



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
AMENDED NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 26, 2022, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on October 26, 2022, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA.
Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

Marana Planning Commission

Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times

Regular Commission meetings are usually held on the last Wednesday of each month at 6:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings

If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located inside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas

Copies of the Agenda are available the day of the meeting inside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

Public Comments

Please submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

REGULAR COMMISSION MEETING**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION/MOMENT OF SILENCE****ROLL CALL****CALL TO THE PUBLIC**

At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

- A. **Approval of the Planning Commission Meeting Summary Minutes of September 28, 2022**
- B. **Public Hearings**
- C. **Commission Action**
Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.
 - 1. **DPP2206-004: Stack Self Storage;** A request for approval of a development plan review application for Stack Self-Storage within the Silverbell Road Corridor Overlay District. The property subject to this application is located at 8705 N. Coachline Boulevard at the northwest corner of Silverbell Road and Coachline Boulevard. (Brian D. Varney)
- D. **Informational Items/Possible Action Items**
 - 1. *Discussion of and possible rescheduling or cancellation of November 30, 2022 Planning Commission Meeting.*

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. §38-431.03 (A), Planning Commission may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Planning Commission Regular Meeting

Meeting Date: 10/26/2022

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: October 26, 2022

Subject: **Approval of the Planning Commission Meeting Summary Minutes of September 28, 2022**



Attachments

September 28, 2022 Summary Minutes



**MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING**

**11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 28, 2022, at or after 6:00 P.M.**

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
John McIntyre, Commissioner
Joseph Parsons, Commissioner

MEETING SUMMARY

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the commission secretary to call roll. Vice Chair Hill was absent. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Motion to approve by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed, 6-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of August 31, 2022.

Commissioner Flint made a motion to approve the minutes of the meeting. Commissioner McIntyre seconded the motion. Motion passed 6-0.

PUBLIC HEARINGS

1. PCM2209-001 Willow Ridge Zoning Ordinance Condition Modification; A request for a recommendation to the Town Council for approval to modify a condition of Marana Ordinance No. 2004.07. The condition subject to this request restricts the location of two-story construction within the Willow Ridge development. The request for modification applies only to the 3.60-acre Block B of Willow Ridge located at the southwest corner of Cortaro Farms Road and Sandy Desert Trail. Pima County Assessor's Parcel Number 221-18-4410. (Brian D. Varney)

Senior Planner Brian Varney stated this was a request to modify the rezoning condition of Ordinance No. 2004.07, to allow two-story development within 300 feet of Cortaro Farms Road. The property is located at the SWC of Cortaro Farms Road and Sandy Desert Trail. The current zoning is Neighborhood Commercial (NC) and the land use category is Commercial (C.) The applicants have confirmed that their two-story product will be constructed at a 24-foot height limitation.

Chairman Schnee opened the public portion of the hearing.

David Mitchell, Joe Kinsema, Robert Anderson, and Hector Carpio spoke with general concerns relating to traffic, drainage, lighting, parking and erosion issues. They asked that the developers work with the Willow Ridge HOA on this project. They also felt allowing two-story homes within 300 feet of Cortaro Farms Rd. would block views.

Chairman Schnee closed the public portion of the hearing.

The applicant noted he would work with the Willow Ridge HOA to address any site drainage and lighting issues. The current height restriction will remain in place.

Commissioner Duncan mentioned adding a condition to include a masonry wall and designated parking along the western and southern portion of the property. **Commissioner Flint** would rather see backyards, instead of parking along, the perimeter. **Town Attorney Jane Fairall** noted the request tonight was to remove the two-story restriction within the 300' buffer. There is an entire process with the development plan where the Town Code will address concerns with the parking, design, and landscape buffers.

Motion to approve, subject to the recommended conditions by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed unanimously, 6-0.

2. PCZ2204-001 and GPA2207-001 Ranch House Specific Plan Amendment and Minor General Plan Amendment; A request for a recommendation to the Marana Town Council for approval to amend the Sanders Grove Specific Plan, as well as Marana 2040 General Plan. The 841-acre specific plan area is generally located north of Marana Road, east of Wentz Road, and west of Sanders Road within a portion of Sections 17 and 20, Township 11S, Range 11E. (Brian D. Varney)

Senior Planner Brian Varney noted this was a request to amend the Sanders Grove Specific Plan and the Marana 2040 General Plan. The current zoning for the project is Specific Plan and the existing land use designation is Master Plan Area.

There are four primary changes:

- New land use concept plan
- Increase in number of residential units
- Allow attached and detached housing on smaller lots within the MHDR
- Allow multi-family residential use within the Commercial (C)

Robin Large, Lazarus & Silvyn noted the following details about the project:

- Formerly known as Sanders Grove Specific Plan
- The project consists of 841 acres
- Adopted in 2005 and amended in 2015
- Lower density than surrounding proposed development

The vision for the project:

- Inspiration from land and agricultural history
- Social interaction
- Providing amenities
- Community of close-knit neighborhoods
- Neighborhood parks focal points

The Ranch House Specific Plan Amendment consists of:

- New land use concept that supports the Ranch House vision
- Increase in the maximum number of residential units (4.2 RAC) that may be constructed with the Specific Plan
- Detached products, along with the attached products, to be built on 3,500 s.f. lots within the MHDR designation (limited to 12% of total number of lots.) The remaining lots within the MHRD designation will be 4,500.s.f. minimum.
- Multi-family residential uses designated as single-family/townhomes permitted within the Commercial designation

Minor General Plan Amendment:

- Request to amend Make Marana 2040 Circulation Map by reducing the right-of-way widths on Hardin Road from 190 feet to 60 feet and Kirby Hughes Road from 150 feet to 90 feet. This will align with the approved development agreement and Specific Plan proposal

A letter was sent out to property owners within the 300' ft. notification area. Several neighbors reached out for more information.

Chairman Schnee opened the public portion of the hearing.

Erlinda Santa Maria and Julie VanNatta spoke in general about the project. They were looking forward to the infrastructure improvements that will be included as part of the project. They liked the proposed right-of-way and drainage improvements near Price Road. Ms. Santa Maria asked how the neighbors would be impacted with regard to utilities. Ms. VanNatta asked about the location of multi-level homes.

Ms. Large noted they would be proposing a combination of one and two-story homes with a maximum building height of 30 feet as part of the project. Infrastructure would be extended to the property so neighboring residents will have the opportunity to benefit from services; internet/cable.

Chairman Schnee closed the public portion of the hearing.

Commissioner Flint asked if the project would be platted. **Ms. Large** noted the majority of the Ranch House property would be platted; individual subdivision plats. The commercial area would not be platted if multi-family homes are planned. **Chairman Schnee** liked the fact the developer was working with the residents along Wentz Road. He liked the conceptual plan, the buffers, the parks, the fact there will be no apartments.

No further comments from Commission.

Motion to approve the Specific Plan Amendment and the Minor General Plan Amendment, subject to the recommended conditions and with the two added conditions to add the verbiage, "Right-of-way will be reserved along the I-10 Frontage Rd and the northern boundary (Hardin Rd.) to provide area for drainage infrastructure in accordance with the Northwest Area Drainage Master Plan, Feb 2020," and to restrict apartment-style multi-family housing, by Commissioner Flint, seconded by Commissioner McIntyre. Motion passed unanimously, 6-0.

3. PCM2209-002: Amendments to Marana Town Code, Title 17 "Land Development". Recommendation to the Town Council regarding amendments to various chapters of Title 17 "Land Development" of the Marana Town Code to include the following: adding definitions for solar energy systems and energy storage to Section 17-1-6 (Definitions), adding zoning provisions for solar energy systems and energy storage to Chapter 17-4 "Zoning," revising Chapter 17-6 "General Development Regulations" to add new section 17-6-11 (Solar energy systems and energy storage facilities); and other various revisions to Title 17 of the Marana Town Code. (Travis Lundell)

Planner Travis Lundell noted the amendment is focused on updating the Town Code to include Solar Facilities and Energy Storage standards. Recently the Town has received inquiries about development standards; however the Town Code doesn't specify solar facilities or energy storage. The proposed amendment will also provide buffers and standards to maintain safety and protect view sheds.

Amendments to the Marana Town Code, Title 17 "Land Development":

Chapter 17-1 "Title, Intent, Purpose and Definitions"

- 17-1-6. Definitions
 - Adds definitions for solar energy systems, energy storage and electric utility.
 - Changes the definitions of power plant and utility facility to exclude solar power and energy storage facilities

Chapter 17-4 "Zoning"

- 17-4-2. Use Matrix Table 2
 - Solar energy system, energy storage facility, and accessory storage facility have been added to the Land Use Matrix table 2. Power plant is changed to reflect separation from solar power
- 17-4-2. Use Matrix Table 3
 - Adds conditions per use for accessory energy storage facility
- 17-4-19. Zone C – Large Lot Zone
 - Clarifies use of energy storage facilities in Zone C - Large Lot Zone
- Chapter 17-6 "General Development Regulations"
 - Renamed to "General and Miscellaneous Development Regulations"
 - 17-6-11. Solar energy systems and energy storage facilities

- *Provides development standards and guidelines for solar energy systems and energy storage facilities including:*
 - *Site area*
 - *Setbacks*
 - *Structure height*
 - *Buffers*
 - *Decommissioning*
 - *Maintenance*

Chairman Schnee opened the public portion of the hearing. Seeing there were no speaker cards, **Chairman Schnee** closed the public portion of the hearing.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed unanimously, 6-0.

4. PCM2209-003: Amendments to Marana Town Code, Title 17 "Land Development". Recommendation to the Town Council regarding amendments to various chapters of Title 17 "Land Development" of the Marana Town Code to include the following: revisions to Chapter 17-4 "Zoning" Section 17-4-2 (Use matrix) and Section 17-4-7 (Commercial zoning districts); revisions to Section 17-6-8 (Medical marijuana dispensary); and revisions to Chapter 17-10 "Signs" Section 17-10-15 (Classification; enforcement; removal). (Steve Cheslak)

Town Attorney Jane Fairall noted there are four different chapters that staff is suggesting changes to.

Amendments to Marana Town Code, Title 17 "Land Development"

Chapter 17-4 "Zoning"

- *17-4-2 Use Matrix Table 2*
 - The Land Use Matrix table 2 has been modified to include 'Motel' under the lodging category.
- *17-4-7 Commercial Zoning Districts*
 - Modifications to table 6 to include cross-references to existing development standards for multi-family residential uses in NC zone and single-family residential uses in NC and VC.

Chapter 17-6 "General Development Regulations"

- *17-6-8 Medical marijuana dispensary*
 - Clarifications to the definition of offsite cultivation location.

Chapter 17-10 "Signs"

- *17-10-15 Classification; enforcement; removal*
 - Adds "or on public property" for clarification of the sign removal authority of code enforcement staff.

Chairman Schnee opened the public portion of the hearing. Seeing there were no speaker cards, **Chairman Schnee** closed the public portion of the hearing.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed unanimously, 6-0.

COMMISSION ACTION

1. DPP2207-001: The Learning Experience; A request for approval of the Silverbell Road Corridor Overlay District development plan review application for The Learning Experience located at 8693 N Silverbell Rd, on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop. (Sarah Smith)

Planner Sarah Smith noted this was a request of approval of a development plan application in the Silverbell Road Corridor Overlay District (SCROD). The location is 8693 N. Silverbell Road. The zoning is Pima Farms North-The Villas at Sombrero Peak Specific Plan and has a Commercial land use designation; which allows for day care centers.

Project Overview

- Proposed site acreage – 0.96 acres
- 9,058 sq. ft. building
- 7,138 sq. ft. secured, outdoor play area
- Building height – max allowed: 34 feet / proposed: 23 feet
- 38 parking spaces provided
- Landscaping - required 10% (4,178 sq. ft.) / proposed 14.9% (6,213 sq. ft.)
- Elevations, monument sign and perimeter screen wall with similar colors and design elements of adjacent Watermark Assisted Living
- Main access off of Silverbell Road, shared with the Watermark Assisted Living
 - Additional shared access is provided to the East, behind the Watermark, to Continental Reserve Loop

Chairman Schnee liked the proposed plan. No further comments from Commission.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed unanimously, 6-0.

2. DPP2206-003: Safford Apartments; A request for approval of the Silverbell Road Corridor Overlay District development plan review application for Safford Apartments located at 8740 N Silverbell Rd, on the South side of Silverbell Road between N Silver Moon Way and Continental Reserve Loop. (Sarah Smith)

Planner Sarah Smith noted this was a request for approval of the development plan application in the Silverbell Road Corridor Overlay District (SRCOD) for Lot 4 of the Continental Crossing subdivision at 8740 N Silverbell Road. The project is within the Pima Farms North – The Villas at Sombrero Peak Specific Plan (SP) and has a Commercial land use designation which allows for multi-family development.

Project Overview

- Proposed site acreage - 18.62 acres
- 200 residential units (allowed/proposed)
- 10.8 residential units per acre
- 10 Buildings total - eight residential buildings
- Building height - maximum allowed - 34 feet / proposed – 21 feet to 34 feet
- Two access points - Silverbell Road and a shared access, Watermark
- Open space – 4.9 acres

The development plan is in conformance with Town of Marana Land Development Code and The Villas at Sombrero Peak Specific Plan and staff recommends approval.

Chairman Schnee liked the new plan. He asked if there were any issues with the overhead powerlines.

Ms. Smith noted the applicant has been working closely with WAPA and there is a future plan to replace the current poles with larger single poles. They are working with the utility company to provide the necessary easements. The project design has incorporated this future plan.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Flint. Motion passed unanimously, 6-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Commissioner Flint made a motion to adjourn. Commissioner McIntyre seconded. The motion passed 6-0.

The meeting adjourned at 7:42 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on September 28, 2022. I further certify that a quorum was present.



Terri Byler, Planning Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 10/26/2022

To: Planning Commission

From: Brian Varney, Senior Planner

Date: October 26, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: DPP2206-004: Stack Self Storage; A request for approval of a development plan review application for Stack Self-Storage within the Silverbell Road Corridor Overlay District. The property subject to this application is located at 8705 N. Coachline Boulevard at the northwest corner of Silverbell Road and Coachline Boulevard. (Brian D. Varney)

Discussion:

Request

Rick Engineering Company, representing Stack - Marana & Silverbell, LLC, is requesting approval of a development plan review application within the Silverbell Road Corridor Overlay District. The proposed development project is Stack Self-Storage, a self-storage facility planned for the 5.54-acre parcel located at the northwest corner of Silverbell Road and Coachline Boulevard.

Silverbell Road Corridor Overlay District (SRCOD)

The site of the proposed development is located within the Silverbell Road Corridor Overlay District (SRCOD) and, thus, subject to the standards defined in Chapter 17-19 (SRCOD) of the Marana Town Code in addition to those of the Continental Ranch Specific Plan. Pursuant to Section 17-19-9 of the Marana Town Code, development plan applications shall not only be subject to review and acceptance by Town staff, but also shall be considered and acted upon by the Marana Planning Commission. Town staff, as well as the Commission, shall evaluate compliance of the plan with the underlying zoning as well as the commercial design standards. If satisfied that all objectives of the Marana Town Code including Chapter 17-19, the Continental Ranch Specific Plan, and other Town standards have been met, the Planning Commission may approve the development plan application or approve with conditions as it deems appropriate.

Zoning and Land Use

The 5.54-acre property has remained vacant and undeveloped since its inception within the Continental Ranch Specific Plan. The property's land use designation within the Specific Plan is Commercial "C", which accommodates the proposed use of a self-storage facility upon the approval of a Conditional Use Permit by the Marana Planning Commission. The Commission approved a Conditional Use Permit for the proposed use at a public hearing held on April 27, 2022.

Adjacent Land Uses

The site is bordered on both the west and north by Continental Ranch Parcel 15, The Villas, a developed single-family residential subdivision containing both one-story and two-story homes. East of the site is Coachline Boulevard, beyond that lies Parcel 11 of Continental Ranch, an existing single-family residential subdivision with both one-story and two-story homes. On the south side of the site is Silverbell Road. Beyond Silverbell Road is the Quik-Mart convenience store and the two-story Watermark Assisted Living Facility.

Proposed Development Plan

The development plan proposes approximately 91,000 square feet of building area for the self-storage

component of the project and two separate buildings totaling 10,800 square feet of commercial retail space. Although a building coverage of 70% is allowed per the Specific Plan, the property owner anticipates that only approximately 42% will be needed. The maximum allowable building height is 39 feet (three stories); however, the plan proposes a maximum height of 21 feet (one-story). The site will be accessed from both Silverbell Road and Coachline Boulevard. The owner will be required to construct the appropriate curb transitions and access ramps, as well as sidewalks tying into the existing infrastructure on both street frontages.

Site drainage will be accommodated by the construction of three basins on the site along with all required conveyance infrastructure. Landscape buffers at a depth of 25 feet are proposed along the north and west boundaries of the site, adjacent to the existing single-family development. Ten-foot landscaped bufferyards are proposed along both street frontages. All site landscaping will be provided in accordance with Chapters 17-11 Environmental Resource Preservation, Native Plant Protection, and Landscape Requirements and 17-19 (SRCOD) of the Marana Town Code.

Compliance with the SRCOD Design Standards

Staff has worked with the applicant and property owner with respect to the design review of the project, and has accepted the proposed site design and elevation plans. The proposed buildings utilize a combination stuccoed exterior integrated with both smooth-faced and split-faced CMU block and stone veneer. Where appropriate, the standard glazed aluminum and glass have been incorporated to allow light and visibility into the storage office as well as the retail / commercial buildings. Access to the storage units will be provided internal to the site by both standard swinging and overhead (rolling) metal doors painted to compliment the building structures. Standing seam metal roofing and metal soffits and fascia have been used to provide additional architectural style and character. Site walls, including parking screen walls, will be constructed with a combination of split-faced and smooth-faced block at heights required by Town standards. Decorative, ornamental metal fencing will be provided in appropriate locations where necessitated by visibility and drainage needs. The retail / commercial portion of the site will include the appropriate pedestrian amenities typically required for similar land uses. Amenities such as shade canopies, outdoor seating, and raised landscape planters are proposed throughout this portion of the development.

Staff Recommendation:

The Stack Self-Storage Development Plan meets the requirements of the SRCOD, Continental Ranch Specific Plan, and Marana Town Code, and staff recommends approval.

Suggested Motion:

I move to approve DPP2206-004, the development plan for Stack Self-Storage.

Attachments

Development Plan
Elevation Plans
Location Map
Application

BASIS OF BEARING

PIMA COUNTY COORDINATE SYSTEM (PCCS) ZONE 1 EAST

THE OBSERVED BEARING BETWEEN 3.5" BRASS DISC IN STREETWELL, STAMPED TOWN OF MARANA, AT THE CENTERLINE INTERSECTION OF SILVERBELL ROAD AND COACHLINE BOULEVARD AND 3.5" BRASS DISC IN STREETWELL, STAMPED TOWN OF MARANA, AT THE INTERSECTION OF SILVERBELL ROAD AND SILVER MOON WAY, SAID BEARING BEING N65° 41' 40".

BASIS OF ELEVATION

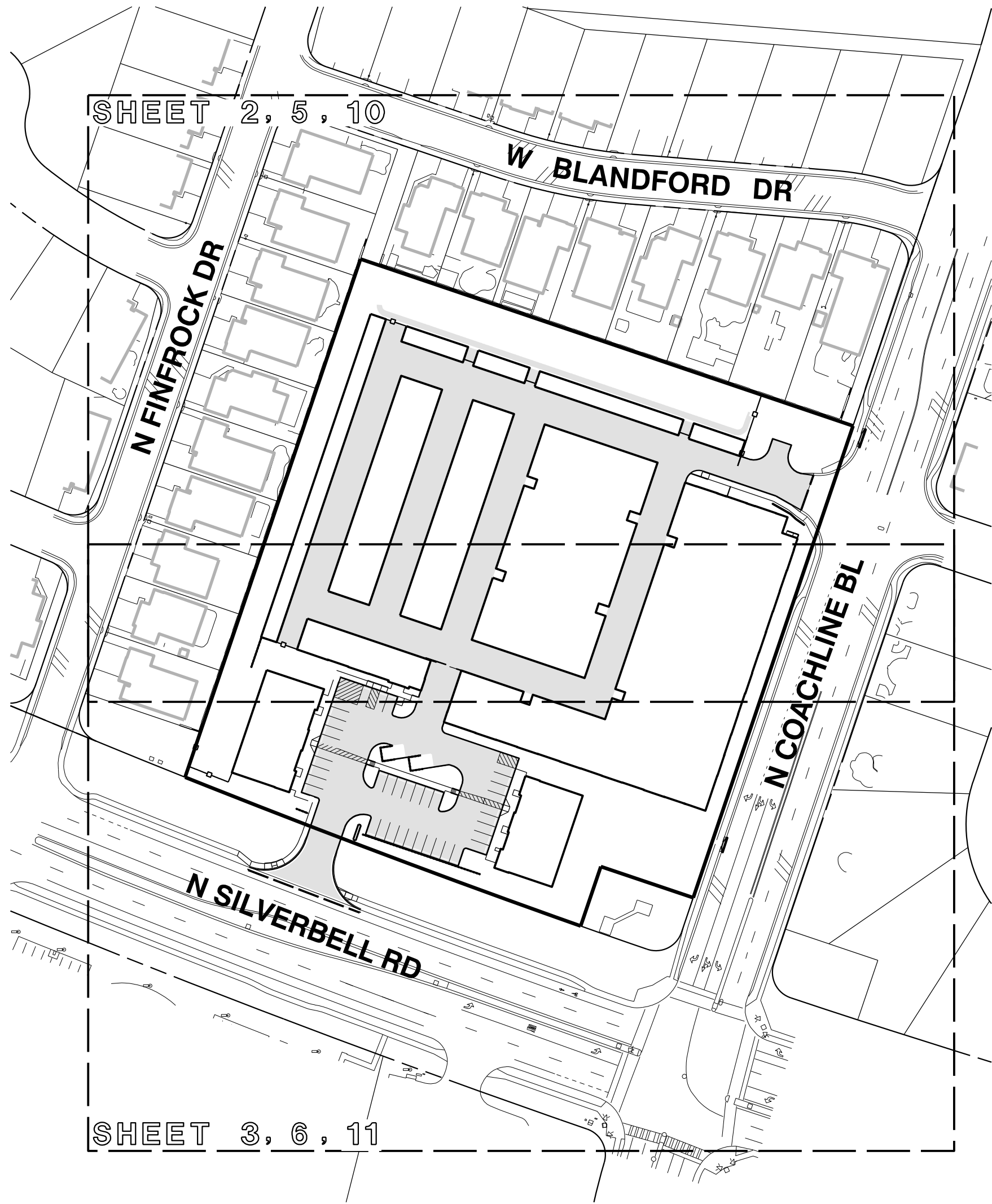
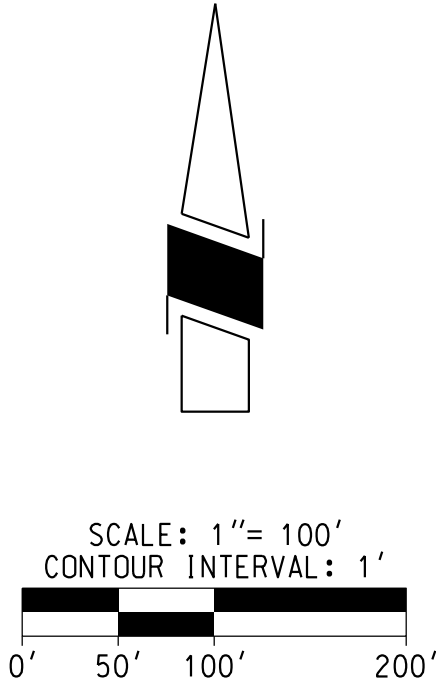
1/2" REBAR SET ON THE EAST SIDE OF A PME TRANSFORMER ON THE SOUTHERLY SIDE OF SILVERBELL ROAD AND APPROXIMATELY 175' WEST OF THE INTERSECTION OF FRINROCK DRIVE. PROCESSED THROUGH OPUS (ONLINE POSITION USER SERVICE). ELEV. = 2130.43 (NAVD88)

GENERAL NOTES

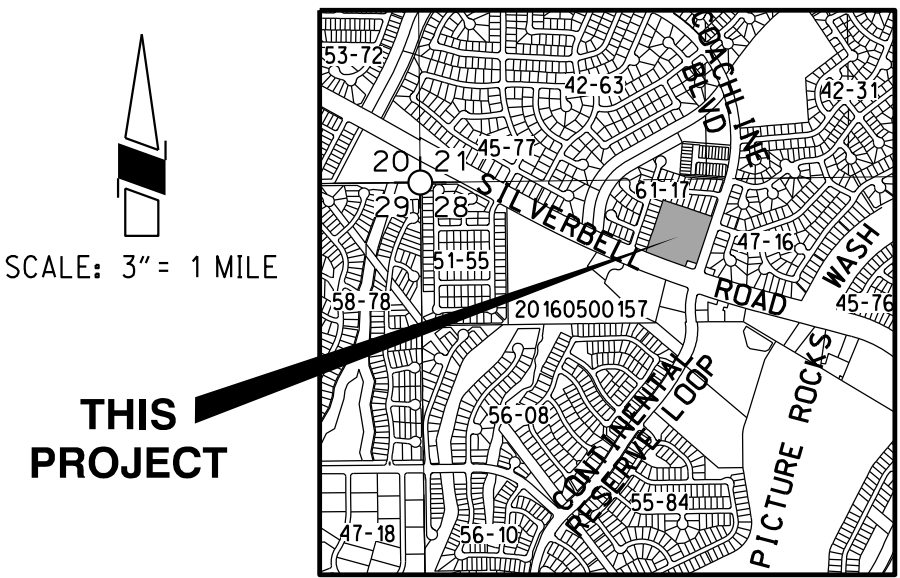
- THE GROSS AREA OF THIS DEVELOPMENT PLAN: 5.54 AC; 241,383 SF.
- THE EXISTING ZONING IS SP (SPECIFIC PLAN - CONTINENTAL RANCH) PER MARANA ORDINANCE NO. 88.09. THE LAND USE DESIGNATION IS COMMERCIAL (C) PER MARANA ORDINANCE NO. 2006.02.
- MINIMUM LOT SIZE: NONE.
MAXIMUM BUILDING COVERAGE ALLOWED: 70% AT GROUND LEVEL.
PROPOSED BUILDING COVERAGE: 42%.
- MAXIMUM BUILDING HEIGHT ALLOWED: 39', 3 STORIES
MAXIMUM BUILDING HEIGHT PROPOSED: 21'-0", 1 STORY
- MINIMUM BUILDING SET BACK: A DISTANCE EQUAL TO 60% OF BUILDING HEIGHT, BUT NOT LESS THAN 15 FEET.

MINIMUM BUILDING SETBACKS PROPOSED:
FRONT: 16' 6"
SIDE: 25' 0"
STREET SIDE: 15' 0"
REAR: 45' 0"
- PARKING SPACES PROVIDED PER THE PARKING JUSTIFICATION ANALYSIS: 39 SPACES
- THE TYPE AND AREA OF PROPOSED USES AS FOLLOWS:
BUILDINGS: 2.3 AC, 101,735 SF
PARKING AREA: 0.4 AC, 18,817 SF
DRAINAGE AREAS: 1.1 AC, 47,159.3 SF
- ROADWAY DESIGN SPEED: 20 MPH.
- ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
- OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30-INCHES AND 72-INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS, AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS LICENSE AGREEMENT SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.
- THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE CITY OF TUCSON WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
- THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANY TIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND THE REPATRIATION COORDINATOR OF THE ARIZONA STATE MUSEUM MUST BE CONTACTED IMMEDIATELY AT (520) 621-6302 PURSUANT TO A.R.S. 41-865.
- ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI-RESISTANT MATERIALS.
- ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
- DEVELOPER WILL CONVEANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL ARIZONA811 (1-800-782-5348) TWO FULL WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN THEY REQUIRE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR LAYING OUT ANY PORTION OF THE WORK AND SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS.
- THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER, ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO FURNISH, HAUL AND SUPPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.
- ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO GRADING.
- BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SUB-GRADE AS STATED BY THE ENGINEER.
- COMPACTION IN ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO DESIGNATION T-99, METHOD A. THOSE AREAS TO RECEIVE FILL ARE TO BE SCARIFIED TO A DEPTH OF TWELVE (12) INCHES, BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE BARROW AREA SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE TOWN PRIOR TO COMMENCEMENT OF WORK. TEST OF FILL MATERIAL WILL BE DONE AT THE OWNER'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE TOWN.
- CONTRACTOR SHALL REFER TO STORM WATER POLLUTION PREVENTION PLANS TO CONTROL SEDIMENT POLLUTION DURING GRADING OPERATIONS.

DEVELOPMENT PLAN PACKAGE FOR
STACK SELF - STORAGE
DPP2206-004



- ALL SLOPES WHICH ARE STEEPER THAN 3:1 WILL BE PROTECTED WITH 6" DIAMETER (MINIMUM) ROCK RIP -RAP OR CONCRETE BANK PROTECTION.
- TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON -TRANSPARENT GATES.
- ANY PLANT MATERIAL INCLUDED IN THE APPROVED LANDSCAPE PLAN THAT DOES NOT SURVIVE AFTER INSTALLATION SHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME OR LIKE SPECIES OF EQUAL SIZE WITHIN THIRTY (30) DAYS OF THE PLANT'S DEMISE. FAILURE TO REPLACE DEAD PLANT MATERIAL WITHIN THE SPECIFIED TIME PERIOD SHALL CONSTITUTE A ZONING VIOLATION.
- THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGN AGE REQUIREMENTS.
- ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF CUP2203-001.
- A COPY OF THE APPROVED PLAN, GRADING PERMIT AND SWOOP SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL REVISIONS TO PLANS MUST BE APPROVED BY THE TOWN PRIOR TO CONSTRUCTION.
- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF MARANA ORDINANCE NO. 88.09, AS AMENDED FROM TIME TO TIME.
- THE CONSTRUCTION TYPE FOR THE SELF-STORAGE BUILDINGS WILL BE IIB. BUILDINGS 4 AND 5 WILL HAVE FIRE SPRINKLERS. THE CONSTRUCTION TYPE FOR THE FUTURE RETAIL/COMMERCIAL BUILDINGS WILL BE V-B.
- ALL CURVES AND AISLE WIDTHS WITHIN THE PROPERTY WILL ALLOW A WB-40 VEHICLE APPROPRIATE MANEUVERING TO ALL BUILDINGS.



