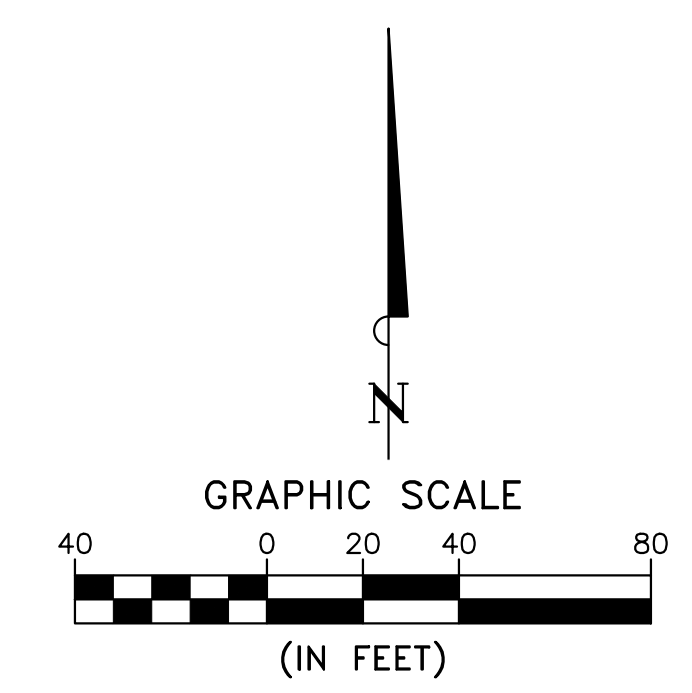


- KEYED NOTES**
- SCREEN WALL. SEE DTLS. 23 AND 24 ON SHEET 6.
 - ACCESSIBLE PATH.
 - PROPOSED LOT LINE BY SEPARATE DOCUMENT.
 - TRASH ENCLOSURE. SEE DTLS. 15 THRU 18 ON SHEET 6.
 - LIGHT POLE
 - GENERATOR LOCATION. SEE DTLS. 19 THRU 22 ON SHEET 6.
 - 40 FT SPECIAL BUFFER ADJACENT TO RESIDENTIAL AREAS.
 - R1-1(36") STOP SIGN
 - R3-5R SYMBOLIC RIGHT TURN LANE SIGN.
 - ONE WAY (R6-1) SIGN.
 - 4" WIDE WHITE PARKING STALL STRIPE PER DTL. 25 ON SHEET 6.
 - 45.5 FT X 13 FT LOADING AND DELIVERY BAY (MEASURED TO FACE OF CURB).
 - PASSENGER DROP-OFF / PICK UP ZONE WITH 8'X20' PULL-UP SPACE AND 5' ADJACENT ACCESSIBLE AISLE PER ICC/ANSI A117.1, 2009 EDITION; SECTION 503.1 THRU 503.5.
 - SIGHT VISIBILITY TRIANGLE PER TOWN OF MARANA STD. DTL. 190-3. DIMENSIONS PER PLAN.
 - 5' WIDE SIDEWALK.
 - BIKE RACK PER DTL. 27 ON SHEET 6.

GENERAL SITE PLAN NOTES:

- ALL EASEMENT DEDICATIONS AND PROPERTY LINE MODIFICATIONS VIA THE "FINAL PLAT FOR LOTS 293 A THROUGH 294B" CURRENTLY UNDER REVIEW.
- ALL NON-PUBLIC EASEMENT ABANDONMENTS VIA SEPARATE INSTRUMENT.

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DPP1801-001	PROJECT NO. 154008
CUP1712-002 PCZ9505-002	2 OF 6

2942 N. 24TH STREET
SUITE #114
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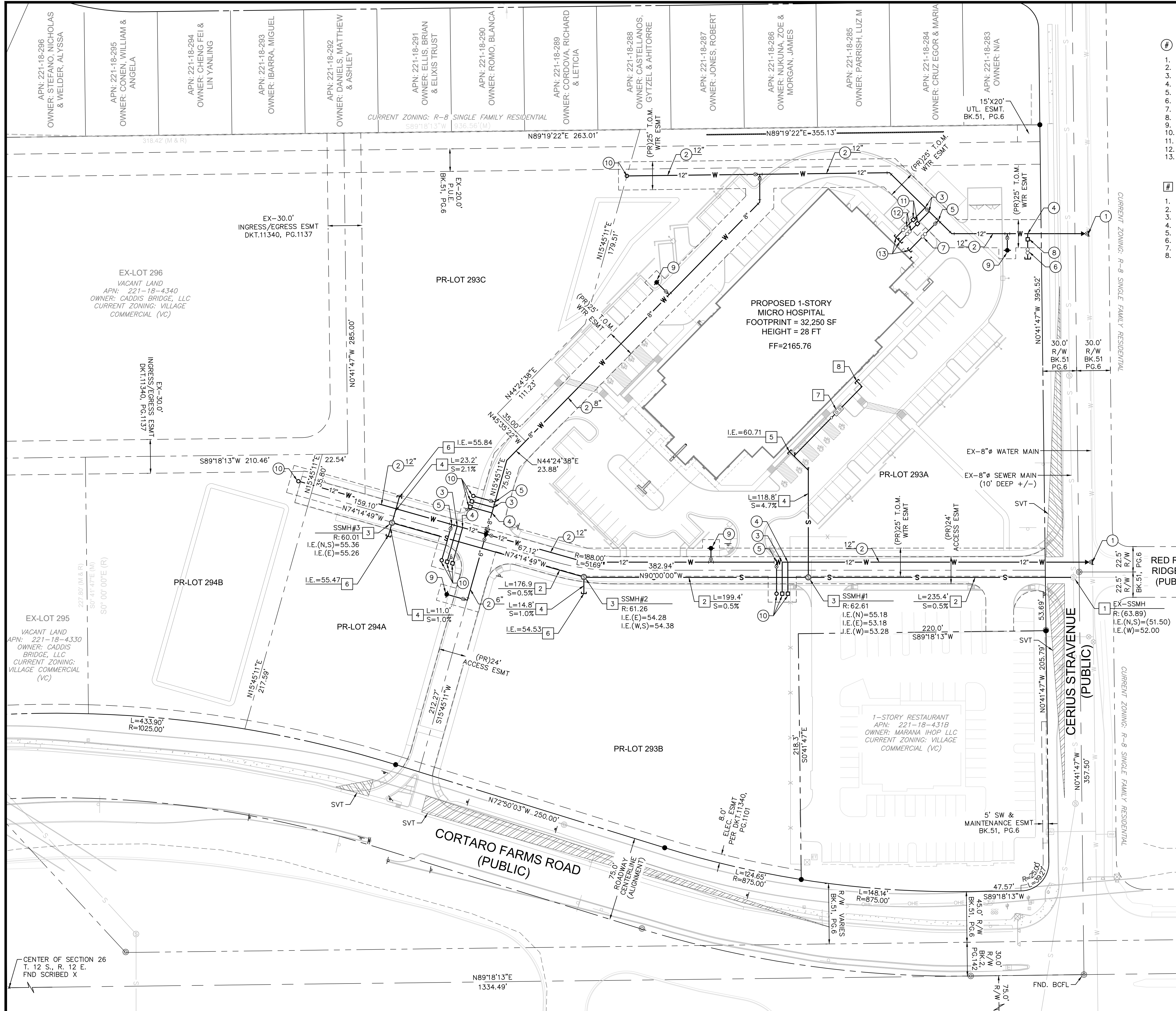
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SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 02/09/18

DEVELOPMENT PLAN - SITE PLAN
CARONDELET HEALTH NETWORK MICRO HOSPITAL
5620 W. CORTARO FARMS ROAD
MARANA, ARIZONA

NO.	DATE	DESCRIPTION

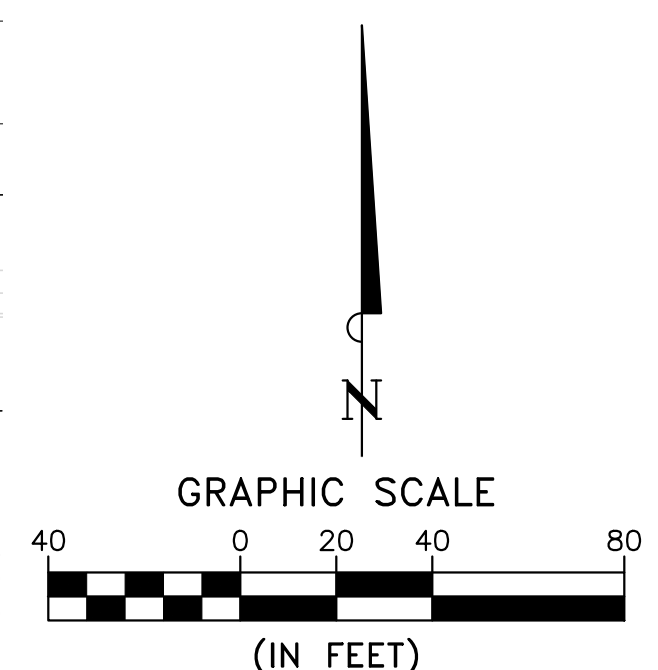


- WATER NOTES**
- CONNECT TO EXISTING WATER MAIN.
 - PROPOSED TOWN OF MARANA WATER MAIN. SIZE PER PLAN.
 - 3" DOMESTIC WATER SERVICE.
 - 1" LANDSCAPE WATER SERVICE.
 - 6" BUILDING FIRE SERVICE.
 - 1" RPPA BACKFLOW PREVENTER WITHIN LOCKED ENCLOSURE.
 - 6" DCDA BACKFLOW PREVENTER.
 - 1" WATER METER.
 - FIRE HYDRANT.
 - STUB FOR FUTURE PHASE CONNECTION.
 - 3" WATER METER
 - 3" RPPA BACKFLOW PREVENTER WITHIN LOCKED ENCLOSURE.
 - BUILDING SERVICE.

- SEWER NOTES**
- CONNECT TO EXISTING RWRD SANITARY SEWER MANHOLE.
 - 8" DIA. PRIVATE SANITARY SEWER MAIN. SLOPE PER PLAN.
 - SANITARY SEWER MANHOLE.
 - 6" DIA. PRIVATE SEWER SERVICE LINE. SLOPE PER PLAN.
 - BUILDING SERVICE.
 - STUB FOR FUTURE PHASE CONNECTION.
 - GREASE INTERCEPTOR PER PLUMBING PLANS.
 - GREASE WASTE LINE PER PLUMBING PLANS.

- UTILITY PLAN GENERAL NOTES:**
- PRIVATE ON-SITE WATER AND SEWER INFRASTRUCTURE (OUTSIDE OF PUBLIC EASEMENTS AND OUTSIDE OF THE R.O.W.) SHALL BE IN ACCORDANCE WITH 2012 IPC.
 - PRIVATE FIRE SERVICE LINE (UNDERGROUND INFRASTRUCTURE) SHALL BE IN ACCORDANCE WITH CURRENT NFPA REQUIREMENTS.
 - PUBLIC WATER INFRASTRUCTURE (WITHIN PROPOSED TOWN OF MARANA WATER EASEMENT) SHALL BE IN ACCORDANCE WITH MARANA WATER DESIGN REQUIREMENTS.

