MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 19, 2016, at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on April 19, 2016, at or after 7:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL 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*.

As a courtesy to others, please turn off or put in silent mode all pagers and cell phones.

Meeting Times
Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 7:00 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. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

Speaking at Meetings
If you are interested in speaking to the Council 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 Town Clerk prior to the convening of the meeting.

All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council 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.marana.com, by linking to the Town Clerk page under Agendas, Minutes and Recent Actions. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

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 on the Town Clerk page under Agendas, Minutes and Recent Actions.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities and the Town's overhead projector/document reader. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

1 Proclaiming May 18, 2016 as Ride of Silence Day (Brian Varney)

2 Proclaiming Week of May 1 - 7, 2016 as Arizona Travel and Tourism Week in the Town of Marana (Toby Parks)

3 Proclaiming April 29, 2016 as Arbor Day (Cynthia Nemeth-Briehn)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Relating to Streets; presentation, discussion and direction regarding proposed updates to the Town of Marana's 2004 Subdivision Street Standards (Keith Brann)

P2 Related to Community Affairs; a presentation regarding the 2016 All-America City Awards, for which Marana is a finalist (Gilbert Davidson)

CONSENT AGENDA

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C1 Resolution No. 2016-036: Relating to Development; approving a preliminary plat for DeAnza, Lots 1-265 and Common Areas "A", "B", "C", "D" and "E", located west of Hartman Lane and approximately a quarter mile north of Cortaro Farms Road. (Steve Cheslak)

C2 Resolution No. 2016-037: Relating to Development; approving and authorizing the Mayor to execute the Marana Spectrum Reconciliation Agreement for the Marana Center development project (Frank Cassidy)

C3 Resolution No. 2016-038: Relating to Public Works; approving and authorizing the Mayor to execute a Memorandum of Understanding between Pima Association of Governments and the Town of Marana for Programming and Funding of Coachline Reconstruction (TIP ID 51.12) (Keith Brann)

C4 Resolution No. 2016-039: Relating to Real Estate; accepting the dedication of Cascada Block XVIII Lot 2 and authorizing the expenditure of funds for title and escrow services associated with the dedication (Frank Cassidy)

C5 Resolution No. 2016-040: Relating to Public Works; approving and authorizing the Mayor to execute an Acquisition Agreement and authorizing Town staff to execute all other documentation necessary for the purchase of property rights needed from CEMEX Construction Materials Pacific, LLC for the Tangerine/Downtown Sewer Conveyance System, Town of Marana Project No. WR010 (Frank Cassidy)

C6 Resolution No. 2016-041: Relating to Public Works; approving and authorizing the Mayor to execute an Acquisition Agreement and authorizing Town staff to execute all other documentation necessary for the purchase of property rights needed from B.K.W. Farms, Inc. and Vulcan Materials Company for the Tangerine/Downtown Sewer Conveyance System, Town of Marana Project No. WR010 (Frank Cassidy)

C7 Approval of the April 5, 2016 Special Council Meeting Minutes, approval of the April 5, 2016 Regular Council Meeting Minutes, and approval of the April 12, 2016 Study Session Minutes (Jocelyn C. Bronson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

ITEMS FOR DISCUSSION/POSSIBLE ACTION

D1 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Gilbert Davidson)

EXECUTIVE SESSIONS

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

E1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

Council-Regular Meeting **1**

Meeting Date: 04/19/2016

Submitted For: Brian Varney, Planner II

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 19, 2016

Subject: Proclaiming May 18, 2016 as Ride of Silence Day (Brian Varney)

Attachments

Ride of Silence 2016

PROCLAMATION

Ride of Silence 2016

WHEREAS the Ride of Silence organization was founded in 2003 to honor cyclists who have been injured or killed while cycling on public roadways as well as to raise awareness that cyclists have a legal right to share the road with motorists and to ask that we all share the road with respect for the law and for each other; and

WHEREAS the Ride of Silence is an annual international bicycling event that will begin this year in North America on May 18, 2016 at 6:00 p.m. and roll across the globe; and

WHEREAS a local Ride Silence event has been organized by the Greater Arizona Bicycle Association (GABA) and is supported by the Tucson-Pima County Bicycle Advisory Committee of which the Town of Marana is a member; and

WHEREAS it is appropriate to recognize the Ride of Silence organization and bring attention to the 2016 scheduled event in the City of Tucson.

NOW, THEREFORE the Mayor and Council of the Town of Marana do hereby proclaim and recognize

Ride of Silence Day
May 18, 2016

and support this day by recognizing and honoring those cyclists who have been injured or killed on public streets. Further, the Council encourages the citizens of Marana to educate themselves regarding the laws and rules pertaining to the operation of bicycles and motor vehicles.

Dated this 19th day of April, 2016.

Ed Honea

Ed Honea, Mayor

ATTEST:

Jocelyn C. Bronson

Jocelyn C. Bronson, Town Clerk

Council-Regular Meeting **2**

Meeting Date: 04/19/2016

Submitted For: Toby Parks, Tourism and Marketing Manager

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 19, 2016

Subject: Proclaiming Week of May 1 - 7, 2016 as Arizona Travel and Tourism Week in the Town of Marana (Toby Parks)

Attachments

Arizona Travel and Tourism Week

PROCLAMATION

Arizona Travel and Tourism Week

DISCOVER MARANA ARIZONA

WHEREAS travel has a positive effect on Arizona and the state's economic prosperity and image abroad and also impacts local business productivity; and

WHEREAS travel to and within Arizona provides significant economic benefits for the state, generating nearly $21 billion in direct visitor spending; and

WHEREAS travel is one of the largest private sector employers in Arizona, supporting jobs and other industry-related commerce; and

WHEREAS leisure travel, which accounts for more than three-quarters of all trips taken to Arizona, spurs countless benefits to the health and welfare of travelers' health, wellness, creativity, cultural awareness, education, happiness, productivity and relationships.

NOW, THEREFORE the Mayor and Council of the Town of Marana do hereby proclaim May 1 – 7, 2016 as

Arizona Travel and Tourism Week in Marana

and urge citizens of Marana to actively engage in events and activities occurring across our state which feature the multi-faceted beauty and adventures within Arizona.

Dated this 19th day of April, 2016.

Ed Honea

Ed Honea, Mayor

ATTEST:

Jocelyn C. Bronson

Jocelyn C. Bronson, Town Clerk

Council-Regular Meeting **3**

Meeting Date: 04/19/2016

Submitted For: Cynthia Nemeth-Briehn, Interim Parks & Recreation Director

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 19, 2016

Subject: Proclaiming April 29, 2016 as Arbor Day (Cynthia Nemeth-Briehn)

Attachments

Arbor Day April 29, 2016

PROCLAMATION
Arbor Day – Tree City USA 2016

WHEREAS because trees can reduce the erosion of our precious topsoil, lower heating and cooling costs, moderate the temperature, clean the air, produce oxygen, provide habitat for wildlife, wood for homes, increase property values, and enhance the economic vitality of business areas and beautify communities, in 1872 the Nebraska Board of Agriculture set aside a special day for the planting of one million trees which became known as Arbor Day; and

WHEREAS the Town of Marana has celebrated Arbor Day since 2006 with tree plantings involving volunteers, scouts, and school groups; and

WHEREAS the Arbor Day Foundation, in partnership with the U.S. Forest Service and National Association of State Foresters, has sponsored Tree City USA; and

WHEREAS this year the Town of Marana will be recognized as a Tree City USA during the 2016 Arizona State Arbor Day Celebration held April 26 at the Capitol Museum, Historic Senate Chambers.

NOW, THEREFORE, the Mayor and Council of the Town of Marana proclaim and recognize

April 29, 2016 as Arbor Day

and urge all citizens to participate in two significant events honoring Arbor Day and Marana's national designation as a Tree City USA – the planting of trees at Ora Mae Harn Park during Camping Under the Stars on April 21, and a tree planting on April 29 to replace a missing tree along a sidewalk at the Marana Municipal Complex.

Dated this 19th day of April, 2016.

Ed Honea

Ed Honea, Mayor

ATTEST:

Jocelyn C. Bronson

Jocelyn C. Bronson, Town Clerk

Council-Regular Meeting **P1**

Meeting Date: 04/19/2016

To: Mayor and Council

From: Keith Brann, Town Engineer

Date: April 19, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Streets; presentation, discussion and direction regarding proposed updates to the Town of Marana's 2004 Subdivision Street Standards (Keith Brann)

Discussion:

The Town of Marana formally adopted subdivision street standards in 2004 (Ordinance 2004.08). These standards were essentially a modified version of Pima County subdivision street standards. Staff has used these standards to guide subdivision development for 12 years and during that time has kept track of various issues within the standards that are either unclear or not within the parameters of the level of quality that the Town desires for its residents. Staff has been working toward an update to the standards to reflect these issues.

In 2013, a revision was adopted by council (Ordinance 2013.08) that updated the access requirements for subdivisions.

The presentation tonight will discuss a full update to the street standards. All sections have been reviewed by staff for clarity, updated engineering standards, and quality of life. The presentation will highlight the substantive changes. Staff is seeking direction from council on any of the changes. We are in the process of meeting with stakeholders and will ultimately bring an ordinance to formally update the standards in the future.

Staff Recommendation:

Staff is seeking direction on the updates.

Suggested Motion:

Presentation only with possible direction.

Attachments

Street Standards

Proposed substantive changes to the Marana street standards March 22, 2016

1. Statement discouraging private streets removed
2. Removed the 2500 ADT cap on collectors
3. Made reference to the Town's Procedural guide for preparing traffic studies instead of ADOT (the procedural guide was written after the original 2004 standards)
4. Level of service for street function has been changed from LOS C to LOS D in accordance with other Town documents such as impact fee studies
5. Street details are being pulled out of the street standards and collected with other Town details into a standard details book
6. Removed the ability to have driveways in a "T" or "Y" turnaround area as the geometry does not support them.
7. Created guidance for long cul de sacs to provide turnaround areas every 600 feet
8. Uncurbed intersection radius requirements removed, having the effect of the radius being tied to the nature of the road.
9. Clarified that when a deceleration lane is used on an arterial, the radius at that quadrant can be reduced to 25 feet from 40 feet.
10. Restricted mountainous terrain speed limits of less than 25mph to private streets. State law precludes posting a public street less than 25 mph.
11. The access requirements from ORD 2013.008 incorporated
12. Removed option for stabilized DG path in lieu of sidewalk as an outright option for large lot subdivisions. DG path would still be available as a design exception. The Town will only maintain hard surface sidewalks.
    a. Also removed reference to non-sidewalk subdivisions maintaining a 4 foot clear area.
13. Added a requirement that trees or shrubs within 6 feet of the road edge use a root barrier that extends 3.5 feet below edge of pavement.
14. Removed restriction on outlet structures from private detention/retention facilities discharging into the right of way. That may be the natural discharge point. The Town will control how the discharge is done including energy dissipation.
15. Offsite flows are not allowed to be accepted into the street drainage system.
16. Cut off walls must extend 5 feet wider than the flow width on dip crossings.
17. Stipulated layer coefficients for pavement design rather than referring to ADOT guidelines. The layer coefficients are from the Pima County Roadway design guide that is normally used by the region.
18. Set the minimum pavement section for local streets to be 3" of asphalt over 4" of aggregate base in accordance with our new pavement management program. Set the minimum pavement section for commercial/industrial collector to be 6" of asphalt over 6" of aggregate base. Residential collector pavement section remains 3" of asphalt over 6" of aggregate base.
19. Changed the ESAL factors to comply with modern factors from the City of Tucson
20. End of Road marking updated to be more in line with what has been requested over the years.
21. "Not a Town Maintained Street" signage will not be required if the private street is gated.
22. Design exceptions will no longer go to Planning Commission, but will be decided by the Town Engineer.

Council-Regular Meeting **P2**

Meeting Date: 04/19/2016

To: Mayor and Council

Submitted For: Gilbert Davidson, Town Manager

From: Anthony Hunter, Management Assistant

Date: April 19, 2016

Strategic Plan Focus Area:
Commerce, Community, Progress & Innovation

Strategic Plan Focus Area Additional Info:
COMMERCE
Initiative 19. Market the Town's high quality K-12 education as a compelling factor for families relocating as part of business/industry recruitment efforts.

This year's All-America City Award application placed a bright spotlight on the outstanding programs carried out by our educational community every year. In pursuing the award, we bring local, regional, and even national attention to the exceptional K-12 education to be obtained here in Marana.

Initiative 23. Implement the Tourism Master Plan and partner with local industry to expand Marana's tourism outreach.

Becoming an All-America City has far-reaching implications for the Town's tourism efforts. According to the National Civic League, past recipients of this designation have seen increased tourism activity after receiving the award. Visiting families, event planners, prospective employers, and more see this designation as a sign of a stand-out community.

COMMUNITY
Initiative 7. Market Marana as a destination for unique, family-friendly events.
The All-America City designation will reinforce the Town's branding as a destination community, helping to market signature and community events regionally.

INNOVATION
Initiative 1. Encourage, reward and facilitate innovative ideas.

By pursuing this award, we are fostering innovative ideas by shining a light on not only Town achievements, but those of our major community partners.

Subject: Related to Community Affairs; a presentation regarding the 2016 All-America City Awards, for which Marana is a finalist (Gilbert Davidson)

Discussion:

The National Civic League has announced Marana as a finalist for the 2016 All-America City Award (AAC). The award, given to 10 communities each year, celebrates and recognizes neighborhoods, villages, towns, cities, counties, tribes and regions that engage residents in innovative, inclusive and effective efforts to tackle critical challenges.

The competition theme this year is communities that ensure all children are healthy and supported to succeed in school and life. Town staff worked in collaboration with the Marana Unified School District (MUSD) to compile an award application that covered many different community-wide programs, and focused on three specific initiatives undertaken by MUSD: Career and Technical Education (CTE); Positive Behavior Intervention and Support (PBIS); and the Marana Cares Mobile food truck.

A Marana delegation will present their story and programs to a jury of nationally recognized business, local government, and philanthropic leaders on June 17-19, 2016 in Denver, Colorado. Through workshops they will share insights with innovators from across the country. The event is geared towards learning from the successes of other organizations and engaging with community leaders.

Due to the youth-focused theme of this year's awards, there will be a large contingent of MUSD students joining the delegation. In addition, several MUSD teachers and administrators will accompany the Town staff members to Denver. In total, the delegation will consist of 31 Marana representatives, the majority from the school district.

Financial Impact:

The costs associated with the AAC will be paid for via budget savings/unspent funds in various FY 16 line-items.

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments

2016 All-America City Application

2016 All-America City Award Application
Spotlight: Ensuring All Children Are Healthy and Supported to Succeed in School and Life

Collaboration Partners: Attendance Works and Healthy Schools Campaign

Deadlines:

September 2015-February 2016: Monthly conference calls on spotlight and AAC process
November 4, 2015: Submit Letter of Intent to Apply (Letter of Intent is not required, however, save $100 on your application fee when you submit a Letter of Intent to Apply by November 4, 2015!)
March 9, 2016: Submit Application
April 2016: Finalists Announced. Finalist community delegations will be invited to Denver to present.
June 2016: Peer-Learning Workshops & Awards Presentation/Competition in Denver, Colorado.

Application Guidelines:

The National Civic League invites you to apply for America's original and most prestigious community award, now in its 67th year. In 2016, the All-America City Award will recognize ten communities for their projects, plans for the future, and community vision that demonstrate innovation, inclusiveness, impact, civic engagement, and cross-sector collaboration. The 2016 spotlight for the Award are efforts focused on community-wide health and education strategies that enable all children to succeed in school and in life. School attendance and healthy school projects are particularly welcome and in alignment with our collaborating partners, Attendance Works and Healthy Schools Campaign. We also welcome other projects that benefit all children, particularly at-risk children, using education and/or healthy community strategies. We encourage projects that address any barrier to children's success in school and life, including but not limited to attendance, health (of children, parents and community), positive discipline interventions, transportation, poverty, healthy food access, job opportunities (for students, parents and community members), affordable and safe housing, and safe and healthy natural environments. Our goal with this spotlight is to raise up local examples of innovative and effective community problem-solving that recognizes all influences on the success of children and uses all sectors to address those influences. For examples and ideas please see the resource section of this application for links to helpful information. Or contact National Civic League at 303-571-4343 or aac@ncl.org. This year, we are interested in recognizing not only the work that has been accomplished but also the plans and vision for future work. For that reason, we give you the option of telling us about vision or plans or accomplishments in your project descriptions.

A youth member of one finalist community is also recognized with the AAC Youth Award. Nominations for this award will be requested after finalists are announced.

Community Information

Community name and state: Marana, Arizona

Your community is applying as a:

___ Neighborhood ____ Village ___Town ___ Tribe ___ City ___ County ___ Region

If applying as a region, name participating communities: _____

If applying as a neighborhood, name city: _____

Has your community applied before? Yes No If Yes, which years:_____

Has your community been a Finalist before? Yes No If Yes, which years: 2008 & 2015

Has your community been an All-America City before? Yes No If Yes, which years:_____

Contact Information

All-America City Award contact (primary contact person available throughout competition & follow-up):

Name: Tony Hunter Title (if any):Management Assistant

Organization/Government/Other: Town of Marana

Address: 11555 W. Civic Center Dr. City, State, Zip: Marana, AZ 85653

Phone (business/day): (520) 382-1982 Mobile Phone: (520) 909-2980

E-mail Address(es): thunter@maranaaz.gov

The applying community will receive a complimentary membership (or membership renewal if an AAC application was submitted last year) to the National Civic League for one year. To whom should this membership be directed?

Name: Gilbert Davidson

Address: 11555 W. Civic Center Dr.

City, State & Zip Code: Marana, AZ 85653

Phone Number (520) 382-1912 Fax (520) 382-1911

Email: gdavidson@maranaaz.gov

We agree to follow NCL's rules regarding use of the All-America City Award logo, a registered trademark of the National Civic League. We allow NCL and the All-America City Award to share this application and the information enclosed in it with the NCL and AAC networks to promote the work of our community. If we are named an All-America City, we agree to conduct a post-AAC conference call or regional forum for the AAC network that features our projects. In a pay-it-forward spirit, if named a finalist or All-America City, we agree to consider supporting AAC through an NCL membership for a minimum of the next three years.

Signature: _____ Date: _____

Name: _____ Title: _____

Community Statistics and Map

Note: Use the most up-to-date statistics possible for your neighborhood, town, city, county, or region (source suggestions: U.S. Census Bureau, State Department of Economic Security, State Department of Finance, Department of Public Health, and local school statistics).

POPULATION (in year 2010 or most recent): 40,438 (2015 Estimate)

Source/Date: Arizona Public Service, Applied Geographic Solutions

POPULATION PERCENTAGE CHANGE 2000-2010 (indicate + or -): +155%

Source/Date: 2010 Census

RACIAL/ETHNIC POPULATION BREAKDOWN:

White	68.8%
Hispanic or Latino (of any race)	22.1%
Black or African American	2.5%
Asian	3.8%
American Indian and Alaska Native (AIAN)	1.2%
Mixed Race	3.7%
Other	0.1%

Source/Date: 2010 Census

MEDIAN FAMILY INCOME: $73,149

Source/Date: U.S. Census/2009-2013

PERCENTAGE OF FAMILIES BELOW POVERTY LEVEL: 4.3%

Source/Date: 2010 Census

UNEMPLOYMENT RATE: 7.4%

Source/Date: 2010 Census

POPULATION BREAKDOWN BY AGE GROUP (percentages, if available):

19 years old and under	27.5%
20-24	4.8%
25-44	27.1%
45-64	24.3%
65 and over	16.3%

Source/Date: U.S. Census/2014 Estimates

PERCENTAGE OF HOME OWNERSHIP: 74.7%

Source/Date: U.S. Census/2009-2013

WORKFORCE DISTRIBUTION -- Name the three largest employment sectors (include military services and/or installations, if any) in your community and provide the percentage of total employed in each:

Education services, and health care and social assistance	23.8%
Professional, scientific, and management, and administrative and waste management services	12.5%
Manufacturing	12.4%

Source/Date: U.S. Census/2014 Estimates

MAP -- Please attach a state map (8.5" x 11") with your community clearly marked

ALL-AMERICA CITY AWARDS CRITERIA

Civic Engagement and Collaboration: comprehensive citizen/resident engagement in decision-making and action planning, cross-sector collaboration (business, local government, nonprofits, military, etc.) and regional collaboration.

Inclusiveness and Diversity: recognition and involvement of diverse segments and perspectives (ethnic, racial, socio-economic, age, sexual orientation, gender expression, people with disabilities, and others) in community decision-making.

Innovation: creative use and leveraging of community resources.

Impact and Future Planning and Vision: demonstrable, significant, and measureable achievements from the past 5 years (for example: reduction in chronic absenteeism rates, increased access to school health services, improved student fitness scores, increased number of affordable housing units, or improved third-grade reading levels). Especially for communities who have recently begun this work, we also welcome a description of a community-wide vision or long-term plan to address local challenges, particularly in projects that address the community's greatest challenges.

Resources Available to You

As you fill out this application, it may be helpful to consult the following material:

1. For questions to help evaluate your civic infrastructure--***NCL's Civic Index***. Ask for a free copy! AAC@ncl.org
2. To help identify associations and their impact in your community--***New Community Tools for Improving Child Health: A Pediatrician's Guide to Local Associations***. (Provided by permission of co-author John McKnight) http://www.abcdinstitute.org/docs/Pediatricians.pdf
3. For an asset-based framework--***Discovering Community Power: A Guide to Mobilizing Local Assets and Your Organization's Capacity.*** (Provided by permission of co-author John McKnight) http://www.sesp.northwestern.edu/images/kelloggabcd.pdf
4. ***National Civic Review* Articles**:
    a. *Tackling Chronic Absence Starting in the Early Grades: What Cities Can Do to Ensure Every Child Has a Fighting Chance to Succeed*
    b. *What Makes an All-America City?*
5. Previous All-America City presentations
6. www.attendanceworks.org **Attendance Works** is a national and state initiative that promotes better policy and practice around school attendance. We promote tracking chronic absence (missing so much school for any reason including excused and unexcused absences) beginning in kindergarten, or ideally earlier, and partnering with families and community agencies to intervene when poor attendance is a problem for students or schools. Interested in learning more? Watch this Bringing Attendance Home video.
7. www.healthyschoolscampaign.org **Healthy Schools Campaign** has developed an effective approach that is helping transform the school experience for children in Chicago and across the nation. This means working at multiple levels — with individual schools, throughout Chicago and nationally. The goal is a future in which all students have access to a school environment that provides healthy food, physical activity, nutrition education and health services. This gives students the opportunity to develop the knowledge and skills to live healthy lives. Learn more about our work on this site — from **food policy** to **environmental justice** and much more.
8. http://gradelevelreading.net/ **The Campaign for Grade-Level Reading** is a collaborative effort by foundations, nonprofit partners, business leaders, government agencies, states and communities across the nation to ensure that more children in low-income families succeed in school and graduate prepared for college, a career, and active citizenship. The Campaign focuses on an important predictor of school success and high school graduation—grade-level reading by the end of third grade.

PART I: TELL YOUR COMMUNITY'S STORY

Tell us your community's story. Focus on the last ten years of your community's progress and development and how that has benefited your residents. Utilizing the awards criteria (above) describe how your community addresses its pressing challenges and plans for its future. How are citizens/residents involved in planning and implementation? Provide examples of cross sector collaboration among the neighborhoods, government, businesses, and nonprofit organizations engaged in these efforts. How is the community illustrating diversity and inclusiveness? What is your community's vision? Include real examples of how your community has demonstrated its strengths, innovations, and faced its challenges. Don't forget to tell us about the people in your community. (2,000 word maximum)

PART II: DESCRIBE THREE COMMUNITY-DRIVEN PROJECTS

Describe your three best projects that have a compelling community-wide vision or short- or long-term plan or have resulted in significant local impact and action planning within the past five years. We welcome descriptions of projects that ensure the success of all children, including at-risk children, through health or healthy community strategies; and/or education strategies particularly those seeking to improve attendance in school; and/or projects that reflect the intersection of health and education. Past All-America City Award applicants have highlighted projects to increase third grade reading success for at-risk children, to increase health care for underserved populations, to create new businesses and jobs, to revitalize downtown, to engage youth in identifying and planning services and facilities, to promote cross sector collaborative centers, to increase fiscal sustainability, to develop emergency disaster plans, to recover from a natural disaster, and more. For 2016, NCL invites all applicants to include at least one project in their application that spotlights your community's approaches to ensuring all children are healthy and succeeding in school. Be sure to tell us how each of these projects promote civic engagement, collaboration, inclusiveness, innovation, and impact. See criteria above and consult NCL's Civic Index – available at no cost to applicants. Request it at aac@ncl.org.

PROJECT ONE

Provide the project name and a description of its vision or plan for future work or qualitative and quantitative impacts in the past five years. *(2,000 word maximum)* Tell us the challenge being addressed, actions taken, and the impact/outcomes of this project on your community's residents.

Provide the name of the primary contact for the project. Name & title, organization, address, telephone, and e-mail address. *(This person may be contacted to verify information.)*

PROJECT TWO

Provide the project name and a description of its vision or plan for future work or qualitative and quantitative impacts in the past five years. *(2,000 word maximum)* Tell us the challenge being addressed, actions taken, and the impact/outcomes of this project on your community's residents.

Provide name of the primary contact for the project. Name & title, organization, address, telephone, and e-mail address. *(This person may be contacted to verify information.)*

PROJECT THREE

Provide the project name and a description of its vision or plan for future work or qualitative and quantitative impacts in the past five years. *(2,000 word maximum)* Tell us the challenge being addressed, actions taken, and the impact/outcomes of this project on your community's residents.

Provide the name of the primary contact for the project. Name & title, organization, address, telephone, and e-mail address. *(This person may be contacted to verify information.)*

End of Application. Thank you for submitting your All-America City Award Application!

Submit the application:

1) by email (aac@ncl.org) or fax (888-314-6053)by Wednesday, March 9, 2016, 11:59 p.m. PST; and,
2) mail one hard copy with $200(*You only pay $100 application fee if you submit a Letter of Intent to Apply by November 4, 2015) application fee to:
National Civic League, 6000 East Evans Ave., Suite 3-012, Denver, Colorado 80222.

Need additional guidance? Email aac@ncl.org or go to **www.nationalcivicleague.org** for announcements of upcoming conference calls for prospective applicants and AAC resources or call NCL at 303-571-4343.

Timeline:

September 2015-February 2016 – Monthly conference calls with NCL staff and AAC community leaders to learn more about the benefits of AAC, application tips for success, and to share best practices on the spotlight.

November 4, 2014 -- Letter of Intent to Apply Due. The Letter of Intent is not required. However you save $100 of the application fee if you submit a Letter of Intent to Apply by November 4, 2015.

March 9, 2016, Wednesday -- Application Due

April 2016 -- Finalists Announced
Finalist community-wide delegations will be invited to Denver to present.

April-June 2016 – Finalist communities assemble your cross-sector community delegation to present your story at the June 2016 awards event and peer-learning conference. Raise the funds to send your delegation to the June event in Denver. *Finalist community delegations will be asked to present their story to a national jury of civic, local government, business, philanthropy, and community experts. All applicants are invited to participate in the June workshops and networking opportunities!*

June 2016, Peer-Learning Workshops & Awards Competition/Presentation in Denver, Colorado

July 2016-Feb 2017, All-America Cities tell their community's story through a series of AAC/NCL coordinated conference calls and regional forums to the AAC network.

Marana, Arizona

Community Profile

Marana, Arizona is an All-America City for many reasons: its government is responsive to the needs of its residents and business owners, its community partners care about the people who live and do business here, and our citizens are willing to play important roles in making Marana a great place to live.

Over the past decade, the Town of Marana has grown more than 50 percent to well over 40,000. People are moving to Marana because they want to be part of a community that successfully integrates rural and urban living and values its residents, businesses, and community partners. Marana residents believe in the power of community, and their volunteer efforts help make Marana one of the best places in Southern Arizona to live, work, and raise a family.

Built on a history of high expectations and high performance, the Marana Unified School District (MUSD) is an integral part of the community and takes pride in knowing it is one of the reasons families choose to live here. MUSD prides itself on excelling and A+ schools, award-winning students and staff, exceptional test scores, and a variety of specialized learning opportunities within safe and supportive learning environments. With a graduation rate higher than state average, students are engaged in the most relevant learning opportunities within state of the art environments.

Between various government and nonprofit entities in the Marana community, children have access to programs that are dedicated to enriching their lives. The following is just a sample of what resources are available to children:

Programs To Enrich Minds

2340 FOUNDATION

The 2340 Foundation offers $2,500 scholarships through an application process to graduating seniors that have gone to school in MUSD for the duration of their schooling career (kindergarten through senior year). The goal for the 2340 Foundation is to give every student who attends MUSD for the entire 13 years a full 4-year scholarship to an in-state university or trade school. The 2340 Foundation was established by passionate citizens to provide support to the Marana Unified School District, and is committed to providing the resources necessary to ensure quality and excellence.

HIGH SCHOOL ACADEMIES

High school students in the Marana Unified School District can choose to be in one of four academies: art; health and medical sciences; business; and science, technology, engineering and Math (STEM). Each academy prepares students for possible career opportunities in the relevant fields.

Health and Medical Science academy	Art academy	Business academy	STEM academy
• Biology • Chemistry • Physics • Human Anatomy • Total Body Fitness • Strength and Conditioning • Biomedical Fundamentals • Medical Laboratory Assisting • Sports Medicine • Psychology • World Languages • Business	• Art • Dance • Band • Orchestra • Choir • Music Theory • Theatre Arts • Photography • Fine Art in a Modern Society • Interior Design • TV productions • World Languages • Business • Journalism • Architectural Drafting and Design	• Psychology • Early Childhood Education • Teacher Assistant • Legal System and Mock Trial • Student Government • Academic Decathlon • Global & International Communications • Graphic Arts/Journalism • World Languages	• Automotive technology • Architectural Drafting • Engineering • Computer Programming • Computer Science • Computer Servicing Information • Network Technology • Math • Chemistry • Physics • World Languages

MARANA 2.0

Town of Marana partners with Marana High School to create internships for students interested in local government careers. From working on projects for the Town Manager, planning events for the community, to coding programs for the Technology Services department, there's a project for almost every interest. The end result is a new generation of citizens ready to work for their community.

FRESHMEN SUCCESS ELECTIVE

All freshmen in Marana Unified School District take a one-year course that engage students in a life-planning process that will motivate them not only to stay in school, but to strive for achievement. Students are taught the intricacies of decision-making, problem-solving, and critical thinking, and students are provided the opportunity to practice these skills. All students leave the class with a comprehensive 10-year plan that answers the questions, "Who Am I? What Do I Want? How Will I Get It?"

21st CENTURY GRANTS AFTER SCHOOL PROGRAM

21st Century Grants After School Program supports the creation of community learning centers that provide academic enrichment opportunities during non-school hours for children, particularly students who attend high-poverty and low-performing schools. The program helps students meet state and local standards in core academic subjects, such as reading and math, as well as offers students a broad array of enrichment activities that can complement their regular academic programs. Literacy and other educational services are also offered to the families of participating children.

Marana schools are able to offer a range of interest-based clubs such as science, crafts, karate, magic, drumming, guitars, athletics, cooking, and gardening. One elementary school alone offers over 30 options for students to sign up for – and it's completely free for the kids.

PARTNERS IN EDUCATION

The Partners in Education program was developed by the Marana Chamber of Commerce to encourage and establish strong relationships between the community and the Marana Unified School District. The Program provides valuable educational experiences for students and opportunities for businesses and community members to become involved in education. Marana business owners can volunteer at schools, serve as guest speakers, provide internships for students, and donate for classroom supplies and equipment.

Programs to Nourish and Strengthen Bodies

SUMMER LUNCH PROGRAMS

MUSD does not want kids to go hungry when school closes for the summer, and currentlys offer two options to feed children. The first option includes strategically placed campuses that serve food Monday through Thursday from 8:00 A.M. to noon for breakfast and lunch. Any child up to the age of 18 can come eat, and they do not have to attend the school district to qualify. Parents can eat for $1.

The second option, brand new to the community as of December 2015, is Marana Cares Mobile. An old school bus was remodeled to accommodate food warmers, dining counters, and stools. Kids up to the age of 18 can board the bus and eat lunch during the summer and school vacations. A second school bus is currently in production, and this time students at Marana High School are going to design and remodel the bus.

MARANA COMMUNITY FOOD BANK

The Marana Community Food Bank is a non-profit agency providing emergency food assistance. Food has been shared with those in need for 60 years and for the past 30 years as a branch of the Community Food Bank of Southern Arizona. The majority of food distributed is donated from eleven different retailers. Retail donations average 10,000 pounds per week and include produce, dairy, deli, bakery products, and frozen meat. A small amount is received from food drives, government provided commodities, and purchased food.

Approximately 100 volunteers assist five employees to prepare and distribute food to those who qualify. The number of clients served each month is currently 3,000 families averaging 9,700 people, an increase of 300 percent in the past five years. The volunteers and other low overhead expenses allow the food bank to commit every donated dollar to eliminating food insecurity.

UNIVERSITY OF ARIZONA NUTRITION NETWORK GRANT

Marana Unified School District receives money for playground and PE equipment each year as well as nutrition supplies and food for family nights and classroom lessons. Marana Unified School District is committed to keeping physical education in their schools. Many other districts do not employ these teachers and students do not get these classes unless their regular classroom teacher does it with them.

Programs to Keep Children Safe

SCHOOL RESOURCE OFFICERS

Thanks to a grant from the Arizona Department of Education, Marana High School and Marana Middle School are both home to a School Resource Officer (SRO) provided by the Marana Police Department. SRO's serve as the liaison between school administrators, staff, students, and parents, and inform students of their rights and responsibilities as lawful citizens through presentation of law-related education in the classroom. SRO's act as a resource in the investigation of school-related criminal activities, participate in campus activities and student organizations, and provide a visible deterrence to crime while presenting a positive impression of a law enforcement officer. SRO's are selected by their desire to work with students, educators, and parents, willingness to teach law-related education, and have demonstrated effectiveness in working with youth.

STRONGER FAMILIES

Stronger Families is a program through Arizona Youth Partnership that is designed for both parents/caregivers and their youths in mind. Through their curriculum, teachers work with families to help prevent teen substance abuse and other behavior problems, strengthen parent/child communication skills, increase family bonding and cohesion, increase academic success, and prevent violence and aggressive behavior at home and at school. Arizona Youth Partnership has seen a big impact on participating families, including a 20% decrease in family conflict and 37% increase in family communication based on pre- and post-program surveys.

POLICE EXPLORERS PROGRAM

The police department program focuses on youth age 14-20 who are interested in a law enforcement career. The Police Explorer Program is Learning for Life's career education program that provides hands-on, real-world law enforcement experiences through training taught by police officers and by participating in ride-alongs with officers. Explorers learn self-discipline, self-confidence, self-respect, leadership skills and teamwork.

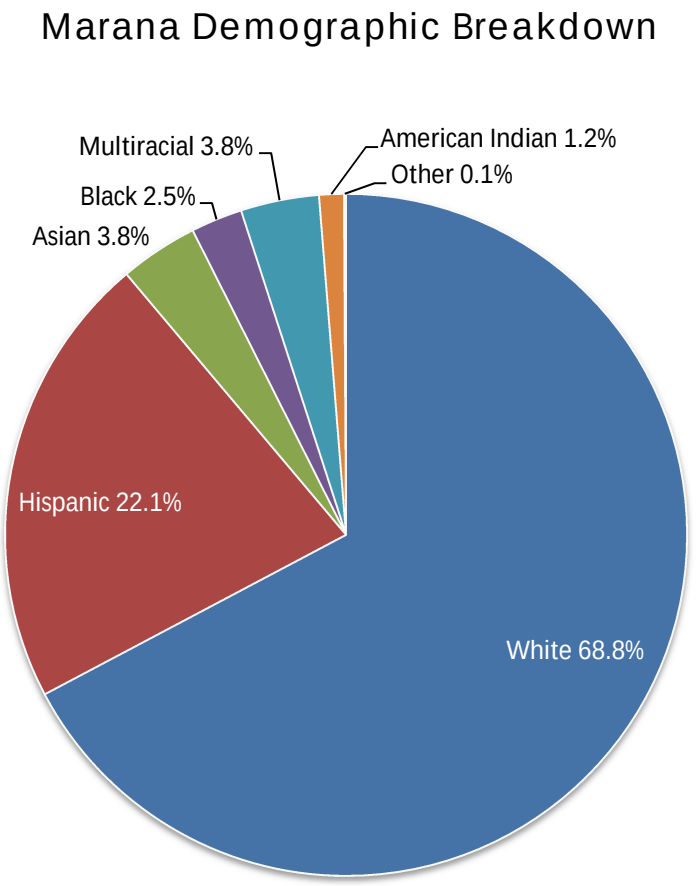
Qualifications to participate in the program include:

- Must be enrolled in high school or home-schooled.
- Have no arrest or convictions that would prohibit employment as a police officer
- Be in good physical health and be able to participate in physical activities
- Must maintain 2.0 grade point average
- Must be able to attend weekly meetings and one weekend training a month.

Explorer candidates must complete an application, attend orientation, complete a panel interview and undergo a background check.

An Inclusive Community

Town government, businesses and residents believe in giving a voice to those who live in Marana, covering all ethnicities and socio-economic statuses. Marana is fortunate to be filled with caring individuals who believe in the value of inclusion and providing everyone with a chance to determine the Town's future. Those are the hallmarks of All-America Cities and those characteristics define Marana.



MARANA HEALTH CENTER

Marana Health Center is a network of clinics focused on serving the communities where their patients live, and has been part of the Marana community for nearly 60 years. Marana Health Center promotes and supports accessible and affordable primary health care services for everyone regardless of socio-economic status, national origin, financial means, or educational status.

The Marana Health Center incorporated in 1957 as a way to provide care to migrant workers in the community. Over the years, MHC Healthcare has grown to include 14 locations across Southern Arizona. As a community health center, the Marana Health Center's mission is to reduce the cost of medical care while providing the best care possible for its patients.

MARANA CITIZENS' FORUM

Citizen engagement is a priority and the town has established a number of ways for residents to make a difference in the lives of all who live here. Established by Town Council in 2011, the Marana Citizens' Forum is a new model for civic participation. The forum includes up to 32 delegates from throughout the

community, including representatives from the Marana Health Center, the Marana Chamber of Commerce, Northwest Fire District and Marana Unified School District.

The Marana Citizens' Forum replaces typical commissions that focus on one subject, such as police or parks and recreation. Forum delegates bring their unique viewpoints and expertise to the discussion to develop recommendations for broad town-wide issues, including ways to market the town, engagement and implementation of Marana's Strategic Plan III and job creation and retention. When completed, the group presents its recommendations to Town Council for adoption and staff action.

The forum was inspired by the highly successful Arizona Town Hall program, which has created statewide groups that have guided Arizona's civic, political, business and community leadership for more than 50 years.

The Marana Citizens' Forum goals include:

- Increasing the number of informed and engaged citizens.
- Developing feasible action plans for recommendation to Council on important issues.
- Tying ideas and action plans to the Town's Planning Documents (Strategic Plan, General Plan, Economic Development Strategic Plan).
- Establishing and maintaining a positive feedback loop between the Forum and Town Council.
- Promoting civic dialogue in order to implement community action plans from Forum recommendations.
- Providing Town staff with direction on various projects based on citizen input and engagement.

A Different Kind of Food Truck.

Program Name: Marana Cares Mobile (#maranacaresmobile)
Primary Contact: Doug Wilson, Superintendent, Marana Unified School District.
Tel: 520-682-4774, Fax: 520-682-2421, Email: MUSD6@maranausd.org

Challenge

The education system in Arizona leaves much to be desired, especially in recent years. With so much turmoil going on at the state level, specifically regarding funding, it has been increasingly difficult to ensure that children are receiving the well-rounded variety of benefits that schools should be able to provide for their students. Aside from the typical supplies in the classroom that a child needs for healthy learning, there is one component that is overlooked and quite difficult to address. This of course, is the health of a student, and whether or not he or she is receiving the required nutrition that lends itself to good health. Not only do some children lack access to healthy food, but some have no food at all. As of November 2015, student eligibility for free or reduced lunches based on applications was approximately 2,000 students in the Marana Unified School District (MUSD). This is an important issue, and when coupled with various other factors, it can adversely impact student learning. Proper nutrition greatly affects a child's ability to concentrate and focus in school. MUSD identifies this as a key issue in providing a strong education for its students, maintaining rigorous standards, and most importantly of all, caring for children and their general well-being The problem was succinctly stated by MUSD Superintendent Dr. Doug Wilson, who acutely understands the problem and its solution: "We recognize that nutrition and health are critical to a child's ability to learn and be successful".

MUSD employs several programs throughout the school year and during holiday breaks to ensure children are receiving adequate nutrition to foster the most positive learning experience possible. During the school year, there are free and reduced lunches provided to students who qualify, onsite at the various schools in Marana. During holiday breaks, similar programs are in effect as well, but are still located at the schools themselves. The problem here is that students during school vacations are not already attending school, but they still need the free or reduced lunch. Therefore, they would have to make the journey from home to receive the benefit. This can be burdensome for the family due to the high costs of transportation in a rural community, financial capacity, time spent driving, and their relative proximity to the site. As a response to this important issue, MUSD created the Marana Cares Mobile.

Solution

With a clearly identified challenge, MUSD decided to take decisive action. Dr. Wilson introduced the idea of a mobile unit that would be dedicated to improving the health and nutrition of students. Dr. Wilson had long had this idea in mind already. TheMarana Cares Mobile is a mobile unit that was originally designed to bring nutritious meals to underserved children in MUSD. As things evolved, and more community partners began to get on board, the idea grew bigger in scope. What was once a simple concept of driving a bus to locations to feed MUSD students evolved to something greater and more powerful. The idea was now to incorporate the ability to conduct health checkups on the bus as well, thus addressing the health of students in two important ways. Furthermore, the program sought to provide these services free to every child 18 and younger in locations that have high densities of children who typically receive meal benefits during the school year, not just MUSD students. This greatly extended the potential for impact among residents in the area.

In order to make this happen, MUSD collaborated with several prominent partners from the community. Marana Health Center (MHC), RWC Buses, the Marana 2340 Foundation and the MUSD Career and Technical Education (CTE) program were all in to help make this vision come true. What was produced is something quite extraordinary. The Marana Cares Mobile is a fully redesigned school bus from the ground up. The vehicle, a typical yellow school bus, was provided by RWC Buses, out of Phoenix, AZ. High school students from the CTE program had their chance for input and design of the bus. Students from multiple disciplines within the CTE program, including welding, healthcare, dental, and even culinary, all had input in the design. The idea was to ask kids what they would want in something like this, so that the design and function was as comprehensive and friendly as possible to the demographic that it would serve. MUSD staff, working closely with RWC then took these suggestions and integrated them into the actual design of the bus. After extensive modifications, the bus is now a

mobile diner. Inside the bus there is 50'sdiner-style seating, complete with beautiful counters to eat on, all with amazing window views.

The transformation of the bus into a mobile diner for kids was monumental, and a true testament to the abilities of MUSD, community partners, and children all working together to achieve a common goal. This was not the only transformation the bus would undergo, however. Toward the rear of the bus, an area dedicated for health checkups has been fully integrated. This section of the bus allows MUSD staff to administer important general health checkups, sports physicals, and even vaccinations. The addition of this section of the bus, graciously facilitated by Marana Health Center, allows for the bus to serve these children on another integral level regarding their health.

When all is said and done, the entire bus underwent several transformations. In its final form, it facilitates the mission of the program perfectly. As mentioned above, the inside of the bus serves a dual purpose, providing a safe environment for children to receive adequate, free nutrition while also providing a clean environment for checkups and vaccinations. The bus also has running water, as well as web connectivity, so kids and parents alike can connect to the internet. The outside of the bus is as beautiful as the inside. Carefully designed, the exterior has a synthetic wrap, showing the MUSD logo, and showcasing the children that MUSD serves. On one side, it features two drop-down counters at which children can stand and eat, as well as an automatic drop down awning, to provide shade during the sunniest Arizona days. The bus is also handicap accessible with a fully dedicated hydraulic automatic lift, as well as air conditioning. Without the collaboration among MUSD, MHC, CTE and RWC, as well as financial contributions from the Marana 2340 Foundation and Federal Food Service Programs grants, this bus would not exist, nor would the service it brings to the children.

Actions

Marana Cares Mobile Program Actions

1. Marana Cares Mobile concept introduced (11/2014)
2. Collaborative partners identified (MHC, RWC, 2340 Foundation, CTE)
3. Bus secured from RWC
4. Design stages begin on bus
5. Bus modifications commence
6. Bus modifications completed (11/2015)
7. Bus deployed (12-21-15)
8. Second Marana Cares Mobile development begins
9. Total span from concept to reality for Bus 1: Approx. 1 year

Impacts

The Marana Cares Mobile first began serving students in December 2015, during the winter school vacation. Since then, the bus has been deployed six times at two key locations, for an hour at each location each day. The bus served students from December 21st through December 23rd, as well as December 28th through December 30th. In this short period, the program had a large impact on the community. Long-term effectiveness of the bus will take more time to measure, as the bus serves more and more areas over an extended period of time. As of right now, the program has served approximately 225 children of varying ages with various services over the Christmas break. These numbers, depending on which break is being observed, will vary, but over time, MUSD will be able to carefully hone the program to serve as many children as possible during each school break.

Not only did the program serve 225 children, but qualitatively, the impact has been immense. The community at large is lauding the creation and achievement of the bus. New social media outlets for MUSD are seeing increasing traffic of comments about the Marana Cares Mobile, as well as the dedication of the community at large to help serve children in need. Not only that, but there has been increased development of a *second* Marana Cares Mobile. The second iteration of the Marana Cares Mobile will be similar in design to its predecessor in many ways. It will of course feature an area for children to eat comfortably and enjoy one another's company as the main attraction. There will be another health component as well, but this time around, it will be a dedicated area for dental checkups, provided by MHC in collaboration with the Dental Assistant concentration within the CTE program. Moreover, this bus will actually have physical modifications made by the CTE Welding Program, who will get hands-on experience during the development of this bus. Every student from the

CTE program that is engaged in developing this bus will also receive credit toward their various certifications. The bus will also feature a partnership with Sprint, for Wi-Fi, as well as integrating the use of Google Chromebooks for learning opportunities for the children.

Participant Profile

The Marana Cares Mobile was conceived not only to help students get the nutrition that they need in order to learn, but to connect MUSD to the community through volunteer work as well. One such volunteer is Kari Barney. Kari is actually a Site Supervisor at Rattlesnake Ridge Elementary in MUSD and has been at Rattlesnake Ridge for three years. Kari has always been involved in helping kids receive a quality education, and is constantly seeking ways to be more involved and more creative when elevating the level of services that these children received. During a routine supervisors meeting, Kari was informed about the Marana Cares Mobile, and immediately volunteered to provide help in any way she could. She was the first volunteer chosen to staff the bus, and therefore, was there for the inaugural journey. This was a prime opportunity, as described by Kari, to help the children from not only a staff position within MUSD, but as a member of the community at large, who was looking to make even more of a connection with the kids. After her first experience with the Marana Cares Mobile, Kari had nothing but praise for the concept, for MUSD, and of course, for the children.

During the month of December, one child routinely showed up every day to enjoy a meal and talk with the volunteers. This child opened up to Kari more than she expected any child would, and it turned out to be the perfect demonstration of a child's innocence and willingness to confide in those who are truly there to help. This child's experience in particular made the Marana Cares Mobile totally worth the effort. Kari summed it up perfectly by saying, "To know at least for some of these kids they didn't have to worry about lunch for that day and to leave a smile on their face, and that is what it is all about."

Program Name: CTE – Career and Technical Education
Primary Contact: Cathie Raymond, Director. Tel: (520) 682-1163

Challenge

In 1974, federally funded vocational programs across the United States prepared 37,311 high school students to pursue careers in plumbing. That cohort was 99.9% men; only 34 of those students were women.[1] In that same year, the average woman with a high school diploma earned less than the average man who had not even completed elementary school. Historically, gender equity in education has proven an elusive goal. Societal norms and gender expectations have pushed droves of women into so-called "pink collar" professions, like nursing, clerical work, and early childhood education. Beyond the troubling biases reflected in these career expectations is the very practical wage gap between jobs in these sectors and jobs in male-dominated professions requiring similar levels of education. Historically, the problem has not been that male plumbers have made more than female plumbers; it's been that women do not become plumbers at all.

Obviously, the world has changed considerably since 1974. Nevertheless, inequity persists, in part due to how public schools are preparing their students for their careers after high school. Highly publicized campaigns have targeted the wage gap, but those efforts have yet to eliminate the gender gaps in traditionally male- and female-dominated sectors.