LOCATION MAP

A PORTION OF SECTION 28, T 12 S,
R 12 E, G & SRM, TOWN OF MARANA
PIMA COUNTY, ARIZONA

SHEET INDEX

- 1 COVER SHEET
- 2-3 SITE PLANS
- 4 GRADING NOTES
- 5-6 GRADING PLANS
- 7-8 DETAILS
- 9 UTILITY NOTES
- 10-11 UTILITY PLANS
- 12-17 LANDSCAPE PLANS

OWNER

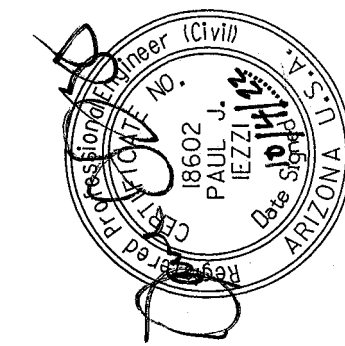
STACK MARANA & SILVERBELL, LLC
2801 N THANKSGIVING WAY, SUITE 100
LEHI, UT 84043
(801)768-0500

PARCEL ADDRESS

8696 N SILVERBELL ROAD
TUCSON, AZ 85743

LEGEND

ITEM	SYMBOL
CENTER LINE	---
SECTION LINE	---
BOUNDARY	---
EXIST ROW LINE	---
EASEMENT BOUNDARY	---
EXIST CONTOUR LINE	 2750.....
EXIST SPOT ELEVATION	X 2751.1
EXIST SAGUARO	
LANDSCAPE BUFFERYARD LIMITS	---
BUILDING SETBACKS	---
EXIST PAVEMENT EDGE	---
EXIST SEWER LINE W/MH	--- S ---
EXIST WATERLINE W/VALVE	--- W ---
EXIST UNDERGROUND LINE	--- E ---
EXIST FIBER OPTIC LINE	--- FO ---
EXIST GAS LINE	--- G ---
EXIST TELEPHONE LINE	--- T ---
EXIST CABLE LINE	--- CATV ---
EXIST OVERHEAD ELECTRIC LINE	--- OHE ---
PROPOSED STORM DRAIN W/MH	---
PROPOSED SEWER W/MH	---
PROPOSED SEWER MANHOLE DATA	RIM ELEVATION INVERT ELEVATION
PROPOSED SEWER MAIN, LENGTH AND SLOPE	100' @ 1.00%
FLOW ARROW	
CONCENTRATION POINT (HYDRAULIC TABLE REFERENCE)	
APPROX FINISH SURFACE	FS 00.0
EXIST GRADE	(0.00)
APPROX FINISH GRADE	FG 00.0
FINISHED FLOOR ELEVATION	FFE
BUILDING NUMBER	19
PARKING SPACES PROVIDED	5
HANDICAP PARKING	
RETAINING WALL	---
LANDSCAPE/SCREENWALL	---
PROPOSED SLOPE	---
CURB ACCESS RAMPS	
SIGHT VISIBILITY TRIANGLE	
CONCRETE PAVING	
A.C. PAVING	



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Tucson

DESIGNED BY: CM
DRAWN BY: SV
DATE: 06/2022
DATE: 06/2022
CHECKED BY: CM
APPROVED BY: P-J
DATE: 06/2022
DATE: 06/2022

COVER SHEET

DEVELOPMENT PACKAGE

STACK
SELF - STORAGE

PORTION OF SECTION 28, TOWNSHIP 12, SOUTH,
RANGE 12, EAST, GILIA & SALI FLYVER BASIN & WEROJAN
TOWN OF MARANA, PIMA COUNTY, ARIZONA

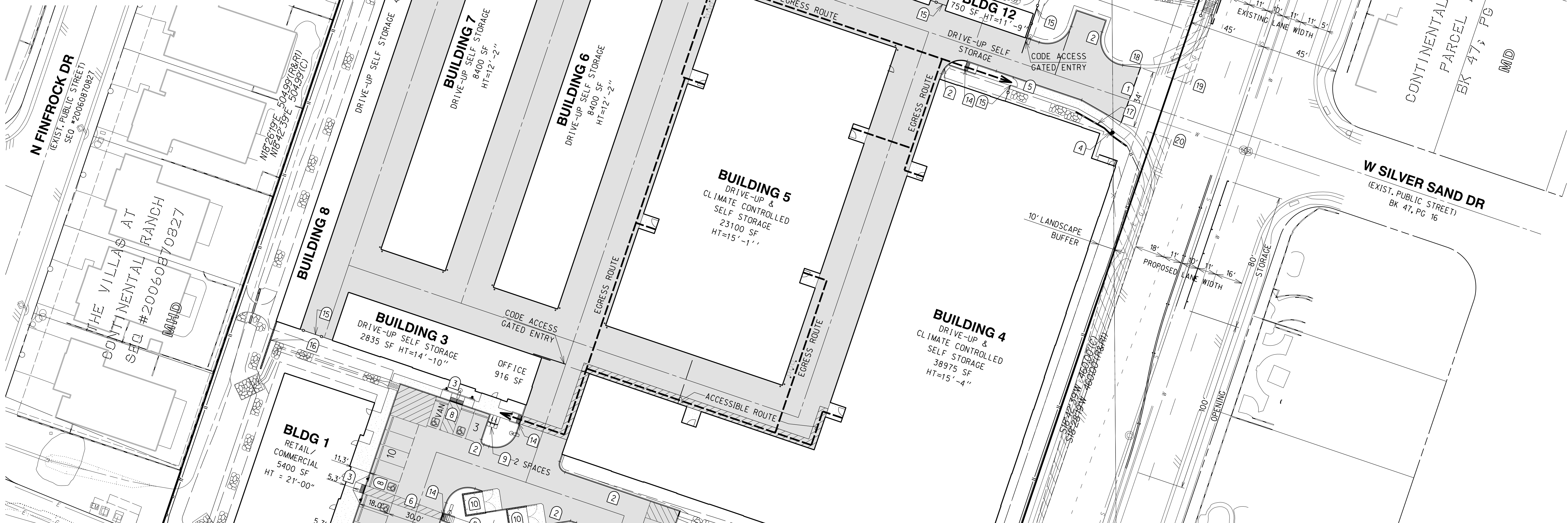
Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DPP2206-004
P22WS00032
CUP2203-001

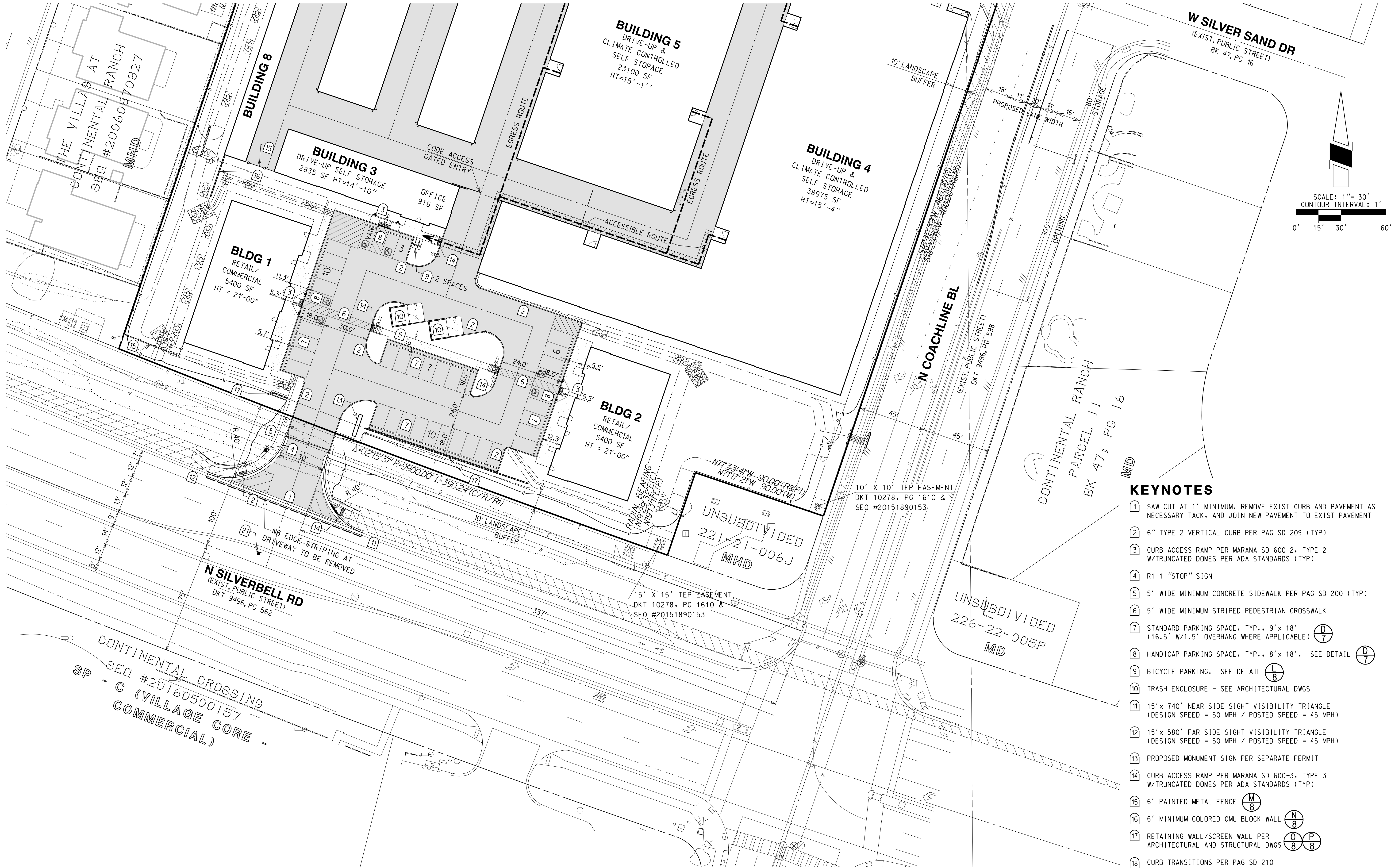
SCALE
HORIZ : 1"=100'
VERT : N/A

SHEET 1 OF 17

- (1) SAW CUT AT 1' MINIMUM. REMOVE EXIST CURB AND PAVEMENT TO NECESSARY TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
- (2) 6" TYPE 2 VERTICAL CURB PER PAG SD 209 (TYP)
- (3) CURB ACCESS RAMP PER MARANA SD 600-2, TYPE 2 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
- (4) R1-1 "STOP" SIGN
- (5) 5' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 (TYP)
- (5) 5' WIDE MINIMUM STRIPED PEDESTRIAN CROSSWALK
- (7) STANDARD PARKING SPACE, TYP., 9' x 18' (16.5' W/1.5' OVERHANG WHERE APPLICABLE)
- (8) HANDICAP PARKING SPACE, TYP., 8' x 18'. SEE DETAIL
- (9) BICYCLE PARKING. SEE DETAIL
- (10) TRASH ENCLOSURE - SEE ARCHITECTURAL DWGS
- (11) 15' x 740' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
- (12) 15' x 580' FAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
- (13) PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
- (14) CURB ACCESS RAMP PER MARANA SD 600-3, TYPE 3 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
- (15) 6' PAINTED METAL FENCE
- (16) 6' MINIMUM COLORED CMU BLOCK WALL
- (17) RETAINING WALL/SCREEN WALL PER ARCHITECTURAL AND STRUCTURAL DWGS
- (18) CURB TRANSITIONS PER PAG SD 210
- (19) 15' x 380' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 35 MPH / POSTED SPEED = 35 MPH)
- (20) 15' x 300' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 35PH / POSTED SPEED = 35MPH)
- (21) R6-1(R) "ONE-WAY" SIGN



SEE SHEET 2

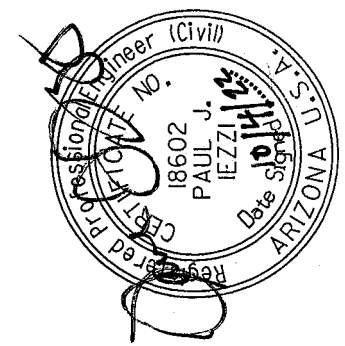


KEYNOTES

- SAW CUT AT 1' MINIMUM. REMOVE EXIST CURB AND PAVEMENT AS NECESSARY TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
- 6" TYPE 2 VERTICAL CURB PER PAG SD 209 (TYP)
- CURB ACCESS RAMP PER MARANA SD 600-2, TYPE 2 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
- R1-1 "STOP" SIGN
- 5' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 (TYP)
- 5' WIDE MINIMUM STRIPED PEDESTRIAN CROSSWALK
- STANDARD PARKING SPACE, TYP., 9'x18' (16.5' W/1.5' OVERHANG WHERE APPLICABLE) $\textcircled{D7}$
- HANDICAP PARKING SPACE, TYP., 8'x18'. SEE DETAIL $\textcircled{D7}$
- BICYCLE PARKING. SEE DETAIL $\textcircled{B8}$
- TRASH ENCLOSURE - SEE ARCHITECTURAL DWGS
- 15'x740' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
- 15'x580' FAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 50 MPH / POSTED SPEED = 45 MPH)
- PROPOSED MONUMENT SIGN PER SEPARATE PERMIT
- CURB ACCESS RAMP PER MARANA SD 600-3, TYPE 3 W/TRUNCATED DOMES PER ADA STANDARDS (TYP)
- 6' PAINTED METAL FENCE $\textcircled{M8}$
- 6' MINIMUM COLORED CMU BLOCK WALL $\textcircled{N8}$
- RETAINING WALL/SCREEN WALL PER ARCHITECTURAL AND STRUCTURAL DWGS $\textcircled{O8}$ $\textcircled{P8}$
- CURB TRANSITIONS PER PAG SD 210
- 15'x380' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 35 MPH / POSTED SPEED = 35 MPH)
- 15'x300' NEAR SIDE SIGHT VISIBILITY TRIANGLE (DESIGN SPEED = 35PH / POSTED SPEED = 35MPH)
- R6-1(R) "ONE-WAY" SIGN

LINE TABLE

NAME	DIRECTION	LENGTH
L1	S18°42'39"W S18°26'19"W	58.00' (C) 58.00' (R&R1)



3945 EAST FORT LOWELL ROAD - SUITE 111
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RICK
ENGINEERING COMPANY
Tucson

DESIGNED BY: CM
DRAWN BY: SV
DATE: 06/2022
CHECKED BY: CM
APPROVED BY: PJI
DATE: 06/2022

DEVELOPMENT PACKAGE

STACK

SELF - STORAGE

PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALI FLIVER BASIN & MERIDIAN TOWN OF MARANA, PINA COUNTY, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation

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DPP2206-004
P22WS00032
CUP2203-001

SHEET 3 OF 17

GRADING NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES PRIOR TO CONSTRUCTION.
4. A REGISTERED ENGINEER OR LAND SURVEYOR MUST CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS PRIOR TO REQUEST FOR FINAL INSPECTION OR THE RELEASE OF ASSURANCES.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID BASED THEREON.
6. UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE BASED ON A SEARCH OF AVAILABLE RECORDS AND INFORMATION PROVIDED BY THE UTILITY COMPANIES OR AGENCIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE, AND THERE MAY BE EXISTING UTILITIES WHICH ARE NOT SHOWN ON THE PLANS; THEREFORE, THE POSSIBILITY OF CONFLICTS WITH UTILITIES IN SERVICE EXISTS. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, TO REQUEST VERIFICATION OF THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN THE WORK AREA. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.
7. IF ANY UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL GRADING PLANS FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER.
8. DURING CONSTRUCTION, THE TOWN ENCOURAGES GRADING CREWS TO BE ALERT FOR BURROWING OWLS WHICH CAN BE SPOTTED STANDING ON THE GROUND, PARTICULARLY ALONG THE PERIMETER OF FIELDS. THE BURROWING OWL IS KNOWN TO OCCUR IN AND AROUND AGRICULTURAL FIELDS IN THE TOWN OF MARANA. IF GRADING CREWS FIND A BURROWING OWL DURING GRADING, PLEASE CALL THE ARIZONA GAME AND FISH DEPARTMENT AT (520) 628-5376. THEY WILL COME OUT AND RELOCATE THE BIRD(S) OFF-SITE.
9. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. §28-650.
10. THE USE OF OFF-SITE BORROW SOURCE MATERIAL WILL REQUIRE WRITTEN APPROVAL BY THE TOWN ENGINEER. NO APPROVAL WILL IT BE MADE UNTIL THE TOWN HAS DETERMINED THAT THE MATERIAL NOT ONLY MEETS THE SPECIFIED REQUIREMENTS, BUT IS ALSO COMPATIBLE WITH THE ESTABLISHED PROJECT DESIGN CRITERIA DEVELOPED BY IT, AND BASED ON THE SOIL SUPPORT VALUE OF THE EMBANKMENT MATERIALS AND THE STRUCTURAL COEFFICIENTS OF THE BASE AND SURFACING MATERIALS. ADDITIONALLY, THE MINIMUM R-VALUE(S) OF THE IMPORT MATERIAL SHALL MEET OR EXCEED THE VALUE(S) USED FOR THE PAVEMENT DESIGN.

PAVING NOTES

1. ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 406, MIX #2, UNLESS OTHERWISE SPECIFIED.
2. ALL CONCRETE SHALL COMPLY WITH PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.

MARANA GENERAL NOTES

1. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITIONS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.
2. ALL WORK SHALL CONFORM TO CHAPTER 17-13 OF THE MARANA TOWN CODE (STANDARDS FOR GRADING AND RELATED SITE WORK).
3. A GEOTECHNICAL ENGINEERING INVESTIGATION, INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY ALTA ARIZONA. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT, DATED JUNE 7, 2022, ALTA PROJECT 220288-G.
4. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND ACCEPTED BY THE TOWN OF MARANA PRIOR TO CONSTRUCTION.
5. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
6. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
7. AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, SECTION 303, UNLESS OTHERWISE SPECIFIED.
8. COMPACTION IN ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698A/AASHTO T-99 UNLESS OTHERWISE SPECIFIED. THOSE AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF EIGHT (8) INCHES AND BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE SOURCE OF ALL FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. ALL TESTING SHALL BE DONE AT THE OWNER'S EXPENSE.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED IN THE COURSE OF CONSTRUCTION. ALL REPAIR OR CLEANUP SHALL BE DONE AT NO COST TO THE TOWN OF MARANA.

MARANA GENERAL NOTES - CONTINUED

11. IF ANY HUMAN REMAINS OF FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANYTIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND THE REPATRIATION COORDINATOR AT THE ARIZONA STATE MUSEUM, MUST BE CONTACTED IMMEDIATELY AT (520) 621-4795, PURSUANT TO A.R.S. § 41-865.
12. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI RESISTANT MATERIALS.
13. ALL SLOPES STEEPER THAN 3:1 WILL BE PROTECTED WITH 8" DIAMETER ANGULAR ROCK RIP RAP OR GROUTED RIP RAP AS INDICATED ON THE APPROVED GRADING PLANS. ALL ROCK RIP RAP EROSION PROTECTION SHALL BE CORONADO BROWN IN COLOR.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SUBMITTED FOR THIS PROJECT.
15. GRADING BOUNDARIES SHALL BE CLEARLY MARKED AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS. NO WORK SHALL TAKE PLACE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.
16. THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE WORK A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL HAVE ON SITE, AT ALL TIMES, TRAFFIC CONTROL PLANS ACCEPTED (STAMPED) BY THE TOWN OF MARANA FOR ALL WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.
17. THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED.
18. THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS, OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
19. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO THE GRADING.
20. BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISHED BUILDING PAD ELEVATIONS AS STATED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SUB-GRADE AS STAKED BY THE ENGINEER.
21. AN APPROVED COPY OF THIS PLAN AND ASSOCIATED PERMIT SHALL BE KEPT IN AN EASILY ACCEPTABLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
22. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.
23. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AT THEIR COST AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT OF WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
24. MAGNETIC MARKING TAPE IS REQUIRED FOR ALL IRRIGATION SLEEVES WITHIN THE TOWN OF MARANA RIGHT OF WAY.
25. ALL CROSS SLOPES AT ALL ACCESSIBLE ROUTE WALKING SURFACES, SIDEWALKS, WALKWAYS SHALL NOT EXCEED 1:48 (2%) AND RUNNING SLOPES SHALL NOT EXCEED 1:20 (5%) PER ICC/ANSI A117.1 2009 EDITION; 403.3.

RICK ENGINEERING GENERAL NOTES

1. CURB RADII ARE MEASURED TO FRONT FACE OF CURB.
2. THE CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING ARIZONA 811 AT 811 TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. THE PLAN LOCATIONS OF EXISTING UTILITIES BEING SHOWN ARE APPROXIMATE.
3. THE CONTRACTOR AGREES TO PROTECT ALL ADJACENT PROPERTY AND EXISTING IMPROVEMENTS, INCLUDING POSITIVE CONTROL OF EARTH SPILLAGE, CONSTRUCTION WATER, AND RUNOFF WATERS.
4. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
5. THE EXISTENCE AND LOCATION OF ANY EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A REPRESENTATION OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT ANY UTILITY NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COSTS INCURRED AS A RESULT OF DAMAGE TO UTILITIES CAUSED BY HIS OPERATIONS.
6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT (520) 795-1000.
7. RETAINING WALLS AND/OR SCREEN WALLS REFERENCED ON THIS PLAN ARE TO BE DESIGNED BY OTHERS. ELEVATIONS SHOWN HEREON ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL CONFIRM EXACT ELEVATIONS. ALL RETAINING WALLS AND/OR SCREEN WALLS REQUIRE A SEPARATE BUILDING PERMIT AND ARE NOT COVERED UNDER THE GRADING PERMIT FOR THIS PROJECT.

RICK ENGINEERING GENERAL NOTES - CONTINUED

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES.
9. ALL NOTES SHALL CROSS-APPLY TO ALL CONSTRUCTION DISCIPLINES INVOLVED WITH THIS PROJECT.
10. FACE OF CURB REVEAL IS 6 INCHES UNLESS OTHERWISE SHOWN.
11. SOME ELEVATIONS ARE SHORTENED FOR CLARITY, REMOVING THE THOUSAND AND HUNDRED UNIT VALUES. SEE BASIS OF ELEVATION FOR FULL ELEVATION REFERENCE.
12. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE NATIVE VEGETATION WITHIN ALL OPEN SPACE AREAS AND CONFINED HIS OPERATIONS TO THE GRADING LIMITS SHOWN.
13. WRITTEN PERMISSION SHALL BE OBTAINED IN ADVANCE FOR ANY OFF-SITE GRADING.
14. THE CONTRACTOR SHALL FACILITATE THE WORK OF THE SOILS ENGINEER DURING HIS OBSERVATIONS AND COMPACTION TESTS DURING THE FILLING AND COMPACTING OPERATIONS.
15. ALL EARTHWORK OPERATIONS SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT. THE SOILS ENGINEER SHALL OBSERVE, INSPECT, AND TEST ALL EARTHWORK OPERATIONS, INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.
16. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A UNIFORM CROSS-SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
17. PRIOR TO THE START OF GRADING, ALL VEGETATION AND OBSTRUCTIONS, AS WELL AS TRASH, SHALL BE REMOVED FROM CUT AND FILL AREAS AND LEGALLY DISPOSED OF OFF-SITE. ANY EXISTING IRRIGATION, DRAINAGE OR UTILITY LINES OR OTHER ABANDONED SUBSURFACE STRUCTURES SHALL BE REMOVED, DESTROYED OR ABANDONED IN COMPLIANCE WITH SPECIFICATIONS OF THE APPROPRIATE BUILDING OFFICE OR THE SOILS ENGINEER. BRUSH SHALL BE REMOVED ONLY WITHIN THE AREA TO BE GRADED.
18. THE FINAL TEST RESULTS AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED AND SUBMITTED TO THE OWNER. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, DRIVE RING, OR NUCLEAR DENSITY GAUGE.
19. EXISTING MANHOLE RIMS, VALVE COVERS, ETC., TO REMAIN IN PLACE, SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE AND/OR FINISHED SURFACE ELEVATIONS.
20. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.
21. IRRIGATION/ELECTRICAL SLEEVES SHALL BE 4 INCH ABS OR SCHEDULE 40 PVC. SLEEVES SHALL BE PLACED 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 2 FEET MINIMUM BEYOND THE BACK OF CURB, HEADER, OR SIDEWALK. A CONTINUOUS MAGNETIC MARKING TAPE SHALL BE PLACED 12 INCHES BELOW FINISHED GRADE ABOVE THE SLEEVES. THE CURB SHALL BE MARKED BY A STAMPED LABEL "I" (IRRIGATION SYSTEM). SLEEVE ENDS SHALL BE COVERED WITH HEAVY DUTY TAPE TO PREVENT SOIL FROM ENTERING SLEEVES UPON BACK FILLING.
22. THE GENERAL CONTRACTOR SHALL COORDINATE ALL RIP RAP SLOPE TREATMENT REQUIREMENTS WITH THE LANDSCAPE CONTRACTOR. LANDSCAPE PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED SHALL BE COORDINATED TO FACILITATE THE WORK OF THE LANDSCAPE CONTRACTOR BEFORE THE RIP RAP IS PLACED. SEE LANDSCAPE PLANS FOR PLANTINGS AND IRRIGATION LINES WITHIN AREAS TO BE RIP RAPPED.
23. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL PROPOSED RIP RAP AREAS SUCH THAT THE FINISHED SURFACE OF THE RIP RAP WILL MATCH THE FINISHED SURFACE ELEVATION AND SLOPE AS CALLED OUT ON THESE PLANS.
24. ALL RIP RAP IS NOT SHOWN FOR CLARITY. REFER TO THE TYPICAL SLOPE TREATMENT BOX FOR SURFACE TREATMENT OF FINISHED SLOPE FACES.
25. THE GRADING CONTRACTOR SHALL EXCAVATE AND REMOVE THE SOIL BENEATH ALL DECOMPOSED GRANITE AREAS SO THAT THE FINISHED SURFACE OF THE DECOMPOSED GRANITE WILL MATCH THE FINISHED SURFACE ELEVATION AS CALLED OUT ON THESE PLANS. WATER HARVESTING AREAS SHALL BE KEPT LOW TO ACHIEVE THE FULL DEPTH OF WATER HARVESTING TO THE FINISHED SURFACE OF THE DECOMPOSED GRANITE. SEE LANDSCAPE PLANS FOR DECOMPOSED GRANITE AREAS.
26. THE BOTTOMS OF ALL WATER HARVESTING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS TO FACILITATE GROUNDWATER INFILTRATION. DECOMPOSED GRANITE USED IN WATER HARVESTING AREAS SHALL BE SCREENED PRIOR TO PLACEMENT TO REMOVE ALL FINE MATERIAL. WATER HARVESTING AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANYTIME DURING CONSTRUCTION.
27. THE BOTTOMS OF ALL RETENTION AND/OR DETENTION BASINS SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS TO FACILITATE GROUNDWATER INFILTRATION AND SHALL REMAIN "NATURAL", I.E. DECOMPOSED GRANITE, RIP RAP, HYDROSEED OR OTHER GROUND COVER SHALL NOT BE PLACED IN THE BASIN BOTTOMS. WHENEVER POSSIBLE IRRIGATION LINES AND EQUIPMENT SHALL ALSO NOT BE PLACED WITHIN THE BASIN BOTTOMS. RETENTION AND/OR DETENTION BASINS/AREAS SHALL NOT BE UTILIZED FOR WORKER PARKING OR MATERIAL STORAGE AT ANYTIME DURING CONSTRUCTION. THE CONTRACTOR SHALL SCARIFY ALL RETENTION AND/OR DETENTION BASIN BOTTOMS IMMEDIATELY PRIOR TO REMOVING EARTHWORK EQUIPMENT FROM PROJECT SITE AND/OR BEGINNING LANDSCAPING ACTIVITIES. CONTRACTOR SHALL COORDINATE AND CONFIRM WITH THE SOILS ENGINEER THE SPECIFIC COMPACTION/TREATMENT SPECIFICATION REQUIREMENTS FOR THE BASIN BOTTOMS.

WORK TO BE DONE

THE IMPROVEMENTS AND GRADING CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS AND STANDARD DETAILS:

STANDARD SPECIFICATIONS

- 1) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).

STANDARD DETAILS/DRAWINGS

- 1) STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS (PAG).
- 2) PIMA COUNTY/CITY OF TUCSON SIGNING & PAVEMENT MARKING MANUAL (2020 FIRST EDITION)
- 3) THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
- 4) SUBDIVISION STREET STANDARDS MANUAL. TOWN OF MARANA (2004 EDITION)

LEGEND

ITEM	STANDARD DETAIL	SYMBOL
A.C. PAVING (REGULAR)	SEE DETAIL A, SHEET 7	TC 52.50
TOP OF CURB ELEVATION		FS 52.0
FINISHED SURFACE ELEVATION		FG 57.0
FINISHED GRADE ELEVATION		FL 52.00
FLOW ELEVATION		TW 64.0
TOP OF WALL		(49.50)
EXIST ELEVATION		FFE 49.5
FINISHED FLOOR ELEVATION		
RIDGE LINE		
STORM DRAIN	SD 108, SEE NOTES	
RIP RAP PAD		
DETAIL REFERENCE	A = DETAIL IDENTIFICATION. 1 = SHEET SHOWING DETAIL	
PROPOSED SLOPE		
RIP RAP SLOPE PROTECTION	SEE TYPICAL SLOPE TREATMENT SEE BOX NOTE ON SHEETS 5 & 6	
GROUTED RIP RAP	SEE DETAIL F SHEET 7	
EXIST CONTOUR		
PROPOSED CONTOUR		
DAYLIGHT LINE		
CURB ACCESS RAMP	SD 207(UNLESS OTHERWISE NOTED)	
CONCRETE SIDEWALK	SD 200	
EASEMENT LINE		
DIRECTION OF FLOW OR SWALE		
RETAINING WALL	FOR REFERENCE ONLY, SEE RICK ENGINEERING GENERAL NOTE 7 SHEET 4	
SCREEN WALL		
42" PROTECTIVE RAILING		
0100DISCHARGE		
PROPOSED 100-YEAR FLOOD PRONE LIMITS		
EXIST SEWER AND MANHOLE		
EXIST WATERLINE W/VALVE		
EXIST UNDERGROUND ELECTRIC LINE		
EXIST GAS LINE		
EXIST CURB & PAVEMENT		
PROJECT BOUNDARY		
EXIST ROW LINE		
CENTERLINE		
VARIABLE SLOPE		
TYPE 2 SIDEWALK SCUPPER	SD 205 AND DETAIL U SHEET 8	

RICK ENGINEERING GENERAL NOTES - CONTINUED

28. THE CONTRACTOR SHALL CONFIRM THAT ALL RETENTION AND/OR DETENTION BASINS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SHALL CONFIRM THE REQUIRED STORAGE VOLUMES PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS. IT IS STRONGLY RECOMMENDED THAT ALL RETENTION AND/OR DETENTION BASINS BE BLUE TOPPED FOR FINAL GRADE CONTROL. ALL BASINS SHALL BE AS-BUILT IN THEIR ENTIRETY BY A REGISTERED LAND SURVEYOR. SEALED AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR VOLUME CONFIRMATION PRIOR TO BEGINNING ANY LANDSCAPING ACTIVITIES WITHIN OR ADJACENT TO THE BASINS.
29. ALL REMAINING DISTURBED AREAS, EXCEPT RETENTION AND/OR DETENTION BASIN BOTTOMS, NOT OTHERWISE ALREADY TREATED, SHALL BE STABILIZED IN A FINAL MANNER IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT. A NOTICE OF TERMINATION TO CLOSE OUT THE SWPPP'S NOTICE OF INTENT CANNOT BE FILED WITH ADEQ UNTIL THESE FINAL STABILIZATION MEASURES ARE IN PLACE.

STORM DRAIN NOTES

1. SUBSTITUTION OF ANY MATERIALS FOR CONSTRUCTION OF STORM DRAIN WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE ENGINEER OF WORK.
2. STORM DRAINS ARE TO BE CONSTRUCTED IN COMPLIANCE WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS, 2015 EDITIONS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.
3. CMP STORM DRAIN UP TO AND INCLUDING 48" IN SIZE SHALL BE CONTECH CORRUGATED STEEL PIPE, 2-2/3" X 1/2" ANNUAL CORUGATIONS OR EQUIVALENT. 18-INCH TO 48-INCH PIPE SHALL BE 16 GAGE THICKNESS. PIPE AND BEDDING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND STANDARD DETAIL NO. 108.

GRADING NOTES AND LEGEND

DEVELOPMENT PACKAGE

STACK

SELF - STORAGE

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DESIGNED BY: CM
CHECKED BY: CM
DATE: 06/2022
DRAWN BY: sv
DATE: 06/2022
APPROVED BY: PJI
DATE: 06/2022

PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT FLIVER BASIN & MERIDIAN TOWN OF MARANA, PIMA COUNTY, ARIZONA

CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811
CALL 811 OR CLICK ARIZONA811.COM

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P22WS00032
CUP2203-001

SHEET 4 OF 17

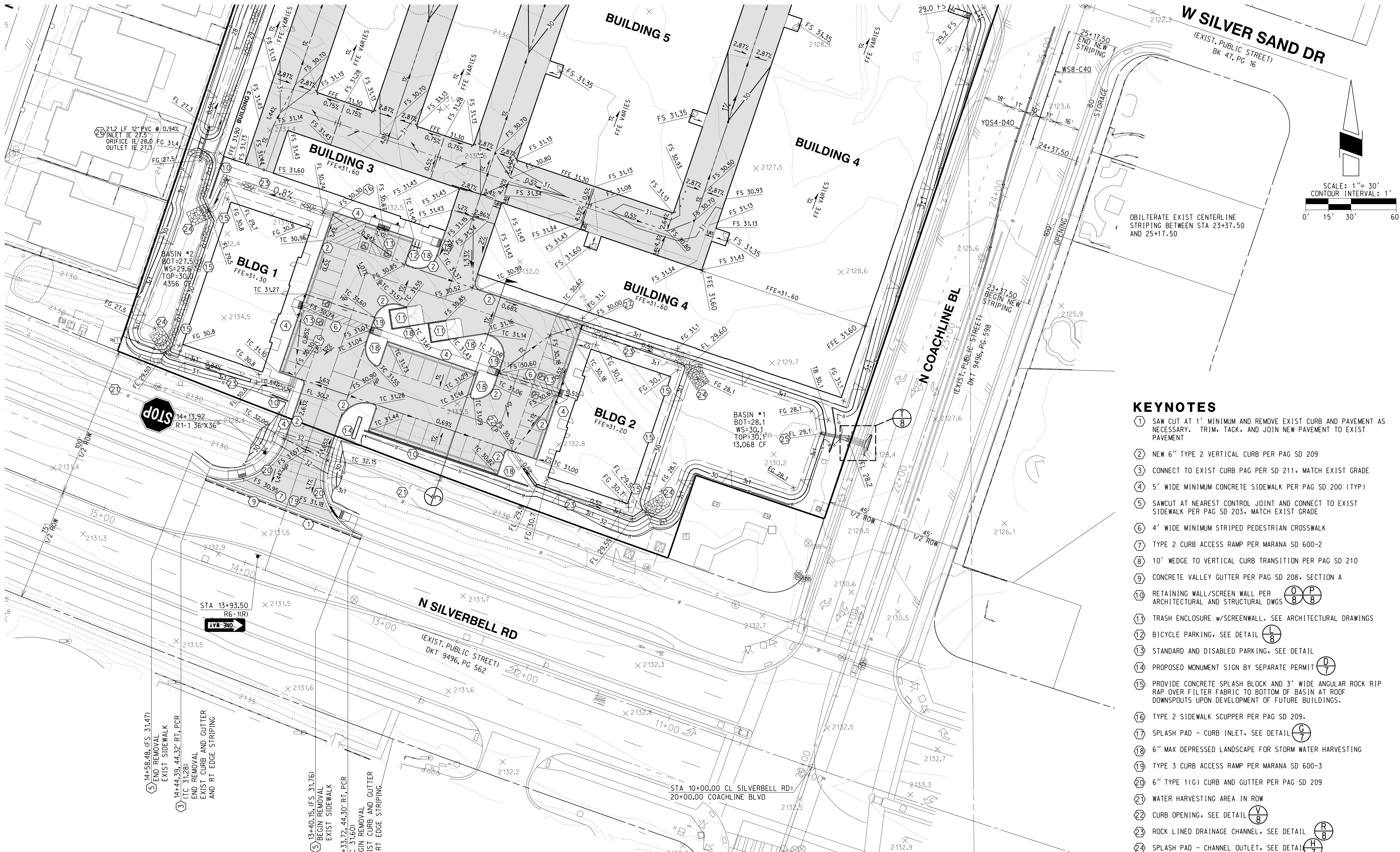
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04-OCT-2022

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SEE SHEET 5



KEYNOTES

- 1 SAW CUT AT 1' MINIMUM AND REMOVE EXIST CURB AND PAVEMENT AS NECESSARY. TRIM, TACK, AND JOIN NEW PAVEMENT TO EXIST PAVEMENT
- 2 NEW 6" TYPE 2 VERTICAL CURB PER PAG SD 209
- 3 CONNECT TO EXIST CURB PAG PER SD 211, MATCH EXIST GRADE
- 4 5' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 (TYP)
- 5 SAWCUT AT NEAREST CONTROL JOINT AND CONNECT TO EXIST SIDEWALK PER PAG SD 203, MATCH EXIST GRADE
- 6 4' WIDE MINIMUM STRIPED PEDESTRIAN CROSSWALK
- 7 TYPE 2 CURB ACCESS RAMP PER MARANA SD 600-2
- 8 10' WEDGE TO VERTICAL CURB TRANSITION PER PAG SD 210
- 9 CONCRETE VALLEY GUTTER PER PAG SD 208, SECTION A
- 10 RETAINING WALL/SCREEN WALL PER ARCHITECTURAL AND STRUCTURAL DWGS
- 11 TRASH ENCLOSURE w/SCREENWALL. SEE ARCHITECTURAL DRAWINGS
- 12 BICYCLE PARKING. SEE DETAIL
- 13 STANDARD AND DISABLED PARKING. SEE DETAIL
- 14 PROPOSED MONUMENT SIGN BY SEPARATE PERMIT
- 15 PROVIDE CONCRETE SPLASH BLOCK AND 3' WIDE ANGULAR ROCK RIP RAP OVER FILTER FABRIC TO BOTTOM OF BASIN AT ROOF DOWNSPOUTS UPON DEVELOPMENT OF FUTURE BUILDINGS.
- 16 TYPE 2 SIDEWALK SCUPPER PER PAG SD 209.
- 17 SPLASH PAD - CURB INLET, SEE DETAIL
- 18 6" MAX DEPRESSED LANDSCAPE FOR STORM WATER HARVESTING
- 19 TYPE 3 CURB ACCESS RAMP PER MARANA SD 600-3
- 20 6" TYPE 1(G) CURB AND GUTTER PER PAG SD 209
- 21 WATER HARVESTING AREA IN ROW
- 22 CURB OPENING. SEE DETAIL
- 23 ROCK LINED DRAINAGE CHANNEL. SEE DETAIL
- 24 SPLASH PAD - CHANNEL OUTLET, SEE DETAIL
- 25 BASIN 1 OUTLET, SEE DETAIL
- 26 BASIN 2 OUTLET, SEE DETAIL
- 27 BASIN 3 OUTLET, SEE DETAIL

NOTE: NOT ALL RIP RAP SHOWN FOR CLARITY

TYPICAL SLOPE TREATMENT

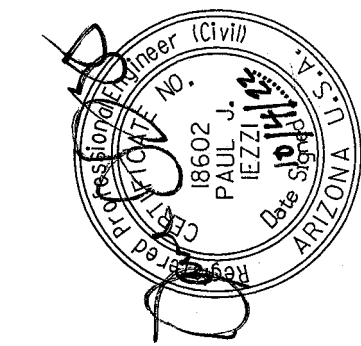
FINAL SLOPE TREATMENT (UNLESS OTHERWISE NOTED IN THE SOILS REPORT OR ON THIS PLAN) SHALL BE AS FOLLOWS:

1:1 TO 1.99:1 OVER 2' IN HEIGHT
2:1 TO 2.99:1 OVER 2' IN HEIGHT

3:1 OR FLATTER

- GROUTED ROCK RIP RAP PER DETAIL
- HAND PLACED ANGULAR ROCK RIP RAP D50=8" MIN, T=8" MIN (UON) OVER 1 LAYER MIRAFI 180N FILTER FABRIC OR EQUIVALENT
- REVEGETATED PER LANDSCAPE ARCHITECT'S RECOMMENDATION (UON)

DTL: GENSLOPE



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GRADING PLAN

SELF - STORAGE

PORTION OF SECTION 28, TOWNSHIP 12 SOUTH,
RANGE 12 EAST, GILA & SALI FLIVER BASIN & MERIDIAN
TOWN OF MARANA, PINA COUNTY, ARIZONA



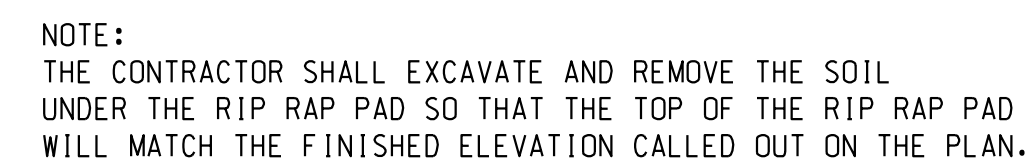
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HORIZ : 1"=30'
VERT : N/A

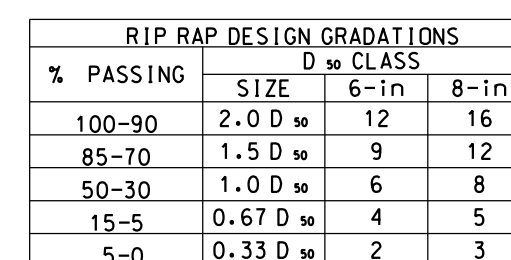
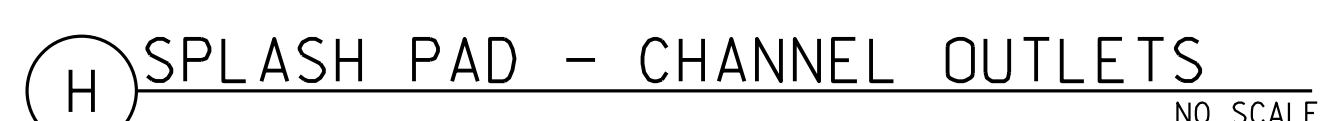
SHEET 6 OF 17



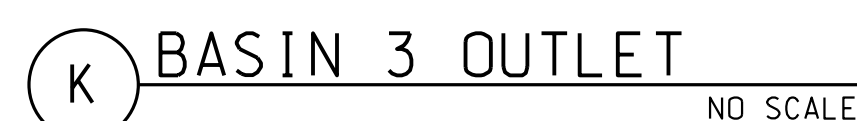
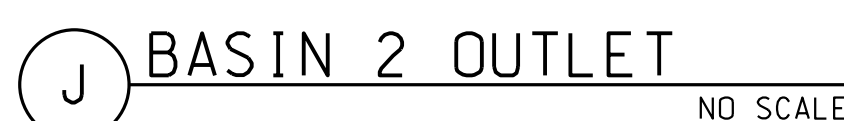
(A) "AC" PAVING SECTION *
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RIP RAP DESIGN GRADATIONS			
% PASSING	D ₅₀ CLASS		
	SIZE	6-in	8-in
100-90	2.0 D ₅₀	12	16
85-70	1.5 D ₅₀	9	12
50-30	1.0 D ₅₀	6	8
15-5	0.67 D ₅₀	4	5
5-0	0.33 D ₅₀	2	3



(G) SPLASH PAD - CURB INLETS



1. ALL DIMENSIONS ARE GIVEN IN INCHES.
2. THESE SIGNS ARE NOT AVAILABLE THROUGH THE TOWN, BUT CAN BE PURCHASED AT PRIVATE BARRICADE AND SIGN COMPANIES.
3. BOTTOM OF "RESERVED PARKING" SIGN SHALL BE 7' ABOVE FINISH GRADE.