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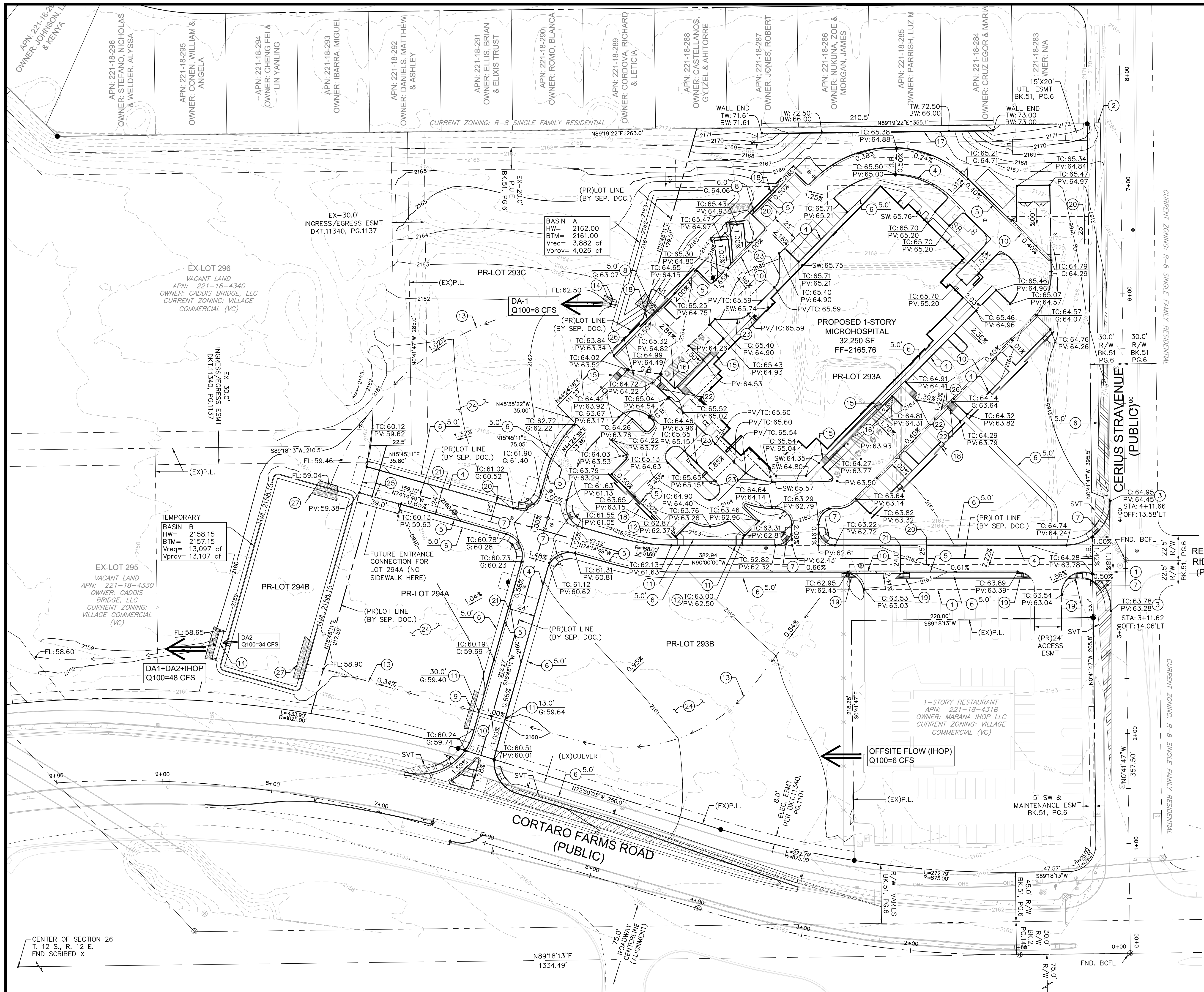
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DEVELOPMENT PLAN - UTILITY PLAN
CARONDELET HEALTH NETWORK MICRO HOSPITAL
 5620 W. CORTARO FARMS ROAD
 MARANA, ARIZONA

NO.	DATE	DESCRIPTION

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3 OF 6



KEYED NOTES

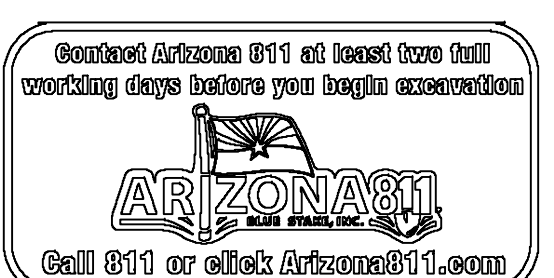
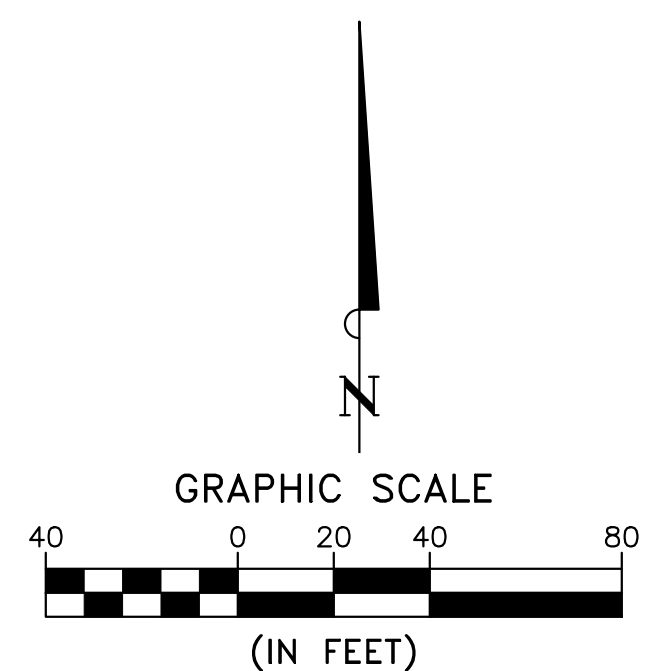
1. SAWCUT AND MATCH FLUSH WITH EXISTING.
2. MATCH FLUSH WITH EXISTING SIDEWALK PER P.A.G. STD. DTL. 203.
3. MATCH FLUSH WITH EXISTING CURB PER P.A.G. STD. DTL. 211.
4. 6" VERTICAL CURB-TYPE 2 PER P.A.G. STD. DTL. 209.
5. 6" VERTICAL CURB AND GUTTER-TYPE 1(G) PER P.A.G. STD. DTL. 209.
6. CONCRETE SIDEWALK PER P.A.G. STD. DTL. 200. WIDTH PER PLAN.
7. TYPE 2 RAMP PER T.O.M. STD. DTL. 600.2
8. CURB OPENING WITH RIP-RAP SPILLWAY PER DTL. 8 ON SHEET 5. CURB OPENING WIDTH PER PLAN.
9. RIP-RAP APRON PER DTL. 3 ON SHEET 5.
10. CONCRETE VALLEY GUTTER PER P.A.G. STD. DTL. 208.
11. INSTALL TYPE 3 SIDEWALK SCUPPER PER P.A.G. STD. DTL. 205.5.
12. CURB OPENING WITH CONCRETE DRAINAGE CHANNEL PER DTL. 11 ON SHEET 5.
13. EARTHEN DRAINAGE SWALE WITH 4:1 MAX SIDE SLOPS. FLOW LINE SLOPE PER PLAN.
14. DETENTION OVERFLOW WEIR PER DTL. 12 ON SHEET 5.
15. ACCESSIBLE RAMP TYPE 'A' PER DTL. 6 ON SHEET 5.
16. ACCESSIBLE PARKING STALL(S) PER DTL. 5 ON SHEET 5. SLOPE SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
17. PROPOSED RETAINING WALL. SEE STRUCTURAL PLAN SHEET S-311.
18. PROPOSED SCREEN WALL. SEE ARCHITECTURAL PLANS.
19. INSTALL TYPE "3B" CURB RAMP PER T.O.M. STD. DTL. 600-3.
20. PROPOSED TOWN OF MARANA WATER LINE EASEMENT.
21. PROPOSED PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT.
22. ACCESSIBLE RAMP TYPE 'B' PER DTL. 9 ON SHEET 5.
23. TRANSITION CURB TO FLUSH PER DTL. 10 ON SHEET 5.
24. FUTURE PHASE AREA. ROUGH GRADE AND PROVIDE DUST CONTROL.
25. PROVIDE THICKENED PAVEMENT EDGE (NO CURB).
26. ACCESSIBLE CROSS-WALK. MAX SLOPES PER GENERAL NOTE NO. 4 ON THIS SHEET.
27. RIP-RAP SPILLWAY PER DTL. 8 ON SHEET 5.

GRADING PLAN GENERAL NOTES:

1. SAWCUT LINE IS SHOWN AS A GUIDELINE ONLY. CONTRACTOR TO FIELD MODIFY AS NEEDED TO ACHIEVE INSTALL & DE-INSTALL ACTIVITIES.
2. ALL EASEMENT DEDICATIONS BY SEPARATE DOCUMENT.
3. ALL PROPOSED CURB LINE SPOT ELEVATION SHOWN AT BACK OF CURB, UNLESS NOTED OTHERWISE.
4. THE MAXIMUM LONGITUDINAL RUNNING SLOPE OF AN ACCESSIBLE PATH SHALL NOT EXCEED 1:20 AND THE CROSS SLOPES SHALL NOT EXCEED 1:48.
5. SEE SEWER LINE PLANS UNDER SEPARATE COVER FOR SEWER UTILITY IMPROVEMENTS.
6. SEE WATER LINE PLANS UNDER SEPARATE COVER FOR WATER UTILITY IMPROVEMENTS.
7. SEE ARCHITECTURAL SITE PLAN FOR HORIZONTAL LAYOUT AND DIMENSIONS.

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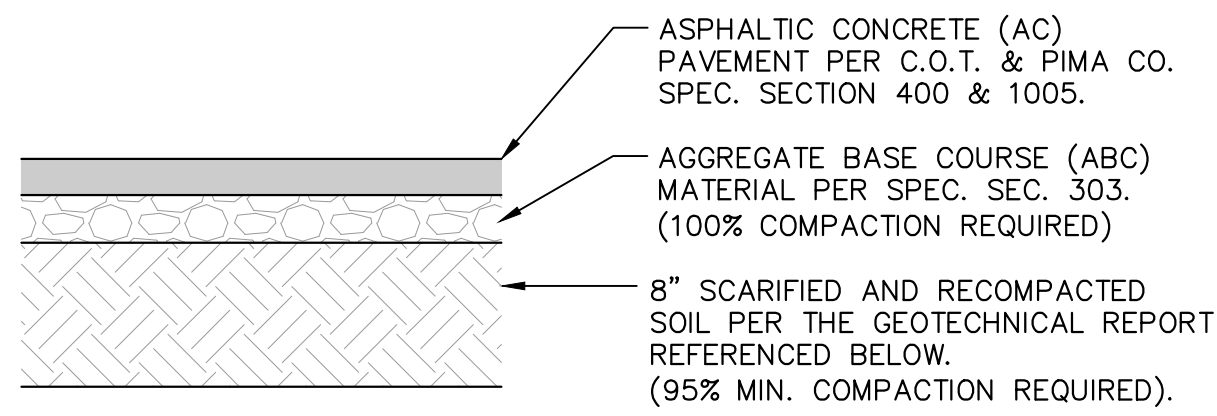
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DRAWN BY:
CHECKED BY:
DATE: 02/09/18

DEVELOPMENT PLAN - GRADING AND DRAINAGE PLAN
CARONDELET HEALTH NETWORK MICRO HOSPITAL
5620 W. CORTARO FARMS ROAD
MARANA, ARIZONA

NO.	DATE	DESCRIPTION

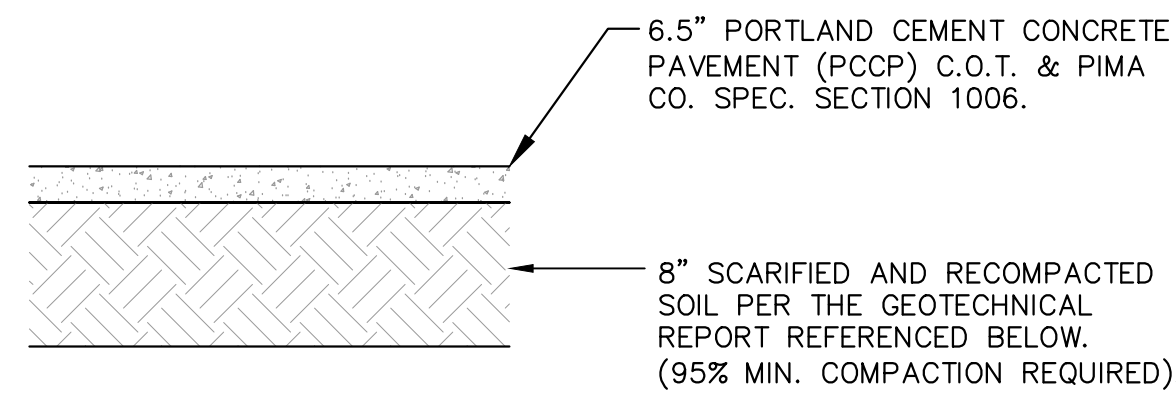
DPP1801-001
CUP1712-002
PCZ9505-002
PROJECT NO.
154008
4 OF 6



