

GENERAL NOTES

- THE GROSS AREA OF THE ONSITE DEVELOPMENT IS **42,349** SQUARE FEET (0.97 ACRES) ON PARCEL #217280370.
THE GROSS AREA OF THE OFFSITE DEVELOPMENT (PARKING AND ACCESS) IS **4,380** SQUARE FEET (0.10 ACRES) ON PARCEL #217280410. TOTAL SQUARE FEET OF PARCEL #217280410 IS 50,936 SQUARE FEET (1.17 ACRES)
- EXISTING ZONING:
THE ZONING DESIGNATION IS "F", **SPECIFIC PLAN** (MARANA MAIN STREET). THE LAND USE DESIGNATION IS HIGHWAY SUPPORT.
- BUILDING AREA AND LOT COVERAGE:
EXISTING BUILDINGS = 0 SF
PROPOSED BUILDINGS (EXCLUDING PATIOS) = 8,450 SF
MAXIMUM BUILDING COVERAGE ALLOWED* = 30%
PROPOSED COVERAGE = 23%
*PER LDC05.11.01 FOR A COMMERCIAL ZONE
- MAXIMUM ALLOWABLE BUILDING HEIGHT = 60'
ACTUAL BUILDING HEIGHT = 26'
- REQUIRED BUILDING SETBACKS PER MARANA MAIN STREET:

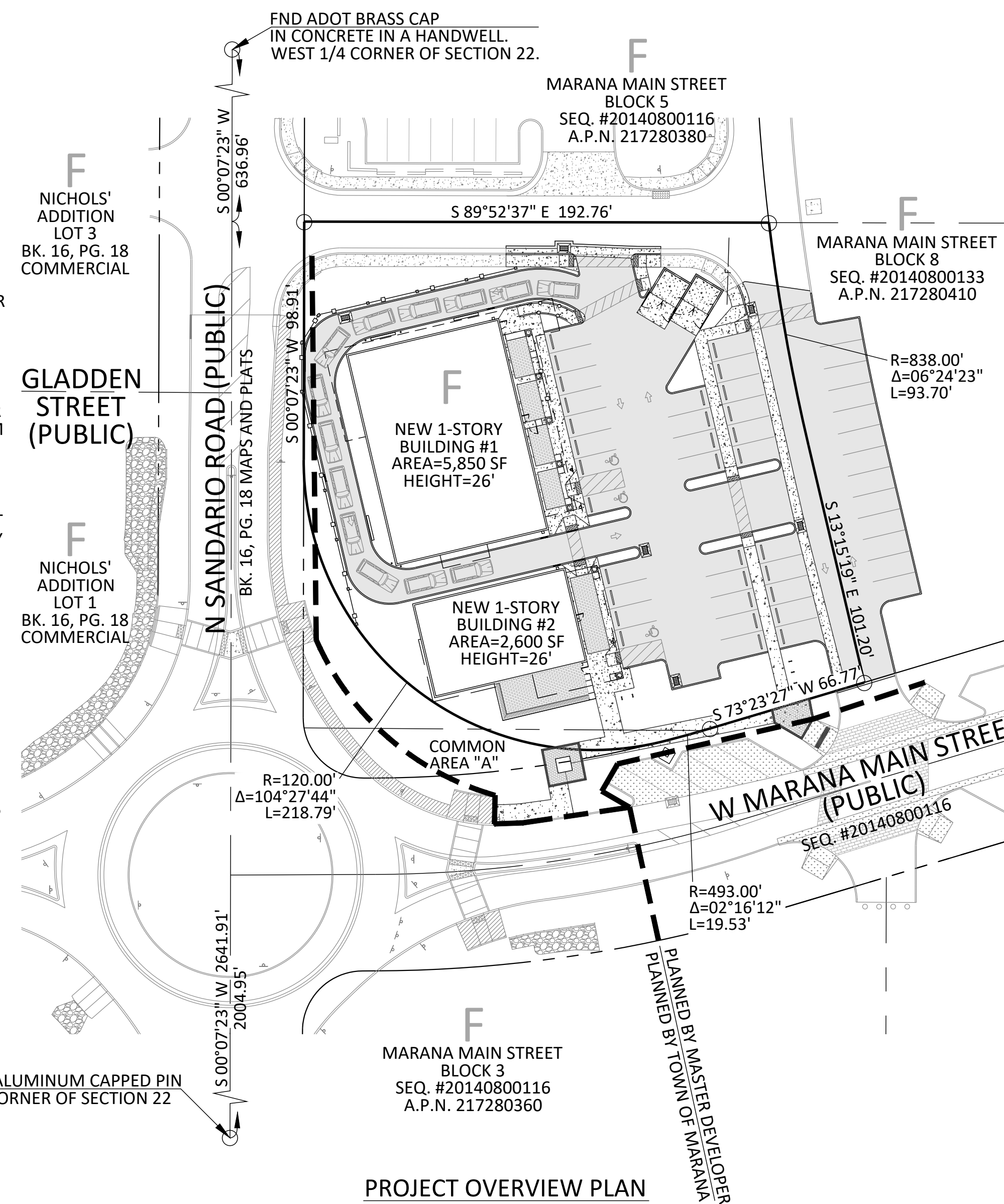
(S) MARANA MAIN STREET	MINIMUM 15'	PROVIDED 51.2' MIN.*
(W) SANDARIO ROAD	10'	30.3' MIN.*

* = MEASURED FROM FUTURE B.O.C.
- PARKING CALCULATIONS:
MOTOR VEHICLE: (1 SPACE PER 200 SF GFA)
TOTAL SPACES REQUIRED (8,450/200) = 42 SPACES
TOTAL SPACES PROVIDED = 45 SPACES
HANDICAP SPACES REQUIRED = 2 SPACES
HANDICAP SPACES PROVIDED = 3 SPACES
- REQUIRED MINIMUM LANDSCAPING = 20% (9,346 SF) OF GROSS SITE PROVIDED LANDSCAPING = 28% (12,964 SF) OF GROSS SITE* *INCLUDING ROW
- THE APPROXIMATE AREA OF EXISTING DRAINAGEWAYS IS 0 SF. THE APPROXIMATE AREA OF EXISTING NATURAL OPEN SPACE IS 0 SF.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22. THE BEARING OF SAID LINE IS **S 00°07'23" W**.
- THE BASIS OF ELEVATIONS FOR THIS PROJECT IS ON THE CROSS ON THE NORTH RIM OF THE TELEPHONE MANHOLE AT THE SOUTHEAST CORNER OF SANDARIO ROAD AND MARANA ROAD, PER PIMA COUNTY ID 11S11E P13. THE ELEVATION OF SAID BENCHMARK IS **1979.82'**, NAVD 88 DATUM.
- THE PROPOSED USE OF THE DEVELOPMENT IS COMMERCIAL AND IS PERMITTED IN ACCORDANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE AND THE MARANA MAIN STREET SPECIFIC PLAN.
- ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI RESISTANT MATERIALS.
- ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
- DEVELOPER WILL COVENANT 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.
- 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.
- THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
- ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE MARANA MAIN STREET ORDINANCE NO. 2013.004.
- THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
- ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO TOWN OF MARANA STANDARDS IN ACCORDANCE WITH PLANS ACCEPTED BY MARANA PUBLIC WORKS DIRECTOR/TOWN ENGINEER.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE TOWN OF MARANA WATER DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING/BUILDING PLANS.
- ANY WASTEWATER DISCHARGED IN THE PUBLIC SANITARY SEWER SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE. (PIMA COUNTY ORDINANCE 1991-140, AS AMENDED.)
- AIR QUALITY ACTIVITY PERMITS MUST BE SECURED BY THE DEVELOPER, OR PER THE CONTRACTOR FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO CONSTRUCTION.