Women in the workplace are not the only ones to experience a challenging wage gap. For many years, the wage gap between high school and college graduates has steadily widened. This reality is even more troubling, since completion of higher education closely correlates with socioeconomic status and ethnic background. In 1965, income earners with only a high school diploma earned on average 81% as much as workers with a college degree. By 2014, however, that percentage had shrunk to 62%. "[This] economic analysis finds that Millennial college graduates ages 25 to 32 who are working full time earn more annually—about $17,500 more—than employed young adults holding only a high school diploma."[2] Though every student deserves the opportunity to become prepared for higher education, many students will elect to pursue alternate pathways. Those students deserve that choice, and if our public schools have prepared them adequately, they should be ready to enter one of the many professions that does not require a traditional, liberal arts college education.

Solution

Career and technical education programs across the country offer schools a powerful mechanism to prepare students for career success beyond high school. Historically, however, architects of these programs have reinforced gender stereotypes. Women, for example, have received vocational training in "home economics," while their adolescent male peers have spent time in welding shops, mechanic garages, or plumbing classes. In Marana, the teachers and administrators behind our district's CTE program do not hide from this history. After all, correcting for past prejudice requires confronting it.

This troubling past, however, does not erase the evident benefits of offering career and technical education courses. Students uninspired by the traditional curricula of English, math, science, and history often derive tremendous satisfaction from culinary arts or automotive technology. Offering these students the chance to graduate from high school not only with a diploma, but with a technical certificate, can radically transform the trajectory of their lives. Much is made of the wage gap between college graduates and those with only a high school diploma, and the solution is not necessarily

[1] Shelton, Dinah L. and Berndt, Dorothy. 1974. Sex Discrimination in Vocational Education: Title IX and Other Remedies. *California Law Review*, 62, 4, 4.
[2] Pew Research Center. 2014. "The Rising Cost of Not Going to College." *Social & Demographic Trends*. Retrieved 17 Feb. 2016 from http://www.pewsocialtrends.org/2014/02/11/the-rising-cost-of-not-going-to-college/

directing more kids into college. In Marana, we are exploring ways to offer young and eager learners opportunities that range from higher education to immediate entry into the workforce.

A key feature of our district's CTE program is the sheer number of options open to interested students. Interested in learning about communications? Want to pursue a career in fire service? Fascinated by the medical profession? MUSD's CTE programs offer options in all of these fields. Even the program's more traditional offerings, like the welding concentration, have evolved to keep pace with the technological growth of that profession. Students now spend as much time learning how to design a project using advanced software techniques as they do learning to solder and smelt.

One outcome of offering so many different concentrations is that many of them defy gender categorization. In the past, the girls have sat in a home ec classroom while the boys have learned to build furniture, but concentrations like emergency medical services do not carry that burden. Nevertheless, some of these programs must deal with that history. When that is the case, the CTE program actively recruits students to consider enrolling in non-traditional programs. In practice, that means encouraging young women to try out a class in the construction technologies program, or a young man to study early childhood education.

By offering expansive opportunities for students to learn about a diverse array of professions, MUSD's CTE program is simultaneously helping to close the gender wage gap and giving students multiple pathways to fulfilling careers. As a Town, we not only applaud their efforts, but we are partnering with them to advance their outcomes.

Actions

To accomplish its ambitious objectives, Marana's CTE program must invest considerable time and energy in a number of different directions. To date, the CTE office oversees 28 unique concentrations. Simply offering programs, however, is not enough. The district must recruit students to choose the classes, and to do so, it must foster a spirit of excitement for these pathways. Finally, any successful program is always improving, and to facilitate that process, the CTE program is constantly engaged in a rigorous self-evaluation.

Developing a start-up CTE program is no small task. This year, for example, Marana is unveiling a new aviation program. In August, ninth graders will begin learning about aerodynamics, engine construction and maintenance, and even flight controls. What students won't see, though, are the many arduous hours of planning that paved the way for these classes. The district assembled a panel of advisors, including Raytheon, the US Border Patrol, the Marana Aviation Foundation, the Air National Guard, and retired pilots. In several years, graduates of this program may well find themselves earning a paycheck from one of these advisors.

In order to promote student engagement, the district deploys a small army of student ambassadors to drum up interest among their younger peers. Every year, all 5th and 6th graders in the district will visit their feeder high schools, where they will tour a number of CTE programs. Ambassadors will facilitate hands-on demonstrations, not only informing the younger students about what they can expect, but building a sense of anticipation. When a student preparing for high school can edit a music video, help put out a fire, or learn how to stage a theatrical production, that student experiences first-hand what it would be like to concentrate in that field.

When Marana's aviation program is off the ground, as it were, the district will commence its evaluation process. Do the knowledge and skills conveyed to students align with industry demand? How is the district supporting out-of-classroom, experiential learning? All of these questions form the backbone of effective evaluation, and their answers help drive CTE's work every day.

Impacts

For many years, Marana's CTE program has produced outstanding outcomes. Despite budget cuts and increasing pressure to dedicate more resources to traditional academic programs, and away from career and technical education, the CTE program has persevered.

In 2014, 83% of graduating CTE concentrators were placed in a higher education program or career setting related to their CTE concentration. On the state level that same year, only 65% of students were able to attain either of those objectives. What stands out about this statistic, though, isn't just that so many graduates were able to put their CTE skills into practice. It's also that every single

Marana CTE concentrator graduated or obtained a GED. In 2014, 100% of CTE concentrators fulfilled the district's rigorous graduation requirements. Even one student failing to achieve this goal would be unacceptable.

Preparing students for post-graduation careers, though, is only one goal of Marana's CTE program. Administrators are also intent on eliminating the persistent gender gaps that continue to funnel young men and women into gender-normative careers. In a neutral system, each program should attract roughly equal numbers of male and female students. Across Arizona, though, only 16% of CTE graduates can be classified as nontraditional—men in early childhood education, or women in auto mechanics, for example. In the face of such disparity, Marana's 2015 nontraditional completion rate stands at 32%, double that of the state average. Even more encouraging is the upward trend of this figure. In 2011, only 22% of CTE graduates could be considered non-traditional, meaning that in just four short years, that rate has increased by 10%. When a perfect rating would be 50% (meaning male and female students enroll in every program at roughly equal rates), this upward trajectory bodes well for Marana. This powerful impact means that MUSD is making great strides toward eliminating gender inequity in our community.

Too often, the discussion of CTE programs involves an implicit assumption that spending time in an auto shop or a culinary class will adversely affect a student's core academic skills. Marana fundamentally rejects that presumption. In 2014, every CTE concentrator met or exceeded expectations on the state reading test, while 96% met or exceeded writing standards. In Marana, core academic skills are deeply embedded in the career and technical courses, so that students are constantly reinforcing their arithmetic abilities, practicing the scientific method, refining their writing, and voraciously consuming new reading materials. Indeed, in Marana, concentrating in a CTE program poses no conflict with a traditional course of study; in fact, it enhances it.

Participant Profile

Four years ago, Christy W. didn't look forward to meeting strangers. At the beginning of her junior year of high school, though, she made the precipitous decision to join the dental assisting program.

"One of my friends was interested in the program, and it sounded interesting to me, so she convinced me to join her. I ended up actually enjoying it more than she did, and she eventually dropped out, but I'm still here. I've had a great experience from the very beginning."

Since those early days, Christy's skills, both socially and professionally, have improved remarkably. In a setting often associated with anxiety, Christy has mastered the art of creating a sense of peace. Her quiet confidence signals to patients that there's nothing to worry about. Then she puts her fingers in their mouths.

"The first time I had a complete stranger as a patient, it was a little scary, but after a while I got more comfortable with it. Doing the X-rays on a real person scared me a little bit. Prior to that, everything we'd done had been relatively straightforward, but this was something new."

Before starting the program, Christy wasn't sure what she would do after high school. Though she knew community college was an option, she was eager for a chance to get some real world experience. This dental assisting program gave her that opportunity.

"I'm planning to get into a dentist's office when I get certified so I can actually start working. I personally have never been good at school stuff, so I'm more comfortable going straight into the workforce."

Marana's wide array of Career and Technical programs are all about opening doors for students. For Christy, they opened the door into a professional career, without the burdensome cost of higher education. For others, they inspire a love of learning that had dwindled long ago. Marana's schools excel at opening doors, at providing avenues for students to succeed. Marana's CTE programs are a vital part of that mission, and serve as a cornerstone of what makes Marana an All-America City.

Positive Behavior Intervention, Sustained Success
Promoting positive behavior through proactive partnerships to ensure successful futures for Marana students

Program name: PBIS – Positive Behavioral Intervention Support
Primary contact: Cindy Ruich, Ed. D., Director of Student Services, Marana Unified School District. Tel: (520) 682-1046 c.t.ruich@maranausd.org

Challenge

Character-building education is fundamental to a student's long-term success. Children obtain this education through their families, friends, faith-based organizations and society at large. Often times, schools have to step in when those other providers are absent, however. With continuing stagnant or decreasing school budgets, there are significant roadblocks to ensuring successful outcomes in the lives of young people. For the Marana Unified School District (MUSD), disruptive student behavior had the potential to lead to negative outcomes, both academic and personal. MUSD saw the gaps in resources and realized there was an issue that needed to be addressed immediately. It was challenging to re-direct students into successful behaviors while maintaining an inclusive learning community. Traditional punitive enforcement of unacceptable behavior ostracized students, leading to worse behavior. MUSD chose to implement an alternative form of behavioral correction based in collaboration, inclusion, and shared goals.

Positive Behavioral Interventions and Support (PBIS) is a prominent philosophy in schools across the United States. This system emphasizes a shift from punitive structures of behavior enforcement to positive reinforcement of successful behaviors and consistent interventions. PBIS is based fundamentally in inclusion, collaboration, and shared responsibility. School Wide Positive Behavior Supports refers to a systems change process for an entire school or district. The underlying theme is teaching behavioral expectations in the same manner as any core curriculum subject. The school will focus on three to five behavioral expectations that are positively stated and easy to remember. Here are some examples from other schools:

- Respect Yourself, Respect Others, and Respect Property
- Be Safe, Be Responsible, Be Respectful
- Respect Relationships and Respect Responsibilities

Another primary activity for the SWPBS team is determining how the behavioral expectations and routines will be taught in and around the school. Many schools choose to use several days at the beginning of each year to take the students around the school to stations, where the skills are taught.

The team will then decide "What behaviors are an instant trip to the office and what behaviors are taken care of in the classroom." It is very important that every staff member is consistent. A reinforcement system is then developed by the team and taught to staff and students. It is an expectation that staff members will reward students for following the expectations in the classroom, as well as all areas on campus.[3]

As a result of past PBIS implementation efforts, MUSD has decreased discipline issues and improved school climates, especially at the elementary and high schools that put in place multi-tiered PBIS systems. However, the data shows additional work is needed, including:

- At high schools, reducing high ratios of discipline referrals to enrolled students (0.46)
- At Middle Schools, reducing high ratios of discipline referrals to enrolled students (.80)
- At both middle and high schools, attendance is below the state cutoff of 94% overall attendance, which affects not only academic performance, but results in loss of state education revenues.

[3] Adapted from "SWPBIS For Beginners", http://www.pbis.org/school/swpbis-for-beginners

- Youth Risk Behavior Survey results show serious problems still exist at the high schools:

Youth Risk Behavior Survey – Marana Unified high Schools (2011-2012)	Marana High School (MHS)	Mountain View High School (MVHS)
Offered, sold or given illegal drug at school property past 12 months	37.5%	33.0%
Had at least one drink of alcohol on one or more of the past 30 days	40.7%	44.9%
Had at least one drink of alcohol on school property the past 30 days	9.5%	7.7%
Used marijuana on school property during the past 30 days	9.0%	5.9%
Seriously considered attempting suicide	21.7%	17.8%
Made a plan about how they would attempt suicide	16.6%	15.4%
Attempted suicide one or more times	13.7%	10.1%
Total Student Population Size: MHS N = 1910; MVHS N = 1931		

Significant gaps in resources and services have been identified, including:

- Ratio of students to counselors is two times higher than the recommended 250/1 ratio.
- Ratio of students to social workers is two times higher than the recommended 800/1 ratio. There are 8 district social workers to handle crisis referrals for the 12,361 district students.

Solution

A 2014-2015 five year School Climate Transformation Grant (SCTG) award for all MUSD schools has provided the opportunity to expand and enhance a multi-tiered system of support started with the 2010-2014 Elementary Counseling Grant (ESSC) award at three Marana Unified schools (Roadrunner, Estes, and Picture Rocks). A Safe and Supportive Schools grant during 2010-2014 implemented a multi-tiered PBIS system at the district's two high schools.

The program will close the gaps listed above. Important results expected include:

- Establishing a PBIS multi-tiered behavioral framework to close the gap in services due to lack of counselors and social workers
- Staffing and training for successful multi-tiered PBIS implementation, including
    - A SCTG program coordinator to manage and administer implementation
    - Six district social workers to lead and provide Tier 2 and Tier 3 interventions and training at all school levels
    - Data specialist to provide reports, guidance and training for PBIS data for all schools
    - Stipends and training for 44 PBIS facilitators

The greater efficiency of the multi-tiered PBIS framework in using limited district/community resources will establish it as the blueprint to improve behavioral and education outcomes. Non-project resources are substantially contributing to the proposed project, including the formalization of a collaborative partnership with MHC Healthcare.

MHC Healthcare-Behavioral Health Children's Team has a long history of collaborating with the Marana Unified School District by providing ongoing behavioral health support to students. Through this collaboration, MHC provides three counseling sessions to students who have been suspended due to behavioral concerns, substance use, or violence. MHC assesses the student for possible additional treatment and works with the school district to provide the results of these assessments and completion of treatment. In addition, MHC has formally increased its collaborative efforts with MUSD leadership. MUSD has received a series of grants in order to address concerns of substance abuse, school safety, and suicide prevention and, as a result, MUSD and MHC are formalizing a collaborative relationship in order to identify high risk shared clients and improve their ability to partner.

Actions

MUSD PBIS Program Actions

- Year 1: School Climate Transformation Grant (SCTG) staff will be hired to build capacity and provide direct services. PBIS facilitators will be recruited at each school to provide Tiers 2 and 3 interventions. A highly qualified AZ PBIS technical assistance provider will train PBIS teams. PBIS teams will then train and coach staff at schools to implement PBIS Tier 1 with quality and fidelity to reach 80% school-wide evaluation (SET) scores. All schools will train all students on PBIS Tier 1 universal prevention. The program coordinator, social workers, and PBIS facilitators at each site will be trained in Wraparound and RENEW by the AZ PBIS TA.
- Year 2: In addition to Year 1 activities, AZ PBIS TA will train PBIS teams and PBIS teams will train staff at schools ready to implement subsequent tiers.
- Year 3, 4 & 5: Continuation/review of Year 1 and 2 activities and all interventions in previous years will continue. District PBIS team will be trained on Tier III evaluation tools. End of year evaluation reports will inform program improvement.

MUSD-MHC Collaboration Actions

- Attending MUSD-MHC shared trainings
- Inviting MUSD school social workers to attend MHC clinical meetings
- MHC clinical leadership will attend Coalition meetings held by MUSD
- Identifying high-risk shared clients to improve communication and support
- Inviting MUSD staff to attend Child Family Team Meetings to improve collaboration and support for children and families that have been identified as high-risk
- MHC clinical staff plans to meet every two months with MUSD staff
- MHC clinical staff will participate in the April 2015 Marana Cares fair by providing presentations on substance abuse prevention and love and logic parenting

Impacts

While long-term academic and behavioral outcomes will take more time to measure, certain impacts of the program are clear and present. Since the earliest adoption of the program elements, referrals for student discipline have dropped more than 73% district-wide. Referrals for male students specifically (who make up the majority of referrals) dropped at nearly the same proportion, 71.7%.

PBIS contributes to increased educational outcomes, and MUSD does enjoy a successful graduation rate, outpacing the state averages. Overall, Marana graduates 8% more students (84% vs. 76%) than the state at large. For our Hispanic and Latino students, the graduate rate is 11% higher in Marana.

These are simple, straight-forward numbers, but they tell a greater story about what is happening in Marana. The efforts of Marana Unified School District are paying direct dividends in the form of student behavioral improvements. As a vital part of these efforts, the non-project resources being deployed speak to the efficacy of Marana's community network. Through innovative collaboration and consistent application of the principles of PBIS, this community-wide effort to reshape youth behavior in Marana schools is truly working. This effort shines a light on the value of working together, sharing information, and building effective ties to the community.

Participant profile

The following true story comes from an actual PBIS counselor. Names have been changed for privacy.

Bob is a high school student that joined my Project Respect group a few months ago. During the first few sessions of group he was quiet, would be texting on his phone, and wouldn't really participate in any discussion. I was starting to get discouraged because I didn't think he was getting anything out of the group and was coming just to get out of class. But week after week, he was the first one to group and the last one to leave. Over time, he put his phone down and started participating in our discussions. One day he stayed after all of the other students had left and asked if he could meet privately with a coworker and myself to talk about what he had going on in his

life. He just came out and asked for support. He told us that he didn't want us to see him as disrespectful because he didn't participate. He informed us that he was just extremely shy.

My coworker and I began brainstorming what would help this teen out with the struggles he had going on in his life. He informed us that he doesn't feel welcome at home, he is angry often because he doesn't get to see his girlfriend and he doesn't feel heard by anyone. We felt that a RENEW [Rehabilitation, Empowerment, Natural Supports, Education and Work, a process for developing student-centered teams and plans that are strength and needs based, to support students with complex needs] would be our best bet for him. We started our mapping process the next day. At first, he seemed uncomfortable talking just about himself and for himself. Over the next few weeks, he would look forward to our visits and set some really ambitious goals for himself; like getting a job and getting his driver's permit.

One session of Project Respect has ended and another began, and he is now prompting other students to participate and is gaining confidence every day. Bob now has a job and after having a RENEW meeting with his dad, we were able to set a date for him to get his permit. I believe Bob's a success story because he was a shy student that didn't know where to turn for support. He got up the courage to just ask for it and now he is truly thriving in his life. His grades are improving and he is learning to stand up for himself and is treating himself with respect. This wouldn't have been the case if he hadn't gotten the courage to ask for help. All in all, Bob is on a path of progress and is paving his own way.

Council-Regular Meeting **C1**

Meeting Date: 04/19/2016

To: Mayor and Council

From: Steven Cheslak, Planner II

Date: April 19, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2016-036: Relating to Development; approving a preliminary plat for DeAnza, Lots 1-265 and Common Areas "A", "B", "C", "D" and "E", located west of Hartman Lane and approximately a quarter mile north of Cortaro Farms Road. (Steve Cheslak)

Discussion:

Request

Presidio Engineering, Inc., representing Red Point Development, Inc., is requesting approval of a subdivision preliminary plat for PRV1505-001, DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'. The DeAnza subdivision is proposed as a single-family residential development consisting of 131.6 acres located approximately one quarter mile north of Cortaro Farms Road, west of Hartman Lane in Sections 23 and 26, Township 12S, Range 12E.

History

On October 2, 2007, the Town Council adopted Ordinance 2007.027 which rezoned 131.6 acres of land from "C" - Large Lot Zone to "F" DeAnza Specific Plan, allowing for the development of up 311 residential units. The site was envisioned to be developed as two distinct communities located on the west side of Hartman Lane. Located north of the Hardy Wash, a small subdivision with custom home sites and south of the Hardy Wash, a much larger subdivision which follows a '"coving" design concept with meandering streets and irregular shaped lots resulting in a project that is not the traditional "cookie cutter" grid layout. The coved design of DeAnza subdivision attempts to create a more visually appealing type of residential development that provides integrated, useable park areas and open space throughout the project.

Land Use

The majority of the residential land within the rezoned area is planned as the DeAnza subdivision with 251 lots ranging in size from 5,348 square feet to 18,130 square feet with an average size of 8,007 square feet. The northern portion of the project, known as DeAnza Estates, is a custom home subdivision with 14 lots on a cul de sac street with an average lot size of 43,654 square feet. The estate lots will have a defined grading envelope and be limited to 20,000 square feet of disturbance. The proposed overall density of the project is 1.99 residences per acre.

All of the DeAnza residential development will comply with the Town of Marana Residential Design Standards per the Town of Marana Land Development Code, Title 8, Section 06.08 except where indicated in the design guidelines and architectural guidelines provided in the DeAnza Specific Plan. The Specific Plan also restricts homes to one story that directly abut the Cortaro Ranch Subdivision as well as all homes in DeAnza Estates.

In accordance with the rezoning conditions of Ordinance 2007.027, DeAnza will develop open space and drainage as follows:

Land Use	Required	Provided
Natural Undisturbed Open Space (NUOS)	31% - 40.8 Acres	37.5% - 49.34 Acres
Passive/Active Recreation	9% - 11.8 Acres	9.3% - 12.23 Acres
Interceptor Channel	4% - 5.3 Acres	3.28% - 4.32 Acres
Total Open Space/Drainage	44% - 57.9 Acres	50.7% - 65.89 Acres

Access and Circulation

Primary access to the DeAnza subdivision is proposed at two locations off of Hartman Lane with a main, divided entrance. Emergency access will be located in the southwest portion of the project. DeAnza Estates will access Hartman Lane at one location which aligns with an existing street intersection on the east side of the road. All streets in both subdivisions will be dedicated as public right-of-way.

A design exception to the Town of Marana Subdivision Street Standards was included as part of the Specific Plan. Under this exception, the interior streets were permitted to have a 36’ right of way with 16’ travel lanes and 14' public utility and pedestrian access easements on both sides of the road. The right of way accommodates the Town’s requirements for the physical roadway improvements and easements to accommodate pedestrian access, public utility installation and roadway signage and maintenance. The curving streets feature trees adjacent to the roadway and small, landscaped chicanes in the main portion of the spine road to enhance the streetscape.

The dedication of a 46 foot wide public right-of-way has been provided on the western boundary of the DeAnza project property for the future location of Joplin Lane along the Tucson Electric Power (TEP) easement. Currently, local area residents, east of Interstate 10 and north of Cortaro Road, use the TEP easement to access to their properties from Cortaro Road. TEP has indicated

they will not maintain this access when they install a second transmission line in the future. The ability to access Cortaro Road will be the responsibility of the developer of the Village Center at Cortaro Ranch commercial area through their property when development occurs.

Infrastructure and Utilities

Several engineering features will be required in order to control surface drainage and sheet flow conditions affecting this project. The primary engineering feature used to mitigate floodplain conditions on this property will be an interceptor channel with a soil cement bottom along the north boundary of the DeAnza subdivision. The purpose of this interceptor channel will be to collect and convey flows emanating from Hardy Wash. The alignment of the channel will follow along the northern boundary of DeAnza subdivision for a total distance of about 1900 feet. This improvement will allow for the application of a Letter of Map Revision (LOMR) to modify the FEMA flood designation boundaries. The new FEMA flood elevations will allow for the construction of the DeAnza subdivision and remove over forty homes in the Cortaro Farms subdivision from the floodplain which means these homeowners will no longer have to purchase flood insurance.

Water service will be provided to DeAnza by the Town of Marana. The developer will be responsible for the design and construction of all on-site and off-site water infrastructure required to serve potable water and fire protection to the development. A water service agreement, as well as an approved plan for the water distribution system will be required. Sewer service will be provided by Pima County and septic systems in the estate lots. Tucson Electric Power and Southwest Gas will also, provide service to DeAnza.

Planning Commission Recommendation

The Planning Commission voted unanimously (6-0) in favor of recommending approval of the preliminary plat for DeAnza at its March 30, 2016 meeting.

Recommended Findings of Fact

1.The property is currently zoned "F" - DeAnza Specific Plan. The proposed subdivision is in compliance with all development standards and the requirements of the DeAnza 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 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 within close proximity to existing and planned development and is consistent 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 approval of PRV1505-001, a preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', and 'E'.

Suggested Motion:

I move to adopt Resolution 2016-036, approving the preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'.

Attachments

Resolution No. 2016-036
PRV1505-001 DeAnza Preliminary Plat
Location Map
Application

MARANA RESOLUTION NO. 2016-036

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT FOR DEANZA, LOTS 1-265, AND COMMON AREAS "A", "B", "C", "D", AND "E", LOCATED WEST OF HARTMAN LANE AND APPROXIMATLEY ONE QUARTER MILE NORTH OF CORTARO FARMS ROAD

WHEREAS the DeAnza Specific Plan was approved by the Town Council on October 7, 2007, by the adoption of Ordinance No. 2007.027; and

WHEREAS Presidio Engineering, Inc., on behalf of the owners, has applied for approval of a preliminary plat for DeAnza, Lots 1-265, and Common Areas "A", "B", "C", "D", and "E" located west of Hartman Lane and approximately one quarter mile north of Cortaro Farms Road, within Sections 23 and 26, Township 12 South, Range 12 East; and

WHEREAS the Marana Mayor and Town Council at the regularly scheduled meeting on April 19, 2016 determined that the preliminary plat for DeAnza, Lots 1-265, and Common Areas "A", "B", "C", "D", and "E" should be approved subject to the final plat showing the realignment of the north end of the proposed Joplin Lane to align with the existing Joplin Lane.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the preliminary plat for DeAnza, Lots 1-265, and Common Areas "A", "B", "C", "D", and "E" is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 19th day of April, 2016.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

PRELIMINARY PLAT
FOR
DE ANZA
LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"
PRV-1505-001P

GENERAL NOTES

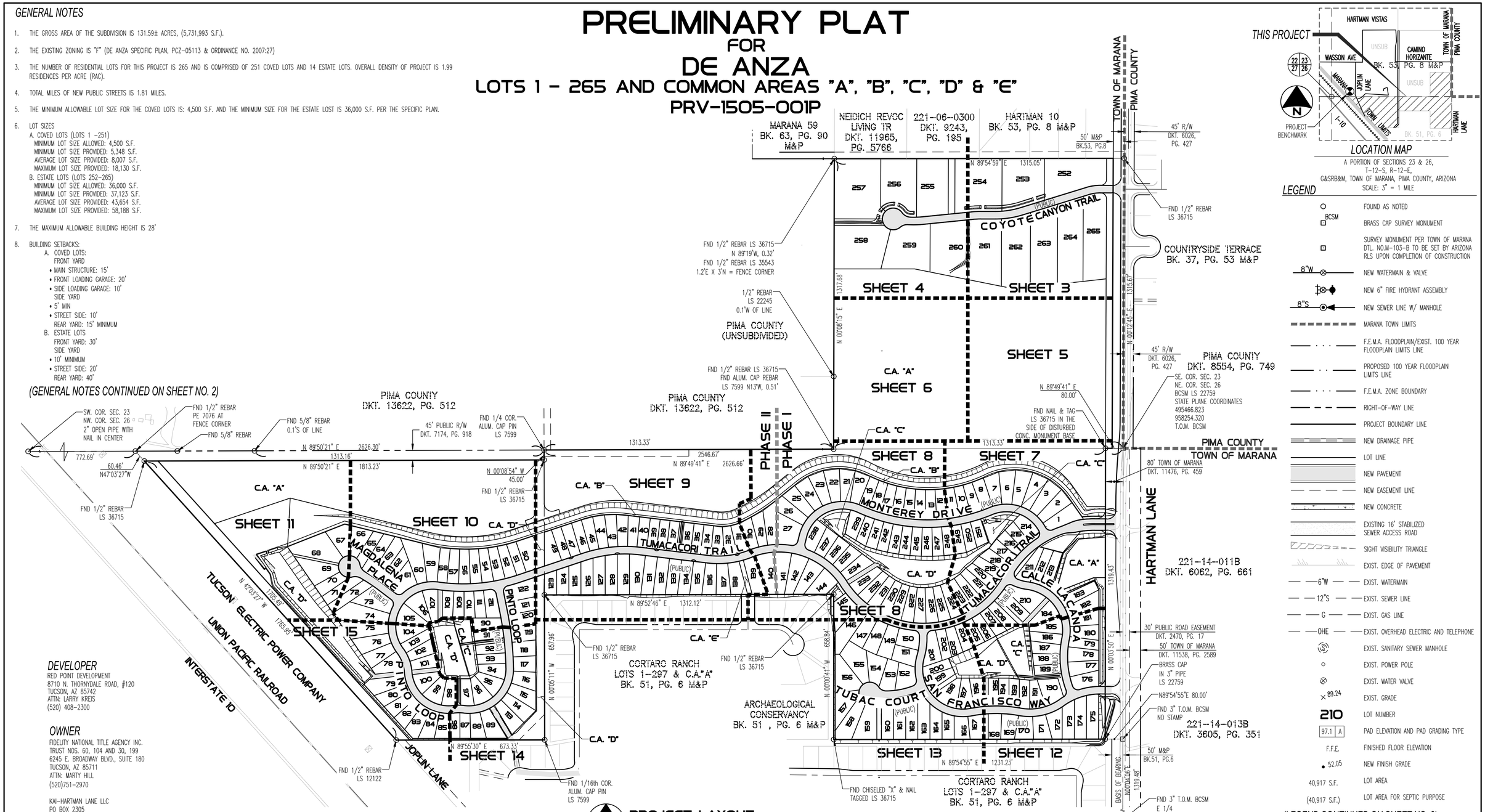
1. THE GROSS AREA OF THE SUBDIVISION IS 131.59± ACRES, (5,731,993 S.F.).
2. THE EXISTING ZONING IS "F" (DE ANZA SPECIFIC PLAN, PCZ-05113 & ORDINANCE NO. 2007:27)
3. THE NUMBER OF RESIDENTIAL LOTS FOR THIS PROJECT IS 265 AND IS COMPRISED OF 251 COVED LOTS AND 14 ESTATE LOTS. OVERALL DENSITY OF PROJECT IS 1.99 RESIDENCES PER ACRE (RAC).
4. TOTAL MILES OF NEW PUBLIC STREETS IS 1.81 MILES.
5. THE MINIMUM ALLOWABLE LOT SIZE FOR THE COVED LOTS IS: 4,500 S.F. AND THE MINIMUM SIZE FOR THE ESTATE LOST IS 36,000 S.F. PER THE SPECIFIC PLAN.
6. LOT SIZES
   - A. COVED LOTS (LOTS 1 -251)
     - MINIMUM LOT SIZE ALLOWED: 4,500 S.F.
     - MINIMUM LOT SIZE PROVIDED: 5,348 S.F.
     - AVERAGE LOT SIZE PROVIDED: 8,007 S.F.
     - MAXIMUM LOT SIZE PROVIDED: 18,130 S.F.
   - B. ESTATE LOTS (LOTS 252-265)
     - MINIMUM LOT SIZE ALLOWED: 36,000 S.F.
     - MINIMUM LOT SIZE PROVIDED: 37,123 S.F.
     - AVERAGE LOT SIZE PROVIDED: 43,654 S.F.
     - MAXIMUM LOT SIZE PROVIDED: 58,188 S.F.
7. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 28'
8. BUILDING SETBACKS:
   - A. COVED LOTS:
     FRONT YARD
     - MAIN STRUCTURE: 15'
     - FRONT LOADING GARAGE: 20'
     - SIDE LOADING GARAGE: 10'

     SIDE YARD
     - 5' MIN
     - STREET SIDE: 10'

     REAR YARD: 15' MINIMUM
   - B. ESTATE LOTS
     FRONT YARD: 30'
     SIDE YARD
     - 10' MINIMUM
     - STREET SIDE: 20'

     REAR YARD: 40'

(GENERAL NOTES CONTINUED ON SHEET NO. 2)



PROJECT LAYOUT
0' 200' 400'
SCALE 1"=200'

LOCATION MAP
A PORTION OF SECTIONS 23 & 26,
T-12-S, R-12-E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND
- FOUND AS NOTED
- BCSM — BRASS CAP SURVEY MONUMENT
- SURVEY MONUMENT PER TOWN OF MARANA DTL. NO.M-103-B TO BE SET BY ARIZONA RLS UPON COMPLETION OF CONSTRUCTION
- 8"W — NEW WATERMAIN & VALVE
- NEW 6" FIRE HYDRANT ASSEMBLY
- 8"S — NEW SEWER LINE W/ MANHOLE
- MARANA TOWN LIMITS
- F.E.M.A. FLOODPLAIN/EXIST. 100 YEAR FLOODPLAIN LIMITS LINE
- PROPOSED 100 YEAR FLOODPLAIN LIMITS LINE
- F.E.M.A. ZONE BOUNDARY
- RIGHT-OF-WAY LINE
- PROJECT BOUNDARY LINE
- NEW DRAINAGE PIPE
- LOT LINE
- NEW PAVEMENT
- NEW EASEMENT LINE
- NEW CONCRETE
- EXISTING 16' STABILIZED SEWER ACCESS ROAD
- SIGHT VISIBILITY TRIANGLE
- EXIST. EDGE OF PAVEMENT
- 6"W — EXIST. WATERMAIN
- 12"S — EXIST. SEWER LINE
- G — EXIST. GAS LINE
- OHE — EXIST. OVERHEAD ELECTRIC AND TELEPHONE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- 89.24 — EXIST. GRADE
- 210 — LOT NUMBER
- 97.1 | A — PAD ELEVATION AND PAD GRADING TYPE
- F.F.E. — FINISHED FLOOR ELEVATION
- 52.05 — NEW FINISH GRADE
- 40,917 S.F. — LOT AREA
- (40,917 S.F.) — LOT AREA FOR SEPTIC PURPOSE

(LEGEND CONTINUED ON SHEET NO. 2)

DEVELOPER
RED POINT DEVELOPMENT
8710 N. THORNYDALE ROAD, #120
TUCSON, AZ 85742
ATTN: LARRY KREIS
(520) 408-2300

OWNER
FIDELITY NATIONAL TITLE AGENCY INC.
TRUST NOS. 60, 104 AND 30, 199
6245 E. BROADWAY BLVD., SUITE 180
TUCSON, AZ 85711
ATTN: MARTY HILL
(520)751-2970

KAI-HARTMAN LANE LLC
PO BOX 2305
CORTARO, AZ 85652-2305
ATTN: SIDNEY LEX FELKER

ENGINEER
PRESIDIO ENGINEERING, INC.
190 S. STRATFORD DRIVE
TUCSON, ARIZONA 85716
ATTN: JOHN D. WOOD, P.E., LEED-AP
(520) 795-7255 PHONE
(520) 795-6747 FAX
JOHN@PRESIDIOENGINEERING.COM

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Blue Stake Center

SHEET INDEX

SHEET 1 ..... COVER SHEET
SHEET 2 ..... GENERAL NOTE SHEET
SHEETS 3-15 ..... PLAN SHEETS
SHEETS 16-19 ..... CHANNEL PLAN & PROFILE SHEETS
SHEETS 20 ..... NOTES SHEET
SHEETS 21-33 ..... DETAIL SHEETS

ACCEPTED

	P.E.	
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER		DATE
MARANA PLANNING DIRECTOR		DATE
NORTHWEST FIRE DISTRICT		DATE

Registered Professional Engineer
21734
JOHN D
WOOD
Date Signed
ARIZONA U.S.A.
EXP/RES 12/31/2016

PRV-1505-001P REFERENCE: PCZ-05113

Presidio ENGINEERING
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"
BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	1 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: AS NOTED	

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 01.dwg, 2/8/2016 2:52:55 PM

GENERAL NOTES (CONTINUED)

9. PARKING PROVISIONS INCLUDE TWO (2) ON-SITE PARKING SPACES FOR EACH LOT.
TOTAL PROVIDED: 2 X 265 = 530 SPACES.

10. THIS DEVELOPMENT WILL COMPLY WITH SECTION 08.06 (RESIDENTIAL DESIGN STANDARDS) OF THE MARANA LAND DEVELOPMENT CODE EXCEPT AS INDICATED IN THE DE ANZA SPECIFIC PLAN, PCZ-05113.

11. SUBDIVISION AREAS: (NOTE: SEE SHEET 33 FOR COMMON AREA MAP)
    A. COMMON AREA "A" – COMMON AREA NATURAL UNDISTURBED OPEN SPACE, 41.97 AC.
    B. COMMON AREA "B" – INTERCEPTOR CHANNEL, 5.90 AC.
    C. COMMON AREA "C" – PRIVATE COMMON ON-SITE ACTIVE RECREATION AREA, 2.14 AC.
    D. COMMON AREA "D" – PRIVATE COMMON ON-SITE PASSIVE RECREATION AREA, 8.51 AC.
    E. COMMON AREA "E" – OPEN SPACE / PUBLIC UTILITIES AND DRAINAGE, 1.70 AC.
    F. ON-LOT NUOS – NATURAL UNDISTURBED OPEN SPACE LOCATED WITHIN THE ESTATE LOTS, 7.37 AC.
    G. RESIDENTIAL DEVELOPMENT AREA: LOTS 1 THRU 265, 52.60 AC.
    H. RIGHT-OF-WAY AREA: 11.13 AC.

12. LAND USE CALCULATIONS:
    A. NATURAL UNDISTURBED OPEN SPACE
    REQUIRED: 31% = 40.8 AC.
    PROVIDED: 37.50% = COMMON AREA NATURAL UNDISTURBED OPEN SPACE (41.97 AC.) + NATURAL UNDISTURBED OPEN SPACE WITHIN ESTATE LOTS (7.37 AC.) = 49.34 AC.
    B. PASSIVE / ACTIVE RECREATION AREA
    REQUIRED: 9% = 11.8 AC.
    PROVIDED: 9.2% = PASSIVE RECREATION AREA (8.51 AC.) + ACTIVE RECREATION AREA (2.14 AC.) + 16' WIDE PEDESTRIAN TRAIL (1.45 AC.)= 12.10 AC.
    C. INTERCEPTOR CHANNEL
    ALLOWED: 4% = 5.3 AC.
    USED: 3.37% = C.A. "B" (5.90 AC.) – 16' WIDE PEDESTRIAN TRAIL (1.45 AC.) = 4.45 AC.
    D. TOTAL OPEN SPACE
    REQUIRED: 44% = 57.9 AC.
    PROVIDED: 50.07% = NATURAL UNDISTURBED OPEN SPACE (49.34 AC.) + PASSIVE/ACTIVE RECREATION AREA (12.10 AC.) + INTERCEPTOR CHANNEL (4.45 AC.) = 65.89 AC.

13. BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP-12-SOUTH, RANGE-12-EAST, PER BOOK 51 OF MAPS AND PLATS AT PAGE 6.
SAID BEARING BEING: N 00°04'06" E

14. BASIS OF ELEVATIONS IS AN ARIZONA HIGHWAY DEPT. BRONZE DISK STAMPED 2148.04, 1930, 284 + 14.3, LOCATED APPROXIMATELY 0.4 MILE NORTHWEST ALONG THE WEST BOUND FRONTAGE RD. OF INTERSTATE 10 FROM THE INTERSECTION OF SAID FRONTAGE RD. AND CORTARO FARMS RD. SAID DISK BEING IN THE TOP CENTER OF THE EASTERLY HEADWALL OF A BOX CULVERT PER FEMA RM 121. SAID ELEVATION BEING 2147.56 (NGVD 1929).

15. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

16. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

17. DRAINAGEWAYS WILL BE CONSTRUCTED, ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS 1-251.

18. HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS AND COMMON AREAS.

19. ACCESS ACROSS FLOOD PRONE AREAS TO BUILDING SITES ON LOTS 252 THROUGH 265 (ESTATE LOTS) WILL BE THE RESPONSIBILITY OF THE BUYERS.

20. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.

21. LOCAL STREETS WILL BE PUBLIC AND WILL BE DESIGNED TO ACCOMMODATE THE WB-40 DESIGN VEHICLE AT A DESIGN SPEED OF 25 MPH.

22. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND PERMITTING PROCESS THROUGH THE TOWN OF MARANA, AND WILL BE IN CONFORMANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE.

23. APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.

24. THE USE OF THIS PLAT IS FOR SINGLE FAMILY DETACHED RESIDENTIAL.

25. HARTMAN LANE IS THE NEAREST PAVED ACCESS MAINTAINED BY THE TOWN OF MARANA, WHICH SERVES THIS SUBDIVISION.

26. MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 4.8 OF THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

27. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.

28. 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 SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.

29. ALL DRAINAGEWAYS, DRAINAGE EASEMENTS AND DRAINAGE STRUCTURES SHOWN AND LABELED AS SUCH UPON THIS PLAN, WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, WILL ENTIRELY CONTAIN THEIR RESPECTIVE 100-YEAR FLOOD LIMITS UPON COMPLETION OF CONSTRUCTION, UNLESS CLEARLY LABELED OTHERWISE.

30. ALL NEW PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM TOWN OF MARANA STANDARDS, IN ACCORDANCE WITH PLANS ACCEPTED BY TOWN OF MARANA ENGINEER.

31. SEWAGE DISPOSAL FOR LOTS 252 THROUGH 265 WILL BE PRIVATE INDIVIDUAL DISPOSAL SYSTEMS. CONCEPTUAL APPROVAL BY THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY FOR PRIVATE INDIVIDUAL DISPOSAL SYSTEMS WILL BE OBTAINED, PRIOR TO APPROVAL OF THE FINAL PLAT BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

32. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.

33. ALL ON-SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.

34. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.

35. NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPERATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.

36. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.

37. THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS TOWN OF MARANA.

38. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1000 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 ROAD 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.

39. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.

40. A SIGN IDENTIFYING THE NAME OF THE BUILDER, LOT NUMBERS AND ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE FIRE HYDRANT ACCESS ROAD. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE CONDITION DURING ALL PHASES OF CONSTRUCTION BEGINNING WITH INSTALLATION OF THE FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.

41. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.

42. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46 KILO-VOLTS OR MORE, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE WAIVED BY THE TOWN OF MARANA PLANNING COMMISSION.

43. ACCORDING TO THE DRAINAGE REPORT PREPARED BY CMG, DATED APRIL 21, 2015, PORTIONS OF THIS SUBDIVISION ARE LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN (ZONES A01-A03), (SHADED ZONE X) & (ZONE X) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04019C 1055 L EFFECTIVE DATE JUNE 16, 2011. PROPOSED SUBDIVISION DEVELOPMENT AREAS ARE LOCATED WITHIN ZONES A01 & ZONE X. UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ACCEPTED BY FEMA AND A REVISED MAP HAS BEEN SUBMITTED TO THE TOWN OF MARANA, THE ACTIVITIES THAT TAKE PLACE IN THE PROPOSED (ZONE A01) AREA SHALL GO THROUGH THE TOWN OF MARANA FLOODPLAIN PERMITTING PROCESS.

44. INSTALLATIONS OF ITEMS SUCH AS LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION AND WALLS ETC., WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL LANDSCAPE OR IMPROVEMENT PLAN APPROVALS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.

45. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.

46. THE FOLLOWING ASSESSOR'S PARCELS ARE CONTAINED WITHIN THE BOUNDARY OF THIS DEVELOPMENT: 221-06-032C, 221-19-0040, 221-19-0050, 221-19-0060 AND 221-19-0070.

47. THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS DEVELOPMENT PACKAGE IS BASED UPON AN ALTA SURVEY PERFORMED BY SJV & ASSOCIATES, INC. JOB NO. PRE9267-5, SEAL DATED MAY 23, 2007.

48. ALL HOMES CONSTRUCTED IN THIS SUBDIVISION OVER 3,600 SQUARE FEET OF AREA UNDER-ROOF SHALL BE EVALUATED BY NORTHWEST FIRE DISTRICT FOR AUTOMATIC FIRE SPRINKLERS.

49. THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE WORK A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE ON SITE, AT ALL TIMES, TRAFFIC CONTROL PLANS ACCEPTED (STAMPED) BY THE TOWN OF MARANA FOR ALL WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.

50. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT OF WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

51. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.

52. LOTS 252 THROUGH 265 WILL HAVE INDIVIDUAL ON-SITE DISPOSAL SYSTEMS DESIGNED IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, INCLUDING PERCOLATION TESTING OR SOIL EVALUATIONS PERFORMED IN THE AREA OF ANY PROPOSED PRIMARY AND RESERVE LEACH FIELD.

53. EACH ON-SITE DISPOSAL SYSTEM SUBMITTAL IS REQUIRED TO INCLUDE A REQUEST FOR WAIVER FOR THE ONE ACRE OR SEWER CONNECTION REQUIREMENT AND THE ASSOCIATED FEE. SEWER WITHIN 200 FEET IS NOT ACCESSIBLE BY GRAVITY.

54. ANY OF THE LOTS 252 THROUGH 265 THAT CANNOT ACCOMMODATE A CONVENTIONAL SEPTIC SYSTEM WILL REQUIRE AN ALTERNATIVE ON-SITE DISPOSAL SYSTEM.

55. IF, AT THE TIME IMPROVEMENTS ARE PROPOSED ON EACH INDIVIDUAL LOT, AN ON-SITE WASTEWATER TREATMENT FACILITY CANNOT BE CONSTRUCTED IN ACCORDANCE WITH THE RULES REQUIRED AT THE TIME OF DEVELOPMENT, THE LOT SHALL CONNECT TO A SEWER CONVEYANCE SYSTEM.

56. ALONG THE SOUTHERN PROJECT PROPERTY LINE, BUILDING HEIGHTS SHALL BE LIMITED TO SINGLE STORY WHERE HOMES ABUT SINGLE STORY HOMES IN CORTARO RANCH. MULTI-STORY HOMES WILL BE ALLOWED TO ABUT MULTI-STORY HOMES IN CORTARO RANCH.

57. LOTS 252-265 (DE ANZA ESTATE LOTS) WILL EACH REQUIRE A SEPARATE T-1 GRADING PERMIT WITH THE SUBMITTAL OF A BUILDING PERMIT.

58. LOTS 258-265 (DE ANZA ESTATE LOTS) WILL EACH REQUIRE A SEPARATE FLOODPLAIN USE PERMIT FOR CONSTRUCTION WITHIN LOCAL FLOODPLAIN.

59. TWO COPIES OF A STORMWATER POLLUTION PREVENTION PLAN AND REVIEW FEES SHALL BE SUBMITTED TO THE TOWN OF MARANA PRIOR TO ISSUANCE OF A GRADING PERMIT.

60. THE CC&R'S SHALL INCLUDE A PROVISION THAT ALL OPEN SPACE AND/OR WILDLIFE CORRIDORS SHALL BE LEFT ENTIRELY UNDISTURBED AND IN THEIR NATURAL STATE, EXCEPT FOR NECESSARY UTILITY INSTALLATIONS, WHICH SHALL BE REVEGETATED WITH NATIVE SPECIES.

61. THE PROJECT'S DEVELOPER WILL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A TWO-WAY LEFT-TURN LANE BEGINNING JUST NORTH OF THE PROJECT'S MIDDLE DRIVEWAY AND EXTENDING NORTHWARD TO CONNECT WITH THE TWO-WAY LEFT-TURN LANE THAT WILL BE BUILT BY THE DEVELOPER OF THE MARANA 59 PROJECT.

62. ANY FLOOD CONTROL INFRASTRUCTURE NECESSARY TO ACHIEVE A LOMR MUST ALSO HAVE A FLOOD CONTROL AND MAINTENANCE EASEMENT DEDICATED TO THE TOWN THAT ALLOWS FOR INSPECTION OF SAID INFRASTRUCTURE AND AT THE TOWN'S SOLE DISCRETION THE RIGHT TO REPAIR THE INFRASTRUCTURE. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE INFRASTRUCTURE. FAILURE TO MAINTAIN FLOOD CONTROL INFRASTRUCTURE ON THE PART OF THE HOMEOWNER'S ASSOCIATION SHALL BE A VIOLATION OF THIS CODE.

63. EMERGENCY FIRE APPARATUS ACCESS ROAD/SEWER ACCESS ROAD SHALL BE MARKED WITH PERMANENT "NO PARKING" SIGNS AND SHALL HAVE A MANUAL FIRE ACCESS GATE, TO BE EQUIPPED WITH A KNOX BOX PADLOCK. KNOX BOX PADLOCK TO BE COORDINATED WITH PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (RWRD) FIELD ENGINEERING.

