MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 2, 2019, at or after 7:00 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on April 2, 2019, at or after 7:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 7:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

Speaking at Meetings

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

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

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

Agendas
Copies of the agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov under Agendas and Minutes. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at (520) 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

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

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

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

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

CONSENT AGENDA

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

C1 Ordinance No. 2019.009: Relating to Finance; amending the Town of Marana comprehensive fee schedule to reduce certain Park Facility Rental Fees for certain youth non-profit groups; and declaring an emergency (Jane Fairall)

C2 Resolution No. 2019-026: Relating to Development; accepting for maintenance certain public water improvements serving Hampton Inn & Suites on Lot 1 of Marana Center II Lots 1-3 (Keith Brann)

C3 Approval of Study Session Summary Minutes from March 26, 2019 and approval of Regular Council Summary Minutes from March 19, 2019 (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

B1 Presentation: Relating to Boards, Commissions and Committees; discussion and consideration regarding input and development recommendations from the Spring 2019 Marana Citizens' Forum on the topic "Marana General Plan" (Heath Vescovi-Chiordi)

COUNCIL ACTION

A1 PUBLIC HEARING: Resolution No. 2019-027: Relating to Utilities; designating the gravity portion of the Tangerine-Downtown Sewer a protected facility and adopting the Tangerine-Downtown Sewer protected facility charge (John Kmiec)

A2 Resolution No. 2019-023: Relating to development; approving a final plat for Cortaro Ranch Phase II, Lots 1 through 6 and Common Areas "A" and "B" located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney)

A3 Resolution No. 2019-024: Relating to development; approving a development plan for Cortaro Ranch Phase II, a commercial development located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney)

A4 Relating to Procurement; ratifying the Town Manager's approval of two change orders to the Construction Contract with Pavex Corp. for the Rehabilitate Apron, Rehabilitate Taxiway, Project No. AP025 for the Marana Regional Airport in the amounts of $77,672.19 and $65,360.00; authorizing the transfer of appropriations if necessary for the change orders; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change orders (Steve Miller)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Budget; discussion, direction and possible action regarding development of the fiscal year 2019-2020 budget, including proposed budget initiatives and expenditures (Jamsheed Mehta)

D2 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Jamsheed Mehta)

EXECUTIVE SESSIONS

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

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

E2 Executive session pursuant to A.R.S. § 38-431.03(A)(7) to consider its position and instruct the Town's representatives regarding negotiations for the possible sale or lease to Metropolitan Domestic Water Improvement District of two well sites on Town-owned land near the Marana Regional Airport.

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Council-Regular Meeting **C1**

Meeting Date: 04/02/2019

To: Mayor and Council

From: Jane Fairall, Deputy Town Attorney

Date: April 2, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Ordinance No. 2019.009: Relating to Finance; amending the Town of Marana comprehensive fee schedule to reduce certain Park Facility Rental Fees for certain youth non-profit groups; and declaring an emergency (Jane Fairall)

Discussion:

At the March 19, 2019, Council meeting, staff presented proposed amendments to the Town of Marana comprehensive fee schedule for FY 2020. Among the proposed amendments was a proposal to reduce the Park Facility Rental Fee for Multi-Purpose, Baseball and Softball Fields, Basketball Courts, Tennis Courts or Volleyball Courts premium hour fee from $8.00/hour to $5.00/hour for youth non-profit groups with a current Field Use Agreement with the Town. At the meeting, Council expressed support for the reduced fee and directed staff to bring the fee back for approval at the next regular Council meeting (tonight's meeting) for adoption so that the reduced fee will go into effect immediately, coinciding with the beginning of the Little League baseball season.

The proposed ordinance adds this new reduced fee to the fee schedule (the existing $8.00/hour premium use fee will remain in effect for all other users), and includes an emergency clause to make the reduced fee effective immediately.

Financial Impact:

The reduced fee is not expected to have a material impact on the Town's budget.

Staff Recommendation:

Staff recommends approval of the ordinance reducing the Park Facility Rental Fee.

Suggested Motion:

I move to adopt Ordinance No. 2019.009, amending the Town of Marana comprehensive fee schedule to reduce certain Park Facility Rental Fees for certain youth non-profit groups; and declaring an emergency.

Attachments

Ordinance No. 2019.009

MARANA ORDINANCE NO. 2019.009

RELATING TO FINANCE; AMENDING THE TOWN OF MARANA COMPREHENSIVE FEE SCHEDULE TO REDUCE CERTAIN PARK FACILITY RENTAL FEES FOR CERTAIN YOUTH NON-PROFIT GROUPS; AND DECLARING AN EMERGENCY

WHEREAS the Town Council is authorized by A.R.S. § 9-240(A) to control the finances of the town; and

WHEREAS the Town Council, via Ordinance No. 2017.004, adopted an amended comprehensive fee schedule on February 7, 2017, which was made a public record by and attached as Exhibit A to Resolution No. 2017-010; and

WHEREAS from time to time the Town Council has adopted amendments to the comprehensive fee schedule, most recently on March 19, 2019, via Ordinance No. 2019.007; and

WHEREAS amending the comprehensive fee schedule as set forth in this ordinance is in the best interests of the Town of Marana.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. The Town of Marana comprehensive fee schedule adopted via Ordinance No. 2017.004, as previously amended, is hereby amended to add the following fee, reducing certain park rental facility fees for certain youth non-profit groups:

Fee/Description	Amount	Unit of Measure	Notes
COMMUNITY SERVICES: PARK RENTALS			
Youth Non-Profit Contract User Groups; Park Facility Rental; Multi-Purpose, Baseball, Softball Field, Basketball Court, Tennis Court or Volleyball Court (Premium Hour Fee)	$5.00	Per hour	Discounted rate for qualifying youth, contract, non-profit league providers. Use is a flat rate during approved park hours (premium use hours and fees do not apply). User must be eligible for a field contract with the Town and provide proof of 501(c)(3) status.

SECTION 2. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 3. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. Since it is necessary for the preservation of the peace, health and safety of the Town of Marana that this ordinance become immediately effective, an emergency is hereby declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 2nd day of April, 2019.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

Council-Regular Meeting **C2**

Meeting Date: 04/02/2019

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Gus Myers, Engineering Technician

Date: April 2, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-026: Relating to Development; accepting for maintenance certain public water improvements serving Hampton Inn & Suites on Lot 1 of Marana Center II Lots 1-3 (Keith Brann)

Discussion:

As part of the increased development in the Marana Center commercial project, a Hampton Inn hotel has recently been constructed. Additional potable water infrastructure has been constructed by the developer on behalf of the Town to serve the hotel.

By adoption of this resolution, the Town will accept for maintenance the potable water system of 1532 linear feet of waterline, water meters, valves, fire hydrants, and appurtences with an estimated value of $154,312.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2019-026, accepting public improvements for maintenance.

Suggested Motion:

I move to adopt Resolution No. 2019-026, accepting public improvements for maintenance.

MARANA RESOLUTION NO. 2019-026

RELATING TO DEVELOPMENT; ACCEPTING FOR MAINTENANCE CERTAIN PUBLIC WATER IMPROVEMENTS SERVING HAMPTON INN & SUITES ON LOT 1 OF MARANA CENTER II LOTS 1-3

WHEREAS Hampton Inn & Suites is located on Lot 1 of Marana Center II Lots 1-3 subdivision, recorded in the Pima County Recorder's office on October 27, 2017, at Sequence Number 20173000045; and

WHEREAS, HSL Construction Services, has completed the public water improvements for Hampton Inn & Suites per approved plan set ENG1612-003 acceptable to Town standards.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana that the Town accepts for maintenance the public water improvements depicted in the plan set entitled 'Marana Center Hampton Inn & Suites Water Plan,' Plan Number ENG1612-003, prepared by Baker and Associates Engineering, Inc., consisting of a potable water system including 1,532 linear feet of potable water line, water meters, valves, fire hydrants, and appurtenances with an estimated value of $154,312.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of April, 2019.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

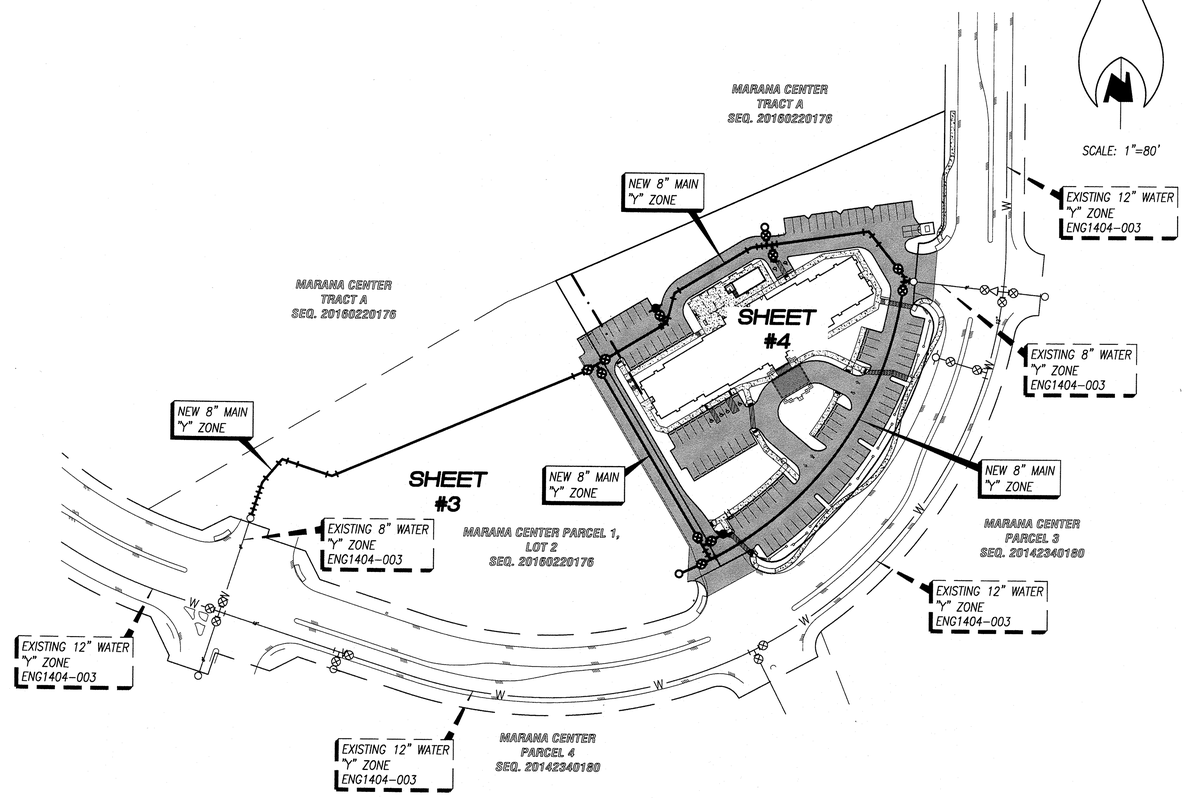
Frank Cassidy, Town Attorney

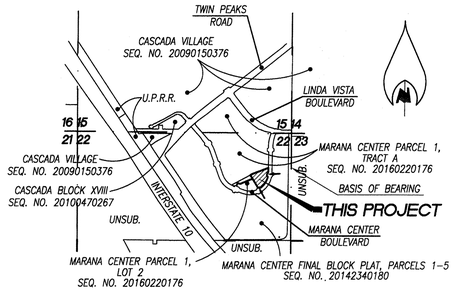
MARANA CENTER HAMPTON INN & SUITES WATER PLAN

ENG1612-003

GENERAL NOTES

1. TUCSON WATER STANDARD DETAIL No. 105, "GENERAL CONSTRUCTION NOTES", SHALL APPLY TO AND BECOME AN INTEGRAL PART OF THIS CONTRACT. ALL DESIGN STANDARDS, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH TUCSON WATER STANDARD SPECIFICATIONS AND DETAILS, 2011 EDITION AND ENGINEERING DIRECTIVES AND POLICIES.
2. CONSTRUCTION WATER FOR PRESSURE TESTING, CHLORINATING AND FLUSHING SHALL BE PROVIDED THROUGH THE EXISTING WATER SYSTEM. CONSTRUCTION WATER FOR TRENCH BACKFILL & COMPACTION AND OTHER CONSTRUCTION NEEDS SHALL BE THROUGH AN APPROVED METERED WATER SOURCE OBTAINED FROM MARANA WATER CUSTOMER SERVICE DIVISION UNDER A SEPARATE PERMIT/AGREEMENT.
3. THIS WATER SYSTEM IS DESIGNED TO ACCOMMODATE 2,250 GPM FIRE FLOW, FOR 4 HOURS.
4. AT THE TIME OF PLAN APPROVAL, THIS DEVELOPMENT IS LOCATED WITHIN "Y" ZONE.
5. AFTER JANUARY 4, 2014, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPE, FITTINGS, APPURTENANCES OR ANY OTHER MATERIALS TO BE IN CONTACT WITH POTABLE WATER IN ACCORDANCE WITH THE LEAD–FREE REQUIREMENTS DEFINED BY THE "REDUCTION OF LEAD IN DRINKING WATER ACT OF 2011" AMENDING SECTION 1417 OF THE SAFE DRINKING WATER ACT.
6. NEW WATER MAIN SHALL BE INSTALLED WITH 44" OF MINIMUM COVER PER S.D. 105, UNLESS OTHERWISE INDICATED ON THESE PLANS.
7. ALL FITTINGS SHALL BE RESTRAINED PER TUCSON WATER STANDARD DETAIL 600, UNLESS RESULTS OF APPROVED ENGINEERING CALCULATIONS ARE PROVIDED.
8. OWNER/DEVELOPER RESPONSIBLE FOR REFLECTIVE STREET MARKERS AT HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
9. AN ALL WEATHER DRIVING SURFACE SHALL BE COMPLETED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR STORAGE ON SITE.
10. ALL BUILDINGS WILL REQUIRE FIRE SPRINKLERS.
11. THIS PROJECT FALLS WITHIN AN AREA THAT REQUIRES LOCKING FIRE HYDRANTS.
12. REPORTS OF SOILS INVESTIGATION INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAVE BEEN PREPARED BY PATTISON ENGINEERING, LLC, AS FOLLOWS: MARANA CENTER PARCEL, PROJECT NO. 16–075, DATED OCTOBER 10, 2016 & ADDENDUM #1 DATED OCTOBER 19, 2016.
    ALL EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORTS.
13. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY TOWN ENGINEER PRIOR TO CONSTRUCTION.
15. ALL WORK SHALL CONFORM TO "STANDARDS FOR GRADING AND RELATED SITE WORK" TITLE 19 OF THE TOWN OF MARANA LAND DEVELOPMENT CODE.
16. AGGREGATE BASE COURSE SHALL COMFORM TO PAG SSPN SECTION 303 AND BE COMPACTED TO 100% MAX. DENSITY.
17. COMPACTION IN ALL FILL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO DESIGNATION T–99, METHOD A. THOSE AREAS TO RECEIVE FILL ARE TO BE SCARIFIED TO A DEPTH OF TEN (10) INCHES, BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE AREA SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK. TESTS OF FILL MATERIAL WILL BE DONE AT THE OWNER'S EXPENSE.
18. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE CONSTRUCTION PRICE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
20. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
21. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI RESISTANT MATERIALS.
22. ALL SLOPES WHICH ARE STEEPER THAN 3:1 WILL BE PROTECTED PER DETAILS INCLUDED AS PART OF THE APPROVED GRADING PLAN.
23. 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 (SWPPP) PREPARED FOR THIS PROJECT.
24. 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.
25. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS. NO WORK SHALL TAKE PLACE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.
26. 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.
27. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.
28. 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.
29. ONLY A KORALEEN ENTERPRISES, KUPFERLE ECLIPSE MODEL #66WC WATER OR APPROVED EQUAL QUALITY SAMPLING STATION WILL BE ACCEPTED. THE KUPFERLE ECLIPSE MODEL 88WC AS REFERENCED IN THE GENERAL NOTES WILL NOT BE ACCEPTED.





LOCATION PLAN

BEING A PORTION OF SECTION 22, T–12–S, R–12–E, G&SRB&M, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED LOTLINE
- EXISTING RIGHT–OF–WAY LINE
- STREET CENTERLINE
- EASEMENT LINE AS SHOWN
- EXISTING WATER LINE, VALVE & DVA
- EXISTING FIRE HYDRANT
- NEW WATER LINE & VALVE
- NEW WATER LINE WITH BENDS, HORIZONTAL AND VERTICAL
- NEW FIRE HYDRANT
- NEW WATER LINE WITH DRAIN VALVE ASSEMBLY
- EXISTING PRIVATE SEWER LINE WITH MANHOLE
- NEW PRIVATE SEWER LINE WITH CLEANOUT
- EXISTING/PROPOSED UNDERGROUND ELECTRIC (APPROX. LOCATION)
- EXISTING GAS (APPROXIMATE LOCATION)
- EXISTING FIBER OPTICS (APPROXIMATE LOCATION)
- PROPOSED PAVING
- MATCHLINE
- EXISTING/PROPOSED ELECTRIC CABINET
- EXISTING PAVING

MATERIALS LIST

MATERIAL	QUANTITY
8" C–900 MAIN CL200	1550 LF
8" CL 350 DIP	38 LF
8" VALVE, B&C	8
6" VALVE, B&C	2
FIRE HYDRANTS (W/ 6" DIP)	2
4" C–900 MAIN CL200	16 LF
4" VALVE, B&C	1
2" DVA	2
1" ARV	3

SHEET INDEX

1 COVER SHEET
2 MARANA WATER GENERAL NOTES/DETAIL SHEET
3 PLAN & PROFILE SHEET
4 PLAN SHEET
5 3" METER DETAIL SHEET

BASIS OF BEARING

BASIS OF BEARING FOR THIS PROJECT IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, T–11–S, R–12–E PER MARANA CENTER, RECORDED IN SEQUENCE #20142340180, SAID BEARING BEING N00°30'54"W.

BASIS OF ELEVATION

BASIS OF ELEVATION FOR THIS PROJECT IS BASED ON NGS, PID CZ 05.38, AN ARIZONA HIGHWAY DEPARTMENT BRASS CAP FLUSH, STAMPED STA. 354+91.6, ELEV. 2171.20 1980, IN HEADWALL OF CONCRETE BRIDGE UNDER THE FRONTAGE ROAD, 11.2 MILES NORTHWEST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT TUCSON, HAVING AN ELEVATION OF 2172.88 FEET, NAVD 88. A LOCAL BENCHMARK HAS BEEN SHOWN ON SHEET 3.

OWNER/DEVELOPER

6300 MARANA L.L.C.
13936 N. SONORAN LINKS COURT
MARANA, ARIZONA 85658
PHONE: 520–395–1086
CONTACT: MICHAEL RABSTOFF

EXHIBIT A

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930
BAE# 2399.1

NO.	BY	DATE	REVISION	APPD.	DATE

MARANA AZ
WATER

REGISTERED LAND SURVEYOR 36655 MARTIN V. MAGELLI 9/30 DATE SURVEYED ARIZONA U.S.A. EXPIRES 9/30/2019

ACCEPTED:

NORTHWEST FIRE DISTRICT — DATE: 3/16/17

TOWN OF MARANA WATER DEPARTMENT — DATE: 3-16-17

TOWN OF MARANA DEVELOPMENT ENGINEER — DATE: 3-16-17

TOWN OF MARANA WATER DISTRIBUTION SYSTEM
TO SERVE
MARANA CENTER HAMPTON INN & SUITES
BEING A DEVELOPMENT OF LOT 1 OF MARANA CENTER PARCEL 1 RE-SUBDIVISION, TRACT A AND LOTS 1-2, AS RECORDED IN SEQ. NO. 20160220176
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T12S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

DESIGNED BY: M.V.M.	DATE: 3/17	FIELD BK NO.	SHEET 1 OF 5
DRAWN BY: S.W.S.	DATE: 3/17	SCALE: H: 1"=80' V: N/A	
CHECKED BY: M.V.M.	DATE: 3/17		ENG1612-003

Council-Regular Meeting **C3**

Meeting Date: 04/02/2019

To: Mayor and Council

Submitted For: Cherry L. Lawson, Town Clerk

From: Suzanne Sutherland, Executive Assistant to the Town Clerk

Date: April 2, 2019

Subject: Approval of Study Session Summary Minutes from March 26, 2019 and approval of Regular Council Summary Minutes from March 19, 2019 (Cherry L. Lawson)

Attachments

Draft 03/26/2019 Study Session Summary Minutes
Draft 03/19/2019 Regular Council Summary Minutes

MARANA TOWN COUNCIL
STUDY SESSION
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 26, 2019, at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:00 PM and direct the Clerk to call the roll.

Mayor Honea, Vice Mayor Post, Council Member Bowen, Council Member Comerford, Council Member Kai, Council Member Ziegler and Council Member Officer were present, constituting a quorum of the Council.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

Mayor Honea led the Pledge of Allegiance followed by a moment of silence being observed.

APPROVAL OF AGENDA

Council Member Kai moved to approve the agenda Vice Mayor Post seconded the motion. Motion passed unanimously, 7-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 PUBLIC HEARING: Relating to Development; release of biennial certified audit of the Town's land use assumptions, infrastructure improvements plan and development fees for the period of July 1, 2016 through June 30, 2018 (Yiannis Kalaitzidis)

[6:02 PM Minutes:] **Mayor Honea** opened the public hearing to receive testimony.

Finance Director Yiannis Kalaitzidis provided an overview of the DIF biennial certified audit statutory requirements, and explained that the Town's auditor, Henry & Horne, has completed its audit. The audit found some payment irregularities. A couple were a matter of timing -- the fees did not adjust for revised fees. Fees for a couple custom homes were raised as an issue. For one, it was a reconstruction of a previously existing home, so there turned out not to be an issue. On another custom home, too much time had passed since the issuance of the permit to recover the fee. After the audit, another custom home permit was not accompanied by the DIFs. The Town will now do quarterly reports to try to catch payment issues more promptly.

[6:07 PM] Minutes: **Mayor Honea** closed the public hearing. No testimony was provided.

D2 Presentation: Relating to Economic Development; discussion, consideration and direction regarding Town of Marana membership in Sun Corridor, Inc. (Curt Woody)

Economic Development Director Curt Woody provided a PowerPoint Presentation *(on file in the Town Clerk Office)* highlighting the Sun Corridor Inc. Membership benefits.

Marana was a TREO member until 2012. With the creation of Sun Corridor, Inc., the funding has been flipped to 75% private 25% public. Membership fee is now $10,000 for Marana, which is currently the only local municipality not a member of the organization.

Council Member Bowen asked for clarification on the fee, and asks about the performance measurements in previous contracts. **Mr. Woody** explained that they required a certain number of client contacts. **Council Member Bowen** asked for the main reasons we should join. **Mr. Woody** referred to the PowerPoint to highlight the benefits of a membership with Sun Corridor.

Vice Mayor Post inquired as to whether Sun Corridor has different levels of membership. **Mr. Woody** says they do.

Council Member Ziegler commented on the past membership fees the Town had when Sun Corridor was formerly GTEC. She is encouraged over the successes of the Tucson area and looks forward to having similar results for Marana; however expressed some

concern with past performance. **Mr. Woody** explained that the Town can withdraw from the entity as it is an annual membership. Sun Corridor is not client-oriented, and does not focus on which community the business ends up in -- the main focus is for businesses to end up in this region.

Council Member Kai expressed the importance of the Town being a member. He requests reports about economic development opportunities. Council members can use their own connections to assist in bringing business to the Town. **Mr. Woody** explained most of the proposals are written in code, with the name of the particular company is not known.

Council Member Comerford stated it is time for the Town to come to the table, so that **Mr. Woody** has all the tools he needs for economic development. **Mayor Honea** stated this discussion has been happening for the past year. Marana is sometimes criticized as being not regional.

Council Member Comerford moved to direct the Town Manager to include within the FY2020 Budget funding for membership in Sun Corridor, Council Member Bowen seconded the motion. Motion passed unanimously, 7-0.

D3 Presentation: Relating to Administration; discussion, consideration and direction regarding the development of a Town of Marana pension funding policy for Public Safety Personnel Retirement System (PSPRS) eligible employees hired before July 1, 2017, as required by Arizona Revised Statutes § 38-863.01 (Yiannis Kalaitzidis)

Mr. Kalaitzidis provided a PowerPoint Presentation of this item providing an overview of the PSPRS Funding Policy strategies for reducing un-funded mandates for PSPRS pension liability. League has put together a template to cover the simple issues, allowing the Council to focus on the key issues. It will by 2036 before the pension is fully funded, according to current studies. Discussion of tier 1, 2, and 3 eligibility. Unfunded actuarial accrued liability (UAAL) depends on a number of factors, and currently stands at over $15M and is increasing. Ratio currently stands at 58%; however, depends on life expectancy, mortality, etc. Creation of the tiers is expected to ease the unfunded liability. Goal is to maintain stability of our fund. Marana is currently contributing 100% of ARC from operating revenues. Staff recommends the following: 1) Accept actuarial report funded target ratio and date (100% by 2036); 2) Always contribute 100% of ARC from operating revenues; 3) Authorize the Town Manager to propose additional measures as part of the annual budget process based on projected financial conditions and Town operational needs: a) Prepayment of annual employer PSPRS contributions; b) Use of reserve amounts; c) Dedicated revenues.