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UCSON, AZ 85712



TRICK
ENGINEERING COMPANY

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DRAWN BY: sv	DATE: 06/2022	APPROVED BY: P.JL	DATE: 06/2022

SITE, GRADING AND UTILITY DETAILS

STACK

SELF-STORAGE

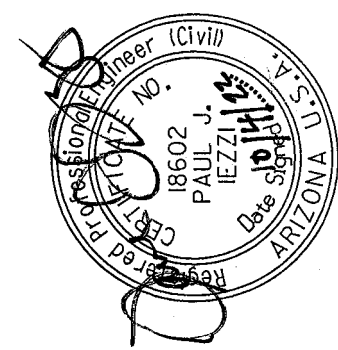
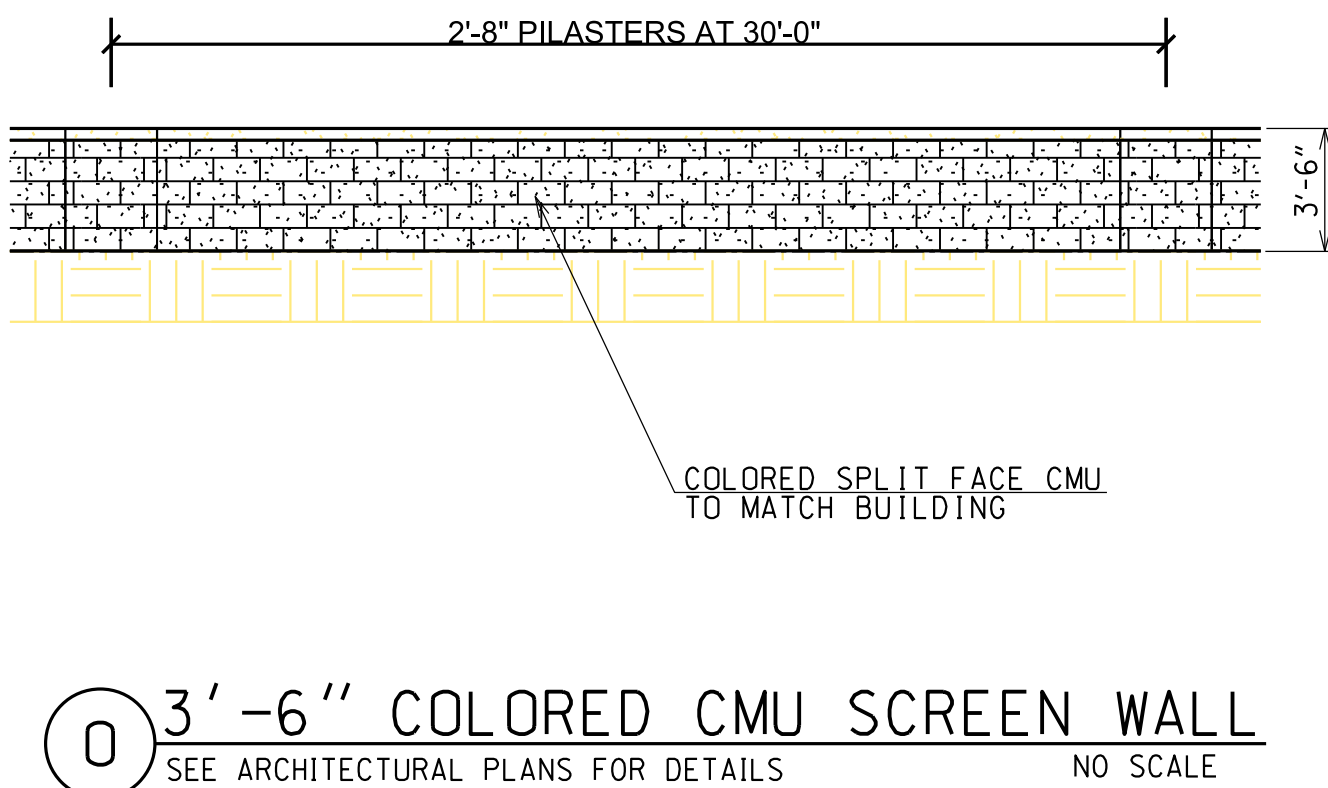
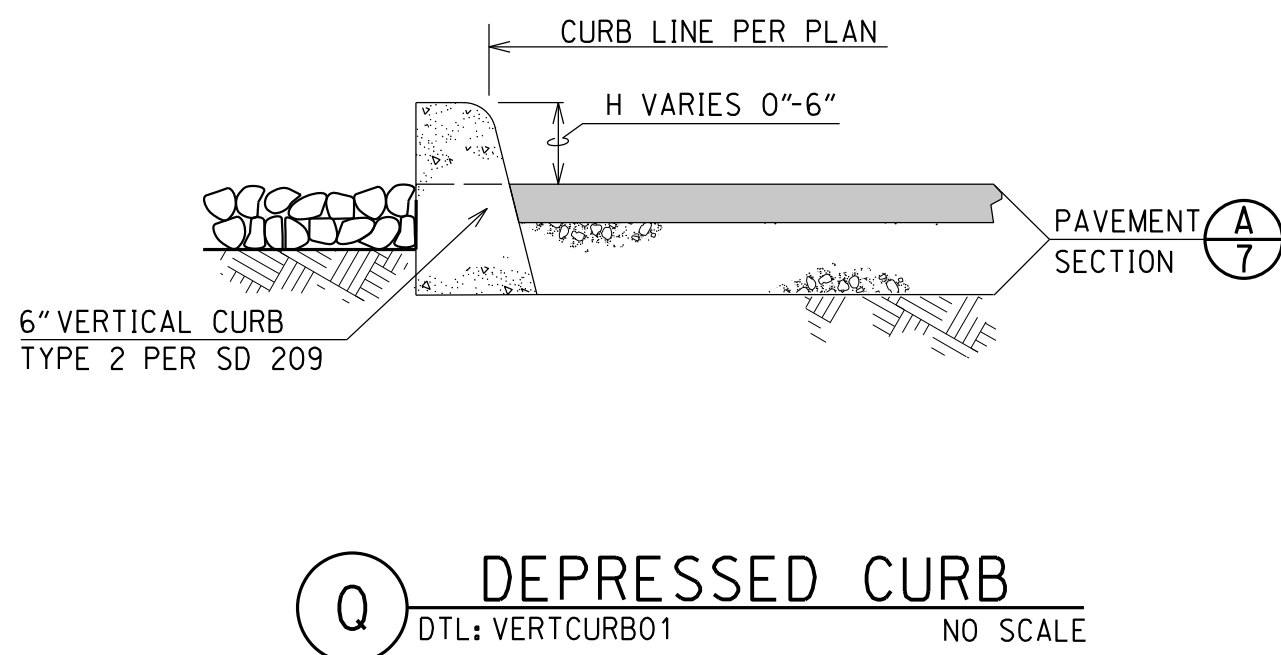
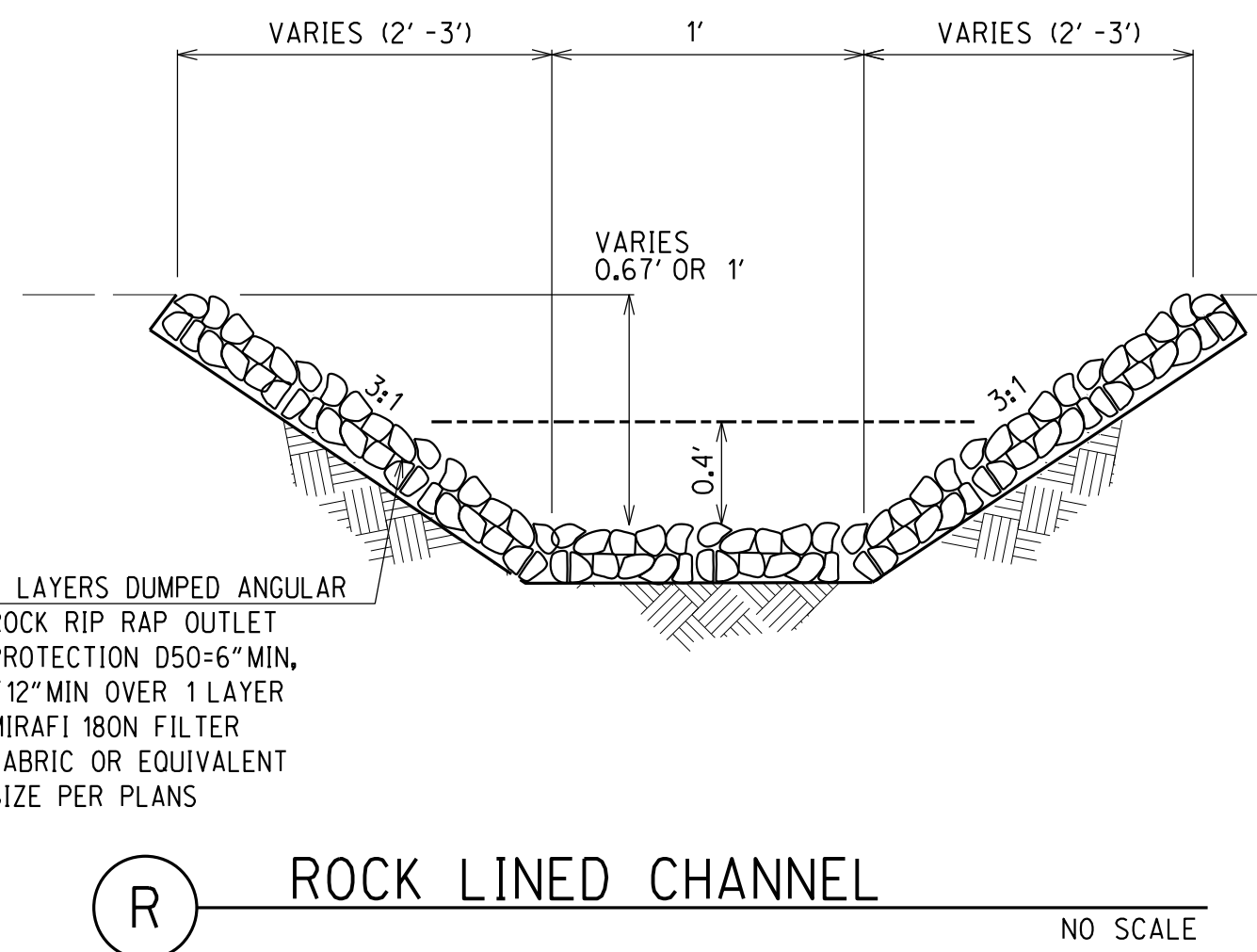
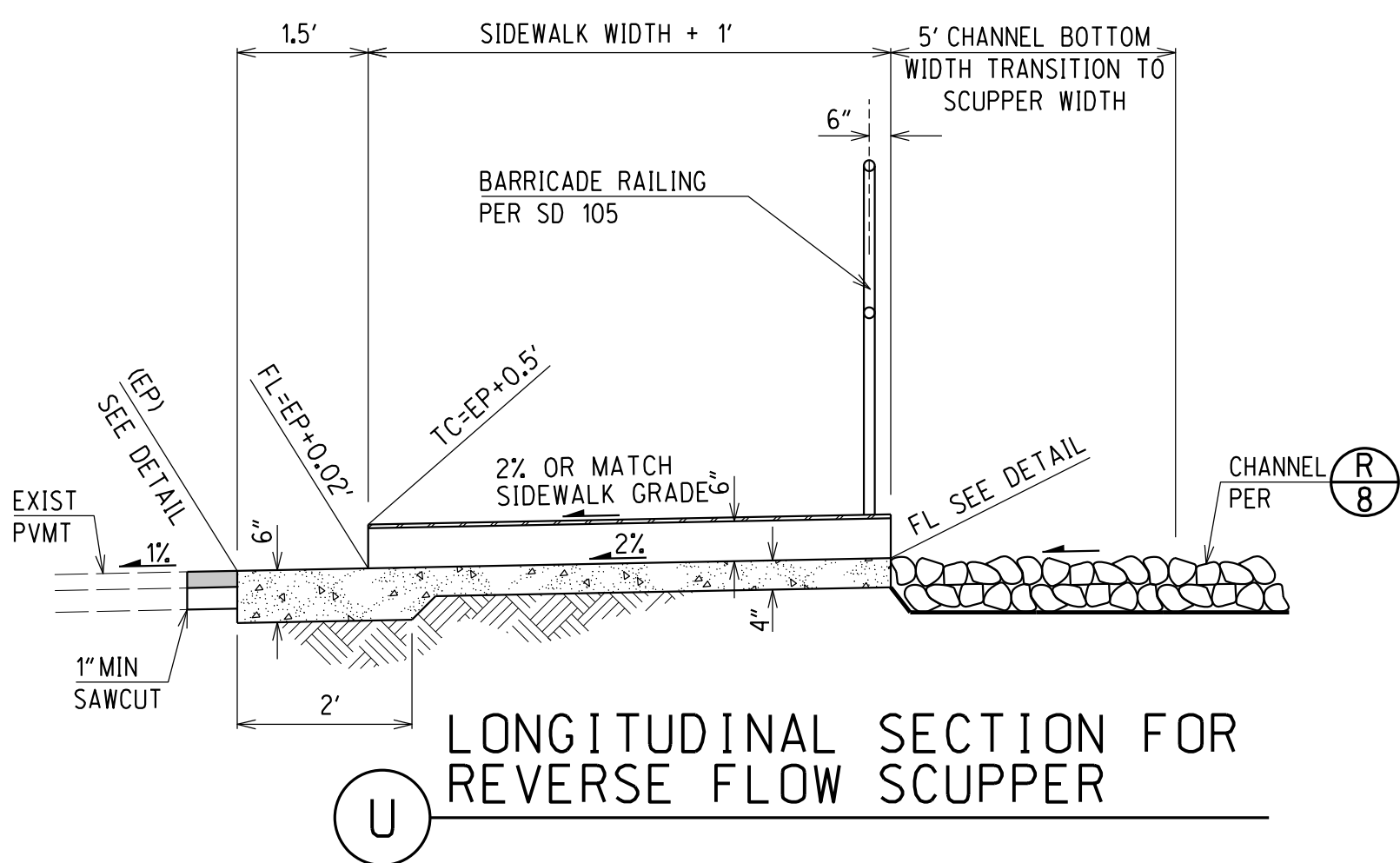
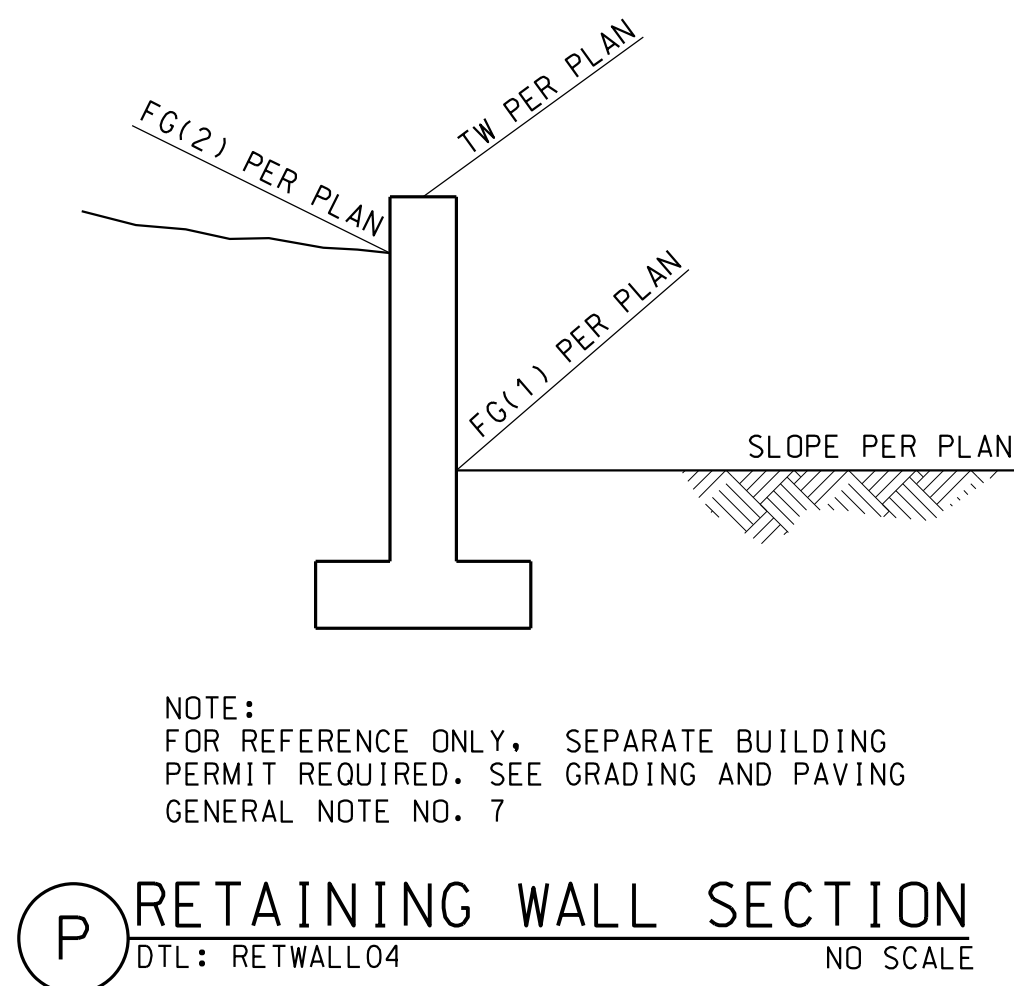
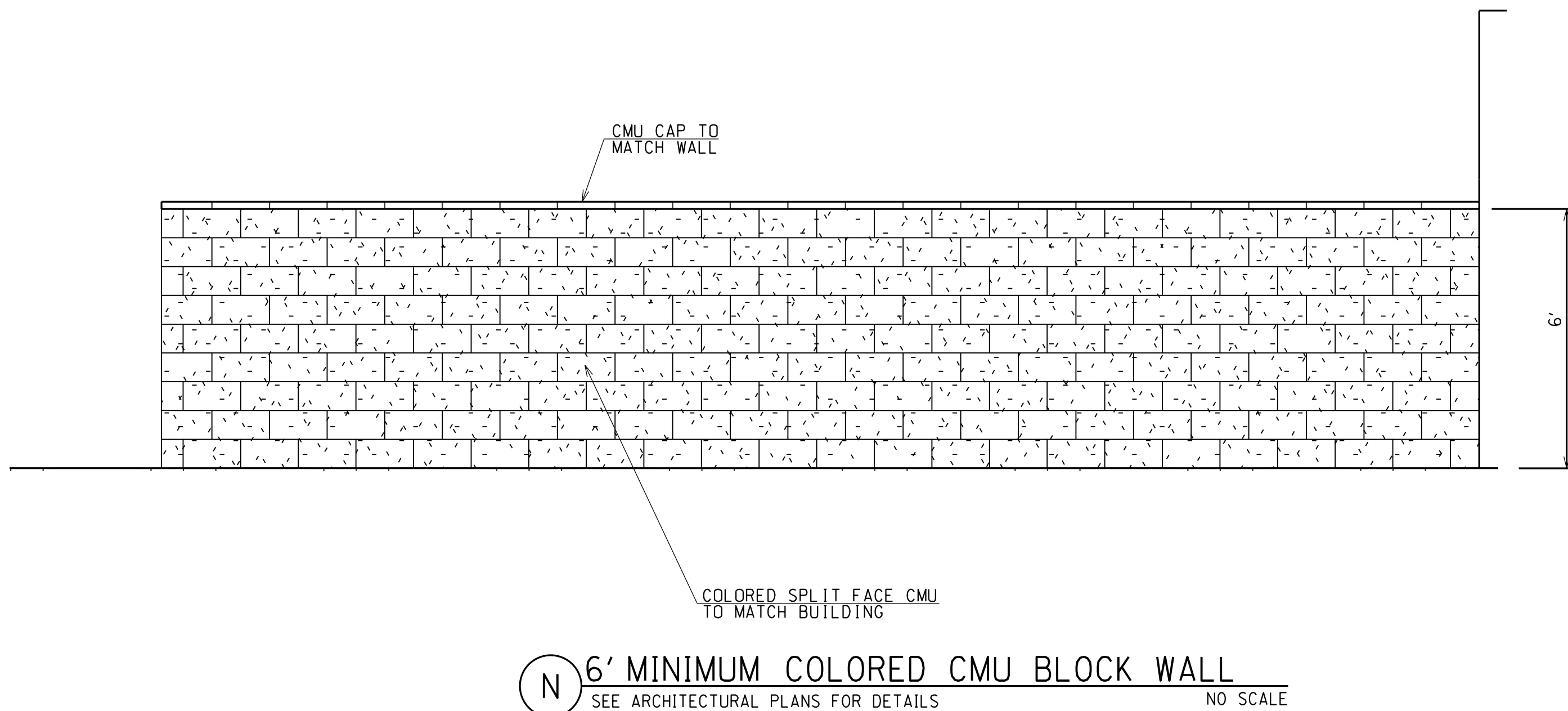
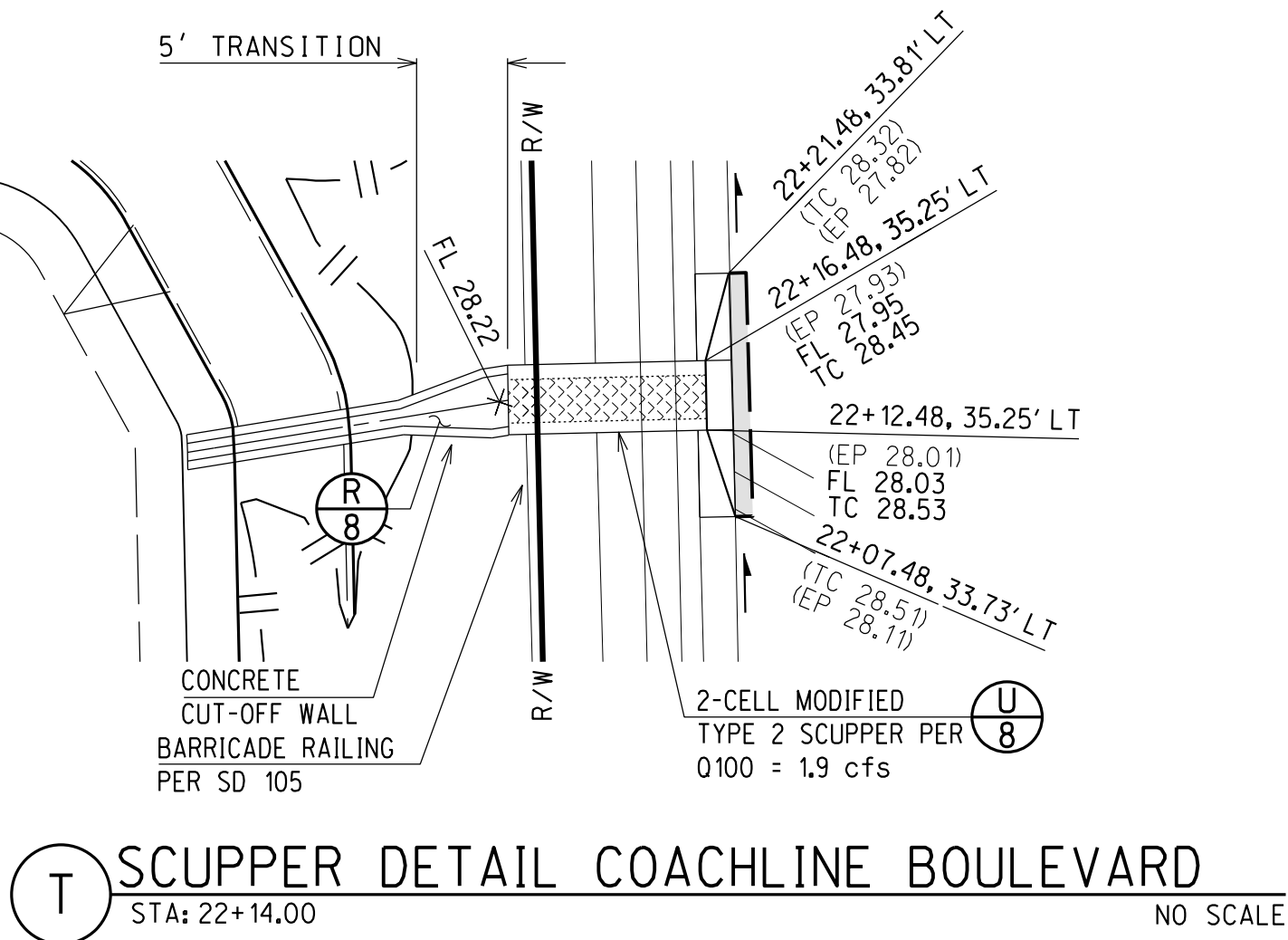
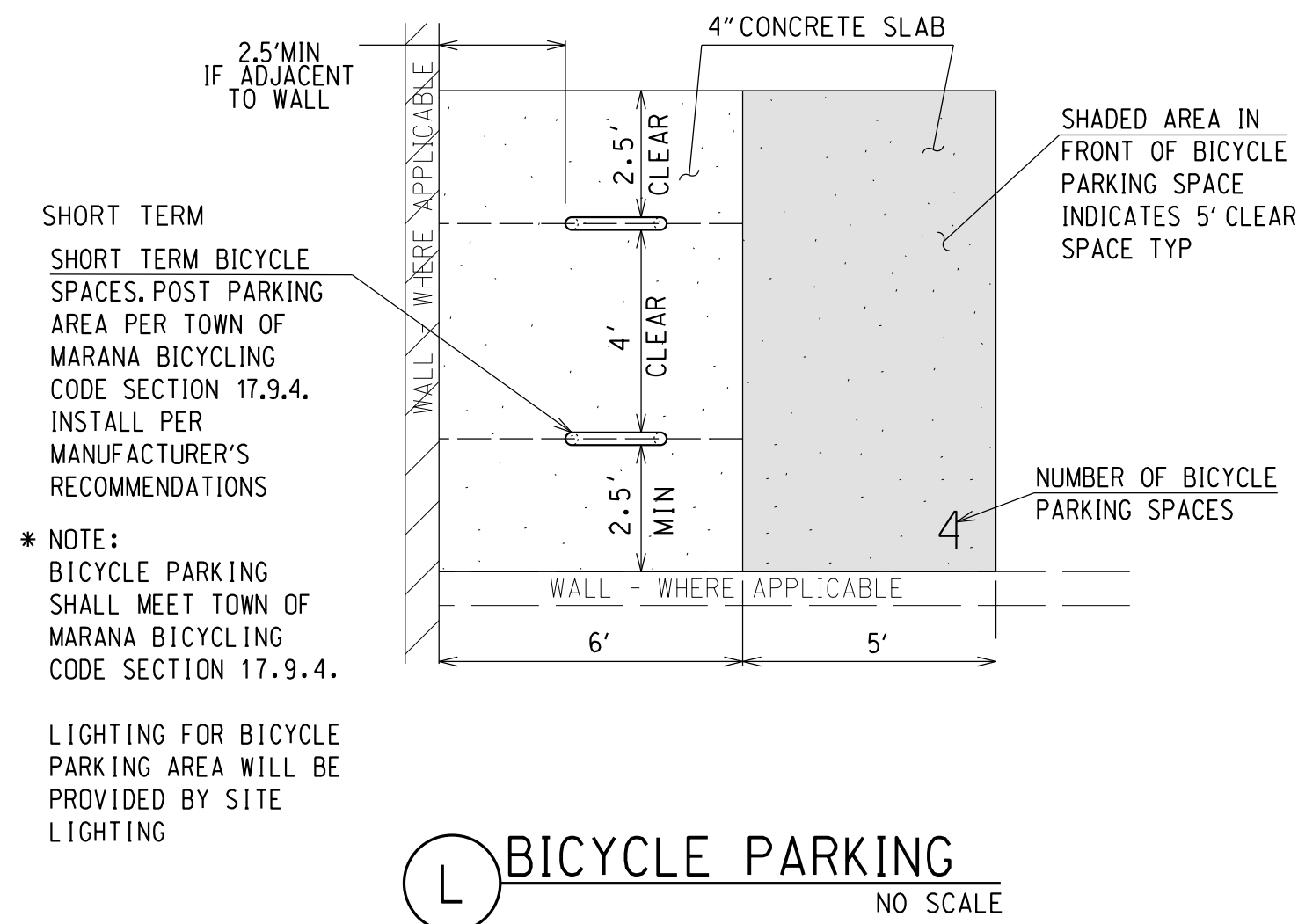
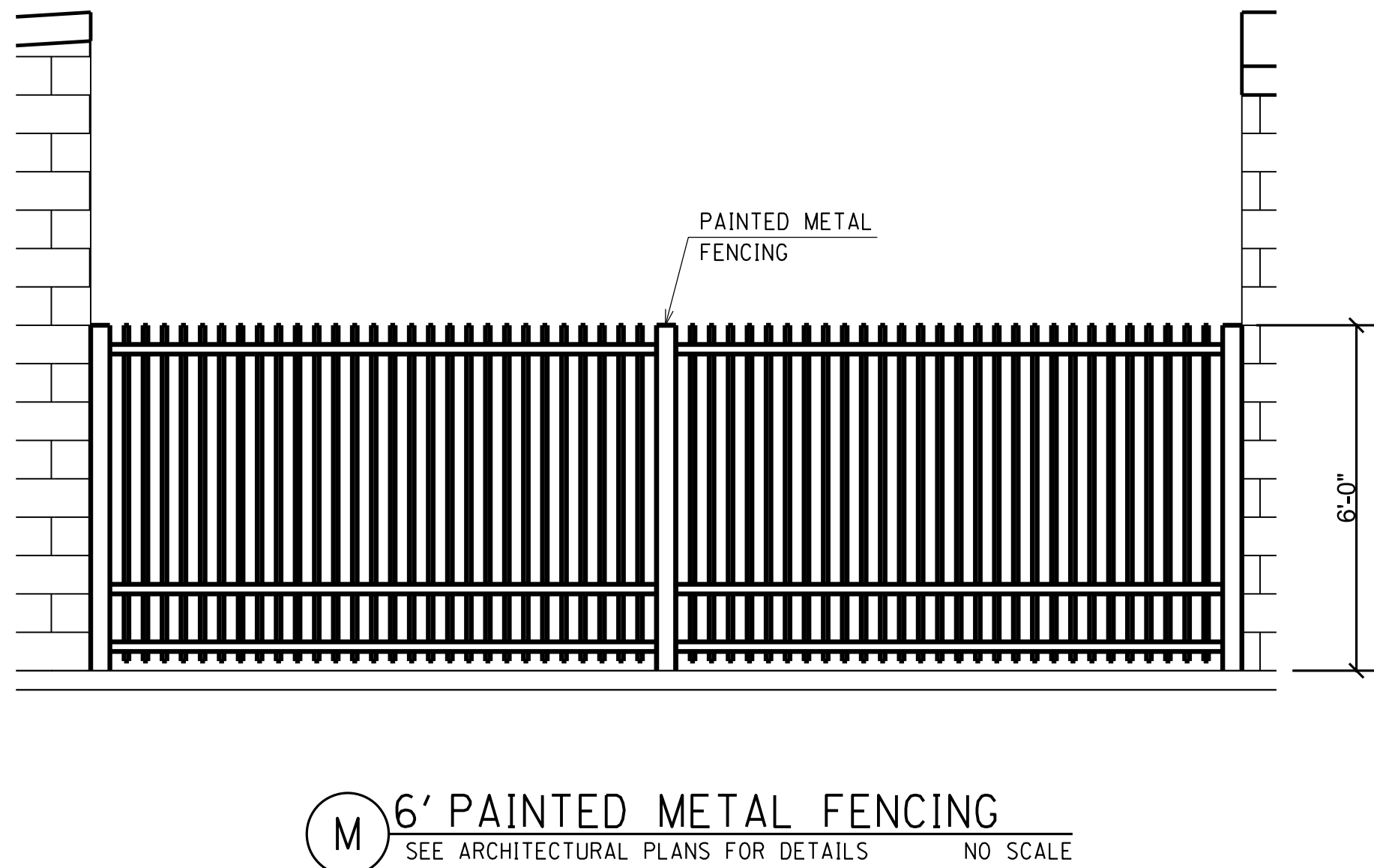
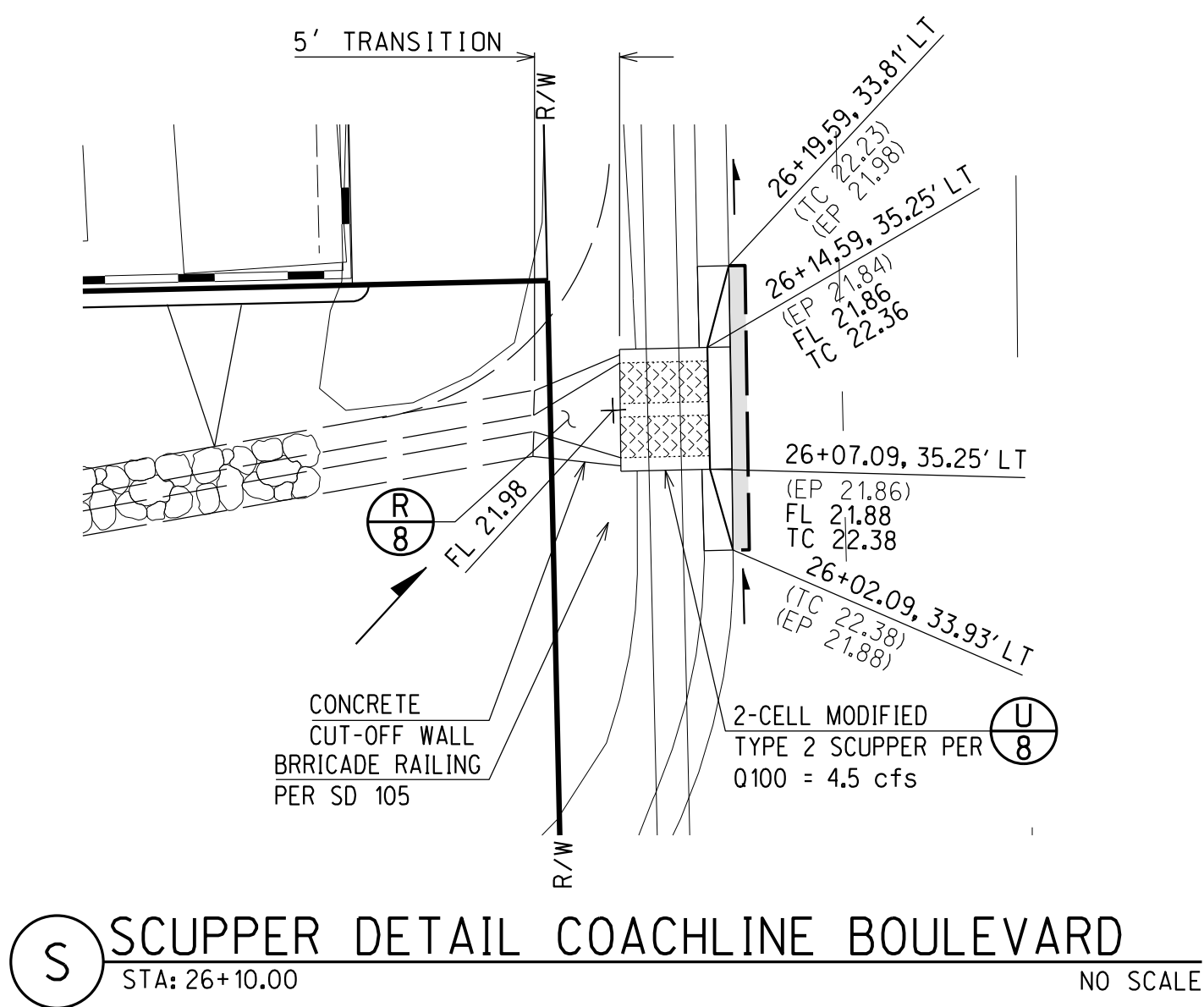
PORTION OF SECTION 28, TOWNSHIP 12 SOUTH,
RANGE 12 EAST, GILA & SALT RIVER BASIN & MERIDIAN
TOWN OF MARANA, PIMA COUNTY, ARIZONA



