



**KEY NOTES**

- ACCESS
- PROPOSED WALKWAY
- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED DUMPSTER
- EXISTING INGRESS/EGRESS EASEMENT (W 30' X R 50')
- SERVICE ALLEY
- COLLECTION VEHICLE TURNING RADIUS
- PROPOSED ROLL UP DOOR ENTRY
- PROPOSED LANDSCAPE
- LOCATION OF EXISTING TRANSFORMER
- ACCESSIBLE ROUTE - REAR OF THE BUILDING
- 5' WIDE STRIPPED CROSSWALK. MARKS SHALL BE PERMANENT, DURABLE, WEAR RESISTANT AND TRAFFIC RATED.
- FDC CONNECTION
- FDC STAND PIPE
- FIRE RISER ROOM
- SIDEWALK SCUPPER

LEGAL DESCRIPTION: ORANGE GROVE I-10 PLAZA LOT 10  
PORTION OF SECTION 7, T 13S, R 13E, G&SRB&M, TOWN OF MARANA,  
PIMA COUNTY, ARIZONA

**SITE PLAN GENERAL NOTES**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, VIBRATION OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
- THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE CITY OF MARANA CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY. WALLS ARE EXISTING.
- ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.
- THE WALKWAYS AND THE CROSSWALKS SHALL BE MARKED AND STRIPPED PER 2018 IBC SECTION 1009.2, AND SECTION 1028.5. THE MARKINGS SHALL BE PERMANENT, DURABLE, WEAR RESISTANT AND TRAFFIC RATED.

**PROJECT STATISTICS**

**NAME OF PROJECT:** DEVELOPMENT PLAN PACKAGE FOR RETAIL STORAGE

**DESCRIPTION OF PROJECT:** DEVELOPMENT PLAN PACKAGE, THIS IS A TWO BUILDING RETAIL STORAGE (4 SUITES/ 2 PER BUILDING) ONE OF THE BUILDINGS IS 4027 SQ.FT. AND THE OTHER ONE IS 3600 SQ.FT. THESE SUITES ARE PROPOSED TO BE OCCUPIED BY LIGHT OR SMALL INDUSTRIAL COMPANIES LIKE CARPENTERS, STONE OR GRANITE SELLERS, MILLWORK, CARPETS, FLOOR FINISH SELLERS, OR EVEN JUST FOR STORAGE.

**OWNERS:**  
NAME: SEAMUS CAPITAL LLC  
6417 E GRANT RD, TUCSON, AZ 85715-3818  
TEL: (520) 979-2267

**PROJECT ADDRESS:**  
6162 N TRAVEL CENTER DR, TUCSON, AZ 85741

**APN:** 101-06-0680

**LEGAL DESCRIPTION:** PORTION OF SECTION INFORMATION AND MAPS FOR TOWNSHIP 13S, RANGE 13E, SECTION 7, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

**OCCUPANCY / BUILDING USE:** S-STORAGE (S-1)

**CONSTRUCTION TYPE:** TYPE VB FIRE SPRINKLERED

**ZONING:** LIGHT INDUSTRIAL (LI)

**LOT SIZE:** 0.55 ACRES (23,883 SQ.FT.)

**LOT COVERAGE MAX ALLOWED**  
THIS PROJECT: NOT MAXIMUM PER ZONING TABLE (LI)  
NOT APPLICABLE

**BUILDING HEIGHT PER TABLE 7, DEVELOPMENT STANDARDS PER INDUSTRIAL ZONE (LI):**  
MAX ALLOWED 50 FT.  
PROVIDED 24'-6"

**BUILDING AREA:** (BUILDING A 4,027 SQ.FT.) + (BUILDING B 3,600 SQ.FT.) = 7,627 SQ.FT.

**LANDSCAPE AREA:**  
REQUIRED 20%  
PROVIDED 20.70%

**DRAINAGEWAYS AREA:** THERE ARE NO MAJOR DRAINAGEWAYS OR WASHES WITHIN OR ADJACENT TO THE PROJECT AREA

**NATURAL OPEN SPACE AREA:**  
PROVIDED 3,365 SQ.FT.

**SETBACK INFO:**

	REQUIRED	ACTUAL
ABUTTING RAILROAD	0'	4'-6"
SIDES	15'	45' / 15'
ABUTTING PUBLIC STREET	15'	18'-10"

**OCCUPANCY LOADING PER IBC 2018 TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

**BUILDING A**

SUITE 1:		
STORAGE AREA	1,656 SQ.FT./300 GROSS	= 6 PERSONS
OFFICE	126 SQ.FT./150 GROSS	= 1 PERSON
LOBBY/FRONT OFFICE	131 SQ.FT./150 GROSS	= 1 PERSON
SUITE 2:		
STORAGE AREA	1,656 SQ.FT./300 GROSS	= 6 PERSONS
OFFICE	126 SQ.FT./150 GROSS	= 1 PERSON
LOBBY/FRONT OFFICE	131 SQ.FT./150 GROSS	= 1 PERSON
TOTAL OCCUPANCY LOAD SUITE 1 + SUITE 2		= 16 PERSONS

**BUILDING B**

SUITE 3:		
STORAGE AREA	1,456 SQ.FT./300 GROSS	= 5 PERSONS
OFFICE	126 SQ.FT./150 GROSS	= 1 PERSON
LOBBY/FRONT OFFICE	131 SQ.FT./150 GROSS	= 1 PERSON
SUITE 4:		
STORAGE AREA	1,429 SQ.FT./300 GROSS	= 5 PERSONS
OFFICE	126 SQ.FT./150 GROSS	= 1 PERSON
LOBBY/FRONT OFFICE	131 SQ.FT./150 GROSS	= 1 PERSON
TOTAL OCCUPANCY LOAD SUITE 3 + SUITE 4		= 14 PERSONS

**TOTAL OCCUPANCY LOAD BUILDING A + BUILDING B = 30 PERSONS**

**PARKING:**  
BASED ON THE USE AND SIMILAR STORAGE PROJECTS, 12 PARKING SPACES IS ADEQUATE FOR THIS PROJECT.

**PLUMBING FIXTURES REQUIREMENTS PER 2018 IBC, SECTION 2902**

- STORAGE REQUIREMENTS:  
0-100 PERSONS 1 W.C.  
0-100 PERSONS 1 LAV.  
0-1000 PERSONS 1 DRINKING FOUNTAIN  
1 SERVICE SINK

**PLUMBING FIXTURES PROVIDED AT THIS PROJECT:**

WATER CLOSET:	4
LAVATORIES:	4
DRINKING FOUNTAINS:	1 WATER DISPENSER PROVIDED
HAND WASH SINK	1 PROVIDED



**DEVELOPMENT PLAN PACKAGE FOR STORAGE**  
PORTION OF SECTION TOWNSHIP 13S, RANGE 13E, SECTION 7,  
6162 N. TRAVEL CENTER DRIVE  
TUCSON AZ 85741

**SHEET TITLE:**  
SITE PLAN

**SHEET NUMBER:**  
A020

**DATE:** 06/17/2024  
**PROJECT NUMBER:** 2022-30

**DRAWN BY:** AS  
**REVIEWED BY:** NP