AMENDED SEPTEMBER 27, 2016 1:26 p.m.

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 28, 2016, at or after 6:30 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on September 28, 2016, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

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

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

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

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

Accessibility

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

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

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

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

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

ELECTION OF BOARD CHAIR AND VICE-CHAIR

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the June 29, 2016 Meeting Minutes

B. Public Hearings

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

1. **PRV1606-001 Saguaro Bloom Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1606-001, preliminary plat for Saguaro Bloom Block 3 Lots 1-141 and Common Area A (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area B (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage) located at the northeast corner of Twin Peaks Road and Saguaro Highlands Drive. (Steven Vasquez)

2. **PRV1608-001 Camino De Oeste Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1608-001, preliminary plat for Camino De Oeste, Lots 1-144 and Common Areas 'A' (Open Space) & 'B' (Natural Undisturbed Open Space) (Steve Cheslak)

3. ***DPP1609-001 Arizona Shuttle Development Plan Package.*** *Relating to Development; approving a development plan package for Arizona Shuttle at 9633 N. Tiffany Loop. (Steven Vasquez)*

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission

Meeting Date: 09/28/2016

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: September 28, 2016

Subject: **Approval of the June 29, 2016 Meeting Minutes**

Attachments

June 29, 2016 Meeting Minutes

PLANNING COMMISSION MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 29, 2016, at or after 6:30 p.m.

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

DRAFT

REGULAR PLANNING COMMISSION MEETING

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

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

ROLL CALL. Terri Byler, Planning Commission Secretary, called roll. Commissioner Jakab was absent. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. ***Motion to approve as amended - moving item C1: SPA1605-001 Amendment to the Continental Ranch Specific Plan to B:4. Approved by Commissioner Miklosi, seconded by Vice Chair Duncan. Passed unanimously.***

ANNOUNCEMENTS.

GENERAL ORDER OF BUSINESS. Approval of May 25, 2016 meeting minutes.
Motion to approve, as amended, by Commissioner Fehrmann, seconded by Commissioner Miklosi. Passed unanimously.

PUBLIC HEARINGS.

1. PCZ1602-001 Camino de Oeste Rezoning Recommendation to Town Council regarding a request for approval to rezone approximately 72 acres of land from 'C' - Large Lot Zone to 'R-6' - Single-Family Residential. The property is generally located approximately a quarter mile north of Cortaro Farms Road, bordered by Hartman Lane and Camino de Oeste. (Steve Cheslak)

Steve Cheslak presented an overall summary of the project. Staff received a revised concept plan after the original plan was distributed to the Commission earlier in the week. **Mr. Cheslak** indicated the original plan depicted 72 acres, 145 lots, 40% open space and two lot sizes. In the revised plan, the cud-de-sac was removed, the lot count went from 145 to 144, there are a total of four lot sizes, plus seven additional acres of open space, the Natural Undisturbed Open Space (NUOS) has been rearranged to protect the Hardy Wash and the buffer yards have been increased. Staff received four letters of protest and one letter of support. The project is in compliance with the Land Development Code and the General Plan.

Stacey Weaks – Norris Design – shared some highlights about the project. The R-6 designation allowed for the cluster development and four lot sizes. All of the homes will be limited to single story. The size of the internal park will be just under one acre. 30% of the site is set aside as NUOS and an additional 14 acres as planned common area. A northbound turn lane will be constructed on Camino de Oeste. Western access is aligned with the future De Anza project and a northbound left turn lane into De Anza on Hartman Lane will be constructed by the De Anza project.

Chairman Schnee was pleased that the homes in the northeast corner of the project were rearranged and the buffers were increased. He also liked that fact that all of the homes are limited to single story. **Commissioner Miller** concurred with **Chairman Schnee. Commissioner Officer** liked the expansion near the Hardy Wash.

Chairman Schnee opened the public portion of the hearing.

Darlene Snyder and Susan Kramer were opposed to the project. They both had traffic concerns. **Rudolph Ariliaga** had a concern with the traffic, as well, though he was not opposed to the project.

Chairman Schnee closed the public portion of the hearing.

Chairman Schnee was confident that staff will continue to monitor the traffic situation. He liked the increased buffers and the 50% open space. **Commissioner Miller** concurred with **Chairman Schnee**. **Commissioner Miller** liked the revisions, but he had a concern with traffic. **Commissioner Miklosi** liked the layout of the project and hoped the town will continue to monitor the traffic situation. **Vice Chair Duncan** was pleased with the overall layout of the subdivision.

Motion to approve, to include the modified conceptual use plan and a modification to Condition 8, changing the maximum number of residential lots from 145 to 144, by Vice Chair Duncan, seconded by Commissioner Miklosi. Passed unanimously. 6-0

2. PCZ1606-001 Twin Peaks Oasis Specific Plan Recommendation to the Town Council regarding a request to rezone approximately 36.79 acres of land from "R-144 Residential" to "F Specific Plan" for the purpose of establishing the Twin Peaks Oasis Specific Plan, a master-planned single-family residential development. The request will be accompanied by a minor General Plan amendment to amend the current land use category from "LDR Low Density Residential" to "MPA Master Plan Area," to accommodate the proposed Specific Plan. The property is located at the northeast corner of Twin Peaks Road and Oasis Road. (Cynthia Ross)

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Cynthia Ross specified the project was previously heard by the Planning Commission in October 2014. The project was scheduled to go to Council in November 2014, but the applicant withdrew the project prior to the scheduled meeting. The specific plan proposes 74 single-family residential homes. Lots will accommodate both one and two-story homes. All the homes along the perimeter of the site will be one story. 53% of the plan is designated open space (41% - NUOS). This project is essentially the same as what was approved in 2014, but with added measures to address the concerns of the neighbors. The plan has two access points; the first on Oasis Road and the second on Twin Peaks Road. A neighborhood park, a small reflection area and number of trails have also been planned. A monument at the southeast corner of the site will be built by the developer to mark the entry into the Twin Peaks Corridor. Measures to address the concerns of the neighbors include the addition of screened walls and enhanced vegetation. Staff has received 22 letters of protest and one phone call in favor of the project.

Linda Morales – Planning Center – gave a brief summary of the project. **Ms. Morales**, along with **Greg Wexler**, met with the neighbors. Privacy was a main concern, and as a result, the site plan was adjusted. The vegetation and landscape buffers will be increased along Oasis Road. The homes along the eastern boundary of the project will be restricted to single story.

Chairman Schnee appreciated Ms. Morales and staff meeting with the residents. He felt the plan has improved each time it has come before the Commission.

Chairman Schnee opened the public portion of the hearing.

Gordon Prentis, **Ron Isaacson, Keith Arnold, Susan Parrish and Richard Amdahl** spoke in opposition to the project, urging the Commission to keep the current zoning. **Jo Jenott** spoke in opposition to the project. She had concerns about the property value and watershed.

Chairman Schnee closed the public portion of the hearing.

With the single-story homes, the increased vegetation, adding the walls to stop the encroaching lights, **Chairman Schnee** felt this was going to be a nice subdivision. **Commissioner Officer** concurred with **Chairman Schnee. Commissioner Miller** liked the reduction in the number of houses. **Commissioner Fehrmann** would like to see all single-story homes. She didn't feel that keeping it at the current zoning would work for the area. **Commissioner Miklosi** wanted to know the maximum number of two-story homes allowed. **Ryan Mahoney** stated out of the 74 homes, half (37 homes) could be two-story. **Commissioner Miklosi** felt the project, in its current state, is the best suited for the area. **Vice Chair Duncan** felt this project was well-thought out.

Chairman Schnee reopened the public portion of the hearing.

Mr. Prentis urged the Commission to limit the homes to one story. **Chairman Schnee** stated he looked at the topography of the property and the existing homes to the east are elevated. Because the terrain drops to the west, **Chairman Schnee** felt that the new homes, when built, would not be in anyone's sightline. **Mr. Prentis** repeated his request for single-story homes for aesthetic purposes, not sightlines.

Chairman Schnee closed the public portion of the hearing.

Motion to approve with added condition to limit two-story homes, in the subdivision to no more than 25 by Vice Chair Duncan, seconded by Commissioner Officer. Passed unanimously. 6-0

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3. PCM1605-001 Amendment to Marana Town Code Title 17 (Land Development), Chapter 17-5 Subdivisions. Recommendation to the Town Council to amend the Marana Town Code, Title 17 (Land Development) to revise the provisions and procedures identified within the Land Development Code for the pre-application conference, as well as the provisions and procedures for submittal, review, and approval of a preliminary subdivision plat. The proposed revisions eliminate redundant, unnecessary, and outdated provisions and procedures and consolidate duplicative language. (Brian Varney)

Brian Varney indicated this was a proposed text amendment to the Land Development Code. Staff is amending the procedural requirements for the process in preliminary plats. The motivation is to allow greater flexibility with the development industry. The proposed revisions include:

1) Grammatical revisions and clarifications in the text throughout.
2) Deletion of most of the procedural requirements from the text, some of which are outdated or obsolete, and incorporated them into a separate procedural checklist document provided to each applicant at a pre-application meeting.
3) Significance of approval of a preliminary plat to allow greater flexibility to applicants and subdividers with respect to the duration of preliminary plat approval.

Existing:
A preliminary plat approved by the Town Council shall be valid for a period of two years, and thereafter is considered to be expired if a final plat has not recorded within that period of time. An applicant may submit a written request to the Town Council to extend the approval of a preliminary plat for a period of one year. In no case shall a preliminary plat be valid for more than three years.

Proposed:
A preliminary plat expires two years from the date of approval unless:
1. A final plat has been submitted for all or a portion of the preliminary plat area, which will automatically extend the approval of the preliminary plat for a period of two years; or

2. The Town Council grants an extension, upon written request by the applicant, for a period of two years.

(This provision requires a review by the Planning Director and the Town Engineer to confirm that the approved preliminary plat and supporting documents remain in compliance with Town standards and requirements).

3 Once a final plat had been approved for any portion of the land area included in an approved preliminary plat, the approval of the preliminary plat for the remaining land area shall be extended for a period of two years from the date of approval of the final plat.

4. If a preliminary plat expires prior to the submittal of an application for a final plat or a request for an extension, the preliminary plat shall be resubmitted as a new application. If the resubmitted plat is in substantial conformance with the previously approved plat, the application and review fees shall be reduced to 50% of the original application fees.

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

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Commissioner Miller - why not use "100%", instead of "Substantial Conformance? **Mr. Varney to** allow for more flexibility. **Mr. Mahoney** mentioned this is an issue staff deals with all the time, and as Mr. Varney pointed out, the substantial conformance rule is in place and is currently practiced by staff. It ultimately comes down to the judgement of the Planning Director on what is substantial conformance.

Motion to approve by Vice Chair Duncan, seconded by Commissioner Officer. Passed unanimously. 6-0

4 SPA1605-001 Amendment to the Continental Ranch Specific Plan
Recommendation to the Town Council to amend the Continental Ranch Specific Plan to include health care clinics, urgent care facilities and similar uses as permitted uses in the Commercial land use category, and to revise the General Provisions to allow the Planning Director to interpret the provisions of the specific plan. (Brian Varney)

Brian Varney specified this was a text amendment to the Continental Ranch Specific Plan (CRSP). The planning department has encountered some recurring challenges with the document for a number of years. The authority for administrative changes in the document was given to either the Town Manager or Town Council. We are proposing these decisions be placed in the hands of the Planning Director.

The Planning Department has identified a number of recurring challenges as well as outdated administrative provisions within the Continental Ranch Specific Plan, and is recommending approval of the following amendments to address these issues:

General Provisions
Existing: Existing regulations authorize the Town Council to make interpretations concerning unclear or ambiguous provisions of the specific plan.
Proposed: This authority is typically granted in contemporary specific plans to the Planning Director to be made administratively. The Planning Director's decision would be appealable to the Board of Adjustment.
Existing: Existing regulations authorize the Town Council to determine whether or not a proposed use, not currently listed as a permitted use, is consistent with the intent of the land use designation, as well as with the listed permitted uses in that land use designation. The Council's action may be appealed to the Planning Commission.
Proposed: This authority is typically granted in contemporary specific plans to the Planning Director to be made administratively. The Planning Director's determination is appealable to the Board of Adjustment.

Commercial Site Development Standards
Commercial Use/Permitted Uses
Proposed: Addition of medical clinics, urgent care facilities, medical/dental offices, and similar low intensity medical related uses. This revision is essentially a text clarification, as similar uses including 'minute clinics' have been allowed to be located within Walgreens and CVS in the Commercial land use designation in recent years.

Site Plan Review Procedures
Existing: Existing regulations authorize the Town Manager to administratively approve minor revisions to approved site plans.
Proposed: This authority is typically granted in contemporary specific plans to the Planning Director.

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General Administration
Existing: Existing regulations authorize the Town Manager to make certain administrative changes to explicit provisions in the specific plan.
Proposed: This authority is typically granted in contemporary specific plans to the Planning Director.

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

Chairman Schnee asked Town Attorney, Frank Cassidy, if he found the above requests to be legally sufficient. **Mr. Cassidy** stated yes. **Commissioner Miller** asked if the Town Council was in support of this request. **Brian Varney** stated yes. It will make the development process easier for the applicant. **Commissioner Miklosi** commented that the verbiage "Low intensity medical related uses," seemed somewhat general. **Brian Varney** this would allow for flexibility in cases and give the Planning Director the authority to make the decision on what a low intensity use is. **Commissioner Officer** appreciated staff making the effort to clean up the language.

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

COMMISSION ACTION.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT.

Motion to adjourn at 8:42 p.m. by Vice Chair Duncan, seconded by Commissioner Officer. Passed unanimously.

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on June 29, 2016. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

DRAFT

Planning Commission

Meeting Date: 09/28/2016

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: September 28, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV1606-001 Saguaro Bloom Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1606-001, preliminary plat for Saguaro Bloom Block 3 Lots 1-141 and Common Area A (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area B (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage) located at the northeast corner of Twin Peaks Road and Saguaro Highlands Drive. (Steven Vasquez)

Discussion:

Request

EPS Group, Inc., on behalf of D.R. Horton, Arizona, is requesting the approval of a preliminary plat consisting of 141 lots and common areas "A" and "B" on 39.74 acres within the Saguaro Bloom development.

Location

The subdivision will be located within Block 3 of the Saguaro Springs (the original name of the development) block plat at the northeast corner of Twin Peaks Road and Saguaro Highlands Drive.

Zoning

The zoning for Block 3 is R-6 (Single Family Residential - minimum lot size of 6,000 square feet). The minimum lot size is 6,578.2 square feet (lot 126). The maximum lot size if 13,829.6 square feet (lots 25 and 62). The average lot size is 8,007.4 square feet.

Transportation

The subdivision will have two entries off Saguaro Highlands Drive along the western boundary of the subdivision. Both entries (Street A and Street F) have a 46 foot wide right-of-way which is typical for the subdivision's internal street section.

Park Requirement and Trail Connectivity

Block 3 requires a minimum of 26,085 square feet of improved recreation area. The two active recreation areas have been planned in Common Area "A" located in the center of the northern portion of the subdivision (behind lots 33 through 49) and the top of the southern portion (behind lots 102 through 113). Both areas comprise of approximately 145,055 square feet or 3.33 acres. Pedestrian trails will be located within various areas of Common Areas "A" and "B" which will be provide connectivity to public sidewalks outside the subdivision and to the improved recreation areas within.

Recommended Findings of Fact

1. The property is currently zoned R-6, Single Family Residential - minimum lot size of 6,000 square feet. The proposed subdivision is in compliance with all other development standards and requirements of the Marana Land Development Code.
2. The General Plan land use designation for this area is Medium Density Residential (MDR) with a

density range of 2.1 - 8.0 residences per acre. 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. The ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: Adequate area exists for the development on this site. 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 zoning regulations, i.e. lot size, frontage, setbacks, etc.: The proposed subdivision complies with the requirements of the 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, suitable with the character of the neighborhood, not detrimental to the immediate area of the development of the area and not detrimental to the health, safety or welfare of the inhabitants of the area and the Town: The proposed subdivision is within an established residential community and is consistent with existing and planned development adjacent to the site and in the surrounding neighborhood area. This 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 Town of Marana.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Land Development Code and the Marana General Plan. This preliminary plat is in substantial conformance with all required development regulations and staff recommends approval to the Town Council.

Suggested Motion:

I move to recommend to the Town Council approval of Case No. PRV1606-001, a preliminary plat for Saguaro Bloom Block 3 Lots 1-141 and Common Area A (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area B (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage).

Attachments

PRV1606-001 SB Blk 3 App
PRV1606-001 SB Blk 3 Map
PRV1606-001 SB Blk 3 PP

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: Saguaro Bloom Block 3 Parcel #(s): 216-40-0160

Description of Project: Lots 1-141 Gross Area (Acres): 39.7

Project Address/Location: 9850 N. Saguaro Highlands Drive. SW1/4 Section 18, T12S, R12E

Property Owner: D.R. Horton, Inc Contact Person: Brent Davis

Street Address: 3580 W. Ina Road, Suite 100 Email: btdavis@drhorton.com

City: Tucson State: AZ Zip Code: 85741

Phone #: (520) 790-6005 Fax #: _____ Cell #: _____

Applicant: EPS Group, Inc Contact Person: Ben Zismann

Street Address: 8710 N. Thornydale Road, Suite 140 Email: ben.zismann@epsgroupinc.com

City: Tucson State: AZ Zip Code: 85742

Phone #: (520) 408-1400 Fax #: (520) 408-1403 Cell #: _____

Agent/Representative: _____ Contact Person: _____

Street Address: _____ Email: _____

City: _____ State: _____ Zip Code: _____

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

Authorization of Property Owner

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

Benjamin Zismann — Print Name of Owner/Applicant

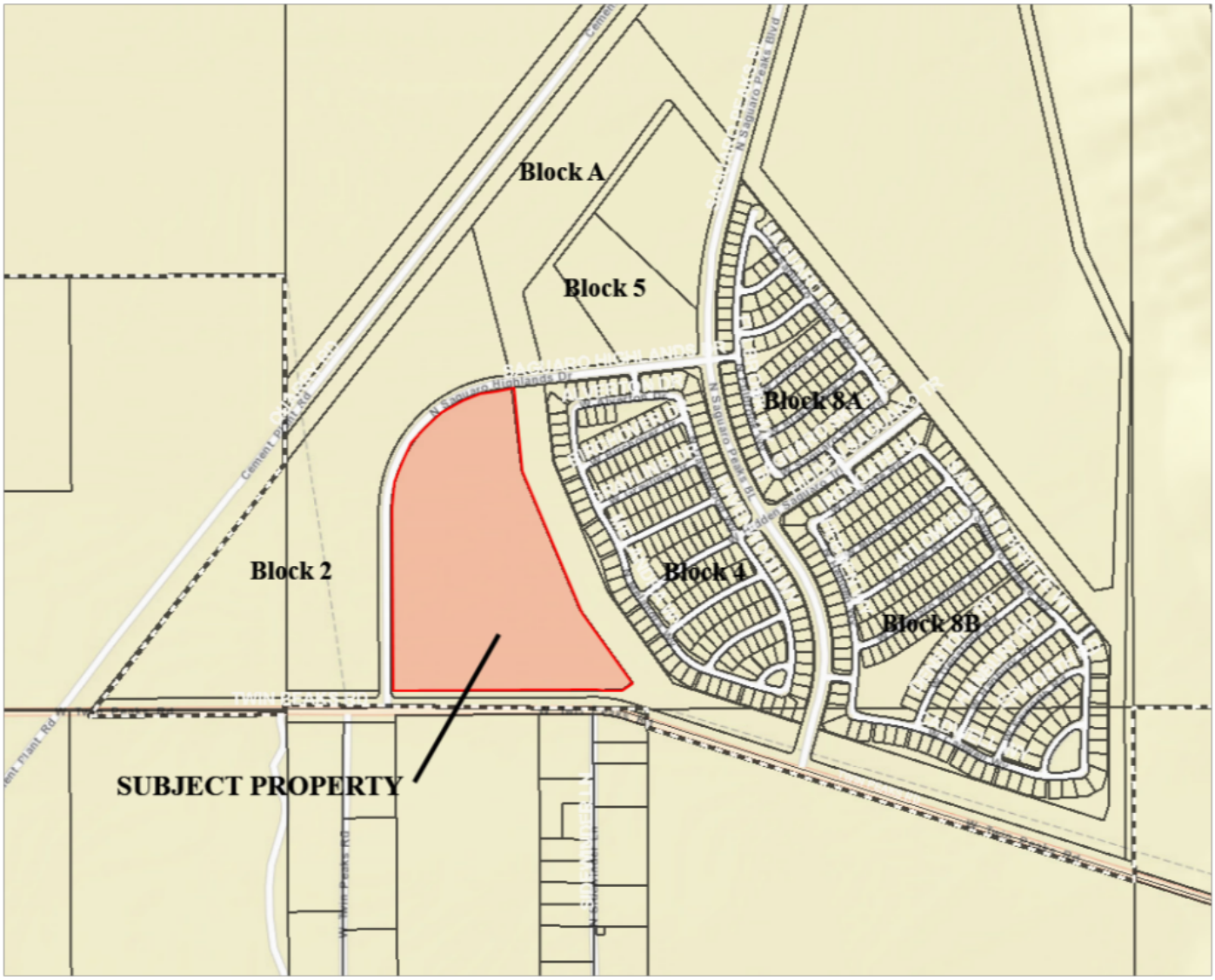
Signature

06/15/2016 — Date

Internal Use Only:
Project No. PRV16006-001 Date Received 6/17/16 Signature _____

Saguaro Bloom Block 3
Lots 1-141 & Common Areas A & B
Preliminary Plat

Case: PRV1606-001

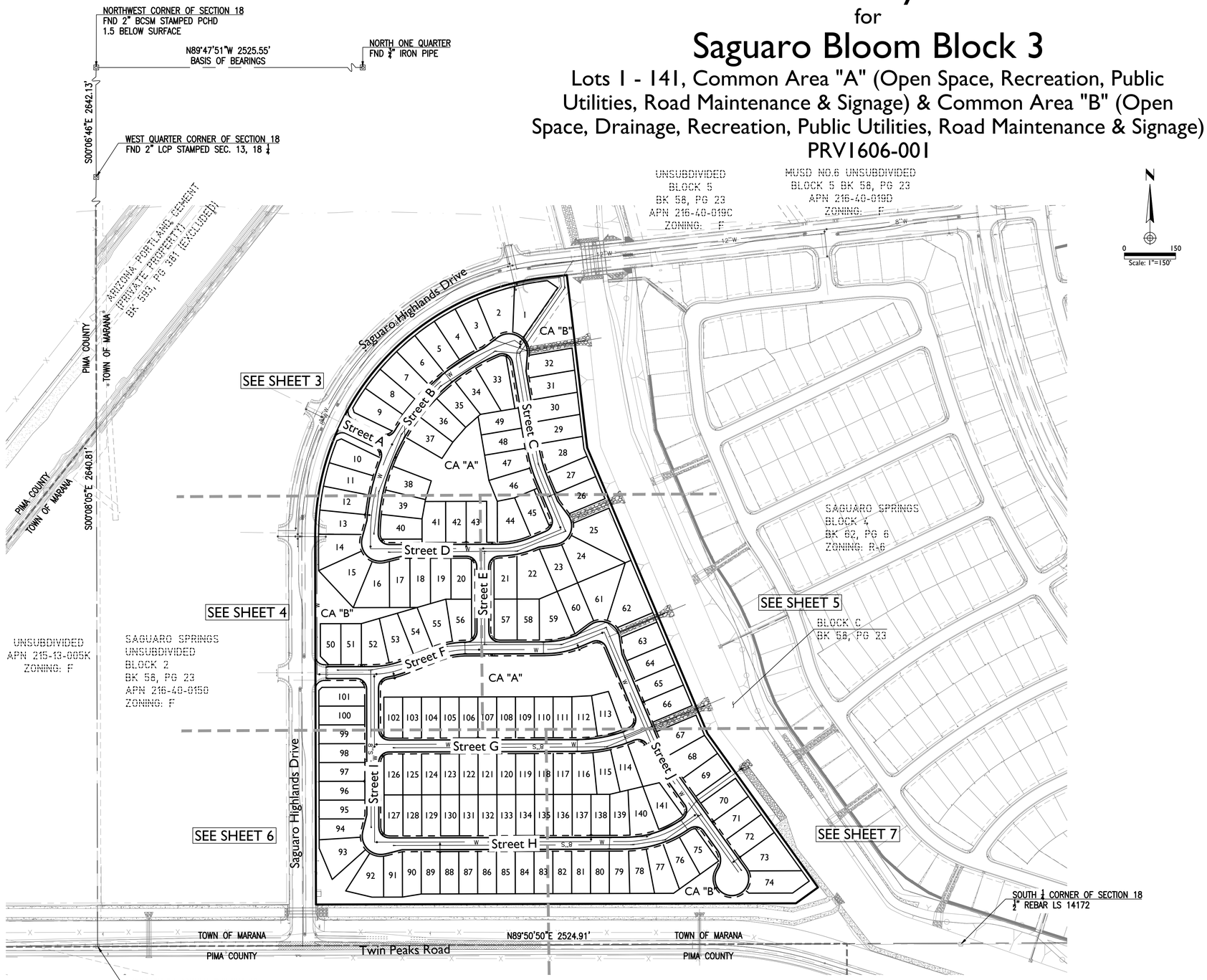


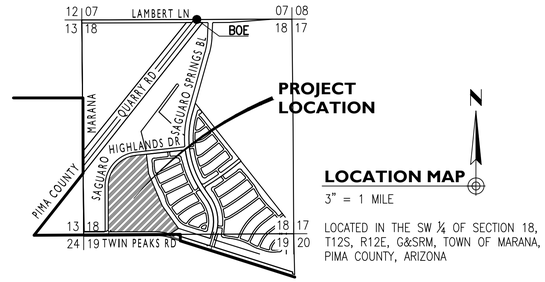
A request for preliminary plat approval for a 141 - lot detached single family residential subdivision on 39.74 acres within Block 3 of the Saguaro Bloom development

Preliminary Plat
for
Saguaro Bloom Block 3

Lots 1 - 141, Common Area "A" (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area "B" (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage)

PRV1606-001





LOCATION MAP
3" = 1 MILE

LOCATED IN THE SW ¼ OF SECTION 18, T12S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

EXISTING		PROPOSED
	POLITICAL BOUNDARY	
	PROJECT BOUNDARY	
	RIGHT-OF-WAY CENTERLINE	
	RIGHT-OF-WAY	
	PROPERTY	
	EASEMENT	
	VEHICULAR ACCESS ESMT	
	100 YR FLOODPLAIN	
	EDGE OF PAVEMENT / CURB	
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
OHE	ELECTRIC	
	SURVEY MONUMENT	
2265	MAJOR CONTOUR	
	MINOR CONTOUR	
EHS	EROSION HAZARD SETBACK	
	CHANNEL FLOW DIRECTION	
	SIGHT VISIBILITY TRIANGLE	
	WHIA	

ABBREVIATIONS

Ac	ACRES	LP	LOW POINT
AC	ASPHALT CONCRETE	MH	MANHOLE
APN	ASSESSOR PARCEL NUMBER	MW	MARANA WATER
BCSM	BRASS CAP SURVEY MONUMENT	OHE	OVERHEAD ELECTRIC
BOE	BASIS OF ELEVATION	PG	PAGE
CA	COMMON AREA	PUE	PUBLIC UTILITY EASEMENT
DKT	DOCKET	RLS	REGISTERED LAND SURVEYOR
DOT	DEPARTMENT OF TRANSPORTATION	ROW	RIGHT-OF-WAY
EHS	EROSION HAZARD SETBACK	SVT	SIGHT VISIBILITY TRIANGLE
ESMT	EASEMENT	SF	SQUARE FEET
GB	GRADE BREAK	TEP	TUCSON ELECTRIC POWER
HP	HIGH POINT	TOM	TOWN OF MARANA
		WHIA	WATER HARVESTING INFILTRATION AREA

ADMINISTRATIVE ADDRESS:

9830 N. SAGUARO HIGHLANDS DRIVE

APPROVALS:

BY _____ P.E. _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER — DATE

BY _____ _____
MARANA PLANNING DIRECTOR — DATE

BY _____ _____
NORTHWEST FIRE DISTRICT — DATE

REF: PRV-9955

SHEET INDEX

1	CS01	COVER & INDEX SHEET
2	GN01	NOTES & DETAILS
3 – 7	PR01–PR05	PLAN SHEETS

OWNER/DEVELOPER:
D.R. HORTON, ARIZONA
3580 WEST INA ROAD, STE 100
TUCSON, AZ 85741
ATTN: BRENT DAVIS
PH: (520) 790-6005

ENGINEER:
EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
w w w . e p s g r o u p i n c . c o m

Registered Professional Engineer (Civil) CERTIFICATE NO. 53192 GREGORY PAUL BENNETT Date Signed 08/31/16 ARIZONA, U.S.A. Expires 03/31/18

Drawn by: FAH 06/16
Designed by: FAH 06/16

Preliminary Plat for
Saguaro Bloom Block 3
Lots 1 - 141, Common Area "A" (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area "B" (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage)

A Subdivision of Block 3 of the Saguaro Springs Block Plat, as recorded in Book 58 of Maps & Plats, Page 23, being a portion of the Southwest ¼ of Section 18, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 16-042 Date: 08/31/16

PRV1606-001
Scale: 1" = 150'
Contour Interval: N/A

CS01

Sheet No. 1 of 7

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

16-042

bzismann Aug 31, 2016 8:59am U:\Projects\2016\16-042\Civil\CADD Plans\PRV\16-042_PR_CS01.dwg

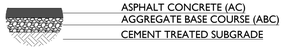
16-042

GENERAL NOTES:

1. GROSS AREA OF THIS DEVELOPMENT IS ±39.74 ACRES (±1731074 S.F.)
2. CURRENT ZONING IS "R-6" RESIDENTIAL.
3. THE NUMBER OF RESIDENTIAL LOTS FOR THIS SUBDIVISION IS 141. THE OVERALL DENSITY OF THIS SUBDIVISION IS 3.55 RESIDENCES PER ACRE.
4. THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 1.2 MILES.
5. THE MINIMUM ALLOWABLE LOT SIZE PER "R-6" ZONING IS 6,000 S.F.
6. THE MINIMUM LOT SIZE PROVIDED IS 6578.2 S.F. (LOT 126)
   THE MAXIMUM LOT SIZE PROVIDED IS 13,829.6 S.F. (LOT 25, 62)
   THE AVERAGE LOT SIZE PROVIDED IS 8007.4 S.F.
7. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 25 FEET.
8. PROPOSED BUILDING SETBACKS:
   FRONT = 20' (16' W/O GARAGE FACING ABUTTING STREET)
   SIDE = 5' (STREET SIDE YARD = 10')
   REAR = 20'
9. PARKING PROVISIONS INCLUDE FOUR ONSITE PARKING SPACES FOR EACH LOT
   GARAGE (2 EA): 282
   DRIVEWAY (2 EA): 282
   TOTAL PROVIDED: 141 LOTS @ 4 EACH = 564 SPACES.
10. SUBDIVISION AREAS:
    RESIDENTIAL DEVELOPMENT AREA = 25.92 ACRES
    COMMON AREA "A" = 3.33 ACRES
    OPEN SPACE, RECREATION, PUBLIC UTILITIES, ROAD MAINTENANCE, & SIGNAGE
    COMMON AREA "B" = 3.54 ACRES
    OPEN SPACE, DRAINAGE, RECREATION, PUBLIC UTILITIES, ROAD MAINTENANCE, & SIGNAGE
    RIGHT-OF-WAY = 6.95 ACRES
11. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 12 EAST, AS SHOWN ON THE FINAL PLAT OF SAGUARO SPRINGS, BLOCKS 1 THRU 10 & A THRU D AND LOTS 1 THRU 9 AND A AND B, AS RECORDED IN BOOK 58 OF MAPS AND PLATS, PAGE 23, SAID BEARING BEING N89°47'51"E.
12. THE BASIS OF ELEVATION FOR THIS PROJECT IS PIMA COUNTY/CITY OF TUCSON DOT GEODETIC CONTROL POINT "J03", A PK NAIL IN ASPHALT IN LAMBERT LANE, EAST OF PORTLAND AVENUE, SAID ELEVATION BEING 2084.52 (NAVD88).
13. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS HARMLESS IN THE EVENT OF FLOODING.
14. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
15. DRAINAGEWAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS AFFECTED.
16. HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS AND COMMON AREAS.
17. THE DESIGN SPEED FOR ALL RESIDENTIAL STREETS IS 25 MPH. THE DESIGN VEHICLE WILL BE WB-40.
18. APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
19. THE USE OF THIS PLAT IS FOR SINGLE FAMILY DETACHED RESIDENTIAL.
20. SAGUARO HIGHLANDS DRIVE IS THE NEAREST PAVED ACCESS MAINTAINED BY THE TOWN OF MARANA, WHICH SERVES THIS SUBDIVISION.
21. MATERIALS WITHIN 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 FINISH GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 4.8 OF THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
22. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
23. ALL DRAINAGEWAYS 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.
24. 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.
25. ONSITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
26. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
27. ALL ONSITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
28. 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.
29. NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPARATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
30. 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.
31. SPECIAL CARE SHALL BE TAKEN TO ENSURE DESIGN SLOPES ARE MAINTAINED. SEWERS CONSTRUCTED AT INSUFFICIENT SLOPES WILL NOT BE ACCEPTED BY PCRWRD FIELD ENGINEERING AND/OR ADEQ. CORRECTIVE ACTION, INCLUDING RE-CONSTRUCTION OF THE SEWER(S), WILL BE AT THE SOLE EXPENSE OF THE PROJECT OWNER/CONTRACTOR.
32. THE CONTRACTOR SHALL ADJUST OR RECONSTRUCT ALL SANITARY SEWER MANHOLES TO FINISHED GRADE. ALL FRAMES AND COVER ADJUSTMENTS SHALL BE IN ACCORDANCE WITH PCRWRD SSDC 2016, DETAIL NOS. RWRD 211, 212, 304 OR 305 (AS APPLICABLE). THE CONTRACTOR SHALL PROTECT THE BENCH AND FLOW CHANNELS WITH A COVER PER PCRWRD SSDC 2016, DETAIL NO. RWRD 306. PRIOR TO COMMENCING ANY WORK TO THE MANHOLE AND REMOVE THE COVER AFTER ALL WORK IS COMPLETED. THE CONTRACTOR SHALL ENSURE THAT FRAMES AND COVERS ARE CLEAN AND FREE FROM ANY AND ALL ATTACHED MATERIALS (ASPHALT, CONCRETE, ETC.) AND THAT ALL VENT HOLES ARE OPEN AND CLEAR OF OBSTRUCTIONS, AS APPROVED BY THE PCRWRD FIELD ENGINEER. EXISTING FRAMES AND/OR COVERS THAT ARE DAMAGED OR CANNOT BE COMPLETELY CLEANED SHALL BE REPLACED WITH A NEW FRAME AND COVER IN ACCORDANCE WITH PCRWRD SSDC 2016, DETAIL NO. RWRD 213 – 218. COSTS ASSOCIATED WITH EXISTING FRAMES AND COVERS THAT ARE LOST OR DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
33. THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS MARANA WATER.
34. 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.
35. 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 MATERIALS TO THE PROJECT SITE.
36. 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 FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.
37. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
38. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KILOVOLTS OR MORE, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
39. 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 AND RECORDED PRIOR TO FINAL LANDSCAPE OR IMPROVEMENT PLAN APPROVALS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
40. 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.
41. THE FOLLOWING ASSESSORS PARCELS ARE CONTAINED WITHIN THE BOUNDARY OF THIS DEVELOPMENT: 216-10-0160.
42. 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.
43. A MAXIMUM OF 30 DAYS BEFORE GRADING, A 100% AREA SURVEY FOR THE BURROWING OWLS WILL BE COMPLETED BY A QUALIFIED WILDLIFE BIOLOGIST, WITH A COPY OF THE SURVEY FORM SENT TO THE TOWN PRIOR TO THE ISSUANCE OF A GRADING PERMIT. (PLEASE NOTIFY JANINE SPENCER AT 520-382-2600 OR EMAIL JSPENCER@MARANAAZ.GOV AND ALLOW ACCESS TO PERFORM THE BURROWING OWL SURVEY, AT NO COST.)
44. POTENTIAL BUYER ARE TO BE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIGATION EASEMENT HAS BEEN RECORDED ON THIS PROPERTY PER DOCKET 12292, PAGE 6650.
45. THIS PROPERTY LIES WITHIN THE SAGUARO SPRINGS COMMUNITY FACILITIES DISTRICT.

