DEVELOPMENT PLAN

CARONDELET HEALTH NETWORK MICRO HOSPITAL

A PORTION OF LOT 293 AND LOTS 294 OF CORTARO RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 51 OF MAPS, PAGE 6, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

MARANA STANDARD ENGINEERING NOTES:

ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS. ALL WORK SHALL CONFORM TO TITLE 19, STANDARDS FOR GRADING AND RELATED SITE WORK. OF THE TOWN OF MARANA LAND DEVELOPMENT CODE. A REPORT OF SOILS INVESTIGATION INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY VANN ENGINEERING, INC. PROJECT NO. 25316. DATED 8-16-17. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT

BASIS OF BEARING

LEGEND

EACH SHEET.

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83

EXISTING CONTOUR LINE

EXISTING SANITARY SEWER

PROPOSED CONTOUR LINE

PROPOSED FIRE SERVICE LINE

PROPOSED WATER SERVICE LINE

PROPOSED SEWER SERVICE LINE

EXISTING WATER LINE

EXISTING MANHOLES.

VAULTS AND BOXES

EXISTING ELEVATION

WATER VALVE

WATER METER

FIRE HYDRANT

FLOW ARROW

EX. LIGHT POLE

EX. POWER POLE

FOUND BRASS CAP

FND. REBAR W CAP

EX. FIRE HYDRANT

EX. WATER VALVE

EX. WATER METER

EX. SANITARY SEWER MANHOLE

WATER MAIN STUB WITH DRAIN VALVE

SIGHT VISIBILITY TRIANGLE

PROPOSED ELEVATION

COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE

CENTRAL. DETERMINED BY GPS OBSERVATIONS.

NOTE: ALL SYMBOLS MAY NOT APPEAR ON

EXISTING STORM DRAIN

ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE MARANA TOWN ENGINEER PRIOR TO CONSTRUCTION. ALL AGGREGATE BASE COURSE SHALL CONFORM TO SECTION 303 OF THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (PAG SSPI) LATEST

MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99/ASTM D698A UNLESS OTHERWISE SPECIFIED. THOSE AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A DEPTH OF EIGHT (8) INCHES AND BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. ALI TESTING SHALL BE DONE AT THE OWNER'S EXPENSE 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANC 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 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 REPARATION COORDINATOR AT THE ARIZONA STATE MUSEUM

MUST BE CONTACTED IMMEDIATELY. PURSUANT TO A.R.S. \$41-865

ALL SLOPES STEEPER THAN 3:1 WILL BE PROTECTED WITH 6" DIAMETER (MINIMUM) ROCK RIP-RAP OR CONCRETE BANK PROTECTION k. 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 SUBMITTED FOR THIS PROJECT. 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

m. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK. 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. 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. p. TRACER WIRE IS REQUIRED FOR ALL SLEEVES WITHIN THE ROW.

MARANA STANDARD NOTES:

1. TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES.

- 2. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.
- ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- 5. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
- 6. 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.
- 7. 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. 8. THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE
- PARKING SIGNAGE REQUIREMENTS.
- 9. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN
- OF MARANA OUTDOOR LIGHTING CODE. 10. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF REZONING APPROVED BY THE MARANA TOWN COUNCIL BY ADOPTED MARANA
- 11. 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
- 12. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- 13. THIS PROJECT IS SUBJECT TO CONDITIONAL USE PERMIT CUP1712-002
- ISSUED BY THE MARANA PLANNING COMMISSION ON JANUARY 31, 2018. 14. THIS PROJECT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN CADDIS BRIDGE, LLC AND THE TOWN OF MARANA ADOPTED BY MARANA RESOLUTION NO. 2015-085 ON SEPTEMBER 1, 2015.

BENCHMARK

FOUND BRASS CAP IN HEADWALL 1000' NORTH OF CORTARO FARMS ROAD. EAST SIDE OF FRONTAGE ROAD.

EL. = 2154.50' NAVD 88 (USED HEREON) EL. = 2152.78 NGVD 29 (-1.72)

DRAINAGE STATEMENT

PER PIMA COUNTY REQUIREMENTS, THE PROPOSED COMMERCIAL DEVELOPMENT IS LARGER THAN 1 ACRE, THUS REQUIRES 5-YEAR (PT=1.5 INCHES) THRESHOLD RETENTION AND IS LOCATED WITHIN A "CRITICAL BASIN". FOR CRITICAL BASINS, DETENTION IS REQUIRED, AND SIZED, TO ENSURE A 10% FLOW REDUCTION OF THE PRE-DEVELOPED 100 YEAR PEAK RUNOFF. BOTH BASIN A AND BASIN B ARE SIZED TO ACCOMMODATE THE FULL BUILD OUT OF THE MICRO HOSPITAL AND THE ADJACENT PROPOSED LOTS WITHIN THE PHASE 1 SCOPE AREA (PROPOSED LOTS 293A, 293B, 293C, 294A AND 294B). IT IS ANTICIPATED THE BASIN A WILL REMAIN AS A PERMANENT BASIN AT FULL BUILD OUT OF THE ENTIRE COMMERCIAL CENTER. PROPOSED BASIN B WILL NEED TO BE RELOCATED AND/OR RECONFIGURED AS THE BALANCE OF THE COMMERCIAL CENTER IS DEVELOPED. FUTURE DRAINAGE REPORTS AND ANALYSIS WILL BE REQUIRED AT THAT TIME TO ENSURE ALL REQUIRED RETENTION /DETENTION IS ACCOUNTED FOR IN A FUTURE MASTER BASIN DOWNSTREAM AND WITHIN THE CENTER.

