BUSINESS MANAGEMENT SERVICES, LLC

FINAL DEVELOPMENT PLAN

CULTIVATION FACILITY

A PORTION OF APN 402-14-239X CONSISTING OF 5.39 ACRES

SITUATED IN THE THE SOUTHWEST QUARTER OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 20,

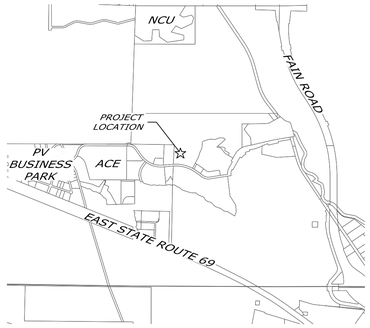
TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

DEVELOPER

BUSINESS MANAGEMENT SERVICES, LLC
3939 E. SHANGRI LA ROAD
PHOENIX, ARIZONA 85028
(602) 373-3884

CIVIL ENGINEER

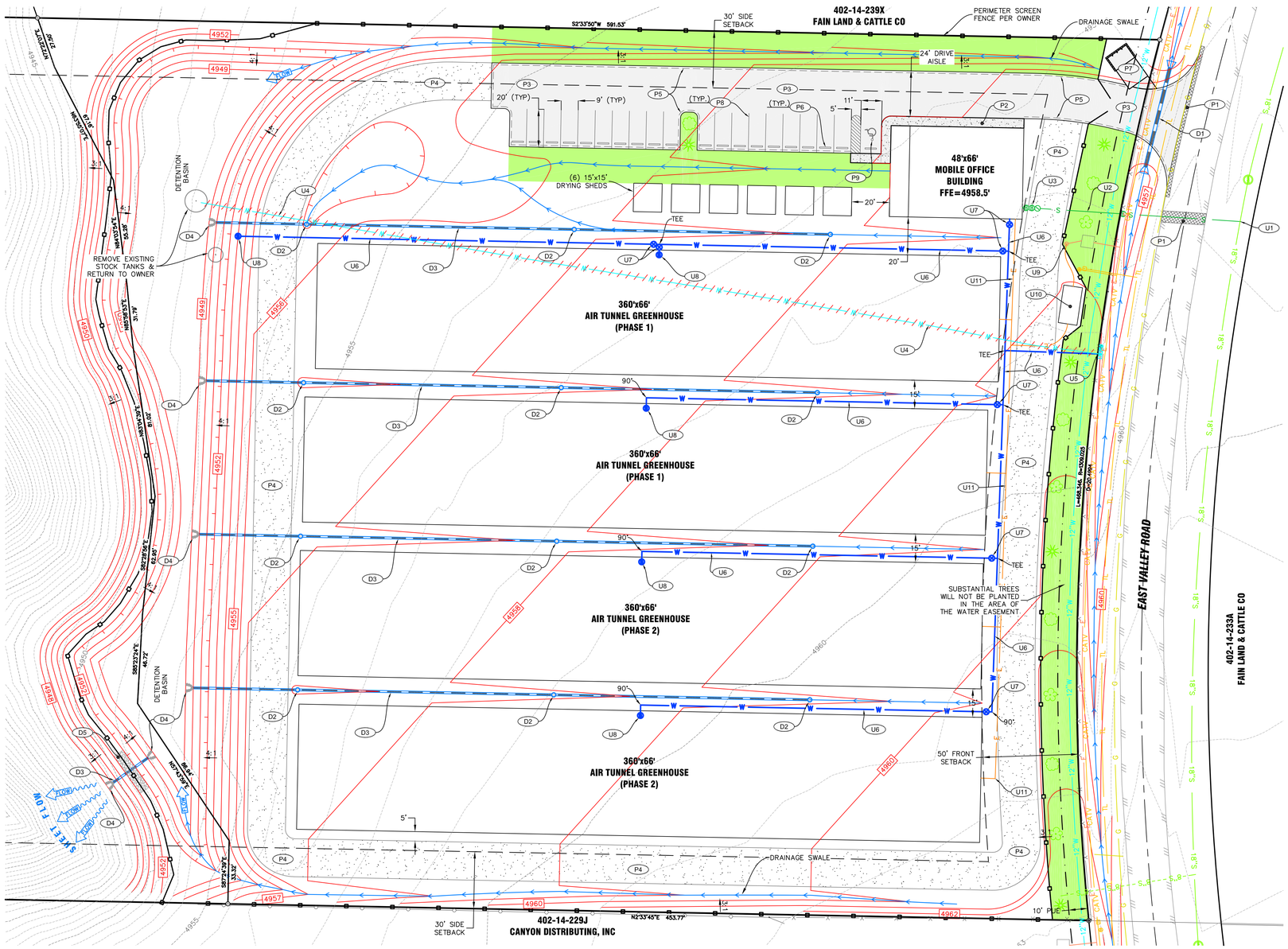
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE, SUITE B
PRESCOTT, ARIZONA 86305
(928) 717-0171



