

Sol Flower Valencia

Specific Plan

OCTOBER 2024

PIMA COUNTY PROJECT NO.: XXXXX-XXX

RELATED CASE NUMBERS: P22CU00009

P24VA00004

P1297057, P1208054

CO9-61-088, CO9-63-113, CO9-95-033

Project Team

3000 W VALENCIA, LLC

5090 North 40th Street, Suite 170

Phoenix, Arizona 85018

LAZARUS & SILVYN, PC

5983 East Grant Road, Suite 290

Tucson, Arizona 85712

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Appendix A: Plaza Development Plan

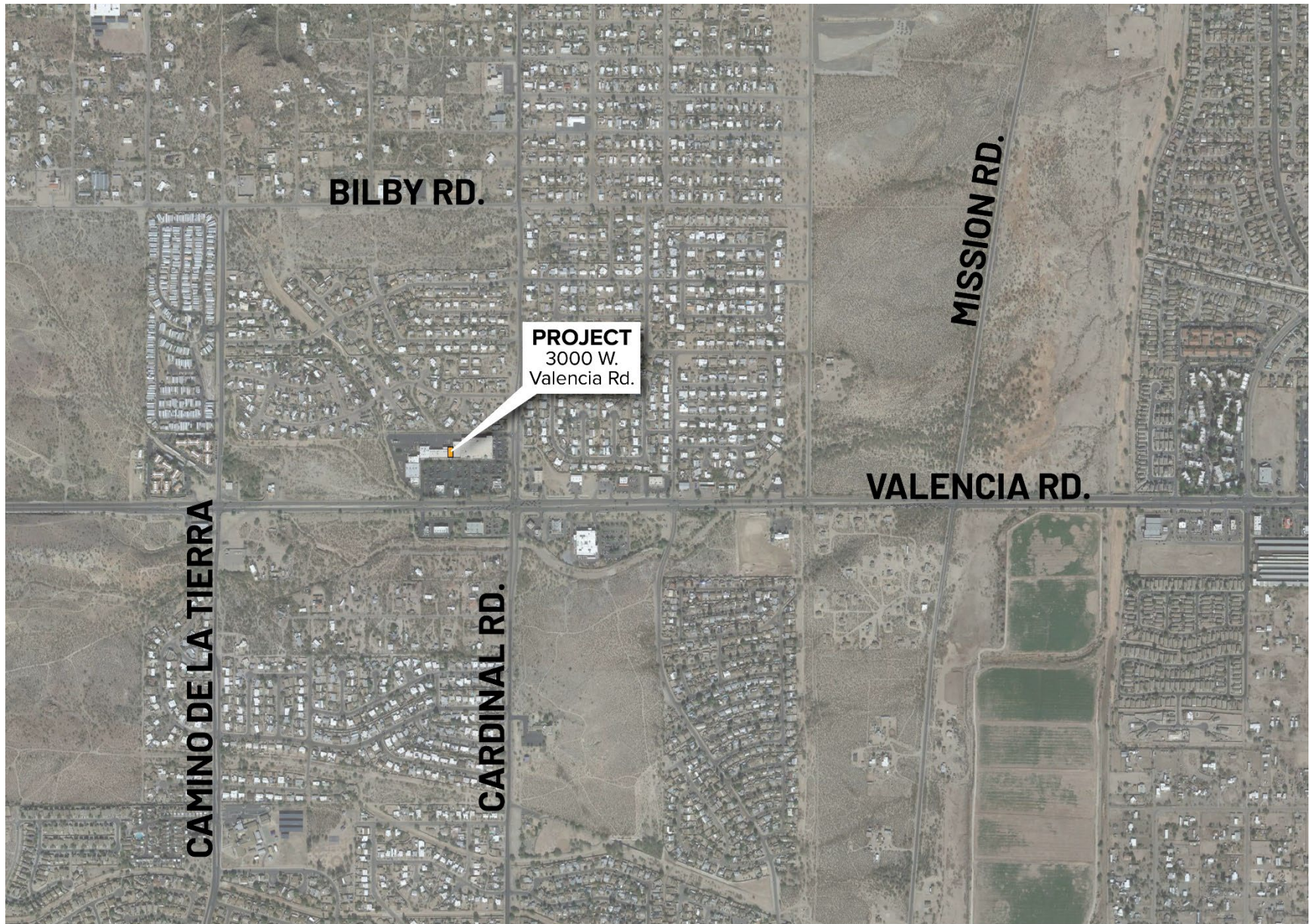
I. Introduction

A. Background & Request

3000 W Valencia, LLC, a subsidiary of Copperstate Farms (“Copperstate”), owns the Sol Flower Dispensary (“Sol Flower”) located at 3000 W. Valencia Road, Suite 210 (the “Property”). The Property is within the Manzanita Plaza shopping center (the “Plaza”), Assessor’s Parcel No. 137-22-0250, at the northwest corner of W. Valencia Road and S. Cardinal Avenue in unincorporated Pima County (the “County”). (See *Exhibit I.A.1: Regional Context Map* and *Exhibit I.A.2: Plaza Location Map*.) The Plaza is zoned a combination of CB-1 (Local Business Zone) and CB-2 (General Business Zone), and the Property is zoned CB-1, which permits the marijuana dispensary use, subject to a Type III Conditional Use Permit (“CUP”). On December 20, 2022, the County Board of Supervisors approved a CUP to allow the operation of the marijuana dispensary on the Property. Sol Flower opened to the public on September 10, 2023.

Pima County Zoning Code (“PCZC”) § 18.43.030.B(59)(c) limits a marijuana dispensary’s hours of operation to between 7:00 a.m. and 10:00 p.m. The State of Arizona (“State”) has no regulations governing a dispensary’s hours of operation. Many Sol Flower customers have requested extended hours of operation. Copperstate is submitting the Sol Flower Valencia Specific Plan (“Specific Plan” or the “Project”) to respond to customer demand without adversely impacting adjacent properties. The Project will comply with all other PCZC regulations and requirements.

SOL FLOWER VALENCIA SPECIFIC PLAN



PROJECT
3000 W.
Valencia Rd.

Exhibit I.A.1: Regional Context Map



DO NOT SCALE MAP - FOR REFERENCE ONLY



SOL FLOWER VALENCIA SPECIFIC PLAN



Exhibit I.A.2: Plaza Location Map



DO NOT SCALE MAP - FOR REFERENCE ONLY



Feet



B. Pima Prospers

The Specific Plan meets the following land use and investment goals and policies of Pima Prospers:

3.1 Land Use Element

Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region.

Policy 2: Provide an appropriate mix of land uses that:

- a. Supports a balance of housing, employment, shopping, recreation, and civic uses;
- b. Furthers expansion of economic development goals;
- c. Recognizes in the unincorporated County the dominant suburban growth pattern within the metropolitan area and the dominant rural growth pattern outside of the metropolitan area; and
- d. Promotes the integrated and efficient use of infrastructure and services.

Policy 4: Support land uses, densities, and intensities appropriate for the urban, suburban and rural areas of the unincorporated County.

3.2 Focused Development Investment Areas Element

Goal 1: Balance growth management strategies, economic development, conservation, community integrity and efficient use of services and infrastructure.

Policy 1: Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place.

SOL FLOWER VALENCIA SPECIFIC PLAN

Goal 2: Improve the quality of life of County residents through revitalization and redevelopment efforts.

- Policy 1: Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.

The Property is located within the Southwest Planning Area of Pima Prospers, and its Land Use Intensity designation is Multifunctional Corridor (“MFC”). MFC-designated areas are located along major transportation corridors and encouraged to develop complementary commercial and higher-density residential uses. (The Pima Prospers Land Use Intensities of this and surrounding properties are shown in Exhibit I.B: Comprehensive Plan Map.) The Property is also within the Southwest Focused Development Investment Area, a growth area within the County that is considered suitable for infrastructure expansion to support a variety of land uses.