LOCATION	AC (INCHES)	ABC (INCHES)
PARKING STALLS	2	6
INTERNAL ROADS / DRIVE AISLES	3	6

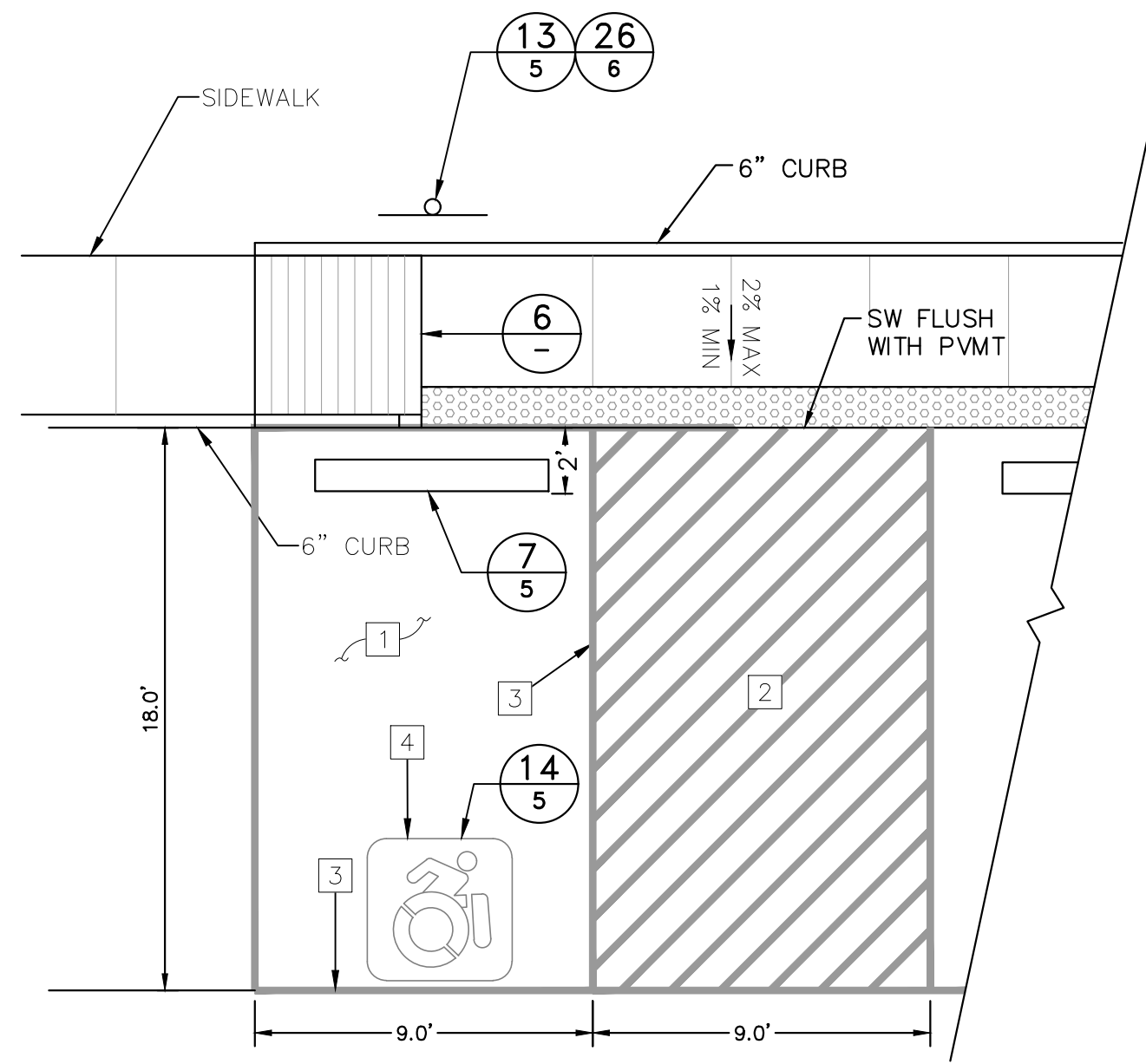
NOTE: ASPHALT PAVING, SUBGRADE, AND RECOMPACTED SOIL SHALL CONFORM TO RECOMMENDATIONS AS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED BY VANN ENGINEERING, INC. PROJECT NO. 25316, DATED 8-16-17.

1 ASPHALTIC PAVEMENT SECTION
NOT TO SCALE



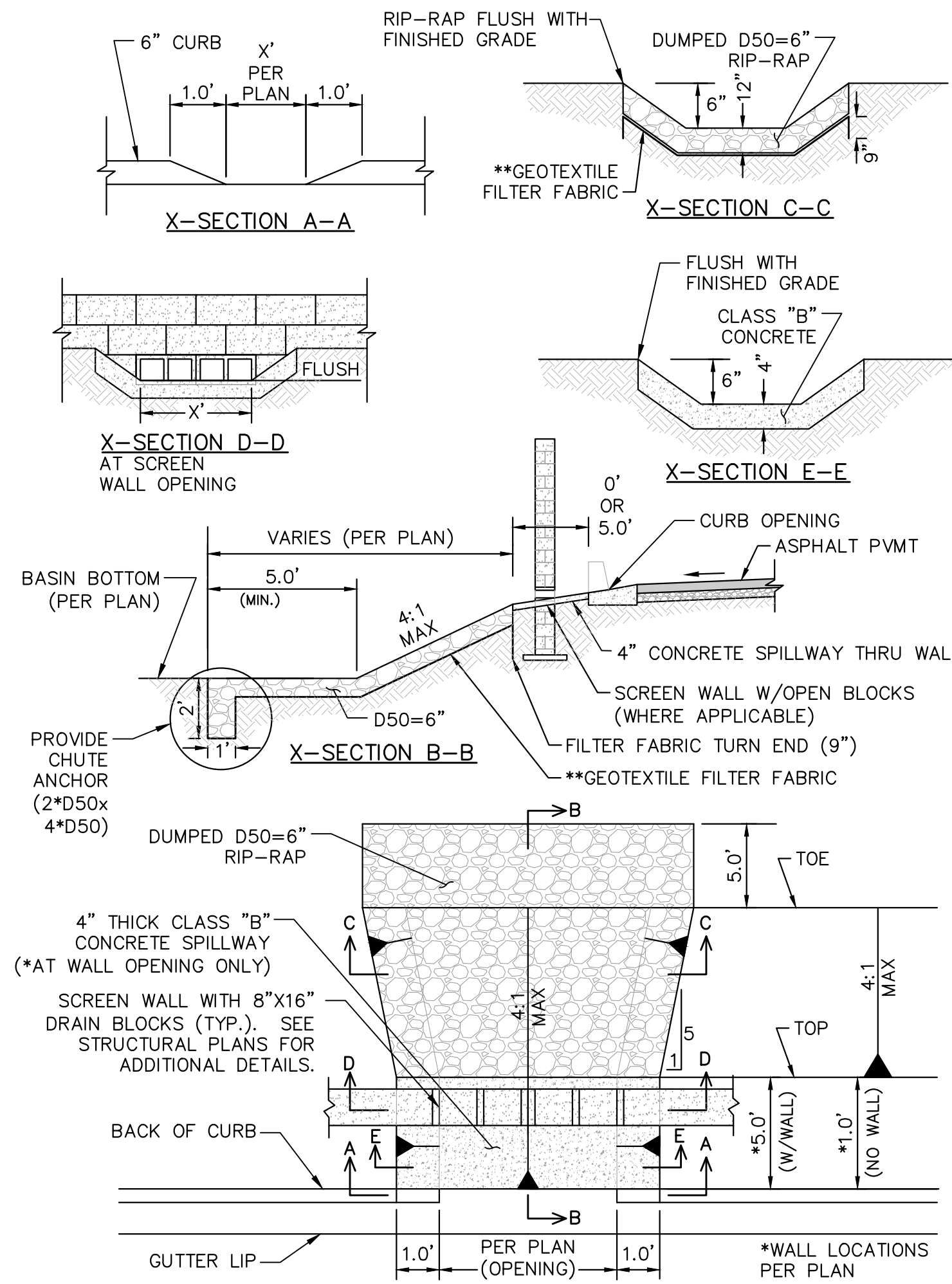
NOTE: CONCRETE PAVING, SUBGRADE, AND RECOMPACTED SOIL SHALL CONFORM TO RECOMMENDATIONS AS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED BY VANN ENGINEERING, INC. PROJECT NO. 25316, DATED 8-16-17.

2 CONCRETE PAVEMENT SECTION
NOT TO SCALE

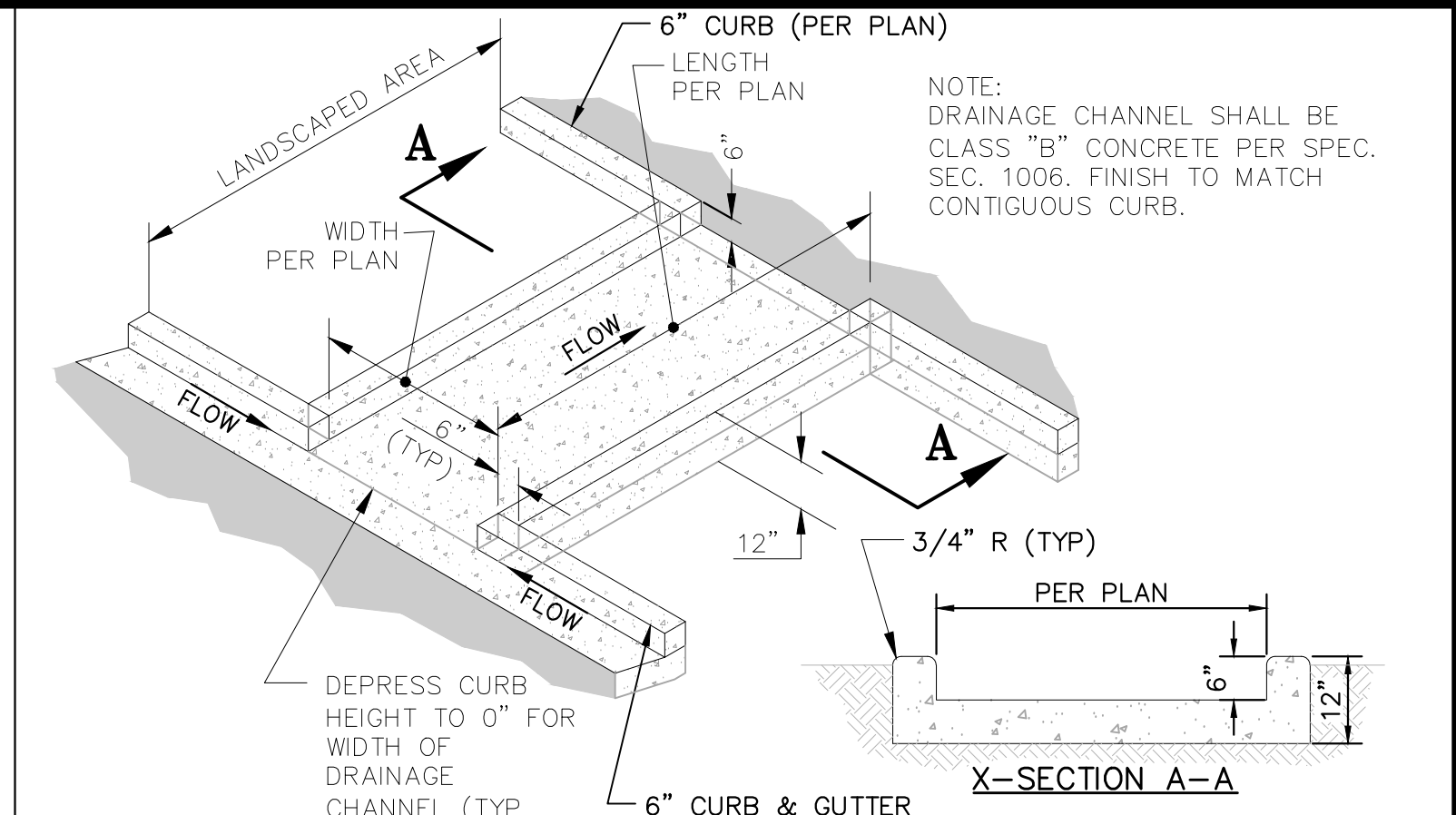


- KEYED CONSTRUCTION NOTES**
- MAX 2% SLOPE IN ALL DIRECTIONS AT PARKING STALL AND ACCESS AISLE.
 - ACCESS AISLE PAVEMENT MARKINGS. COLOR TO MATCH H.C. STALL BOARDER(CROSS HATCHING STRIPES SPACED 2' O.C. REFERRED).
 - ACCESS SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES. 4" WIDE OUTLINE STRIPING REQUIRED (TRAFFIC YELLOW PREFERRED).
 - INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED. BLUE AND YELLOW SYMBOLS PREFERRED. A SYMBOL CAN BE DISPLAYED WITHOUT BLUE BACKGROUND