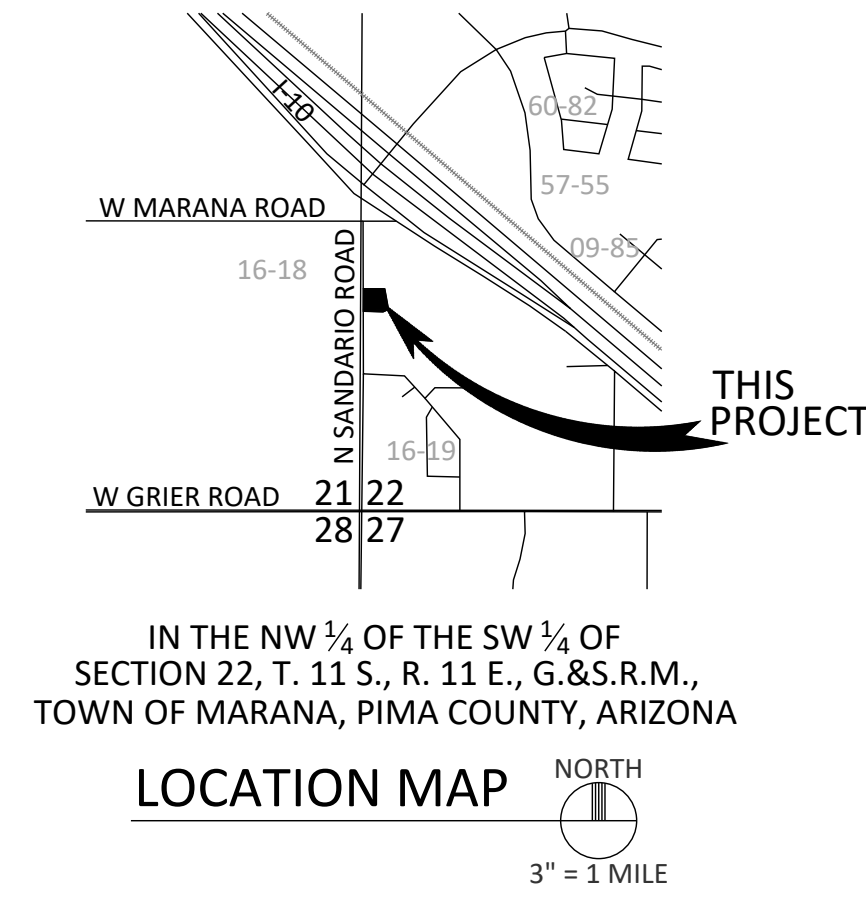
GENERAL NOTES (cont.)

- ALL REQUIRED PARKING SHALL BE ONSITE AND OFFSITE.
- AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON-SITE PARKING EXISTS.
- 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" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM THE TOWN OF MARANA BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE DEVELOPMENT SHALL COMPLY WITH PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, EXCEPT FOR CURB ACCESS RAMP IN THE RIGHT-OF-WAY WHICH ARE TO BE CONSTRUCTED PER TOWN OF MARANA STANDARDS.
- FIRE FLOW FOR THIS DEVELOPMENT IS 1,500 GPM FOR A 2 HOUR DURATION. TYPE V CONSTRUCTION WITH AN AUTOMATIC INTERIOR FIRE SPRINKLER SYSTEM.
- AUTOMATIC FIRE SPRINKLER SYSTEM RISERS SHALL BE LOCATED IN A SEPARATE ROOM WITH AN OUTSIDE ACCESS DOOR. THE ROOM MAY CONTAIN OTHER FIRE PROTECTION EQUIPMENT BUT SHALL NOT BE USED FOR GENERAL STORAGE OF FUEL FIRED EQUIPMENT. THE RISER ROOM DOOR SHALL BE IDENTIFIED WITH BLOCK LETTERS A MINIMUM OF 6 INCHES IN HEIGHT WITH 1/2 INCH STROKE STATING "RISER ROOM" IN A COLOR CONTRASTING WITH THE DOOR COLOR.
- THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL DAYLIGHT DRAIN INTO THE FACE OF A CURB, GUTTER, OF APPROVED DRAIN. DAYLIGHT DRAINAGE FROM THE FIRE SPRINKLER SYSTEM SHALL NOT CROSS ANY SIDEWALK, CROSSWALK, HANDICAP PARKING SPACE, OR CHILDREN'S PLAY AREA.
- THE DESIGN VEHICLE FOR THIS PROJECT IS SU-30.
- THE ROADWAY DESIGN SPEED FOR MARANA MAIN STREET IS 25 MPH.
- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
BRUCE SMALL SURVEYS, INC.
3040 N. CONESTOGA AVE.
TUCSON, ARIZONA 85749
ATTN: MR. BRUCE SMALL, AZ RLS #12122
PH: (520) 444-7186
- THIS PROJECT IS IN A FEMA FLOODPLAIN ZONE "AO 1" PER FEMA MAP #04019C1030L, DATED 06/16/2011.
- ANY WORK WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS DEDICATED AS PUBLIC RIGHT-OF-WAY, WILL REQUIRE A RIGHT-OF-WAY USE PERMIT.
- THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT.
- POTENTIAL BUYERS SHALL BE NOTIFIED THAT SOME OR ALL OF THE PROPERTY IN THIS REZONING MAY BE SUBJECT TO AN ANNUAL TAX AND ASSESSMENT BY CORTARO MARANA IRRIGATION DISTRICT AND CORTARO WATER USERS' ASSOCIATION.
- THIS PLAN IS IN COMPLIANCE WITH THE MARANA MAIN STREET PLANNED SIGN PROGRAM, CASE #PSP-14030.
- 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 ARIZONA STATE MUSEUM SHALL BE NOTIFIED IMMEDIATELY AT (520) 621-6281 PURSUANT TO A.R.S. § 41-865 AND A.R.S. § 41-844.

MARANA MAIN GATE RETAIL DEVELOPMENT PLAN DPR1710-001



SCALE: 1"=40'



LEGEND	
	PROJECT BOUNDARY LINE
	RIGHT-OF-WAY
	OTHER PARCEL LINE
	ROADWAY CENTERLINE
	EXISTING EASEMENT
	EXISTING PAVEMENT EDGE
	EXISTING CURB
	EXISTING PAINT STRIPE
	EXISTING CONCRETE
	NEW CURB
	NEW PAINT STRIPE
	NEW ASPHALT
	NEW CONCRETE
	NEW RIP RAP
	NEW LANDSCAPE AREA
	EXISTING SIGN
	EXISTING STREET/TRAFFIC LIGHT
	EXISTING SEWER
	EXISTING WATER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS LINE
	EXISTING CONTOUR
	SPOT ELEV. (NEW GRADE)
	SPOT ELEV. (EXIST. GRADE)
	NEW WATER METER
	NEW FIRE CONNECTION
	CONCRETE BY TOWN OF MARANA
	CONCRETE BY MASTER DEVELOPER
	OFFSITE DEVELOPMENT RESPONSIBILITY
	EXISTING SEWER MANHOLE
	EXISTING SEWER CLEANOUT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING COMMUNICATION MANHOLE
	EXISTING POWER POLE
	EXISTING GAS MARKER
	EXISTING GAS VALVE
	EXISTING UNKNOWN UTILITY
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN PIPE
	NEW SIGN
	NEW STREET/TRAFFIC LIGHT
	NEW STORM DRAIN PIPE
	SURVEY MONUMENTATION AS NOTED
	PARKING SPACE COUNT
	ZONING DIVISION
	SIGHT VISIBILITY TRIANGLE
	R.O.W.
	R
	NEW SEWER
	NEW WATER
	NEW FIRE SERVICE
	PAVEMENT (ASPHALT)
	CONCRETE
	TOP OF CURB
	FINISHED GRADE
	LOW POINT
	HIGH POINT
	FINISHED FLOOR ELEVATION
	FLOW-LINE

ACCEPTANCE

BY:	P.E.	DATE
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER		
MARANA PLANNING DIRECTOR		
MARANA UTILITIES DEPARTMENT		
NORTHWEST FIRE DISTRICT		

CERTIFICATION OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A PERIMETER BOUNDARY AND TOPOGRAPHY SURVEY MADE BY MYSELF OR UNDER MY SUPERVISION, AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