GENERAL SEWER NOTES:

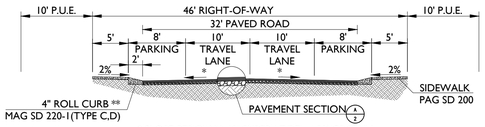
1. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWRD) ENGINEERING DESIGN STANDARDS 2016 (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSDC 2016). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PCRWRD WEBSITE (WWW.PIMA.GOV/WASTEWATERRECLAMATION).
2. ANY CONSTRUCTION ACTIVITY HAVING THE POTENTIAL TO DAMAGE EXISTING PUBLIC SANITARY SEWERS OR ANY ACTIVITY THAT REQUIRES MATERIALS OR EQUIPMENT TO ENTER EXISTING PUBLIC SANITARY SEWERS SHALL REQUIRE A PIMA COUNTY RWRD SEWER CONSTRUCTION PERMIT PRIOR TO COMMENCING THAT ACTIVITY.
3. SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL: (A) THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) OR ITS DELEGATED AUTHORITY HAS ISSUED A CONSTRUCTION AUTHORIZATION FOR THIS PROJECT; (B) THE CONTRACTOR HAS OBTAINED A PCRWRD PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PCRWRD PERMITS SECTION AT (520) 724-6649 FOR PERMIT APPLICATION REQUIREMENTS); (C) THE CONTRACTOR'S FLOW MANAGEMENT PLAN HAS BEEN SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND APPROVED BY PCRWRD FIELD ENGINEERING; AND (D) A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED PIMA COUNTY PROJECT FIELD INSPECTOR IS SCHEDULED AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO COMMENCING WITH SEWER CONSTRUCTION.
4. THE CONTRACTOR SHALL SUBMIT A FLOW MANAGEMENT PLAN (FMP) TO PCRWRD FIELD ENGINEERING FOR APPROVAL BEFORE PROCEEDING WITH ANY WORK THAT MAY AFFECT LIVE SEWERS. THE FMP SHALL IDENTIFY AND INCLUDE ALL FLOW MANAGEMENT COSTS IN THE CONSTRUCTION BID. THE FMP SHALL BE SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE SEWER PRE-CONSTRUCTION MEETING. FIELD ENGINEERING WILL REVIEW THE FMP WITHIN TEN (10) BUSINESS DAYS TO ACCOMMODATE REVIEW AND REVISION CYCLES. REFER TO PCRWRD SSDC 2016, SECTION 2 FOR FMP REQUIREMENTS. PLEASE CONTACT PCRWRD FIELD ENGINEERING AT (520) 724-2651 FOR ANY QUESTIONS REGARDING FLOW MANAGEMENT.
5. THE CONTRACTOR SHALL FURNISH, OPERATE AND MAINTAIN ALL EQUIPMENT AND LABOR NECESSARY TO PROVIDE CONTINUOUS 24 HOURS PER DAY SANITARY SEWER SERVICE TO ALL PARTIES TRIBUTARY TO A LIVE SEWER TO WHICH A CONNECTION IS TO BE MADE. THE PCRWRD CONVEYANCE DIVISION SHALL BE NOTIFIED AT (520) 724-3400 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT IMPACTS THE FLOW WITHIN A LIVE SANITARY SEWER SYSTEM OR INVOLVES CONNECTING TO A LIVE SANITARY SEWER. SEE PCRWRD SSDC 2016, SECTION 2 FOR MORE INFORMATION.
6. THE INSPECTION OF THE CONTRACTOR'S WORK BY AN AGENCY AND/OR PCRWRD STAFF SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE APPROVED CONTRACT DOCUMENTS. IF THE DESIGN ENGINEER OR PCRWRD STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR RELIEVE THE CONTRACTOR OF PERFORMING CORRECTIONS TO THE UNSATISFACTORY WORK WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.
7. SEWER PLANS THAT BEAR THE PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) APPROVAL STAMP OR THE PIMA COUNTY RWRD ACCEPTANCE SIGNATURE SHALL ONLY BE USED FOR THE CONSTRUCTION OF PUBLIC SANITARY SEWER FACILITIES. APPROVED PLANS REQUIRING DESIGN REVISIONS SHALL BE RESUBMITTED TO PIMA COUNTY DSD OR RWRD (AS APPROPRIATE) FOR REVIEW AND RE-APPROVAL PRIOR TO START OF THE REVISED SEWER WORK.
8. ANY SEWER CONSTRUCTION WORK THAT IS NOT INCLUDED IN THE APPROVED SEWER PLANS WILL NOT BE ACCEPTED BY PCRWRD. SEE PCRWRD SSDC 2016, SECTION 1.4.5 REGARDING THE APPROVAL OF FIELD CHANGES.
9. IMMEDIATELY REPORT ANY OF THE FOLLOWING TO THE PCRWRD OPERATIONS CONTROL CENTER (OCC) AT (520) 724-3400: ANY RELEASE OF SEWAGE, ANY DAMAGE TO THE PUBLIC SANITARY SEWER SYSTEM, OR THE DROPPING OF DEBRIS INTO A PUBLIC SANITARY SEWER MANHOLE. A PCRWRD REPRESENTATIVE WILL BE DISPATCHED TO THE SITE. THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CONTAIN A SANITARY SEWAGE OVERFLOW (SSO). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, MITIGATE THE RELEASE OF SEWAGE, DISINFECT THE RELEASE AREAS, AND ANY REGULATORY PENALTIES LEVIED ON PCRWRD FOR SEWAGE ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY THE PCRWRD FIELD REPRESENTATIVE.
10. THE CONTRACTOR SHALL CONTACT "ARIZONA 811"(DIAL 811 OR 1-800-782-5348) A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL KEEP ALL UNDERGROUND FACILITY LOCATION REQUESTS UP-TO-DATE AND COMPLY WITH ARIZONA REVISED STATUTES (A.R.S.), TITLE 40, CHAPTER 1, ARTICLE 6.3, SECTION 40-360.22. CONCERNS REGARDING THE ACCURACY BETWEEN THE UNDERGROUND FACILITY MARKINGS AND THE PROJECT PLANS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER.
11. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SANITARY SEWER MANHOLES AT ALL TIMES.
12. THE CONTRACTOR SHALL FIELD-VERIFY EXISTING SEWER LINE ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. VERIFICATION MAY REQUIRE POT-HOLING.
13. ANY HOUSE CONNECTION SEWER (HCS) OR BUSINESS CONNECTION SEWER (BCS) LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PROTECTED, REPAIRED, OR REROUTED, AS THE SITUATION DICTATES, PER PCRWRD SSDC 2016 DETAIL NO. RWRD 400 AND AT NO EXPENSE TO THE PROPERTY OWNER OR PCRWRD. HCS AND BCS LINES ARE NOT OWNED OR MAINTAINED BY PCRWRD. PRIVATE CONNECTION SEWERS CONSTRUCTED PRIOR TO JANUARY 2006 ARE NOT REQUIRED TO BE LOCATED AND MARKED.
14. SURVEY Layout and survey control shall be performed by, OR UNDER, THE DIRECT SUPERVISION OF an arizona RLS.
15. SURVEY CUT SHEETS SHALL BE PREPARED IN ACCORDANCE WITH PCRWRD SSDC 2016, SECTION 3.2.3(A)(i). CERTIFIED CUT SHEETS SHALL BE SUBMITTED TO THE PCRWRD FIELD ENGINEER PRIOR TO COMMENCEMENT OF SEWER CONSTRUCTION. CUT SHEETS ARE FOR PCRWRD REFERENCE ONLY AND SHALL NOT DELAY SEWER CONSTRUCTION DUE TO REVIEW OF THE DELIVERABLE. ANY ERRORS OR OMISSIONS RESULTING IN IMPROPER SEWER CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF PCRWRD. REFER TO PCRWRD SSDC 2016, SECTION 3.2.3(A)(ii) FOR CONSTRUCTION SURVEY STAKING REQUIREMENTS.
16. THE DEVELOPER OR CONTRACTOR SHALL RETAIN AN ARIZONA-REGISTERED LAND SURVEYOR (RLS) FOR PREPARATION OF THE SEWER AS-BUILT PLANS. SEWER AS-BUILT PLANS SHALL CONFORM TO SSDC 2016, SECTION 1.4.7 AND ARE REQUIRED FOR FINAL ACCEPTANCE OF SEWER CONSTRUCTION BY PCRWRD. THE DEVELOPER OR CONTRACTOR SHALL SUBMIT TWO FULL-SIZE COPIES, AND AN ELECTRONIC VERSION, OF THE AS-BUILT SEWER PLANS TO THE PCRWRD FIELD ENGINEER.



AC (IN)	ABC (IN)	CEMENT TREATED SUBGRADE (IN)
3.0	4.0	6.0

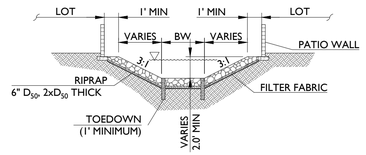
PAVEMENT RECOMMENDATIONS PER GEOTECHNICAL ENGINEERING EVALUATION PREPARED BY PROTEX, PROJECT #5608, DATED JUNE 20, 2016 AND REVISED AUGUST 16, 2016)

PAVEMENT OPTIONS (A)
NOT TO SCALE



* SLOPE PER PLAN: 1% SUPER LT/RT or 2% CROWN
** MAG SD 220-1(TYPE C) FOR 2% CROWN
MAG SD 220-1(TYPE D) FOR 1% SUPER

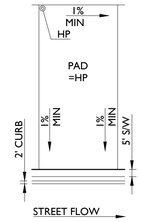
TYPICAL ROADWAY SECTION (B)
NOT TO SCALE



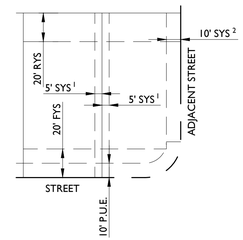
CHANNEL DETAILS

CHANNEL	SIDE SLOPE	BOTTOM WIDTH (FT)	RIPRAP D50 (IN)	FLOW DEPTH (FT)	SLOPE (FT/FT)	Q100 (CFS)	VELOCITY (FPS)	FREEBOARD (FT)
1	3:1	8	6	1.4	0.01	37.7	2.2	0.6
2	3:1	8	6	1.4	0.01	40.1	2.3	0.6
3	3:1	5	6	1.3	0.01	22.8	1.9	0.7
4	3:1	10	6	1.4	0.01	43.4	2.3	0.6

TRAPEZOIDAL CHANNEL (C)
NOT TO SCALE

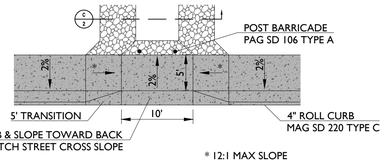


TYPICAL LOT GRADING (D)
NOT TO SCALE



1. 5' SYSB PER ZONING, TOWN OF MARANA LAND DEVELOPMENT CODE (TITLE 5)
2. 10' SYSB REQUIRED WHERE LOT ABUTS AN ADJACENT STREET

TYPICAL LOT SETBACKS (E)
NOT TO SCALE



* 12:1 MAX SLOPE

DEPRESSED CURB OUTLET (F)
NOT TO SCALE

GENERAL SEWER NOTES (CONT.):

17. NEW PUBLIC SANITARY SEWER FACILITIES MUST BE TESTED, INSPECTED AND AUTHORIZED FOR DISCHARGE BY PCRWRD AND ADEQ, OR IT'S DELEGATE, PRIOR TO DISCHARGING INTO THE EXISTING PUBLIC SANITARY SEWER SYSTEM.
18. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES.
19. PRIOR TO THE INSTALLATION OF SANITARY SEWERS, ALL ROUGH GRADING, INCLUDING FILL, SHALL BE COMPLETED TO A MINIMUM OF 4 FEET OVER THE TOP OF THE SEWER PIPE. BEDDING, SHADING, AND TRENCH BACKFILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH PCRWRD SSDC 2016, DETAIL NO. RWRD 104, OR AS SHOWN ON THE PLANS. SHOULD GROUND WATER OR UNANTICIPATED SOIL CONDITIONS BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED BY THE DESIGN ENGINEER AND APPROVED BY THE PCRWRD FIELD ENGINEER. WHEN THE NEW SEWER IS LOCATED WITHIN A PUBLIC SEWER EASEMENT, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS OR AS OTHERWISE DIRECTED BY PCRWRD. WHEN THE NEW SEWER IS LOCATED WITHIN RIGHT-OF-WAY, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE RIGHT-OF-WAY AGENCY HAVING JURISDICTION.
20. SANITARY SEWER CONSTRUCTION SHALL START AT THE LOWEST DOWNSTREAM POINT AND PROCEED UPSTREAM, REGARDLESS OF THE STATIONING SHOWN ON THE PLANS. IF CONSTRUCTION CANNOT BE PERFORMED IN THIS MANNER, THE CONTRACTOR SHALL PROVIDE AN OUT-OF-SEQUENCE LETTER FOR APPROVAL BY THE PCRWRD FIELD ENGINEER PRIOR TO THE START OF SEWER CONSTRUCTION.
21. THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PUBLIC WATER MAINS AND PUBLIC SEWER LINES SHALL COMPLY WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-5-502 AND PCRWRD SSDC 2016, DETAIL NO. RWRD 108.
22. PLANTING WITHIN PUBLIC SEWER EASEMENTS SHALL ONLY BE ALLOWED WITH SPECIAL APPROVAL. TREES WITH BRANCHES OR ROOTS HAVING THE POTENTIAL TO EXTEND INTO PUBLIC SEWER EASEMENTS SHALL BE AVOIDED. IN SPECIAL CASES, WHERE THE PUBLIC SEWERS MUST BE LOCATED OUTSIDE PAVED OR STABILIZED AREAS, LANDSCAPING AND PLANTING SHALL ADHERE TO GUIDELINES IN PCRWRD EDS 2016, SECTION 7.7 AND PCRWRD SSDC 2016, DETAIL NO. RWRD 111.
23. ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES SHALL BE INSTALLED TO PREVENT ALL STORM WATER, CONSTRUCTION WATER, FUELS, CHEMICALS, LIQUIDS, OR OTHER CONTAMINANTS, FROM BEING DIRECTED INTO OR ONTO ANY SANITARY SEWER FACILITIES. PROTECTION OF SANITARY SEWER FACILITIES SHALL BE A PART OF THE APPROVED CONSTRUCTION SWPPP AND BEST MANAGEMENT PRACTICES. PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND ALL POTENTIALLY AFFECTED SANITARY SEWER FACILITIES WITHIN THE PROJECT LIMITS. ADDITIONAL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF RAIN STOPPERS AND MANHOLE COVERS AS DEEMED NECESSARY BY PCRWRD.
24. ALL PROJECT ACTIVITIES MUST BE KEPT WITHIN THE PROJECT AREAS. CONCERNING HUMAN BURIAL REMAINS, ARCHAEOLOGICAL CLEARANCE RECOMMENDATIONS DO NOT EXEMPT THE DEVELOPMENT FROM COMPLYING WITH STATE BURIAL PROTECTION LAWS. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, CEREMONIAL OBJECTS OR FUNERARY OBJECTS, ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. ARIZONA STATE LAWS ARS 41-844 AND 41-865 REQUIRE THAT THE ARIZONA STATE MUSEUM BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THE REMAINS CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPATRIATION AND REBURIAL OF THE REMAINS. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL ARCHAEOLOGIST PENDING CONSULTATION AND REVIEW BY THE ARIZONA STATE MUSEUM AND THE CONCERNED CULTURAL GROUPS.

REF: PRV-9955

PRV1606-001

OWNER/DEVELOPER:
D·R·HORTON America's Builder
D.R. HORTON, ARIZONA
3580 WEST INA ROAD, STE 100
TUCSON, AZ 85741
ATTN: BRENT DAVIS
PH: (520) 790-6005

ENGINEER:
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Tucson, AZ 85742
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www.epsgroupinc.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 53192 GREGORY PAUL BENNETT Date Signed 05/31/16 ARIZONA, U.S.A. Expires 06/30/17

Drawn by: FAH 06/16
Designed by: FAH 06/16

Preliminary Plat for
Saguaro Bloom Block 3
Lots 1 - 141, Common Area "A" (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area "B" (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage)
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Town of Marana, Pima County, Arizona

EPS Project No. 16-042 Date: 08/31/16

Scale: N/A
Contour Interval: N/A

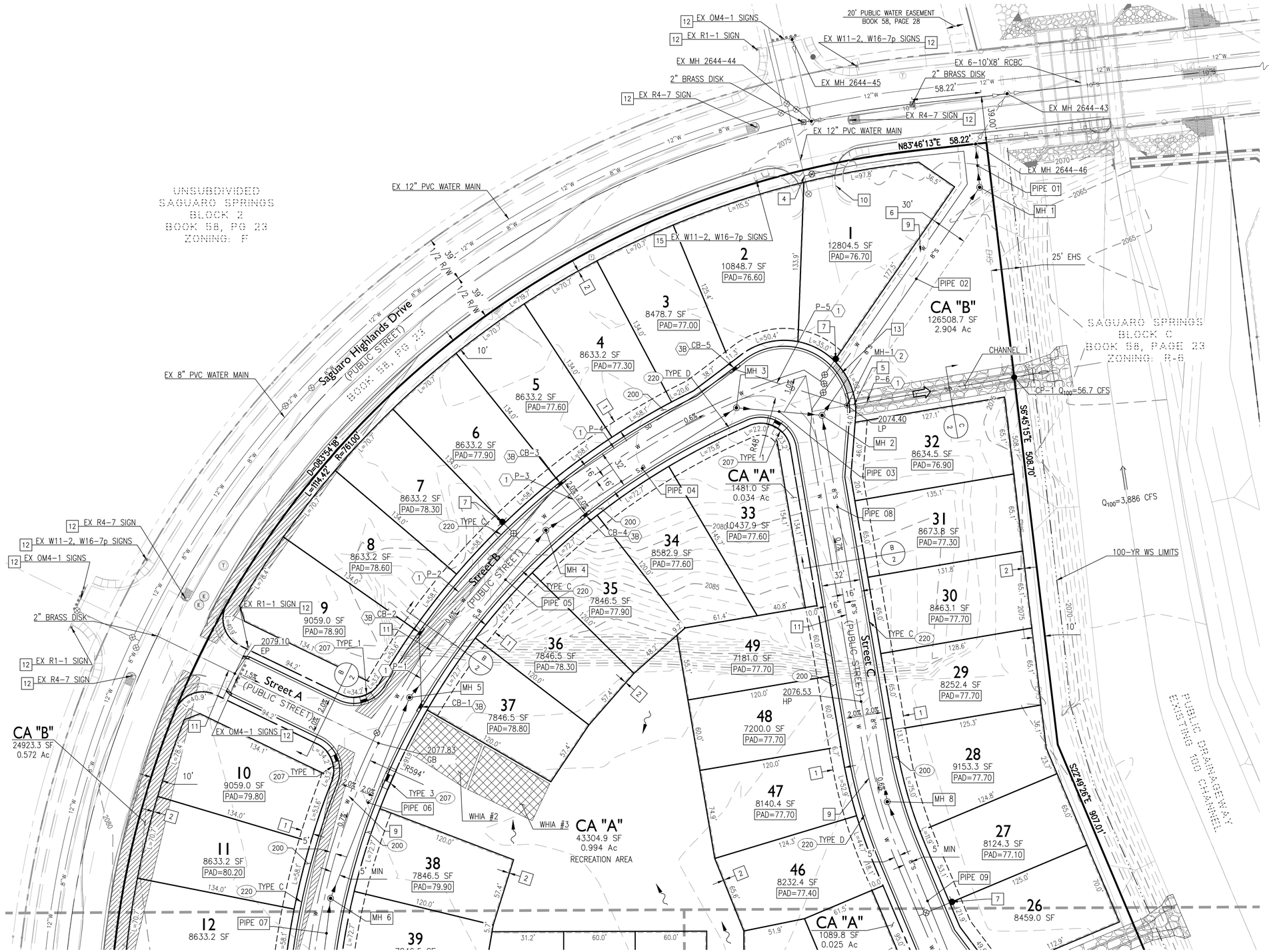
GN01

Sheet No. 2 of 7

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

bzismann Aug 31, 2016 8:58am U:\Projects\2016\16-042\Civil\CADD\Plans\PRV_16-042_PR_GN01.dwg

16-042



KEYNOTES: (* NOT USED ON THIS SHEET)

1	10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2	1' NO VEHICULAR ACCESS EASEMENT BY FINAL PLAT
3	REMOVE CONCRETE/MECHANICAL PLUG FROM SW INVERT PER FINAL SS PLANS
4	CONNECT TO EX 12" WATER MAIN WITH NEW 8" WATER MAIN
5	DEPRESSED CURB OUTLET, SEE DETAIL F, SHEET 2
6	30' SEWER EASEMENT BY FINAL PLAT
7	NEW FIRE HYDRANT ASSEMBLY
* 8	REMOVE APPROX. 20 LF 8" WATER MAIN AND CONNECT NEW 8" WATER MAIN
9	PROPOSED WATERLINE
10	EXISTING ENTRANCE TO BE REMOVED
11	CONSTRUCTION CENTERLINE
12	EXISTING TRAFFIC SIGN (BASED ON CARDNO PLANS)
13	INSTALL 6" THICK CONCRETE SIDEWALK FOR MAINTENANCE VEHICLE ACCESS
(1)	NEW RCP STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
(2)	NEW STORMDRAIN MANHOLE
* (3A)	NEW CATCH BASIN PER PAG SD 307, TYPE 1
(3B)	NEW CATCH BASIN PER PAG SD 309, TYPE 4
(200)	5' CONCRETE SIDEWALK PER PAG SD 200
(207)	CURB ACCESS RAMP (SEE PLANS FOR TYPE) PER PAG SD 207
(220)	4" CONCRETE ROLL CURB (SEE PLANS FOR TYPE) PER MAG SD 220-1

SEWER MANHOLE TABLE	
MANHOLE	DETAILS:
EX MH 2644-46	2074.29 RIM 2059.24 INV IN
MH 01	2075.50 RIM 2059.50 INV IN 2059.40 INV OUT
MH 02	2074.90 RIM 2060.84 INV IN 2060.84 INV IN 2060.64 INV OUT
MH 03	2075.48 RIM 2065.58 INV IN 2065.48 INV OUT
MH 04	2076.40 RIM 2066.80 INV IN 2066.70 INV OUT
MH 05	2077.46 RIM 2067.96 INV IN 2067.86 INV OUT
MH 06	2078.67 RIM 2069.30 INV IN 2069.20 INV OUT
MH 08	2076.04 RIM 2062.56 INV IN 2062.46 INV OUT

SEWER PIPE TABLE	
PIPE	LENGTH
01	32.48 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.49%
02	228.57 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
03	68.10 LF NEW 8" PVC Pipe PUBLIC SEWER @ 6.81%
04	185.97 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.60%
05	177.07 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.60%
06	177.07 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.70%
07	119.66 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.00%
08	324.89 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
09	207.55 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%

STORMDRAIN PIPE TABLE					
LAYER	INV UP	SIZE	LENGTH	SLOPE	INV OUT
P-1	2074.25	18"	62.0'	1.00%	2073.63
P-2	2075.25	24"	172.0'	0.60%	2072.13
P-3	2076.25	18"	33.0'	2.50%	2072.63
P-4	2071.63	30"	174.0'	0.60%	2070.62
P-5	2070.62	30"	100.0'	0.50%	2070.12
P-6	2070.12	30"	170.0'	1.00%	2068.42

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bzismann Aug 31, 2016 9:00am U:\Projects\2016\16-042\Civil\CADD\Plans\PR\16-042_PR_PR01.dwg

OWNER/DEVELOPER:
D.R. HORTON, ARIZONA
3580 WEST INA ROAD, STE 100
TUCSON, AZ 85741
ATTN: BRENT DAVIS
PH: (520) 790-6005

ENGINEER:
EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
w w w . e p s g r o u p i n c . c o m

Registered Professional Engineer (Civil) CERTIFICATE NO. 53192 GREGORY PAUL BENNETT Date Signed 08/31/16 ARIZONA, U.S.A. Expires 03/31/18

Drawn by: FAH 06/16
Designed by: FAH 06/16

REF: PRV-9955

Preliminary Plat for
Saguaro Bloom Block 3

Lots 1 - 141, Common Area "A" (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area "B" (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage)

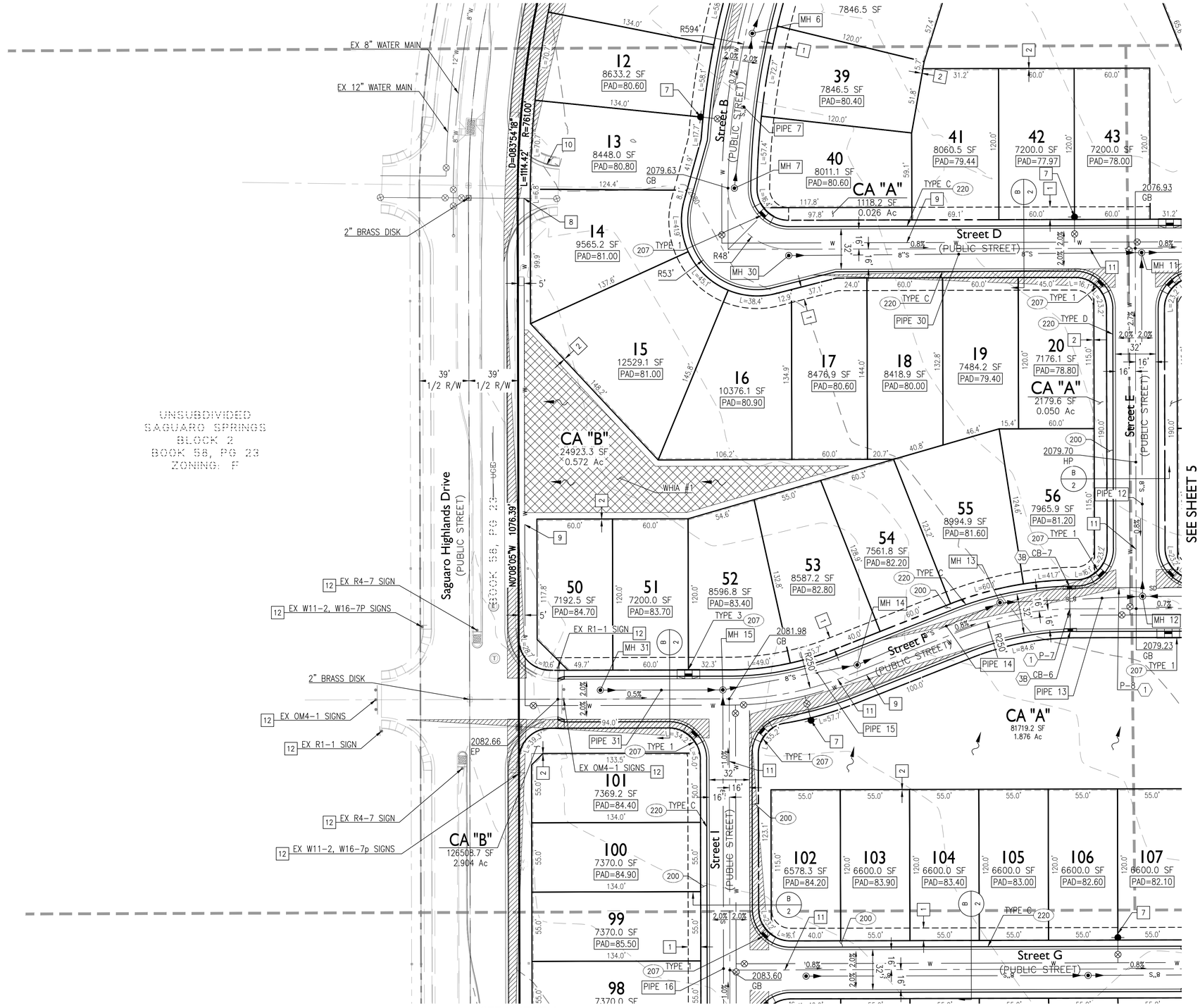
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Town of Marana, Pima County, Arizona

EPS Project No. 16-042 Date: 08/31/16

PRV1606-001
Scale: 1" = 40'
Contour Interval: 1'

PR01

Sheet No. 3 of 7



N

SCALE 40 0 40 80 FEET

HORIZONTAL: 1"=40'
CONTOUR INTERVAL: 1'

KEYNOTES: (* NOT USED ON THIS SHEET)

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* 3. REMOVE CONCRETE/MECHANICAL PLUG FROM SW INVERT PER FINAL SS PLANS
* 4. CONNECT TO EX 12" WATER MAIN WITH NEW 8" WATER MAIN
* 5. DEPRESSED CURB OUTLET, SEE DETAIL F, SHEET 2
* 6. 30' SEWER EASEMENT BY FINAL PLAT
7. NEW FIRE HYDRANT ASSEMBLY
8. REMOVE APPROX. 20 LF 8" WATER MAIN AND CONNECT NEW 8" WATER MAIN
9. PROPOSED WATERLINE
10. EXISTING ENTRANCE TO BE REMOVED
11. CONSTRUCTION CENTERLINE
12. EXISTING TRAFFIC SIGN (BASED ON CARDNO PLANS)
* 13. INSTALL 6" THICK CONCRETE SIDEWALK FOR MAINTENANCE VEHICLE ACCESS

(1) NEW RCP STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
* (2) NEW STORMDRAIN MANHOLE
* (3A) NEW CATCH BASIN PER PAG SD 307, TYPE 1
(3B) NEW CATCH BASIN PER PAG SD 309, TYPE 4

(200) 5' CONCRETE SIDEWALK PER PAG SD 200
(207) CURB ACCESS RAMP (SEE PLANS FOR TYPE) PER PAG SD 207
(220) 4" CONCRETE ROLL CURB (SEE PLANS FOR TYPE) PER MAG SD 220-1

SEWER MANHOLE TABLE	
MANHOLE	DETAILS:
MH 06	2078.67 RIM 2069.30 INV IN 2069.20 INV OUT
MH 07	2079.53 RIM 2070.50 INV OUT
MH 11	2076.82 RIM 2065.31 INV IN 2065.31 INV IN 2065.11 INV OUT
MH 12	2079.00 RIM 2066.85 INV IN 2066.85 INV IN 2066.65 INV OUT
MH 13	2079.86 RIM 2068.60 INV IN 2068.50 INV OUT
MH 14	2081.01 RIM 2070.51 INV IN 2070.41 INV OUT
MH 15	2081.87 RIM 2072.29 INV IN 2072.29 INV IN 2072.09 INV OUT
MH 30	2079.02 RIM 2070.10 INV OUT
MH 31	2082.35 RIM 2073.22 INV OUT

SEWER PIPE TABLE	
PIPE	LENGTH
07	119.66 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.00%
12	286.77 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
13	109.26 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.51%
14	119.65 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.51%
15	104.39 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.51%
16	456.37 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.00%
30	276.10 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.73%
31	93.30 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.00%

STORMDRAIN PIPE TABLE					
PIPE	INV UP	SIZE	LENGTH	SLOPE	INV OUT
P-7	2076.84	18"	33.0'	1.00%	2076.51
P-8	2076.01	24"	230.0'	0.50%	2074.88

16-042

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Drawn by: FAH 06/16
Designed by: FAH 06/16

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Saguaro Bloom Block 3
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Town of Marana, Pima County, Arizona

EPS Project No. 16-042 Date: 08/31/16

PRV1606-001
Scale: 1" = 40'
Contour Interval: 1'
PR02
Sheet No. 4 of 7



KEYNOTES: (* NOT USED ON THIS SHEET)

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2. 1' NO VEHICULAR ACCESS EASEMENT BY FINAL PLAT
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* 4. CONNECT TO EX 12" WATER MAIN WITH NEW 8" WATER MAIN
5. DEPRESSED CURB OUTLET, SEE DETAIL F, SHEET 2
* 6. 30' SEWER EASEMENT BY FINAL PLAT
7. NEW FIRE HYDRANT ASSEMBLY
* 8. REMOVE APPROX. 20 LF 8" WATER MAIN AND CONNECT NEW 8" WATER MAIN
9. PROPOSED WATERLINE
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11. CONSTRUCTION CENTERLINE
* 12. EXISTING TRAFFIC SIGN (BASED ON CARDNO PLANS)
* 13. INSTALL 6" THICK CONCRETE SIDEWALK FOR MAINTENANCE VEHICLE ACCESS

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* (3A) NEW CATCH BASIN PER PAG SD 307, TYPE 1
(3B) NEW CATCH BASIN PER PAG SD 309, TYPE 4

(200) 5' CONCRETE SIDEWALK PER PAG SD 200
(207) CURB ACCESS RAMP (SEE PLANS FOR TYPE) PER PAG SD 207
(220) 4" CONCRETE ROLL CURB (SEE PLANS FOR TYPE) PER MAG SD 220-1

SEWER MANHOLE TABLE	
MANHOLE	DETAILS:
MH 09	2074.96 RIM 2063.80 INV IN 2063.60 INV OUT
MH 10	2076.00 RIM 2064.65 INV IN 2064.55 INV OUT
MH 11	2076.82 RIM 2065.31 INV IN 2065.31 INV IN 2065.11 INV OUT
MH 12	2079.00 RIM 2066.85 INV IN 2066.85 INV IN 2066.65 INV OUT
MH 17	2077.49 RIM 2068.06 INV IN 2067.96 INV OUT
MH 18	2076.52 RIM 2068.94 INV IN 2068.74 INV OUT
MH 19	2076.63 RIM 2070.63 INV IN 2070.73 INV IN 2070.53 INV OUT

SEWER PIPE TABLE	
PIPE	LENGTH
09	207.55 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
10	149.53 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
11	95.33 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
12	268.77 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
17	221.08 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
18	135.36 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
19	318.27 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%

STORMDRAIN PIPE TABLE					
PIPE	INV UP	SIZE	LENGTH	SLOPE	INV OUT
P-8	2076.01	24"	230.0'	0.50%	2074.88
P-9	2074.72	18"	34.0'	1.00%	2075.38
P-10	2074.38	30"	101.0'	0.70%	2073.66
P-11	2073.66	30"	92.0'	0.70%	2073.00
P-12	2073.00	30"	45.0'	0.50%	2072.77
P-13	2072.77	30"	149.0'	1.00%	2071.28

16-042

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Drawn by: FAH 06/16
Designed by: FAH 06/16