Council Member Ziegler ask whether is only applies to police and elected officials also administered by PSPRS. Unfunded liability looks like a moving target that is moving

up. She asked what things can be done to stabilize the increases and how do we know when this is going to stop. **Mr. Kalaitzidis** stated no new employees are going into the plan; new employees are going into Tier 3. How much it goes up depends on how well the funds do and the extent of increases given to covered employees. **Council Member Ziegler** asked when the Town receives the number each year from the actuary. **Mr. Kalaitzidis** the Town will receive it next year, we will get a bill for just over $1.8M to cover this. Marana typically pre-pays it in July (ahead of time), mostly pulled from the general fund; we've done that for the past several years.

Council Member Bowen asked what the actuaries projecting for investment returns. **Mr. Kalaitzidis** stated 7.6%.

Mayor Honea stated he was a proponent of prepaying ahead of time, to take advantage of the better interest the fund gets. A couple communities that are not growing have gone broke.

Council Member Comerford asked Mr. Kalaitzidis whether he was seeking `asking--for more funding. **Mr. Kalaitzidis** stated the request is just to authorize the Manager to propose a PSPRS policy to the Council. **Council Member Comerford** asked whether the 100% funding assume that everyone retires tomorrow. **Mr. Kalaitzidis** replied stating it just makes a projection about how much we'll need by 2026. Fifty-eight percent (58%) funding is not a bad place to be.

Vice Mayor Post asked whether the police officers also subject to the regular withholding. **Mr. Kalaitzidis** stated they are; however, the impact is on the employer contribution to PSPRS, not the employee portion. **Vice Mayor Post** asked whether the Town fund is held separately from other municipalities' funds. **Mr. Kalaitzidis** stated that is, but the various funds are invested together.

Council Member Ziegler inquired about the withholding contribution by employees for each of the tiers. **Mr. Kalaitzidis** explained that it is approximately 7.65% for Tier 1, 11.6% for Tier 2, and 10.6% for Tier 3; adjustable based on actuarial information, set by statute. The employer's contribution is recommended by the actuary.

Deputy Town Manager Erik Montague provided a brief overview of the three tiers.

EXECUTIVE SESSIONS

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

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or

consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Vice Mayor Post moved to adjourn the meeting, and Council Member Bowen seconded the motion. Meeting adjourned at 7:05 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes for the Study Session Meeting of the Marana Town Council meeting held on March 26, 2019. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers March 19, 2019, at or after 7:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 7:01 p.m. **Town Clerk Cherry Lawson** called roll. **Vice Mayor Jon Post; Council Members Dave Bowen, Patti Comerford, Herb Kai *(Excused)*, and Roxanne Ziegler** were present. There were a quorum of council members present constituting a quorum.

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE: Led by **Mayor Honea.**

APPROVAL OF AGENDA

Mayor Honea requested to Items A2 and A3 removed from the agenda and considered them at a later date.

Vice Mayor Post moved to approve the agenda, and Council Member Bowen seconded the motion. The motioned passed, 6-0.

DRAFT

Council Member Ziegler asked why the items were being removed from the agenda. **Town Manager Jamsheed Mehta** replied stating this was the request of the applicant who has some additional work to do on the final plat which is related to the development plan. It will likely be considered by Council at a later date.

CALL TO THE PUBLIC

Virgil Swadley provided comments regarding the proposed changes to Scenic Drive in relation to Lazy K Bar Ranch.

Kerry Milligan provided comments regarding the proposed changes to Scenic Drive in relation to Lazy K Bar Ranch.

Ted Maxwell thanked Council for its assistance with the veterans and asked Council to support HB2109.

Robert Medler provided comments regarding proposed legislation HB2109 and asked Council to support this bill.

David Morales provided comments related to increasing lighting in Marana by using solar panel light post.

Priscilla Storm provided comments related to HB2109 requesting Council to support the proposed legislation.

PROCLAMATIONS

P1 Proclaiming March 12, 2019 as Girl Scouts Day (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Mayor Honea reported he was honored as he and **Council Member Comerford** traveled to Silver Bell Road where a monument was erected to honor the early families to the Marana area. He also reported on the Balloon Glow event held in town.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager, Jamsheed Mehta announced the upcoming Community Conversations will be held on Wednesday, March 20 at 6:00 PM at the Highlands at Dove Mountain, and the third in the series will be held at the Marana Police Department Community Room on Thursday, March 28 at 6 P.M.

Council Member Ziegler addressed **Mr. Mehta** inquiring about the Town's position related to HB2109. She asked whether the Council could have a discussion on its position as the issue had been raised by members of the audience.

PRESENTATIONS

Council Member Bowen moved to approve the Consent Agenda, and Vice Mayor Post seconded the motion. The motion passed, 6-0.

Council Member Comerford indicated that she is not in support of Item No. C1 and wanted to register a no vote on the item.

CONSENT AGENDA

C1 Resolution No. 2019-021: Relating to Development; approving a final plat for Lazy K Bar Ranch, Lots 1 through 178, Common Areas "A-1" and "A-2", "B-1" and "B-2", and "C" located at the west terminus of Pima Farms Road west of the Scenic Drive alignment (Brian D. Varney)

C2 Relating to Budget; approving an increase of $150,000 in the project budget for design of the Lon Adams Rd. Reconstruction Project (ST068); authorizing the transfer of appropriations for the increase in project budget; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the increase in project budget (Keith Brann)

C4 Resolution No. 2019-022: Relating to Police Department; approving and authorizing the Town Manager to execute two Subrecipient Agreements with the Arizona Department of Homeland Security for purposes of receiving funds under the 2018 Operation Stonegarden Grant Program (Starla Anderson)

C5 Approve March 12, 2019 Study Session Meeting Minutes and March 5, 2019 Regular Council Meeting Minutes (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES
COUNCIL ACTION

A1 **PUBLIC HEARING:** Ordinance No. 2019.006: Relating to Development; approving a rezoning of approximately 5.47 acres of land located north of Cortaro Farms Road and west of Cerius Stravenue from R-8 Single-Family Residential and Light Industrial (LI) to Village Commercial (VC) (Brian D. Varney)

Mayor Honea opened the Public Hearing to receive public testimony. No comments were offered. **Mayor Honea** closed the Public Hearing.

Senior Planner, Brian Varney provided a brief overview of this item explaining the request was submitted by Cortaro Commercial JV, LLC requesting approval to rezone approximately 4.08 acres of land from R-8 Single-family Residential and approximately 1.39 acres of land from Light Industrial (LI) to Village Commercial (VC) to accommodate the balance of the commercial development planned for Cortaro Ranch.

Vice Mayor Post moved to approve the Ordinance No. 2019.006, and Council member Ziegler seconded the motion. The motion passed, 6-0.

A2 Resolution No. 2019-023: Relating to development; approving a final plat for Cortaro Ranch Phase II, Lots 1 through 6 and Common Areas "A" and "B" located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney) **Item removed from the agenda for consideration at a later date.**

A3 Resolution No. 2019-024: Relating to development; approving a development plan for Cortaro Ranch Phase II, a commercial development located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney) **Item removed from the agenda for consideration at a later date.**

A4 Resolution No. 2019-025: Relating to Marana Regional Airport; authorizing the Airport Director to submit an application for entry into the Federal Contract Tower Program at Marana Regional Airport (Steve Miller)

Airport Manager Steve Miller provided a brief overview of this item and providing some historical content on the nature of the airport. The operation numbers at the airport are approximately $90,000 per year. There is a diversity of traffic that is experienced at the airport with small aircraft such as Ultra Lights that have approach speeds of 50mph to corporate jets that have an approach speed of 160 – 170mph. It becomes more complex to have an organized traffic pattern that is not controlled by the FAA on contract control tower. In 2006, the Town applied to the program; however, through the recession, this project was shelved. Today, the airport continues to see a growth in air traffic. When they previously applied to the program there was a $2 million cap on construction of a control tower; however, last year that reauthorization bill cap was lifted. As a result, the entire amount is eligible for full funding by the FAA. He introduced **Dave Myers, Ph.D**. from Quadrex Aviation who provided a PowerPoint Presentation to Council related to the Federal Contract Tower Program Benefit/Cost Analysis & Application Process for the Marana Regional Airport *(on file in the Town Clerk's Office)*.

Council Member Ziegler commented on the figures as presented by **Dr. Myers,** inquiring of the amount to construct an air tower as the Town would likely have to contribute up to ten (10%) percent of the amount.

Council Member Bowen asked if the Town should receive the funding to build the air tower, there will be preliminary studies conducted, salaried personnel as well as ongoing

O&M that the Town would be responsible to handle. **Dr. Myers** affirmed. **Council Member Bowen** asked who would be responsible for depreciation and ongoing upkeep of the building. **Dr. Myers** stated the Town would be responsible as it is the owner of the building.

Council Member Bowen moved to approve Resolution No. 2019-025 relating to Marana Regional Airport; authorizing the Airport Director to submit an application for entry into the Federal Contract Tower Program at Marana Regional Airport, Council Member Officer seconded the motion. The motion passed, 6-0.

A5 Ordinance No. 2019.007: Relating to Finance; amending the Town of Marana Comprehensive Fee Schedule to eliminate certain vehicle storage fees and to clarify an administrative fee related to the release of impounded vehicles; waiving vehicle storage fees retroactively for vehicles currently impounded on Town property; and declaring an emergency (Jane Fairall)

Mayor Honea asked whether **Ms. Fairall** would like to have both Items A5 and A6 heard together by one motion. **Ms. Fairall** concurred.

Deputy Town Attorney Jane Fairall provided a brief overview of Item A5 stating the first item Ordinance 2019.007 would eliminate some vehicle storage fees that the Marana Police Department impounds on Town property. The current fee is set at a $25 base fee for the first day, then $10 per day thereafter. The Marana Police Department has requested that the Town remove those fees as some of the vehicles may be held for several months, and become cost prohibitive for the owner to reclaim the vehicle. She asked that the Town retroactively waive those fees for vehicles that are currently held by Marana Police on town property that this be done with an emergency clause so that it becomes effective immediately.

Council Member Bowen moved to approve Ordinance No. 2019.007 Relating to Finance; amending the Town of Marana Comprehensive Fee Schedule to eliminate certain vehicle storage fees and to clarify an administrative fee related to the release of impounded vehicles; waiving vehicle storage fees retroactively for vehicles currently impounded on Town property; and declaring an emergency, Council Member Officer seconded the motion. The motion passed, 6-0.

A6 Ordinance No. 2019.008: Relating to Traffic and Highways; amending Marana Town Code Title 12 (Traffic and Highways), Chapter 12-5 (Impoundment of vehicles); revising section 12-5-3 (Return of impounded vehicle); and declaring an emergency (Jane Fairall)

Ms. Fairall presented Item A6 stating the Town is seeking to have one sentence removed from the Town Code, Section 12-5-3 refers to the fees in the fee schedule if Council is eliminating in Ordinance 2019.007 should Council adopts the ordinance.

Council Member Bowen moved to approve Ordinance No. 2019.008 Relating to Traffic and Highways; amending Marana Town Code Title 12 (Traffic and Highways), Chapter 12-5 (Impoundment of vehicles); revising section 12-5-3 (Return of impounded vehicle); and declaring an emergency; Council Member Officer seconded the motion. The motion passed, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Presentation: Relating to Finance; presentation, discussion and possible direction on proposed changes to the Town of Marana comprehensive fee schedule and other various rate and fee adjustments (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis provided a PowerPoint Presentation on the Comprehensive Fee Schedule Update *(on file in the Town Clerk's Office)* providing some Background information and FY 2020 Goals, the Town's commitment to maintaining the schedule, and the Goals in Comprehensive Fee Schedule update as provided below.

- First comprehensive schedule dates back to 2009
- Commitment to maintaining the schedule
- Goals in the Comprehensive Fee Schedule Update
    - Standardize fees across departments
    - Ensure fees are fair, equitable and reflect the value of services provided to customers
    - Eliminate errors, inconsistencies and unused items within the existing Comprehensive Fee Schedule
    - Identify opportunities to streamline, consolidate and modernize to encourage/facilitate development

As a result of the Town's review processes, the following recommendations are brought forward for Council's consideration and direction:

- Total of 37 Requested Changes for FY 2020 Update
    - Added Fees: 8
    - Eliminated Fees: 9
    - Total Modification to Existing Fees: 20
        - Changes: 5
        - Clarifications: 12
        - Increases: 1
        - Decreases: 2

- FY 2020 Timeline
    - Notice of intent to consider changes posted at least 60 days prior to meeting (ARS §9-499.15)
    - Outreach to possible stakeholders

Mayor Honea opened the meeting to receive comments from the public. The following individuals provided comments.

Nate Chanek member of the Marana Little League Board spoke in support of the amendment to the fees for the field rentals.

Vice Mayor Post as Mr. Chanek whether others who are in attendance have the same concern as he expressed. **Mr. Chanek** stated they are. **Vice Mayor Post** asked **Mr. Mehta** of the concerns with the legal timing of this item. **Mr. Mehta** replied he and staff recently discussed this item to determine whether the 60 day notification period applies to this particular change. The fee has been decreased from $8 per hour to $5 per hour; however, the $8 still remains. This is essentially a new line in the fee schedule. If you were to look at it as an existing fee that has been lowered for some situations. The situation would include Marana Little League and other not-for-profit youths sports team may take advantage of; it is not just singling out one league of others. If you were to view this as a deduction, then deductions do not necessarily require a 60 day notification. If Council feels this suggestion is something it wish to pursue, staff can bring it back on the next Council agenda so that it is properly agendized as an action item for Council's consideration.

Vice Mayor Post stated if Council were in favor of having this item brought back on the next agenda, Council could make that adjustment at that time. **Mr. Mehta** confirmed. **Vice Mayor Post** provided direction to bring the item back to Council on the next regular agenda. **Mayor Honea and Council** supported the direction offered by **Vice Mayor Post.**

Dean Nesbitt spoke in support of the comprehensive fee reduction, and complimented the Parks & Recreation Department.

Todd McGee spoke in support of the comprehensive fee reduction, and complimented the Parks & Recreation Department.

D2 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Jamsheed Mehta)

Mr. Mehta provided a brief update of legislative items as provided in the Council Legislative Update information. He reported on the state budget, Digital Goods & Services Bill SB1460, and HB2109 the County Transportation Excise Tax. Discussion ensued by the Council on the merits of HB2109.

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Vice Mayor Post motioned to adjourn, and Council Member Bowen seconded. The motion passed, 6-0. Meeting adjourned: 8:59 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on March 19, 2019. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

Council-Regular Meeting **B1**

Meeting Date: 04/02/2019

To: Mayor and Council

From: Heath Vescovi-Chiordi, Economic Development Specialist

Date: April 2, 2019

Strategic Plan Focus Area:
Commerce, Community

Strategic Plan Focus Area Additional Info:
Relating to both the Community and Commerce sections of the Town of Marana Strategic Plan, the Marana Citizens' Forum, a community board, presents on their input to the Marana General Plan process and how to further facilitate development of commerce in an appropriate, long-term sustainable manner.

Subject: Presentation: Relating to Boards, Commissions and Committees; discussion and consideration regarding input and development recommendations from the Spring 2019 Marana Citizens' Forum on the topic "Marana General Plan" (Heath Vescovi-Chiordi)

Discussion:

A presentation of the summary of exercises regarding the Marana Citizens' Forum input on the Marana General Plan will be made by Jocelyn Bronson on behalf of the Delegates of the Marana Citizens' Forum related to the Spring 2019 Forum topic "Marana General Plan."

The Forum delegates held multiple meetings on how to provide input on the Marana General Plan process. These meetings consisted of completing multiple interactive exercises related to the current growth and development of Marana, as well as future development of the Town into the year 2040. These exercises included identifying multimodal priorities, open space identification, development opportunities, residential growth areas, transportation issues, economic development, and more.

Staff Recommendation:

Presentation only.

Suggested Motion:
Council's pleasure.

Attachments

Make Marana 2040 Citizens' Forum

MARANA AZ

Marana Citizens' Forum

Jocelyn Bronson | Forum Delegate

April 2, 2019

Delegates

- Angela Wagner-Gabbard
- Brad Demidio
- Carol Godtfredsen
- Chris Deyoung
- Colleen Frederick
- Dale Moe
- David Hindman
- David Nelson
- George Kennedy
- Ginny Huffman
- Jack Ferguson
- Jocelyn Bronson
- John Page-Burton
- Kathy Officer
- Kyle Canty
- Linda Crotts
- Loyce Pickett
- Mike Smentek
- Pam Bramlett
- Ron Hill
- Sharon Foltz
- Stephen Stone
- Tom Cox

MARANA AZ

TOPIC

Marana Citizens' Forum engagement in the Make Marana 2040 General Plan Exercise

Process Opportunities

Process Opportunities

- Gave us the chance to work with a 3rd party consultant
- Worked individual groups as well as a cooperative
- This topic forced many of us to look beyond our own biases and perspectives
- New process brought new Delegates to the Forum
- Despite the process being changed, consensus was still the most important thing to achieve in helping shape Marana's future

Process Challenges

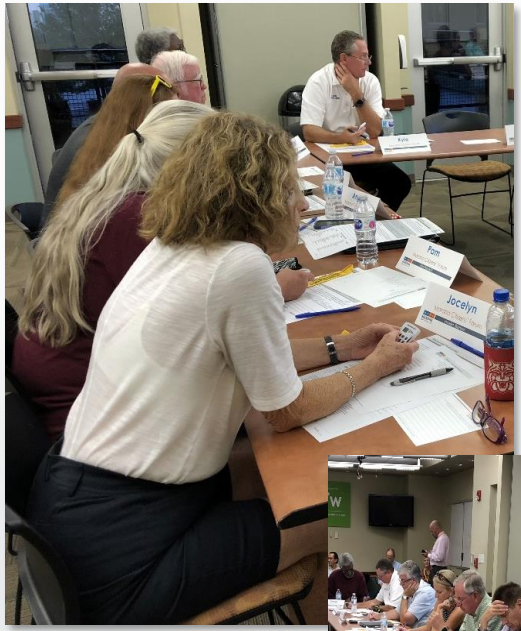
Process Challenges

- Education on the General Plan, as well as familiarization with the process of the General Plan
- Departure from the normal Citizens' Forum process
- Coordination regarding meeting frequency and the multiple entities involved
- Unclear on how our contributions would be worked into the overall General Plan

Fall Exercise 1 Summary (9-20-18)

- Vision Statement Exercise
- Town Asset Availability Survey
- Asset Pros and Cons Exercise

Fall Exercise 1 Results (9-20-18)



Fall Exercise 2 Summary + Results (11-15-18)

- *Multimodal Priorities Exercise*

  - Identify transportation priorities for the Town

  - Identify connectivity priorities for the Town

  - Develop these priorities for a more connected Marana

Spring Exercise 1 Summary (12-11-18)

- *Lego Asset Exercise*

  - Delegates were given Legos™ with different attributes

  - Delegates distributed these Legos™ in the Dove Mountain geographical area to show future development priorities

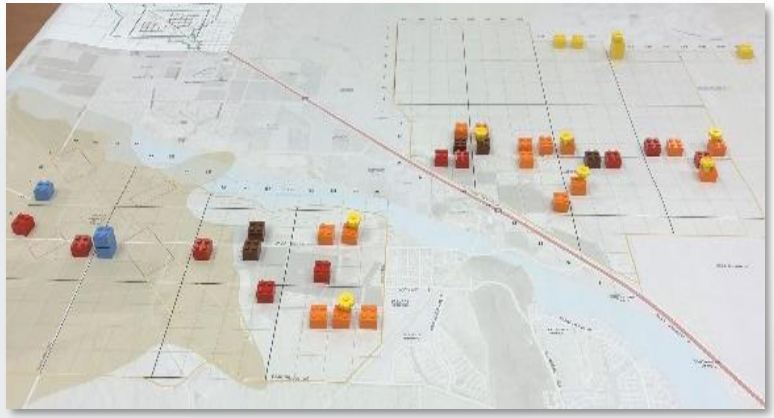
  - Results were shared at large

Spring Exercise 1 Results (12-11-18)

Group 1

Group 2

Group 3



Group 4

Spring Exercise 2 Summary + Results (1-24-19)

- *Character Area Development Plan: Ina Corridor*

  - Long-range planning exercise for the Ina Corridor

  - ID new development and redevelopment areas

  - Presented, compared and contrasted results at the end

Spring Exercise 3 Summary + Results (3-7-19)

- *Character Area Development Plan: Downtown Marana*

  - Long-range planning exercise for the Downtown Marana

  - ID new development and redevelopment areas

  - Presented, compared and contrasted results at the end

Process opportunities and challenges

Questions

Questions?

Thank you!

Council-Regular Meeting **A1**

Meeting Date: 04/02/2019

To: Mayor and Council

Submitted For: John Kmiec, Water Director

From: Frank Cassidy, Town Attorney

Date: April 2, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Resolution No. 2019-027: Relating to Utilities; designating the gravity portion of the Tangerine-Downtown Sewer a protected facility and adopting the Tangerine-Downtown Sewer protected facility charge (John Kmiec)

Discussion:

The Town of Marana constructed the Tangerine-Downtown Sewer (Marana Project Number WR010) with funding from its reserves, in anticipation of fair-share reimbursement from development served by the sewer. Marana Ordinance No. 2018.022 amended Town Code Title 14 (Utilities) to add sections 14-4-4 (refund of cost of facilities funded and installed by the town) and 14-4-5 (notice of protected facility and associated charge), to establish the mechanism and procedure for collecting the fair-share reimbursement. All land owners in the area likely someday to be served by the Tangerine-Downtown Sewer were notified by letter dated February 22, 2019 of the proposed protected facility designation and charge. One of the letters has been attached to the backup materials for this item as an example. Exhibits A and B to the proposed resolution are identical to the maps distributed to the landowners except that the words "Pipe Burst to 15"" have been removed from the description of the portion of Exhibit B describing the existing 12" diameter gravity sewer (stub).

The segment of the Tangerine-Downtown Sewer identified as the existing 12" diameter gravity sewer and located adjacent to lands currently and previously owned by Tangerine I-10 LLC was constructed at the expense of Tangerine I-10 LLC. The proposed resolution authorizes the Water Director to credit Tangerine I-10 LLC and its successors in interest in an amount commensurate with the value of the portion of the sewer constructed at its expense.

Financial Impact:

If adopted, this resolution will provide reimbursement to the Town for a portion of its costs incurred to construct the Tangerine-Downtown sewer project (Number WR010).

Staff Recommendation:

Staff recommends adoption of Resolution No. 2019-027, designating the gravity portion of the Tangerine-Downtown Sewer a protected facility and adopting the Tangerine-Downtown Sewer protected facility charge.

Suggested Motion:

I move to adopt Resolution No. 2019-027, designating the gravity portion of the Tangerine-Downtown Sewer a protected facility and adopting the Tangerine-Downtown Sewer protected facility charge.

Attachments

Resolution No. 2019-027

Exhibit A to Resolution

Exhibit B to Resolution

Sample TD Sewer Notification Letter

MARANA RESOLUTION NO. 2019-027

RELATING TO UTILITIES; DESIGNATING THE GRAVITY PORTION OF THE TANGERINE-DOWNTOWN SEWER A PROTECTED FACILITY AND ADOPTING THE TANGERINE-DOWNTOWN SEWER PROTECTED FACILITY CHARGE

WHEREAS the Town of Marana constructed the Tangerine-Downtown Sewer (Marana Project Number WR010) with funding from its reserves; and

WHEREAS thirty days' mailed notice has been provided to property owners within the notification area identified by the map attached as Exhibit A to this resolution entitled "Tangerine-Downtown Sewer Main Protected Facility Notification Area" and identified by the Water Director as the land likely someday to be served by the Tangerine-Downtown Sewer; and

WHEREAS the Mayor and Council of the Town of Marana find that designation of the gravity portion of the Tangerine-Downtown Sewer as a protected facility and adoption of the Tangerine-Downtown Sewer protected facility charge will ensure fair-share reimbursement to the Town by property owners who use and benefit from the Tangerine-Downtown Sewer and that said designation and adoption are in the best interests of the Town of Marana and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

SECTION 1. Pursuant to Marana Town Code Section 14-4-4, the Town Council of the Town of Marana hereby designates as a protected facility the gravity portion of the Tangerine-Downtown Sewer, identified in the map attached as Exhibit B to this resolution.

SECTION 2. Pursuant to Marana Town Code Section 14-4-4, the Town Council of the Town of Marana hereby adopts a Tangerine-Downtown Sewer protected facility charge in the amount of $519.67 per single-family residence (or equivalent), which shall be paid no later than the issuance of a building permit for any land use with a sewer connection that is served by the designated Tangerine-Downtown Sewer protected facility.

SECTION 3. The Town of Marana Water Director is hereby authorized to administer the collection of the Tangerine-Downtown Sewer protected facility charge and to

provide a credit against the protected facility charge to Tangerine I-10 LLC and its successors in interest in an amount commensurate with the value of the portion of the Tangerine-Downtown Sewer constructed at the expense of Tangerine I-10 LLC.

PASSED and ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of April, 2019.

