1. 6:00 P.M. January 5, 2016 - Planning & Zoning Commission - Agenda

   Documents: 2016_01_05_PZ_RG_AG.PDF

2. January 5, 2016 - Planning & Zoning Commission - Agenda Packet

   Documents: 2016_01_05_PZ_RG_AG_PK.PDF

Town of Chino Valley

MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
January 5, 2016
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES

a. Consideration and possible action to approve the November 17, 2015 special meeting minutes.

b. Consideration and possible action to approve the December 1, 2015 regular meeting minutes.

5. STAFF REPORTS

6. PUBLIC HEARING

a. Consideration and possible action to hold a public hearing to rezone Yavapai County Assessor's Parcel Number 306-33-005D, consisting of approximately 1.38 acres, located at 1448 S. State Route 89, Chino Valley, AZ, Section 34, Township 16 North, Range 02 West, from Commercial Light (CL) to Commercial Heavy (CH). Applicant: Charlie Arnold. Staff: James Gardner, Planner

7. NON-PUBLIC HEARING ACTION ITEMS

8. DISCUSSION ITEMS

9. PUBLIC COMMENTS

10. ADJOURN

Dated this 29th day of December, 2015.

By: **Ruth Mayday, Development Services Director**

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley,

Arizona (928) 636-4427.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request an accommodation to participate in this meeting.

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P&Z Commission Regular **4. a.**

Meeting Date: 01/05/2016

CASE DESCRIPTION:

Consideration and possible action to approve the November 17, 2015 special meeting minutes.

FACTS:

1. Applicant:.....
2. Owner:.....
3. Parcel Number.....
4. Site Area.....
5. Existing zoning:.....
6. Intended Use.....

ANALYSIS:

RECOMMENDATION

Attachments

November 17, 2015 Special Meeting Minutes

D R A F T

MINUTES OF THE SPECIAL PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

November 17, 2015
6:00 P.M.

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

Chair Rowitsch called the meeting to order at 6:00 pm.

2) PLEDGE OF ALLEGIANCE

Commissioner Bacon led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Gwen Rowitsch; Commissioner Gary Pasciak; Commissioner Annie Lane; Commissioner Michael Bacon; Commissioner Chuck Merritt; Commissioner Florence Sloan; Alternate Claude Baker

Staff Present: Ruth Mayday, Development Services Director; James Gardner, Associate Planner; Amy Lansa (recorder), Town Clerk Assistant

4) MINUTES

There were no minutes.

5) STAFF REPORTS

There were no staff reports.

6) PUBLIC HEARING

0) Consideration and possible action to hold a public hearing on proposed amendments to the text of the Unified Development Ordinance ("UDO") regarding adopting additional limitations on Medical Marijuana land uses in the Town of Chino Valley, including medical marijuana dispensaries, off-site cultivation facilities, and infusion facilities; and continue the item to a Regular Meeting on December 1, 2015 to hold an additional public hearing to provide citizens with another opportunity to provide comments regarding the proposed amendment.

Director Mayday again reviewed the history of the Medical Marijuana (MMJ) issue in the Town of Chino Valley from 2010 to present.

Town Council directed that Planning & Zoning Commission review suggested language and make recommendations to Town Council regarding potential amendments to the Uniform Development Ordinance (UDO) regarding the manner and placement of MMJ facilities.

The process going forward will be to have another public hearing on December 1, 2015. The earliest this matter would go before Town Council would be January 12, 2016.

Director Mayday stated that there are a number of properties that are zoned industrial and identified their locations on a map of the Town of Chino Valley. In addition, Director Mayday corrected information provided at the November 3, 2015 meeting that the site she identified as Old Home Manor was actually Jim Fletcher's gravel pit where AZ Organics recently purchased 40 acres for another facility.

Non-conforming use

Director Mayday explained that the MMJ facilities that are already established would continue operation as a non-conforming use as set forth below:

Non-conforming use (UDO §2.1): "A structure or land which was lawfully established and maintained prior to the adoption of this Ordinance, or any amendment thereto or any annexation to the Town, which does not conform to the use regulations for the district in which it is located."

PROP 207 Private Property Rights Protection Act

Director Mayday outlined PROP 207.

PROP 207 Private Property Rights Protection Act

- *If the existing rights to use, divide, sell or possess* private real property *are reduced by the enactment or applicability of any land use law enacted after the date the property is transferred* to the owner *and such action reduces the fair market value of the property* the *owner is entitled to just compensation from this state or the political subdivision of this state that enacted the land use law."*
- This *state or the political subdivision* of this state that *enacted the land use law has the burden of demonstrating* that the land use law is exempt pursuant to subsection B.
- *The owner shall not be required to first submit a land use application* to remove, modify, vary or otherwise alter the application of the land use law to the owner's property *as a prerequisite to demanding or receiving just compensation pursuant to this section.*

"*If a land use law continues to apply to private real property more than ninety days after the owner of the property makes a written demand in a specific amount for just compensation* to this state or the political subdivision of this state that enacted the land use law, *the owner has a cause of action for just compensation* in a court in the county in which the property is located, *unless this state or political subdivision of this state and the owner reach an agreement on the amount of just compensation to be paid, or* unless this state or political subdivision of this state *amends, repeals, or issues to the landowner a binding waiver of enforcement of the land use law on the owner's specific parcel."*

In order to add or change regulations the town staff and the town attorney have to carefully

evaluate any changes to land use regulations so they do not violate Prop 207 and cost the Town a lot of money.

Arizona Department of Health Services Regulations and Arizona Revised Statutes

Director Mayday stated that there is very little guidance from the Arizona Department of Health Services regarding the manor and placement of cultivation facilities. She provided details on Arizona Department of Health Services regulations and Arizona Revised Statutes.

AZDHS Regulation 9-17-306Changes to a Dispensary Registration Certificate

A. A dispensary may not transfer or assign the dispensary registration certificate.

B. A dispensary may change the location of the:

1. Dispensary:

a. Within the first three years after the Department issues the dispensary's registration certificate, to another location in the CHAA where the dispensary is located; or

b. After the first three years after the Department issues a dispensary registration certificate to the dispensary, to another location in the state; or

2. Dispensary's cultivation site to another location in the state.

AZDHS Regulation 9-17-321 Physical Plant

A. A dispensary or a dispensary's cultivation site shall be located at least 500 feet from a private school or a public school that existed before the date the dispensary submitted the initial dispensary registration certificate application.

B. A dispensary shall provide onsite parking or parking adjacent to the building used as the dispensary.

C. A building used as a dispensary or the location used as a dispensary's cultivation site shall have:

1. At least one toilet room;
2. Each toilet room shall contain:
   a. A flushable toilet;
   b. Mounted toilet tissue;
   c. A sink with running water;
   d. Soap contained in a dispenser; and
   e. Disposable, single-use paper towels in a mounted dispenser or a mechanical air hand dryer;
   f. At least one hand washing sink not located in a toilet room;

3. Designated storage areas for medical marijuana or materials used in direct contact with medical marijuana separate from storage areas for toxic or flammable materials;and
4. If preparation or packaging of medical marijuana is done in the building, a designated area for the preparation or packaging that:
   a. Includes work space that can be sanitized, and
   b. Is only used for the preparation or packaging of medical marijuana.

D. For each commercial device used at a dispensary or the dispensary's cultivation site, the dispensary shall:

1. Ensure that the commercial device is licensed or certified pursuant to A.R.S. § 41-2091,
2. Maintain documentation of the commercial device's license or certification, and
3. Provide a copy of the commercial device's license or certification to the Department for

review upon request.

Arizona Revised Statutes
ARS 36-2804
C. The department may not issue more than one nonprofit medical marijuana dispensary registration certificate for every ten pharmacies that have registered under section 32-1929, have obtained a pharmacy permit from the Arizona board of pharmacy and operate within the state except that the department may issue nonprofit medical marijuana dispensary registration certificates in excess of this limit if necessary to ensure that the department issues at least one nonprofit medical marijuana dispensary registration certificate in each county in which an application has been approved.

Planning Associate Gardner summarized the proposed amendments as follows:

- Dispensaries allowed only as a conditional use in Industrial Zoning Districts.
- Cultivation and infusion facilities allowed only as a conditional use in Industrial Zoning Districts.
- Cultivation facilities will be allowed only as an accessory use to a dispensary, and will be required to be on-site.
- Five-hundred foot distance between cultivation, infusion, or dispensary facilities and
    1. any school, public or privateany public park, public building, or public community center
    2. any drug or alcohol rehabilitation facility or correctional transitional housing facility
    3. any residential zoning district
- Restrict the total square footage of a medical marijuana cultivation facility to 3,000 square feet.

Questions and comments from the Commissioners included the following:

- Whether the regulations were the same as having a liquor license and whether the requirement of 500 ft. from a church could be added to the proposed amendments.
- The requirements to dispense MMJ should be at least as tough as for a liquor license.
- Confirmation that by attaching the cultivation facility to the dispensary it provides more of a limitation.
- Reminded staff to add to proposed amendment that the 500 ft. limit should be measured from property line to property line, excluding the right-of-way.
- Confirmation that the proposed amendments have been reviewed by legal counsel.
- Town legal counsel has advised that if the proposed amendments are put into effect that the Town may be approached by property owners with claims for compensation based on Prop 207.
- Director Mayday explained how the proposed amendments would affect facilities already in operation as well as any future grow facilities that may open in Chino Valley.
- Town Council would have several options if faced with a Prop 207 challenge, including to grant a waiver currently operating facility a waiver.

Commissioner Rowitsch opened the public hearing at 6:26 pm.

Nine people expressed their concerns about MMJ. Speakers included Fred Ruebhausen, John & Peggy Trout, Jackie Eckart Stokes, Mark Hopkins, Debbie Crow, Gene Wolcotty, Chad Nanke and Todd League. Their comments are summarized as follows:

- MMJ is a gateway drug and leads to use of other drugs.
- Marijuana is a very destructive drug.

