MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 28, 2015, at or after 6:30 PM

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on October 28, 2015, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

MARANA PLANNING COMMISSION
Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times
Regular Commission meetings are usually held on the last Wednesday of each month at 6:30 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings
If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC
At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of Minutes of the July 29, 2015 Meeting

B.

Public Hearings

1. **CUP1509-002 Wireless Communication Facility for Verizon Wireless Hartman-Linda Vista.** Relating to Development; approving a conditional use permit to allow for the development of a new wireless communication facility at 5541 W. Linda Vista Blvd. (Steven Vasquez)

2. **PCM1510-001 Amendments to Titles 5 and 22 and comprehensive revisions and reformatting of Titles 1-4, 6-15, 21, 23 & 25 of Land Development Code into Title 17 of the Town Code.** Recommendation to the Council to amend the Marana Land Development Code Title 5 (Zoning) to revise the minimum lot width for the R-6 zone from 55 to 50 feet and correct formatting issues with Section 05.10.12.G and Title 22 (Off Street Parking and Loading) to replace the handicapped parking spaces minimum dimensions found in Table 1 with those of the current American with Disabilities Act. And to propose comprehensive revisions to Titles 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 21, 23 and 25 to eliminate redundant, unnecessary and out-of date provisions and procedures; conform the language to the standard Marana Town Code numbering and stylistic conventions; consolidate duplicative language and provisions; and move the provisions from the separate Land Development Code into the Marana Town Code. (Ryan Mahoney)

C. **Commission Action**

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

1. **PRV1503-003 The Preserve at Twin Peaks Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1503-003, a preliminary plat for The Preserve at Twin Peaks, Lots 1-195, and Common Areas "A", "B", and "C". (Brian Varney)

D. **Informational Items/Possible Action Items**

1. **Recommendation to move the following Planning Commission meetings**; November 25, 2015 to November 18, 2015 & December 30, 2015 to December 16, 2015. (Ryan Mahoney)

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. § 38-431.03(A)(3), the Planning Commission may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

ADJOURNMENT

Planning Commission
Meeting Date: 10/28/2015

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: October 28, 2015

Subject: **Approval of Minutes of the July 29, 2015 Meeting**

Attachments

Draft minutes

PLANNING COMMISSION MEETING
MINUTES
11555 W. Civic Center Drive Marana, Arizona 85653
Council Chambers, July 29, 2015, at or after 6:30 p.m.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, Commissioner

DRAFT

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER. **Chairman Schnee** called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE
Led by **Chairman Schnee**.

ROLL CALL. Terri Byler, Planning Commission Secretary, called roll. Commissioner Fehrmann was absent. There was a quorum present.

CALL TO THE PUBLIC. No speaker cards presented.

ELECTION OF BOARD CHAIR AND VICE-CHAIR.

Motion moved by Commissioner Jakab to nominate Tom Schnee as Chair of the Commission, seconded by Commissioner Miklosi. Motion passed unanimously.

Motion moved by Commissioner Miklosi to nominate Don Duncan as Vice Chair of the Commission, seconded by Commissioner Jakab. Motion passed unanimously.

APPROVAL OF AGENDA. ***Motion to approve by Vice Chair Duncan, seconded by Commissioner Jakab. Passed unanimously .***

ANNOUNCEMENTS.

GENERAL ORDER OF BUSINESS. Approval of June 24, 2015 meeting minutes. ***Motion to approve by Commissioner Miklosi, seconded by Commissioner Jakab. Passed unanimously.***

PUBLIC HEARINGS.

1. PCM1501-001 Amendment of the Willow Ridge Development Agreement Amendment of the Willow Ridge Development Agreement as it applies to Willow Vista. A request for a recommendation to the Town Council for approval of the Amendment to the Willow Ridge Development Agreement as it applies to Willow Vista. The 30.6 acre property subject to this development agreement is generally located south of Cortaro Farms Road and east of Sandy Desert Trail in Section 25, Township 12S, Range 12E. (Brian Varney)

Presented by **Brian Varney,** who stated, this was a staff initiated request to amend the Willow Ridge Development Agreement as it applies to the Willow Vista subdivision. The town entered into the development agreement for Willow Ridge in April of 2004.

Chairman Schnee had no concerns with the proposed project. **Vice Chair Duncan** had a question regarding the Mitigation Funding IGA Amendment with Pima County. **Frank Cassidy** specified the item will tentatively go before the Board of Supervisors in September for approval of the amended IGA. **Mr. Cassidy** explained the original development agreement with the original developer called for a $6400 per unit fee. $5000 of that was committed to the county for purchase of open space. The town entered into an IGA with the county to transfer the funds. Part of the amendment to the development agreement was to reduce the fee so that the same amount of money goes to the county, dividing it among 69 units instead of 35 units.

There were no concerns from the Commission. Seeing there were no speaker cards, **Chairman Schnee** opened and closed the public portion of the hearing.

Motion to approve by Commissioner Jakab, seconded by Commissioner Miklosi. Passed unanimously. 6-0.

COMMISSION ACTION.

1. PRV1503-001 Willow Vista Preliminary Plat A request for a recommendation to the Marana Town Council for approval of PRV1503-001, a preliminary plat for Willow Vista, Lots 1-69 and Common Area 'A'. The proposed single-family residential development contains approximately 30.62 acres and is located south of Cortaro Farms Road and east of Sandy Desert Trail. (Brian Varney)

Brian Varney stated that the Planning Commission heard the rezoning request for the property in February of 2015, recommending approval to the Town Council.

DRAFT

The Town Council heard the rezoning request in April of 2015, adopting Ordinance 2015.008; approving a rezoning from R-16 to R-6. The proposed development includes 69 single-family lots, common area "A" (open space), maintaining a large amount of natural undisturbed open space and a perimeter landscape bufferyard. The minimum proposed lot size is 6,505 S.F. Approximately 49.64% of the site will be developed as residential lots and related infrastructure. 40.2% will be natural undisturbed open space and 10.19% will be disturbed open space.

Two primary access points will be off of Sandy Desert Trail. A gated emergency access will be off of Cortaro Farms Rd. All streets will be public and conform to Marana's 46-foot standard street section. There will also be enhanced landscaping along the streets. Water service will provided by Town of Marana. Sewer will be provided by Pima County.

Chairman Schnee asked about the planned access for the existing home. **Ken Perry, Perry Engineering,** stated that the owner, along with the other property owner, has agreed to dissolve the requirement for the access. The property owner will have access off of Cortaro. **Keith Brann** due to a raised median on Cortaro the owner will have to make a right turn. Also, Pima County is in the process of moving forward with a Cortaro-widening project, which includes plans for the raised median to continue to Thornydale Road.

There were no questions from the Commission.

Motion to approve by Commissioner Jakab, seconded by Commissioner Officer. Passed unanimously. 6-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. ***Motion to adjourn at 6:52 p.m. by Commissioner Jakab, seconded by Commissioner Miklosi. Passed unanimously.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on July 29, 2015. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

DRAFT

Planning Commission

Meeting Date: 10/28/2015

To: Planning Commission

From: Steven Vasquez, Planner I

Date: October 28, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: **CUP1509-002 Wireless Communication Facility for Verizon Wireless Hartman-Linda Vista.** Relating to Development; approving a conditional use permit to allow for the development of a new wireless communication facility at 5541 W. Linda Vista Blvd. (Steven Vasquez)

Discussion:

SUMMARY OF APPLICATION

Verizon Wireless, represented by Pinnacle Consulting Inc., requests approval of a conditional use permit for the development of a new wireless communication facility at 5541 W. Linda Vista Blvd. - the site of the Town of Marana water reservoir and pump station on the south side of Linda Vista Blvd., approximately 980 feet west of the intersection of Linda Vista and Hartman Ln.

MARANA LAND DEVELOPMENT CODE

Pursuant to Title 23 of the Town of Marana Land Development Code, approval of a conditional use permit is required for the development of a wireless communication facility that includes the construction of a new tower. It must be approved at a public hearing held by both the Planning Commission and Town Council.

PROPOSED LAND USE

The proposed wireless communication facility (WCF) will consist of a new antenna tower measuring 54 feet in height as well as associated equipment and power cabinets and emergency generator within a 864 (36' X 24') square foot lease area. The entire lease area is proposed to be enclosed with an eight foot high CMU wall to match the existing wall enclosures on the site. The 54 foot monopole will be designed as a "monopalm" - a simulated palm tree that will be engineered to accommodate a three-sector antenna array to expand Verizon's wireless services (voice and data) coverage and offload capacity at overused or heavily trafficked sites nearby. The antenna array will be concealed with the foliage of the simulated palm tree bringing the monopalm to a total proposed height of 59 feet. The applicant has proposed to plant two live palm trees adjacent to the lease area for additional realistic context to the site. Site lighting has full cut off fixtures on a four hour timers and should turn on only during periodic servicing.

There is an existing WCF on the site that is a monopalm. Collocation on it is not an option as another carrier is being considered for it. Adding another array to it , if possible, would defeat the purpose of the monopalm as a camouflage technique.

EXISTING LAND USE - NEIGHBORHOOD IMPACT

The site is a portion of the Hartman Vistas subdivision that was dedicated to the Town of Marana for use as a water reservoir and pump station. The site is currently zoned MR-1 (Multi Family High Density). The property east of the site is zoned VC (Village Commercial) and is utilized as common area (natural open space) for the Hartman Vistas subdivision. The property south and west of the site is zoned R-6 (Residential) and is utilized as common area (natural open space) for Hartman Vistas. The proposed

location of the facility is approximately 500 feet (across natural open space) from the nearest residence within Hartman Vistas. The site borders land within Pima County zoned SR (suburban Ranch) to the north (across from Linda Vista Blvd.). The proposed location is approximately 400 feet to the nearest residence north of Linda Vista Blvd.

PUBLIC/CITIZEN PARTICIPATION

Pinnacle Consulting, Inc was in attendance at a regularly scheduled Hartman Vista's HOA meeting held on October 7, 2014 at 6:00 at the Wheeler Taft Abbett Library at 7800 N. Schisler Dr. to provide information concerning the WCF. The community manager provided mailing labels for the Hartman Vistas community and 353 notices were sent prior to the meeting. In addition the six closest parcels on the north side of Linda Vista Blvd. were sent notice by first class mail. Ten people were in attendance at the meeting - all residents of Hartman Vistas. Photo simulations and a site plan were available to review and the project was presented. No objections were given. A copy of the letter and sign in sheet is included with the "Conditional Use Permit Narrative" attached to this report. At its June, 2015 meeting, the Hartman Vistas Board of Directors discussed the proposed use and had no objections to it. A copy of the Board of Directors letter is included in the "Communication Facility Plan" attached to this report.

PUBLIC NOTIFICATION

The public hearing for this request was advertised and all property owners within 300 feet of the subject property were notified by mail informing them of the proposed use. As of the date of this report, staff has not received any letters of protest and no phone calls regarding the proposed conditional use.

RECOMMENDED FINDINGS OF FACT

Overall, staff finds that this proposed use is consistent with the intent of Title 23 of the Land Development Code, the Town of Marana General Plan and complies with the requirements of a conditional use permit. Staff is recommending approval based on the recommended findings of fact.

1. The applicant has demonstrated that the proposed location is appropriate and complies with the intent of Title 23 of the Land Development Code.
2. The proposed use does not appear to be detrimental to the immediate area and to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.
3. The proposed use will not adversely affect the orderly development of property within the Town.
4. The proposal will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the Town of Marana.
5. The proposed use is consistent with the objectives, policies, general land uses and programs specified in the General Plan.
6. The proposed use will not create a nuisance or enforcement problem within the neighborhood.
7. The proposed use is allowable within this zoning designation subject to conditional use permit approval and will not encourage marginal development within the neighborhood.
8. The proposed use will not create a demand for public services within the Town beyond that of the ability of the Town to meet in light of taxation and spending restraints imposed by law.
9. The proposed use does not conflict with the Town's approved funding priorities.
10. The proposed site is adequate in size and shape to accommodate the intended use and all requirements for the zone district including but not limited to setbacks, walls, landscaping and buffer yards.

CASE ANALYSIS

Review Criteria

1. Ability to comply with Findings 1 through 10 of Procedures, title 10 of the Town of Marana Land Development Code, Section 10.10.D.

Staff finds that the proposed development complies with Findings 1 through 10 that apply to conditional use permits.

Staff Recommendation:

Staff recommends **approva**l of the Conditional Use Permit **with the following conditions**:

1. Compliance with all applicable provisions of the Town of Marana Codes and Ordinances including, but not limited to, Title 23 of the Land Development Code that are current at the time of development.
2. The applicant or designated representative shall obtain all required building permits prior to development of the wireless communication facility.
3. The applicant shall submit a written statement from the Federal Communication Commission (FCC) and the Federal Aviation Agency (FAA) that the proposed tower and its communications use by the applicant complies with applicable regulations administered by those agencies or that the tower is exempt from those regulations.
4. The applicant will be required to plant a minimum of two (2) live palm trees similar in appearance and height to the monopalm. The trees must be provided with permanent irrigation.
5. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation, or relives the applicant or land owner from responsibility to ensure compliance with all applicable federal and state laws and regulations including, but not limited to, the Endangered Species Act and the Clean Water Act. Appropriate experts should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.

Suggested Motion:

I move to recommend approval of Case No. CUP1509-002 Wireless Communication Facility for Verizon Wireless Hartman-Linda Vista subject to the recommended conditions.

Attachments

CUP1509-002 Application

CUP1509-002 Location Map

CUP1509-002 Narrative

CUP1509-002 Communication Facility Plan

CUP1509-002 Project Drawings

MARANA
PLANNING

TOWN OF MARANA SUBMITTAL APPLICATION

Type of Application (Check One)

- ❑ Annexation
- ❑ Preliminary Plat
- ❑ General Plan Amendment
- ❑ Conditional Use Permit
- ❑ Rezone
- ❑ Final Plat
- ❑ Landscape Plan
- ❑ Significant Land Use Change
- ❑ Specific Plan
- ❑ Development Plan
- ❑ Native Plant Permit
- ❑ Storm Water (SWPP)
- ❑ Variance
- ❑ Minor Land Division
- ❑ Native Plant Exception
- ❑ Other: _____
- ❑ Improvement Plan (Specify Type): _____

General Data Required

Project Name:_____ Parcel #(s):_____

Description of Project: _____ Gross Area (Acres):_____

Project Address/Location:_____

Property Owner:_____ Contact Person:_____

Street Address:_____ Email:_____

City:_____ State: _____ Zip Code:_____

Phone #:_____ Fax #:_____ Cell #:_____

Applicant:_____ Contact Person:_____

Street Address:_____ Email:_____

City:_____ State: _____ Zip Code:_____

Phone #:_____ Fax #:_____ Cell #:_____

Agent/Representative:_____ Contact Person:_____

Street Address:_____ Email:_____

City:_____ State: _____ Zip Code:_____

Phone #:_____ Fax #:_____ Cell #:_____

Authorization of Property Owner

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. **(If applicant is not the owner, attach written authorization from the owner)**.

_____	_____	_____
Print Name of Owner/Applicant	Signature	Date

Internal Use Only:

Project No. _____ Date Received _____ Signature _____

CUP1509-002
Verizon Wireless
Communication Facility
Conditional Use Permit



A request by Verizon Wireless to construct a wireless communication facility at 5541 W. Linda Vista Blvd.

Conditional Use Permit Narrative

Verizon Wireless – Wireless Communications Facility TUC_BLUEBONNET
September 24, 2015

PROPERTY OWNER
Town of Marana

APPLICANT
Verizon Wireless
126 W. Gemini Drive
Tempe, Arizona 85283

AGENT
Pinnacle Consulting Inc., Adam Brixius
1426 N. Marvin Street Suite 101
Gilbert, Arizona 85233

PURPOSE OF REQUEST

The purpose of this proposal is to provide wireless services as required by Verizon Wireless's Federal Communications Commission license. This site is being proposed to expand Verizon's wireless services (Voice and Data) coverage area and offload capacity at overused or heavily trafficked sites nearby.

DESCRIPTION OF PROPOSAL

This proposal consists of a 59' monopalm structure equipped with (12) antennas; along with associated appurtenances within a 24' x 36' lease area to be operated by Verizon Wireless. The proposed application will be screened by an 8' CMU screen wall with the wall finish to match the existing Town of Marana water facility screen wall. This is the least obtrusive Wireless Communication Facility design option that will satisfy the objective in the area which is to provide the needed additional service capacity the public demands.

RELATIONSHIP TO SURROUNDING PROPERTIES

The parent parcel is zoned MR-1. The surrounding properties zoning designations are; to the west R-6, the property to the north is SR (Pima County), the property to the east is VC, the property to the south is R-6.

LOCATION AND ACCESSIBILITY/CIRCULATION SYSTEM

Ingress and egress to the wireless communication facility (WCF) will be by paved roads via public Right-of-Way (ROW). Access will be directly off of W Linda Vista Blvd. Typically, one to three trips are generated per month from a wireless communications facility.

HOURS OF OPERATION

The proposed site will operate 24 hours a day, 7 days a week with no personnel onsite. The site will be connected to and monitored by a central switching center.

DEVELOPMENT PHASING

A typical site of this nature has a four to six week construction schedule.

COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES

The site is served by a single meter 200 amp service; Tucson Electric Power will be the service provider. Fiber provider will be determined before the Building Permit submission, there are a few choices in the area. Necessary telephone/fiber and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

NOISE, LIGHT, NUISSANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. Tech lighting has full cut off fixtures on a four hour timer and should only turn on during periodic servicing. The proposed facility will not generate any noxious odors, sounds, and vibrations. Extra noises are limited to small cooling fans within the equipment cabinets and a backup power generator in case of emergency services.

NEIGHBORHOOD IMPACT

The proposed facility's impact on the surrounding neighborhood will be minimal. The facility is adjacent to another monopalm operated by another wireless provider. The development in the area consists of residential communities. A residential development is approximately 500' south of the proposed site. The disguised design of the monopalm helps soften the visual impact of the facility.

PUBLIC PARTICIPATION

A neighborhood meeting was held October 7, 2014.

The neighborhood meeting took place at a regular scheduled HOA Board Meeting @ Wheeler Library - 7800 N Schisler Dr, Tucson, AZ 85743. The Community Manager provided mailing labels for the entire Hartman Vistas community, 353 notices were sent.

In addition to the six (6) closet parcels or 700' on the north side of Linda Vista Boulevard were sent notice by first class mail.

Marana Planning Staff Recommended to notice 300' and to contact the Hartman Vistas HOA.

Summary of Meeting:

Ten people were in attendance the evening of Oct. 7, 2014. All people in attendance were members of the Hartman Vistas HOA or residents in the Hartman Vistas subdivision. Photo simulations and a site plan were available to view and explanation of the project was given.

There were no objections or opposition present. All questions were answered in a professional manner.

Sign In Sheet and Notice letter included.

October 3, 2014

RE: Hartman Vista's HOA meeting presentation of Verizon Wireless project TUC_BlueBonnet

Proposed Location: Town of Marana Property – Hartman Vistas Water Tank Facility

Dear Resident or Interested Party,

Verizon Wireless/Pinnacle Consulting Inc. will be in attendance at the regularly scheduled Hartman Vista's HOA meeting on Oct 7, 2014 at 6:00pm for the purpose of providing information concerning the proposed application of a new Wireless Communications Facility for Verizon Wireless.

Location of HOA Meeting: Wheeler Library - 7800 N Schisler Dr, Tucson, AZ 85743

The proposed facility is needed to help the wireless coverage for Verizon Wireless in this region of Pima County / Town of Marana and will allow for increased access to advanced wireless voice & data services. Improvements will include construction of a fifty-nine foot (59') faux palm tree structure that will house and disguise all antennas along with an architecturally integrated equipment enclosure at the base of the monopalm.

Permitted in the Town of Marana by: Conditional Use Permit
Parcel: 221-06-4010
Zone: MR-1 Multi-Family (High Density)
Existing Use: Town of Marana Water Tank Facility / Wireless Communications

If you are unable to attend the neighborhood meeting, or for more information, please contact Site Acquisition Specialist, Adam Brixius at 480-217-3076 or email at **adam.brixius@pinnacleco.net.**

Regards,

Adam Brixius

PINNACLE CONSULTING, INC
Construction - Project Management - Site Development

Neighborhood Meeting

Date Oct. 7, 2014 Site Name TUC_BLUEBONNET

Name	Address	Phone/Email
Adam Gardner		620-3279 / adam.gardner@bbva.com
Annelle Gard.	1870 W Prince Rd #47	297-0297
Bret Summers	5448 W. Res Racer Dr (42)	
Jim Paret	5758 W King Snake dr	
Linda Grimes	5675 W KingSnake Dr	
Adam Pearce	5508 W Red Racer Dr.	aagsaz@aol.com
Marylou Gonzales	9312 N. Grizzly Flats Pl	490-9845
Mike Gonzales	9312 N. Grizzly Flats Pl	668-7106
Joshua Alexander	5673 W Copperhead Dr	
Mace Brown	9327 N. June Bug Dr.	808-1855

Communication Facility Plan
Verizon Wireless – Wireless Communications Facility TUC_BLUE BONNET
September 24, 2015

23.03.01. A,B, & C

A tower capacity report will be submitted after the Town approves the application, but before the building permit is issued.

Federal Communications Commission (FCC) and Federal Aviation Agency (FAA) written statements to be submitted after the Town approves the application, but before the building permit is issued.

23.03.02. A

1. The site for the Wireless Communication Facility (WCF) is located in the Town of Marana legally described as:

   HARTMAN VISTAS
   BLOCK II

   Per Pima County Records Book 55, Page 42, Sequence Number 20012350523.

2. The WCF is located with access to a publicly maintained road, Linda Vista Boulevard.

3. The tower base and accessory items are screened from adjacent residential uses and public streets with an 8' CMU solid wall, proposed to match the existing.

4. Barbed wire is not proposed.

5. No lighting is proposed on this WCF.

6. Verizon Wireless operates under their FCC licenses and interference with any other existing communication sites should not occur and if it does can be remedied as soon as it is brought to the attention of Verizon Wireless.

7. The location of TUC_BLUEBONNET is not within 400' of a designated Scenic Route or on a protected peak or ridge.

8. The WCF will comply with the Uniform Fire Code Article 64

23.04.02.A

1. Color – To resemble a live palm tree.

2. Screening and landscaping - The tower base and accessory items are screened from adjacent residential uses and public streets with an 8' CMU solid wall, proposed to match the existing. Two

additional live palm trees to be planted for additional screening and unification to the existing. (See Photo Simulations)

3. Interference - Verizon Wireless operates under their FCC licenses and interference with any other existing communication sites should not occur and if it does can be remedied as soon as it is brought to the attention of Verizon Wireless.

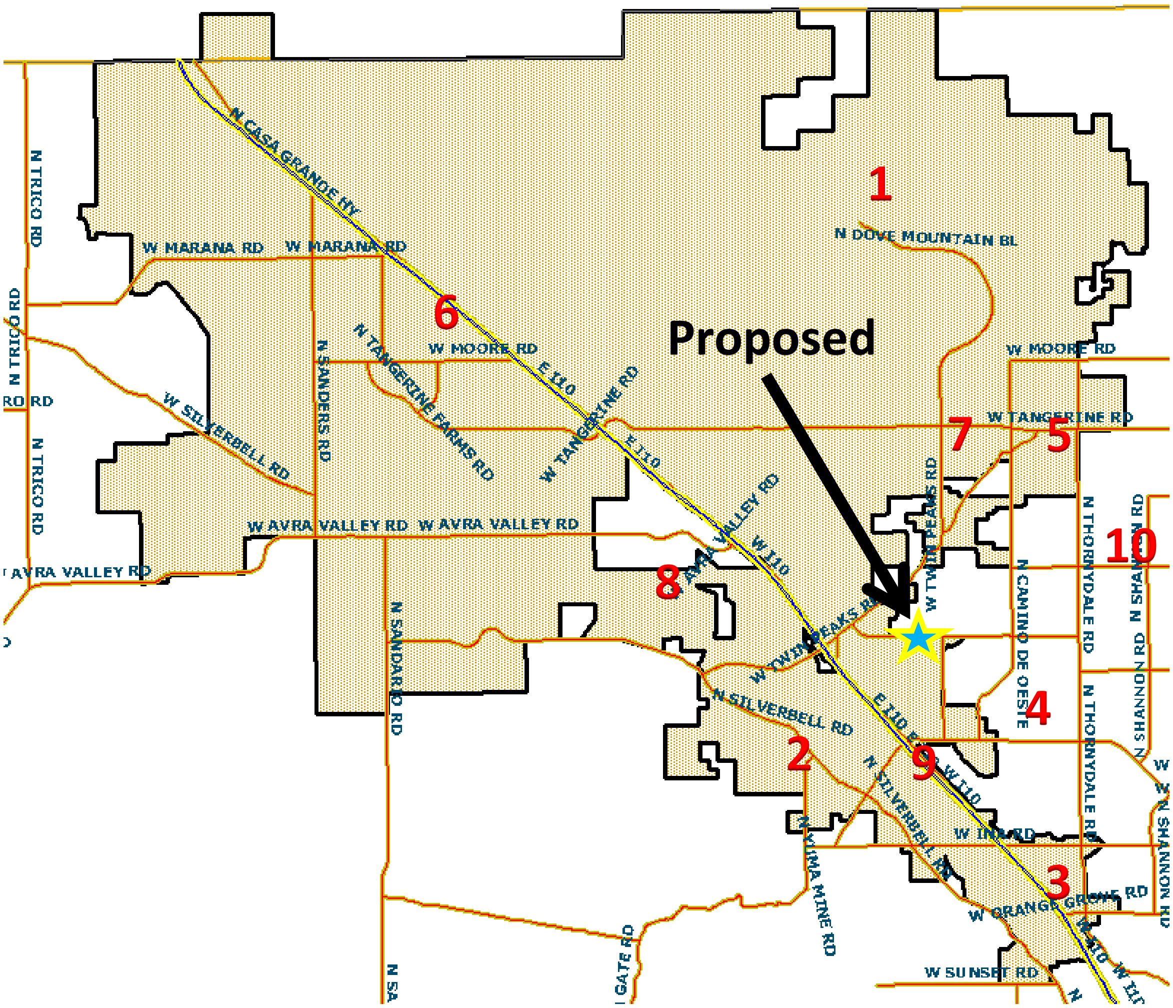
4. Parking – The current parking situation at the water compound can be co-utilized as the number of trips demanded by the proposed facility is limited.

5. Separation – Another WCF is approximately 50’ away. The design is identical to the existing camouflaged monopalm and only compliments the existing camouflaged structure.

