

RETENTION BASIN CALCULATIONS

STORAGE REQUIRED:	78,408 CF
BASIN "A"	65,591 CF
EXISTING LOMA RD. BASIN	(11,600 CF)
BASIN "A" (REMAINDER)	53,991 CF
BASIN "B"	25,066 CF
TOTAL PROVIDED:	79,057 CF

PARAMETER:
 2-YEAR, 5-YEAR, 10-YEAR, 25-YEAR, 50-YEAR, 100-YEAR,
 Q (CFS), 16.8, 25.8, 32.7, 42.0, 49.6, 56.3,
 RATIONAL C, 0.72, 0.77, 0.80, 0.84, 0.87, 0.88,
 RAINFALL I, 2.19, 3.14, 3.83, 4.69, 5.33, 5.99,
 A (ACRES), 10.68
 TC (MINUTES), 12.0, 10.4, 9.6, 8.8, 8.3, 7.9,
 APPLIED TC, 12.0, 10.4, 10.0, 10.0*, 10.0*, 10.0*,
 100-YEAR 2HR VOLUME
 10.68 AC PROPERTY
 AC DISTURBED
 9.18 AC DEVELOPED C-95
 1.50 AC UNDEVELOPED C-50
 $CW = ((95 \times 9.18) + (50 \times 1.50)) / 0.89$
 $100YR\ 2HR = C \times (P/12)^A = .89 \times 2.27 / 12^{1.068} = 1.80$
 AC-FT OR 78,408 CF
 INFILTRATION RATES TO BE VERIFIED WITH
 GEOTECHNICAL REPORT.

CANOPY SUMMARY

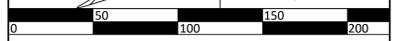
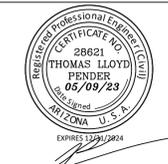
CANOPY	NO. OF SPACES	SQ. FT.
1	38	24,260
2	16	11,860
3	111	56,749
4	122	46,131
5	122	49,866
6	69	34,967
7	18	11,592
8	22	14,932
TOTALS:	518	250,357

PARCEL AREA TABLE/LOT COVERAGE

PARCEL AREA TOTAL :	465,246 SF (10.68 AC)
SITE COVERAGE	
AREA UNDER CANOPY :	250,357 SF (5.75 AC)
OFFICE BUILDING:	1,500 SF (0.34 AC)
TOTAL:	251,857 SF (54.13%)
LANDSCAPE:	65,340 SF (1.50 AC)
PAVEMENT/HARDSCAPE:	397,599 SF (9.13 AC)
REGULAR PARKING SPACES:	
COMMERCIAL/OFFICE (1) PARKING SPACE PER 250 SF OF FLOOR AREA	
REQUIRED:	5 SPACES
PROVIDED:	7 SPACES
PAVING MATERIAL:	ASPHALT
ADA PARKING SPACES:	
PER EVERY (1-25) PARKING SPACES PROVIDED (1) ADA PARKING SPACE REQUIRED	
REQUIRED:	1.00 SPACE
PROVIDED:	1.00 SPACE
PAVING MATERIAL:	CONCRETE
BUILDING HEIGHT	
MAX ALLOWED:	30 FEET
PROPOSED:	20-25 FEET (OFFICE BUILDING) 14.5 FEET (CANOPY)



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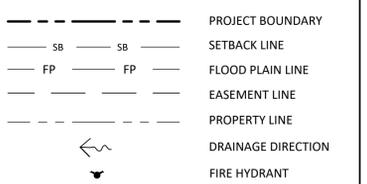


SCALE: 1"=50' HORZ.

NOTES

- THE EXISTING RETENTION AND DRAINAGE FACILITIES ON THIS SITE WILL NOT BE REMOVED FROM SERVICE UNTIL THE PERMANENT RETENTION AND DRAINAGE FACILITIES ARE FUNCTIONAL.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING AND/OR 69KV POLE RELOCATION REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION UNDERGROUNDING REQUIREMENTS HAVE BEEN SATISFIED. WRITTEN APPROVAL BY THE IRRIGATION DISTRICT FOR REMOVALS AND ABANDONMENTS MUST BE INCLUDED.
- A RETAINING WALL WILL BE REQUIRED IF, AT THE COMPLETION OF GRADING, THERE EXISTS TWELVE (12) INCHES OR MORE OF DIFFERENCE IN ELEVATION BETWEEN THE SITE AND ADJACENT PROPERTIES. A 3:1 SLOPE MAY BE GRADED AS APPROVED BY THE CITY.

LEGEND



CAREFREE COVERED RV STORAGE - MARICOPA

APNS: 510-17-021E & 510-17-021D
 CITY OF MARICOPA
 COUNTY OF PINAL, AZ.