ABBREVIATIONS

TOP CURB

WATER

TOP OF WALL

TRAFFIC SIGNAL

TOWN OF MARANA

UNDERGROUND ELEC VALLEY GUTTER

WATER LINE EASEMENT

T.O.M.

TW

UGE

NOTE:	ALL ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.	RE DA
AC	ASPHALT CONCRETE	DA
BC	BACK OF CURB	(S
BW B.S.L.	BOTTOM OF WALL BUILDING SETBACK LINE	
CATV	CABLE TV	
C	CONCRETE	S
CB	CATCH BASIN	_
CL	CENTERLINE	
Ε	ELECTRIC	S
EL.	ELEVATION	
EP	EDGE OF PAVEMENT	0
EG EX	EXISTING GRADE EXISTING	0
ESMT	EASEMENT	
FC	FACE OF CURB	
FG	FINISH GRADE	В
FF	FINISH FLOOR	
FH	FIRE HYDRANT	
FL	FLOW LINE	
G	GUTTER	D
GB I.E.	GRADE BREAK INVERT ELEVATION	В
IRR	IRRIG. CONTROL VALVE	
ML	MONUMENT LINE	
NG	NATURAL GRADE	
OHE	OVERHEAD ELECTRIC	В
PV	PAVEMENT	
PC	POINT OF CURVE	
PR	PROPOSED POINT OF TANGENCY	Р
PT R	POINT OF TANGENCY RIM	Ρ
RDL	ROOF DRAIN LEADER	
ROW	RIGHT OF WAY	
SD	STORM DRAIN	
SL	STREET LIGHT	
SS	SANITARY SEWER	Z
SVT	SIGHT VISIBILITY TRIANGLE	
ŞW	SIDEWALK	
T	TELEPHONE	

LEGAL DESCRIPTION

RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 51 OF MAPS, PAGE 6; COMMENCING AT THE SCRIBED X MARKING THE CENTER OF SAID SECTION 26 FROM WHICH THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 26 BEARS NORTH 891813" EAST, 2,618.93 FEET THENCE NORTH 89"18'13" EAST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 26, 1,334.49 FEET TO A FOUND BRASS CAP FLUSH; THENCE DEPARTING SAID MIDSECTION LINE NORTH 00°41'47" WEST, ALONG THE CENTERLINE OF CERIUS STRAVENUE, 359.48 FEET; THENCE SOUTH 89°18'13" WEST, 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CERIUS STRAVENUE AND ALSO BEING THE POINT OF **BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 90°00'00" WEST. 382.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A

RADIUS OF 188.00 FEET THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°45'11", AN ARC LENGTH OF 51.69 FEET

THENCE NORTH 74°14'49" WEST, 67.12 FEET; THENCE NORTH 15°45'11" EAST, 75.05 FEET; THENCE NORTH 44°24'38" EAST, 23.88 FEET; THENCE NORTH 45°35'22" WEST, 35.00 FEET; THENCE NORTH 44°24'38" EAST, 111.23 FEET; THENCE NORTH 15°45'11" EAST, 179.51 FEET;

THENCE NORTH 89"19'22" EAST, 355.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CERIUS STRAVENUE; THENCE SOUTH 00°41'47" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 395.52 FEET TO THE POINT OF BEGINNING. CONTAINING 168,113 SQUARE FEET OR 3.859 ACRES, MORE OR LESS

FEMA FLOOD ZONE CLASSIFICATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT THE SITE LIES WITHIN ZONE X SHADED) FLOOD ZONE.

SITE & BUILDING DATA

EXISTING:

PROPOSED:

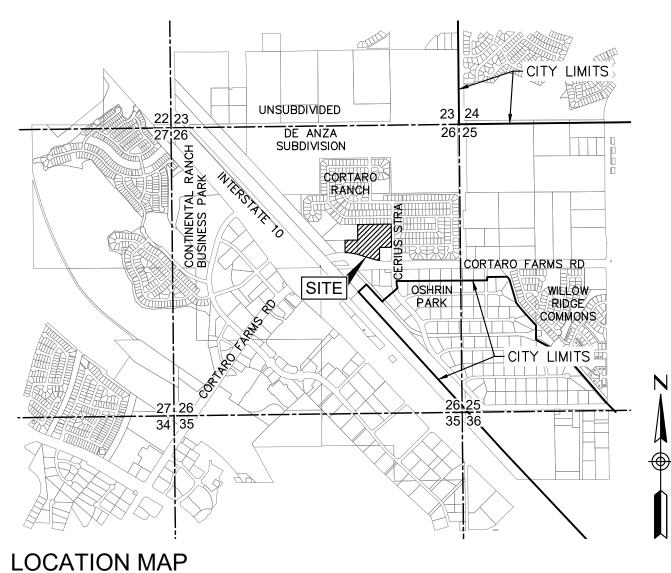
SITE AREA (MICRO HOSPITAL PARCEL ONLY, LOT 293A): NET/GROSS: 168,113 SQUARE FEET OR 3.859 ACRES, MORE OR LESS ONSITE LANDSCAPING (LOT 293A): AREA PROVIDED: 72,466 SF PERCENTAGE: BUILDING SETBACKS: TYPICAL STREET 20 FT SIDE AND REAR: SPECIAL BUFFER ALONG RESIDENTIAL: 40 FT BUILDING AREA: 1-STORY BUILDING, 32,250 SF LOT COVERAGE: 19% CONSTRUCTION TYPE, II-B BUILDING HEIGHT: MAX HEIGHT ALLOWED: ACTUAL BUILDING HEIGHT: 28 FT PARKING PROVISIONS: 1.5 SPACES PER HOSPITAL BED 8 LICENSED BEDS, 14 EXAM MODALITIES=22 STATIONS 22X1.5 = 33 STALLS REQUIRED PRV'D: 87 STALLS ZONING: EXISTING: VILLAGE COMMERCIAL (VC) PROPOSED: VC (UNCHANGED)

NOTE:

UNDEVELOPED

MICRO HOSPITAL

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SCALE: 3"=1 MILE (1"=1760') A PORTION OF SECTION 26, T12S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, AZ

PROJECT DIRECTORY:

CADDIS BRIDGE, LLC. 3575 E. SUNRISE DRIVE, STE. 233 TUCSON, AZ 85719 CONTACT: GREG ANDERSON PHONE: (520) 299-9101 OPERATOR: CARONDELET HEALTH NETWORK 1601 W. ST. MARY'S ROAD TUCSON, AZ 85754 CONTACT: KYLE BENNION PHONE: (520) 872-3000 **DEVELOPER:** 15305 DALLAS PARKWAY, SUITE 1600 ADDISON, TX 75001 CONTACT: DEANN MANCHESTER PHONE: (972) 713-3500 DMANCHESTER@USPI.COM BECK CONSULTING ENGINEERS, INC. CIVIL ENGINEER 2942 N. 24TH STREET, SUITE 114 PHOENIX, AZ 85016

ARCHITECT: 1250 E COPELAND ROAD, SUITE 500 ARLINGTON, TX 76011 CONTACT: STUART COOK, NCARB

CONTACT: JUSTIN EVINGER, P.E.

JUSTIN.EVINGER@BECKCON.COM

SCOOK@E4HARCHITECTURE.COM

PHONE: (602) 810-2975

PHONE: (888) 781-8441

DRAWING INDEX

COVER SHEET SITE PLAN UTILITY PLAN GRADING & DRAINAGE PLAN **DETAILS DETAILS**

APPROVALS:

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER MARANA PLANNING DIRECTOR DATE DATE NORTHWEST FIRE DISTRICT



DPP1801-001

CUP1712-002 PCZ9505-002

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PROJECT NO.