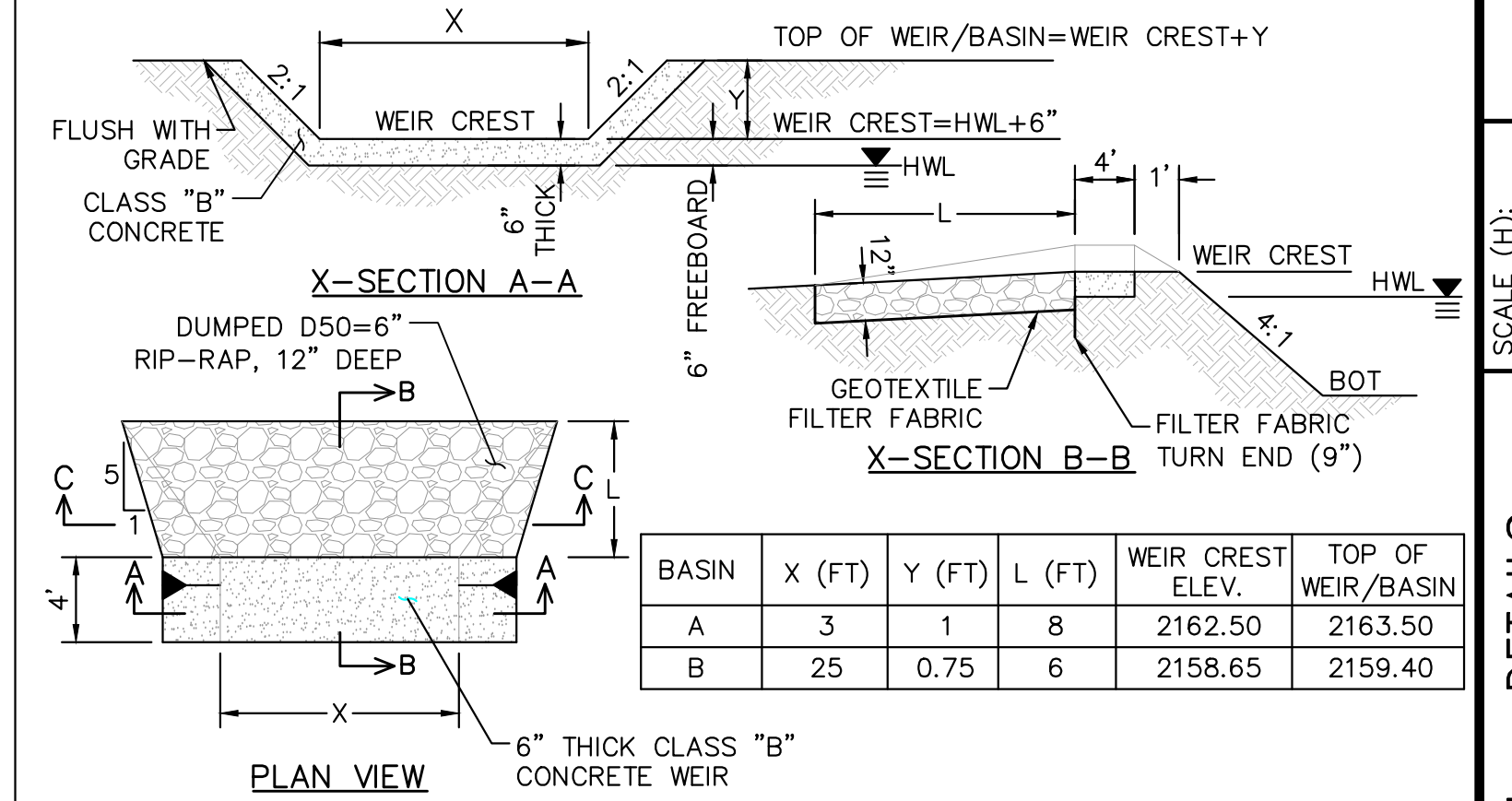
5 ACCESSIBLE PARKING STALL DETAILS
NOT TO SCALE