- There are studies that show MMJ is not beneficial.
- Some MMJ card holders use the card to purchase MMJ and then sell the product to others.
- How will having multiple grow facilities affect potential homebuyers and prospective businesses?
- The first thing people will see when they drive into Chino Valley will be a large MMJ facility.
- When MMJ is processed there is a strong odor.
- Wait until the FDA grants approval of MMJ and let the FDA manage the drug at the federal level.
- Wanted to confirm that one of the proposed amendments would limit grow facilities to 3000 sq ft.
- Residents do not want the stigma of Chino Valley becoming known for MMJ cultivation.
- Residents do not want to live next to a MMJ cultivation facility.

Eight people spoke in support of MMJ, including employees, president, officers, an attorney and neighbors/landlords of MMJ facilities already located in Chino Valley.

Jeff Tice, CPA and president of Salubrious Wellness Clinic in Tempe and the cultivation facility on Road 1 East.

- Salubrious Wellness has a "culture of compliance" and complies with the Arizona Dept. of Health security requirements including 48 cameras & motion sensors, lasers, high fences, electronic access and dual man traps.
- The facility employs 19 people and provides health insurance. Each month the facility pays $100,000 for salaries, supplies and other economic benefits to the community.
- All employees have to undergo background checks and possess a dispensary agent registration card.
- The 2 cultivation facilities in Chino Valley have spent $2.7 – 3 million dollars to the local community and employee over 50 people.
- The facilities have added value to the community and property taxes have increased
- MMJ facilities provide economic benefits to the Town of Chino Valley instead of the money going to Mexico.

Kate O'Conner Masse and husband, Mike Masse are the landlords and neighbors of the cultivation facility on Road 1 East. They provided information regarding MMJ and encouraged formation of a study group comprised of industry professionals, development services staff and local residents that are opposed to MMJ to calmly address each issue of concern.

- Barrows Neurological Institute and Mayo Clinic are conducting clinical trials using MMJ.
- The FDA granted fast-track status for MMJ to treat seizure disorders in children.
- The plant has 400 different compounds but only 10 have been identified.
- The unemployment rate in Chino Valley is 6%. There have been many local residents apply to work at the facilities.
- Several graduates of the Yavapai College horticulture program are employed at the facilities.
- The facilities have used local contractors, electricians, plumbers, fencing and heating/cooling companies.
- Because the products are ingested very few chemicals are used during production.The waste products are great for use as mulch. The plants use 1 gallon per plant per day.
- Once plants mature they are processed and leave the facility within 1-2 days

Attorney Paul Conant represents landowners that rent to a cultivation facility in Chino Valley.

- He wanted the Commissioners to be aware that Prop 207 is a real issue and should be carefully considered.
- He has litigated cases all over the state involving Prop 207.
- Extended an invitation to Commissioners to tour the cultivation facility but wanted them to be aware that they would be accompanied at all times and would be photographed while onsite. All photographs are saved electronically on a hard-drive.

John Morgan is an educator and veteran whose comments are summarized as follows:

- No big businesses have opened or re-located to Chino Valley in years.
- If the Town acts too quickly they may be on the fast track to litigation that would be potentially dangerous to town's economics.
- Encouraged community members to become educated and not rely on Facebook for accurate MMJ information.
- Directed people to the National Institute of Health website for correct information regarding MMJ.

Other people who spoke in support of MMJ were Perry Stone, Nickie McCormick and Megan Carr. Their comments are summarized as follows:

- Whenever possible the facility tries to do business in Chino Valley, even though it may cost more than buying materials in Phoenix.
- The climate and available workforce make Chino Valley a good location to grow MMJ.
- The facilities are in non-descript buildings and most residents have no idea that MMJ is being grown.
- The facilities have complied with all Town requirements and have a good relationship with local police.
- MMJ has helped to reduce or cure epileptic seizures, PTSD, and ease pain in cancer patients.Salves made from MMJ help with pain and inflammation.

Chair Rowitsch closed the public hearing at 7:45 pm.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Michael Bacon to table any recommendations that this board might have to the December 1, 2016 meeting to discuss this item further.

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

There were no non-public hearing action items.

8) DISCUSSION ITEMS

There were no discussion items.

9) PUBLIC COMMENTS

There were no public comments.

10) ADJOURN

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Michael Bacon to adjourn the meeting at 7:47 pm.

Vote: 7 - 0 PASSED - Unanimously

_____
Chair Gwen Rowitsch

_____
Date

P&Z Commission Regular **4. b.**

Meeting Date: 01/05/2016

CASE DESCRIPTION:

Consideration and possible action to approve the December 1, 2015 regular meeting minutes.

FACTS:

1. Applicant:.....
2. Owner:.....
3. Parcel Number.....
4. Site Area.....
5. Existing zoning:.....
6. Intended Use.....

ANALYSIS:

RECOMMENDATION

Attachments

December 1, 2015 Regular Meeting Minutes

D R A F T

MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

December 1, 2015
6:00 P.M.

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

Chair Rowitsch called the meeting to order at 6:00 pm.

2) PLEDGE OF ALLEGIANCE

Commissioner Lane led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Gwen Rowitsch; Commissioner Gary Pasciak; Commissioner Annie Lane; Commissioner Michael Bacon; Commissioner Chuck Merritt; Commissioner Florence Sloan; Alternate Claude Baker

Staff Present: Ruth Mayday, Development Services Director; James Gardner, Associate Planner; Robert Smith, Town Manager; Phyllis Smiley, Town Attorney; Cecilia Grittman, Assistant Town Manager; Amy Lansa (recorder), Town Clerk Assistant;

4) MINUTES

a) Consideration and possible action to approve the November 3, 2015 regular meeting minutes.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Michael Bacon to approve the November 3, 2015 minutes.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

There were no staff reports.

6) PUBLIC HEARING

a) Consideration and possible action to hold a public hearing on proposed amendments to the text of the Unified Development Ordinance ("UDO") regarding adopting additional limitations on Medical Marijuana land uses in the Town of Chino Valley, including medical marijuana dispensaries, off site cultivation facilities, and infusion facilities; to provide citizens with another opportunity to provide comments regarding the proposed amendments.

Director Mayday again reviewed the history of the Medical Marijuana (MMJ) issue in the Town of Chino Valley.

As to the use of Medical Marijuana in Arizona:

- The voters of the state of Arizona approved Proposition 203 50.1**:**49.9 in 2010.
- Arizona Revised Statutes Title 36, Public Health and Safety, Chapter 28, Controlled Substances Prescription Monitoring Program, Article 1, General Provisions, Chapter 28.1, Arizona Medical Marijuana Act sets forth statutory regulation of Medical Marijuana in the state of Arizona.
- §§ 2803 directs the Arizona Department of Health Services to adopt rules further regulating Medical Marijuana in Arizona.

As to the regulation of manner and placement in Chino Valley:

- The Town Council sitting in 2010 discussed amendments to the UDO and declined to amend the UDO, deciding instead to impose the state's lone separation requirement of 500' from public and/or private schools.
- In 2013, Town Council directed staff to research and make recommendations to Council regarding the manner and placement of medical marijuana uses.
- In December of 2013, after notification in accordance with ARS 9-462.04, Town Council adopted Ordinance 13-779, regulating the manner and placement of Medical Marijuana uses within the Town of Chino Valley.

As to the regulation of Marijuana by the Federal Government:

- Possession and use of marijuana in the US has been illegal since 1937. Marijuana was classified as a Schedule 1 drug (no medical use/high probability of addiction) in the 70's.
- The Department of Justice is precluded by the 2014 Appropriations Bill from using its funds to enforce federal laws regarding marijuana in states that have legalized it (Rohrabacher-Farr Amendment; MAMM v. USDOJ).
- The US Attorney General's office has reprioritized enforcement, focusing its efforts on keeping it out of the hands of minors, stopping resulting cash flow to gangs, cartels, etc., among other things, and not on those in compliance with state MMJ programs.

Whether we like it or not, the following are *facts:*

- Non-conforming use is defined in UDO Chapter 2, Definitions, §§ 2.1 Meanings of Words and Terms as follows: "A structure or land which was lawfully established and maintained prior to the adoption of this Ordinance*,or any amendment thereto* or annexation to the Town which does not conform to the use regulations for the district in which it is located." (emphasis added)
- A text amendment to the UDO can change the legal status of a structure or property from a legal, conforming use to a legal, non-conforming use.
- UDO Chapter 4, General Regulations, §§ 4.20.4 Expansion of a Non-conforming Use states: "No non-conforming building, use of building or use of land shall be expanded on

(sic) in any way that enlarges or reinforces the non-conformity."

As to the Private Property Rights Protection Act:

- The Private Property Rights Protection Act (Proposition 207) was overwhelmingly approved by the voters in Arizona in 2006.
- Arizona Revised Statute Title 12, Courts and Civil Proceedings, Chapter 8, Special Actions and Proceedings Relating to Private Property sets forth the legal framework for protections under this Act.
- The Act requires just compensation for diminution of value resulting from "enactment or applicability of any land use law after the date the property was transferred to the owner…"
- PROP 207 requires relief to property owners whose property values are diminished by land use laws adopted after they have acquired real property.

Medical marijuana is a legal use in Arizona.

ARS 9-462.01 enables the town to regulate land uses in within the corporate boundary of the town.

PROP 207/ARS §§36-2803 requires relief to property owners whose property values have been diminished by land use laws adopted after they have acquired real property

Federal Policy: Regulation of *interstate* commerce, regulation of drugs via FDA, enforcement of federal law

State Policy: Regulation of *intrastate* commerce, enforcement of state laws

Voter Mandates: Private Property Protection Act; Legalization of Medical Marijuana

Local Policy: Manner and placement of land uses deemed legal in the state of Arizona.

Chair Rowitsch opened the public hearing at 6:21 pm, and limited each speaker to 3 minutes.

During the public hearing the commission heard 31 people state their concerns and comments, 22 of which were opposed to MMJ. Eight people spoke in support of MMJ including attorneys Paul Conant and Ralph Pew.

Land use attorney, Ralph Pew stated that the matter facing the commission is a land use issue. Currently there is an ordinance in effect that allows for the cultivation of MMJ. The proposed changes in the ordinance potentially diminish the value of property of those currently operating and who expect to expand their facilities.