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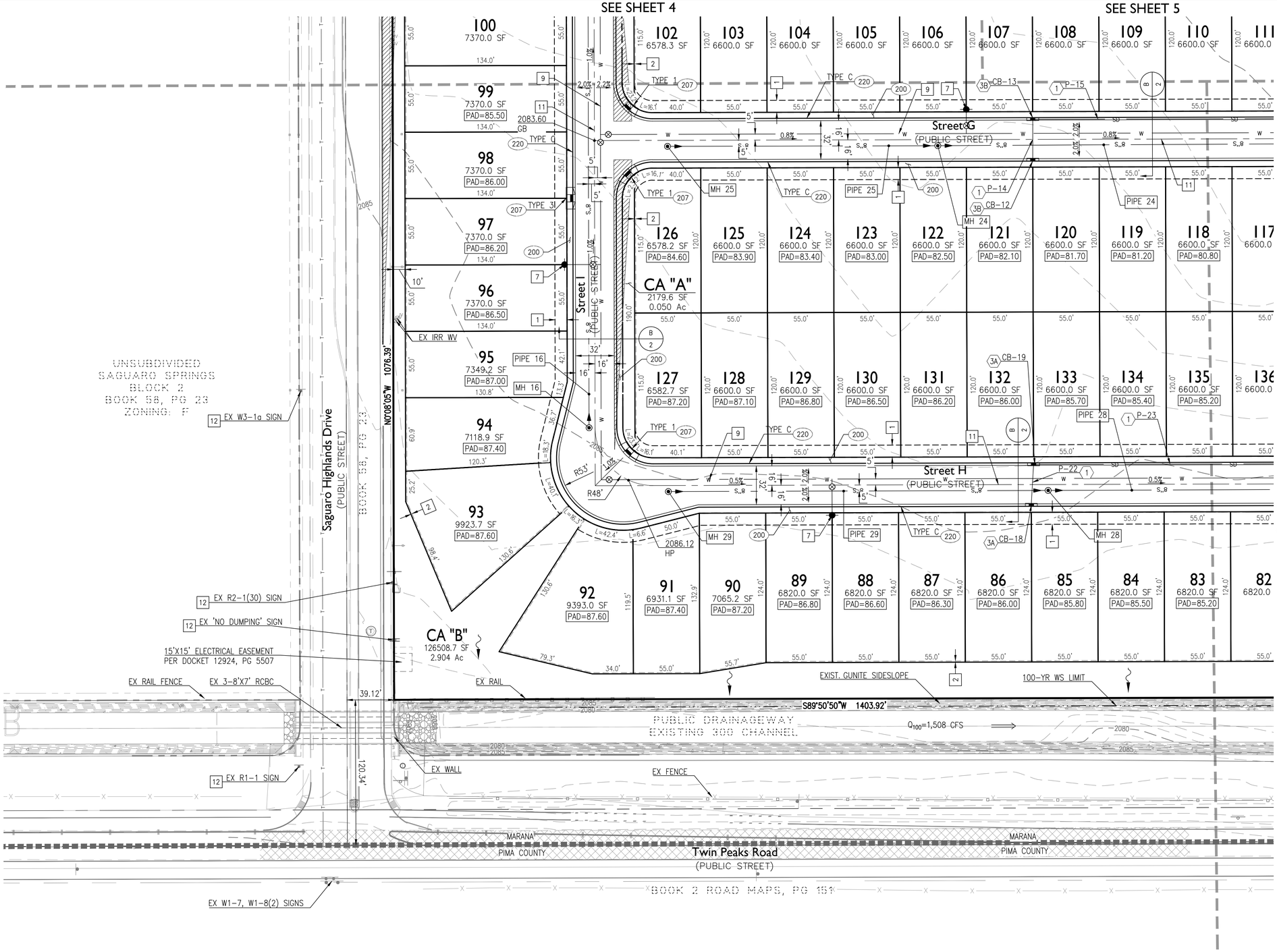
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Town of Marana, Pima County, Arizona

EPS Project No. 16-042 Date: 08/31/16

PRV1606-001
Scale: 1" = 40'
Contour Interval: 1'
PR03
Sheet No. 5 of 7



N

40 0 40 80
SCALE FEET

HORIZONTAL: 1"=40'
CONTOUR INTERVAL: 1'

KEYNOTES: (* NOT USED ON THIS SHEET)

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* 3. REMOVE CONCRETE/MECHANICAL PLUG FROM SW INVERT PER FINAL SS PLANS
* 4. CONNECT TO EX 12" WATER MAIN WITH NEW 8" WATER MAIN
* 5. DEPRESSED CURB OUTLET, SEE DETAIL F, SHEET 2
* 6. 30' SEWER EASEMENT BY FINAL PLAT
7. NEW FIRE HYDRANT ASSEMBLY
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(200) 5' CONCRETE SIDEWALK PER PAG SD 200
(207) CURB ACCESS RAMP (SEE PLANS FOR TYPE) PER PAG SD 207
(220) 4" CONCRETE ROLL CURB (SEE PLANS FOR TYPE) PER MAG SD 220-1

SEWER MANHOLE TABLE	
MANHOLE	DETAILS:
MH 16	2085.85 RIM 2076.85 INV OUT
MH 24	2081.03 RIM 2073.56 INV IN 2073.46 INV OUT
MH 25	2082.82 RIM 2075.76 INV OUT
MH 28	2084.45 RIM 2075.57 INV IN 2075.47 INV OUT
MH 29	2085.97 RIM 2078.68 INV OUT

SEWER PIPE TABLE	
PIPE	LENGTH
16	456.37 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.00%
24	396.00 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
25	219.87 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.00%
28	381.00 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.48%
29	310.56 LF NEW 8" PVC Pipe PUBLIC SEWER @ 1.00%

STORMDRAIN PIPE TABLE					
PIPE	INV UP	SIZE	LENGTH	SLOPE	INV OUT
P-14	2077.18	18"	34.0'	1.00%	2076.84
P-15	2076.34	24"	235.0'	0.80%	2074.46
P-22	2080.95	18"	36.0'	0.90%	2080.61
P-23	2079.61	30"	331.0'	0.40%	2078.23

16-042

Aug 31, 2016 9:05am U:\Projects\2016\16-042\Civil\CADD\Plans\PR\16-042_PR_PR04.dwg

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GREGORY PAUL BENNETT
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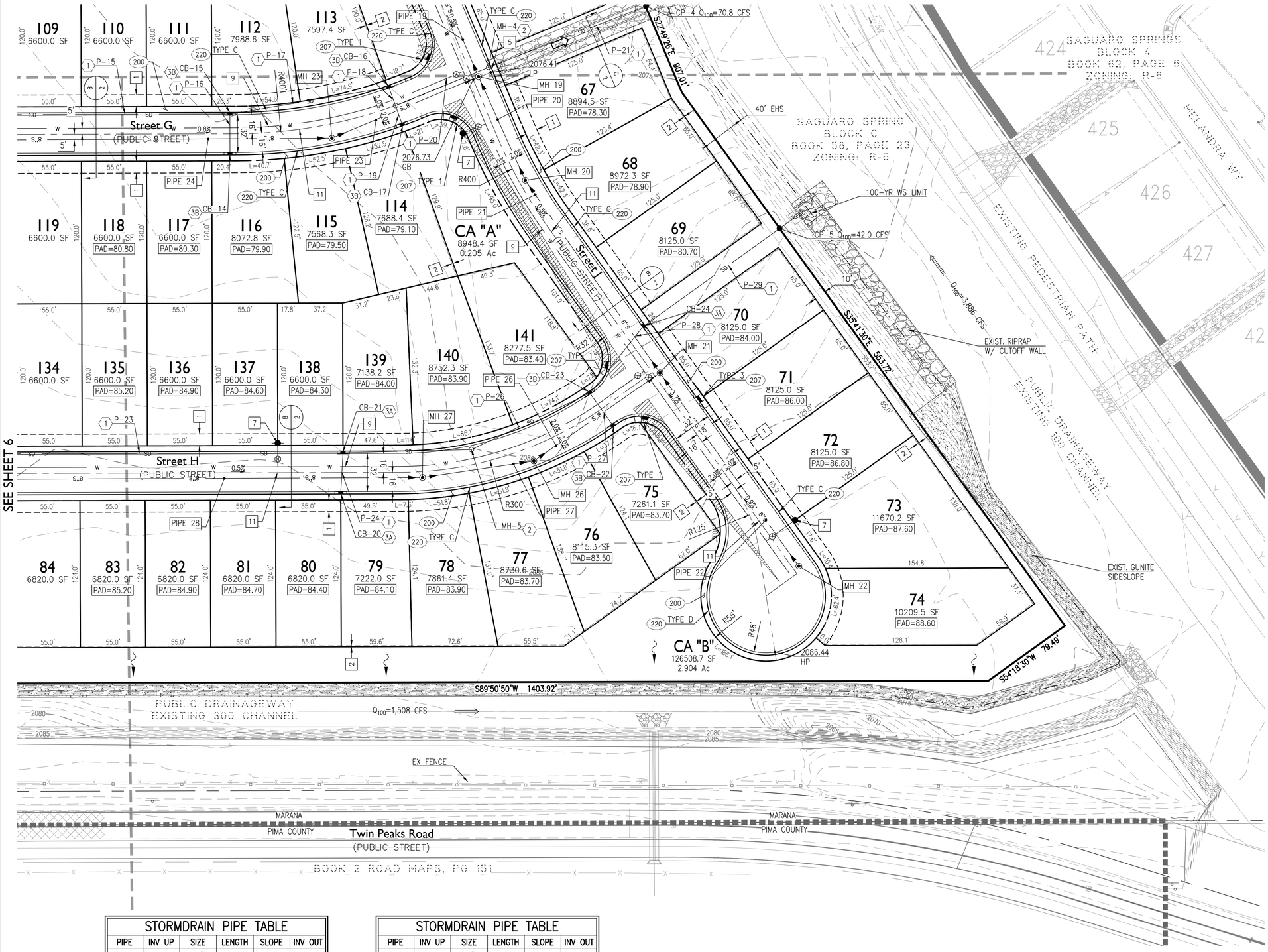
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Town of Marana, Pima County, Arizona

EPS Project No. 16-042 Date: 08/31/16

PRV1606-001
Scale: 1" = 40'
Contour Interval: 1'

PR04

Sheet No.
6
of 7



KEYNOTES: (* NOT USED ON THIS SHEET)

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* 12. EXISTING TRAFFIC SIGN (BASED ON CARDNO PLANS)
13. INSTALL 6" THICK CONCRETE SIDEWALK FOR MAINTENANCE VEHICLE ACCESS

(1) NEW RCP STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
(2) NEW STORMDRAIN MANHOLE
(3A) NEW CATCH BASIN PER PAG SD 307, TYPE 1
(3B) NEW CATCH BASIN PER PAG SD 309, TYPE 4

(200) 5' CONCRETE SIDEWALK PER PAG SD 200
(207) CURB ACCESS RAMP (SEE PLANS FOR TYPE) PER PAG SD 207
(220) 4" CONCRETE ROLL CURB (SEE PLANS FOR TYPE) PER MAG SD 220-1

SEWER MANHOLE TABLE	
MANHOLE	DETAILS:
MH 19	2076.63 RIM 2070.63 INV IN 2070.73 INV IN 2070.53 INV OUT
MH 20	2076.98 RIM 2071.19 INV IN 2071.09 INV OUT
MH 21	2081.30 RIM 2072.26 INV IN 2072.36 INV IN 2072.16 INV OUT
MH 22	2085.73 RIM 2076.73 INV OUT
MH 23	2077.70 RIM 2071.48 INV IN 2071.38 INV OUT
MH 26	2081.86 RIM 2073.09 INV IN 2072.99 INV OUT
MH 27	2082.46 RIM 2073.64 INV IN 2073.54 INV OUT

SEWER PIPE TABLE	
PIPE	LENGTH
19	318.27 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
20	91.98 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
21	194.18 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
22	196.79 LF NEW 8" PVC Pipe PUBLIC SEWER @ 2.27%
23	129.98 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
24	396.00 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
26	125.77 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
27	90.88 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.50%
28	381.00 LF NEW 8" PVC Pipe PUBLIC SEWER @ 0.48%

STORMDRAIN PIPE TABLE					
PIPE	INV UP	SIZE	LENGTH	SLOPE	INV OUT
P-15	2076.34	24"	235.0'	0.80%	2074.46
P-16	2075.30	18"	34.0'	1.00%	2074.96
P-17	2073.96	30"	136.0'	0.80%	2072.87
P-18	2072.87	30"	17.0'	1.00%	2072.70
P-19	2072.70	18"	17.0'	1.00%	2073.70
P-20	2072.70	30"	85.0'	1.00%	2071.85
P-21	2071.85	30"	167.0'	1.00%	2070.18

STORMDRAIN PIPE TABLE					
PIPE	INV UP	SIZE	LENGTH	SLOPE	INV OUT
P-23	2079.61	30"	331.0'	0.40%	2078.23
P-24	2079.57	18"	34.0'	1.00%	2079.23
P-25	2078.23	30"	108.0'	0.50%	2077.69
P-26	2077.69	30"	110.0'	0.50%	2077.14
P-27	2078.45	18"	34.0'	1.00%	2078.14
P-28	2077.14	30"	72.0'	1.50%	2076.09
P-29	2075.59	36"	161.0'	1.00%	2073.98

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

OWNER/DEVELOPER:
D·R·HORTON America's Builder
D.R. HORTON, ARIZONA
3580 WEST INA ROAD, STE 100
TUCSON, AZ 85741
ATTN: BRENT DAVIS
PH: (520) 790-6005

ENGINEER:
EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
w w w . e p s g r o u p i n c . c o m

Registered Professional Engineer (Civil)
CERTIFICATE NO.
53192
GREGORY PAUL BENNETT
Date Signed
ARIZONA, U.S.A.
Expires 03/31/18

Drawn by: FAH 06/16
Designed by: FAH 06/16

REF: PRV-9955

Preliminary Plat for
Saguaro Bloom Block 3

Lots 1 - 141, Common Area "A" (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area "B" (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage)

A Subdivision of Block 3 of the Saguaro Springs Block Plat, as recorded in Book 58 of Maps & Plats, Page 23, being a portion of the Southwest 1/4 of Section 18, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 16-042 Date: 08/31/16

PRV1606-001
Scale: 1" = 40'
Contour Interval: 1'
PR05
Sheet No. 7 of 7

16-042
Aug 31, 2016 9:07am U:\Projects\2016\16-042\civil\CADD\Plans\PR\16-042_PR_PR05.dwg
bzismann

Planning Commission

Meeting Date: 09/28/2016

To: Planning Commission

From: Steven Cheslak, Senior Planner

Date: September 28, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV1608-001 Camino De Oeste Preliminary Plat.** A request for a recommendation to the Town Council for approval of PRV1608-001, preliminary plat for Camino De Oeste, Lots 1-144 and Common Areas 'A' (Open Space) & 'B' (Natural Undisturbed Open Space) (Steve Cheslak)

Discussion:

Summary of Application
EPS Group, Inc., representing Pulte Homes, is requesting a recommendation to the Town Council for approval of a preliminary subdivision plat for PRV1608-001, Camino De Oeste, Lots 1-144 and Common Areas 'A' (Open Space) & 'B'(Natural Undisturbed Open Space). The Camino De Oeste subdivision is proposed as a single-family residential development consisting of approximately 72 acres located north of Cortaro Farms Road extending from Hartman Lane to Camino de Oeste in Section 25, Township 12S, Range 12E.

History
The rezoning area was originally zoned 'C' Large Lot Zone as part of a 1,329 acre annexation known as the 'Cortaro Vista Annexation', approved by the Town Council in June of 1990. The 72 acre subject property was then rezoned to 'R-6' - Single-Family Residential by approval of Ordinance 2016.014 by the Marana Town Council on August 2, 2016 in order to create the proper zoning for the proposed Camino De Oeste residential community.

Land Use
Development surrounding the Camino de Oeste project is predominately residential with the planned residential DeAnza development located directly to the west. Neighboring the property's northern and eastern boundaries are the existing Countryside Terrace, Sunset Pointe, and Vista Oeste Estates residential subdivisions which are all located in Pima County. Adjacent to the property's western boundary is the DeAnza Specific Plan development and the existing Cortaro Ranch subdivision. Vacant land and existing homes on large lots are located directly south of the project site.

The Camino de Oeste subdivision preliminary plat shows 144 single-family residential lots proposed on 72 acres of land which provides for an overall residential density of two homes per acre. The average lot size is 7,929 square feet with a minimum lot size of 6,085 square feet and maximum lot size of 19,071 square feet. Lots are grouped in such a way to preserve large areas of continuous open space, providing land for wildlife habitat, less back to back neighbor conditions, and better opportunities for mountain views. All homes constructed within the project will be one one story and will meet the residential design standards within Title 8 of the Land Development Code.

The majority of the open space provided within the project is Common Area "B" Natural Undisturbed Open Space (NUOS), accounting for 35% or 25.2 acres of the project area. An additional 13.4 acres of open space, Common Area "A", has been designed in the preliminary plat as a neighborhood park,

bufferyards, and areas for grading and drainage. Total open space provided within Camino de Oeste subdivision will be approximately 38.6 acres or 53.7% of the site. Bufferyards are provided along the perimeter of the property that meet and in most cases exceed those required by the Town of Marana Land Development Code. The bufferyards will include a combination of landscape and property walls to serve as a screen to mitigate noise and visual impacts from adjacent properties and roadways. Property walls used within the project site will be predominantly view walls to capture the surrounding mountain views. In areas where greater privacy or screening is needed, five foot solid masonry walls will be used. All open space and common areas will be owned and maintained by a homeowners association.

Access and Circulation
The site is bordered on the east and west by the existing collector roadways, Camino de Oeste and Hartman Lane, which provide for two, full access points for the project. Both project entry roads are located as to align with proposed DeAnza subdivision entry and the existing Rosebay Drive intersection to the east. The entrance off of Hartman Lane will be the primary project entry for the subdivision. The subdivision entries will be landscaped and have entry monumentation to create a sense of arrival. Internal roadways meet the Marana subdivision street standards and follow the Town's typical local, public roadway section.

Based on the available traffic data and anticipated trips into the Hartman Lane access point, the northbound right-turn and southbound left-turn volumes into the site would not warrant a right-turn lane or left-turn lane for the project. Therefore, no improvements are planned for Hartman Lane as part of the Camino de Oeste subdivision development. On the east side of the project, the proposed site access from Camino de Oeste, the northbound left-turn volumes into the site warrant a left-turn lane, however, the southbound right-turn volumes would not warrant a right-turn lane for the project. Therefore, the only improvements planned for Camino de Oeste as part of the Camino de Oeste subdivision development is the addition of a northbound left-turn lane.

Infrastructure and Utilities
The rezoning area is located within the Town of Marana water service area and the water supply is assured. 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 plans for the water distribution system will be required prior to construction.

Sewer service will be provided to the subdivision by Pima County. The Pima County Regional Wastewater Reclamation Department has indicated that flows from this project can be accommodated in the existing Hartman Lane and Camino de Oeste 12-inch public sewer lines adjacent to the project area. Tucson Electric Power and Southwest Gas currently serve the general area and will provide service to all future development in the area.

Recommended Findings of Fact
1.The property is currently zoned 'R-6' - Single-Family Residential. The proposed subdivision is in compliance with all development standards and the requirements of the Camino De Oeste Rezoning and the Marana Land Development Code.

2.The General Plan Land Use category for this area is Low Density Residential. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.

3.The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

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

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: The proposed subdivision complies with the conditions of the rezoning 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 a recommendation to the Town Council for approval of PRV1608-001, a preliminary plat for Camino De Oeste, Lots 1-44 and Common Areas 'A' and 'B'.

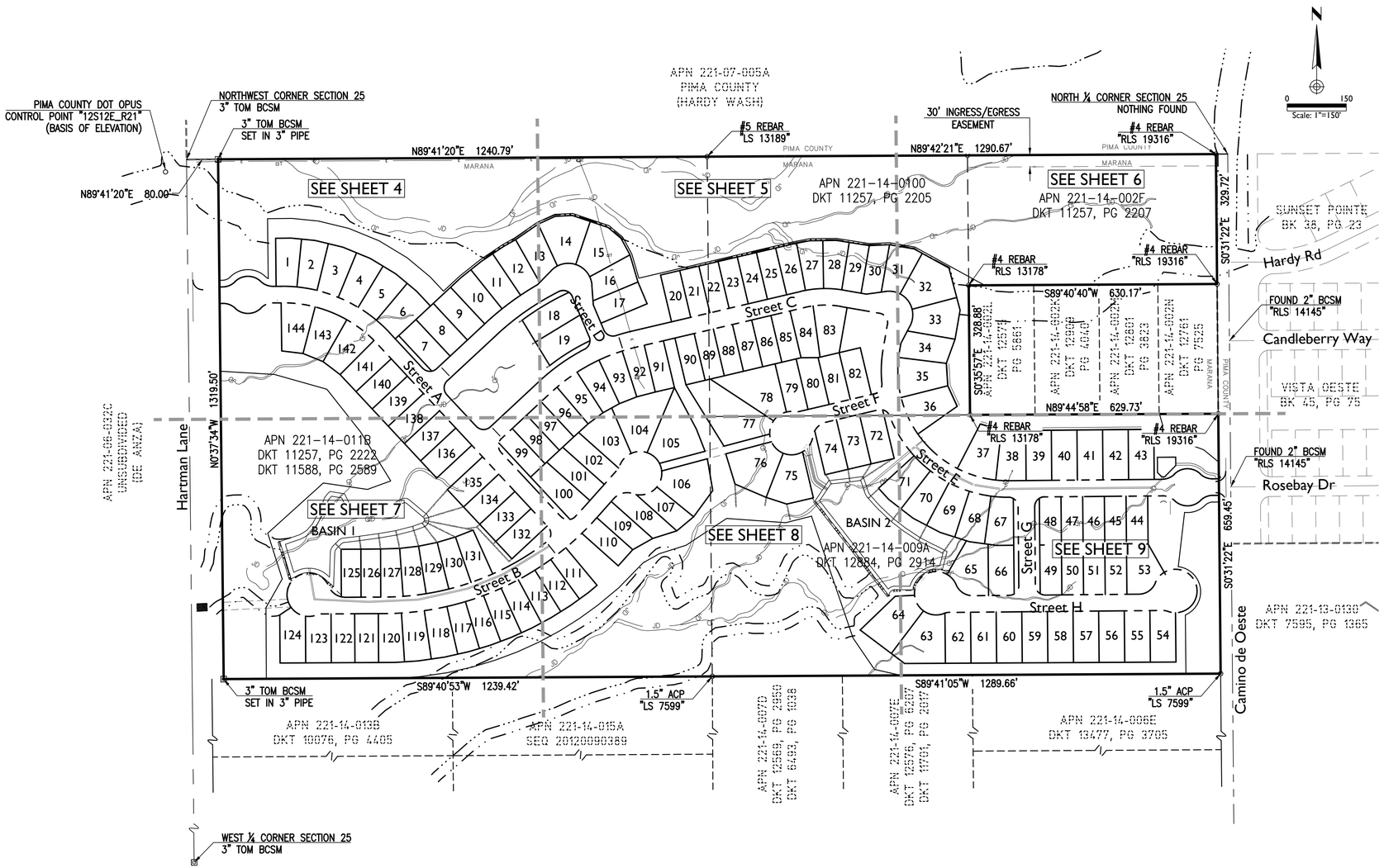
Suggested Motion:

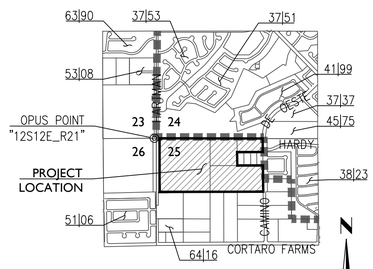
I move to recommend to the Town Council approval of PRV1608-001, a preliminary plat for Camino De Oeste, Lots 1-44 and Common Areas 'A' and 'B'.

Attachments

PRV1608-001 Camino de Oeste PP
Location Map
Application

Preliminary Plat
for
Camino de Oeste
Lots 1-144 and
Common Areas "A" (Open Space) & "B" (Natural Undisturbed Open Space)
PRV1608-001





LOCATION MAP 3" = 1 Mi

A PORTION OF THE NORTHWEST ¼ OF SECTION 25
TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SRM
TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	RIGHT-OF-WAY CENTERLINE	
	RIGHT-OF-WAY	
	PROPERTY	
	EASEMENT	
	NO ACCESS ESMT	
	100 YR FLOODPLAIN	
	EROSION HAZARD SETBACK	
	FEMA FLOODPLAIN	
	PAVEMENT / CURB	
W	WATER	W
S	SEWER	S
OHE	ELECTRIC	
	SECURITY BARRIER	
	HANDRAIL	
	SURVEY MONUMENT	
2265	MAJOR CONTOUR	
	MINOR CONTOUR	
Q_{100EX}=139 CFS JD	100-YEAR STORM	
xc xc	PRELIMINARY JD	
	XERORIPARIAN C	
	HEC-RAS SECTIONS	WSE=2042.19

ABBREVIATIONS

AC	ACRES	MH	MANHOLE
APN	ASSESSOR PARCEL NUMBER	MW	MARANA WATER
BCSM	BRASS CAP SURVEY MONUMENT	OHE	OVERHEAD ELECTRIC
CA	COMMON AREA	OVWU	ORO VALLEY WATER UTILITY
DKT	DOCKET	PG	PAGE
DOT	DEPARTMENT OF TRANSPORTATION	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	RLS	REGISTERED LAND SURVEYOR
GB	GRADE BREAK	ROW	RIGHT-OF-WAY
HP	HIGH POINT	SF	SQUARE FEET
LP	LOW POINT	TEP	TUCSON ELECTRIC POWER
		TOM	TOWN OF MARANA

APPROVALS:

BY _____ P.E. _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

BY _____ _____
MARANA PLANNING DIRECTOR DATE

BY _____ _____
NORTHWEST FIRE DISTRICT DATE

SHEET INDEX

1	CS01	COVER & INDEX SHEET
2	GN01	NOTES
3	DT01	DETAILS
4 – 9	PR01–PR06	PLAN SHEETS

OWNERS

APN 221-14-011B, 221-14-0100, 221-14-002F
LAURA (J.) HARSHBARGER
APN 221-14-009A
REDWING INVESTMENTS LLC

c/o TITLE SECURITY AGENCY
ATTN: PAM TIGHE, ESCROW OFFICER
1 S. CHURCH AVE, STE 2040
TUCSON, AZ 85701

DEVELOPER:
PULTE HOMES, ARIZONA
3011 WEST INA ROAD
TUCSON, AZ 85741
ATTN: SAM MILLS
PH: (520) 837-0275

ENGINEER:
EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
w w w . e p s g r o u p i n c . c o m

Registered Professional Engineer (Civil) No. 53192 GREGORY PAUL BENNETT Date Signed 03/31/16 ARIZONA, U.S.A. Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

REF: PCZ1602-001

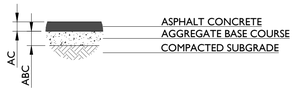
Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 15-317 Date: 09/19/16

PRV1608-001
Scale: 1" = 150'
Contour Interval: N/A
CS01
Sheet No. 1 of 9

15-317
Sep 19, 2016 1:00pm U:\Projects\2015\15-317\Land\Plans\PR\15-317_PR_CS01.dwg
bzismann

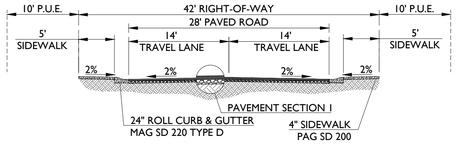
Call at least two full working days before you begin excavation
ARIZONA 811
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In Maricopa County: (602)263-1100



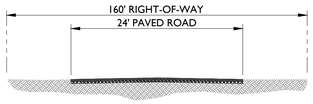
SECTION No	AC	ABC
1	3.0	4.0

MINIMUM PAVEMENT SECTION PER TOWN OF MARANA SUBDIVISION STREET STANDARDS AND THE RECOMMENDATIONS PER PROTEX GEOTECHNICAL INVESTIGATION PROJECT #4901, DATED 11/10/15

PAVEMENT SECTIONS (A)
NOT TO SCALE

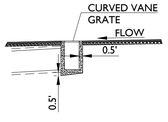


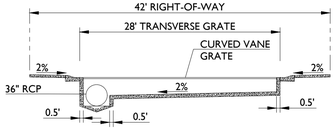
TYPICAL ROADWAY SECTION (B)
NOT TO SCALE



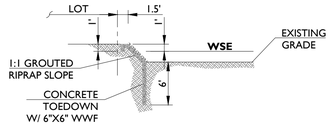
EXISTING HARTMAN LANE SECTION (C)
NOT TO SCALE

EXISTING CAMINO DE OESTE SECTION (D)
NOT TO SCALE

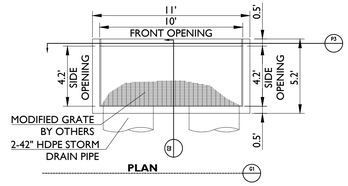




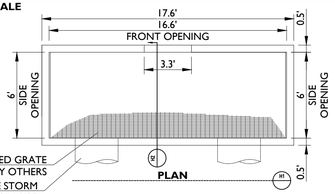
TRANSVERSE GRATE DETAIL (E)
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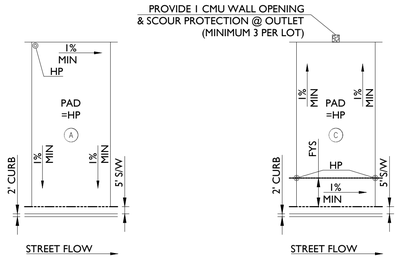
HARDY WASH GROUTED RIP RAP SLOPE PROTECTION (F)
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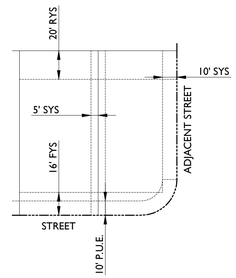
BASIN 1 OUTLET STRUCTURE (G)
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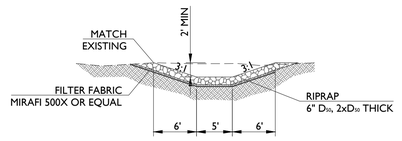
BASIN 2 OUTLET STRUCTURE (H)
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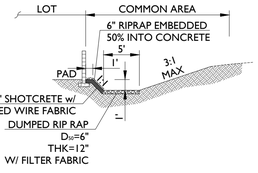
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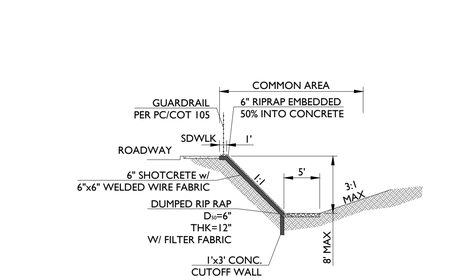
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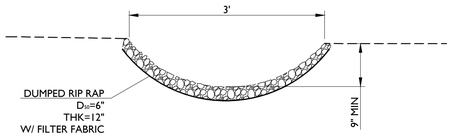
DRAINAGE DITCH (L)
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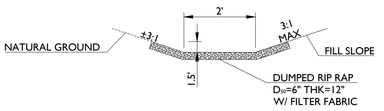
REAR LOT CHANNEL (M)
NOT TO SCALE



SEDIMENT SWALE (N)
NOT TO SCALE



REAR DRAINAGE LOT SCUPPER SECTION (P)
NOT TO SCALE



SWALE (R)
NOT TO SCALE

15-317

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

DEVELOPER:
PULTE HOMES, ARIZONA
3011 WEST INA ROAD
TUCSON, AZ 85741
ATTN: SAM MILLS
PH: (520) 837-0275

ENGINEER:
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
www.epsgroupinc.com

Registered Professional Engineer (Civil) 53192 GREGORY PAUL BENNETT Date Signed ARIZONA, U.S.A. Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

REF: PCZ1602-001

Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 15-317 Date: 09/19/16

PRV1608-001
Scale: N/A
Contour Interval: N/A
DT01
Sheet No. 3 of 9

GENERAL NOTES:

1. GROSS AREA OF THIS DEVELOPMENT IS ±71.87 ACRES (±3130593 S.F.)
2. THE EXISTING ZONING IS "R-6" RESIDENTIAL SUBJECT TO THE CONDITIONS OF ORDINANCE NO. 2016-014.
3. THE NUMBER OF RESIDENTIAL LOTS FOR THIS SUBDIVISION IS 144. THE OVERALL DENSITY OF THIS SUBDIVISION IS 2.00 RESIDENCES PER ACRE.
4. THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 1.2 MILES.
5. THE MINIMUM ALLOWABLE LOT SIZE PER "R-6" ZONING IS 6,000 S.F.
6. THE MINIMUM LOT SIZE PROVIDED IS 6,085 S.F. (LOT 99)
   THE MAXIMUM LOT SIZE PROVIDED IS 19,071 S.F. (LOT 77)
   THE AVERAGE LOT SIZE PROVIDED IS 7,928.9 S.F.
7. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 25 FEET.
8. BUILDING SETBACKS PER "R-6" RESIDENTIAL ZONING STANDARDS:
   FRONT = 16' MINIMUM (20' FOR STREET FACING GARAGE)
   SIDE = 5' (10' STREET SIDE YARD)
   REAR = 20' MINIMUM
9. PARKING PROVISIONS INCLUDE TWO ONSITE PARKING SPACES FOR EACH LOT (IN THE DRIVEWAY)
   TOTAL PROVIDED: 144 LOTS @ 2 EACH = 288 SPACES.
10. SUBDIVISION AREAS:

RESIDENTIAL DEVELOPMENT AREA	= 26.21 ACRES	(1,141,757.0 SF)	36.5%
COMMON AREA "A" (OPEN SPACE)	= 13.39 ACRES	(583,271.4 SF)	18.6%
COMMON AREA "B" (NATURAL UNDISTURBED OPEN SPACE)	= 25.21 ACRES	(1,097,994.6 SF)	35.1%
RIGHT-OF-WAY	= 7.06 ACRES	(307,569.5 SF)	9.8%

11. BASIS OF BEARINGS: THE REFERENCE MERIDIAN FOR THIS PROJECT IS GRID NORTH, ARIZONA STATE PLANE COORDINATE SYSTEM, NAD1983 (HARN92), CENTRAL ZONE. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE GRID BEARING OF NORTH 00°37'23" WEST BETWEEN A FOUND TOWN OF MARANA 3" DIAMETER BRASS CAP SURVEY MONUMENT SET IN CONCRETE STAMPED "RLS 35235" MARKING THE WEST ¼ CORNER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AND A FOUND TOWN OF MARANA 3" DIAMETER BRASS CAP SURVEY MONUMENT SET IN CONCRETE STAMPED "RLS 35235" MARKING THE NORTHWEST CORNER OF SAID SECTION 25 AS SHOWN ON THE RECORD OF SURVEY OF SECTIONS 25 AND 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST AND SECTION 30, TOWNSHIP 12 SOUTH, RANGE 13 EAST RECORDED IN BOOK 26 OF SURVEYS AT PAGE 62, RECORDS OF PIMA COUNTY, ARIZONA.
12. BASIS OF COORDINATES: THE ARIZONA STATE PLANE COORDINATES WERE SCALED TO CREATE A "MODIFIED" COORDINATE SYSTEM AT SURFACE VALUES. THE INVERSE OF THE COMBINED SCALE FACTOR, 0.999892269 (1/X = 1.000107743), WAS APPLIED AT THE FOUND TOWN OF MARANA 3" DIAMETER BRASS CAP SURVEY MONUMENT SET IN CONCRETE STAMPED "RLS 35235" MARKING THE WEST ¼ CORNER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, (THE ORIGINAL SURVEY MONUMENT MARKING THE WEST ¼ CORNER OF SECTION 25 WAS A 2" DIAMETER BRASS CAP SET IN CONCRETE AND WAS DESIGNATED PIMA ASSOCIATION OF GOVERNMENTS GEODETIC CONTROL POINT "6T21") TO PRODUCE THE FINAL SURFACE COORDINATES. THE COMBINED SCALE FACTOR WAS CALCULATED BY AVERAGING THE CALCULATED GRID DISTANCES VERSUS THE MEASURED GROUND DISTANCES BETWEEN PIMA DEPARTMENT OF TRANSPORTATION OPUS CONTROL POINTS "12S12E_R21" AND "12S13E_R01" AND BETWEEN PIMA COUNTY DEPARTMENT OF TRANSPORTATION OPUS CONTROL POINTS "12S12E_R21" AND "12S12E_Q24".
13. BASIS OF ELEVATION: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS NAVD1988. THE PRIMARY BENCHMARK IS PIMA COUNTY DEPARTMENT OF TRANSPORTATION OPUS CONTROL POINT "12S12E_R21" WHICH IS A FOUND #4 REBAR WITH BRASS TAG STAMPED "PCDOT GPS" ALONG WITH REFERENCE POINTS AS SHOWN ON THE PIMA COUNTY DEPARTMENT OF TRANSPORTATION GPS OCCUPATION SHEET FOR OPUS CONTROL POINT "12S12E_R21". THE ELEVATION IS 2223.62 FEET. A SECOND PIMA COUNTY DEPARTMENT OF TRANSPORTATION OPUS CONTROL POINT, "12S13E_R01" WHICH IS A FOUND CHISELED "X" CUT ON THE NORTH RIM OF A SEWER MANHOLE AS SHOWN ON THE PIMA COUNTY DEPARTMENT OF TRANSPORTATION GPS OCCUPATION SHEET FOR OPUS CONTROL POINT "12S13E_R01", WAS COLLECTED AS A VERTICAL CHECK POINT. THE MEASURED ELEVATION WAS 2315.59 FEET VERSUS THE PUBLISHED RECORD ELEVATION OF 2315.60 FEET.
14. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS HARMLESS IN THE EVENT OF FLOODING.
15. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
16. DRAINAGEWAYS WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS AFFECTED.
17. HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS AND COMMON AREAS.
18. THE DESIGN SPEED FOR ALL RESIDENTIAL STREETS IS 25 MPH. THE DESIGN VEHICLE WILL BE WB-40.
19. APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
20. THE USE OF THIS PLAT IS FOR SINGLE FAMILY DETACHED RESIDENTIAL.
21. HARTMAN LANE IS THE NEAREST PAVED ACCESS MAINTAINED BY THE TOWN OF MARANA, WHICH SERVES THIS SUBDIVISION.
22. MATERIALS WITHIN 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 FINISH GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 4.8 OF THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
23. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
24. 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 ADMINISTER.
25. 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.
26. 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.
27. ONSITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
28. ALL ONSITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
29. 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.
30. NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPARATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
31. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN THE CURRENT ADOPTED PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.