LEGEND

- GRADE BREAK (GB) / HIGH POINT (HP)/ LOW POINT (LP)
- (C) DRAINAGE CONCENTRATION POINTS SEE 100-YR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR Q'S AND D.A.'S
- INDICATES ACCESS TO LOT/ DRIVEWAY PLACEMENT
- MH#1 MANHOLE NUMBER
- FLOW DIRECTION
- C1 CURVE DATA NUMBER (MASTER LIST ON SHEET 20)
- L1 LINE DATA NUMBER (MASTER LIST ON SHEET 20)
- 1 KEYNOTE NUMBER (MASTER LIST ON SHEET 20)
- 1 EASEMENT NUMBER (MASTER LIST ON SHEET 20)
- 1 SEWER KEYNOTE NUMBER (MASTER LIST ON SHEET 20)
- 1 SIGNAGE KEYNOTE (MASTER LIST ON SHEET 20)
- 1/27 DETAIL/SHEET NUMBER
- 23 GEOTECHNICAL EXPLORATION LOCATIONS AND TEST PIT OR BORING LOG NO. (FOR SEPTIC LOTS)
- PROJECT BENCHMARK
- PRIMARY/SECONDARY LEACH FIELDS ON SEPTIC LOTS
- 402 WATER SURFACE ELEVATION CROSS SECTION NUMBER

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PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

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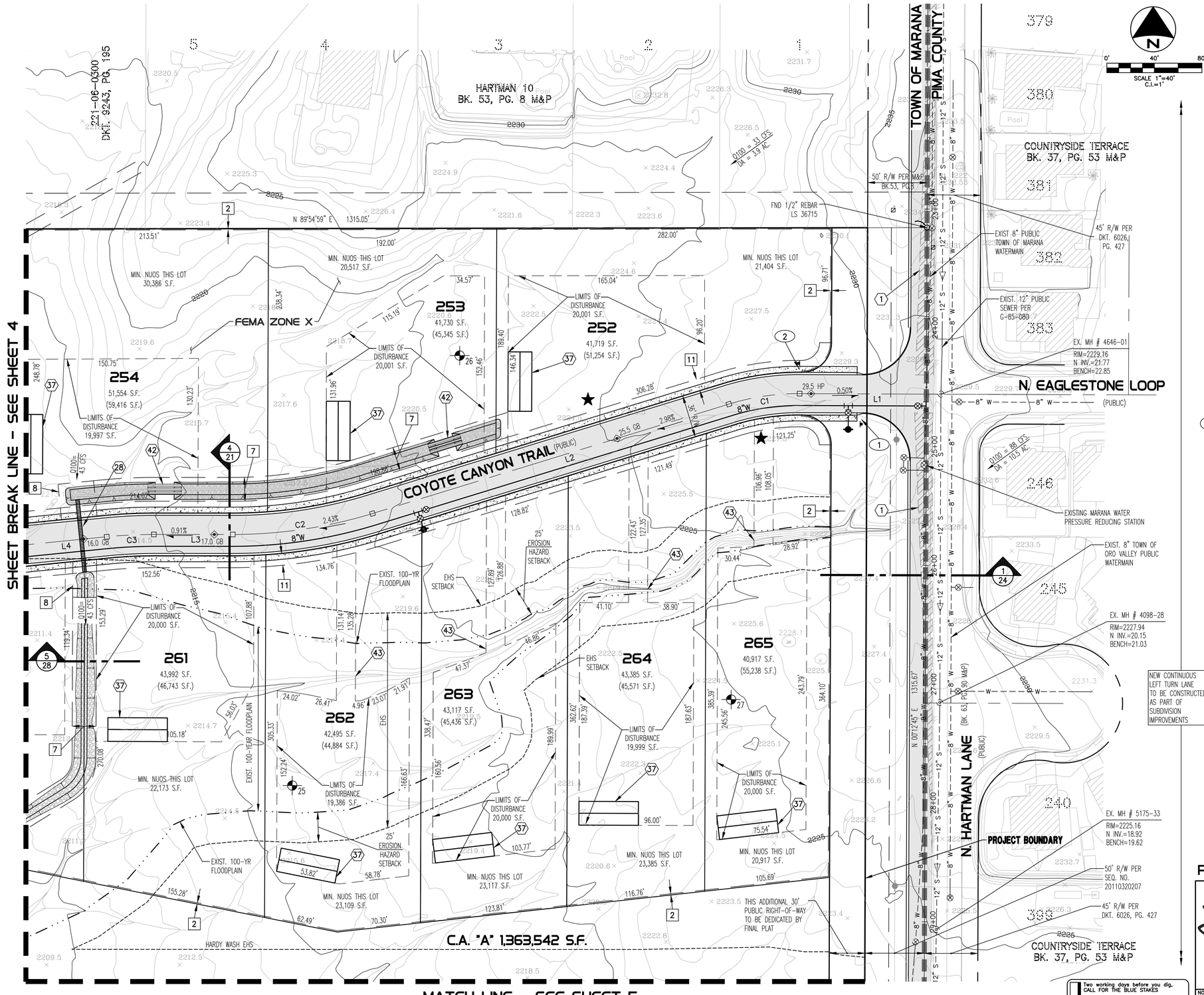
PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	2 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE:	

J:\PROJECTS\114036.01\PRELIMINARY PLAT\114036 PRE-PLAT 02.dwg, 2/9/2016 8:30:07 AM



NOTE

1. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
2. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
28. 4' WIDE NEENAH TRENCH DRAIN WITH NEENAH R-4999-L9 BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
37. PRIMARY AND RESERVE LEACH FIELDS. FINAL LOCATION TO BE DETERMINED BY OTHERS UNDER SEPARATE PLANS.
42. INSTALL 3-24" 16 GAGE CMP ENDS TO BE MITRED AND GROUND SMOOTH TO CONFORM TO SLOPE. FINAL DESIGN PER ESTATE LOT PAVING PLAN.
43. RECOMMENDED MINIMUM PRIVATE DRIVEWAY DRAINAGE CROSSINGS FOR LOTS 262-265 TO CONSIST OF EITHER 3-24" CMP'S OR 2-30" CMP'S. FINAL DRAINAGE CROSSING ENGINEERING, CONFIGURATION, PIPE SIZE AND MATERIAL TO BE DETERMINED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. THE HOME BUILDER IS RESPONSIBLE FOR FINAL DESIGN AND PERMITTING OF THE DRAINAGE CROSSING WITH THE TOWN OF MARANA.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
7. PRIVATE DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
8. PUBLIC DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2-1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	BEARING	DISTANCE
L1	N 89°47'10" W	106.68'
L2	S 72°55'40" W	313.65'
L3	N 89°59'10" W	66.38'
L4	S 84°19'40" W	93.93'

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	LENGTH	RADIUS	DELTA
C1	60.34'	200.00'	17°17'10"
C2	119.29'	400.00'	17°05'10"
C3	39.70'	400.00'	5°41'10"

UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

PRV-1505-001P REFERENCE: PCZ-05113

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Registered Professional Engineer
21734
JOHN D
WOOD
Date Signed 02/08/2016
ARIZONA U.S.A.
EXPIRES 12/31/2016

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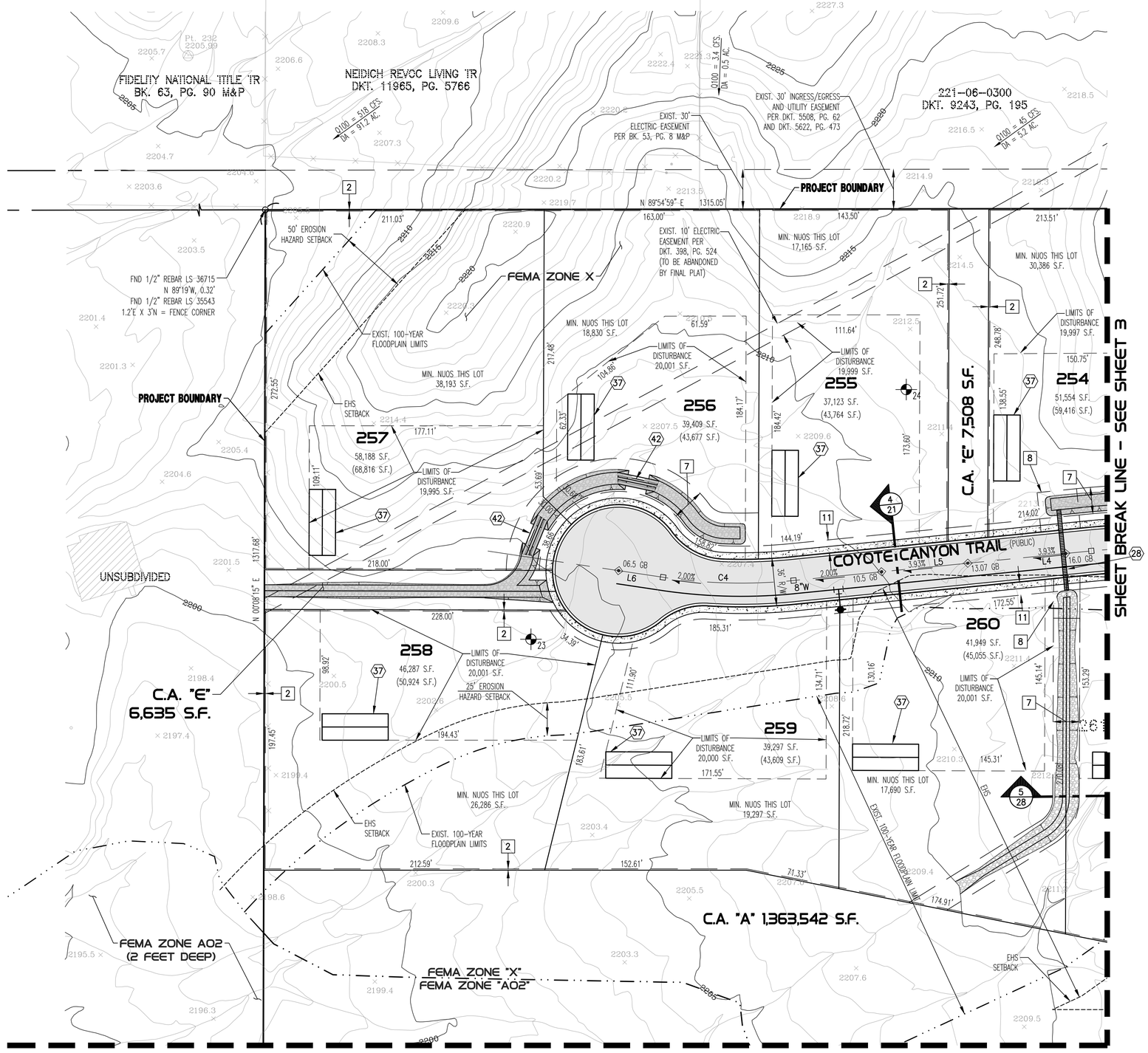
PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4'S OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

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DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	3 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

J:_PROJECTS\114036.01\PRELIMINARY PLAT\114036 PRE-PLAT 03.dwg, 2/8/2016 2:55:44 PM



N

0' 40' 80'

SCALE 1"=40' C.I.=1'

NOTE

1. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
2. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

28. 4' WIDE NEENAH TRENCH DRAIN WITH NEENAH R-4999-L9 BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
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EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
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11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

LINE DATA TABLE (SEE MASTER LIST ON SHEET 20)		
NUMBER	BEARING	DISTANCE
L4	S 84°19'40" W	93.93'
L5	S 84°19'40" W	132.51'
L6	N 81°29'10" W	33.96'

CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20)			
NUMBER	LENGTH	RADIUS	DELTA
C4	99.04'	400.00'	14°11'10"

UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

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PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D. WOOD Civil State of Arizona ARIZONA U.S.A. EXPIRES 12/31/2016

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DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 04.dwg, 2/8/2016 2:53:55 PM

MATCH LINE – SEE SHEET 3

MATCH LINE – SEE SHEET 6

MATCH LINE – SEE SHEET 7

N

0' 40' 80'

SCALE 1"=40'
C.I.=1'

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.

COUNTRYSIDE TERRACE
BK. 37, PG. 53 M&P

EX. MH # 4678-25
RIM=2219.87
CENTER=13.19
BENCH=14.18

HARDY WASH
Q100 = 3205 CFS.
D.A. 9.5 SQ. MILES

EXIST. 8" PUBLIC
TOWN OF MARANA
WATERMAIN

EXIST. 12" PUBLIC
SEWER PER
C-85-080

PIMA COUNTY
DKT. 8554, PG. 749

50' R/W PER SEQ.
NO. 20110320207

45' R/W PER
DKT. 6026, PG. 427

EX. MH # 4678-24
RIM=2220.74
N INV.=10.54
BENCH=11.24

NEW CONTINUOUS
LEFT TURN LANE
TO BE CONSTRUCTED
AS PART OF
SUBDIVISION
IMPROVEMENTS

1
24

N. HARTMAN LANE
(BK. 63, PG. 90 M&P)

TOWN OF MARANA
PIMA COUNTY

N 00°12'45" E
1315.67'

12" S - 33+00 - 12" S
12" S - 32+00 - 12" S
12" S - 31+00 - 12" S
12" S - 30+00 - 12" S
12" S - 29+00 - 12" S
12" S - 28+00 - 12" S
12" S - 27+00 - 12" S
12" S - 26+00 - 12" S
12" S - 25+00 - 12" S

8" W

THIS ADDITIONAL 30'
PUBLIC RIGHT-OF-WAY
TO BE DEDICATED BY
FINAL PLAT

EXIST. 100-YEAR
FLOODPLAIN

FEMA ZONE AO3
(3 FEET DEEP)

FEMA ZONE AO2
(2 FEET DEEP)

C.A. "A" 1,363,542 S.F.

PROJECT BOUNDARY

75' EROSION
HAZARD SETBACK

Pt. 237
2212.56

2220
2210
2200

UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D
WOOD
Date Signed 02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016

Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

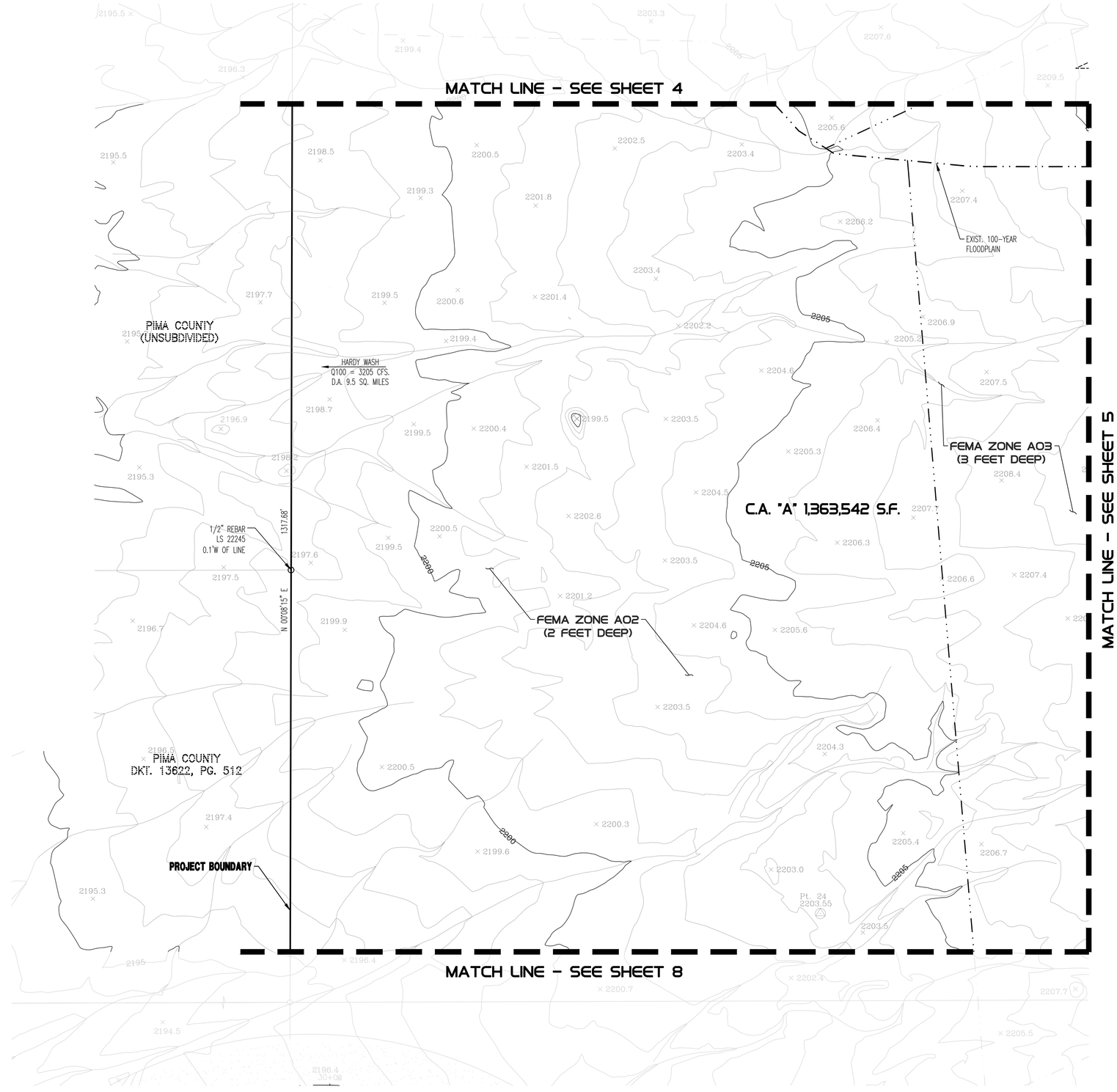
PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	5 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 05.dwg, 2/8/2016 3:02:26 PM



0' 40' 80'

SCALE 1"=40'
C.I.=1'

UTILITY STATEMENT

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PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D.
WOOD
Date Signed
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(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	6 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

I:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 06.dwg, 2/8/2016 3:03:15 PM

MATCH LINE – SEE SHEET 5

C.A. "A" 1,363,542 S.F.

FEMA ZONE AO1 (1 FOOT DEEP)

EXIST. 100-YEAR FLOODPLAIN

100' TRANSITION

2546.67' N 89°49'41" E 2626.66'

NEW MH # 23 RIM=2207.42 SW INV.=99.54 SE INV.=99.74

NEW MH # 22 RIM=2205.43 W INV.=97.55 NE INV.=97.75

03.3 GB

C.A. "B" 254,944 S.F.

MONTEREY DRIVE

8"S 8"W (PUBLIC)

C.A. "C" 13,550 S.F.

C.A. "C" 8,467 S.F.

C.A. "C" 2,168 S.F.

C.A. "C" 37,866 S.F.

C.A. "D" 64,041 S.F.

C.A. "A" 35,480 S.F.

C.A. "E" 812 S.F.

C.A. "E" 29698 S.F.

FEMA ZONE X (SHADED)

PROPOSED 100-YEAR FLOODPLAIN & EHS

EHS

PROJECT BOUNDARY

THIS ADDITIONAL 30' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY FINAL PLAT

FND NAIL & TAG LS 36715 IN THE SIDE OF DISTURBED CONC. MONUMENT BASE

50' R/W PER SEQ. NO. 20110320207

N 89°49'41" E 80.00'

N 00°12'45" E 1315.67'

80' R/W PER TOWN OF MARANA DKT. 11476, PG. 459

35' R/W PER DKT. 6026, PG. 427

DKT. 8554, PG. 749 PIMA COUNTY TOWN OF MARANA

ABCSM

SE. COR. SEC. 23 NE. COR. SEC. 26 BCSM LS 22759 STATE PLANE COORDINATES 495466.823 958254.320 T.O.M. BCSM

EXIST. 12" PUBLIC SEWER PER G-85-080

Q100 = 78 CFS DIA = 24.5 IN.

30' PUBLIC ROAD EASEMENT PER DKT. 2470, PG. 17

50' R/W PER TOWN OF MARANA DKT. 11538, PG. 2589

EX MH # 4678-23 RIM=2224.41 CENTER=06.96 BENCH=08.00

EXIST. 36" SRP

N. HARTMAN LANE (PUBLIC) (BK. 63, PG. 90 MAP)

221-14-011B DKT. 6062, PG. 661

EXIST. OVERHEAD ELECTRIC LINE

Q100 = 47 CFS DIA = 8.7 IN.

NEW CONTINUOUS LEFT TURN LANE TO BE CONSTRUCTED AS PART OF SUBDIVISION IMPROVEMENTS

EXIST. 36" SRP

EXIST. 8" PUBLIC TOWN OF MARANA WATERMAIN

10' LANDSCAPE BUFFERYARD

NEW MH # 24 RIM=2210.81 NW INV.=03.69

NEW MH # 11 RIM=2212.06 SE INV.=01.95

NEW MH # 9 RIM=2203.12 SW INV.=94.29 NE INV.=94.49

NEW MH # 10 RIM=2210.47 SW INV.=00.55 NW INV.=00.75

NEW MH # 34 RIM=2195.96 SE INV.=85.80

NEW MH # 33 RIM=2194.87 SE INV.=84.44 NW INV.=84.64

NEW MH # 8 RIM=2191.92 SW INV.=83.00 NE INV.=83.20

BASIN 1 (SEE SHEET 29 FOR BASIN DETAILS)

TUMACACORI TRAIL

CALLE LA CANOA

MATCH LINE – SEE SHEET 8

MATCH LINE – SEE SHEET 12

MATCH LINE – SEE SHEET 12

N

0' 40' 80'

SCALE 1"=40' C.I.=1'

NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16–19 FOR CHANNEL PLAN & PROFILE.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
9. 25 LF OF 18" CLASS IV RCP AT 0.50%.
10. 170 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
15. 180 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2–3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
29. EXIST. PAVED DRIVEWAY TO BE REMOVED.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER–TO–CENTER.
35. GROUTED ROCK RIP–RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP–RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

8. 167 L.F. OF 8" P.V.C. SEWER AT 2.79%.
9. 264 L.F. OF 8" P.V.C. SEWER AT 4.21%.
10. 144 L.F. OF 8" P.V.C. SEWER AT 4.21%.
11. 120 L.F. OF 8" P.V.C. SEWER AT 1.00%.
22. 133 L.F. OF 8" P.V.C. SEWER AT 0.50%.
23. 140 L.F. OF 8" P.V.C. SEWER AT 1.28%.
24. 87 L.F. OF 8" P.V.C. SEWER AT 4.56%.
33. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.
34. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.

CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20)

NUMBER	LENGTH	RADIUS	DELTA
C5	226.94'	450.00'	28°53'40"
C6	270.10'	185.00'	83°39'10"
C7	613.51'	750.00'	46°52'10"
C22	258.82'	450.00'	32°57'20"
C23	3.63'	430.00'	0°29'00"
C24	461.07'	430.00'	61°26'10"
C36	334.71'	205.00'	93°32'50"
C37	73.98'	200.00'	21°11'40"

SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1–1 AND STREET NAME SIGNS, D3–1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2–1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LINE DATA TABLE (SEE MASTER LIST ON SHEET 20)

NUMBER	BEARING	DISTANCE
L7	N 89°56'10" W	49.45'
L8	S 28°49'50" E	41.29'
L19	N 61°18'10" W	26.29'

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PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 State of Arizona U.S.A. ARIZONA EXPIRES 12/31/2016

Presidio ENGINEERING, INC. Civil • Land Development • Water Resources 190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716 (520) 795-7255 • Fax (520) 795-6747

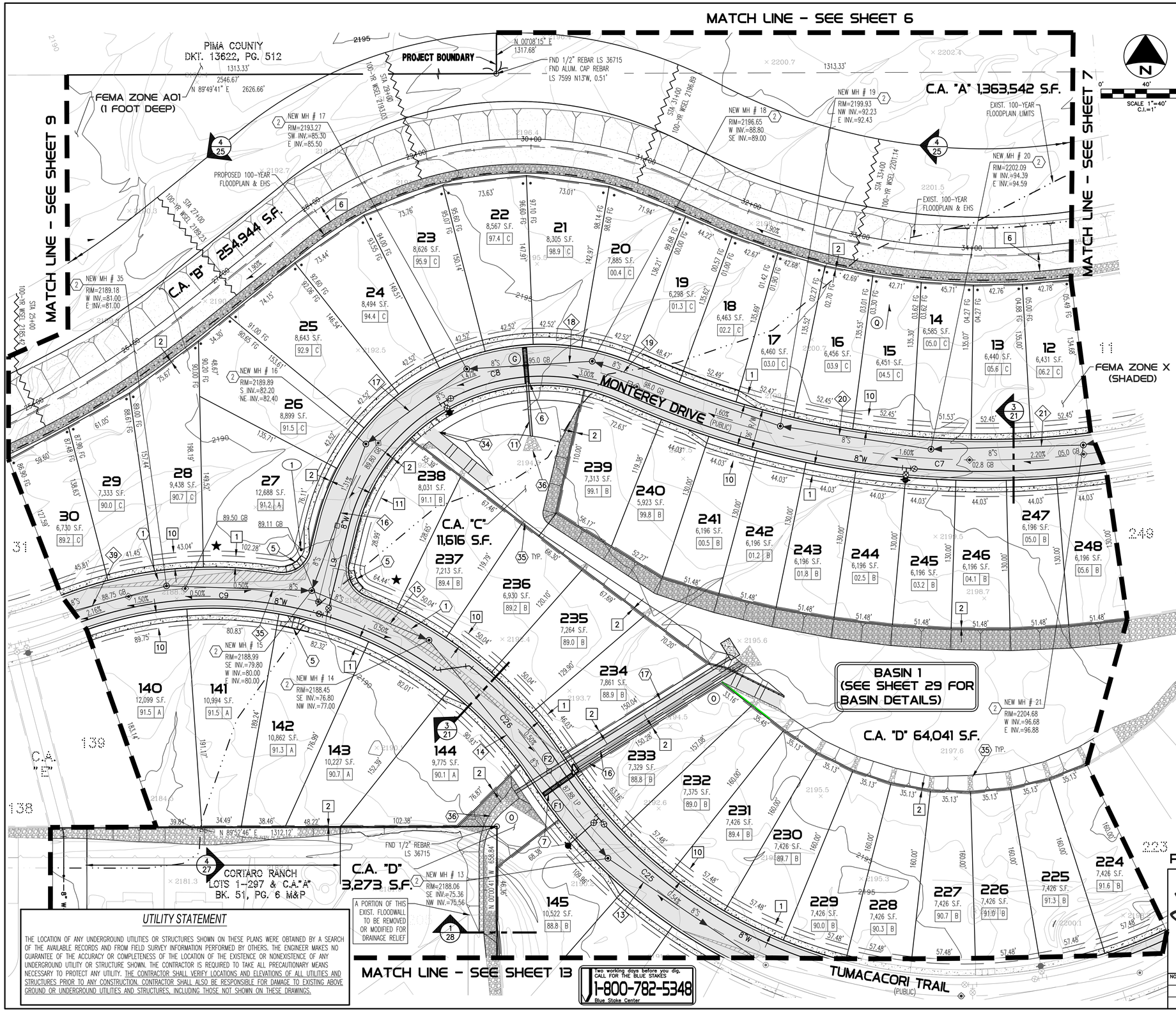
PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW–NE 1/4'S OF SEC. 26, T–12–S, R–12–E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	7
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	OF 33

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 07.dwg, 2/8/2016 3:07:03 PM



NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN & PROFILE.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
11. 50 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
16. 175 LF OF 2-24" 16 GAGE CMP AT 0.50%.
17. 225 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

13. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
14. 247 L.F. OF 8" P.V.C. SEWER AT 0.50%.
15. 111 L.F. OF 8" P.V.C. SEWER AT 2.51%.
16. 137 L.F. OF 8" P.V.C. SEWER AT 1.61%.
17. 110 L.F. OF 8" P.V.C. SEWER AT 2.64%.
18. 110 L.F. OF 8" P.V.C. SEWER AT 3.00%.
19. 174 L.F. OF 8" P.V.C. SEWER AT 1.86%.
20. 133 L.F. OF 8" P.V.C. SEWER AT 1.47%.
21. 133 L.F. OF 8" P.V.C. SEWER AT 1.57%.
35. 127 L.F. OF 8" P.V.C. SEWER AT 0.79%.
39. 200 L.F. OF 8" P.V.C. SEWER AT 2.55%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	LENGTH	RADIUS	DELTA
C7	613.51'	750.00'	46°52'10"
C8	324.75'	185.00'	100°34'30"
C9	225.24'	350.00'	36°52'20"
C25	428.25'	430.00'	57°03'50"
C26	255.84'	350.00'	41°52'50"

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	BEARING	DISTANCE
L9	N 13°48'30" E	68.62'

SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

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PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D. WOOD
Date Signed 12/31/2016
ARIZONA U.S.A.
EXPIRES 12/31/2016

Presidio
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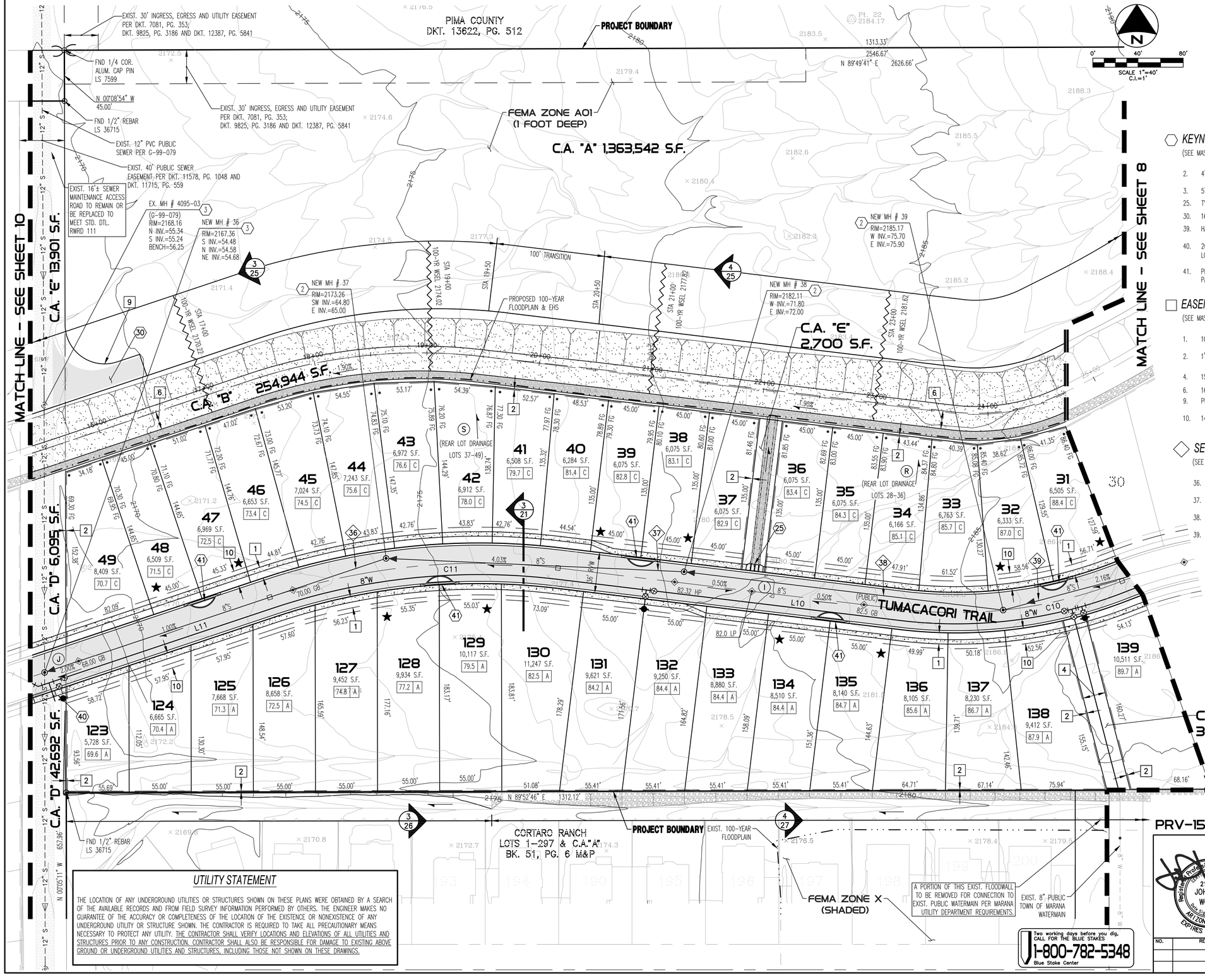
PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4'S OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	8 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 08.dwg, 2/8/2016 3:13:48 PM



NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN AND PROFILE.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
3. 5' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 206.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.
41. PROPOSED CHICANE. FINAL LOCATION, GEOMETRY AND OTHER DETAILS TO BE DETERMINED DURING PROCESSING OF SITE PAVING PLANS.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
4. 15' PUBLIC WATER EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
9. PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

36. 319 L.F. OF 8" P.V.C. SEWER AT 3.17%.
37. 264 L.F. OF 8" P.V.C. SEWER AT 2.57%.
38. 285 L.F. OF 8" P.V.C. SEWER AT 1.30%.
39. 200 L.F. OF 8" P.V.C. SEWER AT 2.55%.

LINE DATA TABLE (SEE MASTER LIST ON SHEET 20)		
NUMBER	BEARING	DISTANCE
L10	N 83°08'30" W	307.02'
L11	S 71°31'30" W	310.82'

CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20)			
NUMBER	LENGTH	RADIUS	DELTA
C10	198.36'	400.00'	28°24'50"
C11	258.64'	585.00'	25°19'50"

UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, DATE 12/31/2016 ARIZONA U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING INC
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	9 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 08.dwg, 2/8/2016 3:19:03 PM

PIMA COUNTY
DKT. 13622, PG. 512

N 89°50'21" E 2626.30'
1313.16'

45' PUBLIC R/W PER DKT. 7174, PG. 918

N 89°50'21" E 1813.23'

PROJECT BOUNDARY

FEMA ZONE AO1
(1 FOOT DEEP)

C.A. "A" 429,246 S.F.

C.A. "E" 13,901 S.F.

C.A. "A"

C.A. "B" 254,944 S.F.

C.A. "B"

C.A. "D"
40,345 S.F.

C.A. "C"

C.A. "E"

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 15

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 9

MAGDALENA PLACE (PUBLIC)

PINTO LOOP (PUBLIC)

TUMACACORI TRAIL

UTILITY STATEMENT

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NEW MH # 49 (2)
RIM=2164.03
SE INV.=58.74
NW INV.=58.84

NEW MH # 48 (2)
RIM=2162.75
NE INV.=57.29
NW INV.=57.49

NEW MH # 47 (2)
RIM=2162.17
E INV.=56.56
SW INV.=56.76

NEW MH # 46 (2)
RIM=2163.36
E INV.=55.05
W INV.=55.25

NEW MH # 44 (2)
RIM=2164.54
S INV.=54.34
E INV.=54.54
W INV.=54.54

NEW MH # 45 (2)
RIM=2166.52
W INV.=56.04

NEW MH # 56 (2)
RIM=2161.90
S INV.=56.48

SD. MH#1 (26)
RIM=2164.25
E INV.=57.20
W INV.=57.00

STA 7+00 100-YR WSEL 2155.78

STA 9+00 100-YR WSEL 2158.99

STA 10+00 PROPOSED 100-YEAR FLOODPLAIN & EHS

STA 11+00 100-YR WSEL 2161.56

STA 12+70 100-YR WSEL 2162.05

STA 14+50 100' TRANSITION

STA 15+50 100' TRANSITION

STA 15+00 100-YR WSEL 2166.42

66 8,996 S.F. 65.2 C
65 7,422 S.F. 65.1 C
64 9,899 S.F. 65.0 C
63 10,458 S.F. 64.8 C
62 9,118 S.F. 65.6 C
61 10,246 S.F. 65.0 C
60 13,311 S.F. 64.0 C
59 10,407 S.F. 63.5 C
58 6,990 S.F. 63.8 C
57 7,480 S.F. 64.1 C
56 7,454 S.F. 64.3 C
55 7,406 S.F. 64.5 C
54 7,338 S.F. 65.2 C
53 7,249 S.F. 66.0 C
52 7,272 S.F. 66.7 C
51 6,548 S.F. 67.5 C
50 9,975 S.F. 69.3 C
71 8,413 S.F. 64.9 A
72 9,266 S.F. 64.6 A
73 12,575 S.F. 64.0 A
74 15,828 S.F. 62.2 A
75
107 7,510 S.F. 63.0 B
108 6,085 S.F. 63.1 B
109 5,910 S.F. 63.7 B
110 5,709 S.F. 64.3 B
111 5,849 S.F. 65.5 A
112 7,492 S.F. 65.8 A
106 8,307 S.F. 63.7 B
105 8,321 S.F. 63.7 B
104
90 6,840 S.F. 65.9 B
122 11,112 S.F. 67.5 A
121 7,732 S.F. 67.5 A
120 7,203 S.F. 67.3 A
119

REAR LOT DRAINAGE (LOTS 50-60)

52.7 GB
64.46 GB
66.0 GB
65.44 HP
FND 1/2" REBAR LS 36715

REFERENCE: PCZ-05113

NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN AND PROFILE.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
12. 160 LF OF 30" CLASS IV RCP AT 0.50%.
13. 250 LF OF 30" CLASS IV RCP AT 0.50%.
14. 160 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
26. STORMDRAIN MANHOLE AND BASE PER PC/COT STD. DTL. NO. 300 AND 302.
30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
9. PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

43. 343 L.F. OF 8" P.V.C. SEWER AT 0.50%.
44. 150 L.F. OF 8" P.V.C. SEWER AT 1.00%.
45. 101 L.F. OF 8" P.V.C. SEWER AT 0.50%.
46. 262 L.F. OF 8" P.V.C. SEWER AT 0.50%.
47. 106 L.F. OF 8" P.V.C. SEWER AT 0.50%.
48. 250 L.F. OF 8" P.V.C. SEWER AT 0.50%.
55. 110 L.F. OF 8" P.V.C. SEWER AT 1.00%.
57. 50 L.F. OF 8" P.V.C. SEWER AT 1.00%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	LENGTH	RADIUS	DELTA
C12	99.10'	800.00'	7°05'50"
C13	271.60'	800.00'	19°27'10"
C14	196.93'	185.00'	60°59'30"
C15	73.02'	800.00'	5°13'50"
C16	238.67'	185.00'	73°55'00"
C21	256.26'	1400.00'	10°29'20"

SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	BEARING	DISTANCE
L11	S 71°31'30" W	310.82'
L12	S 52°55'00" E	109.45'
L13	S 58°08'50" E	98.24'
L14	N 11°21'20" W	129.51'

Two working days before you dig, CALL FOR THE BLUE STAKES
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Blue Stake Center

PRV-1505-001P

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING, INC.
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(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	10 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

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NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.
5. SEE SHEETS 16-19 FOR CHANNEL PLAN AND PROFILE.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 4" DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

57. 50 L.F. OF 8" P.V.C. SEWER AT 1.00%.

UTILITY STATEMENT

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PRV-1505-001P REFERENCE: PCZ-05113

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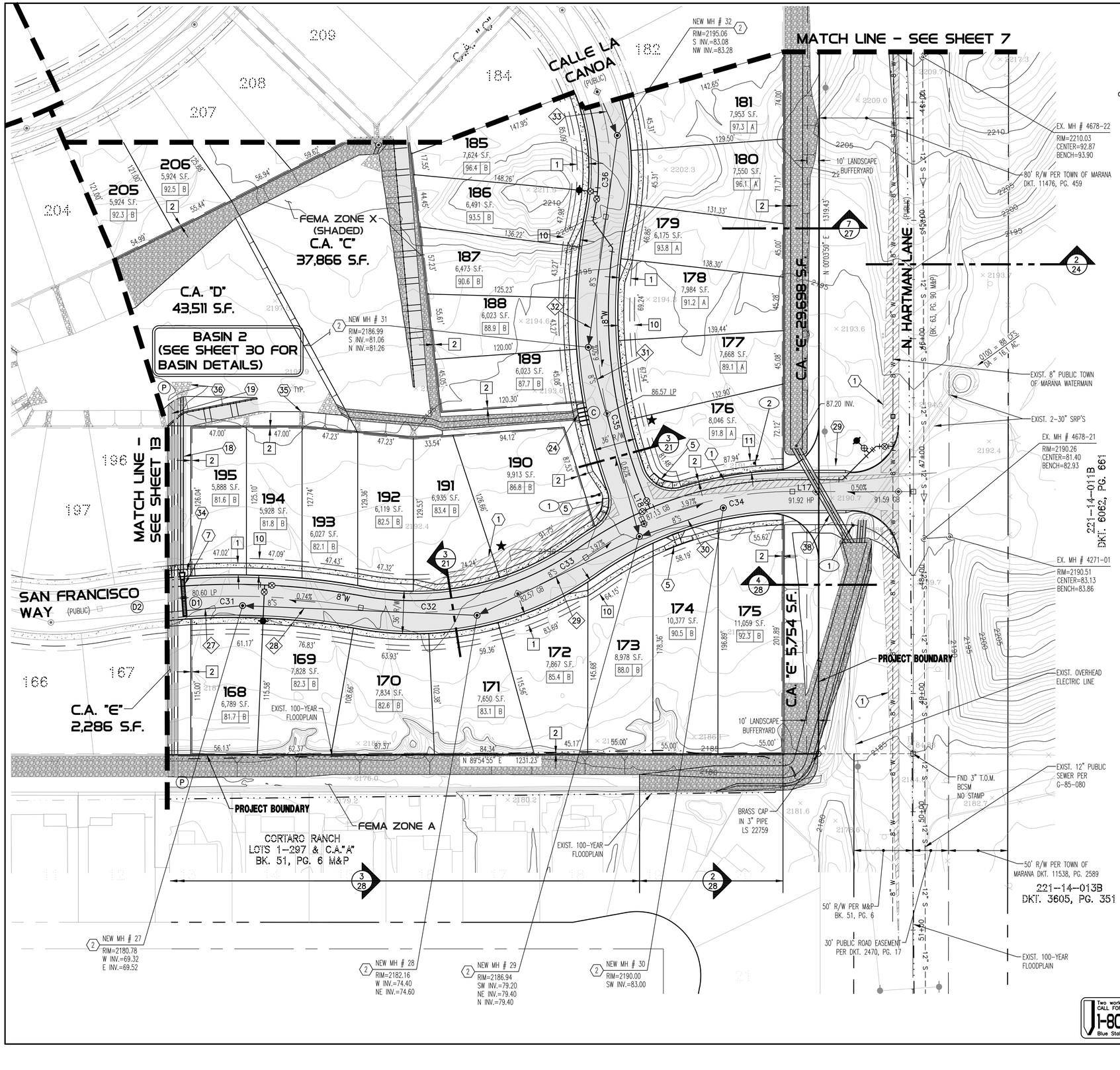
Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE ARIZONA U.S.A. EXPIRES 12/31/2016

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	11
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	OF 33



NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

⬡ KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (H520 LOAD CAPACITY), CLASS 35–B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
18. 150 LF OF 30" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
19. 320 LF OF 2–24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
24. TYPE 3 SIDEWALK SCUPPER WITH 3–3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
29. EXIST. PAVED DRIVEWAY TO BE REMOVED.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER–TO–CENTER.
35. GROUTED ROCK RIP–RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP–RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.

☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

◇ SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

27. 163 L.F. OF 8" P.V.C. SEWER AT 0.50%.
28. 198 L.F. OF 8" P.V.C. SEWER AT 2.46%.
29. 152 L.F. OF 8" P.V.C. SEWER AT 3.02%.
30. 75 L.F. OF 8" P.V.C. SEWER AT 4.80%.
31. 166 L.F. OF 8" P.V.C. SEWER AT 1.00%.
32. 181 L.F. OF 8" P.V.C. SEWER AT 1.01%.
33. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.

⬭ SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1–1 AND STREET NAME SIGNS, D3–1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2–1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	LENGTH	RADIUS	DELTA
C31	221.89'	600.00'	21°11'20"
C32	200.07'	250.00'	45°51'10"
C33	56.92'	300.00'	10°52'10"
C34	129.31'	300.00'	24°41'50"
C35	261.58'	420.00'	35°41'00"
C36	334.71'	205.00'	93°32'50"

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	BEARING	DISTANCE
L17	S 89°56'10" E	22.32'
L18	N 24°38'00" W	4.42'

UTILITY STATEMENT

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Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

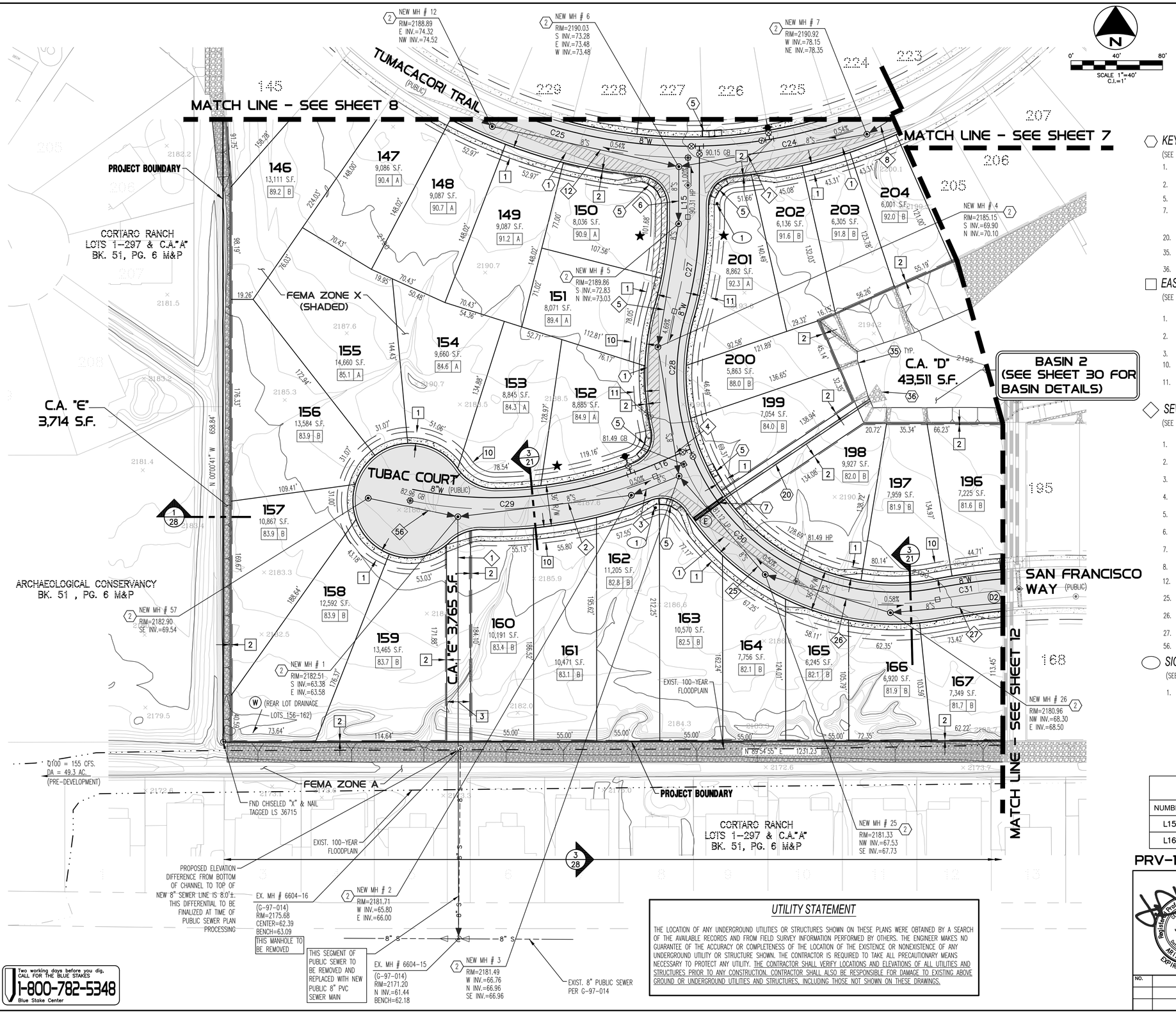
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PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW–NE 1/4's OF SEC. 26, T–12–S, R–12–E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	12
DATE: 02/08/2016	PROJECT NO.: 114036–01–0105	SCALE: C.I.=1' 1"=40'	OF 33



NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
20. 160 LF OF 24" 16 GAGE CMP AT 0.50%.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 369 L.F. OF 8" P.V.C. SEWER AT 0.53%.
2. 153 L.F. OF 8" P.V.C. SEWER AT 1.45%.
3. 45 L.F. OF 8" P.V.C. SEWER AT 1.69%.
4. 114 L.F. OF 8" P.V.C. SEWER AT 2.57%.
5. 109 L.F. OF 8" P.V.C. SEWER AT 2.50%.
6. 50 L.F. OF 8" P.V.C. SEWER AT 2.51%.
7. 167 L.F. OF 8" P.V.C. SEWER AT 2.80%.
8. 167 L.F. OF 8" P.V.C. SEWER AT 2.79%.
12. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
25. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
26. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
27. 163 L.F. OF 8" P.V.C. SEWER AT 0.50%.
56. 80 L.F. OF 8" P.V.C. SEWER AT 7.45%.

SIGNAGE NOTES

(SEE MASTER LIST ON SHEET 20)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CURVE DATA TABLE (SEE MASTER LIST ON SHEET 20)			
NUMBER	LENGTH	RADIUS	DELTA
C24	461.07'	430.00'	61°26'10"
C25	428.25'	430.00'	57°03'50"
C27	83.43'	300.00'	15°56'00"
C28	136.47'	200.00'	39°05'50"
C30	271.61'	200.00'	77°48'40"
C31	221.89'	600.00'	21°11'20"

LINE DATA TABLE (SEE MASTER LIST ON SHEET 20)		
NUMBER	BEARING	DISTANCE
L15	S 00°08'00" W	51.82'
L16	N 66°58'10" E	27.08'

UTILITY STATEMENT

THE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM FIELD SURVEY INFORMATION PERFORMED BY OTHERS. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE LOCATION OF THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS NECESSARY TO PROTECT ANY UTILITY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES AND STRUCTURES, INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS.