VICINITY MAP

0 1/4 1/2 1 MI

SCALE: 1" = 1/2 MILE



CIVIL IMPROVEMENT KEYNOTES

DRAINAGE			
D1	DRIVEWAY CULVERT W/METAL END SECTIONS (21"x15" ARCH)	55	LF
D2	DRAIN INLET (12" NYLOPLAST INLINE DRAIN WITH GRATE)	12	EA
D3	DRAIN PIPE (12" SMOOTH BORE HDPE)	1,340	LF
D4	STACKED ROCK HEADWALL (SITE HARVESTED)	6	EA
D5	EMERGENCY DETENTION OVERFLOW STRUCTURE	1	EA

UTILITIES			
U1	CONNECT TO EXISTING SEWER MAIN PER QCSD 440P-1	1	EA
U2	SEWER SERVICE LINE (4" PVC SDR-35)	120	LF
U3	SEWER 2-WAY CLEANOUT & BACKFLOW PREVENTION PER PVSD 440PV	1	EA
U4	REMOVE EXISTING WATER SERVICE LINE	485	LF
U5	CONNECT TO EXISTING 1" WATER METER & RPZA	1	EA
U6	WATER SERVICE LINE (1" PEX)	1,300	LF
U7	WATER SHUT OFF VALVE & BOX	7	EA
U8	WATER YARD HYDRANT PER OWNER	5	EA
U9	CONNECT TO EXISTING POWER, CATV & PHONE SERVICE	1	EA
U10	POWER SERVICE PANEL & BACKUP GENERATORS	1	LS
U11	POWER SERVICE LINE & CONNECTIONS PER ELECTRICAL	400	LF

PAVING & SITE WORK			
P1	PAVEMENT REPLACEMENT PER QCSD 200Q	310	SF
P2	SIDEWALK PER QCSD 230Q	550	SF
P3	3" AC / 6" AB / 8" PREPARED SUBGRADE PER SOILS REPORT	1,430	SY
P4	6" AB / 8" PREPARED SUBGRADE PER SOILS REPORT	2,820	SY
P5	THICKENED PAVEMENT EDGE PER QCSD 201Q	720	LF
P6	TYPE 'A' PRECAST SAFETY CURB PER MAGSD 150	20	EA
P7	SANITATION DUMPSTER PER QCSD 144P	1	EA
P8	WHITE PARKING STALL STRIPING	1	LS
P9	WHITE ADA ACCESSIBLE PAINT MARKINGS	1	LS