In order to ensure the rights of exiting growers, Mr. Pew suggested that the commission consider recommending to Town Council either a Development Agreement (DA) or a Protected Development Rights Plan (PDR Plan). Both the DA and PDR Plan are established in the Arizona Revised Statutes.

Chair Rowitsch closed the public hearing at 7:45 pm.

Chair Rowtsch requested that Director Mayday review the seven (7) proposed amendments to the UDO as well as the ordinance currently in effect regarding MMJ.

Town Manager Robert Smith informed the Commission that a Town Council Study Session was scheduled for December 10, 2015 to review the proposed amendments to the UDO.

After taking public comment, discussing the matter. and receiving input from Director Mayday and Town Attorney, Phyllis Smiley, the Commission recommended the following seven (7) options to Town Council for further consideration and possible action.

1. Allow cultivation facilities on site only (attached to a dispensary).
2. Remove cultivation and infusion facilities from Conditional Uses in AR-36, AR-5, and AR-4 zoning districts.
3. Remove cultivation,infusion and dispensary facilities from permitted uses in CL, CH, and I zoning districts: require a Conditional Use Permit

- a. Require a Conditional Use Permit for any medical marijuana facility in Industrial districts only.
- b. Require a Conditional Use Permit for any medical marijuana facility in Commercial Heavy and Industrial districts only.
- c. Require a Conditional Use Permit for any medical marijuana facility in Commercial Light, Commercial Heavy and Industrial districts only.

4. Require 500' feet separation from churches(in addition to already specified uses).
5. Measure separation form property line to property line.
6. Exclude public right-of-way from measurement of separation.
7. Limit size of cultivation facilities to 3,000 square feet (or another specific size limit).

The Commission also recommended that Town Council consider the Development Agreement (DA) or a Protected Development Rights Plan (PDR Plan).

MOVED by Commissioner Michael Bacon, seconded by Commissioner Chuck Merritt that the Commission make a recommendation to forward all seven (7) options including 3. a., b., and c., for consideration and possible action by Town Council regarding Ordinance 15-806.

Commissioner Bacon and Commissioner Merritt amended the motion to add two additional options for the Town Council including a potential Development Agreement (DA) or a Protected Development Rights Plan (PDR Plan).

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

There were no non-public hearing items.

8) DISCUSSION ITEMS

There were no discussion items.

9) PUBLIC COMMENTS

There were no public comments.

10) ADJOURN

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Gary Pasciak to adjourn meeting at 8:37 pm.

Vote: 7 - 0 PASSED - Unanimously

_____
Chair Gwen Rowitsch

_____
Date

P&Z Commission Regular **6. a.**

Meeting Date: 01/05/2016

1448 S Highway 89 Rezone (Napa)

CASE DESCRIPTION:

Consideration and possible action to hold a public hearing to rezone Yavapai County Assessor's Parcel Number 306-33-005D, consisting of approximately 1.38 acres, located at 1448 S. State Route 89, Chino Valley, AZ, Section 34, Township 16 North, Range 02 West, from Commercial Light (CL) to Commercial Heavy (CH). Applicant: Charlie Arnold. Staff: James Gardner, Planner

LOCATION:

1448 S. State Route 89, Chino Valley, AZ 86323

FACTS:

1. Applicant:..... Charlie Arnold
2. Owner:..... Transland, LLC
3. Parcel Number..... 306-33-005D
4. Site Area..... 1.38 acres, approximately
5. Existing zoning:..... Commercial Light
6. Intended Use..... Offices and light manufacturing

ANALYSIS:

History

On August 6, 1981, the property owner of parcel 306-33-005A, Vaudie Allmon was issued a building permit application for a 50' x 60'structure, which was to become the Napa Auto Parts store. The property was split from parcel 306-33-005A on December 17, 1993, which created the current subject parcel, 306-33-005D. On August 28, 2005 another 50' x 60' expansion was added, thereby increasing the square footage of the Napa building to 6000 square feet. The current building configuration is still 6000 square feet. Proposed improvements are within the building, including reconfiguration into office and light manufacturing spaces, and will include safety improvements as required by building code. Also proposed is a new 120' x 50' structure, which would double the existing square footage of building on site to a total of 12,000 square feet.

A neighborhood meeting was held on December 2nd, 2015, at Town Hall, 202 N. State Route 89. The applicant described the proposal and was available to answer questions from interested parties. The one citizen who attended the neighborhood meeting was concerned about the proposed rezoning. The concerns arose from rumors that medical marijuana infusion and dispensation would be conducted on-site. Both the applicant, who represents the property owner, as well as a representative from the tenant of the building, assured the neighbor that no medical marijuana would be stored, sold, processed, or infused on-site per the lease agreement, and Town staff assured the neighbor that any medical marijuana uses such as cultivation, infusion, or dispensation would not be allowed on-site due to the proximity to residential uses and zoning.

General Plan Conformance

The proposed rezoning is in conformance with the 2014 Chino Valley General Plan's Future Land Use Map, which places the property in a commercial/mixed use corridor, part of the overall State Route 89 area (See Figure 1, below). The subject property is not located within a "Community Core" area indicated by the General Plan Land Use Element (See Figure 2, below.) The proposed rezoning is not expected to impact circulation and traffic, due to its limited scope as an employment center, and will not affect the other focus areas of the General Plan.

Findings of Fact

The purpose of the applicants request is to change the zoning of the parcel from Commercial Light (CL) to Commercial Heavy (CH). The request to rezone will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare. The request to rezone is in general conformance with the zoning classifications in the immediate area. Surrounding uses include AR-5 to the west, CL/AR5 to the south, and CL to the east and north. The nearest CH zoning to this parcel is approximately 393 feet to the north, which is Lantana Plaza, APN 306-33-005R.

TECHNICAL REVIEW:

A Technical Review meeting for this site was held on December 9, 2015. The Technical Review comments were as follows:

Planning and Zoning:

Landscaping (UDO §4.26):

- 20' landscape strip for all properties fronting State Route 89 is required. Fencing must be behind the required landscape strip.
- Refuse disposal areas and roof-mounted mechanical equipment must be screened from public view.
- Minimum landscaping requirements are as follows:

1. One (1) tree per 20 linear feet; 75% must be 15 gallons and 25% must be 24" box or greater.
2. Four (4) shrubs per 400 square feet of required landscape area; minimum 5 gallon
3. All required plantings shall be mulched and maintained with shredded hardwood/cypress bark or gravel mulch and mulched in a continuous bed.
4. Ground covers shall be planted in continuous beds and spaced to achieve substantial cover within two (2) years.

Parking (UDO §4.22):

- Parking analysis was not included in the original site plan, therefore parking requirements were not given at the meeting, however, the applicant has subsequently submitted a site plan with more detail. Approximately 3480 sq. ft. of the existing building will be used as a business use and the remaining 8074 sq. ft. of building (including the proposed building) would be used for manufacturing uses. The total required parking for this combination of uses would be 25 parking spaces (1 space per 300 sf business use and 1 space per 600 sf manufacturing use), and the proposed site plan depicts 26 spaces.
- Hard surfacing shall be required for all parking, loading, and maneuvering spaces.

Lighting (UDO §4.24):

- The proposed change of use necessitates all outdoor lighting meet existing standards
- Floodlighting by light projection above the horizontal plane is prohibited
- All outdoor lighting shall be located, aimed, or shielded to minimize light trespass
- Mercury vapor light fixtures or lamps are prohibited

Signage (UDO §4.21):

- Signage is by separate permit. It is staff's understanding that no signage will be requested. If this is not correct, please consult with staff as soon as possible.

Engineering Department:

- Paved parking and drive isles required.
- Minimum driveway width is 40-feet per the Town of Chino Valley Unified Development Ordinance (UDO, 4.22.5.C).
- Grading Plans and permit required.
- Please provide SWPP measures as required by the Arizona Department of Environmental Quality (ADEQ).
- Please note that all drainage improvements shall be completed per the approved plans prior to the issuance of a building Certificate of Occupancy.
- ADOT driveway permit change of use may be required.

Building Department:

- If occupant load exceeds 15 you will need to supply two ADA bathrooms.
- The Town of Chino Valley is on the following building codes: 2012 International Building Code, 2012 International Plumbing Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 International Energy Conservation Code and the 2011 National Electric Code.
- The Town of Chino Valleys design criteria is as follows: 90 mph wind 3 second gust exposure C, 30 pound roof snow load and seismic C
- All plans to be stamped by an Arizona design professional.

Fire Department:

- Parking lot shall be surfaced to meet Town of Chino Valley specifications and shall support the weight of a 75,000 lb fire apparatus.
- Access shall be no less than 20 feet wide with an unobstructed vertical clearance of 13 feet 6 inches.
- Minimum turning radius shall be 28 feet inside and 50 feet outside.
- Gates shall require a Knox padlock or key switch.

Yavapai County Environmental Services:

- No environmental unit concerns.

RECOMMENDATION

This request will not have a detrimental effect on persons residing or working in the vicinity and is appropriate for the existing structure and surrounding properties, given the proximity to other Commercial Heavy (CH) and Commercial Light (CL) zoning. Staff recommends forwarding the application on to Town Council with the recommendation of approval.

Attachments

Ordinance 15-808

Legal Description EXHIBIT A

Zoning Map

Site Plan

ORDINANCE NO. 15-808

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING A CHANGE OF ZONING AND AMENDMENT TO THE OFFICIAL ZONING MAP FOR APPROXIMATELY 1.38 ACRE(S) OF REAL PROPERTY GENERALLY LOCATED AT 1448 S. STATE ROUTE 89, SECTION 34, TOWNSHIP 16N, RANGE 2W, FROM COMMERCIAL LIGHT (CL) ZONING DISTRICT TO COMMERCIAL HEAVY (CH) ZONING DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, PROVIDING FOR NON-SEVERABILITY; AND PROVIDING PENALTIES.

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Chino Valley General Plan and any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, the Planning and Zoning Commission, by a vote of ___-__ recommends approval of the rezoning;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

Section 1. In General.

1. The Change of Zoning and amendment to the Official Zoning Map is hereby approved for property consisting of approximately 1.38 acre(s), described in Exhibit A and as shown on the Zoning Exhibit (map) in Exhibit B, both attached hereto and incorporated herein by this reference, from Commercial Light (CL) Zoning District to Commercial Heavy (CH) Zoning District.