6. The foundation of the WCF shall be engineered to accommodate other service providers.

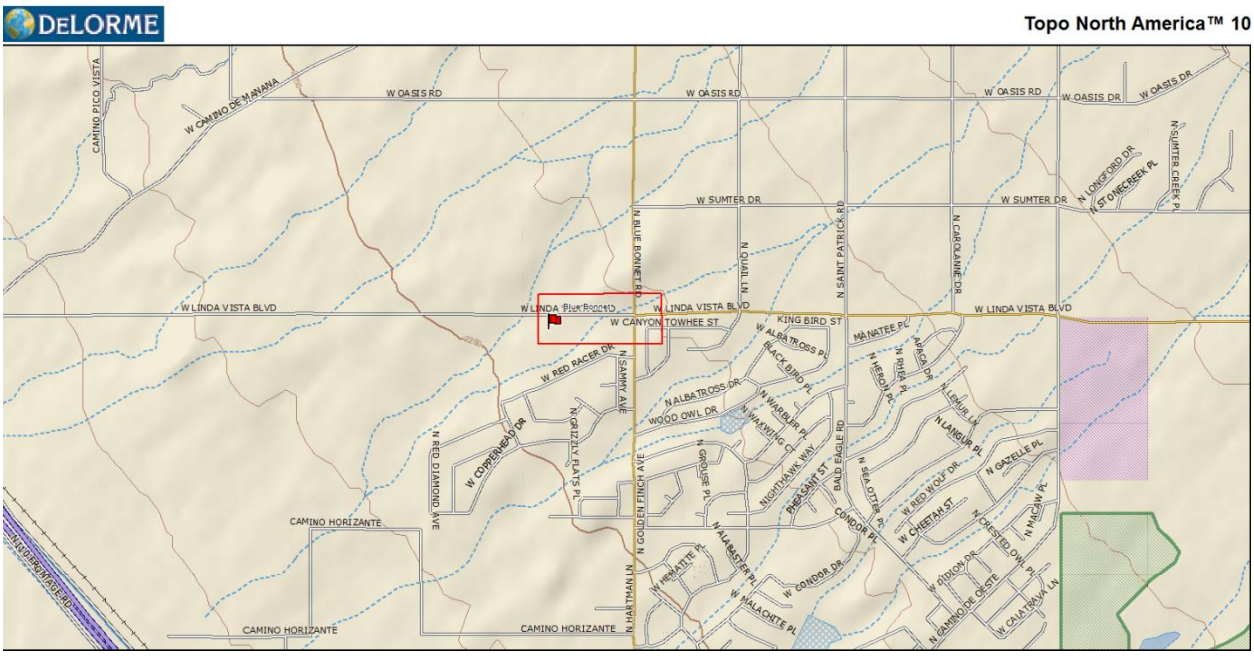
23.04.06 Application and Inventory of Existing Facility Sites

1. Verizon Wireless Existing Facilities within the jurisdiction of the Town of Marana or within ¼ of the border.

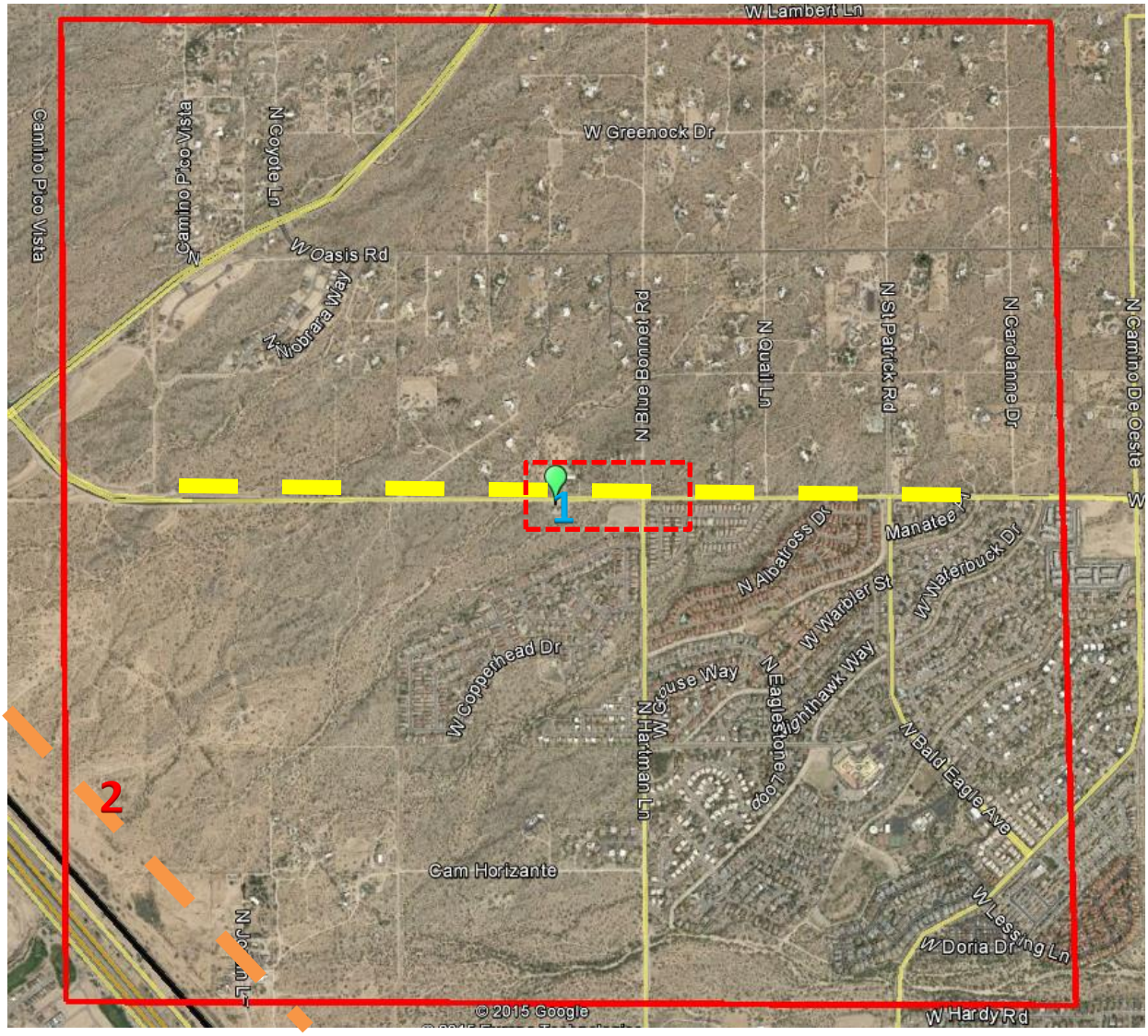


Verizon Wireless Site Name	Location Coordinates		Height	Design
TUC_DOVE-MOUNTAIN	32.466961	-111.094543	30’	Cactus
TUC_WADE	32.355931	-111.114271	65’	Power Pole
TUC_NEW-TUCSON-MSC	32.32625	-111.051778	100’	Lattice Tower
TUC_CORTARO-THORNYDALE	32.364972	-111.055167	34’	Rooftop
TUC_BIG-SKY	32.423575	-111.049789	68’	Power Pole
TUC_MARANA	32.450208	-111.204633	61’	School Light Pole
TUC_TANGERINE	32.424411	-111.077182	64’	Power Pole
TUC_BEACON HILL	32.388962	-111.145658	50’	Lattice Tower
TUC_CORTARO	32.355074	-111.0851	100’	Monopole
TUC_LAMBERT	32.396184	-111.030933	72’	Stealth Structure

Search area determined based on network demand and existing sites on-air, issued by Verizon Wireless:



2. Inventory of all existing vertical towers or structures that are equal to or higher than the height of any proposed tower within one (1) square mile of the proposed location.



1 AT&T 64’ Monopalm

Tucson Electric Power Lattice Tower Transmission Structures - Not Viable

2 Large Broadcast Tower - 300’+

Tucson Electric Power Transmission Poles

Verizon Wireless Search Area – Defined parameters to located a new WCF

Colocation on all existing structures was considered first. Colocation was either not allowed or it was not a viable option from a network engineering standpoint, the existing structures are too far from the specified area.

The 64' A&T Monopalm is a disguised WCF. If an additional array like the one Verizon Wireless is proposing was added to the structure, the disguise would no longer be applicable and the intended application would be null and void. Fully visible antenna's are also a violation of Exception No. 9 of the Declaration of Protective Covenants, Conditions and Restrictions for Hartman Vistas and could not be approved by the governing body (Architectural Committee) in charge. (See Title Report and Hartman Vistas HOA letter regarding the proposed application)

The large Tucson Electric Power structures running Northwest/Southeast adjacent to Interstate 10 are no longer allowable structures by Tucson Electric Power for Wireless Carriers to collocate on. In addition to being too far from the specified search area that area already has adequate coverage from TUC_CORTARO & TUC_BEACON HILL. (See Propagation Maps) Placing a new site in areas that currently have adequate coverage can cause network interference and do the exact opposite, reduce the optimization or effectiveness of the existing sites on-air. Correct placement of new wireless communication facilities, "network engineering," is very important to help reduce tower proliferation.

The Broadcast tower just northeast of Interstate 10 is near an existing 100' Verizon Wireless site, TUC_CORTARO and a 50' hilltop site TUC_BEACON HILL currently providing adequate coverage in that area. (See Propagation Maps)

The Tucson Electric Power Utility Poles running East/West along Linda Vista BLVD were pursued in early 2014 and the Town of Marana would not host the equipment in the Right-of-Way.

The proposed location was recommended by Town of Marana Staff. Verizon Wireless has worked with Town of Marana Staff since June 2014 to pursue this location.

23.04.07 Application Requirements

1. See 23.04.06.A 1 & 2. The Verizon Wireless network service area capacity improvement (see Propagation maps) and expansion of identified gaps in coverage filled with the proposed 59' monopalm.

2. The coverage objectives are:

   a. Dense Housing communities in the nearby areas.
   b. Capacity offloads from TUC_CORTARO, TUC_CORTARO THORNYDALE, TUC_BEACON HILL
   Future needs at this time are based on growth in the area, technology performance, and network subscribers. There is not an accurate way to predict where the next nearest site will be proposed.

3. See Propagation Maps for improved coverage projections.

4. Site Plans Submitted

5. (4) Photo Simulations provided

6. Native Plant Salvage and Landscape Plans will the in accordance with Title 17 of the Marana Land Development Code.

7. Alternative Site Analysis:



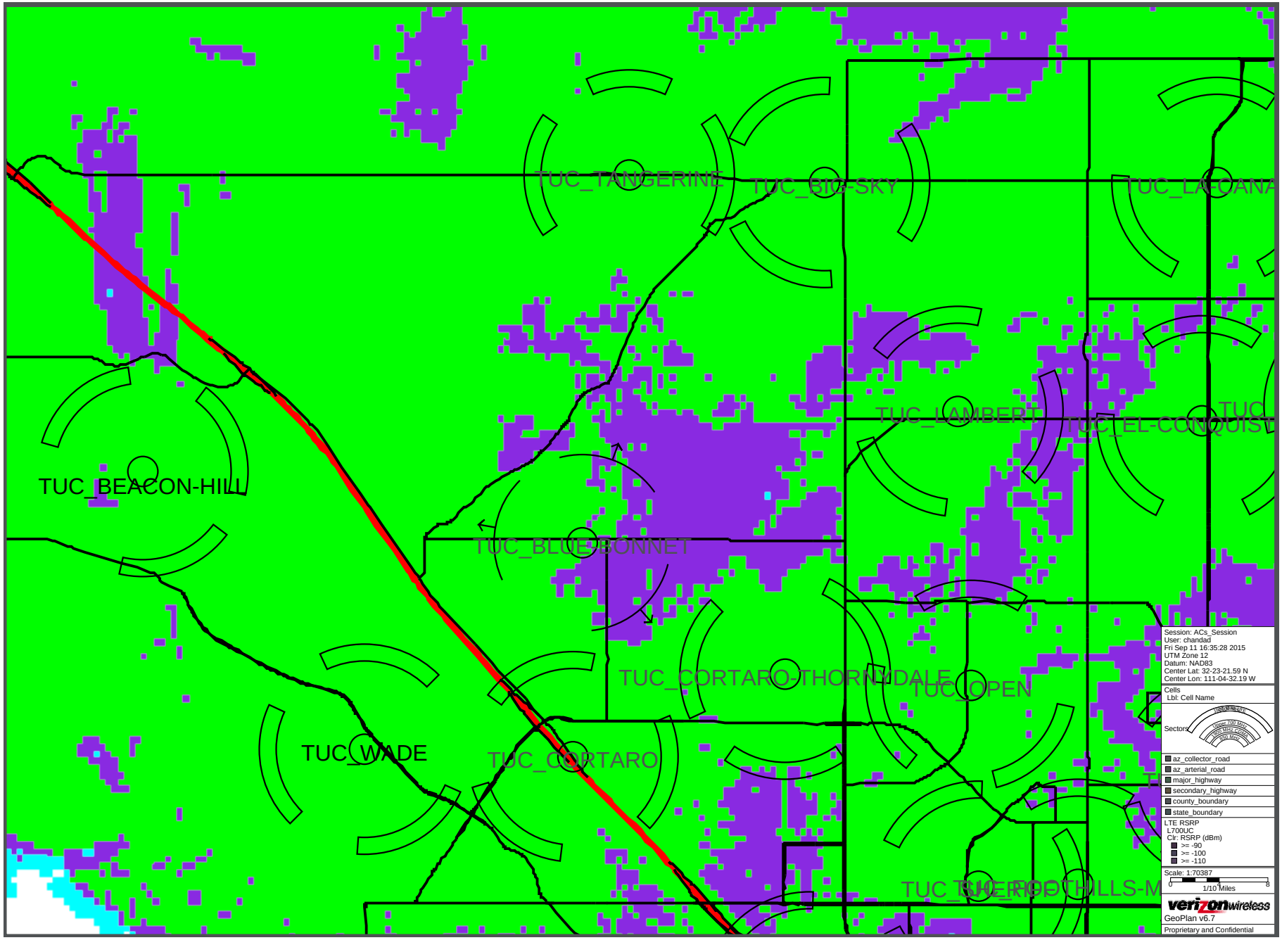
Tucson Electric Power allowed their transmission poles to be used Alternative 1 and Alternative 3. The Town of Marana would not allow base station equipment in the Town Right-of-Way. Space was limited due to existing property lines and the Pima County Boundary.

8. The proposed camouflaged application, TUC_BLUE BONNET is the least intrusive option to fill gaps in coverage. Verizon Wireless requests approval from the Planning Commission and the Town Council.

PROPAGATION MAPS

Current Coverage & Proposed Coverage Modeling

CURRENT WIRELESS COVERAGE



PROPOSED WIRELESS COVERAGE

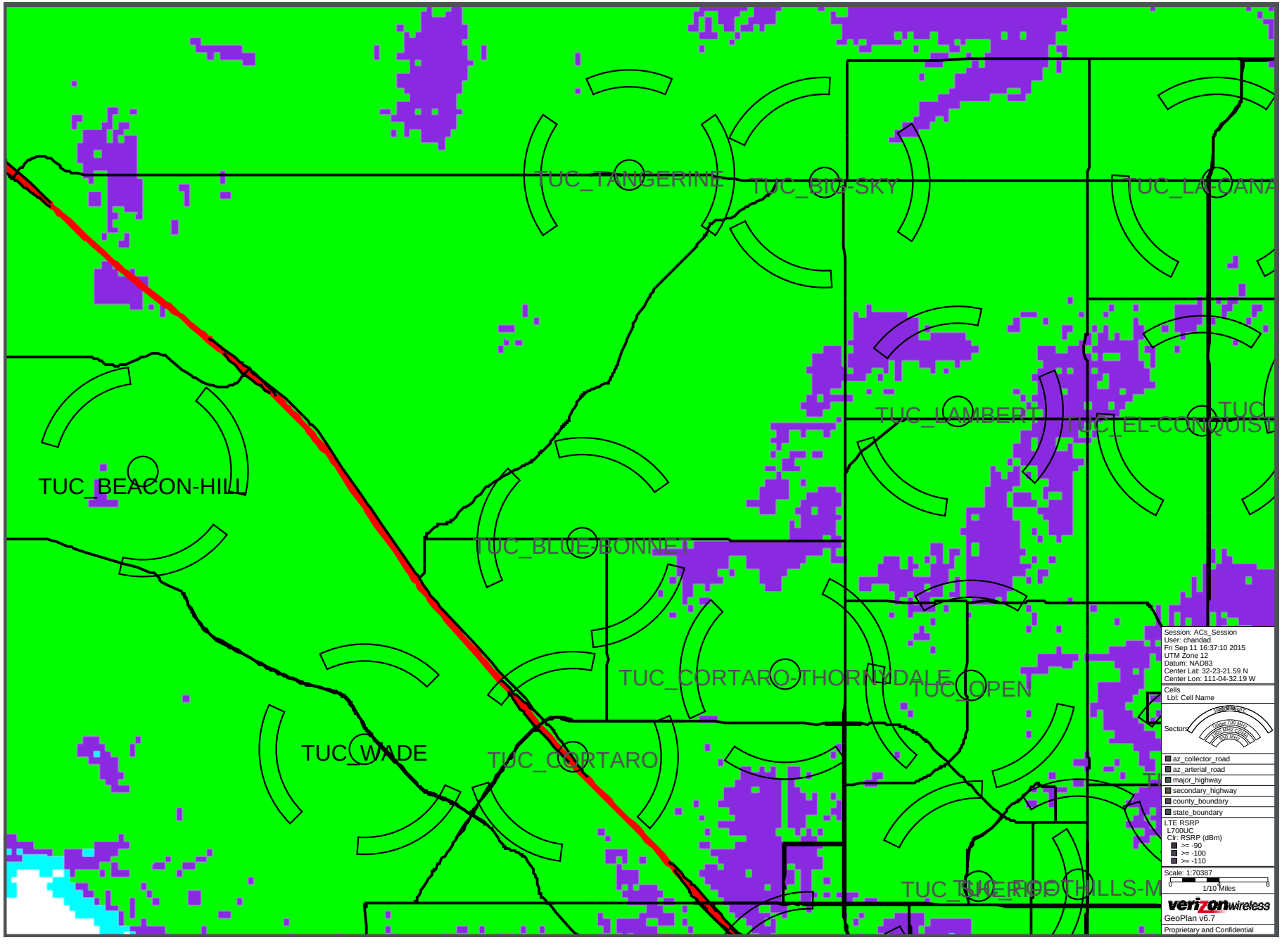


PHOTO SIMULATIONS

Existing View & Proposed View from the North, East, South, and West



TUC Blue Bonnet

SITE PHOTO
EXISTING VIEW NORTH
SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC
Construction - Project Management - Site Development



TUC Blue Bonnet

SITE PHOTO
PROPOSED VIEW NORTH
SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC

Construction - Project Management - Site Development



TUC Blue Bonnet

SITE PHOTO

EXISTING VIEW NORTH WEST

SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC

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TUC Blue Bonnet

SITE PHOTO
PROPOSED VIEW NORTH WEST
SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC
Construction - Project Management - Site Development



TUC Blue Bonnet

SITE PHOTO

EXISTING VIEW FROM EAST

SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

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TUC Blue Bonnet

SITE PHOTO

PROPOSED VIEW FROM EAST

SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC

Construction - Project Management - Site Development



TUC Blue Bonnet

SITE PHOTO
EXISTING VIEW FROM S.E.
SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC
Construction - Project Management - Site Development



TUC Blue Bonnet

SITE PHOTO
PROPOSED VIEW FROM S.E.
SEPTEMBER 21, 2014

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE VISUAL REPRESENTATION OF THIS PROJECT.

PINNACLE CONSULTING, INC
Construction - Project Management - Site Development

HARTMAN VISTAS HOMEOWNERS ASSOCIATION LETTER

HARTMAN VISTAS HOMEOWNERS ASSOCIATION

Adam Brixius
Pinnacle Consulting Inc
1426 N Marvin Street #101
Gilbert, AZ 85233

July 15, 2015

Subject Hartman Vistas Homeowners Association
Cell Phone Tower Installation North of Community by Linda Vista Blvd

Dear Adam:

At its June, 2015 meeting, the Hartman Vistas Board of Directors discussed your request regarding the cell tower installation on the land to the north of Hartman Vistas.

The Board of Directors has no objections to the proposed work contingent upon it being maintained to the highest standards and any repairs or maintenance being made in a timely manner

For the Association,

Annette Gardner, PCAM, CAAM
Cadden Community Management
Managing Agent

cc: HM

SITE NAME: TUC BLUE BONNET



SITE PHOTO

SHEET INDEX

- T–1 PROJECT DATA AND INFORMATION
- LS–1 SITE SURVEY
- Z–1 SITE PLAN
- Z–2 ENLARGED SITE PLAN AND ANTENNA INFO
- Z–3 PROJECT ELEVATIONS

CLIENT

VERIZON WIRELESS
126 W. GEMINI DR.
TEMPE, AZ. 85283
CONTACT: RICK MIRANDA
PHONE: (602) 390–9844

PROPERTY OWNER

TOWN OF MARANA
11555 W. CIVIC CENTER DRIVE
MARANA, AZ 85653
CONTACT: JOHN KMIEC
PHONE: 520–382–2582

SITE ACQUISITION

PINNACLE CONSULTING, INC.
1426 N MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: ADAM BRIXIUS
PHONE: 480–217–3076

DESIGNER

BK DESIGN INC.
3100 N 3RD AVE., SUITE 100
PHOENIX, AZ. 85013
CONTACT: JAYNA PELLEGRINI
PHONE: (480) 619–3119

SURVEYOR

RLF CONSULTING, LLC
1214 N. STADEM DR.
TEMPE, AZ 85281
CONTACT: RYAN FIDLER
PHONE: (480) 510–3668

PROJECT DATA

LESSEE:	VERIZON WIRELESS
ZONING:	MR–1
APN:	221–06–4010
LATITUDE:	32–22–50.232
LONGITUDE:	111–05–01.720
JURISDICTION:	TOWN OF MARANA
BUILDING CODES:	2012 IBC w/ CITY AMENDMENTS
	2012 IMC w/ CITY AMENDMENTS
	2011 NEC w/ CITY AMENDMENTS
	2012 IFC w/ CITY AMENDMENTS
OCCUPANCY:	
EQUIPMENT BUILDING	B
MONOPALM	U
CONSTRUCTION TYPE:	
EQUIPMENT BUILDING	VB
MONOPALM	II–B
LEASE AREA	864 S.F.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE PLACEMENT OF NEW EQUIPMENT CABINETS & EMERGENCY STAND–BY GENERATOR – (12) NEW ANTENNAS MOUNTED TO A NEW MONOPALM ALL WITHIN A SECURE COMPOUND.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.

EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

PROJECT UTILITIES

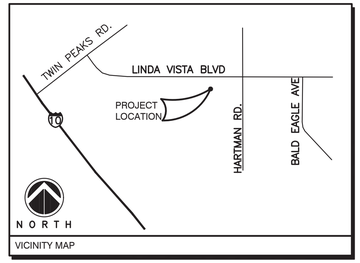
- POWER COMPANY: T.E.P.
- TELEPHONE COMPANY: CENTURYLINK

SITE DIRECTIONS

FROM 126 W. GEMINI DR – HEAD WEST ON W GEMINI DR TOWARD S ASH AVE . THEN TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD. AND TAKE THE 1ST LEFT ONTO S KYRENE RD. AND TURN RIGHT ONTO W ELLIOT RD. THEN TURN LEFT TO MERGE ONTO I–10 E TOWARD TUCSON. CONTINUE FOR 86.8 MILES THEN TAKE EXIT 244 TOWARD TWIN PEAKS ROAD AND MERGE ONTO I–10 FRONTAGE RD. THEN TURN LEFT ONTO W TWIN PEAKS RD. AND TURN RIGHT ONTO W LINDA VISTA BLVD. SITE IS ON THE RIGHT.

SYMBOLS

- DETAIL MARK
- SECTION MARK
- REVISION
- ELEV.0 ELEVATION DATUM A.F.F.
- NORTH ARROW
- LEASE LINE
- PROPERTY LINE
- CHAIN LINK FENCE LINE
- BLOCK WALL



VICINITY MAP

verizonwireless
126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE

BK Design Inc.
3100 N. 3rd AVE., SUITE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

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PROJECT NUMBER	DRAWN BY	CHK'D BY
14100	AD	BK

REVISIONS

1	08.28.14	ISSUE TO CLIENT
0	10.08.14	ISSUE FOR SUBMITTAL
2	06.08.15	REVISIONS
1	07.07.15	REVISIONS

SITE NAME

TUC BLUE BONNET

SITE ADDRESS

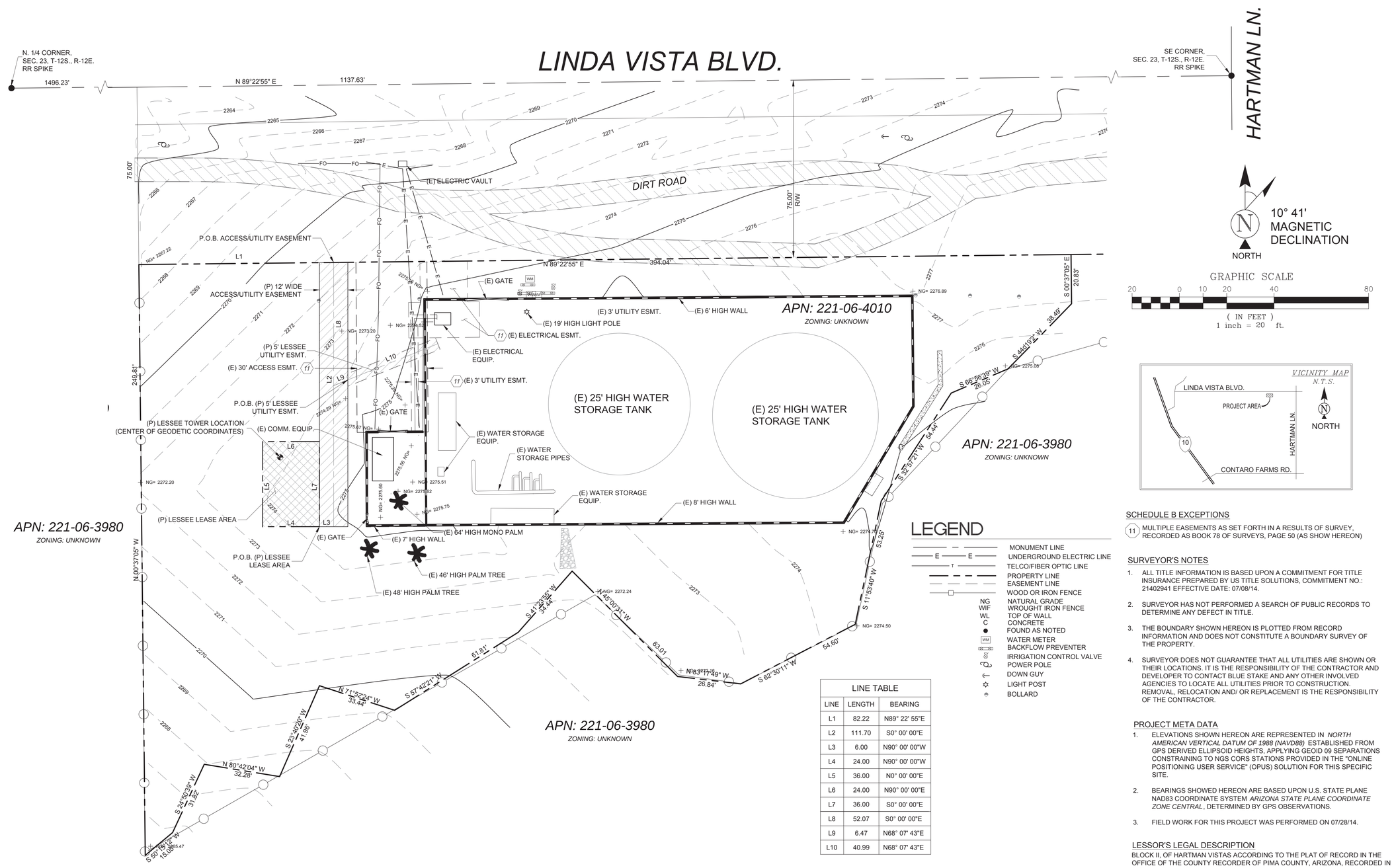
5541 W. LINDA VISTA BLVD.
TUCSON, AZ 85742

SHEET TITLE

PROJECT INFORMATION AND DATA

SHEET NUMBER

T-1



LINE TABLE		
LINE	LENGTH	BEARING
L1	82.22	N89° 22' 55"E
L2	111.70	S0° 00' 00"E
L3	6.00	N90° 00' 00"W
L4	24.00	N90° 00' 00"W
L5	36.00	N0° 00' 00"E
L6	24.00	N90° 00' 00"E
L7	36.00	S0° 00' 00"E
L8	52.07	S0° 00' 00"E
L9	6.47	N68° 07' 43"E
L10	40.99	N68° 07' 43"E

LEGEND

- MONUMENT LINE
- E — E — UNDERGROUND ELECTRIC LINE
- T — TELCO/FIBER OPTIC LINE
- PROPERTY LINE
- EASEMENT LINE
- WOOD OR IRON FENCE
- NG NATURAL GRADE
- WIF WROUGHT IRON FENCE
- WL TOP OF WALL
- C CONCRETE
- FOUND AS NOTED
- WM WATER METER
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- POWER POLE
- DOWN GUY
- LIGHT POST
- BOLLARD

10° 41' MAGNETIC DECLINATION

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VICINITY MAP N.T.S.