8 RIP RAP LINED SPILLWAY
NOT TO SCALE

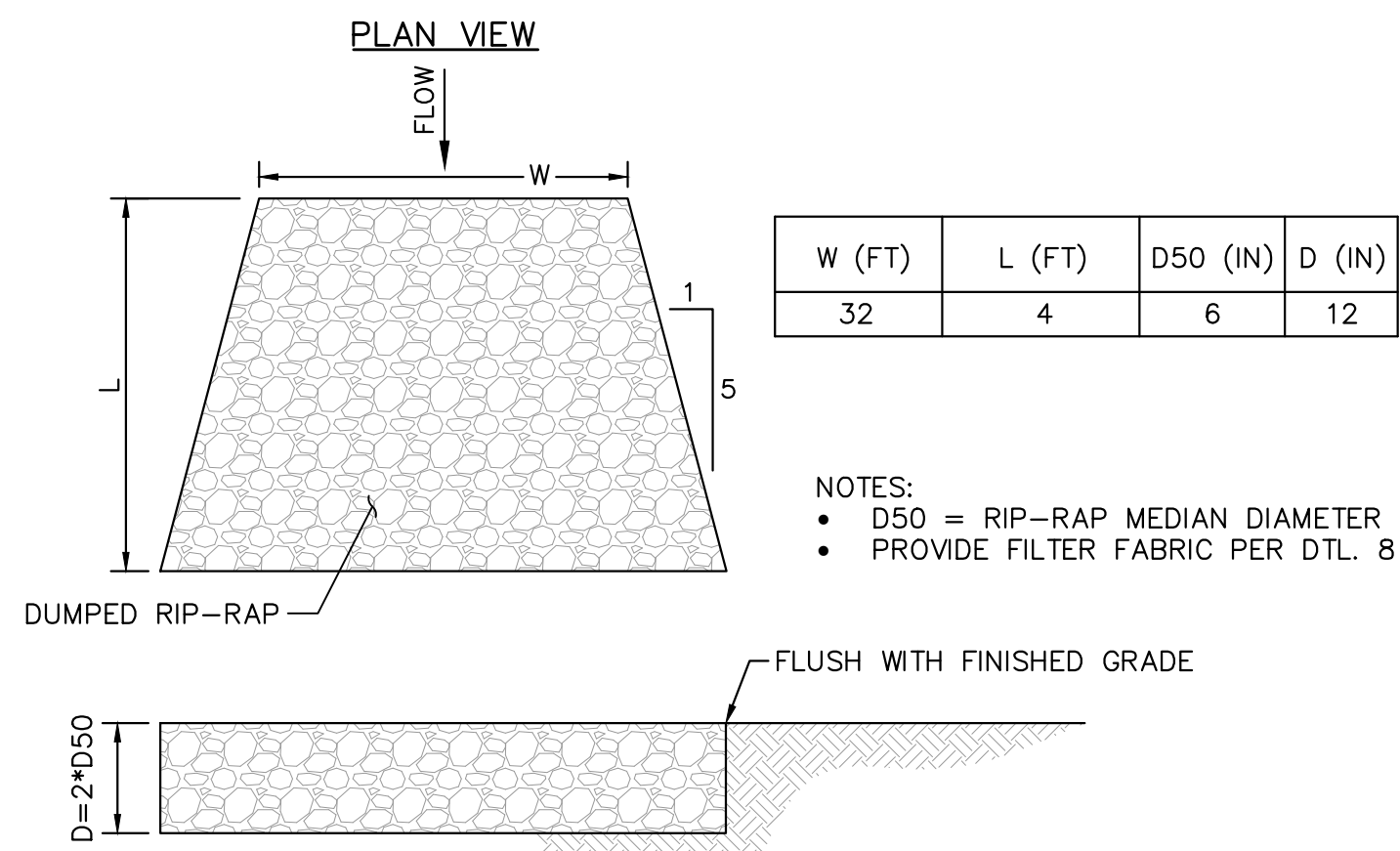


11 CONCRETE DRAINAGE CHANNEL
NOT TO SCALE

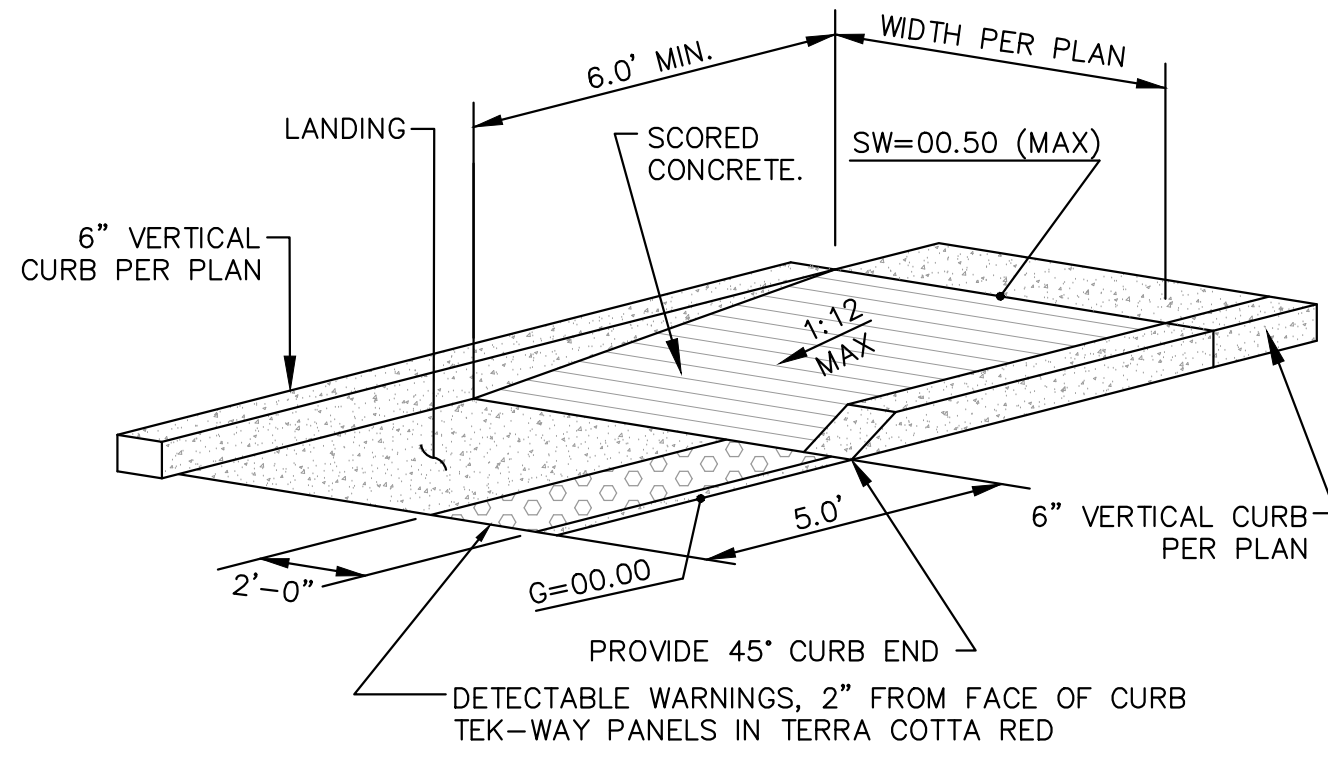


12 DETENTION OVERFLOW WEIR
N.T.S.

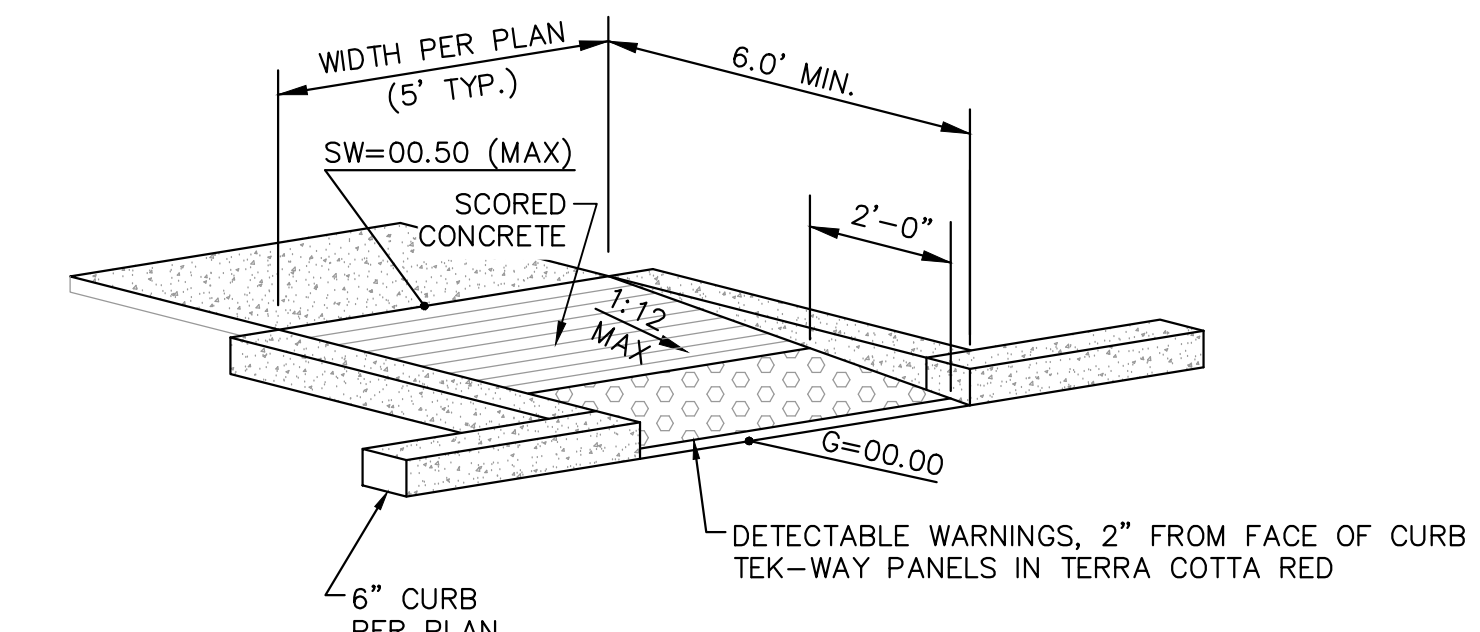
BASIN	X (FT)	Y (FT)	L (FT)	WEIR CREST ELEV.	TOP OF WEIR/BASIN
A	3	1	8	2162.50	2163.50
B	25	0.75	6	2158.65	2159.40