GENERAL NOTES (CONTINUED):

32. THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS MARANA WATER.
33. 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.
34. 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 MATERIALS TO THE PROJECT SITE.
35. 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 FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.
36. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
37. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KILOVOLTS OR MORE, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
38. ACCORDING TO THE DRAINAGE REPORT PREPARED BY CMG DRAINAGE ENGINEERING, INC, DATED AUGUST 31, 2016, PORTIONS OF THIS SUBDIVISION ARE LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN (ZONE A) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04019C1655L, EFFECTIVE DATE JUNE 16, 2011.
39. 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 AND RECORDED PRIOR TO FINAL LANDSCAPE OR IMPROVEMENT PLAN APPROVALS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
40. 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.
41. THE FOLLOWING ASSESSORS PARCELS ARE CONTAINED WITHIN THE BOUNDARY OF THIS DEVELOPMENT: 221-14-011B, 221-14-0100, 221-14-009A, 221-14-002F.
42. THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS DEVELOPMENT PACKAGE IS BASED UPON AN ALTA SURVEY PERFORMED BY ASHBY SURVEYING AND DRAFTING, INC JOB NO. 5919, DATED DECEMBER 14, 2015.
43. 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.
44. PER THE TOWN OF MARANA LAND DEVELOPMENT CODE TITLE 20, A COMPLETE CLASS III ARCHAEOLOGICAL SURVEY IS REQUIRED. IF A 404 PERMIT OR OTHER FEDERAL NEXUS IS ASSOCIATED WITH THE PROJECT, THE ARCHAEOLOGICAL REPORT SHALL BE SUBMITTED TO THE STATE HISTORICAL PRESERVATION OFFICE. IF THERE IS NO FEDERAL NEXUS FOR THE PROJECT, THE ARCHAEOLOGICAL REPORT SHALL BE SUBMITTED TO THE TOWN OF MARANA ALONG WITH A REVIEW FEE.
45. THE PHASE I ENVIRONMENTAL SITE ASSESSMENT WILL BE DATED NO MORE THAN 180 DAYS PRIOR TO DEDICATION OF ANY EASEMENT.
46. IN COMPLIANCE WITH TITLE 25 OF THE MARANA LAND DEVELOPMENT CODE, A SWPPP WILL NEED TO BE SUBMITTED WITH THE FEE, AND REVIEWED BY THE TOWN PRIOR TO ISSUANCE OF A GRADING PERMIT.
47. A 100% LAND COVERAGE SURVEY FOR THE SONORAN DESERT TORTOISE SHALL BE COMPLETED BY A QUALIFIED WILDLIFE BIOLOGIST, A MAXIMUM OF 30 DAYS BEFORE GRADING, AND THE FORM WILL BE SENT TO THE TOWN PRIOR TO ISSUANCE OF A GRADING PERMIT.

GENERAL SEWER NOTES:

1. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP FOR PUBLIC SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWRD) ENGINEERING DESIGN STANDARDS 2016 (EDS 2016) AND THE STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION 2016 (SSDC 2016). SAID DOCUMENTS ARE AVAILABLE THROUGH THE PCRWRD WEBSITE (WWW.PIMA.GOV/WASTEWATERRECLAMATION).
2. ANY CONSTRUCTION ACTIVITY HAVING THE POTENTIAL TO DAMAGE EXISTING PUBLIC SANITARY SEWERS OR ANY ACTIVITY THAT REQUIRES MATERIALS OR EQUIPMENT TO ENTER EXISTING PUBLIC SANITARY SEWERS SHALL REQUIRE A PIMA COUNTY RWRD SEWER CONSTRUCTION PERMIT PRIOR TO COMMENCING THAT ACTIVITY.
3. SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL: (A) THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) OR ITS DELEGATED AUTHORITY HAS ISSUED A CONSTRUCTION AUTHORIZATION FOR THIS PROJECT; (B) THE CONTRACTOR HAS OBTAINED A PCRWRD PUBLIC SEWER CONSTRUCTION PERMIT (CONTACT THE PCRWRD PERMITS SECTION AT (520) 724-6649 FOR PERMIT APPLICATION REQUIREMENTS); (C) THE CONTRACTOR'S FLOW MANAGEMENT PLAN HAS BEEN SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND APPROVED BY PCRWRD FIELD ENGINEERING; AND (D) A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED PIMA COUNTY PROJECT FIELD INSPECTOR IS SCHEDULED AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO COMMENCING WITH SEWER CONSTRUCTION.
4. THE CONTRACTOR SHALL SUBMIT A FLOW MANAGEMENT PLAN (FMP) TO PCRWRD FIELD ENGINEERING FOR APPROVAL BEFORE PROCEEDING WITH ANY WORK THAT MAY AFFECT LIVE SEWERS. THE FMP SHALL IDENTIFY AND INCLUDE ALL FLOW MANAGEMENT COSTS IN THE CONSTRUCTION BID. THE FMP SHALL BE SUBMITTED THIRTY (30) CALENDAR DAYS PRIOR TO THE SEWER PRE-CONSTRUCTION MEETING. FIELD ENGINEERING WILL REVIEW THE FMP WITHIN TEN (10) BUSINESS DAYS TO ACCOMMODATE REVIEW AND REVISION CYCLES. REFER TO PCRWRD SSDC 2016, SECTION 2 FOR FMP REQUIREMENTS. PLEASE CONTACT PCRWRD FIELD ENGINEERING AT (520) 724-2651 FOR ANY QUESTIONS REGARDING FLOW MANAGEMENT.
5. THE CONTRACTOR SHALL FURNISH, OPERATE AND MAINTAIN ALL EQUIPMENT AND LABOR NECESSARY TO PROVIDE CONTINUOUS 24 HOURS PER DAY SANITARY SEWER SERVICE TO ALL PARTIES TRIBUTARY TO A LIVE SEWER TO WHICH A CONNECTION IS TO BE MADE. THE PCRWRD CONVEYANCE DIVISION SHALL BE NOTIFIED AT (520) 724-3400 A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES THAT IMPACTS THE FLOW WITHIN A LIVE SANITARY SEWER SYSTEM OR INVOLVES CONNECTING TO A LIVE SANITARY SEWER. SEE PCRWRD SSDC 2016, SECTION 2 FOR MORE INFORMATION.
6. THE INSPECTION OF THE CONTRACTOR'S WORK BY AN AGENCY AND/OR PCRWRD STAFF SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE APPROVED CONTRACT DOCUMENTS. IF THE DESIGN ENGINEER OR PCRWRD STAFF FAIL TO POINT OUT A DEFECT, DEFICIENCY OR ERROR IN THE WORK FROM LACK OF DISCOVERY OR ANY OTHER REASON, IT SHALL IN NO WAY PREVENT LATER REJECTION OR RELIEVE THE CONTRACTOR OF PERFORMING CORRECTIONS TO THE UNSATISFACTORY WORK WHEN DISCOVERED. THE CONTRACTOR SHALL NOT FILE A CLAIM FOR LOSSES SUFFERED DUE TO ANY NECESSARY REMOVALS OR REPAIRS RESULTING FROM THE UNSATISFACTORY WORK.
7. SEWER PLANS THAT BEAR THE PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) APPROVAL STAMP OR THE PIMA COUNTY RWRD ACCEPTANCE SIGNATURE SHALL ONLY BE USED FOR THE CONSTRUCTION OF PUBLIC SANITARY SEWER FACILITIES. APPROVED PLANS REQUIRING DESIGN REVISIONS SHALL BE RESUBMITTED TO PIMA COUNTY DSD OR RWRD (AS APPROPRIATE) FOR REVIEW AND RE-APPROVAL PRIOR TO START OF THE REVISED SEWER WORK.
8. ANY SEWER CONSTRUCTION WORK THAT IS NOT INCLUDED IN THE APPROVED SEWER PLANS WILL NOT BE ACCEPTED BY PCRWRD. SEE PCRWRD SSDC 2016, SECTION 1.4.5 REGARDING THE APPROVAL OF FIELD CHANGES.

GENERAL SEWER NOTES (CONTINUED):

9. IMMEDIATELY REPORT ANY OF THE FOLLOWING TO THE PCRWRD OPERATIONS CONTROL CENTER (OCC) AT (520) 724-3400: ANY RELEASE OF SEWAGE, ANY DAMAGE TO THE PUBLIC SANITARY SEWER SYSTEM, OR THE DROPPING OF DEBRIS INTO A PUBLIC SANITARY SEWER MANHOLE. A PCRWRD REPRESENTATIVE WILL BE DISPATCHED TO THE SITE. THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO CONTAIN A SANITARY SEWAGE OVERFLOW (SSO). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR THE SYSTEM, MITIGATE THE RELEASE OF SEWAGE, DISINFECT THE RELEASE AREAS, AND ANY REGULATORY PENALTIES LEVIED ON PCRWRD FOR SEWAGE ENTERING A NATURAL DRAINAGE WAY OR STORM WATER DRAINAGE SYSTEM. THE CONTRACTOR SHALL REPAIR ALL DAMAGE AS DIRECTED AND APPROVED BY THE PCRWRD FIELD REPRESENTATIVE.
10. THE CONTRACTOR SHALL CONTACT "ARIZONA 811"(DIAL 811 OR 1-800-782-5348) A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL KEEP ALL UNDERGROUND FACILITY LOCATION REQUESTS UP-TO-DATE AND COMPLY WITH ARIZONA REVISED STATUTES (A.R.S.), TITLE 40, CHAPTER 1, ARTICLE 6.3, SECTION 40-360.22. CONCERNS REGARDING THE ACCURACY BETWEEN THE UNDERGROUND FACILITY MARKINGS AND THE PROJECT PLANS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER.
11. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SANITARY SEWER MANHOLES AT ALL TIMES.
12. THE CONTRACTOR SHALL FIELD-VERIFY EXISTING SEWER LINE ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. VERIFICATION MAY REQUIRE POT-HOLING.
13. ANY HOUSE CONNECTION SEWER (HCS) OR BUSINESS CONNECTION SEWER (BCS) LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE PROTECTED, REPAIRED, OR REROUTED, AS THE SITUATION DICTATES, PER PCRWRD SSDC 2016 DETAIL NO. RWRD 400 AND AT NO EXPENSE TO THE PROPERTY OWNER OR PCRWRD. HCS AND BCS LINES ARE NOT OWNED OR MAINTAINED BY PCRWRD. PRIVATE CONNECTION SEWERS CONSTRUCTED PRIOR TO JANUARY 2006 ARE NOT REQUIRED TO BE LOCATED AND MARKED.
14. SURVEY Layout and survey control shall be performed by, OR UNDER, THE DIRECT SUPERVISION OF an arizona RLS.
15. SURVEY CUT SHEETS SHALL BE PREPARED IN ACCORDANCE WITH PCRWRD SSDC 2016, SECTION 3.2.3(A)(i). CERTIFIED CUT SHEETS SHALL BE SUBMITTED TO THE PCRWRD FIELD ENGINEER PRIOR TO COMMENCEMENT OF SEWER CONSTRUCTION. CUT SHEETS ARE FOR PCRWRD REFERENCE ONLY AND SHALL NOT DELAY SEWER CONSTRUCTION DUE TO REVIEW OF THE DELIVERABLE. ANY ERRORS OR OMISSIONS RESULTING IN IMPROPER SEWER CONSTRUCTION SHALL NOT BE THE RESPONSIBILITY OF PCRWRD. REFER TO PCRWRD SSDC 2016, SECTION 3.2.3(A)(ii) FOR CONSTRUCTION SURVEY STAKING REQUIREMENTS.
16. THE DEVELOPER OR CONTRACTOR SHALL RETAIN AN ARIZONA-REGISTERED LAND SURVEYOR (RLS) FOR PREPARATION OF THE SEWER AS-BUILT PLANS. SEWER AS-BUILT PLANS SHALL CONFORM TO SSDC 2016, SECTION 1.4.7 AND ARE REQUIRED FOR FINAL ACCEPTANCE OF SEWER CONSTRUCTION BY PCRWRD. THE DEVELOPER OR CONTRACTOR SHALL SUBMIT TWO FULL-SIZE COPIES, AND AN ELECTRONIC VERSION, OF THE AS-BUILT SEWER PLANS TO THE PCRWRD FIELD ENGINEER.
17. NEW PUBLIC SANITARY SEWER FACILITIES MUST BE TESTED, INSPECTED AND AUTHORIZED FOR DISCHARGE BY PCRWRD AND ADEQ, OR IT'S DELEGATE, PRIOR TO DISCHARGING INTO THE EXISTING PUBLIC SANITARY SEWER SYSTEM.
18. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AT ALL TIMES.
19. PRIOR TO THE INSTALLATION OF SANITARY SEWERS, ALL ROUGH GRADING, INCLUDING FILL, SHALL BE COMPLETED TO A MINIMUM OF 4 FEET OVER THE TOP OF THE SEWER PIPE. BEDDING, SHADING, AND TRENCH BACKFILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH PCRWRD SSDC 2016, DETAIL NO. RWRD 104, OR AS SHOWN ON THE PLANS. SHOULD GROUND WATER OR UNANTICIPATED SOIL CONDITIONS BE ENCOUNTERED, THE BEDDING SHALL BE MODIFIED BY THE DESIGN ENGINEER AND APPROVED BY THE PCRWRD FIELD ENGINEER. WHEN THE NEW SEWER IS LOCATED WITHIN A PUBLIC SEWER EASEMENT, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS OR AS OTHERWISE DIRECTED BY PCRWRD. WHEN THE NEW SEWER IS LOCATED WITHIN RIGHT-OF-WAY, COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE RIGHT-OF-WAY AGENCY HAVING JURISDICTION.
20. SANITARY SEWER CONSTRUCTION SHALL START AT THE LOWEST DOWNSTREAM POINT AND PROCEED UPSTREAM, REGARDLESS OF THE STATIONING SHOWN ON THE PLANS. IF CONSTRUCTION CANNOT BE PERFORMED IN THIS MANNER, THE CONTRACTOR SHALL PROVIDE AN OUT-OF-SEQUENCE LETTER FOR APPROVAL BY THE PCRWRD FIELD ENGINEER PRIOR TO THE START OF SEWER CONSTRUCTION.
21. THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN PUBLIC WATER MAINS AND PUBLIC SEWER LINES SHALL COMPLY WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-5-502 AND PCRWRD SSDC 2016, DETAIL NO. RWRD 108.
22. PLANTING WITHIN PUBLIC SEWER EASEMENTS SHALL ONLY BE ALLOWED WITH SPECIAL APPROVAL. TREES WITH BRANCHES OR ROOTS HAVING THE POTENTIAL TO EXTEND INTO PUBLIC SEWER EASEMENTS SHALL BE AVOIDED. IN SPECIAL CASES, WHERE THE PUBLIC SEWERS MUST BE LOCATED OUTSIDE PAVED OR STABILIZED AREAS, LANDSCAPING AND PLANTING SHALL ADHERE TO GUIDELINES IN PCRWRD EDS 2016, SECTION 7.7 AND PCRWRD SSDC 2016, DETAIL NO. RWRD 111.
23. ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES SHALL BE INSTALLED TO PREVENT ALL STORM WATER, CONSTRUCTION WATER, FUELS, CHEMICALS, LIQUIDS, OR OTHER CONTAMINANTS, FROM BEING DIRECTED INTO OR ONTO ANY SANITARY SEWER FACILITIES. PROTECTION OF SANITARY SEWER FACILITIES SHALL BE A PART OF THE APPROVED CONSTRUCTION SWPPP AND BEST MANAGEMENT PRACTICES. PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND ALL POTENTIALLY AFFECTED SANITARY SEWER FACILITIES WITHIN THE PROJECT LIMITS. ADDITIONAL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF RAIN STOPPERS AND MANHOLE COVERS AS DEEMED NECESSARY BY PCRWRD.
24. ALL PROJECT ACTIVITIES MUST BE KEPT WITHIN THE PROJECT AREAS. CONCERNING HUMAN BURIAL REMAINS, ARCHAEOLOGICAL CLEARANCE RECOMMENDATIONS DO NOT EXEMPT THE DEVELOPMENT FROM COMPLYING WITH STATE BURIAL PROTECTION LAWS. IN THE EVENT THAT HUMAN REMAINS, INCLUDING HUMAN SKELETAL REMAINS, CREMATIONS, CEREMONIAL OBJECTS OR FUNERARY OBJECTS, ARE FOUND DURING EXCAVATION OR CONSTRUCTION, GROUND DISTURBING ACTIVITIES MUST CEASE IN THE IMMEDIATE VICINITY OF THE DISCOVERY. ARIZONA STATE LAWS ARS 41-844 AND 41-865 REQUIRE THAT THE ARIZONA STATE MUSEUM BE NOTIFIED OF THE DISCOVERY AT (520) 621-4795 SO THAT CULTURAL GROUPS WHO CLAIM CULTURAL OR RELIGIOUS AFFINITY TO THE REMAINS CAN MAKE APPROPRIATE ARRANGEMENTS FOR THE REPATRIATION AND REBURIAL OF THE REMAINS. THE HUMAN REMAINS WILL BE REMOVED FROM THE SITE BY A PROFESSIONAL ARCHAEOLOGIST PENDING CONSULTATION AND REVIEW BY THE ARIZONA STATE MUSEUM AND THE CONCERNED CULTURAL GROUPS.

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

DEVELOPER:
Pulte Homes
PULTE HOMES, ARIZONA
3011 WEST INA ROAD
TUCSON, AZ 85741
ATTN: SAM MILLS
PH: (520) 837-0275

ENGINEER:
EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
w w w . e p s g r o u p i n c . c o m

Registered Professional Engineer (Civil) No. 53192 GREGORY PAUL BENNETT Date Signed 09/19/16 ARIZONA, U.S.A. Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

REF: PCZ1602-001

Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 15-317 Date: 09/19/16

PRV1608-001
Scale: N/A
Contour Interval: N/A
GN01
Sheet No. 2 of 9

15-317
Sep 19, 2016 1:01pm U:\Projects\2015\15-317\Land\Plans\PR\15-317_PR_GN01.dwg
gbennett

15-317

PIMA COUNTY DOT OPUS CONTROL POINT "12S12E_R21" (BASIS OF ELEVATION)

NORTHWEST CORNER SECTION 25 3" TOM BCSM

3" TOM BCSM SET IN 3" PIPE

N89°41'20"E 80.00'

S89°41'20"W 1240.79'

APN 221-07-005A PIMA COUNTY (HARDY WASH)

PIMA COUNTY MARANA

10' ELECTRIC AND COMMUNICATIONS EASEMENT DKT 6137, PG 983 AND DKT 6266, PG 846 (TO BE ABANDONED)

EXISTING ELECTRIC & COMMUNICATIONS SERVICE, TO BE ABANDONED

EXISTING ELECTRIC & COMMUNICATIONS SERVICE, TO BE ABANDONED

100 YR FLOODPLAIN LIMITS

EXISTING 12" PVC SEWER G-85-80

GRADING LIMITS

PRELIMINARY JURISDICTIONAL DETERMINATION

FEMA EFFECTIVE FLOODPLAIN LIMIT

100 YR FLOODPLAIN LIMITS

EROSION HAZARD SETBACK

GRADING LIMITS

EXISTING 36" SRP

MH 4678-23 G-85-80

CA "A" 107904.5 SF

CA "B" 643596.6 SF

CA "A" 107904.5 SF

CA "A" 107904.5 SF

MIN FFE=30.7 1 7240.1 SF (A) PAD=31.00

MIN FFE=33.2 2 7403.7 SF (A) PAD=33.00

MIN FFE=34.6 3 8082.5 SF (A) PAD=34.90

MIN FFE=35.8 4 8082.5 SF (A) PAD=36.00

MIN FFE=36.9 5 8082.5 SF (A) PAD=36.80

MIN FFE=37.8 6 9154.9 SF (A) PAD=37.15

MIN FFE=38.6 9 7620.0 SF (A) PAD=38.10

MIN FFE=38.9 10 8037.3 SF (A) PAD=38.90

MIN FFE=40.7 11 8061.4 SF (A) PAD=40.50

MIN FFE=41.6 12 8053.5 SF (A) PAD=42.20

MIN FFE=42.6 13 7654.2 SF (A) PAD=42.80

1 11077 (A)

18 9121.6 SF (C) PAD=43.30

19 8562.5 (C)

97 6100.0 SF (A)

8' DEPRESSED CURB DRAINAGE OPENING

PVI=26.09

MH 12

PIPE 12 L=87.0'

PVI=33.06

MH 11

PIPE 11 L=87.0'

MH 10

PVI=35.05

PIPE 10

PVI=32.16

MH 9

PIPE 28

MH 29

PIPE 29

MH 28

PIPE 27

MH 23

PIPE 9

SD13

SD14

SD15

SD8

TYPE D

R350'

R47'

R25'

R700'

R60'

R53'

R500'

EXISTING 8" MW WATER

EXISTING TEP ELECTRIC

Hartman Lane (PUBLIC)

N0°37'34"W 1319.50'

APN 221-08-032C UNSUBDIVIDED (DE ANZA)

CA "A" 406679.0 SF

CA "B" 162604.5 SF

CA "A" 406679.0 SF

CA "A" 1405.2 SF

CA "A" 43765.9 SF

144 8707.8 SF (A) PAD=31.70

143 8707.8 SF (A) PAD=34.40

142 8707.8 SF (A) PAD=35.50

141 7518.0 SF (A) PAD=35.50

140 7320.0 SF (A) PAD=34.30

139 7320.0 SF (A) PAD=33.00

138 7320.0 SF (A) PAD=30.70

Street A (PUBLIC STREET)

Street C

Street D (PUBLIC STREET)

GRADING LIMITS

PRELIMINARY JURISDICTIONAL

GRADING LIMITS

SEE SHEET 5

SEE SHEET 7

N

40 0 40 80
SCALE FEET

HORIZONTAL 1"=40'
CONTOUR INTERVAL: 1'

KEYNOTES:

1. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2. 1' NO VEHICULAR ACCESS EASEMENT BY FINAL PLAT
3. CONNECT TO EXISTING 8" WATER MAIN
4. CONNECT TO EXISTING SEWER MANHOLE
5. NEW FIRE HYDRANT ASSEMBLY
6. PROPOSED WATERLINE

1a. NEW RCP STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
1b. NEW HDPE STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
2. 42" (MIN.) SECURITY BARRIER
3. NEW TRANSVERSE GRATE PER DETAIL (E 3)
4. PAVEMENT SECTION 1 PER (A 3)

200. 5' CONCRETE SIDEWALK PER PAG SD 200
220. 4" CONCRETE ROLL CURB TYPE D PER MAG SD 220-1
205. SIDEWALK SCUPPER PER PAG SD 205.5 (OPENING WIDTH AS SHOWN)
302. STORM DRAIN MANHOLE PER PAG SD 302
308. TYPE 3 CATCH BASIN PER PAG SD 308 (OPENING WIDTH AS SHOWN)
309. TYPE 4 CATCH BASIN PER PAG SD 309
313. CONCRETE HEADWALL PER PAG SD 313
600. CURB ACCESS RAMP PER T.O.M. SD 600-2

MANHOLE TABLE	
MANHOLE	DETAILS
MH 9	RIM = 2230.21 INV IN = 2218.41 INV IN = 2218.41 INV OUT = 2218.21
MH 10	RIM = 2234.76 INV IN = 2220.94 INV OUT = 2220.74
MH 11	RIM = 2233.24 INV IN = 2221.95 INV OUT = 2221.74
MH 12	RIM = 2229.06 INV OUT = 2223.06
MH 23	RIM = 2232.24 INV IN = 2224.49 INV OUT = 2224.29
MH 28	RIM = 2236.21 INV IN = 2227.50 INV OUT = 2227.30
MH 29	RIM = 2240.96 INV OUT = 2231.78

SEWER PIPE TABLE	
PIPE	DETAILS
09	193.00 LF NEW 8" PVC PUBLIC SEWER @ 1.02%
10	229.43 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
11	76.47 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
12	107.49 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
23	228.31 LF NEW 8" PVC PUBLIC SEWER @ 3.48%
28	228.07 LF NEW 8" PVC PUBLIC SEWER @ 3.83%
29	167.26 LF NEW 8" PVC PUBLIC SEWER @ 2.50%

PROPOSED CONDITIONS PEAK DISCHARGE SUMMARY TABLE		
CP	Q_{100} (CFS)	AREA (AC)
A	15.8	2.00
B	10.1	1.41
R	17.9	2.25

STORM DRAIN SUMMARY TABLE			
SD	LENGTH (FT)	SLOPE (%)	DIAMETER (IN)
8	218	4.1	30
9	83	3.9	30
13	141	3.8	18
14	56	3.0	18
15	20	1.0	18

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

bzismann Sep 19, 2016 1:35pm U:\Projects\2015\15-317\Land\Plans\PR\15-317_PR_PR01.dwg

DEVELOPER:
PULTE HOMES, ARIZONA
3011 WEST INA ROAD
TUCSON, AZ 85741
ATTN: SAM MILLS
PH: (520) 837-0275

ENGINEER:
EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
w w w . e p s g r o u p i n c . c o m

Professional Engineer (Civil) No. 53192 GREGORY PAUL BENNETT Date signed 09/19/16 ARIZONA, U.S.A. Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

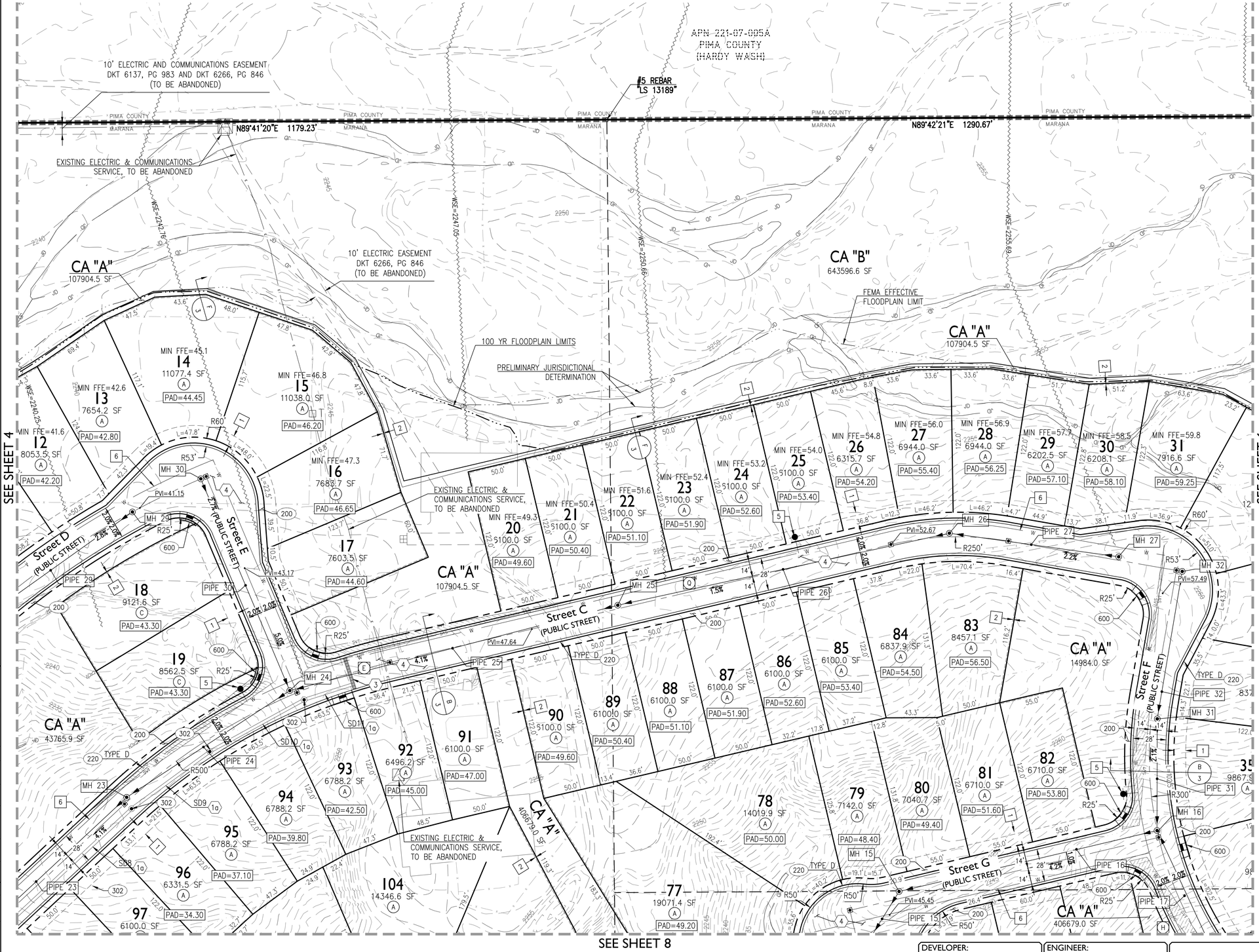
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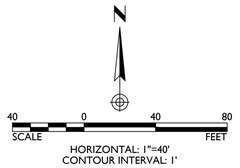
Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 15-317 Date: 09/19/16

PRV1608-001
Scale: 1" = 40'
Contour Interval: N/A
PR01
Sheet No. 4 of 9

15-317





KEYNOTES:

1. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2. 1' NO VEHICULAR ACCESS EASEMENT BY FINAL PLAT
3. CONNECT TO EXISTING 8" WATER MAIN
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5. NEW FIRE HYDRANT ASSEMBLY
6. PROPOSED WATERLINE

1a. NEW RCP STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
1b. NEW HDPE STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
2. 42" (MIN.) SECURITY BARRIER
3. NEW TRANSVERSE GRATE PER DETAIL (E/3)
4. PAVEMENT SECTION 1 PER (A/3)

200. 5' CONCRETE SIDEWALK PER PAG SD 200
220. 4" CONCRETE ROLL CURB TYPE D PER MAG SD 220-1
205. SIDEWALK SCUPPER PER PAG SD 205.5 (OPENING WIDTH AS SHOWN)
302. STORM DRAIN MANHOLE PER PAG SD 302
308. TYPE 3 CATCH BASIN PER PAG SD 308 (OPENING WIDTH AS SHOWN)
309. TYPE 4 CATCH BASIN PER PAG SD 309
313. CONCRETE HEADWALL PER PAG SD 313
600. CURB ACCESS RAMP PER T.O.M. SD 600-2

MANHOLE TABLE	
MANHOLE	DETAILS
MH 15	RIM = 2245.98 INV OUT = 2226.33 INV OUT = 2226.53
MH 16	RIM = 2253.78 INV IN = 2228.74 INV IN = 2228.94 INV IN = 2228.94
MH 23	RIM = 2232.24 INV IN = 2224.49 INV OUT = 2224.29
MH 24	RIM = 2239.05 INV IN = 2231.32 INV IN = 2231.32 INV OUT = 2231.12
MH 25	RIM = 2248.97 INV IN = 2240.19 INV OUT = 2239.99
MH 26	RIM = 2253.63 INV IN = 2244.72 INV OUT = 2244.52
MH 27	RIM = 2256.75 INV OUT = 2247.62
MH 29	RIM = 2240.96 INV OUT = 2231.78
MH 30	RIM = 2241.99 INV OUT = 2233.30
MH 31	RIM = 2255.61 INV OUT = 2236.57 INV OUT = 2236.77
MH 32	RIM = 2257.14 INV IN = 2246.98

SEWER PIPE TABLE	
PIPE	DETAILS
15	40.75 LF NEW 8" PVC PUBLIC SEWER @ 1.53%
16	222.08 LF NEW 8" PVC PUBLIC SEWER @ 0.98%
17	116.17 LF NEW 8" PVC PUBLIC SEWER @ 1.14%
23	228.31 LF NEW 8" PVC PUBLIC SEWER @ 3.48%
24	162.31 LF NEW 8" PVC PUBLIC SEWER @ 3.99%
25	285.10 LF NEW 8" PVC PUBLIC SEWER @ 3.00%
26	285.44 LF NEW 8" PVC PUBLIC SEWER @ 1.50%
27	141.78 LF NEW 8" PVC PUBLIC SEWER @ 1.99%
29	167.26 LF NEW 8" PVC PUBLIC SEWER @ 2.50%
30	192.02 LF NEW 8" PVC PUBLIC SEWER @ 1.01%
31	91.35 LF NEW 8" PVC PUBLIC SEWER @ 8.00%
32	123.59 LF NEW 8" PVC PUBLIC SEWER @ 8.00%

PROPOSED CONDITIONS PEAK DISCHARGE SUMMARY TABLE		
CP	Q_{100} (CFS)	AREA (AC)
E	41.6	5.33
Q	23.6	3.06

STORM DRAIN SUMMARY TABLE			
SD	LENGTH (FT)	SLOPE (%)	DIAMETER (IN)
8	218	4.1	30
9	83	3.9	30
10	92	4.0	30
11	43	4.0	30

DEVELOPER:
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w w w . e p s g r o u p i n c . c o m

Registered Professional Engineer (Civil)
CERTIFICATE NO.
53192
GREGORY PAUL
BENNETT
ARIZONA, U.S.A.
Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

REF: PCZ1602-001

Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 15-317 Date: 09/19/16

PRV1608-001
Scale: 1" = 40'
Contour Interval: N/A
PR02
Sheet No. 5 of 9

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

bzismann Sep. 19, 2016 1:48pm U:\Projects\2015\15-317\Land\Plans\PR\15-317_PR_PR02.dwg

15-317

SEE SHEET 5

APN 221-07-005A
PIMA COUNTY
(HARDY WASH)

MH 1728-26
G-79-121

NORTH ¼ CORNER SECTION 25
NOTHING FOUND

#4 REBAR
"RLS 19316"

N89°42'21"E 1290.67'