2. The Property described in Paragraph 1 of this Section shall be used and developed in accordance with the Town of Chino Valley Unified Development Ordinance

Section 2. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Providing for Non-Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and this ordinance shall have no force or effect.

Section 4. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 1.10 and 1.11 of the Town of Chino Valley Unified Development Ordinance. Each day a violation continues, or the failure to perform any act or duty required by this zoning ordinance, the Unified Development Ordinance or by the Town of Chino Valley Town Code continues, shall constitute a separate civil offense.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this ___ day of _____, 20__ by the following vote:

AYES: _____ ABSENT: _____

NAYS: _____ ABSTAINED: _____

APPROVED this ___ day of _____, 201_.

_____
Chris Marley, Mayor

ATTEST:

_____
Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:

_____
Curtis, Goodwin, Sullivan, Udall & Schwab, PLC, Town Attorney

The following exhibits are attached hereto and incorporated herein:
1. Legal Description
2. Zoning Exhibit (map)

I, JAMI C. LEWIS, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. _____ ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF CHINO VALLEY ON THE ____ DAY OF _____, 20__, WAS POSTED IN THREE PLACES ON THE _____ DAY OF _____, 20__.

_____

Jami C. Lewis, Town Clerk

UnOfficial Copy

Exhibit A

All that portion of the Southwest quarter of the Northeast quarter of Section 34, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the East quarter corner of Section 34 marked with a 1/2 inch rebar;

Thence South 89 degrees, 24 minutes, 08 seconds West, 2,063.05 feet along the East- West midsection line to the Westerly right-of-way of U.S. Highway 89 marked with a found 1/2 inch rebar P.E. 2398;

Thence North 01 degrees, 58 minutes, 44 seconds West, 375.71 feet along the Westerly right-of-way to a 1/2 inch rebar and the TRUE POINT OF BEGINNING;

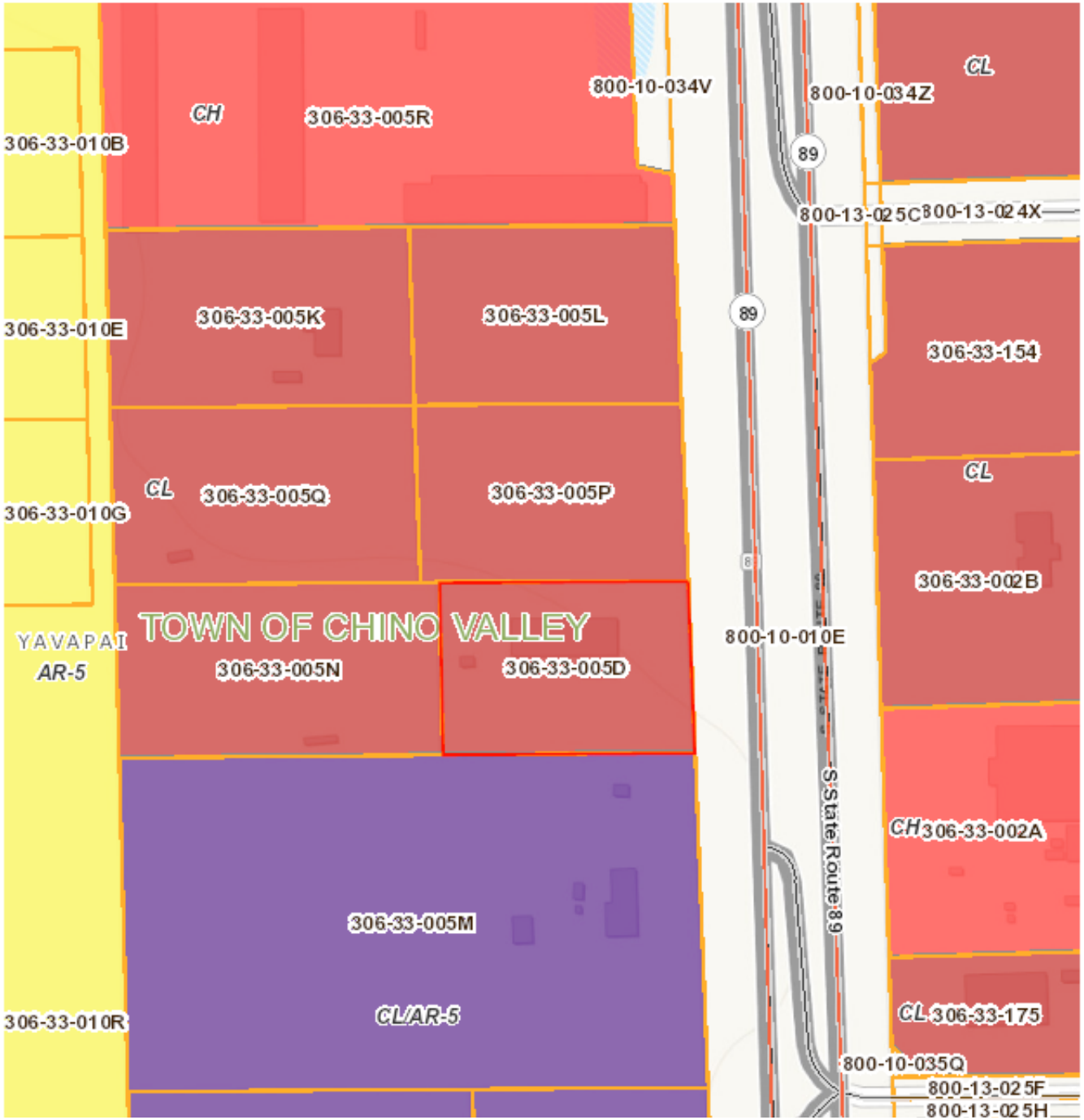
Thence North 01 degrees, 58 minutes, 44 seconds West, 200.00 feet along said right-of- way to a 1/2 inch rebar;

Thence South 89 degrees, 23 minutes, 48 seconds West, 300.00 feet to a 1/2 inch rebar;

Thence South 01 degrees, 58 minutes, 14 seconds East, 200.00 feet to a 1/2 inch rebar;

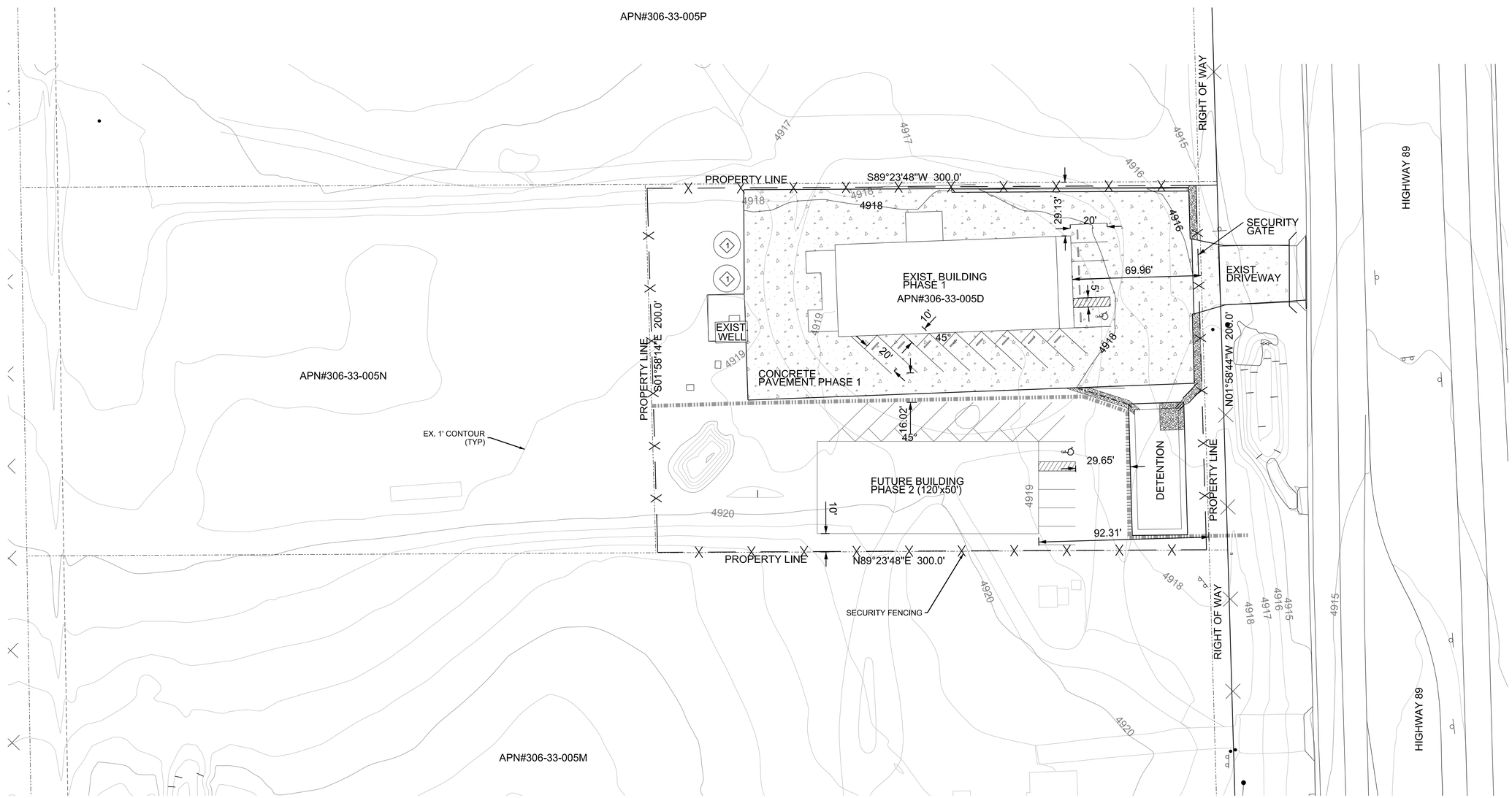
Thence North 89 degrees, 23 minutes, 48 seconds East, 300.00 feet to the TRUE POINT OF BEGINNING.