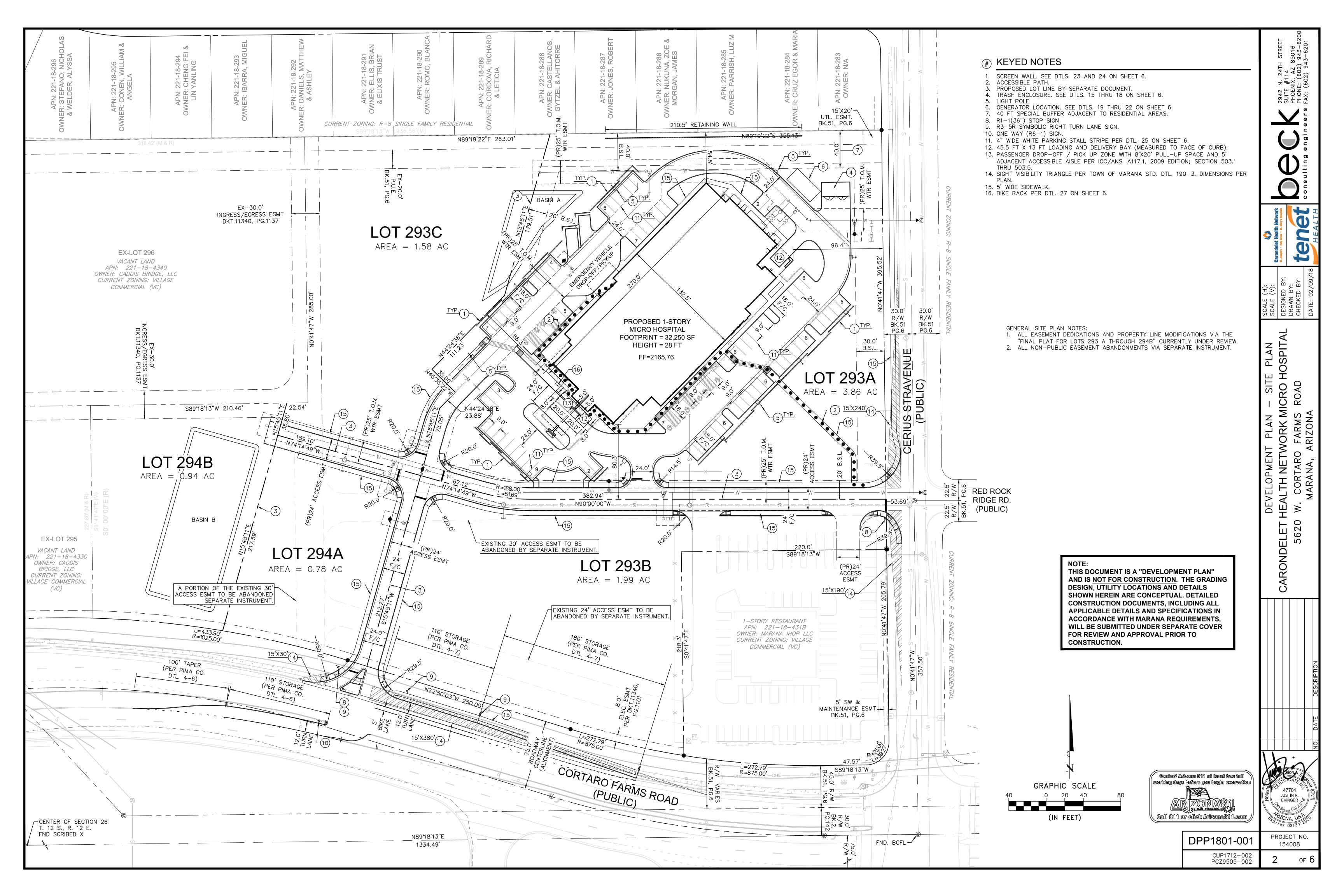
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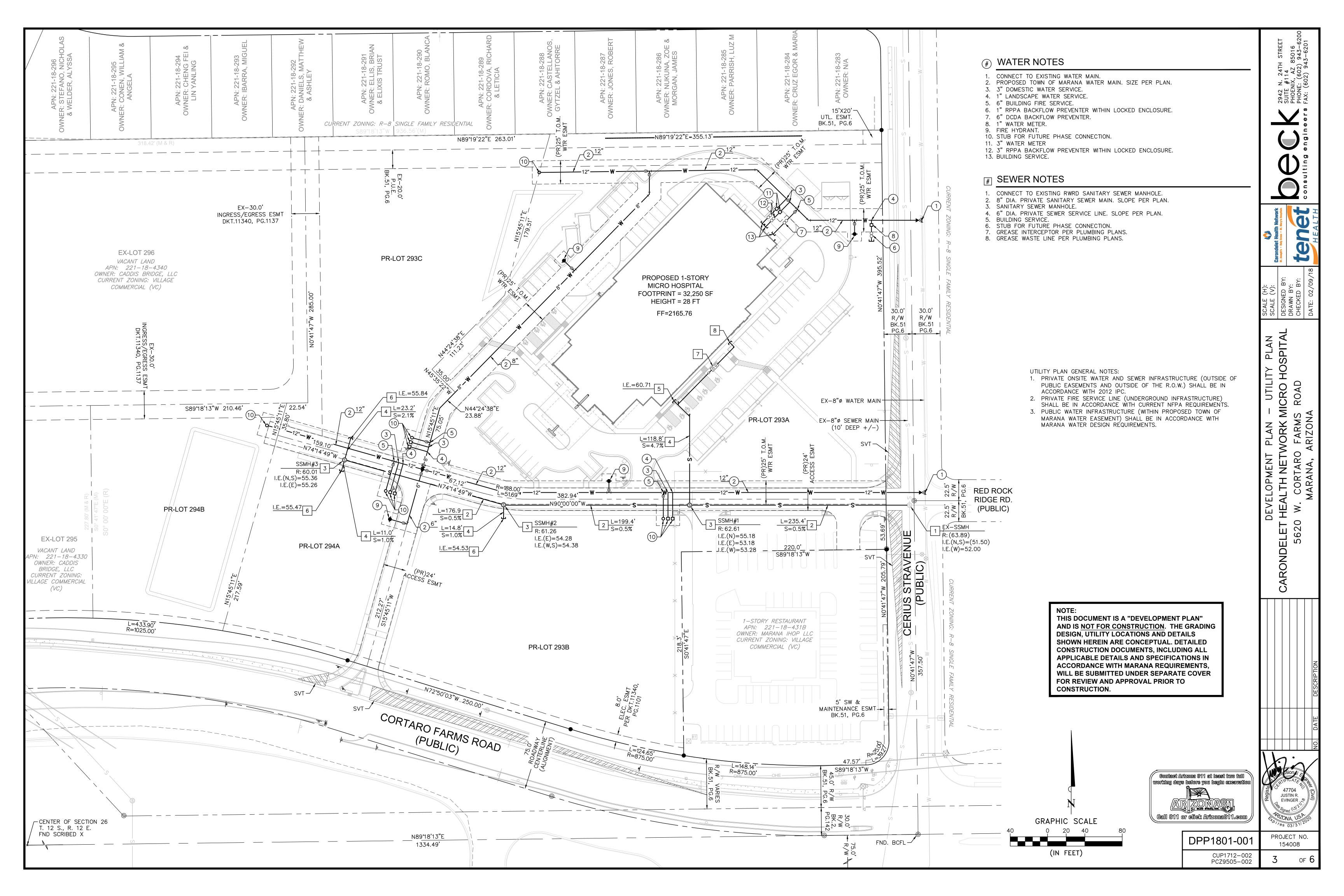