The Property is located along Valencia Road, a major transportation corridor, at the edge of the County’s metropolitan area within a busy commercial shopping center. The Plaza is surrounded by existing and future commercial uses on three sides. The Plaza’s activity is directed southward, away from residential uses to the north. Sol Flower currently operates within the Plaza and has proven itself to be a significant economic generator to the County with no adverse impacts on surrounding properties. The Plaza already takes advantage of existing infrastructure along an arterial roadway that supports a variety of residential and commercial uses in this area. The Plaza was developed in compliance with the Comprehensive Plan Special Area Policy S-29, the Southwest Infrastructure Plan. No additional infrastructure is required to support this Project.

SOL FLOWER VALENCIA SPECIFIC PLAN

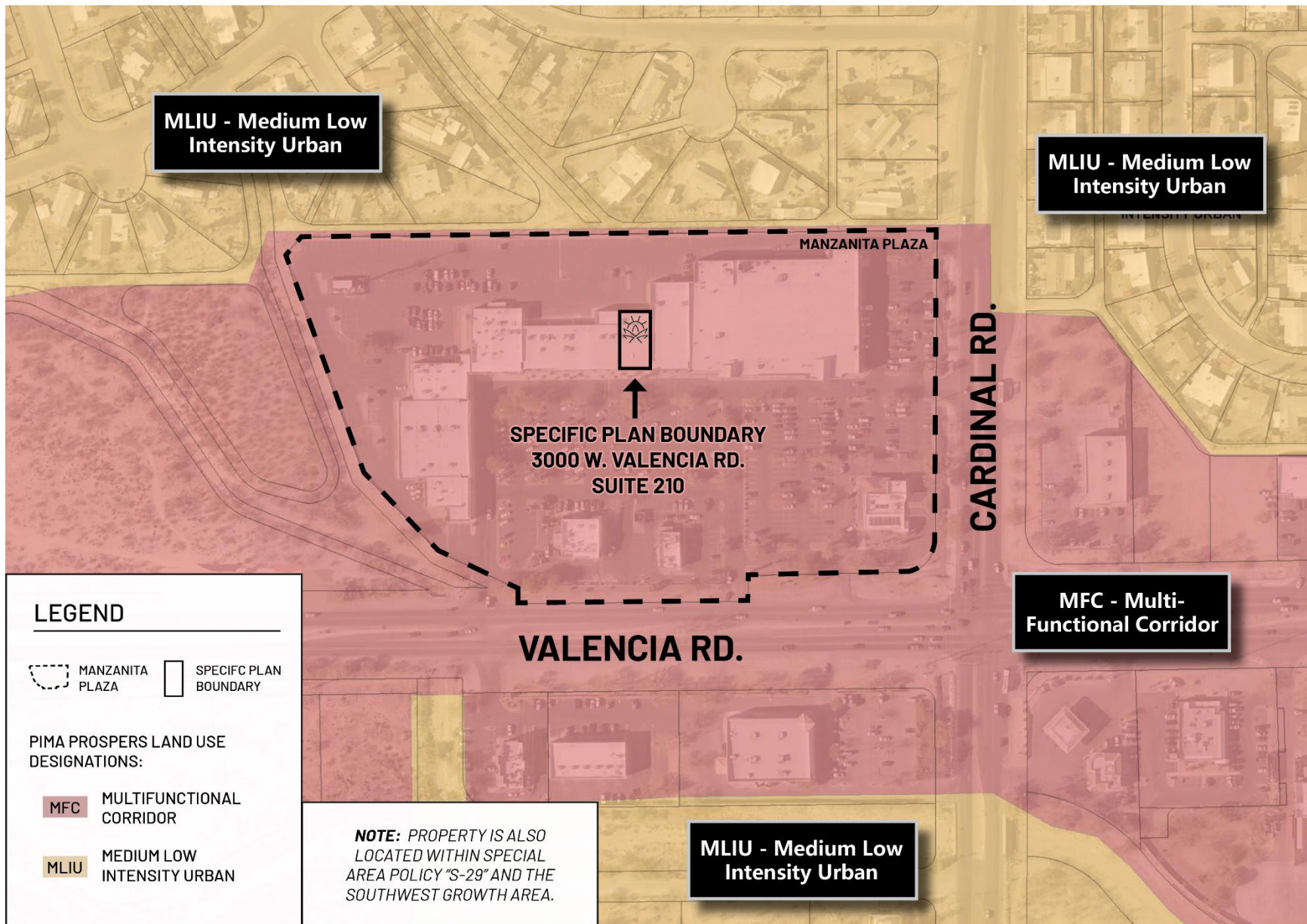


Exhibit I.B: Comprehensive Plan Map

II. Land Use Proposal

This Specific Plan has been prepared for the sole purpose of allowing Sol Flower to eliminate hours of operation restrictions at its existing dispensary location on Valencia. No other zoning changes are proposed.

A. Permitted Uses

The Specific Plan permits all uses within County CB-1 zone (PCZC § 18.43.030). Marijuana Dispensary is a permitted use, subject to the use-specific criteria listed in PCZC § 18.43.030.B(59), except for criterion “c” (hours of operation).

B. Development Standards

The Project will comply with CB-1 Nonresidential Development Standards (PCZC § 18.43.050) and all use-specific standards for a Marijuana Dispensary, with the exception of PCZC § 18.43.030.B(59)(c) (hours of operation).

The Property is part of an existing shopping center and will continue to be subject to the Manzanita Plaza Development Plan (“Plaza DP”). The Property will also continue to comply with all PCZC site development standards, including, but not limited to, those for off-street parking and loading, landscaping, screening, buffering and signage.

C. Drainage

No changes to the Property’s drainage are proposed. The Property is part of an existing shopping center and will continue to be subject to the Plaza DP.

D. Transportation & Circulation

No changes to the Property’s access and circulation system are proposed.

Sol Flower will continue to operate in the Plaza as it does today. Therefore, no traffic impact study has been submitted with this Specific Plan for review.

E. Utility Infrastructure

No changes to the Property's utility service or infrastructure are proposed. Sol Flower will continue to operate within the Plaza as it does today.

F. Cultural Resources

The Property is part of an existing shopping center that has been completely developed since the 1990s. No new grading or ground disturbance is proposed as part of this Specific Plan.

III. Implementation & Administration

A. Administration & Interpretation

The Specific Plan shall be administered by the Pima County Planning Official, and all implementation decisions shall be based on the purpose of the Specific Plan. If a conflict arises between the Specific Plan and the PCZC, the Specific Plan shall control. If the Specific Plan is silent on any issue, and the PCZC is consulted, the purpose and intent of the Specific Plan shall control the Planning Official's decision whether and how to apply the PCZC. Appeals of any Planning Official interpretation of this Specific Plan may be made to the Board of Adjustment within 30 days of the date of the official written interpretation, pursuant to the process defined in the PCZC § 18.93.060. A fee in accordance with adopted Pima County Development Services Department Fee schedule for an "Appeal of an Interpretation" and an "Advertised Public Hearing" must accompany any such appeal. The Specific Plan will not result in the modification or change of any existing County-adopted building codes.

B. Phasing & Procedures for Development Review

The Project exists within a developed shopping center. No additional development submittals or approvals are required. After the Specific Plan is approved, Sol Flower may extend its hours of operations as desired.

C. Amendments

1. Major

Major (or substantial) amendments to the Specific Plan shall be those changes or modifications that materially alter the guiding goals and objectives as presented in the Specific Plan. Major amendments to the Specific Plan shall be processed in accordance with PCZC § 18.90.080.

2. Minor

The County Planning Official may administratively approve minor (or insubstantial) changes to the Specific Plan, provided such changes are in conformance with the overall intent, goals and objectives of the Specific Plan as presented herein. Any amendment that does not meet the criteria for a major (or substantial) change, per PCZC § 18.90.080.C(3)(c), shall be process as a minor (or insubstantial) change.