SCHEDULE B EXCEPTIONS

(11) MULTIPLE EASEMENTS AS SET FORTH IN A RESULTS OF SURVEY, RECORDED AS BOOK 78 OF SURVEYS, PAGE 50 (AS SHOW HEREON)

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY US TITLE SOLUTIONS, COMMITMENT NO.: 21402941 EFFECTIVE DATE: 07/08/14.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/28/14.

LESSOR'S LEGAL DESCRIPTION

BLOCK II, OF HARTMAN VISTAS ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 55 OF MAPS AND PLATS, PAGE 42.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF BLOCK II, OF HARTMAN VISTAS ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 55 OF MAPS AND PLATS, PAGE 42, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK II; THENCE NORTH 89°22'15" EAST ALONG THE NORTH LINE OF SAID BLOCK II, 82.22 FEET; THENCE SOUTH 00°00'00" EAST, 111.70 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, 24.00 FEET; THENCE NORTH 00°00'00" EAST, 36.00 FEET; THENCE NORTH 90°00'00" EAST, 24.00 FEET; THENCE SOUTH 00°00'00" EAST, 36.00 FEET TO THE POINT OF BEGINNING.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.OO WIDE STRIP OF LAND BEING A PORTION OF BLOCK II, OF HARTMAN VISTAS ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 55 OF MAPS AND PLATS, PAGE 42, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK II; THENCE NORTH 89°22'15" EAST ALONG THE NORTH LINE OF SAID BLOCK II, 82.22 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 111.70 FEET TO THE POINT OF TERMINUS.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION

A 5.00 WIDE STRIP OF LAND BEING A PORTION OF BLOCK II, OF HARTMAN VISTAS ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, RECORDED IN BOOK 55 OF MAPS AND PLATS, PAGE 42, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK II; THENCE NORTH 89°22'15" EAST ALONG THE NORTH LINE OF SAID BLOCK II, 82.22 FEET;THENCE SOUTH 00°00'00" EAST, 52.07 FEET; THENCE NORTH 68°07'43" EAST, 6.47 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 68°07'43" EAST, 40.99 FEET TO THE POINT OF TERMINUS.

POSITION OF GEODETIC COORDINATES

LATITUDE 32° 22' 50.232" NORTH (NAD83)
LONGITUDE 111° 05' 01.720" WEST (NAD83)
ELEVATION @ GROUND= 2273.9' (NAVD88)

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L. FIDLER
ARIZONA, U.S.A.

EXPIRES 03/31/18

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

RK Design Inc.

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FIELD BY:	ABM
DRAWN BY:	GMS/RLF
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
3	05/28/15	REVISION
2	07/31/14	FINAL
1	07/31/14	PRELIMINARY

rlf Consulting, llc
Land Survey & Mapping Solutions
1214 North Stadem Drive
Tempe, AZ 85281
p. 480.445.9189 | f. 480.445.9185
www.rlfconsulting.com

PROJECT No.
09001490

SITE NAME:
20131000121
TUC BLUE BONNET

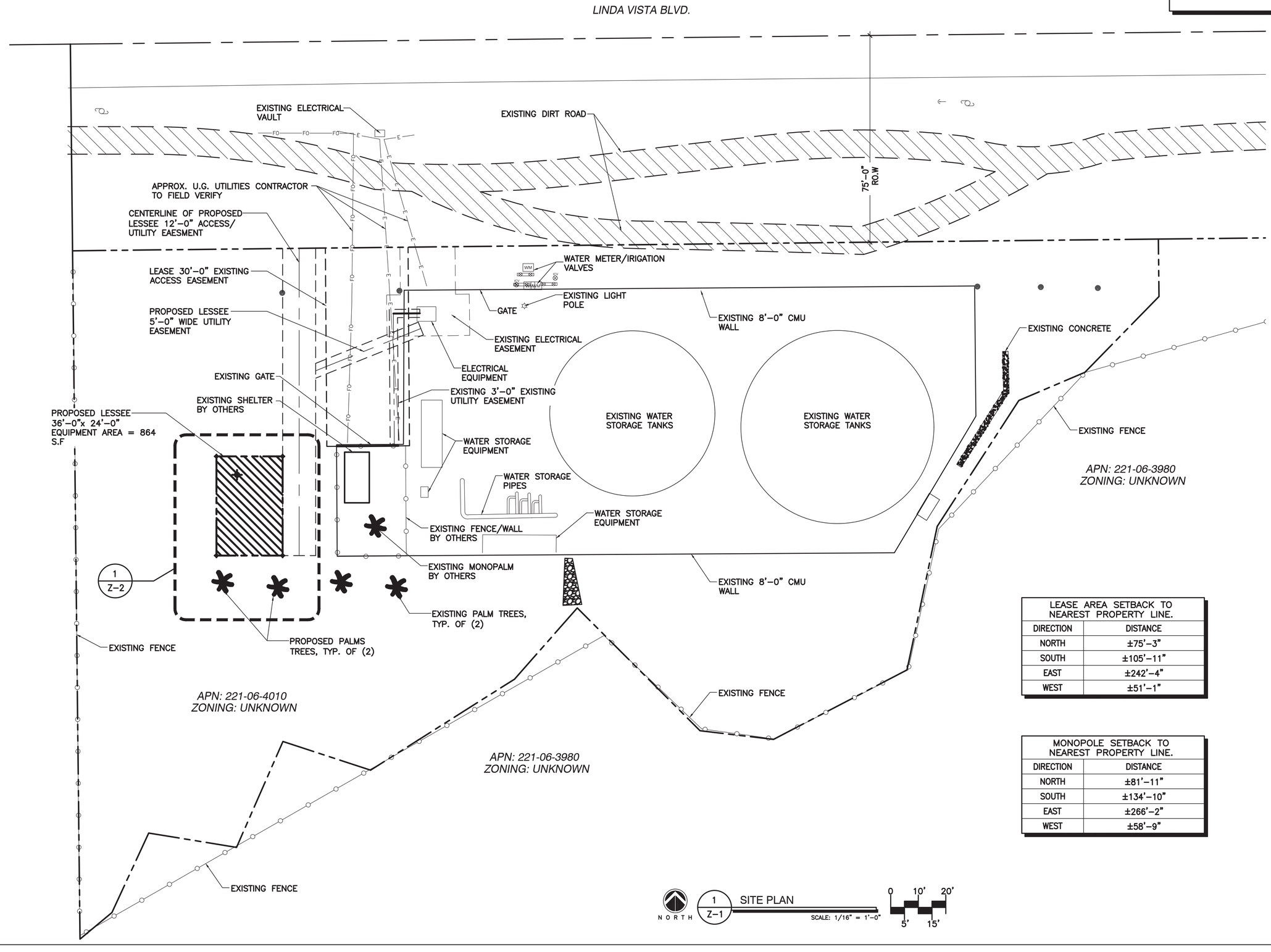
SITE ADDRESS:
WEST LINDA VISTA BOULEVARD
TUCSON, ARIZONA 85742

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	

NOTE:

REFER TO SITE SURVEY FOR PROPERTY LINE INFORMATION AND CURVE TABLES



LEASE AREA SETBACK TO NEAREST PROPERTY LINE.	
DIRECTION	DISTANCE
NORTH	±75'-3"
SOUTH	±105'-11"
EAST	±242'-4"
WEST	±51'-1"

MONOPOLE SETBACK TO NEAREST PROPERTY LINE.	
DIRECTION	DISTANCE
NORTH	±81'-11"
SOUTH	±134'-10"
EAST	±266'-2"
WEST	±58'-9"

NORTH

1 Z-1 SITE PLAN

SCALE: 1/16" = 1'-0"

0 5' 10' 15' 20'

verizonwireless

126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE

BK Design Inc.

3100 N. 3rd AVE., SUITE 100
PHOENIX, AZ 85013
PHONE: (480) 204-1412

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B	10.08.14	ISSUE FOR SUBMITTAL
C	06.08.15	REVISIONS
D	07.07.15	REVISIONS

SITE NAME

TUC BLUE BONNET

SITE ADDRESS

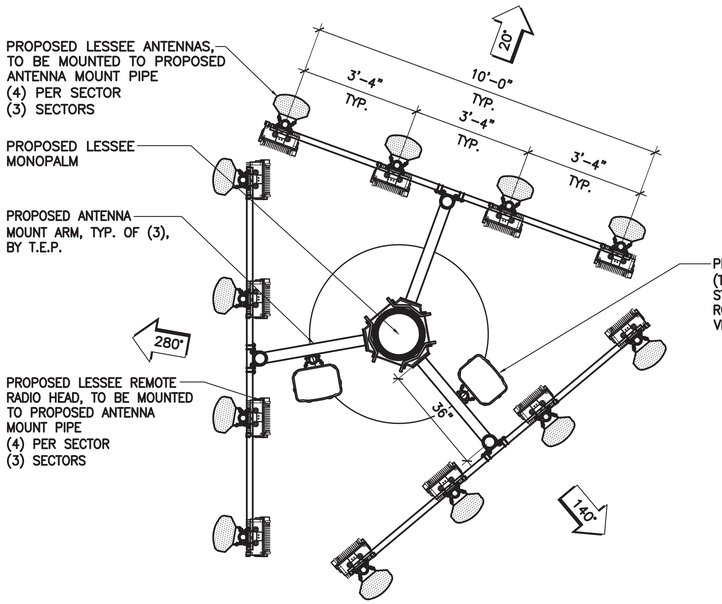
5541 W. LINDA VISTA BLVD.
TUCSON, AZ 85742

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1

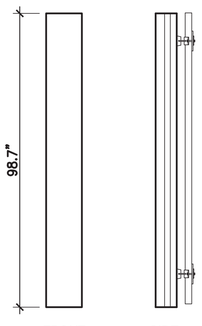


NORTH 2 Z-2 ENLARGED ANTENNA PLAN

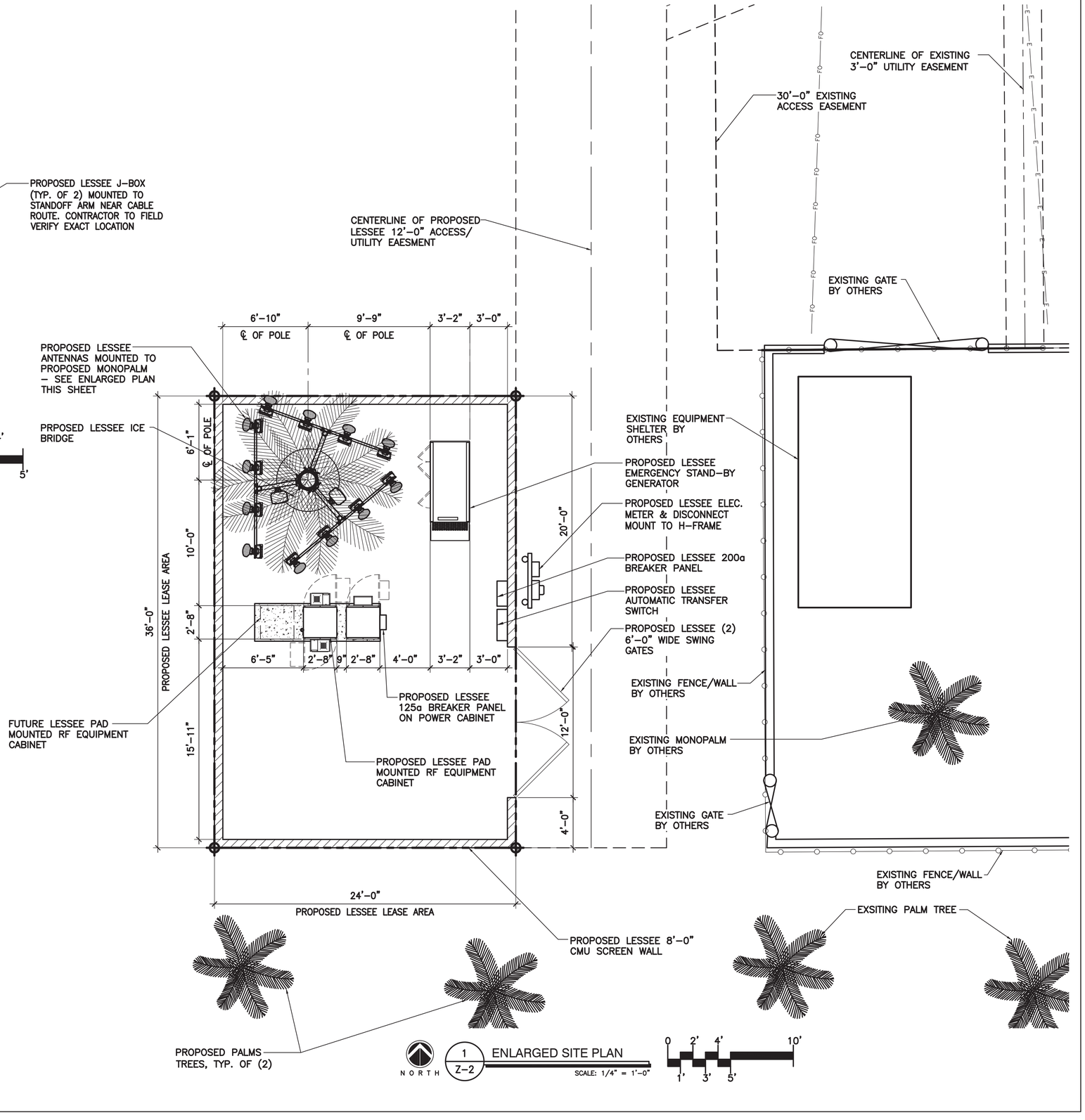
SCALE: 1/2" = 1'-0"

0 1' 2' 3' 4' 5'

NEW HYBRID COAXIAL CABLE TABLE		
SECTOR	LENGTH	NO.
ROSENBERGER	+/- 65'-0"	(2)



4 Z-2 ANTENNA DETAIL



NORTH 1 Z-2 ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 5' 10'

verizonwireless

126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
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REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE

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14100	AD	BK

REVISIONS		
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C	06.08.15	REVISIONS
D	07.07.15	REVISIONS

SITE NAME

TUC BLUE BONNET

SITE ADDRESS

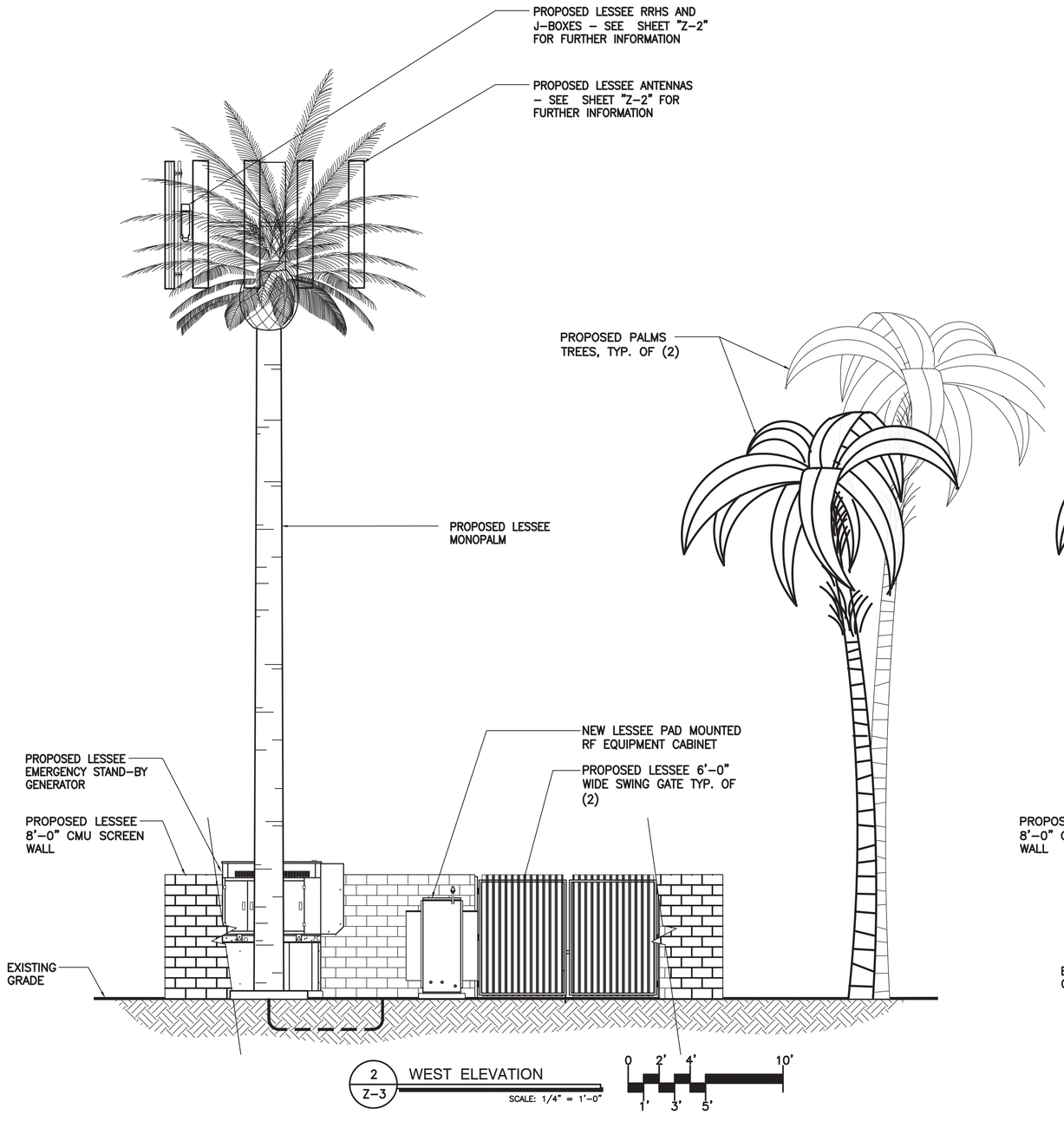
5541 W. LINDA VISTA BLVD.
TUCSON, AZ 85742

SHEET TITLE

ENLARGED SITE PLAN & ANTENNA DETAILS

SHEET NUMBER

Z-2

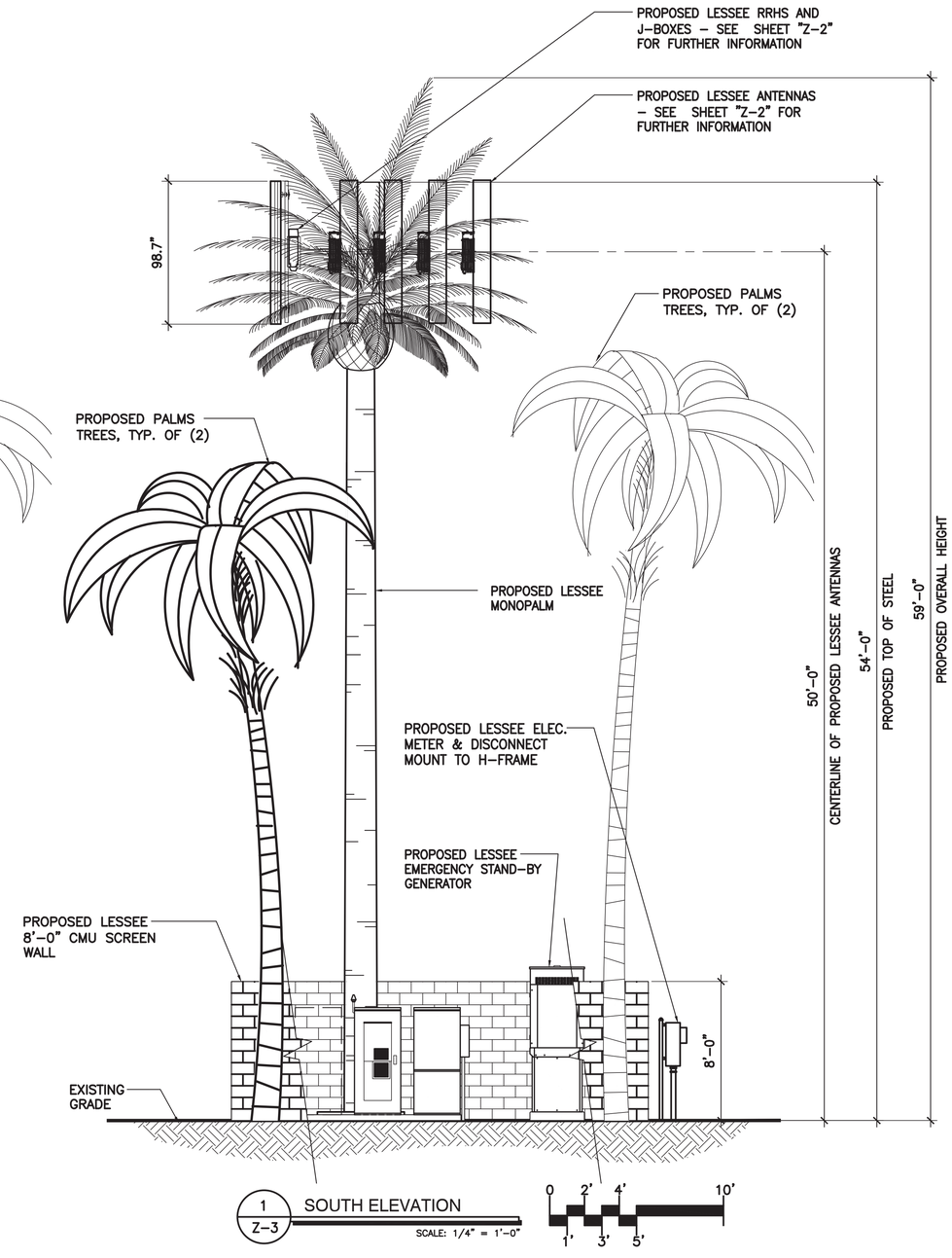


2 Z-3 WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 10'

1' 3' 5'



1 Z-3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 10'

1' 3' 5'

verizonwireless

126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE

BK Design Inc.

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PROJECT NUMBER	DRAWN BY	CHK'D BY
14100	AD	BK

REVISIONS

1	08.28.14	ISSUE TO CLIENT
0	10.08.14	ISSUE FOR SUBMITTAL
2	06.08.15	REVISIONS
3	07.07.15	REVISIONS

SITE NAME

TUC BLUE BONNET

SITE ADDRESS

5541 W. LINDA VISTA BLVD.
TUCSON, AZ 85742

SHEET TITLE

PROJECT ELEVATIONS

SHEET NUMBER

Z-3

Planning Commission

Meeting Date: 10/28/2015

To: Planning Commission

Submitted For: Ryan Mahoney, Director of Planning

From: Steven Vasquez, Planner I

Date: October 28, 2015

Strategic Plan Focus Area:
Not Applicable

Subject: **PCM1510-001 Amendments to Titles 5 and 22 and comprehensive revisions and reformatting of Titles 1-4, 6-15, 21, 23 & 25 of Land Development Code into Title 17 of the Town Code.** Recommendation to the Council to amend the Marana Land Development Code Title 5 (Zoning) to revise the minimum lot width for the R-6 zone from 55 to 50 feet and correct formatting issues with Section 05.10.12.G and Title 22 (Off Street Parking and Loading) to replace the handicapped parking spaces minimum dimensions found in Table 1 with those of the current American with Disabilities Act. And to propose comprehensive revisions to Titles 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 21, 23 and 25 to eliminate redundant, unnecessary and out-of date provisions and procedures; conform the language to the standard Marana Town Code numbering and stylistic conventions; consolidate duplicative language and provisions; and move the provisions from the separate Land Development Code into the Marana Town Code. (Ryan Mahoney)

Discussion:

As presented at a Council Study Session held on September 15, 2015, Planning and Legal staff have identified a number of recurring challenges with the current Land Development Code (LDC) and are recommending amendments separate from and prior to the process of updating the entire LDC. Certain out-of-date administrative provisions should also be cleaned up before the rewrite. Additionally, some of the technical chapters of the LDC are not intended to be included in the rewrite process. Town staff proposes the following revisions separately from the rewrite process:

- Minor revisions to Title 5 R-6 Residential zone: The minimum lot width is 55 feet and the minimum lot depth is 80 feet. The recommendation is to change the minimum lot width to 50 feet. Staff has consistently heard from the development community that a 50 foot wide lot allows for more flexibility with housing model choices and is therefore more marketable. This is evident through the numerous specific plans that allow for a minimum lot width of 50 foot or less. Also staff wants to correct formatting issues with Section 05.10.12.G. and change sections "i" and 'j" to "1" and "2" respectively in keeping with the other sections within the title.
- Minor revision to Title 22 Handicap Parking Space Dimensions: Off street parking requirements found in Table 1 stipulate that handicap parking spaces be a minimum of 14 feet wide and 19 feet deep while the standard parking space is 9 foot wide and 18 feet deep. The additional one foot of depth can bring undue complications to site planning and is not consistent with current Americans with Disabilities Act standards which stipulate a minimum 18 foot depth. The recommendation is to change the LDC to be consistent with the current Americans with Disabilities Act parking standards as may be amended from time to time.
- Administrative clean up: Much of the language in the administrative provisions of the LDC is out of date and can be deleted. Clarification and clean up of other sections would be useful prior to the comprehensive rewrite to reflect current procedures and standards. This is essentially an update of the work presented to the Planning Commission and in Council study sessions in 2012 but was

never finalized. The administrative clean up would bring these sections in conformance to the Town Code format, insert the rewritten provisions into Title 17 (Land Development) of the Town Code and remove them entirely out of the LDC.