BRUCE SMALL REGISTERED LAND SURVEYOR NO. 12122

SHEET INDEX

- COVER SHEET
- SITE PLAN + UTILITIES + EASEMENTS
- GRADING + DRAINAGE + UTILITIES
- DETAILS

NO.	DATE	REVISION DESCRIPTION	BY

CYPRESS PROJECT NO: 16.075

2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: kmhall@cypresscivil.com

DATE: 01/05/18
SCALE: 1"=40'
C.I.: N/A

MARANA MAIN GATE RETAIL DEVELOPMENT PLAN
cover sheet

ARCHITECT
A.23 STUDIOS
340 SOUTH CONVENT AVENUE
TUCSON, ARIZONA 85701
ATTN: MR. BURAK BEKAT
PH: (520) 245-4010
EMAIL: burak@a23studios.com

OWNER/DEVELOPER
MARANA MAIN STREET, LLC; MARANA HOSPITALITY LLC AND MARANA HOSPITALITY II LLC.
4572 E. CAMP LOWELL DR.
TUCSON, ARIZONA 85712
ATTN: DREW MONSON
PH: (520) 319-6556
EMAIL: drewmonson@aberdeenmgmt.com

SITE ADDRESS
13858 NORTH SANDARIO ROAD
MARANA, ARIZONA 85653



DPR1710-001 REF: SPA-13004A, PRV13007F

FND ADOT BRASS CAP
IN CONCRETE IN A HANDWELL.
WEST 1/4 CORNER OF SECTION 22.

MARANA MAIN STREET
BLOCK 5
SEQ. #20140800116
A.P.N. 217280380

SCALE: 1"=20'

KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING ASPHALT TO REMAIN.
- 3 EXISTING CURB TO REMAIN.
- 4 EXISTING CONCRETE TO REMAIN.
- 5 EXISTING SIGN TO BE RELOCATED.
- 6 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
- 7 NEW LANDSCAPE AREA.
- 8 NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
- 9 NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, SHEET 4.
- 10 NEW 6" VERTICAL CURB, TYPE 2, PER PAG DETAIL 209. CONNECT TO EXISTING CURB PER PAG DETAIL 211. SEE DETAIL B, SHEET 4.
- 11 NEW 3" AC PAVEMENT OVER 4" ABC. COMPACT ABC TO 100%. SEE DETAIL C, SHEET 4.
- 12 SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
- 13 NEW 6' LONG WHEEL STOP (TYP.). SEE DETAIL D, SHEET 4.
- 14 NEW MODIFIED CONCRETE SIDEWALK. SEE PLAN FOR WIDTHS.
- 15 NEW CONCRETE SIDEWALK PER PAG DETAIL 200. SEE PLAN FOR DIMENSIONS.
- 16 CONNECT TO EXISTING SIDEWALK PER PAG DETAIL 203.
- 17 NEW CONCRETE CURB ACCESS RAMP WITH 2' WIDE TEK-WAY TRUNCATED DOME PANEL PER MARANA STD DTL 600-1.
- 18 NEW 3" CURB OPENING PER DETAIL E, SHEET 4.
- 19 NEW MONUMENT SIGN PER THE MARANA MAIN STREET SIGN PROGRAM (PSP-14030) BY SEPARATE PLAN AND PERMIT.
- 20 NEW BUILDING OVERHANG (TYP.).
- 21 NEW BUILDING COLUMN (TYP.).
- 22 NEW POST BARRICADE (TYPE A) PER PAG DETAIL 106.
- 23 NEW TRASH ENCLOSURE. SEE DETAIL F, SHEET 4.
- 24 NEW BICYCLE RACK. SEE RACK DETAIL G, SHEET 4. FOR RACK SPACING SEE DETAIL H, SHEET 4.
- 25 NEW ICC A117.1 SECTIONS 405 + 406 COMPLIANT RAILING FOR RAMPS. SEE DETAIL I, SHEET 4. OWNER/ARCHITECT TO PROVIDE MATERIAL AND FINISHES PER SEPARATE PLAN.
- 26 NEW RIP RAP PAD.
- 27 NEW ROOF DRAIN.
- 28 NEW CURB AND GUTTER.
- 29 NEW LIGHT POLE PER MARANA TOWN CENTER STREET LIGHTS. SEE DETAIL J, SHEET 4 FOR SCHEMATIC INFORMATION ONLY. PER SEPARATE PLAN AND PERMIT.
- 30 NEW SINGLE TYPE 4 CATCH BASIN (W/ SINGLE EF-1 GRATE) PER PAG STD DTL 309.
- 31 NEW 42" STEEL MESH SCREEN WALL, SEE LANDSCAPE PLAN FOR MORE DETAIL.
- 32 NEW PLANTER (TYP.). SEE LANDSCAPE PLAN FOR MORE DETAIL.
- 33 NEW WROUGHT IRON GUARDRAIL. SEE LANDSCAPE PLANS FOR DETAILS.
- 34 NEW PEDESTRIAN GATE PER BUILDING PLANS.
- 35 NEW CONCRETE VALLEY GUTTER.
- 36 NEW CONCRETE BY TOWN OF MARANA.
- 37 NEW IMPROVEMENTS PER SEPARATE PROJECT.
- 38 NEW SIDEWALK SCUPPER (TYPE 1) PER PAG DETAIL 204. SEE DETAIL K, SHEET 4.
- 39 COMMON AREA "A", PARCEL #217-28-0450.
- 40 NEW WALL, SEE BUILDING PLAN FOR MORE DETAIL.
- 41 NEW DRIVE-THRU SIGN. OWNER/ARCHITECT TO PROVIDE DETAILS.
- 42 NEW BRICK PAVERS. SEE LANDSCAPE PLAN FOR MORE DETAIL.

F
NICHOLS'
ADDITION
LOT 3
BK. 16, PG. 18
COMMERCIAL

F
NICHOLS'
ADDITION
LOT 1
BK. 16, PG. 18
COMMERCIAL

GLADDEN STREET (PUBLIC)

30.3' MIN. ACTUAL BUILDING
SETBACK (TO B.O.C.)

EXISTING 10'
LANDSCAPE SETBACK
PER SEQ. #20140800116

EXISTING FIRE HYDRANT

N SANDARIO ROAD (PUBLIC)
BK. 16, PG. 18 MAPS AND PLATS

60' R.O.W.
(PUBLIC)

NEW 1-STORY
BUILDING #1
AREA=5,850 SF
HEIGHT=26'
FFE=1982.80

NEW 1-STORY
BUILDING #2
AREA=2,600 SF
HEIGHT=26'
FFE=1982.60

PATIO
AREA=600 SF

COMMON
AREA "A"

EXISTING PUBLIC ROW LINE, TO
BE RELOCATED PER SEPARATE
INSTRUMENT.

EXISTING 10' PUBLIC ROADWAY
MAINTENANCE AND
PEDESTRIAN ACCESS EASEMENT
PER SEQ. #20140800116

51.2' MIN. ACTUAL BUILDING
SETBACK (TO B.O.C.)