IV. Site Inventory

A. Land Use

1. Location/Regional Context

Sol Flower occupies Suite 210 of the Plaza, which is located on the northwest corner of W. Valencia Road and S. Cardinal Avenue. (See *Exhibit I.A.1: Regional Context Map* and *Exhibit I.A.2: Plaza Location Map*.)

2. Existing Land Uses & Zoning

As shown on *Exhibit IV.A.2: Land Use & Zoning Map*, the eastern portion of the Plaza (approximately 3.7 acres) is zoned CB-2, along with a tenant space at the northwest corner of the Plaza, which is occupied by a restaurant/bar use. The remainder of the Plaza, including this Property, is zoned CB-1.

Table IV.A, below, lists the existing land uses and zoning on this Property and surrounding properties.

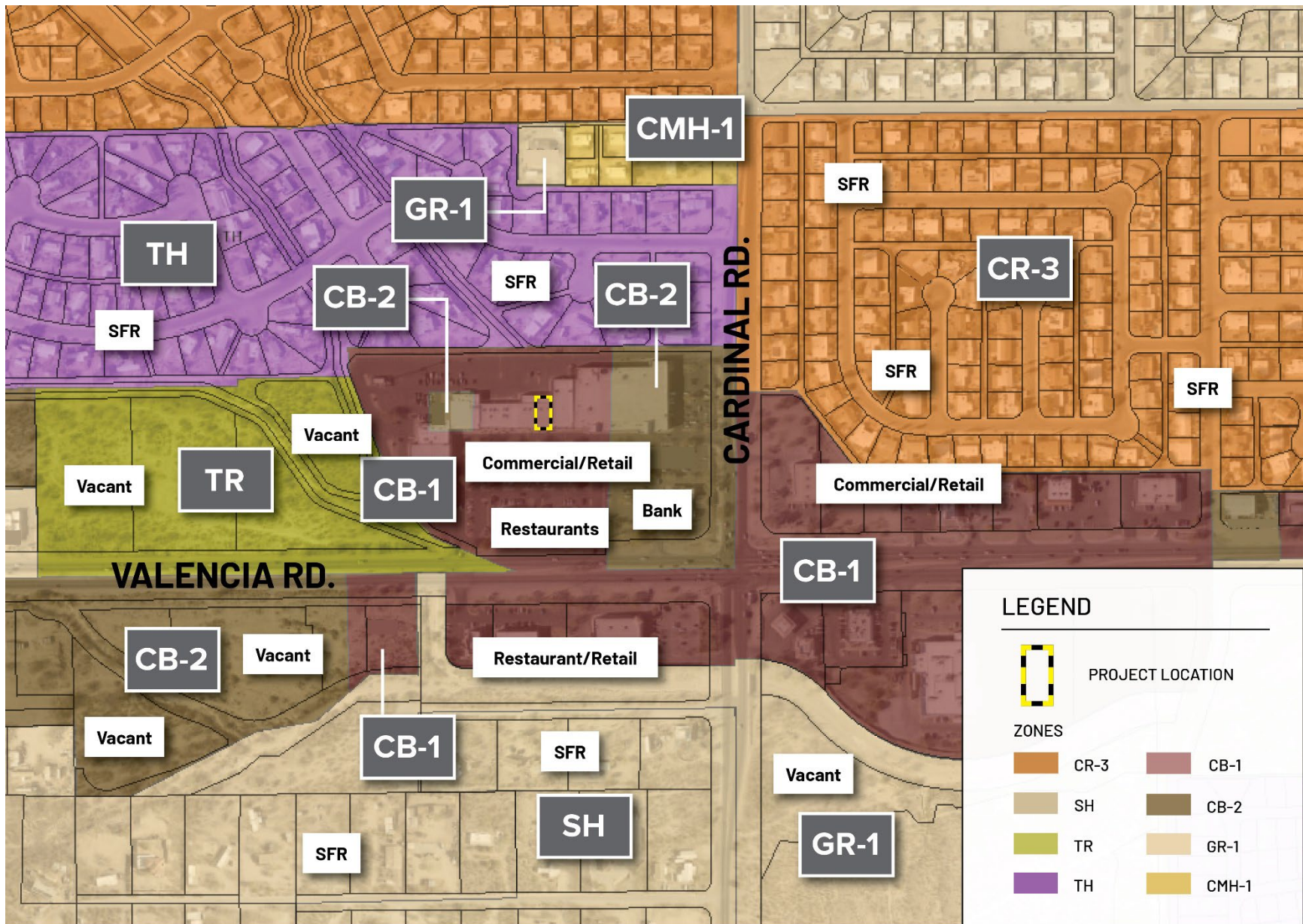
Table IV.A: Land Use & Zoning

	Existing Land Use	Zoning
Property	Commercial	CB-1
North	Residential	TH
South	W. Valencia Road, Commercial	CB-1
East	Commercial & Residential	CB-1, CB-2 & CR-3
West	Commercial & Vacant	CB-1, CB-2 & TR

3. Existing Easements

The Property contains multiple easements, all of which are identified on the approved Plaza DP. (See *Appendix A*.)

SOL FLOWER VALENCIA SPECIFIC PLAN



LEGEND









-  PROJECT LOCATION
- ZONES**
-  CR-3
-  CB-1
-  CB-2
-  GR-1
-  TR
-  CMH-1
-  TH

Exhibit IV.A: Land Use & Zoning Map

NORTH  DO NOT SCALE MAP - FOR REFERENCE ONLY
 0 100 200 400 Feet



B. Topography & Grading

The Plaza has been completely graded and paved. There are no significant topographic features located onsite.

C. Hydrology

The Plaza has been completely developed in accordance with permits issued in compliance with the Plaza DP.

D. Biological Impact Report

The Plaza has been completely developed. The Property is not within the Conservation Lands System (“CLS”). No impacts are expected to any of the following protected species:

- Saguaros
- Ironwoods
- Pima pineapple cactus
- Needle-spined pineapple cactus

E. Transportation

The Property currently operates within an existing shopping center with no proposed changes to access drives or onsite circulation.

F. Utilities

The Property is currently and will continue to be served by existing infrastructure for Tucson Water, County Regional Wastewater and Reclamation and Tucson Electric Power.

G. Cultural Resources

The Property is part of an existing shopping center that was developed in the 1990s. No new grading or ground disturbance is proposed as part of this Specific Plan.

V. Conditions of Approval

A. Purpose

On xxxxxxxxxxxx, the County Board of Supervisors approved the Sol Flower Valencia Specific Plan. The approval was subject to several conditions that have been incorporated into this final document and are provided in Section V.B, below. If the Specific Plan is amended again in the future, this section, "Conditions of Approval," will be updated to document all changes and any additional conditions of approval that may be associated with each amendment. This will provide an ongoing record of the overall Specific Plan, including all associated amendments and revisions, throughout the life of the project in a single location.

B. Board of Supervisors Conditions of Approval

1. xxx

Reference:

Appendix A: Plaza Development Plan

GENERAL NOTES:

- GROSS AREA OF DEVELOPMENT PLAN IS 12.782 ACRES
- NET AREA OF DEVELOPMENT SITE IS 12.782 ACRES
- ASSESSORS TAX PARCEL# 137-22-0250
- THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
- ANY RELOCATION, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- TOTAL FIXTURE UNITS= 373 UNITS SEWER REQUIREMENTS ENTIRE PROJECT
- KENTUCKY FRIED CHICKEN WILL HAVE 40 EXISTING AND 40 PROPOSED WASTEWATER FIXTURE UNIT EQUIVALENTS PER TABLE 13.20.045(E)(1) IN PIMA COUNTY CODE 13.20.045(E).
- ANY WASTEWATER DISCHARGE INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS NEEDED).