Mayor Ed Honea

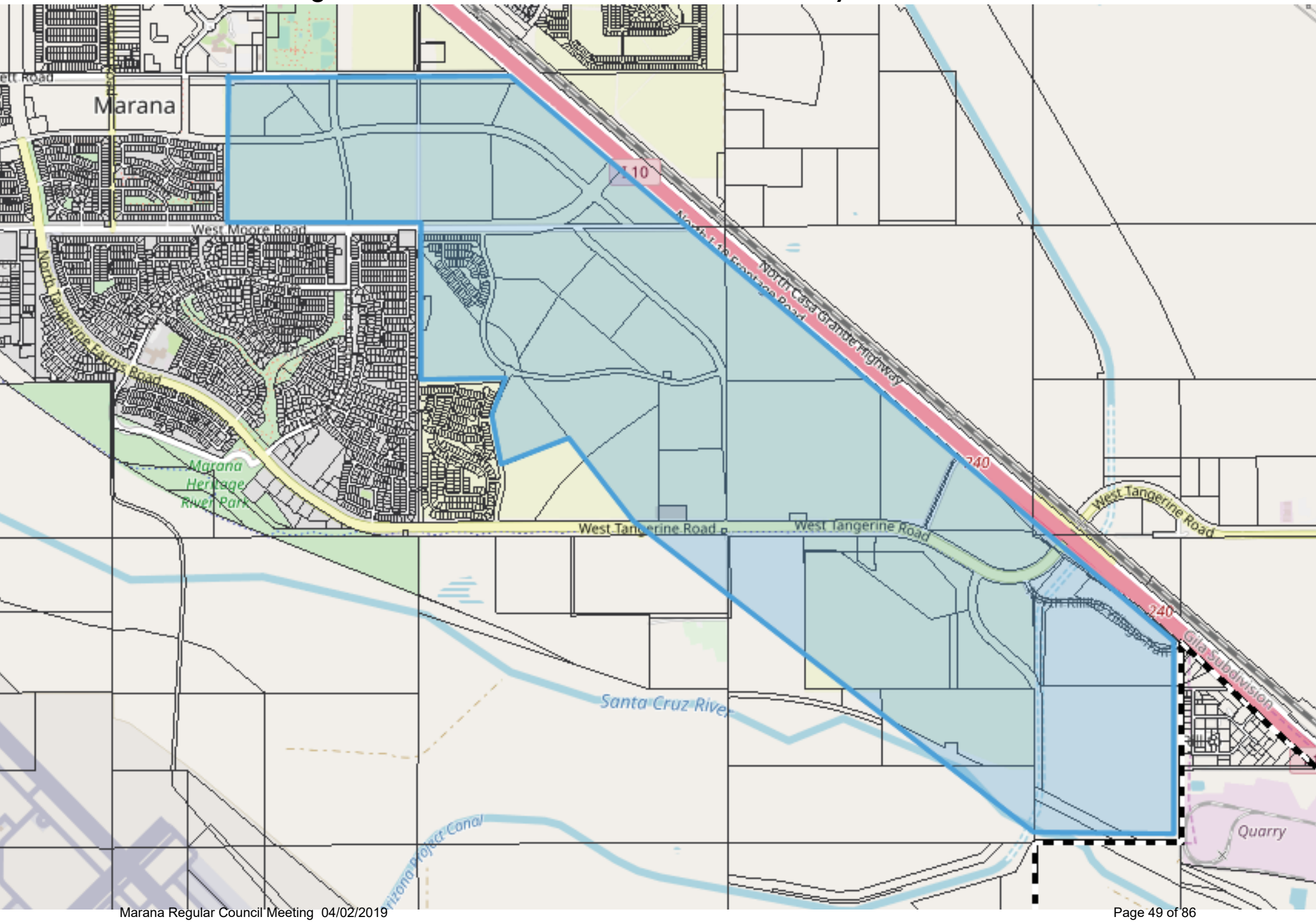
ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

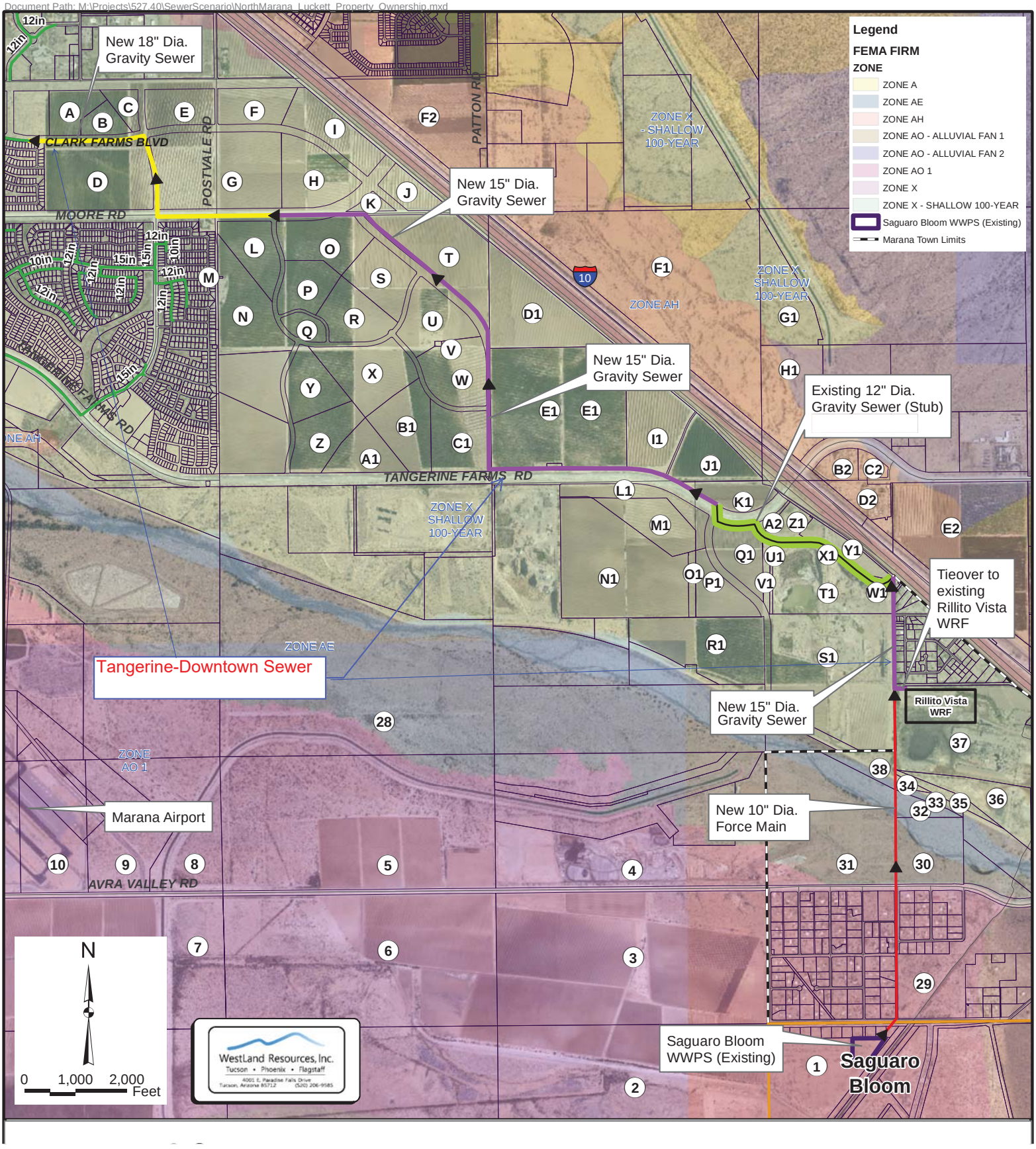
Frank Cassidy, Town Attorney

Tangerine-Downtown Sewer Main Protected Facility Notification Area



Tangerine-Downtown Sewer Location (Gravity Portion Only)

Document Path: M:\Projects\527.40\SewerScenario\NorthMarana_Luckett_Property_Ownership.mxd



MARANA AZ
WATER

February 22, 2019

Via First Class Mail

Cemex Inc
Attn: Tax Dept
1501 Belvedere Rd
West Palm Beach FL 33406-1501

Notice of Protected Facility and Associated Charge
(Tangerine-Downtown Sewer)

Dear Property Owner:

You are listed on the property tax rolls as being an owner of property located in the land area identified on the enclosed map as the "Tangerine-Downtown Sewer Main Protected Facility Notification Area." This is the area of land likely someday to be served by the Tangerine-Downtown Sewer, depicted on the enclosed map entitled "Tangerine-Downtown Sewer Location (Gravity Portion Only)."

The Town of Marana constructed the Tangerine-Downtown Sewer out of its reserve funding. To ensure fair-share reimbursement to the Town by property owners who use and benefit from the Tangerine-Downtown Sewer, the Town of Marana hereby gives notice that the Marana Town Council is scheduled to consider the adoption of a resolution designating the Tangerine-Downtown Sewer as a protected facility and adopting an associated protected facility charge of $519.67 per single-family residence (or equivalent) at its regularly-scheduled meeting on April 2, 2019, at or after 7:00 p.m. in the Council Chambers at the Marana Municipal Complex, 11555 West Civic Center Drive, Marana, Arizona 85653. This protected facility charge is in addition to all other charges and fees associated with the development of the property, and will be payable concurrently with a new sewer connection served by the protected facility.

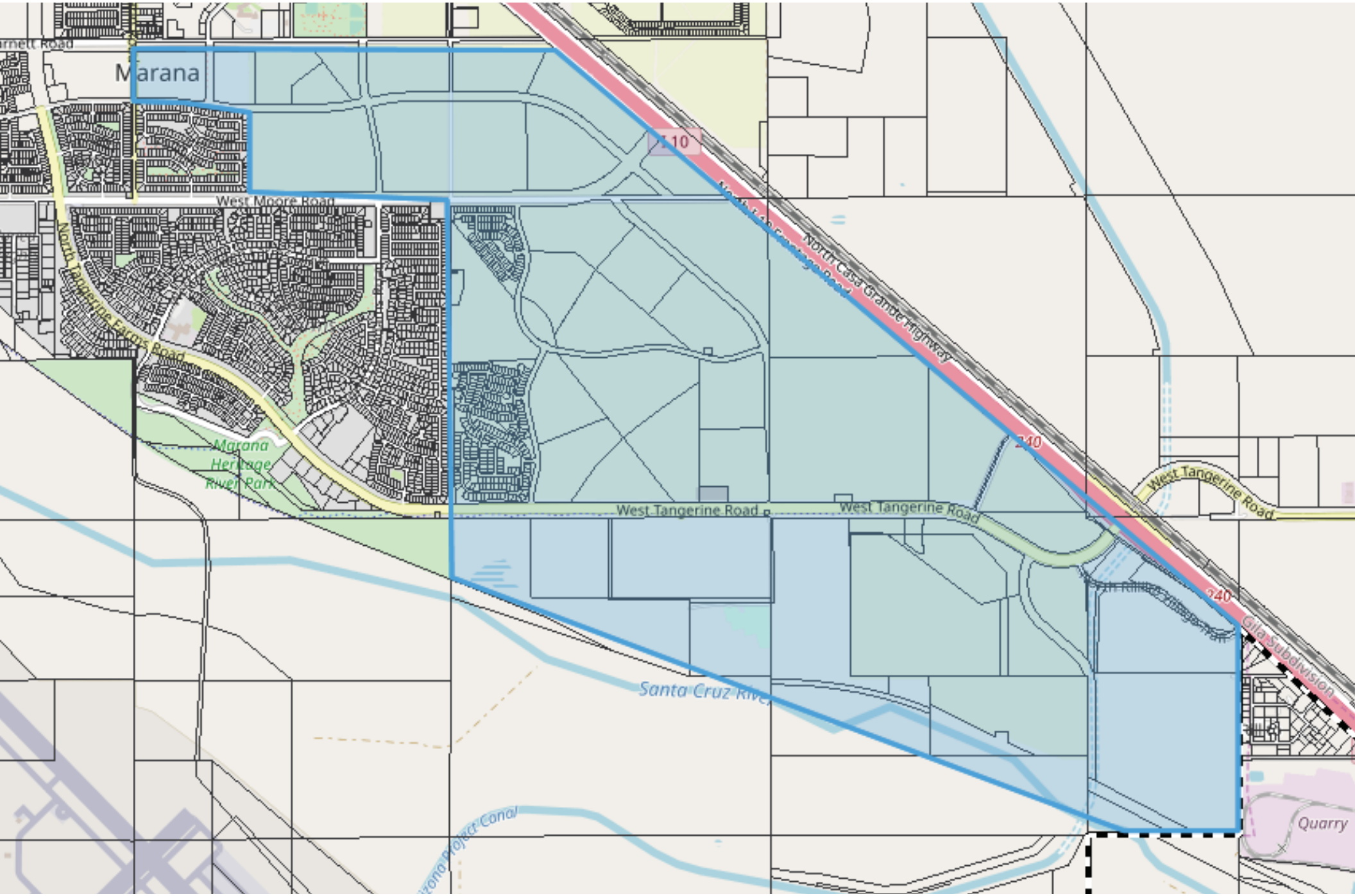
The protected facility charge for the Tangerine-Downtown Sewer was established based on the cost and capacity of the facility, and is detailed on the enclosed spreadsheet entitled "Tangerine-Downtown Sewer Protected Facility Charge Calculation." This protected facility designation and charge are governed by Marana Town Code sections 14-4-4 and 14-4-5.

Please contact my office at (520) 382-2500 if you would like additional information about this protected facility designation and associated protected facility charge.

Sincerely,

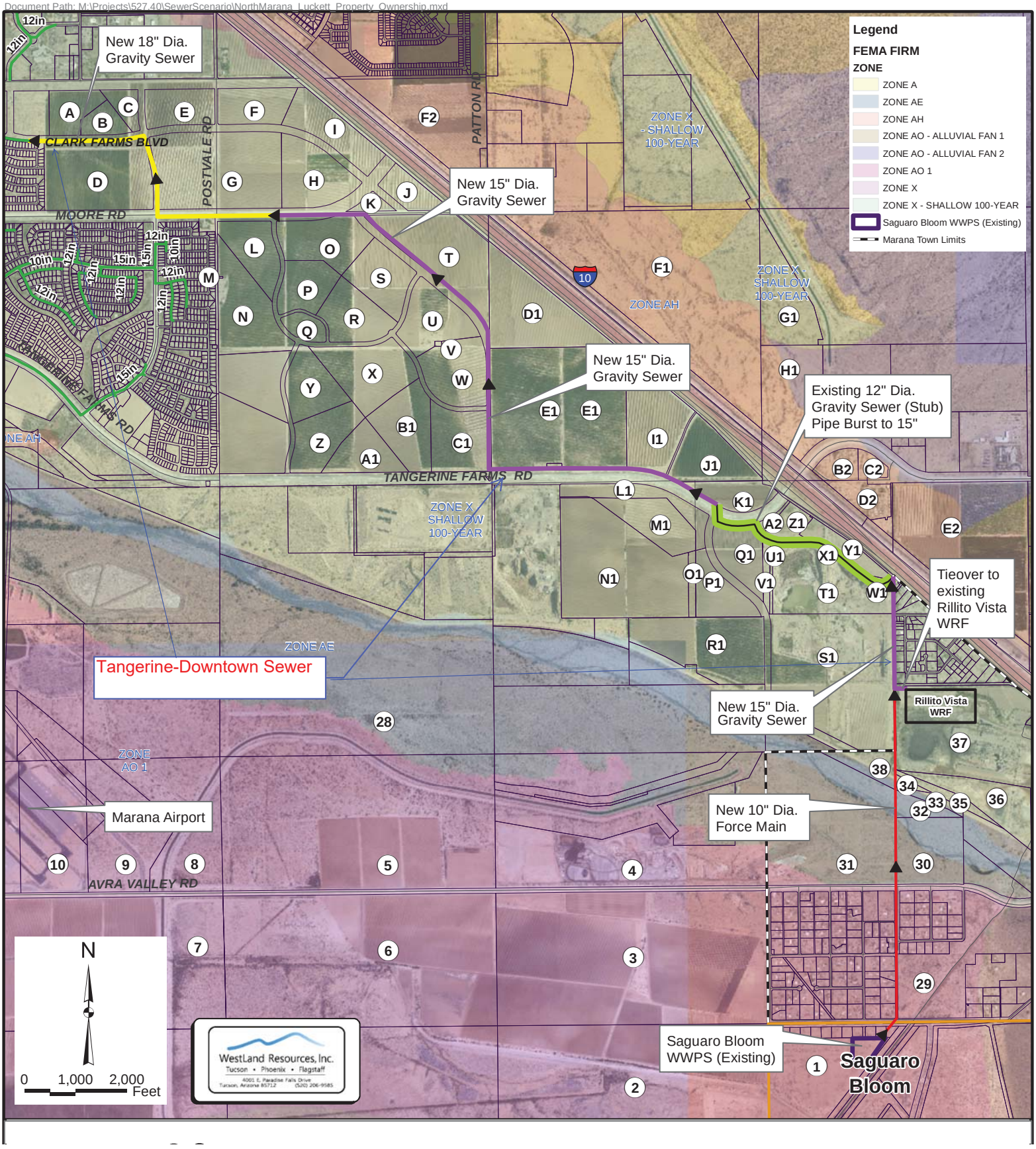
John Kmiec, Water Director
Town of Marana

Tangerine-Downtown Sewer Main Protected Facility Notification Area



Tangerine-Downtown Sewer Location (Gravity Portion Only)

Document Path: M:\Projects\527.40\SewerScenario\NorthMarana_Luckett_Property_Ownership.mxd



Tangerine-Downtown Sewer Protected Facility Charge Calculation

2.7 ppDU
216 gpd/EDU
1.1 PWWF/PDWF
4 EDU/Acre on Commercial

	Source	Capacity Assured	Acres	EDU	Equivalent Populatiion	PF	ADWF (mgd)	ADWF (gpm)	PDWF (mgd)	PDWF (gpm)	PWWF (mgd)	PWWF (gpm)	
ASSURED	Saguaro Bloom	Yes		2669	7206	1.91	1.16	803.00	1.16	803.00	1.16	803.00	
ASSURED													
ASSURED	Rillito Vista	Yes		43	116	3.20	0.01	6.45	0.03	20.7	0.03	22.7	
ASSURED	Ventana Medical	Yes		2.5	7	18	0.00	0.37	0.01	6.8	0.01	7.5	
ASSURED	Tangerine I-10/LLC	Yes	110.46	442		0	0.10	66.27	0.00	0.0	0.00	0.0	
NOT ASSURED	Westcor	No	248.94										
NOT ASSURED	Gladden II (Residential)	No		2119	5721	1.95	0.46	317.83	0.89	620.4	0.98	682.4	
NOT ASSURED	Gladden II (Commercial)	No	141.5	566	1528	2.26	0.12	84.89	0.28	191.7	0.30	210.8	
NOT ASSURED	Remaining	No		147	396.9	2.68	0.03	22.05	0.09	59.2	0.09	65.1	**MUST BE LESS THAN (gpm)**
	SUBTOTAL			**3319.3**	**8962**	**1.87**	**0.72**	**498**	**1.34**	**930**	**1.47**	**1023**	
	TOTAL WITH SAGUARO BLOOM FM			**5988**			**1.87**	**1301**	**2.50**	**1733**	**2.63**	**1826**	1826.0

Reserved	3156	EDUs
Available	2832	EDUs
Required Reimbursement	$3,111,943	
Cost based on Total Capacity	**$519.67**	**per EDU**

Gladden II Total 2685

Council-Regular Meeting **A2**

Meeting Date: 04/02/2019

To: Mayor and Council

Submitted For: Brian Varney, Senior Planner

From: Suzanne Sutherland, Executive Assistant to the Town Clerk

Date: April 2, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-023: Relating to development; approving a final plat for Cortaro Ranch Phase II, Lots 1 through 6 and Common Areas "A" and "B" located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney)

Discussion:

Request
Beck Consulting Engineers, representing property owner Cortaro Commercial JV LLC, is requesting approval of a final plat for Cortaro Ranch Phase II. The proposed plat includes 6 commercial lots and Common Areas "A" and "B" on 16.51 acres located north of Cortaro Farms Road and west of Cerius Stravenue.

Zoning
The proposed plat is located within a portion of the Cortaro Ranch subdivision zoned Village Commercial (VC), R-8 (Residential), and LI (Light Industrial). Approximately 5.47 acres of the total 16.51 acres is currently zoned R-8 and LI. On a separate application, the applicant is concurrently requesting a change in zoning for approximately 4.08 acres of land zoned R-8 and approximately 1.39 acres of land zoned LI to VC. If approved by the Town Council, the rezoning will establish VC zoning throughout the entire plat area.

Land Use
The plat comprises approximately 16.51 acres and proposes six commercial lots ranging in size from 29,567 square feet to 197,657 square feet. All development within the subdivision will be subject to development plan approval and adherence to the Town's

commercial design standards. Pursuant to a condition of the rezoning ordinance for Cortaro Ranch (Marana Ordinance No. 95.30), all development plans and plats within the project area require a recommendation by the Planning Commission and approval by the Town Council. Four previously platted commercial lots within Cortaro Ranch have approved development plans including the Carondelet Health Network micro-hospital, Dutch Brothers, a multi-tenant shell building, and the existing IHOP.

Access and Traffic Circulation
Access to the subdivision will be provided directly from Cortaro Farms Road, Cerius Stravenue, and by the future Joplin Lane. This plat dedicates thirty-three feet of right-of-way to the Town for Joplin Lane, and the developer will be required to construct the roadway adjacent to its property in accordance with the Cortaro Ranch Commercial Assurance and Development Agreement. The plat will vacate the existing public right-of-way for Cortaro Crossing Court (previously Shady Grove Court) approved on the original Cortaro Ranch plat.

Utilities
The subdivision will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and Southwest Gas. Fire service will be provided by Northwest Fire District.

Planning Commission Recommendation:
The final plat was considered by the Marana Planning Commission at its February 27, 2019 meeting. The Commission voted unanimously (7-0) to recommend to the Town Council approval of the final plat. The draft minutes from the Planning Commission meeting are attached to this report.

Staff Recommendation:
Staff has reviewed the proposed plat against the requirements of the Marana Land Development Code, Marana General Plan, Marana Ordinance No. 95.30, and the Cortaro Ranch Commercial Assurance and Development Agreement. The proposed plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:
I move to adopt Resolution No. 2019-023 approving the final plat for Cortaro Ranch Phase II, Lots 1 through 6 and Common Areas "A" and "B".

Attachments

Resolution No. 2019-023
PRV1811-001 Final Plat CRPH2
PRV1811-001 CRPH2 FP Map
PRV1811-001 CRPH2 FP Commission Minutes
PRV1811-001 CRPH2 FP App

MARANA RESOLUTION NO. 2019-023

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR CORTARO RANCH PHASE II, LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B" LOCATED NORTH OF CORTARO FARMS ROAD AND WEST OF CERIUS STRAVENUE

WHEREAS, on September 17, 1996, the Marana Town Council adopted Resolution No. 96-81, approving a final plat for Cortaro Ranch, Lots 1-297 and Common Area "A", located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East; and

WHEREAS, Beck Consulting Engineers, Inc., on behalf of Cortaro Commercial JV, LLC, has applied for approval of a Final Plat for Cortaro Ranch Lots 1 through 6 and Common Areas "A" and "B", a 6-lot commercial resubdivision of Lots 163 through 180, Lots 295 through 297, and Common Area "A" of Cortaro Ranch, Lots 1-297 and Common Area "A", and also a resubdivision of Lots 293C and 294B of Cortaro Ranch, Lots 293A through 294B; and

WHEREAS, the Marana Town Council finds it appropriate not to require additional financial consideration from the subdivider for the abandonment of the public right-of-way or Cortaro Crossing Court (also previously referred to as Shady Grove Court) as shown on the subdivision plat for Cortaro Ranch, recorded in the Pima County Recorder's Office at Book 51 of maps and plats, Page 9, giving due consideration to the public right-of-way's degree of fragmentation and marketability and the public right-of-way and easements granted by this plat, in accordance with Arizona Revised Statutes sections 28-7203, 28-7205, and 28-7208.