MARANA MAIN STREET
BLOCK 3
SEQ. #20140800116
A.P.N. 217280360

F
MARANA MAIN STREET
BLOCK 8
SEQ. #20140800133
A.P.N. 217280410

FND 1/2" IRON ROD
TAGGED "27739"

FND 1/2" IRON ROD
TAGGED "27739"

SET ALUMINUM CAPPED PIN
TAGGED "12122"

R=493.00'
Δ=02°16'12"
L=19.53'



NO.	DATE	REVISION DESCRIPTION	BY

37624
KEVIN M.
HALL
Arizona, U.S.A.
Expires 06/30/2017

CYPRESS PROJECT NO: 16.075

CYPRESS CIVIL DEVELOPMENT
Strength + sustainability

2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cyresscivil.com

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LLC AND MARANA HOSPITALITY II LLC.
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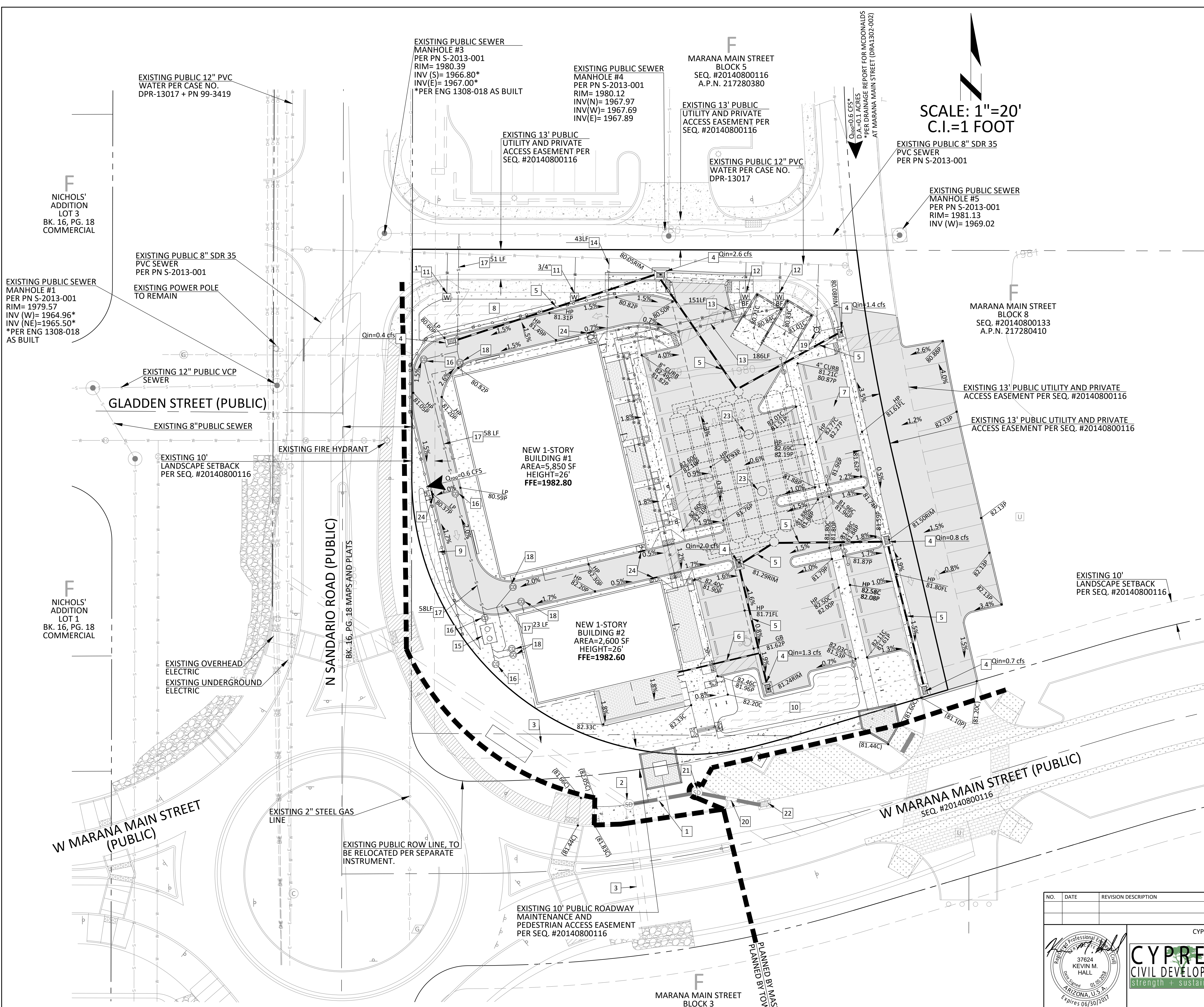
SITE ADDRESS
13858 NORTH SANDARIO ROAD
MARANA, ARIZONA 85653

DATE: 01/05/18
SCALE: 1"=20'
C.I.: N/A

BLOCK 4, MARANA MAIN STREET, RECORDED IN
SEQ. 20140800116 IN THE PIMA COUNTY'S
RECORDER'S OFFICE, PIMA COUNTY, ARIZONA,
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF
SECTION 22, T. 11 S., R. 11 E., G.&S.R.M., TOWN
OF MARANA PIMA COUNTY, ARIZONA

**MARANA MAIN GATE RETAIL
DEVELOPMENT PLAN**
site plan

DPR1710-001
REF: SPA-13004A, PRV13007F



SCALE: 1"=20'
C.I.=1 FOOT

- UTILITY/DRAINAGE KEYNOTES**
- NEW 18" RCP STORM DRAIN PLANNED BY TOWN OF MARANA PER SEPARATE PROJECT.
 - NEW STORM DRAIN MANHOLE PLANNED BY TOWN OF MARANA PER SEPARATE PROJECT.
 - NEW 19" X 30" CLASS IV HERCP CULVERT PLANNED BY TOWN OF MARANA PER SEPARATE PROJECT.
 - NEW SINGLE TYPE 4 CATCH BASIN (W/ SINGLE EF-1 GRATE) PER PAG STD DTL 309. SEE KEYNOTE FOR INFLOW INFORMATION.
 - NEW 8" HDPE STORM DRAIN PIPE.
 - NEW 6" HDPE STORM DRAIN PIPE AT 1% MIN. SLOPE. CONNECT TO DOWNSPOUT AT BUILDING.
 - NEW 13,551 CF UNDERGROUND RETENTION SYSTEM PER STORMTECH MC-3500 CHAMBER SYSTEM DESIGN.
Q_{in}= 9.2 cfs
Q_{out}= 0.0 cfs
 - 6" DEPRESSED WATER HARVESTING AREA
VOL= 252 CF
 - 6" DEPRESSED WATER HARVESTING AREA
VOL= 116 CF
 - 6" DEPRESSED WATER HARVESTING AREA
VOL= 887 CF
 - NEW IRRIGATION METER (SEE KEYNOTE FOR SIZE) AND SERVICE LINE. CONTRACTOR TO COORDINATE TAP TO EXISTING MAIN WITH MARANA WATER.
 - NEW 2" SERVICE AND 1" WATER METER WITH 2" RPP BACKFLOW PREVENTOR. CONTRACTOR TO COORDINATE TAP TO EXISTING MAIN WITH MARANA WATER AND FOR METER FEE AND INSTALLATION.
 - NEW PRIVATE 2" PVC WATER SERVICE. SEE KEYNOTE FOR LENGTH.
 - NEW PRIVATE 6" FIRE SERVICE. SEE KEYNOTE FOR LENGTH. CONTRACTOR TO COORDINATE TAP TO EXISTING MAIN WITH MARANA WATER.
 - NEW GREASE INTERCEPTOR PER SEPARATE PLAN.
 - NEW 1-WAY SEWER CLEANOUT.
 - NEW PRIVATE 4" PVC SEWER LINE. SEE KEYNOTE FOR LENGTH. TAP TO EXISTING MAIN PER TOWN OF MARANA STANDARDS AND SPECIFICATIONS.
 - NEW 2-WAY SEWER CLEANOUT.
 - NEW FIRE HYDRANT, CONTRACTOR TO COORDINATE WITH MARANA WATER.
 - 18" RCP STORM DRAIN PLANNED BY MASTER DEVELOPER PER SEPARATE PROJECT.
 - STORM DRAIN MANHOLE PLANNED BY MASTER DEVELOPER PER SEPARATE PROJECT.
 - CATCH BASIN WITH EF-1 GRATE INLET, PLANNED BY MASTER DEVELOPER PER SEPARATE PROJECT.
 - NEW 24" ROCK DRAINAGE WELL, SEE GRADING PLAN FOR MORE DETAIL.
 - NEW 3' CURB OPENING PER DETAIL E, SHEET 4.