PERMITTING NOTES:

- EXISTING ZONING IS CB-1 AND CB-2
- THIS PROJECT IS SUBJECT TO SECTION TO CHAPTER 18.77 (SCENIC ROUTES)
- THE USES OF THIS PROJECT ARE RETAIL AND RESTAURANT AND ARE PERMITTED IN ACCORDANCE WITH SECTION 18.43.030 OF THE PIMA COUNTY ZONING CODE.
- 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.
- PRIOR TO THE REQUEST FOR FINAL INSPECTION, A LETTER CERTIFYING COMPLETION IN CONFORMANCE WITH THE APPROVED PLANS, SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BE SUBMITTED TO THE DEVELOPMENT REVIEW DIVISION.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL A TYPE 2 GRADING PERMIT IS ISSUED.
- THERE SHALL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING OF THIS PARCEL WITHOUT A REVISED DEVELOPMENT PLAN AND APPROVAL OF THE SDRC.
- THIS PROJECT IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBERS Co9-61-88, Co9-95-33, AND Co9-63-113 AS APPROVED ON
- THIS PROJECT IS SUBJECT TO SECTION 18.77.040, SCENIC ROUTES.
- THE 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 PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
- 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.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

BASIS OF BEARING:

SUNKIST ACRES No3 BOOK 16 OF MAPS - PAGE 68

BASIS OF ELEVATION:

X CTR OF HEADWALL OF 2 CELL C.B.C. N/W CORNER VALENCIA RD. CARDINAL ELEV= 2511.871 NAVD 88

PARKING SUMMARY

SAFeway:		
SALES AREA	35,000 SF/150=	233 SPACES
NON PUBLIC	17,100 SF/2,000=	9
EMPLOYEES	25 EMPL./2=	13
FAMILY DOLLAR:		
SALES AREA	6,450 SF/150=	43
NON PUBLIC	2,000 SF/2,000=	1
EMPLOYEES	6 EMPL./2=	3
AZ. DES (OFFICE):		
GROSS AREA	8000/200=	40
SHOPS: (SEE CHART AT RIGHT)		
GROSS AREA	25,238 SF/200=	126
EMPLOYEES	30 EMPL./2=	15
BANK ONE: (5,473 SF)		
8 TELLER WINDOWS x 3 =		24
7 SERVICE DESKS x 1 =		7
10 EMPLOYEES/2 =		10
RESTAURANTS: (18,570 SF)		
KENTUCKY FRIED 11 TABLES/1=		11
6 EMPLOYEES/2 =		3
MACDONALDS 22 TABLES/1 =		22
10 EMPLOYEES/2 =		5
FAMOUS SAM'S 40 TABLES/1 =		40
50 STOOLS/2 =		25
12 EMPLOYEES/2 =		6
RUDOLFO'S TACO 10 TABLES/1 =		10
2 EMPLOYEES/2 =		1
		647 SPACES

SHARED PARKING REDUCTION:
20 TENANTS x 1% = 20% REDUCTION (647 x .20) = (129 SPACES)

TOTAL PARKING REQUIRED: 518 SPACES
TOTAL PARKING PROVIDED: 673 SPACES

OWNER:

MAZANITA HOLDINGS INC.
AN ARIZONA CORPORATION
2960 W. VALENCIA #104
TUCSON, ARIZONA 85746
(520) 578-9570

DEVELOPER

YUM BRANDS!
146 MILL RUN LN.
ST. PETERS, MO. 63376
CONTACT: NOLAN GRADE
(314) 435-1311

SHOP AREA SUMMARY:

UNIT	USE	AREA
222	VACANT	2348
232	DIAMOND NAILS	900
234	STATE FARM	1500
238	DESERT OPTICAL	1200
240	KANDY'S BEAUTY	900
264	WASH TUB	2400
267&268	LEES TEES	2350
272	VACANT	10,843
274	ALL STATE	1250
276	CHECK ADVANCE	955
278	MANAGEMENT OFFICE	392
KIOSK	WATER MILL	200
	TOTAL=	25,238

IMPACT FEES- KENTUCKY FRIED CHICKEN

BENEFIT AREA	SAN XAVIER
LAND USE	COMMERCIAL BUILDING RESTAURANT
NUMBER OF UNITS	3025/100= 3.025 KFC

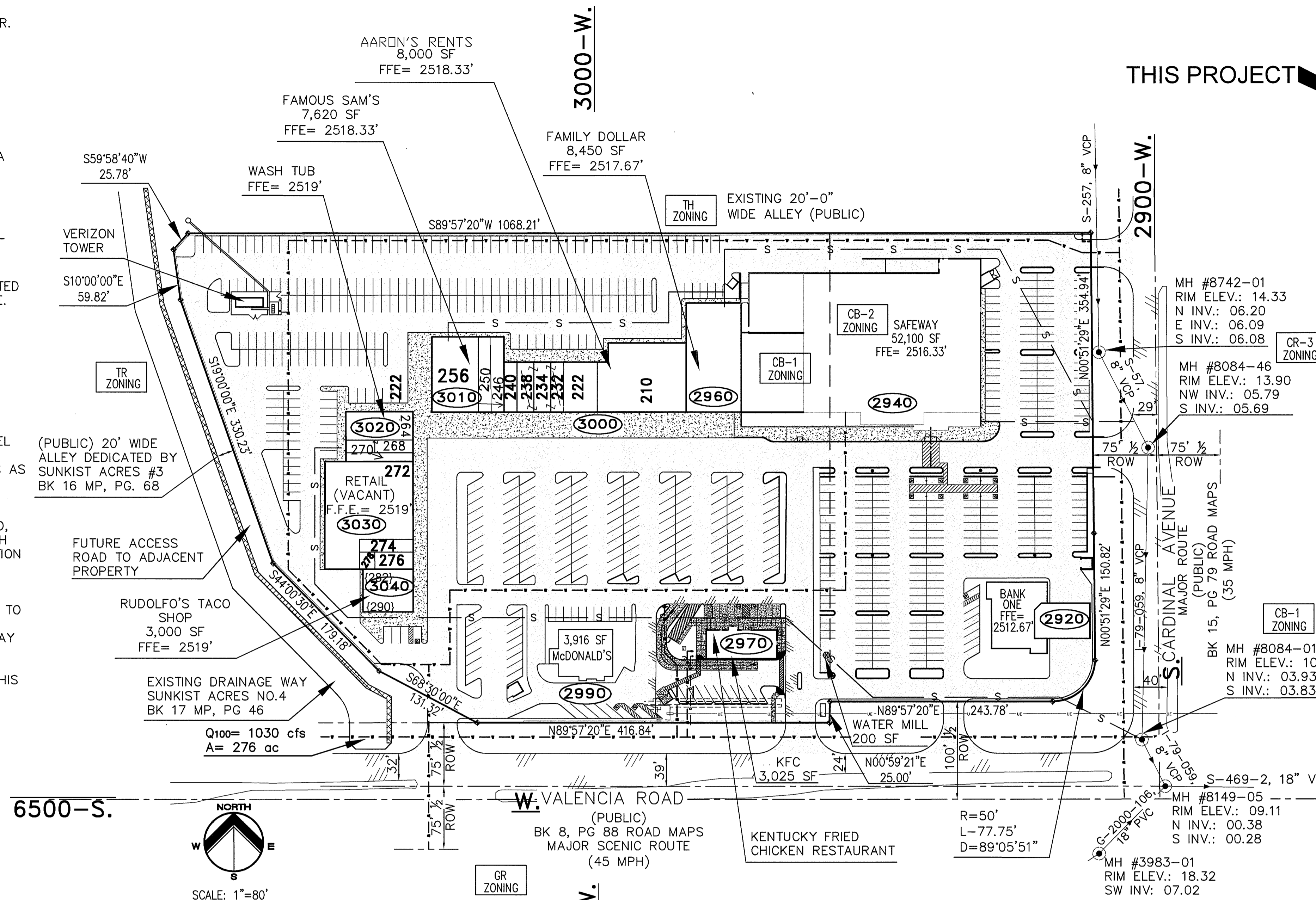
NOTE: THIS INFORMATION IS BASED ON THIS DEVELOPMENT PLAN. ACTUAL SQUARE FOOTAGE OF USES AND APPLICABLE FEES WILL BE DETERMINED UPON APPLICATION AND ISSUANCE OF PERMITS.