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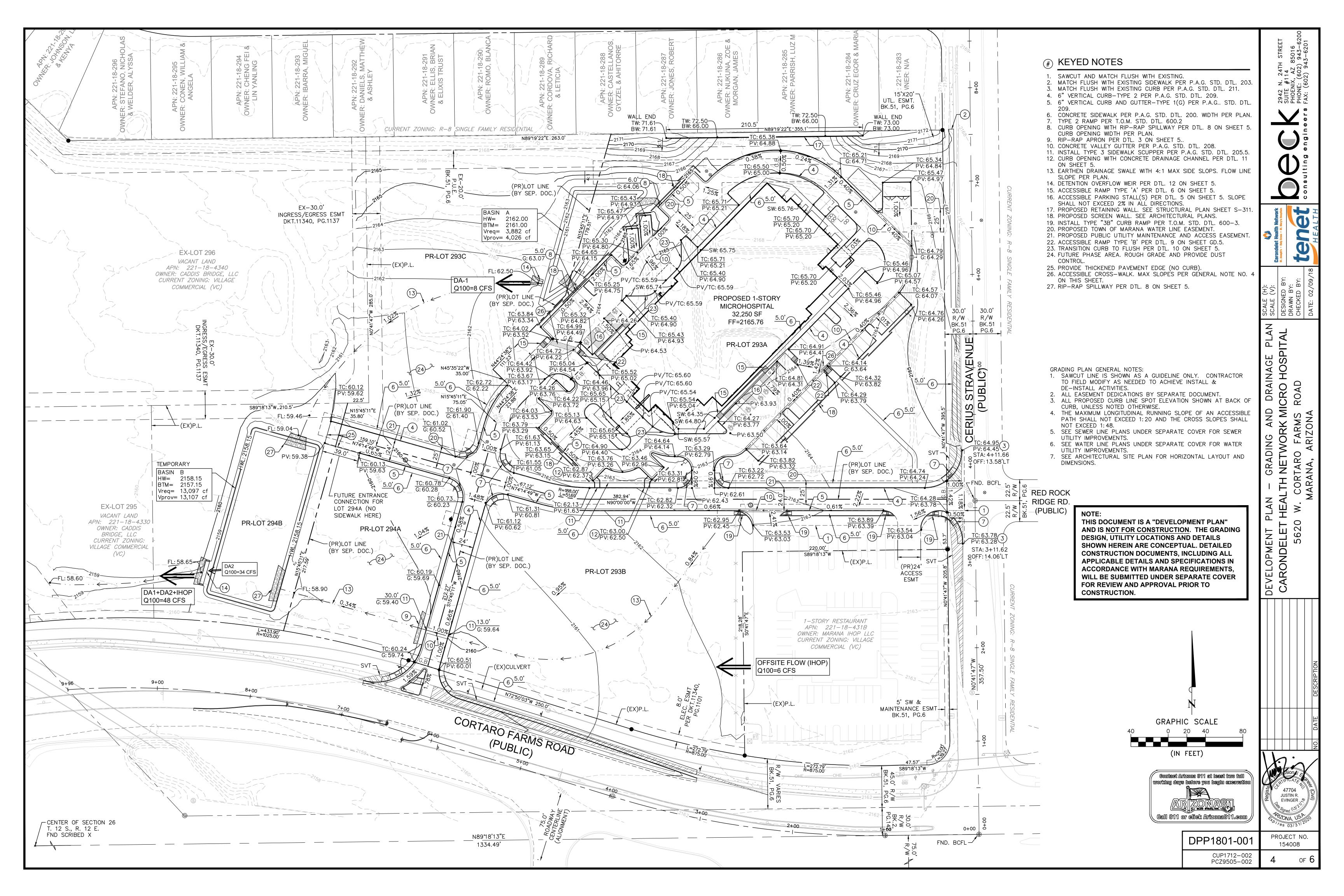
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