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE 12/31/16 State Of Arizona U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING INC. Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4'S OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	13 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	

J:_PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 13.dwg, 2/9/2016 8:56:47 AM

MATCH LINE – SEE SHEET 10

MATCH LINE – SEE SHEET 9

MATCH LINE – SEE SHEET 15

C.A. "C"
19,760 S.F.

BASIN 3
(SEE SHEET 31 FOR BASIN DETAILS)

C.A. "D"
40,345 S.F.

C.A. "E"
8,408 S.F.

C.A. "D" 42,692 S.F.

PROJECT BOUNDARY

91 6,078 S.F. 65.7 B
92 6,058 S.F. 65.7 B
93 5,880 S.F. 65.7 B
94 6,650 S.F. 65.7 B
95 7,372 S.F. 63.6 B
96 7,385 S.F. 60.8 B
97 6,409 S.F. 59.8 B
86 5,237 S.F. 60.6 A
87 5,348 S.F. 60.6 A
88 6,694 S.F. 60.8 A
89 9,152 S.F. 61.4 A
113 8,591 S.F. 62.0 A
114 8,870 S.F. 63.0 A
115 8,464 S.F. 64.1 A
116 7,442 S.F. 65.6 A
117 7,014 S.F. 66.7 A
118 7,182 S.F. 66.7 A
119 7,792 S.F. 67.0 A

NEW MH # 41
RIM=2159.65
SE INV.=50.80
NE INV.=51.00
W INV.=51.00

NEW MH # 50
RIM=2158.88
E INV.=51.60
W INV.=51.80

EX. MH # 4095-02
(G-99-079)
RIM=2166.13
N INV.=53.69
S INV.=53.49
BENCH=54.52

FEMA ZONE AO1
(1 FOOT DEEP)

EXIST. 40' PUBLIC SEWER EASEMENT PER DKT. 11578, PG. 1048 AND DKT. 11715, PG. 559

EXIST. 16'± SEWER MAINTENANCE ACCESS ROAD TO REMAIN OR BE REPLACED TO MEET STD. DTL. RWRD 111

NEW MH # 43
RIM=2165.21
S INV.=52.42
N INV.=52.62

EXIST. 12" PVC PUBLIC SEWER PER G-99-079

NEW MH # 42
RIM=2162.11
SW INV.=51.60
N INV.=51.80

EX. MH # 4095-01
(G-99-079)
RIM=2161.79
N INV.=52.37
SW INV.=52.17
BENCH=53.3
WELDED SHUT

FND 1/16th COR. ALUM. CAP PIN LS 7599

CORTARO RANCH
LOTS 1-297 & C.A."A"
BK. 51, PG. 6 M&P

CORTARO RANCH
C.A. A
BK. 51, PG. 6 M&P

CORTARO RANCH
LOTS 1-297 & C.A."A"
BK. 51, PG. 6 M&P

EXIST. 20' PUBLIC SEWER EASEMENT PER BK. 51, PG. 6 M&P

EXIST. 12" PVC PUBLIC SEWER PER G-97-014

EXIST. 45' PUBLIC RIGHT-OF-WAY PER BK. 51, PG. 6, M&P

EMERGENCY ACCESS ROAD TO BE GRADED AT 9% MAXIMUM SLOPE AT TIME OF PRIVATE GRADING PLAN

EXISTING POST BARRACADES TO BE REMOVED AND REPLACED W/ GATE PER RWRD AND FIRE DEPARTMENT REQUIREMENTS

EX. MH # 6604-28
(G-97-014)
RIM=2159.38
N INV.=49.87
BENCH=50.9
WELDED SHUT

EX. MH # 6604-26
(G-97-014)
RIM=2159.55
N INV.=49.01
BENCH=49.96

EX. MH # 6604-31
(G-97-014)
RIM=2161.54
WELDED SHUT

EX. MH # 6604-32
(G-97-014)
RIM=2163.11
N INV.=51.10
E INV.=51.11
BENCH=51.52

CORTARO CROSSING DRIVE (PUBLIC)

CORTARO CROSSING COURT (PUBLIC)

PINTO LOOP (PUBLIC)

N 89°55'30" E 673.33'

N 00°05'11" W 657.96'

C19: 45.70', 185.00', 14°09'10"
C20: 316.01', 185.00', 97°52'10"
C21: 256.26', 1400.00', 10°29'20"

0' 40' 80'
SCALE 1"=40'
C.I.=1'

NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

KEYNOTES
(SEE MASTER LIST ON SHEET 20)

2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
4. 20' WIDE PAVED EMERGENCY ACCESS PER FIRE DEPARTMENT REQUIREMENTS.
24. TYPE 3 SIDEWALK SCUPPER WITH 3-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
27. 24' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

EASEMENT / RIGHT-OF-WAY KEYNOTES
(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
5. 20' EMERGENCY ACCESS EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

SEWER KEYNOTES
(SEE MASTER LIST ON SHEET 20)

40. 185 L.F. OF 8" P.V.C. SEWER AT 0.50%.
41. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
42. 123 L.F. OF 8" P.V.C. SEWER AT 0.50%.
43. 343 L.F. OF 8" P.V.C. SEWER AT 0.50%.
49. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
50. 146 L.F. OF 8" P.V.C. SEWER AT 0.50%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	LENGTH	RADIUS	DELTA
C19	45.70'	185.00'	14°09'10"
C20	316.01'	185.00'	97°52'10"
C21	256.26'	1400.00'	10°29'20"

UTILITY STATEMENT

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Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D. WOOD
Date Signed 02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016

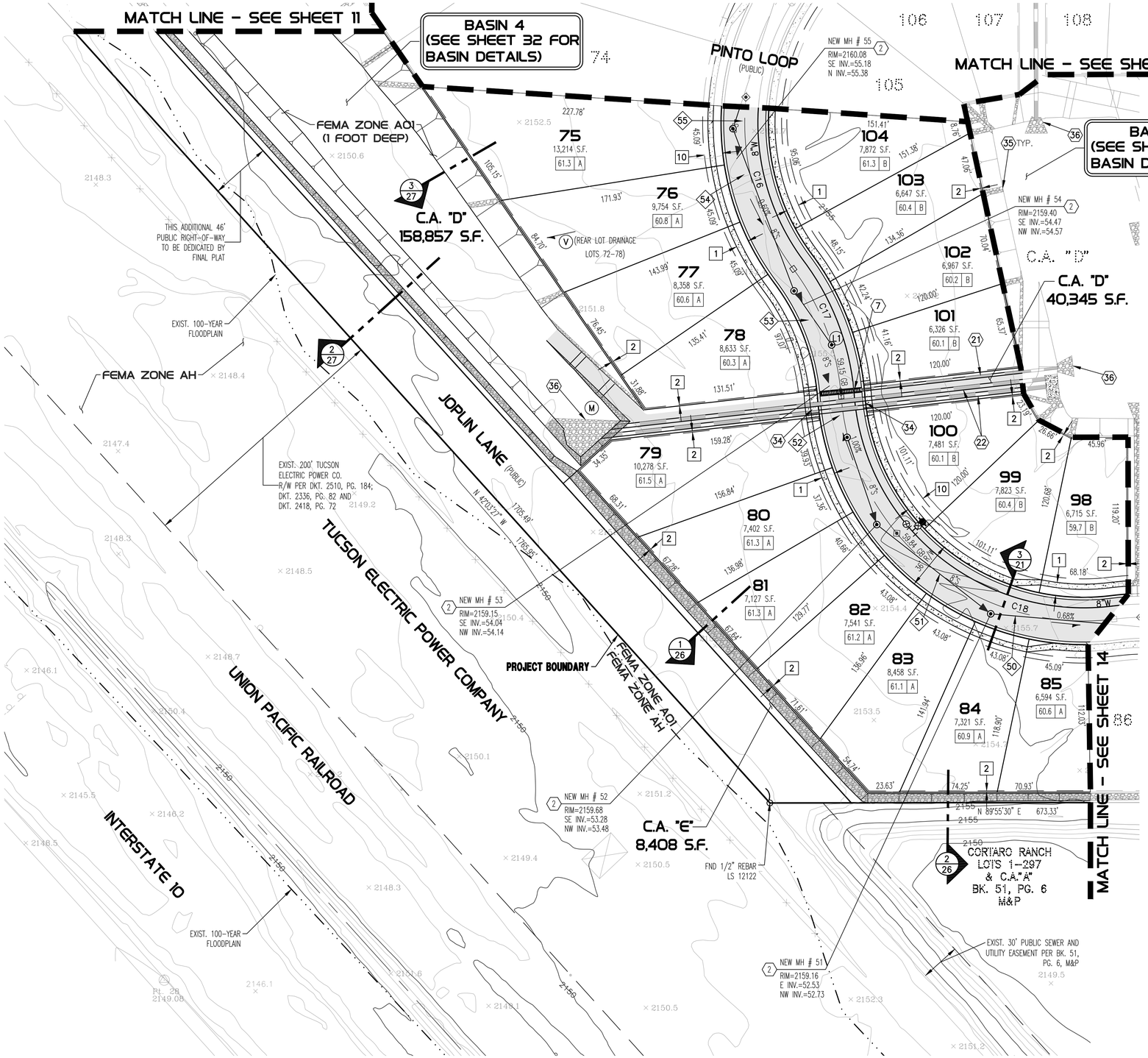
Presidio ENGINEERING
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(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	14 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	



NOTE

1. SEE 100-YEAR POST-DEVELOPMENT DISCHARGE TABLE ON SHEET NO. 20 FOR DRAINAGE AREAS AND DISCHARGE VALUES ASSOCIATED WITH CONCENTRATION POINTS SHOWN ON THIS SHEET.
2. SEE CURVE & LINE DATA TABLES ON SHEET NO. 20 FOR CURVE & LINE DATA ASSOCIATED WITH LINE & CURVE NUMBERS SHOWN ON THIS SHEET.
3. SEE SHEET 23 FOR TYPICAL LOT GRADING DETAILS.
4. SEE SHEET 22 FOR TYPICAL LOT DETAILS.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
21. 150 LF OF 24" 16 GAGE CMP AT 0.50%.
22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.

SEWER KEYNOTES

(SEE MASTER LIST ON SHEET 20)

50. 146 L.F. OF 8" P.V.C. SEWER AT 0.50%.
51. 110 L.F. OF 8" P.V.C. SEWER AT 0.50%.
52. 111 L.F. OF 8" P.V.C. SEWER AT 0.50%.
53. 65 L.F. OF 8" P.V.C. SEWER AT 0.51%.
54. 122 L.F. OF 8" P.V.C. SEWER AT 0.50%.
55. 110 L.F. OF 8" P.V.C. SEWER AT 1.00%.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 20)

NUMBER	LENGTH	RADIUS	DELTA
C16	238.67'	185.00'	73°55'00"
C17	104.71'	185.00'	32°25'40"
C18	299.47'	185.00'	92°44'50"

UTILITY STATEMENT

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Blue Stake Center

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D WOOD 01/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

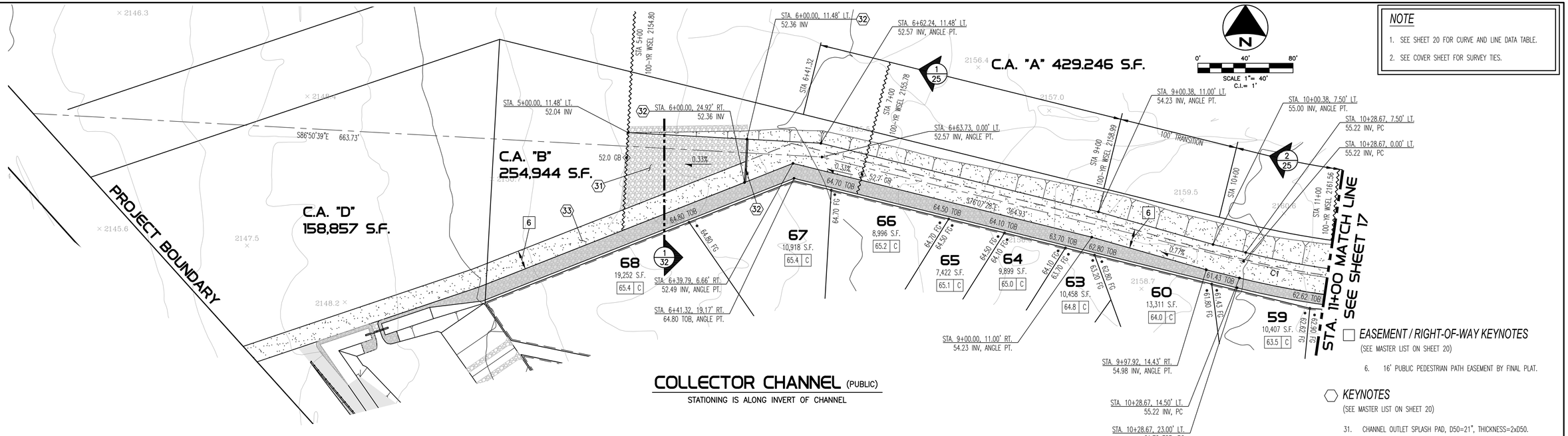
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PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	15 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	



NOTE

1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.

COLLECTOR CHANNEL (PUBLIC)

STATIONING IS ALONG INVERT OF CHANNEL

EASEMENT / RIGHT-OF-WAY KEYNOTES

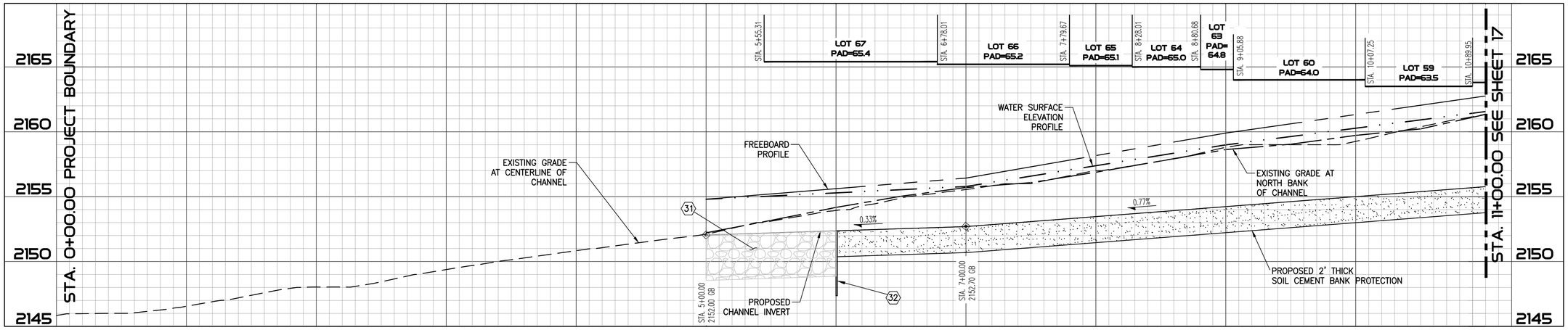
(SEE MASTER LIST ON SHEET 20)

6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

KEYNOTES

(SEE MASTER LIST ON SHEET 20)

31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.



WATERMAIN CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	ARC LENGTH
C1	32°20'58.76"	727'	410.47'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

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Civil • Land Development • Water Resources
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(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

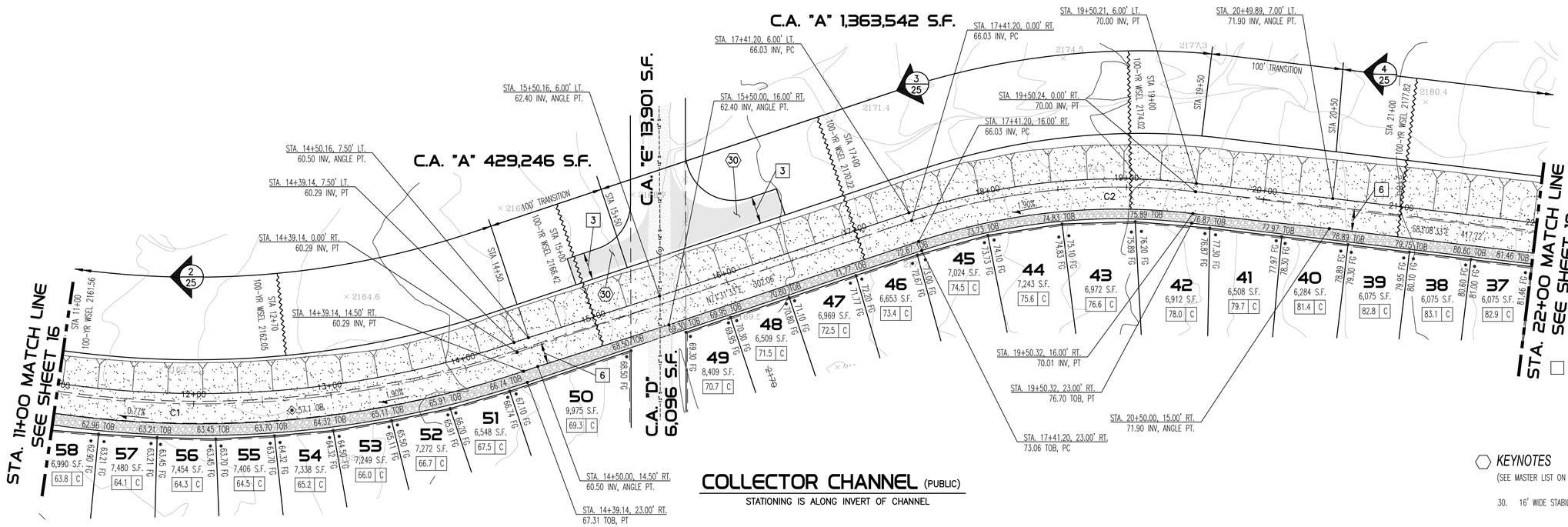
BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	16 OF 33
DATE:	PROJECT NO.:	SCALE:	
02/08/2016	114036-01-0105	AS NOTED	

NOTE

1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.



EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 20)

3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

KEYNOTES

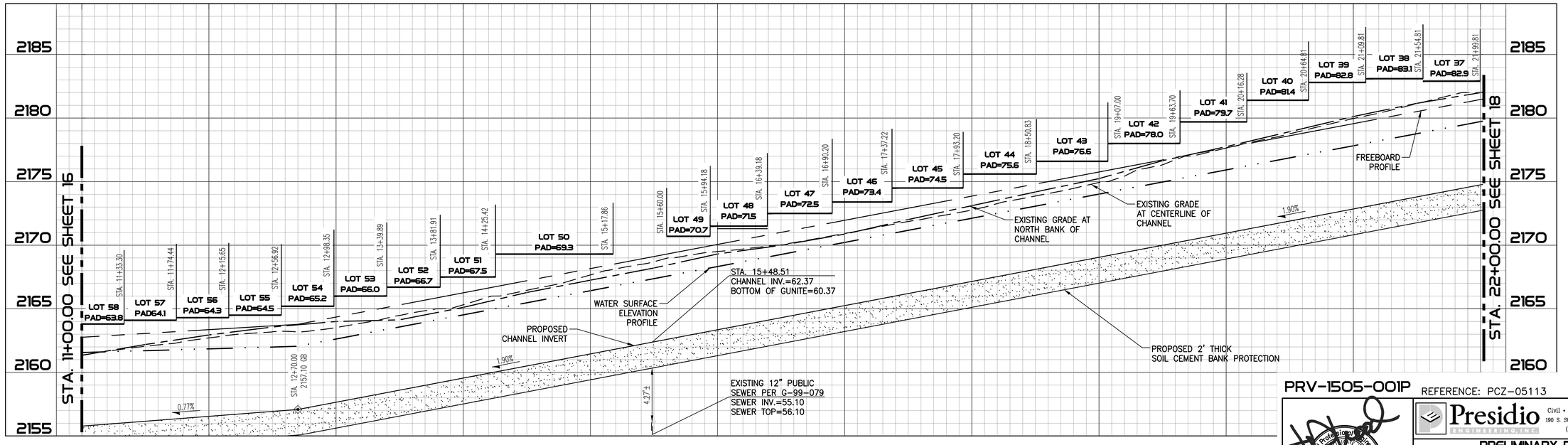
(SEE MASTER LIST ON SHEET 20)

30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.

N

0' 40' 80'

SCALE 1"= 40'
C.I.= 1'



WATERMAIN CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	ARC LENGTH
C1	32°20'58.76"	727'	410.47'
C2	25°19'17.71"	473'	209.04'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D WOOD (Civil) Date Signed 02/08/16 ARIZONA U.S.A. EXPIRES 12/31/2016

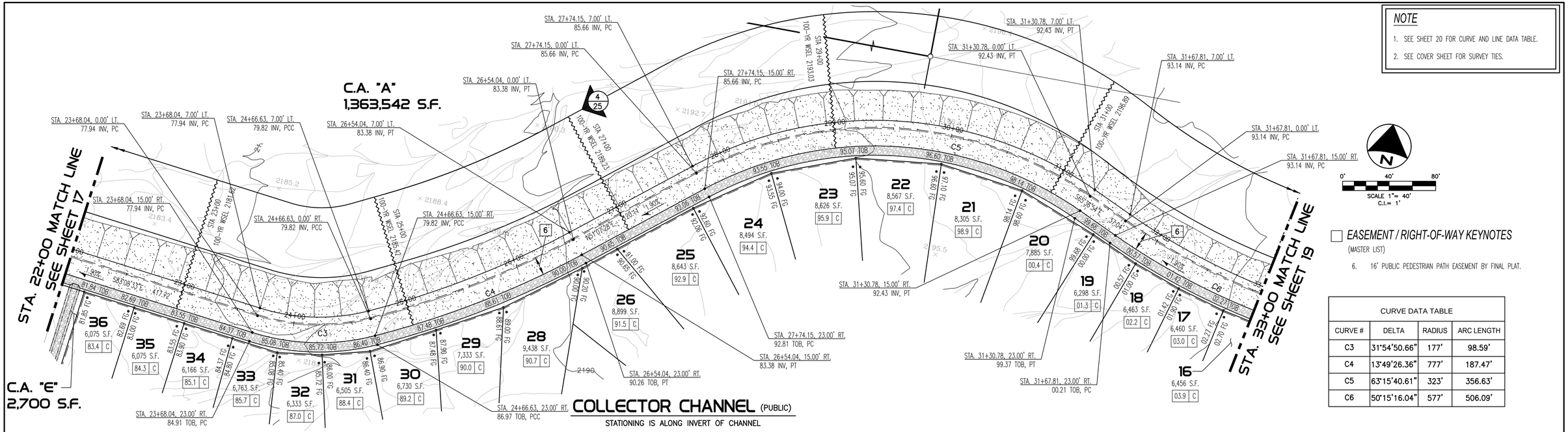
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PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	17 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: AS NOTED	



NOTE

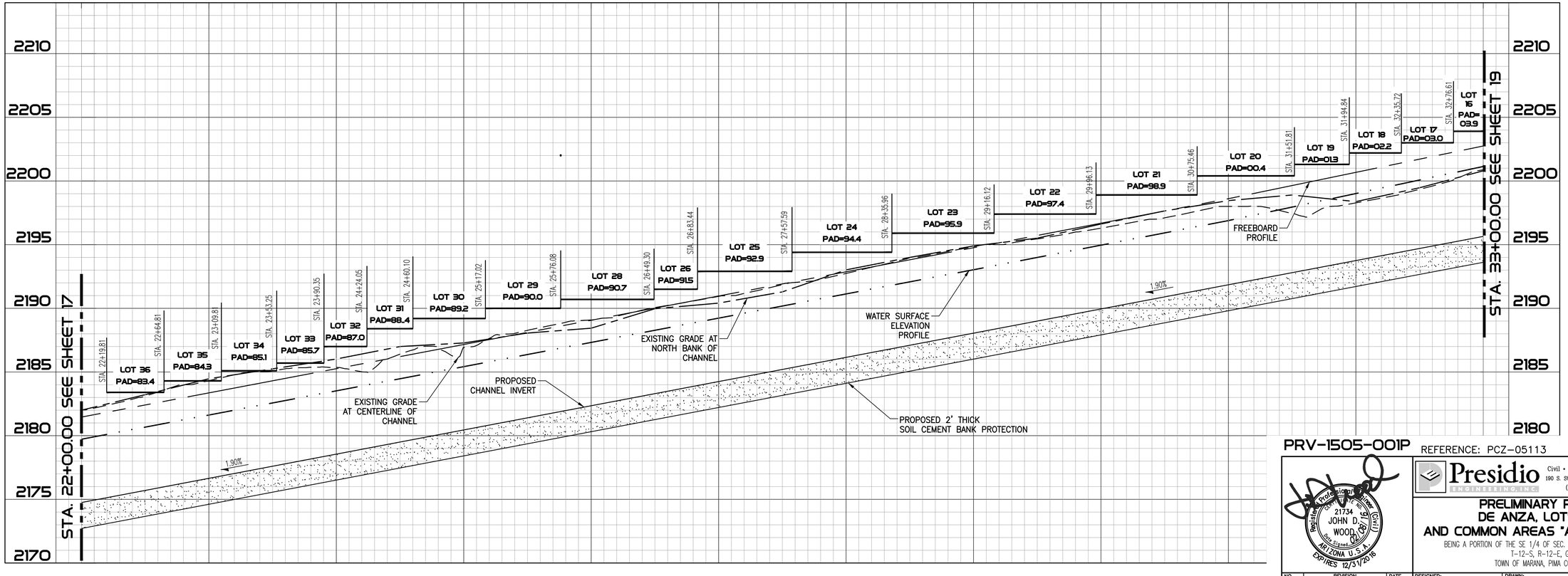
1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.

EASEMENT / RIGHT-OF-WAY KEYNOTES

(MASTER LIST)

6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	ARC LENGTH
C3	31°54'50.66"	177'	98.59'
C4	13°49'26.36"	777'	187.47'
C5	63°15'40.61"	323'	356.63'
C6	50°15'16.04"	577'	506.09'



PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

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NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	18 OF 33
DATE:	PROJECT NO.:	SCALE:	
02/08/2016	114036-01-0105	AS NOTED	

CURVE DATA TABLE			
CURVE #	DELTA	RADIUS	ARC LENGTH
C6	50°15'16.04"	577'	506.09'
C7	80°49'21.09"	323'	455.63'
C8	59°13'22.80"	11'	11.37'
C9	04°18'52.18"	513'	38.63'

EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 2)

6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.

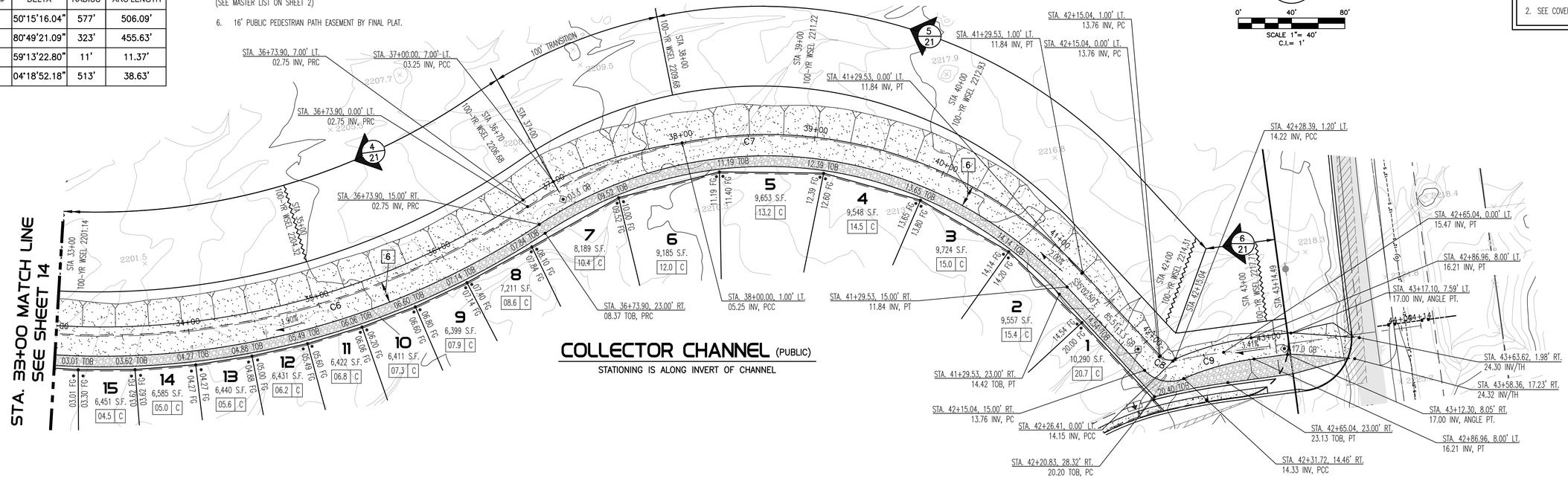
NOTE

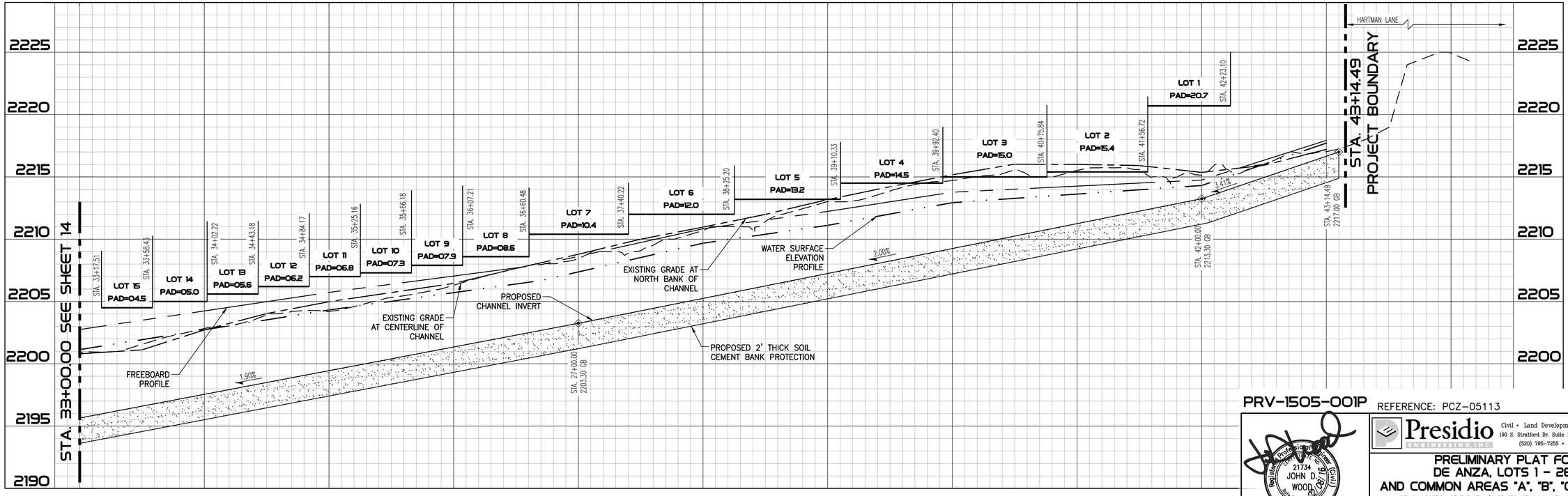
1. SEE SHEET 20 FOR CURVE AND LINE DATA TABLE.
2. SEE COVER SHEET FOR SURVEY TIES.

N

0' 40' 80'

SCALE 1"= 40'
C.I.= 1'





PRV-1505-001P REFERENCE: PCZ-05113

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Registered Professional Engineer
21734
JOHN D WOOD
02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	19 OF 33
DATE:	PROJECT NO.:	SCALE:	
02/08/2016	114036-01-0105	AS NOTED	

SEWER KEYNOTES
(MASTER LIST)

1. 369 L.F. OF 8" P.V.C. SEWER AT 0.53%.
2. 153 L.F. OF 8" P.V.C. SEWER AT 1.45%.
3. 45 L.F. OF 8" P.V.C. SEWER AT 1.69%.
4. 114 L.F. OF 8" P.V.C. SEWER AT 2.57%.
5. 109 L.F. OF 8" P.V.C. SEWER AT 2.50%.
6. 50 L.F. OF 8" P.V.C. SEWER AT 2.51%.
7. 167 L.F. OF 8" P.V.C. SEWER AT 2.80%.
8. 167 L.F. OF 8" P.V.C. SEWER AT 2.79%.
9. 264 L.F. OF 8" P.V.C. SEWER AT 4.21%.
10. 144 L.F. OF 8" P.V.C. SEWER AT 4.21%.
11. 120 L.F. OF 8" P.V.C. SEWER AT 1.00%.
12. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
13. 167 L.F. OF 8" P.V.C. SEWER AT 0.50%.
14. 247 L.F. OF 8" P.V.C. SEWER AT 0.50%.
15. 111 L.F. OF 8" P.V.C. SEWER AT 2.51%.
16. 137 L.F. OF 8" P.V.C. SEWER AT 1.61%.
17. 110 L.F. OF 8" P.V.C. SEWER AT 2.64%.
18. 110 L.F. OF 8" P.V.C. SEWER AT 3.00%.
19. 174 L.F. OF 8" P.V.C. SEWER AT 1.86%.
20. 133 L.F. OF 8" P.V.C. SEWER AT 1.47%.
21. 133 L.F. OF 8" P.V.C. SEWER AT 1.57%.
22. 133 L.F. OF 8" P.V.C. SEWER AT 0.50%.
23. 140 L.F. OF 8" P.V.C. SEWER AT 1.28%.
24. 87 L.F. OF 8" P.V.C. SEWER AT 4.56%.
25. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
26. 114 L.F. OF 8" P.V.C. SEWER AT 0.50%.
27. 163 L.F. OF 8" P.V.C. SEWER AT 0.50%.
28. 198 L.F. OF 8" P.V.C. SEWER AT 2.46%.
29. 152 L.F. OF 8" P.V.C. SEWER AT 3.02%.
30. 75 L.F. OF 8" P.V.C. SEWER AT 4.80%.
31. 166 L.F. OF 8" P.V.C. SEWER AT 1.00%.
32. 181 L.F. OF 8" P.V.C. SEWER AT 1.01%.
33. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.
34. 116 L.F. OF 8" P.V.C. SEWER AT 1.00%.
35. 127 L.F. OF 8" P.V.C. SEWER AT 0.79%.
36. 319 L.F. OF 8" P.V.C. SEWER AT 3.17%.
37. 264 L.F. OF 8" P.V.C. SEWER AT 2.57%.
38. 285 L.F. OF 8" P.V.C. SEWER AT 1.30%.
39. 200 L.F. OF 8" P.V.C. SEWER AT 2.55%.
40. 185 L.F. OF 8" P.V.C. SEWER AT 0.50%.
41. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
42. 123 L.F. OF 8" P.V.C. SEWER AT 0.50%.
43. 343 L.F. OF 8" P.V.C. SEWER AT 0.50%.
44. 150 L.F. OF 8" P.V.C. SEWER AT 1.00%.
45. 101 L.F. OF 8" P.V.C. SEWER AT 0.50%.
46. 262 L.F. OF 8" P.V.C. SEWER AT 0.50%.
47. 106 L.F. OF 8" P.V.C. SEWER AT 0.50%.
48. 250 L.F. OF 8" P.V.C. SEWER AT 0.50%.
49. 120 L.F. OF 8" P.V.C. SEWER AT 0.50%.
50. 146 L.F. OF 8" P.V.C. SEWER AT 0.50%.
51. 110 L.F. OF 8" P.V.C. SEWER AT 0.50%.
52. 111 L.F. OF 8" P.V.C. SEWER AT 0.50%.
53. 65 L.F. OF 8" P.V.C. SEWER AT 0.51%.
54. 122 L.F. OF 8" P.V.C. SEWER AT 0.50%.
55. 110 L.F. OF 8" P.V.C. SEWER AT 1.00%.
56. 80 L.F. OF 8" P.V.C. SEWER AT 7.45%.

SEWER KEYNOTES (CONTINUED)
(MASTER LIST)

57. 50 L.F. OF 8" P.V.C. SEWER AT 1.00%.

KEYNOTES
(MASTER LIST)

1. SIGHT VISIBILITY TRIANGLE. SEE DTL. 2 ON SHEET 21.
2. 4' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 205.
3. 5' DIAMETER PUBLIC SEWER MANHOLE PER STD. DTL. RWRD 206.
4. 20' WIDE PAVED EMERGENCY ACCESS PER FIRE DEPARTMENT REQUIREMENTS.
5. CURB ACCESS RAMP PER MARANA STD. DTL. NO. 600-2.
6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
8. NOT USED
9. 25 LF OF 18" CLASS IV RCP AT 0.50%.
10. 170 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
11. 50 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
12. 160 LF OF 30" CLASS IV RCP AT 0.50%.
13. 250 LF OF 30" CLASS IV RCP AT 0.50%.
14. 160 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
15. 180 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
16. 175 LF OF 2-24" 16 GAGE CMP AT 0.50%.
17. 225 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
18. 150 LF OF 30" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
19. 320 LF OF 2-24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
20. 160 LF OF 24" 16 GAGE CMP AT 0.50%.
21. 150 LF OF 24" 16 GAGE CMP AT 0.50%.
22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
24. TYPE 3 SIDEWALK SCUPPER WITH 3-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
26. STORMDRAIN MANHOLE AND BASE PER PC/COT STD. DTL. NO. 300 AND 302.
27. 24' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
28. 4' WIDE NEENAH TRENCH DRAIN WITH NEENAH R-4999-L9 BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON.
29. EXIST. PAVED DRIVEWAY TO BE REMOVED.
30. 16' WIDE STABILIZED SEWER ACCESS ROAD PER STD. DTL. RWRD III.
31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.
34. 14' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD. DTL. NO 206, W/ 2 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON W/ 5' SPACING CENTER-TO-CENTER.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
37. PRIMARY AND RESERVE LEACH FIELDS. FINAL LOCATION TO BE DETERMINED BY OTHERS UNDER SEPARATE PLANS.
38. 90 LF OF 2-32" CLASS IV RCP AT 0.50%
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.
41. PROPOSED CHICANE. FINAL LOCATION, GEOMETRY AND OTHER DETAILS TO BE DETERMINED DURING PROCESSING OF SITE PAVING PLANS.
42. INSTALL 3-24" 16 GAGE CMP ENDS TO BE MITRED AND GROUND SMOOTH TO CONFORM TO SLOPE. FINAL DESIGN PER ESTATE LOT PAVING PLAN.
43. RECOMMENDED MINIMUM PRIVATE DRIVEWAY DRAINAGE CROSSINGS FOR LOTS 262-265 TO CONSIST OF EITHER 3-24" CMP'S OR 2-30" CMP'S. FINAL DRAINAGE CROSSING ENGINEERING, CONFIGURATION, PIPE SIZE AND MATERIAL TO BE DETERMINED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. THE HOME BUILDER IS RESPONSIBLE FOR FINAL DESIGN AND PERMITTING OF THE DRAINAGE CROSSING WITH THE TOWN OF MARANA.

EASEMENT / RIGHT-OF-WAY KEYNOTES
(MASTER LIST)

1. 10' PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.
2. 1' VEHICULAR NO ACCESS EASEMENT BY FINAL PLAT.
3. 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
4. 15' PUBLIC WATER EASEMENT BY FINAL PLAT.
5. 20' EMERGENCY ACCESS EASEMENT BY FINAL PLAT.
6. 16' PUBLIC PEDESTRIAN PATH EASEMENT BY FINAL PLAT.
7. PRIVATE DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
8. PUBLIC DRAINAGE EASEMENT BY FINAL PLAT, WIDTH VARIES.
9. PUBLIC SEWER EASEMENT BY FINAL PLAT.
10. 14' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAT.
11. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE AND PRIVATE HOA PEDESTRIAN PATH/SIDEWALK EASEMENT BY FINAL PLAT.

SIGNAGE NOTES
(MASTER LIST)

1. STOP SIGN, R1-1 AND STREET NAME SIGNS, D3-1 PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPEED LIMIT SIGN, R2-1 (25 MPH) PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CURVE DATA TABLE
(MASTER LIST)

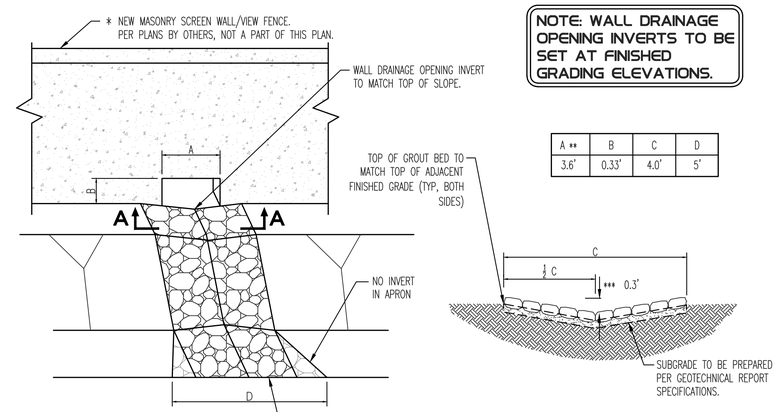
NUMBER	LENGTH	RADIUS	DELTA
C1	60.34'	200.00'	17°17'10"
C2	119.29'	400.00'	17°05'10"
C3	39.70'	400.00'	5°41'10"
C4	99.04'	400.00'	14°11'10"
C5	226.94'	450.00'	28°53'40"
C6	270.10'	185.00'	83°39'10"
C7	613.51'	750.00'	46°52'10"
C8	324.75'	185.00'	100°34'30"
C9	225.24'	350.00'	36°52'20"
C10	198.36'	400.00'	28°24'50"
C11	258.64'	585.00'	25°19'50"
C12	99.10'	800.00'	7°05'50"
C13	271.60'	800.00'	19°27'10"
C14	196.93'	185.00'	60°59'30"
C15	73.02'	800.00'	5°13'50"
C16	238.67'	185.00'	73°55'00"
C17	104.71'	185.00'	32°25'40"
C18	299.47'	185.00'	92°44'50"
C19	45.70'	185.00'	14°09'10"
C20	316.01'	185.00'	97°52'10"
C21	256.26'	1400.00'	10°29'20"
C22	258.82'	450.00'	32°57'20"
C23	3.63'	430.00'	0°29'00"
C24	461.07'	430.00'	61°26'10"
C25	428.25'	430.00'	57°03'50"
C26	255.84'	350.00'	41°52'50"
C27	83.43'	300.00'	15°56'00"
C28	136.47'	200.00'	39°05'50"
C29	218.32'	360.00'	34°44'50"
C30	271.61'	200.00'	77°48'40"
C31	221.89'	600.00'	21°11'20"
C32	200.07'	250.00'	45°51'10"
C33	56.92'	300.00'	10°52'10"
C34	129.31'	300.00'	24°41'50"
C35	261.58'	420.00'	35°41'00"
C36	334.71'	205.00'	93°32'50"
C37	73.98'	200.00'	21°11'40"

LINE DATA TABLE
(MASTER LIST)

NUMBER	BEARING	DISTANCE
L1	N 89°47'10" W	106.68'
L2	S 72°55'40" W	313.65'
L3	N 89°59'10" W	66.38'
L4	S 84°19'40" W	93.93'
L5	S 84°19'40" W	132.51'
L6	N 81°29'10" W	33.96'
L7	N 89°56'10" W	49.45'
L8	S 28°49'50" E	41.29'
L9	N 13°48'30" E	68.62'
L10	N 83°08'30" W	307.02'
L11	S 71°31'30" W	310.82'
L12	S 52°55'00" E	109.45'
L13	S 58°08'50" E	98.24'
L14	N 11°21'20" W	129.51'
L15	S 00°08'00" W	51.82'
L16	N 66°58'10" E	27.08'
L17	S 89°56'10" E	22.32'
L18	N 24°38'00" W	4.42'
L19	N 61°18'10" W	26.29'

100 YEAR ON-SITE DEVELOPED PEAK DISCHARGES

CONC. POINT	Q100
A	13.0
B	10.0
C	10.0
D1	16.0
D2	6.2
E	19.0
F1	13.0
F2	14.0
G	15.0
H	6.2
I	23.0
J	25.0
K1	14.0
K2	8.6
L1	11.0
L2	19.0
M	29.0
N	7.0
O	50.0
P	38.0
Q	11.0
R	5.6
S	5.6
T	11.0
U	8.3
V	7.7
W	19.0
X	5.8



NOTE: WALL DRAINAGE OPENING INVERTS TO BE SET AT FINISHED GRADING ELEVATIONS.

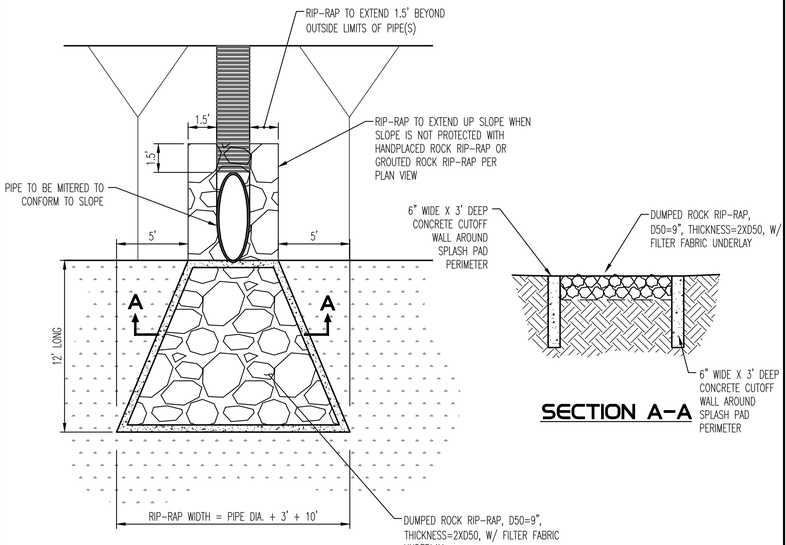
A **	B	C	D
3.6'	0.33'	4.0'	5'

*** NOTE: INVERT EXTENDS TO TOE OF SLOPE

SECTION A-A

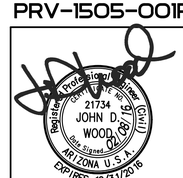
NOTE:
* WALLS/VIEW FENCE BY OTHERS. WALLS REQUIRE A SEPARATE PERMIT AND MUST MEET TUCSON BUILDING CODES REQUIREMENTS.
** WALL DRAINAGE OPENING REPRESENTS MINIMUM REQUIRED WIDTH. THIS WIDTH CAN BE ACHIEVED WITH A SINGLE OPENING OR WITH MULTIPLE OPENINGS, AS LONG AS ALL OPENINGS HAVE A GROUTED ROCK SPILLWAY.

1/20 GROUTED ROCK RIP-RAP SPILLWAY DETAIL
N.T.S.



2/20 DUMPED ROCK RIP-RAP SPLASH PAD DETAIL AT PIPE OUTLET
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113



Presidio ENGINEERING INC
Civil • Land Development • Water Resources
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(520) 795-7255 • Fax (520) 795-6747

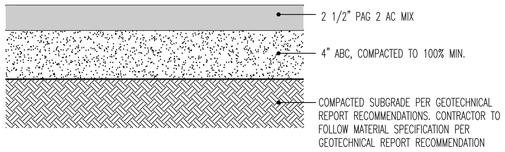
PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

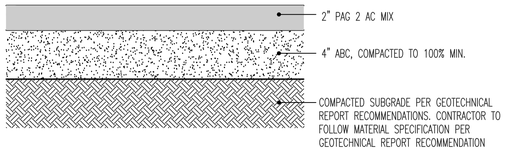
NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	20 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: AS NOTED	

J:\PROJECTS\114036\01\PRELIMINARY PLAT\114036 PRE-PLAT 20.dwg, 2/9/2016 2:36:56 PM



ASPHALT PAVEMENT SECTION FOR COVED LOTS AND EMERGENCY ACCESS



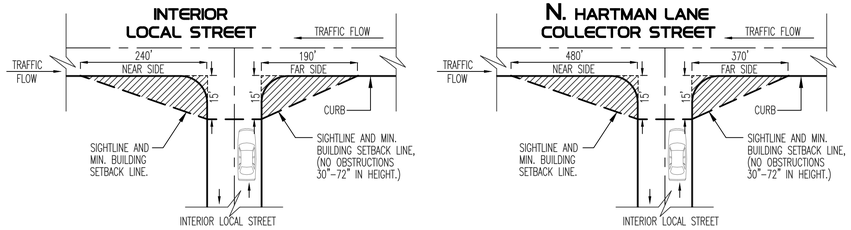
ASPHALT PAVEMENT SECTION FOR ESTATE LOTS

1/21 TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

NOTE

CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT PROVIDING A CLEAN STRAIGHT LINE, TRIM TACK AND JOIN NEW ASPHALT PER PC/COT SSPI SECTION 404.