ADDRESS:

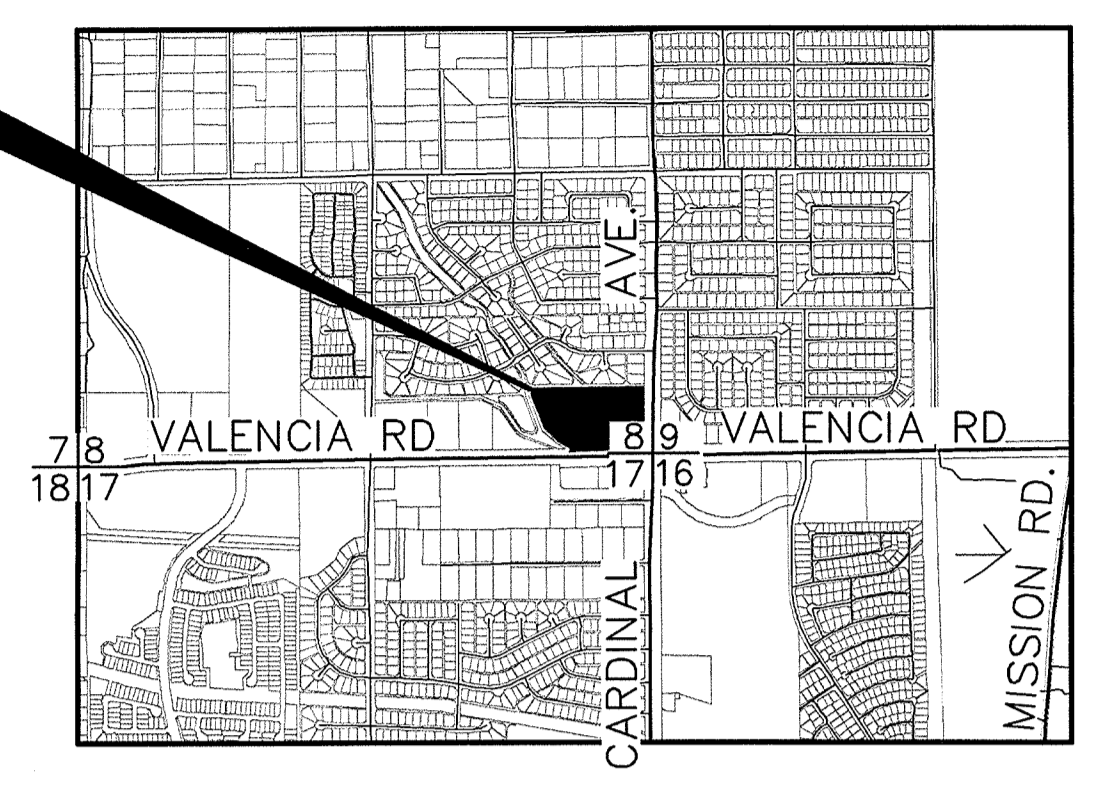
2900 W. VALENCIA RD.

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE:

Robert M. ...
SUBDIVISION COORDINATOR
DATE: 10/29/08



THIS PROJECT



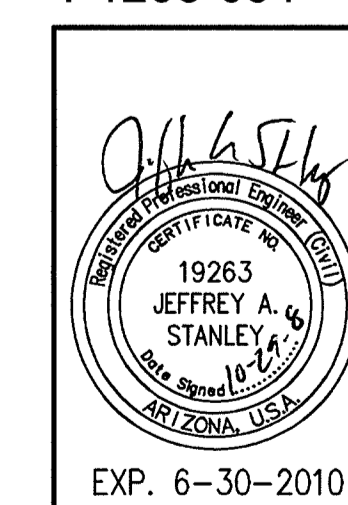
LOCATION MAP
SECTION 8, T15S R13E
GILA AND SALT RIVER BASE & MERIDIAN
PIMA COUNTY, ARIZONA
3"=1 MILE

LEGEND

— s — s —	EXISTING PRIVATE SEWER
— 1-79-059, 8" —	EXISTING PUBLIC SEWER
●	EXISTING PUBLIC SEWER MANHOLE
○	NUMBER OF PARKING SPACES
— — — — —	PROPERTY LINE
— — — — —	STREET CENTERLINE
■	CONCRETE
— — — — —	EDGE OF EXISTING PAVEMENT
13.5	NEW PAVEMENT ELEVATION
15.5	EXISTING PAVEMENT ELEVATION
— — — — —	DRAINAGE FLOW DIRECTION
— — — — —	EASEMENT
— UE —	EXISTING UNDERGROUND ELECTRIC
— G —	EXISTING GAS LINE
□	TRANSFORMER

PIMA COUNTY
PROJ#: P1208-054
ZONE: CB-1, CB-2
Adm. Address:
2900 W VALENCIA RD

P1208-054



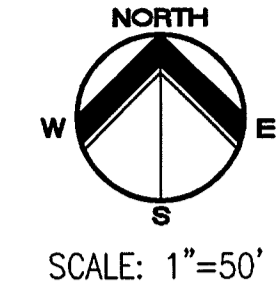
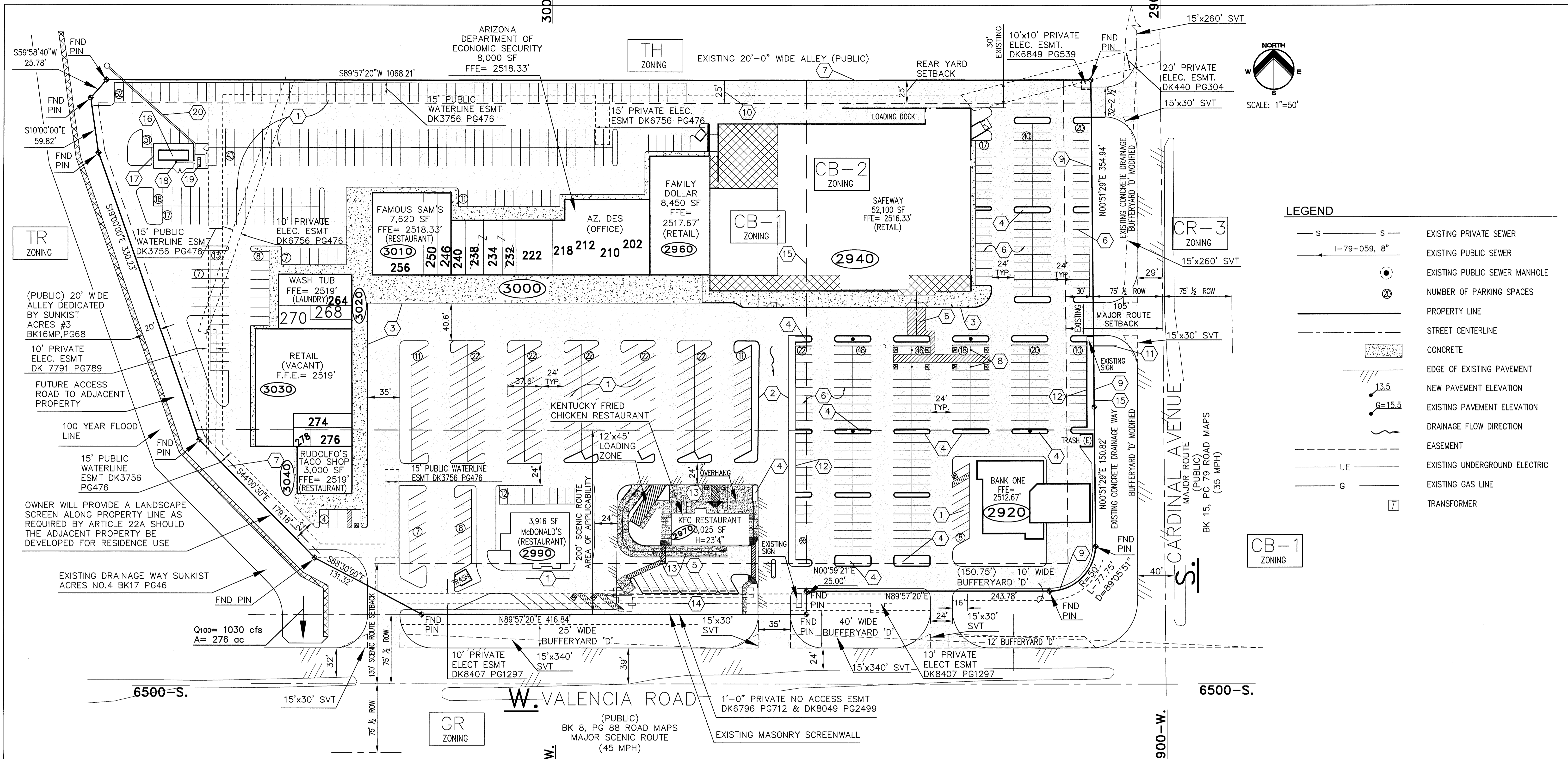
STANLEY
ENGINEERING & DRAINAGE, INC.
PO BOX 1888 TUCSON, ARIZONA 85702
(520) 623-3948