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Strength + sustainability

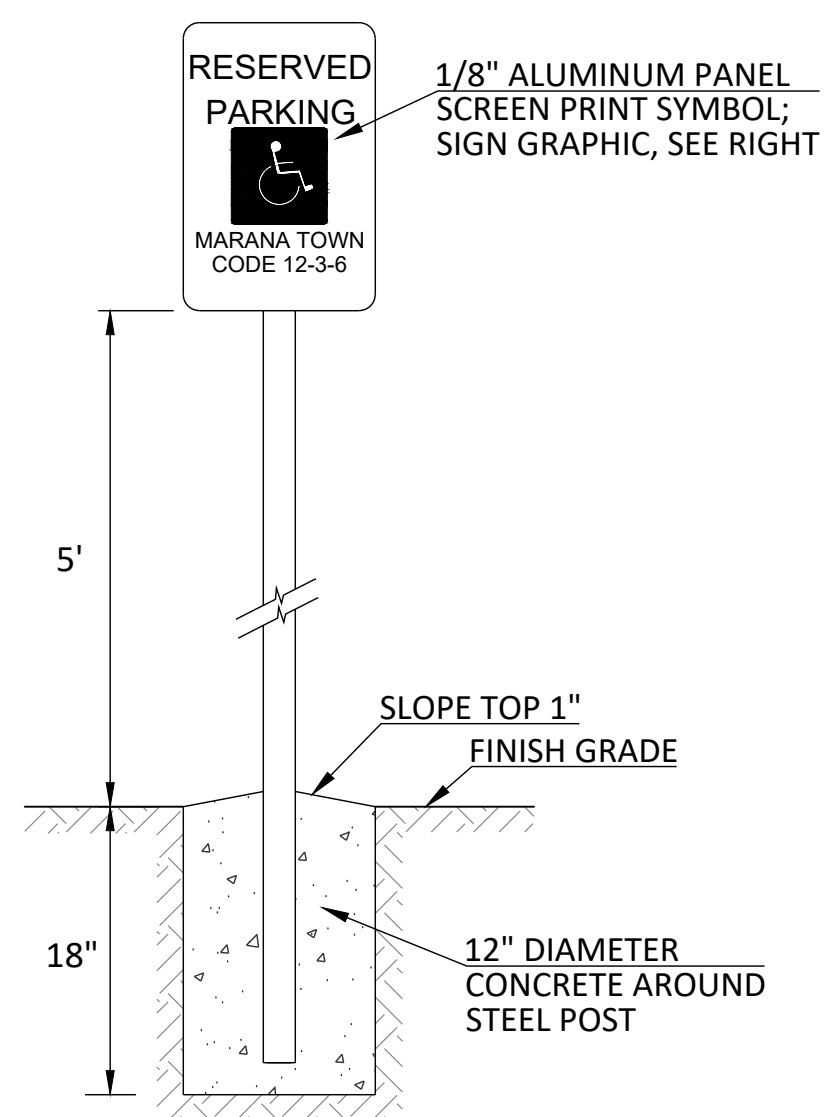
DATE: 01/05/18
SCALE: 1"=20'
C.I.: N/A

BLOCK 4, MARANA MAIN STREET, RECORDED IN SEQ. 20140800116 IN THE PIMA COUNTY'S RECORDER'S OFFICE, PIMA COUNTY, ARIZONA, LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T. 11 S., R. 11 E., G.&S.R.M., TOWN OF MARANA PIMA COUNTY, ARIZONA

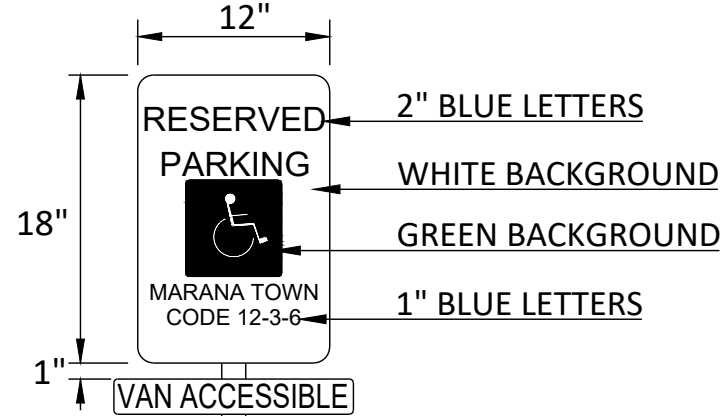
MARANA MAIN GATE RETAIL DEVELOPMENT PLAN
grading + drainage + utilities



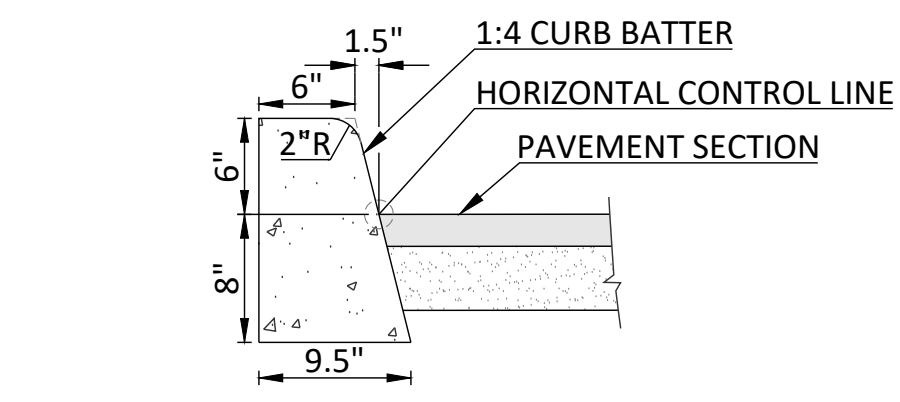
DPR1710-001
REF: SPA-13004A, PRV13007F



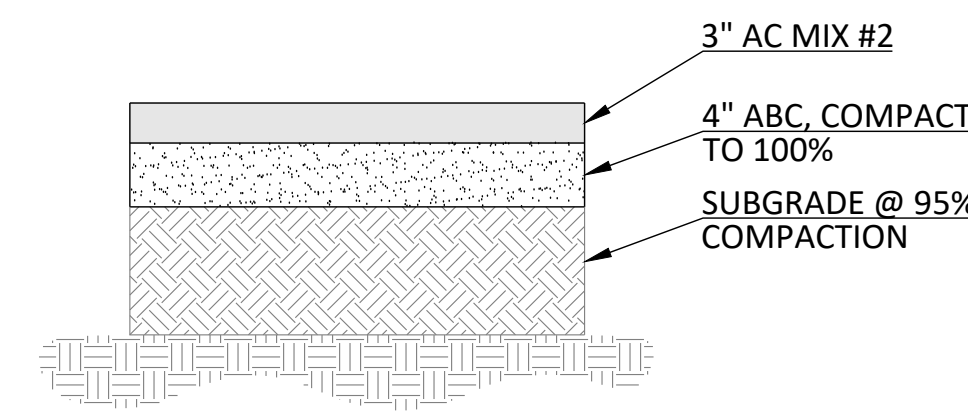
A HANDICAP SIGN AND POST
SCALE: 1"=1'



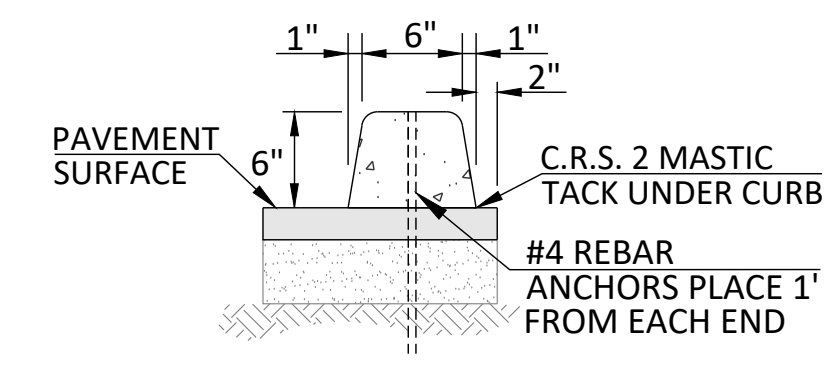
* "VAN ACCESSIBLE" SIGNS AT UNIVERSAL DESIGN SPACES
* WHEN WALL MOUNTED, SIGN TO BE A MINIMUM OF 5' ABOVE ADJACENT PAVEMENT (MEASURED TO BOTTOM OF SIGN)