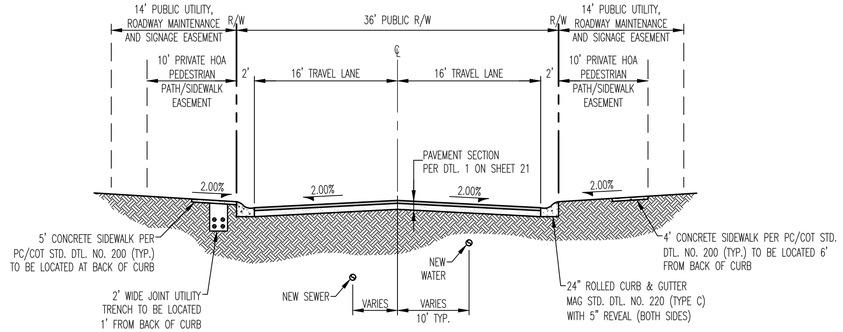


DESIGN SPEED

INTERIOR LOCAL STREET - DESIGN SPEED =25 MPH
HARTMAN LANE (COLLECTOR) DESIGN SPEED =35 MPH

2/21 SIGHT VISIBILITY TRIANGLES

N.T.S.

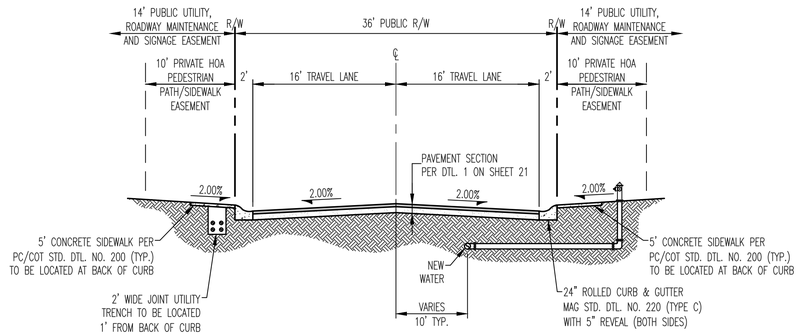


3/21 INTERIOR STREET SECTION COVED LOTS

N.T.S.

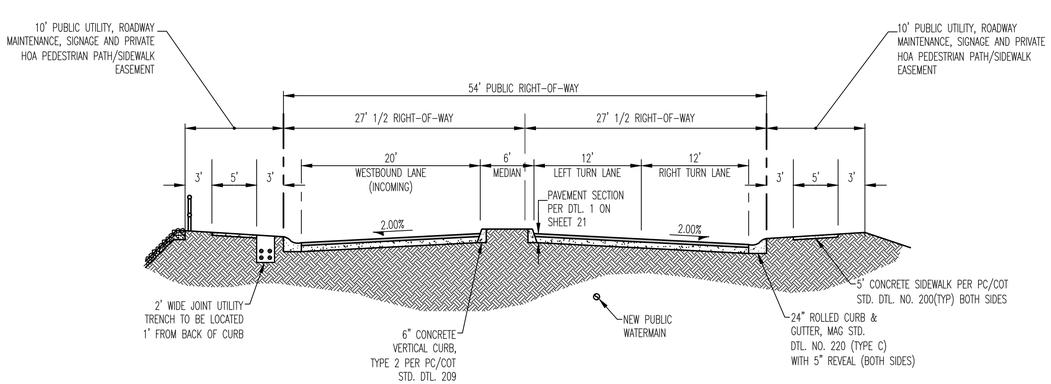
NOTE

SEE PLAN VIEW FOR LOCATION OF SIDEWALK.



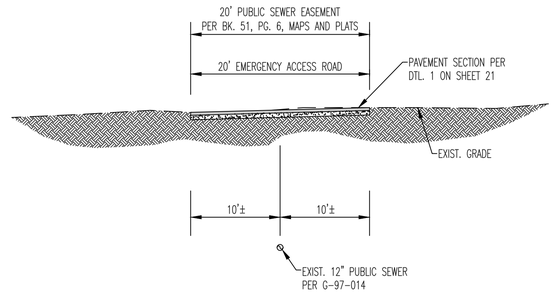
4/21 INTERIOR STREET SECTION ESTATE LOTS

N.T.S.



5/21 ENTRANCE ROAD CROSS SECTION TUMACACORI AT HARTMAN

N.T.S.



6/21 OFFSITE EMERGENCY ACCESS ROAD CROSS SECTION

N.T.S.

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, PE Date Signed AZ U.S.A. EXPIRES 12/31/2016

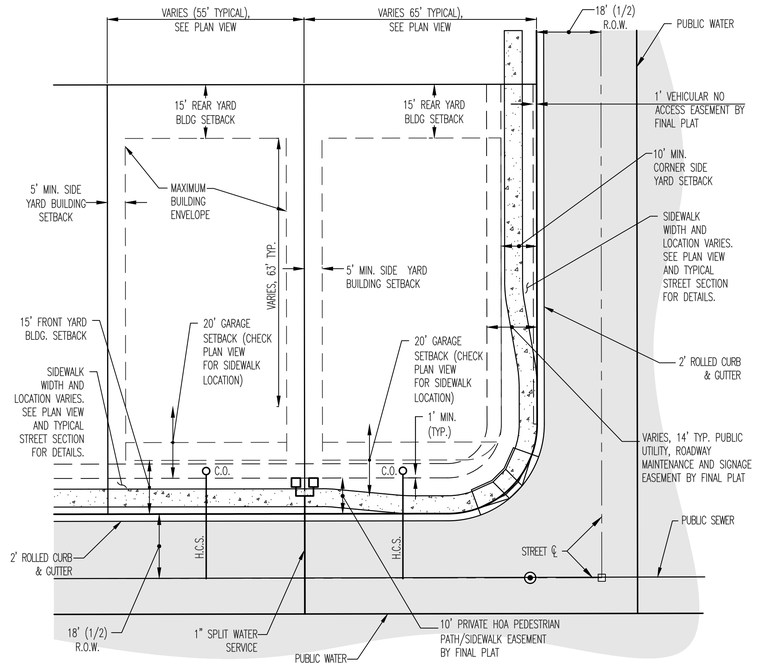
Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	21
DATE:	PROJECT NO.:	SCALE:	OF
02/08/2016	114036-01-0105	AS NOTED	33



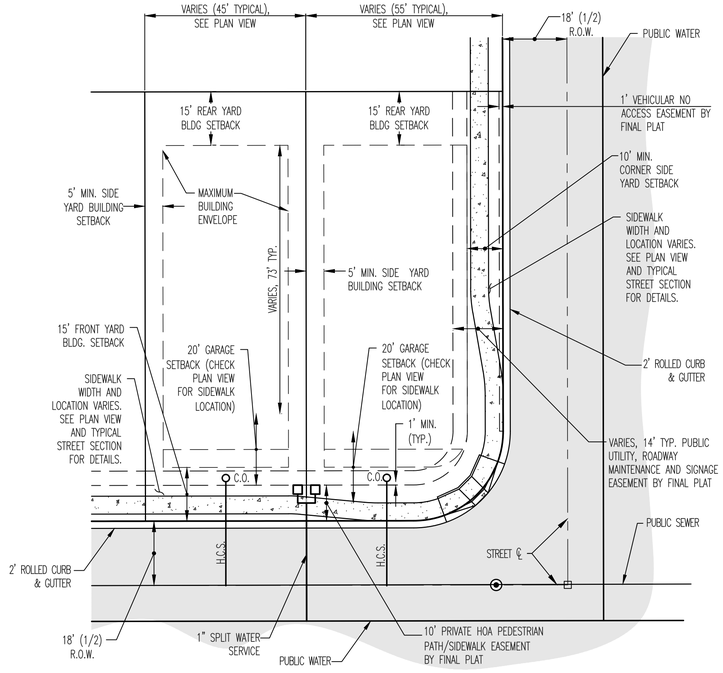
1/22 TYPICAL WIDE COVED LOT LAYOUT

1" = 20'

NOTE

1. SEE PLAN VIEW AND STREET SECTIONS FOR LOCATION AND SIZE OF SIDEWALK.

2. LOT WIDTHS AND DEPTHS VARY. SEE PLAN VIEW FOR INDIVIDUAL LOT DIMENSIONS.



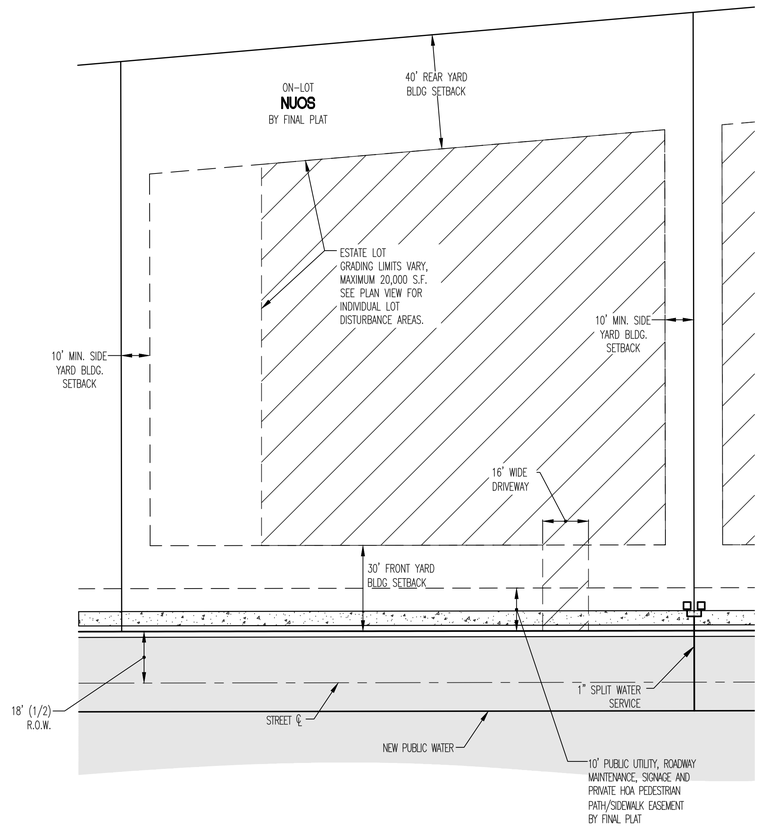
2/22 TYPICAL NARROW COVED LOT LAYOUT

1" = 20'

NOTE

1. SEE PLAN VIEW AND STREET SECTIONS FOR LOCATION AND SIZE OF SIDEWALK.

2. LOT WIDTHS AND DEPTHS VARY. SEE PLAN VIEW FOR INDIVIDUAL LOT DIMENSIONS.



3/22 TYPICAL ESTATE LOT LAYOUT

NTS

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D. WOOD
02/08/16
Date Signed
ARIZONA U.S.A.
EXPIRES 12/31/2016

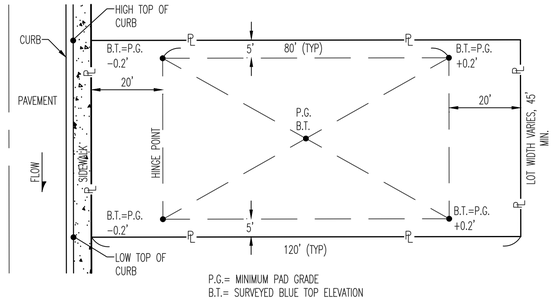
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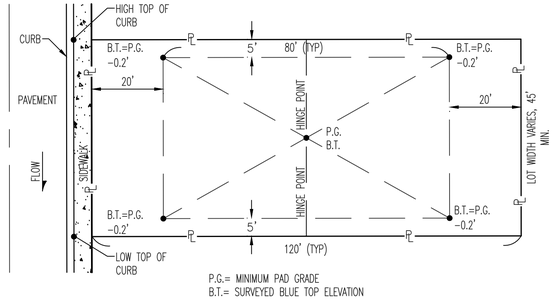
NO.	REVISION	DATE

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J.R.	F.A.P./O.Z.	J.D.W.	22 OF 33
DATE:	PROJECT NO.:	SCALE:	
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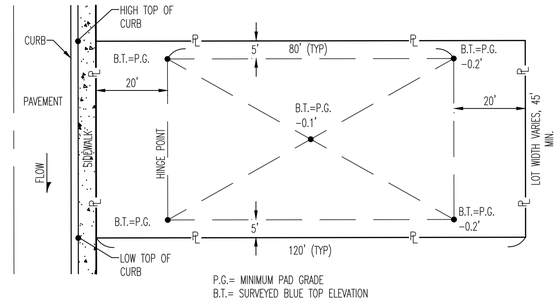
P.G.= MINIMUM PAD GRADE
B.T.= SURVEYED BLUE TOP ELEVATION

TYPICAL TYPE "A" ROUGH GRADING DETAIL (AT TIME OF SITE GRADING)



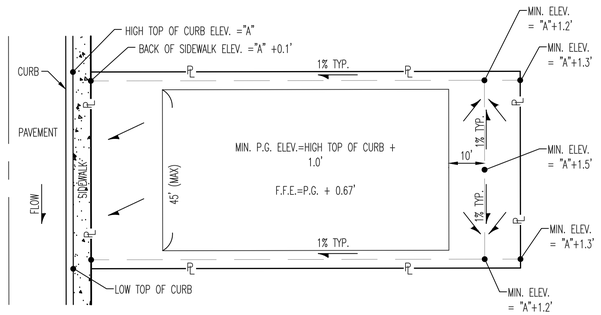
P.G.= MINIMUM PAD GRADE
B.T.= SURVEYED BLUE TOP ELEVATION

TYPICAL TYPE "B" ROUGH GRADING DETAIL (AT TIME OF SITE GRADING)



P.G.= MINIMUM PAD GRADE
B.T.= SURVEYED BLUE TOP ELEVATION

TYPICAL TYPE "C" ROUGH GRADING DETAIL (AT TIME OF SITE GRADING)

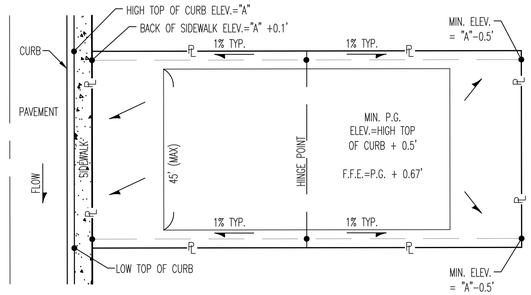


TYPICAL TYPE "A" FINE GRADING DETAIL (AT TIME OF HOME CONSTRUCTION)

NOTES:
1. LOT PAD GRADES (P.G.) SHOWN WITHIN THIS PLAN FOR TYPE "A" LOTS ARE TO BE A MINIMUM OF 1.0' ABOVE THE TOP OF CURB ELEVATION AT THE HIGH SIDE OF THE FRONT OF THE LOT AND MINIMUM FFE'S SET 0.67' ABOVE THE P.G.
2. LOT PADS ARE TO BE GRADED PER THE "AT TIME OF SITE GRADING" DETAILS CONTAINED WITHIN THIS PLAN. THE SPOT GRADES SHOWN ON THE PLAN VIEW OF THE LOTS REPRESENT THE "AT TIME OF SITE GRADING" DETAILS.
3. THE FINE GRADING DETAILS CONTAINED WITHIN THIS PLAN HAVE BEEN CREATED IN COORDINATION WITH THE DEVELOPER AND ARE INCLUDED IN THE PLAN SET SOLELY TO DEMONSTRATE THAT UNDER THE DEVELOPER'S REQUIREMENTS, POSITIVE DRAINAGE CAN BE ACHIEVED WHEN THE HOME CONSTRUCTION IS COMPLETED (NOT A PART OF THIS PLAN SET). THE FINAL FINE GRADED LOT MAY VARY FROM THE ABOVE DETAILS DEPENDING ON THE ACTUAL HOME CONFIGURATION EMPLOYED. THE BUILDER WILL NEED TO CONFIRM THAT THE ACTUAL FINAL FINE LOT GRADING MEETS THE TOWN OF MARANA REQUIREMENTS.

1/23 TYPICAL TYPE "A" LOT GRADING DETAIL

NTS

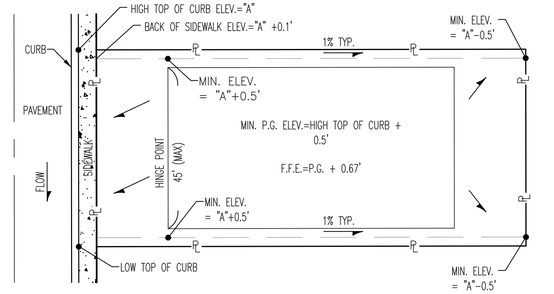


TYPICAL TYPE "B" FINE GRADING DETAIL (AT TIME OF HOME CONSTRUCTION)

NOTES:
1. LOT PAD GRADES (P.G.) SHOWN WITHIN THIS PLAN FOR TYPE "B" LOTS ARE TO BE A MINIMUM OF 0.5' ABOVE THE TOP OF CURB ELEVATION AT THE HIGH SIDE OF THE FRONT OF THE LOT AND MINIMUM FFE'S SET 0.67' ABOVE THE P.G.
2. LOT PADS ARE TO BE GRADED PER THE "AT TIME OF SITE GRADING" DETAILS CONTAINED WITHIN THIS PLAN. THE SPOT GRADES SHOWN ON THE PLAN VIEW OF THE LOTS REPRESENT THE "AT TIME OF SITE GRADING" DETAILS.
3. THE FINE GRADING DETAILS CONTAINED WITHIN THIS PLAN HAVE BEEN CREATED IN COORDINATION WITH THE DEVELOPER AND ARE INCLUDED IN THE PLAN SET SOLELY TO DEMONSTRATE THAT UNDER THE DEVELOPER'S REQUIREMENTS, POSITIVE DRAINAGE CAN BE ACHIEVED WHEN THE HOME CONSTRUCTION IS COMPLETED (NOT A PART OF THIS PLAN SET). THE FINAL FINE GRADED LOT MAY VARY FROM THE ABOVE DETAILS DEPENDING ON THE ACTUAL HOME CONFIGURATION EMPLOYED. THE BUILDER WILL NEED TO CONFIRM THAT THE ACTUAL FINAL FINE LOT GRADING MEETS THE TOWN OF MARANA REQUIREMENTS.

2/23 TYPICAL TYPE "B" LOT GRADING DETAIL

NTS



TYPICAL TYPE "C" FINE GRADING DETAIL (AT TIME OF HOME CONSTRUCTION)

NOTES:
1. LOT PAD GRADES (P.G.) SHOWN WITHIN THIS PLAN FOR TYPE "C" LOTS ARE TO BE A MINIMUM OF 0.5' ABOVE THE TOP OF CURB ELEVATION AT THE HIGH SIDE OF THE FRONT OF THE LOT AND MINIMUM FFE'S SET 0.67' ABOVE THE P.G.
2. LOT PADS ARE TO BE GRADED PER THE "AT TIME OF SITE GRADING" DETAILS CONTAINED WITHIN THIS PLAN. THE SPOT GRADES SHOWN ON THE PLAN VIEW OF THE LOTS REPRESENT THE "AT TIME OF SITE GRADING" DETAILS.
3. THE FINE GRADING DETAILS CONTAINED WITHIN THIS PLAN HAVE BEEN CREATED IN COORDINATION WITH THE DEVELOPER AND ARE INCLUDED IN THE PLAN SET SOLELY TO DEMONSTRATE THAT UNDER THE DEVELOPER'S REQUIREMENTS, POSITIVE DRAINAGE CAN BE ACHIEVED WHEN THE HOME CONSTRUCTION IS COMPLETED (NOT A PART OF THIS PLAN SET). THE FINAL FINE GRADED LOT MAY VARY FROM THE ABOVE DETAILS DEPENDING ON THE ACTUAL HOME CONFIGURATION EMPLOYED. THE BUILDER WILL NEED TO CONFIRM THAT THE ACTUAL FINAL FINE LOT GRADING MEETS THE TOWN OF MARANA REQUIREMENTS.

3/23 TYPICAL TYPE "C" LOT GRADING DETAIL

NTS

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D. WOOD Civil Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

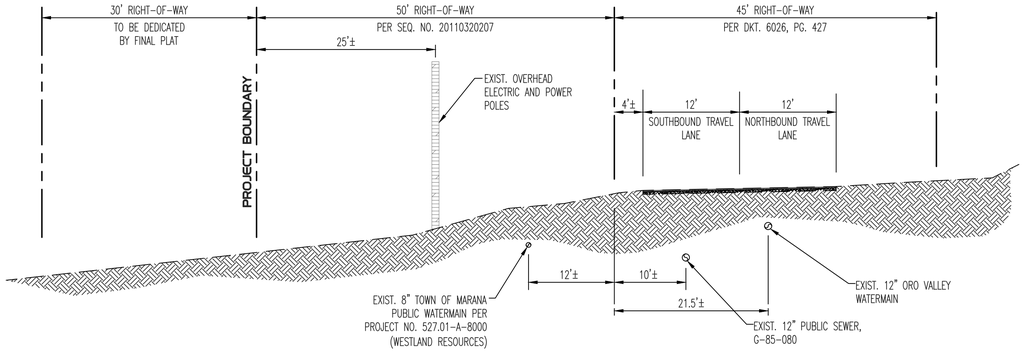
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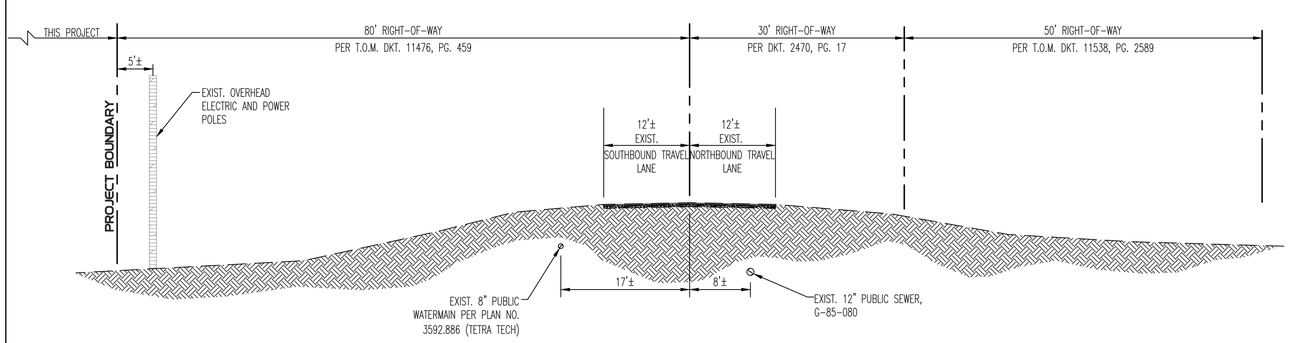
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DATE:	PROJECT NO.:	SCALE:	OF
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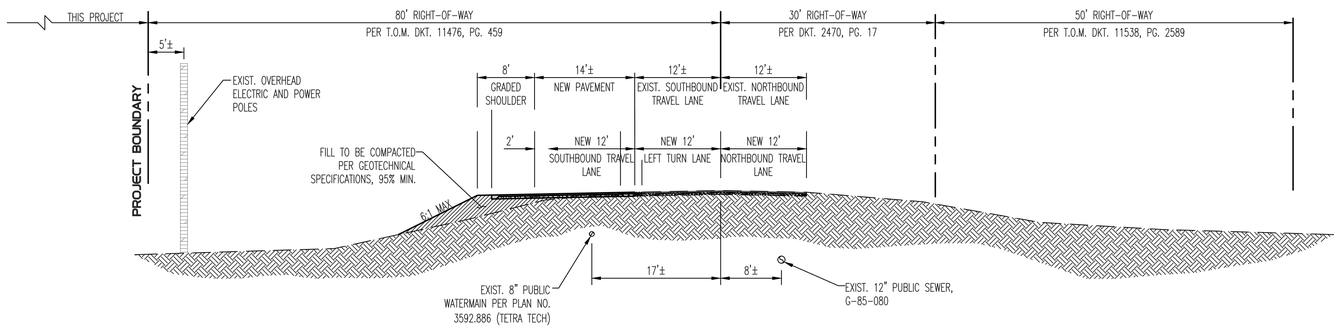
1/24 **EXISTING HARTMAN LANE AT ESTATE LOTS**

1"=10'



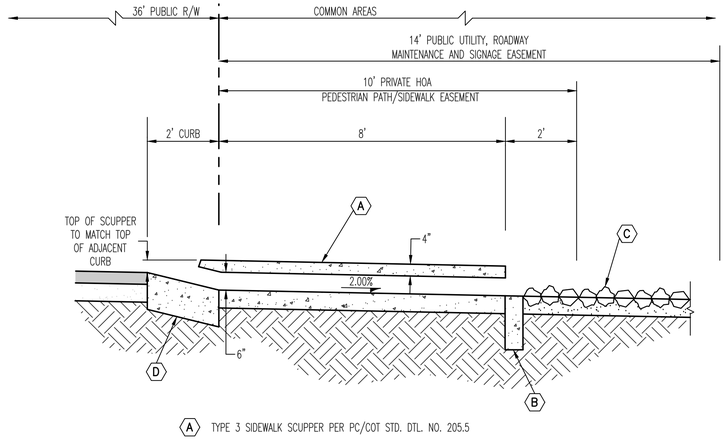
2/24 **EXISTING HARTMAN LANE AT COVED LOTS**

1"=10'



3/24 **HARTMAN LANE TURN LANE ADDITION**

1"=10'



(A) TYPE 3 SIDEWALK SCUPPER PER PC/COT STD. DTL. NO. 205.5

(B) 6" THICK, 18' DEEP CONCRETE CUTOFF WALL AT OUTLET OF SCUPPER

(C) GROUTED ROCK RIP-RAP SPLASH PAD/SWALE LINING

(D) CURB TO BE WARPED DOWN TO MEET SCUPPER INVERT

4/24 **SCUPPER DETAIL**

1"=2'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil)
21734
JOHN D.
WOOD
Date Signed 02/08/16
ARIZONA U.S.A.
EXPIRES 12/31/2016

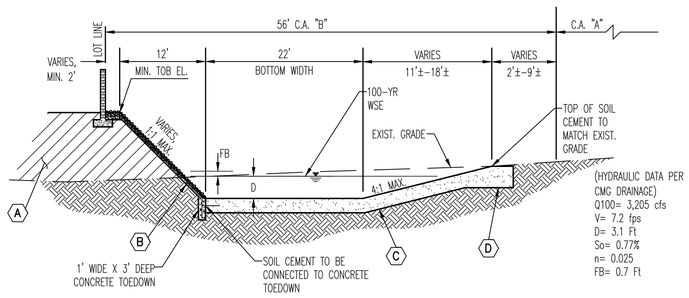
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DATE:	PROJECT NO.:	SCALE:	OF
02/08/2016	114036-01-0105	AS NOTED	33



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

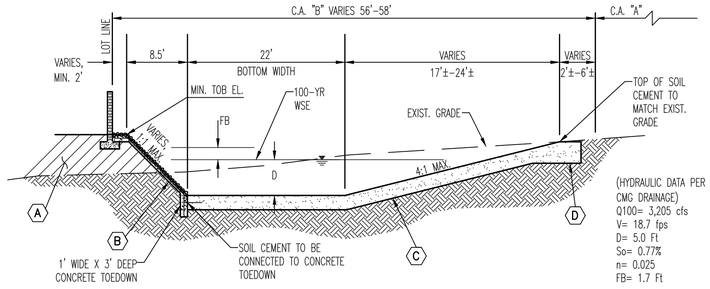
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

NOTE
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

1/25 CHANNEL STA. 6+41.32 TO 9+00
1"=10'



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

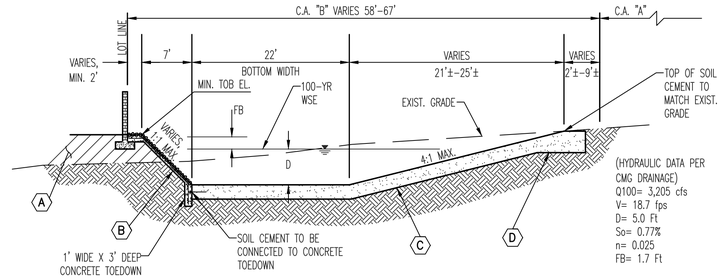
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

NOTE
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

2/25 CHANNEL STA. 10+00 TO 14+50
1"=10'



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

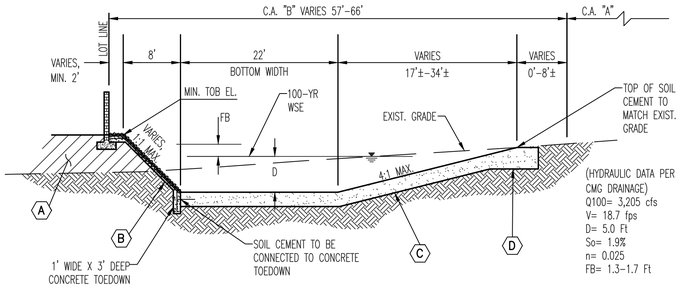
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

NOTE
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

3/25 CHANNEL STA. 15+50 TO 19+50
1"=10'



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

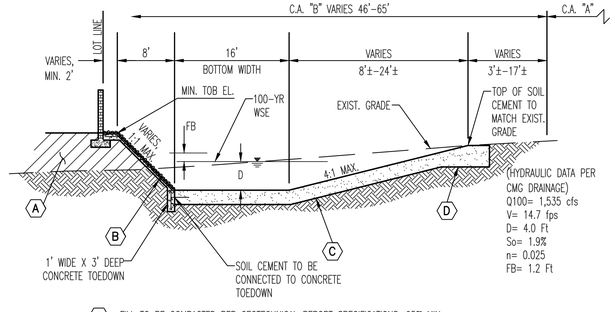
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

NOTE
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

4/25 CHANNEL STA. 20+50 TO 37+00
1"=10'



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

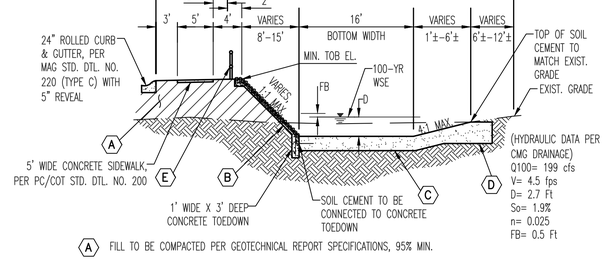
(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

NOTE
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

5/25 CHANNEL STA. 38+00 TO 42+15.04
1"=10'



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(D) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

(E) BARRICADE RAILING PER PC/COT STD. DTL. NO. 105

NOTE
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

6/25 CHANNEL STA. 42+15.04 TO 43+14.49
1"=10'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

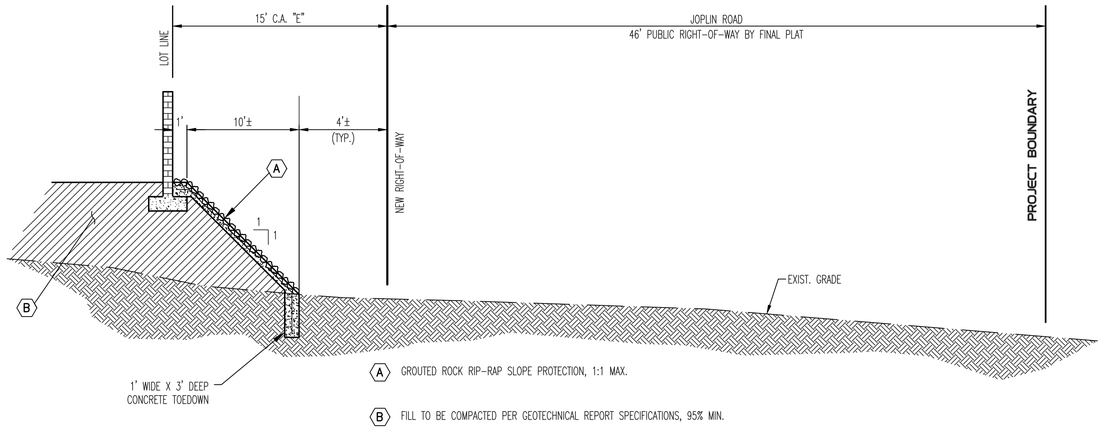
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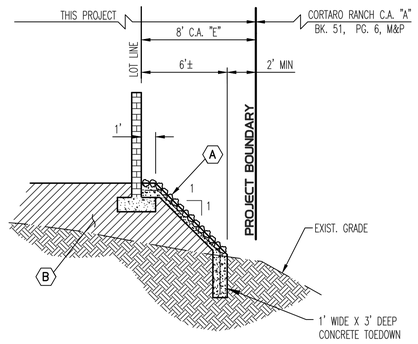
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A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

B FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

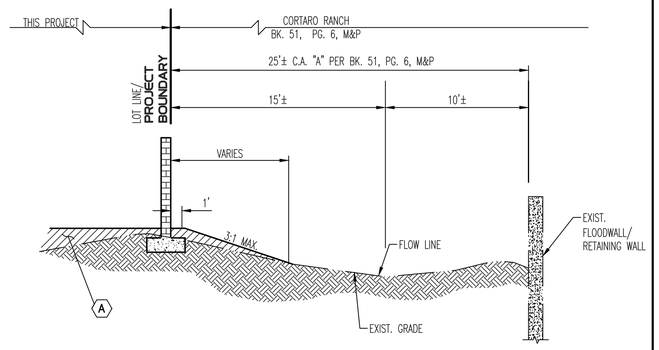
1/26 PERIMETER GRADING DETAIL
LOTS 79 THRU 83
1"=5'



A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

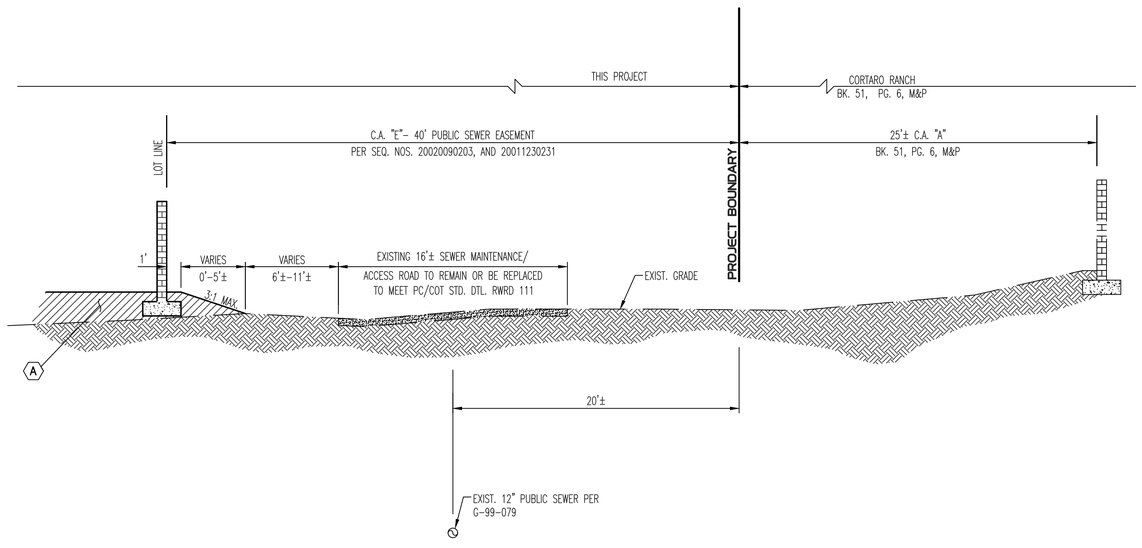
B FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

2/26 PERIMETER GRADING DETAIL
LOTS 83 THRU 89
1"=5'



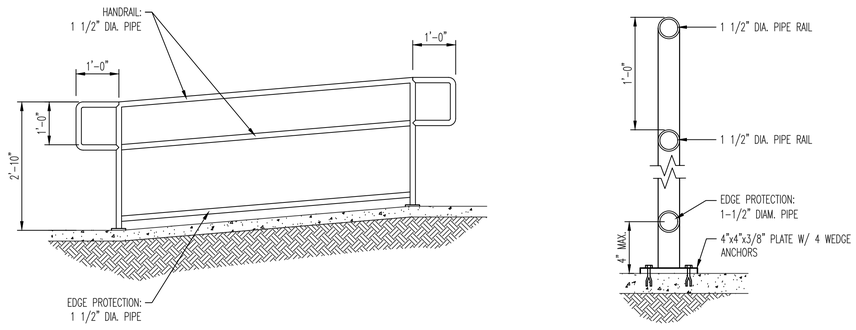
A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

3/26 PERIMETER GRADING DETAIL
LOTS 123 THRU 129
1"=5'



A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

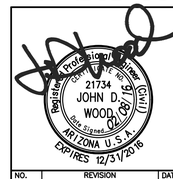
4/26 PERIMETER GRADING DETAIL
LOTS 113 THRU 122
1"=5'



NOTE: 1. HAND RAILING TO EXTEND 1' MIN. BEYOND TOP AND BOTTOM OF RAMP.
2. CONTRACTOR TO COORDINATE WITH LANDSCAPE PLANS FOR HANDRAIL PAINTING/COLOR REQUIREMENTS.

5/26 HAND RAILING DETAIL
N.T.S.

PRV-1505-001P REFERENCE: PCZ-05113



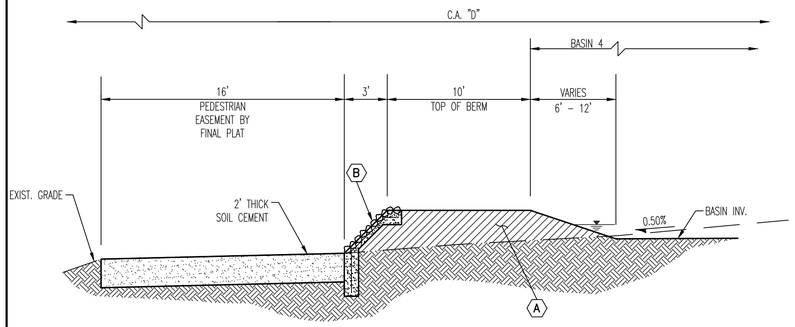
Presidio ENGINEERING INC
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

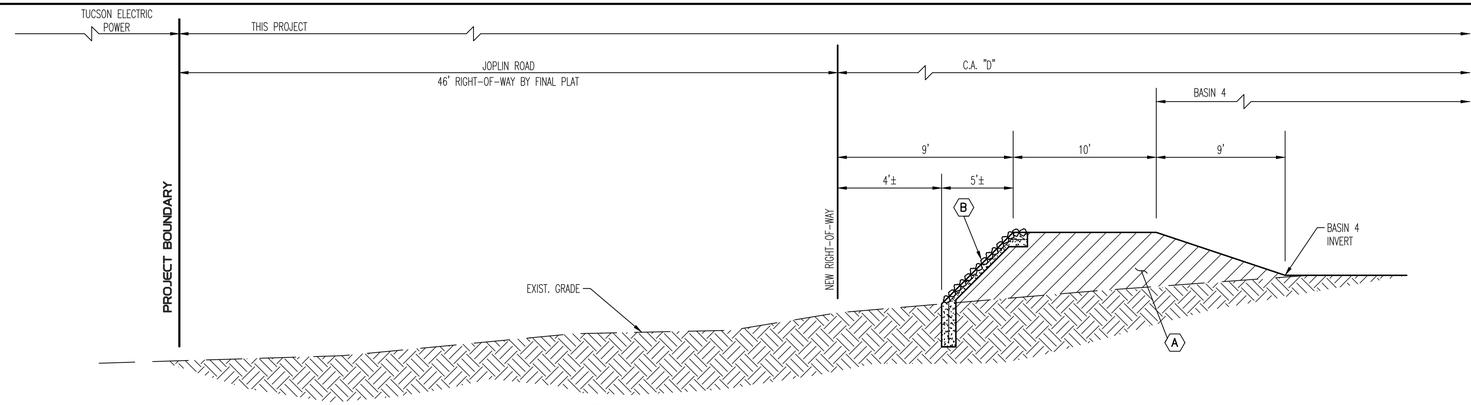
DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	26 OF 33
DATE:	PROJECT NO.:	SCALE:	
02/08/2016	114036-01-0105	AS NOTED	



A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

B GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

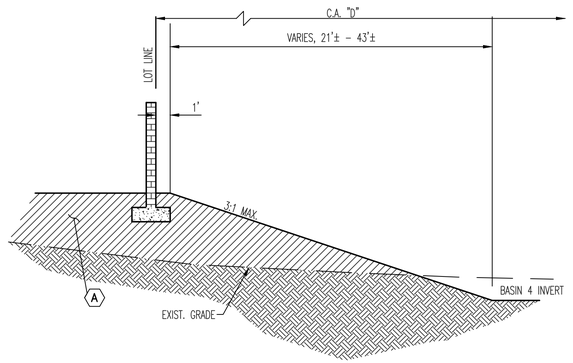
1/27 BASIN 4 NORTH GRADING DETAIL
1"=5'



A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

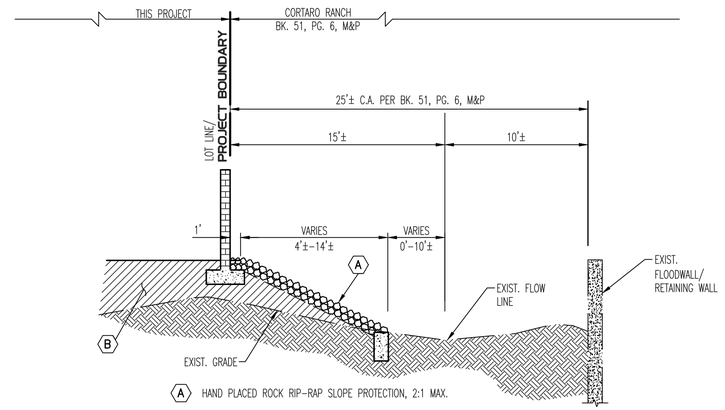
B GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

2/27 BASIN 4 WEST GRADING DETAIL
1"=5'



A FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

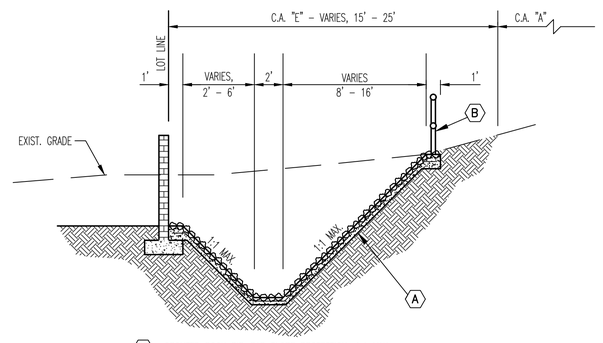
3/27 REAR LOT GRADING DETAIL LOTS 68 THRU 78
1"=5'



A HAND PLACED ROCK RIP-RAP SLOPE PROTECTION, 2:1 MAX.

B FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

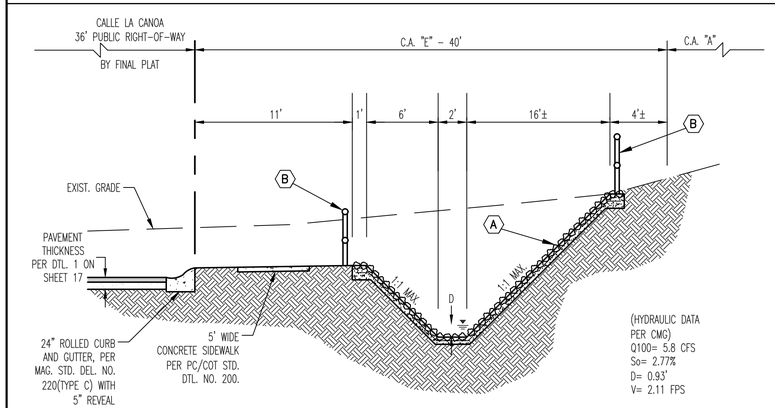
4/27 PERIMETER GRADING DETAIL LOTS 129 THRU 143
1"=5'



A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

B BARRICADE RAILING PER PC/COT STD. DTL. NO 105.

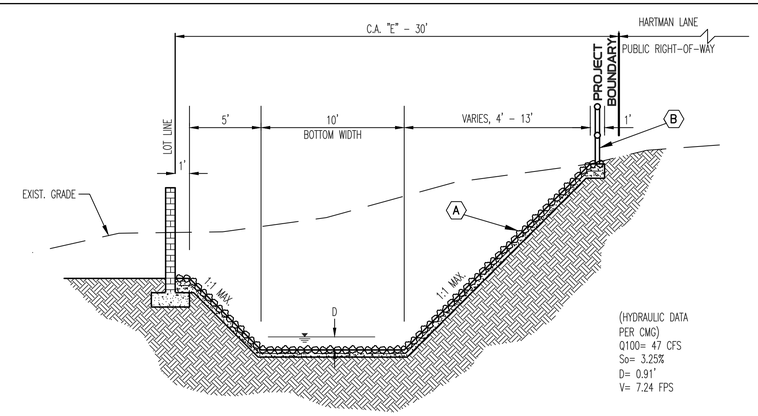
5/27 PERIMETER GRADING DETAIL LOTS 183 AND 213
1"=5'



A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX

B BARRICADE RAILING PER PC/COT STD. DTL. NO 105.

6/27 COMMON AREA GRADING DETAIL AT CALLE LA CANOA
1"=5'



A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

B BARRICADE RAILING PER PC/COT STD. DTL. NO 105.

