Restrictions:** No

**Association & Fees:** **HOA:** No

**Assessments:** \$0

**Section:** 12

**Fire Protection:** Included in Taxes

**Tax Code:** 214-40-031G

**Range:** 13.00

**Property Disclosures:** Affidavit of Disclosure, CC&Rs

**Road Type:** Paved

**Road Maintenance:** Owner Maintenance

**Terms:** Cash, Conventional

**Distance to Utilities: Phone:** none

**Distance to Utilities: Sewer:** Septic needed

**Distance to Utilities: Gas:** None

**Distance to Utilities: Water:** water management co

**Distance to Utilities: Electric:** on-site

**Phone: Location:** Unknown

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## Listing Office

**Listing Office ShortId:** 5947

**ListingOfficeName:** United Real Estate Specialists

**Listing Office Address:** 7430 N. La Cholla Blvd., Tucson, AZ 85741

**Listing Office Url:** <http://unitedrealestatesouthernarizona.com>

**Listing Member Phone:** (520) 449-6242

**Office ID:** 20160401195314200025000000

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## Amenities & Features



**Neighborhood Feature:** Horses Allowed,Jogging/Bike Path,Paved Street

**Sewer: Other:** Septic required

**Gas:** None

**Gas: Location:** None

**Sewer: Location:** None

**Electric:** Electric Company

**Water:** Active Water Mgmt

**Water: Location:** Available

**Electric: Location:** On Site

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## Nearby Schools

**High School:** Tucson

**Middle School:** Mansfeld

**School District:** TUSD

**Elementary School:** Robins

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$2,047.21