PIMA COUNTY
MARANA

N89°42'21"E
30.00'

30' INGRESS/EGRESS
EASEMENT

EXISTING 8"
OVWU WATER

FEMA EFFECTIVE
FLOODPLAIN LIMIT

PRELIMINARY JURISDICTIONAL
DETERMINATION

WSE=2268.89

WSE=2267.54

WSE=2266.02

WSE=2263.07

WSE=2260.00

WSE=2271.92

WSE=2271.21

WSE=2277.24

CA "A"
107904.5 SF

CA "B"
643596.6 SF

S0°31'22"E 329.72'

EXISTING 44"x72"
ELLIPTICAL CMP's

SUNSET POINTE
BK 38, PG 23

EXISTING 8" PVC SEWER
I-84-236

Hardy Rd
(PUBLIC)

MIN FFE=58.5
30
6208.1 SF
PAD=58.10

MIN FFE=59.8
31
7916.6 SF
PAD=59.25

MIN FFE=61.2
32
12338.5 SF
PAD=59.71

100 YR FLOODPLAIN LIMITS

EXISTING DIRT ROAD
FUTURE ACCESS FOR BANK
PROTECTION MAINTENANCE

EXISTING GATED ENTRANCE
FUTURE ACCESS FOR BANK
PROTECTION MAINTENANCE

MH 4163-01
I-84-236

S89°40'40"W 589.68'

#4 REBAR
"RLS 13178"

#4 REBAR
"RLS 19316"

EXISTING 12" VCP SEWER
G-79-121

EROSION HAZARD SETBACK

EXISTING TEP
ELECTRIC

MH 1728-25
G-79-121

Street F
(PUBLIC STREET)

MH 27

MH 32

PVI=57.49

R53'

R60'

L=36.9'

L=34.0'

L=48.3'

33
9695.0 SF
PAD=59.50

34
8377.3 SF
PAD=58.40

35
9867.9 SF
PAD=57.10

36
9867.9 SF
PAD=54.90

PIPE 32

PIPE 31

PIPE 17

MH 31

MH 16

R300'

R25'

2.0% 2.0%

Street G
(PUBLIC STREET)

Candleberry Way
(PUBLIC)

EXISTING 8" PVC SEWER
G-93-114

MH 6659-04
G-93-114

Camino de Oeste
(PUBLIC)

CA "A"
14984.0 SF

CA "A"
107904.5 SF

S0°35'57"E 328.88'

APN 221-14-002L
DKT 12575
PG 5861

APN 221-14-002K
DKT 12909
PG 4040

APN 221-14-002M
DKT 12801
PG 3823

APN 221-14-002N
DKT 12781
PG 7525

#4 REBAR
"RLS 13178"

#4 REBAR
"RLS 19316"

VISTA OESTE
BK 45, PG 75

N89°44'58"E 480.80'

CA "A"
107904.5 SF

CA "B"
11614.8 SF

SEE SHEET 9

N

40 0 40 80
SCALE FEET

HORIZONTAL 1"=40'
CONTOUR INTERVAL: 1'

KEYNOTES:

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6. PROPOSED WATERLINE

1a. NEW RCP STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
1b. NEW HDPE STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
2. 42" (MIN.) SECURITY BARRIER
3. NEW TRANSVERSE GRATE PER DETAIL (E/3)
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600. CURB ACCESS RAMP PER T.O.M. SD 600-2

MANHOLE TABLE	
MANHOLE	DETAILS
MH 16	RIM = 2253.78 INV IN = 2228.74 INV IN = 2228.94 INV IN = 2228.94
MH 27	RIM = 2256.75 INV OUT = 2247.62
MH 31	RIM = 2255.61 INV OUT = 2236.57 INV OUT = 2236.77
MH 32	RIM = 2257.14 INV IN = 2246.98

SEWER PIPE TABLE	
PIPE	DETAILS
17	116.17 LF NEW 8" PVC PUBLIC SEWER @ 1.14%
31	91.35 LF NEW 8" PVC PUBLIC SEWER @ 8.00%
32	123.59 LF NEW 8" PVC PUBLIC SEWER @ 8.00%

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ENGINEER:
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www.epsgroupinc.com

Registered Professional Engineer (Civil)
53192
GREGORY PAUL BENNETT
Date Signed
ARIZONA, U.S.A.
Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

REF: PCZ1602-001

Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25,
T12S, R12E, G&SRM
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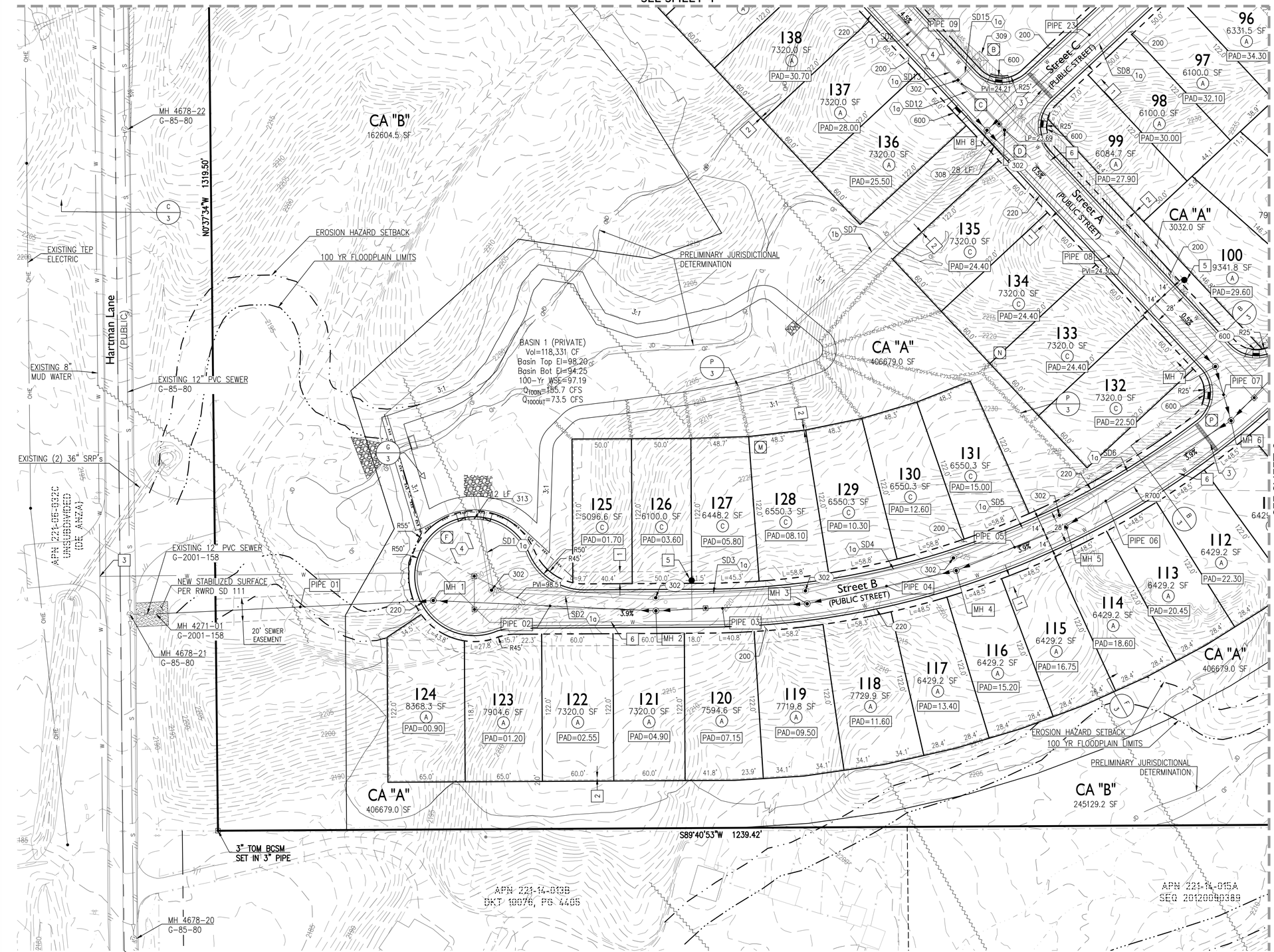
EPS Project No. 15-317 Date: 09/19/16

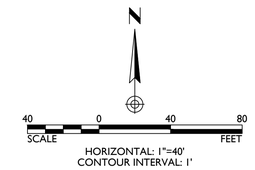
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Contour Interval: N/A
PR03
Sheet No.
6
of 9

Sep 19, 2016 1:54pm U:\Projects\2015\15-317\Land Plans\PR\15-317_PR_PR03.dwg
bzismann

SEE SHEET 4

SEE SHEET 8





KEYNOTES:

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308. TYPE 3 CATCH BASIN PER PAG SD 308 (OPENING WIDTH AS SHOWN)
309. TYPE 4 CATCH BASIN PER PAG SD 309
313. CONCRETE HEADWALL PER PAG SD 313
600. CURB ACCESS RAMP PER T.O.M. SD 600-2

MANHOLE TABLE	
MANHOLE	DETAILS
EX. MH. 4271-01	RIM = 2192.10 INV IN = 2185.56 INV OUT = 2185.36
MH 1	RIM = 2198.65 INV IN = 2189.07 INV OUT = 2188.87
MH 2	RIM = 2202.21 INV IN = 2193.05 INV OUT = 2192.85
MH 3	RIM = 2207.17 INV OUT = 2195.57 INV OUT = 2195.77
MH 4	RIM = 2212.17 INV IN = 2201.62 INV IN = 2201.82
MH 5	RIM = 2215.97 INV OUT = 2206.26 INV OUT = 2206.36
MH 6	RIM = 2222.43 INV IN = 2210.47 INV IN = 2210.67 INV IN = 2210.67
MH 7	RIM = 2223.63 INV IN = 2211.41 INV OUT = 2211.21
MH 8	RIM = 2223.60 INV IN = 2216.21 INV IN = 2216.21 INV OUT = 2216.01

SEWER PIPE TABLE	
PIPE	DETAILS
01	229.29 LF NEW 8" PVC PUBLIC SEWER @ 1.42%
02	183.47 LF NEW 8" PVC PUBLIC SEWER @ 2.01%
03	123.37 LF NEW 8" PVC PUBLIC SEWER @ 1.98%
04	124.45 LF NEW 8" PVC PUBLIC SEWER @ 4.55%
05	94.67 LF NEW 8" PVC PUBLIC SEWER @ 4.50%
06	161.79 LF NEW 8" PVC PUBLIC SEWER @ 2.48%
07	43.46 LF NEW 8" PVC PUBLIC SEWER @ 1.14%
08	272.51 LF NEW 8" PVC PUBLIC SEWER @ 1.66%
09	193.00 LF NEW 8" PVC PUBLIC SEWER @ 1.02%
23	228.31 LF NEW 8" PVC PUBLIC SEWER @ 3.48%

PROPOSED CONDITIONS PEAK DISCHARGE SUMMARY TABLE		
CP	Q_{100} (CFS)	AREA (AC)
B	10.1	1.41
C	32.6	4.11
D	11.0	1.40
F	51.8	6.52
M	6.6	0.83
N	4.4	0.55
P	25.9	3.26

STORM DRAIN SUMMARY TABLE			
SD	LENGTH (FT)	SLOPE (%)	DIAMETER (IN)
1	80	0.3	30
2	138	1.8	30
3	126	3.8	30
4	127	3.8	30
5	96	4.0	30
6	138	3.5	30
7	239	9.3	48
8	218	4.1	30
12	58	1.0	18
13	141	3.8	18
15	20	1.0	18

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w w w . e p s g r o u p i n c . c o m

Registered Professional Engineer (Civil)
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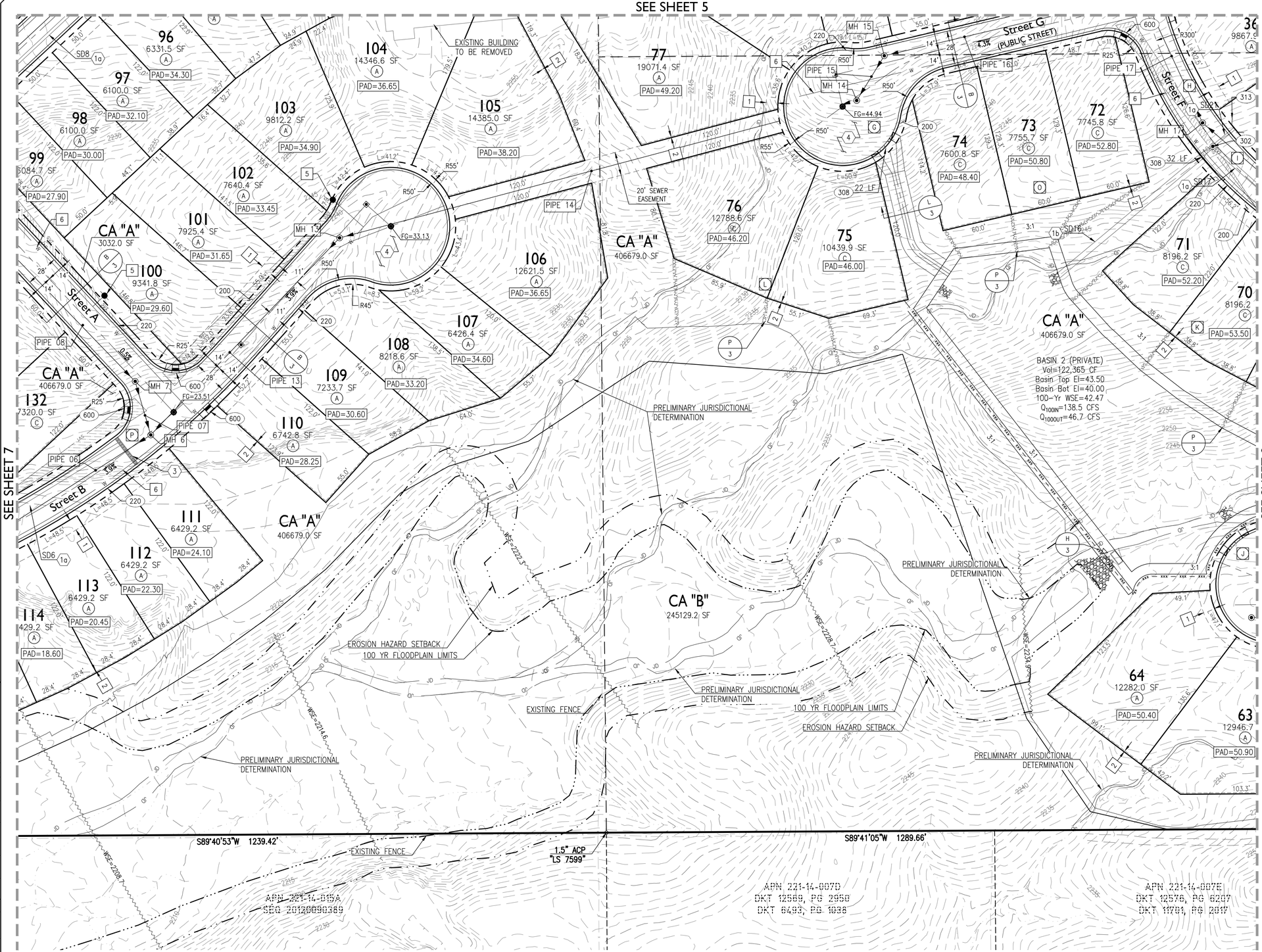
EPS Project No. 15-317 Date: 09/19/16

PRV1608-001
Scale: 1" = 40'
Contour Interval: N/A
PR04
Sheet No. 7 of 9

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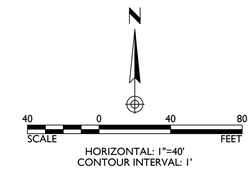
15-317
Sep 19, 2016 1:56pm U:\Projects\2015\15-317\Land\Plans\PR\15-317_PR_PR04.dwg
bzismann

SEE SHEET 5



SEE SHEET 7

SEE SHEET 9



KEYNOTES:

1. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2. 1' NO VEHICULAR ACCESS EASEMENT BY FINAL PLAT
3. CONNECT TO EXISTING 8" WATER MAIN
4. CONNECT TO EXISTING SEWER MANHOLE
5. NEW FIRE HYDRANT ASSEMBLY
6. PROPOSED WATERLINE

1a. NEW RCP STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
1b. NEW HDPE STORMDRAIN PIPE (SEE TABLE ON THIS SHEET FOR DETAILS)
2. 42" (MIN.) SECURITY BARRIER
3. NEW TRANSVERSE GRATE PER DETAIL (E/3)
4. PAVEMENT SECTION 1 PER (A/3)

200. 5' CONCRETE SIDEWALK PER PAG SD 200
220. 4" CONCRETE ROLL CURB TYPE D PER MAG SD 220-1
205. SIDEWALK SCUPPER PER PAG SD 205.5 (OPENING WIDTH AS SHOWN)
302. STORM DRAIN MANHOLE PER PAG SD 302
308. TYPE 3 CATCH BASIN PER PAG SD 308 (OPENING WIDTH AS SHOWN)
309. TYPE 4 CATCH BASIN PER PAG SD 309
313. CONCRETE HEADWALL PER PAG SD 313
600. CURB ACCESS RAMP PER T.O.M. SD 600-2

MANHOLE TABLE	
MANHOLE	DETAILS
MH 6	RIM = 2222.43 INV IN = 2210.47 INV IN = 2210.67 INV IN = 2210.67
MH 7	RIM = 2223.63 INV IN = 2211.41 INV OUT = 2211.21
MH 13	RIM = 2231.41 INV IN = 2218.51 INV OUT = 2218.31
MH 14	RIM = 2244.93 INV IN = 2225.65 INV OUT = 2225.45
MH 15	RIM = 2245.98 INV OUT = 2226.33 INV OUT = 2226.53
MH 17	RIM = 2251.31 INV IN = 2230.51 INV OUT = 2230.31

SEWER PIPE TABLE	
PIPE	DETAILS
06	161.79 LF NEW 8" PVC PUBLIC SEWER @ 2.48%
07	43.46 LF NEW 8" PVC PUBLIC SEWER @ 1.14%
08	272.51 LF NEW 8" PVC PUBLIC SEWER @ 1.66%
13	228.05 LF NEW 8" PVC PUBLIC SEWER @ 3.29%
14	450.75 LF NEW 8" PVC PUBLIC SEWER @ 1.53%
15	40.75 LF NEW 8" PVC PUBLIC SEWER @ 1.53%
16	222.08 LF NEW 8" PVC PUBLIC SEWER @ 0.98%
17	116.17 LF NEW 8" PVC PUBLIC SEWER @ 1.14%

PROPOSED CONDITIONS PEAK DISCHARGE SUMMARY TABLE		
CP	Q_{100} (CFS)	AREA (AC)
H	8.7	1.11
I	28.5	3.59
J	38.3	4.82
K	3.8	0.48
L	3.9	0.49
O	3.5	0.44
P	25.9	3.26

STORM DRAIN SUMMARY TABLE			
SD	LENGTH (FT)	SLOPE (%)	DIAMETER (IN)
6	138	3.5	30
8	218	4.1	30
16	172	2.3	54
17	89	1.5	36
21	24	1.0	24

15-317

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bzismann

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

DEVELOPER:
PULTE HOMES, ARIZONA
3011 WEST INA ROAD
TUCSON, AZ 85741
ATTN: SAM MILLS
PH: (520) 837-0275

ENGINEER:
EPS GROUP
8710 N. Thorndale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
www.epsgroupinc.com

Professional Engineer
53192
GREGORY PAUL BENNETT
Date Signed 03/31/16
ARIZONA, U.S.A.
Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

REF: PCZ1602-001

Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

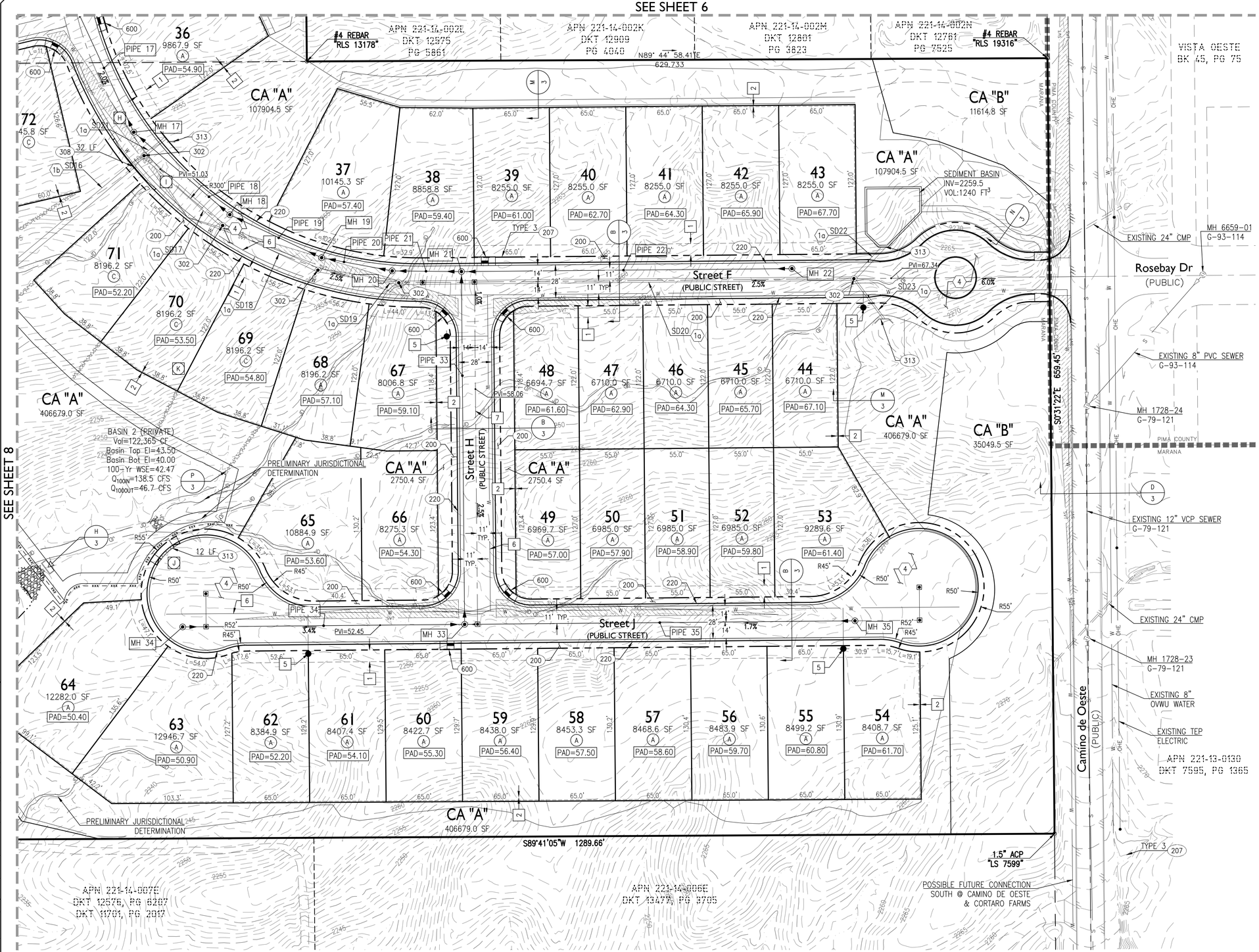
EPS Project No. 15-317 Date: 09/19/16

PRV1608-001
Scale: 1" = 40'
Contour Interval: N/A
PR05
Sheet No. 8 of 9

SEE SHEET 6

SEE SHEET 8

15-317



N

SCALE 40 0 40 80 FEET

HORIZONTAL 1"=40'
CONTOUR INTERVAL: 1'

KEYNOTES:

1. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2. 1' NO VEHICULAR ACCESS EASEMENT BY FINAL PLAT
3. CONNECT TO EXISTING 8" WATER MAIN
4. CONNECT TO EXISTING SEWER MANHOLE
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600. CURB ACCESS RAMP PER T.O.M. SD 600-2

MANHOLE TABLE	
MANHOLE	DETAILS
MH 17	RIM = 2251.31 INV IN = 2230.51 INV OUT = 2230.31
MH 18	RIM = 2252.19 INV OUT = 2232.12 INV OUT = 2232.22
MH 19	RIM = 2254.43 INV IN = 2233.08 INV IN = 2233.18
MH 20	RIM = 2256.01 INV OUT = 2233.79 INV OUT = 2233.89
MH 21	RIM = 2257.51 INV IN = 2234.48 INV IN = 2233.96 INV IN = 2234.68
MH 22	RIM = 2264.56 INV OUT = 2256.43
MH 33	RIM = 2253.90 INV IN = 2237.88 INV IN = 2237.12 INV OUT = 2237.68
MH 34	RIM = 2247.64 INV OUT = 2240.28
MH 35	RIM = 2259.44 INV OUT = 2250.40

SEWER PIPE TABLE	
PIPE	DETAILS
17	116.17 LF NEW 8" PVC PUBLIC SEWER @ 1.14%
18	103.65 LF NEW 8" PVC PUBLIC SEWER @ 1.50%
19	82.20 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
20	57.06 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
21	54.86 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
22	277.00 LF NEW 8" PVC PUBLIC SEWER @ 8.00%
33	296.00 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
34	235.82 LF NEW 8" PVC PUBLIC SEWER @ 1.00%
35	327.85 LF NEW 8" PVC PUBLIC SEWER @ 4.00%

PROPOSED CONDITIONS PEAK DISCHARGE SUMMARY TABLE		
CP	Q_{100} (CFS)	AREA (AC)
H	8.7	1.11
I	28.5	3.59
J	38.3	4.82
K	3.8	0.48

STORM DRAIN SUMMARY TABLE			
SD	LENGTH (FT)	SLOPE (%)	DIAMETER (IN)
17	89	1.5	36
18	89	2.2	36
19	70	2.3	36
20	387	2.1	36
21	24	1.0	24
22	36	0.6	36
23	43	1.0	18

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bzismann

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602)263-1100

DEVELOPER:
PULTE HOMES, ARIZONA
3011 WEST INA ROAD
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ENGINEER:
EPS GROUP
8710 N. Thornydale Rd, Suite 140
Tucson, AZ 85742
T:520.408.1400 | F:520.408.1403
w w w . e p s g r o u p i n c . c o m

Professional Engineer (Civil) No. 53192 GREGORY PAUL BENNETT Date Signed 09/19/16 ARIZONA, U.S.A. Expires 03/31/18

Drawn by: BEZ 01/16
Designed by: BEZ 01/16

REF: PCZ1602-001

Preliminary Plat for
Camino De Oeste
Lots 1 - 144
and Common Areas "A" (Open Space) &
"B" (Natural Undisturbed Open Space)
Being a portion of the North ½ of the Northwest ¼ of Section 25, T12S, R12E, G&SRM
Town of Marana, Pima County, Arizona

EPS Project No. 15-317 Date: 09/19/16

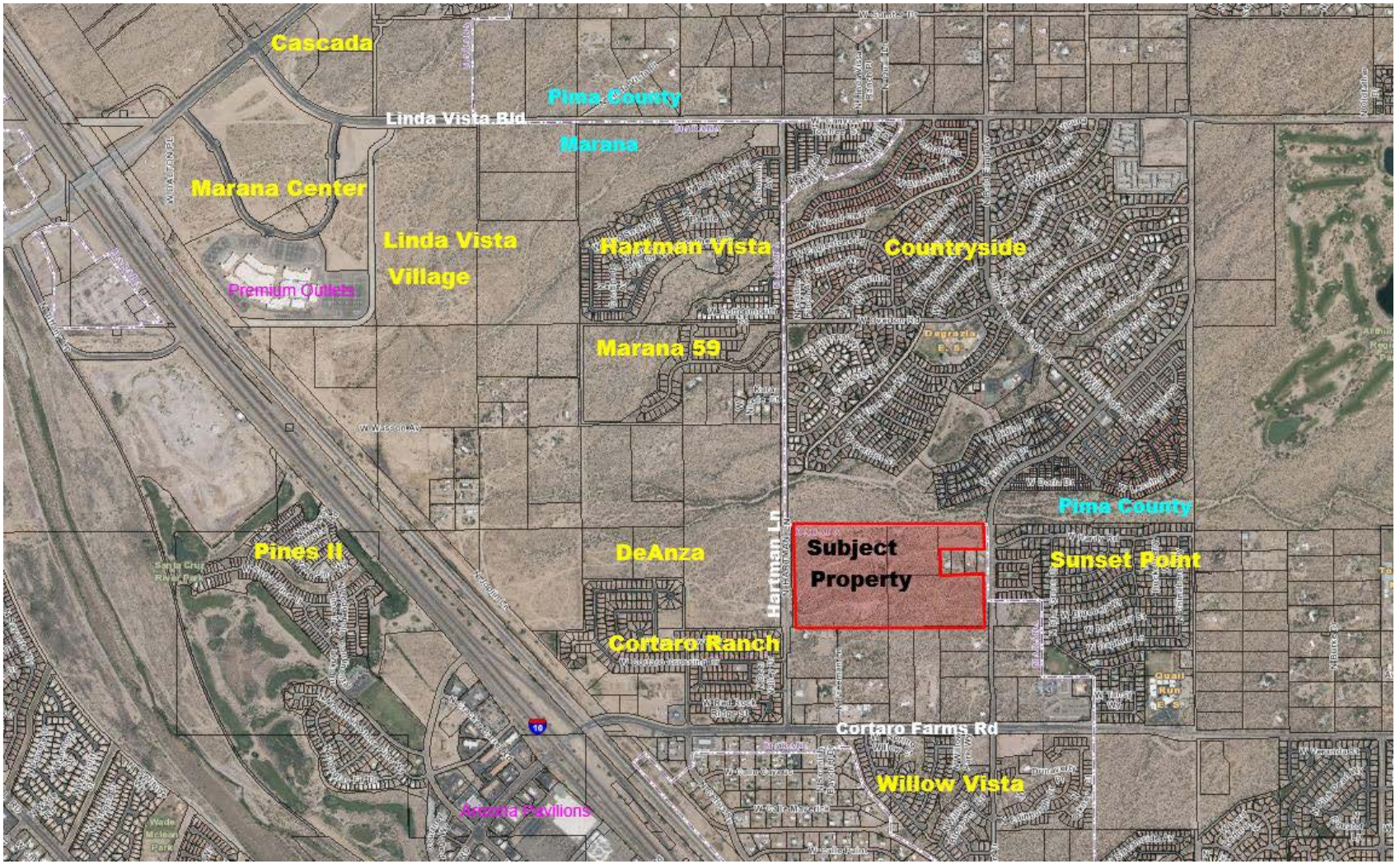
PRV1608-001

Scale: 1" = 40'
Contour Interval: N/A

PR06

Sheet No.
9
of 9

Location Map



Case Number: PRV1608-001

Title: Camino De Oeste Preliminary Plat

Request: A Planning Commission recommendation to the Town Council for approval of the preliminary plat for Camino De Oeste, Lots 1-44 and Common Areas 'A' & 'B'

Development Services / planning@maranaaz.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaaz.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Camino De Oeste	
Description of Project: Single Family subdivision, zoned R-6	Number of Lots: 145
Parcel No.(s): 221-14-011B, 221-14-0100, 221-14-002F, 221-14-009A	Gross Area (Acres): 72
Project Address: 8770 N. Hartman Lane	
Ref. Project No.: PCZ1602-001	

CONTACT INFORMATION

Owner: Pulte Homes, Arizona	Contact Name: Sam Mills		
Address: 3011 W. Ina Road	City: Tucson	State: AZ	Zip: 85741
Email: sam.mills@pultegroup.com	Phone No.: (520) 837-0275		
Applicant: EPS Group, Inc.	Contact Name: Ben Zismann		
Address: 8710 N. Thornydale Road, Ste 140	City: Tucson	State: AZ	Zip: 85742
Email: ben.zismann@epsgroupinc.com	Phone No.: (520) 408-1400		
Consultant/Engineer: EPS Group, Inc.	Contact Name: Ben Zismann		
Address: 8710 N. Thornydale Road, Ste 140	City: Tucson	State: AZ	Zip: 85742
Email: ben.zismann@epsgroupinc.com	Phone No.: (520) 408-1400		

OWNER/APPLICANT AUTHORIZATION

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.)

Ben Zismann	Benjamin E Zismann DN: cn=Benjamin E Zismann, o=EPS Group, INC., ou= email=ben.zismann@epsgroupinc.com, c=US Date: 2016.08.01 11:01:52 -07'00'	8/1/2016
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No. PRJ1608-001 **Date Received** 7-29-16

☐ Annexation	☐ Rezone	☐ Specific Plan	☐ General Plan Amendment
☒ Preliminary Plat	☐ Final Plat	☐ Significant Land Use Change	☐ Minor Land Division
☐ Variance	☐ Development Plan	☐ Development Plan Package	☐ Dedications / Easements
☐ Lic. Agreement	☒ Landscape Plan	☐ Conditional Use Permit	☐ Report (Type): _____
☐ SWPP	☐ Native Plant Plan	☐ Native Plant Exception	☐ Other: _____

☐ Improvement Plan (Type): _____

Revision Date 6/17/2016

Planning Commission

Meeting Date: 09/28/2016

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: September 28, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: ***DPP1609-001 Arizona Shuttle Development Plan Package.*** *Relating to Development; approving a development plan package for Arizona Shuttle at 9633 N. Tiffany Loop. (Steven Vasquez)*

Discussion:

Request
Stickley Design Group Architects, on behalf of Groome Properties IV Inc., is requesting the approval of a development plan package for Arizona Shuttle.

Location
The proposed development is located approximately 0.3 miles northwest of the Twin Peaks and I-10 Freeway interchange at 9633 N. Tiffany Loop (Lot 2 of John Deere Marana subdivision).

Zoning
The subject property is located within the Continental Ranch Specific Plan area ("F" zoning) and has a land use designation of "Industrial."

Project Information and History
The use of the proposed development is courier transportation. Arizona Shuttle currently has a location at 5015 W. Ina Road, on the west side of Ina Road and the I-10 Freeway. As the I-10 and Ina Road Traffic Interchange project proceeds, it is anticipated that the current Ina Road and I-10 interchange area will close in early 2017; therefore, preventing convenient access to their current business location. They intend, therefore, to relocate to the proposed site on the west side of Twin Peaks and the I-10 Freeway.

Project Development & Approval
Arizona Shuttle would like to have the site at Tiffany Loop constructed and ready for use prior to the closure of Ina to prevent a loss of business. Per the Continental Ranch Specific Plan, development plans must go before the Planning Commission for approval. Planning Commission meetings are held on the last Wednesday of the month which will cause a hardship on the part of Arizona Shuttle to be able to have the development constructed in time. Because the interchange is a project ADOT is doing in conjunction with the Town of Marana, Staff is willing to have this case come before the Planning Commission prior to approval by Town Staff and outside agencies reviewing the development.

Staff Recommendation:

Based upon initial review of the first submittal of the development plan package, staff believes that this development will be able to comply with development regulations and requirements of zoning. Staff also believes that the project is compatible with the surrounding area and will not be detrimental to the adjoining John Deere development.

Staff recommends **APPROVAL with Conditions**:

1. Final acceptance by Town Staff and outside agencies of the revised development plan package upon subsequent submittals by the applicant.

Suggested Motion:

I motion to approve case number DPP1609-001, Arizona Shuttle Development Plan Package subject to the condition(s) outlined in this staff report.