7/27 PERIMETER GRADING DETAIL LOTS 176 THRU 183
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D
WOOD, PE
Civil
ARIZONA U.S.A.
EXPIRES 12/31/2016

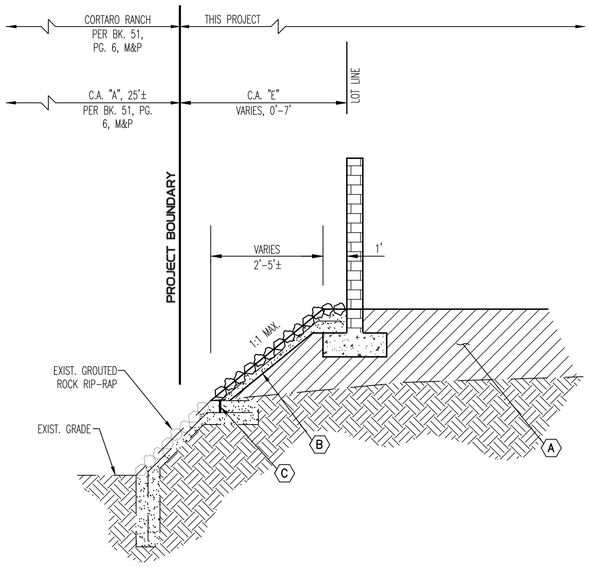
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PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	27 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: AS NOTED	

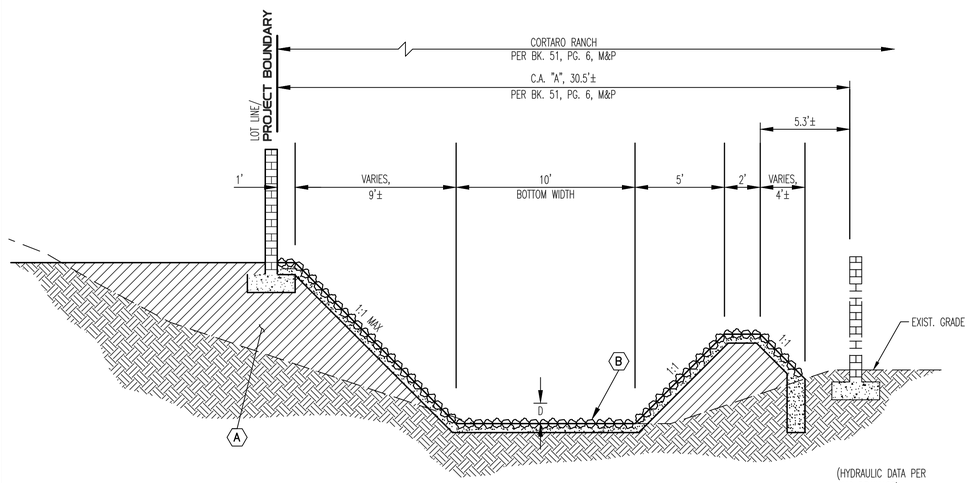


(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) DRILL AND DOWEL, 18" O.C., TO CONNECT NEW GROUTED ROCK RIP-RAP TO EXIST. RIP-RAP

(1/28) PERIMETER GRADING DETAIL
LOTS 145 THRU 158
1"=3'

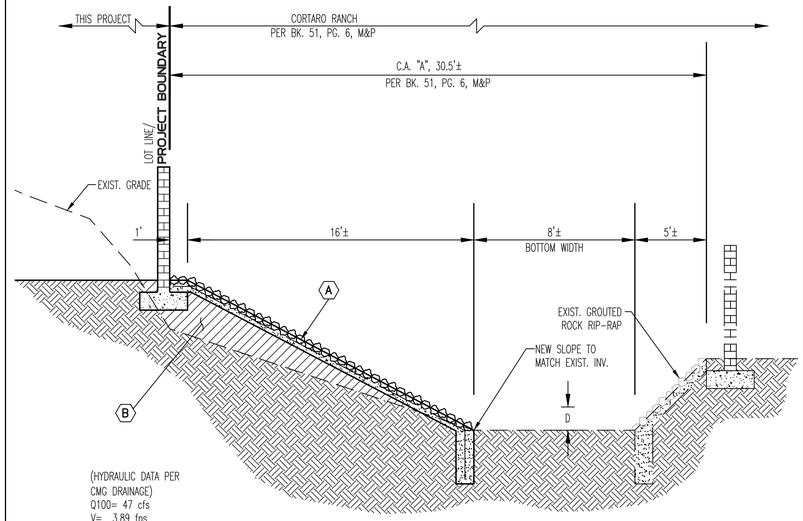


(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(HYDRAULIC DATA PER
CMG DRAINAGE)
Q100= 47 cfs
V= 3.70 fps
D= 1.14 Ft
So= 0.80%
n= 0.035
FB= 3.86 Ft

(2/28) PERIMETER GRADING DETAIL
LOTS 174 THRU 175
1"=4'

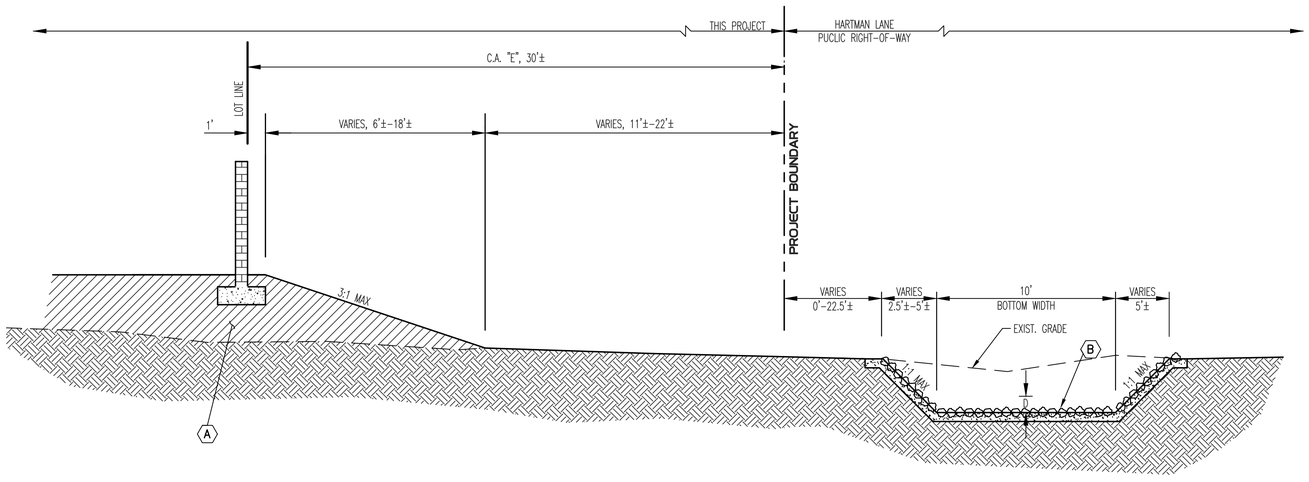


(HYDRAULIC DATA PER
CMG DRAINAGE)
Q100= 47 cfs
V= 3.89 fps
D= 1.30 Ft
So= 0.80%
n= 0.035
FB= 1.11 Ft

(A) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(B) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(3/28) PERIMETER GRADING DETAIL
LOTS 158 THRU 174
1"=4'

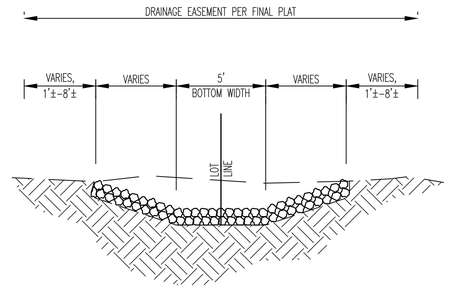


(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(HYDRAULIC DATA PER
CMG DRAINAGE)
Q100= 47 cfs
V= 7.24 fps
D= 0.91 Ft
So= 3.25%
n= 0.035
FB= 1.1 Ft

(4/28) PERIMETER GRADING DETAIL
EAST OF LOT 175
1"=4'



(A) DUMPED ROCK RIP-RAP, D50=9", THICKNESS=2XD50, WITH FILTER FABRIC UNDERLAY.

(5/28) ESTATE LOTS DRAINAGE SWALE
1"=4'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer
21734
JOHN D.
WOOD
Date Signed
ARIZONA U.S.A.
EXPIRES 12/31/2016

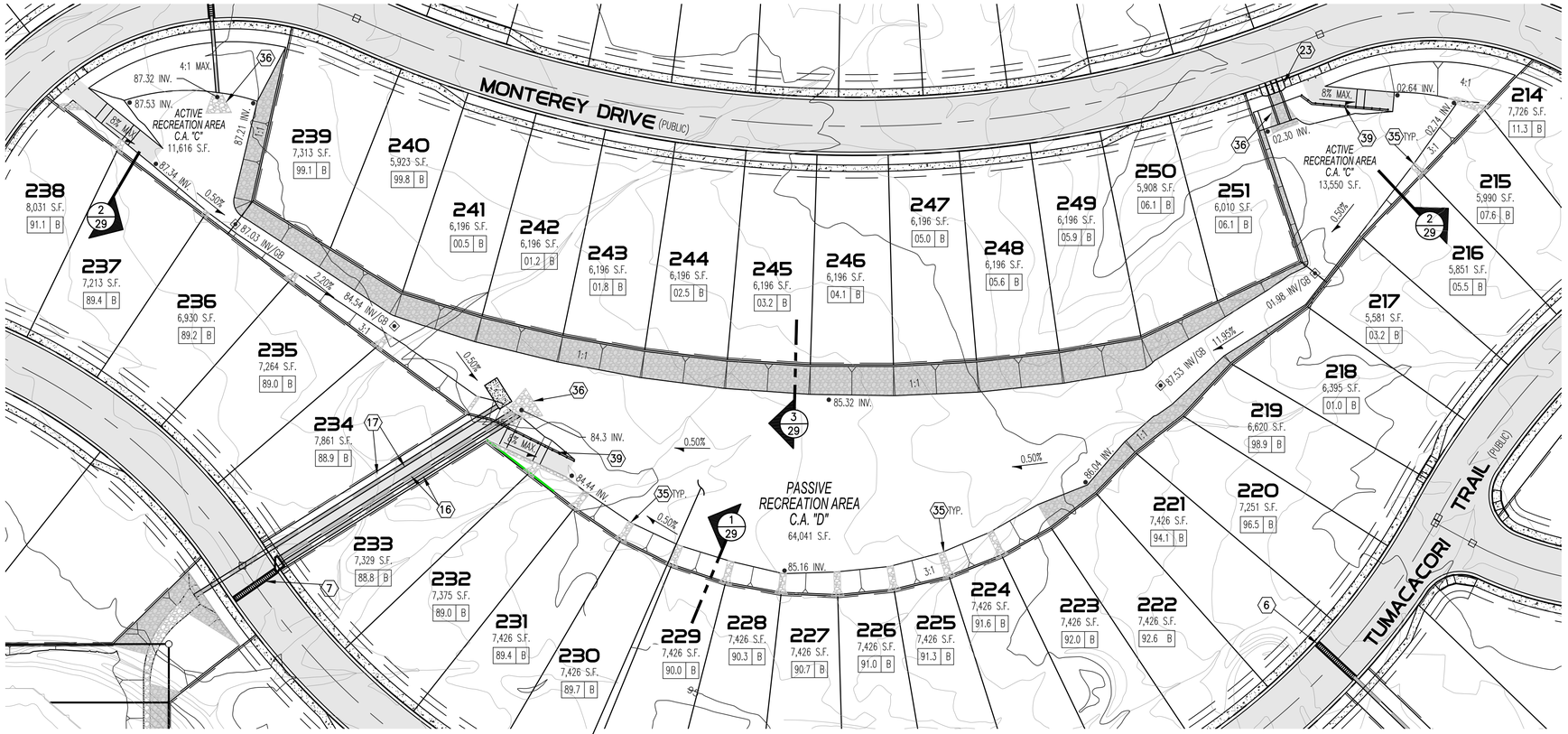
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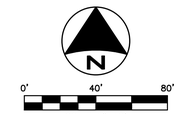
PRELIMINARY PLAT FOR
DE ANZA, LOTS 1 - 265
AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26,
T-12-S, R-12-E, G&SRB&M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	28
DATE:	PROJECT NO.:	SCALE:	OF
02/08/2016	114036-01-0105	AS NOTED	33





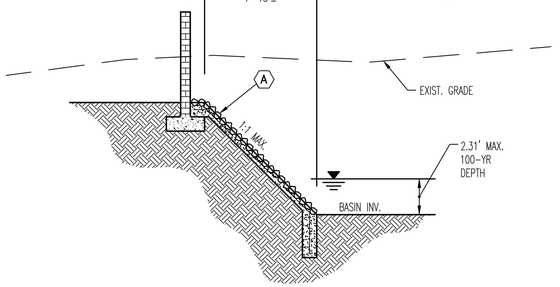
KEYNOTES

SEE MASTER LIST ON SHEET 20

6. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON.
7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10–36" LONG NEENAH R–4999–L9, BOLTED–TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35–B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
11. 50 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
16. 175 LF OF 2–24" 16 GAGE CMP AT 0.50%.
17. 225 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT–OF–WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2–3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
35. GROUTED ROCK RIP–RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP–RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.

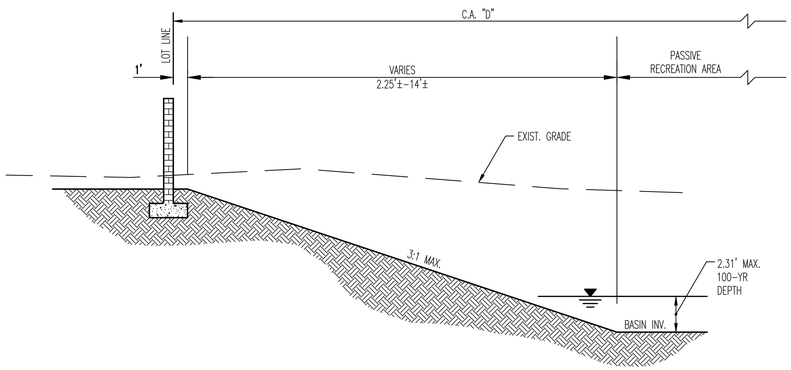
BASIN # 1
Q–100 IN= 109.3 CFS
Q–100 OUT= 37.8 CFS
BASIN INV= 2176.5
MAX DEPTH= 2.31 FEET
100–YR MAX WSEL= 2178.81

BASIN 1 PLAN VIEW
1"=40'

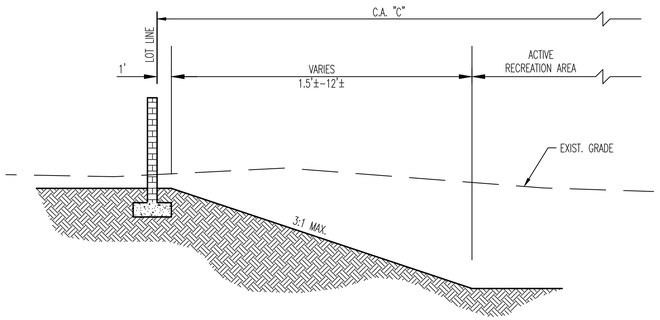


A GROUTED ROCK RIP–RAP SLOPE PROTECTION, 1:1 MAX.

3/29 BASIN 1 GRADING, 1:1 SLOPE DETAIL
1"=5'



1/29 BASIN 1 GRADING DETAIL INTO PASSIVE RECREATION AREA
1"=5'



2/29 BASIN 1 GRADING DETAIL INTO ACTIVE RECREATION AREA
1"=5'

PRV–1505–001P REFERENCE: PCZ–05113

Registered Professional Engineer 21734 JOHN D WOOD 12/31/16 Civil Digitally Signed ARIZONA U.S.A. EXPIRES 12/31/2016

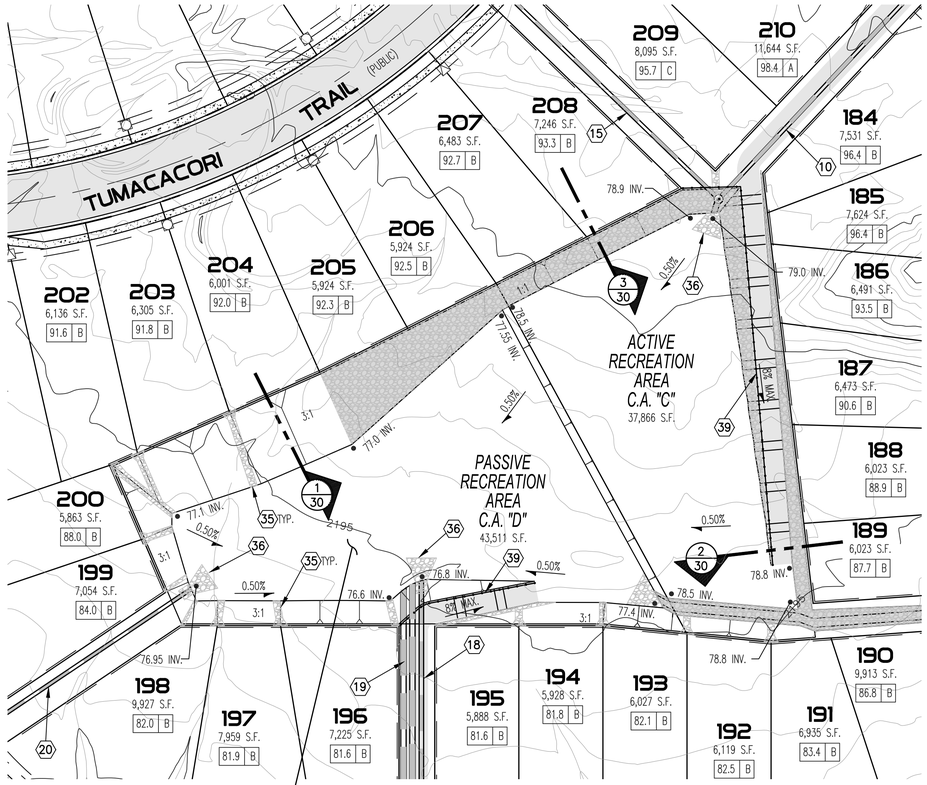
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PRELIMINARY PLAT FOR DE ANZA, LOTS 1 – 265 AND COMMON AREAS "A", "B", "C", "D" & "E"

BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW–NE 1/4's OF SEC. 26, T–12–S, R–12–E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	29 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036–01–0105	SCALE: C.I.=1' 1"=40'	

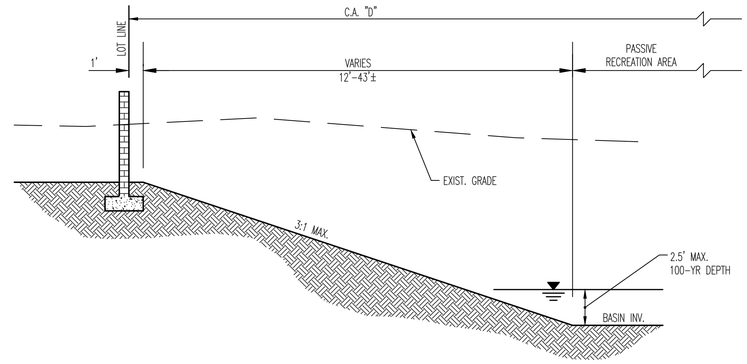


BASIN # 1
Q-100 IN= 97.1 CFS
Q-100 OUT= 13.0 CFS
BASIN INV.= 2184.0
MAX. DEPTH= 2.47 FT
100-YR MAX. WSEL= 2186.47

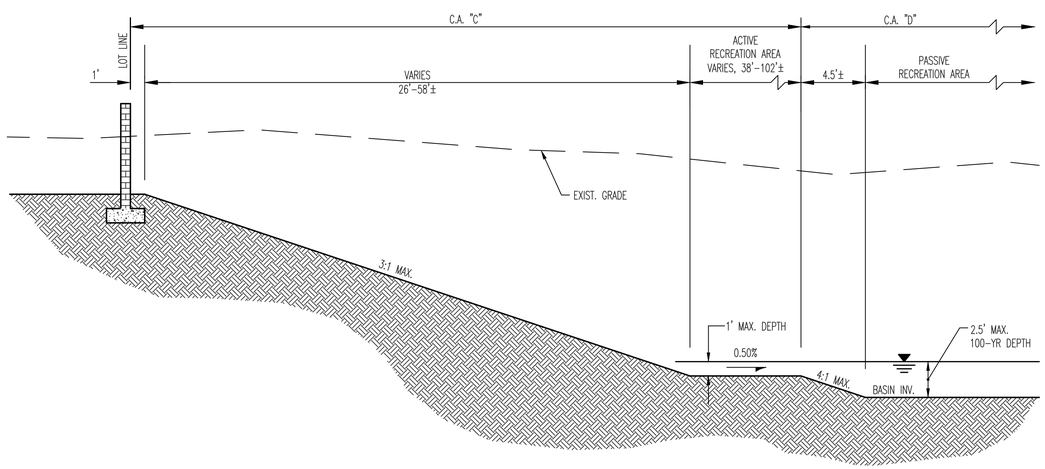
BASIN 2 PLAN VIEW
1"=40'

KEYNOTES
SEE MASTER LIST ON SHEET 20

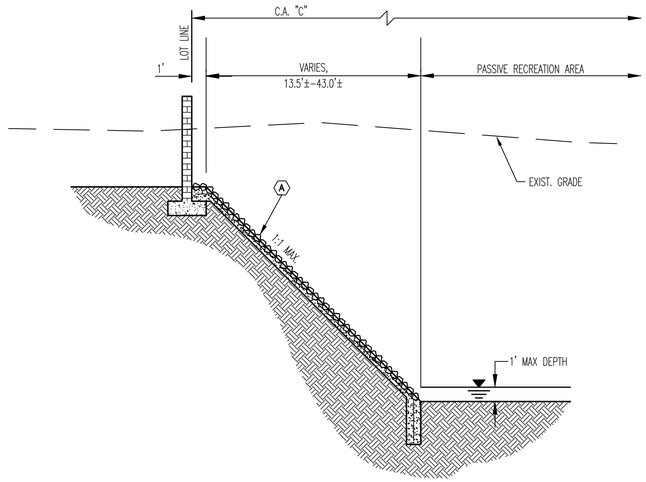
10. 170 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
15. 180 LF OF 24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
18. 150 LF OF 30" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
19. 320 LF OF 2-24" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
20. 160 LF OF 24" 16 GAGE CMP AT 0.50%.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.



1/30 BASIN 2 GRADING DETAIL INTO PASSIVE RECREATION AREA
1"=5'



2/30 BASIN 2 GRADING DETAIL FOR PASSIVE AND ACTIVE RECREATION AREA
1"=5'



(A) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

3/30 BASIN 2 GRADING DETAIL INTO ACTIVE RECREATION AREA
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113

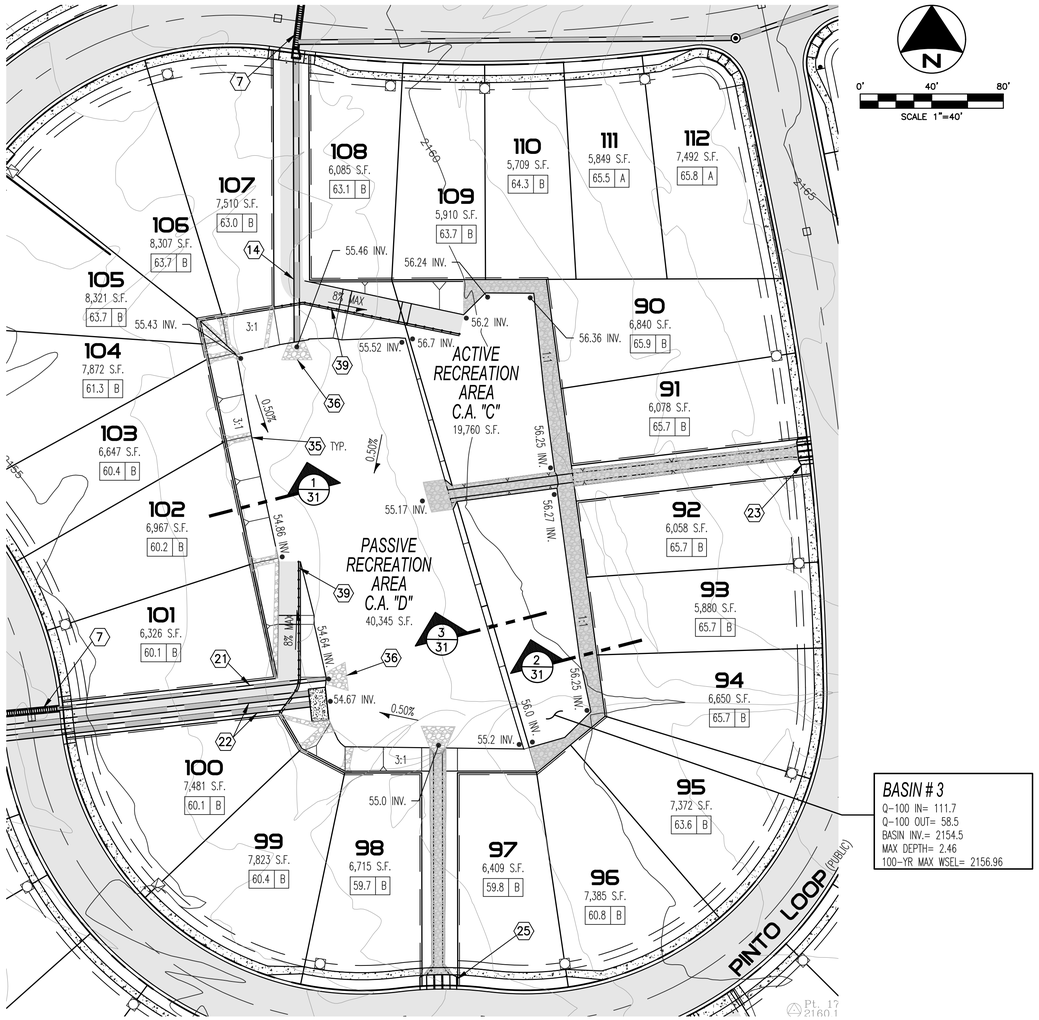
Registered Professional Engineer
21734
JOHN D.
WOOD
Date Signed 02/08/16
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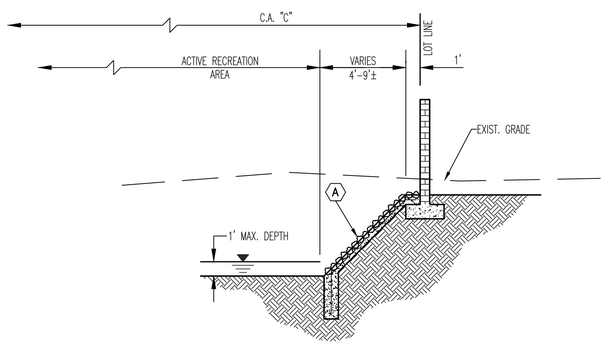
NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	30 OF 33
DATE:	PROJECT NO.:	SCALE:	
02/08/2016	114036-01-0105	C.I.=1' 1"=40'	



BASIN # 3
Q-100 IN= 111.7
Q-100 OUT= 58.5
BASIN INV.= 2154.5
MAX DEPTH= 2.46
100-YR MAX WSEL= 2156.96

BASIN 3 PLAN VIEW
1"=40'

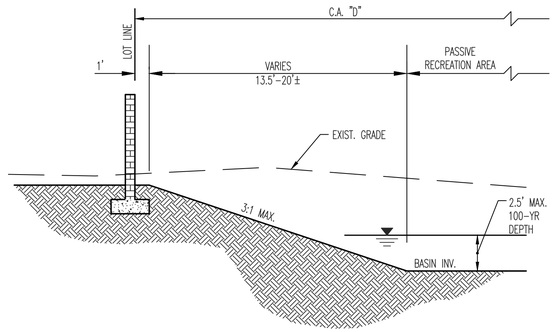


A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

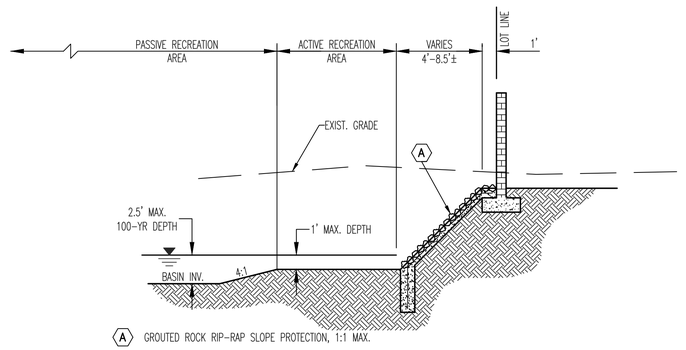
2/31 BASIN 3 GRADING DETAIL INTO ACTIVE RECREATION AREA
1"=5'

KEYNOTES
SEE MASTER LIST ON SHEET 20

7. TYPE 4 CATCHBASIN PER PC/COT STD. DTL. NO. 309, MODIFIED TO USE 10-36" LONG NEENAH R-4999-L9, BOLTED-TYPE "L" GRATES AND FRAME ASSEMBLIES TO BE HEAVY DUTY (HS20 LOAD CAPACITY), CLASS 35-B GRAY IRON. ALTERNATE VANE DIRECTION EVERY OTHER GRATE.
14. 160 LF OF 36" PIPE AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
21. 150 LF OF 24" 16 GAGE CMP AT 0.50%.
22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
23. TYPE 3 SIDEWALK SCUPPER WITH 2-3' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
25. TYPE 3 SIDEWALK SCUPPER WITH 3-4' WIDE OPENINGS PER DTL. 4 ON SHEET 24.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.



1/31 BASIN 3 GRADING DETAIL INTO PASSIVE RECREATION AREA
1"=5'



A GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

3/31 BASIN 3 GRADING DETAIL FROM ACTIVE TO PASSIVE RECREATION AREA
1"=5'

PRV-1505-001P REFERENCE: PCZ-05113

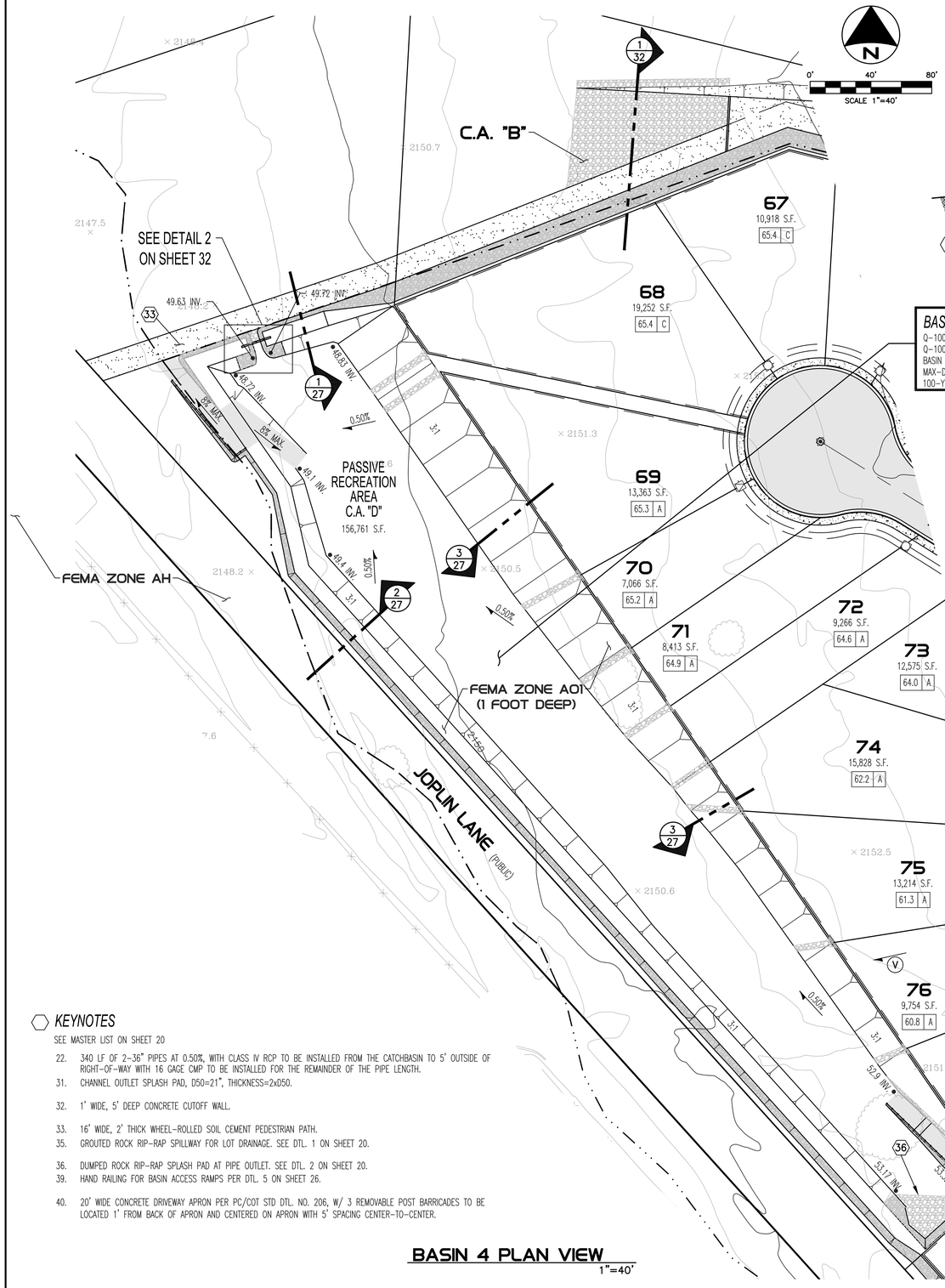
Registered Professional Engineer (Civil) 21734 JOHN D. WOOD, DEC. 31, 2016 Date Signed AMIZONA U.S.A. EXPIRES 12/31/2016

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

PRELIMINARY PLAT FOR DE ANZA, LOTS 1 - 265 AND COMMON AREAS "A", "B", "C", "D" & "E"
BEING A PORTION OF THE SE 1/4 OF SEC. 23 & NW-NE 1/4's OF SEC. 26, T-12-S, R-12-E, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	31 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: C.I.=1' 1"=40'	



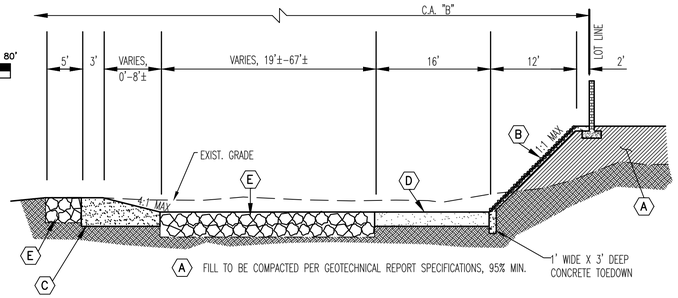
KEYNOTES

SEE MASTER LIST ON SHEET 20

22. 340 LF OF 2-36" PIPES AT 0.50%, WITH CLASS IV RCP TO BE INSTALLED FROM THE CATCHBASIN TO 5' OUTSIDE OF RIGHT-OF-WAY WITH 16 GAGE CMP TO BE INSTALLED FOR THE REMAINDER OF THE PIPE LENGTH.
31. CHANNEL OUTLET SPLASH PAD, D50=21", THICKNESS=2xD50.
32. 1' WIDE, 5' DEEP CONCRETE CUTOFF WALL.
33. 16' WIDE, 2' THICK WHEEL-ROLLED SOIL CEMENT PEDESTRIAN PATH.
35. GROUTED ROCK RIP-RAP SPILLWAY FOR LOT DRAINAGE. SEE DTL. 1 ON SHEET 20.
36. DUMPED ROCK RIP-RAP SPLASH PAD AT PIPE OUTLET. SEE DTL. 2 ON SHEET 20.
39. HAND RAILING FOR BASIN ACCESS RAMPS PER DTL. 5 ON SHEET 26.
40. 20' WIDE CONCRETE DRIVEWAY APRON PER PC/COT STD DTL. NO. 206, W/ 3 REMOVABLE POST BARRICADES TO BE LOCATED 1' FROM BACK OF APRON AND CENTERED ON APRON WITH 5' SPACING CENTER-TO-CENTER.

BASIN 4 PLAN VIEW
1"=40'

BASIN # 4
Q-100 IN= 67.1 CFS
Q-100 OUT= 4.1 CFS
BASIN INV.= 2149.0
MAX-DEPTH= 1.87 FT.
100-YR MAX WSEL= 2150.87



(A) FILL TO BE COMPACTED PER GEOTECHNICAL REPORT SPECIFICATIONS, 95% MIN.

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

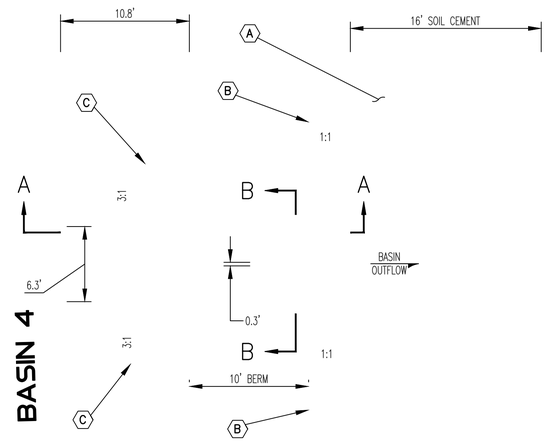
(C) 3' LONG x 4' DEEP SOIL CEMENT KEY-IN

(D) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(E) DUMPED ROCK RIP-RAP PROTECTION, D50=21"

NOTE
1. CONTRACTOR TO ADJUST TO MATCH EXISTING GRADE AT EDGE OF SOIL CEMENT KEY-IN.
2. CHANNEL INVERT TO BE USED AS 16' WIDE MAINTENANCE ACCESS.

1/32 CHANNEL OUTLET CROSS SECTION
1"=10'

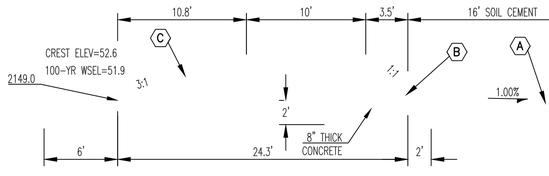


(A) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 3:1 MAX.

2/32 BASIN OUTLET STRUCTURE PLAN VIEW
1"=6'

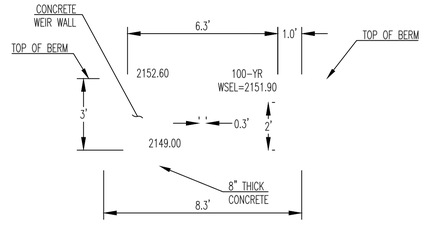


(A) 2' THICK, WHEEL-ROLLED SOIL CEMENT EROSION PROTECTION

(B) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 1:1 MAX.

(C) GROUTED ROCK RIP-RAP SLOPE PROTECTION, 3:1 MAX.

CROSS SECTION A-A
1"=6'



CROSS SECTION B-B
1"=3'

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer 21734 JOHN D. WOOD 02/08/16 Date Signed ARIZONA U.S.A. EXPIRES 12/31/2016

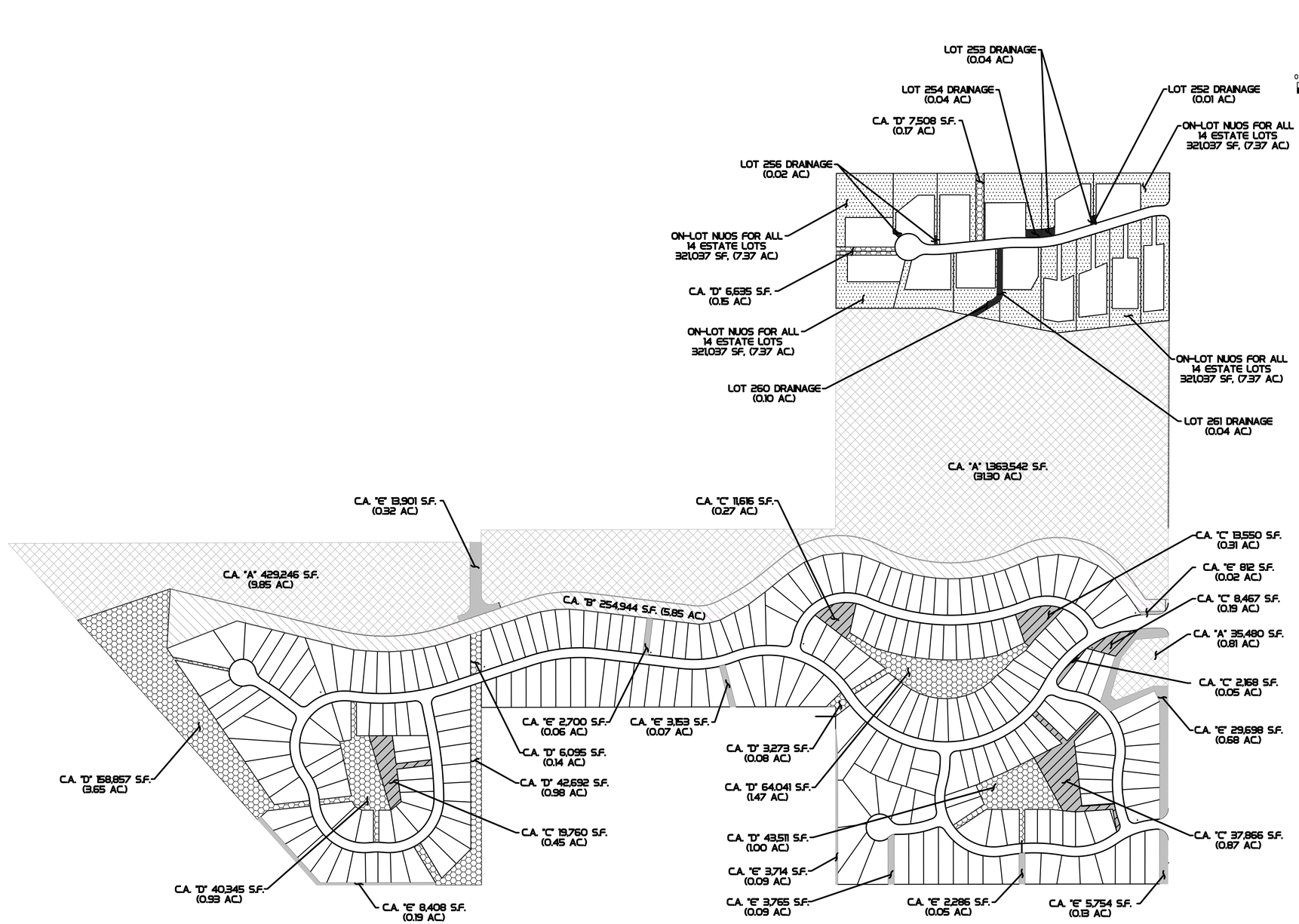
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NO.	REVISION	DATE

DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	32
DATE:	PROJECT NO.:	SCALE:	OF
02/08/2016	114036-01-0105	C.I.=1' 1"=40'	33



LEGEND

- COMMON AREA "A" – NATURAL UNDISTURBED OPEN SPACE
- COMMON AREA "B" – INTERCEPTOR CHANNEL
- COMMON AREA "C" – PRIVATE COMMON ON-SITE ACTIVE RECREATION AREA
- COMMON AREA "D" – PRIVATE COMMON ON-SITE PASSIVE RECREATION AREA
- COMMON AREA "E" – OPEN SPACE/PUBLIC UTILITIES AND DRAINAGE
- ON-LOT NUOS – NATURAL UNDISTURBED OPEN SPACE LOCATED WITHIN THE ESTATE LOTS
- ESTATE LOT PUBLIC DRAINAGE – ESTATE LOT PUBLIC DRAINAGE EASEMENT DISTURBANCE OUTSIDE OF PAD IMPROVEMENTS

COMMON AREA MAP

1"=200'

COMMON AREA "A" = 1,828,268 S.F. (41.97 AC.)

COMMON AREA "B" = 254,944 S.F. (5.85 AC.)

COMMON AREA "C" = 93,427 S.F. (2.14 AC)

COMMON AREA "D" = 372,957 S.F. (8.56 AC.)

COMMON AREA "E" = 74,191 (1.70 AC.)

ON-LOT NUOS = 321,037 S.F. (7.37 AC.)

ESTATE DRAINAGE = 10,787 S.F. (0.25 AC.)

PRV-1505-001P REFERENCE: PCZ-05113

Registered Professional Engineer (Civil) 21734 JOHN D WOOD Date Signed 02/08/2016 ARIZONA U.S.A. EXPIRES 12/31/2016

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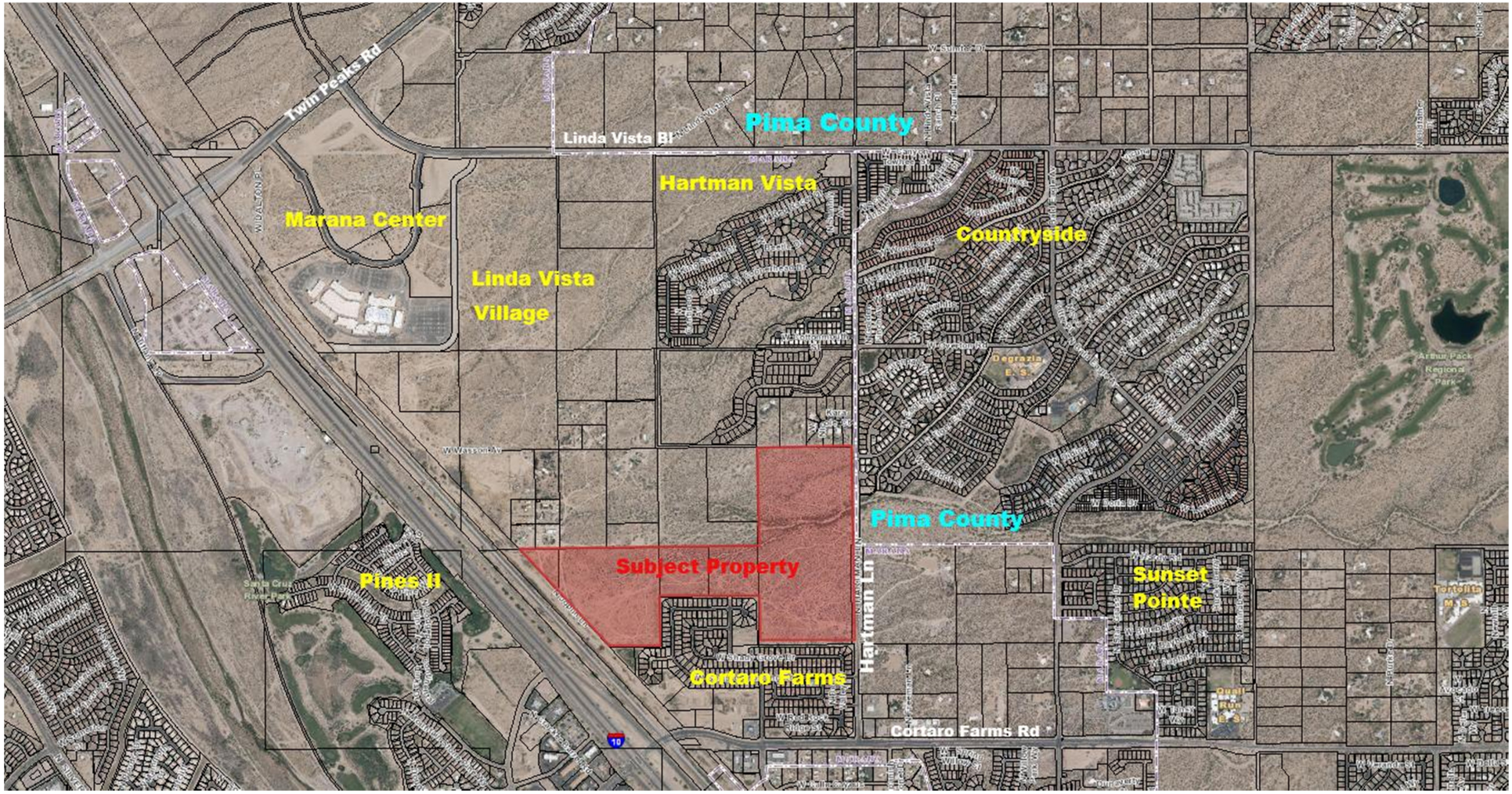
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DESIGNED:	DRAWN:	CHECKED:	SHEET
J.R.	F.A.P./O.Z.	J.D.W.	33 OF 33
DATE: 02/08/2016	PROJECT NO.: 114036-01-0105	SCALE: 1"=200'	

Location Map



Case Number: PRV1505-001

Title: DeAnza

Request: Approval of a preliminary plat for DeAnza, Lots 1-265 and Common Areas 'A', 'B', 'C', 'D', & 'E'.

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: DeAnza Parcel #(s): See attached

Description of Project: Single Family Detached Residential Gross Area (Acres): 133.0

Project Address/Location: West side of Hartman Lane north of Cortaro Farms Road

Property Owner: See attached Contact Person: Larry Kreis

Street Address: 8710 N. Thornydale Road #120 Email: lkreis@redpointdevelopment.com

City: Tucson State: AZ Zip Code: 85742

Phone #: (520) 408-2300 Fax #: (520) 408-2600 Cell #: _____

Applicant: Red Point Development Contact Person: Larry Kreis

Street Address: 8710 N. Thornydale Road #120 Email: lkreis@redpointdevelopment.com

City: Tucson State: AZ Zip Code: 85742

Phone #: (520) 408-2300 Fax #: (520) 408-2600 Cell #: _____

Agent/Representative: Presidio Engineering, Inc. Contact Person: Tanya Washington

Street Address: 190 S. Stratford Dr. #105 Email: tanya@presidioengineering.com

City: Tucson State: AZ Zip Code: 85716

Phone #: (520) 795-7255 Fax #: (520) 795-6747 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).**

Larry Kreis — Print Name of Owner/Applicant

Larry Kreis — Signature

5-1-15 — Date

Internal Use Only:

Project No. _____ Date Received _____ Signature _____

Tax Parcel Nos.

221-06-032C, 221-19-0040, 221-19-0050, 221-19-0060 and 221-19-0070.

Property Owners:

Fidelity National Title Agency, Inc. Trust Nos. 60,104 and 30,199
ATTN: Marty Hill
6245 E. Broadway Blvd., Suite 180
Tucson, AZ 85711
(520) 751-2970

Kai-Hartman Lane, LLC
ATTN: Sidney Lex Felker
PO Box 2305
Cortaro, AZ 85652-2305

Council-Regular Meeting **C2**

Meeting Date: 04/19/2016

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: April 19, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2016-037: Relating to Development; approving and authorizing the Mayor to execute the Marana Spectrum Reconciliation Agreement for the Marana Center development project (Frank Cassidy)

Discussion:

This proposed reconciliation agreement ties up loose ends related to the Town's retail sales tax reimbursement of VP Marana for public infrastructure costs associated with the Marana Center development. Specifically, the reconciliation agreement:

- acknowledges the total principal amount of reimbursement owed as of October 1, 2015
- sets October 1, 2015, as the interest accrual date
- clears up a potential issue concerning the payee on the first reimbursement check
- slightly extends reimbursement deadlines (allowing for the Town's receipt of all quarterly tax proceeds)
- clarifies how reimbursements are applied (first to accrued interest, then to principal)
- covers a few other minor details

The reconciliation agreement does not change or increase the Town's financial obligations under the Marana Center Development Agreements.

Staff Recommendation:

Staff recommends adoption of Resolution 2016-037, approving and authorizing the Mayor to sign the Marana Spectrum Reconciliation Agreement.

Suggested Motion:

I move to adopt Resolution 2016-037, approving and authorizing the Mayor to sign the Marana Spectrum Reconciliation Agreement.