- Technical provision reformatting: Certain technical titles of the LDC are not expected to be the focus of the comprehensive rewrite process and make more sense being brought forward in advance. These titles include for example Title 21 (Flood Plain and Erosion Hazard Management), Title 23 (Wireless Communication Facilities) and Title 25 (Stormwater Management). Like the administrative clean up provisions discussed earlier, Staff proposes to bring these sections in conformance to the Town Code format, insert the reformatted provisions into Title 17 (Land Development) of the Town Code and remove them entirely out the LDC.

Any of these revised sections of the LDC could be subject to further revisions during the comprehensive rewrite process, mostly to conform to the changes recommended by the consultant.

This phase of the administrative clean-up of LDC Title 8 (General Development Regulations) excludes any modifications to the residential or commercial design standards. The design standards and the LDC titles not addressed by the administrative clean-up and technical provision reformatting process -- Title 5 (Zoning), Title 16 (Signs), Title 17 (Environmental Resource Preservation, Native Plant Protection, Landscape), Title 19 (Grading), Title 20 (Cultural Resources), Title 22 (Off-Street Parking and Loading), and Title 24 (Overlay District Regulations) are anticipated to be addressed in later hearings. Title 18, where the Outdoor Lighting Code previously resided, is currently blank.

Due to sheer volume, the materials associated with this phase of the administrative clean-up and technical provision reformatting are being provided to the Commission and the public separately from the normal agenda packet.

Staff Recommendation:

Staff recommends that the Planning Commission forward these proposed amendments and comprehensive revisions of the Land Development Code to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend approval of PCM1510-001 Amendments to Titles 5 and 22 and comprehensive revisions and reformatting of Titles 1-4, 6-15, 21, 23 & 25 of Land Development Code into Title 17 of the Town Code.

Attachments

Title 5 R-6 Zone Lot Width

Title 22 ADA Parking

D. Conditional Uses.

The following may be permitted subject to Conditional Use Permits provided for in Section 10.10 of the Land Development Code.

1. Day care center;
2. Private schools and other ancillary uses in connection with churches, synagogues, and other places of worship;
3. Group homes; and
4. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see Section 10.10, paragraph P).

E. Temporary Uses.

The following may be permitted for a specified time period, subject to Section 09.01;

Temporary sales trailer, within an approved subdivision;

F. Prohibited Uses.

Uses prohibited in the R-6 district are as follows:

1. Commercial uses, except those specifically permitted; and,
2. Industrial uses.

G. Property development standards—Generally.

The property development standards set forth in this section shall apply to all land, structures and buildings in the R-6 zone.

~~i.~~ **1. Lot area.**

The minimum lot size shall be six thousand (6,000) square feet.

~~j.~~ **2. Lot dimensions.**

a. Width. Lots shall have a minimum width of fifty (50) ~~fifty-five (55)~~ feet.

b. Depth. Lots shall have a minimum depth of eighty (80) feet.

3 Minimum Front, Side and Rear Yards (Setbacks)

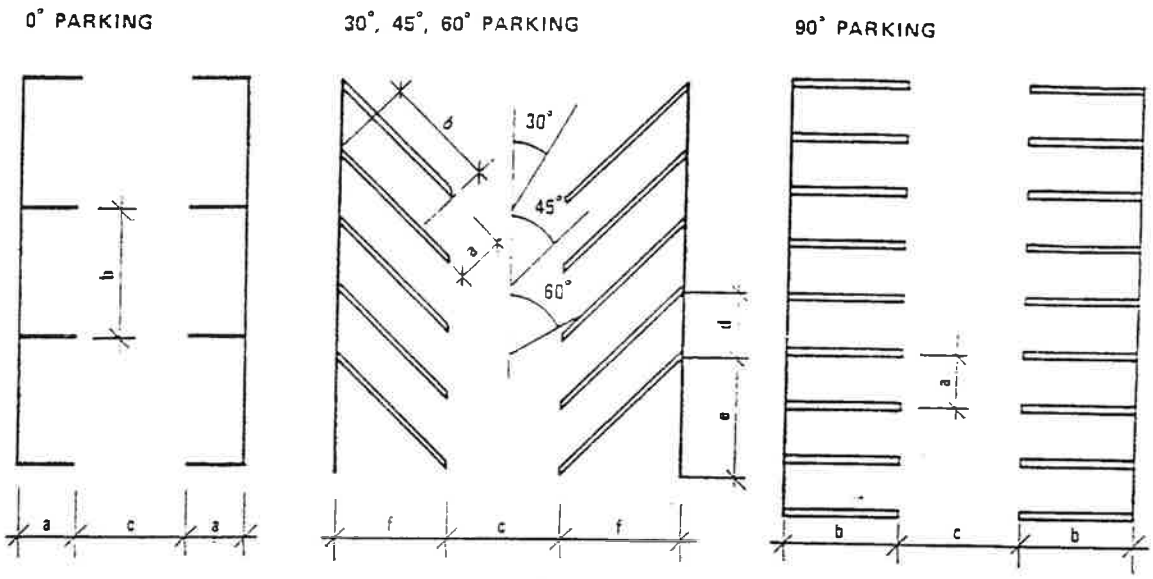
a. **The required front yard (setback)** shall be a minimum of sixteen (16) feet, except where garages open or face directly onto an abutting street, in which case the garage setback shall be a minimum of twenty (20) feet. A maximum of thirty-five percent (35%) of the lots may have a reduced setback to the sixteen feet, with the balance of the setbacks being twenty feet or greater.

b. **The required side yard (setback)** shall be a minimum of five (5) feet, with a street side yard (setback) having a minimum of ten (10) feet.

c. **The required rear yard (setback)** shall be a minimum of twenty (20) feet. Where the front yard (setback) is increased above the twenty (20) feet, then the rear yard (setback) may be reduced one (1) foot for each foot of increase, but shall not be reduced to below fifteen (15) feet. Where the front yard (setback) is decreased below the minimum twenty

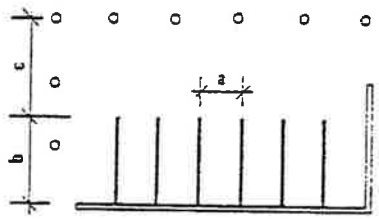
Deletions shown with ~~strikeouts~~ and additions shown with <u>double underlining</u>

Table 1: Standard Parking Dimensions



MINIMUM DIMENSIONS FOR REQUIRED PARKING SPACES					
Dimension Indicator	0°	30°	45°	60°	90°
a	9'-0"	8'-6" †	8'-6" †	8'-6" †	8'-6"†
b	21'-0"	18'-0"	18'-0"	18'-0"	18'-0"
c	15'-0"*	13'-0" *	14'-0" *	18'-0" *	22'-0"
d		17'-0"	12'-0"	9'-10"	
e		28'-4"	18'-8"	11'-5"	
f		16'-4"	18'-8"	19'-10"	
SMALL CAR PARKING SPACES‡					
a	10'-0"	8'-6"	8'-6"	8'-6"	8'-6"
b	19'-0"	15'-0"	15'-0"	15'-0"	15'-0"
c	15'-0"	13'-0" *	14'-0"	18'-0"	21'-0"
d		17'-0"	12'-0"	9'-10"	
e		25'-9"	16'-7"	9'-11"	
f		14'-10"	16'-7"	17'-3"	
HANDICAPPED PARKING SPACES					
a	~~14'-0"~~	~~14'-0"~~	~~14'-0"~~	~~14'-0"~~	~~14'-0"~~
b	~~22'-0"~~	~~19'-0"~~	~~19'-0"~~	~~19'-0"~~	~~19'-0"~~
c	~~16'-0"~~	~~13'-0"~~	~~14'-0"~~	~~18'-0"~~	~~24'-0"~~
d		~~28'-8"~~	~~19'-10"~~	~~16'-2"~~	
e		~~34'-5"~~	~~22'-8"~~	~~13'-0"~~	
f		~~19'-11"~~	~~22'-8"~~	~~23'-8"~~	

MOTORCYCLE & BICYCLE PARKING SPACES



MOTORCYCLE & BICYCLE PARKING SPACES			
Dimension Indicator	Motorcycle	Bicycle	
		Open	Closed
a	3'-6"	2'-0"	3'-3"
b	7'-0"	6'-0"	6'-0"
c	8'-0"	5'-0"	5'-0"
Spaces shall be protected by fence, wall, or curb at least 6" high or by a 4" ø steel pipe @ 5 ft. o.c., 3 ft. above ground.			

<u>Per the current Americans with Disabilities Act</u>

NOTES:

* Minimum of 20 feet for two-way traffic.
† Double striped spaces may be reduced to 8'-6" wide. Single striped spaces shall be a minimum 9'-0" wide.
‡ Small car spaces shall not be permitted as part of the required parking.

Planning Commission

Meeting Date: 10/28/2015

To: Planning Commission

From: Brian Varney, Planner II

Date: October 28, 2015

Strategic Plan Focus Area:
Commerce, Community

Subject: **PRV1503-003 The Preserve at Twin Peaks Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1503-003, a preliminary plat for The Preserve at Twin Peaks, Lots 1-195, and Common Areas "A", "B", and "C". (Brian Varney)

Discussion:

Summary of Application:
The WLB Group, representing ABIG Manana, LLC (Fidelity National Title Agency, Inc., Trust No. 60175) and ABIGER Manana, LLC, is requesting a recommendation to the Town Council for approval of a preliminary subdivision plat for The Preserve at Twin Peaks, Lots 1-195 and Common Areas "A" (private streets), "B" (natural open space, drainage, landscape, pedestrian, public sewer and utilities), and "C" (active open space). The Preserve at Twin Peaks is proposed as a single-family residential development consisting of approximately 100 acres located east of Camino de Manana, approximately 1/4 mile north of Lambert Lane, and 1.5 miles south of Tangerine Road in the west half of Section 12, Township 12S, Range 12E.

Land Use
The Planning Commission voted unanimously at its January 29, 2014 meeting to recommend to the Town Council approval of a specific plan for the 100 acre property. The Town Council subsequently adopted Ordinance 2014.004 on February 18, 2014 approving The Preserve at Twin Peaks Specific Plan and rezoning the property from R-36 (Residential) to Specific Plan. Although the specific plan allows a minimum lot size of 6,000 square feet, the plat proposes a minimum lot size of 6,600 square feet, a maximum of 14,324 square feet, and an average lot size of 10,462 square feet. The density proposed for The Preserve at Twin Peaks is 1.95 Residences Per Acre.

The Preserve at Twin Peaks proposes to develop approximately 49.1 acres of the project area as residential lots and private streets and 3.31 acres as active open space. Approximately 47.85 acres is designated for natural open space, pedestrian areas, drainage, landscape, public sewer and utilities. Of this 47.85 acres, approximately 31.39 acres will be set aside as natural undisturbed open space. The 3.31 acres of active open space will be developed as a neighborhood park. Additionally, a number of pedestrian trails will traverse the development, including a public trail which will allow access through the subdivision from adjoining developments. A public trail easement will be provided along a portion of the north property boundary from Lot 22 to the east subdivision boundary. The easement will continue south along the east subdivision boundary a distance of approximately 1000 feet and then follow an alignment near the south and west boundary of Lots 152 - 187 and eventually tie into Blue Bonnet Road. The public trail easement will be dedicated either by the final plat or by a separate instrument once a precise alignment is determined. The developer will be responsible for the construction of a 10-foot wide asphalt shared-use path (constructed to Town standards) along the project's frontage on Camino de Manana and westerly along Camino de Manana to Twin Peaks Road tying into the Town's trail system.

All development within the subdivision will be subject to the Town's Residential Design Standards, as well

as the Twin Peaks Corridor Study adopted by the Town Council on February 18, 2014. The proposed setbacks are rather typical for developments with lots of this size. The setbacks are proposed to be 10 feet in front (20 feet for lots with a front-loaded garage). A maximum of 35 percent of the lots may take advantage of the 10-foot setback. The side setbacks are proposed at 5 feet, 10 on a street side. The rear setback is proposed at 20 feet. For lots in which the front yard setback is increased above 20 feet, the rear yard setback may be reduced commensurately to a minimum of 15 feet. For lots in which the front yard setback is decreased below 20 feet, the rear yard setback shall be increased commensurately up a maximum requirement of 25 feet. Lots along the east and south boundaries of the development are proposed to be setback a minimum distance of 100 feet from those property lines to provide a natural space buffer between the new development and the existing development in neighboring Pima County. The building height within the development will be limited to 30 feet. Pursuant to a rezoning condition, Lots 4, 9-14, 22, 58-59, 91, 152-160, and 181-195 shall be limited to single-story construction in order to improve view sheds for adjacent properties.

In accordance with the specific plan, the subdivision has been platted in such a manner that natural drainageways are predominantly preserved in their natural state with encroachments primarily for roadway and other infrastructure crossings. The low density, rather clustered design allows for much of the drainage to flow naturally through the development.

Access and Circulation
Primary and secondary access to the proposed development will be provided off of Camino de Manana. The primary access will consist of a divided entry with a landscaped median identified as Street "A" on the plat. The secondary access, identified as Street "B", is proposed as a divided entry with a landscaped traffic circle. Emergency access will be provided via a 20' stabilized surface connecting Blue Bonnet Road to the cul-de-sac at the south end of Street "D". The emergency access will be gated and will be accessible only by emergency service vehicles. All points of vehicular access to the subdivision will be gated, and all internal streets will be private and maintained by the homeowner's association. A design exception application has been submitted and accepted by the Town Engineer. The exception will allow for a reduced pavement width from the standard two 16-foot travel lanes to two 15-foot travel lanes. Additionally, the exception will allow the use of wedge curbs in lieu of roll curbs, and sidewalk will be provided on only one side of the internal streets. All proposed street section details depict a typical 4-foot sidewalk on one side of the street and a 4-foot stabilized decomposed granite path on the opposite side of the street. Parking will be allowed on both sides of the street. Approving the design exception will allow for the inclusion of a 6-foot street tree landsdcaped area between the wedge curb and the sidewalk or path. The addition of this street tree landscaped area into the street section pushes the sidewalk or path into an easement on the private lot area and allows for the planting of a tree just outside of the paved area in front of each lot, thereby enhancing the aesthetic appeal of the streets within the development.

Pursuant to the rezoning conditions, The developer will be responsible for the design and construction of a right-turn (deceleration) lane on Camino de Manana at the project's south entrance. Additionally, the developer will design and construct a traffic control signal at the Twin Peaks Road / Camino de Manana intersection. The signal will be designed as a four-legged intersection and built as such if the intersection has four legs at the time of construction. Otherwise, the signal shall be built for a three- legged intersection.

Infrastructure and Utilities
Water service will be provided to The Preserve at Twin Peaks by Marana Water. The A+ Zone water booster station and 1 MG Z-Zone reservoir approved for construction on the parcel located at the southwest corner of Twin Peaks Road and Blue Bonnet Road will serve this development. Sewer service will be provided by the Pima County Regional Wastewater. TRICO will provide electric service to the development.

Recommended Findings of Fact

1. The property is currently zoned 'F' (Specific Plan). The proposed subdivision will be in compliance with all development standards and the requirements of Marana Ordinance 2014.004, The Preserve at Twin Peaks Specific Plan, and the Marana Land Development Code.
2. The General Plan Land Use category for this area is Master Plan Area. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis

Review criteria:

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:
The proposed subdivision will be in compliance with the requirements of all agencies prior to action by the Town Council.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:
The proposed subdivision complies with the conditions of the rezoning ordinance, The Preserve at Twin Peaks Specific Plan, and the requirements of Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:
The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:
The proposed subdivision is located within close proximity to existing and planned single-family residential development and is harmonious with the style and character of such development. The proposal does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends a recommendation to the Town Council for approval of PRV1503-003, preliminary plat for The Preserve at Twin Peaks, Lots 1-195, and Common Areas "A", "B", and "C".

Suggested Motion:

I move to recommend to the Town Council approval of PRV1503-003, preliminary plat for The Preserve at Twin Peaks, Lots 1-195, and Common Areas "A", "B", and "C". .

Attachments

Development Application

Preliminary Plat

Design Exception Application

Ordinance 2014.004 Rezoning Conditions

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☑ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	216-25-0210;0220 / 216-26-002B/0010			**General Plan Designation (To be confirmed by staff)**	
Gross Area (Acre/SF)	100.26 Ac / 4,367,389 SF			**Current Zoning (To be confirmed by staff)**	F
Development / Project Name	Preserve at Twin Peaks			**Proposed Zoning**	F
Project Location	East of the Twin Peaks Road / Camino de Manana intersection				
Description of Project*	Subdivision platting for 195 single family residences				
Property Owner	Fidelity National Title Agency, Inc as Trustee under Trust No. 60175				
Street Address	1721 W. Rio Solado Park Way				
City Tempe	**State** AZ	**Zip Code** 85281	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person				**Phone Number / E-mail**	
Applicant	Joel Abrams				
Street Address	7521 N. Calle Cardobesa				
City Tucson	**State** AZ	**Zip Code** 85704	**Phone #**	**Fax #**	**E-Mail Address** landzam1@gmail.com
Contact Person	Joel Abrams			**Phone Number / E-mail** landzam1@gmail.com	
Agent/Representative	The WLB Group, Inc.				
Street Address	4444 E. Broadway				
City Tucson	**State** AZ	**Zip Code** 85711	**Phone #** (520) 390-1086	**Fax #** (520) 881-7492	**E-Mail Address** lthompson@wlbgroup.com
Contact Person	Linda Thompson			**Town of Marana Business License No.**	

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Linda Thompson	Linda Thompson	3/12/15
Print Name of Applicant/Agent	Signature	Date

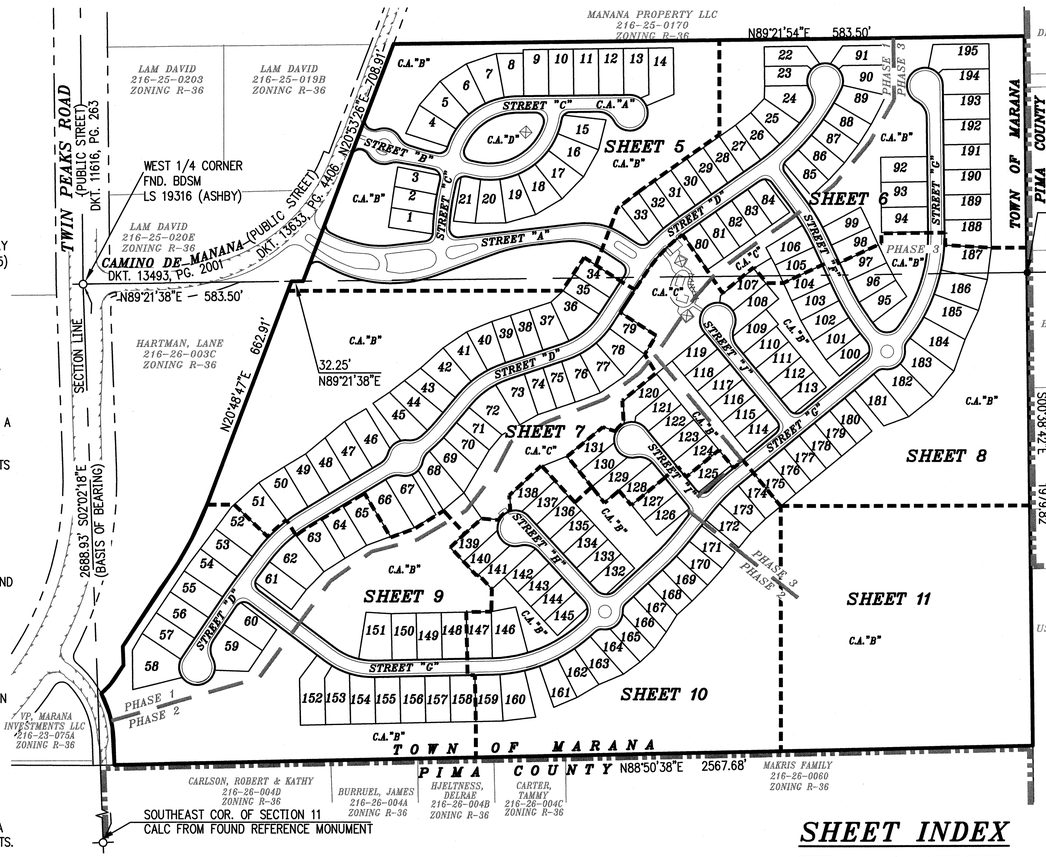
CaseLog# N/A Date Received 3-12-15 Signature _____

CRW# PRV1503-003

PRELIMINARY PLAT FOR
THE PRESERVE AT TWIN PEAKS
LOTS 1 THROUGH 195, COMMON AREAS "A", "B", & "C"
PRV-1503-003

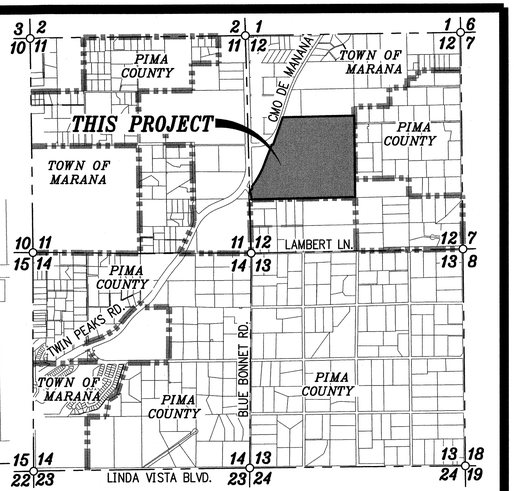
GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE PRESERVE AT TWIN PEAKS SPECIFIC PLAN APPROVED ON 2/18/14 PER ORDINANCE 2014.004. THIS PROJECT WILL COMPLY WITH THE TWIN PEAKS CORRIDOR STUDY ADOPTED BY MAYOR AND COUNCIL, FEBRUARY 18, 2014.\
2. THE GROSS AREA OF THE SUBDIVISION IS 4,367,389 SF, OR 100.26 ACRES.
3. THE EXISTING ZONING IS "F" (SPECIFIC PLAN) (SINGLE FAMILY-6,000 SF MINIMUM LOT SIZE) AND WILL REMAIN.
4. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 216-26-002B, 216-26-0010, 216-25-0210, AND 216-25-0220.
5. THE PROPOSED NUMBER OF RESIDENTIAL LOTS IS 195.
6. GROSS DENSITY FOR 195 RESIDENTIAL LOTS IS 1.95 RAC.
7. MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF PER THE PRESERVE AT TWIN PEAKS SPECIFIC PLAN.
   MINIMUM PROVIDED LOT SIZE IS 6,600 SF
   AVERAGE LOT SIZE IS 10,462 SF
   MAXIMUM PROVIDED LOT SIZE IS 14,324 SF
   MAXIMUM ALLOWABLE BUILDING HEIGHT IS 30 FEET (TWO STORIES).
8. COMMON AREA INFORMATION:
   COMMON AREA "A" (PRIVATE STREETS)= 513,184 SF
   COMMON AREA "B" (NATURAL OPEN SPACE, PEDESTRIAN, DRAINAGE, LANDSCAPE, PUBLIC SEWER & UTILITIES) = 2,084,275 SF
   COMMON AREA "C" (ACTIVE OPEN SPACE)= 144,096 SF
9. BUILDING SETBACKS:
   A. FRONT: 10 FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF 20 FEET. A MAXIMUM OF 35% OF THE LOTS MAY HAVE A REDUCED SETBACK TO THE 10 FEET, WITH THE BALANCE OF THE SETBACKS BEING 20 FEET OR GREATER.
   B. SIDE: 5 FEET, WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10 FEET.
   C. REAR: 20 FEET.
   D. WHERE THE FRONT YARD (SETBACK) IS INCREASED ABOVE THE TWENTY (20) FEET, THE REAR YARD (SETBACK) MAY BE REDUCED BY ONE FOOT FOR EACH FOOT OF YARD INCREASE, BUT SHALL NOT BE REDUCED TO BELOW FIFTEEN (15) FEET. WHERE THE FRONT YARD (SETBACK) IS DECREASED BELOW THE MINIMUM TWENTY (20) FEET, THE REAR YARD (SETBACK) SHALL BE INCREASED BY ONE (1) FOR EACH FOOT OF FRONT YARD DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER TWENTY (25) FEET.
10. NO FURTHER SUBDIVIDING OR LOT SPLITTING WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA, TOWN COUNCIL.
11. PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT IN DRIVEWAY = 780 SPACES.
12. CAMINO DE MANANA AND TWIN PEAKS ROAD ARE THE NEAREST PAVED PUBLIC ACCESS ADJACENT TO THIS PROJECT.
13. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION PRIOR TO ANY RELEASE.
14. 1.84 MILES OF PRIVATE STREETS ARE INCLUDED IN THIS PRELIMINARY PLAT.
15. THE PROPOSED WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS THE TOWN OF MARANA WATER UTILITY.
16. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
17. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
18. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, IT'S SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
19. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA COUNCIL.
20. DRAINAGE WILL BE CONSTRUCTED, ACCORDING TO THE APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS AFFECTED.
21. HOMEOWNERS'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF PRIVATE DRAINAGEWAYS, PRIVATE LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SLOPE AND WALL EASEMENTS, PRIVATE STREETS AND COMMON AREAS.
22. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
23. ALL ROADS ARE PRIVATE WITHIN OR PUBLIC ADJACENT TO THIS SUBDIVISION AND SHALL BE CONSTRUCTED TO MINIMUM CITY OF TUCSON/PIMA COUNTY STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2003 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
24. ALL DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS PROJECT WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.
25. THE DESIGN SPEED AND DESIGN VEHICLE FOR THIS PROJECT IS 25 MPH/DESIGN VEHICLE WB-40.
26. APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
27. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE AND ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTION OR EASEMENTS.
28. ONSITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS, AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
29. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
30. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OR FIRE APPARATUS ACCESS ROADS TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT. FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION IN EACH PHASE.
31. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRE FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
32. NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPARATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
33. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITH THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.
34. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY PROTEX, PROJECT NO. 2478 DATED: JUNE 3, 2013. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.
35. BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA. SAID BEARING BEING: S02°02'18" E.
36. BASIS OF ELEVATION: PID MBP0505 DESIGNATION MGP9OR 2 ¾" BRASS CAP SET IN CONCRETE STAMPED TOWN OF MARANA RLS 19316 POINT NO. ON BLUE BONNET ROAD AT THE INTERSECTION WITH TWIN PEAKS ROAD, 48 FEET EAST OF TWIN PEAKS CENTERLINE ELEVATION = 2386.62 FEET NAVD 88 DATUM.
37. THE DEVELOPER SHALL DESIGN AND CONSTRUCT A TRAFFIC CONTROL SIGNAL AT THE TWIN PEAKS ROAD/CAMINO DE MANANA INTERSECTION. THE TRAFFIC SIGNAL SHALL BE DESIGNED AS A FOUR-LEGGED INTERSECTION AND BUILT AS SUCH IF THE INTERSECTION HAS FOUR LEGS AT THE TIME OF CONSTRUCTION. OTHERWISE, THE SIGNAL SHALL BE BUILT FOR A THREE-LEGGED INTERSECTION. THE TRAFFIC SIGNAL SHALL BE CONSTRUCTED AND MADE OPERATIONAL PRIOR TO THE TOWN'S ISSUANCE OF THE 101ST BUILDING PERMIT FOR THE REZONING AREA.