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CUP2203-001

SCALE	HORIZ : N/A
	VERT : N/A

SHEET 7 OF 17



J-5171	DATE: 06/2022	DATE: 06/2022
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San Diego • Riverside • Orange • Sacramento • San Jose • Chicago • Phoenix • Denver	DESIGNED BY: CM	DRAWN BY: SV
RICK ENGINEERING COMPANY Tucson	DATE: 06/2022	DATE: 06/2022

DEVELOPMENT PACKAGE
UTILITY DETAILS
STACK
SELF - STORAGE
PORTION OF SECTION 28, TOWNSHIP 12 SOUTH,
RANGE 12 EAST, GILA & SALI FLYER BASIN & WERD JIAN
TOWN OF MARANA, PINA COUNTY, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation ARIZONA811 Call 811 or click Arizona811.com	DPP2206-004
P22WS00032	CUP2203-001
HORIZ : N/A	VERT : N/A
SHEET 8 OF 17	

PIMA COUNTY COORDINATE SYSTEM (PCCS) ZONE 1 EAST

THE OBSERVED BEARING BETWEEN 3.5" BRASS DISC IN STREETWELL, STAMPED TOWN OF MARANA, AT THE CENTERLINE INTERSECTION OF SILVERBELL ROAD AND COACHLINE BOULEVARD AND A 3.5" BRASS DISC IN STREETWELL, STAMPED TOWN OF MARANA, AT THE INTERSECTION OF SILVERBELL ROAD AND SILVER MOON WAY, SAID BEARING BEING N65° 41' 40".

1/2" REBAR SET ON THE EAST SIDE OF A PME TRANSFORMER ON THE SOUTHERLY SIDE OF SILVERBELL ROAD AND APPROXIMATELY 175' WEST OF THE INTERSECTION OF FRINFROCK DRIVE. PROCESSED THROUGH OPUS (ONLINE POSITION USER SERVICE). ELEV. = 2130.43 (NAVD88)

- ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PRIVATE SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWWD) ENGINEERING DESIGN STANDARDS 2022. AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2022. SAID DOCUMENT IS AVAILABLE THROUGH THE PCRWWD WEBSITE (www.pima.gov/wwm/eng/des_std.htm).
2. THE CONTRACTOR SHALL CALL ARIZONA 811 AT 811 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL KEEP ALL ARIZONA 811 REQUESTS UP-TO-DATE AND COMPLY WITH APPLICABLE ARIZONA REVISED STATUTES (A.R.S.), TITLE 40, CHAPTER 1, ARTICLE 6.3, SECTION 40-360.22 PERTAINING TO ARIZONA 811. ERRORS IN ARIZONA 811 SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
3. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL ARIZONA 811 AT 811 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO EXCAVATING.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION AND IMPLEMENTATION; VERIFICATION MAY REQUIRE POT-HOLING.
5. NO PRIVATE BACKWATER VALVES ARE REQUIRED FOR THIS PROJECT.
6. BUILDING CONNECTION SEWERS (BCSS) SHALL BE STUBBED OUT TO 5' OUTSIDE THE BUILDING ENVELOPE OR AS OTHERWISE SHOWN ON PLANS.
7. ALL PVC PIPE SHALL BE J.W.M. PIPE RING-TITE PVC GRAVITY SEWER PIPE AND FITTINGS, SDR 35, OR EQUIVALENT.
8. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
9. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE AGENCY TO ENSURE THAT AN INSPECTOR FROM THEIR BUILDING CODES DEPARTMENT IS PRESENT OVER THE COURSE OF CONSTRUCTION TO INSPECT AND APPROVE THE INSTALLATION OF THE PRIVATE SEWER.
10. AN APPROVED COPY OF THIS PLAN SHALL BE KEPT ON LOCATION AT THE JOBSITE AT ALL TIME DURING CONSTRUCTION.
11. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY TOWN OF MARANA BUILDING CODES.
12. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
13. ANY ACTIVITY THAT MIGHT AFFECT THE SANITARY SEWER SYSTEM (MATERIALS ENTERING THE SYSTEM, CONVEYANCE AND TREATMENT) REQUIRES APPROVAL AND/OR PERMIT BY PCRWWD PRIOR TO THAT ACTIVITY.
14. IMMEDIATELY REPORT ANY RELEASE OF SEWAGE AND/OR ANY DAMAGE TO OR THE DROPPING OF DEBRIS INTO THE PUBLIC SANITARY SEWAGE CONVEYANCE SYSTEM TO EITHER PCRWWD FIELD ENGINEERING (520) 740-2651 OR PCRWWD CONVEYANCE DIVISION (520) 443-6500. ON WEEKENDS, HOLIDAYS, OR BETWEEN 5:00 P.M. AND 7:00 A.M., CALL PCRWWD CENTRAL CONTROL ROOM (520) 443-6048 AND REQUEST A PCRWWD REPRESENTATIVE TO BE DISPATCHED TO THE SITE. CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CONTAIN THE SANITARY SEWAGE OVERFLOW (SSO) FROM THE SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, FOR ALL EXPENSES TO MITIGATE THE RELEASE AND TO DISINFECT THE RELEASE AREAS AND FOR ANY REGULATORY PENALTIES LEVIED ON PCRWWD BECAUSE THE SSO ENTERED A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY PCRWWD.
15. THE INSPECTION OF THE CONTRACTOR'S WORK BY THE ENGINEER OF RECORD AND/OR AN AGENCY STAFF SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONSTRUCTION PLANS AND/OR SPECIFICATIONS. IF THE ENGINEER OF RECORD OR AGENCY STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY, OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR FOR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR RELIEVE THE CONTRACTOR OF PERFORMING CORRECTIONS TO THE UNSATISFACTORY WORK WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.
16. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES AND PCRWWD MANHOLE ENTRY GUIDELINES.
17. ALL ROUGH GRADING, INCLUDING FILL, SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF SANITARY SEWERS TO A MINIMUM OF 4 FEET OVER THE TOP OF THE SEWER PIPE AND COMPACTION AS INDICATED ON THE PLANS.
18. BEDDING, SHADING, AND TRENCH BACKFILL COMPACTION SHALL BE IN ACCORDANCE WITH DETAILS RWDD 104 AND RWDD 105, OR AS SHOWN ON THE PLANS. SHOULD GROUNDWATER OR UNANTICIPATED SOIL CONDITIONS BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED BY THE ENGINEER OF RECORD AND/OR SOILS ENGINEER.

19. SANITARY SEWER UPSTREAM, REGARDLESS OF THE STATIONING SHOWN ON THE PLANS. IF NOT, THE CONTRACTOR SHALL PROVIDE AN OUT OF SEQUENCE LETTER FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD.
20. THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PUBLIC WATER MAINS AND PRIVATE SEWER MAINS SHALL COMPLY WITH A.A.C. R18-5-502 AND DETAIL RWRD 108.
21. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PUBLIC/EXISTING SANITARY SEWER MANHOLE STRUCTURES AT ALL TIMES.
22. ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES SHALL BE INSTALLED SO AS TO PREVENT ALL STORM WATER, CONSTRUCTION WATER, FUELS, CHEMICALS, OR LIQUIDS TO BE DIRECTED INTO OR ONTO ANY SANITARY SEWER FACILITIES. PROTECTION OF SANITARY SEWER FACILITIES SHALL BE A PART OF THE APPROVED CONSTRUCTION SWPPP AND BEST MANAGEMENT PRACTICES. PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND ALL POTENTIALLY AFFECTED SANITARY SEWER FACILITIES WITHIN THE PROJECT LIMITS. ADDITIONAL MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO THE USE OF RAIN STOPPERS AND MANHOLE COVERS AS DEEMED NECESSARY THE ENGINEER OF RECORD.
23. ALL PROJECT ACTIVITIES MUST BE KEPT WITHIN THE PROJECT AREAS. CAUTION MUST BE NOTED CONCERNING HUMAN BURIALS. ARCHAEOLOGICAL CLEARANCE RECOMMENDATIONS DO NOT EXEMPT THE DEVELOPMENT FROM COMPLIANCE WITH STATE BURIAL PROTECTION LAWS. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, AND/OR CEREMONIAL OBJECTS AND FUNERARY OBJECTS ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. STATE LAWS ARS 41-865 AND ARS 41-844 REQUIRE THAT THE ARIZONA STATE MUSEUM BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THEM CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPATRIATION AND REBURIAL OF THE REMAINS. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL ARCHAEOLOGIST PENDING CONSULTATION AND REVIEW BY THE ARIZONA STATE MUSEUM AND THE CONCERNED CULTURAL GROUPS.
24. SURVEY LAYOUT AND SURVEY CONTROL SHALL BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A REGISTERED LAND SURVEYOR (RLS) REGISTERED IN THE STATE OF ARIZONA.
25. THE CONTRACTOR SHALL FURNISH, OPERATE, AND MAINTAIN ALL EQUIPMENT AND LABOR NECESSARY TO PROVIDE CONTINUOUS 24 HR/DAY SANITARY SEWER SERVICE TO ALL PARTIES TRIBUTARY TO A LIVE SANITARY SEWER TO WHICH A CONNECTION IS TO BE MADE. THE PCWRD CONVEYANCE SECTION SHALL BE NOTIFIED (520) 443-6500 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT COULD EITHER ADVERSELY IMPACT THE FLOW WITHIN A LIVE SANITARY SEWER SYSTEM, OR INVOLVE CONNECTION TO ANY PUBLIC SANITARY SEWER. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 2 OF THE PCWRD STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2022.
26. THIS PRIVATE SEWER SYSTEM IS DESIGNED AT MINIMUM ALLOWABLE PIPE SLOPE. SPECIAL CARE SHOULD BE TAKEN TO ASSURE DESIGN SLOPE IS MAINTAINED. SEWERS FOUND TO BE CONSTRUCTED AT INSUFFICIENT SLOPES WILL NOT BE ACCEPTED BY PCDEO AND/OR ADEO. CORRECTIVE ACTION, INCLUDING RE-CONSTRUCTION OF THE SEWER(S) AT THE SOLE EXPENSE OF THE PROJECT OWNER/CONTRACTOR WILL BE REQUIRED. AS-BUILT PLANS SHALL BE REQUIRED FOR ALL NEW PRIVATE SEWERS TO FINAL ACCEPTANCE.
27. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE FOR GRAVITY FLOW.
28. ALL NEW PUBLIC SEWER MANHOLES SHALL BE 4' DIAMETER PER STANDARD DETAIL NO. RWRD 205 UNLESS OTHERWISE NOTED.
29. LOTS AND/OR BUILDINGS SHALL BE EQUIPPED WITH A BACKWATER VALVE AT SHOWN. BACKWATER VALVES FOR 4-INCH SERVICES SHALL BE BW2930-PV4 MANUFACTURED BY ZURN INDUSTRIES OR EQUIVALENT. BACKWATER VALVES FOR 6-INCH SERVICES SHALL BE BW2930-PV6 MANUFACTURED BY ZURN INDUSTRIES OR EQUIVALENT. BACKWATER VALVES SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC SEWER EASEMENT.

1. ALL PLUMBING ASSOCIATED WITH WATER SERVICE LINES SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE.
2. ALL BEDDING, SHADING, AND BACKFILL SHALL BE PER TUCSON WATER DETAIL SD 115 AT A MINIMUM. NO WATER SETTLING SHALL BE PERMITTED.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR BACKFLOW INSTALLATION PERMIT(S) FROM MARANA WATER.
4. CONTRACTOR SHALL CONTACT MARANA WATER'S BACKFLOW PREVENTION SECTION FOR INSPECTION.
5. THE BACKFLOW ASSEMBLY SHALL BE TESTED AFTER INSTALLATION BY A MARANA WATER APPROVED CERTIFIED INSPECTOR PRIOR TO INSTALLATION BY MARANA WATER.
6. REDUCED PRESSURE ASSEMBLY SHALL BE WATTS FAE909HWOT OR EQUIVALENT, APPROVED BY THE WATER COMPANY. CALL BACKFLOW PREVENTION SECTION FOR APPROVED MODELS LIST.
7. REDUCED PRESSURE ASSEMBLY SHALL BE INSTALLED, TESTED, AND INSPECTED PER CITY OF TUCSON ORDINANCE NO. 7380 ADOPTED MAY 21, 1990 OR AS REVISED THERETO.
8. BACKFLOW PREVENTER SHALL BE ENCLOSED IN "STRONG BOX" SBBC-XXCR OR EQUIVALENT. SIZE TO FIT BACKFLOW PREVENTER ASSEMBLY. PAINT TO MATCH SCREEN WALLS AND MOUNT ON 4-INCH THICK CONCRETE PAD. CONTRACTOR TO PROVIDE LOCK AND 2 KEYS TO OWNER.
9. BLUE REFLECTIVE RAISED PAVEMENT MARKERS (RPM's) SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION.

1. ALL MATERIALS, INSTALLATION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NFPA 24 AND ALL STATE AND LOCAL CODES.
2. A COPY OF THE APPROVED PLANS SHALL BE ON THE WORKSITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL WORK TO BE PERFORMED BY A LICENSED CONTRACTOR.
4. TESTING:

FTER FLUSHING SYSTEM, TEST FIRE MAIN HYDROSTATICALLY IN ACCORDANCE WITH NFPA REQUIREMENTS, AT NOT LESS THAN 200 PSI (OR 50 PSI ABOVE STREET PRESSURE, WHICHEVER IS GREATER) FOR A PERIOD OF NOT LESS THAN TWO HOURS. CHECK SYSTEM FOR LEAKAGE AT JOINTS.

REPAIR OR REPLACE PIPING PRODUCTS AS REQUIRED TO ELIMINATE LEAKAGE ACCORDING TO NFPA STANDARDS AND RETEST AS SPECIFIED TO DEMONSTRATE COMPLIANCE.

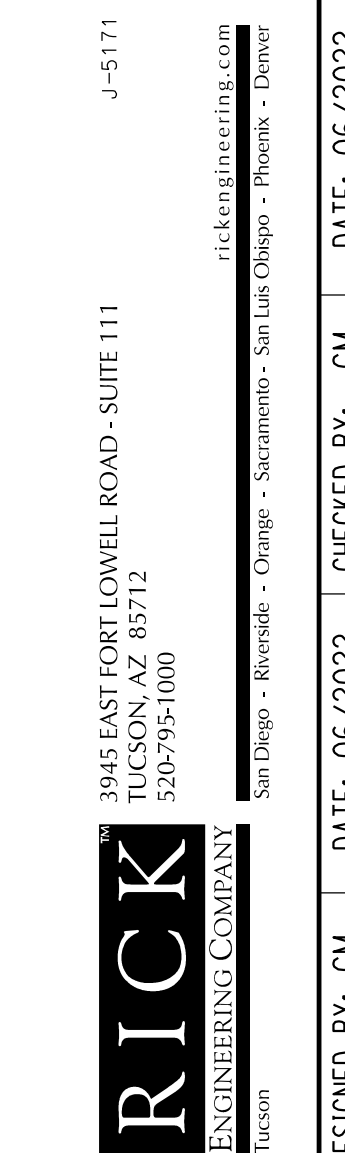
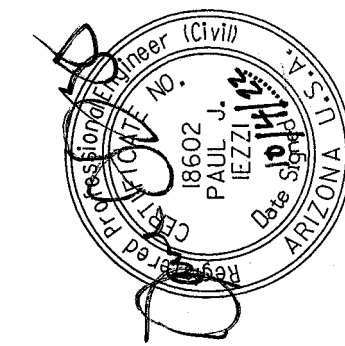
FLUSHING AND TESTING SHALL BE WITNESSED AND APPROVED BY THE CLIENT'S REPRESENTATIVE, TUCSON FIRE DEPARTMENT, AND GOVERNING AGENCY.
5. DEPTH OF COVER TO BE 36" MINIMUM.
6. RESTRAINTS TO BE EBAA IRON "MEGALUG" RESTRAINT SYSTEM.
7. ALL PIPE TO BE C-900 PVC.

THE IMPROVEMENTS AND GRADING CONSIST OF THE FOLLOWING WORK TO BE DONE
ACCORDING TO THESE PLANS AND SPECIFICATIONS AND STANDARD DETAILS OF PIMA
COUNTY AND THE CITY OF TUCSON.

- 1) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS.
- 2) STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2022 EDITION) PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

- 1) STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (2015 EDITION), PIMA ASSOCIATION OF GOVERNMENTS.
- 2) STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (2022 EDITION) PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

ITEM	STANDARD DETAIL	SYMBOL
FINISH FLOOR ELEVATION		FFE 57.00
PAD ELEVATION		PAD 49.5
RIM ELEVATION		<u>RIM 49.0</u>
INVERT ELEVATION		<u>IE 45.0</u>
PROPOSED PRIVATE SEWER W/DOUBLE CLEANOUT—SEE DETAIL X, SHEET 11		
PROPOSED PRIVATE SEWER W/SINGLE CLEANOUT—SEE DETAIL W, SHEET 11		
NEW WATERLINE W/VALVE (FOR REFERENCE ONLY)		
NEW WATER METER W/BACKFLOW PREVENTER (FOR REFERENCE ONLY)		
DETAIL REFERENCE	A = DETAIL IDENTIFICATION, 1 = SHEET SHOWING DETAIL	
EXIST SEWER AND MANHOLE		
EXIST WATERLINE W/VALVE		
EXIST UNDERGROUND ELECTRIC LINE		
EXIST FIBER OPTIC LINE		
EXIST GAS LINE		
EXIST TELEPHONE LINE		
EXIST CABLE LINE		
EXIST CURB & PAVEMENT		
PROJECT BOUNDARY		
EXIST ROW LINE		
CENTERLINE		
BUILDING NUMBERS		
TEP TRANSFORMER	(FOR REFERENCE ONLY)	
TEP PEDESTAL	(FOR REFERENCE ONLY)	



UTILITY NOTES
AND LEGEND

STACK

SELF - STORAGE

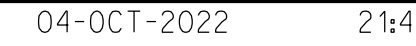
PORTION OF SECTION 28, TOWNSHIP 12, SOUTH, ...



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P22WS00032
CUP2203-00

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ANY CHANGES MADE TO THE PLANS AND DETAILS SHOWN ON THESE DOCUMENTS WHICH ARE NOT APPROVED BY THE LANDSCAPE ARCHITECT RELEASES RICK ENGINEERING OF ANY LIABILITY INCURRED AS A RESULT OF SAID CHANGES.

B. IF ANY UTILITIES CONFLICT WITH THE ORIGINAL PLACEMENT OF INTENDED PLANT MATERIAL ON SITE THE LANDSCAPE ARCHITECT WILL AID THE CONTRACTOR IN THE RELOCATION OR SHIFTING OF PLANT MATERIAL ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. ALL UTILITIES SHALL BE LOCATED AND VERIFIED PRIOR TO ANY EXCAVATION. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE IMMEDIATELY. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT 1 800 227-2600 TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE WORK.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION AND SHALL ACQUIRE A DUST CONTROL PERMIT IF REQUIRED FROM THE COUNTY HEALTH DEPARTMENT. ALL COSTS ASSOCIATED WITH DUST CONTROL AND PERMITS IS CONSIDERED INCIDENTAL TO THE PROJECT.

F. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY OF THE GEOTECHNICAL SOILS REPORT. CONTRACTOR SHALL OBTAIN AND REVIEW A SOILS AGRONOMY TEST PRIOR TO BEGINNING CONSTRUCTION, AND SHALL ABIDE BY IT TOWARDS THE COMPLETION OF THIS WORK. ANY DISCREPANCIES BETWEEN THE REPORT AND THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.

(1) PERCOLATION TEST PER 10,000 SQUARE FEET OF PLANTING AREA. THE CONTRACTOR SHALL FILL A 24" BOX SIZE HOLE WITH WATER, IF IT DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE. TEST SHALL BE DONE UNDER THE SUPERVISION OF THE OWNERS REPRESENTATIVE. IF PROPER DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS CONTRACTOR WILL BE REQUIRED TO INSTALL DRAINAGE CHIMNEYS IN PLANT PITS PER PLANTING DETAILS.

I. WHEN CALICHE OR HARD PAN IS ENCOUNTERED DURING PLANT PIT EXCAVATION: IF IMPERVIOUS LAYER IS LESS THAN 6" THICK, REMOVE COMPLETELY FROM PLANTING PIT. IF LAYER IS 6"-18" THICK, AUGER A HOLE THROUGH THE LAYER PER PLANTING DETAILS. IF LAYER IS GREATER THAN 18" THICK, ENLARGE THE PLANTING PIT TO TWICE THAT (IN EACH DIRECTION) CALLED OUT IN PLANTING DETAILS.

K. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' FEET OF WALLS, WALKWAYS, STREETS, CURBS AND OTHER HARDSCAPE AREAS. ROOT BARRIER TO EXTEND 10' IN EACH DIRECTION FROM THE CENTERLINE OF THE TREE.

M. 10% OF EACH PLANT MATERIAL SPECIES SHALL BE TAGGED WITH BOTANICAL NAME FROM NURSERY OR SUPPLIER; TAGS TO REMAIN ON PLANT MATERIAL UNTIL FINAL ACCEPTANCE.

O. TRANSPORTATION AND NURSERY STAKES SHALL BE REMOVED AT INSTALLATION. INSTALL NEW TREE STAKES PER DETAIL PROVIDED.

VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.

R. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ANY DEBRIS RESULTING FROM THE CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF ANY ADJOINING STREET ASSOCIATED WITH THIS PROJECT.

T. THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF ANY EXISTING CURBS, GUTTERS, PAVEMENTS, FENCING, WALLS, LIGHTING AND SURROUNDING AREAS THAT ARE NOT NOTED ON THE PLANS TO BE DISTURBED ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE.

1. GROSS AREA OF DEVELOPMENT: 241,383 SQ. FT. (5.5 ACRES)
2. EXISTING ZONING: COMMERCIAL
3. APPROXIMATE AREA OF DRAINAGE WAYS, NATURAL OPEN SPACES: N/A
4. ON-SITE LANDSCAPE PROVISION:
GROSS PARKING AREA: 68,775 SQ. FT.
PERCENTAGE REQUIRED: 15% OF GROSS PARKING AREA (10,316 SQ. FT.)
PERCENTAGE PROVIDED: 15% (10,355 SQ. FT.).
5. MINIMUM REQUIRED PRESSURE TO RUN THE IRRIGATION SYSTEM: 50 PSI
6. ROADWAY DESIGN SPEED: N/A
7. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI RESISTANT MATERIALS.
8. MATERIALS AND IMPROVEMENTS PLACED AND/OR MAINTAINED WITHIN THE SIGHT/visibility TRIANGLES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH A VISION PLANE DESCRIBED BY AN AREA MEASURED BETWEEN 30 INCHES AND 72 INCHES IN HEIGHT ABOVE THE FINISHED GRADE OF THE ADJACENT ROADWAY SURFACE.
9. PLANTS SHALL BE PRUNED ON A REGULAR BASIS TO PREVENT OBSTRUCTION OF WALKWAYS, CURB AREAS, DRIVES, AND LINE OF SIGHT/visibility TRIANGLES.
10. THE IRRIGATION SYSTEM SHALL BE REGULARLY TESTED AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PREVENT EXCESS WATER SUPPLY TO PLANTED AREAS, RUNOFF ONTO CURBS AND PAVEMENT, CLOGGED EMITTERS AND FLOODING OF LOW-LYING AREAS.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING PRESSURE AND THAT THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BEFORE CONTINUING THE WORK.
12. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS, AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THE LICENSE AGREEMENT SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.

BUFFER	TYPE	LENGTH	WIDTH	SQ. FT.	TOTAL PLANTS REQ'D.	TREES REQ'D.	TREES PROVIDED	SHRUBS REQ'D.	SHRUBS PROVIDED	GCVR. REQ'D.	GCVR. PROVIDED	TOTAL PLANTS PROVIDED
NORTH	3	440'	25' *	6,600*	132	33	33	99	99	27	27	132
SOUTH	5	330'	10'	3,300	33	8	8	25	25	7	7	40
EAST	5	365'	10'	3,650	37	9	9	28	28	7	10	40
WEST	3	460'	25' *	6,900*	138	35	35	103	103	28	28	138



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JUN 5 1971

LANDSCAPE PLANS FOR:

**STACK
SELF-STORAGE**

PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT
RIVER BASIN & MERIDIAN TOWNSHIP OF MARANA, PIMA COUNTY, ARIZONA

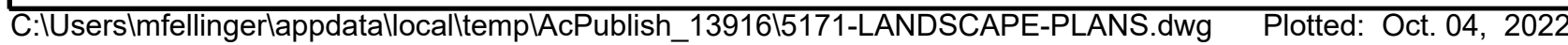
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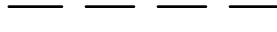
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IF ANY UTILITIES CONFLICT WITH THE ORIGINAL PLACEMENT OF INTENDED PLANT MATERIAL ON SITE THE LANDSCAPE ARCHITECT WILL AID THE CONTRACTOR IN THE RELOCATION OR SHIFTING OF PLANT MATERIAL ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. ALL UTILITIES SHALL BE LOCATED AND VERIFIED PRIOR TO ANY EXCAVATION. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE IMMEDIATELY. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1 800 227-2600 TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE WORK.

D. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY FIELD CHANGES.

F. THE CONTRACTOR SHALL VERIFY AVAILABLE WATER PRESSURE AT POC AND PROVIDE TO OWNER AND OWNERS REPRESENTATIVE WITH TESTING RESULTS IN WRITING PRIOR TO BEGINNING WORK.