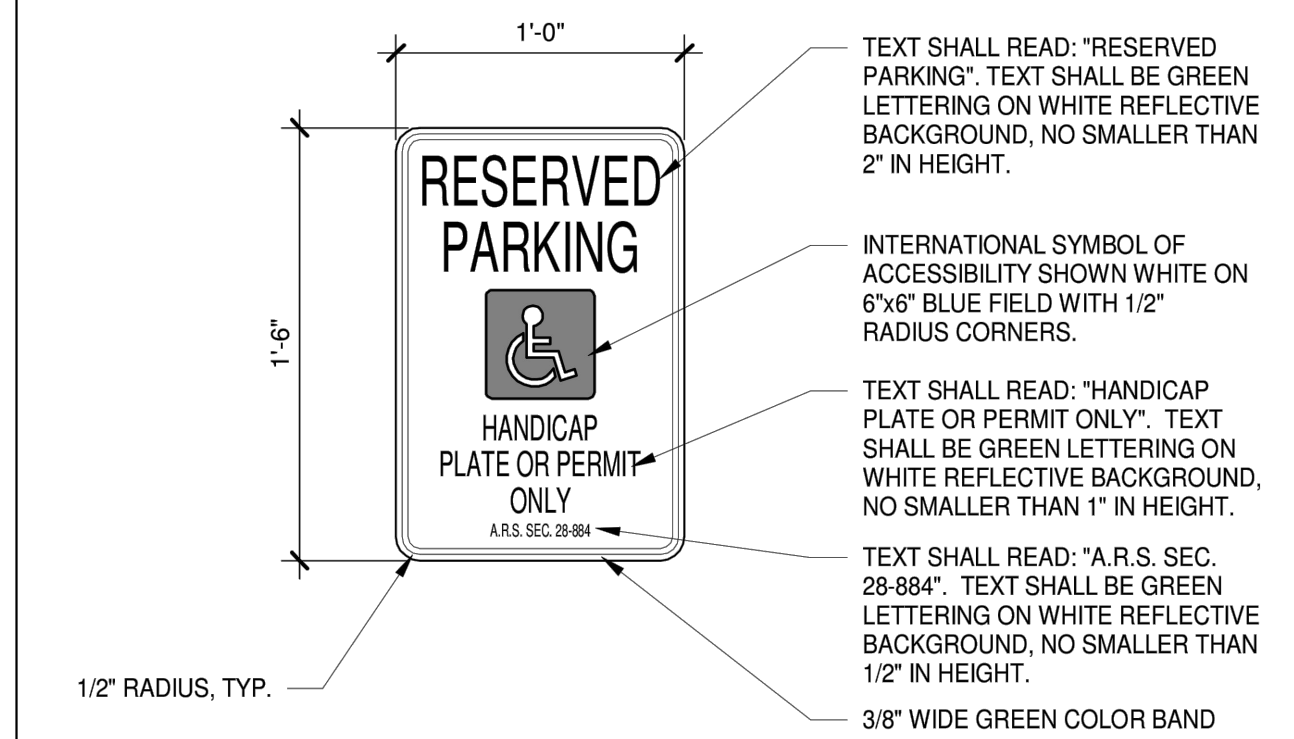
3 RIP-RAP APRON
NOT TO SCALE



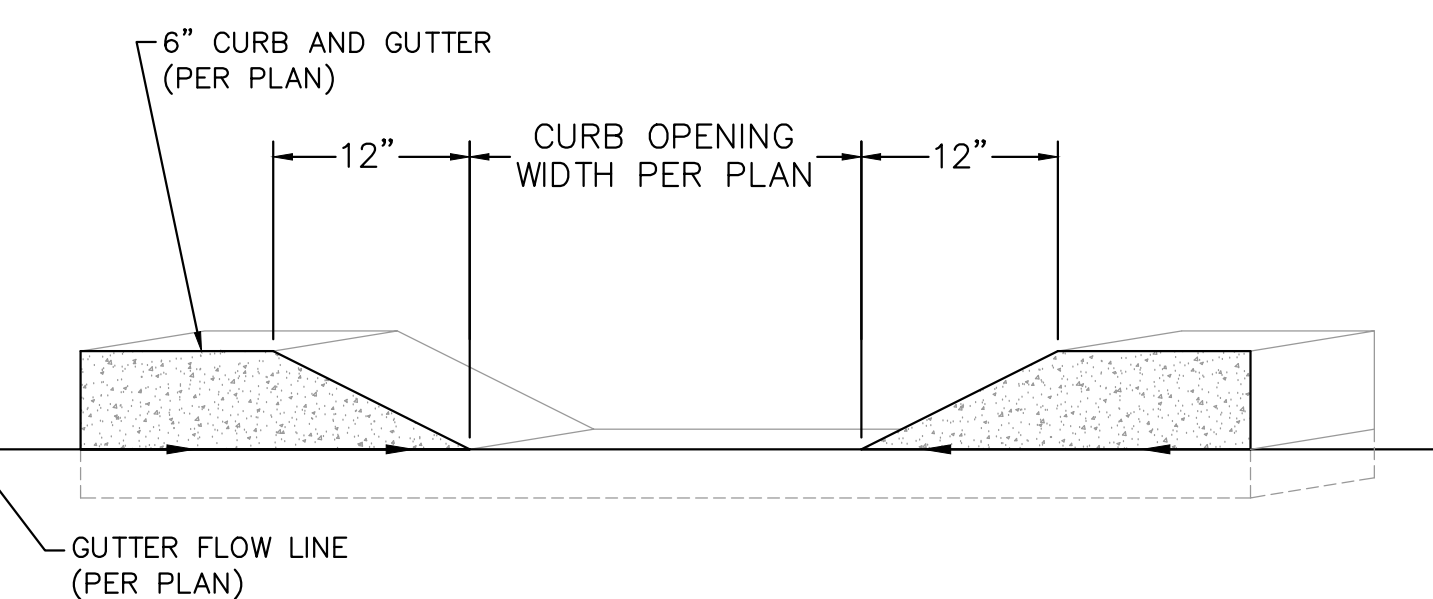
6 RAMP DETAIL 'A'
NOT TO SCALE



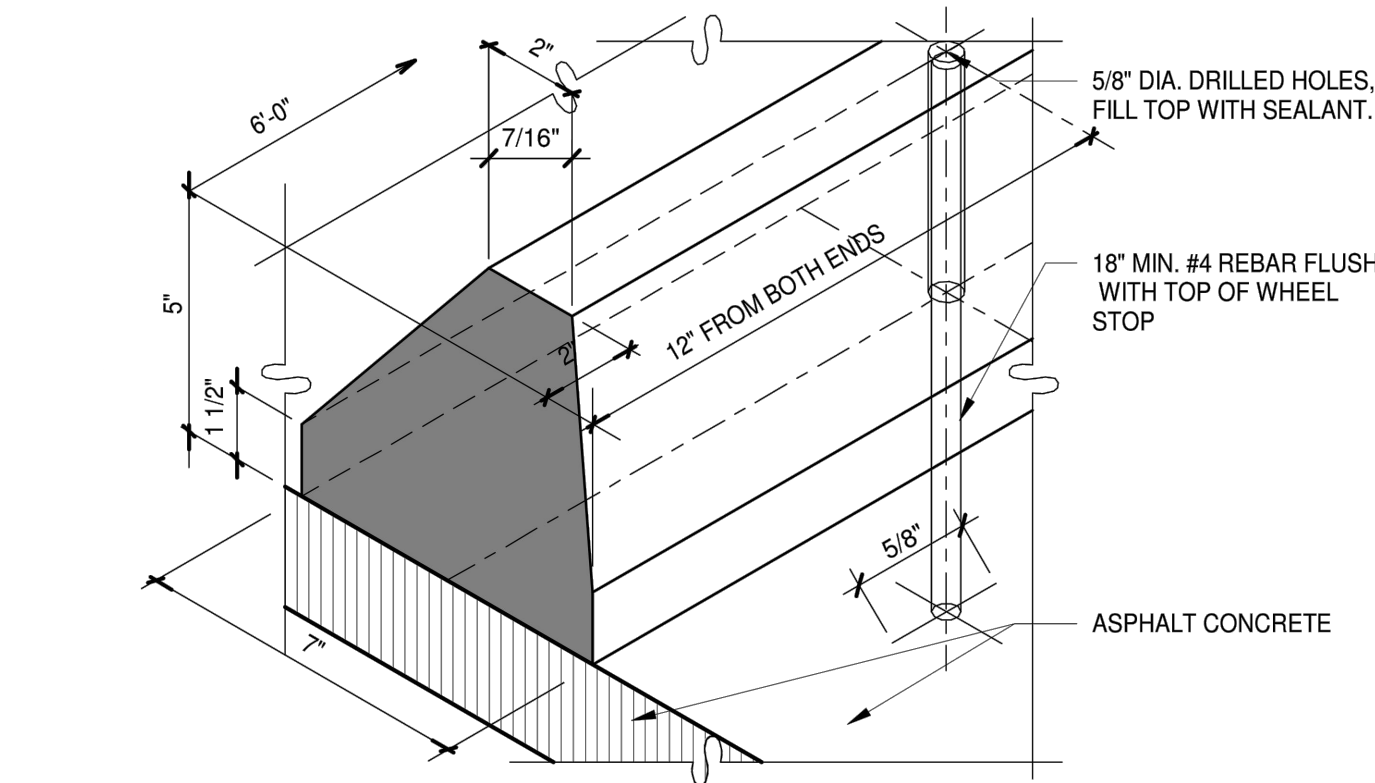
9 RAMP DETAIL 'B'
NOT TO SCALE



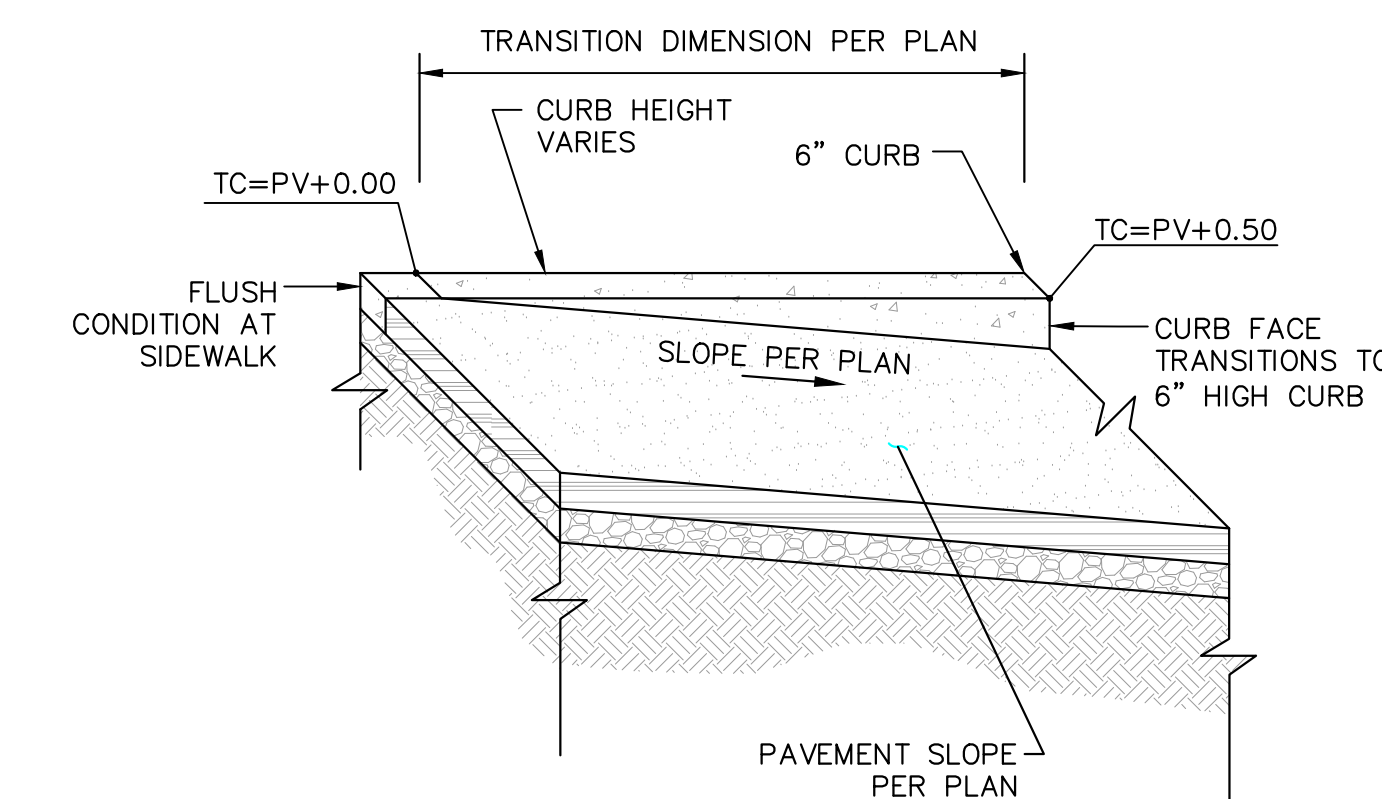
13 ACCESSIBLE SIGNS
N.T.S.



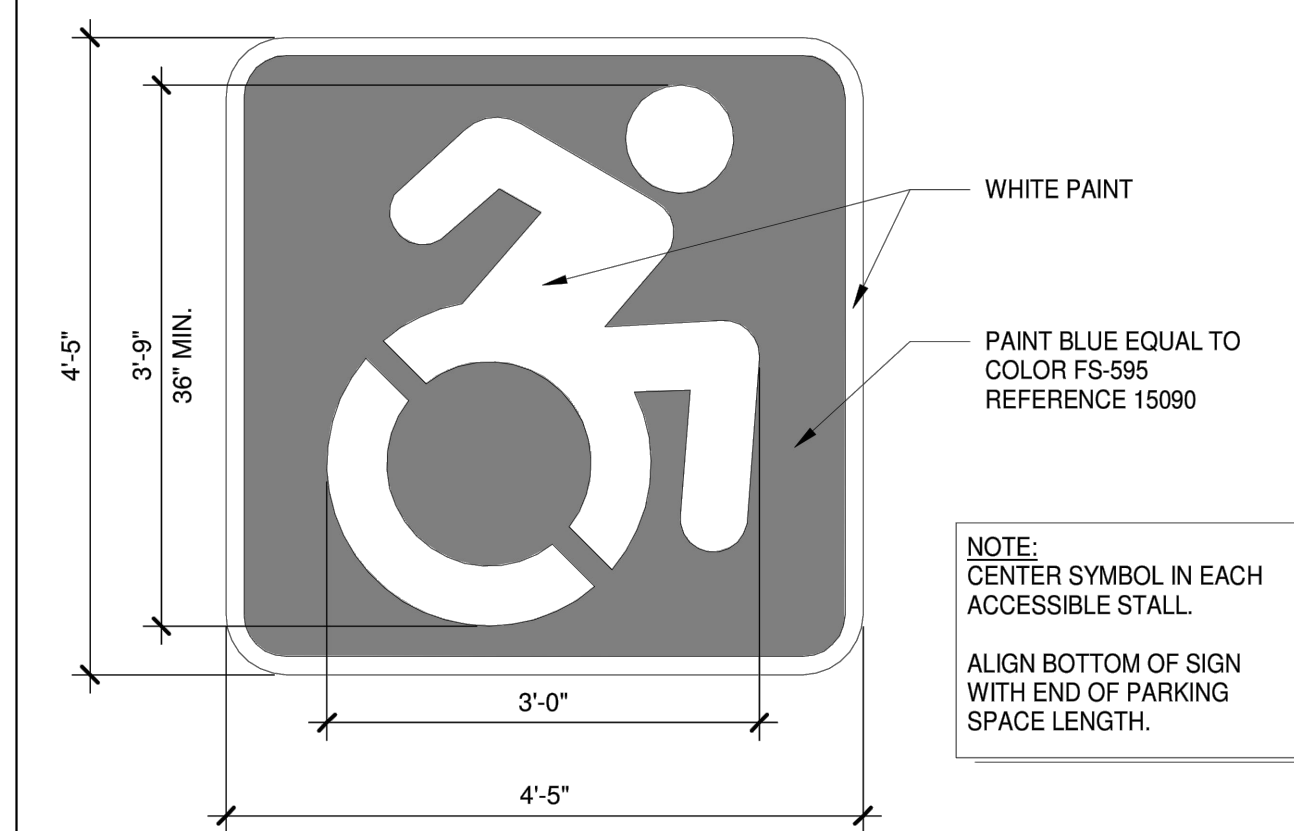
4 CURB OPENING
NOT TO SCALE



7 PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



10 CURB HEIGHT TRANSITION DETAIL
NOT TO SCALE



14 SYMBOL OF ACCESSIBILITY
N.T.S.

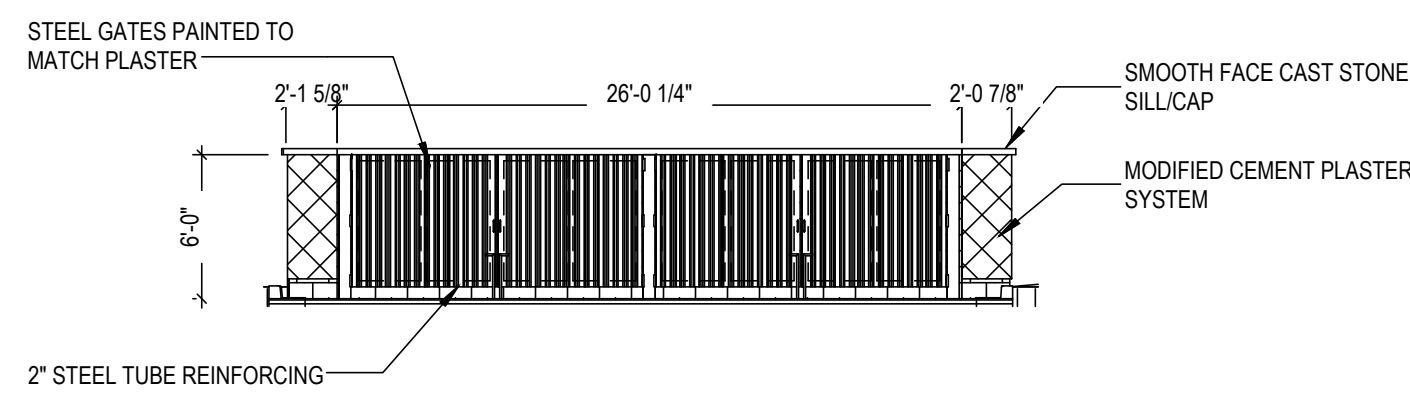
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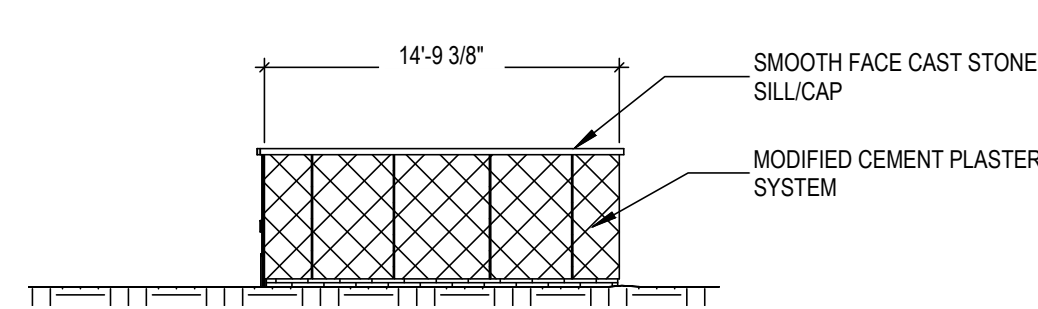
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DEVELOPMENT PLAN - DETAILS
CARONDELET HEALTH NETWORK MICRO HOSPITAL
5620 W. CORTARO FARMS ROAD
MARANA, ARIZONA

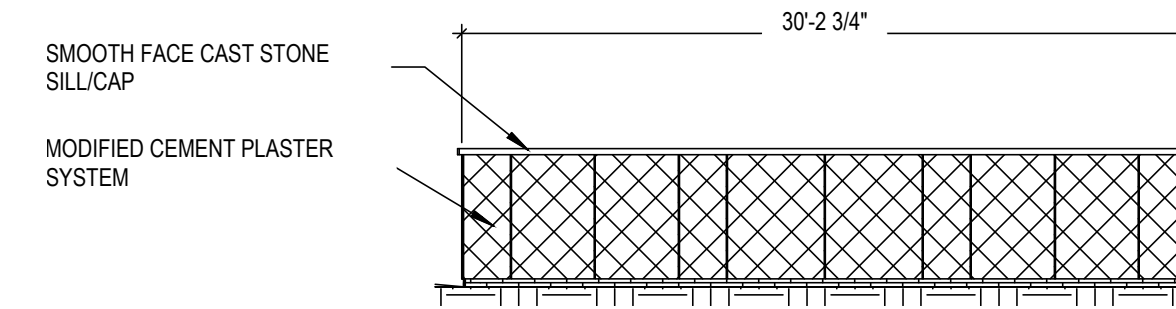
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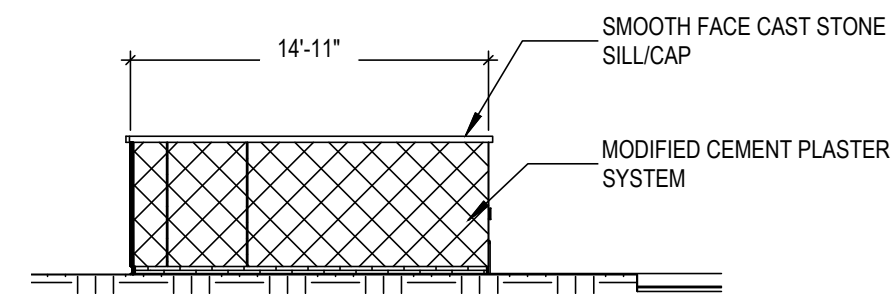
15 DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