1448 S. State Route 89 Zoning Map



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 8.25.2015



1 10,000 GALLON WATER TANK WITH 2.5 " FDC PER CYFD

NORTH

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.

0 1"

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 30 60

DRAWING SCALE
1 Inch = 30 Feet
(This scale is valid for 22"x34" sheets only)

SITE DATA

CURRENT ZONING: CL

SITE AREA: 1.38 AC

PHASE 1:

- BUILDING AREA: 6,000 SF
- EXPECTED OCCUPANCY LOAD: 4 FULL TIME EMPLOYEES
- LOT COVERAGE: 10.0%
- LANDSCAPE AREA: 3,078 SF 0.07 AC
- # OF PARKING SPACES: 13 EA

PHASE 2:

- BUILDING AREA: 6,000 SF
- EXPECTED OCCUPANCY LOAD: 4 FULL TIME EMPLOYEES
- LOT COVERAGE: 10.0%
- LANDSCAPE AREA: 3,078 SF 0.07 AC
- # OF PARKING SPACES: 13 EA

TOTAL @ END OF PROJECT:

- BUILDING AREA: 12,000 SF 0.275 AC
- EXPECTED OCCUPANCY LOAD: 8 FULL TIME EMPLOYEES
- LOT COVERAGE: 19.96%
- LANDSCAPE AREA: 3,078 SF 0.275 AC
- BUSINESS 3,480 SF NET (300 PER SQ.FT.) = 12
- MANUFACTURING 8,074 SF NET (600 PER SQ.FT.) = 13

25 SPACES REQUIRED
PARKING PROVIDED = 26

EXISTING WELL ON SITE
EXISTING SEPTIC ON SITE

LEGEND

EX P=01.00	EXISTING PAVEMENT
TW=01.00	TOP OF WALL GRADE
BW=01.00	BOTTOM OF WALL GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PHASE LINE

SCOTT A. LYON, P.E.

Registered Professional Engineer (Civil) CERTIFICATE NO. 35898 SCOTT A. LYON Date Signed 11/04/15 ARIZONA U.S.A.

EXPIRES 3/31/2016

DESIGN	DRAWN	CHECKED	APPROVED
BAB	BAB	SAL	---

NO.	DATE	REVISION	BY	AP'VD
-	-	-	SAL	-

LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 Willow Creek Rd, Prescott, AZ 86301
Phone: (928) 776-1750, Fax: (928) 776-0605

GREEN GLOBAL FARMS INC.
1448 S STATE ROUTE 89

CIVIL

SITE PLAN

DATE 11/4/2015

LYON PROJECT # 1054-03

DRAWING NUMBER EX.01

SHEET 1 OF 1

FILENAME: G:\Projects\1054_Pickard\1054-05 Napa Building\CADD\DGN\PLANSET\Napa Final Site Plan.dgn

SCALE: 1:30

UTILITY INFORMATION

COMPANY	CONTACT	TELEPHONE
ARIZONA PUBLIC SERVICE CO. 120 N. MARINA STREET PRESCOTT, ARIZONA 86301	LINDA GUMMER	(928) 776-3618
CENTURYLINK 1445 MASONRY WAY PRESCOTT, AZ 86301	KAREN PORTER	(928) 776-2510
UNISOURCE ENERGY SERVICES 6405 WILKINSON DRIVE PRESCOTT, ARIZONA 86301	SARA SCOTT	(928) 771-7229
CABLE ONE 3201 TOWER ROAD PRESCOTT, ARIZONA 86305	JOHNNY CEDILLO	(928) 445-4511
TOWN OF CHINO VALLEY PUBLIC WORKS 1020 W. PALOMINO ROAD CHINO VALLEY, ARIZONA 86323	RON GRITTMAN, P.E. TOWN ENGINEER	(928) 636-7140
ARIZONA BLUESTAKE — CALL TWO WORKING DAYS BEFORE YOU DIG — DIAL: 811		

BENCHMARK

TOWN OF CHINO VALLEY CONTROL POINT #102,
3" ALUMINUM CAP STAMPED "RLS 26405, 2007"
IN CHINO VALLEY, AZ, SECTION 24, TOWNSHIP 16N,
RANGE 2W, N:366,217.632, E:151,295.979,
ELEV=4813.536

NOTES

ALL EASEMENTS CALLED OUT IN THESE CONSTRUCTION DRAWINGS SHALL BE DEDICATED BY A RECORDED LEGAL DESCRIPTION UNLESS OTHERWISE NOTED AS "EXISTING" WITH BOOK & PAGE LOCATION OF RECORDING.

THIS PROJECT IS NOT LOCATED WITHIN A FEMA DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP#: 04025C1680G EFFECTIVE: SEPTEMBER 3, 2010. THE PROJECT IS LOCATED WITHIN A TOWN OF CHINO VALLEY FLOODPLAIN/FLOOD LIMITS.

TOWN OF CHINO VALLEY PERMIT REQUIRED PRIOR TO CONSTRUCTION.

CONTRACTOR IS TO USE EXTREME CAUTION WHEN WORKING NEAR HIGH VOLTAGE OVERHEAD POWER LINES AND UNDERGROUND WATER, SEWER, AND UTILITY LINES.

CONTRACTOR TO LOCATE AND DELINEATE TEMPORARY CONSTRUCTION EASEMENTS. NO ACTIVITY SHALL OCCUR OUTSIDE OF TEMPORARY CONSTRUCTION EASEMENTS.

ACCESS TO CONSTRUCTION SITE SHALL BE ON A LIMITED BASIS. ROW ENCROACHMENT PERMITS WILL BE REQUIRED PRIOR TO CONSTRUCTION.

LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 Willow Creek Road, Prescott, Arizona 86301
Phone: (928) 776-1750, Fax: (928) 776-0605

MAYOR
CHRIS MARLEY

CITY COUNCIL
COREY MENDOZA — DARRYL CROFT
MIKE BEST — LON TURNER

SUBMITTED BY

Scott A. Lyon, P.E.	November 2015
NAME	DATE
Vice President	35898
TITLE	ARIZONA REGISTRATION NO.

APPROVED BY

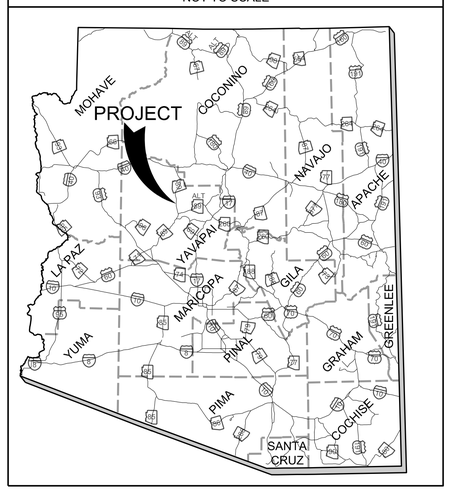
CHINO VALLEY TOWN ENGINEER	DATE

TOWN OF CHINO VALLEY

PARCEL 306-33-005D IMPROVEMENT PROJECT

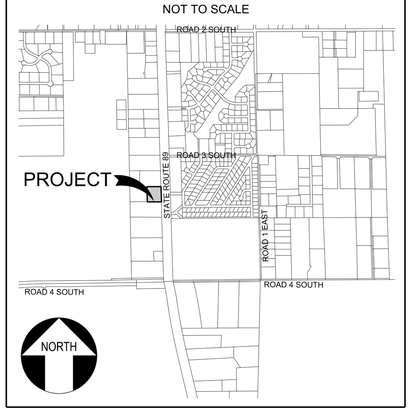
VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



SHEET INDEX

SHEET NO.	DWG NO.	DESCRIPTION
1	G.01	COVER SHEET
2	G.02	GENERAL NOTES
3	G.03	PROJECT QUANTITIES, ABBREVIATION AND SYMBOL LEGEND, AND GEOMETRICS
4	C.01	GRADING & DRAINAGE PLANS

EXPIRATION DATE:
THESE PLANS ARE THE COPYRIGHT OF LYON ENGINEERING & SURVEYING, INC. AND ARE NULL AND VOID 2 (TWO) YEARS AFTER THE DATE SHOWN ON THE AFFIXED ENGINEERS STAMP OR, IF ANY ONE OF THE MUNICIPAL, COUNTY, STATE OR FEDERAL CONSTRUCTION PERMITS EXPIRES. LYON ENGINEERING PRODUCED THESE PLANS PURSUANT TO THE STANDARD OF CARE AT THE DATE OF THE ENGINEERS STAMP ON THIS PAGE. ANY EXTENSION TO THE EXPIRATION DATE OF THESE PLANS IS AT THE SOLE DISCRETION OF LYON ENGINEERING & SURVEYING, INC.

SCOTT A. LYON, P.E.
Registered Professional Engineer (Civil) — Certificate No. 35898 — SCOTT A. LYON — Date Signed 11/04/15 — ARIZONA U.S.A.
EXPIRES 3-31-16

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 — 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

DESIGN	DRAWN	CHECKED	APPROVED
SAL	SAL	BAB	SAL

NO.	DATE	REVISION	BY	AP'D
-	-	-	-	-

LYON ENGINEERING
Civil Engineers • Land Surveyors
1650 Willow Creek Rd, Prescott, AZ 86301
Phone: (928) 776-1750, Fax: (928) 776-0605

GREEN GLOBAL FARMS INC.
306-33-005D IMPROVEMENT PROJECT
CIVIL

COVER SHEET

DATE: NOVEMBER 2015
LYON PROJECT #: 1054-03
DRAWING NUMBER: G.01
SHEET 1 OF 4

FILENAME: G:\Projects\1054_Pickard\1054-05 Napa Building\CADD\DGN\PLANSET\Napa Plan.dgn