Attachments

DPP1609-001 Az Shuttle App

DPP1609-001 Az Shuttle DPP

Development Services / planning@maranaaz.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaaz.gov

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: ARIZONA SHUTTLE	
Description of Project: MODULAR BUILDING AND SITE PAVING	Number of Lots: ONE
Parcel No.(s): ~~2012260120~~ 226-08-0210	Gross Area (Acres): 2.47
Project Address: 9633 N. TIFFANY LOOP	
Ref. Project No.:	

CONTACT INFORMATION

Owner: GROOME PROPERTIES IV, LLC	Contact Name: VINCE GROOME		
Address: 2289 DABNEY ROAD	City: RICHMOND	State: VA	Zip: 23230
Email: jcolson@arizonashuttle.com	Phone No.: (804) 222-7226		
Applicant: STICKLEY DESIGN GROUP ARCHITECTS	Contact Name: MARTIN STICKLEY		
Address: 601 N. LAZY J WAY	City: TUCSON	State: AZ	Zip: 85748
Email: martin@stickleydesign.com	Phone No.: (520) 891-1246		
Consultant/Engineer: CYPRESS CIVIL	Contact Name: KEVIN HALL		
Address: 2030 E. SPEEDWAY BLVD. # 110	City: TUCSON	State: AZ	Zip: 85719
Email: kmhall@cypresscivil.com	Phone No.: (520) 499-2456		

OWNER/APPLICANT AUTHORIZATION

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.)

MARTIN STICKLEY	Martin A. Stickley	9/8/2016
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No. DPP1609-001 **Date Received** 9-8-16

☐ Annexation	☐ Rezone	☐ Specific Plan	☐ General Plan Amendment
☐ Preliminary Plat	☐ Final Plat	☐ Significant Land Use Change	☐ Minor Land Division
☐ Variance	☐ Development Plan	☒ Development Plan Package	☐ Dedications / Easements
☐ Lic. Agreement	☒ Landscape Plan	☐ Conditional Use Permit	☒ Report (Type): _____
☒ SWPP	☐ Native Plant Plan	☐ Native Plant Exception	☐ Other: _____

☒ Improvement Plan (Type): _____

Revision Date 6/17/2016

GENERAL NOTES

1. THE GROSS AREA OF THE DEVELOPMENT IS 2.47 ACRES (107,557 S.F.).
2. EXISTING ZONING:
   THE ZONING DESIGNATION IS "F", CONTINENTAL RANCH SPECIFIC PLAN.
   THE LAND USE DESIGNATION IS "INDUSTRIAL".

   BUILDING SETBACKS PER CONTINENTAL RANCH SPECIFIC PLAN:
   ADJACENT TO COMMERCIAL PARCEL = 60 % OF HEIGHT OR 15'

	MINIMUM	PROVIDED
STREET	.6H (18.0')	95'
SIDE	.6H (18.0')	115'
REAR	.6H (18.0')	85'

3. BUILDING AREA AND LOT COVERAGE:

EXISTING BUILDINGS	=	0 S.F.
PROPOSED BUILDINGS (INCLUDING PATIOS)	=	4,644 S.F.
MAXIMUM BUILDING COVERAGE ALLOWED	=	70%
PROPOSED COVERAGE	=	4.3%

4. PARKING CALCULATIONS: 1 SPACE PER 200 S.F. OF GFA
   TOTAL SPACES REQUIRED (4,644 S.F. / 200 S.F.) = 23 SPACES MINIMUM
   TOTAL SPACES PROVIDED = 135 SPACES

   ACCESSIBLE SPACES REQUIRED = 5 SPACES MINIMUM
   ACCESSIBLE SPACES PROVIDED = 9 SPACES

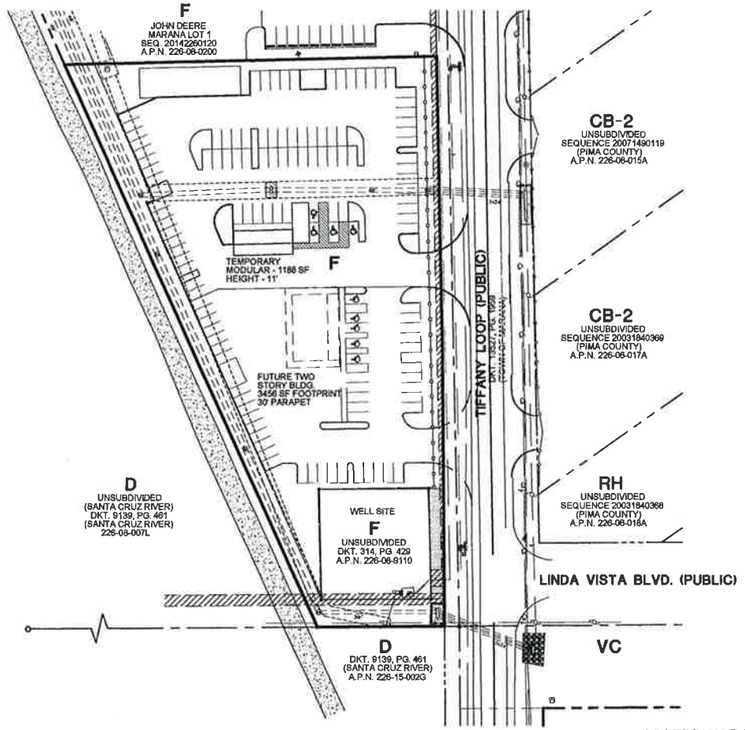
   BICYCLE PARKING REQUIRED N/A
   TOTAL SPACES PROVIDED = 0 SPACES
5. MINIMUM REQUIRED LANDSCAPING: 10,756 S.F. (10% OF GROSS SITE)
   PROVIDED LANDSCAPING: 12,823 S.F. (11.9% OF GROSS SITE)
6. MAXIMUM ALLOWABLE BUILDING HEIGHT = 39'
   ACTUAL MODULAR BUILDING HEIGHT = 11'
   ACTUAL FUTURE BUILDING HEIGHT = 30'
7. THE PROPOSED USE OF THE DEVELOPMENT IS COURIER TRANSPORTATION AND IS PERMITTED IN ACCORDANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE AND THE CONTINENTAL RANCH SPECIFIC PLAN.
8. THE BASIS OF BEARING FOR THIS PROJECT IS THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, T. 12S., R. 12E., G.&S.R.M., AS SHOWN ON THIS PLAN AND EXHIBIT A OF THE TITLE REPORT (FIDELITY NATIONAL TITLE AGENCY INC., ORDER NO. 70002875-070-SW1 DATED 16 MAY 2016, AMENDMENT NO. 1/SMB), AND PARCEL 60 OF THE DEED RECORDED IN DKT. 12196 AT PAGE 335, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS N 01° 16' 09"W.
9. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE PIMA COUNTY/ CITY OF TUCSON GEODETIC CONTROL POINT "12G12E_N09", DESCRIBED AS A 1/2" REBAR TAGGED "PC DOT GPS" NEAR THE SOUTHWEST CORNER OF SECTION OF 16 T. 12S., R. 12E., APPROXIMATELY 5,200' WEST OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS 2,097.25', NAVD 88 DATUM.
10. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO TOWN OF MARANA STANDARDS IN ACCORDANCE WITH PLANS ACCEPTED BY MARANA PUBLIC WORKS DIRECTOR/ TOWN ENGINEER.
11. DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
12. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, IT'S SUCCESSORS AND ASSIGNS, HARMLESS IN EVENT OF FLOODING.
13. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/ OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
14. SEWER SERVICE TO BE PROVIDED BY ON-SITE WASTEWATER TREATMENT FACILITY PER A.C.C. R18-9-E302.4.02. SEE SEPARATE PLAN FOR PERMIT AND DETAILS.
15. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
16. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
17. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
18. AIR QUALITY ACTIVITY PERMITS MUST BE SECURED BY THE DEVELOPER, OR PER THE CONTRACTOR FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO CONSTRUCTION.
19. REFER TO MARANA CODE 12-3-6 AND THE CURRENT ADOPTED EDITION OF THE ICC/ ANSI 117.1 STANDARD FOR ACCESSIBLE SIGNAGE REQUIREMENTS.
20. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
21. ALL REQUIRED PARKING SHALL BE OFF-STREET, ON-SITE.
22. AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON-SITE PARKING EXISTS.
23. MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED SO AS TO NOT INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
24. FIRE FLOW FOR THIS DEVELOPMENT IS 1500 GPM FOR A 2 HOUR DURATION. TYPE VB CONSTRUCTION WITH AN AUTOMATIC INTERIOR FIRE SPRINKLER SYSTEM.
25. IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED (I.E. HUMAN REMAINS OR ASSOCIATED FUNERY ITEMS) IN THE COURSE OF ANY GROUND DISTURBANCE, THE DISTURBANCE WILL CEASE AND MR. TODD FITZJEL, ASM ASSISTANT CURATOR OF ARCHEOLOGY, WILL BE NOTIFIED IMMEDIATELY (AT 520-621-4795), PURSUANT TO A.R.S. §41-865. BURIAL AGREEMENT 2001-46 APPLIES TO THIS PROJECT.
26. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
27. THE DEVELOPMENT SHALL COMPLY WITH PIMA COUNTY/ CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2003 EDITION.
28. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, IRRIGATION, AND WALLS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED AND RECORDED PRIOR TO ANY PLAN APPROVALS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
29. AUTOMATIC FIRE SPRINKLER SYSTEM RISERS SHALL BE LOCATED IN A SEPARATE ROOM WITH AN OUTSIDE ACCESS DOOR. THE ROOM MAY CONTAIN OTHER FIRE PROTECTION EQUIPMENT BUT SHALL NOT BE USED FOR GENERAL STORAGE OF FUEL FIRED EQUIPMENT. THE RISER ROOM DOOR SHALL BE IDENTIFIED WITH BLOCK LETTERS A MINIMUM OF 6 INCHES IN HEIGHT WITH 1/2 INCH STROKE STATING "RISER ROOM" IN A COLOR CONTRASTING WITH THE DOOR COLOR.
30. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL DAYLIGHT DRAIN INTO THE FACE OF A CURB, GUTTER, OF APPROVED DRAIN. DAYLIGHT DRAINAGE FROM THE FIRE SPRINKLER SYSTEM SHALL NOT CROSS ANY SIDEWALK, CROSSWALK, HANDICAP PARKING SPACE, OR CHILDRENS PLAY AREA.
31. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
    POLARIS LAND SURVEYING, LLC
    3528 NORTH FLOWING WELLS ROAD, TUCSON, ARIZONA 85705
    ATTN: MR. TODD A. HOUT, AZ R.L.S #35543 / (520) 322-6400
32. THE DESIGN VEHICLE FOR THIS PROJECT IS WB-40
33. THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF 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.

GENERAL NOTES (cont.)

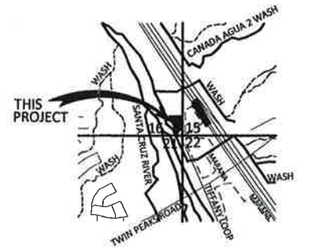
34. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT-OF-WAY PERMIT AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT-OF-WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
35. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.
36. TRACER WIRE REQUIRED FOR ALL IRRIGATION SLEEVES.
37. ALL PROPOSED UTILITIES CROSSING CMID EASEMENTS/ FACILITIES WILL REQUIRE A PERMIT AND USE LICENSE AGREEMENT. THESE UTILITIES ARE TO BE INSTALLED WITH A MINIMUM OF 24" OF SEPARATION BELOW ANY DISTRICT INFRASTRUCTURE.
38. RELOCATION AND PROTECTION OF DISTRICT PROPERTIES SHALL BE DONE AT NO EXPENSE TO THE DISTRICT.
39. CMID PROPERTIES, EASEMENTS, OR R/W'S SHALL NOT BECOME A COMPONENT OF ANY DRAINAGE SOLUTION FOR THIS PROJECT. ELEVATIONS MUST BE MAINTAINED AT ALL TIMES UNLESS APPROVAL IS RECEIVED FROM BOARD OF DIRECTORS AND MANAGEMENT.
40. ENGINEERING AND CONSTRUCTION OF THIS PROJECT MUST ENSURE CURRENT AND FUTURE ACCESS TO ALL CMID PROPERTY, EASEMENTS AND INFRASTRUCTURE WITHIN THE PROJECT.
41. A DISTRICT CONSTRUCTION PERMIT AND USE LICENSE AGREEMENT, IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITY OR DISTURBANCE WITHIN DISTRICT PROPERTIES, EASEMENTS, OR RIGHT-OF-WAYS. A DISTRICT CONSTRUCTION PERMIT DOES NOT REPLACE OR ELIMINATE A REQUIRED PERMIT FROM OTHER ENTITIES AND/ OR GOVERNMENTAL AGENCIES.
42. THE TIFFANY LOOP POSTED SPEED LIMIT IS 35 MPH.

RESTRICTIVE/ PERMITTING NOTES

1. THE PROPOSED DEVELOPMENT WILL BE SERVED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM. PRIOR TO CONSTRUCTION A NOTICE OF INTENT TO DISCHARGE SHALL BE SUBMITTED TO PEDQ IN ORDER TO RECEIVE A CONSTRUCTION OBSERVATION.
2. THE PROPOSED ON-SITE SEWAGE DISPOSAL SYSTEM, AS INDICATED, IS CONCEPTUAL. APPROVAL OF THE DESIGN IS NOT GRANTED, NOR IMPLIED, BY APPROVAL OF THIS DEVELOPMENT PLAN.
3. THE PROPERTY OWNER(S) ASSUME FULL RESPONSIBILITY IF THE ON-SITE SEWAGE DISPOSAL SYSTEM, AS DESIGNED, CANNOT BE CONSTRUCTED. FURTHERMORE, PIMA COUNTY AND ITS REPRESENTATIVES SHALL BE HELD HARMLESS IN THE EVENT THE PROPERTY CANNOT BE DEVELOPED AS PLANNED.
4. THE PERMITTEE OF THE ON-SITE WASTEWATER DISPOSAL SYSTEM SHALL ENSURE FLOWS TO THE FACILITY ARE CONSISTENT WITH TYPICAL SEWAGE AND DO NOT INCLUDE ANY CHEMICALS, MOTOR OIL, GASOLINE, PAINT, VARNISH, SOLVENT, PESTICIDE, FERTILIZER, OR OTHER MATERIAL SUCH AS NOT GENERALLY ASSOCIATED WITH TOILET FLUSHING, FOOD PREPARATION, LAUNDRY, AND PERSONAL HYGIENE.
5. DAILY DESIGN FLOW PER A.A.C. R18-9 TABLE 1 - UNIT DESIGN FLOWS:
   20 EMPLOYEES @ 20 GPD / EMPLOYEE = 400



PROJECT OVERVIEW PLAN
SCALE: 1" = 60'
NORTH



IN THE S.E. ¼ OF THE S.E. ¼ OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, ARIZONA

LOCATION MAP NORTH
3" = 1 MILE

LEGEND

		•	SET 1/2" REBAR TAGGED RLS 35543
		⚠	FOUND BRASS CAP IN HANDHOLE RLS 21080
2321	EXISTING CONTOUR		EXISTING SIGN
2580.25	SPOT ELEV. (FIN. GRADE)		EXISTING POWER POLE
(2580.25)	SPOT ELEV. (EXIST. GRADE)		EXISTING LIGHT
	PAINT STRIPE	GM	EXISTING GAS MARKER
	EXISTING PAVEMENT EDGE	G	EXISTING GAS VALVE
	EXISTING CURB	T	EXISTING TELEPHONE MANHOLE
	EXISTING CONCRETE	T	EXISTING TELEPHONE PEDESTAL
	NEW CONCRETE		EXISTING TRANSFORMER
	NEW LANDSCAPED AREA	E	EXISTING ELECTRIC MANHOLE
	NEW CURB	E	EXISTING ELECTRIC PULLBOX
	NEW ASPHALT	W	EXISTING WATER METER
	NEW GRAVEL SURFACE	WW	EXISTING WATER WELL
	NEW GRAVEL SURFACE	SD	EXISTING STORMDRAIN MANHOLE
	EXISTING RAILING / FENCE		EXISTING WATER VALVE
	EXISTING EASEMENTS		NEW SIGN
	RIGHT-OF-WAY	W	NEW WATER
	PROJECT BOUNDARY LINE	FW	NEW FIRE SERVICE
	OTHER PARCEL LINE	O	FOUND SURVEY MONUMENTATION
W	EXISTING WATER	F	ZONING DIVISION
E	EXISTING UNDERGROUND ELECTRIC	LP	LOW POINT
	EXISTING FENCE	FFE	FINISH FLOOR ELEVATION
C	EXISTING COMMUNICATION LINE	21	PARKING SPACE COUNT
OHE	EXISTING OVERHEAD ELECTRIC		TOWN LIMITS
G	EXISTING GAS LINE		

CERTIFICATION OF BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A PERIMETER BOUNDARY AND TOPOGRAPHY SURVEY MADE BY MYSELF OR UNDER MY SUPERVISION, AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35543 TODD A. HOUT ARIZONA, U.S.A.

TODD A. HOUT — REGISTERED LAND SURVEYOR NO. 35543 — EXPIRES 12-31-18

ACCEPTANCE BY:

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

SUBMITTAL NO. 1
DPP16-09-001
DPR

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

DATE: SEPTEMBER 2, 2016
SCALE: 1" = 60'

SITE ADDRESS
9633 N. TIFFANY LOOP
MARANA, ARIZONA 85743
APN 226 06 010B

ARCHITECT
STICKLEY DESIGN GROUP ARCHITECTS, PLC
501 N. LAZY J WAY
TUCSON, ARIZONA 85748
ATTN: MARTIN A. STICKLEY
PH: 520-891-1246

OWNER/DEVELOPER
GROOME PROPERTIES IV, LLC
2369 DABNEY RD.
RICHMOND, VIRGINIA 23230
ATTN: VINCE GROOME
PH: 804-222-7226

LOT 2 OF "JOHN DEERE MARANA" PER SEQUENCE 2014-2260120 PIMA COUNTY RECORDS, LOCATED IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, ARIZONA

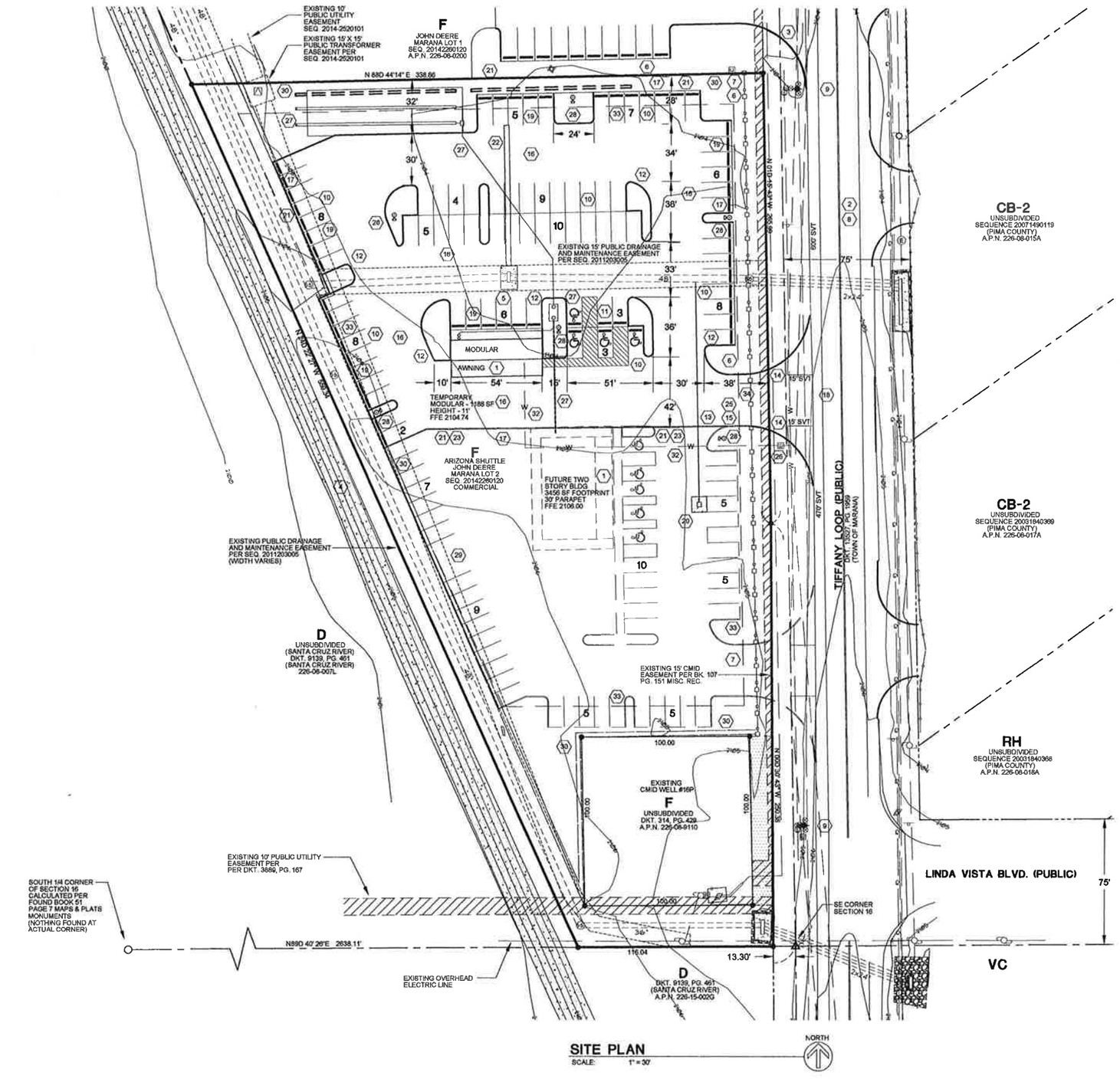
DEVELOPMENT PLAN for ARIZONA SHUTTLE
cover sheet

NO.	DATE	REVISION	BY

1 OF 2

Stickley
501 N. LAZY J WAY
TUCSON, ARIZONA 85748
520-290-0303 OFFICE
520-891-1246 MOBILE
www.stickleydesign.com

REGISTERED ARCHITECT CERTIFICATE NO. 14376 MARTIN ALLEN STICKLEY ARIZONA U.S.A.
EXPIRES 6/30/2019



KEYNOTES

TYPICAL AT ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE

1. PRIMARY BUILDING ENTRANCE.
2. EXISTING ASPHALT TO REMAIN.
3. EXISTING CURB TO REMAIN
4. EXISTING CONCRETE BANK PROTECTION.
5. EXISTING STORM DRAIN INLET.
6. EXISTING DECORATIVE ROCK / LANDSCAPING TO REMAIN.
7. EXISTING MASONRY PIER AND STEEL PIPE FENCE RAIL TO REMAIN.
8. EXISTING STRIPING TO REMAIN.
9. EXISTING FIRE HYDRANT AND BOLLARDS TO REMAIN.
10. NEW 4" WIDE PAINT STRIPE.
11. NEW ACCESSIBLE SIGN AND POST.
12. NEW 6" VERTICAL CURB.
13. NEW EXTRUDED CURB.
14. NEW 6" CONCRETE HEADER WITH 40' RADIUS.
15. NEW CURB TRANSITION.
16. NEW 3.5" AC PAVEMENT OVER 6" A.B.C.
17. NEW THICKENED ASPHALT PAVEMENT EDGE.
18. CUT A MINIMUM OF 12" INTO EXISTING PAVEMENT.
19. NEW 6' LONG WHEEL STOP.
20. NEW CATCH BASIN AND 12" STORM DRAIN PIPE.
21. NEW RIP RAP
22. NEW 3' WIDE CONCRETE FLOW GUTTER.
23. NEW 3' WIDE CURB OPENING.
24. SIGHT VISIBILITY TRIANGLE.
25. REMOVE (3) EXISTING MASONRY PIERS AND ASSOCIATED HORIZONTAL STEEL PIPE RAILS.
26. NEW 2" WATER METER, 2" BACKFLOW PREVENTER AND 1" IRRIGATION LINE AND BACKFLOW PREVENTER.
27. NEW 4" PVC PRIVATE SEPTIC LINE. 2000 GALLON SEPTIC TANK, PRIMARY AND SECONDARY LEACH FIELD AREA., PER SEPARATE PLAN AND PERMIT.
28. NEW PARKING LOT LIGHT POLES AND CONCRETE BASE
29. LOCATION FOR FUTURE TRASH ENCLOSURE.
30. EXISTING SITE FENCING TO REMAIN.
31. EXISTING 12" PVC PUBLIC WATER TO REMAIN.
32. NEW 2" PRIVATE PVC WATER SERVICE.
33. 18' PROPERTY LINE SETBACK
34. 30' WIDE MAIN ENTRANCE DRIVEWAY

DPR

DATE: SEPTEMBER 2, 2016
SCALE: 1" = 60'

SITE ADDRESS
9633 N. TIFFANY LOOP
MARANA, ARIZONA 85743
APN 226 08 010B

ARCHITECT
STICKLEY DESIGN GROUP
ARCHITECTS, PLC
601 N. LAZY J WAY
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2269 DABNEY RD.
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ATTN: VINCE GROOME
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LOT 2 OF "JOHN DEERE MARANA" PER SEQUENCE 2014-2260120 PIMA COUNTY RECORDS, LOCATED IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, ARIZONA

DEVELOPMENT PLAN for ARIZONA SHUTTLE
site plan

NO.	DATE	REVISION	BY

2 OF 2

Stickley
601 N. LAZY J WAY
TUCSON, ARIZONA 85748
520-290-0303 OFFICE
520-891-1246 MOBILE
www.stickleydesign.com

REGISTERED ARCHITECT
14378
MARTIN ALLEN STICKLEY
ARIZONA U.S.A.
EXPIRES 6/30/2018

PAVING, GRADING, AND DRAINAGE PLAN for ARIZONA SHUTTLE MARANA

GENERAL NOTES

1. THE GROSS AREA OF THE DEVELOPMENT IS **107,557** SQUARE FEET (2.47 ACRES).

2. EXISTING ZONING:
   THE ZONING DESIGNATION IS "F", **CONTINENTAL RANCH SPECIFIC PLAN**. THE LAND USE DESIGNATION IS **INDUSTRIAL**.

3. BUILDING AREA AND LOT COVERAGE:

EXISTING BUILDINGS	= 0 SF
PROPOSED BUILDINGS (INCLUDING PATIOS)	= 4,644 SF
MAXIMUM BUILDING COVERAGE ALLOWED	= 70%
PROPOSED COVERAGE	= 4.3%

4. MAXIMUM ALLOWABLE BUILDING HEIGHT = 39' (3-STORY)
   ACTUAL BUILDING HEIGHT (MODULAR) = 11'
   ACTUAL BUILDING HEIGHT (FUTURE) = 30' MAX. (2-STORY)

5. REQUIRED BUILDING SETBACKS:
   PER CONTINENTAL RANCH SPECIFIC PLAN,
   - ADJ. TO COMMERCIAL PARCEL = 60% OF BLDG HEIGHT OR 15'

6. MOTOR VEHICLE PARKING REQUIRED: 1 PER 200 SF OF GFA

TOTAL SPACES REQUIRED	= 23 SPACES
TOTAL SPACES PROVIDED	= 130 SPACES
HANDICAP SPACES REQUIRED	= 5 SPACES
HANDICAP SPACES PROVIDED	= 9 SPACES

   BICYCLE PARKING REQUIRED: N/A
   TOTAL SPACES PROVIDED = 0 SPACES

7. LANDSCAPING PER "F" ZONING:
   MINIMUM REQUIRED: 10% OF GROSS SITE AREA = 10,756 SF
   PROVIDED LANDSCAPING: = 12,823 SF (11.9%)

8. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENTED EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., AS SHOWN ON THIS PLAN AND EXHIBIT A OF THE TITLE REPORT (FIDELITY NATIONAL TITLE AGENCY INC., ORDER NO. 70002875-070-SW3, DATED 16 MAY 2016, AMENDMENT NO. 1/SMB), AND PARCEL 60 OF THE DEED RECORDED IN DKT. 12196 AT PAGE 335, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS **N 01°15'09" W**.

9. THE BASIS OF ELEVATIONS FOR THIS PROJECT IS PIMA COUNTY/CITY OF TUCSON GEODETIC CONTROL POINT "12S12E_NO9" DESCRIBED AS A 1/2" REBAR TAGGED "PC DOT GPS" NEAR THE SOUTHWEST CORNER OF SECTION 16, T. 12 S., R. 12 E., APPROXIMATELY 5,200' WEST OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS **2,097.25'**, NAVD 88 DATUM.

10. UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED AND ARE PRESENTED BASED UPON PRELIMINARY INFORMATION AVAILABLE TO CYPRESS CIVIL DEVELOPMENT. UTILITY LOCATIONS AS SHOWN ARE NOT INTENDED TO BE EXACT OR COMPLETE AND CYPRESS CIVIL DEVELOPMENT DOES NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY INACCURACIES IN THE UTILITY LOCATIONS OR ANY UTILITY RELOCATIONS THAT MAY BE NECESSARY. PRIOR TO EXCAVATION, ARIZONA STATUTES REQUIRE THAT ANYONE WHO INTENDS TO EXCAVATE MUST PROVIDE TWO FULL WORKING DAYS NOTICE TO THE OWNERS OF ALL UTILITIES WITHIN THE PROJECT AREA. EXCAVATORS SHOULD CONTACT "ARIZONA BLUE STAKE" @ 1-800-782-5348 TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS, SUNDAYS, AND STATE HOLIDAYS ARE NOT CONSIDERED WORKING DAYS. ALSO BE ADVISED THAT THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA THAT ARE NOT MEMBERS OF "ARIZONA BLUE STAKE". THE CONTRACTOR IS RESPONSIBLE TO POTHOLE ALL UTILITIES (SHOWN OR NOT SHOWN ON THE PLANS) MARKED BY BLUE STAKE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.

11. ALL CONSTRUCTION AND TEST METHODS SHALL CONFORM TO THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, VOLUMES 1 AND 2, 2015 EDITION, EXCEPT AS MODIFIED HEREIN. (MEASUREMENT AND PAYMENT TERMS DO NOT APPLY).

12. TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH A RIGHT-OF-WAY PERMIT APPROVED BY THE TOWN OF MARANA SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S.-28-650.

13. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

14. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENT AGENCIES.

15. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE TOWN OF MARANA PRIOR TO CONSTRUCTION.

16. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN AN ACCESSIBLE LOCATION ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS, AND ANY OTHER OBSTRUCTION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.

18. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISIONS OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE TOWN OF MARANA PRIOR TO CONSTRUCTION.

19. WALLS, FENCES, AND STRUCTURES REQUIRE A BUILDING PERMIT.

20. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI RESISTANT MATERIALS.

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

GENERAL NOTES (cont.)

21. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/DEVELOPER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

22. PROJECT EARTHWORK (UNADJUSTED)(APPROXIMATE):

TOTAL CUT	TOTAL FILL	COMPOSITE
946 CY	105 CY	841 CY (C)

    THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS AND TO BASE THE BID SOLELY UPON HIS OWN CALCULATED QUANTITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID THEREON. EARTHWORK QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT TO BE USED FOR BIDDING OR PAYMENT QUANTITIES

23. THE CONTRACTOR SHALL LOCATE ALL STRUCTURES, UNDERGROUND PIPELINES, ELECTRICAL AND TELEPHONE CONDUITS, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION, AND SHALL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES.

24. ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THESE PLANS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

25. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT TO CONSTRUCT/INSTALL THE IMPROVEMENTS SHOWN ON THESE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE.

26. ALL PROPOSED SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

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

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

29. THIS PROJECT WILL BE SERVED BY MARANA WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100-YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.

30. THIS PROJECT IS SUBJECT TO AZPDES CONSTRUCTION GENERAL PERMIT REQUIREMENTS. THE SWPPP SHOULD BE PREPARED AND SUBMITTED FOR TOWN REVIEW AND ACCEPTANCE CONCURRENTLY WITH THE IMPROVEMENT PLANS. FOR THE NOTICE OF INTENT (NOI), BOTH OWNER AND THE CONTRACTOR WILL BE REQUIRED TO SUBMIT AN NOI AS PART OF THE APPLICATION FOR THE GRADING PERMIT.

31. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.

32. 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.

33. THE CONTRACTOR SHALL OBTAIN TOWN OF MARANA RIGHT-OF-WAY PERMIT AT THEIR COST 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.

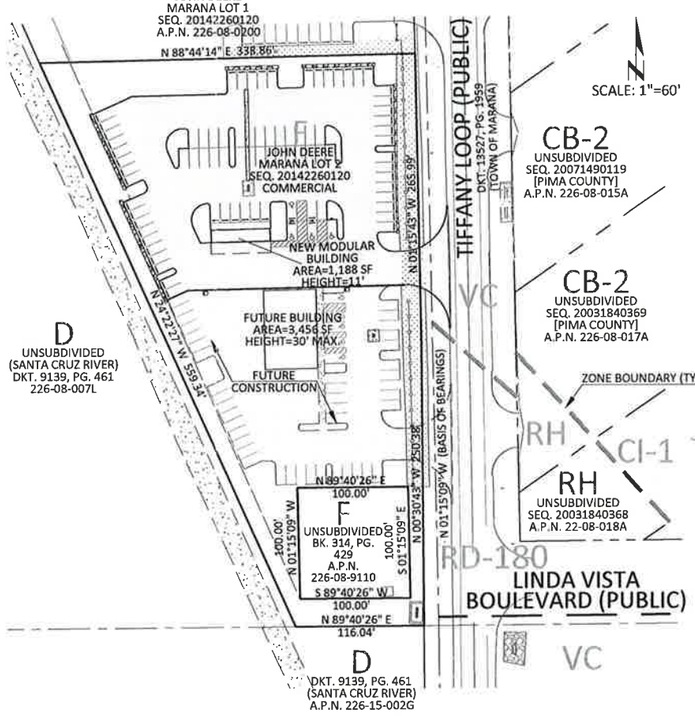
34. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.

35. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND MR. JOHN MADSEN, REPATRIATION COORDINATOR AT THE ARIZONA STATE MUSEUM, MUST BE CONTACTED IMMEDIATELY, PURSUANT TO A.R.S. 41-865.

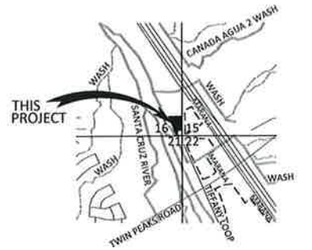
36. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS.

37. COMPACTION IN ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99/ASTM D698A UNLESS OTHERWISE SPECIFIED. THOSE AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A DEPTH OF EIGHT (8) INCHES AND BROUGHT TO PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT. ALL TESTING SHALL BE DONE AT THE OWNER'S EXPENSE.

38. ALL PAVEMENT MARKING AND STREET SIGNAGE SHOWN HEREON SHALL ADHERE TO THE TOWN OF MARANA GENERAL NOTES FOR PAVEMENT MARKING PLANS AND GENERAL NOTES FOR SIGNING PLANS, A COPY OF WHICH CAN BE PROVIDED BY THE TOWN OF MARANA OR CYPRESS CIVIL DEVELOPMENT.