DEVELOPMENT PLAN
MANZANITA PLAZA- REV. 2
A PORTION OF LOT 25 OF SUNKIST ACRES NO.3
BOOK 16, PAGE 68 M&P
PIMA COUNTY, ARIZONA
SECTION 8, TOWNSHIP 15, RANGE 13 E G&R,M,
PIMA COUNTY, ARIZONA

NO.	REVISION	DATE	DRWN BY	JG	DATE	1
			DRWN BY	AC	6/16/2008	OF
			CHKD BY	JS	SCALE: H: 1"=80' V: 1"=X	4
					C.I. = X	

Looker & Cappello
Architects Inc.
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
(480) 730-1776
FAX: 480-968-6571

Two working days before you do
CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center
CALL COLLECT



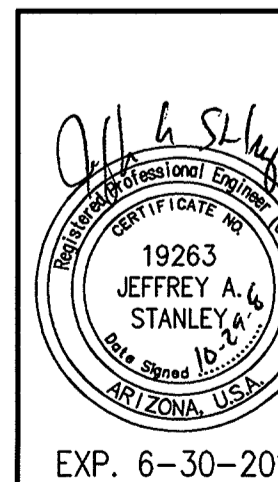
LEGEND

— S — S —	EXISTING PRIVATE SEWER
— I-79-059, 8" —	EXISTING PUBLIC SEWER
⊙	EXISTING PUBLIC SEWER MANHOLE
⊙	NUMBER OF PARKING SPACES
—	PROPERTY LINE
- - -	STREET CENTERLINE
▨	CONCRETE
▨	EDGE OF EXISTING PAVEMENT
13.5	NEW PAVEMENT ELEVATION
G=15.5	EXISTING PAVEMENT ELEVATION
—	DRAINAGE FLOW DIRECTION
- - -	EASEMENT
— UE —	EXISTING UNDERGROUND ELECTRIC
— G —	EXISTING GAS LINE
⊠	TRANSFORMER

- KEY NOTES:**
- EXISTING ASPHALTIC CONCRETE PAVING AND STRIPING
 - EXISTING CONCRETE CURB AND WALK
 - 6" HIGH CONCRETE CURB AND 4" THICK CONCRETE WALK.
 - PLANTER ISLAND WITH 6" HIGH VERTICAL CONCRETE CURB. (TYPICAL)
 - NEW ASPHALTIC CONCRETE PAVING
 - 4" WIDE PAINT STRIPING.
 - EXISTING MASONRY WALL.
 - "ACCESSIBLE PARKING ONLY" SIGN.
 - 5'-0" HIGH WROUGHT IRON FENCE
 - EXISTING 25'-0" WATER EASEMENT.
 - END OF WROUGHT IRON FENCE.
 - 6" HIGH CAST-IN-PLACE VERTICAL CURB.
 - NEW 6" CONCRETE PAVEMENT
 - NEW LANDSCAPE AREA.
 - ZONING BOUNDARY LINE
 - EXISTING EQUIPMENT SHELTER
 - EXISTING 6'-0" HIGH CHAIN LINK FENCE.
 - EXISTING ANTENNAS
 - EXISTING T-MOBILE EQUIPMENT CABINETS
 - EXISTING UNDERGROUND POWER AND TELCO ROUTE.

NOTE: THIS PROJECT IS SUBJECT TO PRIVATE BLANKET EASEMENTS FOR AGREEMENT, SURFACE DRAINAGE, UTILITIES, INGRESS, EGRESS, PARKING AND INCIDENTAL PURPOSES EASEMENTS AS RECORDED IN DOCKET 7748, PAGE 771 AND DOCKET 7748, PAGE 776.

Co9-61-88
Co9-95-33
Co9-63-113
P1297-057



STANLEY
ENGINEERING & DRAINAGE, INC.
PO BOX 1888 TUCSON, ARIZONA 85702
(520) 623-3945

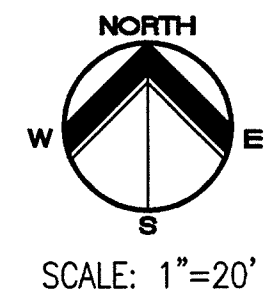
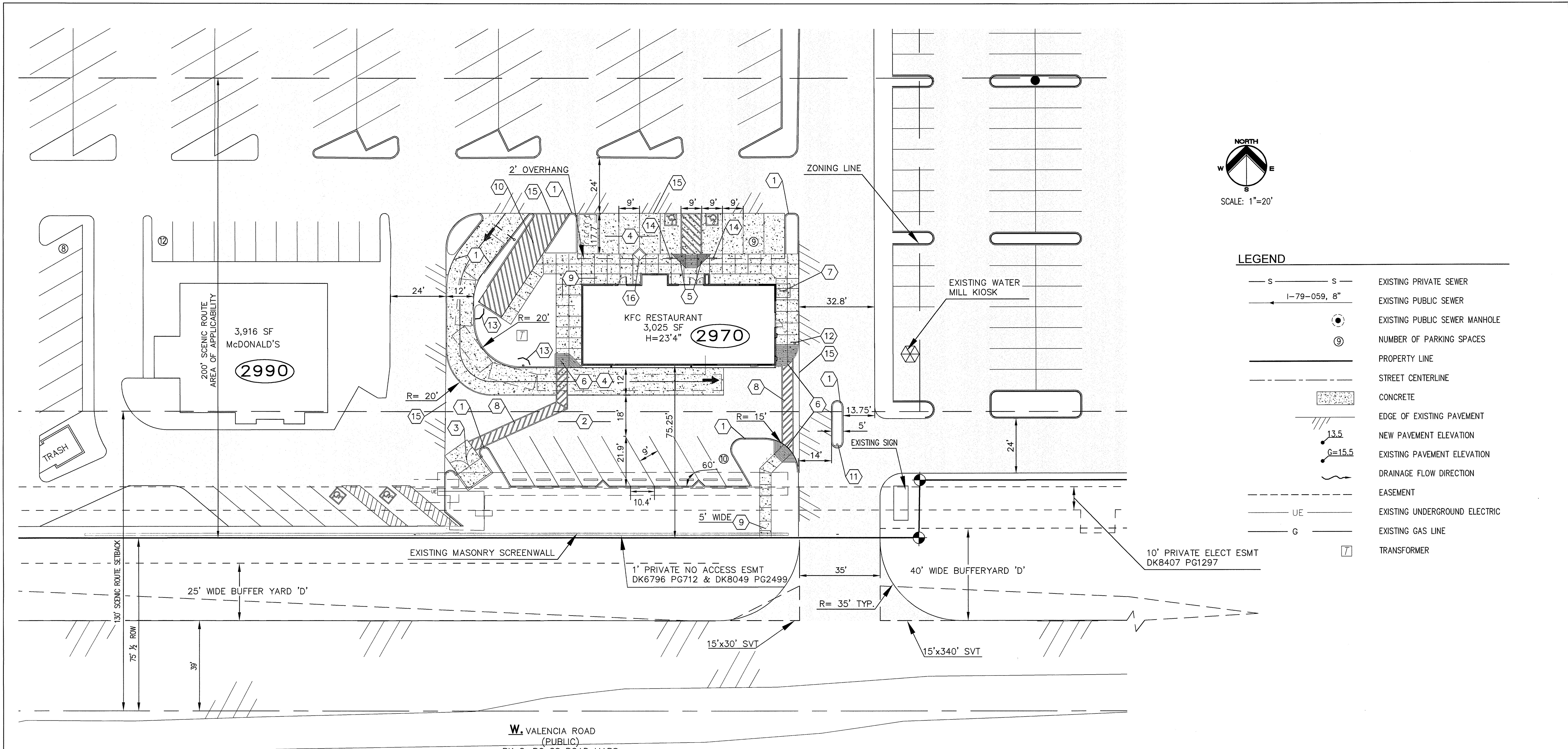
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MANZANITA PLAZA- REV. 2
A PORTION OF LOT 25 OF SUNKIST ACRES NO.3
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PIMA COUNTY, ARIZONA
SECTION 8, TOWNSHIP 15, RANGE 13 E G&RM,
PIMA COUNTY, ARIZONA