SCALE: 1:200

TOWN OF CHINO VALLEY GENERAL NOTES

A. All work and materials within the Town shall conform to the latest editions of the Maricopa Association of Governments (MAG) Uniform Standard Specifications, and Yavapai Association of Governments (YAG) Uniform Standard Details for Public Works Construction, and supplements as amended.
B. The contractor is to comply with all local, state, and federal laws and regulations applicable to the construction covered by these plans.
C. The owner is responsible for obtaining and complying with all permits required to complete all work covered by these plans.
D. A Town of Chino Valley Right-of-Way permit will be required for all construction within public easements and/or rights-of-way, except for within newly created developments where construction is creating new infrastructure for the first time.
E. All contractors and subcontractors shall obtain a Town business license and necessary encroachment permits prior to beginning construction in the public right-of-way.
F. Arizona Department of Environmental Quality requirements shall be complied with.
G. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects that involve grading of an area that is more than 1 acre, and shall be submitted to the Town for review. A Notice of Intent must be submitted to ADEQ that references the SWPPP. A Notice of Termination shall be submitted to ADEQ once 70% of disturbed land has been successfully revegetated after project completion. The Town shall receive notification when the NOI and NOT have been submitted to ADEQ.
H. All required SWPPPs shall include pre-approved industry standard Best Management Practices (BMP s) for keeping silt and erosion debris on the graded areas of the site, off the sidewalk and street, and out of all catch basins and storm water infrastructure.
I. The Town s review of all AZPDES submittals including NOI, NOT & SWPPP is intended as Review Only and does <u>not</u> constitute approval of the methods or plans for cleaning the storm water and protecting the waters of the United States. The Contractor is solely responsible for insuring that all requirements of the Clean Water Act are strictly enforced.
J. Contractor shall be responsible for submitting to the Town for approval, a traffic control plan as needed to perform construction activities. Contractor must notify the school districts and Emergency Services Providers forty-eight (48) hours before restricting traffic on any Town street. The contractor shall comply with the provisions for traffic controls and barricading as specified in the latest edition of the <u>Manual on Uniform Traffic Control Devices</u>.
K. The contractor shall keep suitable equipment on hand at the job site for maintenance and dust control, and shall control dust as directed by the appropriate agencies, including the Town.
L. All obstructions in right-of-way shall be removed before any construction is permitted.
M. The contractor shall make no claim against the owner, the engineer or surveyor regarding the inaccuracy of construction stakes set forth by the engineer or surveyor, unless all survey stakes set by the engineer or surveyor are maintained intact and can be verified as to their origin. If, in the opinion of the engineer, the stakes are not maintained intact and cannot be verified as to their origin, any remedial work required to correct any item shall be performed at the sole expense of the responsible contractor or subcontractor.
N. It is the contractor s responsibility to locate all underground pipelines, telephone, and electrical conduits and structures in advance of any construction, and will observe all possible precautions to avoid any damage to such. The Engineer of Record and/or owner will not guarantee any locations as shown on these plans or those omitted from same. Should any location or elevation differ from that shown on these plans, the contractor shall contact the owner s agent.
O. The contractor is required to contact Blue Stake two working days 48 hours prior to commencement of construction: 1-800-STAKE-IT.
P. At least two (2) , but not more than five (5) working days prior to excavating in the vicinity of any utility, the contractor shall contact the utility s locating service for field assistance.
Q. For any construction adjacent to or crossing existing sewer lines, the contractor shall complete a before and after video inspection. The video inspection shall occur from the next adjacent upstream and downstream manholes beyond all construction activity. If evidence of debris is found, additional video inspection as determined by the Town shall be completed. The Town may waive this requirement if a determination is made that the construction activities will not impact any existing sewer lines.
R. The contractor is responsible for any damage to utilities and/or facilities caused during their construction operations.
S. Existing utilities shall be relocated as required by the Town. Overhead Utility lines that must be relocated shall be placed underground.
T. All abandoned utility lines shall be removed. Abandonment in place shall not be allowed.
U. The developer shall arrange for the required utility relocations and bear the costs of the relocations. The developer shall provide utility companies and districts with advance notice of the proposed construction giving sufficient time for utility review. The utility companies may require their own inspections.
V. The contractor shall notify the engineer and Town of Chino Valley at least 2 working days (48 hours) in advance of construction for inspection.
W. All utility testing shall be successfully completed prior to placement of ABC, in order to avoid reconstruction of the road section in the event a utility must be repaired or reconstructed.
X. Water, sewer, reclaimed and storm line testing will not be accepted unless testing occurs after all utilities including gas, cable, and power are complete. Water and Sewer lines may be pre-tested before all utilities are complete, if the contractor so desires.
Y. Pavement replacements shall be made to Chino Valley Standard Detail CV-200M.
Z. Any quantities shown on plans are not verified by the Town of Chino Valley.
AA. Revisions to the original plans must be approved by the engineer of record and the Town of Chino Valley, prior to construction. Any such changes shall be documented on As-Built plans.
BB. All work and materials which do not conform to the approved plans and specifications are subject to removal and replacement at the contractor s expense.
CC. Inspection shall be performed by a qualified representative of an engineer licensed in the State of Arizona. The degree of inspection will be determined at the pre-construction conference. Inspection must meet all requirements set forth by ADEQ, the State of Arizona, and the Town of Chino Valley. Inspection shall be performed and certified by the Engineer of Record. The Town of Chino Valley will complete oversight inspection only. The Engineer of Record is to provide all certifications and other documentation prior to acceptance by the Town.
DD. All plans signed by the Town are null and void one year from date of signature if construction has not started. The plans shall be brought up to current standards and may be required to be resubmitted for Town approval.
EE. As-built drawings, certified by the owner s engineer, shall be submitted to and accepted by the Town Engineer before final acceptance of the work (see As-Built requirements) , and prior to issuance of a building Certificate of Occupancy, (see As-Built requirements, Chapter 9) .
FF. The contractor and/or developer shall warrant all work for a minimum of a 2 year period from the date of final acceptance by the Town of Chino Valley. An additional 1 year warranty period from the date of acceptance by the Town of any warranty repair work at the end of the initial 2 year period shall also apply.
GG. This set of plans has been reviewed for compliance with Town requirements prior to issuance of construction permits and shall be kept at the construction site. Such review shall not prevent the Town from requiring correction of errors in plans which are found to be in violation of any law or ordinance.
HH. The ACCEPTANCE of the completed right-of-ways improvements within a new subdivision will not be given until all deficiencies are corrected, test reports meeting MAG Specifications for compaction and materials are submitted, the warranty bond is posted, and other data including As-Built drawings are provided to the Town Engineer.

TOWN OF CHINO VALLEY GRADING AND DRAINAGE NOTES

A. An on-site grading and drainage permit is required.
B. A separate encroachment permit is necessary for any off-site construction.
C. Staking pad and/or finished floor elevations are the responsibility of the owner or his engineer. Building within a critical drainage area (FEMA Zones A, AO, AH, A1-A33, and A99) is not permitted.
D. The owner s engineer shall submit certifications of constructed building pad elevations prior to the Town s acceptance of project.
E. Detention basins shall not be constructed over existing or new utilities, unless approved by the Town Engineer (add to Drainage Section) .

TOWN OF CHINO VALLEY SEWER CONSTRUCTION NOTES

A. Water Sewer separation shall be pursuant to AAC R-18-5-502C. Ductile Iron Pipe with restrained joints is required when separation requirements cannot be met. Concrete encasement will not be allowed, unless specifically approved by the Town.
B. Arizona Department of Environmental Quality requirements will apply in accordance with AAC R 18-9-E301 more specifically where they pertain to maximum allowable sewer line/pressure sewer line exfiltration/infiltration rates.
C. All lines and appurtenances shall be provided with 14-gauge, single-strand, direct bury copper wire. Trace wire shall:
i. be green
ii. be protected from crimping and other damage.
iii. be located on the top of the pipe, and brought to the surface at all appurtenances and connect to existing wire.
iv. be spliced per YAG 3-19
v. pass a continuity test conducted by the contractor, and witnessed by the Engineer of Record and the Town.
D. PVC sewer pipe & fittings shall be installed pursuant to ASTM D2321 and ASTM D3034-00.
E. Sewer manhole construction shall be pursuant to AAC R-9-E301.D.3.c.
F. Ductile Iron Pipe, when used, shall be cement or epoxy lined for sewage use and shall be poly-wrapped per the manufacturer s requirements.
G. The Town of Chino Valley is not liable for delays nor damages to installation of new utilities or relocation.
H. Building service lines/laterals shall be constructed of SDR-35 PVC pipe per the IBC, IRC and IPC. ABS plastic pipe is not allowed by the Town for building service lines/laterals.
I. The service pipeline shall have a disconnect cleanout installed on the public side of the P.U.E. at the building property line. The disconnect cleanout shall be a 4-inch diameter PVC SDR-35 Elder Valve Tee fitting. The riser pipe shall also be of 4" PVC SDR-35 pipe. The riser pipe shall be topped with a threaded brass flush cap 6" below the final grade surface enclosed within ductile iron valve box at the finished surface grade. The Town will supply both the elder valve fitting and the valve box when the connection permit is obtained from the Town.
J. Sewer laterals are required to be tested to the specifications of the Town s Standards and Details.
K. The entire length of the sewer pipeline shall be tested for deflection using a 5% mandrel. Sewer line deflection tests shall be done on 100% of all PVC lines according to manufacturer s recommendations.
L. Sewer line low pressure air tests shall be done on 100% of all lines pursuant to ASTM designation F1417-92 Reapproved 1998.
M. All manholes shall be tested using the Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test, published by the American Society for Testing and Materials. Sewer manhole testing pursuant to AAC R-9-E301.D.3.f shall be done on 100% of all manholes.
N. Exfiltration testing or vacuum testing in accordance with ASTM designation C1244-93, Reapproved 2000 may be used.
O. After all infrastructure construction is completed, including paving, all sewer lines and manholes shall be cleaned to Town s satisfaction, at no cost to Town. Dirt and debris will not be permitted to be flushed into the existing mains.
P. Prior to final acceptance, the contractor shall be responsible for providing the Engineer of Record with a video or DVD, along with a printed report, of all of the main line installed. The video and report will be reviewed and deemed acceptable by the Engineer of Record before submittal to the Town. The Town shall review and accept this submittal prior to project release. The video work shall be performed after all other underground infrastructure has been completed and after all sewer lines have been thoroughly cleaned and flushed with verification of the cleaning and flushing procedure by the Engineer of Record and the Town. Video inspection and report shall include standing water depth measurements and both vertical and horizontal alignment certifications. The discovery of any flaws in the materials, pipe slope, or construction of the pipeline at the Town s sole discretion must be fixed at no cost to the Town before the Town will give final approval of construction.