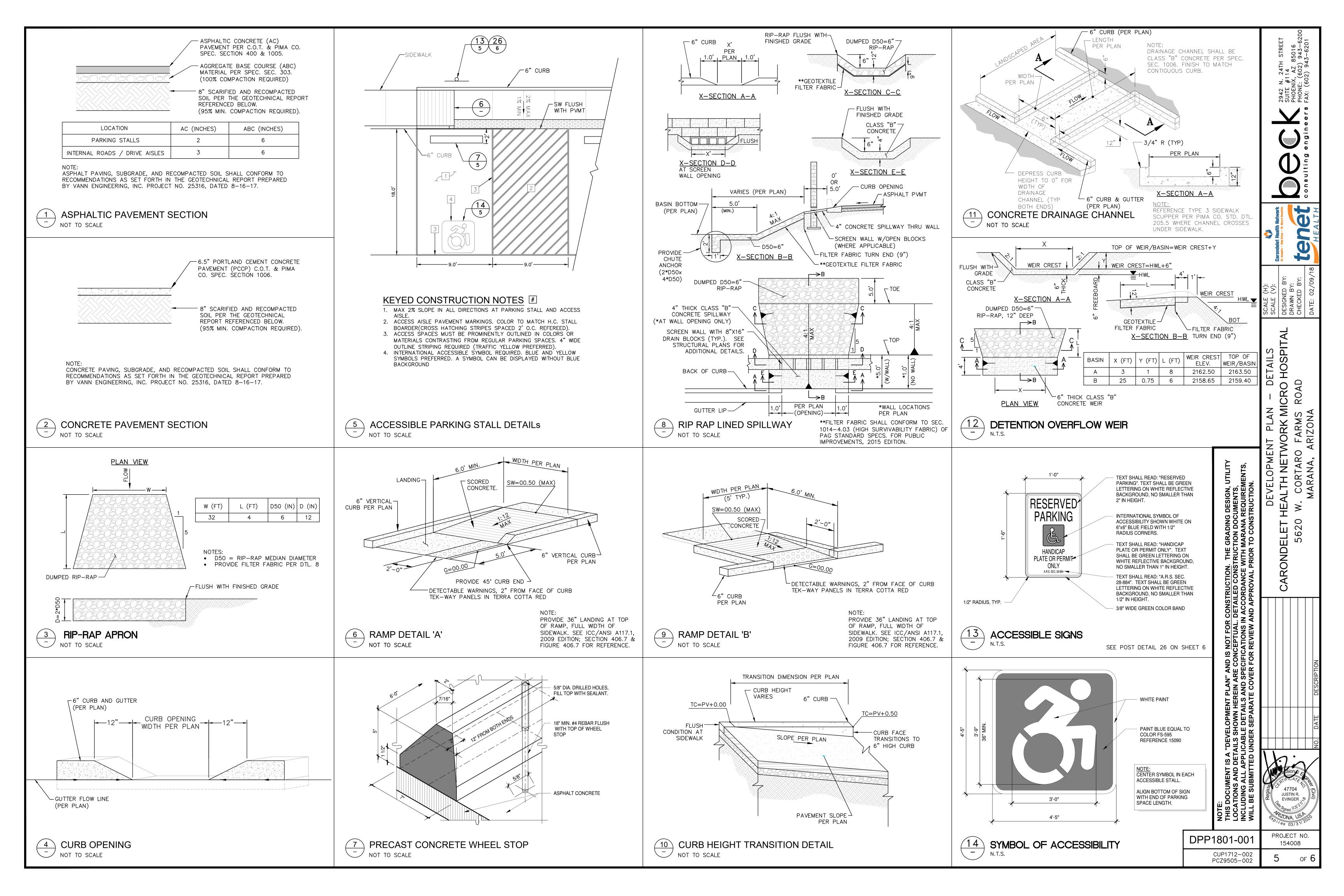
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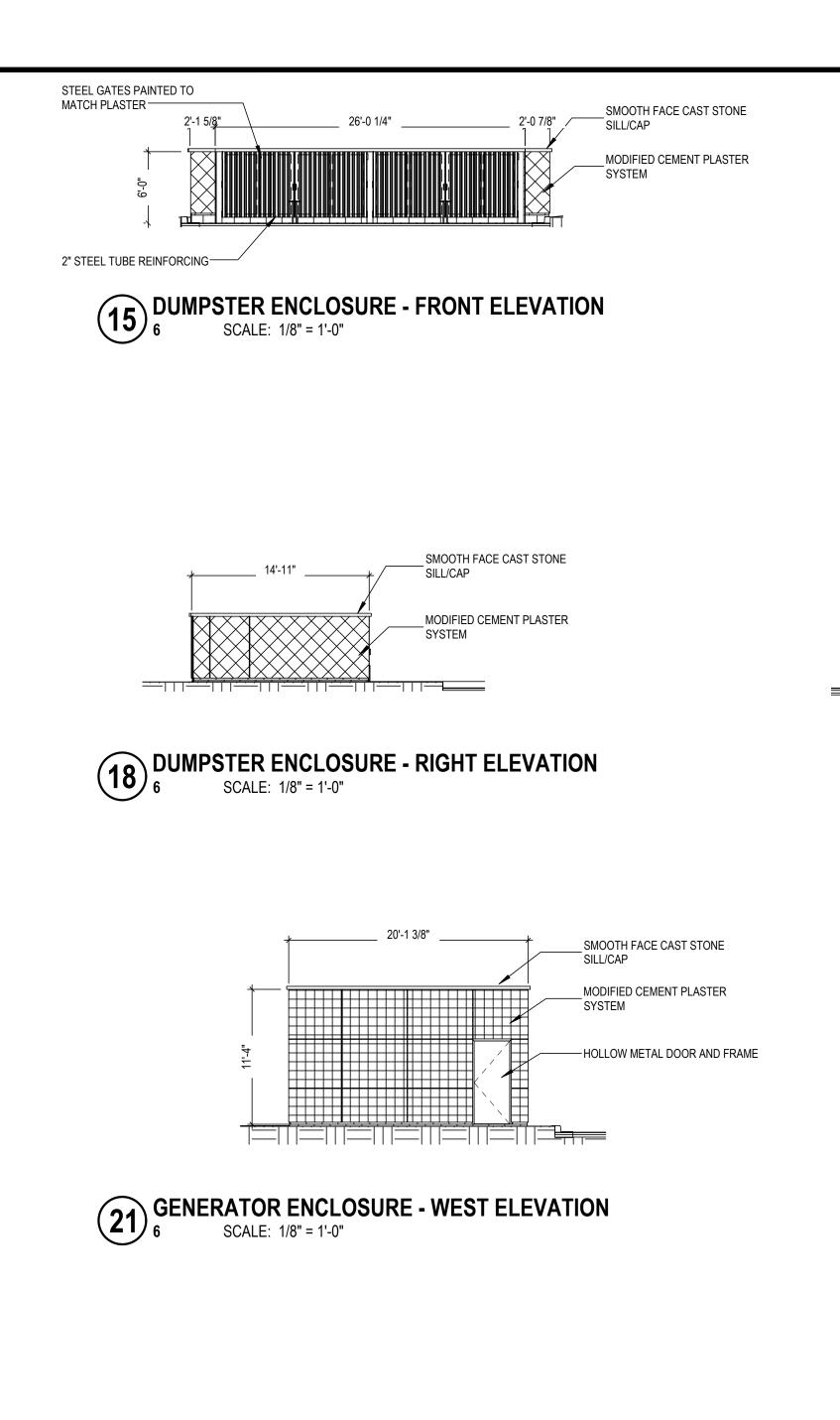