0' 200' 400' 600'

PROJECT LAYOUT
SCALE: 1"=200'



LOCATION PLAN
A POTION OF SECTION 12, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE 3"=1 MILE

LEGEND

- SECTION CORNER OR 1/4 SECTION CORNER
- SECTION LINE
- SUBDIVISION BOUNDARY
- PROPOSED COMMON AREA "A"
- EXISTING ROW
- ADJACENT LOT LINE
- PROPOSED LOT LINE
- PHASE BOUNDARY
- FEMA 100-YEAR FLOODPLAIN
- 404 JD WASH
- 100-YEAR FLOOD PLAIN LIMIT
- EROSION HAZARD SETBACK LINE
- EASEMENT LINE
- TOWN LIMITS
- MATCH LINE
- INDICATES BRASS CAPPED SURVEY MONUMENT STAMPED TO BE SET UPON COMPLETION OF CONSTRUCTION
- FOUND SURVEY MONUMENT AS NOTED (IRON PIN, BRASS CAP. ETC.)
- EXISTING EDGE OF PAVEMENT
- 2' CONCRETE WEDGE CURB
- NEW 4' WIDE CONCRETE SIDEWALK
- NEW 4' WIDE DECOMPOSED GRANITE WALKWAY
- NEW 10' WIDE SHARED-USE PATH
- NEW WHEELCHAIR RAMP w/6" REVEAL
- STORM DRAIN PIPE & JUNCTION BOX
- HANDPLACED OR GROUTED ROCK RIP-RAP AS NOTED
- STABILIZED SURFACE TREATMENT SECTION FOR SEWER EASEMENT
- PROPOSED WATERMAIN AND VALVE
- PROPOSED GRAVITY SEWER MAIN & SEWER MANHOLE
- EXISTING GRAVITY SEWER MAIN
- FIRE HYDRANT ASSEMBLY
- 3.0 CONCENTRATION POINT ID
- A LOT GRADING TYPE
- 2/6 DETAIL NUMBER / SHEET NUMBER
- INDICATES LOT ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS.

C.A.	COMMON AREA		
SVT	SIGHT VISIBILITY TRIANGLE	INV	INVERT ELEVATION
FL	FLOW LINE	FG	FINISH GRADE
BP	BANK PROTECTION	EX=	EXISTING GRADE
CS	CROSS SECTION	TC=	TOP OF CURB GRADE
BOT	BOTTOM ELEVATION	HP/LP/GB	VERTICAL GRADE BREAK

SHEET INDEX

SHEET 1.....COVER SHEET
SHEET 2-4.....DETAIL SHEETS
SHEET 5-11.....PLAN SHEETS
SHEET 12.....STORM DRAIN LAYOUTS
SHEET 13.....LAND USE MAP AND NUOS MAP

OWNERS

FIDELITY NATIONAL TITLE AGENCY, INC
AS TRUSTEE UNDER TRUST NO.60175
1721 W. RIO SALADO PARK WAY,
TEMPE, AZ. 85281
AND
ABIGER MANANA, LLC.
7521 N. CALLE CARDOBESA.
TUCSON, AZ. 85704

DEVELOPER

ABIGER MANANA, LLC.
7521 N. CALLE CARDOBESA.
TUCSON, AZ. 85704

CIVIL ENGINEER

THE WLB GROUP, INC.
4444 E BROADWAY BLVD TUCSON, AZ 85711
PHONE: (520) 881-7480
ATTN: COREY THOMPSON
CTHOMPSON@WLBGROUP.COM

Registered Professional Engineer (Civil) CERTIFICATE NO. 22217 COREY THOMPSON Date 10-2-15 Signed ARIZONA U.S.A.

EXPIRES 9/30/2016

GENERAL NOTES CONTINUED

38. LOTS 4, 9-14, 22, 58, 59, 91, 152-160, 181-195 SHALL BE RESTRICTED TO SINGLE-STORY RESIDENCES.
39. AT LEAST 30 DAYS BEFORE GRADING, A 100% AREA SURVEY WILL BE COMPLETED BY A QUALIFIED WILDLIFE BIOLOGIST, FOR THE SONORAN DESERT TORTOISE. SUBMIT A COPY OF THE SURVEY FORM TO THE TOWN PRIOR TO ISSUANCE OF A GRADING PERMIT.
40. THE AREAS WITHIN COMMON AREA "B" (NATURAL OPEN SPACE) WHICH ARE TO BE DISTURBED FOR ROADWAY AND UTILITY INSTALLATION, ENTRY MONUMENTATION/SIGNAGE, DRAINAGE AND ANCILLARY GRADING WILL BE REVEGETATED TO THE GREATEST EXTENT POSSIBLE.
41. AT LEAST 30 DAYS BEFORE GRADING, A 100% AREA SURVEY WILL BE COMPLETED BY A QUALIFIED WILDLIFE BIOLOGIST, FOR THE SONORAN DESERT TORTOISE. SUBMIT A COPY OF THE SURVEY FORM TO THE TOWN PRIOR TO ISSUANCE OF A GRADING PERMIT.
42. PRIVATE STREETS CONTROLLED BY AN ELECTRIC GATE MUST HAVE A PREEMPTION DEVICE INSTALLED, AS WELL AS A KNOX KEY SWITCH AS BACK UP, KEYED TO MOUNTAIN VISTA FIRE.
43. THE EMERGENCY ACCESS ROAD IS PROTECTED BY A MANUAL GATE AND MUST BE LOCKED WITH AN APPROVED KNOX PAD LOCK.
44. NO PARKING SIGNS SHALL BE PLACED ON THE EMERGENCY ACCESS GATE ON BOTH SIDES.

ACCEPTANCE

MARANA TOWN ENGINEER / DEVELOPMENT ENGINEER P.E. DATE

MARANA PLANNING DIRECTOR DATE

MOUNTAIN VISTA FIRE DISTRICT DATE

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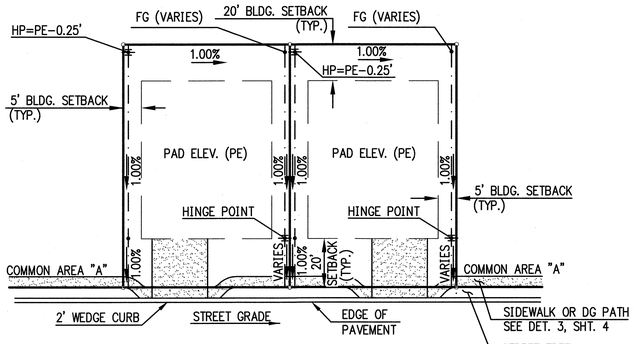
PRV1503-003
PRELIMINARY PLAT FOR
THE PRESERVE AT TWIN PEAKS
LOTS 1 THRU 195 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),
A PORTION OF THE NORTHWEST QUARTER & THE SOUTHWEST QUARTER (WEST HALF) OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SRB&M
TOWN OF MARANA, PIMA COUNTY, ARIZONA.

C.I. - 1 FOOT
SCALE: 1"=200'
OCTOBER, 2015
RELATED CASE#
PCZ-12023
2014.004

WLB No. 112026-A-002/0105

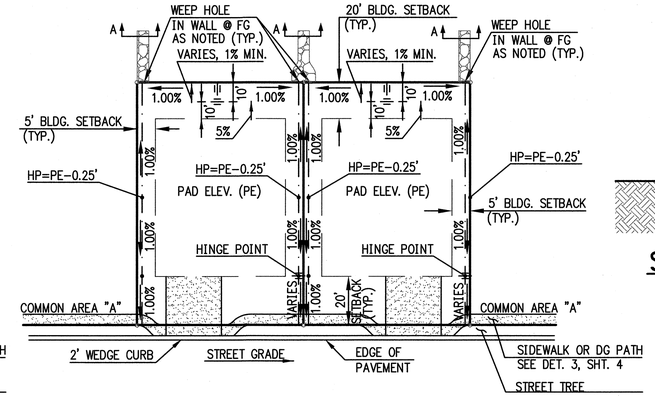
SHEET 1 OF 13

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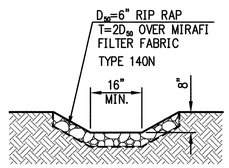
NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

1 TYPE "A" LOT GRADING
N.T.S.

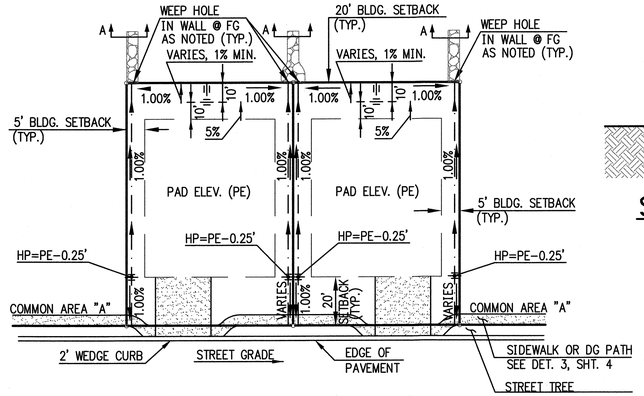


NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

2 TYPE "B" LOT GRADING
N.T.S.

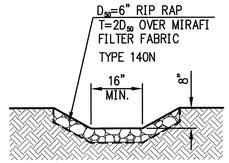


SECTION A-A

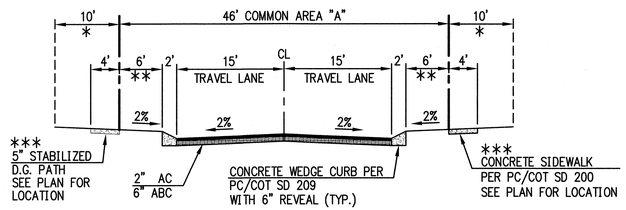


NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

3 TYPE "C" LOT GRADING
N.T.S.

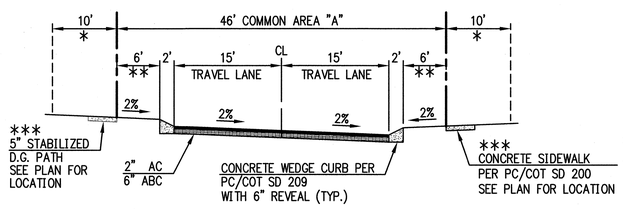


SECTION A-A



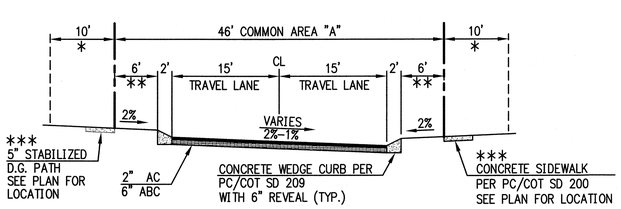
NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & PEDESTRIAN EASEMENT
** 6' HOA STREET TREE LANDSCAPE AREA FOR DETAILED PLAN SEE DETAIL 3 SHHET 4
*** SEE MEANDERING SIDEWALK LAYOUT, SEE DETAIL 3 SHEET 4

4 TYPICAL CROSS SECTION
N.T.S.



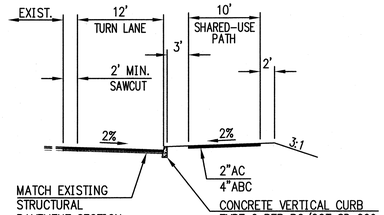
NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & PEDESTRIAN EASEMENT
** 6' HOA STREET TREE LANDSCAPE AREA FOR DETAILED PLAN SEE DETAIL 3 SHHET 4
*** SEE MEANDERING SIDEWALK LAYOUT, SEE DETAIL 3 SHEET 4

5 TYPICAL CROSS SECTION
N.T.S.

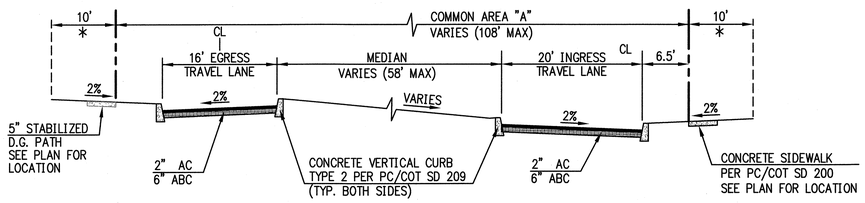


NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & PEDESTRIAN EASEMENT
** 6' HOA STREET TREE LANDSCAPE AREA FOR DETAILED PLAN SEE DETAIL 3 SHHET 4
*** SEE MEANDERING SIDEWALK LAYOUT, SEE DETAIL 3 SHEET 4

6 TYPICAL CROSS SECTION
N.T.S.

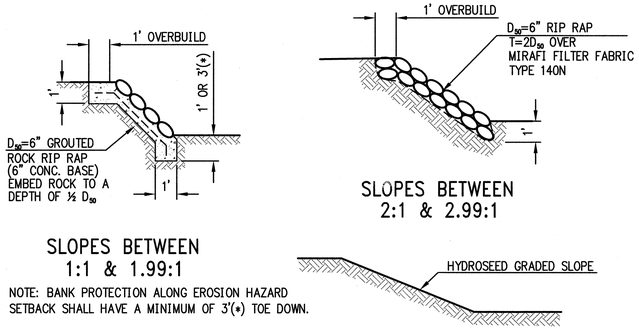


10 CROSS SECTION
TURN LANE AND SHARED-USE PATH N.T.S.



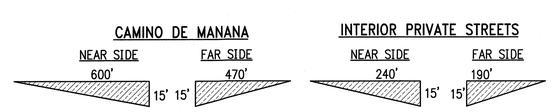
NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & PEDESTRIAN EASEMENT
** 6' HOA STREET TREE LANDSCAPE AREA

7 TYPICAL ENTRY CROSS SECTION
STREET "A" N.T.S.



NOTE: BANK PROTECTION ALONG EROSION HAZARD SETBACK SHALL HAVE A MINIMUM OF 3'(*) TOE DOWN.

8 SLOPE STABILIZATION DETAILS
NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN) N.T.S.



9 TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL
N.T.S.

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Registered Professional Engineer (Civil) CERTIFICATE NO. 22217 COREY THOMPSON Date 10-2-15 Signed ARIZONA U.S.A.

EXPIRES 9/30/2016

PRV1503-003
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WLB No. 112026-A-002/0105
C.I. - 1 FOOT
SCALE: N.T.S.
OCTOBER, 2015
RELATED CASE# PCZ-12023 2014.004

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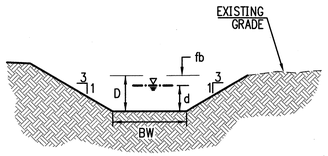


TABLE OF CONSTRUCTED CHANNELS								
X-SEC	Q_{100}(cfs)	V_{100}(fps)	BW(FT)	fb	d	D	SLOPE(%)	n
1.2	11.0	5.20	10.0	0.09	0.49	0.58	0.5(MIN)	0.030
3.3	81.0	4.96	5.0	0.40	2.03	2.43	1.0(MIN)	0.036
3.5a	10.0	2.72	2.0	0.20	1.10	1.30	1.0(MIN)	0.035
3.8a	90.0	4.68	5.0	0.36	1.83	2.19	1.0(MIN)	0.035
3.8b	9.0	3.01	2.0	0.19	1.00	1.19	1.0(MIN)	0.030
3.10	29.0	3.91	4.0	0.21	1.04	1.25	1.0(MIN)	0.030
3.14	58.0	4.16	5.0	0.29	1.48	1.77	1.0(MIN)	0.035
5.5a	9.6	3.05	2.0	0.24	1.28	1.52	1.0(MIN)	0.035

1 PROPOSED CHANNEL DETAIL

N.T.S.

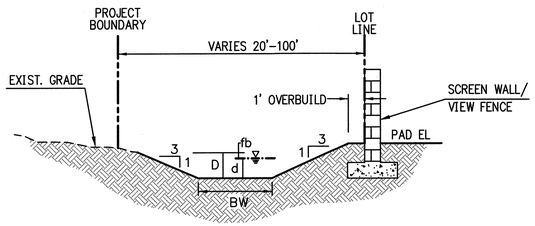


TABLE OF CONSTRUCTED CHANNELS								
X-SEC	Q_{100}(cfs)	V_{100}(fps)	BW(FT)	fb	d	D	SLOPE(%)	n
A	44	5.20	4.0	0.17	1.14	1.21	1.6	0.030
B	44	5.02	6.0	0.23	0.98	1.21	1.6	0.030
C	35	5.08	6.0	0.20	0.82	1.02	2.0	0.030
D	35	5.68	6.0	0.21	0.75	0.95	2.76	0.030
E	86	5.01	8.0	0.30	1.41	1.71	0.5	0.030
F	79	5.01	6.0	0.32	1.50	1.82	1.0	0.030

2 PROPOSED CONSTRUCTED CHANNEL DETAIL

N.T.S.

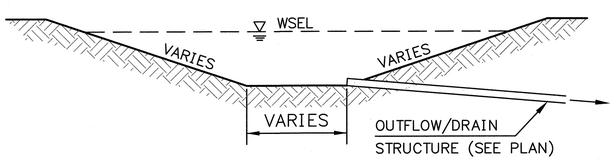
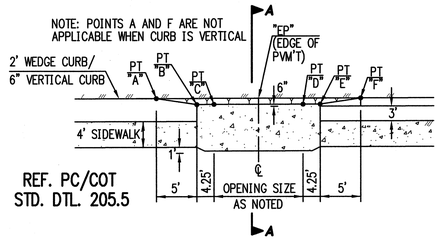


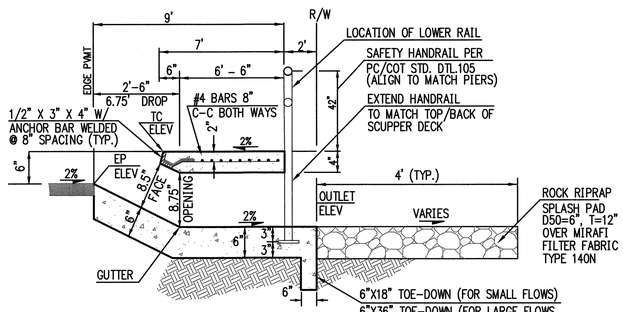
TABLE OF DETENTION BASIN						
BASIN	TOTAL VOLUME (CUBIC FEET)	VOL. DET. (CUBIC FEET)	WSEL (FT)	PONDING DEPTH (FT)	100-YEAR IN (CFS)	100-YEAR OUT (CFS)
1.3	7,744	681	2440.5	0.5	6.5	6.2
1.4	23,332	19,679	2444.7	2.7	25.0	6.5
3.1	31,122	23,019	2404.3	2.3	30.0	7.1
3.3	137,008	94,997	2393.8	3.1	111	23.2
3.7	60,069	58,487	2418.4	2.9	101.8	72.8
3.8	29,328	28,301	2424.9	2.9	89.6	72.7
3.11	20,628	19,795	2418.9	1.9	47	34.6
5.1	38,578	29,182	2419.5	4.5	54	24.3
5.4	38,010	8,351	2419.9	0.9	8.3	0.0

3 TYPICAL BASIN SECTION

NTS



PLAN VIEW

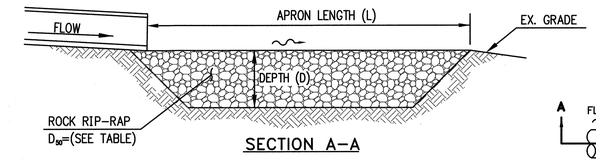


SECTION A-A

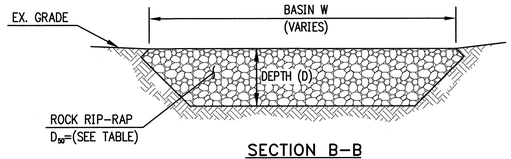
CONCENTRATION POINT	Q_{100} (cfs)	EFFECTIVE OPENING LENGTH	TOTAL SCUPPER LENGTH	SCUPPER TOE DOWN	NUMBER OF SCUPPER CELLS & SIZE	EP ELEV.	OUTLET ELEV.
1.5	18.0	20.0 LF	23.0 LF	(36")	5 @ 4.0'	01.00	00.27
3.2	26.0	16.0 LF	18.5 LF	(36")	4 @ 4.0'	01.00	00.27
3.4	26.0	16.0 LF	18.5 LF	(36")	4 @ 4.0'	01.00	00.27
3.6	10.0	8.0 LF	9.5 LF	(18")	2 @ 4.0'	01.00	00.27
3.9	8.3	8.0 LF	9.5 LF	(18")	2 @ 4.0'	01.00	00.27
3.10	29.0	28.0 LF	31.5 LF	(36")	7 @ 4.0'	01.00	00.27
3.12	37.0	24.0 LF	27.0 LF	(36")	6 @ 4.0'	01.00	00.27
4.1	42.0	28.0 LF	31.5 LF	(36")	7 @ 4.0'	01.00	00.27
5.2	5.3	4.0 LF	5.0 LF	(18")	1 @ 4.0'	01.00	00.27
5.3	30.00	24.0 LF	27.00 LF	(36")	6 @ 4.0'	01.00	00.27
5.6	30.0	20.0 LF	23.5 LF	(36")	5 @ 4.0'	01.00	00.27

4 SIDEWALK SCUPPER PER PC/COT STD. DTL.205.5 (MODIFIED)

NO SCALE



SECTION A-A

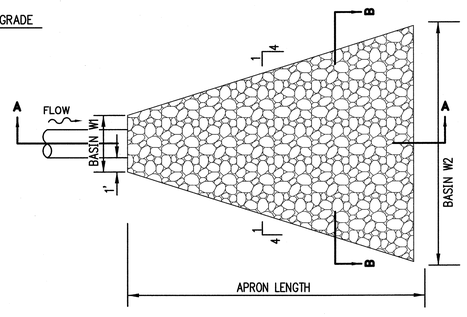


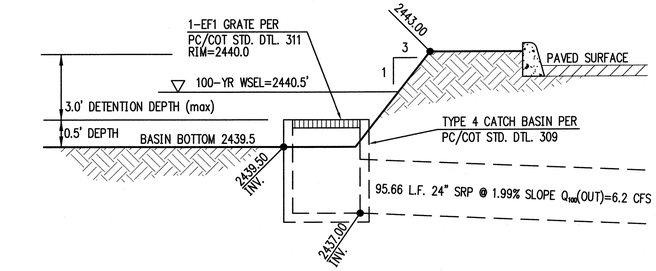
SECTION B-B

TABLE OF RIP-RAP APRON DIMENSIONS						
CP	CULVERT DESCRIPTION	APRON LENGTH(ft) L	APRON WIDTH(ft) W1	APRON WIDTH(ft) W2	APRON DEPTH(in) D	RECOMMENDED D_{50} (in)
SD RUN A	1-36" SRP	12.0	5.0	11.0	19.8	6.0
BASIN 1.4	1-12" SRP	4.0	3.0	5.0	17.5	6.0
BASIN 3.1	1-18" SRP	6.0	3.5	6.5	17.5	6.0
BASIN 3.3	1-18" SRP	6.0	3.5	6.5	17.5	6.0
3.5	3-30" RCP'S	17.5	12.0	20.75	40.0	20.0
BASIN 3.7	1-12" SRP	4.0	3.0	5.0	17.5	6.0
BASIN 3.8	1-12" SRP	4.0	3.0	5.0	17.5	6.0
BASIN 5.1	1-18" SRP	6.0	3.5	6.50	17.5	5.0
BASIN 3.7	1-12" SRP	4.0	3.0	5.0	17.5	6.0

5 RIP-RAP APRON DETAIL AT STORMDRAIN OUTLETS

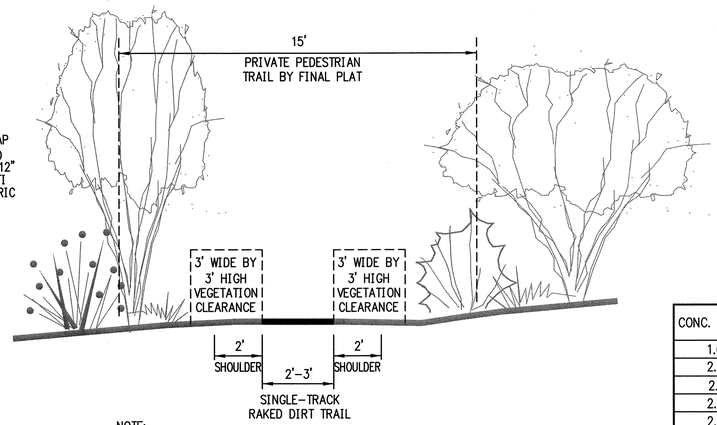
N.T.S.





6 BASIN 1.3 OUTLET

N.T.S.



NOTE:
- INCREASE WIDTH AS NEEDED IN AREAS OF STEEP OR DIFFICULT TERRAIN TO ACCOMODATE SWITCHBACKS, AVOIDANCE OF OBSTACLES, ETC.
- TRAIL ALONG NORTH PROPERTY LINE IS NOT TO BE CONSTRUCTED.

7 SECTION

PEDESTRIAN EASEMENT N.T.S.