Attachments

Resolution No. 2016-037

Exhibit A to Resolution MC reconcilation agt

MARANA RESOLUTION NO. 2016-037

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE MARANA SPECTRUM RECONCILIATION AGREEMENT FOR THE MARANA CENTER DEVELOPMENT PROJECT

WHEREAS VP Marana 160, LLC and the Town of Marana are parties to the Second Amendment to Marana Spectrum Development Agreement recorded in the office of the Recorder of Pima County, Arizona, on May 15, 2014, at Sequence 20141350543 (the "Second DA Amendment"); and

WHEREAS the Second DA Amendment and the agreements it amends (collectively the "Marana Center Development Agreements") facilitate the development of the Marana Center development project ("Marana Center"), formerly known as Marana Spectrum, located in Marana, Arizona, on the land depicted on the Marana Center Final Block Plat recorded in the office of the Recorder of Pima County, Arizona, on August 22, 2014, at Sequence 20142340180; and

WHEREAS VP Marana 160, LLC and the Town of Marana desire to clarify and reconcile certain of their rights and obligations under the Marana Center Development Agreements; and

WHEREAS the Mayor and Council find the Marana Spectrum Reconciliation Agreement to be in the best interest of the Town and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION l. The Town hereby approves and authorizes the Mayor to execute the Marana Spectrum Reconciliation Agreement in the form attached to this resolution as Exhibit A, for and on behalf of the Town of Marana.

SECTION 2. The various Town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 19th day of April, 2016.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

MARANA SPECTRUM RECONCILIATION AGREEMENT

TOWN OF MARANA, ARIZONA

THIS MARANA SPECTRUM RECONCILIATION AGREEMENT (this "Agreement") is made by and between the TOWN OF MARANA (the "Town"), an Arizona municipal corporation, and VP MARANA 160, LLC ("VP Marana"), an Arizona limited liability company. The Town and VP Marana are collectively referred to in this Agreement as the "Parties," either of which is sometimes individually referred to as a "Party."

RECITALS

A. KIMCO MARANA L.P. ("Kimco"), a Delaware limited partnership, formerly known as KIMCO BARCLAY MARANA, L.P., and the Town were parties to the MARANA SPECTRUM DEVELOPMENT AGREEMENT dated December 22, 2007 (the "Original DA"), recorded with Marana Resolution No. 2007-227 (its authorizing resolution) at Docket 13211, Page 951, in the records of the Recorder of Pima County, Arizona, on December 28, 2007.

B. Kimco and the Town were parties to the FIRST AMENDMENT TO MARANA SPECTRUM DEVELOPMENT AGREEMENT dated August 17, 2010 (the "First DA Amendment"), recorded at Docket 13881, Page 490, in the records of the Recorder of Pima County, Arizona, on August 26, 2010.

C. Kimco assigned and VP Marana assumed all Kimco's rights and responsibilities under the Original DA and the First DA Amendment pursuant to the ASSIGNMENT AND ASSUMPTION OF MARANA SPECTRUM DEVELOPMENT AGREEMENT dated December 9, 2013 (the "DA Assignment"), recorded at Sequence No. 20133460261 in the records of the Recorder of Pima County, Arizona, on December 12, 2013.

D. The Town approved and consented to the DA Assignment on December 3, 2013, by the adoption of Marana Resolution No. 2013-110.

E. The Town and VP Marana were parties to the SECOND AMENDMENT TO MARANA SPECTRUM DEVELOPMENT AGREEMENT, recorded in the office of the Recorder of Pima County, Arizona, on May 15, 2014, at Sequence 20141350543 (the "Second DA Amendment").

F. The Original DA as modified by the First DA Amendment and by the Second DA Amendment (collectively the "Marana Center Development Agreements") facilitate the development of the Marana Center development project, formerly known as Marana Spectrum, located in Marana, Arizona, on the land legally described in Exhibit A to the Second DA Amendment and depicted on the Marana Center Final Block Plat recorded in the office of the Recorder of Pima County, Arizona, on August 22, 2014, at Sequence 20142340180, referred to in this Agreement as "Marana Center."

G. Article 6 of the Original DA requires the Town to reimburse VP Marana 45% of the Sales Tax Revenues from Marana Center as they are received from the Arizona Department of Revenue.

H. VP Marana no longer holds title to Marana Center, but retains rights and obligations under the Marana Center Development Agreements, including the right to receive reimbursements under Article 6 of the Original DA.

I. The Parties desire to clarify and reconcile certain of their rights and obligations under the Marana Center Development Agreements.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements set forth in this Agreement, the Parties hereby agree as follows:

1. Definition of terms. Except as expressly modified by this Agreement, words and phrases used in this Agreement shall have the same definitions as in the Marana Center Development Agreements.

2. Total Reimbursement Amount as of October 1, 2015. As of October 1, 2015, the Total Reimbursement Amount owed by the Town to VP Marana was $17,868,559.85, as more specifically detailed in the "Marana Center Public Improvements Reimbursement Request" document attached to and incorporated in this Agreement as Exhibit A.

3. Interest accrual date. Interest, set at the rate of 5% per annum (see paragraph 1.3.10 of the Original DA as amended by paragraph 2 of the First DA Amendment), shall accrue on the Total Reimbursement Amount from and after October 1, 2015. This modifies the interest accrual date established by paragraph 6.1.2 of the Original DA as amended by paragraph 6 of the First DA Amendment.

4. First Reimbursement Payment. The Town made the first Reimbursement Payment by Check Number 00218126 dated February 12, 2016, in the amount of $222,807.70 payable to "Vintage Partners LLC," consisting of 45% of the Sales Tax Revenues from Marana Center for the months of October and November, 2015. VP Marana acknowledges that it received the payment.

5. Second Reimbursement Payment. The Town shall pay VP Marana the second Reimbursement Payment within 30 days after the Town receives sales tax proceeds from the State of Arizona for the month of March 2016, and the second Reimbursement Payment shall include reimbursement of 45% of the Sales Tax Revenues from Marana Center for the months of December 2015, January 2016, February 2016, and March 2016.

6. Remaining Reimbursement Payments. From and after the second Reimbursement Payment described in paragraph 5 above, Reimbursement Payments shall consist of 45% of the Sales Tax Revenues from Marana Center for the entire prior calendar quarter and shall be made within 30 days after the Town's receipt from the State of Arizona of sales tax proceeds for the last month of that calendar quarter.

7. How Reimbursement Payments are applied. Reimbursement Payments shall be applied first to accrued interest and second to principal. The following describes the calculation of Interest accrual under the Marana Center Development Agreements as of the date of this Agreement. Notwithstanding other interpretations of the reimbursement calculation that might be made under the Marana Center Development Agreements, the Parties acknowledge that the following table sets forth the correct calculation and application of accruals and Interest to date:

Description	Debits	Payments	Balance
Opening Reimbursement Amount	$17,868,559.85		$17,868,559.85
January 1, 2016 Interest (Balance x 0.0125)	$223,357.00		$18,091,916.85
February 12, 2016 Reimbursement Payment		$222,807.70	$17,869,109.15
April 1, 2016 Interest (Balance x 0.0125)	$223,363.86		$18,092,473.01

8. Additional Public Improvement Costs. In accordance with the last two sentences of paragraph 6.1.2 of the Original DA, VP Marana shall submit statements no more often than quarterly, showing the actual construction costs incurred and contributions paid for any additional Public Improvement Costs that are subject to reimbursement by the Town under the Marana Center Development Agreements. The Town Engineer shall review each statement and shall promptly notify VP Marana of any costs or contributions the Town Engineer finds are not subject to reimbursement. Approved costs and contributions shall be added to the Total Reimbursement Amount as of the date the Town received the statement.

9. VP Marana's Representative. VP Marana's representative for purposes of Article 7 ("Cooperation and Alternative Dispute Resolution") of the Original DA shall be David C. Scholl.

10. Term. This Agreement shall become effective upon its execution by all Parties and, unless sooner terminated by the mutual consent of the Parties, shall automatically terminate and shall thereafter be void for all purposes on the termination date set forth in paragraph 11 of the First DA Amendment.

11. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

12. Interpretation. This Agreement has been negotiated by the Town and VP Marana, and no Party shall be deemed to have drafted this Agreement for purposes of construing any portion of this Agreement for or against any Party.

13. Recordation. The Town shall record this Agreement in the office of the Pima County Recorder after it has been executed by the Parties.

14. Conflict of Interest. This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

15. Effect on the Marana Center Development Agreements. Except to the extent modified, clarified, and reconciled by this Agreement, the Marana Center Development Agreements remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date set forth below their respective signatures.

THE "TOWN":

THE TOWN OF MARANA, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

Date: _____

ATTEST:

_____
Jocelyn C. Bronson, Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

"VP MARANA":

VP MARANA 160, LLC, an Arizona limited liability company

By: VINTAGE PARTNERS, LLC, an Arizona limited liability company, its Manager

By: SCHOLL PARTNERS LLC, an Arizona limited liability company, authorized Member

By: _____
David C. Scholl, Manager

STATE OF ARIZONA)
ss
County of Maricopa)

The foregoing instrument was acknowledged before me on March 31, 2016 by David C. Scholl, Manager of SCHOLL PARTNERS LLC, an Arizona limited liability company, authorized Member of VINTAGE PARTNERS, LLC, an Arizona limited liability company, Manager of VP MARANA 160, LLC, an Arizona limited liability company, on behalf of the LLC.

(Seal)

LESA A. BLUNT
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
November 12, 2017

_____
Notary Public

EXHIBIT A TO MARANA SPECTRUM RECONCILIATION AGREEMENT

VINTAGE
PARTNERS

Marana Center

Public Improvements

Reimbursement Request

MARANA

Phase I Infrastructure

EXHIBIT A TO MARANA SPECTRUM RECONCILIATION AGREEMENT

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CMAR Contract & Change Orders ..... Section 4

GMP for Phase I Infrastructure ..... Section 5

CMAR Pay Applications & Lien Waivers ..... Section 6 (on Disc)

Soft Costs Back-Up Information ..... Section 7 (on Disc)

Non-CMAR Construction Costs Back-Up ..... Section 8 (on Disc)

EXHIBIT A TO MARANA SPECTRUM RECONCILIATION AGREEMENT

Section I:

Summary of Reimbursement Request

Public Improvements Built by the Town	
Twin Peaks Improvements	$4,467,281.33
Pre-Development Soft Costs	
Civil Engineering and Survey	$942,609.05
Environmental	$456,524.59
Landscape Architecture & Planning	$21,875.00
Legal	$27,318.00
Miscellaneous Costs	$58,190.70
Sub Total =	**$1,506,517.34**
Non-CMAR Construction Costs	
Archaeology	$143,018.20
Dry Utility Mains / Relocations	$171,975.33
Engineer of Record - Wood Patel	$261,146.26
Other	$389,162.36
Sub Total =	**$965,302.15**
Borderland CMAR	
Drainage System 1	$2,375,542.01
Drainage System 2	$1,661,928.01
Roadway (includes Storm Drain, Traffic Signals, Landscape)	$2,730,275.55
Street Lighting	$155,350.50
Public Sewer	$494,869.76
Public Water (Phase I)	$677,322.86
Electrical / Dry Utility Conduits	$314,862.50
Specific Jobsite Conditions	$361,129.14
Bond / Tax	$744,651.43
General Job Expenses	$167,971.87
Contractor's Fee	$1,245,555.40
Sub Total =	**$10,929,459.03**
TOTAL =	**$17,868,559.85**

EXHIBIT A TO MARANA SPECTRUM RECONCILIATION AGREEMENT

Proration Methods Used

Because there were certain private development efforts completed at the same time as the design and construction of the public infrastructure, it was necessary to develop methods of prorating some of the costs that benefited both. In discussions with the Town, three methods of proration were developed and agreed to:

1. Proration based on the resulting area of the Town Right-of-Way compared to the private developable area of Marana Center,
2. Proration based on the direct CMAR construction costs of the private development related items compared to the items associated with the Public Infrastructure,
3. Proration based on a simple 50 / 50 split.

The following discussion describes the methods and lists the items that were prorated by each method.

1. By Area Ratio

   The table below shows the calculation for proration based on area which results in the Town property dedicated on the Final Block Plat being 10.9% of the total project area.

Project Proration between Town & Developer Properties:	Acres	SF	Source
Total Project Area =	170.6882	7,435,177	from Final Plat
Area of Town ROW and Drainageway =	18.6545	812,592	from Final Plat
Percentage of Total Area in Town property =	10.9%	10.9%	

   The cost items that used this proration in the detailed reimbursable costs analysis spreadsheet include:

   - Final Plat and associated Review fees
   - Aerial Topographic Mapping
   - Phase I Environmental Site Assessment
   - Archaeology Data Recovery
   - Fencing around Archaeology Areas

2. By CMAR Ratio

   Section 5 "GMP for Phase I Infrastructure" includes the final spreadsheet computation for all the costs included in the Borderland CMAR GMP#1 under the last tab titled "TOM

Reimbursement Calculation". The spreadsheet prorates several of the overhead related items using the ratio of Private to Public Direct Costs as follows:

Direct Private Improvements:		
Private Grading		$105,359.40
Entry Monuments		$249,357.30
Private portions of Specific Jobsite Conditions		$23,636.20
	Total =	$378,352.90
Divided by		_____
Total Direct Improvements:		
Total Costs		$11,400,905.89
Minus		
Total Indirect Costs		$2,251,272.66
	Result =	$9,149,633.23
	Which gives	4.135%

The Indirect CMAR cost items that were prorated using this version are highlighted in blue in the aforementioned spreadsheet and fall within the Sections

XI. Bond / Tax
XII. General Job Expenses
XIII. Contractor's Fee & Overhead.

The cost items that used this proration in the detailed reimbursable costs analysis spreadsheet include:

- Reprographics & Deliveries

3. <u>By 50 / 50 Split</u>

Several items related to the Landscape & Irrigation plans were split 50 / 50 based on discussions with Town Engineering staff. The actual Streetscape Plans included the landscaping to be installed in the Town Right-of-Way and the landscaping and entry monuments at the major entries to the project that fall on private property. The cost items related to the Landscape & Irrigation plans that used this proration in the detailed reimbursable costs analysis spreadsheet include:

- Schematic Design
- Town of Marana Review Fees

EXHIBIT A TO MARANA SPECTRUM RECONCILIATION AGREEMENT

Detailed Reimbursable Costs Analysis

The following gives a complete summary of the costs Vintage Partners realized in the design and construction of the Phase I Infrastructure including the break out of the portions associated with the private development versus the public infrastructure related to the reimbursement request. These pages are from the actual Excel spreadsheet titled "*2015-12-21 Reimbursement Costs Summary.xlsx*" is included on the disk at the back of the binder. A further breakdown of detail for the CMAR costs is included in Section 5 "GMP for Phase I Infrastructure".

Council-Regular Meeting **C3**

Meeting Date: 04/19/2016

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Frank Cassidy, Town Attorney

Date: April 19, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2016-038: Relating to Public Works; approving and authorizing the Mayor to execute a Memorandum of Understanding between Pima Association of Governments and the Town of Marana for Programming and Funding of Coachline Reconstruction (TIP ID 51.12) (Keith Brann)

Discussion:

PAG's Transportation Improvement Program (TIP) includes reconstruction of Coachline Boulevard between its two intersections with Silverbell Road. This MOU will enable the Town to move forward with design of the project in FY2017 and construction of the project in FY2018, as more specifically set forth in the MOU and its Exhibit A.

Financial Impact:

Fiscal Year:	FY18
Budgeted Y/N:	Y, CIP program
Amount:	$2.075M total, $465K PAG, $1.610M trans. fund

Staff Recommendation:

Staff recommends adoption of Resolution 2016-038, approving and authorizing the Mayor to execute the MOU with PAG for programming and funding of the Coachline Reconstruction project.

Suggested Motion:

I move to adopt Resolution 2016-038, approving and authorizing the Mayor to execute the MOU with PAG for programming and funding of the Coachline Reconstruction project.

Attachments

Resolution No.2016-038

Exhibit A to PAG Resolution

MARANA RESOLUTION NO. 2016-038

RELATING TO PUBLIC WORKS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN PIMA ASSOCIATION OF GOVERNMENTS AND THE TOWN OF MARANA FOR PROGRAMMING AND FUNDING OF COACHLINE RECONSTRUCTION (TIP ID 51.12)

WHEREAS the Pima Association of Governments (PAG) is required to develop a Transportation Improvement Program (TIP) annually; and

WHEREAS PAG is required to ensure projects identified in the TIP are making satisfactory progress toward completion and have the necessary funding commitments to be completed within the timeframe published in the TIP, and that a performance based planning process is used to report on completed projects; and

WHEREAS publication of the PAG TIP document authorizes the obligation of federal funding and/or authorizes the drawdown of state PAG HURF 12.6% funds to projects that are programmed in the "current" fiscal year of the document; and

WHEREAS the Town of Marana has been identified as the Lead Agency for the Coachline Reconstruction (TIP ID 51.12) and will be responsible for all aspects of project implementation; and

WHEREAS the Mayor and Council of the Town of Marana feel it is in the best interests of the citizens of Marana to enter into the memorandum of understanding (MOU) addressed by this resolution to facilitate the construction of roadway improvements to Coachline Boulevard between its two intersections with Silverbell Road.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Memorandum of Understanding between Pima Association of Governments and the Town of Marana for Programming and Funding of Coachline Reconstruction (TIP ID 51.12) attached to this resolution as Exhibit A is hereby approved, and the Mayor is authorized to execute it for and on behalf of the Town of Marana.

IT IS FURTHER RESOLVED that the Town Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of the MOU.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 19th day of April, 2016.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

MEMORANDUM OF UNDERSTANDING
BETWEEN
PIMA ASSOCIATION OF GOVERNMENTS
AND THE TOWN OF MARANA
FOR PROGRAMMING AND FUNDING OF
COACHLINE RECONSTRUCTION (TIP ID 51.12)

This Memorandum of Understanding (this "MOU") is entered into by and between PIMA ASSOCIATION OF GOVERNMENTS ("PAG"), an Arizona 501(c)(4) nonprofit corporation, and the TOWN OF MARANA (the "Town of Marana" or the "Lead Agency"), an Arizona municipal corporation. PAG and the Lead Agency are sometimes collectively referred to as the "Parties," either of which is sometimes individually referred to as a "Party."

RECITALS

A. Metropolitan Planning Organizations (MPOs) are established by Title 23 United States Code section 134 (b) (23 U.S.C. § 134 (b)) in urban areas over 50,000 population.

B. Urbanized areas over 200,000 population are considered Transportation Management Areas (TMA) that require the MPO to incorporate additional requirements into the planning process as outlined in 23 U.S.C. § 134 (k).

C. PAG is the designated MPO for Pima County, Arizona.

D. The governing board of the MPO is composed of representatives of each member of the regional jurisdictional governments in accordance with 23 U.S.C. § 134 (d).

E. PAG as the MPO is required to develop a Transportation Improvement Program (TIP) annually in accordance with 23 U.S.C. § 134 (j).

F. As part of the 23 U.S.C. § 134 regional planning process, PAG is required to ensure projects identified in the TIP are making satisfactory progress toward completion and have the necessary funding commitments to be completed within the timeframe published in the TIP, and that a performance based planning process is used to report on completed projects.

G. Publication of the PAG TIP document authorizes the obligation of federal funding (expenditure of federal funds obligated for this project on or after May 29, 2015 are subject to terms and conditions of this MOU) and/or authorizes the drawdown of state PAG HURF 12.6% funds to projects that are programmed in the "current" fiscal year of the document.

H. Town of Marana has been identified as the Lead Agency for the Coachline Reconstruction and will be responsible for all aspects of project implementation including, but not limited to, planning, project management, risk management, design, right of way acquisition, construction, advertisement, award, execution and administration of the design and construction contracts for the Project.

I. The Lead Agency is authorized by A.R.S. § 9-240 to design, maintain, control and manage public roads within the Lead Agency's jurisdictional boundaries.

J. The Lead Agency may have a legal contract with one or more jurisdictions within Pima County empowering the Lead Agency to perform roadway and other improvements outside the Lead Agency's jurisdictional boundaries.

K. The Lead Agency and PAG wish to cooperate in the programming and funding for the Coachline Reconstruction ("the Project"), identified in the PAG TIP with TIP ID#51.12

L. It is the policy of PAG to require that the Lead Agency be identified and a Memorandum of Understanding (MOU) be approved and entered into by PAG and the Lead Agency before the project can advance into the first or second year of the TIP document.

M. The PAG TIP Policies and Procedures document will apply to the programming process for this project unless otherwise specified in this MOU.

N. This project has been identified to add value to the stated goals and objectives of the adopted regional transportation plan, as such it must meet and comply with its obligations to the region.

UNDERSTANDING

NOW, THEREFORE**,** the Town of Marana and PAG, pursuant to the above and in consideration of the matters and things set forth in this MOU, do mutually understand as follows:

1. Purpose. The purpose of this MOU is to set forth the responsibilities of the Parties for the design, construction, maintenance and operation of the Project and to address the legal and administrative matters among the Parties.

2. Project. The Project consists of the reconstruction of Coachline Boulevard between its two intersections with Silverbell Road, as more fully described in the attached Exhibit A, including the following:

2.1. Detailed Project scope and schedule, including a description of how the project will benefit the PAG region.

2.2. PAG TIP ID number.

2.3. Project budget and cost breakdown by phase.

2.4. Total amount of regional funding programmed for the Project plus a breakdown of any other funding available to complete the Project.

2.5. Designation of Project phases, if applicable, and any additional related agreements.

2.6. Estimated construction start date and duration of construction.

2.7. Projected timeline.

2.8. Identification of a Project contact for the Lead Agency.

2.9. For non-programmatic projects, the scope should list (at a minimum) all Project features and categories that will be identified in the Project's base info page in the TIP database. The jurisdictions are encouraged to list additional Project features as well.

2.10. For programmatic expenditures, the scope should include anticipated deliverables and outcomes, such as number of meetings or outreach events, or number of participants reached.

3. Operations and Maintenance. The Lead Agency will identify the cost and funding source for operations and maintenance of the completed Project.

4. **Effective Date; Term.** This MOU shall become effective upon approval of this MOU by the PAG Regional Council and the Lead Agency and shall continue in effect until all improvements constructed pursuant to this MOU are completed, all eligible reimbursement payments to the Lead Agency are concluded, and all warranties applicable to the Project have expired.

5. **Responsibilities of the Lead Agency.**

5.1. The Lead Agency shall be responsible for the design, construction and/or installation of the Project in accordance with this MOU and all applicable public roadway, traffic signal, and street lighting design and construction standards. Design Standards are federal, state, county or municipal standards for engineering, traffic, safety or public works facilities design. Examples of Design Standards include the American Association of State Highway and Transportation Officials and Federal Highway Administration standards for highway engineering and construction, the Pima Association of Governments Standard Specifications for Public Improvements, the Pima County Roadway Design Manual, the Pima County Department of Transportation/City of Tucson Department of Transportation Pavement Marking Design Manual, and Pima County and municipal design guidelines for roadway lane widths and level of drainage protection.

5.2. If any parties other than the Lead Agency are contracted to perform any portion of the Project, the Lead Agency shall be responsible for the contracts for design, construction, or any other professional services for the Project and shall select the consultants and contractors to be used on the Project. The Lead Agency shall follow all local, regional, state or federal requirements applicable to the funding being used, including selection and contracting for services.

5.3. The Lead Agency shall be responsible for all traffic management, including public notification, during construction of the Project.

5.4. The Lead Agency shall operate and maintain the improvements during and after completion of construction except where those responsibilities have been agreed to by another agency or jurisdiction.

5.5. The final cost of the Project shall be that amount necessary to complete the Project including any work incorporated into the Project by change orders and amendments executed by the Lead Agency. The Lead Agency shall be responsible for all Project costs in excess of the regional funds identified in the TIP document.

5.6. The Lead Agency shall exercise its power of eminent domain, if necessary, to acquire property needed for the Project.

5.7. Under no circumstances shall the Project contractor(s) or any other third party entity own or imply ownership of products and services provided and paid for in part or in whole with funds identified in this MOU.

5.8. The Lead Agency will be responsible for assuming all risks associated with the Project except those that are assigned to another agency or jurisdiction that has agreed to that assumption.

5.9. The Lead Agency shall require its contractors performing any portion of the Project to name PAG as additional insured and additional indemnitee with respect to insurance

policies for general liability, automobile liability and defects in design in all of the Lead Agency's contracts for the Project. The Lead Agency shall also require its contractors to name PAG, as well as any other funding agency involved with the project (RTA, ADOT, FHWA, etc.) as an additional beneficiary in any performance and payment related assurances posted for the Project.

5.10. Monthly, the Lead Agency shall be responsible for preparing and submitting the reimbursement requests (invoices) to PAG/ADOT or FHWA depending on the fund source.

5.11. The Lead Agency shall be responsible for submitting a status report describing its progress and adherence to the Project scope, schedule and budget to the TIP Subcommittee upon request, and quarterly to PAG.

5.12. The Lead Agency shall indemnify, defend, and hold PAG and any other funding providers harmless from any and all claims, demands, suits, actions, proceedings, loss cost, and damages of every kind and description, including any reasonable attorneys' fees and/or litigation expenses, which may be brought or made against PAG and any other funding providers, and any of their officers, directors and employees, or any person, regardless of who makes the claim, to the extent they result from the negligent or wrongful acts of the Lead Agency or its contractors, or any of their employees, agents, representatives, or sub-contractors, in connection with or incidental to the performance of this MOU. The indemnity provided in this section shall survive termination of this MOU.

5.13. The Lead Agency and its contractors shall clearly identify the funding source(s) for the project, as well as any funding agency involved with the project (PAG, RTA, FTA, FHWA, etc.) in all documents and communications materials related to the Project. Communications materials may include, but are not limited to, signs, brochures, press releases, PowerPoint presentations, Web site information, reports, agenda templates, DVD presentations, electronic documents.

6. Responsibilities of PAG.

6.1. PAG will annually publish a TIP document making regional projects eligible for state and federal funding.

6.2. PAG will aid the Lead Agency in preparation of any TIP amendments that may be necessary for the completion of the Project.

6.3. PAG will aggregate regional progress toward completion of the program and will report to the region's state and federal funding partners.

6.4. PAG will process drawdown requests associated with PAG HURF 12.6% funding.

7. Amendment.

7.1. This MOU may be modified, amended, altered or changed only by written agreement signed by both Parties.

7.2. An amendment to this MOU is required if the scope of work for the Project is significantly altered, such as a change to the Project boundaries, an alteration to the scope of services to be provided by the Project, or addition or elimination of Project features.

7.3. An amendment to this MOU is required if the total amount of regional funding programmed on a project changes are greater than 10% of the total programmed amount or $200,000, whichever is smaller. Funding changes less than this threshold do not require an amendment to the MOU, as long as there are no significant changes in scope.

8. Termination. Either Party may terminate this MOU for material breach of this MOU by the other Party. Prior to any termination under this paragraph, the Party allegedly in default shall be given written notice by the other Party of the nature of the alleged default. Upon termination, programmed funds will no longer be available for use on the Project. The Party said to be in default shall have 45 days to cure the default. If the default is not cured within that time, the other Party may terminate this MOU. Any such termination shall not relieve either Party from liabilities or costs already incurred under this MOU.

9. Non-assignment. Neither Party shall assign its rights under this MOU to any other person or entity without written permission from the other Party.

10. Construction of this MOU.

10.1. Entire agreement. This instrument constitutes the entire agreement between the Parties pertaining to the programming of the project in the TIP.

10.2. Exhibits. Any exhibits to this MOU are incorporated in this MOU by this reference.

10.3. Construction and interpretation. All provisions of this MOU shall be construed to be consistent with the intention of the Parties as expressed in the Recitals section of this MOU.

10.4. Captions and headings. The headings used in this MOU are for convenience only and are not intended to affect the meaning of any provision of this MOU.

10.5. Severability. A declaration by statute or judicial decision that any provision of this MOU is invalid or void shall have no effect on other provisions that can be given effect without the invalid or void provision, and to this extent the provisions of this MOU are severable. If any provision of this MOU is declared invalid or void, the Parties agree to meet promptly in an attempt to reach an agreement on a substitute provision.

10.6. Conflict of interest. This MOU is subject to the provisions of A.R.S. § 38-511, which provides for cancelation in certain instances involving conflicts of interest.

11. Ownership of Improvements. Ownership and title to all materials, equipment and appurtenances installed pursuant to this MOU shall automatically vest in the Lead Agency upon completion of the Project.

12. Legal Jurisdiction. Nothing in this MOU shall be construed as either limiting or extending the legal jurisdiction of the Lead Agency or PAG.

13. No Joint Venture. It is not intended by this MOU to, and nothing contained in this MOU shall be construed to, create any partnership, joint venture or employment relationship between the Parties or create any employer-employee relationship between the Lead Agency and any PAG employees, or between PAG and any Lead Agency employees. Neither Party shall be liable for any debts, accounts, obligations or other liabilities whatsoever of the other, including (without limitation) the other Party's obligation to withhold Social Security and income taxes for itself or any of its employees.

14. No Third Party Beneficiaries. Nothing in the provisions of this MOU is intended to create duties or obligations to or rights in third parties not parties to this MOU or to affect the legal liability of either Party by imposing any standard of care different from the standard of care imposed by law.

15. Compliance with Laws. The Parties shall comply with all applicable federal, state and local laws, rules, regulations, standards and executive orders, without limitation to those designated within this MOU.

15.1. Anti-Discrimination. Neither party shall discriminate against any employee or client of either party or any other individual in any way because of that person's age, race, creed, color, religion, sex, disability or national origin in the course of carrying out the duties pursuant to this MOU. The provisions of A.R.S. § 41-1463 and Executive Order 75-5 as amended by Executive Order 2009-09 issued by the Governor of the State of Arizona are incorporated by this reference as a part of this MOU.

15.2. Americans with Disabilities Act. This MOU is subject to all applicable provisions of the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. §§ 12101-12213) and all applicable federal regulations under the Act, including 28 CFR Parts 35 and 36.

16. Waiver. Waiver by either Party of any breach of any term, covenant or condition of this MOU shall not be deemed a waiver of any other term, covenant or condition, or any subsequent breach of the same or any other term, covenant, or condition of this MOU.

17. Force Majeure. A Party shall not be in default under this MOU if it does not fulfill any of its obligations under this MOU because it is prevented or delayed in doing so by reason of uncontrollable forces. The term "uncontrollable forces" shall mean, for the purpose of this MOU, any cause beyond the control of the party affected, including but not limited to failure of facilities, breakage or accident to machinery or transmission facilities, weather conditions, flood, earthquake, lightning, fire, epidemic, war, riot, civil disturbance, sabotage, strike, lockout, labor dispute, boycott, material or energy shortage, casualty loss, acts of God, or action or non-action by governmental bodies in approving or failing to act upon applications for approvals or permits which are not due to the negligence or willful action of the parties, order of any government officer or court (excluding orders promulgated by the parties themselves), and declared local, state or national emergency, which, by exercise of due diligence and foresight, such party could not reasonably have been expected to avoid. Either Party rendered unable to fulfill any obligations by reason of uncontrollable forces shall exercise due diligence to remove such inability with all reasonable dispatch.

18. Notification. All notices or demands upon any Party to this MOU shall be in writing, unless other forms are designated elsewhere, and shall be delivered in person or sent by mail addressed as follows:

To PAG:	To the Lead Agency:
Mr. Farhad Moghimi, Executive Director	Keith Brann, Town Engineer
PIMA ASSOCIATION OF GOVERNMENTS	TOWN OF MARANA
One East Broadway, Suite 401	11555 West Civic Center Drive
Tucson, Arizona 85701	Marana, Arizona 85653

19. Remedies. Either Party may pursue any remedies provided by law for the breach of this MOU. No right or remedy is intended to be exclusive of any other right or remedy and each

shall be cumulative and in addition to any other right or remedy existing at law or in equity or by virtue of this MOU.

20. Counterparts. This MOU may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed and attached to a single instrument.

IN WITNESS WHEREOF, the Town of Marana has caused this MOU to be executed by the Mayor, upon resolution of the Council attested to by the Town Clerk, and PAG has caused this MOU to be executed by its Chair of the Regional Council.

PIMA ASSOCIATION OF GOVERNMENTS

_____
Regional Council Chair

Date: _____

TOWN OF MARANA

_____
Ed Honea, Mayor

Date: _____

ATTEST:

_____
Town Clerk

The foregoing MOU between the Town of Marana and PAG has been approved as to content and is hereby recommended by the undersigned.

_____
Mr. Farhad Moghimi, Executive Director

_____
Keith Brann, Town Engineer

ATTORNEY CERTIFICATION

The foregoing MOU between PAG and the TOWN OF MARANA has been reviewed by the undersigned, who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the Party to this MOU represented by the undersigned.

REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY:

_____
Thomas Benavidez
Attorney for the Authority

Date: _____

TOWN OF MARANA:

_____
Frank Cassidy
Town Attorney

Date: _____

PAG TIP Memorandum of Understanding: Exhibit A

Base Information

Project Name	Coachline Blvd. Re-construction		
TIP ID	51.12		
Project Location	Coachline, Silverbell north to Silverbell south		
Project Description	Remove and re-compact pavement settling at misc. utility installations, mill 2" of existing asphalt surface, place stress absorbing membrane interlayer (SAMI), re-pave with 2" of PAG #2 AC Mix, re-stripe, transition all existing curb ramps to meet current ADA requirements, remove and replaced misc. broken/non-conforming sidewalk and misc. driveway aprons.		
Lanes Before	5 south, 2 north	**Lanes After**	5 south, 2 north
Project Contact	Thomas Houle		
Project Contact	520-382-2684	thoule@maranaaz.gov	

Estimated Project Schedule

Phase	Estimated Start Date	Estimated End Date
D	7/1/2016	6/30/2017
C	7/1/2017	6/30/2018

Estimated Project Budget

Phase	Regional Funding Source	Year	Amount
C	12.6% HURF	2018	$465,000

Phase	Other Funding Source	Year	Amount
D	Local	2017	$120,000
C	Local	2018	$1,490,000

Please list any agreements related to the project:

$465,000 in 12.6% Funds allocated to Marana on the 2018 TIP Program.

For Infrastructure Projects: mark all that apply

ADA Enhancements	X	Landscaping		Signals	
Art		Medians		Signalized Ped Crossing	
Bike Racks		Multiuse Paths		Signing	
Bridge		New Bike Lanes		Sound Walls	
Bus Pullouts		New Sidewalks		Street Lighting	
Culverts		Overpass		Striping	X
Curbs		Pavement Preservation	X	Turn Lanes	
Detection Cameras		Pedestrian Lighting		Underpass	
Drainage Structures		Rubberized Asphalt		Utility Relocation	
Guardrails		Right of Way Purchase		Wildlife Crossing	

Additional Project Features

Includes bicycle lanes.

For non-infrastructure projects: describe the outcomes and deliverables with project costs associated with each

Describe how the region as a whole will benefit from this project, including any jurisdictions that will be affected or receive benefits from the project.

Pavement Restoration of Coachline Blvd. Pavement is beginning to fail due to the increased traffic from the Twin Peaks Interchange, and restoration/re-construction will benefit regional motorists travelling to and from the northeast (including Pima County and Oro Valley), and the southwest (Pima County and City of Tucson) as well as local Marana motorists .

Council-Regular Meeting **C4**

Meeting Date: 04/19/2016

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: April 19, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2016-039: Relating to Real Estate; accepting the dedication of Cascada Block XVIII Lot 2 and authorizing the expenditure of funds for title and escrow services associated with the dedication (Frank Cassidy)

Discussion:

Located at the northeast quadrant of the Twin Peaks and I-10 interchange are two lots created by Red Point Development within block 18 of the Cascada master planned community. These two lots have access via a roadway not yet constructed named Corona Real that forms a leg of the intersection for the entrance to the Marana Center on Twin Peaks.

Red Point Development is donating lot 1 to the Northwest Fire District for a future fire station. The remaining lot 2 wraps around the Town's Linda Vista wellsite. Red Point Development has offered to donate lot 2 to the Town of Marana.

Red Point Development and Marana town staff have agreed that dedication of Lot 2 of Cascada Block XVIII subdivision is in the mutual interest of the parties. This resolution formally accepts the dedication and gives staff expenditure authority for it. While the land is being donated, it is still in the best interests of the Town to open escrow for the transaction and purchase title insurance on the property.

Financial Impact:

Fiscal Year:	2016
Budgeted Y/N:	Y

Amount: $1,000
(approximate)

Costs are intended to cover title insurance for the property.

Staff Recommendation:

Staff recommends adoption of Resolution 2016-039, accepting the dedication of Cascada Block XVIII Lot 2 and authorizing the expenditure of funds for title and escrow services associated with it.

Suggested Motion:

I move to adopt Resolution 2016-039, accepting the dedication of Cascada Block XVIII Lot 2 and authorizing the expenditure of funds for title and escrow services associated with it.

Attachments

Resolution No. 2016-039

Cascada Donation Map

MARANA RESOLUTION NO. 2016-039

RELATING TO REAL ESTATE; ACCEPTING THE DEDICATION OF CASCADA BLOCK XVIII LOT 2 AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR TITLE AND ESCROW SERVICES ASSOCIATED WITH THE DEDICATION

WHEREAS public dedication is sought by the Town and the owner of Lot 2 of Cascada Block XVIII subdivision, recorded in the office of the Recorder of Pima County, Arizona, at Book 65 of maps and plats, Page 12 (Sequence 20100470267); and

WHEREAS the Mayor and Council of the Town of Marana find that this resolution is in the best interests of the Town of Marana and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Town Manager and staff are authorized to accept the public dedication of Lot 2 of Cascada Block XVIII subdivision, to make a reasonable expenditure of funds (as determined by the Town Manager) for title and escrow services associated with the dedication, and to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of this resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 19th day of April, 2016.

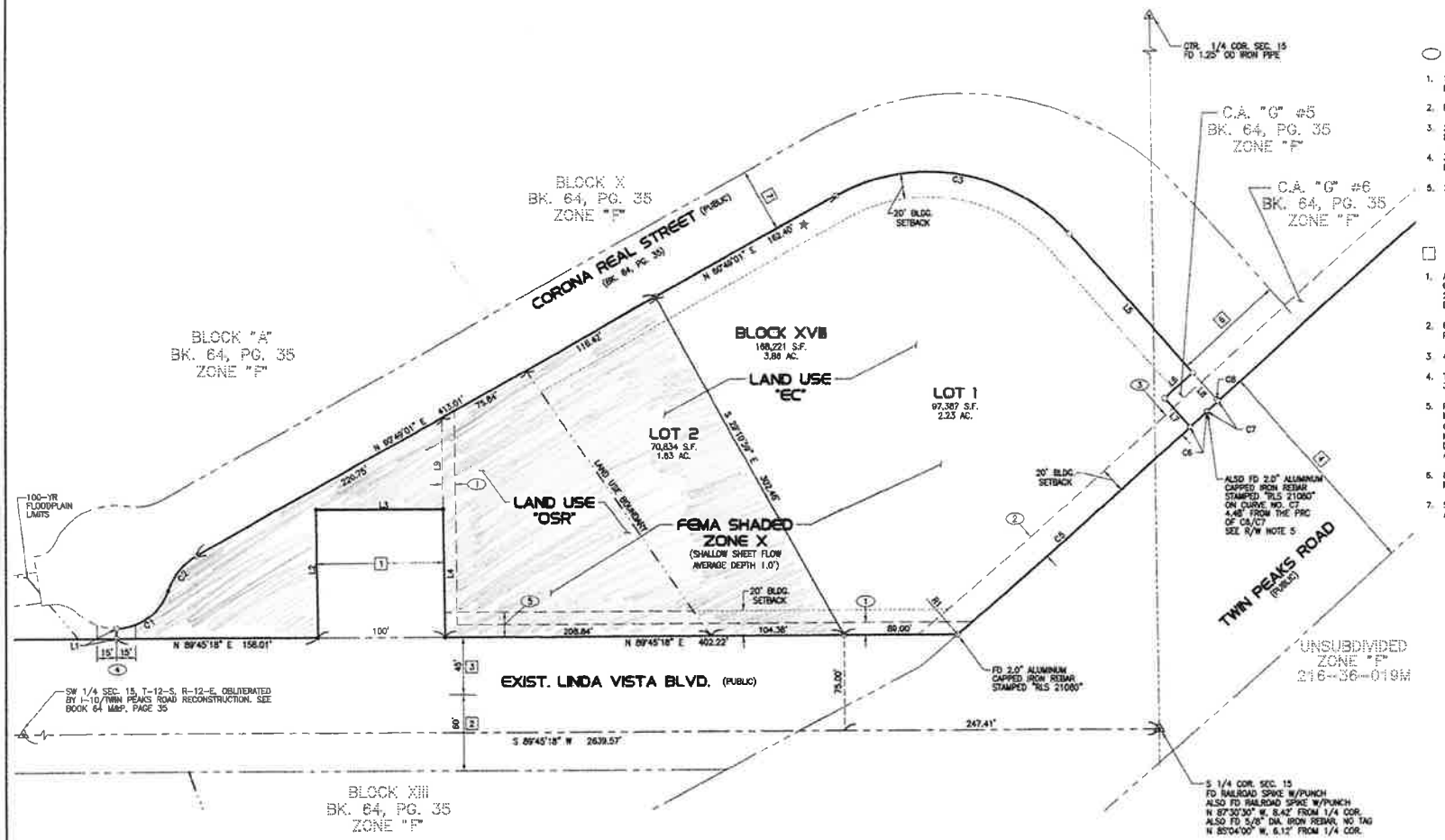
Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney



EASEMENT NOTES

1. 10' PUBLIC UTILITY EASEMENT PER BK. 64, PG. 35, M&P.
2. PUBLIC SLOPE EASEMENT PER DKT. 13421, PG. 3619.
3. 20' PUBLIC SLOPE EASEMENT PER BK. 64, PG. 35, M&P.
4. 30' PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS EASEMENT PER BK. 64, PG. 35, M&P.
5. 20' PUBLIC SEWER EASEMENT BY THIS PLAT.

RIGHT OF WAY NOTES

1. AREA AFFECTED BY TOWN OF MARANA AGREEMENT FOR CONSTRUCTION OF WATER FACILITIES PER DKT. 11742, PG. 2713 DKT. 11706, PG. 1752 AND SPECIAL WARRANTY DEED PER DKT. 11897, PG. 6997.
2. 60' LINDA VISTA BLVD. (PALO FIERRO) R/W PER BK. 2, PG. 84 RD. MAPS PROCEEDINGS 212.
3. 45' R/W PER DKT. 7387, PG. 555.
4. TWIN PEAKS ROAD R/W DEDICATED PER DKT. 13421, PG. 3601.
5. FOUND 2" ACP STAMPED "RLS 21080". THIS SURVEY MONUMENT LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF TWIN PEAKS ROAD 44.83' EAST OF THE NORTH-SOUTH MID SECTION LINE. SEE FORMER 45 FOOT RIGHT-OF-WAY, DKT. 8095, PG. 1869 AND DKT. 8527, PG. 359, ABANDONED PER BK. 64, MAPS AND PLATS, PG. 35.
6. 88.5' FULL R/W AND 44.25' HALF R/W PER BK. 64, MAPS AND PLATS, PG. 35.
7. 51' FULL R/W AND 25.5' HALF R/W PER BK. 64, MAPS AND PLATS, PG. 35.

RADIAL BEARING TABLE

NUMBER	BEARING
R1	S 40°29'42" E

CURVE DATA TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT
C1	71°18'31"	43.00'	53.52'	30.85'
C2	42°22'14"	49.00'	36.24'	18.99'
C3	77°05'30"	149.00'	200.46'	118.71'
C4	NOT USED	---	---	---
C5	01°51'42"	7549.44'	245.30'	122.58'
C6	00°08'09"	7549.44'	17.90'	8.95'
C7	00°05'22"	7729.44'	12.05'	6.03'
C8	03°02'26"	34.00'	1.80'	0.90'

LINE DATA TABLE

NUMBER	BEARING	DISTANCE
L1	N 00°14'42" W	8.46'
L2	N 00°42'34" W	100.00'
L3	N 89°45'18" E	100.00'
L4	S 00°42'34" E	100.00'
L5	S 42°05'29" E	145.24'
L6	N 47°54'31" E	30.00'
L7	S 42°05'29" E	30.29'
L8	S 42°05'29" E	28.31'
L9	S 00°42'34" E	71.67'

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1.

Presidio
Civil · Land Development · Water Resources
4582 N. 1st Ave., Suite 120 · Tucson, Arizona 85718
(520) 795-7255 · Fax (520) 795-6747

FINAL PLAT FOR
CASCADA BLOCK XVIII

LOTS 1 AND 2

BEING A RE-SUBDIVISION OF BLOCK XVIII OF CASCADA AS RECORDED IN BK. 64, PG. 35, M&P, BEING A PORTION OF SEC. 15, T-12-S, R-12-E, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV-09041F, AND RELATED CASE NO'S. PRV-07075F & PCZ-04004

JANUARY 13, 2010 — SCALE: 1"=40'

PRESIDIO JOB No. 198020-37-0106 — SHEET 2 OF 2

Council-Regular Meeting **C5**

Meeting Date: 04/19/2016

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: April 19, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2016-040: Relating to Public Works; approving and authorizing the Mayor to execute an Acquisition Agreement and authorizing Town staff to execute all other documentation necessary for the purchase of property rights needed from CEMEX Construction Materials Pacific, LLC for the Tangerine/Downtown Sewer Conveyance System, Town of Marana Project No. WR010 (Frank Cassidy)

Discussion:

Phase 1 of the Tangerine/Downtown Sewer Conveyance System project is currently under construction just south of the Marana Municipal Complex. Phase 2 of the project will complete the extension of the sewer to the Saguaro Bloom development project. About a two-thirds mile length of Phase 2 crosses the CEMEX property, located between Rillito Village Trail (the frontage road link just east of the Tangerine interchange) and the Santa Cruz River.

CEMEX has agreed to sell the property rights the Town needs for the sewer project at appraised value. Few acquisitions were needed for the sewer project, so Town staff did not request general right-of-way acquisition authority from the Town Council for the project. Consequently, each of the acquisitions are being taken individually to Council for approval. Because this acquisition is for appraised value, this item has been placed on the consent agenda.

Financial Impact:

Fiscal Year:	2016
Budgeted Y/N:	Y
Amount:	$8,100 (approximate)

The acquisition agreement provides for payment of $7,027 for the property rights needed for the project. The Town is also obligated to pay all title and escrow fees.

Staff Recommendation:

Town staff recommends adoption of Resolution 2016-040, approving the acquisition of property rights from CEMEX for the Tangerine/Downtown Sewer Conveyance System project.

Suggested Motion:

I move to adopt Resolution 2016-040, approving the acquisition of property rights from CEMEX for the Tangerine/Downtown Sewer Conveyance System project.

Attachments

Resolution No. 2016-040

CEMEX Acquisition Agreement

MARANA RESOLUTION NO. 2016-040

RELATING TO PUBLIC WORKS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN ACQUISITION AGREEMENT AND AUTHORIZING TOWN STAFF TO EXECUTE ALL OTHER DOCUMENTATION NECESSARY FOR THE PURCHASE OF PROPERTY RIGHTS NEEDED FROM CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC FOR THE TANGERINE/DOWNTOWN SEWER CONVEYANCE SYSTEM, TOWN OF MARANA PROJECT NO. WR010

WHEREAS the Town of Marana is constructing the Tangerine/Downtown Sewer Conveyance System, Town of Marana Project No. WR010, (the "TD Sewer Project"); and

WHEREAS the Town of Marana needs to acquire property rights from CEMEX Construction Materials Pacific, LLC to construct the improvements needed for the TD Sewer Project (the "Needed Property"); and

WHEREAS Town staff has negotiated an Acquisition Agreement with CEMEX for acquisition of the Needed Property, the terms of which are consistent with the independent appraisal; and

WHEREAS the Mayor and Council of the Town of Marana find that the acquisition or condemnation of the Needed Property is necessary for the public health, safety and welfare of the citizens of Marana.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, authorizing the Mayor to execute the Acquisition Agreement in substantially the form attached to and incorporated in this resolution as Exhibit A, and authorizing Town staff to execute all other documentation necessary for the purchase of the Needed Property from CEMEX for the TD Sewer Project.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 19th day of April, 2016.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

ENGINEERING DEPARTMENT

ACQUISITION AGREEMENT

This Agreement is made by and between **CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC** (the "Owner"), a Delaware limited liability company, and the **TOWN OF MARANA** (the "Town"), an Arizona municipal corporation. The Owner and the Town are sometimes collectively referred to as the "Parties," either of which is sometimes individually referred to as a "Party."

1. **The Property and Acquisition Amount.** The Town's record search shows that the Owner owns the properties currently identified as Pima County Assessor's Parcel Numbers 216-12-0280, 216-12-0290, 216-12-0340, 216-12-0350 consisting of approximately 187 acres in the West Half of Section 6, Township 12 South, Range 12 East, G&SRM, and referred to in this Agreement as the "Property."

2. **The Acquisition.** The Town needs to acquire a public sewer easement and a temporary construction easement (collectively the "Takes") from the Property. The Takes are described and depicted in Exhibits "A", "B", and "C". In lieu of court proceedings to acquire the Takes by eminent domain, and considering that another sewer easement exists for the benefit of the Town over most of the same location, the Owner agrees to sell and the Town agrees to acquire the Takes for the total sum of **$7,027.00** (the "Acquisition Amount"), subject to the terms and conditions set forth in this Agreement.