WHEREAS the Marana Town Council, at the regularly scheduled meeting on March 19, 2019, determined that the Final Plat for Cortaro Ranch Phase II, Lots 1 through 6 and Common Areas "A" and "B" should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Final Plat for Cortaro Ranch Phase II, Lots 1 through 6 and Common Areas "A" and "B" is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of April, 2019.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

GENERAL NOTES

1. GROSS AREA IS 16.51 ACRES OR 719,241 SQ. FT.
2. THE EXISTING ZONING FOR THIS PROJECT IS "VC" (VILLAGE COMMERCIAL).
3. THE TOTAL NUMBER OF LOTS IS 6.
4. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
5. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
6. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
7. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
8. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
9. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
10. TOTAL MILES OF NEW PUBLIC OR PRIVATE STREETS IS 0.25.
11. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
12. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
13. BASIS OF BEARINGS IS BASED ON THE EAST-WEST MIDSECTION LINE OF SECTION 26, SAID BEARING BEING N 89°18'13" E.
14. BASIS OF ELEVATIONS. NAVD88 2154.36 PER NGS DATASHEET PID CZ0534.
15. PRIOR TO RECEIVING A GRADING PERMIT, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FEE WILL BE SUBMITTED TO THE TOWN FOR REVIEW.
16. AN ARCHAEOLOGICAL MONITOR WILL BE PRESENT DURING GROUND-DISTURBING ACTIVITIES, PER THE CULTURAL REPORT "RESULTS OF ARCHAEOLOGICAL DATA RECOVERY INVESTIGATIONS AT THE PORTION OF AZ AA: 12:285 (ASM) WITHIN THE OLSSON PARCEL, IN MARANA, PIMA COUNTY, ARIZONA," BY TIERRA RIGHT OF WAY, DATED JANUARY 15, 2016.
17. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WILL BE PROVIDED TO THE TOWN DATED NOT MORE THAN 180 DAYS PRIOR TO THE RECORDING OF THIS PLAT.
18. THIS PLAT IS SUBJECT TO MARANA ORDINANCE 95.30 AND THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.
19. THE SUBDIVISION IS SUBJECT TO THE FOLLOWING SETBACKS:
    TYPICAL STREET: 30 FEET
    SIDE AND REAR: 20 FEET
    SPECIAL BUFFER ADJACENT TO RESIDENTIAL: 40 FEET
20. MAXIMUM BUILDING HEIGHT:
    50 FEET FOR PRINCIPAL BUILDINGS
    30 FEET FOR ACCESSORY BUILDINGS
21. BY ITS APPROVAL OF THIS PLAT, THE MARANA TOWN COUNCIL VACATES THE PUBLIC RIGHT-OF-WAY OF CORTARO CROSSING COURT (ALSO PREVIOUSLY REFERRED TO AS SHADY GROVE COURT) AS SHOWN ON THE SUBDIVISION PLAT OF CORTARO RANCH,RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE AT BOOK 51 OF MAPS AND PLATS, PAGE 9.

APPROVAL

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

BY _____ _____
DEVELOPMENT SERVICES DIRECTOR DATE

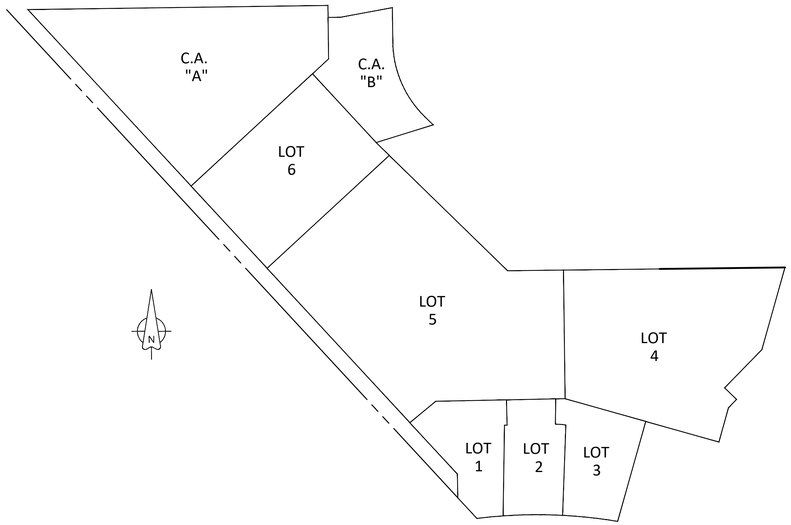
BY _____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

TOWN CLERK CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE

_____ DAY OF _____, 20 _____.

BY _____ _____
CLERK OF THE TOWN OF MARANA DATE



INDEX MAP

1" = 150'

OWNER:

CORTARO COMMERCIAL JV, L.L.C.
901 WABASH AVE STE 300
TERRE HAUTE, IN 47807

OWNER:

CORTARO RANCH COMMUNITY ASSOCIATION, INC.
1870 W PRINCE RD STE 47
TUCSON, AZ 85705

FLOOD ZONE DESIGNATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT PROPOSED LOTS 1 THRU 4 AND A PORTION OF LOT 5 LIES WITHIN ZONE X (SHADED) FLOOD ZONE.

A PORTION OF PROPOSED LOT 5 AND LOT 6 LIES WITH ZONE AO, AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

A PORTION OF LOT 6 LIES WITH ZONE AH, AREAS SUBJECT TO 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

ASSURANCE

TO ASSURE COMPLETION OF THE REQUIRED SUBDIVISION IMPROVEMENTS, CASH HAS BEEN DEPOSITED WITH THE TOWN OF MARANA PURSUANT TO ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8), MARANA TOWN CODE SECTION 17-5-5, AND PARAGRAPH 8 OF THE CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON SEPTEMBER 4, 2015 AT SEQUENCE 20152470219, AS MODIFIED BY THE FIRST AMENDMENT TO CORTARO RANCH COMMERCIAL ASSURANCE AND DEVELOPMENT AGREEMENT RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE ON MAY 4, 2018 AT SEQUENCE 20181240060.

BY _____ _____
TOWN OF MARANA DATE

RECORDING DATA

STATE OF ARIZONA) FEE _____
)SS
COUNTY OF PIMA) SEQUENCE NO. _____

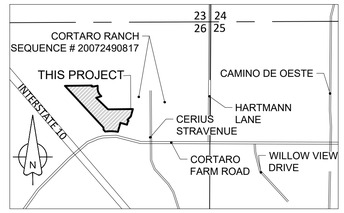
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BECK CONSULTING ENGINEERS, INC., ON THIS ____ DAY OF _____,20___, AT _____ IN SEQUENCE NO. _____ THEREOF.

_____ _____
F. ANN RODRIGUEZ DATE
PIMA COUNTY RECORDER BY DEPUTY

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

_____ 03/18/19
RYAN L. FIDLER, R.L.S. 44007 DATE



LOCATION PLAN

3" = 1 MILE
BEING A PORTION OF SECTION 26, T12S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

BY _____ _____
MARANA WATER DIRECTOR DATE

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC THE RIGHT-OF-WAY OF JOPLIN LANE AS SHOWN HEREON.

CORTARO COMMERCIAL JV, LLC.

BY: _____ _____
PAUL M THRIFT, MANAGER DATE

STATE OF INDIANA)
) SS
COUNTY OF VIGO)

ON THIS _____DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED PAUL M. THRIFT WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF CORTARO COMMERCIAL JV, LLC, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE L.L.C.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CORTARO RANCH COMMUNITY ASSOCIATION

BY: _____ _____
DATE

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

ON THIS _____DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, MANUEL EUGENIO, WHO ACKNOWLEDGED HIMSELF TO BE THE BOARD PRESIDENT OF CORTARO RANCH COMMUNITY ASSOCIATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF THE L.L.C.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L. FIDLER
03/18/19
ARIZONA, U.S.A.

'FINAL PLAT FOR CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B" '

A RESUBDIVISION OF LOTS 163 THROUGH 180, LOTS 295 THROUGH 297, AND COMMON AREA "A" OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6, ALSO BEING A RESUBDIVISION OF LOTS 293C AND 294B OF CORTARO RANCH LOTS 293A THROUGH 294B, AS RECORDED IN SEQUENCE NUMBER 2018-0950140, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1244 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-345-9189

#PRV1811-001

REF.:#PRV9607-001
PCZ1812-001
DPR1810-001

SHEET 1 OF 4

JOB NO.: 09003088

'SEQUENCE NUMBER

'SEQUENCE NUMBER _____

"EXCLUDED"
CORTARO RANCH LOTS
1-297 AND C.A. "A"
BOOK 51, PAGE 6, PCR
ZONING: R-8

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

158 157 156 155 154 153 152 151 150

S45° 41' 47"E 340.07'

N89° 19' 22"E 117.43'

N89° 19' 22"E 464.31'

WE3

WE66 WE67 WE68 WE69

WE70

WE71

WE1 WE2 WE3

20' PUE
DOCKET 10870, PAGE 301 PCR
DOCKET 10887, PAGE 348 PCR

20' PUE
DOCKET 10870, PAGE 301 PCR
DOCKET 10887, PAGE 348 PCR

WE26 WE27 WE28 WE29 WE30 WE31 WE53 WE54 WE55 WE56 WE57 WE58

PROPOSED
WATER EASEMENT
CREATED BY THIS PLAT

LOT 5
197,657 SQ. FT. OR
4.54 AC.

269.63'
S0° 42' 19"E

LOT 4
128,133 SQ. FT. OR
2.94 AC.

122.46'
S15° 45' 11"W 179.51'

ACCESS EASEMENT
SEQ. NO. 2018-0950140, P.C.R.

111.23'
S44° 24' 38"W

PROPOSED
PUBLIC UTILITY MAINTENANCE AND
ACCESS EASEMENT
CREATED BY THIS PLAT

33' RIGHT-OF-WAY
DEDICATED BY THIS PLAT

SVT16 SVT17 440.78' N42° 44' 37"W 1326.45'

AEC4 AEC5 AEC6 AEC7 AE6 WE32 WE33 WE34 WE35 WE36 WE37 WE38 WE39 WE40 WE41 WE42 WE43 WE44 WE45 WE46 WE47 WE48 WE49 WE50 WE51 WE52

N88° 51' 47"E 270.97'

148.19'

103.34'

19.45'

N60° 37' 13"E 70.72'

SVT15 SVT14 SVT18 SVT19 SVT13 SVT10 AE1 AE8 AEC1 AEC2 AEC3 AE2 AE3 AE4 AE5

N1° 08' 13"W 53.00'

N88° 51' 47"E 5.27'

N1° 03' 44"E 53.07'

C5

175.77'

S74° 14' 49"E 334.88'

159.10'

S45° 35' 22"E 35.00'

S44° 24' 38"W 23.88'

75.05'
S15° 45' 11"W

"EXCLUDED"
CORTARO RANCH RESUB
SEQ. NO. 2018-0950140, PCR
ZONING: VC

WATER EASEMENT
SEQ. NO. 2018-0950140, P.C.R.

FOUND BRASS CAP FLUSH
NORTHEAST CORNER, SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST

LOT 1
31,977 SQ. FT. OR
0.73 AC.

LOT 2
29,567 SQ. FT. OR
0.68 AC.

LOT 3
33,910 SQ. FT. OR
0.78 AC.

147.18'

SVT11 SVT12

JOPLIN LANE

EXISTING 30' PUBLIC UTILITY EASMENT
& PUBLIC SEWER EASEMENT
DOCKET 10887, PAGE 348 PCR

N0° 41' 47"W 49.27'

PROPOSED TEP R/W
DEDICATED BY SEPERATE INSTRUMENT

N42° 44' 37"W 59.12'

N0° 55' 50"E 190.17'

EXISTING SEWER EASEMENT
DOCKET 11833, PAGE 1464 PCR

N2° 06' 24"E 189.71'

8' ELECTRICAL EASEMENT
DOCKET 11340, PAGE 1101 PCR

217.59'
S15° 45' 11"W

"EXCLUDED"
CORTARO RANCH RESUB
SEQ. NO. 2018-0950140, PCR
ZONING: VC

1319.62'
N0° 37' 34"W

C1 C2 C3 C4

SVT1 SVT2 SVT3 SVT4 SVT5 SVT6 SVT7 SVT8

SIGN EASEMENT
DOCKET 11340, PAGE 1101 P.C.R.

75' R/W
BOOK 51, PAGE 6 P.C.R.

FOUND BRASS CAP IN HAND HOLE

CORTARO FARMS ROAD

1289.47'
N0° 37' 19"W

N0° 41' 47"W 227.18'

30.00'
N0° 26' 28"W

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

592.06'

N89° 18' 13"E 2618.93'

2026.87'

FOUND SCRIBED "X"
CENTER OF SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST
"POINT OF COMMENCEMENT"

FOUND BRASS CAP FLUSH
EAST QUARTER CORNER, SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST

LINE TABLE		
LINE	LENGTH	BEARING
WE1	28.46	S15° 45' 11"W
WE2	17.90	S45° 41' 47"E
WE3	565.93	N89° 16' 01"E
WE4	202.96	S46° 10' 05"E
WE5	10.00	S44° 18' 11"W
WE6	15.00	S45° 41' 49"E
WE7	10.00	N44° 18' 11"E
WE8	174.62	S45° 41' 49"E
WE9	35.41	S42° 49' 37"E
WE10	62.00	N47° 15' 23"E
WE11	29.84	S42° 49' 36"E
WE12	9.50	S47° 18' 36"W
WE13	15.00	S42° 49' 36"E
WE14	34.50	N47° 18' 36"E
WE15	44.87	N42° 49' 36"W
WE16	15.87	N47° 15' 23"E
WE17	9.71	S42° 41' 24"E
WE18	15.00	N47° 18' 36"E
WE19	9.72	N42° 41' 24"W
WE20	145.09	N47° 15' 23"E
WE21	34.45	N42° 44' 37"W
WE22	15.00	S47° 15' 23"W
WE23	9.45	S42° 44' 37"E
WE24	10.99	S47° 15' 23"W
WE25	263.80	N42° 44' 37"W
WE26	9.50	N47° 15' 23"E
WE27	15.00	N42° 44' 37"W
WE28	9.50	S47° 15' 23"W
WE29	49.88	N42° 44' 37"W
WE30	119.09	N56° 00' 50"W

LINE TABLE		
LINE	LENGTH	BEARING
WE31	75.16	N1° 05' 01"W
WE32	14.89	S88° 51' 47"W
WE33	21.80	N1° 08' 13"W
WE34	24.00	S88° 51' 47"W
WE35	21.80	S1° 08' 13"E
WE36	103.98	S88° 51' 47"W
WE37	21.87	N1° 08' 13"W
WE38	15.00	S88° 51' 47"W
WE39	21.87	S1° 08' 13"E
WE40	105.99	S88° 51' 47"W
WE41	54.43	N74° 14' 49"W
WE42	21.50	N15° 45' 11"E
WE43	15.00	N74° 14' 49"W
WE44	21.50	S15° 45' 11"W
WE45	46.59	N74° 14' 49"W
WE46	21.48	N15° 45' 11"E
WE47	19.00	N74° 14' 49"W
WE48	21.48	S15° 45' 11"W
WE49	19.47	S74° 14' 49"E
WE50	25.00	S15° 45' 11"W
WE51	158.20	N74° 14' 49"W
WE52	242.55	S88° 51' 47"W
WE53	63.13	N1° 05' 01"W
WE54	2.59	S56° 00' 50"E
WE55	11.91	S33° 59' 10"W
WE56	19.00	S56° 00' 50"E
WE57	11.91	N33° 59' 10"E
WE58	107.58	S56° 00' 50"E
WE59	325.77	S42° 44' 37"E
WE60	89.59	S47° 15' 23"W

LINE TABLE		
LINE	LENGTH	BEARING
WE61	9.71	N42° 44' 37"W
WE62	15.00	S47° 15' 23"W
WE63	9.71	S42° 44' 37"E
WE64	82.41	S47° 15' 23"W
WE65	11.07	N42° 49' 37"W
WE66	71.30	S89° 16' 01"W
WE67	11.14	N0° 43' 59"W
WE68	15.00	S89° 16' 01"W
WE69	11.14	S0° 43' 59"E
WE70	481.99	S89° 16' 01"W
WE71	21.14	N45° 41' 47"W

LINE TABLE		
LINE	LENGTH	BEARING
AE1	14.85	N47° 21' 01"E
AE2	204.70	N88° 51' 47"E
AE3	132.30	S74° 14' 49"E
AE4	24.00	N15° 45' 11"E
AE5	150.71	N74° 14' 49"W
AE6	250.31	S88° 51' 47"W
AE7	10.58	S47° 21' 01"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
AEC1	40.70	40.00	58°18'20"	N18° 11' 51"E	38.97
AEC2	43.47	60.00	41°30'46"	N68° 06' 24"E	42.53
AEC3	58.96	200.00	16°53'24"	S82° 41' 31"E	58.74
AEC4	29.48	100.00	16°53'24"	N82° 41' 31"W	29.37
AEC5	43.47	60.00	41°30'46"	S68° 06' 24"W	42.53
AEC6	40.57	40.00	58°07'04"	S76° 24' 33"W	38.86

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
SEC1	20.82	222.50	5°21'43"	S19° 42' 03"E	20.81

LEGEND

P.C.R.	PIMA COUNTY RECORDER		FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT		FOUND BRASS CAP FLUSH
D/W	DRIVEWAY		FOUND SCRIBED X
AE	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CREATED BY THIS PLAT		SET REBAR WITH CAP RLS#44007
			SET PK NAIL WITH WASHER RLS#44007
WE	WATER EASEMENT CREATED BY THIS PLAT		BREAKLINE
SVT	SIGHT VISIBILITY TRIANGLE CREATED BY THIS PLAT	AEC	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CURVE CREATED BY THIS PLAT
			SECTION LINE
			BOUNDARY LINE
			ADJACENT BOUNDARY LINE
			INGRESS/EGRESS EASEMENT LINE
			WATER EASEMENT LINE
			SEWER EASEMENT LINE
			TIE LINE

'FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B" '

A RESUBDIVISION OF LOTS 163 THROUGH 180, LOTS 295 THROUGH 297, AND COMMON AREA "A" OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6, ALSO BEING A RESUBDIVISION OF LOTS 293C AND 294B OF CORTARO RANCH LOTS 293A THROUGH 294B, AS RECORDED IN SEQUENCE NUMBER 2018-0950140, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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

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1244 N. STADIUM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-415-2282

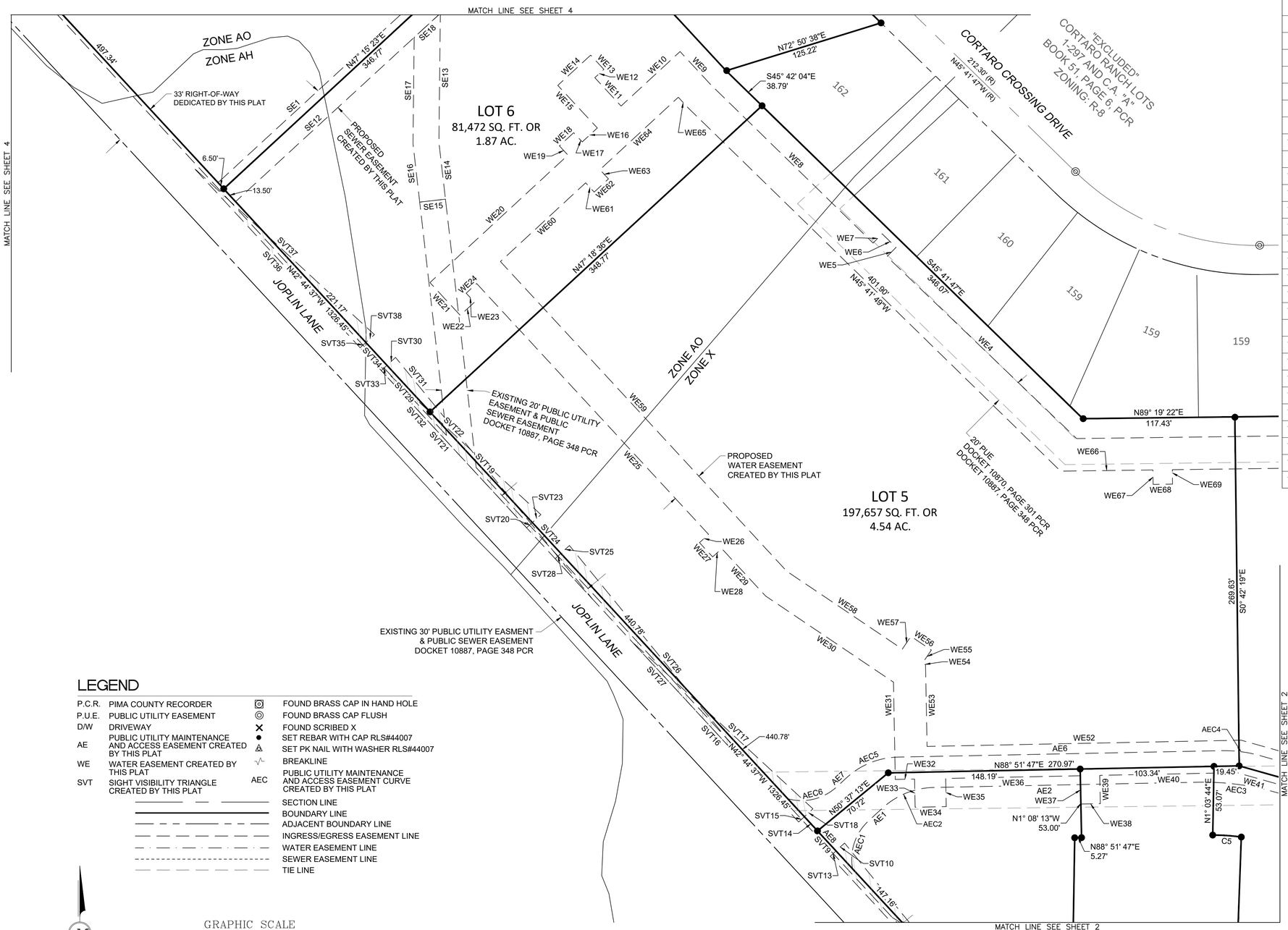
#PRV1811-001

REF.:#PRV9607-001
PCZ1812-001
DPR1810-001

SHEET 2 OF 4

JOB NO.: 09003088

'SEQUENCE NUMBER



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LINE	LENGTH	BEARING
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WE2	17.90	S45° 41' 47"E
WE3	565.93	N89° 16' 01"E
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WE5	10.00	S44° 18' 11"W
WE6	15.00	S45° 41' 49"E
WE7	10.00	N44° 18' 11"E
WE8	174.62	S45° 41' 49"E
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WE27	15.00	N42° 44' 37"W
WE28	9.50	S47° 15' 23"W
WE29	49.88	N42° 44' 37"W
WE30	119.09	N56° 00' 50"W

LINE TABLE		
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WE43	15.00	N74° 14' 49"W
WE44	21.50	S15° 45' 11"W
WE45	46.59	N74° 14' 49"W
WE46	21.48	N15° 45' 11"E
WE47	19.00	N74° 14' 49"W
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WE49	19.47	S74° 14' 49"E
WE50	25.00	S15° 45' 11"W
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WE55	11.91	S33° 59' 10"W
WE56	19.00	S56° 00' 50"E
WE57	11.91	N33° 59' 10"E
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WE60	89.59	S47° 15' 23"W

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WE70	481.99	S89° 16' 01"W
WE71	21.14	N45° 41' 47"W

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AE6	250.31	S88° 51' 47"W
AE7	10.58	S47° 21' 01"W

LINE TABLE		
LINE	LENGTH	BEARING
SE1	206.23	N47° 22' 49"E
SE2	66.62	N0° 37' 36"E
SE3	22.87	N23° 10' 04"E
SE4	147.14	N11° 17' 34"W
SE5	138.82	S11° 17' 34"E
SE6	139.82	S86° 31' 05"E
SE7	117.48	N86° 22' 44"E
SE8	124.49	S86° 22' 44"W
SE9	141.72	N86° 31' 05"W
SE10	14.94	S23° 10' 04"W
SE11	71.28	S0° 37' 36"W
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SE13	99.64	S0° 37' 36"W
SE14	44.22	S6° 31' 49"E
SE15	20.00	S83° 28' 11"W
SE16	45.47	N6° 31' 49"W
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SE18	27.46	N47° 22' 49"E

LEGEND

P.C.R.	PIMA COUNTY RECORDER		FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT		FOUND BRASS CAP FLUSH
D/W	DRIVEWAY		FOUND SCRIBED X
AE	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CREATED BY THIS PLAT		SET REBAR WITH CAP RLS#44007
			SET PK NAIL WITH WASHER RLS#44007
WE	WATER EASEMENT CREATED BY THIS PLAT		BREAKLINE
SVT	SIGHT VISIBILITY TRIANGLE CREATED BY THIS PLAT	AEC	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CURVE CREATED BY THIS PLAT
			SECTION LINE
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

'FINAL PLAT FOR CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B" '