Looker & Cappello
Architects Inc.

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TEMPE, ARIZONA 85282
(480) 730-1776
FAX: 480-968-6571

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1-800-782-5348
Blue Stake Center
CALL COLLECT

NO.	REVISION	DATE	DRWN BY	JG	DATE	2
			DSGN BY	AC	6/16/2008	OF
			CHKD BY	JS	SCALE: H: 1"=50' V: 1"=X C.I. = X	4



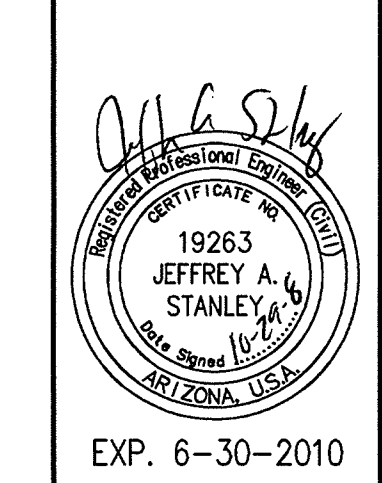
- LEGEND**
- s — s — EXISTING PRIVATE SEWER
 - I-79-059, 8" — EXISTING PUBLIC SEWER
 - EXISTING PUBLIC SEWER MANHOLE
 - ⊙ NUMBER OF PARKING SPACES
 - — — — — PROPERTY LINE
 - — — — — STREET CENTERLINE
 - CONCRETE
 - EDGE OF EXISTING PAVEMENT
 - 13.5 NEW PAVEMENT ELEVATION
 - G=15.5 EXISTING PAVEMENT ELEVATION
 - DRAINAGE FLOW DIRECTION
 - EASEMENT
 - UE EXISTING UNDERGROUND ELECTRIC
 - G EXISTING GAS LINE
 - 7 TRANSFORMER

GR
ZONING

- KEY NOTES:**
- 6" VERTICAL CURB PER PC STD DTL 209-TYPE 1
 - 2" AC ON 4" AB
 - REFUSE DUMPSTER AND ENCLOSURE
 - 6" CONCRETE PAVEMENT
 - HANDICAP RAMP
 - HANDICAP RAMP WITH TRUNCATED DOMES
 - BICYCLE RACK- SEE DETAIL ON SHEET 4
 - 5' STRIPED WALKWAY
 - 4" CONCRETE SIDEWALK
 - 12'x45' LOADING ZONE
 - NO LEFT TURN SIGN
 - NO RIGHT TURN SIGN
 - DRIVE THRU ORDER STATION
 - HANDICAP PARKING SIGN
 - SAWCUT, TRIM, TACK AND JOIN EXISTING PAVEMENT
 - 4'x4' LANDSCAPE PLANTER

W. VALENCIA ROAD
(PUBLIC)
BK 8, PG 88 ROAD MAPS
MAJOR SCENIC ROUTE
(45 MPH)

P1208-054
Co9-61-88
Co9-95-33
Co9-63-113
P1297-057



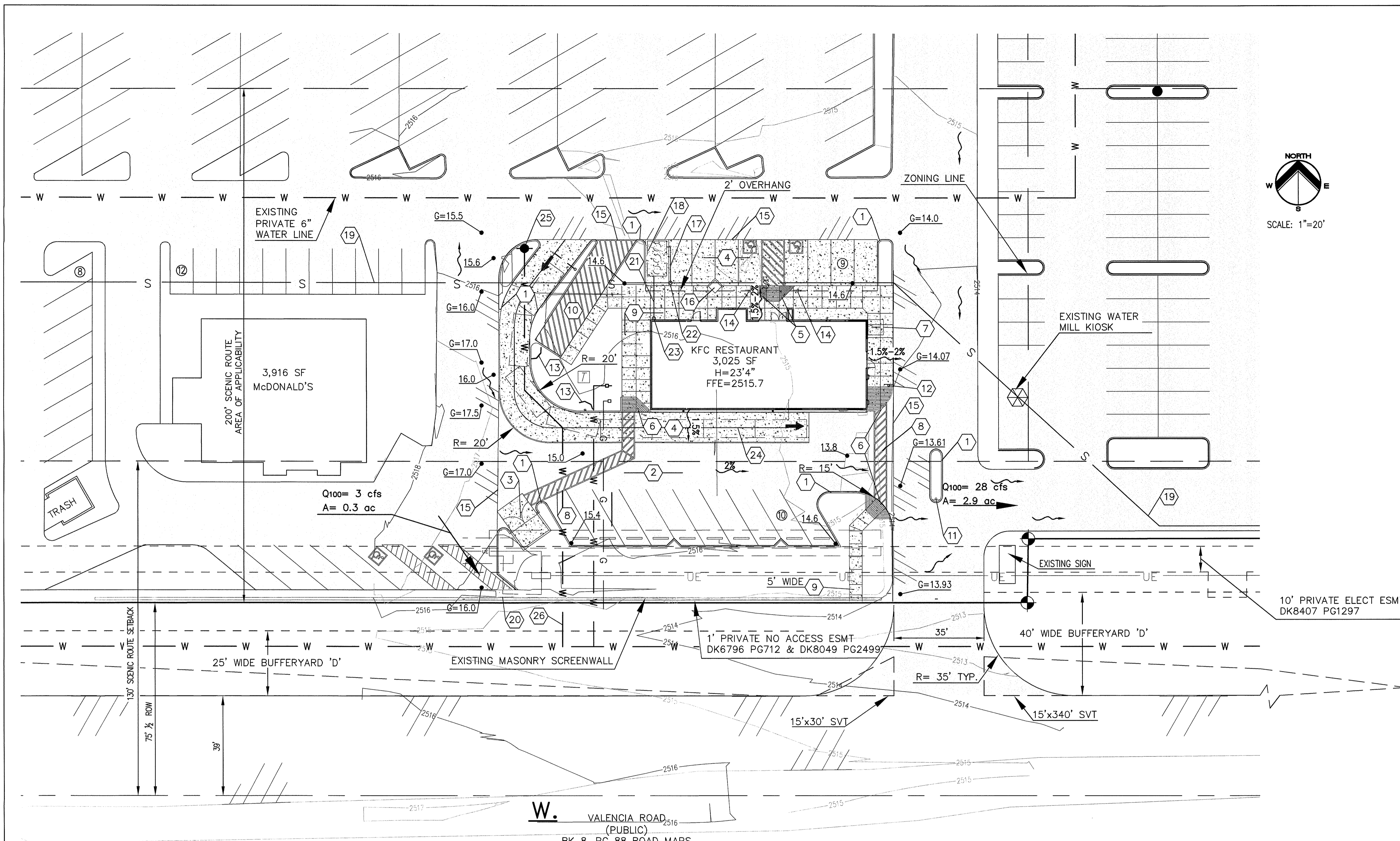
STANLEY
ENGINEERING & DRAINAGE, INC.
PO BOX 1688 TUCSON, ARIZONA 85702
(520) 623-3645