TABLE OF POST DEVELOPED DISCHARGES					
CONC. POINT	DRAINAGE AREA (AC)	2-YEAR (CFS)	10-YEAR (CFS)	50-YEAR (CFS)	100-YEAR (CFS)
1.0	715	206	550	1,101	1,376
2.0	27.0	21.0	55.0	111.0	138.0
2.1	4.1	6.7	15	28	34
2.2	1.4	2.2	5.0	9.4	11
2.3	0.1	0.2	0.4	0.7	0.8
2.4	3.1	5.0	11	21	25
2.5	2.2	3.6	8.0	15	18
3.1	3.8	6.1	14	26	30
3.2	3.3	5.3	12	22	26
3.3	15.5	25	55	104	123
3.4	3.2	5.1	11	22	26
3.5	10.0	16	36	69	81
3.6	1.3	2.1	4.7	8.8	10
3.7	1.9	2.7	6.0	11	13
3.8	14.3	14	36	72	90
3.9	1.0	1.7	3.8	7.1	8.3
3.10	3.6	5.8	13	25	29
3.11	5.8	9.4	21	40	47
3.12	4.6	7.5	17	32	37
3.13	5.2	8.5	19	36	42
3.14	10.6	8.6	23	46	58
3.15	9.3	7.7	21	41	52
3.16	0.6	0.5	1.4	2.9	3.6
4.0	2.0	3.2	7.2	14	16
5.0	19.8	14	36	73	91
5.1	8.4	9.3	25	49	62
5.2	0.4	0.6	1.5	2.8	3.2
5.3	0.8	1.2	2.7	5.2	6.1
5.4	1.1	1.6	3.5	6.6	7.8
5.5	10.2	13	28	53	63
5.6	3.9	6.3	14	27	32
5.7	1.5	1.4	3.8	7.7	9.6
5.8	0.4	0.5	1.5	2.9	3.6
5.9	5.8	9.2	21	39	46
6.0	14.4	11	29	59	74

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EXPIRES 9/30/2016

WLB No. 112026-A-002/0105

PRV1503-003

PRELIMINARY PLAT FOR

THE PRESERVE AT TWIN PEAKS

LOTS 1 THRU 195 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

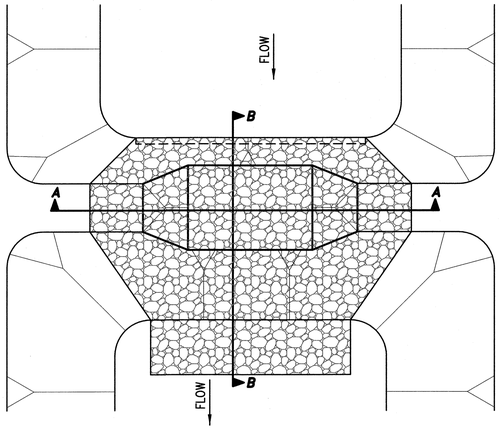
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C.I. - 1 FOOT
SCALE: N.T.S.
OCTOBER, 2015

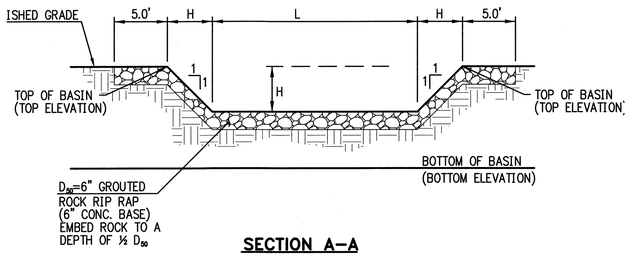
RELATED CASE#
PCZ-12023
2014.004

SHEET 3 OF 13

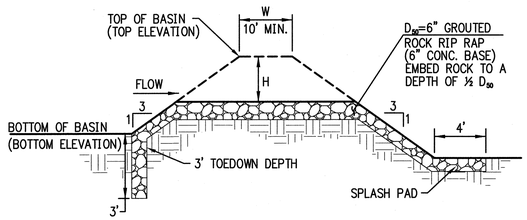
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PLAN VIEW



SECTION A–A

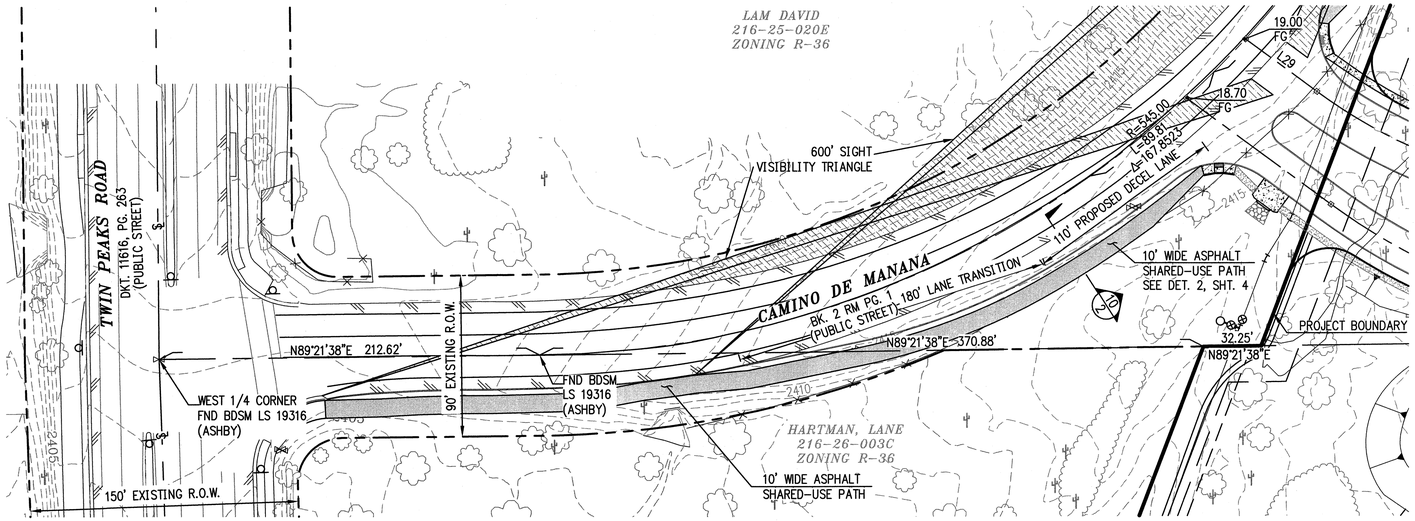


SECTION B–B

TABLE OF PROPOSED WEIR STRUCTURES						
BASIN	BASIN TOP ELEVATION	BASIN BOTTOM ELEVATION	WEIR BOTTOM ELEVATION	H (FT)	L (FT)	W (FT)
1.4	2445.00	2442.00	2444.50	0.5	18.0	10.0
3.1	2405.00	2402.00	2404.00	1.0	5.0	10.0
3.3	2395.00	2391.00	2493.00	2.0	6.0	10.0
3.7	2418.50	2415.50	2417.00	1.5	12.0	10.0
3.8	2425.00	2422.00	2423.50	1.5	12.0	10.0
3.11	2419.00	2417.00	2418.50	0.5	40.0	10.0
5.1	2414.00	2409.00	2412.00	2.0	4.0	10.0
5.4	2422.00	2419.00	2421.50	0.5	2.0	10.0

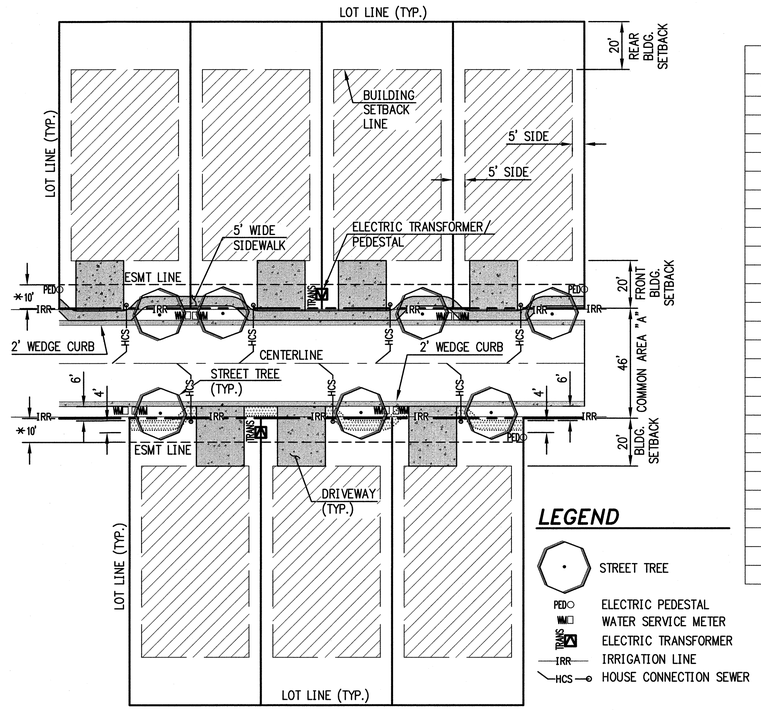
① GROUTED RIP–RAP WEIR

NTS



② OFFSITE TURN LANE – PLAN VIEW

SCALE: 1"=40'



③ MEANDERING SIDEWALK LAYOUT

SCALE 1"=10'

LEGEND

- STREET TREE
- PED ELECTRIC PEDESTAL
- WM WATER SERVICE METER
- TRANS ELECTRIC TRANSFORMER
- IRR IRRIGATION LINE
- HCS HOUSE CONNECTION SEWER

CENTERLINE CURVE TABLE				CENTERLINE LINE TABLE			CENTERLINE LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
C2	52.19	1000.00	2°59'25"	L1	27.00	S55°56'42"E	L27	100.00	N83°21'31"E
C3	153.51	400.00	21°59'19"	L2	201.52	N34°03'18"E	L28	100.08	S53°41'11"E
C4	133.71	400.00	19°09'10"	L3	108.92	N37°02'43"E	L29	49.48	S53°41'11"E
C5	138.03	250.00	31°38'06"	L4	331.79	N59°02'01"E	L30	142.44	N83°21'31"E
C6	147.00	220.00	38°17'04"	L5	100.00	N39°52'51"E	L31	384.28	N83°21'31"E
C8	38.05	400.00	5°27'01"	L6	173.56	N71°30'57"E	L32	90.10	S56°46'07"E
C9	116.86	400.00	16°44'22"	L7	175.89	N33°13'53"E	L33	18.68	N69°44'53"E
C10	23.71	620.00	2°11'30"	L8	62.89	N00°06'28"E	L34	137.76	N69°44'53"E
C11	289.17	620.00	26°43'22"	L9	285.48	N55°11'45"E	L35	73.03	N12°33'08"E
C12	366.39	450.00	46°39'03"	L10	27.00	S63°43'07"E	L36	317.01	N89°21'54"E
C13	105.86	500.00	12°07'51"	L11	27.00	N89°21'52"E	L37	27.00	S00°38'06"E
C14	109.12	700.00	8°55'54"	L12	413.14	S00°38'08"E	L38	5.82	S00°38'06"E
C15	289.14	400.00	41°24'56"	L13	302.14	S50°37'36"W	L39	223.01	S50°37'36"W
C16	133.35	200.00	38°12'07"	L14	86.21	S38°29'46"W	L40	147.30	S69°06'34"E
C17	223.42	620.00	20°38'50"	L15	197.45	S47°25'40"W	L41	108.97	S56°46'07"E
C18	130.87	620.00	12°05'38"	L16	329.67	N88°50'36"E	L42	27.45	N12°33'08"E
C19	130.32	600.00	12°26'40"	L17	314.25	S52°57'17"E	L43	106.40	S77°26'52"E
C20	36.22	450.00	4°36'41"	L18	340.67	N42°34'20"W	L44	68.44	S77°26'52"E
C21	345.54	350.00	56°33'56"	L19	27.00	S47°25'40"W	L45	15.20	S38°29'46"W
C22	224.91	300.00	42°57'18"	L20	278.33	N39°22'24"W	L46	70.49	S47°25'40"W
C24	118.77	500.00	13°36'37"	L21	27.00	N50°37'36"E			
C26	242.66	181.00	76°48'46"	L22	369.19	N39°22'24"W			
C27	325.97	181.00	103°11'14"	L23	27.00	S50°37'36"W			
C28	48.02	330.00	8°20'18"	L24	135.78	S24°54'06"E			
C29	125.96	181.00	39°52'22"	L25	131.93	S36°59'44"E			
C30	125.96	181.00	39°52'22"	L26	22.27	N00°06'28"E			

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0' 40' 80' 120'

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EXPIRES 9/30/2016

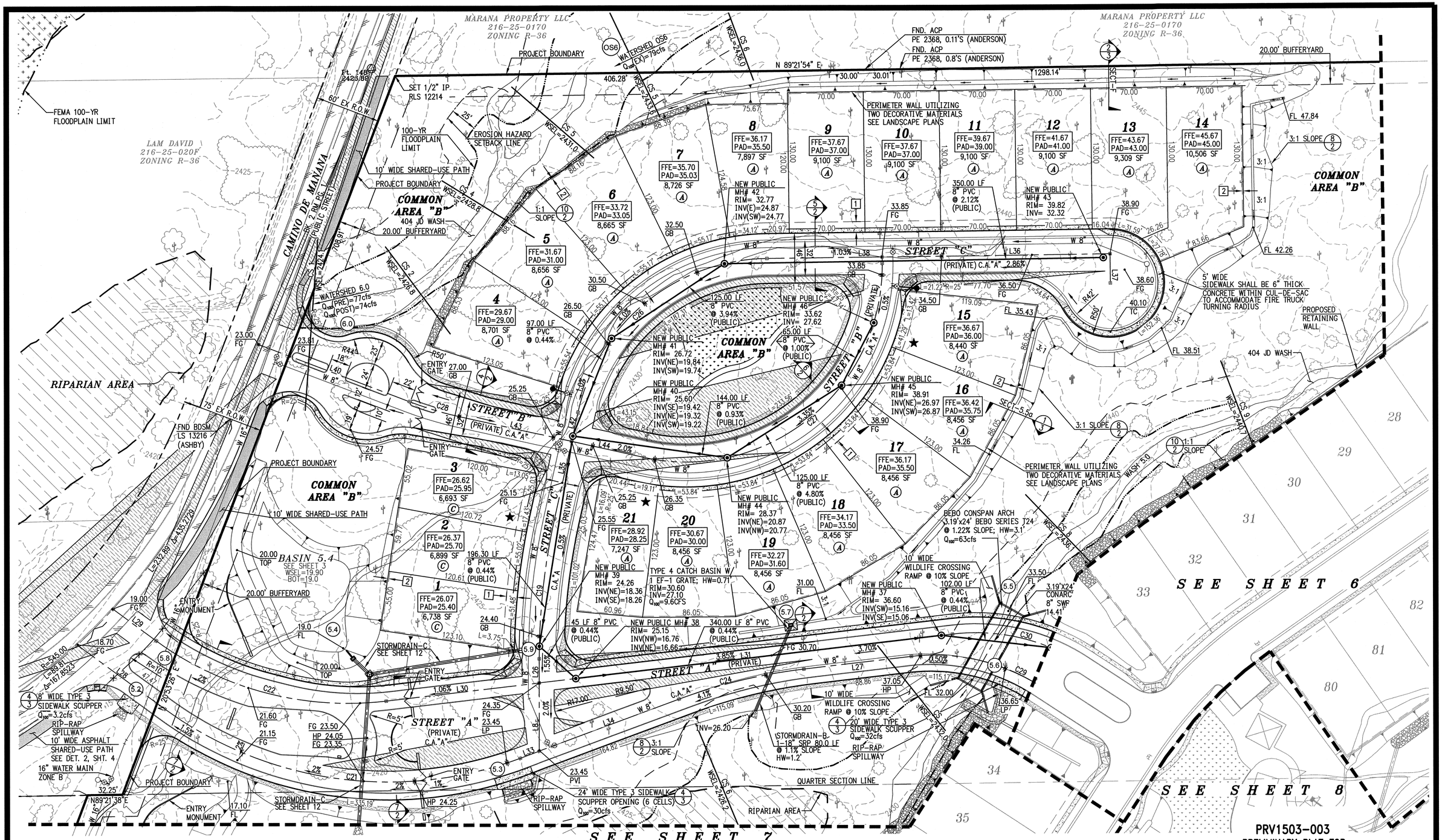
WLB No. 112026-A-002/0105

PRV1503-003
PRELIMINARY PLAT FOR
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C.I. – 1 FOOT
SCALE: PER PLAN
OCTOBER, 2015

RELATED CASE#
PCZ-12023
2014.004

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KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
2. 1' NO ACCESS EASEMENT BY FINAL PLAT
3. DRAINAGE EASEMENT BY FINAL PLAT

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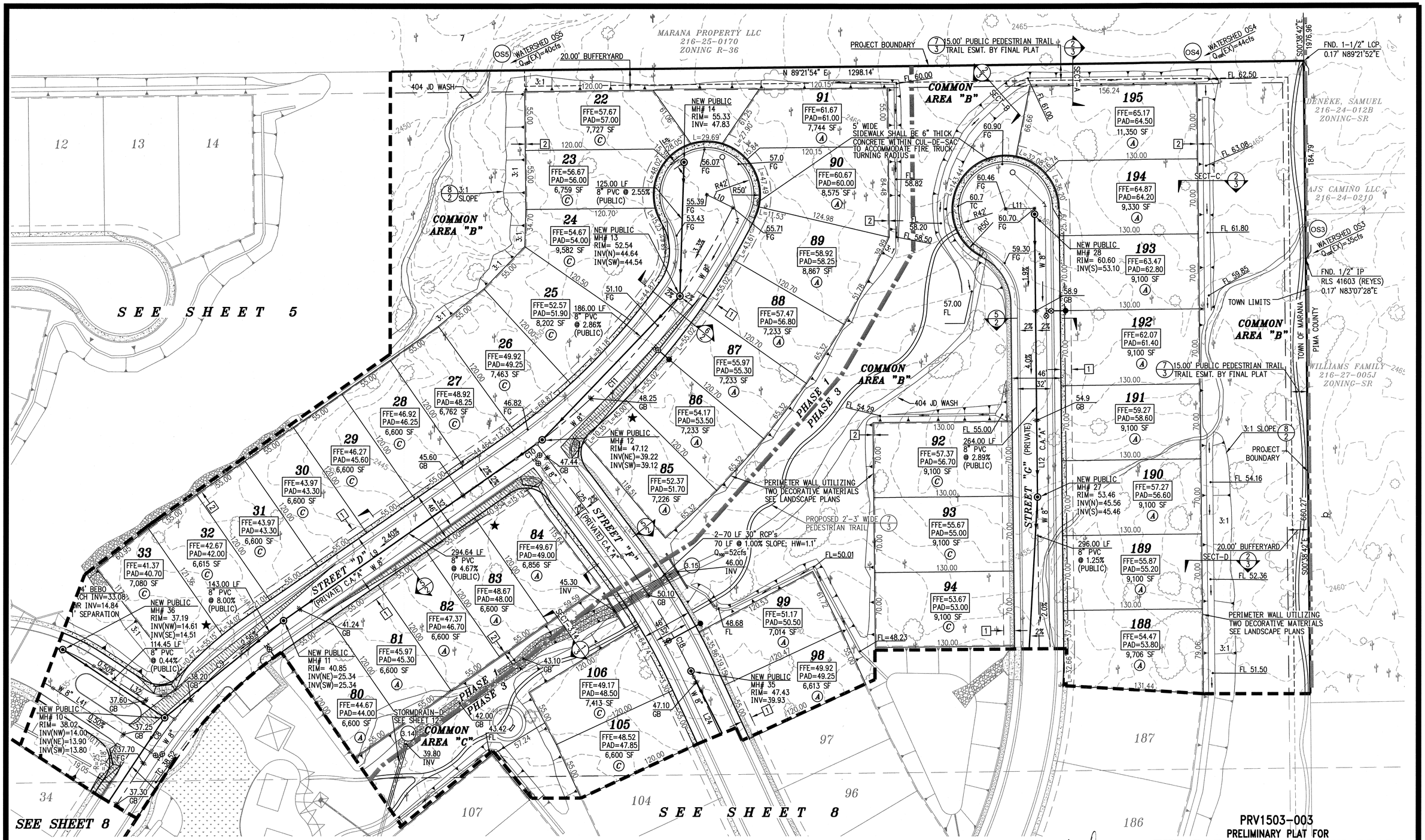
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SCALE: 1"=40'
OCTOBER, 2015

RELATED CASE#
PCZ-12023
2014.004

SHEET 5 OF 13

N:\112026\PRE PLAT\PREPLAT-SHT_05.dwg



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0' 40' 80' 120'

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SHEET 6 OF 13

N:\112026\PRE PLAT\PREPLAT-SHT_06.dwg

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

SEE SHEET 9

SEE SHEET 10

HARTMAN, LANE
216-26-003C
ZONING R-36

PROJECT BOUNDARY

N 20°48'47" E 662.91'

W 16"

20.00' BUFFERYARD

100-YR FLOODPLAIN LIMIT

EROSION HAZARD SETBACK LINE

25'

1/4 BASIN 5.1 OUTLET
2.0' WIDE, 2.0' HIGH BROAD CRESTED WEIR W/ 18" SRP W/ ORIFICE PLATE BLEEDER PIPE

5.1

15.00 INV

20.00 TOP

14.00 INV

CS 4 WSEL=2416.7

CS 3 WSEL=2411.7

CS 2 WSEL=2408.8

CS 1 WSEL=2400.6

WSEL=2426.20

CS 5

RIPARIAN AREA

COMMON AREA "B"

404 JD WASH

WASH 5.0

PERIMETER WALL UTILIZING TWO DECORATIVE MATERIALS SEE LANDSCAPE PLANS

PROPOSED 25.0' WATER ESMT. 16" WATER MAIN ZONE B

WATERSHED 5.0
Q_{100}(PRE)=100cfs
Q_{100}(POST)=91cfs

5.0

8/2 3:1 SLOPE

1:1 SLOPE 10/2

STREET "D" (PRIVATE) C.A."A"

L6 1.40%

L5 3.36%

L4 2.5%

L3 4.25%

C1 C2 C3 C4 C5 C6

NEW PUBLIC MH# 08 RIM= 21.44 INV(NE)=11.05 INV(SW)=10.95

NEW PUBLIC MH# 06 RIM= 10.06 INV(NE)=02.16 INV(SW)=02.06

NEW PUBLIC MH# 07 RIM= 11.41 INV(NE)=03.51 INV(SW)=03.41

NEW PUBLIC MH# 05 RIM= 09.01 INV(NE)=01.11 INV(SW)=01.01

NEW PUBLIC MH# 09 RIM= 28.70 INV(NE)=12.60 INV(SW)=12.50

28' WIDE TYPE 3 SIDEWALK SCUPPER Q_{100}=29cfs

RIP-RAP SPILLWAY

12" SRP BLEEDER PIPE

12" HDPE BLEEDER PIPE

1/4 BROAD CRESTED WEIR W/ 12" SRP BLEEDER PIPE Q_{100}(OUT)=72.7cfs

1/4 12' WIDE, 1.5' HIGH BROAD CRESTED WEIR Q_{100}(OUT)=72.8cfs

7/3 PROPOSED 2'-3' WIDE PEDESTRIAN TRAIL

5/3 SPLASH PAD

5/3 SPLASH PAD =14.77

8/2 4:1 SLOPE

BERM

BASIN 3.8 SEE SHEET 3 WSEL=24.90 BOT=22.0

BASIN 3.7 SEE SHEET 3 WSEL=18.40 BOT=15.0

C.A."B"

C.A."C"

PHASE 1

PHASE 2

LOT	FFE	PAD	SF	
34	38.77	38.10	6,600	C
35	36.67	36.00	6,600	C
36	33.27	32.60	9,809	C
37	29.67	29.00	8,523	A
38	28.68	28.00	6,659	A
39	27.67	27.00	6,679	A
40	25.67	25.00	7,885	A
41	23.77	23.10	8,117	A
42	21.77	21.10	9,142	A
43	19.47	18.75	7,373	A
44	17.70	17.03	8,659	A
45	16.47	15.80	9,575	A
46	14.57	13.90	10,260	A
47	12.70	12.03	10,235	A
48	10.87	10.20	9,478	A
49	08.92	08.25	9,100	A
50	07.17	06.50	9,983	A
51	04.17	03.50	10,566	A
79	35.17	34.50	7,031	C
78	32.67	32.00	8,312	C
77	30.67	30.00	8,312	C
76	28.37	27.70	7,817	C
75	26.17	25.50	6,600	C
74	25.37	24.70	6,600	C
73	24.67	24.00	9,024	C
72	23.12	22.45	9,897	C
71	20.17	19.50	6,600	C
70	18.22	17.55	7,268	C
69	16.60	15.93	8,993	C
68	15.37	14.70	9,365	C
67	12.77	12.10	10,230	C
66	11.00	10.33	10,487	C

272.69 LF 8" PVC @ 0.44% (PUBLIC)

328.00 LF 8" PVC @ 0.44% (PUBLIC)

246.00 LF 8" PVC @ 2.83%

61.96 LF 8" PVC @ 2.01% (PUBLIC)

341.00 LF 8" PVC @ 2.68% (PUBLIC)

71.54 LF 8" PVC @ 1.33% (PUBLIC)

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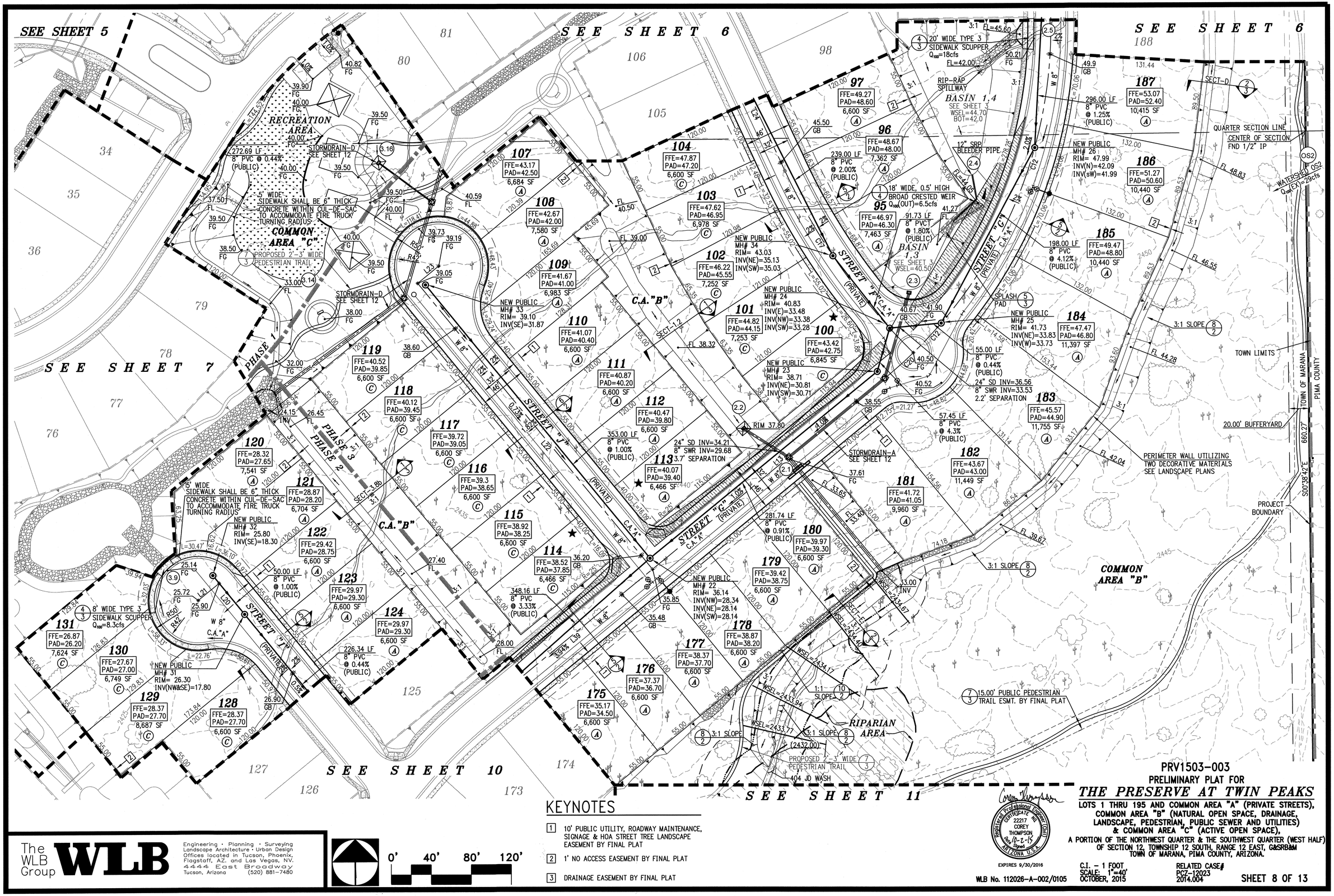
A PORTION OF THE NORTHWEST QUARTER & THE SOUTHWEST QUARTER (WEST HALF) OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SRB&M
TOWN OF MARANA, PIMA COUNTY, ARIZONA.