EXISTING LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- ADJACENT BOUNDARY
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- BARB WIRE FENCE
- CHAIN LINK FENCE
- CABLE TV LINE
- TELEPHONE LINE
- ELECTRIC LINE
- GAS LINE
- 18"S — 18" SEWER MAIN
- 8"S — 8" SEWER SERVICE
- 12"W — 12" WATER MAIN
- W — WATER SERVICE LINE
- WATER METER
- REDUCED PRESSURE ZONE ASSEMBLY
- FIRE HYDRANT
- CUSTOMER VALVE WITHOUT BOX
- SEWER MANHOLE
- ELECTRIC RISER
- SWITCHING CABINET
- TELEVISION RISER
- TELEPHONE RISER

PROPOSED LEGEND

- BUILDING SETBACK
- ELEVATION CONTOUR
- WATER SERVICE LINE
- WATER LINE REMOVAL
- SEWER SERVICE LINE
- ELECTRIC SERVICE LINE
- FLOWLINE
- PERIMETER SCREEN FENCE
- STORMDRAIN PIPE
- CULVERT END SECTION
- STORMDRAIN INLET
- STACKED ROCK HEADWALL
- WATER VALVE
- YARD HYDRANT
- SEWER CLEANOUT
- SEWER BACKFLOW PREVENTER
- CALCULATED PROPERTY CORNER
- PROPERTY CORNER TAGGED 17564
- AC PAVEMENT
- CONCRETE FLATWORK
- GRAVEL ACCESS ROAD
- LANDSCAPE AREA PER TOWN OF PRESCOTT VALLEY CODE

BASIS OF BEARINGS & BENCHMARKS

THE BASIS OF BEARING FOR THIS PROJECT IS N02°33'45"E A DISTANCE OF 718.31 FEET ALONG THE WEST LINE OF THE SUBJECT PARCEL BETWEEN TWO 1/2" REBARS WITH TAG RLS 17564. ELEVATION DATUM IS NAVD 88 AND COORDINATE SYSTEM IS THE TOWN OF PRESCOTT VALLEY (AZSPF).

BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEVATION(88)
BENCHMARK #1	SW PROPERTY CORNER	1304154.14	588902.55	4962.79
BENCHMARK #2	NW PROPERTY CORNER	1304871.74	588934.67	4920.03

LANDSCAPE STATISTIC

PARCEL AREA = 367,663.68S.F. OR 8.44 AC.±
DISTURBANCE AREA = 243,291.32 S.F. OR 5.85 AC.±
LANDSCAPE AREA = 18,071.80 S.F. OR 0.421 AC.±
7.18% OF THE DISTURBANCE AREA
& 4.98% OF THE TOTAL AREA

FINAL DEVELOPMENT PLAN

0 15' 30' 60'

SCALE: 1" = 30'

PARKING DATA

THERE ARE 19 REGULAR PARING SPACES AND 1 ADA SPACE ON THE SITE
10 REGULAR SPACES AND 1 ADA SPACE ARE REQUIRED.

Call at least two full working days before you begin excavation. ARIZONA 811 Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

REVISIONS

NUM.	DESCRIPTION	DATE	BY

- ☒ FOR REVIEW ONLY
- ☐ FOR BID ONLY
- ☐ FOR APPROVAL ONLY
- ☐ FOR RECORDING ONLY
- ☐ FOR CONSTRUCTION ONLY
- ☐ FOR AS-BUILT ONLY

GRANITE BASIN ENGINEERING, INC.
1981 Commerce Center Circle, Suite B
Prescott, AZ 86301
928.717.0171

BUSINESS MANAGEMENT SERVICES, LLC
3939 E. SHANGRI LA ROAD
PHOENIX, ARIZONA 85028

FINAL DEVELOPMENT PLAN
CULTIVATION FACILITY
SITE PLAN

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 33861 THOMAS A. BOSTWICK ARIZONA U.S.A. Date Signed 06/23/16 Expires 6/30/17

JOB:	16035
DATE:	6/24/2016
SCALE:	AS SHOWN
FIELD:	DP
DRAWN:	DB/TL
CHECKED:	TL

1

SHEET 1 OF 1

PLOTTED: Jun 24, 2016-6:42am

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