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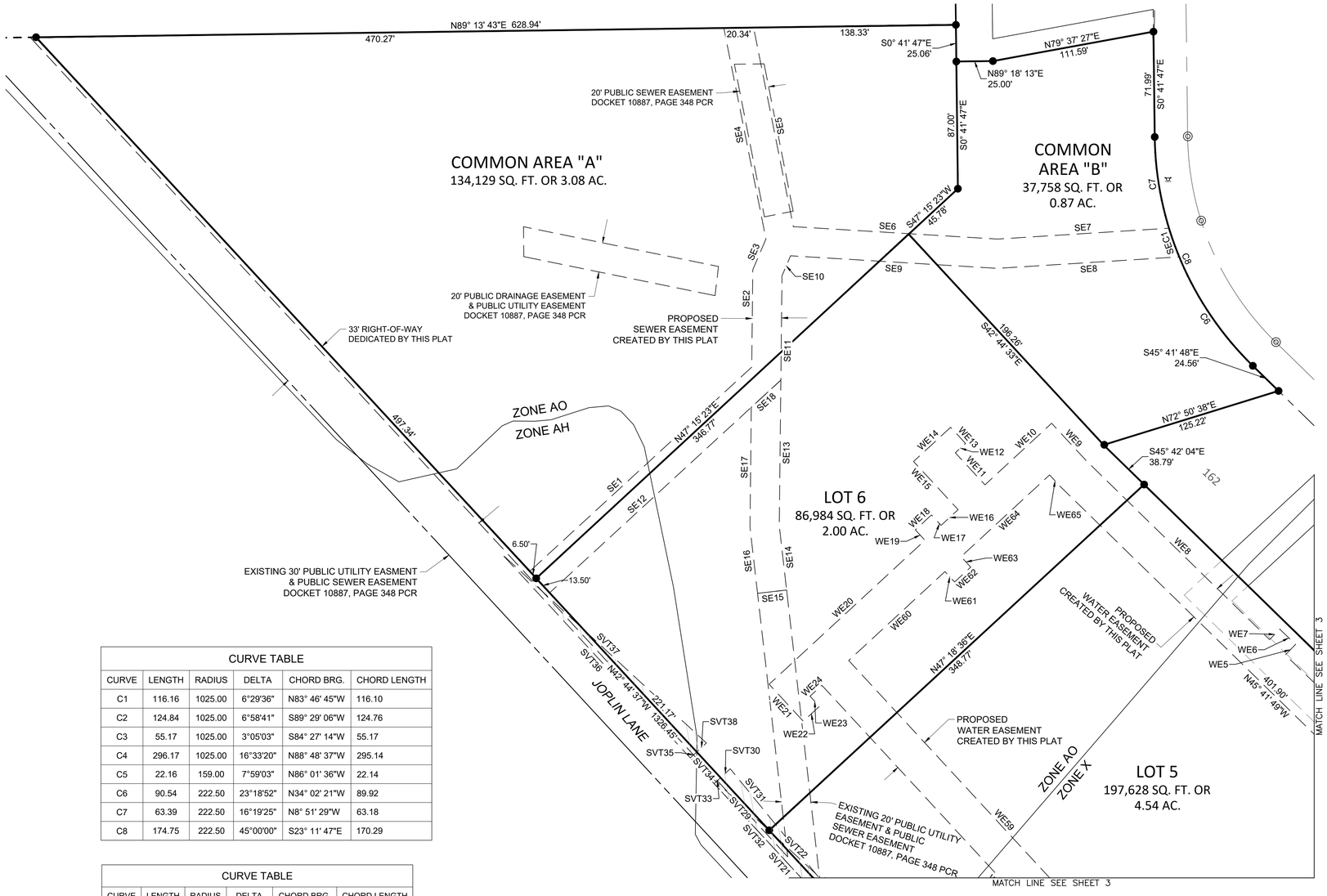
#PRV1811-001

REF.:#PRV9607-001
PCZ1812-001
DPR1810-001

SHEET
3 OF 4

JOB NO.: 09003088

'SEQUENCE NUMBER



LINE TABLE		
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WE4	202.96	S46° 10' 05"E
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WE11	29.84	S42° 49' 36"E
WE12	9.50	S47° 18' 36"W
WE13	15.00	S42° 49' 36"E
WE14	34.50	N47° 18' 36"E
WE15	44.87	N42° 49' 36"W
WE16	15.87	N47° 15' 23"E
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WE21	34.45	N42° 44' 37"W
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WE44	21.50	S15° 45' 11"W
WE45	46.59	N74° 14' 49"W
WE46	21.48	N15° 45' 11"E
WE47	19.00	N74° 14' 49"W
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WE56	19.00	S56° 00' 50"E
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SE4	147.14	N11° 17' 34"W
SE5	138.82	S11° 17' 34"E
SE6	139.82	S86° 31' 05"E
SE7	117.48	N86° 22' 44"E
SE8	124.49	S86° 22' 44"W
SE9	141.72	N86° 31' 05"W
SE10	14.94	S23° 10' 04"W
SE11	71.28	S0° 37' 36"W
SE12	214.83	S47° 22' 49"W
SE13	99.64	S0° 37' 36"W
SE14	44.22	S6° 31' 49"E
SE15	20.00	S83° 28' 11"W
SE16	45.47	N6° 31' 49"W
SE17	82.07	N0° 37' 36"E
SE18	27.46	N47° 22' 49"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	116.16	1025.00	6°29'36"	N83° 46' 45"W	116.10
C2	124.84	1025.00	6°58'41"	S89° 29' 06"W	124.76
C3	55.17	1025.00	3°05'03"	S84° 27' 14"W	55.17
C4	296.17	1025.00	16°33'20"	N88° 48' 37"W	295.14
C5	22.16	159.00	7°59'03"	N86° 01' 36"W	22.14
C6	90.54	222.50	23°18'52"	N34° 02' 21"W	89.92
C7	63.39	222.50	16°19'25"	N8° 51' 29"W	63.18
C8	174.75	222.50	45°00'00"	S23° 11' 47"E	170.29

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
AEC1	40.70	40.00	58°18'20"	N18° 11' 51"E	38.97
AEC2	43.47	60.00	41°30'46"	N68° 06' 24"E	42.53
AEC3	58.96	200.00	16°53'24"	S82° 41' 31"E	58.74
AEC4	29.48	100.00	16°53'24"	N82° 41' 31"W	29.37
AEC5	43.47	60.00	41°30'46"	S68° 06' 24"W	42.53
AEC6	40.57	40.00	58°07'04"	S76° 24' 33"W	38.86

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
SEC1	20.82	222.50	5°21'43"	S19° 42' 03"E	20.81

LINE TABLE		
LINE	LENGTH	BEARING
SVT1	41.83	S73° 26' 47"W
SVT2	384.00	S84° 11' 02"E
SVT3	380.00	N86° 21' 08"W
SVT4	15.00	N10° 44' 30"W
SVT5	24.60	S65° 21' 07"W
SVT6	30.00	S74° 07' 54"W
SVT7	34.69	N48° 36' 50"E
SVT8	15.00	S10° 52' 53"E
SVT9	21.07	S42° 44' 37"E
SVT10	9.00	N47° 15' 23"E
SVT11	240.47	S39° 10' 02"E
SVT12	240.00	N42° 44' 37"W
SVT13	6.00	N47° 15' 23"E
SVT14	14.93	N42° 44' 37"W
SVT15	6.00	S47° 15' 23"W

LINE TABLE		
LINE	LENGTH	BEARING
SVT16	190.00	N42° 44' 37"W
SVT17	190.59	S47° 15' 27"E
SVT18	9.00	S47° 15' 23"W
SVT19	116.38	S42° 44' 37"E
SVT20	6.00	S47° 15' 23"W
SVT21	190.00	N42° 44' 37"W
SVT22	190.59	S47° 15' 27"E
SVT23	9.00	S47° 15' 23"W
SVT24	32.48	S42° 44' 37"E
SVT25	9.00	N47° 15' 23"E
SVT26	240.47	S39° 10' 02"E
SVT27	240.00	N42° 44' 37"W
SVT28	6.00	N47° 15' 23"E
SVT29	48.99	N42° 44' 37"W
SVT30	9.00	N47° 15' 23"E

LINE TABLE		
LINE	LENGTH	BEARING
SVT31	240.47	S39° 10' 02"E
SVT32	240.00	N42° 44' 37"W
SVT33	6.00	N47° 15' 23"E
SVT34	24.00	N42° 44' 37"W
SVT35	6.00	S47° 15' 23"W
SVT36	190.00	N42° 44' 37"W
SVT37	190.59	S47° 15' 27"E
SVT38	9.00	S47° 15' 23"W

LEGEND

P.C.R.	PIMA COUNTY RECORDER	◎	FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT	◎	FOUND BRASS CAP FLUSH
D/W	DRIVEWAY	×	FOUND SCRIBED X
AE	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CREATED BY THIS PLAT	●	SET REBAR WITH CAP RLS#44007
		△	SET PK NAIL WITH WASHER RLS#44007
WE	WATER EASEMENT CREATED BY THIS PLAT		BREAKLINE
SVT	SIGHT VISIBILITY TRIANGLE CREATED BY THIS PLAT	AEC	PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CURVE CREATED BY THIS PLAT
			SECTION LINE
			BOUNDARY LINE
			ADJACENT BOUNDARY LINE
			INGRESS/EGRESS EASEMENT LINE
			WATER EASEMENT LINE
			SEWER EASEMENT LINE
			TIE LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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

'FINAL PLAT FOR
CORTARO RANCH PHASE II LOTS 1 THROUGH 6 AND COMMON AREAS "A" AND "B" '

A RESUBDIVISION OF LOTS 163 THROUGH 180, LOTS 295 THROUGH 297, AND COMMON AREA "A" OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6, ALSO BEING A RESUBDIVISION OF LOTS 293C AND 294B OF CORTARO RANCH LOTS 293A THROUGH 294B, AS RECORDED IN SEQUENCE NUMBER 2018-0950140, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
234 N. STADEM DR. • TEMPE AZ. 85281
WWW.RLFCONSULTING.COM • 480-445-9259

#PRV1811-001

REF.:#PRV9607-001
PCZ1812-001
DPR1810-001

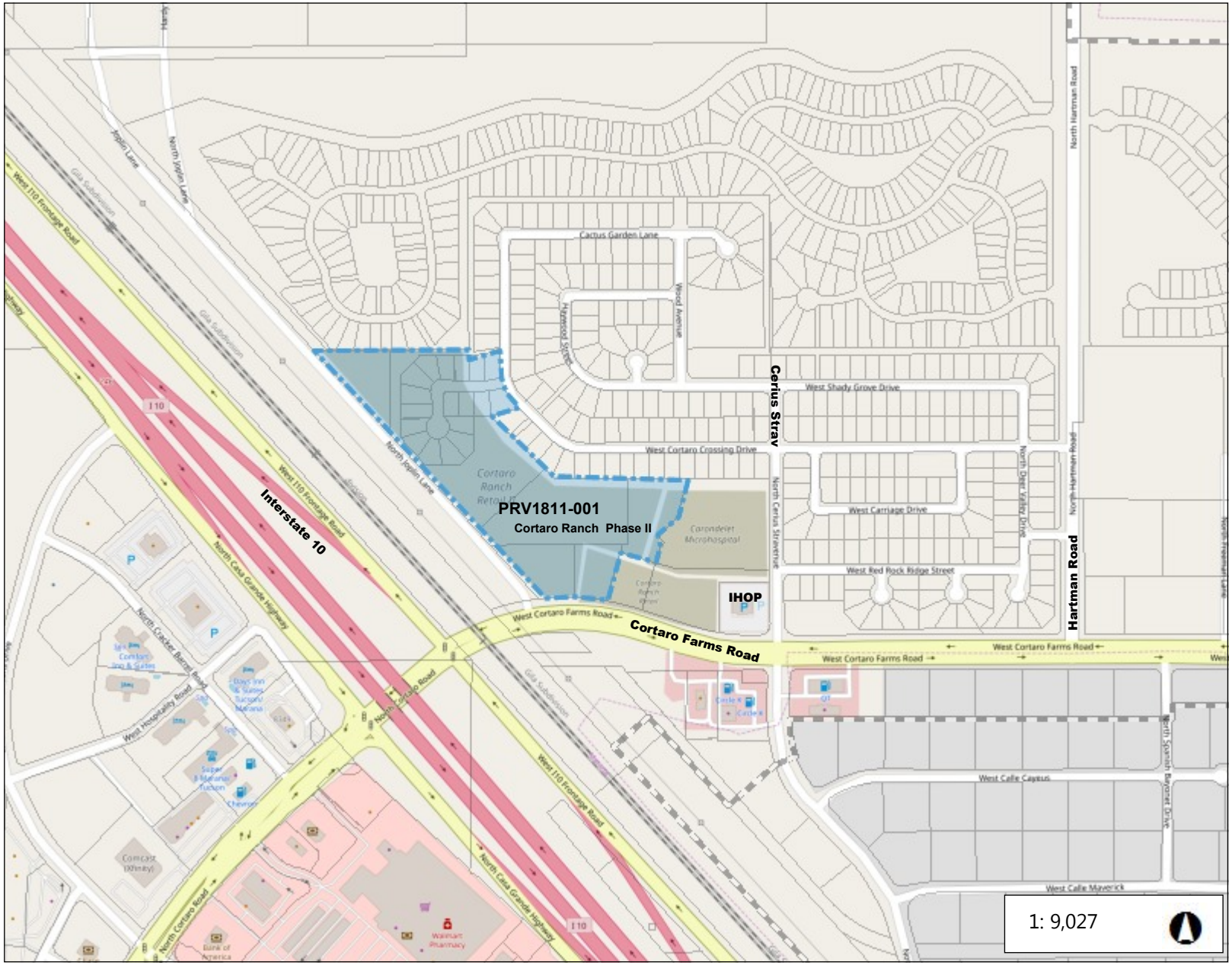
SHEET 4 OF 4

JOB NO.: 09003088

'SEQUENCE NUMBER _____

Town of Marana Planning

Cortaro Ranch Phase II



Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)

Notes

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 27, 2019, at or after 6:30 P.M.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

MINUTES

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. Commission Secretary Terri Byler called roll. All Commission Members were present. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. ***Motion to approve by Commissioner Fehrmann, seconded by Commissioner Schachter . Passed unanimously.***

ANNOUNCEMENTS.

GENERAL ORDER OF BUSINESS. Approve Regular Planning Commission Meeting Minutes from January 30, 2019. ***Motion to approve by Commissioner Tyson, seconded by Commissioner Fehrmann. Passed unanimously.***

PUBLIC HEARINGS.

1. PCZ1812-001: Cortaro Ranch II Rezoning; A request for a recommendation to the Marana Town Council for approval to rezone approximately 5.47 acres of land from R-8 (single-family residential) [4.08 acres] and LI (Light Industrial) [1.39 acres] to VC (Village Commercial). The property is generally located north of Cortaro Farms Road, west of Cerius Stravenue within a portion of Section 26, Township 12S, Range 12E. (Brian D. Varney)

Brian Varney, Senior Planner stated this was a request for a recommendation to the Town Council for approval of a rezoning for Cortaro Ranch Phase II. The rezone request totals 5.47 acres - 4.08 acres R-8 (Residential) and 1.39 acres LI (Light Industrial.) The requested zoning is VC (Village Commercial.)

In 1995 portions of Cortaro Ranch were rezoned to R-8 and VC. Tonight's request is to extend the VC zoning up to the northern property boundary. The portion that is currently zoned LI would serve as a retention/detention basin.

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

Chairman Schnee stated the intent of this request is to integrate the area as Village Commercial. **Mr. Varney** correct. **Chairman Schnee** asked what is the maximum height of the permitted buildings for that area. **Mr. Varney** stated that VC Zoning allows for a maximum building height of 50'. **Chairman Schnee** wanted to verify if the land was purchased from the HOA. **Mr. Varney** stated the applicant and HOA are currently working on a purchase/exchange for the property. He also noted that the applicant gave a presentation of the project at the HOA meeting in January. There were no concerns from those who attending the meeting. **Mr. Cassidy** made note that the HOA has common area in the rezoning area but he didn't see anywhere on the application that they were an applicant. **Mr. Varney** stated that he will check to make sure the applicant has received a letter from the HOA consenting to the rezoning. **Justin Evinger** – **engineer for Beck Consulting** – stated it was his understanding that the applicant is initiating a land swap package with the HOA. He was not sure if it has been processed at this time or still in the works. **Mr. Cassidy** stated that between the Commission's recommendation and prior to Town Council approval, that staff has an opportunity to verify the have the documentation attesting that all of the property owners of the properties being rezoned consent to the rezoning. **Commissioner Fehrmann** wanted to make sure the residents to the north will still have privacy with regard to the parking directly behind them. **Mr. Varney** noted the height of the residential sits up a bit higher than the commercial portion.

Motion to approve by Chairman Schnee, seconded by Commissioner Fehrmann. Passed unanimously. 7-0

COMMISSION ACTION.

1. PRV1811-001: Final Plat for Cortaro Ranch Phase II Lots 1 through 6 and Common Areas "A" and "B"; A request for recommendation to the Marana Town Council for approval of a final plat for a 6-lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Addressing the Commission, **Mr. Varney** stated this was a request for a recommendation to the Town Council for approval of a final plat. The plat area is comprised of 16.51 acres. With approval, the zoning will be VC through the balance of the project area. 6 commercial lots are proposed, ranging in size from 29,267 S.F. to 197,657 S.F. Common Area "A" is the retention/detention area. Common Area "B" will be the portion of land given to the HOA for open space/park site. The project will be directly accessed from Cortaro Farms Road, Cerius Stravenue, and Joplin Lane. The plat will dedicate 33' of right-of-way for Joplin Lane. The developer will construct Joplin Lane adjacent to its frontage.

There were no questions from the Commission.

Motion to approve by Chairman Schnee, seconded by Commissioner Miller. Passed unanimously. 7-0

DRAFT

2. DPR1810-001: Development Plan for Cortaro Ranch Phase II; A request for a recommendation to the Marana Town Council for approval of the Development Plan for Cortaro Ranch Phase II generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Mr. Varney stated this project is known as Cortaro Ranch Phase II and comprised of 16.51 acres. Lot 4/tenant 5 will possibly have a two-story structure planned. The remaining lots will be single story. A few quick-serve restaurants will occupy lots 1, 2, and possible 3.

Chairman Schnee thought the plan looked good. He had no questions. **Commissioner Schachter** with regard to the projected roadwork within the next 4-5 years, is the developer or tenants concerned with the possible impact to the area? **Mr. Varney** stated that a TIA Traffic Impact Analysis has been submitted to the town and staff feels everyone is at a good place currently. **Fausto Burruel** noted that staff has had initial discussions with the applicant to let them know that at some point in the future a new interchange would be constructed at Cortaro Road. The applicant is aware there will be an impact at whatever point the construction does occur.

The Commission had no comments or concerns.

Motion to approve by Chairman Schnee, seconded by Commissioner Fehrmann. Passed unanimously. 7-0

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. ***Motion to adjourn at 6:55 p.m. by Vice Chair Duncan, seconded by Commissioner Fehrmann. Passed unanimously.***

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 27, 2019. I further certify that a quorum was present.

Terri Byler, Commission Secretary

DRAFT

MARANA AZ

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: Cortaro Ranch Phase II	
Description of Project: proposed 6 lot commercial subdivision	Number of Lots: 6
Parcel No.(s): 221-118-431A and 221-184-320	Gross Area (Acres): 16.5
Project Address: NWC of Cerius Stra and Cortaro Farms Road	
Ref. Project No.: 154004	

CONTACT INFORMATION

Owner: Cortaro Commercial JV LLC	Contact Name: Andrew Call		
Address: 901 Wabash Avenue, Ste. 300	City: Terre Haute	State: IN	Zip: 47807
Email: acall@thompsonthrift.com	Phone No.: (602) 313-8633		
Applicant: Beck Consulting Engineers, Inc.	Contact Name: Justin Evinger		
Address: 2942 N. 24th Street, Ste. 114	City: Phoenix	State: AZ	Zip: 85016
Email: justin.evinger@beckcon.com	Phone No.: (602) 810-2975		
Consultant/Engineer: same as applicant	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

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.)

Justin Evinger		10/30/2018
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PRV1811-001 **Date Received** 11/2/18

☐ 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 1/26/2017

Council-Regular Meeting **A3**

Meeting Date: 04/02/2019

To: Mayor and Council

Submitted For: Brian Varney, Senior Planner

From: Suzanne Sutherland, Executive Assistant to the Town Clerk

Date: April 2, 2019

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2019-024: Relating to development; approving a development plan for Cortaro Ranch Phase II, a commercial development located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney)

Discussion:

Summary

Beck Consulting Engineers, Inc., representing Cortaro Commercial JV, LLC, is requesting approval of a development plan to allow the development of six commercial lots within Cortaro Ranch Phase II located north of Cortaro Farms Road and west of Cerius Stravenue. The Town Council does not typically review development plans; however, a condition in the rezoning ordinance (Marana Ordinance 95.30) requires all plats and development plans within the Cortaro Ranch rezoning area to be approved by both the Planning Commission and the Town Council.

Land Use

The development plan comprises approximately 16.51 acres and proposes development of six commercial lots ranging in size from 29,567 square feet to 197,657 square feet. Building elevations are not available at this time, as some tenants have not been identified and corporate designs and colors will largely be accommodated as long as they are commensurate with the balance of the development. Staff will review separate construction plans for each lot within the development, and all development will be subject to the Town's commercial design standards. Allowable building height within the Village Commercial (VC) zoning district is 50 feet; however, the development plan

proposes a maximum height of 25 feet. It is anticipated at this time that a two-story building will be proposed on Lot 4. A landscape plan will be forthcoming and all landscaping will be in compliance with the requirements of the Marana Land Development Code. Particular attention will be given to the landscaping and buffering along the north property boundary adjacent to the existing residential development.

Access and Traffic Circulation
Access to the development will be provided directly from Cortaro Farms Road and Cerius Stravenue, as well as by the future Joplin Lane. The property owner will dedicate thirty-three feet of right-of-way to the Town (by final plat) for Joplin Lane and will be responsible for the construction of the roadway adjacent to its property in accordance with the Cortaro Ranch Commercial Assurance and Development Agreement. The master traffic study for the entire development has been reviewed and approved by our Traffic Engineering Division.

Infrastructure and Utilities
The development will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and Southwest Gas. Fire service will be provided by Northwest Fire District.

Staff Recommendation:

Staff has reviewed the proposed development plan against the requirements of the Marana Land Development Code, Marana General Plan, Marana Ordinance 95.30, and the Cortaro Ranch Commercial Assurance and Development Agreement. The proposed development plan is in conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2019-024, approving a development plan for Cortaro Ranch Phase II.

Attachments

Resolution No. 2019-024
DPR1810-001 Cortaro Ranch PHII Dev Plan for Cortaro Ranch Phase II
DPR1810-001 CRPHII DP App
DPR1810-001 CRPHII DP Map
DPR1810-001 CRPHII DP Commission minutes

MARANA RESOLUTION NO. 2019-024

RELATING TO DEVELOPMENT; APPROVING A DEVELOPMENT PLAN FOR CORTARO RANCH PHASE II, A COMMERCIAL DEVELOPMENT LOCATED NORTH OF CORTARO FARMS ROAD AND WEST OF CERIUS STRAVENUE

WHEREAS, on December 19, 1995, the Marana Town Council adopted Ordinance No. 95.30 approving a rezoning of approximately 98.7 acres of land located at the northeast corner of Cortaro Farms Road and Interstate 10 from Zone 'C' (Large Lot Zone) to R-8 (Single-family Residential) and VC (Village Commercial) ; and

WHEREAS, on September 17, 1996, the Marana Town Council adopted Resolution No. 96-81, approving a final plat for Cortaro Ranch, Lots 1-297 and Common Area "A", located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East; and

WHEREAS, on March 19, 2019, the Marana Town Council adopted Resolution No. 2019-023, approving a final plat for Cortaro Ranch Phase II, a 6-lot commercial resubdivision of Lots 163 through 180, Lots 295 through 297, and Common Area "A" of Cortaro Ranch, Lots 1-297 and Common Area "A", and also a resubdivision of Lots 293C and 294B of Cortaro Ranch, Lots 293A through 294B; and

WHEREAS, Beck Consulting Engineers, Inc., on behalf of Cortaro Commercial JV, LLC, has applied for approval of a development plan for a commercial development on Lots 1-6 of the resubdivided plat; and

WHEREAS the Marana Town Council, at the regularly scheduled meeting on March 19, 2019, determined that the Development Plan for Cortaro Ranch Phase II should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Development Plan for Cortaro Ranch Phase II is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of April, 2019.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

DEVELOPMENT PLAN

FOR

CORTARO RANCH PHASE II

LOTS 1 THRU 6, CA-"A" AND CA-"B" PER THE "FINAL PLAT FOR CORTARO RANCH LOTS 1 THROUGH 6", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

P18WS00099
APPROVED 03/11/2019

TOTAL SITE DATA (PLAT BNDRY)

TOTAL SITE AREA: 719,331 SF (16.51 ACRES)
BUILDING SETBACKS:
- TYPICAL STREET: 30 FT
- SIDE AND REAR: 20 FT
- SPECIAL BUFFER ALONG RESIDENTIAL: 40 FT

BUILDING HEIGHT:
- MAX HEIGHT ALLOWED: 40'-0"

ZONING:
- EXISTING: VILLAGE COMMERCIAL (VC) & LIGHT INDUSTRIAL (LI)
- PROPOSED: VILLAGE COMMERCIAL (VC)

USE:
- EXISTING: UNDEVELOPED
- PROPOSED: COMMERCIAL / RETAIL

FIRE SPRINKLER TYPE = WET, AUTOMATIC (ALL BUILDINGS)
FIRE FLOW PROVIDED = 1,875 GPM FOR 2 HOURS

LOT 1: SITE & BUILDING DATA

ADDRESS: 5770 W CORTARO FARMS RD
LOT AREA: 31,977.27 S.F. (0.73 ACRES)
BUILDING AREA: 2,475 S.F.
LOT COVERAGE: 7.7%
LANDSCAPE AREA: 13,056 S.F. (41%)
PARKING SPACES PROVIDED: 28 STANDARD, 2 ADA

LOT 2: SITE & BUILDING DATA

ADDRESS: 5750 W CORTARO FARMS RD
LOT AREA: 29,427.49 S.F. (0.68 ACRES)
BUILDING AREA: 2,475 S.F.
LOT COVERAGE: 8.4%
LANDSCAPE AREA: 5,912 S.F. (20%)
PARKING SPACES: PROVIDED: 31 STANDARD, 2 ADA

LOT 3: SITE & BUILDING DATA

ADDRESS; 5730 W CORTARO FARMS RD
LOT AREA: 33,910.39 S.F. (0.78 ACRES)
BUILDING AREA: 6,110 S.F.
LOT COVERAGE: 8.8%
LANDSCAPE AREA: 6,110 S.F. (18%)
PARKING SPACES: PROVIDED: 31 STANDARD, 2 ADA

LOT 4: SITE & BUILDING DATA

ADDRESS: 5710 W CORTARO FARMS RD
LOT AREA: 128,133.21 S.F. (2.94 ACRES)
BUILDING AREA: 49,500 S.F. (2-STORY)
FOOTPRINT: 24,931 S.F.
LOT COVERAGE: 19.5%
LANDSCAPE AREA: 15,368 S.F. (12%)
PARKING SPACES PROVIDED: 142 STANDARD, 20 COMPACT, 6 ADA

LOT 5: SITE & BUILDING DATA

ADDRESS: 5780 W CORTARO FARMS RD
LOT AREA: 197,656.89 S.F. (4.54 ACRES)
BUILDING AREA: 40,960 S.F.
LOT COVERAGE: 20.7%
LANDSCAPE AREA: 23,715 S.F. (12%)
PARKING SPACES PROVIDED: 210 STANDARD, 7 ADA

LOT 6: SITE & BUILDING DATA

ADDRESS: 5820 W CORTARO FARMS RD
LOT AREA: 81,471.83 S.F. (1.87 ACRES)
BUILDING AREA: 20,000 S.F.
LOT COVERAGE: 24.5%
LANDSCAPE AREA: 9,568 S.F. (12%)
PARKING SPACES PROVIDED: 90 STANDARD, 4 ADA SPACES

COMMON AREA AND R/W DATA

C.A. "A" AREA: 134,129.11 S.F. (3.08 ACRES)

C.A. "B" AREA: 37,758.19 S.F. (0.87 ACRES)

JOPLIN LN. R/W AREA: 44,866.48 S.F. (1.03 ACRES)

T.E.P. R/W DEDICATION AREA: 3,901.22 S.F. (0.09 ACRES)

MARANA STANDARD NOTES:

1. TRASH ENCLOSURES MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES.
2. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.
3. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
4. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
5. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
6. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
7. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
8. THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
9. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
10. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF REZONING APPROVED BY THE MARANA TOWN COUNCIL BY ADOPTED MARANA ORDINANCE NO. 95.30 AND ORDINANCE NO.____.
11. 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.
12. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
13. THIS PROJECT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN CADDIS BRIDGE, LLC AND THE TOWN OF MARANA ADOPTED BY MARANA RESOLUTION NO. 2015-085 ON SEPTEMBER 1, 2015.
14. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANY TIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND THE REPARATION COORDINATOR AT THE ARIZONA STATE MUSEUM MUST BE CONTACTED IMMEDIATELY, PURSUANT TO A.R.S. §41-865.
15. GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS. NO WORK SHALL TAKE PLACE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.
16. THE CONTRACTOR SHALL OBTAIN A 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.
17. 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.
18. AN ARCHAEOLOGICAL MONITOR IS REQUIRED DURING GROUND-DISTURBING ACTIVITIES, PER THE ARCHAEOLOGICAL REPORT BY TIERRA RIGHT OF WAY DATED 1-15-16.
19. THE CURRENT AVAILABLE FIRE FLOW TO THIS PUBLIC WATER SYSTEM IS 1,875 GPM FOR 2 HOURS.
20. IT SHALL BE THE RESPONSIBILITY OF THE OPERATOR(S) TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT, IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THIS PROJECT.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.