PROJECT OVERVIEW PLAN



IN THE S.E. ¼ OF THE S.E. ¼ OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, ARIZONA

LOCATION MAP — NORTH — 3" = 1 MILE

LEGEND

RIGHT-OF-WAY	EXISTING STORM DRAIN PIPE
PROJECT BOUNDARY LINE	EXISTING WATER
OTHER PARCEL LINE	EXISTING UNDERGROUND ELECTRIC
SECTION LINE	EXISTING COMMUNICATION LINE
EXISTING EASEMENT	EXISTING OVERHEAD ELECTRIC
EXISTING CONTOUR (2321)	EXISTING GAS LINE
SPOT ELEV. (NEW GRADE) (99.99)	EXISTING WATER WELL
SPOT ELEV. (EXIST. GRADE) (99.99F)	EXISTING WATER VALVE
EXISTING PAVEMENT EDGE	EXISTING FIRE HYDRANT
EXISTING FENCE/RAILING	EXISTING ELECTRIC PULLBOX/METER
EXISTING RIP RAP	EXISTING TRANSFORMER
NEW CURB	EXISTING POWER POLE
NEW PAINT STRIPE	EXISTING GAS MARKER
NEW ASPHALT	EXISTING UNKNOWN UTILITY
NEW RIP RAP	SURVEY MONUMENTATION AS NOTED
NEW CONCRETE	R-2 ZONING DIVISION
NEW STORM DRAIN PIPE	R RADIUS
NEW SEWER CLEANOUT	P PAVEMENT (ASPHALT)
NEW SEWER	C CONCRETE
NEW WATER	TC TOP OF CURB
NEW WATER METER	FFE FINISHED FLOOR ELEVATION
NEW BACKFLOW PREVENTER	FP FUTURE PAVEMENT
NEW SIGN	FC FUTURE CONCRETE
	ZONE BOUNDARY

SHEET INDEX

1. COVER SHEET
2. NOTES
3. SITE PLAN
4. GRADING + DRAINAGE PLAN
5. UTILITIES + EASEMENTS PLAN
6. DETAILS

ACCEPTANCE

BY _____ P.E. _____
TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

BY _____ _____
MARANA PLANNING DIRECTOR DATE

ARCHITECT
STICKLEY DESIGN GROUP ARCHITECTS
601 NORTH LAZY J WAY
TUCSON, ARIZONA 85748
ATTN: MR. MARTIN STICKLEY
PH: (520) 290-0303
EMAIL: martin@stickleydesign.com

NO.	DATE	REVISION DESCRIPTION	BY

37624 KEVIN M. HALL — ARIZONA, U.S.A. — Expires 06/30/2017

CYPRESS PROJECT NO: 16.036

CYPRESS CIVIL DEVELOPMENT — the right to sustainability
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

OWNER/DEVELOPER
GROOME PROPERTIES IV, LLC
2289 DABNEY ROAD
RICHMOND, VIRGINIA 23230
ATTN: MR. VINCE GROOME
PH: (804) 222-7226

SITE ADDRESS
9633 NORTH TIFFANY LOOP
MARANA, ARIZONA 85743
A.P.N. 226-08-0210

ENG-REF: ____

DATE: 08/23/16
SCALE: 1"=60'
C.I.: N/A

LOT 2 OF "JOHN DEERE MARANA" PER SEQ. 2014-2260120, PIMA COUNTY RECORDS, LOCATED IN THE S.E. ¼ OF THE S.E. ¼ OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, ARIZONA

PAVING, GRADING, AND DRAINAGE PLAN for ARIZONA SHUTTLE MARANA
cover sheet

1 of 6

PAVING + GRADING NOTES

1. AGGREGATE BASE COURSE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 303.

2. ASPHALTIC CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 406, MIX NO. 2.

3. ALL CONCRETE SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 1006, CLASS B, 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, OR CLASS S, 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.

4. PAVED AREAS ARE TO BE PRETREATED FOR WEED CONTROL. FOR HERBICIDE TREATMENT APPLY AT A RATE OF 0.20 TO 0.50 GALLON PER SQUARE YARD OVER COMPACTED SUBGRADE. APPLY MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD, THE SURFACE. CURE AND DRY AS LONG AS NECESSARY TO OBTAIN PENETRATION AND EVAPORATION OF THE VOLATILE.

5. CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALVES, BOX COVERS, WATER METER BOXES, SANITARY SEWER MANHOLE AND CLEAN-OUT RING AND COVERS, TELEPHONE AND ELECTRIC MANHOLE RING AND COVERS TO THE NEW FINISHED GRADE.

6. DEPRESS ALL LANDSCAPING AREAS A MAXIMUM OF 6" FOR STORM WATER HARVESTING.

7. THE CONTRACTOR SHALL FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.

8. ALL WORK SHALL CONFORM TO TITLE 19 OF THE TOWN OF MARANA LAND DEVELOPMENT CODE, AND THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, VOLUMES 1 AND 2, 2015 EDITION, EXCEPT AS MODIFIED HEREIN.

9. CONSTRUCTION OBSERVATIONS, REPORTS AND CERTIFICATIONS:

   A. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A GEOTECHNICAL ENGINEER TO OBSERVE CONSTRUCTION, TEST MATERIALS, PROVIDE REPORTS AND CERTIFY THAT THE GRADING AND MATERIALS ARE SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS.
   B. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL PROVIDE A SET OF REDLINED AS-BUILT PLANS TO THE ENGINEER (SEE SECTION 9.C)
   C. A REGISTERED CIVIL ENGINEER SHALL PREPARE AS-BUILT PLANS AND CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT RECOMMENDATIONS.
   D. THE CONTRACTOR SHALL CERTIFY THAT CONSTRUCTION WAS COMPLETED IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS, SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS.
   E. THE CONTRACTOR MUST COMPLY WITH ALL CONDITIONS OF THE TOWN OF MARANA TYPE II GRADING PERMIT AND THE TOWN OF MARANA PRIVATE IMPROVEMENT AGREEMENT IF DEEMED NECESSARY.

10. A PROJECT SPECIFIC GEOTECHNICAL ENGINEERING INVESTIGATION AND ANALYSIS WAS NOT PROVIDED TO CYPRESS CIVIL DEVELOPMENT FOR THIS PROJECT. CYPRESS CIVIL ASSUMES NO RESPONSIBILITY AND/OR NO LIABILITY FOR THE SOILS INFORMATION SHOWN HEREON, TO INCLUDE PAVEMENT STRUCTURE SECTIONS. CYPRESS CIVIL WAS SPECIFICALLY DIRECTED BY THE PROJECT'S OWNER TO INDICATE THE PAVEMENT SECTIONS AS THEY ARE SHOWN ON THIS PLAN.

11. ALL ELEVATIONS ARE AT FINISH SURFACE OF PROPOSED ASPHALT (P). ADD 0.5' FOR THE ADJACENT TOP OF CURB/CONCRETE (TC/C) ELEVATION UNLESS OTHERWISE SHOWN.

RIP RAP NOTES

1. RIP RAP MATERIAL SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 913. RIP RAP MATERIAL SHALL BE WELL GRADED, VARYING IN SIZE FROM 4 TO 8 INCHES (d_{50}=6"). THE RIP RAP LAYER SHALL BE 12 INCHES MINIMUM THICKNESS.

2. THE GROUT FOR THE RIP RAP SHALL CONFORM TO PAG STANDARD SPECIFICATION SECTION 914. THE TOTAL GROUT AND RIP RAP LAYER SHALL BE A MINIMUM THICKNESS OF 1.5d_{50} INCHES (d_{50}=6"). GROUT THICKNESS SHALL BE EQUAL TO 1.0d_{50} AND RIP RAP ROCK SHALL BE EMBEDDED TO A DEPTH OF 0.5d_{50}.

3. FINISH GRADE ("FG") CALLOUTS ARE TO TOP OF RIP RAP, IN APPLICABLE AREAS.

CMID PIPELINE CROSSING NOTES

1. ALL PROPOSED UTILITY CROSSINGS WITH A DISTRICT PIPELINE WILL BE UNDER THE DISTRICT PIPELINE.

2. THERE WILL BE A MINIMUM OF 24" OF SEPARATION FROM THE BOTTOM OF A DISTRICT PIPELINE TO THE TOP OF A PROPOSED UTILITY.

3. THE PROPOSED UTILITY WILL BE LOWERED OUTSIDE OF THE DISTRICT'S EASEMENT LIMITS. NO BENDS OR LOWERING METHODS WILL BE ALLOWED WITHIN THE DISTRICT EASEMENT.

4. THE PROPOSED UTILITY WILL CROSS THE DISTRICT PIPELINE AT A PERPENDICULAR ANGLE IF AT ALL POSSIBLE.

5. PENDING THE CONDITION, AGE AND MATERIAL OF THE DISTRICT PIPELINE THE PROPOSED UTILITY MAY NEED TO BE BORED UNDER THE DISTRICT PIPELINE WITHOUT DISTURBANCE TO THE EXISTING PIPELINE BEDDING. THIS WILL BE DETERMINED ON A CASE BY CASE BASIS THROUGH THE PERMITTING PROCESS WITH THE DISTRICT.

6. IN ALL CASES WHERE BORING IS NOT REQUIRED THE EXISTING PIPELINE WILL BE EXPOSED AND THEN HAND DUG TO THE FINAL TRENCH BOTTOM NEEDED FOR THE INSTALLATION OF THE PROPOSED UTILITY PIPE DIAMETER. IF AT ALL POSSIBLE THE PROPOSED CROSSING SHALL NOT BE BELOW AN EXISTING PIPE JOINT.

7. THE 24" OF MINIMUM SEPARATION WILL BE INSPECTED AND MEASURED BY A DISTRICT EMPLOYEE PRIOR TO BACKFILLING.

8. BACKFILL IS REQUIRED FROM THE BOTTOM OF THE TRENCH TO 4" OVER THE TOP OF THE EXISTING DISTRICT PIPELINE WITH SAND. FROM 4" OVER THE EXISTING PIPELINE TO FINISHED GRADE NATIVE MATERIAL CAN BE USED IN COMPACTED 9" LIFTS. ALL BACKFILL SHALL BE PLACED SO VOIDS ARE NOT CREATED UNDER EXISTING DISTRICT PIPELINES.

9. NOTIFY THE DISTRICT **TWO (2) WORKING DAYS** BEFORE INITIAL WORK ON THE PROJECT COMMENCES. DISTRICT OFFICE HOURS ARE 7:00 AM - 3:30 PM, MON-FRI.

10. EACH **SEPARATE OR SUBSEQUENT ACTIVITY REQUIRES SEPARATE NOTIFICATION**. PREVIOUS NOTIFICATIONS AND APPROVALS ARE NOT TO BE CONSIDERED AS VALID FOR SUBSEQUENT WORK, HOWEVER SIMILAR TO IDENTICAL IN NATURE.

11. ALL INSPECTIONS REQUIRE A MINIMUM OF TWO (2) WORKING DAYS NOTIFICATION PRIOR TO A DISTRICT INSPECTION. (ALL BACKFILL MUST BE SCHEDULED AND MONITORED BY A DISTRICT EMPLOYEE).

12. ANY DAMAGE TO OR PROBLEMS WITH DISTRICT PROPERTY AND FACILITIES SHALL BE REPORTED IMMEDIATELY TO THE DISTRICT. MANY DISTRICT DITCHES AND PIPELINES ARE VERY OLD AND REQUIRE SPECIAL CARE IN LOCATING AND EXCAVATION.

13. PERMITTEE AGREES TO PROMPTLY REPAIR AND PAY FOR ANY AND ALL DAMAGES TO ALL DISTRICT OR THIRD PARTY FACILITIES, NOW OR FOR THE PERIOD OF THREE (3) YEARS, CAUSED BY WORK PERFORMED PURSUANT TO THESE PLANS.

14. CONSTRUCTION OR OTHER ACTIVITIES SHALL NOT INTERFERE WITH THE DISTRICT'S ABILITY TO OPERATE, MAINTAIN, AND ACCESS DISTRICT PROPERTIES AND FACILITIES AT ANY TIME WITHOUT PRIOR CONSENT. UNLESS APPROVED IN WRITING, THERE SHALL BE NO INTERRUPTION IN IRRIGATION WATER SERVICE.

SURVEY CONTROL AND VERIFICATION DISCLAIMER

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE THE CONSTRUCTION LAYOUT. THE SURVEYOR SHALL VERIFY THE KNOWN BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OBSERVED SHOULD ANY BENCHMARK, GRADE OR DESIGN INDICATED ON THE PLANS BE SUSPECT. THE OWNER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE OR DESIGN PROBLEM AT LEAST TWENTY-FOUR (24) HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN IN THE AFFECTED AREA.

2. UPON COMPLETION OF THE WORK, THE CONTRACTOR AND HIS SURVEYOR SHALL CERTIFY IN WRITING TO THE OWNER THAT THE PROJECT CIVIL ENGINEERING IMPROVEMENTS WERE STAKED AND BUILT IN SUBSTANTIAL CONFORMANCE TO THE LINES AND GRADES SHOWN. UNLESS NOTED OTHERWISE, SUBSTANTIAL CONFORMANCE SHALL MEAN THAT BUILDING SITES HAVE BEEN CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH BUILDING PAD ELEVATIONS AS DESIGNED BY THE ENGINEER. PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10± FEET OF FINISH GRADE AS DESIGNED BY THE ENGINEER. SITE FEATURES SHALL BE WITHIN 0.25 FEET OF SPECIFIED POSITION.

3. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
   POLARIS LAND SURVEYING, LLC
   3528 NORTH FLOWING WELLS ROAD
   TUCSON, ARIZONA 85705
   ATTN: MR. TODD A. HOUT, AZ RLS #35543
   PH: (520) 322-6400

Call at least two full working days before you begin excavation
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ARCHITECT
STICKLEY DESIGN GROUP ARCHITECTS
601 NORTH LAZY J WAY
TUCSON, ARIZONA 85748
ATTN: MR. MARTIN STICKLEY
PH: (520) 290-0303
EMAIL: martin@stickleydesign.com

NO.	DATE	REVISION DESCRIPTION	BY

CYPRESS PROJECT NO: 16.036

37624 KEVIN M. HALL REGISTERED PROFESSIONAL ENGINEER CIVIL ARIZONA, U.S.A. Expires 06/30/2017

CYPRESS CIVIL DEVELOPMENT
Strength + Sustainability

2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

OWNER/DEVELOPER
GROOME PROPERTIES IV, LLC
2289 DABNEY ROAD
RICHMOND, VIRGINIA 23230
ATTN: MR. VINCE GROOME
PH: (804) 222-7226

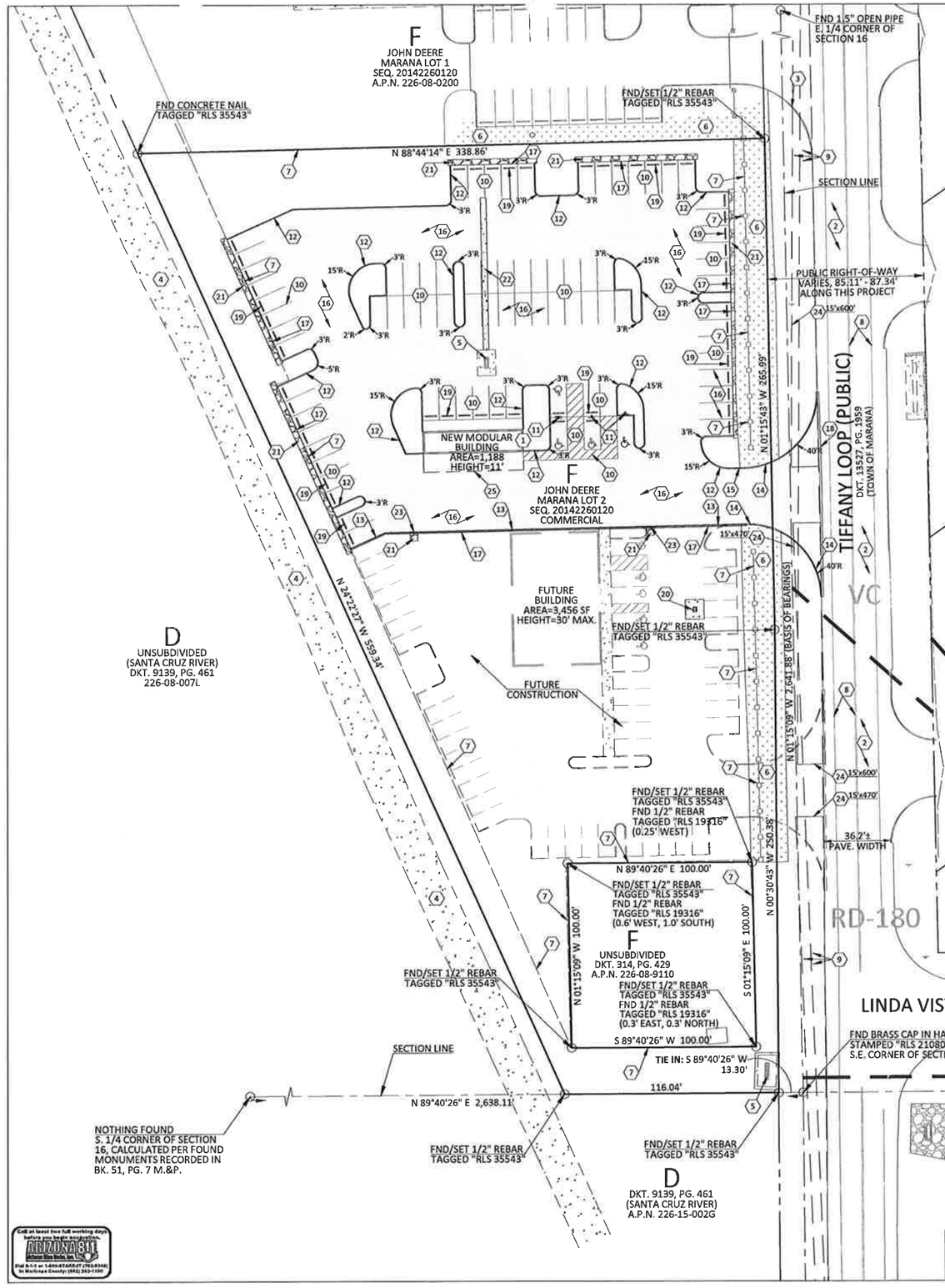
SITE ADDRESS
9633 NORTH TIFFANY LOOP
MARANA, ARIZONA 85743
A.P.N. 226-08-0210

ENG-REF: ____

DATE: 08/23/16
SCALE: N/A
C.I.: N/A

LOT 2 OF "JOHN DEERE MARANA" PER SEQ. 2014-2260120, PIMA COUNTY RECORDS, LOCATED IN THE S.E. ¼ OF THE S.E. ¼ OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, ARIZONA

PAVING, GRADING, AND DRAINAGE PLAN for ARIZONA SHUTTLE MARANA
notes



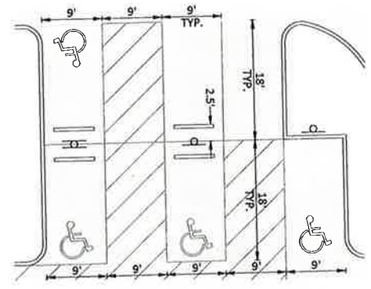
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KEYNOTES

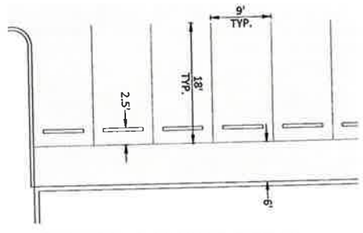
1. PRIMARY BUILDING ENTRANCE (ASSUMED).
2. EXISTING ASPHALT TO REMAIN.
3. EXISTING CURB TO REMAIN.
4. EXISTING CONCRETE BANK PROTECTION.
5. EXISTING STORM DRAIN INLET.
6. EXISTING DECORATIVE ROCK/LANDSCAPING TO REMAIN.
7. EXISTING FENCE/FENCE COLUMN TO REMAIN.
8. EXISTING STRIPING TO REMAIN.
9. EXISTING BOLLARD TO REMAIN.
10. NEW 4" WHITE PAINT STRIPE, 0.06" THICK, TRAFFIC RATED (TYP.).
11. NEW ACCESSIBLE SIGN AND POST. SEE DETAIL Ⓐ, SHEET 6.
12. NEW 6" VERTICAL CURB, TYPE 2, PER PAG DETAIL 209. SEE DETAIL Ⓑ, SHEET 6.
13. NEW EXTRUDED CURB. SEE DETAIL Ⓒ, SHEET 6.

KEYNOTES (cont.)

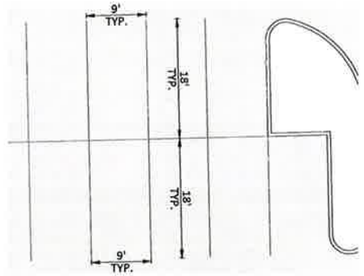
14. NEW 6" CONCRETE HEADER. SEE DETAIL Ⓓ, SHEET 6.
15. NEW CURB TRANSITION WITH 1:6 SLOPE MAX PER PAG DETAIL 212. SEE DETAIL Ⓔ, SHEET 6.
16. NEW 3.5" AC PAVEMENT OVER 6" ABC. COMPACT ABC TO 100%. SEE DETAIL Ⓕ, SHEET 6.
17. NEW THICKENED ASPHALT PAVEMENT EDGE. SEE DETAIL Ⓖ, SHEET 6.
18. SAWCUT A MINIMUM OF 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND JOIN.
19. NEW 6' WHEEL STOP (TYP.). SEE DETAIL Ⓗ, SHEET 6.
20. NEW CATCH BASIN (TYPE 4, SINGLE EF-1 GRATE) PER PAG DETAIL 309.
21. NEW GROUTED RIP RAP. SEE DETAIL Ⓘ, SHEET 6.
22. NEW 3' WIDE CONCRETE FLOW GUTTER. SEE DETAIL Ⓙ, SHEET 6.
23. NEW 3' CURB OPENING PER DETAIL Ⓚ, SHEET 6.
24. SIGHT VISIBILITY TRIANGLE. SEE KEYNOTE FOR DIMENSIONS.
25. NEW BUILDING OVERHANG.



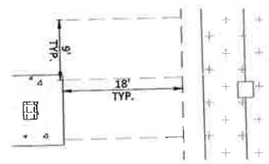
TYPICAL PARKING DETAIL
SCALE: 1"=10'



TYPICAL PARKING DETAIL
SCALE: 1"=10'



TYPICAL PARKING DETAIL
SCALE: 1"=10'



TYPICAL PARKING DETAIL
SCALE: 1"=10'

ARCHITECT
STICKLEY DESIGN GROUP ARCHITECTS
601 NORTH LAZY J WAY
TUCSON, ARIZONA 85748
ATTN: MR. MARTIN STICKLEY
PH: (520) 290-0303
EMAIL: martin@stickleydesign.com

NO.	DATE	REVISION DESCRIPTION	BY

OWNER/DEVELOPER
GROOME PROPERTIES IV, LLC
2289 DABNEY ROAD
RICHMOND, VIRGINIA 23230
ATTN: MR. VINCE GROOME
PH: (804) 222-7226

SITE ADDRESS
9633 NORTH TIFFANY LOOP
MARANA, ARIZONA 85743
A.P.N. 226-08-0210

CYPRESS PROJECT NO: 16.036
CYPRESS CIVIL DEVELOPMENT
Strength | Sustainability
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com
37624 KEVIN M. HALL
Registered Professional Engineer
ARIZONA, U.S.A.
Expires 06/30/2017

DATE: 08/23/16
SCALE: 1"=30'
C.I.: N/A

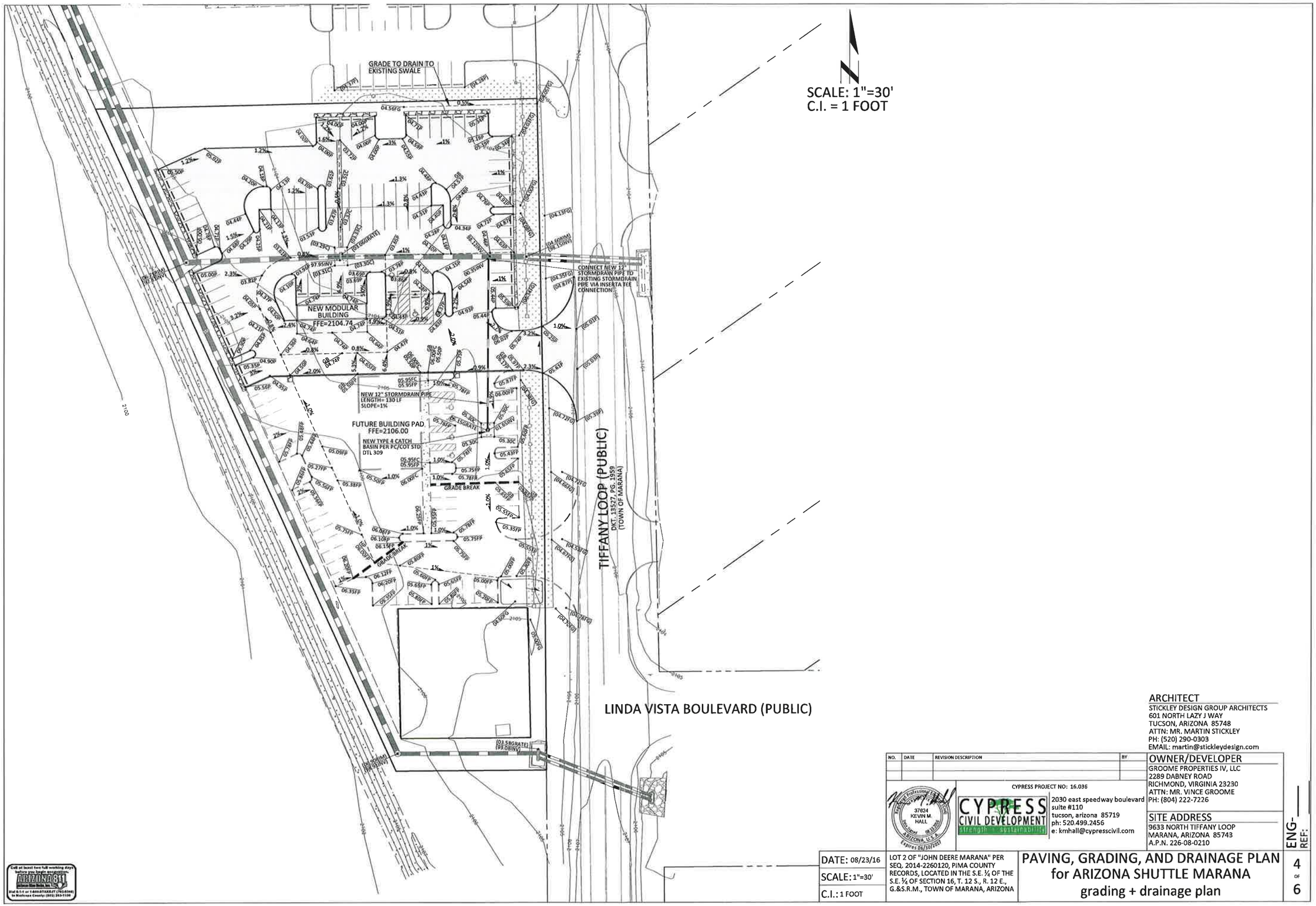
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PAVING, GRADING, AND DRAINAGE PLAN for ARIZONA SHUTTLE MARANA
site plan

ENG-REF: ____

3 & 6

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



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9633 NORTH TIFFANY LOOP
MARANA, ARIZONA 85743
A.P.N. 226-08-0210

CYPRESS PROJECT NO: 16.036

37824 KEVIN M. HALL — Registered Professional Engineer — ARIZONA, U.S.A. — Expires 06/30/2017

CYPRESS CIVIL DEVELOPMENT
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

DATE: 08/23/16
SCALE: 1"=30'
C.I.: 1 FOOT

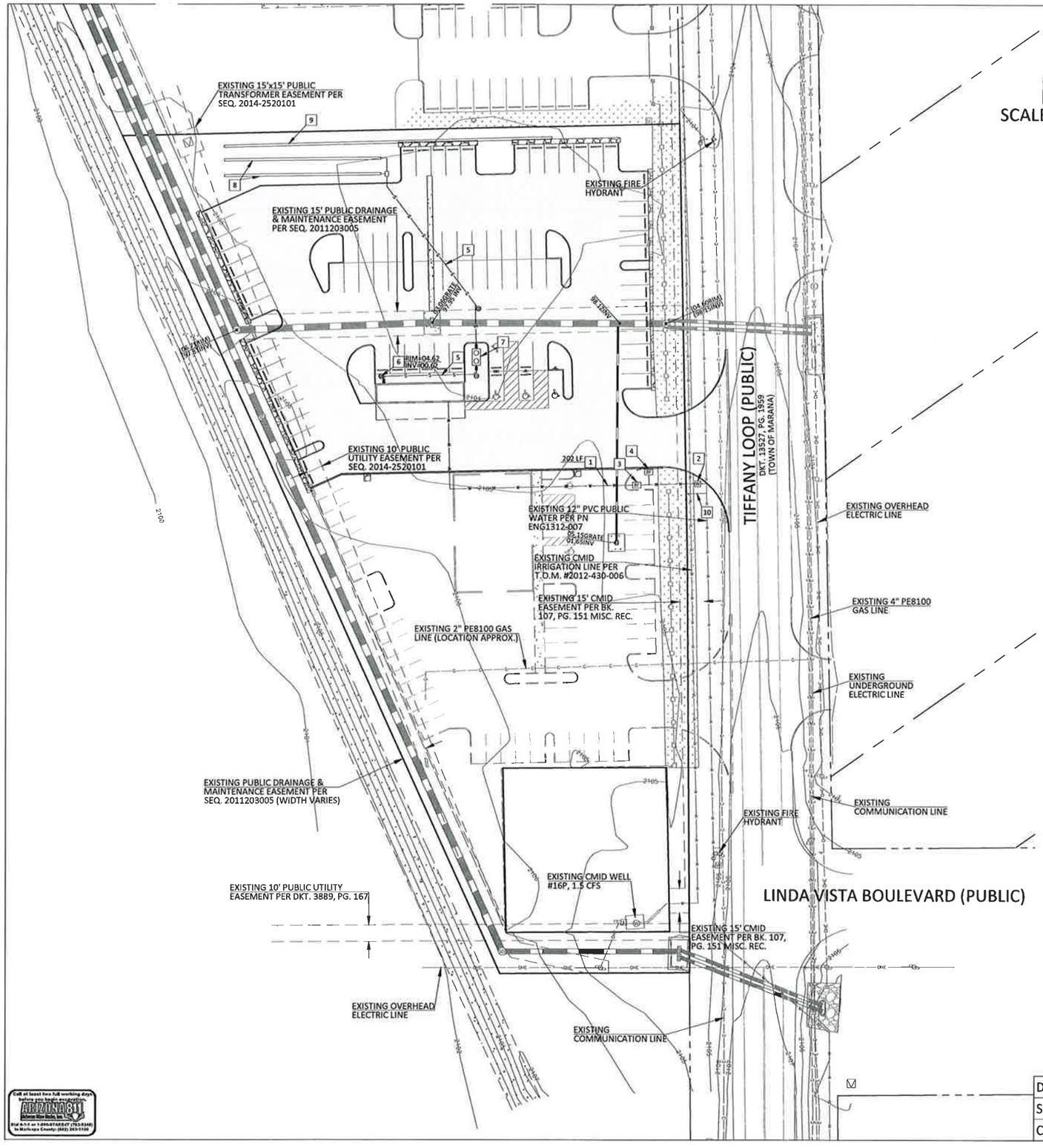
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PAVING, GRADING, AND DRAINAGE PLAN for ARIZONA SHUTTLE MARANA
grading + drainage plan

ENG-REF: —

4 OF 6

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



UTILITY KEYNOTES

1. NEW 2" PVC PRIVATE WATER SERVICE. TAP TO EXISTING MAIN PER MARANA WATER WORK ORDER PROCESS. CONTRACTOR TO COORDINATE WITH MARANA WATER.
2. NEW 2" WATER METER.
3. NEW 2" BACKFLOW PREVENTER.
4. NEW 1" IRRIGATION BACKFLOW PREVENTER. SEE LANDSCAPE PLAN.
5. NEW 4" PVC PRIVATE SEPTIC LINE, PER SEPARATE PLAN AND PERMIT.
6. NEW SEPTIC CLEANOUT PER SEPARATE PLAN AND PERMIT. SEE KEYNOTE FOR RIM.
7. NEW 2,000 GALLON SEPTIC TANK PER SEPARATE PLAN AND PERMIT.
8. NEW PRIMARY LEACH FIELD AREA PER SEPARATE PLAN AND PERMIT.
9. NEW SECONDARY LEACH FIELD AREA PER SEPARATE PLAN AND PERMIT.
10. NEW 4" FIRE SERVICE STUB OUT FOR FUTURE CONNECTION. TAP TO EXISTING MAIN PER MARANA WATER WORK ORDER PROCESS. CONTRACTOR TO COORDINATE WITH MARANA WATER.

PRIVATE UTILITY NOTES

1. ALL ON-SITE BUILDING SEWER CONNECTION LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
2. ALL ON-SITE DOMESTIC WATER SUPPLY LINES ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, LATEST EDITION.
3. ALL ON-SITE FIRE SERVICE MAINS ARE PRIVATE. THE MATERIALS AND INSTALLATION SHALL BE PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) PUBLICATION 24, LATEST EDITION.

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37624 KEVIN M. HALL — ARIZONA, U.S.A. — Expires 06/30/2017

CYPRESS PROJECT NO: 16.036

CYPRESS CIVIL DEVELOPMENT — strength · stability
2030 east speedway boulevard
suite #110
tucson, arizona 85719
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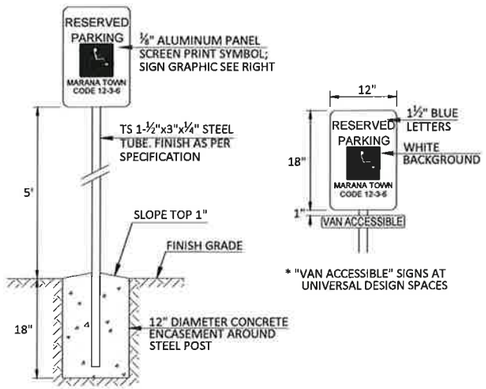
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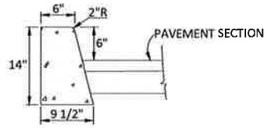
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PAVING, GRADING, AND DRAINAGE PLAN for ARIZONA SHUTTLE MARANA
utilities + easements plan

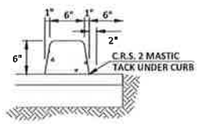
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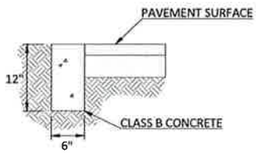
A ACCESSIBLE SIGN AND POST
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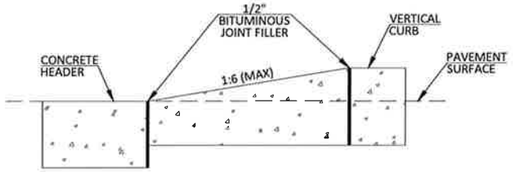
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TYPE 2, H=6" SCALE: 1"=1'
PAG DETAIL 209



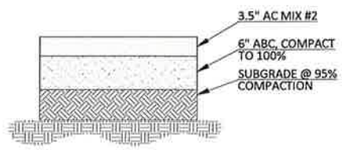
C EXTRUDED CURB
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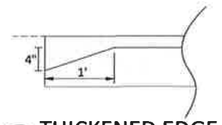
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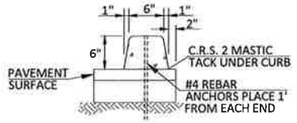
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N.T.S.



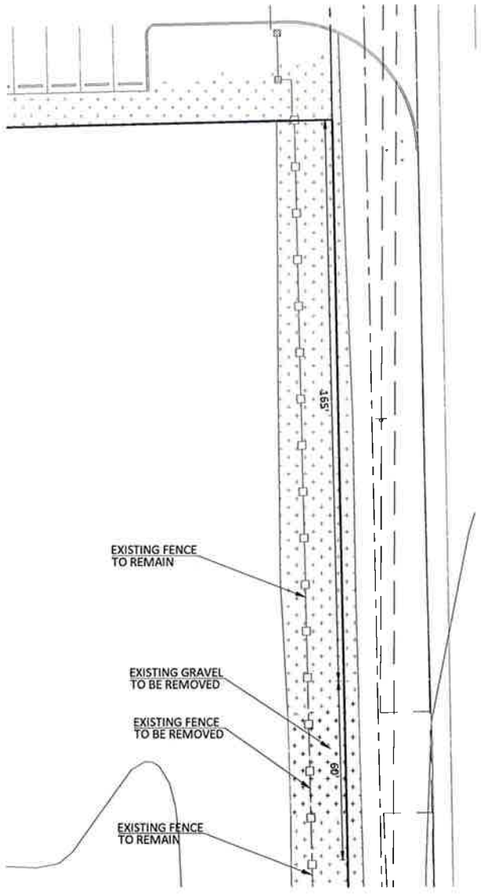
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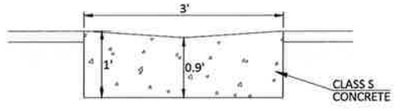
G THICKENED EDGE
N.T.S.