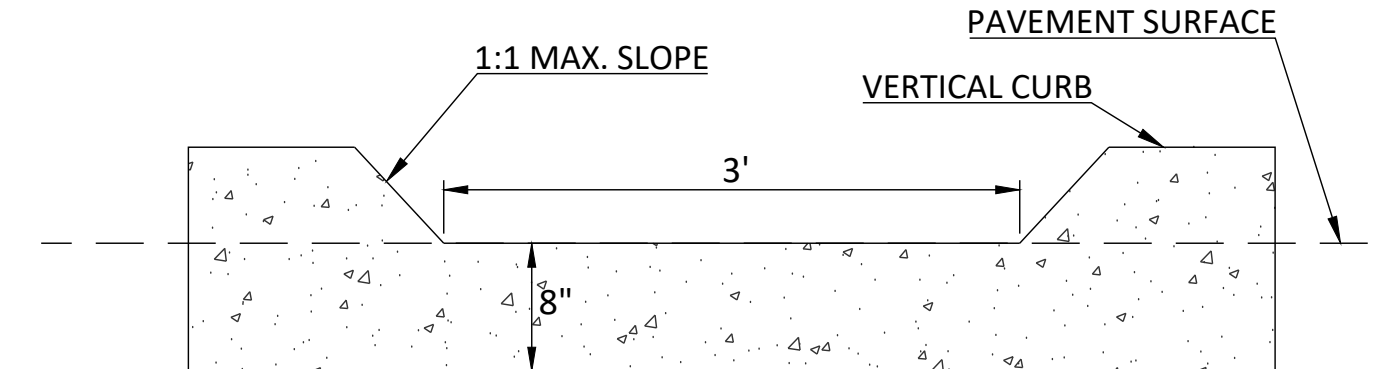
B CONCRETE VERTICAL CURB
TYPE 2, H=6"
PAG DETAIL 209 SCALE: 1"=1'



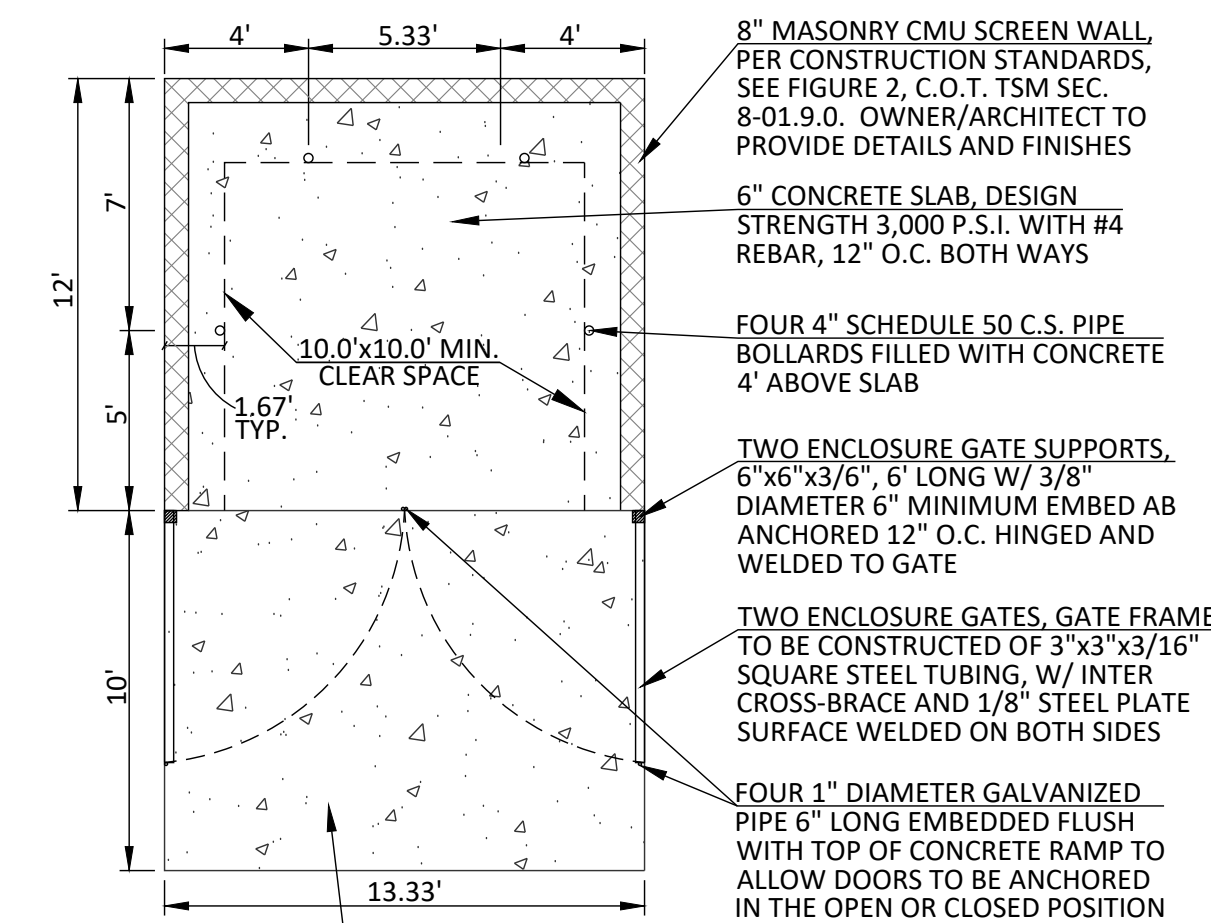
C TYPICAL PAVEMENT SECTION
SCALE: 1"=1'



D CONCRETE WHEEL STOP
SCALE: 1"=1'