H. THE CONTRACTOR SHALL FURNISH AN IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE TO ALL INTENDED AREAS. CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS TO ASSURE ADEQUATE SYSTEM COVERAGE AND DISTRIBUTION EFFICIENCY. CONTRACTOR SHALL ADJUST ALL HEADS, LATERALS AND MAINLINE AS REQUIRED TO ACCOMMODATE ANY HORIZONTAL OBSTRUCTIONS THAT MAY OCCUR INCLUDING BUT NOT LIMITED TO FLATWORK, LIGHT POLES, FIRE HYDRANTS, TRANSFORMERS, ETC. ADD ADDITIONAL SPRINKLER HEADS, BUBBLERS, EMITTERS, ETC. AND ADJUST ALL EXISTING AND PROPOSED EQUIPMENT WITHIN THE PROJECT LIMITS OF WORK FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS
	NEW 1" POTABLE WATER METER		
	AUTOMATIC CONTROLLER	12-STA. HUNTER ICC2 IN METAL WALL MOUNT ENCLOSURE	
	BACKFLOW PREVENTION ASSEMBLY	1" FEBCO 825Y	INSTALL AS DETAILED, WITH GUARDSHACK ENCLOSURE (TAN)
	QUICK COUPLER	RAINBIRD 33DRC, OR EQUAL	INSTALL AS DETAILED
	PVC BALL VALVE	NIBCO, OR EQUAL	LINE SIZE, INSTALL AS DETAILED
	DRIP REMOTE CONTROL VALVE ASSEMBLY	RAINBIRD CONTROL ZONE KIT XCZ-100-PRB-COM	INSTALL AS DETAILED
	SCH 40 PVC MAINLINE PIPE		PVC SCH 40, SIZE PER PLAN
	PVC SLEEVE		PVC SCH 40; TWO TIMES DIA. OF PIPE OR WIRE BUNDLE UNLESS SIZE IS NOTED OTHERWISE ON PLAN.
	SCH 40 PVC LATERAL		EXTEND FROM REMOTE CONTROL VALVES TO WITHIN 10' OF EACH TREE AND SHRUB.
NOT SHOWN	SINGLE OUTLET EMITTER	RAINBIRD XBT-10, OR EQUAL	
NOT SHOWN	MULTI-OUTLET EMITTER	RAINBIRD XBT-10-6, OR EQUAL	
	FLUSH CAP	AS DETAILED	INSTALL IN 6" ROUND VALVE BOX

A1	—	VALVE NUMBER
X	—	FLOW (GALLON PER MINUTE)
1"	—	VALVE SIZE
DRIP	—	ZONE TYPE

SCHEDULE 40 PVC	
GPM	MIN. SIZE
0.1 - 6	3/4"
6.1 - 11	1"
11.1 - 20	1-1/4"
20.1 - 28	1-1/2"
28.1 - 45	2"
45.1 - 65	2-1/2"

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DESIGNED BY:	MEF	DATE:	10/22	CHECKED BY:	DATE:
DRAWN BY:	MEF	DATE:	10/22	APPROVED BY:	DATE:

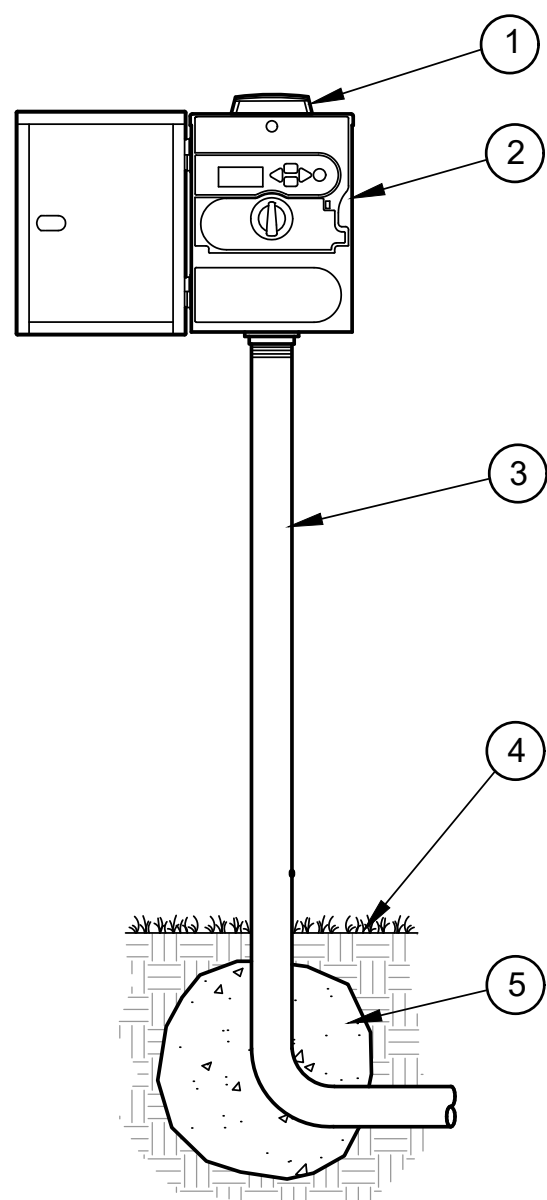
LANDSCAPE PLANS FOR:

STACK
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PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GLA & SALT
RIVER BASIN & MERIDIAN TOWNSHIP OF MARANA, PIMA COUNTY, ARIZONA

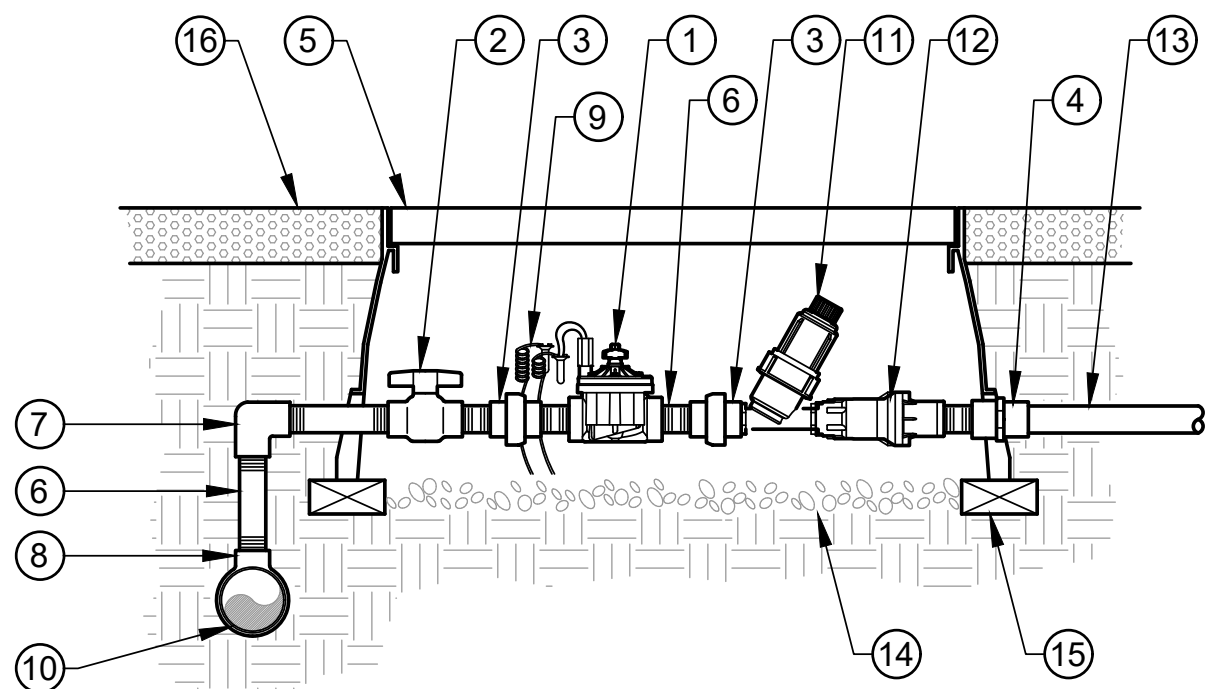
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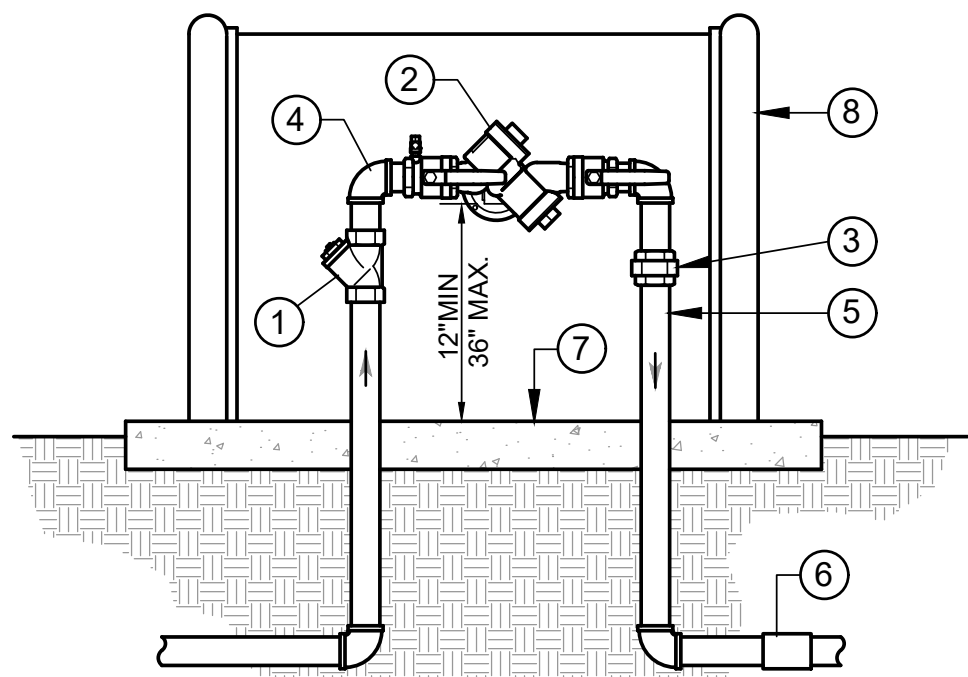
- 1 SOLAR PANEL PER IRRIGATION LEGEND
- 2 IRRIGATION CONTROLLER PER IRRIGATION LEGEND
- 3 STAINLESS STEEL POLE AND MOUNTING BRACKET
- 4 FINISHED GRADE
- 5 MIN. 1 CU. FT. CONCRETE

A IRRIGATION CONTROLLER
NOT TO SCALE



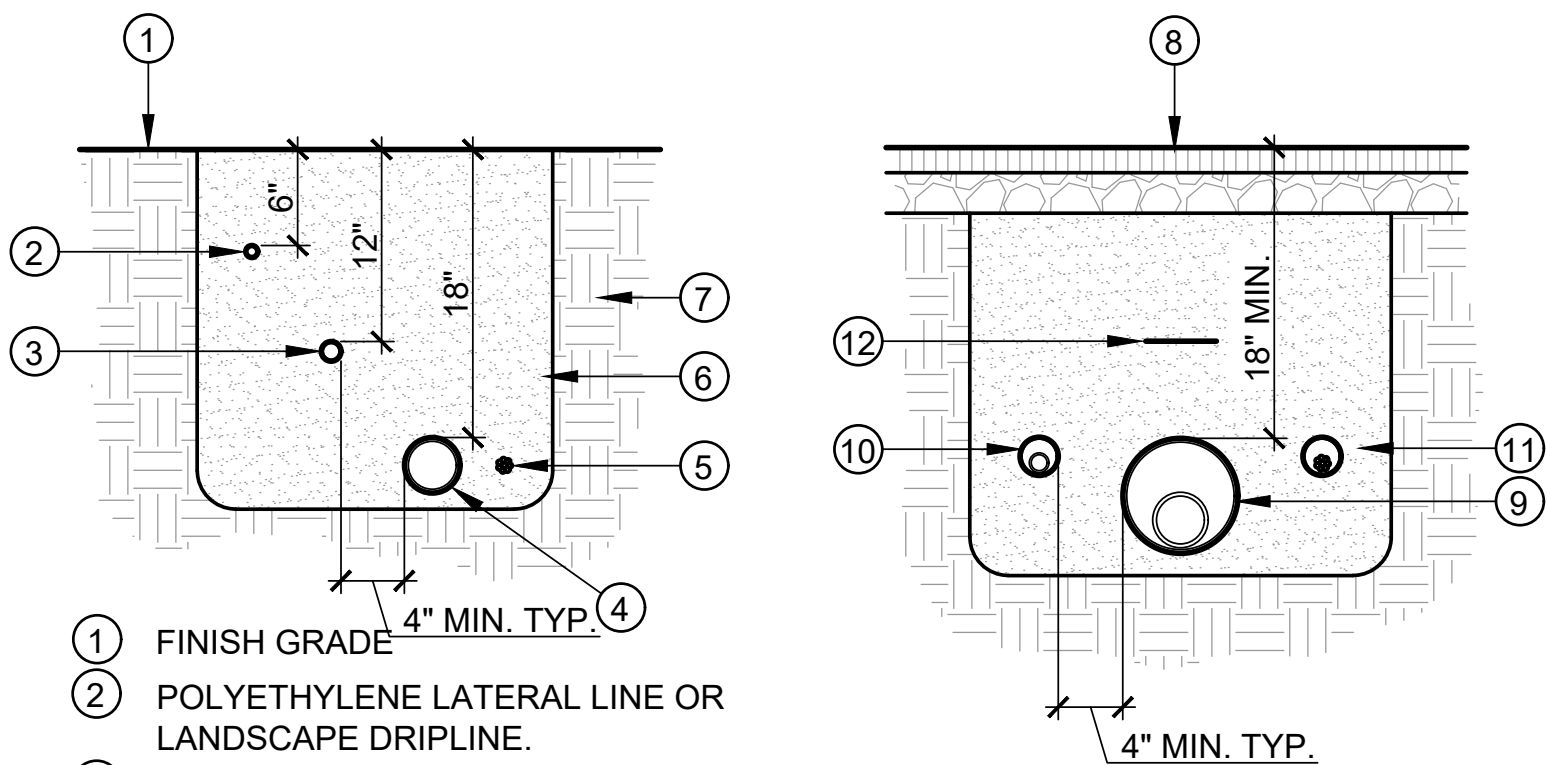
- 1 REMOTE CONTROL VALVE PER IRRIGATION LEGEND.
- 2 2" GRAY FEMALE THREADED PVC BALL VALVE (SAME SIZE AS RCV)
- 3 SCH. 80 PVC UNION (THREADED)
- 4 SCH. 80 PVC FEMALE ADAPTER (FPT x SLIP)
- 5 VALVE BOX.
- 6 2" SCH. 80 PVC NIPPLE, TYP.
- 7 2" SCH. 80 PVC ELBOW (THREADED)
- 8 2" SCH. 80 PVC TEE (THREADED)
- 9 30-INCH LINEAR LENGTH OF WIRE, COILED, WATERPROOF CONNECTIONS
- 10 PVC MAINLINE PER IRRIGATION LEGEND, SIZE PER PLAN
- 11 WYE FILTER PER IRRIGATION LEGEND
- 12 PRESSURE REGULATOR PER IRRIGATION LEGEND
- 13 PVC LATERAL LINE PER IRRIGATION LEGEND, SIZE PER PLAN
- 14 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
- 15 BRICKS FOR BOX SUPPORT (1 AT EA. CORNER)
- 16 FINISHED GRADE OF ROCK MULCH

F REMOTE CONTROL VALVE (DRIP)
NOT TO SCALE



- 1 BRASS WYE STRAINER (LINE SIZE).
- 2 REDUCED PRESSURE BACKFLOW DEVICE WITH 2 BALL VALVES, REFER TO PLAN FOR TYPE AND SIZE
- 3 BRASS UNION
- 4 BRASS ELL (TYPICAL)
- 5 BRASS NIPPLE, TYPICAL
- 6 PVC MALE ADAPTER
- 7 3" THICK CONCRETE PAD. WRAP PIPES W/ 10 MIL. TAPE. SATURATE AND COMPACT SUB-GRADE TO 90% PRIOR TO POUR.
- 8 ENCLOSURE PER LEGEND.

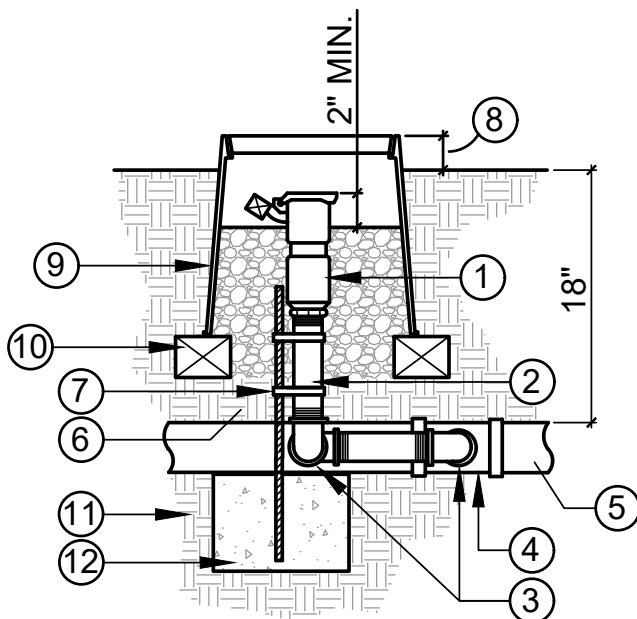
B BACKFLOW PREVENTION DEVICE
NOT TO SCALE



- 1 FINISH GRADE
- 2 POLYETHYLENE LATERAL LINE OR LANDSCAPE DRIPLINE.
- 3 PVC LATERAL LINE
- 4 PVC MAINLINE
- 5 DIRECT BURIAL LOW VOLTAGE CONTROL WIRES, BUNDLE AT 10 FT. O.C., BURY AT SAME DEPTH AS MAINLINE
- 6 CLEAN BACKFILL, SATURATE AND COMPACT TO 90%
- 7 UNDISTURBED SOIL
- 8 PAVED SURFACE
- 9 MAIN LINE SLEEVE
- 10 LATERAL LINE SLEEVE
- 11 CONTROL WIRE SLEEVE
- 12 MARKING TAPE

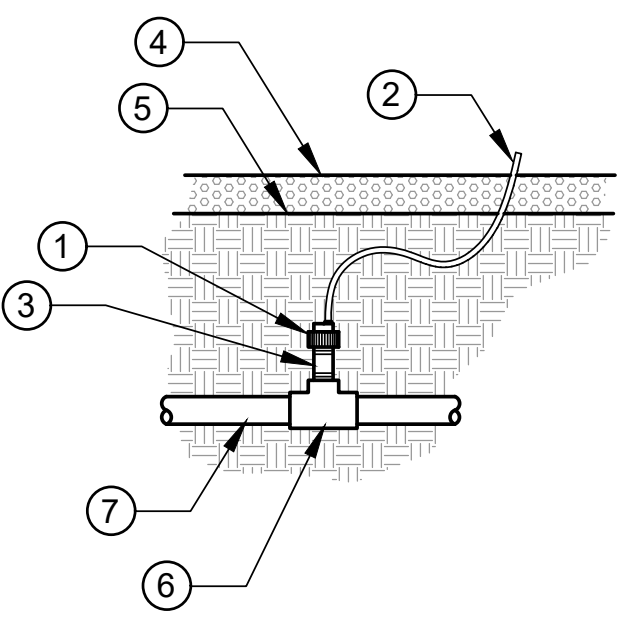
NOTE: EXTEND SLEEVE ENDS 24" BEYOND BACK OF CURB, WALK, OR PAVEMENT EDGE. A CONTINUOUS MAGNETIC MARKING TAPE SHALL BE PLACED 12 INCHES BELOW FINISHED GRADE ABOVE THE SLEEVE. AT ROAD CROSSINGS, THE CURB SHALL BE MARKED BY A STAMPED LABEL "I" (IRRIGATION SYSTEM). SLEEVE ENDS SHALL BE COVERED WITH HEAVY DUTY TAPE TO PREVENT SOIL FROM ENTERING SLEEVES UPON BACK FILLING.

G TRENCHING AND SLEEVING
NOT TO SCALE



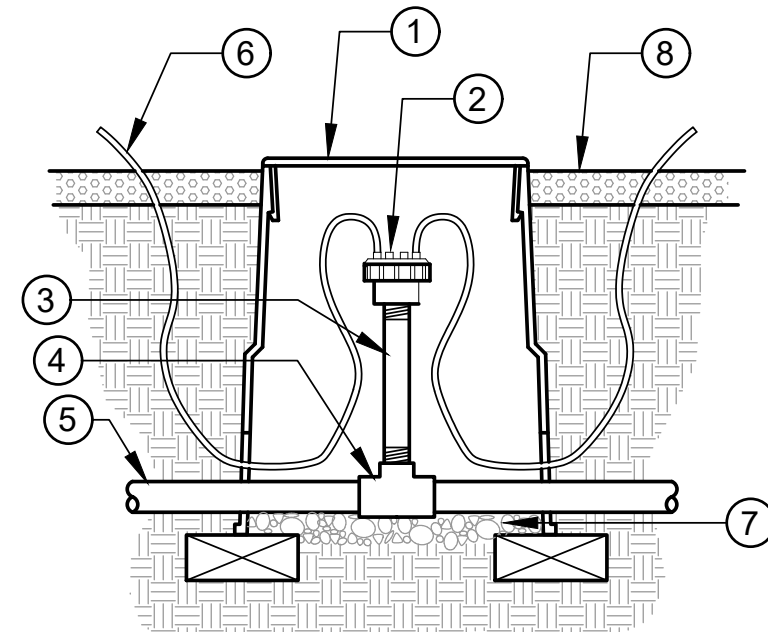
- NOTES:
- 1. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.
 - 2. SWING JOINT AND SIDE OUTLET OF TEE TO BE SIZED EQUAL TO QCV INLET.
 - 3. SUPPLY AND INSTALL R.W. WARNING TAG AS REQ.

J QUICK COUPLER
NOT TO SCALE



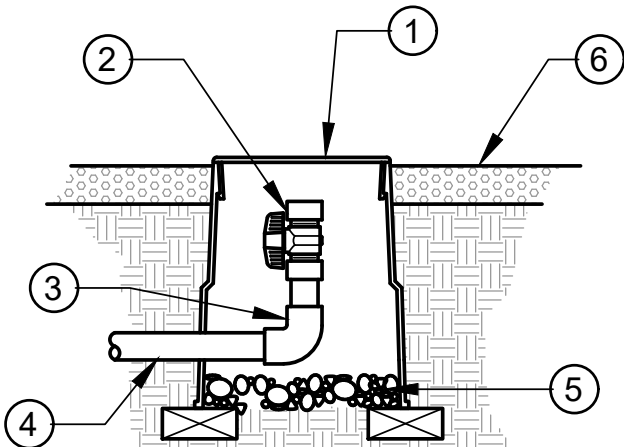
- 1 SINGLE OUTLET 1/2" FPT INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG XBT EMITTER
- 2 1/4" DISTRIBUTION TUBING
- 3 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 4 TOP OF MULCH
- 5 FINISH GRADE
- 6 PVC SCH 40 TEE OR ELL
- 7 PVC LATERAL PIPE

C SINGLE OUTLET DRIP EMITTER
NOT TO SCALE



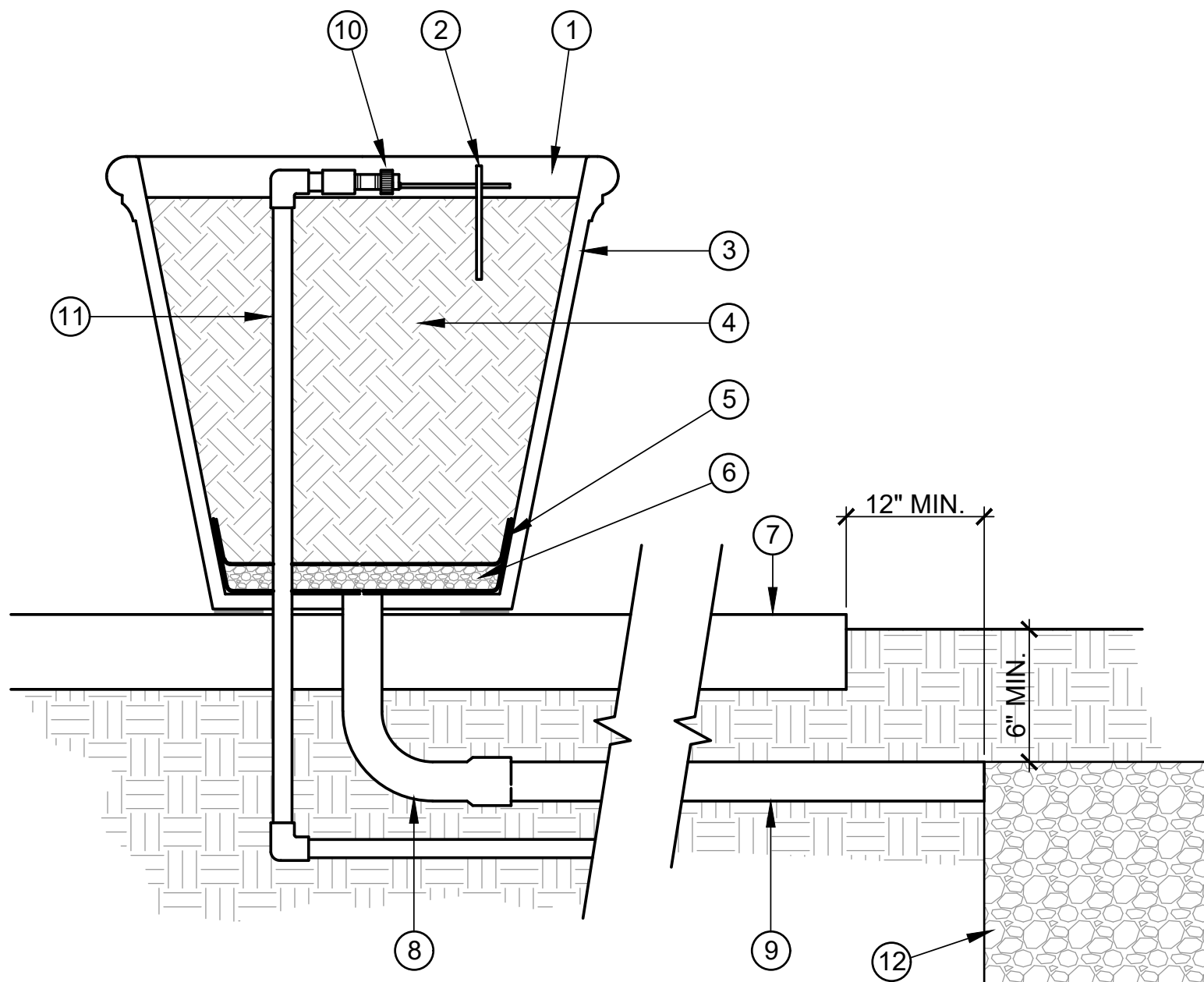
- 1 10" ROUND VALVE BOX
- 2 MULTI-OUTLET DRIP EMITTER PER LEGEND
- 3 PVC RISER
- 4 PVC TEE
- 5 PVC LATERAL
- 6 1/4" DISTRIBUTION TUBING
- 7 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
- 8 FINISH GRADE

D MULTI-OUTLET DRIP EMITTER
NOT TO SCALE



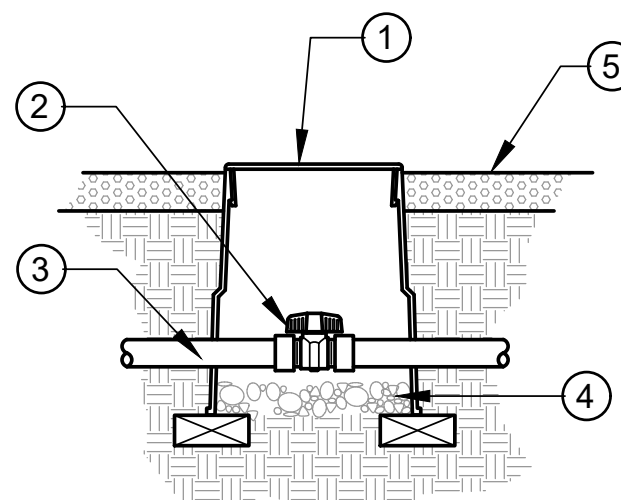
- 1 6" ROUND VALVE BOX
- 2 BALL VALVE PER LEGEND
- 3 90° ELBOW
- 4 LATERAL LINE
- 5 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
- 6 FINISH GRADE OF DG.

H BALL VALVE/FLUSH VALVE
NOT TO SCALE



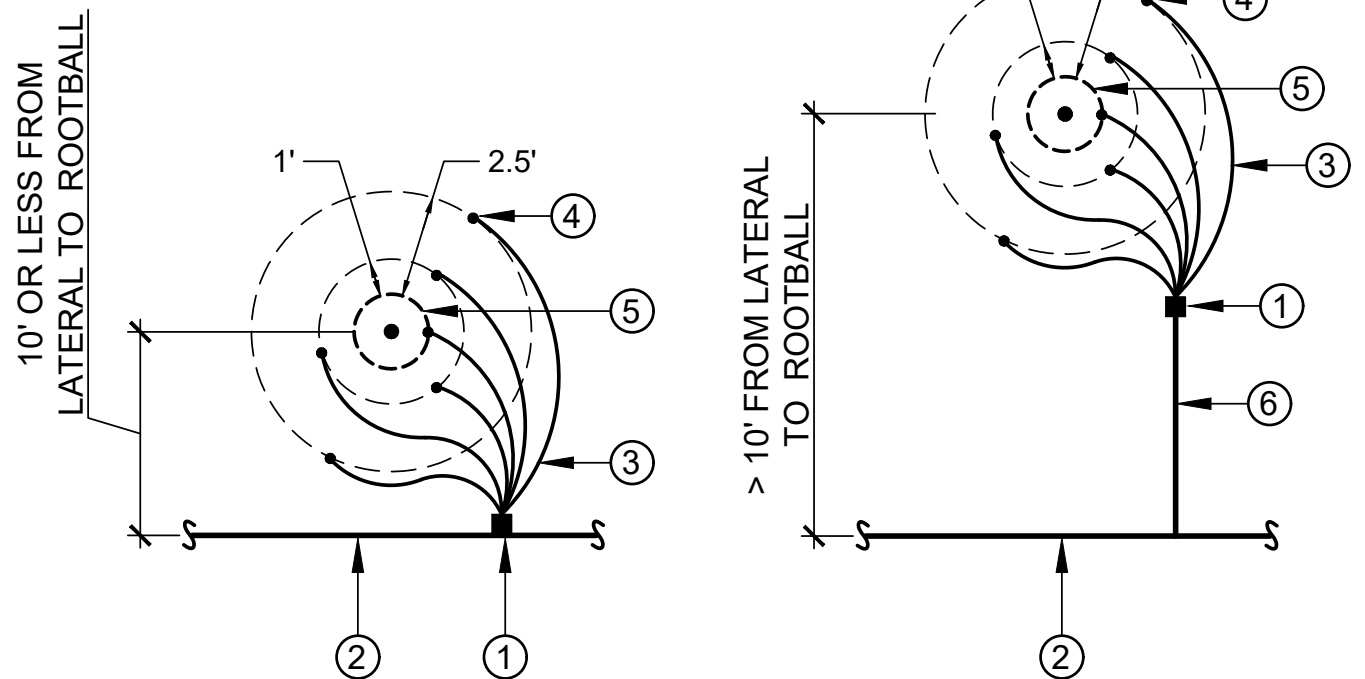
- 1 1/4" DISTRIBUTION TUBING
- 2 TUBING STAKE (AS APPROVED)
- 3 POT/PLANTER PER FINISH SCHEDULE. CORE DRILL BOTTOM TO ACCEPT SCH 80 SWEEP AND LATERAL LINE. SEAL PENETRATIONS WITH EPOXY.
- 4 AMENDED SOIL
- 5 (2) LAYERS FILTER FABRIC. PLACE ONE LAYER AT BOTTOM OF POT BENEATH GRAVEL AND ONE LAYER ON TOP OF GRAVEL. EXTEND MIN. 6" UP SIDE OF POT.
- 6 2" DEEP LAYER OF PEA GRAVEL
- 7 CONCRETE PAVING PER CIVIL PLAN
- 8 2" SCH 80 SWEEP. FOR USE AS DRAIN LINE. TOP TO BE FLUSH WITH INSIDE SURFACE OF POT.
- 9 2" SCH 80 SLEEVE. EXTEND MIN. 12" BEYOND EDGE OF CONCRETE PAVING.
- 10 SINGLE OUTLET DRIP EMITTER PER LEGEND
- 11 IRRIGATION LATERAL
- 12 1 CU. FT. 3/4" CLEAN-WASHED GRAVEL SUMP. LOCATE IN NEAREST ADJACENT LANDSCAPE AREA.

K DRIP EMITTER IN PRECAST CONC. PLANTER
NOT TO SCALE



- 1 6" ROUND VALVE BOX
- 2 BALL VALVE PER LEGEND
- 3 LATERAL LINE
- 4 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
- 5 FINISH GRADE OF DG.

E PVC BALL VALVE
NOT TO SCALE

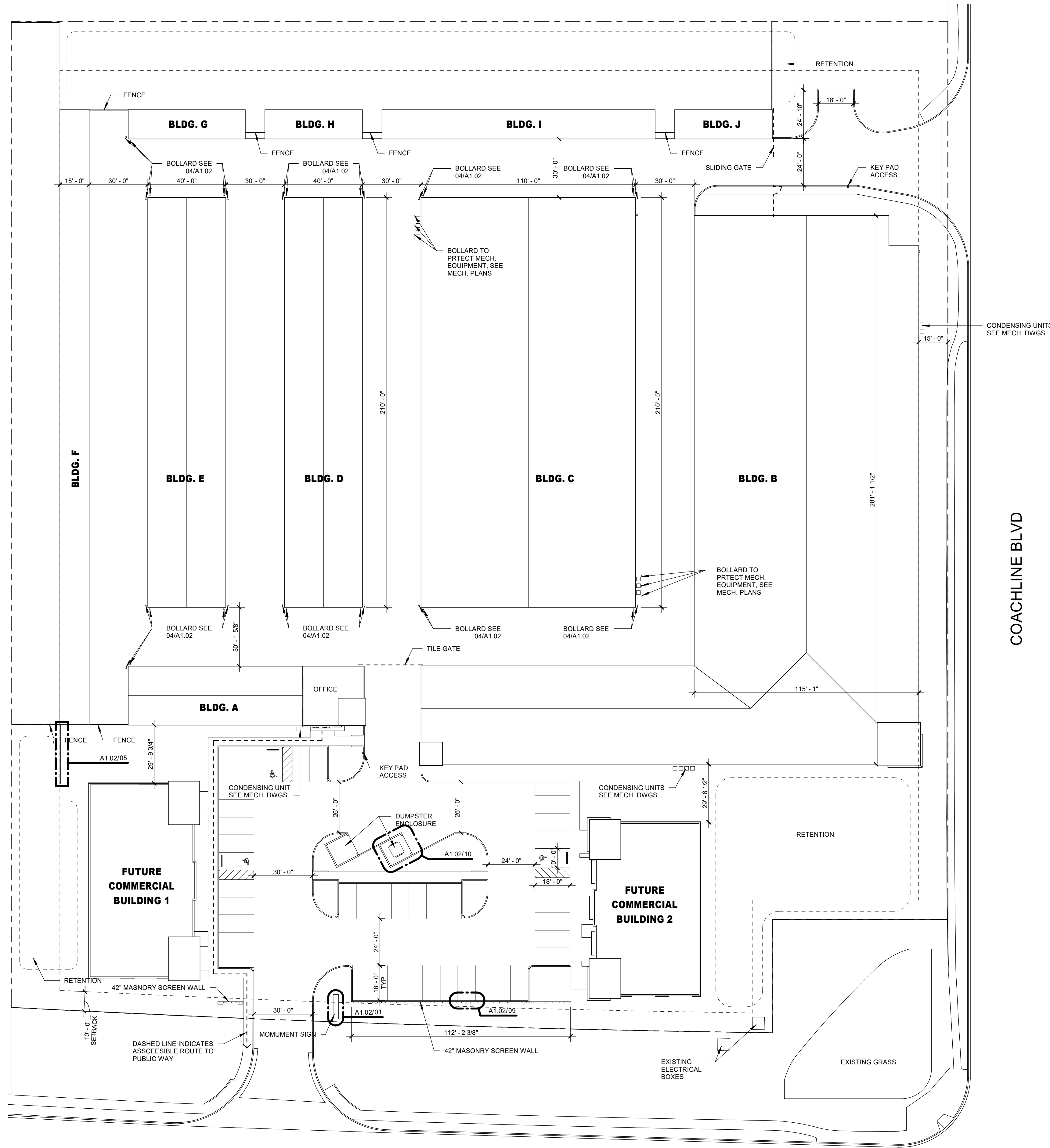


- 1 MULTI-OUTLET DRIP EMITTER
- 2 LATERAL LINE PER LEGEND
- 3 1/4" DISTRIBUTION TUBING, TYP.
- 4 DISCHARGE POINT, TYP., TO BE 1" ABOVE FINISH GRADE
- 5 TREE ROOTBALL
- 6 INSTALL SUBLATERALS WHERE TREE ROOTBALL IS GREATER THAN 10' FROM LATERAL

I EMITTER PLACEMENT @ TREES
NOT TO SCALE



LANDSCAPE PLANS FOR:		DESIGNED BY: MEF		DATE: 10/22		CHECKED BY: MEF		DATE: 10/22		APPROVED BY: MEF		DATE: 10/22		REVISION		APPR DATE	
RICK ENGINEERING COMPANY		3945 EAST FORT LOWELL ROAD - SUITE 111		TUCSON, AZ 85712		520.795.1000		(FAX) 520.322.6956		www.rickengineering.com		M. Fellinger					
PORTION OF SECTION 28: TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASIN & MERIDIAN TOWN OF MARANA, PIMA COUNTY, ARIZONA		STACK SELF-STORAGE		L-06		HORIZ : N/A		VERT : N/A		SHEET 17 OF 17							



GENERAL SITE INFORMATION

BUILDINGS
BUILDING A = 2,835 SQ. FT. (SINGLE STORY)
BUILDING B = 38,975 SQ. FT. (SINGLE STORY)
BUILDING C = 23,100 SQ. FT. (SINGLE STORY)
BUILDING D = 8,400 SQ. FT. (SINGLE STORY)
BUILDING E = 8,400 SQ. FT. (SINGLE STORY)
BUILDING F = 4,725 SQ. FT. (SINGLE STORY)
BUILDING G = 900 SQ. FT. (SINGLE STORY)
BUILDING H = 750 SQ. FT. (SINGLE STORY)
BUILDING I = 2,100 SQ. FT. (SINGLE STORY)
BUILDING J = 750 SQ. FT. (SINGLE STORY)
TOTAL STORAGE = 90,950 SQ. FT.
TOTAL COMMERCIAL = 10,800 SQ. FT. (5,400 PER BLDG.)

PARKING
39 STALLS

BUILDING HEIGHTS
BUILDING A = 14'-10"
BUILDING B = 15'-4"
BUILDING C = 15'-1"
BUILDING D = 12'-2"
BUILDING E = 12'-2"
BUILDING F = 11'-9"
BUILDING G = 11'-9"
BUILDING H = 11'-9"
BUILDING I = 11'-9"
BUILDING J = 11'-9"

LOT CALCULATIONS
LOT AREA = 241,383 SQ. FT.
TOTAL BUILDING AREA = 113,825 SQ. FT. (47.15 %)
TOTAL LANDSCAPE = 64,997 (26.92%)

- SITE PLAN GENERAL NOTES**
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF NEARBY PROPERTIES.