3. **Conveyancing Instruments.** Upon execution of this Agreement, the Owner shall deposit into Escrow one or more conveyancing instruments and other documentation necessary to convey the Takes to the Town without warranty.

4. **No Salvage.** The Owner shall not salvage or remove any fixtures, improvements, or vegetation, located within the Takes. Personal property may be removed prior to close of escrow.

5. **Escrow and Prorations.** The Town shall pay the Acquisition Amount in full at closing. The date of closing shall be used for proration of rents, property taxes and other similar costs, to the extent they are affected by the Takes.

6. **Security Interest.** Monies payable under this Agreement may be due holders of notes secured by mortgages or deeds of trusts ("Lienholders"), up to and including the total amount of unpaid principal, interest and penalty. Those sums shall, upon demand, be paid to the Lienholders. The Owner shall obtain from its Lienholders (if any) releases for transfer of the Takes.

7. **Possession and Closing.** Possession of the Takes shall be given to the Town at the date of closing. Closing shall occur on or before the later of (a) 45 days after the date this Agreement is approved by the Marana Mayor and Council or (b) 45 days after receipt of all necessary releases or consents from any Lienholder.

8. **Environmental Representations.** Neither Party assumes any obligation of the other Party relating to any potential liability arising from the environmental condition of the Takes. Each Party shall remain responsible for its obligations as set forth by law. The Town assumes the responsibilities of the previous grantee under the previous easement to Pima County.

9. **Broker's Commission.** No broker or finder has been used and the Town shall owe no brokerage or finders' fee related to this transaction.

10. **Closing Costs.** The Town shall pay expenses incidental to transfer of title, including title reports, recording fees, escrow fees, releases and Owners Title Insurance Policy.

11. **Right of Entry.** This Agreement grants the Town, its employees, agents, and consultants, the right to enter the Takes for inspection only effective as of the date this Agreement is signed on behalf of the Owner. At close of escrow, this right of entry will be replaced by the Takes. This right of entry terminates in 180 days if close of escrow has not yet occurred.

12. **No Sale.** The Owner shall not sell or encumber the Takes prior to close of escrow.

13. **Conflict of Interest.** This Agreement is subject to A.R.S. § 38-511 which provides for cancellation of contracts by government entities for certain conflicts of interest.

14. **Termination of Representation and Warranties.** All representations and warranties contained in this Agreement shall terminate at close of escrow.

15. **Entire Agreement.** This signed document shall constitute the entire Agreement among the Parties. No modification or amendment to this Agreement shall be binding unless in writing and signed by the Parties. The performance of this Agreement constitutes the entire consideration by the Town, including just compensation for the Takes and severance damages to any remainder property and shall relieve the Town of all further obligation or claims relating to Property for the Takes.

16. **Exhibits.** Any exhibit attached to this Agreement shall be deemed to be incorporated by reference with the same force and effect as if fully set forth in the body of this Agreement.

17. **Compromise and Settlement.** The Acquisition Amount is the Town's appraiser's determination of market value. The Parties acknowledge that the Acquisition Amount was agreed upon through compromise and settlement to avoid litigation.

18. **Council Approval**. This Agreement is subject to approval by the Town Council of the Town of Marana.

IN WITNESS WHEREOF, the Parties have executed this instrument as of the last signature date below.

The "TOWN":
TOWN OF MARANA, an Arizona municipal corporation

By:_____
Ed Honea, Mayor

Date:_____

APPROVED AS TO CONTENT:

By:_____
John Kmiec, Water Director

APPROVED AS TO FORM:

_____
Marana Town Attorney

The "OWNER":
CEMEX CONSTRUCTION MATERIALS PACIFIC, LLC, a Delaware limited liability company

By:_____

Its:_____

Date:_____

Council-Regular Meeting **C6**

Meeting Date: 04/19/2016

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: April 19, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2016-041: Relating to Public Works; approving and authorizing the Mayor to execute an Acquisition Agreement and authorizing Town staff to execute all other documentation necessary for the purchase of property rights needed from B.K.W. Farms, Inc. and Vulcan Materials Company for the Tangerine/Downtown Sewer Conveyance System, Town of Marana Project No. WR010 (Frank Cassidy)

Discussion:

Phase 1 of the Tangerine/Downtown Sewer Conveyance System project is currently under construction just south of the Marana Municipal Complex. Phase 2 of the project will complete the extension of the sewer to the Saguaro Bloom development project. About a one-third of a mile length of Phase 2 crosses the BKW Farms property, located between Avra Valley Road and the Santa Cruz River. BKW Farms and its lessee, Vulcan Materials, have agreed to sell the property rights the Town needs for the sewer project at appraised value. Few acquisitions were needed for the sewer project, so Town staff did not request general right-of-way acquisition authority from the Town Council for the project. Consequently, each of the acquisitions is being taken individually to Council for approval. Because this acquisition is for appraised value, this item has been placed on the consent agenda.

Financial Impact:

Fiscal Year:	2016
Budgeted Y/N:	Y
Amount:	$5,000 (approximate)

The acquisition agreement provides for payment of $3,723 for the property rights needed for the project. The Town is also obligated to pay all title and escrow fees.

Staff Recommendation:

Town staff recommends adoption of Resolution 2016-041, approving the acquisition of property rights from BKW Farms and Vulcan Materials for the Tangerine/Downtown Sewer Conveyance System project.

Suggested Motion:

I move to adopt Resolution 2016-041, approving the acquisition of property rights from BKW Farms and Vulcan Materials for the Tangerine/Downtown Sewer Conveyance System project.

Attachments

Resolution No. 2016-041

Exhibit A to Resolution Acquisition Agreement

MARANA RESOLUTION NO. 2016-041

RELATING TO PUBLIC WORKS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN ACQUISITION AGREEMENT AND AUTHORIZING TOWN STAFF TO EXECUTE ALL OTHER DOCUMENTATION NECESSARY FOR THE PURCHASE OF PROPERTY RIGHTS NEEDED FROM B.K.W. FARMS, INC. AND VULCAN MATERIALS COMPANY FOR THE TANGERINE/DOWNTOWN SEWER CONVEYANCE SYSTEM, TOWN OF MARANA PROJECT NO. WR010

WHEREAS the Town of Marana is constructing the Tangerine/Downtown Sewer Conveyance System, Town of Marana Project No. WR010, (the "TD Sewer Project"); and

WHEREAS the Town of Marana needs to acquire property rights from B.K.W. Farms, Inc. and Vulcan Materials Company to construct the improvements needed for the TD Sewer Project (the "Needed Property"); and

WHEREAS Town staff has negotiated an Acquisition Agreement with B.K.W. Farms, Inc. and Vulcan Materials Company for acquisition of the Needed Property, the terms of which are consistent with the independent appraisal; and

WHEREAS the Mayor and Council of the Town of Marana find that the acquisition or condemnation of the Needed Property is necessary for the public health, safety and welfare of the citizens of Marana.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, authorizing the Mayor to execute the Acquisition Agreement in substantially the form attached to and incorporated in this resolution as Exhibit A, and authorizing Town staff to execute all other documentation necessary for the purchase of the Needed Property from B.K.W. Farms, Inc. and Vulcan Materials Company for the TD Sewer Project.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 19th day of April, 2016.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

MARANA

ENGINEERING DEPARTMENT

ACQUISITION AGREEMENT

This Agreement is made by and among **B.K.W. FARMS, INC.** (the "Owner"), an Arizona corporation; **VULCAN MATERIALS COMPANY** (the "Lessee"), a New Jersey corporation; and the **TOWN OF MARANA** (the "Town"), an Arizona municipal corporation. The Owner, the Lessee, and the Town are sometimes collectively referred to as the "Parties," any of which is sometimes individually referred to as a "Party."

1. **The Property and Acquisition Amount.** The Owner owns the property currently identified as Pima County Assessor's Parcel Number 216-14-005A consisting of approximately 140 acres in the Northwest Quarter of Section 7, Township 12 South, Range 12 East and referred to in this Agreement as the "Property." The Lessee has a Mining Lease from the Owner that includes the Property.

2. **The Acquisition.** The Town needs to acquire a public sewer easement and a temporary construction easement (collectively the "Takes") from the Property. The Takes are described and depicted in ExhibitS "A" and "B". In lieu of court proceedings to acquire the Takes by eminent domain, the Owner and Lessee agree to sell and the Town agrees to acquire the Takes for the total sum of **$3,723.00** (the "Acquisition Amount"), subject to the terms and conditions set forth below:

$3,723.00	Acquisition Amount
$750.00	Estimated closing costs
$4,473.00	**Total estimated amount**

3. **Risk of Loss for Damage to Improvements.** The Owner and the Lessee shall be responsible for the risk of loss for any and all damage to the improvements (if any) located on the Takes prior to close of escrow.

4. **Conveyancing Instruments.** Upon execution of this Agreement, the Owner and the Lessee shall deposit into Escrow one or more conveyancing instruments and other documentation necessary to convey the Takes to the Town free and clear of all liens and encumbrances.

5. **No Salvage.** Neither the Owner nor the Lessee shall salvage or remove any fixtures, improvements, or vegetation, located within the Takes. Personal property may be removed prior to close of escrow.

6. **Escrow and Prorations.** The Town shall pay the Acquisition Amount in full at closing. The date of closing shall be used for proration of rents, property taxes and other similar costs, to the extent they are affected by the Takes.

7. **Security Interest.** Monies payable under this Agreement may be due holders of notes secured by mortgages or deeds of trusts ("Lienholders"), up to and including the total amount of unpaid principal, interest and penalty. Those sums shall, upon demand, be paid to the Lienholders. The Owner and the Lessee shall obtain from their respective Lienholders (if any) releases for transfer of the Takes.

8. **Possession and Closing.** Possession of the Takes shall be given to the Town at the date of closing. Closing shall occur on or before the later of (a) 45 days after the date this Agreement is approved by the Marana Mayor and Council or (b) 45 days after receipt of all necessary releases or consents from any Lienholder.

9. **Environmental Representations.** None of the Parties is assuming any obligation of any other Party relating to any potential liability arising from the environmental condition of the Takes. Each Party shall remain responsible for its obligations as set forth by law. The Owner and the Lessee hereby represent and warrant that, to the best of their knowledge, no pollutants, contaminants, toxic or hazardous substances, wastes or materials have been stored, used or located on the Property or within any surface or subsurface waters thereof; that no underground tanks have been located on the Property; that the Property is in compliance with all federal, state and local environmental laws, regulations and ordinances; and that no legal action of any kind has been commenced or threatened with respect to the Property.

10. **Environmental Inspection Rights.** The Owner and the Lessee shall permit the Town to conduct such inspections of the Property as the Town deems reasonably necessary to determine the environmental condition of the Takes. If environmental inspections do not specifically identify contamination but indicate a potential for contamination and recommend further testing or inspection, the Parties hereby agree to extend the date of closing to at least 30 days after the report for such additional testing or inspection is completed on behalf of Town. If any environmental inspection reveals the presence of contamination or the need to conduct environmental clean-up on the Takes, the Owner and/or the Lessee (as they shall determine appropriate) shall remediate all contamination within the Takes adequate to bring the Takes into compliance with all applicable federal, state or local environmental regulations prior to Closing or the Town may terminate this Agreement.

11. **No Leases.** The Owner and the Lessee warrant that there are no oral or written leases or subleases on or affecting all or any portion of the Takes other than Lessee's Mining Lease described above.

12. **Broker's Commission.** No broker or finder has been used and the Town shall owe no brokerage or finders' fee related to this transaction. The Owner and the Lessee are responsible to pay all brokerage or finders' fees to any agent they have employed.

13. **Closing Costs.** The Town shall pay expenses incidental to transfer of title, including title reports, recording fees, escrow fees, releases and Owners Title Insurance Policy.

14. **Right of Entry.** This Agreement grants the Town, its employees, agents, and consultants, the right to enter the Takes effective as of the date this Agreement is signed on behalf of the Owner and the Lessee. At close of escrow, this right of entry will be replaced by the Takes. This right of entry terminates in 180 days if close of escrow has not yet occurred.

15. **No Sale.** Neither the Owner nor the Lessee shall sell or encumber the Takes prior to close of escrow.

16. **Conflict of Interest.** This Agreement is subject to A.R.S. § 38-511 which provides for cancellation of contracts by government entities for certain conflicts of interest.

17. **Survival of Representation and Warranties.** All representations and warranties contained in this Agreement shall survive close of escrow.

18. **Entire Agreement.** This signed document shall constitute the entire Agreement among the Parties. No modification or amendment to this Agreement shall be binding unless in writing and signed by the Parties. The performance of this Agreement constitutes the entire consideration by the Town, including just compensation for the Takes and severance damages to any remainder property and shall relieve the Town of all further obligation or claims relating to Property for the Takes.

19. **Exhibits.** Any exhibit attached to this Agreement shall be deemed to be incorporated by reference with the same force and effect as if fully set forth in the body of this Agreement.

20. **Compromise and Settlement.** The Acquisition Amount is the Town's appraiser's determination of market value. The Parties acknowledge that the Acquisition Amount was agreed upon through compromise and settlement to avoid litigation.

21. **Council Approval.** This Agreement is subject to approval by the Town Council of the Town of Marana.

IN WITNESS WHEREOF, the Parties have executed this instrument as of the last signature date below.

The "TOWN":
TOWN OF MARANA, an Arizona municipal corporation

By:_____
Ed Honea, Mayor

Date:_____

APPROVED AS TO CONTENT:

By:_____
John Kmiec, Water Director

APPROVED AS TO FORM:

_____
Marana Town Attorney

The "OWNER":
B.K.W. FARMS, INC., an Arizona corporation

By:_____
Brian K. Wong, President

Date: Apr 7, 2016

The "LESSEE":
VULCAN MATERIALS COMPANY, a New Jersey corporation

By:_____

Its:_____

Date: 4/7/16

Stantec

Stantec Consulting Services Inc.
5151 E Broadway Boulevard Suite 400 Tucson AZ 85711-3712

DESCRIPTION OF A PUBLIC SEWER EASEMENT

DESCRIPTION of a public sewer easement over, under and across a portion of Pima County Assessor Parcel No. 216-14-005A, located in the Northwest Quarter of Section 7, Township 12 South, Range 12 East, G&SRM, Pima County, Arizona. Said easement being more fully described as follows:

COMMENCING at the Center of said Section 7, marked by a found 2-inch brass cap, from which the North Quarter corner of said Section, marked by a found 2-inch pipe with nail, bears North 00°39'27" West, a distance of 2639.97 feet;

THENCE along the East line of said Northwest Quarter, North 00°39'27" West a distance of 50.00 feet to a point on the North right-of-way line of W. Avra Valley Road;

THENCE along said right-of-way line, South 89°29'39" West a distance of 31.22 feet to the **POINT OF BEGINNING**;

THENCE continuing South 89°29'39" West a distance of 30.00 feet;

THENCE departing said line, North 00°56'45" West a distance of 139.84 feet;

THENCE North 00°20'09" West a distance of 589.42 feet;

THENCE South 89°39'51" West a distance of 10.00 feet;

THENCE North 00°20'09" West a distance of 384.95 feet;

THENCE North 00°08'15" East a distance of 733.77 feet more or less, to a point on the North line of said parcel;

THENCE along the North line of said parcel, South 63°10'29" East a distance of 56.18 feet;

THENCE departing said North line, South 00°09'13" West a distance of 708.32 feet;

THENCE South 00°20'09" East a distance of 384.75 feet;

THENCE South 89°39'51" West a distance of 10.00 feet;

THENCE South 00°20'09" East a distance of 589.26 feet;

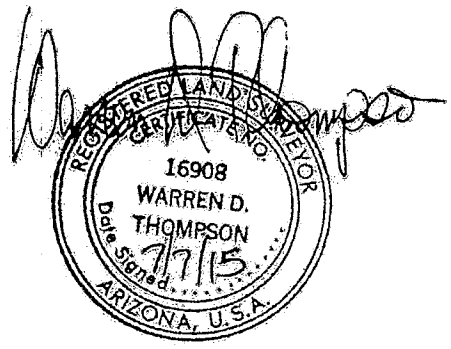
THENCE South 00°56'45" East a distance of 139.91 feet to the **POINT OF BEGINNING.**

Design with community in mind

The above described easement contains 77,244 square feet or 1.773 acres of land, more or less.

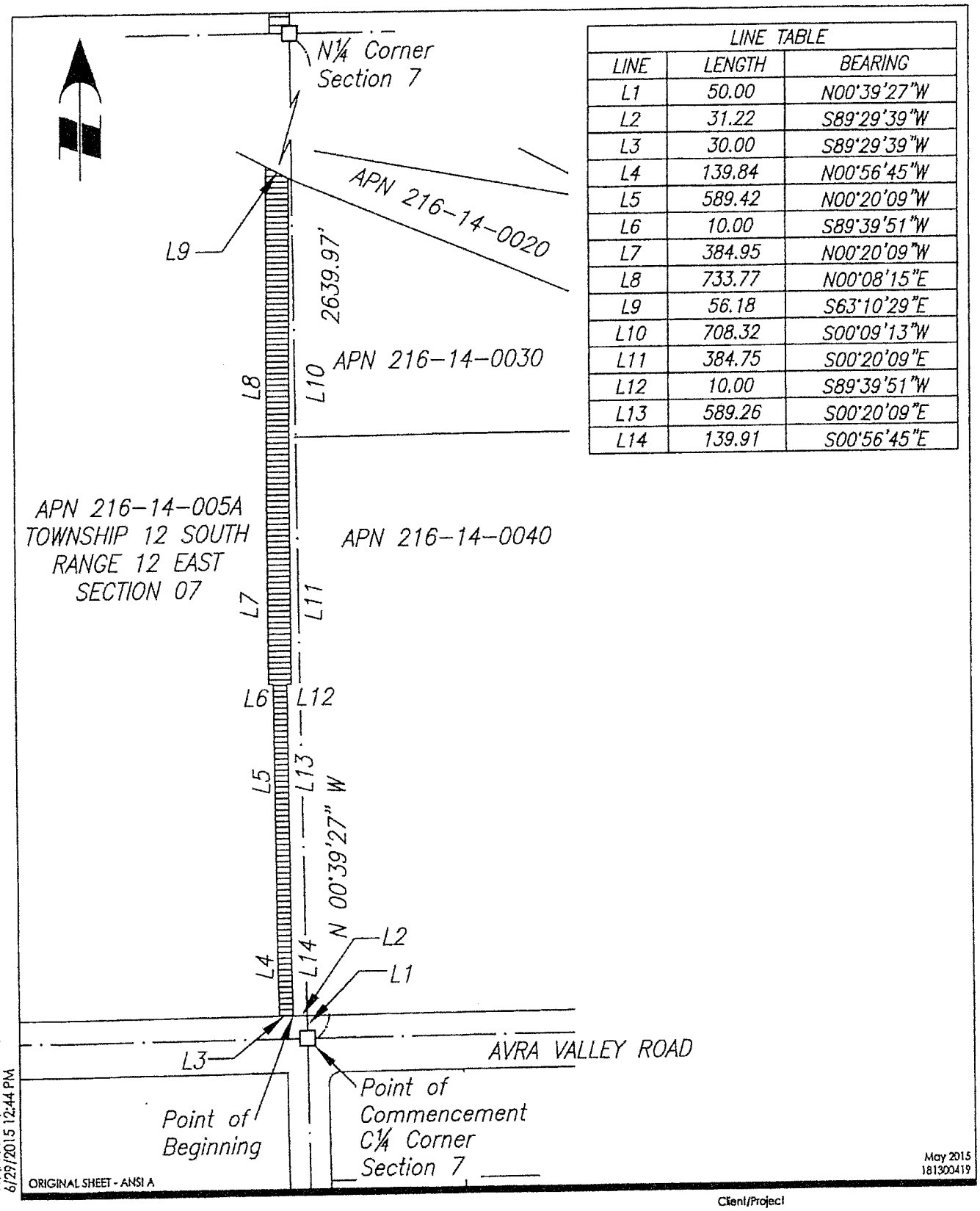
Stantec Consulting accepts no liability for this description if it has been modified or reformatted in any way from its original format and content, or used for any purpose other than that for which it was originally intended.

Prepared by Warren D. Thompson, RLS 16908
Prepared on May 29, 2015
Prepared for and on behalf of Stantec Consulting Services Inc.
Project Number: 181300419



EXPIRES ON 9-30-2016

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LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N00°39'27"W
L2	31.22	S89°29'39"W
L3	30.00	S89°29'39"W
L4	139.84	N00°56'45"W
L5	589.42	N00°20'09"W
L6	10.00	S89°39'51"W
L7	384.95	N00°20'09"W
L8	733.77	N00°08'15"E
L9	56.18	S63°10'29"E
L10	708.32	S00°09'13"W
L11	384.75	S00°20'09"E
L12	10.00	S89°39'51"W
L13	589.26	S00°20'09"E
L14	139.91	S00°56'45"E

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ORIGINAL SHEET - ANSI A

May 2015
181300419

Client/Project
TOWN OF MARANA
TANGERINE/DOWNTOWN
SEWER - WR010

Figure No.
1.0

Title
APN 216-14-005A
Sewer Easement Exhibit

Stantec

EXHIBIT A TO ACQUISITION AGREEMENT

5151 E. Broadway Blvd., Suite 400
Tucson, AZ 85711
www.stantec.com

DESCRIPTION OF A TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION of a temporary construction easement over, under and across a portion of Pima County Assessor Parcel No. 216-14-005A, located in the Northwest Quarter of Section 7, Township 12 South, Range 12 East, G&SRM, Pima County, Arizona. Said easement being more fully described as follows:

COMMENCING at the Center of said Section 7, marked by a found 2-inch brass cap, from which the North Quarter corner of said Section, marked by a found 2-inch pipe with nail, bears North 00°39'27" West, a distance of 2639.97 feet;

THENCE along the East line of said Northwest Quarter, North 00°39'27" West a distance of 50.00 feet to a point on the North right-of-way line of W. Avra Valley Road;

THENCE along said right-of-way line, South 89°29'39" West a distance of 21.22 feet to the **POINT OF BEGINNING**;

THENCE continuing South 89°29'39" West a distance of 10.00 feet;

THENCE departing said line, North 00°56'45" West a distance of 139.91 feet;

THENCE North 00°20'09" West a distance of 589.26 feet;

THENCE North 89°39'51" East a distance of 10.00 feet;

THENCE South 00°20'09" East a distance of 589.21 feet;

THENCE South 00°56'45" East a distance of 139.94 feet to the **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCING at the Center of said Section 7, marked by a found 2-inch brass cap, from which the North Quarter corner of said Section, marked by a found 2-inch pipe with nail, bears North 00°39'27" West, a distance of 2639.97 feet;

THENCE along the East line of said Northwest Quarter, North 00°39'27" West a distance of 50.00 feet to a point on the North right-of-way line of W. Avra Valley Road;

THENCE along said right-of-way line, South 89°29'39" West a distance of 61.22 feet to the **POINT OF BEGINNING**;

THENCE continuing South 89°29'39" West a distance of 10.00 feet;

THENCE departing said line, North 00°56'45" West a distance of 139.82 feet;

THENCE North 00°20'09" West a distance of 279.42 feet;

THENCE West a distance of 11.51 feet;

THENCE North 00°20'09" West a distance of 55.00 feet;

THENCE East a distance of 10.04 feet;

THENCE North 00°20'09" West a distance of 100.81 feet;

THENCE East a distance of 1.47 feet;

THENCE North 00°20'09" West a distance of 154.24 feet;

THENCE North 89°39'51" East a distance of 10.00 feet;

THENCE South 00°20'09" East a distance of 589.42 feet;

THENCE South 00°56'45" East a distance of 139.84 feet to the **POINT OF BEGINNING.**

The above described easement contains 15,366 square feet or 0.353 acres of land, more or less.

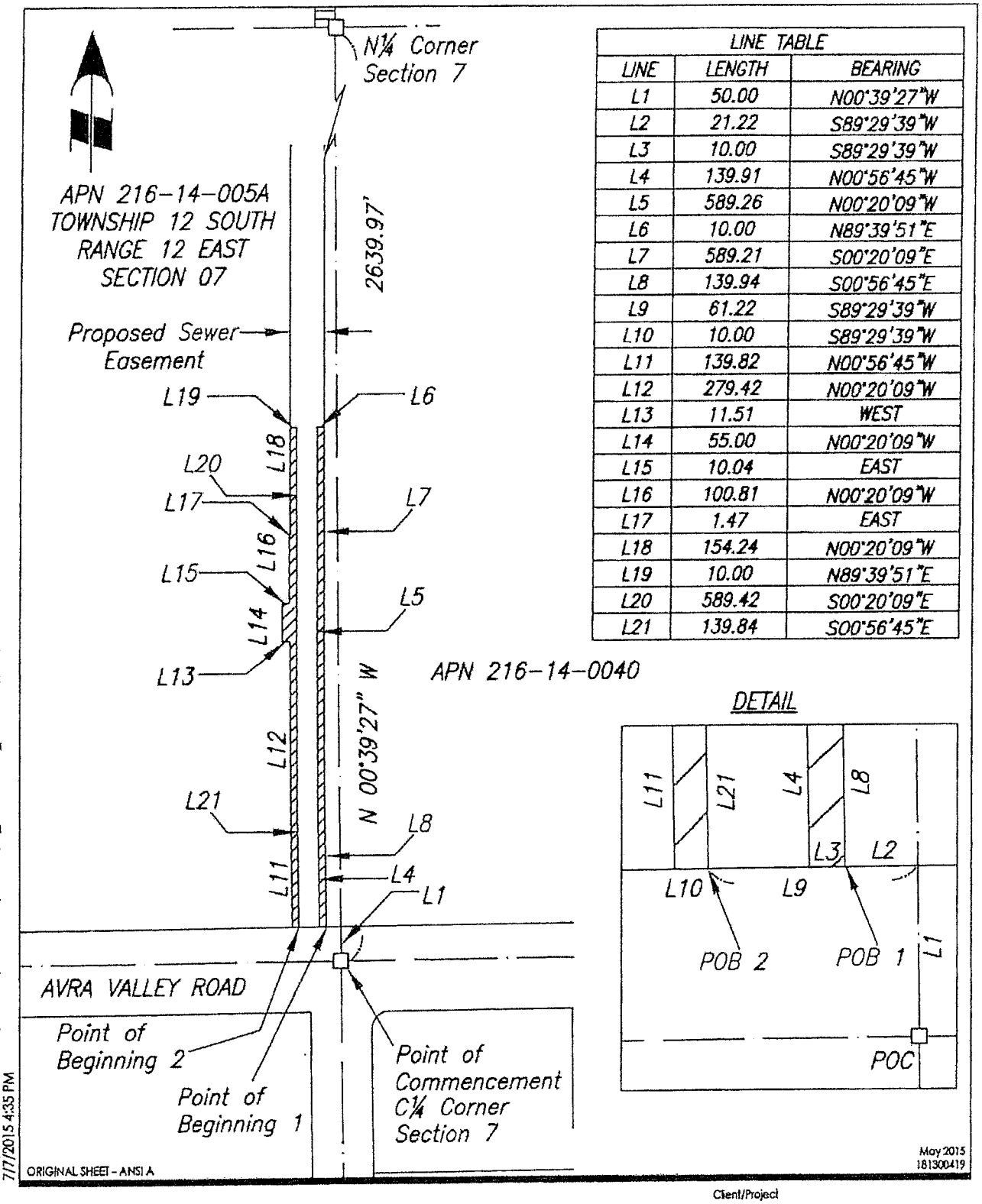
Stantec Consulting accepts no liability for this description if it has been modified or reformatted in any way from its original format and content, or used for any purpose other than that for which it was originally intended.

Prepared by Warren D. Thompson, RLS 16908
Prepared on May 29, 2015
Prepared for and on behalf of Stantec Consulting Services Inc.
Project Number: 181300419



EXPIRES ON 9-30-2016

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LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N00°39'27"W
L2	21.22	S89°29'39"W
L3	10.00	S89°29'39"W
L4	139.91	N00°56'45"W
L5	589.26	N00°20'09"W
L6	10.00	N89°39'51"E
L7	589.21	S00°20'09"E
L8	139.94	S00°56'45"E
L9	61.22	S89°29'39"W
L10	10.00	S89°29'39"W
L11	139.82	N00°56'45"W
L12	279.42	N00°20'09"W
L13	11.51	WEST
L14	55.00	N00°20'09"W
L15	10.04	EAST
L16	100.81	N00°20'09"W
L17	1.47	EAST
L18	154.24	N00°20'09"W
L19	10.00	N89°39'51"E
L20	589.42	S00°20'09"E
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ORIGINAL SHEET - ANSI A

May 2015
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Stantec

Client/Project
TOWN OF MARANA
TANGERINE/DOWNTOWN
SEWER - WR010

Figure No.
1.0

Title
EXHIBIT B TO ACQUISITION AGREEMENT

APN 216-14-005A
T.C.E. Exhibit

5151 E. Broadway Blvd., Suite 400
Tucson, AZ 85711
www.stantec.com

Council-Regular Meeting **C7**

Meeting Date: 04/19/2016

To: Mayor and Council

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: April 19, 2016

Subject: Approval of the April 5, 2016 Special Council Meeting Minutes, approval of the April 5, 2016 Regular Council Meeting Minutes, and approval of the April 12, 2016 Study Session Minutes (Jocelyn C. Bronson)

Attachments

Draft Special Council Meeting Minutes 04/05/2016
Draft Regular Council Meeting Minutes 04/05/2016
Draft Study Session Minutes 04/12/2016

MARANA TOWN COUNCIL
SPECIAL COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 5, 2016, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

SPECIAL COUNCIL MEETING

CALL TO ORDER AND ROLL CALL. Mayor Honea called the meeting to order at 6:02 p.m. **Town Clerk Bronson** called roll. Council Members Kai and Ziegler were excused. There was a quorum present.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE. Dispensed with until the regular meeting.

APPROVAL OF AGENDA. Dispensed.

CALL TO THE PUBLIC. No speaker cards were presented.

PRESENTATIONS

P1 Relating to Community Engagement; presenting student reflections regarding the Marana 2.0 internship experiences with the Town of Marana and other community organizations (Jocelyn C. Bronson). **Ms. Bronson** presented this item, noting that the Marana 2.0 program evolved from a strategic plan initiative for citizen engagement. The program's emphasis was to help students learn more about local government and how it affects their lives. She thanked town staff and members of the Marana Unified School District staff and community mentors who helped guide the program through its first year. The students then began their presentations of the projects they worked on over the past year.

Josh Larsen interned with the Marana Chamber of Commerce under the guidance of Ed Stolmaker. **Abby Garcia** interned with the Marana Police Department under Officer Kevin

Litten. **Noah McConnell** interned with the Marana Health Center. **Lilli Sanchez** interned with Northwest Urgent Care. **Jordan Idler** interned with the Communications and Marketing department under Vickie Hathaway. **Adrian Castro** interned with the Marana Police Department under Officer Kevin Litten. **Jenica Franks** interned with the Special Events Coordinate, Monique Meza. **Raymond Schnell** interned in Technology Services with Carl Drescher, and **Trent Tolton** interned with the Town Manager under the direction of Gilbert Davidson and Tony Hunter.

At the conclusion of the presentations, the Mayor and Council commended the outstanding job that the students did in putting their presentations together and the depth with which they covered their chosen subjects. They were very proud of the students.

Mr. Davidson concluded with comments about the time and effort well-spent by town staff and the great opportunity for collaboration with the school district leadership and the students who volunteer their time to come to town hall, assist with town events and challenge themselves with their projects. He is very proud of what they have accomplished. **Ms. Bronson** noted that all of the presentations were recorded, and staff will be reviewing the presentations for recommendations to expand or improve upon the program. She also thanked the students and school administration for their support of the program.

EXECUTIVE SESSIONS

E1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

ADJOURNMENT. ***Motion to adjourn at 6:51 p.m. by Vice Mayor Post, second by Council Member Bowen. Passed unanimously 5-0.***

CERTIFICATION. I hereby certify that the foregoing are the true and correct minutes of the public session of the Special Council Meeting held on April 5, 2016. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Town Clerk

DRAFT

AMENDED APRIL 4, 2016 at 4:30 p.m.

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 5, 2016, at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL. Mayor Honea called the meeting to order at 7:07 p.m. Town Clerk Bronson called roll. Council Member Ziegler was excused.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE. Led by Mayor Honea.

APPROVAL OF AGENDA. ***Motion by Vice Mayor Post, second by Council Member Bowen to approve the agenda. Passed unanimously 6-0.***

CALL TO THE PUBLIC. Ed Stolmaker, President and CEO of the Marana Chamber of Commerce, reported that the 2016 State of the Town luncheon at the Ritz-Carlton has been changed to Friday, April 29, 2016. There are currently only 28 seats left.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS. Council Member Comerford announced that Chelsea Moe, a Marana High School graduate is now the main anchor at a news station in Duluth, Minnesota. She spent three days with the station as a

sports anchor before being selected to fill the vacant anchor seat. **Mayor Honea** reported on several attractions he visited with his grandson including the splash pad park and the Parsons' new rodeo arena. He was heartened to see so many people using these facilities within the town.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS. Mr. Davidson reported that the Council Executive Report for March is now available online.

PRESENTATIONS

P1 Relating to Parks and Recreation; update, discussion and direction regarding plans for the Tangerine Corridor Community Park, including the proposed design of the park and potential names for the park (Cynthia Nemeth-Briehn). **Ms. Nemeth-Briehn** by introducing **Jason Kuklinski,** a key partner in the new park about to come on board off of Tangerine Road. Mr. Kuklinski is a principal with Norris Design. She began with a short history of how the park came about beginning with a land exchange between the town and the Sky Ranch HOA. Next she gave a brief description of what community park means within the scope of the 2010 master plan. A community park is within 10-40 acres and usually includes multi-use fields, sport courts, playgrounds, walking paths and a skate/bike feature. This park will be in the smaller range of that. Last summer, the town contracted with Norris Design, and with their help and other departments within the town, a unique and creative multi-faceted public outreach campaign which elicited over 377 respondents, comments and input. This kind of response was unprecedented in her experience. Their "wants" were all the things that are normally included in a community park. Norris Design then created two concepts which she illustrated to Council, noting that the residents of Sky Ranch wanted connectivity to the park. Both concepts were vetted by the public through the various outreach approaches. From the feedback of the 129 respondents, Concept 1 was the preferred layout, and Norris Design came up with a 30% construction site plan which she presented.

In response to questions from Council, Ms. Nemeth-Briehn stated that there would be swings at the park, there will be bike racks which are a typical features, there are currently 50 parking spaces planned which could be increased to 65 to accommodate hikers, there will be a skatepark feature with shallow bowls, the playground areas will most likely be engineered wood chips, a small area could be used to create an education/performance space, and the lighting will be primarily for safety reasons. **Gilbert Davidson** also noted that along with the expansion of Tangerine Road, multi-use paths will be constructed to connect the various neighborhoods and access to the park and to trails in the Tortolita Mountains. Other planned developments between Dove Mountain Boulevard, Moore Road and Thornydale Road will also include trailhead access and staging areas.

Ms. Nemeth-Briehn concluded her presentation with next steps, which includes final comments on the 30% plan and the name of the park. Several of the 377 respondents submitted ideas for names and the most frequently suggested are included on a ballot which she handed out to Council. She asked that they provide their first and second choices, and then she will tally them and bring the results back to Council at a future date. She expects that the park will be ready for a grand opening in late spring of 2017.

CONSENT AGENDA. ***Motion to approve by Vice Mayor Post, second by Council Member Bowen. Passed unanimously 6-0.***

C1 Resolution No. 2016-031: Relating to Development; approving a final plat for Blue Agave at Dove Mountain, Lots 1-192, Blocks "1"-"3" (Future Development), Block "4" (PRV) and Common Areas "A" (Private Streets), "B" (Open Space/Drainage) and "C" (Improved Area), located in the southwest corner of the intersection of Dove Mountain Boulevard and Brittle Brush Drive (Steven Cheslak)

C2 Resolution No. 2016-032: Relating to Development; approving a final plat for Yoem Subdivision, Lots 1-25 and Common Areas 'A' (Private Streets), 'B' (Open Space), 'C' (Off-Street Parking) and 'D' (Landscape Buffer Yard), generally located at the northeast intersection of W. Barnett Road and N. Sandario Road (Shannon Shula)

C3 *Resolution No. 2016-035: Relating to Personnel; approving and authorizing the Town Manager to execute a separation agreement between the Town of Marana and Benito Sanchez III (Gilbert Davidson)*

C4 Approval of the March 8, 2016 Study Session Minutes and approval of the March 15, 2016 Regular Council Meeting Minutes (Jocelyn C. Bronson)

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a new series #12 restaurant liquor license application submitted by Fred Yu on behalf of Dove M Gourmet Bistro, located at 12090 N. Thornydale Road, Suite #112, Marana, AZ 85685 (Jocelyn C. Bronson). **Ms. Bronson** noted that the application was reviewed and posted; all concerns were addressed, and staff recommends approval. ***Motion to approve by Council Member Bowen, second by Council Member McGorray. Passed unanimously 6-0.***

L2 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a new series #10 Beer and Wine Store liquor license application submitted by Gina Gill on behalf of Chevron, located at 13960 N. Sandario Road, Marana, Arizona 85653 (Jocelyn C. Bronson) **Ms. Bronson** noted that the application was reviewed and posted; no protests were received, and staff recommends approval. ***Motion to approve by council Member McGorray, second by Vice Mayor Post. Passed unanimously 6-0.***

L3 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a special event liquor license application submitted by Rev. Fr. Virgilio Tabo, Jr. on behalf of Saint Christopher Roman Catholic Parish for the annual Fiesta to be held on April 30, 2016 (Jocelyn C. Bronson) **Ms. Bronson** noted that the application was reviewed and posted; no protests were received, and staff recommends approval. ***Motion to approve by Council Member McGorray, second by Council Member Kai. Passed unanimously 6-0.***

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Ordinance No. 2016.004: Relating to Annexation; annexing into the corporate limits of the Town of Marana that territory known as the Pioneer Landscaping Materials Annexation, approximately 8.4 acres of land generally located near the southeast corner of Twin Peaks Road and Tiffany Loop; and establishing original Town of Marana zoning (Cynthia Ross). **Ms. Ross** presented the item. ***Motion to approve by Council Member Bowen, second by Vice Mayor Post. Passed unanimously 6-0.***

A2 Resolution No. 2016-033: Relating to Public Works; approving and authorizing the Town Engineer to execute an Acquisition Agreement & Administrative Settlement and all other documentation necessary for the purchase of property rights needed from Matthews Investment Group, L.L.C. for the Tangerine Corridor/Tangerine Road, Twin Peaks to La Cañada Drive, Town of Marana Project No. ST021 (Frank Cassidy). **Mr. Cassidy** noted that this item and the next item are on the regular agenda to give Council the opportunity to talk about them in executive session and then come back to the public session. There were no questions from Council. ***Motion to approve by Vice Mayor Post, second by Council Member McGorray. Passed unanimously 6-0.***

A3 Resolution No. 2016-034: Relating to Public Works; approving and authorizing the Town Engineer to execute an Acquisition Agreement & Administrative Settlement and all other documentation necessary for the purchase of property rights needed from Daniel Heffelfinger for the Tangerine Corridor/Tangerine Road, Twin Peaks to La Cañada Drive, Town of Marana Project No. ST021 (Frank Cassidy). ***Motion to approve by Vice Mayor Post, second by Council Member Bowen. Passed unanimously 6-0.***

ITEMS FOR DISCUSSION/POSSIBLE ACTION

D1 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies. **Gilbert Davidson** gave updates on HB 2391, relating to municipal water rates and requirements. This bill would have an impact on a municipality's ability to acquire or expand their water and sewer systems. It has passed the final committee and is awaiting a floor vote in the Senate and is expected to pass and move on to the Governor's desk. The second bill is HB 8423, the census bill. It passed out of Senate Appropriations by unanimous vote. At this point, however, it has not moved as have many other bills awaiting some budget discussions taking place. The Governor is working with the legislative leadership to work through a number of other bills. We see no reason why this shouldn't continue forward, and this bill has a great deal of support by other jurisdictions around the state as well as the League of Cities and Towns. Mayor Honea commented on the census bill, noting that it will be a huge benefit to Marana. It will be based on the June 2016 population which should be over 43,000 at that time compared to the 34,900 plus or minus we are getting now.

EXECUTIVE SESSIONS. ***Motion to go into executive session at 7:45 p.m. on item E3 by Council Member Bowen, second by Council Member Kai. Passed unanimously 6-0.***

E1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

E2 Executive session pursuant to A.R.S. § 38-431.03(A)(4) and (7) to discuss with the Town's attorneys and representatives the terms of one or more of the following proposed Tangerine Road right-of-way acquisition and settlement agreements:

- Matthews Investment Group, L.L.C. (see Council Action item A2 on tonight's agenda)
- Daniel Heffelfinger (see Council Action item A3 on tonight's agenda)

E3 Executive session pursuant to A.R.S. § 38-431.03(A)(3) and (4) to receive legal advice and consult with the Town's attorneys regarding Town development impact fee overcharges in San Lucas Block 8 and Gladden Farms Block 9. **Mr. Cassidy** asked for authorization to proceed in a manner consistent with the discussion in executive session. ***Motion to approve by Council Member Bowen, second by Mayor Honea. Passed unanimously 6-0.***

FUTURE AGENDA ITEMS

ADJOURNMENT. ***Motion to adjourn by Council Member McGorray, second by Council Member Bowen at 8:10 p.m. Passed unanimously 6-0.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on March 15, 2016. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Town Clerk

DRAFT

STUDY SESSION
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 12, 2016, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

STUDY SESSION

CALL TO ORDER AND ROLL CALL. Mayor Honea called the meeting to order at 6:00 p.m. **Town Clerk Bronson** called roll all Council Members were present; Vice Mayor Post arrived on the dais at 6:08 p.m.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE. Led by **Mayor Honea.**

APPROVAL OF AGENDA. ***Motion to approve by Council Member McGorray, second by Council Member Bowen. Unanimously approved 6-0.*** (Vice Mayor Post had not arrived at this time.)

CALL TO THE PUBLIC. No speaker cards were presented.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Budget; review, discussion, consideration, and direction to staff regarding the fiscal year 2016-2017 Manager's recommended operating budgets for the General Fund, Bed Tax Fund, Highway User Revenue Fund, Water Operating Fund, Wastewater Operating Fund, and the Airport Operating Fund (Gilbert Davidson and Erik Montague). **Mr. Davidson** began recognizing the foundation of the town – the people who are dedicated to getting the work done. This is the culture that drives us through the leadership of the Council to enact the long-term vision of the community. He then highlighted the importance of the cultural values. The purpose of all of us is to serve. Respect must exist among town employees. A highly functioning team can achieve innovation. We evaluate ourselves by this standard and

expectation, and employees are both rewarded and corrected under this standard. Our cultural values have created a brand that our community sees because when we are out and about people know the great things happening in Marana. Next, Mr. Davidson highlighted some of the projects that exemplify the values – the opening of the premium outlet mall, becoming one of top finalists for the All-American City award for the second year in a row; leading the region in home building because people choose to live here, crime rates falling for the fifth year in a row, establishing the water infrastructure at the Tangerine Road Business Park, the opening of the new Veterans Memorial cemetery last month, the opening of the splash pad in 2015, an economic development grant from the Tohono O'Odham Nation, and the outreach program for the Tangerine Corridor Park. These are testaments to the efforts which go into making this a quality community. He ended this portion of his presentation by noting several awards and recognitions received by the town over the past year.

Mr. Montague then began with the budget process showing an historical perspective of Arizona Revenue Growth beginning in 2011. He presented on data on the state's budget structural balances. Related to ongoing revenues, the state anticipates a $71M deficit; however in FY 2017 the projection is to turn that around and gain a $26M surplus. By FY 2018, the projection is for a $148M surplus in the state budget. Consumer confidence is still down nationally, and it is consumer spending drives the economy. Unemployment has improved in Arizona by one percent.

Next he reviewed the sales tax revenues. Retail sales are up 12.9% or $1.4M; restaurant revenues are up 9.8% or $.2M, construction sales tax is up 13.2% or $.2M, and all other tax collections are up 1.3% or $.3M. This incorporates a full year of projected revenues from the outlet mall. The next two items reviewed were for state shared revenues and license, fees & permits. Mr. Montague then presented the general fund operating budget summary showing an increase in sales tax of 6.5% or $1.5M which includes the first full year from the outlet mall, an increase in intergovernmental revenue of 13% or $1.2M assuming HB 2483 passes, and an increase in licenses, permits and fees of 14.8% or $.5M based on the average permit valuation. Expenditures for personnel and benefits also increases by 7.9% or $2M due to adding strategic positions, benefit costs and movement of half of HURF salaries back to the general fund. However, transfers out will decrease 57.3% or $3.8M due to the downtown sewer conveyance project completion in August 2016.

Mr. Montague proceeded to the operating budget impact on reserves, noting that the stablished reserve policy is 25% of expenditures. Keeping it at this level or higher provides for overall cash needs, capacity for major or unanticipated events and helps the town maintain its overall credit rating. He presented a pie chart of the projects under consideration and potential impact on reserves, which garnered questions from Council as to the importance of highway landscaping projects versus actual road projects. Projects under consideration are the new public safety (police) facility, Marana Road interchange landscaping, Twin Peaks interchange landscaping, improvements to Adonis Road, ball field improvements at Ora Mae Harn Park and the Tangerine-Downtown sewer conveyance system.

With respect to the bed tax fund, based on the existing inventory, the trend shows an increase of 1.3% or $12K in sales tax revenues. Contracted services expenditures will also increase due to

the professional services line item for additional efforts in advertising, photography, search engine optimization and other digital content for the website. Personnel and benefits are showing a decrease of 7.5% or $7K due to partial movement of salaries back to the general fund.

Mr. Montague then gave the detail for the highway user revenue fund (HURF0, the water fund, wastewater fund and airport fund. With the exception of the personnel and benefits expenses, which includes movement of half the HURF salaries back to the general fund, those funds collectively showed moderate to modest increases in revenues and/or expenses. The exception is the airport fund which shows no change in revenue from 2016 to 2017.

Mr. Davidson concluded with a discussion of the investment plan, highlighting the new key positions to complement the Strategic Plan objectives, resources and tools, and current employees. Except in rare cases, most employees will receive a 3.5% pay adjustment based on performance. Other pay and health plan benefits provided by the total $443,945 from the general fund. Among those benefits are contributions to employee retirement, health increase and workers' compensation. Training and development programs are valued at $22,175 with $11,425 coming from the general fund. The total investment in vehicle replacements, technology upgrades, facilities maintenance projects and supplies and equipment for police, park utility vehicles, an alignment rack system for fleet services total $1,985.195 with $1,661.949 coming from the general fund. Nearly eight strategic positions will be added for a total investment of $735,000.

Next steps will be to bring back the tentative budget for approval by Council on May 17, at which time Council will also be asked to consider adopting changes to the comprehensive fee schedule and establishing an effective date, and final consideration of the FY 2016-17 budget on June 21, 2016.

D2 Relating to Personnel; update and discussion regarding employee benefits for fiscal year 2017 (Curry Hale). **Mr. Hale** presented the health plan performance for FY 2016, which indicates that the Copper Plan is under-performing financially. Changes for FY 2017 increase the deductible for the Copper Plan from $200 to $300 for an individual and from $400 to $750 for family. The out of pocket maximum will be $1500/$3750 respectively. Currently it is $1250/$2500. For the Teal Plan the only change will be the out of pocket maximum which will decrease from $4500/$9000 to $3000/$6000. The Heritage Plan out of pocket maximum will also decrease from $4500/$9000 to $3750/$7500. He alluded to several assumptions regarding medical plan projections which are included in the packet materials and then presented the increases for each of the three plans for FY 2017. The premiums for employees on the Teal and Heritage Plans will be modest with a 5.2% and 1.6% increase, respectively. The premiums for the Copper Plan will increase to 8%. The FY 2017 dental plans will be realigned with minor decreases except for employee/children and employee/family on both the Delta Plan and the Delta Plus Plan. There are some changes to the FY 2017 vision plan. Under the current plan, frames are only allowed every 24 months. Under the new plan, frames are allowed every 12 months. Premiums will increase slightly under the proposed plan between $.40 for employee only and $1.21 for employee and family.

Benefit premium deductions are moving from a 26 pay period schedule to a 24 pay period schedule; however pay dates for earnings will remain on the 25 pay period schedule. This allows Finance to balance on a monthly basis instead of an annual basis.

EXECUTIVE SESSIONS

E1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

ADJOURNMENT. ***Motion to adjourn at 7:33 p.m. by Vice Mayor Post, second by Council Member McGorray. Passed unanimously.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the study session/presentation of the Marana Town Council meeting held on April 12, 2016. I further certify that a quorum was present.

_____

Jocelyn C. Bronson, Town Clerk

DRAFT