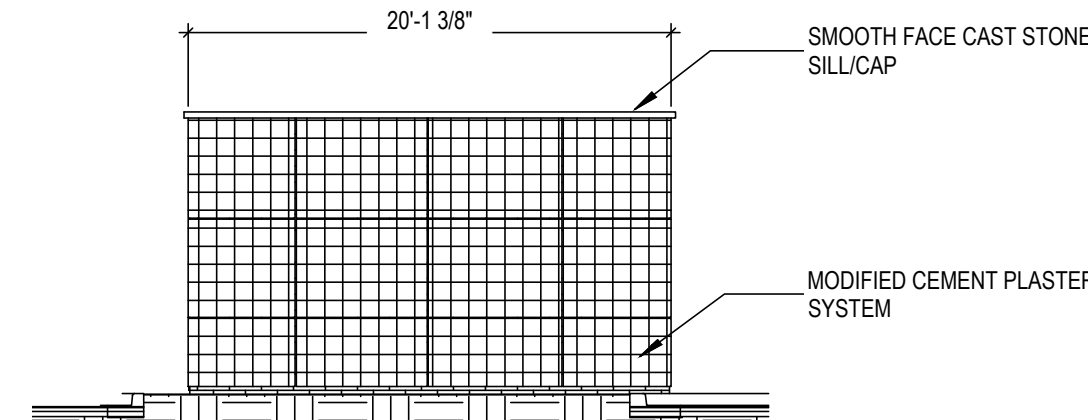
16 DUMPSTER ENCLOSURE - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



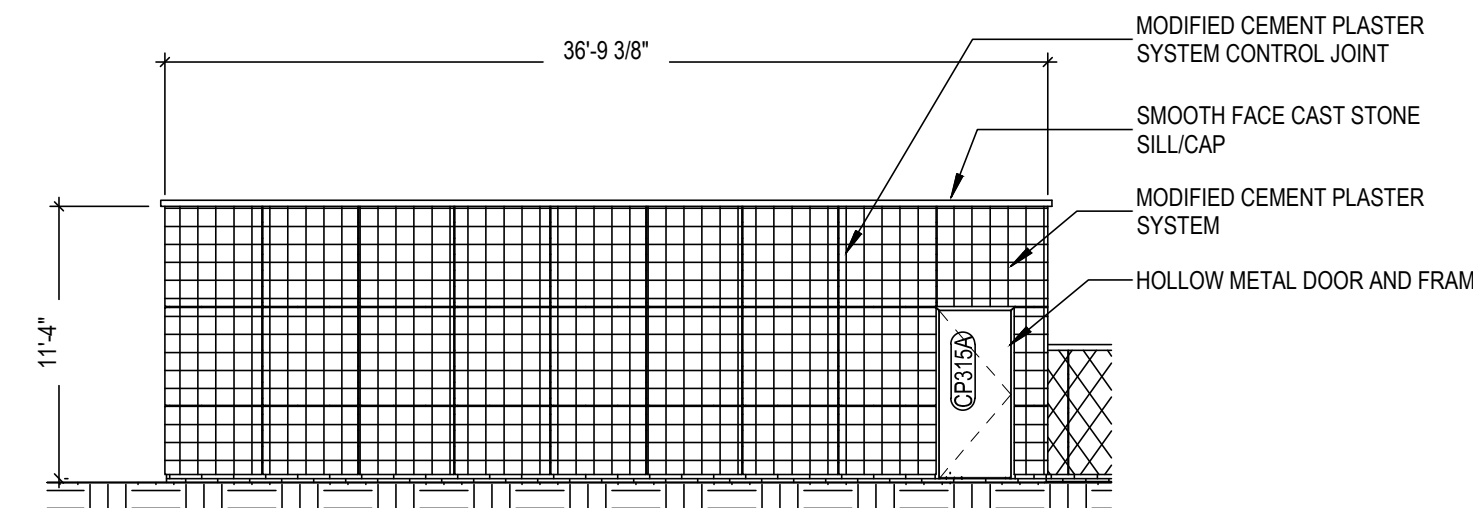
17 DUMPSTER ENCLOSURE - REAR ELEVATION
SCALE: 1/8" = 1'-0"



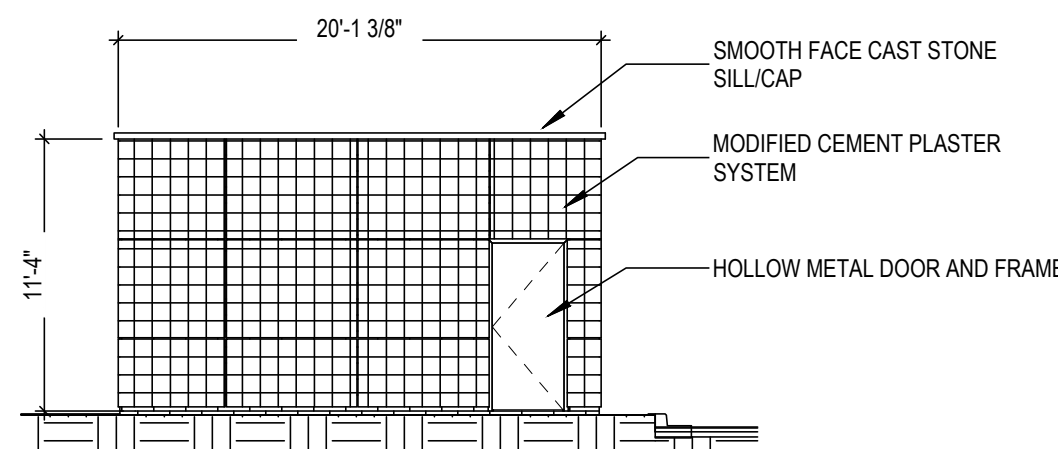
18 DUMPSTER ENCLOSURE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



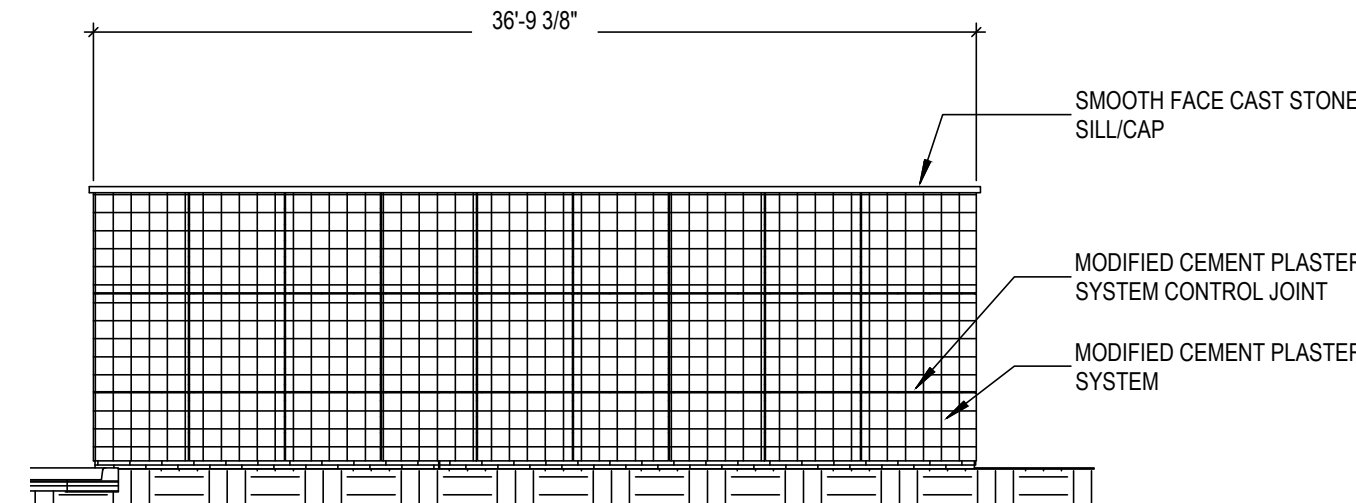
19 GENERATOR ENCLOSURE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



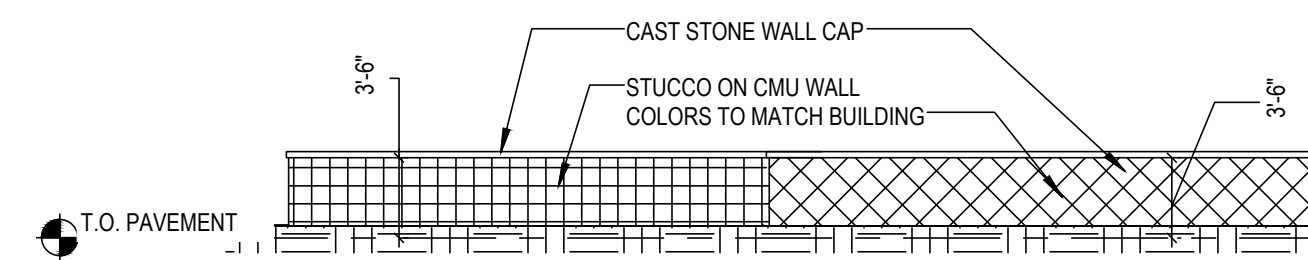
20 GENERATOR ENCLOSURE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



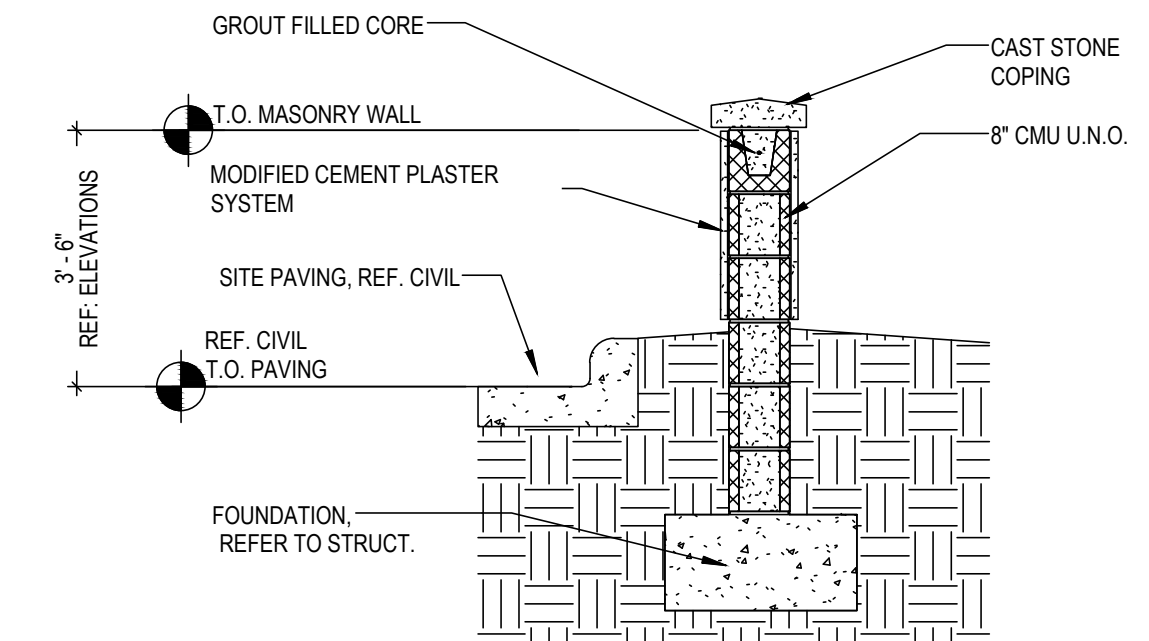
21 GENERATOR ENCLOSURE - WEST ELEVATION
SCALE: 1/8" = 1'-0"