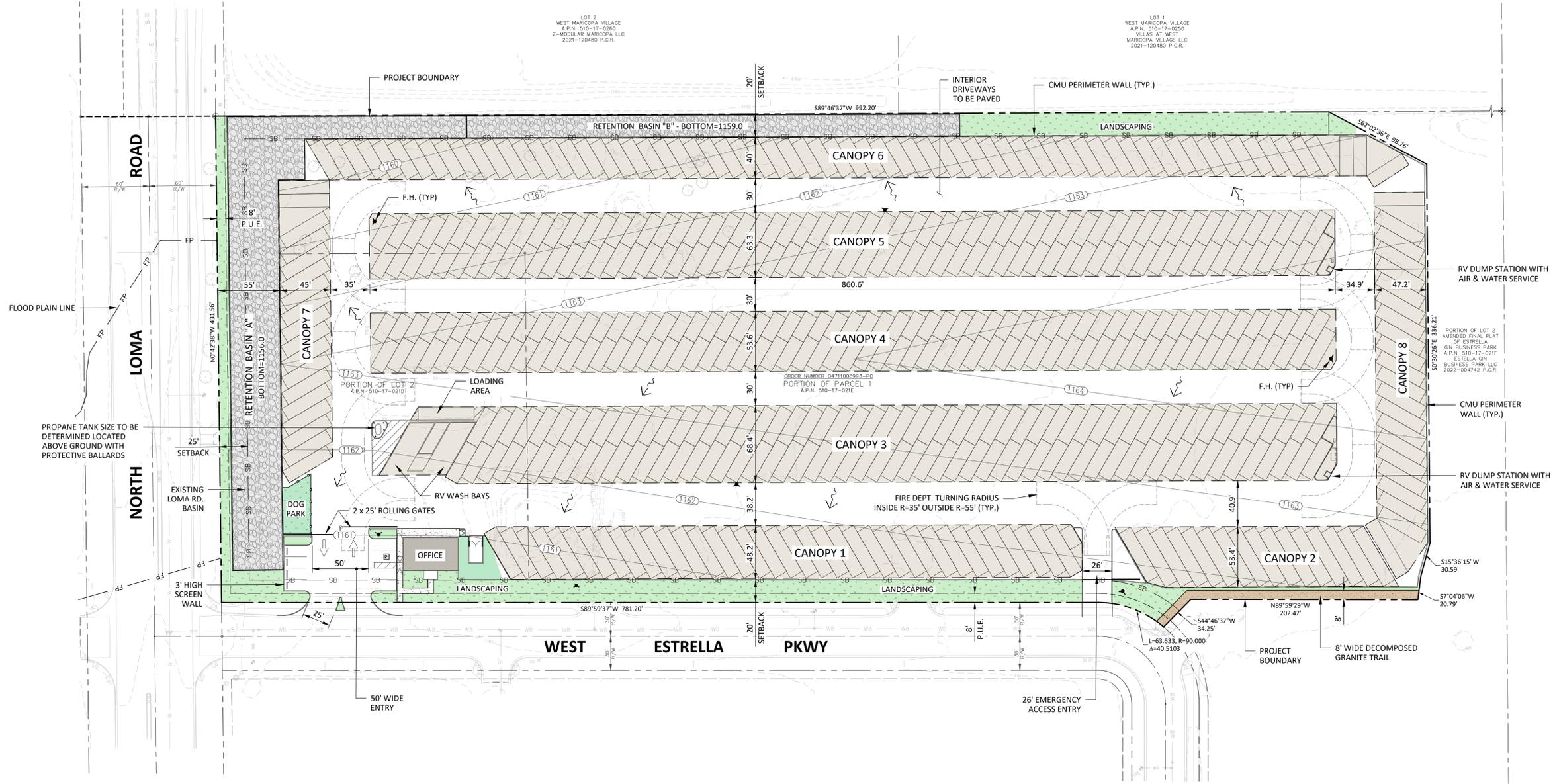
A PORTION OF PARCEL 1 (PARCEL NO. 510-17-021B) IN THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK RECORDED IN FEE NO. 2019-073078 FOUND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 04 SOUTH, RANGE 03 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, AZ

OWNER/APPLICANT



CAREFREE COVERED RV STORAGE
 2175 NW RALEIGH ST. SUITE 110, #2008
 PORTLAND, OREGON 97210
 CONTACT: BARRY RABER
 503-278-3434
 BARRY@CAREFREECOVEREDRVSTORAGE.COM

	NAME	DATE
DESIGN	JJD	05-09-23
DRAWN	RZN	05-09-23
CHECKED	TLP	05-09-23
REVISED		



PRE APP SITE PLAN

DATE: 05/09/23
 DRAWN: RZN
 CHECKED: TLP
 DESIGNED: JJD
 PROJECT: CAREFREE COVERED RV STORAGE - MARICOPA
 SHEET: PRE APP SITE PLAN
 SCALE: 1"=50' HORZ.
 PROJECT NO: 2023-0011