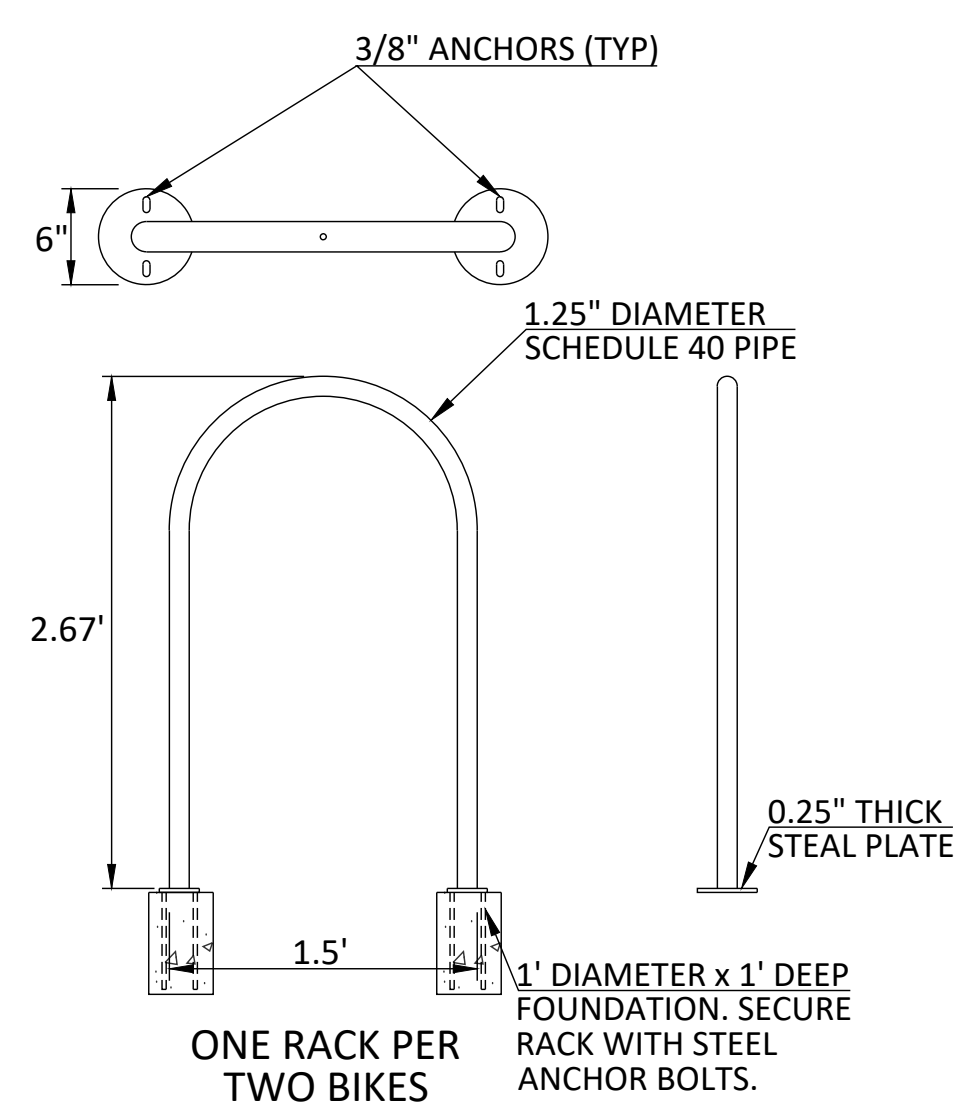


E CURB OPENING
N.T.S.

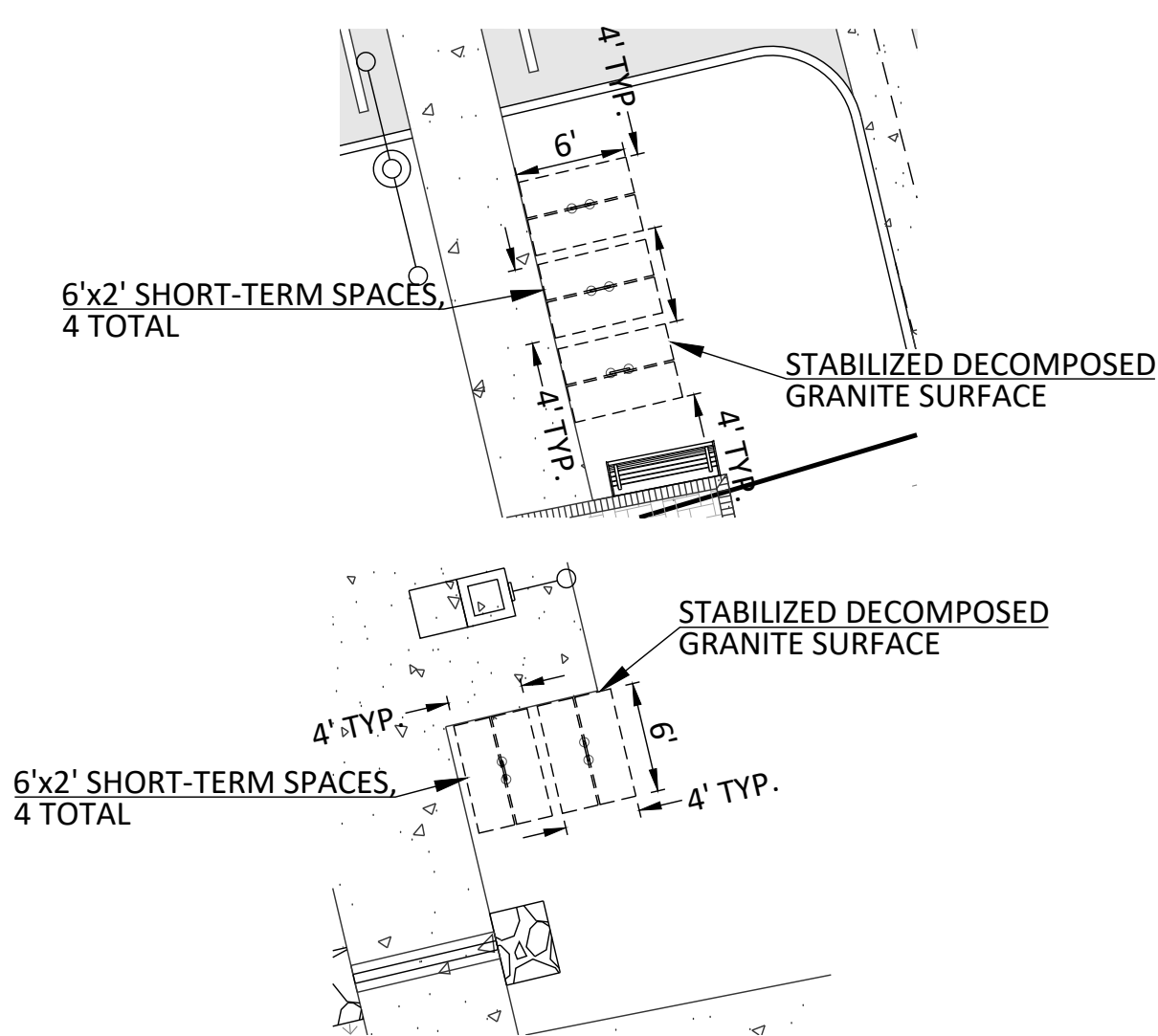


NOTE: TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES.
*SEE C.O.T. TSM SEC.8-01 FIGURE 3B FOR NOTES

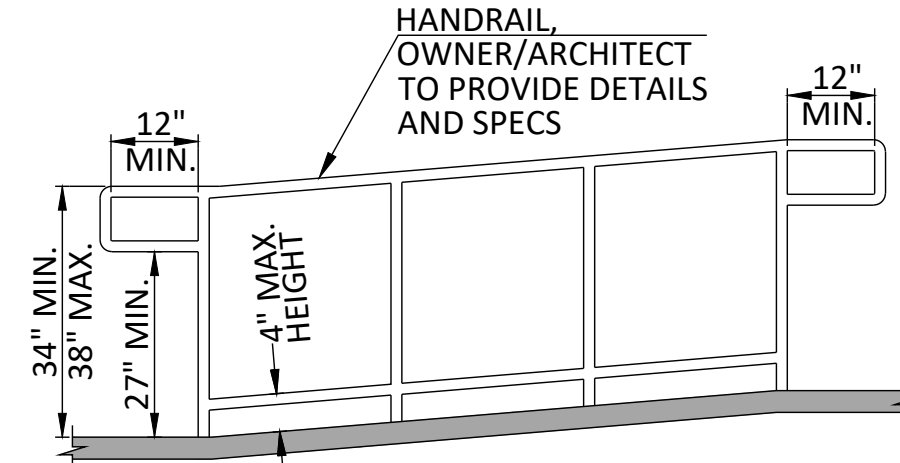
F TRASH ENCLOSURE DETAIL
SINGLE N.T.S.