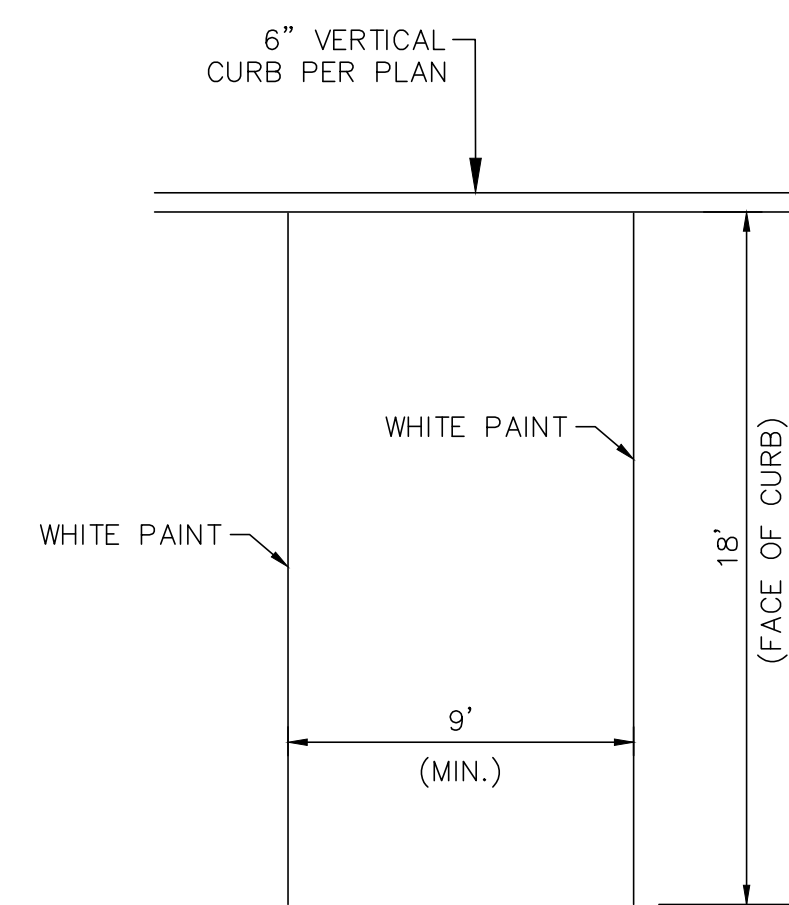
22 GENERATOR ENCLOSURE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



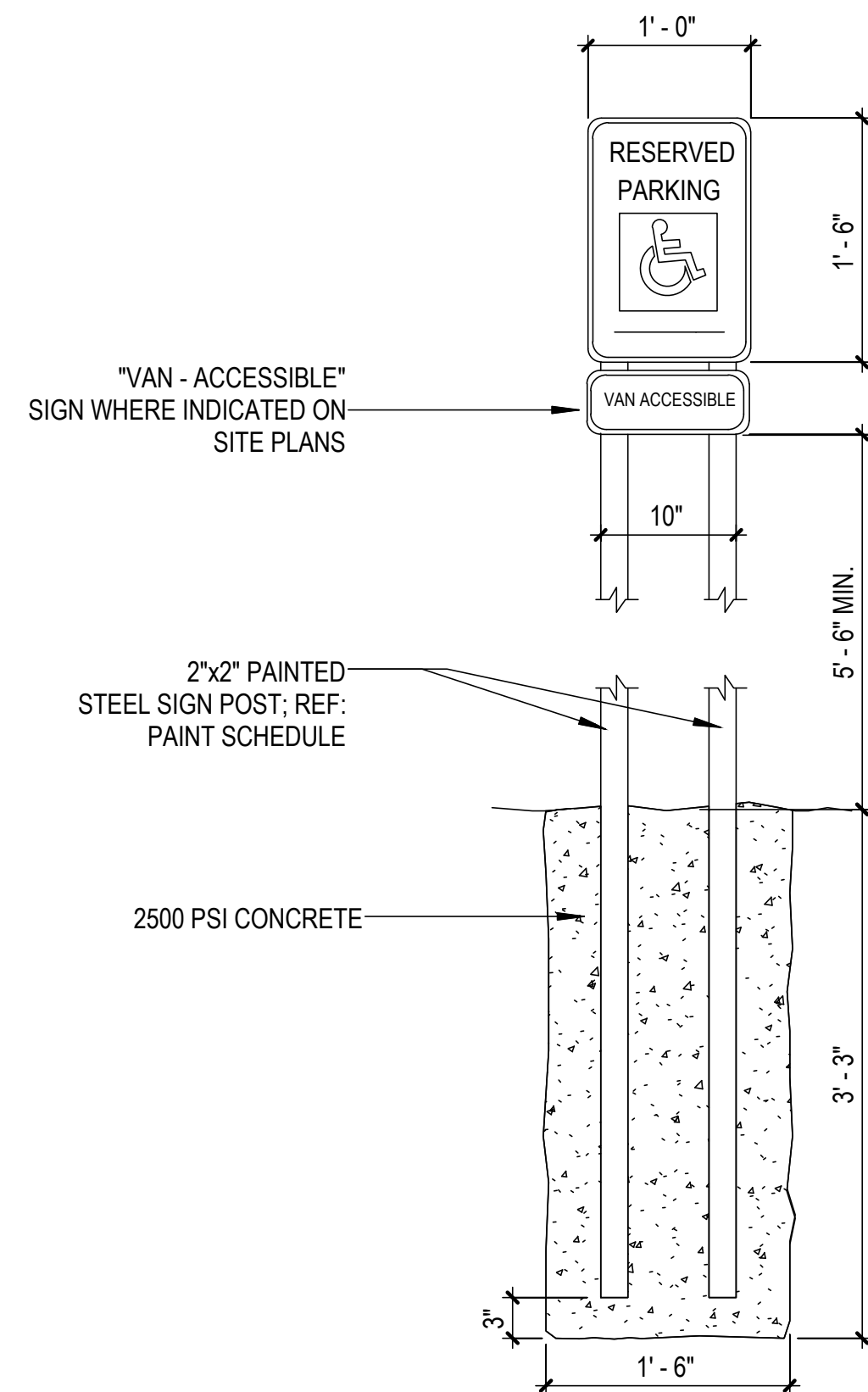
23 SITE ELEVATION - TYPICAL PARKING SCREEN WALL
SCALE: 1/8" = 1'-0"



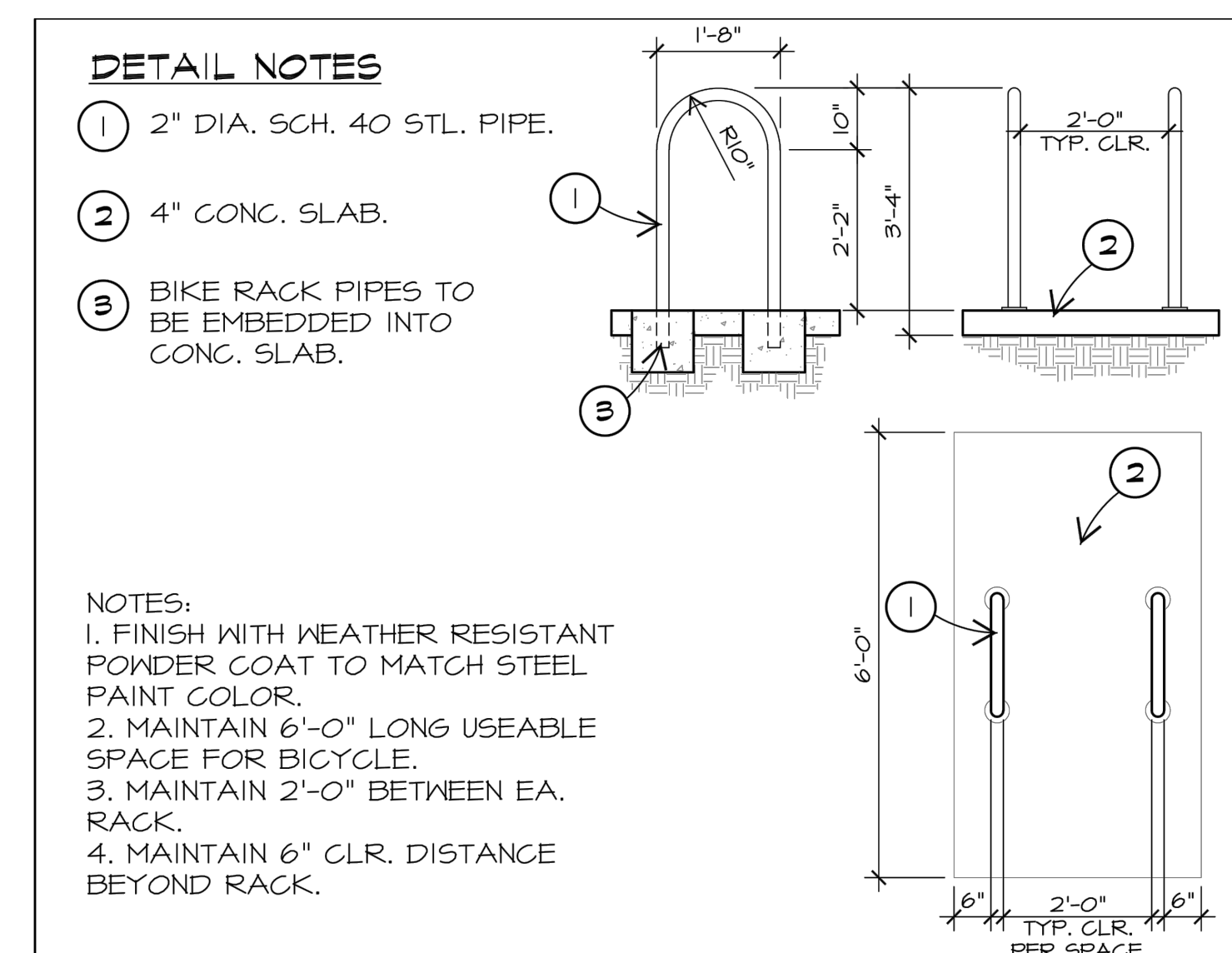
24 SITE DETAIL - TYPICAL SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"



25 TYPICAL PARKING STALL
NOT TO SCALE



26 ACCESSIBLE SIGN POST DETAIL
NOT TO SCALE



27 BIKE RACK DETAIL
NOT TO SCALE

EXTERIOR MATERIAL GENERAL NOTES

- CONTROL JOINTS ARE TO BE PROVIDED CONSISTENT WITH BUILDING ELEVATIONS. MAXIMUM PORTLAND CEMENT STUCCO PANEL SIZE SHALL NOT EXCEED 144 SQ. FT. FROM CONTROL JOINT TO CONTROL JOINT(S) AT ANY EXTERIOR LOCATION. PROVIDE VERTICAL PROPRIETARY REVEAL AT THE CORNER OF A CHANGE IN PORTLAND CEMENT STUCCO COLOR. REF. ELEV.
- MASONRY EXPANSION AND CONTROL JOINTS ARE TO BE PROVIDED PER MANUFACTURER AND TRADE INDUSTRY STANDARDS
- MATCH MORTAR COLOR
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT
- IDENTIFIED DIMENSIONS ARE TO ROUGH OPENINGS. GC TO FIELD VERIFY ALL OPENINGS AND ADJUST FRAMING DIMENSIONS TO ACCOMMODATE NOTED JOINT WIDTHS
- REFERENCE SPECIFICATIONS FOR EXTERIOR MATERIAL FINISH AND COLORS

EXTERIOR MATERIAL COLOR LEGEND

- ADHERED MANUFACTURED STONE MASONRY VENEER (THIN STONE)
STN-1 - ELDERADO STONE - MOUNTAIN LEDGESTONE - SHASTA
- ALUMINUM COMPOSITE PANEL SYSTEM
ACM-1 - CLEAR ANODIZED
- MODIFIED CEMENT PLASTER SYSTEM
MCP-1 - DRYVIT #389 "SOUTHERN TAN"
- MODIFIED CEMENT PLASTER SYSTEM
MCP-2 - DRYVIT #426A "GOLDEN HARVEST"
- MODIFIED CEMENT PLASTER SYSTEM
MCP-3 - DRYVIT #374B "FUDGE"

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