AC	ASPHALT CONCRETE	ML	MONUMENT LINE
BC	BACK OF CURB	NG	NATURAL GRADE
BW	BOTTOM OF WALL	OHE	OVERHEAD ELECTRIC
B.S.L.	BUILDING SETBACK LINE	PV	PAVEMENT
CATV	CABLE TV	PC	POINT OF CURVE
C	CONCRETE	PR	PROPOSED
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	R	RIM
E	ELECTRIC	RDL	ROOF DRAIN LEADER
EL.	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EG	EXISTING GRADE	SL	STREET LIGHT
EX	EXISTING	SS	SANITARY SEWER
ESMT	EASEMENT	SVT	SIGHT VISIBILITY TRIANGLE
FC	FACE OF CURB	SW	SIDEWALK
FG	FINISH GRADE	T	TELEPHONE
FF	FINISH FLOOR	TC	TOP CURB
FH	FIRE HYDRANT	T.O.M.	TOWN OF MARANA
FL	FLOW LINE	TW	TOP OF WALL
G	GUTTER	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	UGE	UNDERGROUND ELEC
I.E.	INVERT ELEVATION	VG	VALLEY GUTTER
IRR	IRRIG. CONTROL VALVE	W	WATER
		WLE	WATER LINE EASEMENT

BENCHMARK

FOUND BRASS CAP IN HEADWALL 1000' NORTH OF CORTARO FARMS ROAD. EAST SIDE OF FRONTAGE ROAD.
EL. = 2154.50' NAVD 88 (USED HEREON)
EL. = 2152.78 NGVD 29 (-1.72)

DRAINAGE STATEMENT

PER PIMA COUNTY REQUIREMENTS, THE PROPOSED COMMERCIAL DEVELOPMENT IS LARGER THAN 1 ACRE, THUS REQUIRES 5-YEAR (PT=1.5 INCHES) THRESHOLD RETENTION AND IS LOCATED WITHIN A "CRITICAL BASIN". FOR CRITICAL BASINS, DETENTION IS REQUIRED, AND SIZED, TO ENSURE A 10% FLOW REDUCTION OF THE PRE-DEVELOPED 100 YEAR PEAK RUNOFF. BASIN A IS SIZED TO ACCOMMODATE THE FULL BUILD OUT OF THE ADJACENT PROPOSED LOTS WITHIN THE PHASE 1 SCOPE AREA (LOTS 293A, 293B AND 294A) AND PHASE II (LOTS 1 THRU 6). THE MASTER BASIN WILL REMAIN AS A PERMANENT BASIN FOR FULL BUILD OUT OF THE ENTIRE COMMERCIAL CENTER. THE PROPOSED MASTER BASIN IS ALSO SIZED TO ACCOUNT FOR THE EXISTING RESIDENTIAL SUBDIVISION 100 YEAR RETENTION PER THE EXISTING DRAINAGE REPORT FOR THIS SUBDIVISION, PREPARED BY OTHERS.

FEMA FLOOD ZONE CLASSIFICATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT PROPOSED LOTS 1 THRU 4 AND A PORTION OF LOT 5 LIES WITHIN ZONE X (SHADED) FLOOD ZONE.

A PORTION OF PROPOSED LOT 5 AND LOT 6 LIES WITH ZONE AO, AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

A PORTION OF LOT 6 LIES WITH ZONE AH, AREAS SUBJECT TO 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING WHERE AVERAGE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET.

BASED ON REVIEW OF A CURRENT LAND SURVEY, THE SITE IS ALREADY ELEVATED OUT OF THE MAPPED AH FLOOD ZONE. THE EXISTING AND PROPOSED SITE ELEVATIONS ARE GREATER THAN 1 FOOT ABOVE THE FEMA AH BASE FLOOD ELEVATIONS. THE FEMA FLOOD MAP WILL NEED TO BE REVISED TO REMOVE ZONE AO AND AH FROM THE DEVELOPMENT AS A PART OF THIS PROJECT, OR ADDITIONAL FLOOD INSURANCE FOR LOTS 5 AND 6 WILL BE REQUIRED PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).

LEGAL DESCRIPTION (PLAT BOUNDARY)

THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 26, FROM WHICH A BRASS CAP FLUSH MARKING THE NORTHEAST QUARTER OF SAID SECTION 26 BEARS NORTH 00°37'19" WEST, 2609.09 FEET;

THENCE SOUTH 89°18'13" WEST, ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 26, 2026.87 FEET;

THENCE DEPARTING SAID MIDSECTION LINE NORTH 00°41'47" WEST, 227.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 09°28'03" WEST ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°33'20", AN ARC LENGTH OF 296.17 FEET;

THENCE NORTH 42°44'37" WEST, 1451.85 FEET;
THENCE NORTH 89°13'43" EAST, 673.33 FEET;
THENCE SOUTH 00°41'47" EAST, 25.06 FEET;
THENCE NORTH 89°18'13" EAST, 25.00 FEET;
THENCE NORTH 79°37'27" EAST, 111.59 FEET;

THENCE SOUTH 00°41'47" EAST, 71.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 174.75 FEET;

THENCE SOUTH 45°41'48" EAST, 24.56 FEET;
THENCE SOUTH 72°50'38" WEST, 125.22 FEET;
THENCE SOUTH 45°41'47" EAST, 385.29 FEET;
THENCE NORTH 89°17'32" EAST, 581.43 FEET;
THENCE SOUTH 15°45'11" WEST, 179.51 FEET;
THENCE SOUTH 44°24'38" WEST, 111.23 FEET;
THENCE SOUTH 45°35'22" EAST, 35.00 FEET;
THENCE SOUTH 44°24'38" WEST, 23.88 FEET;
THENCE SOUTH 15°45'11" WEST, 75.05 FEET;
THENCE NORTH 74°14'49" WEST, 159.10 FEET;

THENCE SOUTH 15°45'11" WEST, 217.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 719,241 SQUARE FEET OR 16.511 ACRES, MORE OR LESS.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

BASIS OF BEARINGS IS BASED ON THE ASSUMED CENTERLINE OF CERIUS STRAVENUE, SAID BEARING BEING N 00°41'47" W .

LEGEND

NOTE: ALL SYMBOLS MAY NOT APPEAR ON EACH SHEET.

- PROPSOED STORM DRAIN
- EASEMENT LINE
- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING CONTOUR LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED CONTOUR LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED SEWER SERVICE LINE
- EXISTING MANHOLES, VAULTS AND BOXES
- EXISTING ELEVATION
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FLOW ARROW
- EX. LIGHT POLE
- PROPOSED ELEVATION
- EX. POWER POLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER MANHOLE
- GRADE BREAK
- SIGHT VISIBILITY TRIANGLE
- WATER MAIN STUB WITH DRAIN VALVE
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HAND HOLE
- SET REBAR WITH CAP
- FOUND SCRIBED X
- BREAK LINE

NOTE:
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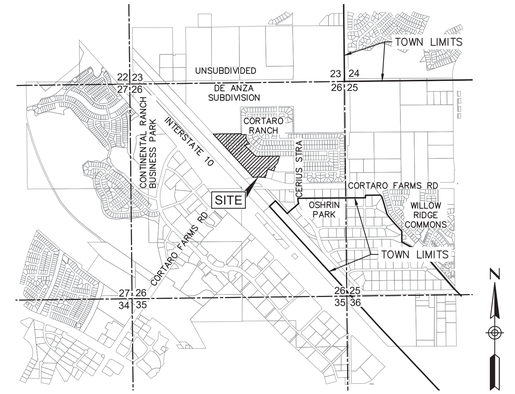


LOCATION MAP

SCALE: 3"=1 MILE (1"=1760')
A PORTION OF SECTION 26, T12S, R12E, G&SRM, TOWN OF MARANA, PIMA COUNTY, AZ

PROJECT DIRECTORY:

OWNER: CORTARO COMMERCIAL JV, LLC
901 WABASH AVENUE, SUITE 300
TERRE HAUTE, IN 47807
CONTACT: ANDREW CALL
PHONE: (602) 313-8633

DEVELOPER: THOMPSON THRIFT
3131 E. CAMELBACK ROAD, SUITE 115
PHOENIX, AZ 85016
CONTACT: ANDREW CALL
PHONE: (602) 313-8633

CIVIL ENGINEER: BECK CONSULTING ENGINEERS, INC.
2330 WEST MISSION LANE, SUITE 3
PHOENIX, AZ 85021
CONTACT: JUSTIN EVINGER, P.E.
PHONE: (602) 810-2975

ARCHITECT: LEVEL 4 STUDIO, L.L.C.
6868 N. 7TH STREET, SUITE 209
PHOENIX, ARIZONA 85013
CONTACT: BRYAN CURTIS
PHONE: (602) 374-4920

DRAWING INDEX

1	COVER SHEET
2	SITE PLAN (1 OF 2)
3	SITE PLAN (2 OF 2)
4	WATER & SEWER PLAN (1 OF 2)
5	WATER & SEWER PLAN (2 OF 2)
6	GRADING & DRAINAGE PLAN (1 OF 2)
7	GRADING & DRAINAGE PLAN (2 OF 2)
8	DETAILS AND X-SECTIONS

APPROVALS:

BY _____ _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

BY _____ _____
MARANA DEVELOPMENT SERVICES DIRECTOR DATE

BY _____ _____
NORTHWEST FIRE DISTRICT DATE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

beck
consulting engineers
2942 N. 24TH STREET
SUITE 114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201

THOMPSON THRIFT
RETAIL GROUP

SCALE (H):
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10-22-18

NO.	DATE	DESCRIPTION

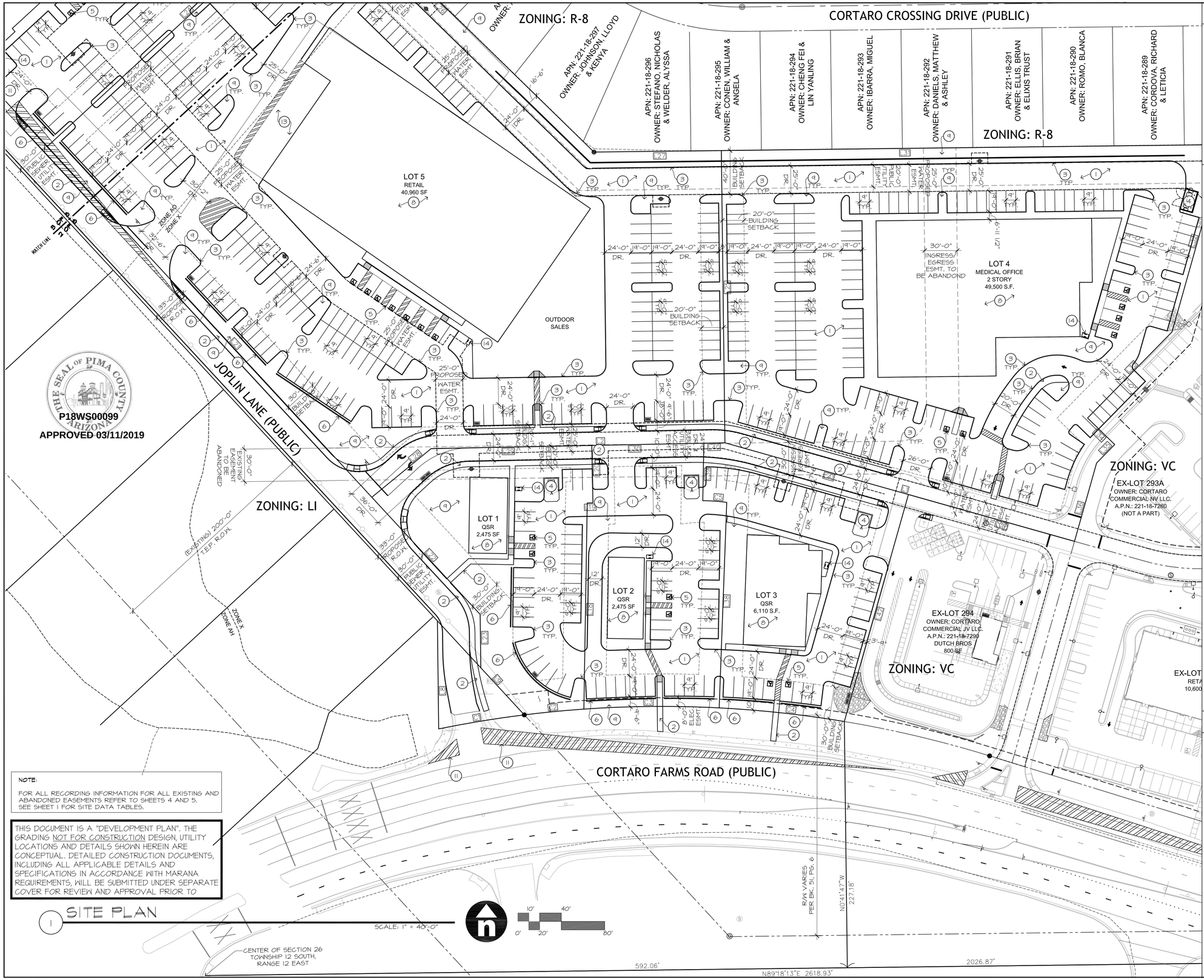
DEVELOPMENT PLAN - COVER SHEET
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
47704
JUSTIN R. EVINGER
Date Signed 02/18/19
ARIZONA, U.S.A.
Expires 03/31/2020

DPR 1810-001
PCZ9505-002
PRV1802-001

PROJECT NO.
154004

1 OF 8



KEYNOTES:

1. PROPOSED ASPHALT PAVING.
2. PROPOSED CONCRETE SIDEWALK.
3. PROPOSED CAST-IN-PLACE CONCRETE CURB.
4. PROPOSED TRASH ENCLOSURE - TRASH ENCLOSURE MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES. REFER TO DETAIL 7 ON SHEET 8 OF 8.
5. ACCESSIBLE PARKING STALL REFER TO DETAIL 1 ON SHEET 8 OF 8.
6. 8" C.M.U. SCREEN WALL 3'-6" HIGH REFER TO DETAIL 5 ON SHEET 8 OF 8.
7. NOT USED.
8. PROPOSED BUILDING LOCATION
9. PROPOSED LANDSCAPE AREA.
10. NOT USED.
11. SIGHT VISIBILITY TRIANGLE, REFER TO CIVIL DRAWINGS.
12. NOT USED.
13. LOADING DOCK.
14. BICYCLE PARKING PER DETAIL 6 ON SHEET 8.

GENERAL NOTES

A. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
B. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
C. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
D. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
E. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINE LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
F. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
G. THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
H. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
I. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF ORDINANCE 95.30.

NOTE:

FOR ALL RECORDING INFORMATION FOR ALL EXISTING AND ABANDONED EASEMENTS REFER TO SHEETS 4 AND 5. SEE SHEET 1 FOR SITE DATA TABLES.

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1 SITE PLAN
SCALE: 1" = 40'-0"

THE SEAL OF PIMA COUNTY ARIZONA
P18WS00099
APPROVED 03/11/2019

LEVEL 4 STUDIO
LEVEL4 STUDIO, L.L.C.
6868 N. 7TH AVE.
SUITE 205
PHOENIX | ARIZONA | 85013
+602.374.4928 T.
+602.374.4922 F.
WWW.L4STUDIO.COM

THOMPSON THRIFT RETAIL GROUP

SCALE (H): 1" = 40'-0"
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10-12-18

DEVELOPMENT PLAN - SITE PLAN (2 OF 8)
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

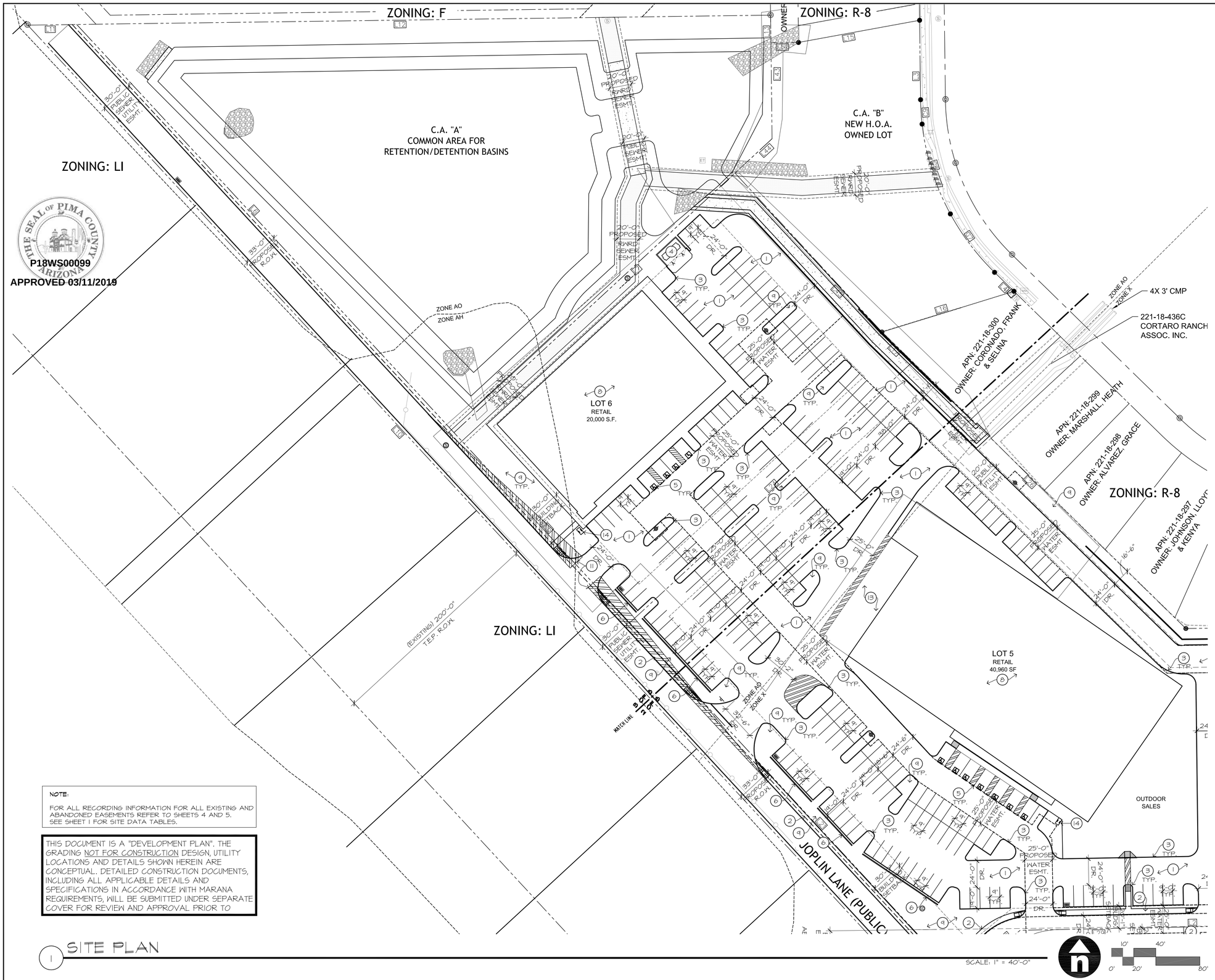
NO.	DATE	DESCRIPTION

REGISTERED ARCHITECT
CERTIFICATE NO. 67682
NICHOLAS PERKOVICH
ARIZONA U.S.A.
EXPIRATION DATE: 12/31/21

DPR: 1810-001
PCZ9505-002
PRV1802-001

PROJECT NO. 154004

2 OF 8



THE SEAL OF PIMA COUNTY ARIZONA

P18WS00099

APPROVED 03/11/2019

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1 SITE PLAN

SCALE: 1" = 40'-0"

KEYNOTES:

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3. PROPOSED CAST-IN-PLACE CONCRETE CURB.
4. PROPOSED TRASH ENCLOSURE - TRASH ENCLOSURE MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES. REFER TO DETAIL 7 ON SHEET 8 OF 8.
5. ACCESSIBLE PARKING STALL REFER TO DETAIL 1 ON SHEET 8 OF 8.
6. 8" C.M.U. SCREEN WALL 3'-6" HIGH REFER TO DETAIL 5 ON SHEET 8 OF 8.
7. NOT USED.
8. PROPOSED BUILDING LOCATION
9. PROPOSED LANDSCAPE AREA.
10. NOT USED.
11. SIGHT VISIBILITY TRIANGLE, REFER TO CIVIL DRAWINGS.
12. NOT USED.
13. LOADING DOCK.
14. BICYCLE PARKING PER DETAIL 6 ON SHEET 8.

GENERAL NOTES

A. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
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G. THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
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I. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF ORDINANCE 95.30.

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WWW.L4STUDIO.COM

THOMPSON THRIFT RETAIL GROUP

SCALE (H): 1" = 40'-0"
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10-12-18

DEVELOPMENT PLAN - SITE PLAN (3 OF 8)

CORTARO RANCH PHASE II

NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

NO.	DATE	DESCRIPTION

REGISTERED ARCHITECT
CERTIFICATE NO.
67682
NICHOLAS
PERKOWICH
DULY REGISTERED
ARIZONA U.S.A.

EXPIRATION DATE: 12/31/21

DPR: 1810-001

PCZ9505-002
PRV1802-001

PROJECT NO.
154004

3 OF 8

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(#) KEYED NOTES

1. 6" DIA. SEWER SERVICE. INVERT AT BUILDING IS SHOWN RUNNING AT A MINIMUM SLOPE OF 1/8" PER FT PER CURRENT I.P.C., FOR MASTER PLANNING PURPOSED. FINAL DESIGN DOCUMENTS WILL INCREASE SLOPE AS NEEDED.
2. PROPOSED PRIVATE 8" DIA. SEWER MAIN AT S=0.50%. LENGTH PER PLAN. MINIMUM SLOPE SHOWN FOR MASTER PLANNING PURPOSES. FINAL DESIGN WILL INCREASE SLOPE AS NEEDED.
3. DOMESTIC WATER SERVICE. SIZE T.B.D.
4. LANDSCAPE WATER SERVICE. SIZE T.B.D.
5. 6" DIA. PRIVATE FIRE SERVICE.
6. PROVIDE ACCESS DRIVE ALONG PUBLIC SEWER MAIN. SEE SHEET 6 FOR MORE INFORMATION.
7. REMOVE EXISTING BOLLARDS AND PROVIDE REMOVABLE BARRICADE.