**STACK STORAGE
DEVELOPMENT**
8705 N COACHLINE RD.
MARANA, AZ 85743

STAMP



REVISION
NO. DESCRIPTION DATE

DATE
08/12/2022
ISSUE
PERMIT SET

SHEET TITLE
SITE PLAN

SHEET NO.

A1.01

STAMP



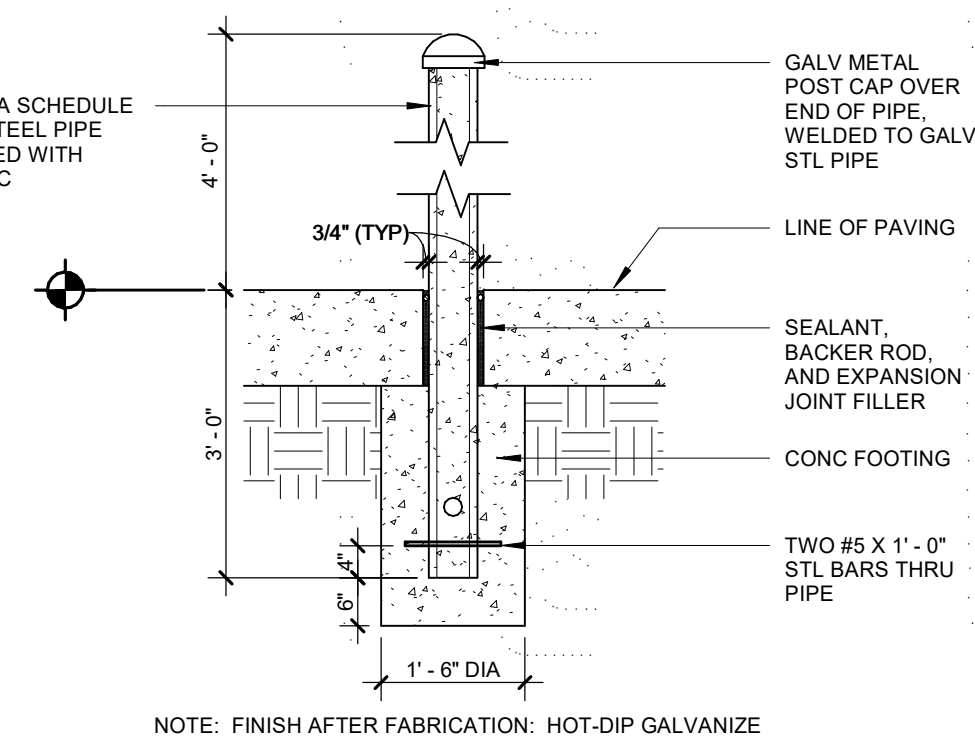
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NO. DESCRIPTION DATE

DATE
08/12/2022
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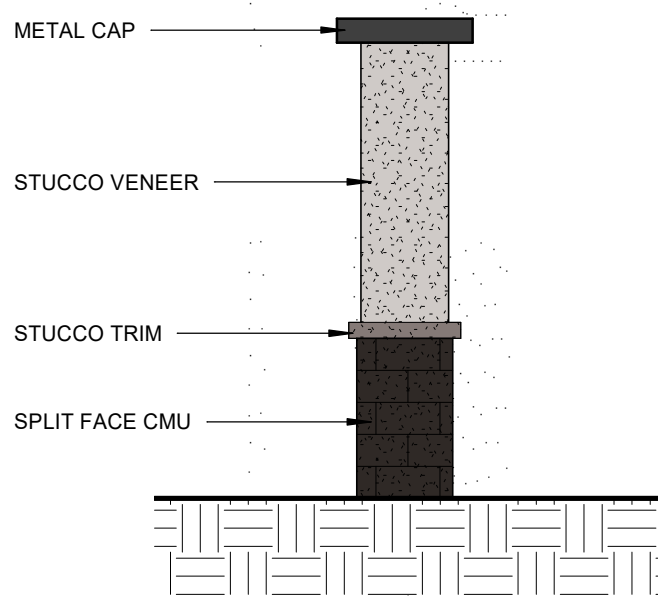
SHEET TITLE
SITE DETAILS

SHEET NO.

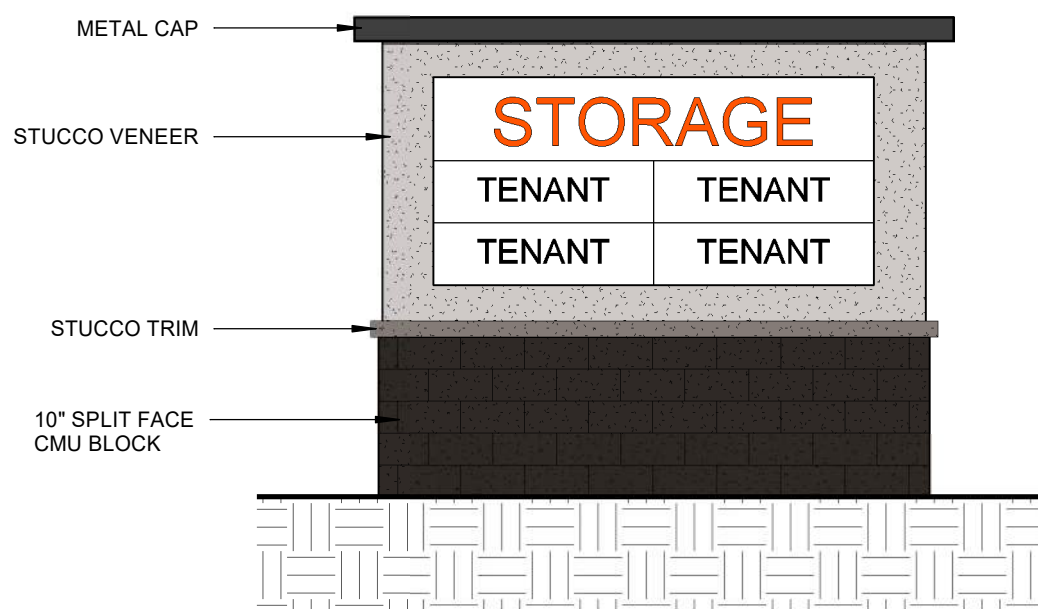
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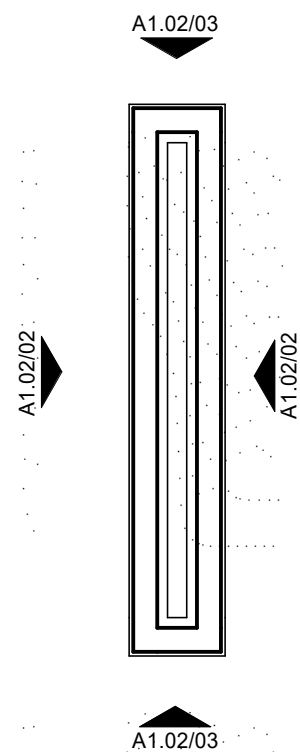
04 MF01A - NON-REMOVABLE PIPE BOLLARD
1/2" = 1'-0"



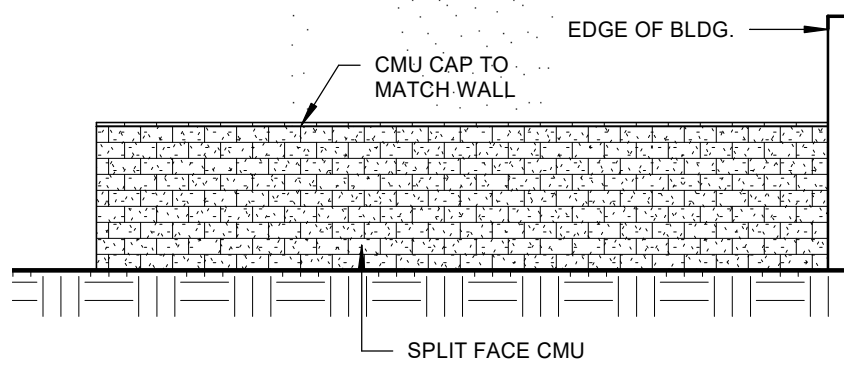
03 MONUMENT SIGN SIDE ELEVATION
1/4" = 1'-0"



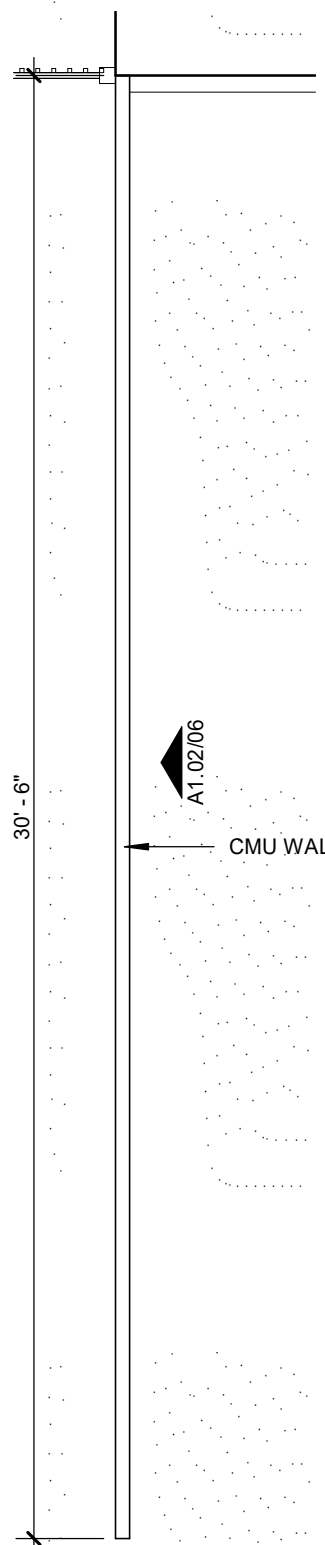
02 MONUMENT SIGN FRONT ELEVATION
1/4" = 1'-0"



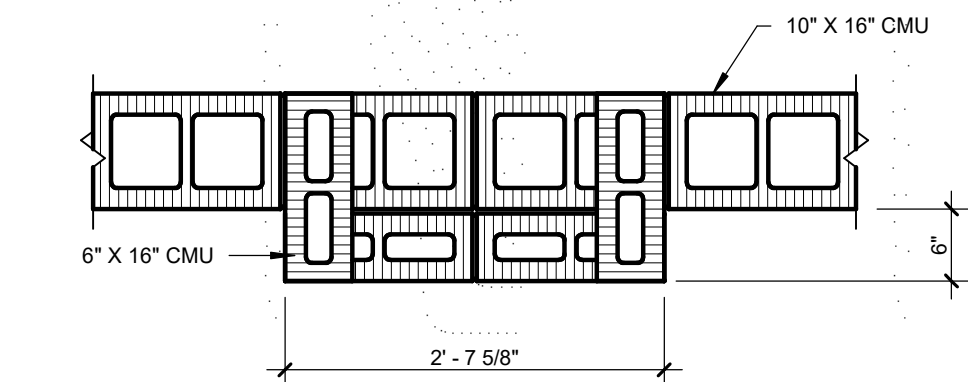
01 MONUMENT SITE PLAN
1/4" = 1'-0"



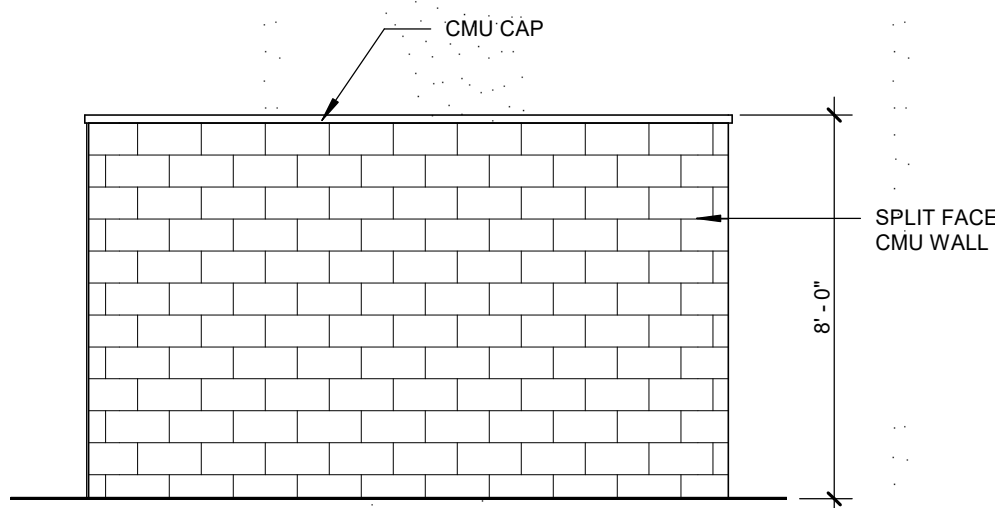
06 SITE WALL ELEVATION
1/8" = 1'-0"



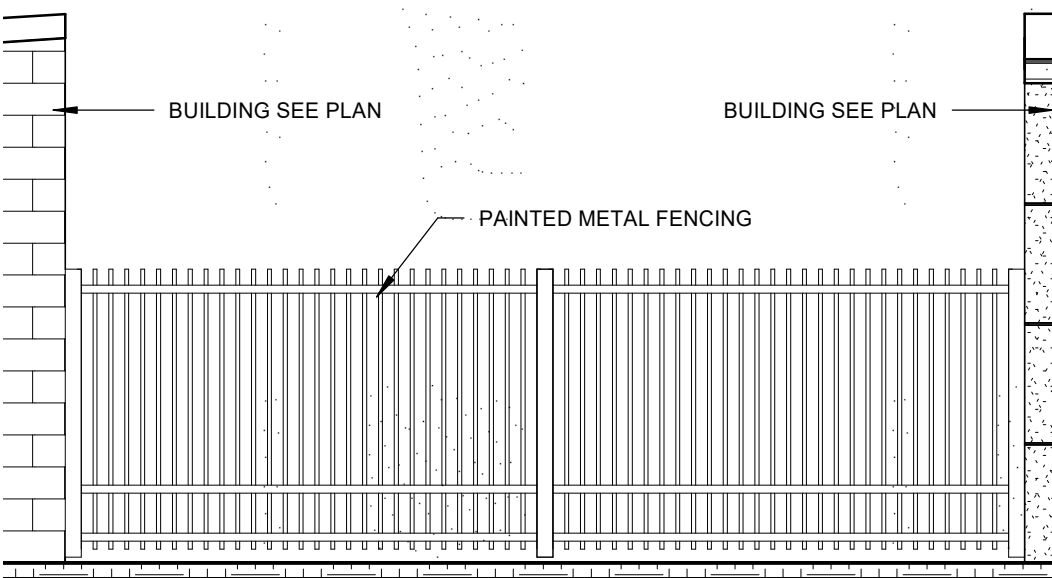
05 SITE WALL - ENLARGED PLAN
1/4" = 1'-0"



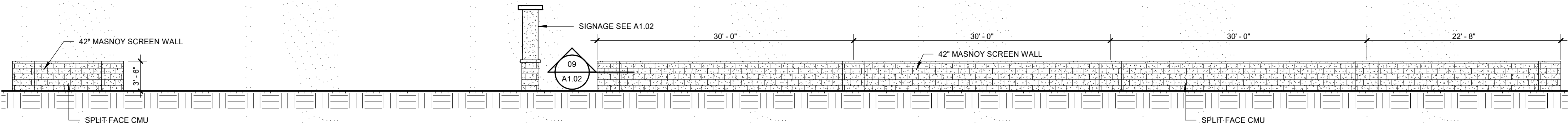
09 SCREEN WALL DETAIL
3/4" = 1'-0"



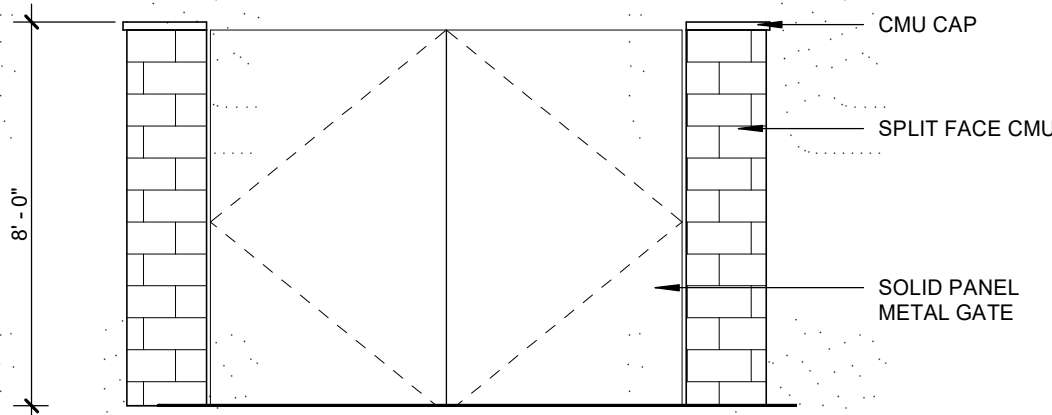
08 DUMPSTER ENCLOSURE - TYP ELEVATION
1/4" = 1'-0"



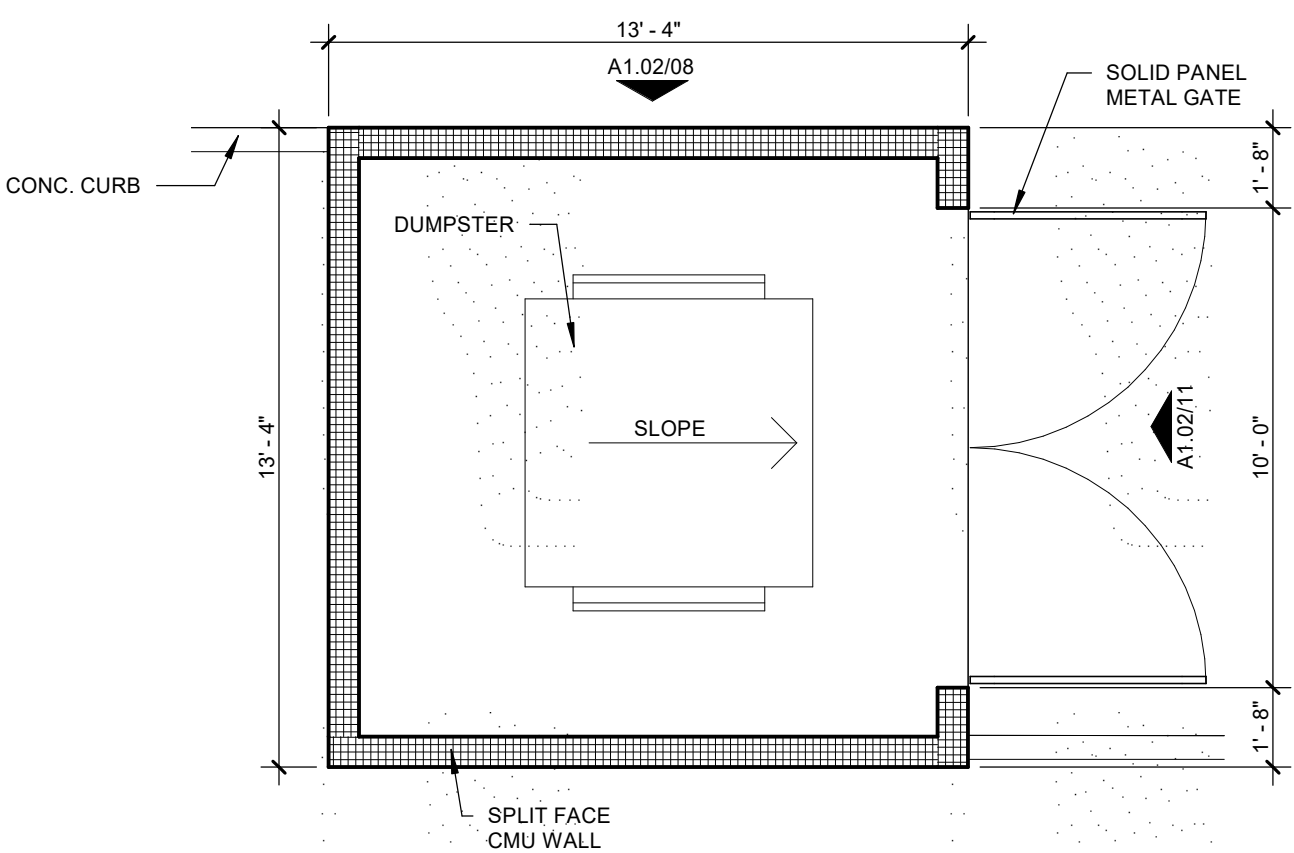
07 TYP. FENCE ELEVATION
1/4" = 1'-0"



12 SCREEN WALL ELEVATION
1/8" = 1'-0"



11 DUMPSTER ENLCOSURE ELEVATION
1/4" = 1'-0"



10 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2. SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
3. REFER TO SHEETS A3.31 FOR DOOR TYPES AND SCHEDULES.
4. REFER TO SHEET A3.31 FOR WINDOW TYPES
5. REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS
6. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7. KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 8'-0" OF THE MAIN BUILDING ENTRY DOOR AND AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT
8. OVERHEAD DOOR COLORS TBD, CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

ELEVATION FINISH MATERIALS

STUCCO VEENER (LIGHT COLOR - FIELD)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GRAYISH (SW6001)

STUCCO ACCENTS (DARK COLOR - ACCENT)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: MINK (SW6004)

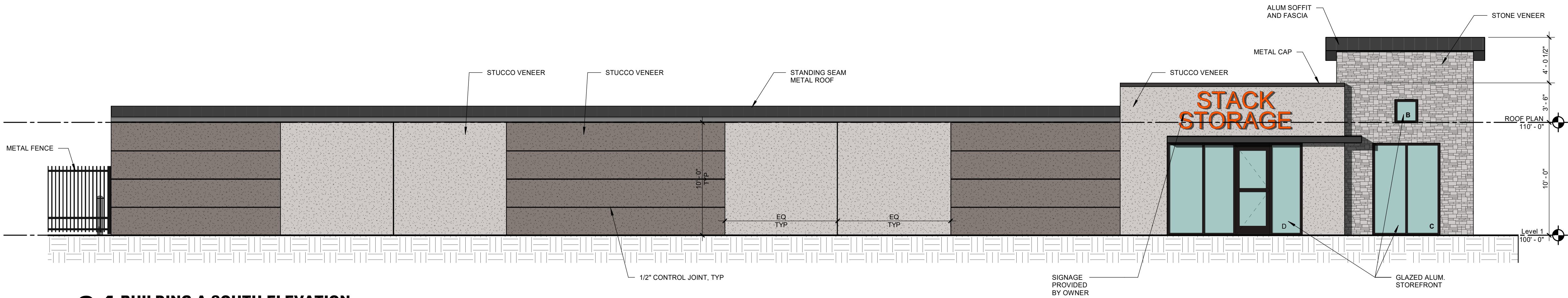
STONE VEENER
MANUFACTURER: HARRIS STONE
COLOR: STALE UTAH
STYLE: LEDGESTONE

PAINTED CMU
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ESSENTIAL GRAY (SW6002)

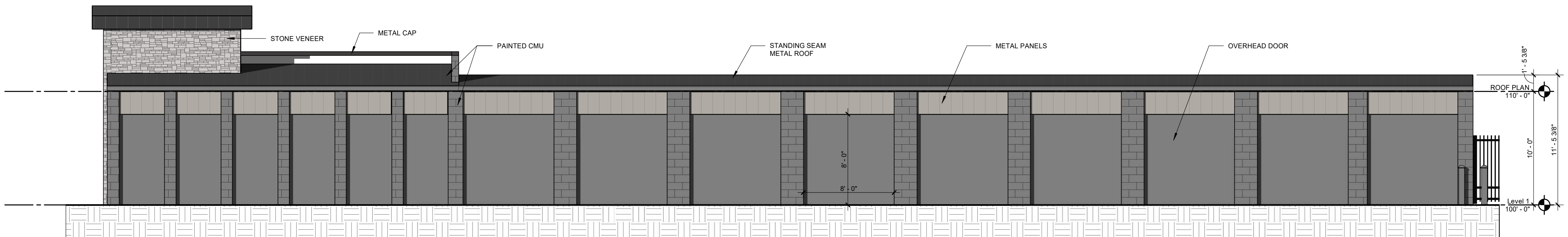
STANDING SEAM METAL ROOF, SOFFIT & FASCIA
MANUFACTURER: MBCI
COLOR: BRUSHED SLATE

ALUMINUM STOREFRONT SYSTEM
ALUMINUM MULLIONS
COLOR: DARK BRONZE
MANUFACTURER: SEE SPECIFICATIONS

PARAPET CAP
MANUFACTURER: CMG COATED METALS GROUP
FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL
COLOR: TBD



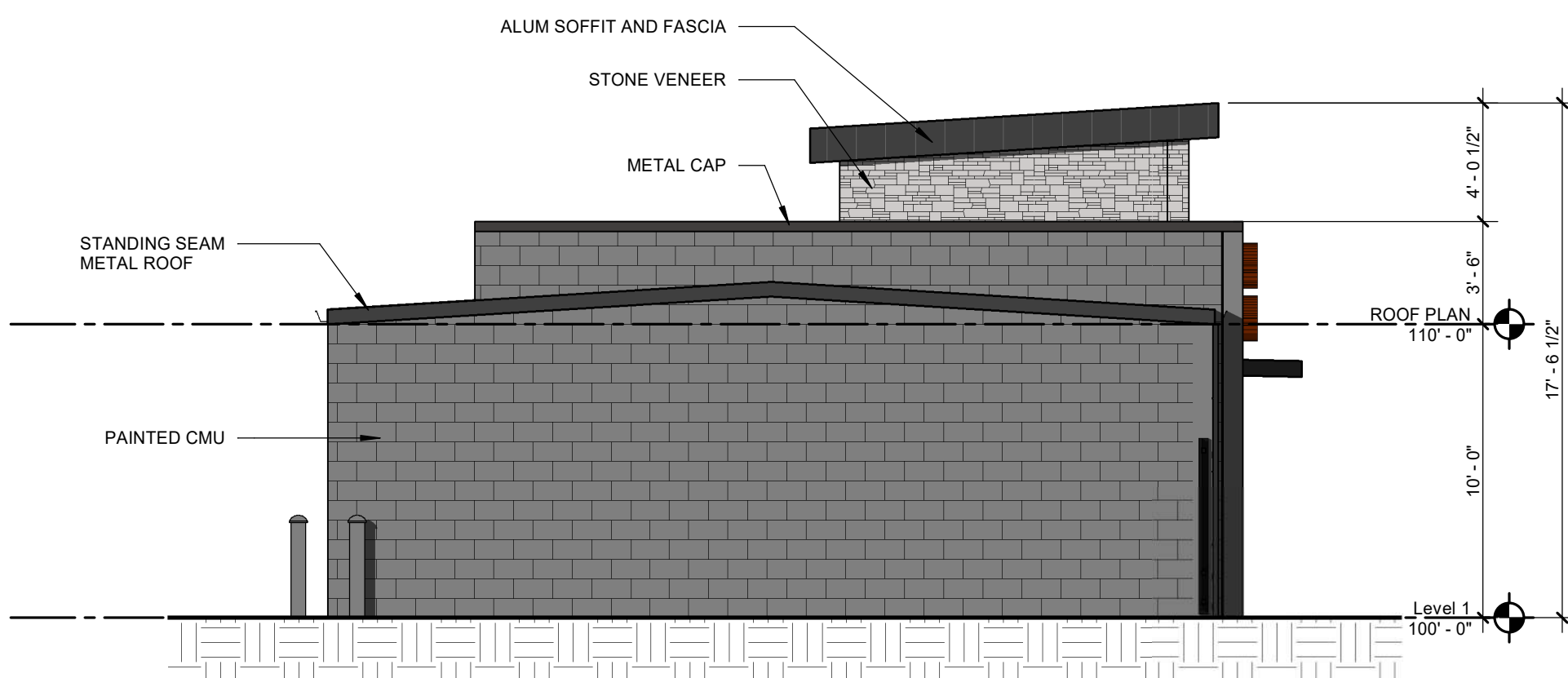
04 BUILDING A SOUTH ELEVATION
3/16" = 1'-0"



03 BUILDING A NORTH ELEVATION
3/16" = 1'-0"

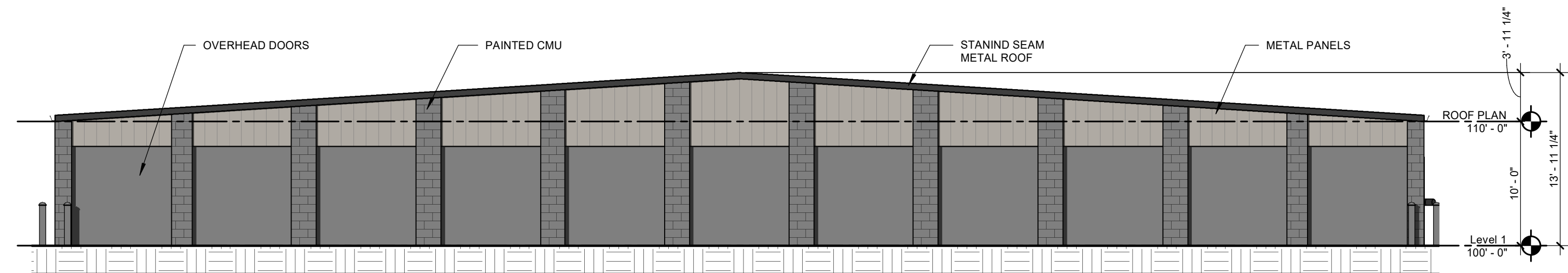


02 BUILDING A EAST ELEVATION
3/16" = 1'-0"

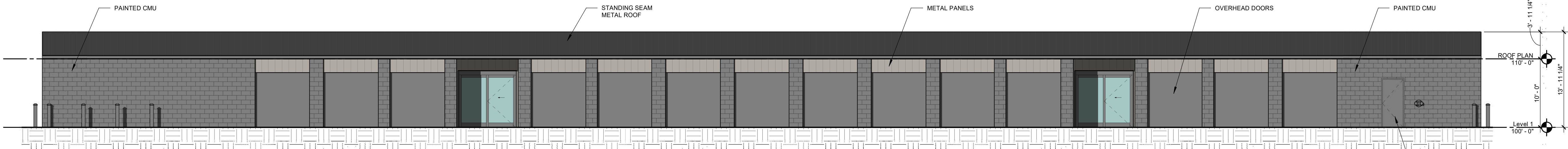


01 BUILDING A WEST ELEVATION
3/16" = 1'-0"

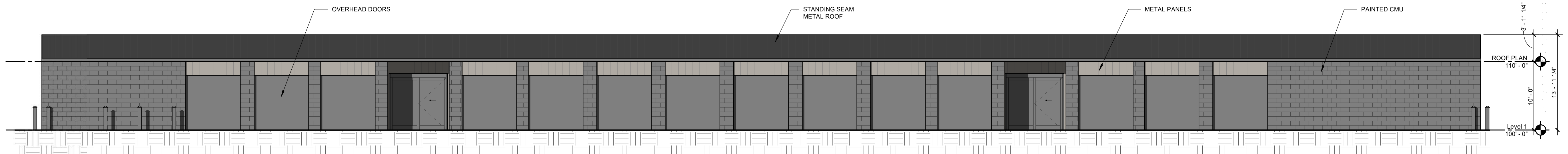




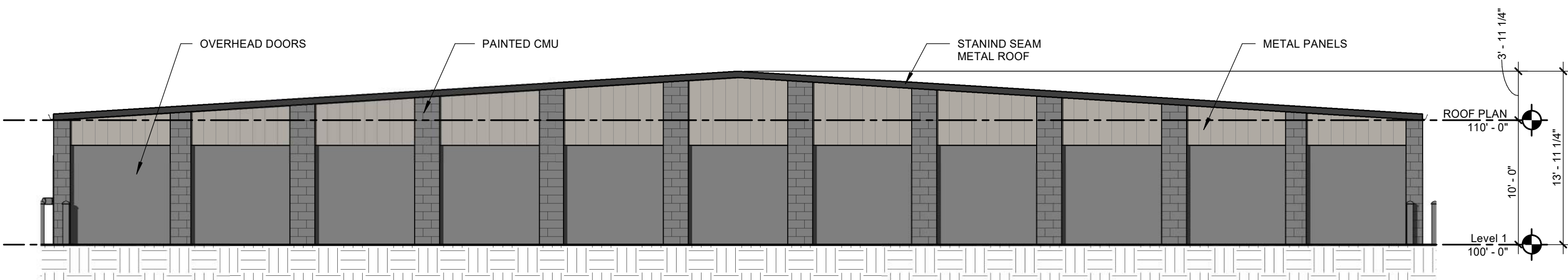
04 BUILDING C EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



03 BUILDING C EXTERIOR ELEVATION EAST
1/8" = 1'-0"

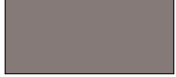


02 BUILDING C EXTERIOR ELEVATION WEST
1/8" = 1'-0"



01 BUILDING C EXTERIOR ELEVATION NORTH
1/8" = 1'-0"

ELEVATION GENERAL NOTES	
1.	REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2.	SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE. TYP.
3.	REFER TO SHEETS A3.31 FOR DOOR TYPES AND SCHEDULES.
4.	REFER TO SHEET A3.31 FOR WINDOW TYPES
5.	REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS
6.	REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7.	KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 8'-0" OF THE MAIN BUILDING ENTRY DOOR AND AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT
8.	OVERHEAD DOOR COLORS TBD. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

ELEVATION FINISH MATERIALS	
	STUCCO VEENER (LIGHT COLOR - FIELD) MANUFACTURER: SHERWIN WILLIAMS COLOR: GRAYISH (SW6001)
	STUCCO ACCENTS (DARK COLOR - ACCENT) MANUFACTURER: SHERWIN WILLIAMS COLOR: MINK (SW6004)
	STONE VENEER MANUFACTURER: HARRIS STONE COLOR: STALE UINTAH STYLE: LEDGESTONE
	PAINTED CMU MANUFACTURER: SHERWIN WILLIAMS COLOR: ESSENTIAL GRAY (SW6002)
	STANDING SEAM METAL ROOF, SOFFIT & FASCIA MANUFACTURER: MBCI COLOR: BRUSHED SLATE
ALUMINUM STOREFRONT SYSTEM ALUMINUM MULLIONS COLOR: DARK BRONZE MANUFACTURER: SEE SPECIFICATIONS	
PARAPET CAP MANUFACTURER: CMG COATED METALS GROUP FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL COLOR: TBD	

**STACK STORAGE
DEVELOPMENT**
8705 N COACHLINE RD.
MARANA, AZ 85743



REVISION
NO. DESCRIPTION DATE

DATE
08/12/2022
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SHEET TITLE
**BUILDING 'C'
EXTERIOR
ELEVATION**
SHEET NO.