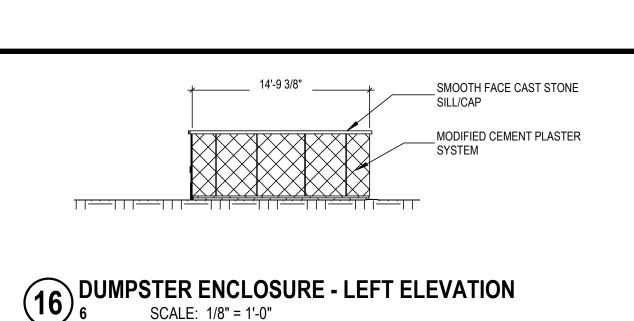
6" VERTICAL-CURB PER PLAN

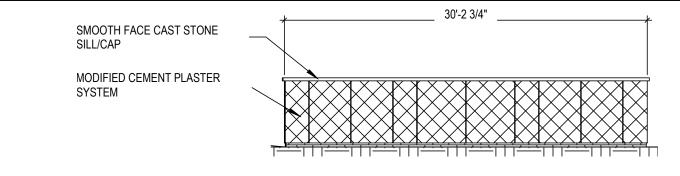
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WHITE PAINT -

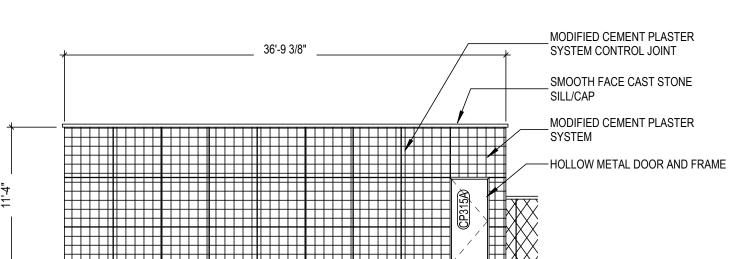
(MIN.)

TYPICAL PARKING STALL
NOT TO SCALE





DUMPSTER ENCLOSURE - REAR ELEVATION SCALE: 1/8" - 4' 0"



GENERATOR ENCLOSURE - SOUTH ELEVATION

—CAST STONE WALL CAP—

COLORS TO MATCH BUILDING-

-STUCCO ON CMU WALL

SITE ELEVATION - TYPICAL PARKING SCREEN WALL

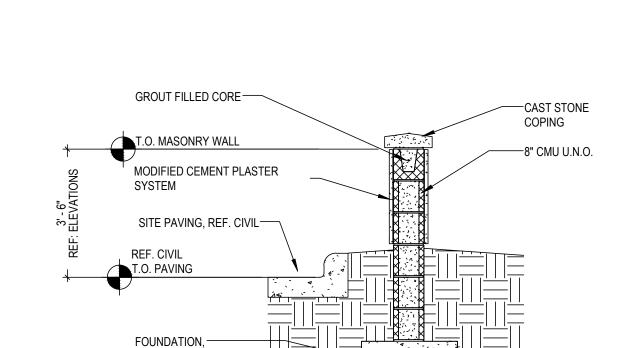
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