(#) EXISTING EASEMENT INFORMATION

1. EXISTING 8.0' ELECTRICAL EASEMENT PER DKT.11340, PG.1101.
2. EXISTING 24' PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT PER THE FINAL PLAT FOR CORTARO RANCH LOTS 293A THROUGH 294B AS RECORDED IN SEQUENCE NO. 20180950140, P.C.R.
3. EXISTING 25' MARANA WATER EASEMENT PER THE FINAL PLAT FOR CORTARO RANCH LOTS 293A THROUGH 294B AS RECORDED IN SEQUENCE NO. 20180950140, P.C.R.
4. EXISTING 30' PUBLIC SEWER AND UTILITY ESMT. BK.51, PG.6. TO BE ABANDONED BY FINAL PLAT.
5. 30.0' INGRESS/EGRESS ESMT DKT.11340, PG.1137 TO BE ABANDONED BY SEPARATE INSTRUMENT.
6. EXISTING 20' PUBLIC UTILITY EASEMENT BK.51, PG.6.
7. EXISTING 20' PUBLIC SEWER EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.
8. EXISTING 20' PUBLIC DRAINAGE AND UTILITY EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.

(#) PROPOSED EASEMENT AND R/W INFORMATION

1. PROPOSED 24' PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT BY FINAL PLAT.
2. PROPOSED 25' MARANA WATER EASEMENT BY FINAL PLAT.
3. PROPOSED 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
4. PROPOSED 33.0' RIGHT-OF-WAY FOR JOPLIN LANE BY FINAL PLAT.

(#) DEMO / ABANDON EXISTING INFRASTRUCTURE

1. CAP AND ABANDON IN PLACE EXISTING WATER LINE INFRASTRUCTURE. REMOVE AS NEEDED TO ACCOMMODATE IMPROVEMENTS.
2. CAP AND ABANDON IN PLACE PUBLIC SEWER INFRASTRUCTURE. REMOVE AS NEEDED TO ACCOMMODATE IMPROVEMENTS.

GENERAL NOTES:
1. ALL PUBLIC SANITARY SEWER INFRASTRUCTURE MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (R.W.R.D.) STANDARD SPECIFICATIONS AND DETAILS

THE SEAL OF PIMA COUNTY ARIZONA
P18WS00099
APPROVED 03/11/2019

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

ZONING: F
DE ANZA SEQ. NO. 20170060460
(EX)46' PER R/W SEQ. NO. 20170060460
C.A. "E"
(EX)40' PUBLIC SEWER ESMT DKT.15R, PG.1048 AND DKT.17715, PG.259
APN: 221-18-436 OWNER: CORTARO RANCH COMMUNITY ASSOCIATION INC
APN: 221-18-319 OWNER: KNEZEVICH, JANICE & MARK P
ZONING:R-8
N0° 00' 00"E (R) N0° 41' 47"W (M) 578.92' (M)
#6604-28 R: (59.10) I.E.(N)=(49.96)12" I.E.(S)=(49.86)12"
WSE=2154.00
L11
L12
L13
L14
L15
HWL=56.5
BTM=50.5
EXISTING PUBLIC SEWER MAIN TO REMAIN. 4.0' MIN. COVER REQUIRED.
ZONING:LI
EX-PUBLIC SSMH G-97-014 #6604-26 R: (59.21) I.E.(N)=(49.13)12" I.E.(E)=(49.13)8" I.E.(S)=(48.93)12"
FG: 54.42 T/SEWER: 50.42 CVR: 4.00 FT
FG: 56.81 T/SEWER: 50.19 CVR: 6.62 FT
C.A. "A" COMMON AREA FOR RETENTION/DETENTION BASIN
C.A. "B" COMMON AREA FOR H.O.A. OPEN SPACE/PARK
EX-PUBLIC SSMH G-97-014 #6604-30 R: (58.99) I.E.(N)=(48.72)12" I.E.(S)=(48.62)12"
EX-PUBLIC SSMH G-97-014 #6604-31 R: (61.15) I.E.(E)=(50.38)8" I.E.(W)=(50.28)8"
EX-PUBLIC SSMH G-97-014 #6604-32
CONCRETE LINED DRAINAGE CHANNEL.
L43
L44
L45
L3
C7
C8
C9
ZONE AO
ZONE X
4X 3' CMP
221-18-436C CORTARO RANCH COMM. ASSOC. INC.
CONNECT TO EXISTING PUBLIC SEWER MAIN WITH NEW ONLINE PUBLIC MANHOLE R: 57.97 I.E.(N)=(48.41)12" I.E.(S)=48.31 12"
NEW PUBLIC SEWER 12"DIA.-223.7 LF S=0.21%
ZONE AO
ZONE AH
JOPLIN LANE (PUBLIC)
WSE=2155
WSE=2155.12
L6
L7
L10
LOT 6
FF: 59.50
OWNER: CORONADO, FRANK & SELINA APN: 221-18-300
L16
L17
NEW WATER MAIN
CONNECT TO EXISTING 8" WATER MAIN
APN: 221-18-299 OWNER: MARSHALL, HEATH
APN: 221-18-298 OWNER: ALVAREZ, GRACE
ZONING:R-8
APN: 221-18-297 OWNER: JOHNSON, LLOYD & KENYA
APN: 221-18-296 OWNER: STEFANO, NICHOLAS & WELDER, ALYSSA
L24
L26
L27
NEW PUBLIC SSMH R: 56.45 I.E.(N)=47.84(12") I.E.(S)=47.74(12")
(EX)200' T.E.P. R/W BK.2510, PG.184
I.E.=47.96
46.8'
EX-PUBLIC SSMH #6604-29 G-97-014
12" DIA
SVT (15'X190')
I.E.=47.49
NEW PUBLIC SEWER 12"DIA.-281.6 LF S=0.21%
SVT (15'X240')
WSE=2155.32
WSE=2155.44
L5
L4
OWNER: UNION PACIFIC R.R APN: 221-19-009A
ZONING:LI
CONNECT TO EXISTING PUBLIC SSMH #6604-25 G-97-014 R: 57.41 I.E.(N)=47.13 12" I.E.(S)=(47.03)12"
WSE=2155.52
SVT (15'X190')
EX-12" DIA. SEWER MAIN. S=0.30%
SVT (15'X240')
ZONE AO
ZONE X
NEW WATER MAIN
LOT 5
FF: 62.25
I.E.=47.90
OUTDOOR SALES
112.4'
MATCH LINE - SEE SHEET 5
MATCH LINE - SEE SHEET 5

N

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1"=40'

beck consulting engineers
2942 N. 24TH STREET SUITE #114 PHOENIX, AZ. 85016 PHONE: (602) 943-6200 FAX: (602) 943-6201

THOMPSON THRIFT RETAIL GROUP

SCALE (H): 1"=40'
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10-22-18

DEVELOPMENT PLAN - SEWER & WATER (1 OF 2)
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

NO.	DATE	DESCRIPTION

Registered Professional Engineer (Civil) CERTIFICATE NO. 47704 JUSTIN R. EVINGER Date Signed 02/18/19 ARIZONA, USA. Expires 03/31/2020

DPR 1810-001
PCZ9505-002
PRV1802-001

PROJECT NO. 154004

4 OF 8

KEYED NOTES

1. 6" DIA. SEWER SERVICE. INVERT AT BUILDING IS SHOWN RUNNING AT A MINIMUM SLOPE OF 1/8" PER FT PER CURRENT I.P.C., FOR MASTER PLANNING PURPOSED. FINAL DESIGN DOCUMENTS WILL INCREASE SLOPE AS NEEDED.
2. PROPOSED PRIVATE 8" DIA. SEWER MAIN AT S=0.50%. LENGTH PER PLAN. MINIMUM SLOPE SHOWN FOR MASTER PLANNING PURPOSES. FINAL DESIGN WILL INCREASE SLOPE AS NEEDED.
3. DOMESTIC WATER SERVICE. SIZE T.B.D.
4. LANDSCAPE WATER SERVICE. SIZE T.B.D.
5. 6" DIA. PRIVATE FIRE SERVICE.
6. PROVIDE ACCESS DRIVE ALONG PUBLIC SEWER MAIN. SEE SHEET 6 FOR MORE INFORMATION.

NOTE:
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EXISTING EASEMENT INFORMATION

1. EXISTING 8.0' ELECTRICAL EASEMENT PER DKT.11340, PG.1101.
2. EXISTING 24' PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT PER THE FINAL PLAT FOR CORTARO RANCH LOTS 293A THROUGH 294B AS RECORDED IN SEQUENCE NO. 20180950140, P.C.R.
3. EXISTING 25' MARANA WATER EASEMENT PER THE FINAL PLAT FOR CORTARO RANCH LOTS 293A THROUGH 294B AS RECORDED IN SEQUENCE NO. 20180950140, P.C.R.
4. EXISTING 30' PUBLIC SEWER AND UTILITY ESMT. BK.51, PG.6. TO BE ABANDONED BY FINAL PLAT.
5. 30.0' INGRESS/EGRESS ESMT DKT.11340, PG.1137 TO BE ABANDONED BY SEPARATE INSTRUMENT.
6. EXISTING 20' PUBLIC UTILITY EASEMENT BK.51, PG.6.
7. EXISTING 20' PUBLIC SEWER EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.
8. EXISTING 20' PUBLIC DRAINAGE AND UTILITY EASEMENT BK.51, PG.6 TO BE ABANDONED BY FINAL PLAT.

PROPOSED EASEMENT AND R/W INFORMATION

1. PROPOSED 24' PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT BY FINAL PLAT.
2. PROPOSED 25' MARANA WATER EASEMENT BY FINAL PLAT.
3. PROPOSED 20' PUBLIC SEWER EASEMENT BY FINAL PLAT.
4. PROPOSED 33.0' RIGHT-OF-WAY FOR JOPLIN LANE BY FINAL PLAT.

GENERAL NOTES:
1. ALL PUBLIC SANITARY SEWER INFRASTRUCTURE MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (R.W.R.D.) STANDARD SPECIFICATIONS AND DETAILS

THE SEAL OF PIMA COUNTY ARIZONA
P18WS00099
APPROVED 03/11/2019

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 4

APN: 221-18-295 OWNER: COHEN, WILLIAM & ANGELA
APN: 221-18-294 OWNER: CHENG FEI & LIN YANLING
APN: 221-18-293 OWNER: IBARRA, MIGUEL
APN: 221-18-292 OWNER: DANIELS, MATTHEW & ASHLEY
APN: 221-18-291 OWNER: ELLIS, BRIAN & ELIXIS TRUST
APN: 221-18-290 OWNER: ROMO, BLANCA
APN: 221-18-289 OWNER: CORDOVA, RICHARD & LETICIA
APN: 221-18-288 OWNER: CASTELLANOS, GYTZEL & AHITORRE
APN: 221-18-287 OWNER: JONES, ROBERT
APN: 221-18-286 OWNER: NUKUNA, ZOE & MORGAN, JAMES
APN: 221-18-285 OWNER: PARRISH, LUZ M

ZONING:R-8
ZONING:LI
ZONING:VC

JOPLIN LANE (PUBLIC)
CORTARO FARMS ROAD (PUBLIC)
PRIVATE DRIVE
HARTMAN LANE

LOT 1 FF: 60.25
LOT 2 FF: 60.25
LOT 3 FF: 60.50
LOT 4 FF: 64.85
LOT 5
LOT 293A OWNER: CORTARO COMMERCIAL JV LLC APN: 221-18-7260 (NOT A PART)
LOT 293B OWNER: CORTARO COMMERCIAL JV LLC APN: 221-18-7270 (NOT A PART)
LOT 294A OWNER: CORTARO COMMERCIAL JV LLC APN: 221-18-7290 (NOT A PART)
OWNER: MARANA IHOP LLC APN: 221-18-431B (NOT A PART)
OWNER: UNION PACIFIC R.R APN: 221-19-009A

NEW PRIVATE SSMH R: 57.96 I.E.(E)=46.41(8") I.E.(W)=46.31(8")
NEW PRIVATE SSMH R: 58.94 I.E.(W)=47.67(8") I.E.(S)=47.77(6")
NEW WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
(EX)6" SERVICE STUB I.E.=(55.87)
CONNECT TO EXISTING STUBS
EX-PUBLIC SSMH #6615-05 G-97-014 R=(58.40) I.E.(N)=(45.54)12" I.E.(S)=(45.44)12"
CONNECT NEW PUBLIC SSMH ONLINE TO EXISTING SEWER R: 58.76 I.E.(N,S)=(45.82)12" I.E.(E)=45.92 8"
EX-12" DIA. PUBLIC SEWER MAIN, S=0.30%
(EX)200 T.E.P. R/W BK.2510, PG.184
SVT (15'X190')
SVT (15'X240')
SVT (15'X380')
SVT (15'X30')
TRIANGULAR SHAPED TEP R/W DEDICATION BY SEP. INSTRUMENT
R/W VARIES PER BK.51 PG.6
TIE N0°41'47"W 227.18'
BRASS CAP FLUSH NORTHEAST CORNER, SEC.26, TWP.12S, R.12E
BRASS CAP FLUSH EAST QUARTER CORNER, SEC.26, TWP.12S, R.12E
CENTER OF SECTION 26 TOWNSHIP 12 SOUTH, RANGE 12 EAST
N89°18'13"E 2618.93'
592.06'
2026.87'
N0°37'34"W 2609.09'
ZONE X
ZONE AH
WSE=2155.74
WSE=2155.79
WSE=2155.97
WSE=2156.22
I.E.=46.78
I.E.=46.68
I.E.=46.86
I.E.=47.34
I.E.=48.58
I.E.=48.28
I.E.=57.41
77.0' PRIVATE
112.4'
271.0' PRIVATE
94.7'
18.0'
81.2'
154.6'

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1"=40'

beck
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THOMPSON THRIFT RETAIL GROUP

SCALE (H): 1"=40'
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10-22-18

NO.	DATE	DESCRIPTION

Registered Professional Engineer (Civil) CERTIFICATE NO. 47704 JUSTIN R. EVINGER Date Signed 02/18/19 ARIZONA, USA Expires 03/31/2020

DEVELOPMENT PLAN – SEWER & WATER (2 OF 2)
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

DPR 1810-001
PCZ9505-002
PRV1802-001

PROJECT NO. 154004

5 OF 8

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THE SEAL OF PIMA COUNTY ARIZONA
P18WS00099
APPROVED 03/11/2019

ABBREVIATIONS:
(EX) = EXISTING
W.L.E. = WATER LINE EASEMENT (MARANA WATER)
S.L.E. = SEWER LINE EASEMENT (RWRD)
R/W = RIGHT OF WAY
HC = HANDICAP
WSW = WATER SURFACE ELEVATION (100 YR FEMA)
FND = FOUND
BCF = BRASS CAP FLUSH
BSL = BUILDING SETBACK LINE
EG = EXISTING GRADE
TW = TOP OF WALL (HIGH GROUND ELEVATION)
BW = BOTTOM OF WALL (LOW GROUND ELEVATION)
FG = FINISHED GRADE
FF = FINISHED FLOOR
TC = TOP OF CURB GRADE
PV = PAVEMENT GRADE
HWL = HIGH WATER LEVEL
BTM = BOTTOM OF BASIN
R = RIM ELEVATION

SEE SHEETS 4 AND 5 FOR EASEMENT AND BOUNDARY INFORMATION

(#) KEYED NOTES
1. RIP-RAP SPILLWAY/APRON. SIZE T.B.D. DURING FINAL DETAILED DESIGN.
2. CURB OPENING PER DETAIL 9 ON SHEET 8. WIDTH PER PLAN.
3. PROVIDE ACCESS DRIVE ALONG SEWER MAIN ALIGNMENT FOR MAINTENANCE PER PIMA COUNTY E.D.S. SECTION 7.1.1 WHERE THE ALTERNATIVE MATERIAL DRIVING SURFACE SHALL HAVE LONGITUDINAL SLOPES NOT GREATER THAN 9.0% AND CROSS SLOPES NOT GREATER THAN 2.0%. PROVIDE 20-FT LANDING AREA IN FRONT OF EACH MANHOLE WITH A RELATIVELY FLAT SURFACE (2.0% MAX. IN ALL DIRECTIONS). MATERIAL OF SURFACE T.B.D AND MUST BE APPROVED BY PIMA COUNTY.
4. NOT USED.
5. RETAINING WALL. REQUIRES SEPARATE BUILDING PERMIT.

DRYWELL NOTES:
PER PIMA COUNTY REQUIREMENTS, THE RETENTION VOLUME IS REQUIRED TO BE DRAINED WITHIN 24 HOURS. REVIEW OF EXISTING RECORD DOCUMENTS SHOW THAT THERE ARE EIGHT (8) EXISTING SINGLE CHAMBER DRYWELLS WITHIN THE EXISTING BASIN. IT IS RECOMMENDED THAT THE CONDITION OF THE EXISTING DRYWELLS BE ANALYZED AND CLEANED OUT AS NEEDED TO ENSURE ADEQUATE PERCOLATION IS ACHIEVED. THE TOTAL DRYWELL REQUIREMENT BASED ON THE PROPOSED RETENTION VOLUME IS 9.75 AC-FT. THIS PROJECT PROPOSES THE INSTALLATION OF TWO (2) ADDITIONAL DRYWELLS, FOR A TOTAL DRYWELL OF TEN (10). THE DRYWELL CALCULATIONS UTILIZED USE A MAXIMUM DESIGN PERCOLATION RATE OF 0.50 CFS PER SECTION 4.19.6.B OF THE PIMA COUNTY FLOOD CONTROL DISTRICT DESIGN STANDARDS FOR STORMWATER DETENTION AND RETENTION. A DRYWELL AS-BUILT PERCOLATION TEST SHALL BE PERFORMED TO ENSURE ADEQUATE DISPOSAL UTILIZING A DE-RATING FACTOR PER SECTION 4.19.6.B OF THE AFOREMENTIONED PIMA COUNTY STANDARDS.

THE PROPOSED DYWELLS SHALL BE SPACED A MINIMUM OF 100 FT APART.

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GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1"=40'

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 7

DPR 1810-001
PCZ9505-002
PRV1802-001

PROJECT NO. 154004
6 OF 8

beck
consulting engineers
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PHONE: (602) 943-6200 FAX: (602) 943-6201

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47704
JUSTIN R. EVINGER
Date Signed 02/18/19
ARIZONA, USA
Expires 03/31/2020

DEVELOPMENT PLAN - PAVING, G&D (1 OF 2)
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P18WS00099
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N

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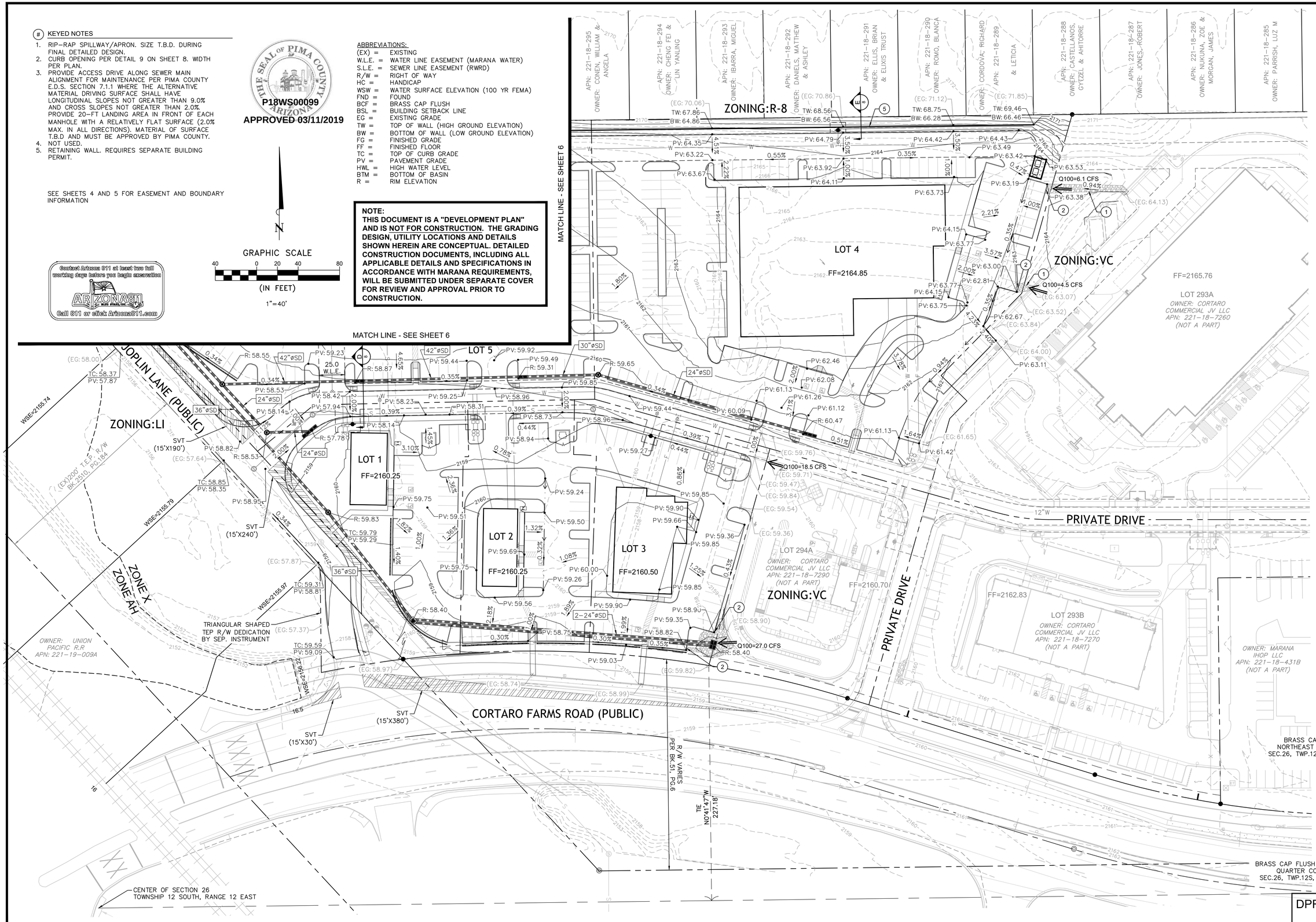
MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 6



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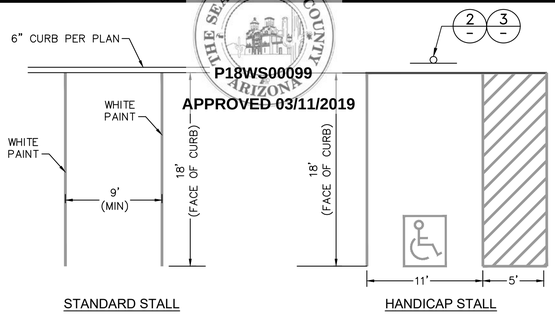
PROJECT NO.
154004

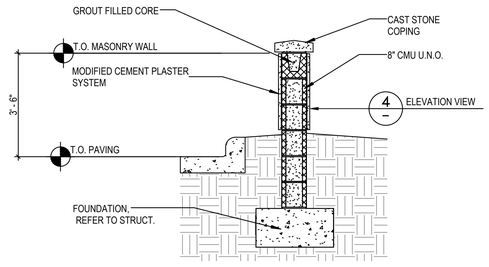
7 OF 8

THE SEAL OF PIMA COUNTY ARIZONA
P18WS00099
APPROVED 03/11/2019

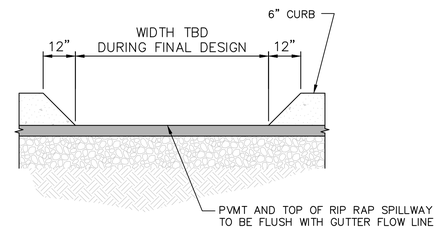


1 PARKING DIMENSIONS DETAILS
NOT TO SCALE

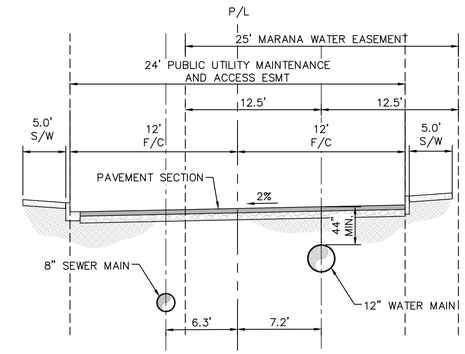
NOTE: STALL DIMENSIONS SHOWN ARE A GUIDELINE FOR MINIMUM REQUIREMENTS.