A5.03



REVISION	NO.	DESCRIPTION	DATE

DATE
08/12/2022

ISSUE
PERMIT SET

SHEET TITLE
BUILDING
'D'&'E'
EXTERIOR
ELEVATIONS
A5.04

ELEVATION GENERAL NOTES

1. REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS

2. SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.

3. REFER TO SHEETS A3.31 FOR DOOR TYPES AND SCHEDULES.

4. REFER TO SHEET A3.31 FOR WINDOW TYPES

5. REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS

6. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS

7. KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 8'-0" OF THE MAIN BUILDING ENTRY DOOR AND AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT

8. OVERHEAD DOOR COLORS TBD, CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

ELEVATION FINISH MATERIALS

STUCCO VEENER (LIGHT COLOR - FIELD)

MANUFACTURER: SHERWIN WILLIAMS

COLOR: GRAYISH (SW6001)

STUCCO ACCENTS (DARK COLOR - ACCENT)

MANUFACTURER: SHERWIN WILLIAMS

COLOR: MINK (SW6004)

STONE VEENER

MANUFACTURER: HARRIS STONE

COLOR: STALE UTAH

STYLE: LEDGESTONE

PAINTED CMU

MANUFACTURER: SHERWIN WILLIAMS

COLOR: ESSENTIAL GRAY (SW6002)

STANDING SEAM METAL ROOF, SOFFIT & FASCIA

MANUFACTURER: MBCI

COLOR: BRUSHED SLATE

ALUMINUM STOREFRONT SYSTEM

ALUMINUM MULLIONS

COLOR: DARK BRONZE

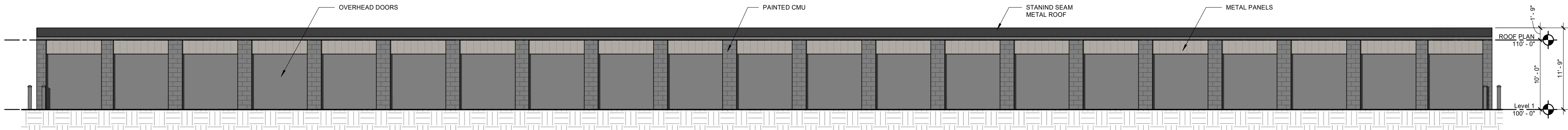
MANUFACTURER: SEE SPECIFICATIONS

PARAPET CAP

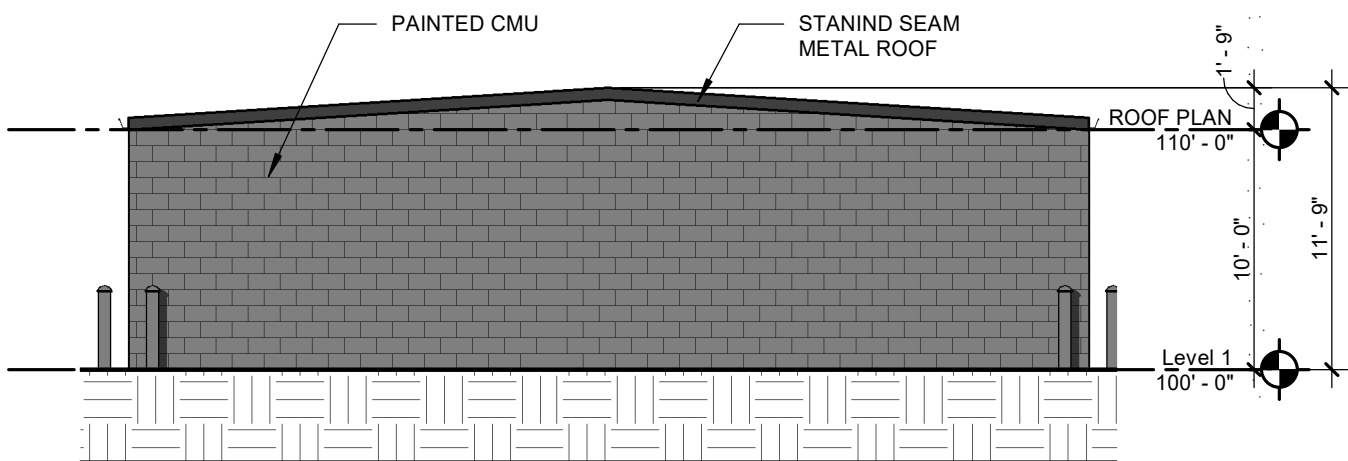
MANUFACTURER: CMG COATED METALS GROUP

FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL

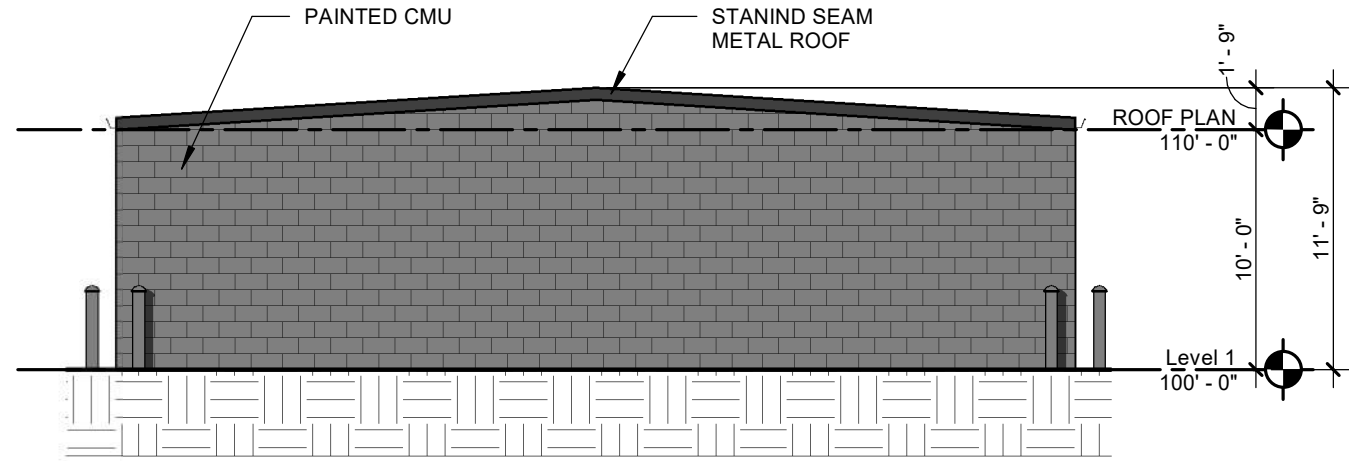
COLOR: TBD



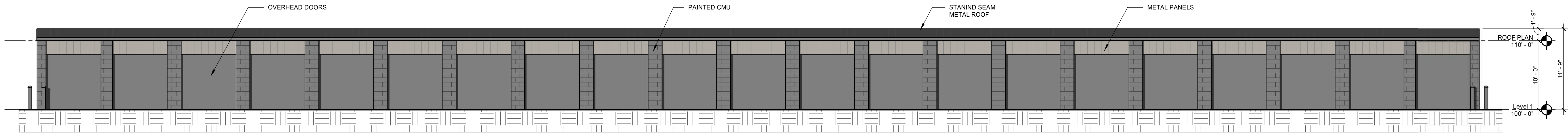
04 BUILDING D&E EXTERIOR ELEVATION EAST



03 BUILDING D&E EXTERIOR ELEVATION SOUTH



02 BUILDING D&E EXTERIOR ELEVATION NORTH

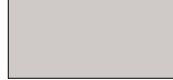
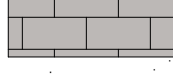


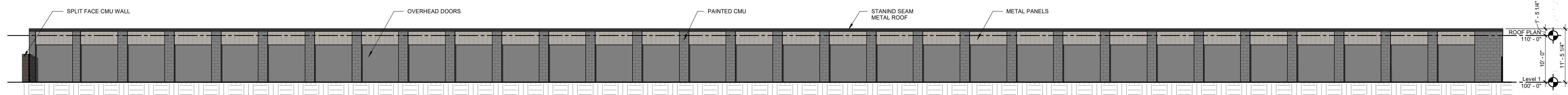
01 BUILDING D&E EXTERIOR ELEVATION WEST

ELEVATION GENERAL NOTES

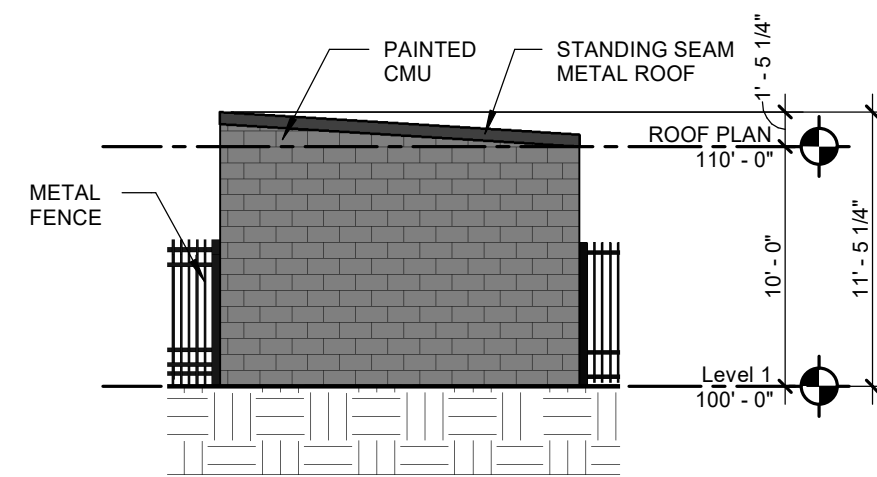
1. REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2. SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
3. REFER TO SHEETS A3.31 FOR DOOR TYPES AND SCHEDULES.
4. REFER TO SHEET A3.31 FOR WINDOW TYPES
5. REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS
6. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
7. KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 8'-0" OF THE MAIN BUILDING ENTRY DOOR AND AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT
8. OVERHEAD DOOR COLORS TBD. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

ELEVATION FINISH MATERIALS

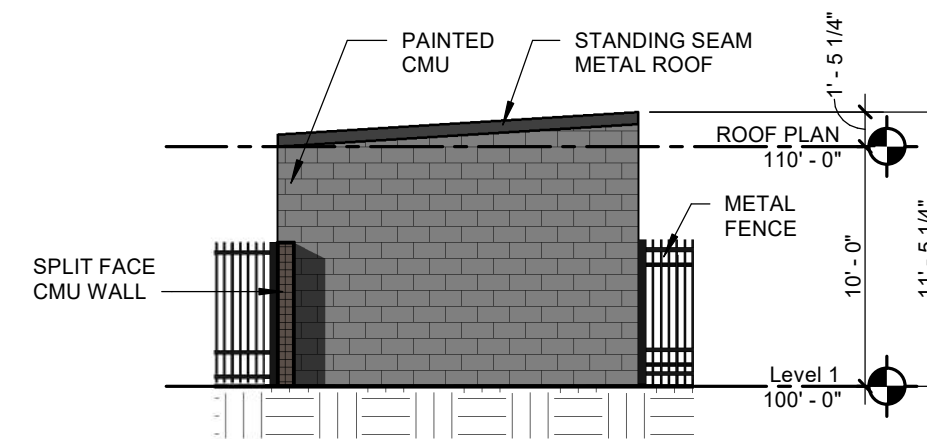
	STUCCO VEENER (LIGHT COLOR - FIELD) MANUFACTURER: SHERWIN WILLIAMS COLOR: GRAYISH (SW6001)
	STUCCO ACCENTS (DARK COLOR - ACCENT) MANUFACTURER: SHERWIN WILLIAMS COLOR: MINK (SW6004)
	STONE VEENER MANUFACTURER: HARRIS STONE COLOR: STALE UTAH STYLE: LEDGESTONE
	PAINTED CMU MANUFACTURER: SHERWIN WILLIAMS COLOR: ESSENTIAL GRAY (SW6002)
	STANDING SEAM METAL ROOF, SOFFIT & FASCIA MANUFACTURER: MBCI COLOR: BRUSHED SLATE
ALUMINUM STOREFRONT SYSTEM ALUMINUM MULLIONS COLOR: DARK BRONZE MANUFACTURER: SEE SPECIFICATIONS	
PARAPET CAP MANUFACTURER: CMG COATED METALS GROUP FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL COLOR: TBD	



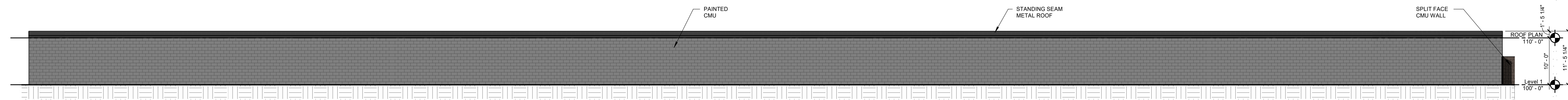
04 BUILDING F EXTERIOR ELEVATION EAST
3/32" = 1'-0"



03 BUILDING F EXTERIOR ELEVATION NORTH
1/8" = 1'-0"



02 BUILDING F EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



01 BUILDING F EXTERIOR ELEVATION WEST
3/32" = 1'-0"

**STACK STORAGE
DEVELOPMENT**
8705 N COACHLINE RD.
MARANA, AZ 85743

STAMP



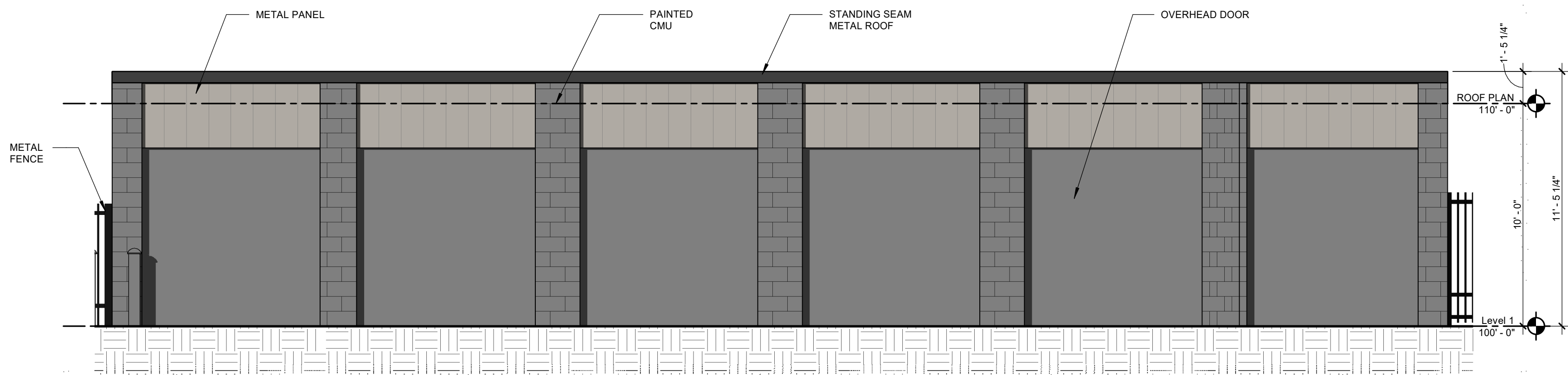
REVISION
NO. DESCRIPTION DATE

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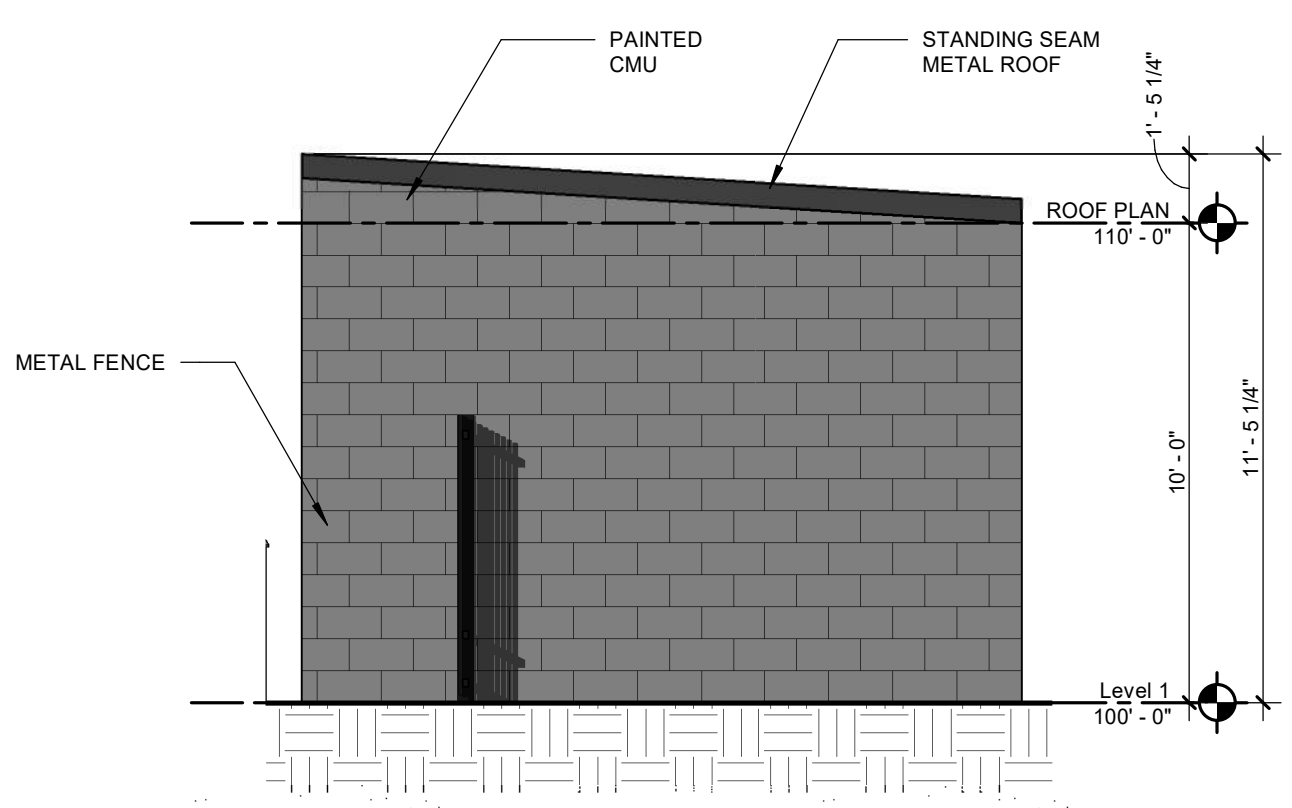
DATE
08/12/2022
ISSUE
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SHEET TITLE
**BUILDING 'F'
EXTERIOR
ELEVATIONS**
SHEET NO.

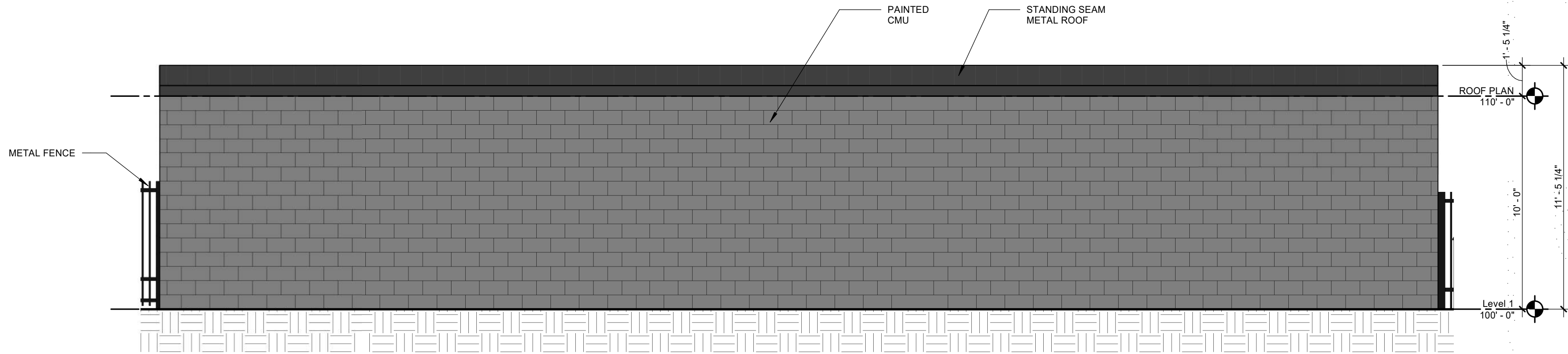
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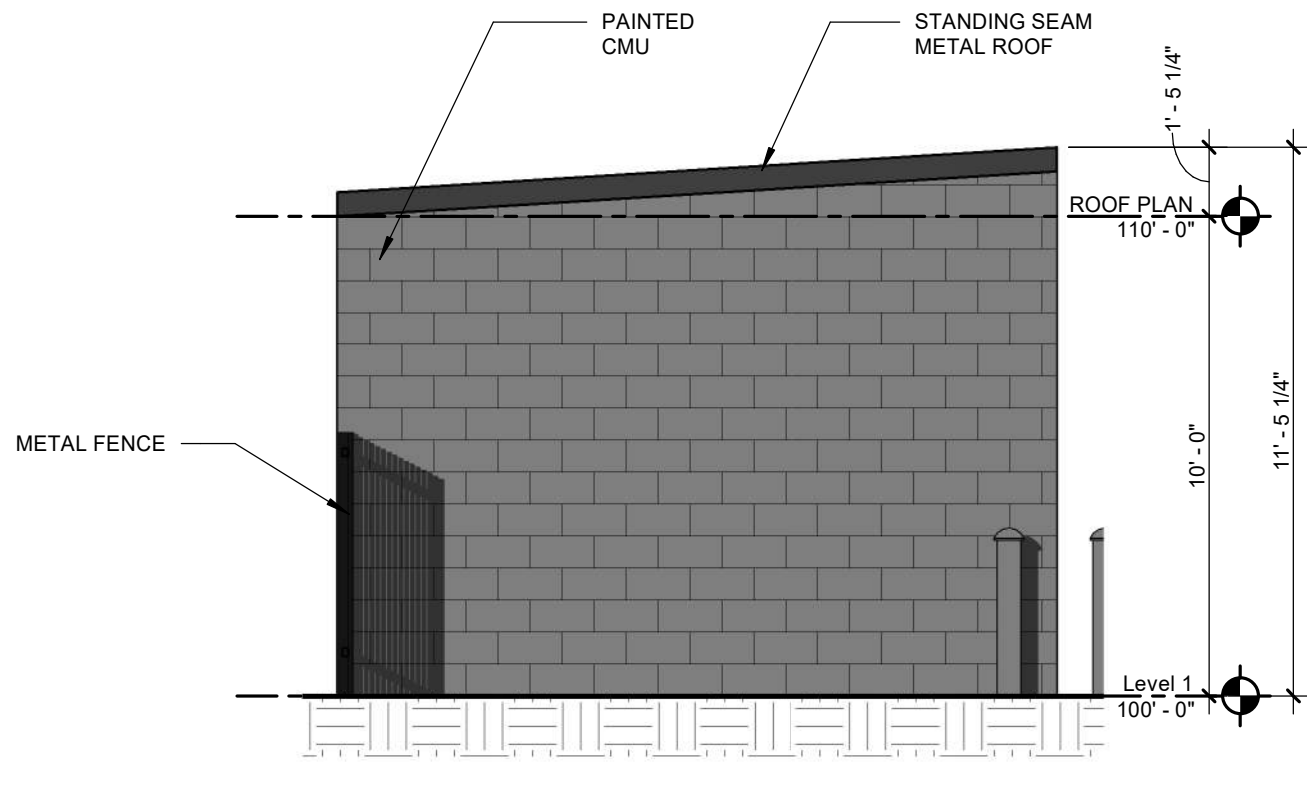
04 BUILDING G EXTERIOR ELEVATION SOUTH
1/4" = 1'-0"



03 BUILDING G EXTERIOR ELEVATION EAST
1/4" = 1'-0"



02 BUILDING G EXTERIOR ELEVATION NORTH
1/4" = 1'-0"



01 BUILDING G EXTERIOR ELEVATION WEST
1/4" = 1'-0"

ELEVATION GENERAL NOTES

- REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
- SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
- REFER TO SHEETS A3.31 FOR DOOR TYPES AND SCHEDULES.
- REFER TO SHEET A3.31 FOR WINDOW TYPES
- REFER TO MECHANICAL DRAWINGS FOR GAS METER AND CONDENSING UNIT LOCATIONS AND CONFIGURATIONS
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
- KNOX BOX FOR FIRE DEPARTMENT TO BE LOCATED WITHIN 8'-0" OF THE MAIN BUILDING ENTRY DOOR AND AT EACH AUTOMATED GATE. LOCATIONS TO BE APPROVED BY ARCHITECT
- OVERHEAD DOOR COLORS TBD, CONTRACTOR TO PROVIDE COLOR SAMPLES FOR SELECTION

ELEVATION FINISH MATERIALS

STUCCO VEENER (LIGHT COLOR - FIELD)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GRAYISH (SW6001)

STUCCO ACCENTS (DARK COLOR - ACCENT)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: MINK (SW6004)

STONE VEENER
MANUFACTURER: HARRIS STONE
COLOR: STALE UTAH
STYLE: LEDGESTONE

PAINTED CMU
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ESSENTIAL GRAY (SW6002)

STANDING SEAM METAL ROOF, SOFFIT & FASCIA
MANUFACTURER: MBCI
COLOR: BRUSHED SLATE

ALUMINUM STOREFRONT SYSTEM
ALUMINUM MULLIONS
COLOR: DARK BRONZE
MANUFACTURER: SEE SPECIFICATIONS

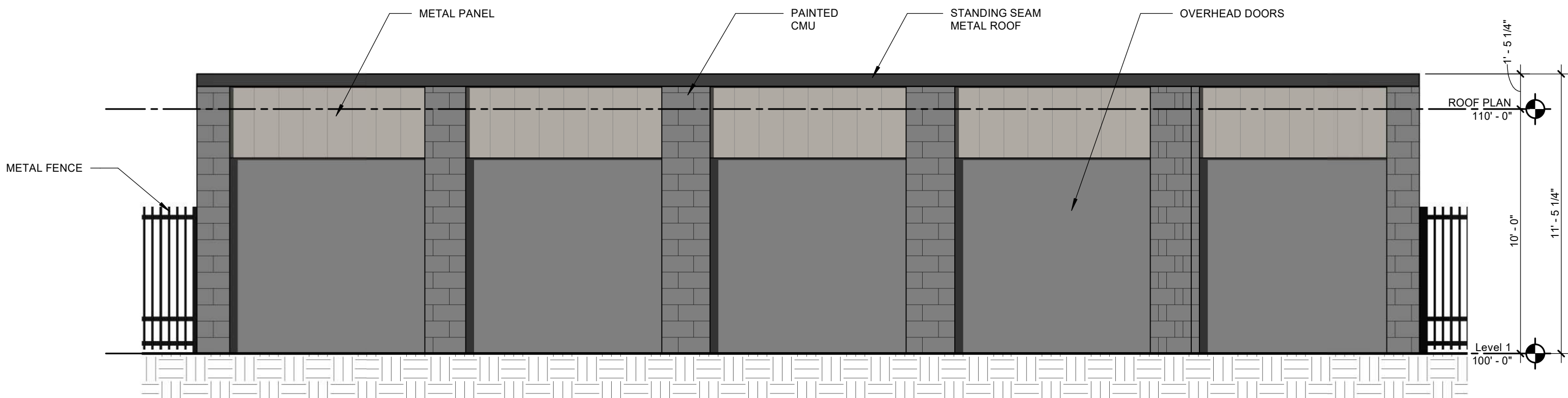
PARAPET CAP
MANUFACTURER: CMG COATED METALS GROUP
FINISH: PVD F HYLAR 5000 PRE-FINISHED STEEL
COLOR: TBD

ELEVATION GENERAL NOTES

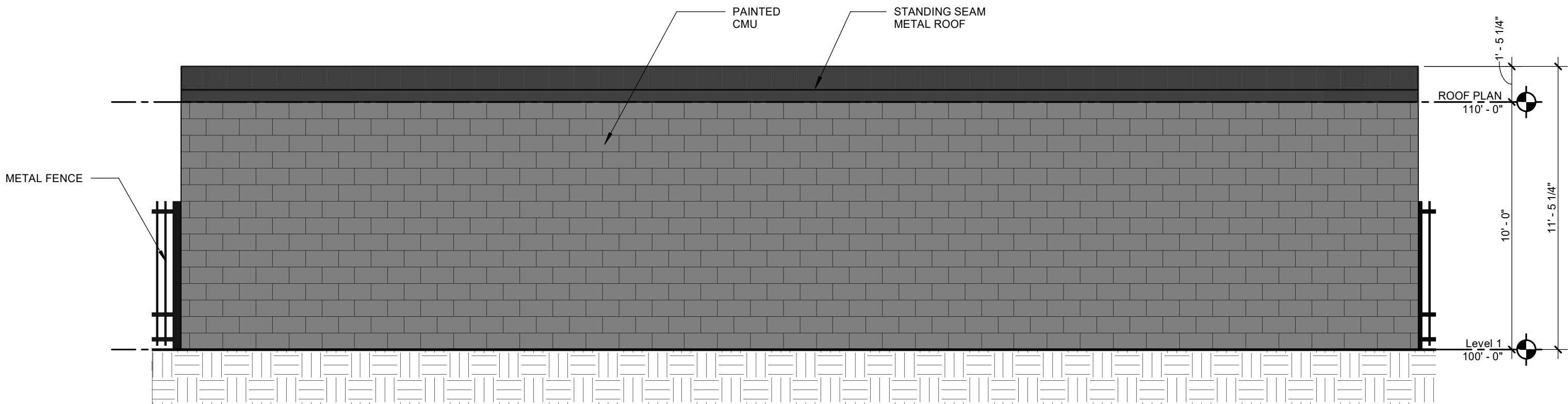
1. REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
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ELEVATION FINISH MATERIALS

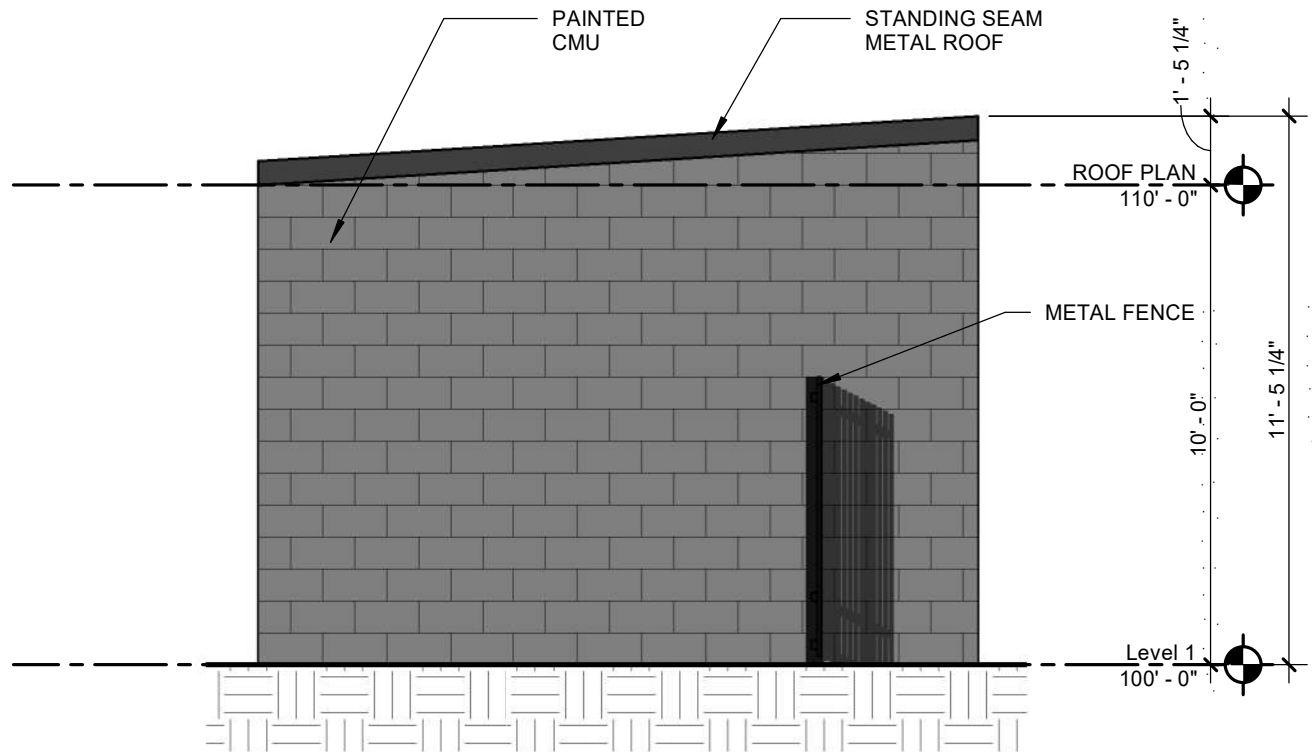
- STUCCO VEENER (LIGHT COLOR - FIELD)**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GRAYISH (SW6001)
- STUCCO ACCENTS (DARK COLOR - ACCENT)**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: MINK (SW6004)
- STONE VEENER**
MANUFACTURER: HARRIS STONE
COLOR: STALE UTAH
STYLE: LEDGESTONE
- PAINTED CMU**
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ESSENTIAL GRAY (SW6002)
- STANDING SEAM METAL ROOF, SOFFIT & FASCIA**
MANUFACTURER: MBCI
COLOR: BRUSHED SLATE
- ALUMINUM STOREFRONT SYSTEM**
ALUMINUM MULLIONS
COLOR: DARK BRONZE
MANUFACTURER: SEE SPECIFICATIONS
- PARAPET CAP**
MANUFACTURER: CMG COATED METALS GROUP
FINISH: PVDF HYLAR 5000 PRE-FINISHED STEEL
COLOR: TBD



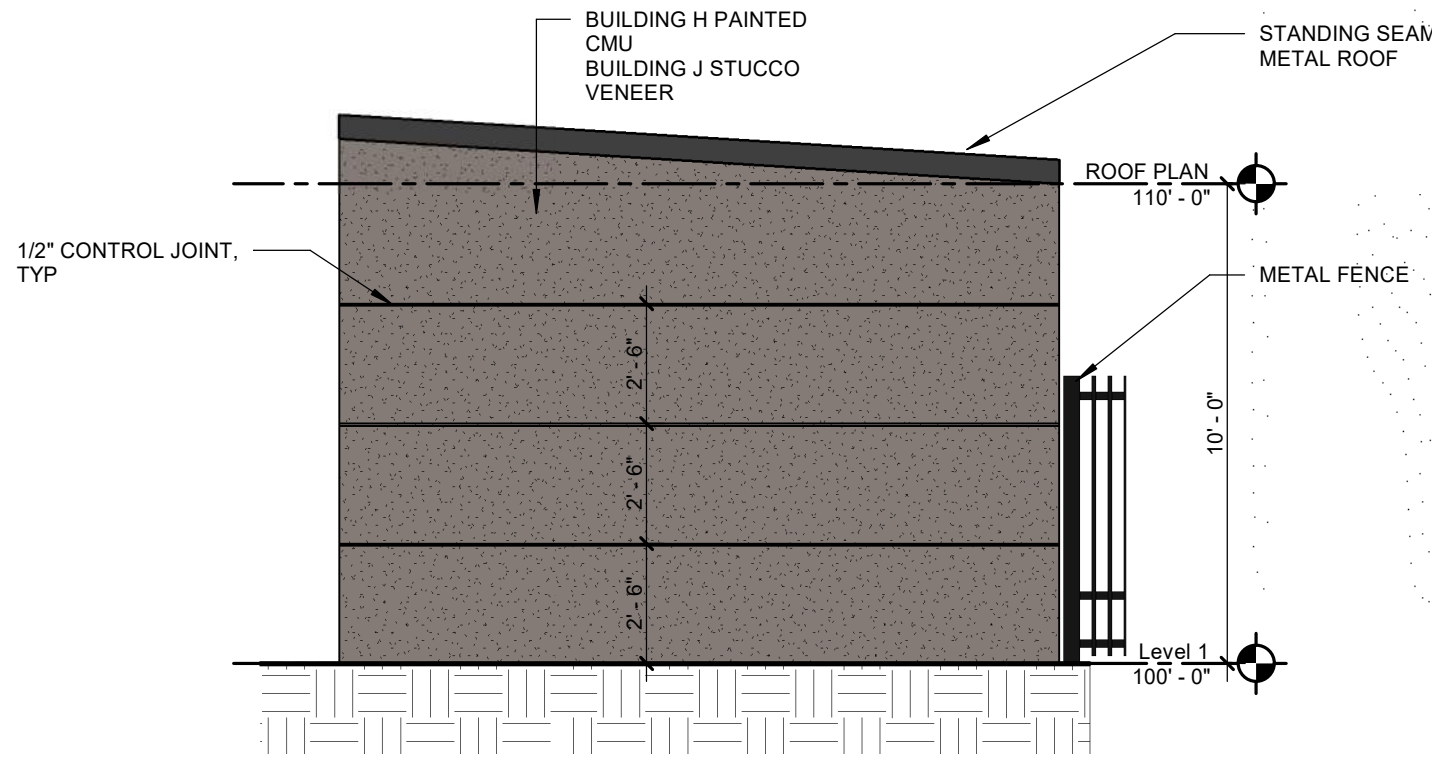
04 BUILDING H & J EXTERIOR ELEVATION SOUTH
1/4" = 1'-0"