ENGINEERS NOTES

1. Yavapai Association of Governments (YAG) Uniform Standard Specifications and Details for public works construction (latest edition including latest revisions and supplementals thereof per the Town of Chino Valley) are incorporated into these plans in their entirety.
2. All work required to complete the construction covered by these plans shall be in accordance with the YAG Standard Specifications and Details and current supplements thereof per the Town of Chino Valley unless specified otherwise in these plans or elsewhere. Contractors shall familiarize themselves with all required Standard Specifications, details and supplements prior to bidding the work for the construction covered by these plans.
3. The Contractor is to comply with all local, state, and federal laws and regulations applicable to the construction covered by these plans.
4. The Contractor is responsible for obtaining and complying with all permits required to complete all work covered by these plans.
5. The quantities and site conditions depicted in these plans are for informational purposes only and are subject to error and omission. Contractors shall satisfy themselves as to actual quantities and site conditions prior to bidding the work for the construction covered by these plans.
6. A reasonable effort has been made to show the locations of existing underground facilities and utilities in the construction area. The Contractor is responsible for any damage to utilities and/or facilities caused during their construction operations. The Contractor shall call for Blue Stake (811) prior to any excavation.
7. The Contractor is responsible for all coordination of construction affecting utilities and the coordination of any necessary utility relocation work.
8. The Contractor is to verify the location and the elevations of all existing utilities at points for tie-in prior to commencing any new construction. Should any location or elevation differ from that shown on these plans, the Contractor shall contact the Owner's agent.
9. The Contractor shall notify the Town of Chino Valley Public Works department at least 2 working days in advance of construction for inspection. Call (928) 636-7140.
10. The Contractor shall be required to install a night tie in for any new waterline that will affect existing service sufficient to warrant same in the opinion of the Town off-site inspector.
11. These plans are subject to the interpretation of intent by the Engineer. All questions regarding these plans shall be presented to the Engineer. Anyone who takes upon themselves the interpretation of the drawings or makes revisions to them without conferring with the Design Engineer shall be responsible for the consequences thereof.
12. The final construction as-builts must be certified by an engineer licensed in the State of Arizona.
13. The Contractor shall make no claim against the Owner, the Engineer or Surveyor regarding inaccuracy of construction stakes set forth by the Engineer or Surveyor, unless all survey stakes set by the Engineer or Surveyor are maintained intact and can be verified as to their origin. If, in the opinion of the Engineer or Surveyor, the stakes are not maintained intact and cannot be verified as to their origin, any remedial work required to correct any item, shall be performed at the sole expense of the responsible Contractor or Subcontractor.
14. Nothing contained in the contract documents shall create, nor shall be construed to create, any contractual relationship between the Engineer and the Contractor or any Subcontractor.
15. The Engineer shall not be responsible for construction means, methods, techniques, sequences or procedures or for safety precautions or programs utilized in connection with the work. The Engineer will not be responsible for the Contractor's failure to carry out the work in accordance with the contract documents.
16. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer.
17. Prior to bidding the work, the Contractor shall thoroughly satisfy himself as to the actual conditions, earthwork quantities, and requirements of work and excess or deficiency in earthwork quantities, if any. No claim shall be made against the Owner/Developer or Engineer for any excess or deficiency therein, actual or relative.

PAVING AND DRAINAGE NOTES

1. All construction to conform to YAG Specifications and Details, latest revisions, unless modified on the plans.
2. Town of Chino Valley Public Works Department permit will be required for all off-site construction and construction within public right-of-way and easements.
3. The Chino Valley Engineering Department shall be notified 48 hours or 2 working days prior to beginning of construction.
4. Work performed without the approval of the Town Engineer and/or owner and all work materials not in conformation with the plans and specifications is subject to removal and replacement at the contractor's expense.
5. No job will be considered complete until all curbs, pavement, and sidewalks have been swept clean of all dirt and debris.
6. The contractor shall keep suitable equipment on hand at the job site for maintenance dust control, and shall control dust as directed by the appropriate agencies.
7. A thorough attempt has been made to show the locations of all underground obstruction and utility lines in the work area; however, the contractor shall be responsible for any damage to obstructions and utility lines encountered during construction, and shall determine the exact location of utilities in advance of trenching. The engineer and/or developer will not guarantee any elevations or locations of existing underground utilities shown on these plans.
8. All frames, covers, valve boxes, manholes, etc., shall be adjusted to finished asphalt or curb grades after placement of surface course and prior to chip seal by the contractor as per YAG Standard Detail 4-05.
9. The contractor shall be responsible for coordinating the relocation of all utilities, power poles, etc., that may be necessary.
10. Base course will not be placed on subgrade until subgrade requirements have been completed and accepted by the Town Engineer.
11. No paving construction shall be started until all underground utilities within the roadway prism are completed and testing has been approved.
12. The contractor is required to contact Blue Stake two working days (48 hours) prior to commencement of construction (811).
13. All obstructions in right-of-way shall be removed before any construction is permitted.
14. Any quantities shown on the plans are not verified by the Town of Chino Valley.
15. Subgrade preparation and compaction to be per YAG Section 301.
16. All A.C. shall be C- 3/4 " as per applicable M.A.G. Specifications Mix design shall be submitted prior to start of construction.
17. Pavement shall include a Chip Seal Coat per YAG Section 330. Chip seal shall be Y.A.G. Standard 3/8 " chips.
18. All plans, signed by the Town of Chino Valley Public Works, are null and void one year from date of signature if construction has not started.
19. Contractor shall be responsible for submitting to the Town Engineer for approval, traffic control plans which shall be made part of the plan review request.
20. The contractor and or owner shall warrant all work for a minimum of a 2 year period from the final acceptance date by the Town of Chino Valley.
21. All HDPE and RGRCP storm drain pipe shall be smooth bore.
22. All HDPE to be per MAG Spec. 738 (2010 Edition) with water tight fittings and gaskets.
23. If erosion control mattress chosen by contractor differs from this plan set he must submit specifications to project engineer and Town of Chino Valley for written approval prior to installation.
24. All rip-rap to be hand placed per MAG Standards unless otherwise indicated as loose or dumped rip-rap.
25. All HDPE, CMP, and RGRCP to be installed per manufacturers recommendations including, but not limited to, trench width and depth and width of bedding and shading. Bedding and shading material to be per COP Det. 2-02P and compacted to 95%. See reference detail on drawing D.01 of this plan set.

EARTHWORK NOTES

1. ALL VOLUMES ARE RAW AND DO NOT INCLUDE SPOILS FROM UTILITY TRENCHES
2. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
3.. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, EARTHWORK QUANTITIES, AND REQUIREMENTS OF WORK AND EXCESS OR DEFICIENCY IN EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

NOTES:
NO GEOTECHNICAL REPORT WAS PROVIDED BY CLIENT, TO THE ENGINEER. THE CONTRACTOR IS TO OBTAIN A GEOTECHNICAL ENGINEER FOR THE TESTING AND RECOMMENDATION OF PLACING ALL ENGINEERED FILL MATERIAL.

SCOTT A. LYON, P.E.
Registered Professional Engineer (Civil)
CERTIFICATE NO. 35898
SCOTT A. LYON
Date Signed 11/04/15
ARIZONA U.S.A.
EXPIRES 3-31-16

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
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LYON ENGINEERING
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1650 Willow Creek Rd, Prescott, AZ 86301
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GREEN GLOBAL FARMS INC.
306-33-005D IMPROVEMENT PROJECT
CIVIL

GENERAL NOTES

DATE NOVEMBER 2015
LYON PROJECT # 1054-03
DRAWING NUMBER G.02
SHEET 2 OF 4

PROJECT QUANTITIES

DESCRIPTION OF ITEM	TOTAL	UNITS
GRADING		
EXCAVATION (CUT)	851	CY
FILL	10	CY
ROADWAY		
6" PCC ON 8" ABC	2,135	SY
DRAINAGE		
6" DUMPED RIP-RAP	74	SY
SEWER		

PLANS SYMBOL LEGEND

WATER & SEWER

- SEWER MANHOLE
- EXISTING SEWER MANHOLE
- 12"S — SEWER MAIN
- 12"S — SEWER STUB
- EX.12"S — EXISTING SEWER MAIN
- EX.24"EFF — EXISTING EFFLUENT MAIN
- 12"W — WATER MAIN
- EX.12"W — EXISTING WATER MAIN
- FIRE HYDRANT
- AIR RELEASE
- BLOW OFF
- VALVE
- BEND
- 1 — UTILITY POTHOLE LOCATION

ROAD & DRAINAGE

- DRAINAGE CULVERT
- MAG HEADWALL
- MAG DROP INLET HEADWALL
- ADOT HEADWALL
- EX.EDGE OF PAVEMENT
- GUARD RAIL
- RIP-RAP
- X — X — BARB WIRE FENCE
- TRAFFIC SIGN
- LYON ENGINEERING PROJECT BENCHMARK
- EXISTING CONTOUR
- PROPOSED CONTOUR

DRY UTILITIES

- TV — EXISTING CABLE
- TV — EXISTING FIBER OPTIC
- G — EXISTING GAS
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE