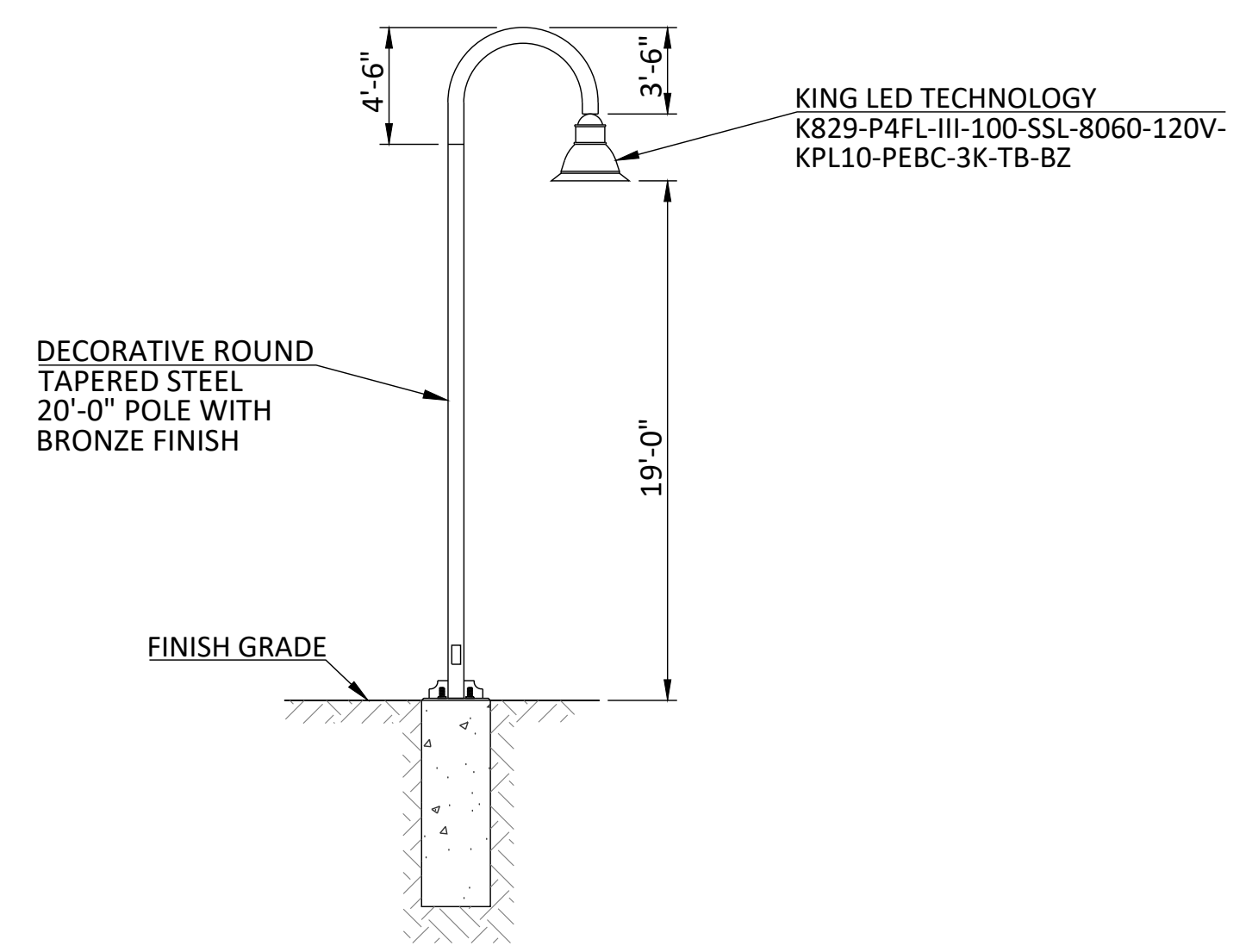
G BICYCLE RACK
(SURFACE MOUNT) SCALE: 1"=1'



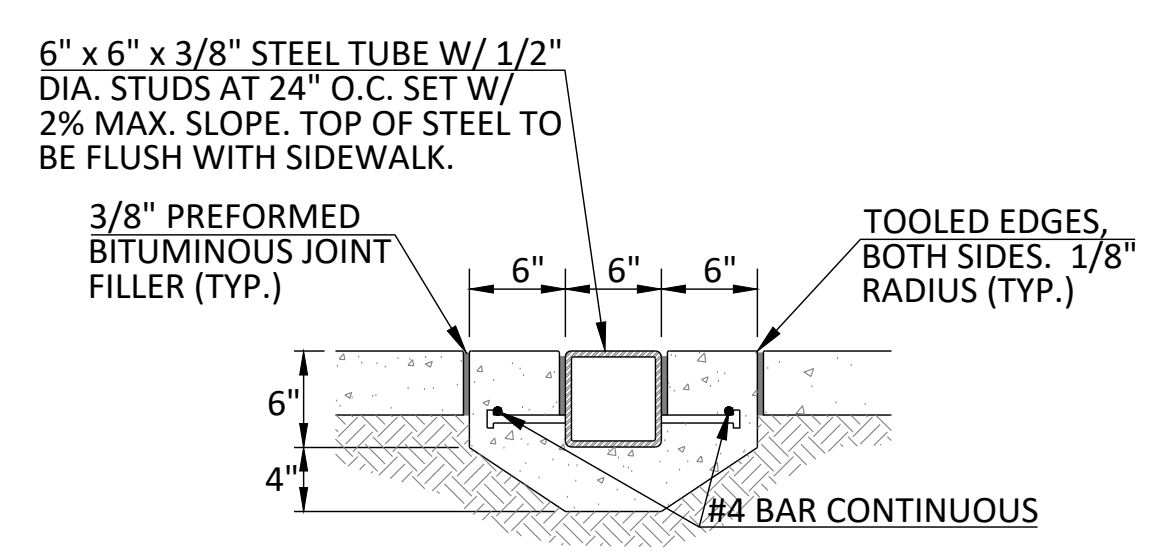
H BIKE RACK SPACING
SCALE: 1"=10'



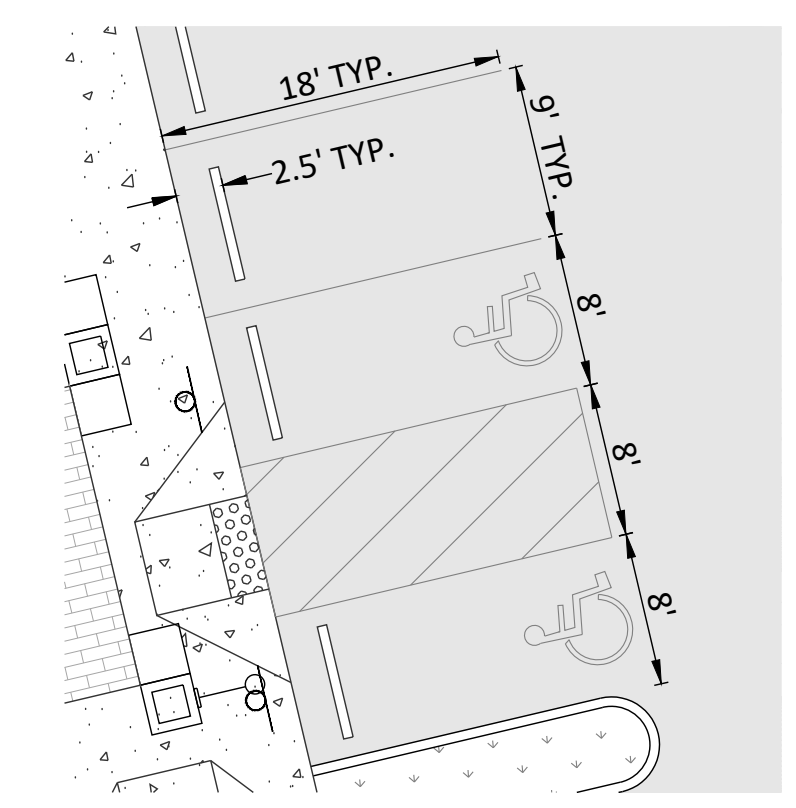
I HANDRAIL AT RAMPS
N.T.S.



J STREET LIGHT DETAIL
N.T.S.



J SIDEWALK SCUPPER
TYPE 1 SCALE: 1"=1'
PAG DTL 204



TYPICAL PARKING DETAIL
ACCESSIBLE SCALE: 1"=10'



DATE: 01/05/18
SCALE: 1"=20'
C.I.: N/A

NO.	DATE	REVISION DESCRIPTION	BY

CYPRESS PROJECT NO: 16.075

37624 KEVIN M. HALL
Professional Engineer
Arizona, U.S.A.
Expires 06/30/2017

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MARANA MAIN GATE RETAIL DEVELOPMENT PLAN
details

DPR1710-001
REF: SPA-13004A, PRV13007F