C.I. - 1 FOOT
SCALE: 1"=40'
OCTOBER, 2015

RELATED CASE#
PCZ-12023
2014.004

SHEET 7 OF 13

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KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT
2. 1' NO ACCESS EASEMENT BY FINAL PLAT
3. DRAINAGE EASEMENT BY FINAL PLAT

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Tucson, Arizona (520) 881-7480

0' 40' 80' 120'

Registered Professional Engineer (Civil)
CERTIFICATE NO. 22217
COREY THOMPSON
Date 10-2-15
Signed
ARIZONA U.S.A.

EXPIRES 9/30/2016

WLB No. 112026-A-002/0105

PRV1503-003
PRELIMINARY PLAT FOR
THE PRESERVE AT TWIN PEAKS

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OCTOBER, 2015

RELATED CASE#
PC7-12023
2014.004

SHEET 8 OF 13

N:\112026\PRE PLAT\PREPLAT-SHT_08.dwg

SEE SHEET 7

SEE SHEET 7

SEE SHEET 10

RIPARIAN AREA

HARTMAN, LANE
216-26-003C
ZONING R-36

TWIN PEAKS ROAD
(PUBLIC STREET)
DKT. 11616, PG. 263

BLUE BONNET ROAD
DKT. 13312, PG. 445
(PUBLIC STREET)

PROJECT BOUNDARY

20.00' BUFFERYARD

8/2 3:1 SLOPE

16" WATER MAIN
ZONE B

PERIMETER WALL UTILIZING
TWO DECORATIVE MATERIALS
SEE LANDSCAPE PLANS

WATERSHED 4.0
Q_{100}(PRE)=84cfs
Q_{100}(POST)=16cfs

SECTION LINE

PROPOSED SIGN
"NO TRESPASSING PRIVATE
PEDESTRIAN TRAIL"

STUB FOR FUTURE CONNECTION TO PUMP STATION (B ZONE)

STUB FOR FUTURE CONNECTION TO PUMP STATION (A ZONE)

188.46 LF 15" DIP (PUBLIC)
DLU14-008
SEE OFFSITE OUTFALL SEWER

VP, MARANA INVESTMENTS LLC
216-23-075A
ZONING R-36

FND. 5/8" IP
LS25071
(HAGOOD)

FD. BCSM
TAGGED RLS 19316
TOM (ASHBY)

PROJECT BOUNDARY

TOWN LIMITS
TOWN OF MARANA

FND. 5/8" IP
LS25071

PIMA COUNTY

CARLSON, ROBERT & KATHY
216-26-004D – ZONING-SR

BURRUEL, JAMES
216-26-004A – ZONING-SR

52 FFE=03.67 PAD=03.00 10,177 SF (A)

53 FFE=98.67 PAD=98.00 9,100 SF (A)

181.63 LF 8" PVC @ 2.54% (PUBLIC)

54 FFE=98.32 PAD=97.65 9,550 SF (A)

55 FFE=97.97 PAD=97.30 9,100 SF (A)

257.00 LF 8" PVC @ 1.18% (PUBLIC)

56 FFE=96.27 PAD=95.60 9,100 SF (C)

57 FFE=95.57 PAD=94.90 9,101 SF (C)

58 FFE=93.77 PAD=93.10 14,324 SF (C)

NEW PUBLIC MH# 02
RIM= 92.03
INV(NE)=84.23
INV(SE)=84.13

76.00 LF 8" PVC @ 1.18% (PUBLIC)

15.0' WATER ESMT.

59 FFE=97.17 PAD=96.50 12,300 SF (A)

60 FFE=98.67 PAD=98.00 9,354 SF (A)

61 FFE=02.00 PAD=01.33 9,100 SF (A)

62 FFE=03.77 PAD=03.10 11,519 SF (A)

63 FFE=06.47 PAD=05.80 10,107 SF (B)

64 FFE=08.22 PAD=07.55 9,110 SF (B)

65 FFE=09.82 PAD=09.15 9,562 SF (B)

NEW PUBLIC MH# 04
RIM= 99.78
INV(NE)=91.88
INV(SW)=91.78

NEW PUBLIC MH# 03
RIM= 95.16
INV(SE)=87.36
INV(NE&SW)=87.16

STREET "D" (PRIVATE) C.A."A"
W 8" 5.6% L17

STREET "C" (PRIVATE) C.A."A"
W 8" 0.50% L16

30" SD INV=97.15
8" SWR INV=89.10
7.22' SEPARATION
1-30" RCP; 85LF
@ 1.0% SLOPE

380.00 LF 8" PVC @ 0.71% (PUBLIC)

97.50 INV
2-30" RCP's; 74LF
@ 7.43% SLOPE; HW=2.7
Q_{100}=81cfs

30" SD INV=95.07
8" SWR INV=89.26
4.98' SEPARATION

NEW PUBLIC MH# 15
RIM= 98.06
INV(E)=90.16
INV(NW)=90.06

488.00 LF 8" PVC @ 1.79% (PUBLIC)

151 FFE=05.27 PAD=04.60 10,821 SF (A)

150 FFE=05.62 PAD=04.95 9,100 SF (A)

149 FFE=05.92 PAD=05.25 9,100 SF (A)

148 FFE=06.17 PAD=05.50 9,100 SF (A)

147

152 FFE=02.62 PAD=01.95 12,356 SF (C)

153 FFE=02.87 PAD=02.20 10,510 SF (C)

154 FFE=03.27 PAD=02.60 9,360 SF (C)

155 FFE=04.12 PAD=03.45 9,100 SF (B)

156 FFE=04.52 PAD=03.85 9,100 SF (B)

157 FFE=04.92 PAD=04.25 9,100 SF (B)

158 FFE=06.37 PAD=05.70 9,100 SF (A)

139

140

141

PHASE 1

PHASE 2

WASH 3.4

WSEL=2405.1

WSEL=2406.3

WSEL=2399

MATCH TO EXISTING

PROPOSED 2'-3' WIDE PEDESTRIAN TRAIL

100-YR FLOODPLAIN
EROSION HAZARD
SETBACK LINE

404 JD WASH

EROSION HAZARD
SETNACK LINE
100-YR FLOODPLAIN

COMMON AREA "B"

PERIMETER WALL UTILIZING
TWO DECORATIVE MATERIALS
SEE LANDSCAPE PLANS

PERIMETER WALL UTILIZING
TWO DECORATIVE MATERIALS
SEE LANDSCAPE PLANS

PERIMETER WALL UTILIZING
TWO DECORATIVE MATERIALS
SEE LANDSCAPE PLANS

STREET "C" W 8" (PRIVATE) C.A."A" L16 0.53%

NEW PUBLIC MH# 01
RIM= 92.05
INV(NW)=83.80
INV(SW)=83.70

1:1 SLOPE 10/2

404 JD WASH

POINT OF CONNECTION
DLU14-008
NEW PUBLIC MH# 18
RIM= 85.42
8" INV(NE)=71.08
15" INV(SW)=70.50
15" INV(S)=70.40

WATERSHED 3.4
Q_{100}(PRE)=75cfs
Q_{100}(POST)=47cfs

252.42 LF 18" PVC @ 5.0% (PUBLIC) EMERGENCY ACCESS

RIP-RAP SPILLWAY

30.0' SEWER ESMT. BY FINAL PLAT

20' STABILIZED SURFACE TREATMENT RWRD SD 111 EMERGENCY ACCESS ROAD

BASIN 3.3
SEE SHEET 3
WSEL=94.50
BOT=91.0

18" SRP w/ 12" ORIFICE PLATE BLEEDER

6' WIDE, 2.0' HIGH BROAD CRESTED WEIR Q_{100}(OUT)=23.1cfs

94.00 WEIR

95.00 BERM

93.00 BERM

95.50 BERM

12" HDPE BLEEDER PIPE

12" SRP BLEEDER PIPE

15.00' PUBLIC PEDESTRIAN TRAIL ESMT. BY FINAL PLAT

20.00' BUFFERYARD

TO DAYLIGHT

N88°50'38"E 1303.90'

2'X4' MIN. SPLASH PAD

SPLASH PAD

16' WIDE TYPE 3 SIDEWALK SCUPPER Q_{100}=26cfs

SLOPE TRANSITION 1:1 TO 4:1 SLOPE W/

28' WIDE TYPE 3 SIDEWALK SCUPPER Q_{100}=42cfs

5' WIDE SIDEWALK SHALL BE 6" THICK CONCRETE WITHIN CUL-DE-SAC TO ACCOMMODATE FIRE TRUCK TURNING RADIUS

PROPOSED 2'-3' WIDE PEDESTRIAN TRAIL

KEYNOTES

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0' 40' 80' 120'

Registered Professional Engineer (Civil)
CERTIFICATE NO. 22217
COREY THOMPSON
Date 10-2-15
Signed
ARIZONA U.S.A.
EXPIRES 9/30/2016

PRV1503-003
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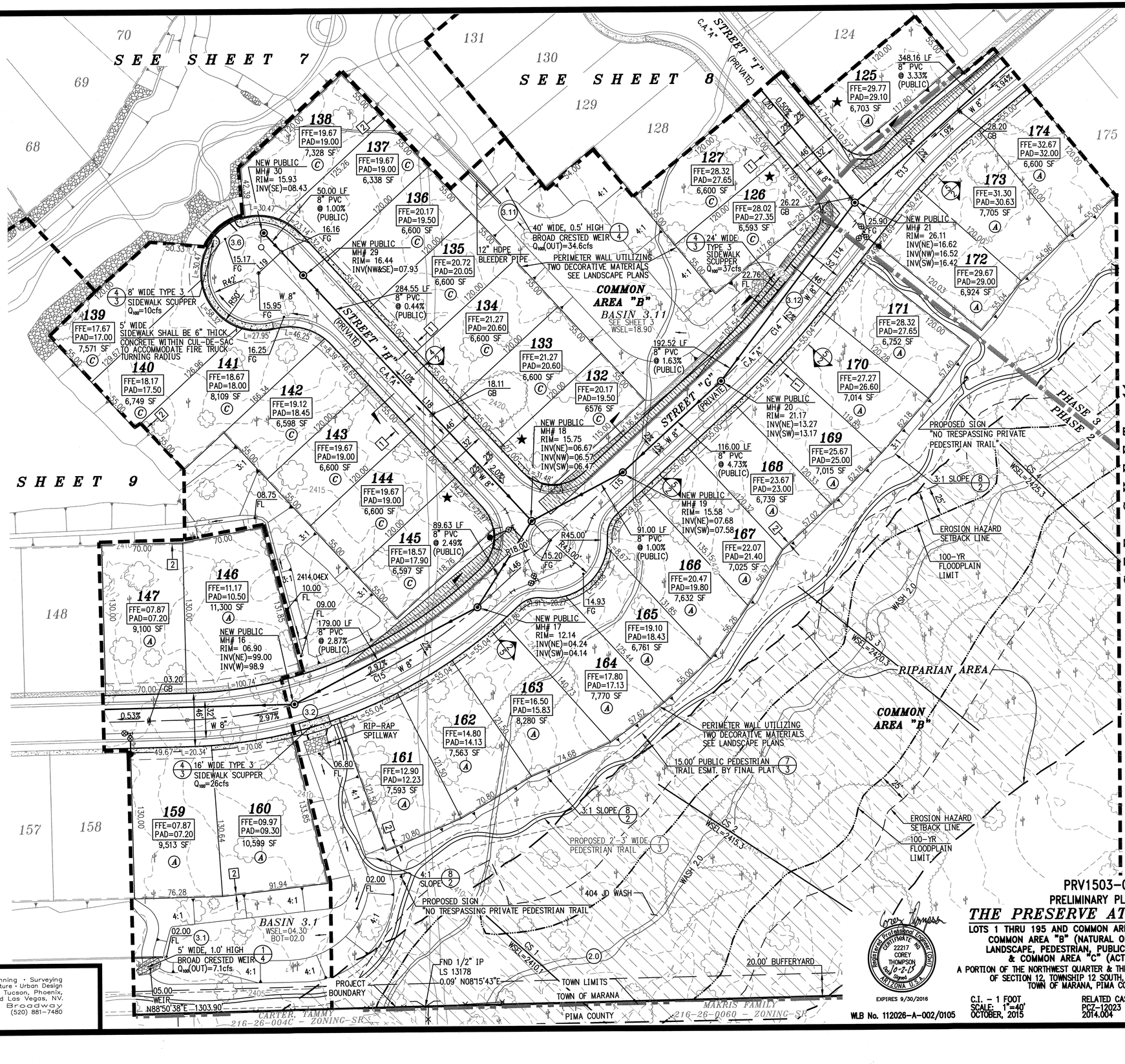
C.I. – 1 FOOT
SCALE: 1"=40'
OCTOBER, 2015

RELATED CASE#
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2014.004

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KEYNOTES

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Registered Professional Engineer (Civil) CERTIFICATE NO. 22217 COREY THOMPSON Date 10-2-15 Signed ARIZONA U.S.A.

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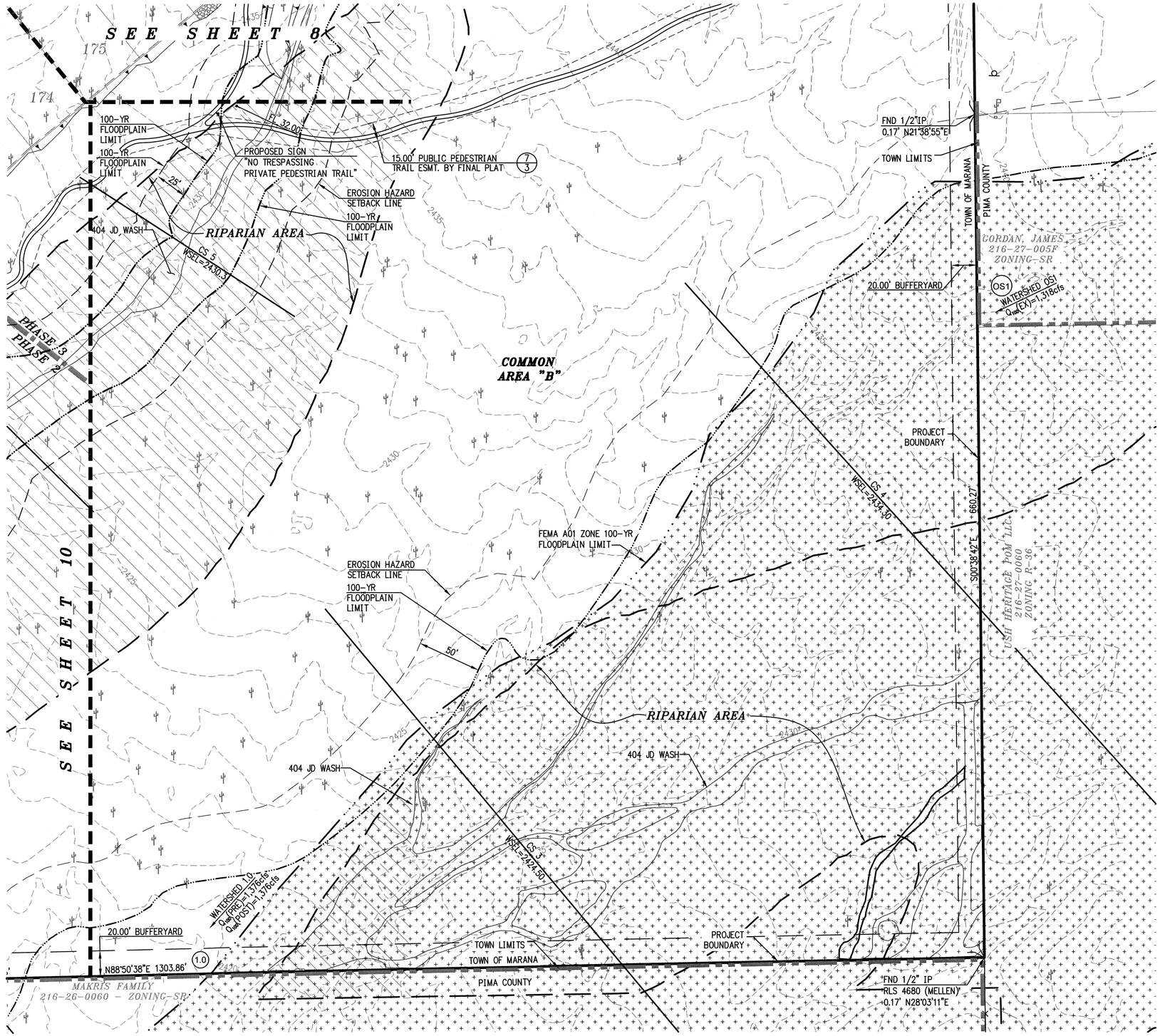
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SCALE: 1"=40'
OCTOBER, 2015

RELATED CASE#
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2014.004

SHEET 10 OF 13

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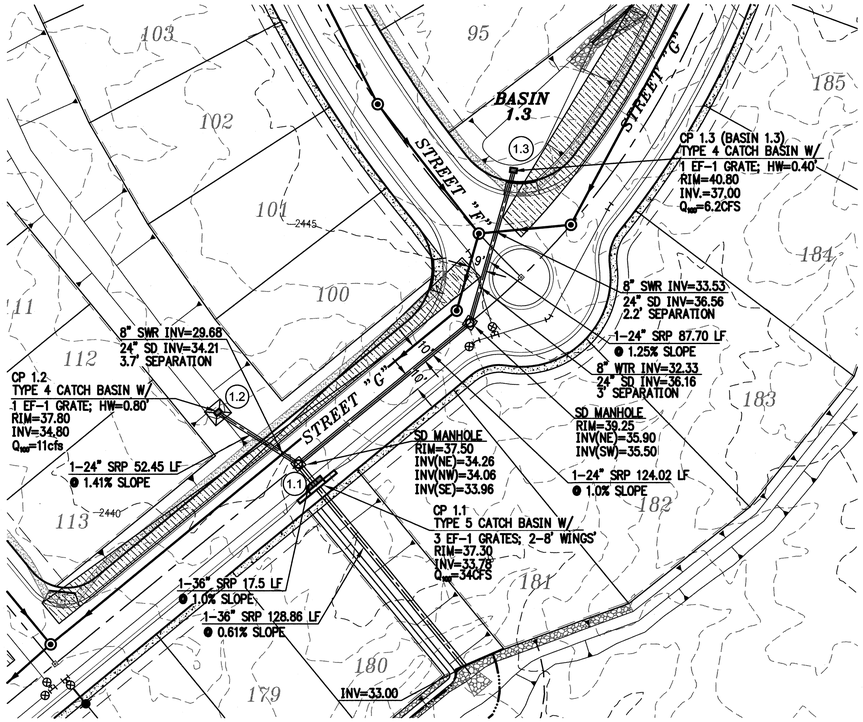
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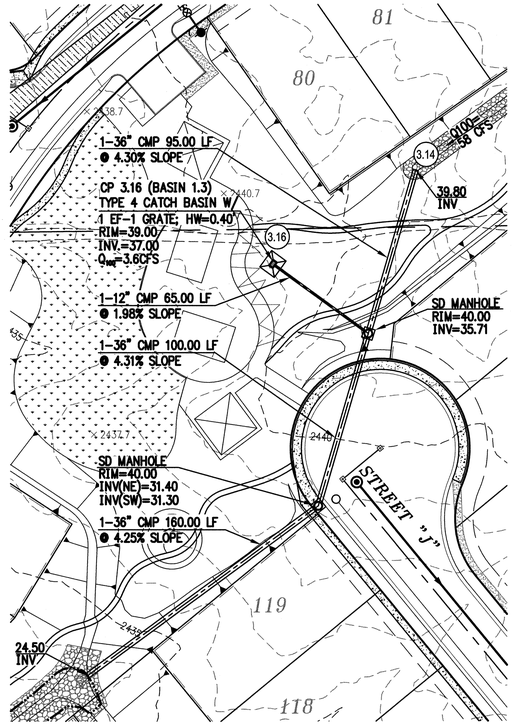
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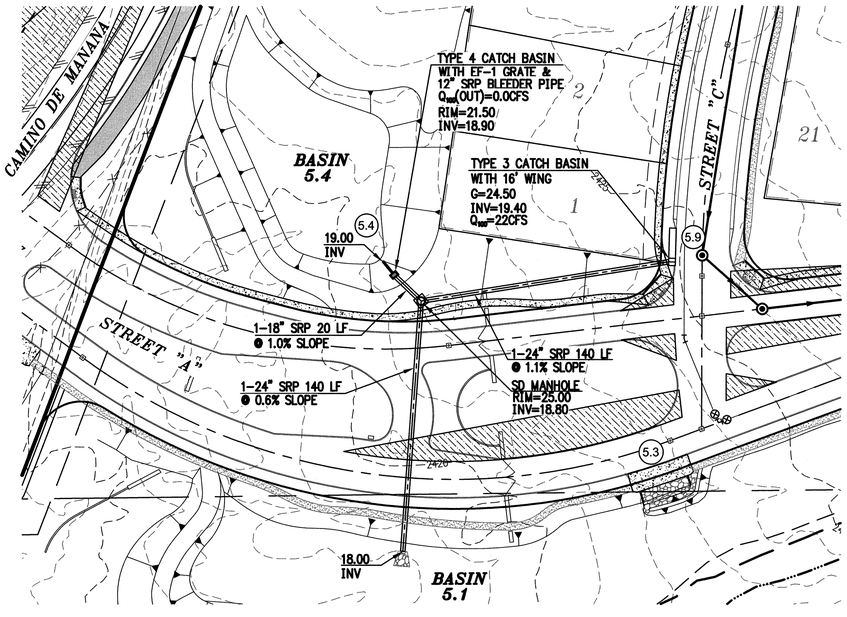
STORM DRAIN LAYOUT–A

SCALE: 1"=40'



STORM DRAIN LAYOUT–D

SCALE: 1"=40'



STORM DRAIN LAYOUT–C

SCALE: 1"=40'