MODIFIED CEMENT PLASTER SYSTEM MCP-2 - DRYVIT #426A "GOLDEN HARVEST" MODIFIED CEMENT PLASTER SYSTEM MCP-3 - DRYVIT #374B "FUDGE"

2

|6"| 2'-0" |6' TYP. CLR. 11 PER SPACE



EXTERIOR MATERIAL GENERAL NOTES

2. MASONRY EXPANSION AND CONTROL JOINTS ARE TO BE PROVIDED PER MANUFACTURER AND TRADE

5. IDENTIFIED DIMENSIONS ARE TO ROUGH OPENINGS. GC TO FIELD VERIFY ALL OPENINGS AND ADJUST

1. 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

4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE

EXTERIOR MATERIAL COLOR LEGEND

ADHERED MANUFACTURED STONE MASONRY VENEER (THIN STONE) STN-1 - ELDORADO STONE - MOUNTAIN LEDGESTONE - SHASTA

CORNER OF A CHANGE IN PORTLAND CEMENT STUCCO COLOR. REF. ELEV.

RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT

6. REFERENCE SPECIFICATIONS FOR EXTERIOR MATERIAL FINISH AND COLORS

FRAMING DIMENSIONS TO ACCOMMODATE NOTED JOINT WIDTHS

ALUMINUM COMPOSITE PANEL SYSTEM

∠ ACM-1 - CLEAR ANODIZED

MODIFIED CEMENT PLASTER SYSTEM MCP-1 - DRYVIT #389 "SOUTHERN TAN"

INDUSTRY STANDARDS

3. MATCH MORTAR COLOR

SITE DETAIL - TYPICAL SECTION AT SCREEN WALL

SCALE: 1/2" = 1'-0"

REFER TO STRUCT.

SMOOTH FACE CAST STONE SILL/CAP MODIFIED CEMENT PLASTER SYSTEM CONTROL JOINT MODIFIED CEMENT PLASTER SYSTEM

SMOOTH FACE CAST STONE

_MODIFIED CEMENT PLASTER

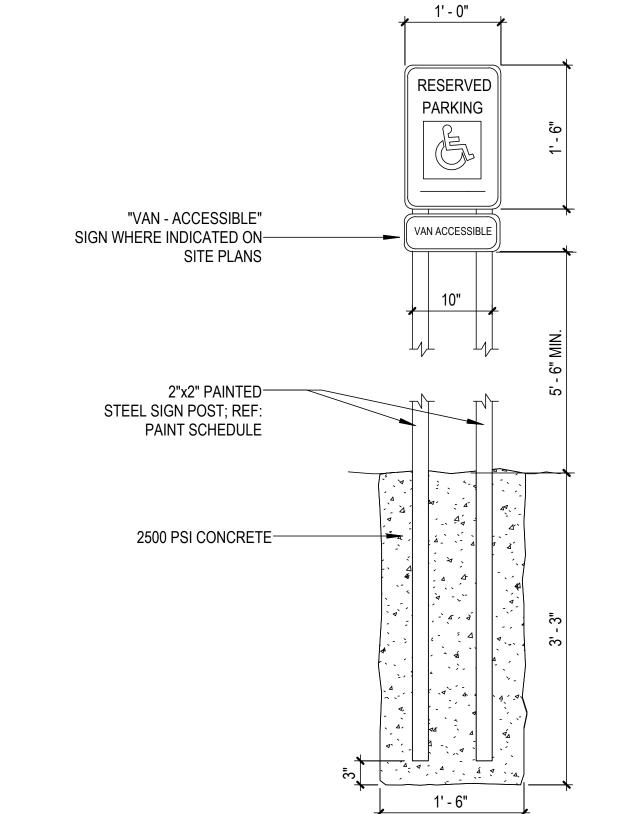
SILL/CAP

GENERATOR ENCLOSURE - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERATOR ENCLOSURE - EAST ELEVATION

SCALE: 1/8" = 1'-0"



ACCESSIBLE SIGN POST DETAIL
NOT TO SCALF

BIKE RACK DETAIL NOT TO SCALE

PAINT COLOR.

BEYOND RACK.

RACK.

DETAIL NOTES

(2) 4" CONC. SLAB.

CONC. SLAB.

BIKE RACK PIPES TO BE EMBEDDED INTO

I. FINISH WITH WEATHER RESISTANT POWDER COAT TO MATCH STEEL

2. MAINTAIN 6'-O" LONG USEABLE

3. MAINTAIN 2'-0" BETWEEN EA.

4. MAINTAIN 6" CLR. DISTANCE

1) 2" DIA. SCH. 40 STL. PIPE.

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SPACE FOR BICYCLE.

47704 JUSTIN R. EVINGER

DPP1801-001 CUP1712-002 PCZ9505-002

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2942 N. 24TH STREE SUITE #114 PHOENIX, AZ 85016 PHONE: (602) 943-6 FAX: (602) 943-620

BY:

ETAILS HOSPI 0 0 CR RO/ MEN. RO DEVELOPP THEALTH NE W. CORTA SARONDELET F

PROJECT NO.