ABBREVIATION LEGEND

A.B.C.	AGGREGATE BASE COURSE
AC	ACRE
ADOT	ARIZONA DEPARTMENT OF TRANSPORTATION
APPROX.	APPROXIMATELY
APS	ARIZONA PUBLIC SERVICE
ARACFC	ASPHALT-RUBBER ASPHALTIC CONCRETE FRICTION COURSE
ARV	AIR RELEASE VALVE ASSEMBLY
BFV.B.&C.	BUTTERFLY VALVE BOX & COVER
BK.	BOOK
BO	BLOW OFF
BOC	BACK OF CURB
BOP	BEGINNING OF PROJECT
C	CONCRETE ELEVATION
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC.	CONCRETE
CY	CUBIC YARDS
DBL	DOUBLE
DET.	DETAIL
DMH	DRAINAGE MANHOLE
DIAM.	DIAMETER
DIP	DUCTILE IRON PIPE
DVWY	DRIVEWAY
EFF	EFFLUENT
EL	ELEVATION
ELEC	ELECTRIC
ENG.	ENGINEERED
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EOS	EDGE OF SHOULDER
ESMT	EASEMENT
EX.	EXISTING
FG	FINISH GRADE ELEVATION
FH	FIRE HYDRANT
FIBER	FIBER OPTIC
FIN.	FINISH
FL	FLOW LINE
FM	FORCE MAIN
FO-GRD	FACE OF GUARD RAIL
G.V.B.&C.	GATE VALVE BOX & COVER
GE	TOP OF GRATE ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HORIZ.	HORIZONTAL
HW	HEADWALL
IE	INVERT ELEVATION
IRR	IRRIGATION MAIN
L	LENGTH
LEN	LENGTH
LF	LINEAR FEET
LPS	LOW PRESSURE SEWER
LS	LUMP SUM
LT	LEFT
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MPH	MILES PER HOUR
NO.	NUMBER
PC	POINT OF CURVATURE
PCCP	PRE-STRESSED CONCRETE CYLINDER PIPE
PG.	PAGE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVT	PAVEMENT GRADE
PROP.	PROPERTY
PRV	PRESSURE REDUCING VALVE
RGRCP	RUBBER GASKETED REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
RIM	RIM GRADE
RP	RADIUS POINT
RT	RIGHT
S	SEWER
S*	SLOPE
SD	STORM DRAIN
SF	SQUARE FOOT
SHLDR	SHOULDER
SI	STREET INTERSECTION
SPEC	SPECIFICATIONS
SSD	STOPPING SIGHT DISTANCE
STA.	STATION
STD	STANDARD
SQ	SQUARE
SW	SIDEWALK
SY	SQUARE YARDS
TB	THRUST BLOCKING
T.C.E.	TEMPORARY CONSTRUCTION ESMT.
TOC EL	TOP OF CURB ELEVATION
TOC	TOC OF CURB
ToCV	TOWN OF CHINO VALLEY
TRANS	TRANSITION
TYP	TYPICAL
UNS	UNISOURCE GAS
VERT.	VERTICAL
VG	VALLEY GUTTER
VLF	VERTICAL LINEAR FEET
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	POTABLE WATER
W/	WITH
XING	CROSSING
YAG	YAVAPAI ASSOCIATION OF GOVERNMENTS
YDS	YARDS

EARTHWORK ESTIMATED QUANTITIES

(VOLUMES SHOWN BELOW INCLUDE A 0% SHRINK/SWELL FACTOR NO GEOTECHNICAL REPORT AVAILABLE)

		TOTAL
CUT (CY)		851
FILL (CY)		10
BALANCE (CY)		841

EARTHWORK NOTES

1. ALL VOLUMES DO NOT INCLUDE SPOILS FROM UTILITY TRENCHES.
2. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
3. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, EARTHWORK QUANTITIES, AND REQUIREMENTS OF WORK AND EXCESS OR DEFICIENCY IN EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
4. EARTHWORK QUANTITIES DO NOT INCLUDE OVEREXCAVATION FOR RIPRAP.

SCOTT A. LYON, P.E.

Registered Professional Engineer (Civil) CERTIFICATE NO. 35898 SCOTT A. LYON Date Signed 11/04/15 ARIZONA U.S.A.

EXPIRES 3-31-16

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GREEN GLOBAL FARMS INC.
306-33-005D IMPROVEMENT PROJECT
CIVIL

PROJECT QUANTITIES, ABBREVIATION AND SYMBOL LEGEND, AND GEOMETRICS

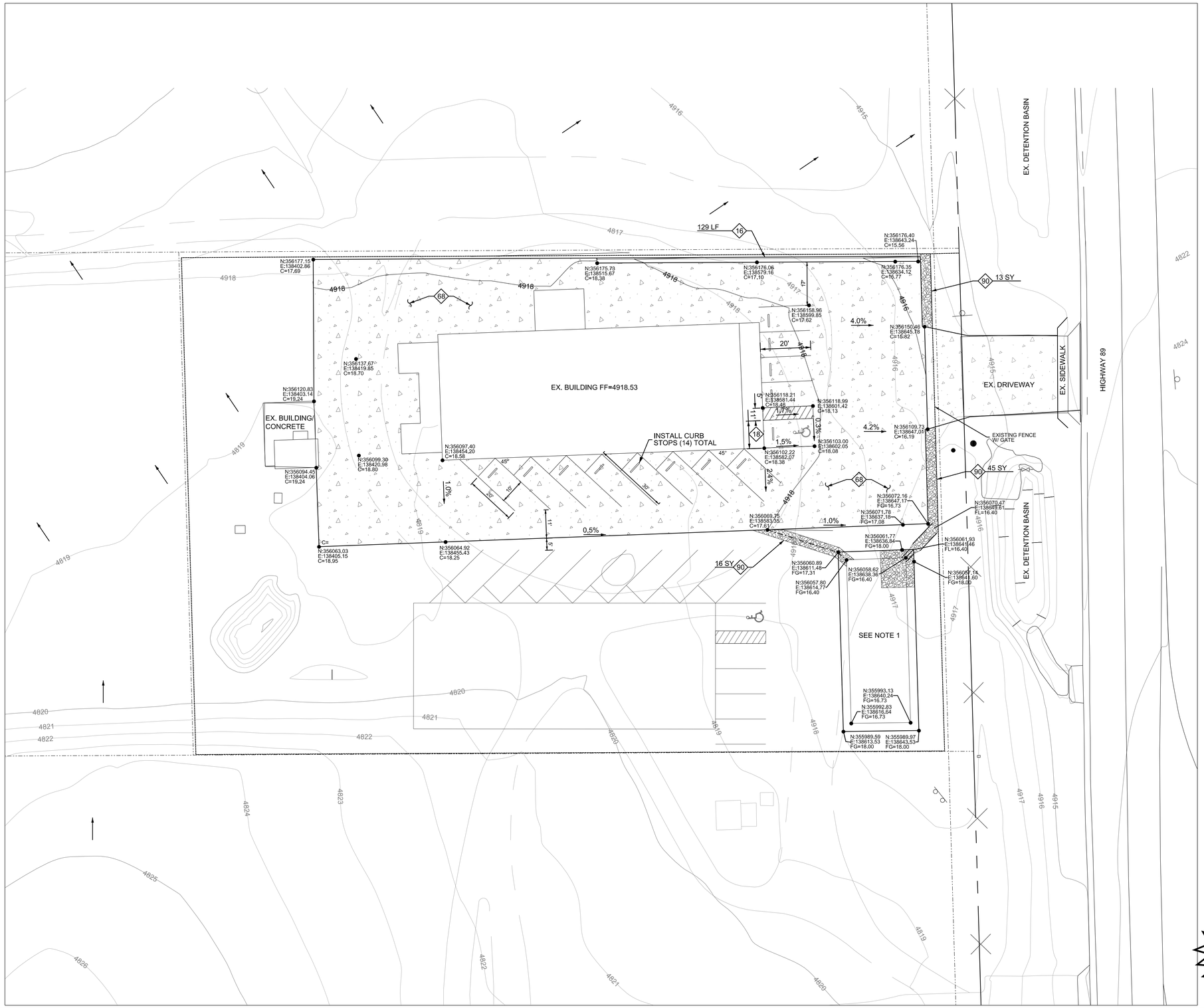
DATE NOVEMBER 2015

LYON PROJECT # 1054-03

DRAWING NUMBER G.03

SHEET 3 OF 4

FILENAME: G:\Projects\1054_Pickard\1054-05 Napa Building\CADD\DGN\PLANSET\Napa Plan.dgn



NORTH

0 40 80

DRAWING SCALE
1 inch = 40 Feet, Horizontal
1 inch = 5 Feet, Vertical
(This scale is valid for 22"x34" sheets only)

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ROADWAY & DRAINAGE KEY NOTES

- 16 — INSTALL CURB AND GUTTER PER MAG STD. 220-1 (A)
- 18 — INSTALL HANDICAP PARKING SIGN MOUNTED ON POST
- 68 — INSTALL 6" PCC ON 8" ABC
- 90 — INSTALL RIP-RAP PER: PER MAG 220

NOTE 1:
DETENTION POND OUTLET IS A RECTANGULAR IN SHAPE WITH A WIDTH OF 2.4 FT WIDE BY 1.0 FT TALL.

CONCRETE ROADWAY

INSTALL 6" RIP RAP OVER MIRAFI TYPE 140 NL NON-WOVEN FABRIC OR APPROVED EQUAL. FLOWLINE GRADES ARE TO THE TOP OF THE RIP RAP.

DIRECTION OF RUNOFF (FLOW ARROW)

NOTE:
RETAINING WALL DESIGN BY STRUCTURAL ENGINEER SEE SEPARATE PLANS SET.

WARNING!
HIGH VOLTAGE
OVERHEAD POWER LINES
CONTRACTORS TO USE EXTREME CAUTION WHEN WORKING UNDER OR NEAR POWER LINES

GRADING & DRAINAGE NOTE LEGEND

EG=01.00	EXISTING GRADE
EOP=01.00	EXISTING PAVEMENT
FG=01.00	FINISHED GRADE
TC=01.00	TOP OF CURB
FF=01.00	FINISHED FLOOR
PAD=01.00	FINISHED PAD
P=01.00	FINISHED PAVEMENT
FL=01.00	FLOW LINE ELEV.
0.5%	PROPOSED SLOPE

SCOTT A. LYON, P.E.
Registered Professional Engineer (Civil)
CERTIFICATE NO. 35898
SCOTT A. LYON
Date Signed 11/04/15
ARIZONA U.S.A.
EXPIRES 3-31-16

DESIGN	DRAWN	CHECKED	APPROVED
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GREEN GLOBAL FARMS INC.
306-33-005D
IMPROVEMENT PROJECT

CIVIL

SITE GRADING PLANS

DATE
NOVEMBER 2015
LYON PROJECT #
1054-05
DRAWING NUMBER
C.01
SHEET 4 OF 4

FILENAME: G:\Projects\1054_Pickard\1054-05 Napa Building\CADD\DGN\PLANSET\Napa Plan.dgn