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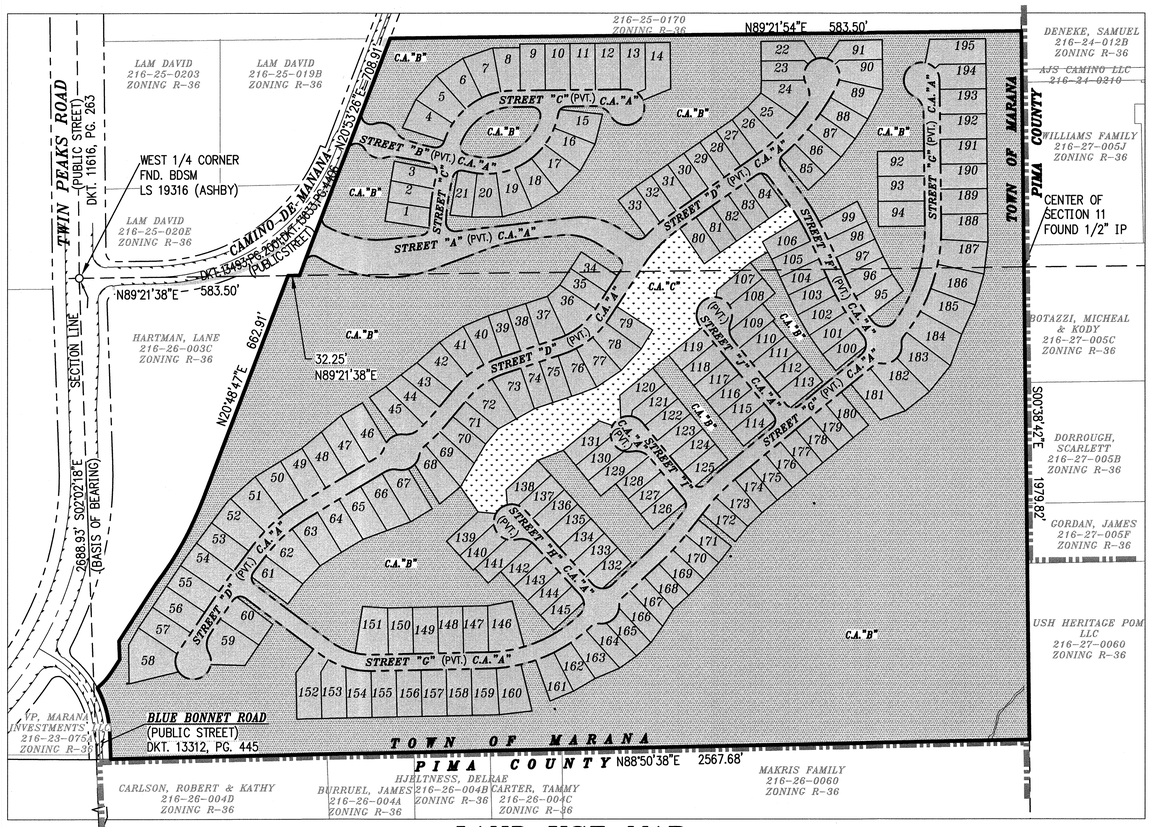
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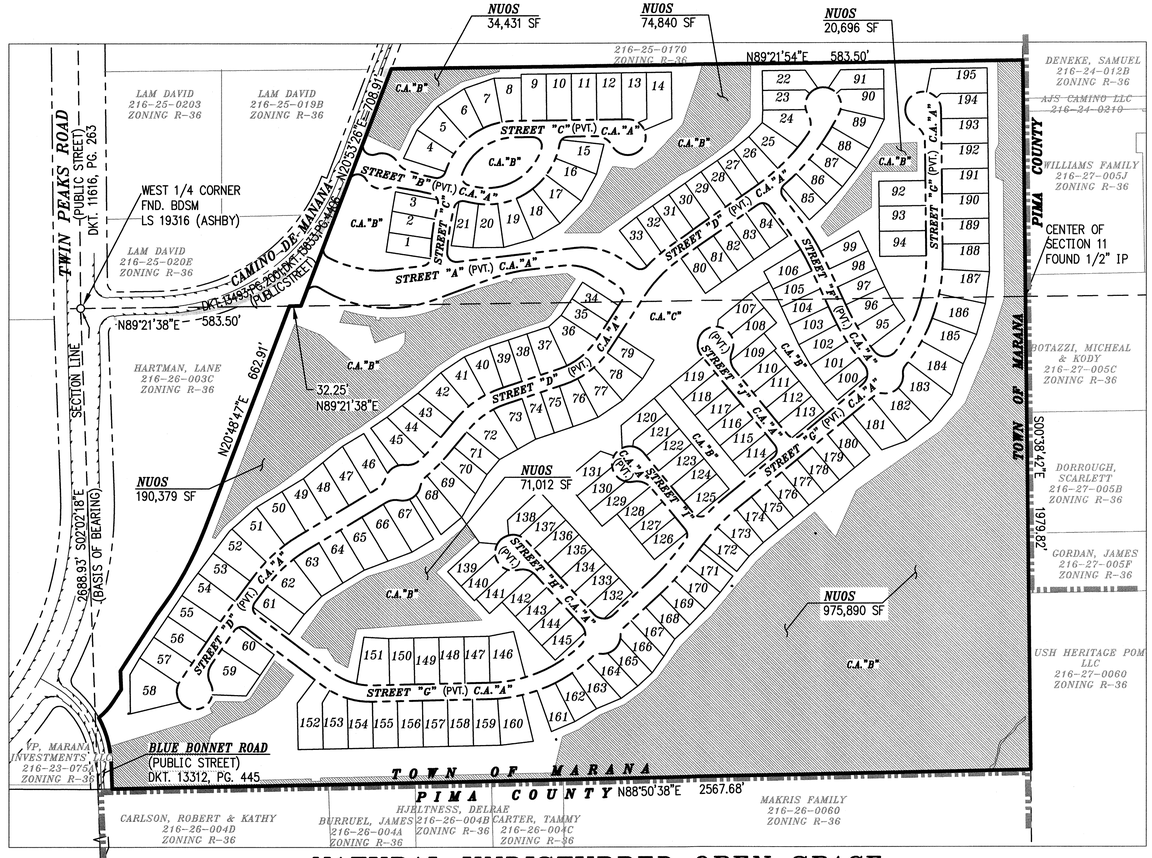
SHEET 12 OF 13

N:\112026\PRE PLAT\PREPLAT-SHT_12.dwg



LAND USE MAP

SCALE 1"=200'



NATURAL UNDISTURBED OPEN SPACE

SCALE 1"=200'

LEGEND

LAND USE DESIGNATION

RA–RESIDENTIAL AREA & PRIVATE STREET (COMMON AREA "A")
48.113 AC

NOS–NATURAL OPEN SPACE (COMMON AREA "B")
47.848 AC

AOS–ACTIVE OPEN SPACE (COMMON AREA "C")
3.308 AC

NOTE: THE AREAS WITHIN COMMON AREA "B" (NATURAL OPEN SPACE) WHICH ARE TO BE DISTURBED FOR ROADWAY AND UTILITY INSTALLATION, ENTRY MONUMENTATION/SIGNAGE, DRAINAGE AND ANCILLARY GRADING WILL BE REVEGETATED TO THE GREATEST EXTENT POSSIBLE.

LEGEND

NATURAL UNDISTURBED OPEN SPACE (1,367,248 SF OR 31.388 AC)
GROSS AREA OF SUBDIVISION = 100.26 ACRES
PERCENT SET ASIDE = 31.388/100.26 = 31.31% SET ASIDE

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0' 200' 400' 600'

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C.I. – 1 FOOT
SCALE: AS SHOWN
OCTOBER, 2015

RELATED CASE#
PCZ-12023
2014.004

SHEET 13 OF 13

N:\112026\PRE PLAT\PREPLAT-SHT_13.dwg

The WLB Group Inc.

Engineering • Planning
Surveying • Urban Design
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September 21, 2015

Mr. Keith Brann, PE
Town of Marana Engineer
11555 W. Civic Center Drive
Marana, AZ 85653

Subject: **THE PRESERVE AT TWIN PEAKS**
STREET SECTION DESIGN EXCEPTION
WLB No. 112026-A-002
PRV1503-003

Dear Keith:

This narrative has been prepared in support of the Subdivision Design Exception required for the Preserve at Twin Peaks Preliminary Plat. The Preliminary Plat proposes residential development with modifications to the development standards for the private streets. This project consists of approximately 100 acres located at the south end of Camino de Manana, as it intersects Twin Peaks Road. The recently approved Preserve at Twin Peaks Specific Plan (PCZ-12023) is guiding the development. In addition, The Twin Peaks Corridor study "Street Tree" guidelines are being incorporated into the subdivision's street scape criteria.

Our client is asking for a design exception and relief to Sections 6.2, Curbing and 6.3, Sidewalks, and Typical Roadway & Local Street Section Detail 1, of the Subdivision Street Standards manual.

Marana's typical local street detail calls for 16 foot travel lanes. We are requesting approval for 15 foot travel lanes with 2 foot wedge curb on both sides. Reducing the street width by 2' allows the 6' landscape curbway to be contained within the 46' right of way without encroaching onto the lots. Parking will be allowed on both sides of the street along with maintaining adequate width for 2 way travel. This cross section is supported by Northwest Fire (see enclosed email correspondence). The change from roll curb to wedge curb still allows adequate vehicular drivable access along with extra freeboard for stormwater within the street prism.

To incorporate the "Street Tree" guidelines into the subdivision design we are requesting that we be allowed to replace sidewalk material on one side of the street with a 4' wide decomposed granite path, while providing the standard 4' concrete sidewalk on the opposite side of the street.

Please let me know if you need any further information to process our request. Thank you for your help.

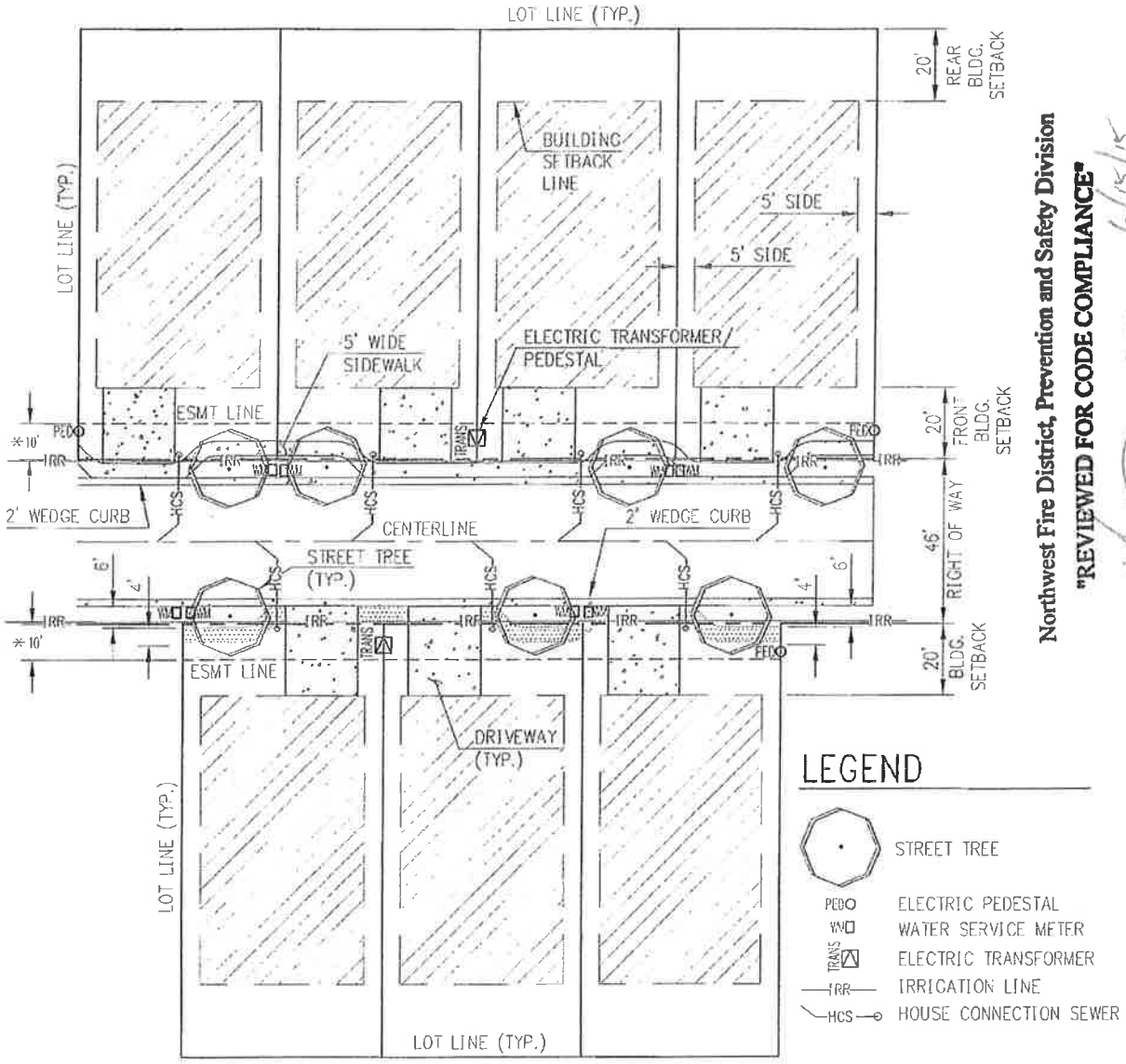
Sincerely,

The WLB Group, Inc.



Corey Thompson, PE
Senior Project Manager

Attachments:
Application
Street Cross Section Exhibit
Northwest Fire Approval Email

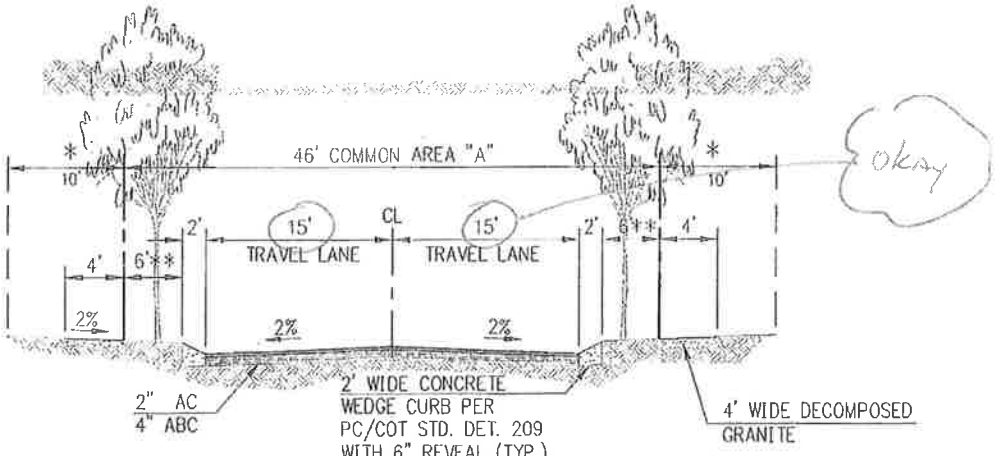


LEGEND

- STREET TREE
- PED — ELECTRIC PEDESTAL
- WM — WATER SERVICE METER
- TRANS — ELECTRIC TRANSFORMER
- IRR — IRRIGATION LINE
- HCS — HOUSE CONNECTION SEWER

PROPOSED LOCAL ROAD LAYOUT

SCALE 1"=30'



NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & PEDESTRIAN EASEMENT
** 6' HOA STREET TREE LANDSCAPE AREA

TYPICAL ROADWAY CROSS SECTION

N.T.S.

Northwest Fire District, Prevention and Safety Division
"REVIEWED FOR CODE COMPLIANCE"
6/15/15
DATE
SIGNATURE
IAN ROBINSON

\\112026\Basemap\Preserve-Local Road Exhibit.dwg Plotted: Jun. 05, 2015 - 10:17am

F. ANN RODRIGUEZ, RECORDER
Recorded By: JAF
DEPUTY RECORDER
4920

SMARA
TOWN OF MARANA
PICKUP

SEQUENCE: 20140620661
NO. PAGES: 7
ORDIN 03/03/2014
16:12
PICK UP
AMOUNT PAID: $8.00

MARANA ORDINANCE NO. 2014.004

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 100 ACRES OF LAND LOCATED EAST OF CAMINO DE MAÑANA AND APPROXIMATELY A QUARTER MILE NORTH OF LAMBERT LANE FROM 'R-36' (RESIDENTIAL) TO 'F' (SPECIFIC PLAN) FOR THE PURPOSE OF CREATING THE PRESERVE AT TWIN PEAKS SPECIFIC PLAN; AND APPROVING A MINOR AMENDMENT TO THE GENERAL PLAN

WHEREAS ABIG Manana, LLC (Fidelity National Title Trust 60175), and ABIGER Manana, LLC, (the "Property Owners") collectively own approximately 100 acres of property located east of Camino de Mañana and a quarter mile north of Lambert Lane within a portion of Section 12, Township 12 South, Range 12 East, as described on Exhibit "A" attached to and incorporated in this Ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have authorized Joel Abrams (the "Applicant") to submit an application to rezone the 100 acres from 'R-36' (Residential) to 'F' (Specific Plan) ("this Rezoning"); and

WHEREAS the Marana Planning Commission held a public hearing on August 28, 2013 to consider an application to rezone the Rezoning Area as part of a larger rezoning of approximately 145 acres from 'R-36' (Residential) to 'F' (Specific Plan) and voted 6-0 to recommend approval; and

WHEREAS due to circumstances affecting the proposed acreage of the project and the Town's desire to complete a Twin Peaks corridor design study, the Marana Planning Commission held a second public hearing on January 29, 2014 and voted 7-0 to recommend that the Town Council approve this Rezoning; and

WHEREAS the Marana Mayor and Town Council held a public hearing on February 18, 2014 and determined that this Rezoning should be approved.

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

Section 1. The zoning of Rezoning Area is hereby changed from 'R-36' (Residential) to 'F' (Specific Plan) creating The Preserve at Twin Peaks Specific Plan.

Section 2. A minor amendment to the General Plan is hereby approved, changing the General Plan designation of the Rezoning Area from Low Density Residential (LDR) to Master Planning Area (MPA).

Section 3. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this rezoning Ordinance):

1. Compliance with all applicable provisions of the Town's Codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements.
2. The following conditions pertain to the design and construction of transportation improvements:
   a. The developer shall design and construct a right turn (deceleration) lane on Camino de Mañana at its intersection with project's southernmost driveway prior to occupancy of the first dwelling unit. The right turn lane shall be designed and constructed to Pima County standards.
   b. The developer shall design and construct a traffic control signal at the Twin Peaks Road/ Camino de Mañana intersection. The traffic signal shall be designed as a four-legged intersection and built as such if the intersection has four legs at the time of construction. Otherwise, the signal shall be built for a three-legged intersection. The traffic signal shall be constructed and made operational prior to the Town's issuance of the 101st building permit for the Rezoning Area.
3. A drainage report must be submitted by the developer and accepted by the Town Engineer prior to Town approval of the preliminary plat.
4. The final design of all streets and circulation facilities, including the gated access (if applicable) and emergency access, must be accepted by the Mountain Vista Fire District prior to the Town Council's consideration of the final plat.
5. The preliminary plat shall be in substantial conformance with the Land Use Concept Plan of The Preserve at Twin Peaks Specific Plan.
6. The maximum number of residential units for the Rezoning Area shall not exceed 195.
7. No approval, permit or authorization by the Town of Marana authorizes violation of any Federal or State law or regulation or relieves the applicant, the Property Owners, or the developer from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. Appropriate experts should be retained and appropriate federal and state agencies should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.
8. The property is within the intended water service area of the Town. Prior to approval of the preliminary plat, the developer shall submit a Water Infrastructure and Phasing Plan (WIP), identifying water use, fire flow requirements, and all major on-site and off-site water facilities needed to serve the development including, but not limited to, well source, reservoir, and booster station infrastructure. This plan will be the basis for a Water Service Agreement for the project.
9. The property owner shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and developer/Property Owners shall arrive at an

agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.

10. A sewer service agreement and master sewer plan shall be submitted by the developer and accepted by the wastewater provider prior to the approval of any final plat or development plan.

11. Section IV.F "Twin Peaks Corridor Design Standards" of the Preserve at Twin Peaks Specific Plan document as presented to Council and included in the Council's February 18, 2014 agenda materials shall be amended to comply with the standards set forth in the Twin Peaks Corridor Study adopted on February 18, 2014 by Marana Resolution No. 2014-013. The amended Preserve at Twin Peaks Specific Plan language shall be reviewed and approved by the Planning Director. *

12. Before the Town issues grading permits for this project, the developer shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office.

13. Before the Town issues grading permits for this project, the developer shall submit evidence to the Town that a 100 percent area survey has been completed by a qualified wildlife biologist for the Sonoran Desert Tortoise. Any Sonoran Desert Tortoises found on the site shall be relocated at the developer's expense.

14. The developer shall submit an annual report within 30 days of the anniversary of the Town Council's approval of The Preserve at Twin Peaks Specific Plan in accordance with the requirements defined in the Land Development Code.

15. Upon adoption of the Rezoning Ordinance by the Mayor and Council approving The Preserve at Twin Peaks Specific Plan, the applicant shall provide the Planning Department with the following: One non-bound original; twelve bound copies; and, ten electronic copies on CD in PDF format.

16. The following lots depicted on the "Land Use Concept (Tentative Development Plan)" included on page 48 of the Preserve at Twin Peaks Specific Plan document as presented to Council and included in the Council's February 18, 2014 agenda materials shall be restricted to single-story residences: Lots designated with an "S," plus the four lots not designated with an "S" whose side (long) lot boundary follows and is parallel to the north boundary of the Rezoning Area. The applicant shall modify the "Land Use Concept" map of the approved Preserve at Twin Peaks Specific Plan document to designate these four lots with an "S." †

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of this Ordinance.

Section 5. 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, such decision shall not affect the validity of the remaining portions hereof.

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* [Town Attorney's note: Revised per the February 18, 2014 Town Council action approving this ordinance.]

† [Town Attorney's note: Added per the February 18, 2014 Town Council action approving this ordinance.]

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Marana, Arizona, this 18th day of February, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney



EXHIBIT A

February 10, 2014
WLB No. 112026-A-002-1003
W:\LEGALS\112026\LEGAL DESC\The Preserve at Twin Peaks.doc

The WLB Group

LEGAL DESCRIPTION
THE PRESERVE AT TWIN PEAKS

A portion of the West half of Section 12, Township 12 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at a found 5/8" pin tagged "LS 26932" at the South quarter corner of said Section 12;

THENCE N 00°38'42" W, along the East line of the Southwest quarter of said Section 12, a distance 1320.54 feet to a found ½" pin tagged "RLS 4680" at the Southeast corner of the North half of the Southwest quarter of said Section 12 and the **POINT OF BEGINNING;**

THENCE N 00°38'42" W along said East line, a distance of 1320.54 feet to the center of said section 12 being marked with a ½" pin;

THENCE N 00°38'08" W continuing along said East line, a distance of 659.28 feet to the Northeast corner of the South half of the South half the Northwest quarter of said section 12;

THENCE S 89°21'57" W along the North line of said South half of the South half, a distance of 1764.42 feet to the Easterly right-of-way line of Camino De Manana;

THENCE S 20°53'26" W along said Easterly line, a distance of 708.91 feet to the North line of the Southwest quarter of said Section 12;

THENCE S 89°21'38" W, along said North line, a distance of 32.25 feet to the former center line of an abandoned portion of Camino De Manana;

THENCE S 20°48'47" W, along said former centerline, a distance of 662.91 feet to the beginning of a tangent curve concave to the Northwest;

THENCE along said former center line, along the arc of said curve, having a radius of 955.40 feet, the chord of which bears S 29°04'49" W, a distance of 274.74 feet, for an arc length of 275.70 feet to a point of non-tangency;

THENCE S 33°01'12" W, along said former centerline, a distance of 189.58 feet to the Easterly right-of-way line of Twin Peaks Road;

THENCE S 02°02'18" E, along said right-of-way, a distance of 52.24 feet to the beginning of a tangent curve concave to the Northwest;

THENCE along said right-of-way, along the arc of said curve, having a radius of 190.50 feet, the chord of which bears S 41°59'13" W, a distance of 59.43 feet, for an arc length of 59.68 feet to beginning of a non-tangent curve concave to the Southwest;

THENCE along said right-of-way, along the arc of said curve, having a radius of 292.00 feet, the chord of which bears S 15°09'38" E, a distance of 132.60 feet, with a radial bearing in of S 61°42'57" W and radial bearing out of N 87°57'46" E, for an arc length of 133.76 feet to a point of tangency marked with a found 5/8" pin tagged "LS25071";

THENCE S 02°04'06" E, along said right-of-way, a distance of 71.58 feet marked with a found 5/8" pin tagged "LS25071";

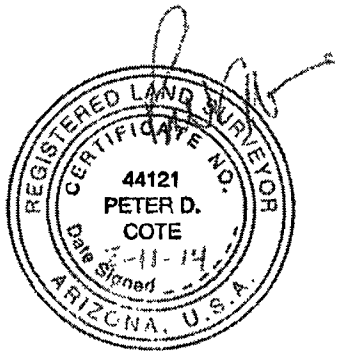
THENCE N 88°50'31" E, leaving said right-of-way, along the South line North half of the Southwest quarter of said Section 12, a distance of 2567.88 feet to the **POINT OF BEGINNING**;

Containing: 4,367,389 sq. ft. or 100.26 acres, more or less.

Prepared By:

THE WLB GROUP, INC.

Peter D. Cote, RLS 44121



EXPIRES 3-31-2015

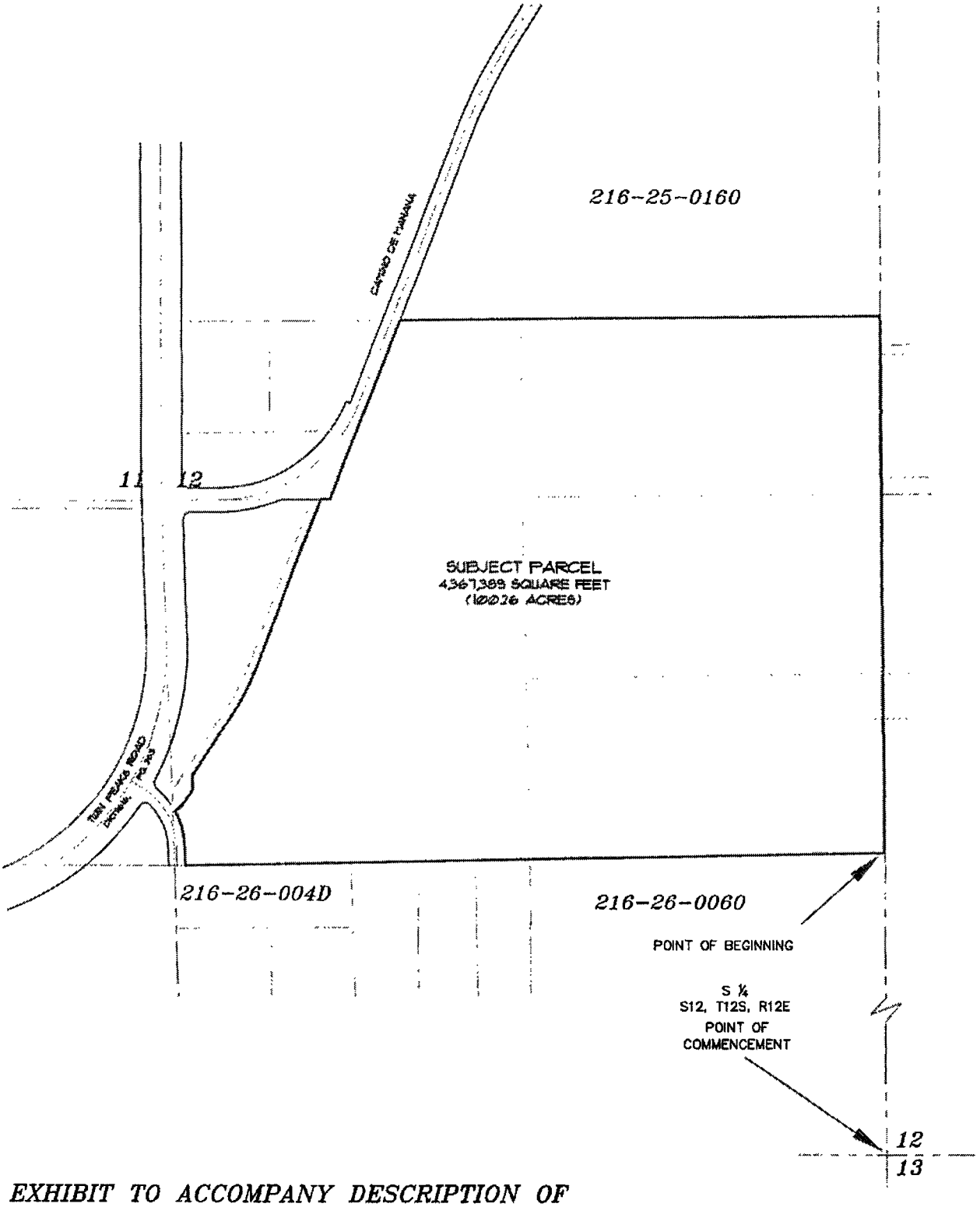


EXHIBIT TO ACCOMPANY DESCRIPTION OF PARCEL OF LAND

THE PRESERVE AT TWIN PEAKS

SECTION 12 T. 12 S., R. 12 E., G.S.R.M., PIMA COUNTY, ARIZONA

1"=300'

The WLB Group Inc. **WLB**

WLB No. 110047-B001-1003
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SHEET 1 OF 1