02 BUILDING H & J EXTERIOR ELEVATION NORTH
1/4" = 1'-0"



03 BUILDING H & J EXTERIOR ELEVATION WEST
1/4" = 1'-0"



01 BUILDING H & J EXTERIOR ELEVATION EAST
1/4" = 1'-0"

STAMP

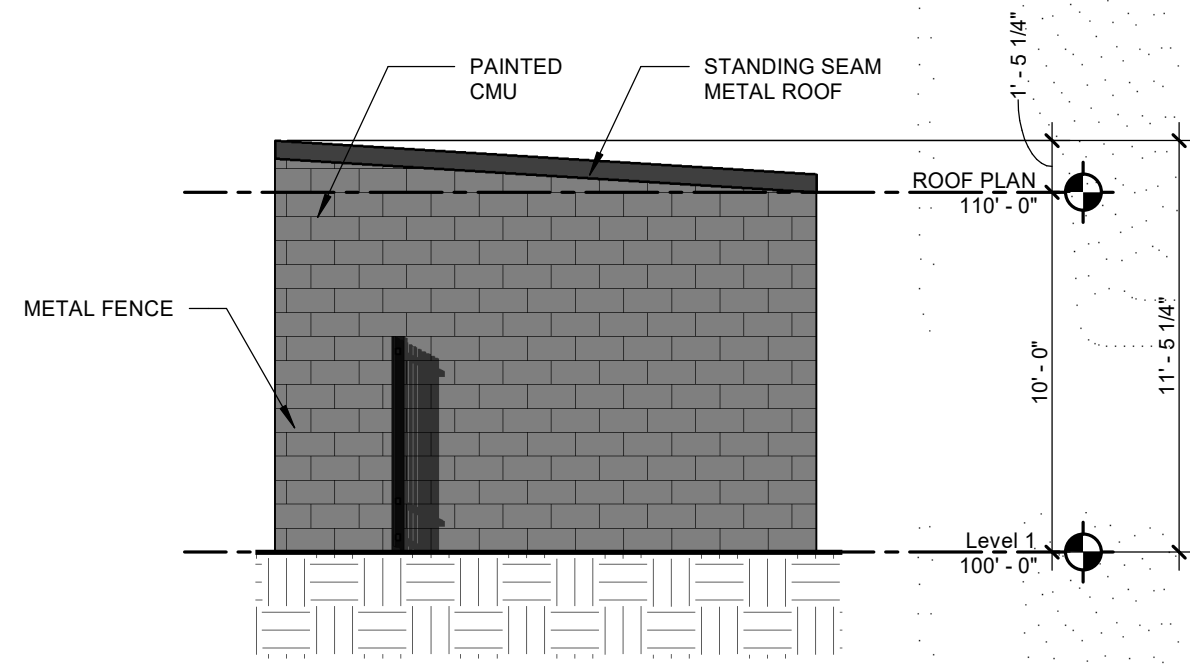


REVISION
NO. DESCRIPTION DATE

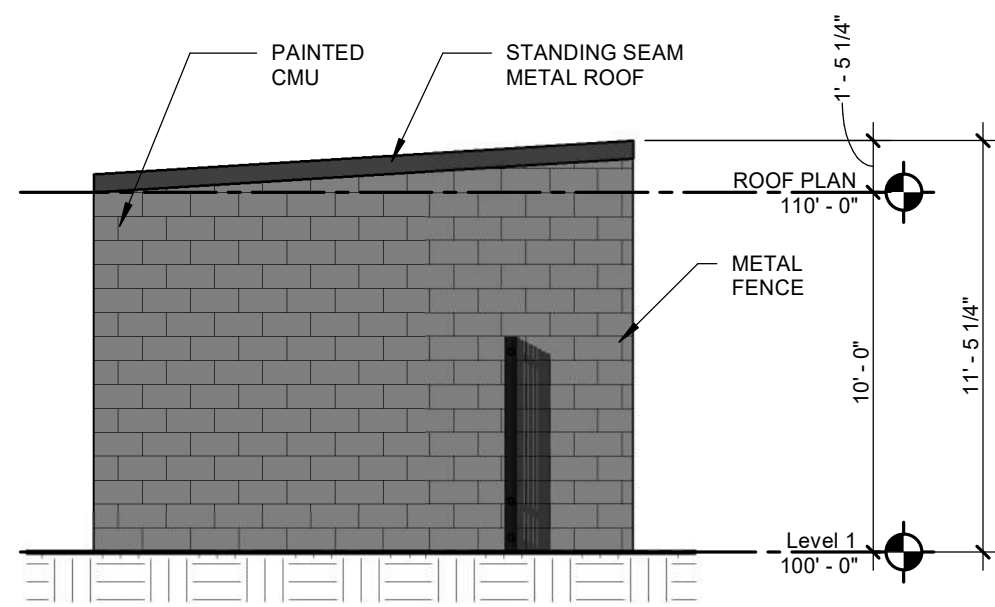
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DATE
08/12/2022
ISSUE
PERMIT SET

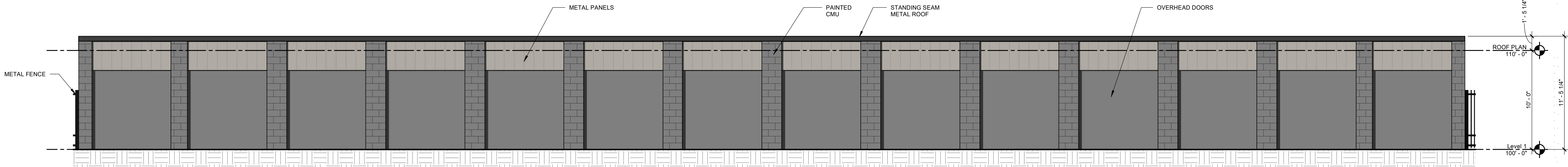
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BUILDING 'H' & 'J' EXTERIOR ELEVATIONS
SHEET NO.



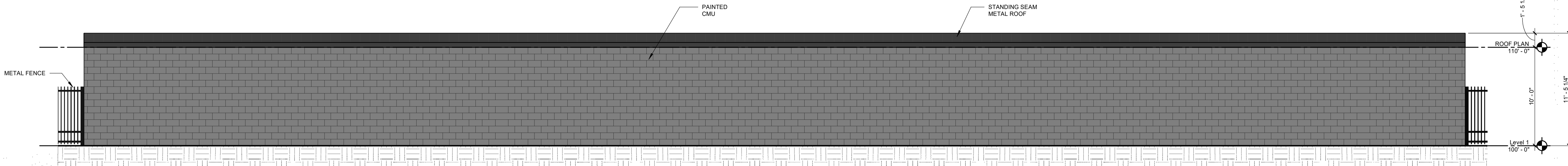
04 BUILDING I EXTERIOR ELEVATION EAST
3/16" = 1'-0"



03 BUILDING I EXTERIOR ELEVATION WEST
3/16" = 1'-0"



02 BUILDING I EXTERIOR ELEVATION SOUTH
3/16" = 1'-0"



01 BUILDING I EXTERIOR ELEVATION NORTH
3/16" = 1'-0"

ELEVATION GENERAL NOTES

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ELEVATION FINISH MATERIALS

STUCCO VEENER (LIGHT COLOR - FIELD)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GRAYISH (SW6001)

STUCCO ACCENTS (DARK COLOR - ACCENT)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: MINK (SW6004)

STONE VEENER
MANUFACTURER: HARRIS STONE
COLOR: STALE UINTAH
STYLE: LEDGESTONE

PAINTED CMU
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ESSENTIAL GRAY (SW6002)

STANDING SEAM METAL ROOF, SOFFIT & FASCIA
MANUFACTURER: MBCI
COLOR: BRUSHED SLATE

ALUMINUM STOREFRONT SYSTEM
ALUMINUM MULLIONS
COLOR: DARK BRONZE
MANUFACTURER: SEE SPECIFICATIONS

PARAPET CAP
MANUFACTURER: CMG COATED METALS GROUP
FINISH: PVD F HYLAR 5000 PRE-FINISHED STEEL
COLOR: TBD

**STACK STORAGE
DEVELOPMENT**
8705 N COACHLINE RD.
MARANA, AZ 85743

STAMP

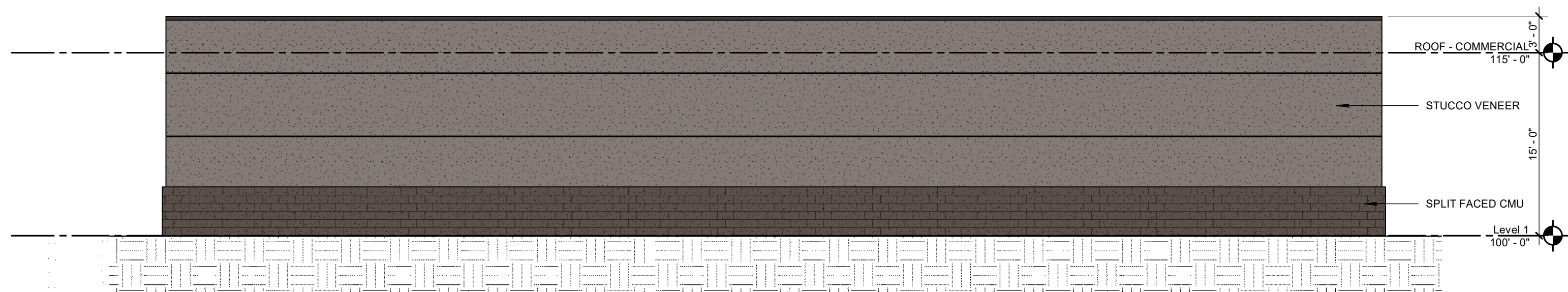


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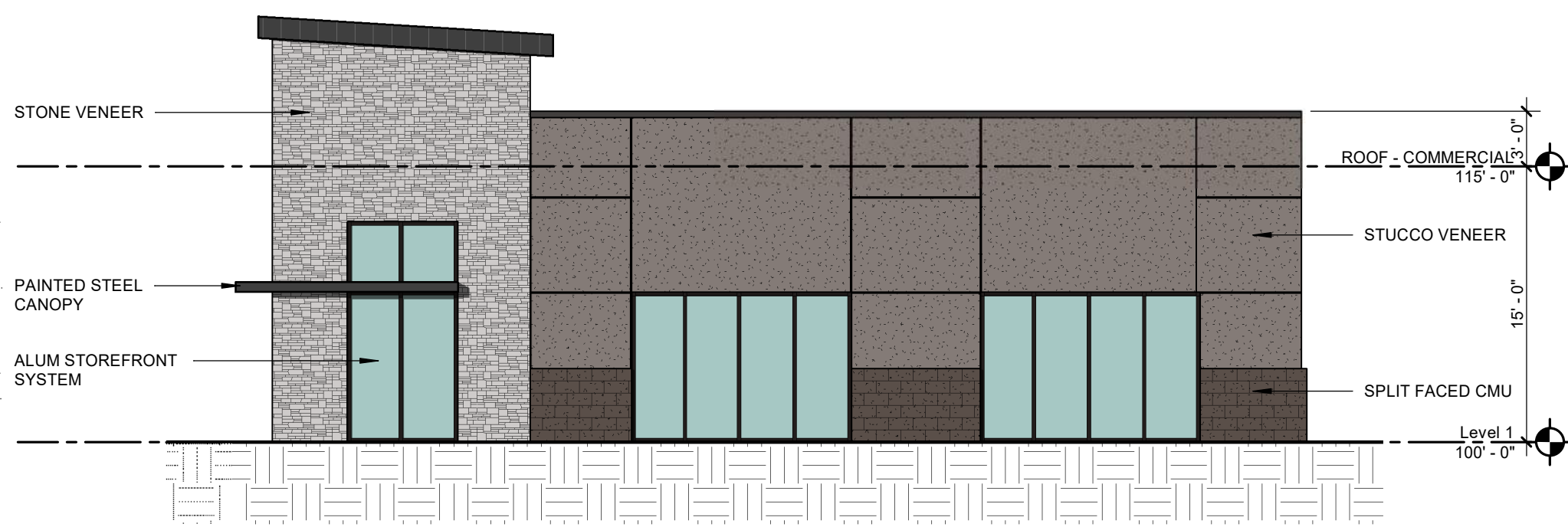
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08/12/2022
ISSUE
PERMIT SET

SHEET TITLE
**BUILDING 'I'
EXTERIOR
ELEVATIONS**
SHEET NO.

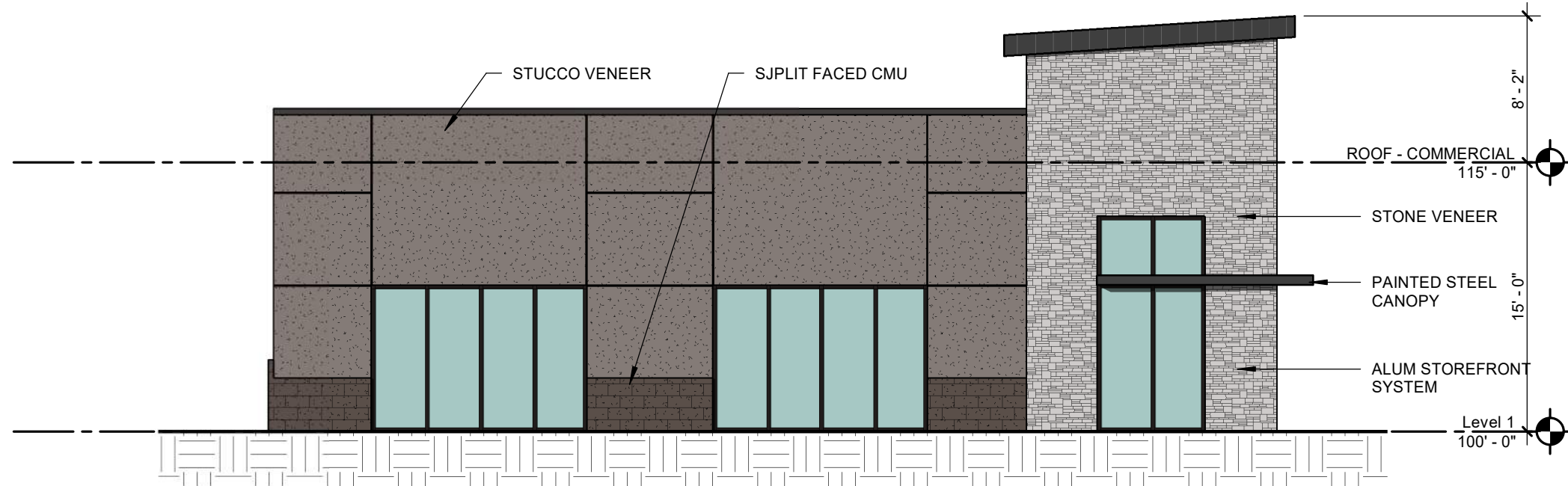
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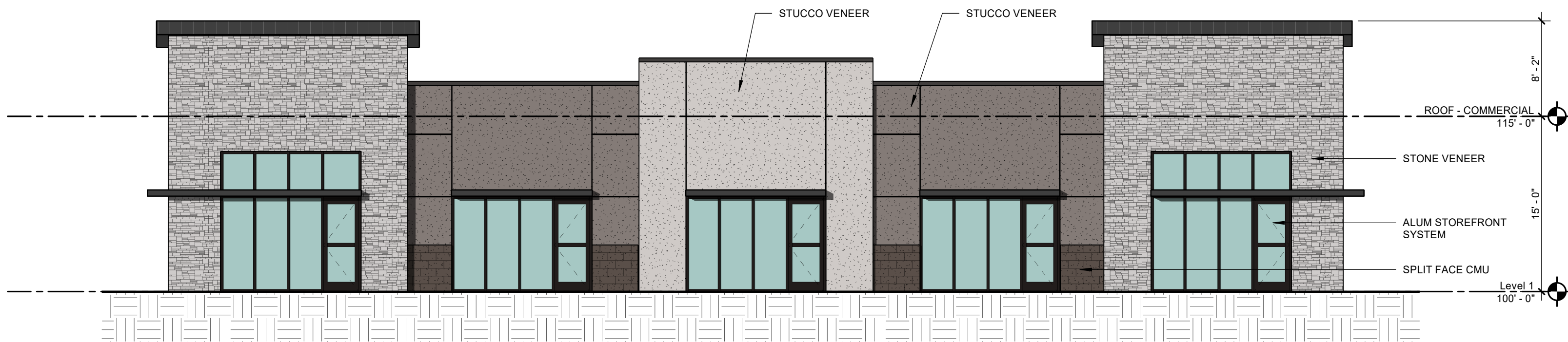
04 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"



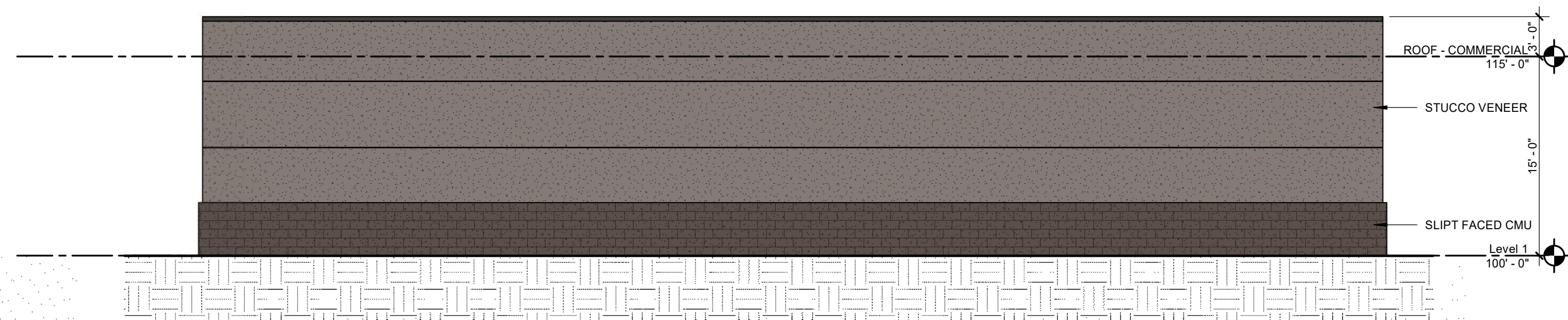
03 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"



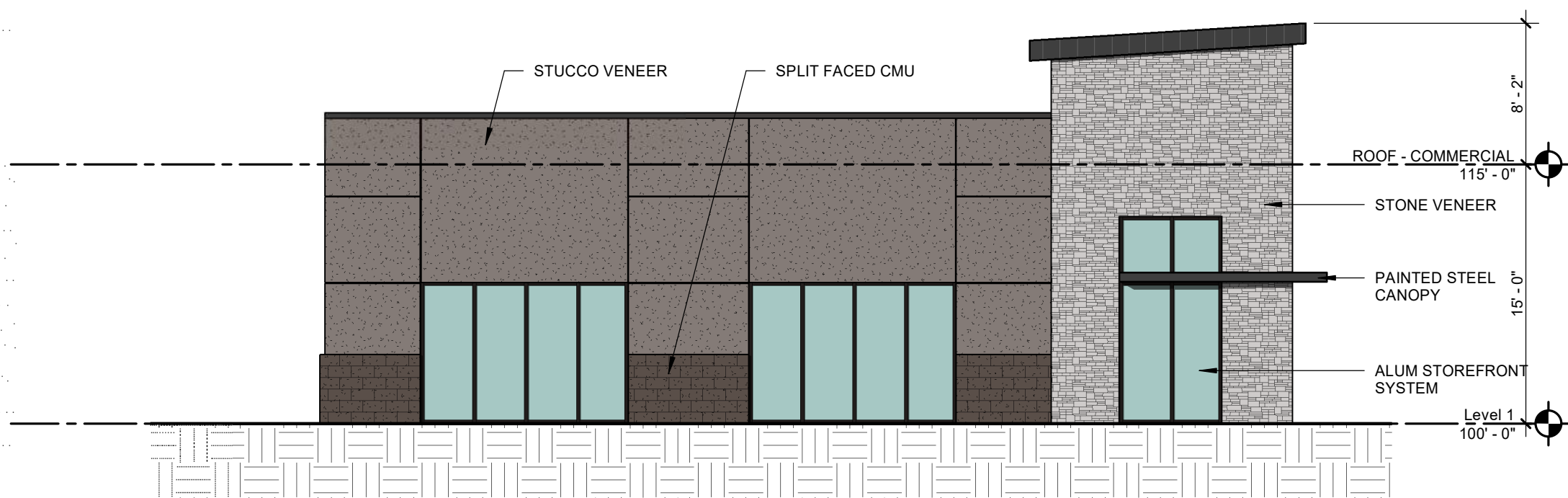
02 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



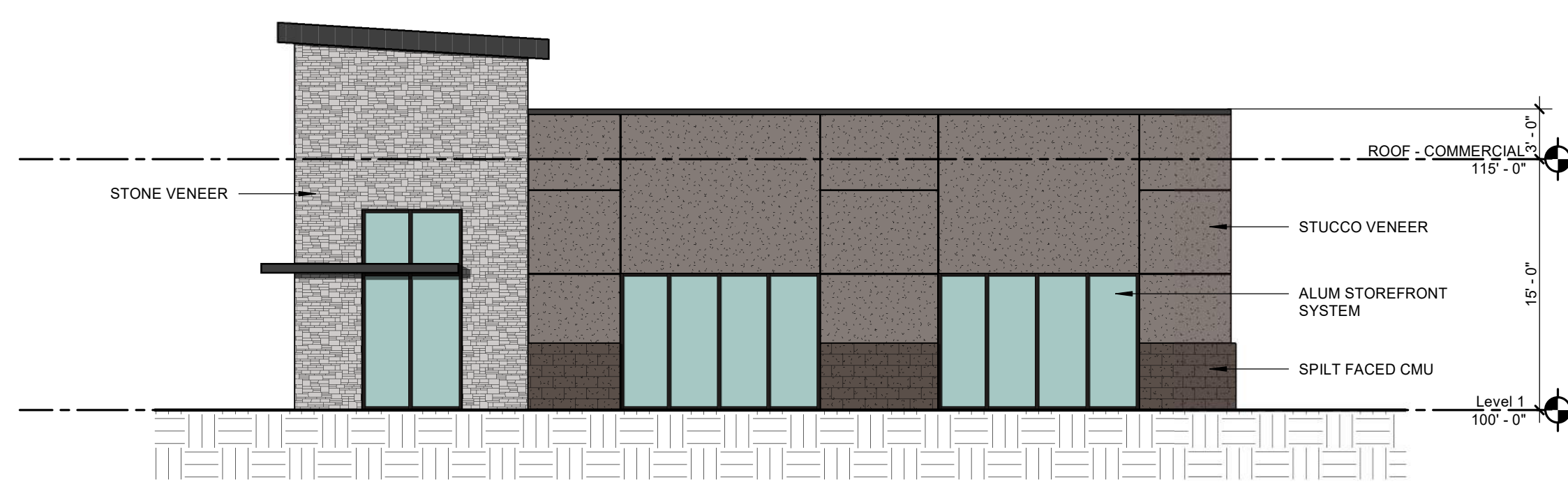
01 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



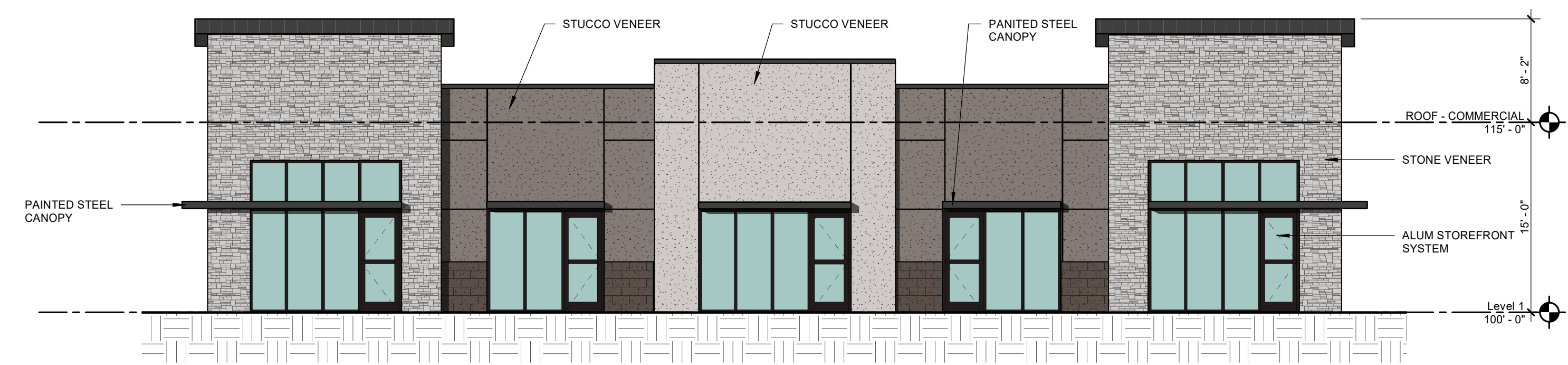
04 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



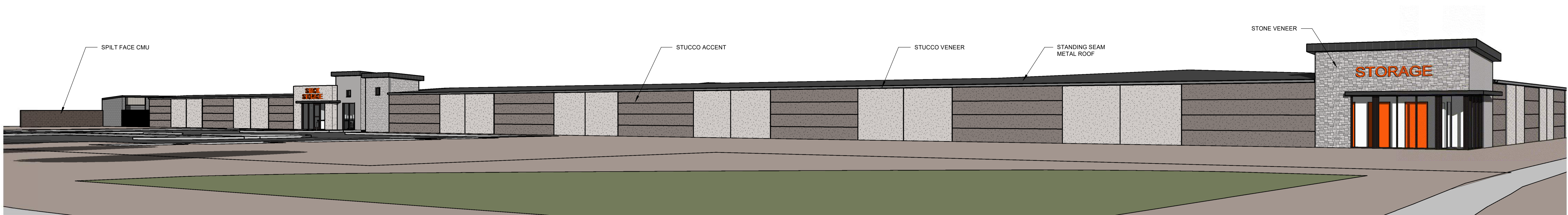
03 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



02 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"



01 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"



01 PERSPECTIVE VIEW



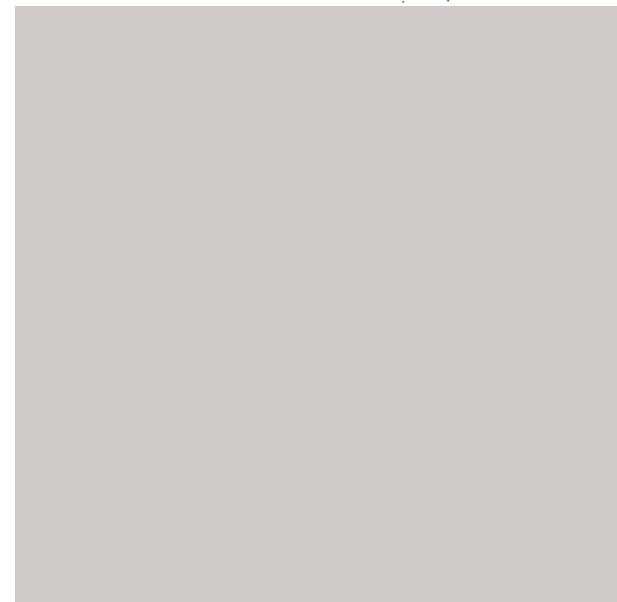
STANDING SEAM METAL ROOF
MANUFACTURER: MBCI
COLOR: BRUSHED SLATE



STUCCO ACCENTS (DARK COLOR - ACCENT)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: MINK (SW6004)



PAINTED CMU
MANUFACTURER: SHERWIN WILLIAMS
COLOR: ESSENTIAL GRAY (SW6002)



STUCCO VENEER (LIGHT COLOR - FIELD)
MANUFACTURER: SHERWIN WILLIAMS
COLOR: GRAYISH (SW6001)



STONE VENEER
MANUFACTURER: HARRIS STONE
COLOR: STALE UTAH
STYLE: LEDGESTONE



SPLIT FACE CMU
MANUFACTURER: ECHELON MASONRY
COLOR: BLACK CANYON
STYLE: SPLIT FACE

STAMP



REVISION
NO. DESCRIPTION DATE

DATE

08/12/2022

ISSUE

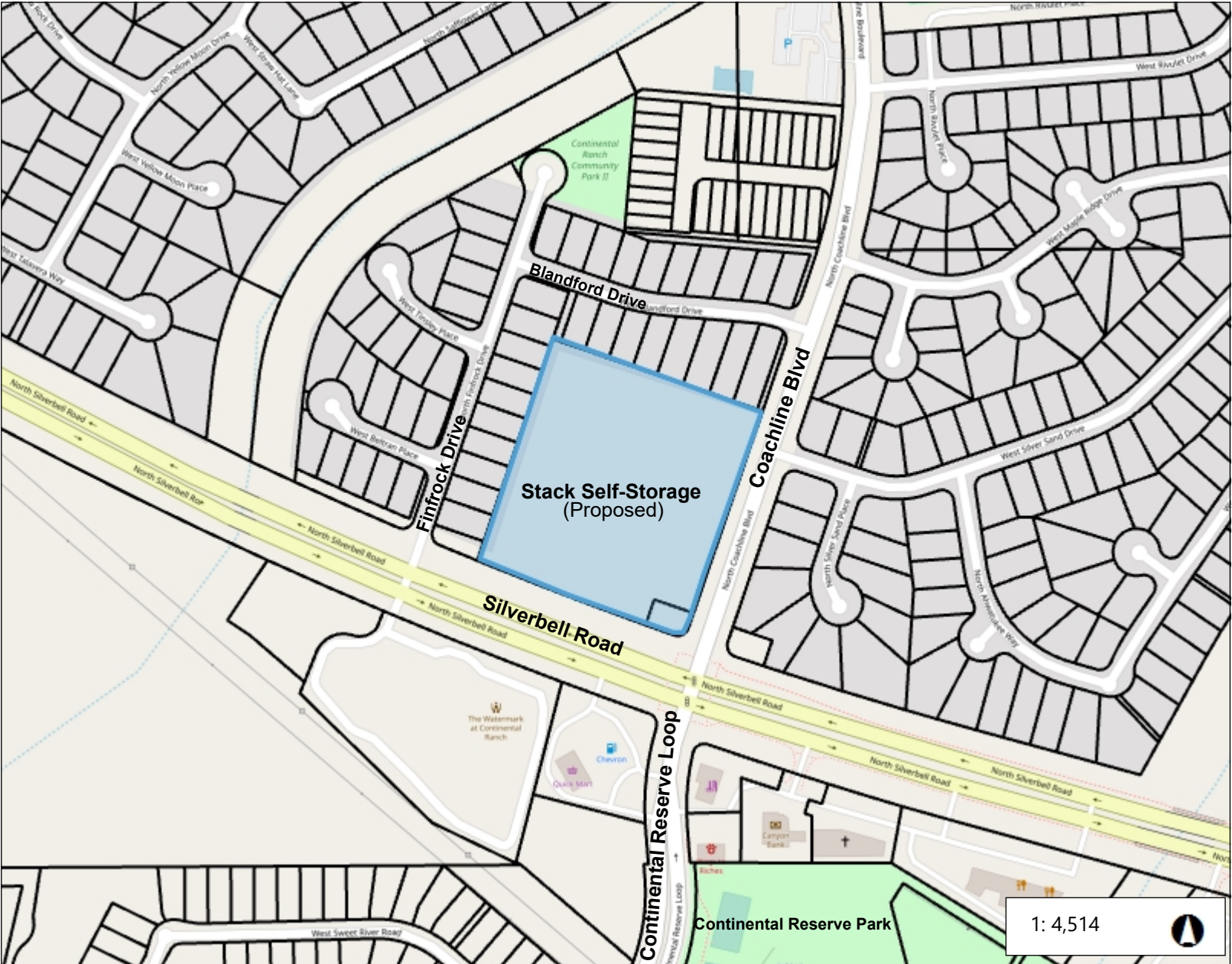
PERMIT SET

SHEET TITLE

COLOR BOARD

SHEET NO.

A5.12



Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

Notes



Development Services / maranaplanning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

- | | | | |
|--|--|--|---|
| ☐ Annexation | ☐ Development Plan | ☒ Development Plan Package | ☐ General Plan Amendment |
| ☐ Rezone | ☐ Minor Land Division | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☐ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

PROJECT INFORMATION

Project Name: Stack Self-Storage

Description of Project: Self-storage & commercial/retail development

Number of Lots: 1

Parcel No.(s): 226-22-005S

Gross Area (Acres): 5.54

Project Address: 8705 North Coachline Boulevard

Ref. Project No.: CUP2203-001

CONTACT INFORMATION

Owner: CJR Investments LLC

Contact Name: Christopher Heinfeld

Address: P. O. Box 36901

City: Tucson

State: AZ

Zip: 85740

Email:

Phone No.: (520) 591-2310

Applicant: Rick Engineering Company

Contact Name: Steven Vasquez

Address: 3945 East Fort Lowell Road, Suite 111

City: 85712

State: AZ

Zip:

Email: svasquez@rickengineering.com

Phone No.: (520) 795-1000

Consultant/Engineer: Rick Engineering Company

Contact Name: Paul Iezzi

Address: 3945 East Fort Lowell Road, Suite 111

City: Tucson

State: AZ

Zip: 85712

Email: piezzi@rickengineering.com

Phone No.: (520) 795-1000

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Steven E. Vasquez

Applicant Name (PRINT)

Steven E. Vasquez
Signature

6/22/2022

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____