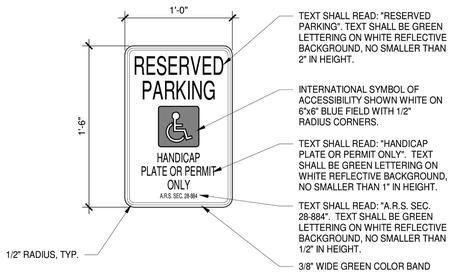
5 PARKING SCREEN WALL DETAIL (TYP.)
NOT TO SCALE



9 CURB OPENING
NOT TO SCALE

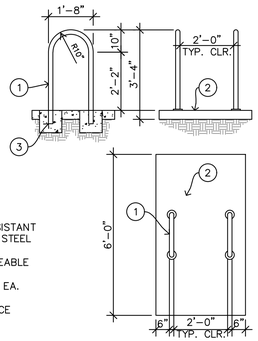


X-SECTION D - D: E/W PRIVATE DRIVE
NOT TO SCALE

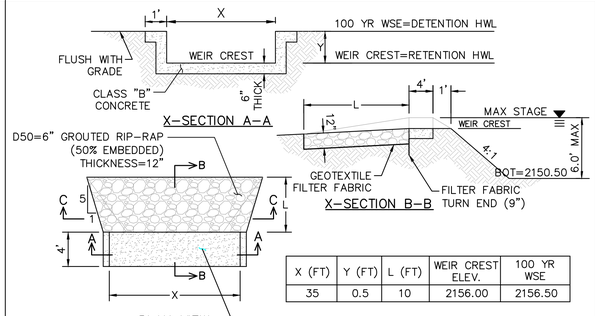


2 ACCESSIBLE SIGNS
NOT TO SCALE

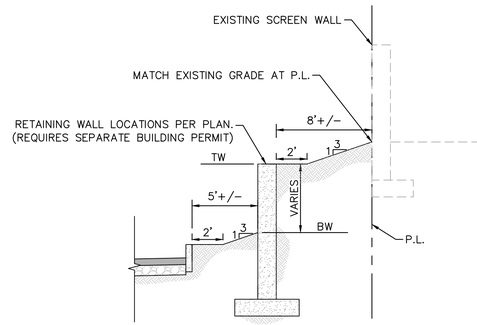
NOTE: SIGN INFORMATION SHALL BE PER CURRENT ADA REQUIREMENTS. CONFIGURATION SHOWN IS TYPICAL. USE LOCAL SIGN DETAILS IF DIFFERENT.



6 BIKE RACK
NOT TO SCALE

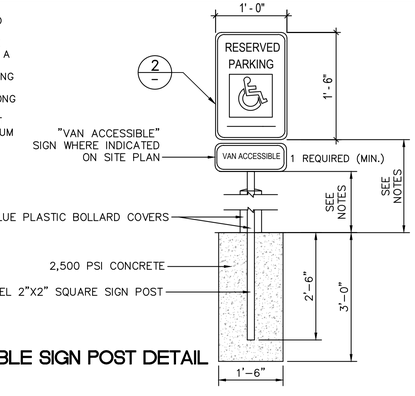


X-SECTION A - A: DETENTION WEIR
NOT TO SCALE



X-SECTION E - E
NOT TO SCALE

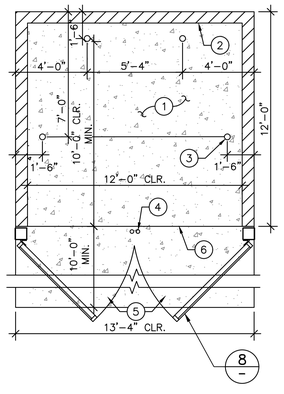
GENERAL NOTES:
1. IF SIGN IS NOT LOCATED ALONG AN ACCESSIBLE ROUTE, BOTTOM OF THE LOWEST SIGN SHALL BE A MINIMUM OF 60 INCHES ABOVE ADJACENT PARKING SURFACE GRADE.
2. IF SIGN IS LOCATED ALONG AN ACCESSIBLE ROUTE, BOTTOM OF THE LOWEST SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE ADJACENT SIDEWALK GRADE.



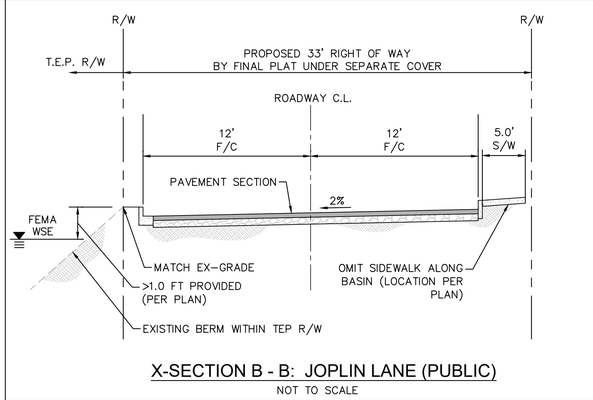
3 ACCESSIBLE SIGN POST DETAIL
NOT TO SCALE

DETAIL NOTES:
1. 6" THICK CONCRETE SLAB WITH #4 BARS AT 2'-0" O.C. EA. WAY. SLOPE TO GATE.
2. CMU WALL WITH MIN. GRADE 40 REINFORCING.
3. (4) 4" DIAMETER SCHEDULE 40 C.S. PIPE BOLLARDS FILL WITH CONCRETE 4' ABOVE SLAB
4. 1" DIAMETER GALVANIZED STEEL CANE BOLT RECEIVER
5. 6" THICK CONCRETE APRON WITH #4 BARS AT 2'-0" O.C. EA. WAY
6. 1/2" BITUMINOUS PREFORMED EXPANSION JOINT FILLER PER ASTM D-1751.

NOTE: ENCLOSURE TO COMPLY WITH CITY OF MARANA STANDARDS TECHNICAL STANDARDS MANUAL



7 REFUSE ENCLOSURE
NOT TO SCALE



X-SECTION B - B: JOPLIN LANE (PUBLIC)
NOT TO SCALE

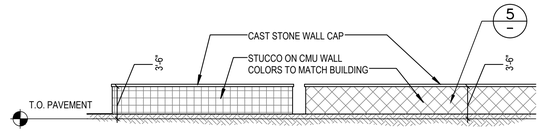
PROPERTY LINES - LINE AND CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	334.88	S74°14'49.36"E
L2	270.97	N88°51'46.58"E
L3	71.99	N0°41'46.68"W
L4	24.56	N45°41'46.68"W
L5	234.67	N42°44'36.68"W
L6	503.83	N42°44'36.68"W
L7	346.77	S47°15'23.32"W
L8	99.70	S0°41'46.68"E
L9	59.12	N42°44'36.68"W
L10	1392.73	S42°44'36.68"E
L11	44.39	S89°13'43.32"W
L12	628.94	S89°13'43.32"W
L13	25.06	S0°41'46.68"E
L14	25.00	N89°18'13.32"E
L15	111.59	S79°37'27.32"W

LINE TABLE		
LINE	LENGTH	BEARING
L16	125.22	N72°50'38.32"E
L17	38.79	N45°41'46.68"W
L18	190.17	S0°55'50.16"W
L19	5.27	S88°51'46.58"W
L20	53.00	S1°08'13.42"E
L21	440.78	N42°44'36.68"W
L22	147.16	N42°44'36.68"W
L23	49.27	S0°41'46.68"E
L24	348.77	N47°18'35.70"E
L25	269.63	S0°42'19.41"E
L26	346.07	N45°41'47.00"W
L27	117.43	S89°19'21.58"W
L28	70.72	S50°37'13.21"W
L29	148.19	S88°51'46.58"W
L30	103.34	S88°51'46.58"W

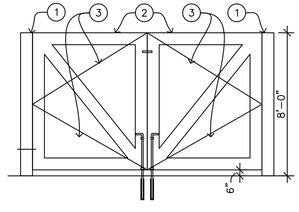
LINE TABLE		
LINE	LENGTH	BEARING
L31	464.31	S89°19'21.58"W
L32	179.51	N15°45'10.64"E
L33	111.23	N44°24'37.69"E
L34	35.00	N45°35'22.31"W
L35	23.88	N44°24'37.69"E
L36	75.05	N15°45'10.64"E
L37	159.10	N74°14'49.36"W
L38	189.72	S2°06'24.25"W
L39	53.07	S1°03'43.95"W
L40	19.45	S88°51'46.58"W
L41	175.77	N74°14'49.36"W
L42	217.59	S15°45'10.64"W
L43	87.00	S0°41'46.68"E
L44	45.78	S47°15'23.32"W
L45	196.27	S42°44'36.68"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1025.00'	80.02'	S80°40'31"W	80.00'	4°28'23"	40.03'
C2	1025.00'	55.17'	S84°27'14"W	55.17'	3°05'03"	27.59'
C3	1025.00'	124.84'	S89°29'06"W	124.76'	6°58'41"	62.49'
C4	1025.00'	116.16'	N83°46'45"W	116.10'	6°29'36"	58.14'
C5	159.00'	22.16'	S86°01'36"E	22.14'	7°59'03"	11.10'
C7	222.50'	66.66'	S37°06'48"E	66.41'	17°09'57"	33.58'
C8	222.50'	85.94'	S17°27'57"E	85.40'	22°07'47"	43.51'
C9	222.50'	22.15'	S3°32'55"E	22.14'	5°42'17"	11.09'

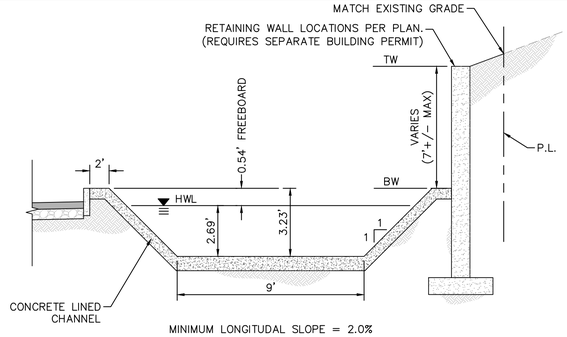


4 TYPICAL PARKING SCREEN WALL ELEVATION
NOT TO SCALE

DETAIL NOTES:
1. 8"x8" STEEL TUBE, INFILLED WITH CONCRETE.
2. 4"x8"x.1875" STEEL TUBE FRAME GRIND WELDS, MITER CORNERS SMOOTH PAINT.
3. 1/8" STEEL SHEETS, WELDED TO "BACK" OF TUBE STEEL FRAME EXPOSING TUBE FRAME TO EXTERIOR – PAINTED



8 REFUSE ENCLOSURE GATE
NOT TO SCALE



MINIMUM LONGITUDAL SLOPE = 2.0%

X-SECTION C - C: TRAPEZOIDAL CHANNEL
NOT TO SCALE

NOTE:
THIS DOCUMENT IS A "DEVELOPMENT PLAN" AND IS NOT FOR CONSTRUCTION. THE GRADING DESIGN, UTILITY LOCATIONS AND DETAILS SHOWN HEREIN ARE CONCEPTUAL. DETAILED CONSTRUCTION DOCUMENTS, INCLUDING ALL APPLICABLE DETAILS AND SPECIFICATIONS IN ACCORDANCE WITH MARANA REQUIREMENTS, WILL BE SUBMITTED UNDER SEPARATE COVER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

beck
consulting engineers
2942 N. 24TH STREET
SUITE #114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
FAX: (602) 943-6201

THOMPSON THRIFT RETAIL GROUP

SCALE (H):
SCALE (V):
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10-22-18

NO.	DATE	DESCRIPTION

Registered Professional Engineer (Civil)
CERTIFICATE NO.
47704
JUSTIN R. EVINGER
Date Signed 02/18/19
ARIZONA, U.S.A.
Expires 03/31/2020

DEVELOPMENT PLAN – DETAILS & X-SECTIONS
CORTARO RANCH PHASE II
NEC OF CORTARO FARMS RD. AND JOPLIN LN.
MARANA, ARIZONA

DPR 1810-001
PCZ9505-002
PRV1802-001

PROJECT NO.
154004

8 OF 8

MARANA AZ

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: Cortaro Ranch Phase II	
Description of Project: proposed 6 lot commercial subdivision	Number of Lots: 6
Parcel No.(s): 221-118-431A and 221-184-320	Gross Area (Acres): 16.5
Project Address: NWC of Cerius Stra and Cortaro Farms Road	
Ref. Project No.: 154004	

CONTACT INFORMATION

Owner: Cortaro Commercial JV LLC	Contact Name: Andrew Call		
Address: 901 Wabash Avenue, Ste. 300	City: Terre Haute	State: IN	Zip: 47807
Email: acall@thompsonthrift.com	Phone No.: (602) 313-8633		
Applicant: Beck Consulting Engineers, Inc.	Contact Name: Justin Evinger		
Address: 2942 N. 24th Street, Ste. 114	City: Phoenix	State: AZ	Zip: 85016
Email: justin.evinger@beckcon.com	Phone No.: (602) 810-2975		
Consultant/Engineer: same as applicant	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

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.)

Justin Evinger		10/23/2018
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** DPR1810-061 **Date Received** 10/25/18

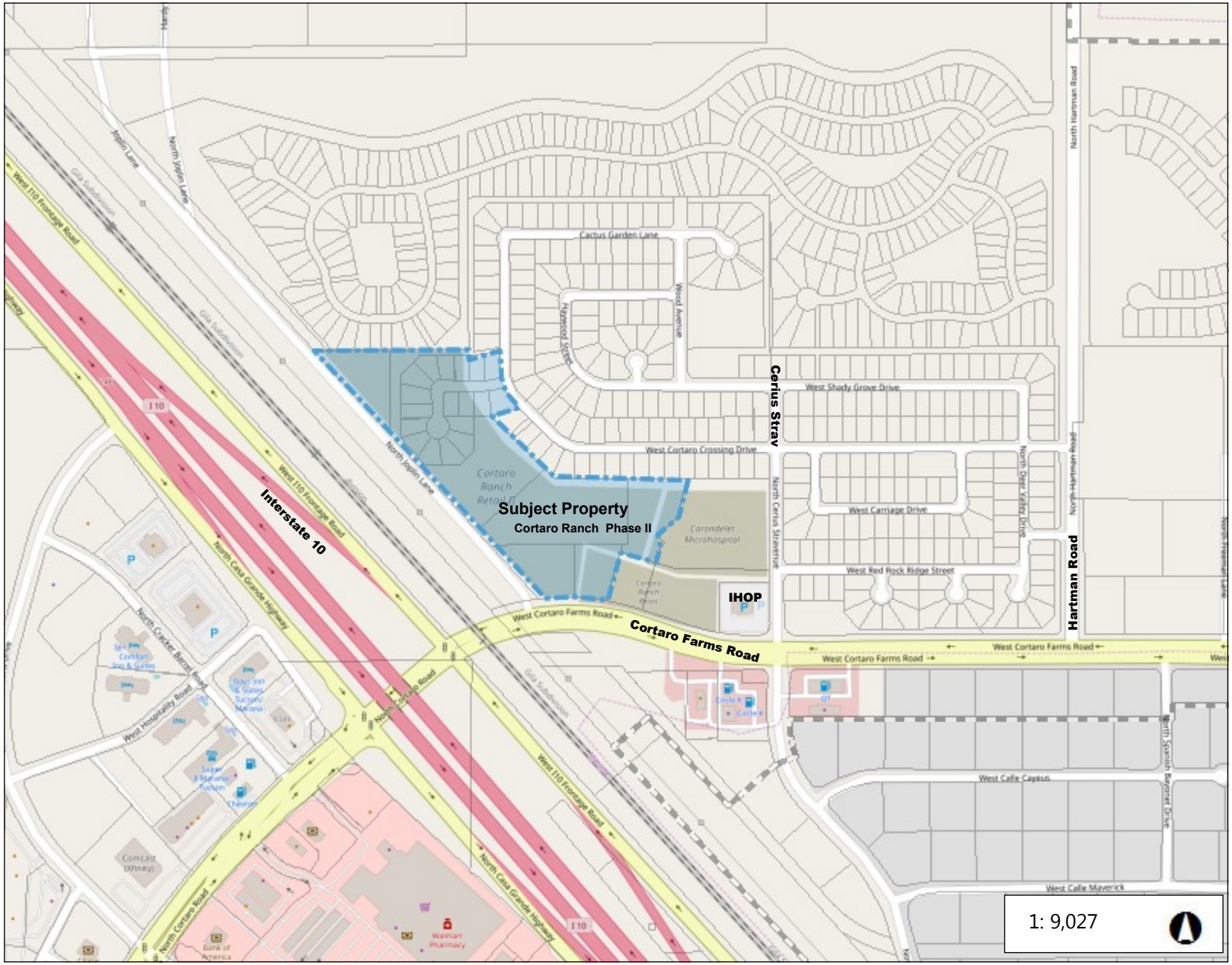
❑ Annexation	❑ Rezone	❑ Specific Plan	❑ General Plan Amendment
❑ Preliminary Plat	❑ Final Plat	❑ Significant Land Use Change	❑ Minor Land Division
❑ Variance	❑ Development Plan	❑ Development Plan Package	❑ Dedications / Easements
❑ Lic. Agreement	❑ Landscape Plan	❑ Conditional Use Permit	❑ Report (Type):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

❑ Improvement Plan (Type): _____

Revision Date 1/26/2017

Town of Marana Planning

Cortaro Ranch Phase II



Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)

Notes

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, February 27, 2019, at or after 6:30 P.M.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

MINUTES

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. Commission Secretary Terri Byler called roll. All Commission Members were present. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

APPROVAL OF AGENDA. ***Motion to approve by Commissioner Fehrmann, seconded by Commissioner Schachter . Passed unanimously.***

ANNOUNCEMENTS.

GENERAL ORDER OF BUSINESS. Approve Regular Planning Commission Meeting Minutes from January 30, 2019. ***Motion to approve by Commissioner Tyson, seconded by Commissioner Fehrmann. Passed unanimously.***

PUBLIC HEARINGS.

1. PCZ1812-001: Cortaro Ranch II Rezoning; A request for a recommendation to the Marana Town Council for approval to rezone approximately 5.47 acres of land from R-8 (single-family residential) [4.08 acres] and LI (Light Industrial) [1.39 acres] to VC (Village Commercial). The property is generally located north of Cortaro Farms Road, west of Cerius Stravenue within a portion of Section 26, Township 12S, Range 12E. (Brian D. Varney)

Brian Varney, Senior Planner stated this was a request for a recommendation to the Town Council for approval of a rezoning for Cortaro Ranch Phase II. The rezone request totals 5.47 acres - 4.08 acres R-8 (Residential) and 1.39 acres LI (Light Industrial.) The requested zoning is VC (Village Commercial.)

In 1995 portions of Cortaro Ranch were rezoned to R-8 and VC. Tonight's request is to extend the VC zoning up to the northern property boundary. The portion that is currently zoned LI would serve as a retention/detention basin.

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

Chairman Schnee stated the intent of this request is to integrate the area as Village Commercial. **Mr. Varney** correct. **Chairman Schnee** asked what is the maximum height of the permitted buildings for that area. **Mr. Varney** stated that VC Zoning allows for a maximum building height of 50'. **Chairman Schnee** wanted to verify if the land was purchased from the HOA. **Mr. Varney** stated the applicant and HOA are currently working on a purchase/exchange for the property. He also noted that the applicant gave a presentation of the project at the HOA meeting in January. There were no concerns from those who attending the meeting. **Mr. Cassidy** made note that the HOA has common area in the rezoning area but he didn't see anywhere on the application that they were an applicant. **Mr. Varney** stated that he will check to make sure the applicant has received a letter from the HOA consenting to the rezoning. **Justin Evinger** – **engineer for Beck Consulting** – stated it was his understanding that the applicant is initiating a land swap package with the HOA. He was not sure if it has been processed at this time or still in the works. **Mr. Cassidy** stated that between the Commission's recommendation and prior to Town Council approval, that staff has an opportunity to verify the have the documentation attesting that all of the property owners of the properties being rezoned consent to the rezoning. **Commissioner Fehrmann** wanted to make sure the residents to the north will still have privacy with regard to the parking directly behind them. **Mr. Varney** noted the height of the residential sits up a bit higher than the commercial portion.

Motion to approve by Chairman Schnee, seconded by Commissioner Fehrmann. Passed unanimously. 7-0

COMMISSION ACTION.

1. PRV1811-001: Final Plat for Cortaro Ranch Phase II Lots 1 through 6 and Common Areas "A" and "B"; A request for recommendation to the Marana Town Council for approval of a final plat for a 6-lot commercial subdivision generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Addressing the Commission, **Mr. Varney** stated this was a request for a recommendation to the Town Council for approval of a final plat. The plat area is comprised of 16.51 acres. With approval, the zoning will be VC through the balance of the project area. 6 commercial lots are proposed, ranging in size from 29,267 S.F. to 197,657 S.F. Common Area "A" is the retention/detention area. Common Area "B" will be the portion of land given to the HOA for open space/park site. The project will be directly accessed from Cortaro Farms Road, Cerius Stravenue, and Joplin Lane. The plat will dedicate 33' of right-of-way for Joplin Lane. The developer will construct Joplin Lane adjacent to its frontage.

There were no questions from the Commission.

Motion to approve by Chairman Schnee, seconded by Commissioner Miller. Passed unanimously. 7-0

DRAFT

2. DPR1810-001: Development Plan for Cortaro Ranch Phase II; A request for a recommendation to the Marana Town Council for approval of the Development Plan for Cortaro Ranch Phase II generally located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Mr. Varney stated this project is known as Cortaro Ranch Phase II and comprised of 16.51 acres. Lot 4/tenant 5 will possibly have a two-story structure planned. The remaining lots will be single story. A few quick-serve restaurants will occupy lots 1, 2, and possible 3.

Chairman Schnee thought the plan looked good. He had no questions. **Commissioner Schachter** with regard to the projected roadwork within the next 4-5 years, is the developer or tenants concerned with the possible impact to the area? **Mr. Varney** stated that a TIA Traffic Impact Analysis has been submitted to the town and staff feels everyone is at a good place currently. **Fausto Burruel** noted that staff has had initial discussions with the applicant to let them know that at some point in the future a new interchange would be constructed at Cortaro Road. The applicant is aware there will be an impact at whatever point the construction does occur.

The Commission had no comments or concerns.

Motion to approve by Chairman Schnee, seconded by Commissioner Fehrmann. Passed unanimously. 7-0

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. ***Motion to adjourn at 6:55 p.m. by Vice Chair Duncan, seconded by Commissioner Fehrmann. Passed unanimously.***

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on February 27, 2019. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

DRAFT

Council-Regular Meeting **A4**

Meeting Date: 04/02/2019

To: Mayor and Council

Submitted For: Steve Miller, Airport Manager

From: Lisa Shafer, Community Development Director

Date: April 2, 2019

Strategic Plan Focus Area:
Commerce

Strategic Plan Focus Area Additional Info:
PRINCIPLE STATEMENT 2: WE WILL SEEK AND RETAIN DIVERSE INDUSTRIES AND COMMERCE.
Initiative 3: Invest in airport infrastructure and lease opportunities to grow airport operations.

Subject: Relating to Procurement; ratifying the Town Manager's approval of two change orders to the Construction Contract with Pavex Corp. for the Rehabilitate Apron, Rehabilitate Taxiway, Project No. AP025 for the Marana Regional Airport in the amounts of $77,672.19 and $65,360.00; authorizing the transfer of appropriations if necessary for the change orders; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change orders (Steve Miller)

Discussion:

Marana Town Code Section 3-4-7(B) provides that Town Council approval is necessary where a purchase is authorized in the adopted budget but the funds exceed the budgeted amount by more than $50,000 and for change orders that individually or cumulatively exceed $50,000. However, Section 3-4-8(B) provides that the Town Manager may approve change orders to public improvements contracts that exceed that amount if the Town Manager determines that doing so will avoid unnecessary contractor delay claims or costs, or public health or safety hazards that would otherwise occur while awaiting Town Council approval. When the Town Manager approves a change order in these circumstances, Town Council ratification of the change order must occur as soon as practicable thereafter.

The budget for fiscal year 2018-2019 was adopted on June 19, 2018. The Rehabilitate Transient, Tie Down, Heli, Terminal Apron (AP025) was properly included within the Town of Marana's FY2019 Capital Improvement Plan. The final, revised budget amount for project AP025 is $6,758,371.

The Town contracted with Pavex Corp. in the amount of $4,676,686.00 to construct the project. The following additional work to the project was added via the change orders:

The terminal apron and jet apron subgrades at the Marana Airport were treated with lime; however, some areas require additional strengthening consisting of cement injection in order to remedy subgrade instability and provide a stable base for the pavement structure. The cost to remedy this subgrade instability was $65,360.00 for the terminal apron and $77,672.19 for the jet apron.

These change orders will bring the Construction Contract total to $4,819,718.19, with the cost of the two change orders at $143,032.19. At the close of the project, staff will be requesting reimbursement from the FAA of their 91.06% portion, in the amount of $130,245.12 and ADOT's 4.47% portion, in the amount of $6,393.54.

Financial Impact:

Fiscal Year:	2019
Budgeted Y/N:	Y
Amount:	$143,032.19

These change orders will be funded with Airport Capital Funds, GL Account # 52592000-8015-AP025. The total amount approved for this project was at $6,758,371. If the FAA or ADOT do not approve additional grant funding related to these change orders, it will be the responsibility of the Town to cover all amounts requested.

Staff Recommendation:

Staff recommends ratification of these change orders.

Suggested Motion:

I move to ratify the Town Manager's approval of two change orders to the Construction Contract with Pavex Corp. for the Rehabilitate Apron, Rehabilitate Taxiway, Project No. AP025 for the Marana Regional Airport in the amounts of $77,672.19 and $65,360.00; to authorize the transfer of appropriations if necessary for the change orders; and to authorize the Town Manager or designee to execute the necessary documents to effectuate the change orders.

Attachments

No file(s) attached.