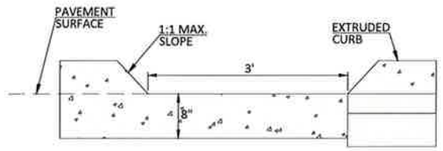
H CONCRETE WHEEL STOP
SCALE: 1"=1'



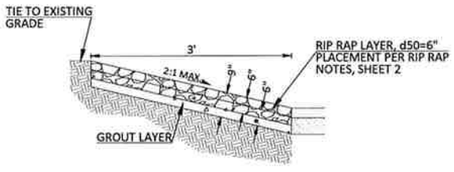
DEMO DETAIL
SCALE: 1"=20'



J CONCRETE FLOW GUTTER
SCALE: 1"=1'



K CURB OPENING
N.T.S.



I GROUTED RIP RAP
N.T.S.

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ARCHITECT
STICKLEY DESIGN GROUP ARCHITECTS
601 NORTH LAZY J WAY
TUCSON, ARIZONA 85748
ATTN: MR. MARTIN STICKLEY
PH: (520) 290-0303
EMAIL: martin@stickleydesign.com

NO.	DATE	REVISION DESCRIPTION	BY

OWNER/DEVELOPER
GROOME PROPERTIES IV, LLC
2289 DABNEY ROAD
RICHMOND, VIRGINIA 23230
ATTN: MR. VINCE GROOME
PH: (804) 222-7226

SITE ADDRESS
9633 NORTH TIFFANY LOOP
MARANA, ARIZONA 85743
A.P.N. 226-08-0210

ENG-___
REF:

Registered Professional Engineer
37624
KEVIN M. HALL
Civil
ARIZONA, U.S.A.
Expires 06/30/2017

CYPRESS PROJECT NO: 16.036

CYPRESS CIVIL DEVELOPMENT
strength + sustainability

2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: kmhall@cypresscivil.com

DATE: 08/23/16
SCALE: N/A
C.I.: N/A

LOT 2 OF "JOHN DEERE MARANA" PER SEQ. 2014-2260120, PIMA COUNTY RECORDS, LOCATED IN THE S.E. ¼ OF THE S.E. ¼ OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, ARIZONA

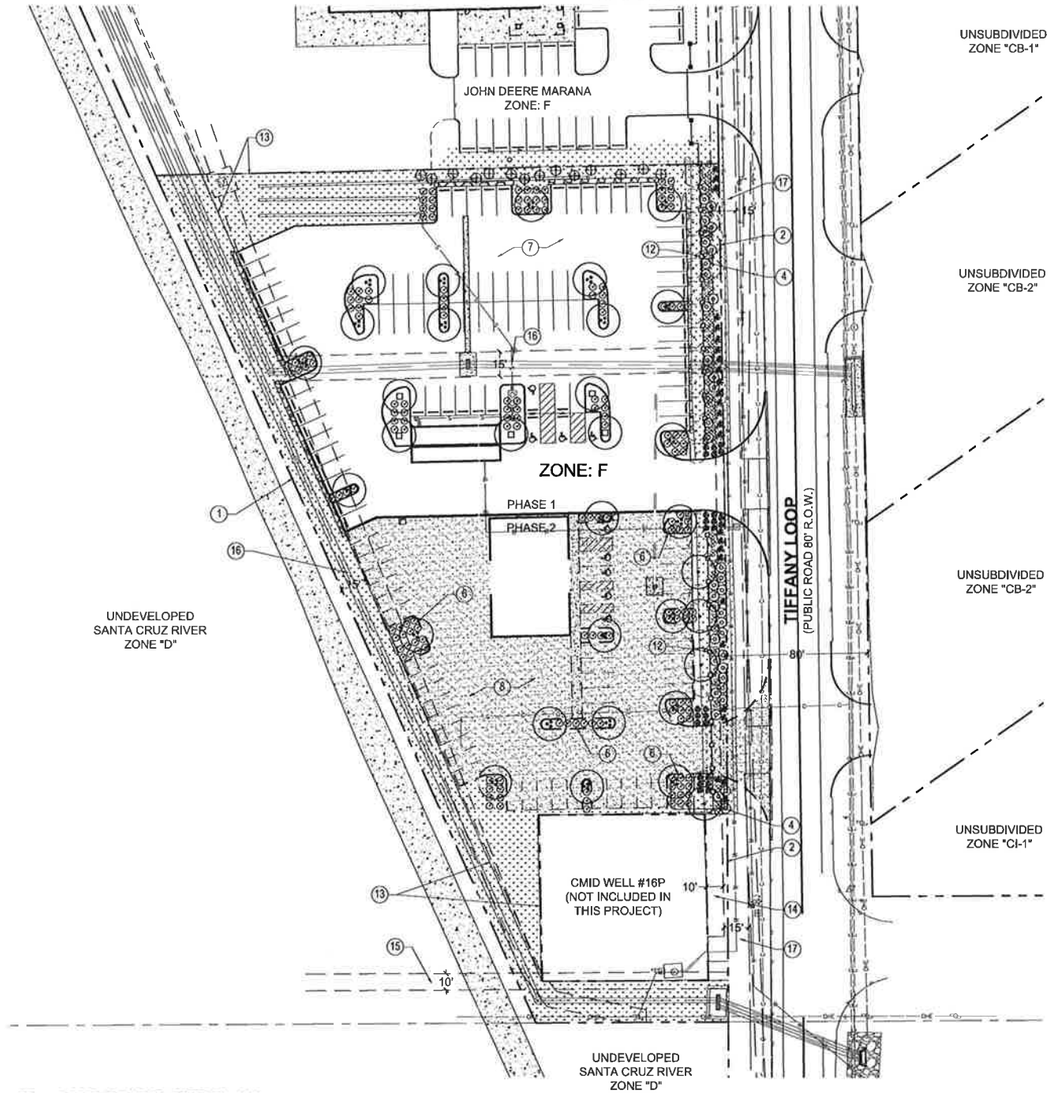
PAVING, GRADING, AND DRAINAGE PLAN for ARIZONA SHUTTLE MARANA
details

6 OF 6

LANDSCAPE PLAN for ARIZONA SHUTTLE MARANA

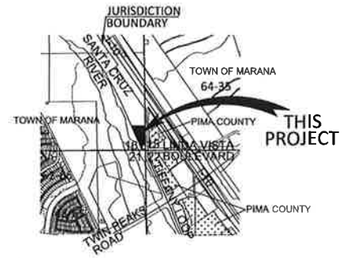
GENERAL NOTES:

1. Gross site area: 107,557 sf (2.47 acres)
2. Landscape area required: 10,756 sf (0.25 acres)
3. Gross landscaped area: 34,970 sf (0.80 acres)
4. Existing zoning - "I" continental ranch specific plan, land use designation is "industrial".
5. All plant material to be irrigated by a fully automatic underground irrigation system complete with backflow preventer that meets all local codes.
6. Vegetation within the sight visibility triangle shall not interfere with the visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade or roadway surface.
7. All trees and plants shall meet arizona nurseryman's association minimum guidelines as to caliper and height.
8. Pruning methods shall allow maximum shading while preventing obstruction into walkways, curb areas, drives, and line of sight triangles. Tree clearance for pedestrians and automobile passage shall be a minimum of seven (7) feet once the tree has reached maturity. Pruning shall be consistent with the natural growth pattern or characteristic for of the plant. Opaque hedges are permitted.
9. Ornamental landscaping shall require regular fertilizing, aerating and mulching schedules to encourage plant growth and water conservation.
10. Irrigation shall be continually tested and shall be repaired and replaced as necessary to prevent excess water to planted areas, curbs and pavement, clogged emitters at each plant, and flooding of low lying areas.
11. All landscape areas shall be irrigated on a regular maintenance schedule under the supervision of the owner, using an automatic, underground irrigation system. Irrigation shall be continually tested and shall be repaired as needed. Improper irrigation system maintenance which results in pooling or runoff of excess water shall result in a warning. If the problem is not resolved within the thirty (30) days, the improperly functioning irrigation system shall be subject to fines.
12. The owner shall maintain (the built structures, decorative features, and exterior furnishings, trash receptacles etc.) to prevent injury, maintain access, and prevent defacement.
13. Roadway design speed is 35 mph, unless otherwise noted, the design vehicle is wb-40.
14. Materials and improvements placed and/or maintained within the sight visibility triangles shall be located so as not to interfere with a visibility plane described by an area measured between 30 and 72 inches in height above the finished grade of the adjacent roadway surface.
15. Installation of items such as landscaping, irrigation, signage, monuments, wall and drainage improvements in the public rights-of-way shall require a perpetual license agreement for installation, maintenance and indemnification.
16. Any plant material included in the approved landscape plan that does not survive after installation shall be replaced with plant material of the same or like species of equal size within thirty (30) days of the plant's demise. Failure to replace dead plant material within the specified time period shall constitute a zoning violation.



1 LANDSCAPE SITE PLAN

Scale: 1" = 40'



S.E. ¼ OF THE S.E. ¼ OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP NORTH 3" = 1 MILE

LANDSCAPE LEGEND

Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance. Landscape Architect to hand select and tag all trees for project.

Trees	Size	Qty
Prosopis velutina *velvet mesquite*	24" box	23
Parkinsonia thornless hybrid 'AZT' 'AZT' thornless paloverde	24" box	5
Celtis reticulata *netleaf hackberry*	24" box	4
Existing tree		

Shrubs / Succulents	Size	Qty
Simmondsia chinensis *jojoba*	5 gallon	40
Tecoma alata *orange bells*	5 gallon	14
Muhlenbergia emersleyi *el torro*	5 gallon	170
Dasylirion quadrangulatum *toothless sotol*	5 gallon	26
Yucca pallida *pale leaf yucca*	5 gallon	26

LANDSCAPE KEY NOTES (#)

1. Property line
2. Right of way line
3. Sight visibility triangle
4. Street landscape border
5. Concrete curb - refer to civil
6. Phase 2 concrete curb - refer to civil
7. Pavement - refer to civil
8. Phase 2 pavement - refer to civil
9. Decorative rock
10. Existing decorative rock
11. Hydro-seed desert seed mix
12. Existing decorative pipe rail with columns
13. Existing chainlink fence
14. Existing 10' public access easement per dkt. 13313, pg. 2154
15. Existing 10' public utility easement per dkt. 3889, pg. 167
16. Existing 15' public drainage & maintenance easement per seq. 2011203005
17. Existing 15' cmid irrigation easement per bk. 107, pg. 151 misc. rec.

LANDSCAPE BUFFER CALCULATIONS

20' Landscape Buffer along Tiffany Loop @ 334'

Item	Required	Provided
Trees	27	18
Shrubs	68	19
Accents	45	28

No Landscape Buffer Required @ West Property Line
No Landscape Buffer Required @ North Property Line
No Landscape Buffer Required @ South Property Line

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS

Parking spaces provided phase 1	84
Trees required	8
Trees provided	8+
Ground cover required	17
Ground cover provided	17+
Gross parking lot area	51,412 sf
Landscape area required	7,712 sf
Landscape area provided	7,712+ sf
Parking spaces provided phase 2	46
Trees required	5
Trees provided	5+
Ground cover required	9
Ground cover provided	9+
Gross parking lot area	31,690 sf
Landscape area required	4,754 sf
Landscape area provided	4,754+ sf

SHEET INDEX

L1.0 Cover sheet
L1.1 Landscape plan
L2.0 Irrigation plan
L3.0 Landscape details
L3.1 Irrigation details

Scale - 1"= 40' CI = 1'

0 20' 40' 80' 120'

ACCEPTANCE BLOCK

MARANA PLANNING DIRECTOR DATE

Lot 2 of "John Deere Marana" per seq. 2014-2260120, Pima County records, located in the S.E. 1/4 of the S.E. 1/4 of section 16, T.12 S., R.12 E., G.&S.R.M., Town of Marana, Arizona

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www.arcstudiosinc.com
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owner/developer:
Arizona Shuttle
5350 East Speedway
Tucson, Arizona 85712

attn: Jeff Colson
ph: 520.795.6771
email: jcolson@arizonashuttle.com

project address:
9633 North Tiffany Loop
Marana, Arizona 85743
A.P.N. 226-08-0210

project description:
LANDSCAPE PLAN for ARIZONA SHUTTLE MARANA

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 39813 ERIC R. BARRETT 08/16 ARIZONA U.S.A.

EXPIRES 9/30/2018

case number:

ref. number:

date: 2016.08.22

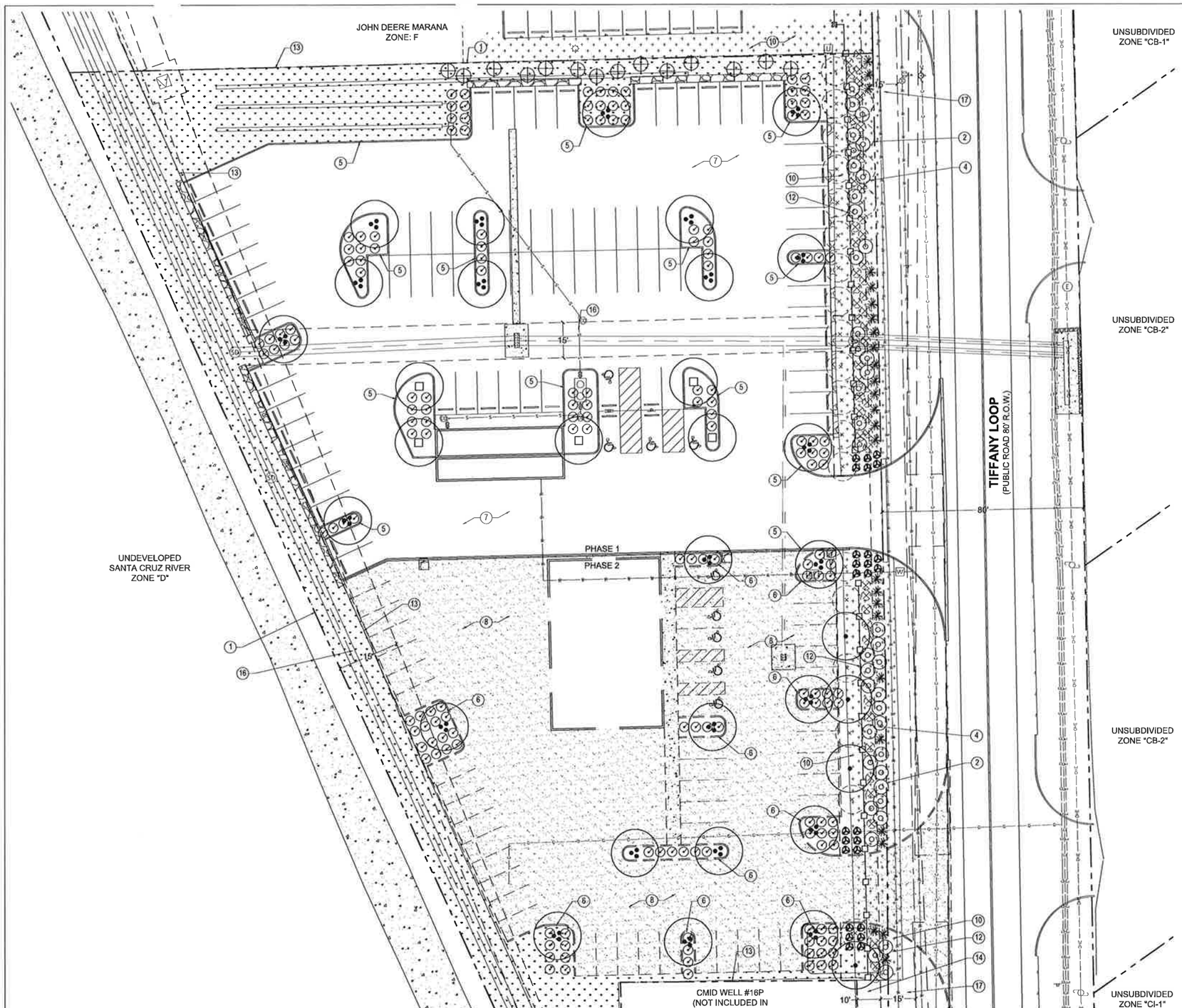
project # - 01-16039

LANDSCAPE PLAN

L1.0
1 of 5 Sheets

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1 LANDSCAPE PLAN

Scale: 1" = 20'

Scale - 1"= 20' CI = 1'

0 10' 20' 40' 60'

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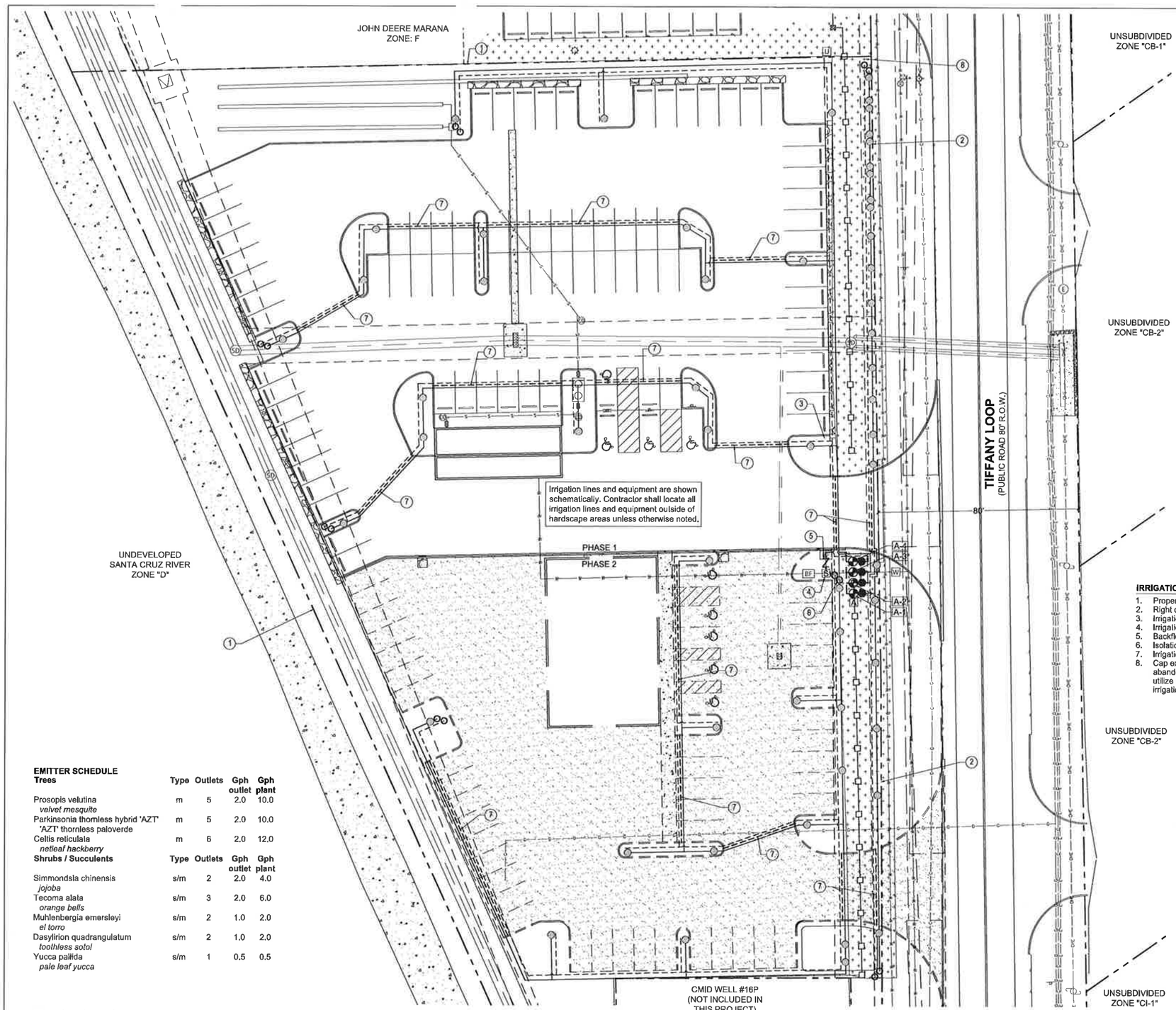
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project # - 01-16039

LANDSCAPE PLAN

L1.1
2 of 5 Sheets

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IRRIGATION LEGEND

furnish and install all material per plans, details, and specifications

- [S] irrigation source / point of connection - 1" stub from building water main - provide stub before building backflow preventer
- reduced pressure backflow preventer - watts u009 - 1" w/ enclosure
- irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi
- [A] irrigation controller - irritrol junior dc battery operated controller - jrdc-4 - installed inside valve box
- isolation valve - line size - lead free brass ball valve
- remote control valve & filter - valve - irritrol 700 series, 700-1; filter - rain bird rby-100-150mx
- irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring
- tree line - sch. 40 pvc - 3/4" unless otherwise shown
- shrub line - sch. 40 pvc - 3/4" unless otherwise shown
- hose end cap
- pressure regulator - senniger - pmr-30-mf
- multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule
- single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule

IRRIGATION NOTES:

1. The irrigation system shall utilize a potable water source. All lines shall be sch. 40 pvc unless otherwise noted on plans.
2. Water harvesting collection is passive water harvesting integrated into the site with depressions.
3. The irrigation system is designed with an operating pressure of 60psi at connection. Contractor shall verify pressure at connection and confirm system design with collected test information prior to continuation of installation. Tested pressure shall be noted on the as-built plans.
4. Contractor shall notify architect if any discrepancies occur prior to installation of the irrigation system. If the pressure test is not within 5 lbs of noted design pressure, contractor shall cease installation until minimum pressure is obtained or revised design is provided.
5. Contractor shall test pressure prior to start of construction, test pressure 30 days prior to start of irrigation work and submit pressure tests and readings to architect.
6. If contractor fails to take, provide report and pressure is below design pressure, contractor shall make irrigation adjustments necessary to obtain a fully function irrigation system with adequate pressure at heads at no additional cost to the owner.
7. Sleeving for irrigation shall be under all paved areas including streets and sidewalks and other hardscape elements. Contractor to notify architect of sleeving layout prior to installation.
8. Irrigation lines, valves, and associated equipment are shown schematically. Contractor shall locate all lines in unpaved areas.
9. Maximum distance for distribution tubing shall not exceed 8' from emitter to plant.
10. Irrigation controller shall be set to run per coordination of property manager. Controller shall be set to run with et operation at completion of project.
11. Contractor shall set additional programs on controller for deep root watering and plant growth from march thru June.
12. Contractor shall complete pressure test of main line and laterals with the observation of the landscape architect.
13. Contractor shall have the irrigation functional, prior to start of planting.

IRRIGATION KEY NOTES (#)

1. Property line
2. Right of way line
3. Irrigation source
4. Irrigation mainline
5. Backflow preventer
6. Isolation valve for future phase
7. Irrigation sleeve
8. Cap existing irrigation lines and abandon existing valves - site will utilize new irrigation valves and irrigation system

IRRIGATION VALVE SCHEDULE

Valve	Size	Type	Valve	Size	Type
A-1	1"	tree	A-3	1"	shrub
A-2	1"	shrub	A-4	1"	tree

VALVE SCHEDULE NOTES:

1. Valve calculation is an estimate, contractor shall provide final valve flow in gallons per minute on as-built plans.
2. (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.
3. Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

EMITTER SCHEDULE

Trees	Type	Outlets	Gph outlet	Gph plant
Prosopis velutina *velvet mesquite*	m	5	2.0	10.0
Parkinsonia thornless hybrid 'AZT' 'AZT' thornless paloverde	m	5	2.0	10.0
Celtis reticulata *netleaf hackberry*	m	6	2.0	12.0
Shrubs / Succulents	**Type**	**Outlets**	**Gph outlet**	**Gph plant**
Simmondsia chinensis *jojoba*	s/m	2	2.0	4.0
Tecoma alata *orange bells*	s/m	3	2.0	6.0
Muhlenbergia emersleyi *el torro*	s/m	2	1.0	2.0
Dasylirion quadrangulatum *toothless sotol*	s/m	2	1.0	2.0
Yucca pallida *pale leaf yucca*	s/m	1	0.5	0.5

1 IRRIGATION PLAN

Scale: 1" = 20'

Scale - 1"= 20' CI = 1'

0 10' 20' 40' 60'

Lof 2 of "John Deere Marana" per seq. 2014-2260120, Pima County records, located in the S.E. 1/4 of section 16, T.12 S., R.12 E., G.&S.R.M., Town of Marana, Arizona

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EXPIRES 8/30/2018

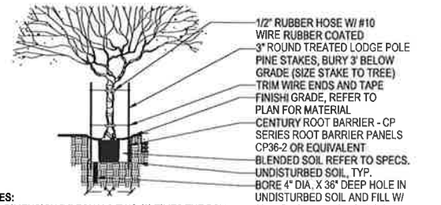
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IRRIGATION PLAN

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3 of 5 Sheets

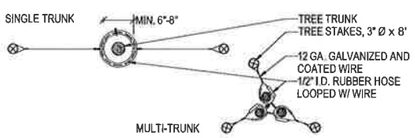
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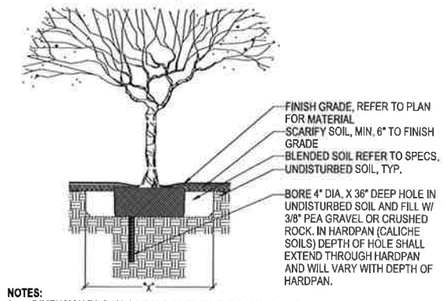
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NOTES:
1. DIMENSION "X" EQUALS TWO (2) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
2. SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
3. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
4. DO NOT COVER CROWN WITH SOIL.
5. ROOT GUARDS SHALL BE PROVIDED ON ALL SIDES WHERE HARDSCAPE IS ADJACENT TO PLANT.
6. REFER TO TREE GUYING DETAIL FOR ADDITIONAL INFORMATION.

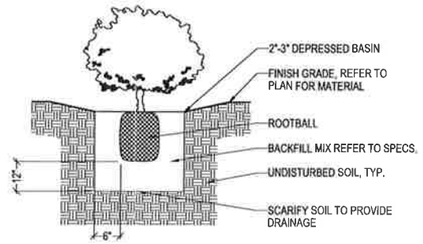
1 15 GALLON & 24IN BOX - TREE PLANTING
NTS





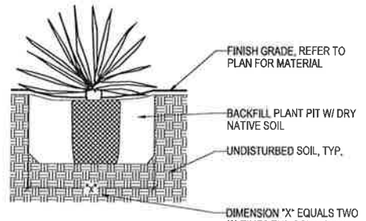
2 36IN BOX OR LARGER - TREE PLANTING
NTS

NOTES:
1. DIMENSION "X" EQUALS FOUR (4) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
2. SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
3. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
4. DO NOT COVER CROWN WITH SOIL.



3 SHRUB PLANTING
NTS

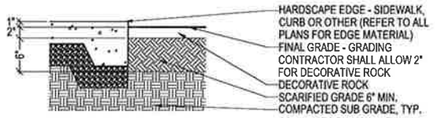
NOTES:
1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. SETTLE BACKFILL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.



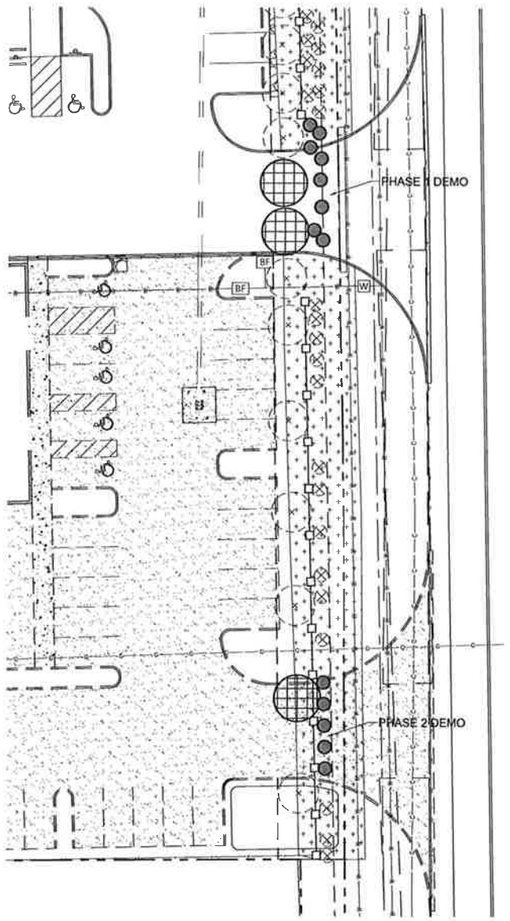
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2. DO NOT COVER CROWN WITH SOIL.
3. SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

4 ACCENT PLANTING
NTS

5 TREE STAKING
NTS



6 FINAL GRADE HARDSCAPE TO DEC. ROCK
NTS



7 LANDSCAPE DEMO PLAN
Scale: 1" = 20'

LANDSCAPE SALVAGE LEGEND
- Existing tree to be removed
- Existing tree to remain, typical (typ.)
- Existing shrub/accent to be removed
- Existing shrub/accent to remain, typ.

SALVAGE GENERAL NOTES
1. Refer to civil plans for additional demolition information.
2. General contractor to clarify landscape contractor scope of work and coordinate with civil work.

Scale - 1"= 20' CI = 1'
0 10' 20' 40' 60'

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Lof 2 of "John Deere Marana" per seq. 2014-2260120, Pima County records, located in the S.E. 1/4 of the S.E. 1/4 of section 16, T.12 S., R.12 E., G.&S.R.M., Town of Marana, Arizona

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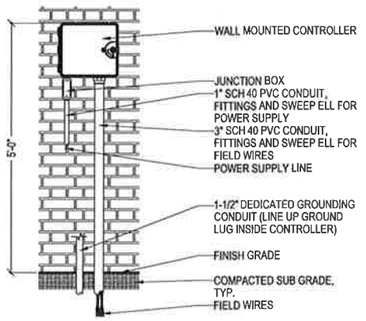
project description:
LANDSCAPE PLAN for ARIZONA SHUTTLE MARANA

REGISTERED LANDSCAPE ARCHITECT NO. 39813 ERIC R. BARRETT 08/16 ARIZONA, USA
EXPIRES 9/30/2018

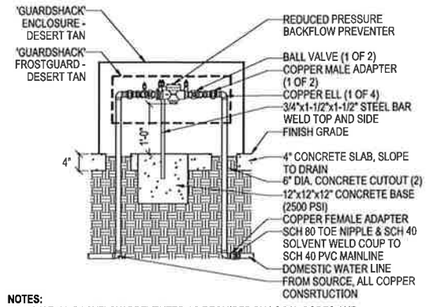
LANDSCAPE DETAILS

case number:
ref. number:
date: 2016.08.22
project # - 01-16039

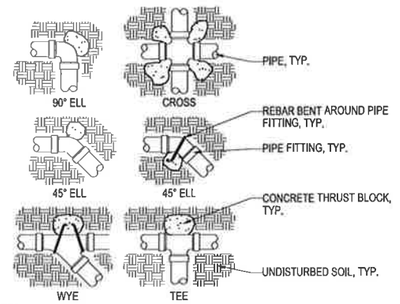
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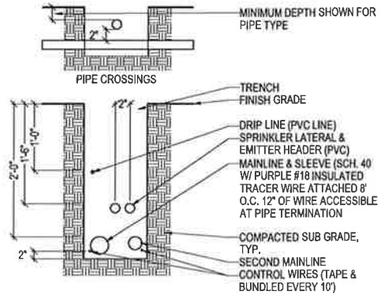
NOTES:
1. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



NOTES:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT AND TEST FOR POTABLE WATER SOURCE. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
2. PLACE BACKFLOW PREVENTER WITHIN SECURITY ENCLOSURE. (SEE SPECS.)
3. OPEN AND CLOSE ENCLOSURE WITHOUT MODIFICATIONS.



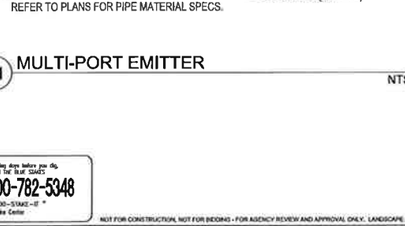
NOTES:
1. SUPPLY LINES 2" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. 1 CUBIC FOOT OF CONCRETE TO BE USED FOR EACH THRUST BLOCK.
3. WRAP PLASTIC SHEETING AROUND PIPE WHERE IT CONTACTS CONCRETE.



NOTES:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
2. TRENCH WIDTH & DEPTH TO VARY DEPENDING ON NUMBER & TYPES OF PIPES CONTAINED THERE IN.
3. TRACER WIRE AND METALLIC TAPE INSTALLED WITH MAINLINES.
4. 4" PIPE & LARGER SHALL BE 30" BELOW FINISH GRADE.

1 WALL MOUNTED CONTROLLER

NTS



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

2 REDUCED PRESSURE BACKFLOW PREVENTER

NTS

NOTES:
1. GREEN BOXES IN TURF AREAS.
2. TAN BOXES IN HYDRO-SEED OR DECORATIVE ROCK AREAS.
3. PURPLE BOXES IN RECLAIMED SYSTEMS.

3 MAIN LINE THRUST BLOCK

NTS

NOTES:
1. INSTALL DISTRIBUTION TUBES EQUALLY AROUND EDGE OF ROOTBALL. DRIP TUBING AT SURFACE TO CLEAR FINAL GRADE BY A MIN. OF 1" AND A MAX. OF 2". DETAIL REPRESENTS TYP. INSTALLATION REFER TO IRRIGATION LEGEND FOR MULTI-PORT EMITTER QUANTITIES.

4 IRRIGATION TRENCHING

NTS

NOTES:
1. ALL 1/2" LATERAL PIPE TO BE CLASS 315 PVC. ALL PIPE 3/4" TO 2-1/2" TO BE SCH. 40 PVC, PIPE 3" AND LARGER TO BE CLASS 200 PVC OR AS NOTED ON IRRIGATION LEGEND.
2. MAIN LINE - SCH. 80 FITTINGS.
3. LATERAL AND DRIP LINES SCH. 40 FITTINGS.
4. PRESSURE TESTS, 4 HOURS:
   - MAIN LINE AT 150 PSI
   - LATERALS AND DRIP LINE AT 70 PSI

PIPE SIZE	FLOW (GPM)
1/2"	0 - 5
3/4"	5 - 10
1"	10 - 12
1-1/4"	12 - 20
1-1/2"	20 - 30
2"	30 - 46
2-1/2"	46 - 60
3"	60 - 110
4"	110 - 190
6"	190 - 340

8 PIPE SIZING SCHEDULE

NTS

NOTES:
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

5 SLEEVING

NTS

NOTES:
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

6 REMOTE CONTROL VALVE - DRIP/BUBBLER

NTS

7 MULTI-PORT EMITTER DRIP TUBING @ TREE

NTS

NOTES:
1. ADD BOX EXTENSIONS AS NECESSARY.

9 HOSE END CAP

NTS

10 SINGLE OUTLET EMITTER

NTS

NOTES:
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

12 PRESSURE REDUCING VALVE

NTS

11 MULTI-PORT EMITTER

NTS

13 ISOLATION BRASS BALL VALVE

NTS

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EXPIRES 9/30/2018

IRRIGATION DETAILS

case number:
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date: 2016.08.22
project # - 01-16039

L3.1
5 of 5 Sheets

Scale - 1"= 20' CI = 1'
0 10' 20' 40' 60'

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