DEVELOPMENT PLAN
MANZANITA PLAZA- REV. 2
A PORTION OF LOT 25 OF SUNKIST ACRES NO.3
BOOK 16, PAGE 68 M&P
PIMA COUNTY, ARIZONA
SECTION 8, TOWNSHIP 15, RANGE 13 E G&RM,
PIMA COUNTY, ARIZONA

Looker & Cappello
Architects Inc.
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
(480) 730-1776
FAX: 480-968-6571

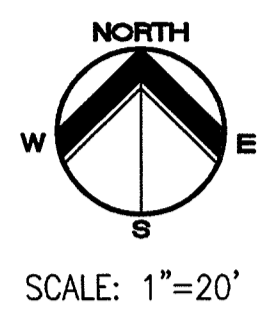
Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center
CALL COLLECT

NO.	REVISION	DATE	DRWN BY	JG	DATE	3
			DSGN BY	AC	6/16/2008	OF
			CHKD BY	JS	SCALE: H: 1"=20' V: 1"=X	4
					C.I. = X	



LEGEND

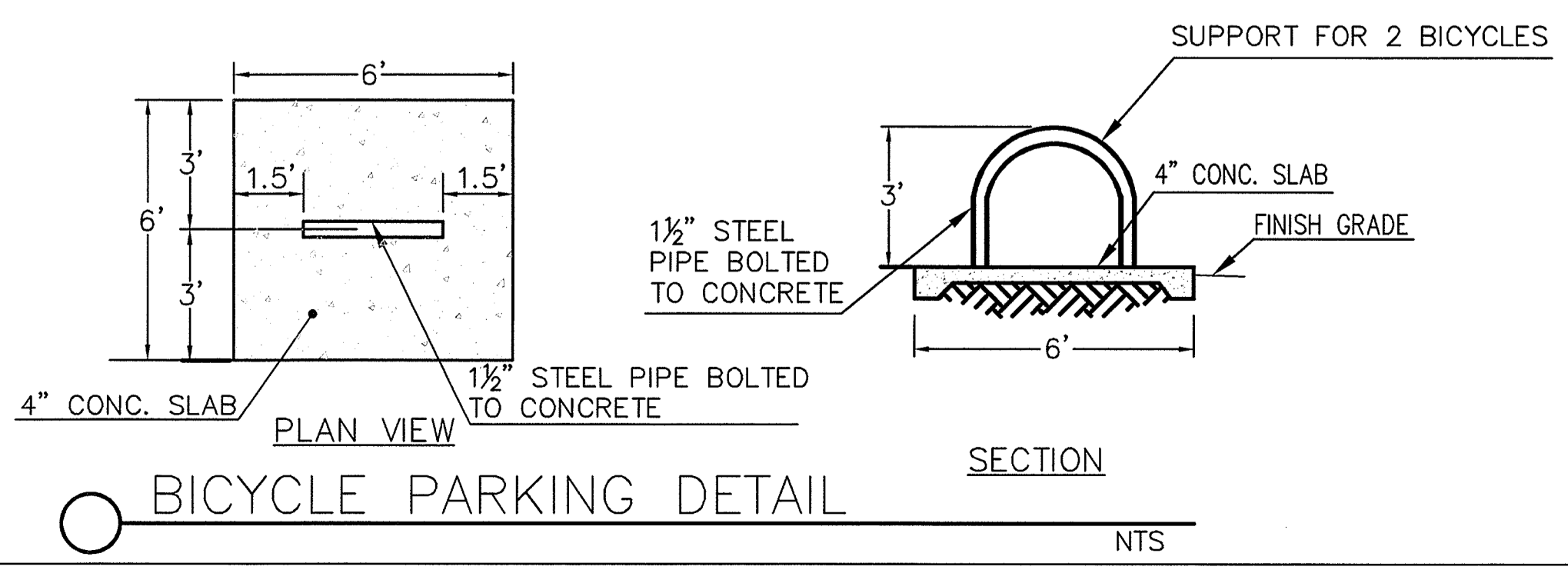
— S — S —	EXISTING PRIVATE SEWER
← I-79-059, 8" →	EXISTING PUBLIC SEWER
⊙	EXISTING PUBLIC SEWER MANHOLE
⊙	NUMBER OF PARKING SPACES
—	PROPERTY LINE
- - -	STREET CENTERLINE
▨	CONCRETE
▨	EDGE OF EXISTING PAVEMENT
13.5	NEW PAVEMENT ELEVATION
G=15.5	EXISTING PAVEMENT ELEVATION
1.5%-2%	DRAINAGE FLOW DIRECTION
- - -	EASEMENT
— UE —	EXISTING UNDERGROUND ELECTRIC
— G —	EXISTING GAS LINE
⊞	TRANSFORMER



- KEY NOTES:**
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 - HANDICAP PARKING SIGN
 - SAWCUT, TRIM, TACK AND JOIN EXISTING PAVEMENT
 - 4'x4' LANDSCAPE PLANTER
 - 15 LF 4" PROPOSED PVC @ 2% CONNECT TO EXISTING PRIVATE SEWER
 - UNDERGROUND GREASE INTERCEPTOR
 - EXISTING PRIVATE SEWER LINE - 6" PVC @ 1%
 - EXISTING 6.25' CURB AND WALL OPENING TO REMAIN
 - 4" PRIVATE PROPOSED BCS- 17 LF 4" PVC @ 2% CROSS OVER EXISTING PRIVATE SEWER
 - PRIVATE SEWER CLEANOUT. INVERTS TO BE DETERMINED BY POTHOLING DURING CONSTRUCTION
 - PRIVATE SEWER CLEANOUT
 - 180' MINIMUM STORAGE
 - NEW F.H.
 - NEW 6" WATER

GR
ZONING

W. VALENCIA ROAD
(PUBLIC)
BK 8, PG 88 ROAD MAPS
MAJOR SCENIC ROUTE
(45 MPH)



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PO BOX 1888 TUCSON, ARIZONA 85702
(520) 623-3945

19263
JEFFREY A. STANLEY
Professional Engineer
Arizona License

EXP. 6-30-2010

HYDROLOGY & UTILITY PLAN
MANZANITA PLAZA- REV. 2
A PORTION OF LOT 25 OF SUNKIST ACRES NO.3
BOOK 16, PAGE 68 M&P
PIMA COUNTY, ARIZONA
SECTION 8, TOWNSHIP 15, RANGE 13 E G&RM,
PIMA COUNTY, ARIZONA

NO.	REVISION	DATE	DRWN BY	JG	DATE	4
			DSGN BY	AC	6/16/2008	OF
			CHKD BY	JS	SCALE: H: 1"=20' V: 1"=X	4
					C.I. = X	