



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 24, 2019, at or after 6:30 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on April 24, 2019, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

Marana Planning Commission

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

Meeting Times

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

Speaking at Meetings

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

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

Accessibility

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

Agendas

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

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

REGULAR COMMISSION MEETING**CALL TO ORDER****PLEDGE OF ALLEGIANCE****INVOCATION/MOMENT OF SILENCE****ROLL CALL****CALL TO THE PUBLIC**

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

APPROVAL OF AGENDA**ANNOUNCEMENTS****GENERAL ORDER OF BUSINESS****A. Approval of the March 27, 2019 Meeting Minutes****B. Public Hearings****C. Commission Action**

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

1. **DPR1901-001 FLSmidth Krebs Expansion Development Plan.** Relating to Development; approving a development plan for expansion of FLSmidth Krebs at 5505 W. Gillette Rd. (Steven E. Vasquez)
2. **PRV1901-002 Gladden Farms Blocks 36 & 40 Preliminary Plat.** A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Blocks 36 and 40 Lots 1-176, Common Areas A-1 - A-7 (Landscape, Utilities and Drainage) and B-1 - B-5 (Functional Open Space, Landscape, Utilities and Drainage) at the southwest corner of N. Midfield Road and W. Mike Etter Blvd. (Steven E. Vasquez)
3. **PCM1904-001 Waiver of Subdivision Requirements for SC Ranch.** A request for a waiver of subdivision requirement to underground existing electrical utilities adjacent to a proposed residential development (Steven E. Vasquez)

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

Executive Session pursuant to A.R.S. §38-431.03 (A), Planning Commission 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).

ADJOURNMENT

Planning Commission Regular Meeting

Meeting Date: 04/24/2019

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: April 24, 2019

Subject: **Approval of the March 27, 2019 Meeting Minutes**

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Attachments

2019.3.27 Planning Commission Draft Minutes



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, March 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. Commissioner Tyson was absent. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

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

ANNOUNCEMENTS. The General Plan Community Open Houses are scheduled for April 10th at the Marana Municipal Complex and April 11th at the Wheeler Taft Abbott Library. Both meetings are will start at 6:00 p.m. - **Jason Angell**

GENERAL ORDER OF BUSINESS. Approve Regular Planning Commission Meeting Minutes from February 27, 2019. *Motion to approve by Commissioner Hill, seconded by Commissioner Miller. Passed unanimously.*

PUBLIC HEARINGS.

1. CUP1903-001 Silverbell Self-Storage: A request for approval of a conditional use permit to allow for the development of indoor self-storage facilities; RV, boat, and vehicle storage; and moving truck rental at 8333 N. Silverbell Road (southwest corner of Silverbell and the south leg of Continental Reserve Loop). (Ryan Fagan)

Chairman Schnee noted that he lives in Continental Reserve and currently sits on the Board of Directors, stating it will have no impact on his decision regarding this item.

Ryan Fagan noted the request was for conditional use permit for a proposed self-storage located at 8333 N. Silverbell Road. The project location is in the in the Pima Farms Specific Plan. The land use is "C" - Commercial and is subject to the Silverbell Road Corridor Overlay District. Pima Farms commercial zoning allows for a wide variety of commercial uses. The Silverbell Road Corridor Overlay District allows for self-storage facilities, recreational vehicle and boat storage, and automobile and truck rental to be permitted conditionally. The existing development plan for this site was approved in 2005.

The proposal is for a 3-story indoor self-storage facility, RV/boat/vehicle storage, and truck rental. All require a conditional use permit. The proposed business hours: 9:00 am – 6:00 pm 7 days a week. The self-storage building would be accessible to renters 24/7/365.

Chairman Schnee asked the quantity and type of rental vehicles. **Jim Weisert** - applicant - noted there would be no more than four rental vehicles that would be located on the side of the facility. The vehicles would have a rollup-type door on the back. **Chairman Schnee** asked how far the building would be set back from the road. **Mr. Wiesert** noted the building hasn't been designed yet, but they would meet all requirements of the Town. **Chairman Schnee** asked if the windows could be blacked-out. **Mr. Weisert** absolutely. **Commissioner Miller** asked if there were any restrictions on the vehicles that will be stored. **Mr. Weisert** stated there will be restrictions on those vehicles. **Vice Chair Duncan** was concerned with the visibility of the storage vehicles. **Mr. Weisert** noted the new facility would hide a majority of the vehicles directly behind it. Those vehicles would not be visible from Silverbell Road.. They would be flexible with the location of where the vehicles would be stored.

Chairman Schnee opened the public portion of the hearing.

Bill Johnson, Diane Svab, Bob Judson, and Linda Lachuga were opposed to the project. **Dawn Cooper** was opposed to the project. She was concerned with the increase in traffic, noise, and crime. **John Russin** was opposed to the project. He had concerns with traffic, crime, and safety. **Rebekah Russin** was opposed to the project. She was concerned with high crime, increase in traffic. **Thomas Miner** was opposed to the project. He felt the screening wall would be tagged with graffiti. **Gregory Bill** was opposed to the project. He felt there would be an increase in traffic, lighting and noise. **Michael Ruzinski** was opposed to the project. He wanted to keep the character of the neighborhood. He was concerned with property values. **Roy Gonyea** was opposed to the project. He felt the project would lower his property value and there would be an increase in noise, traffic and safety. **Mary Johnson** was opposed to the project. She felt her property value would decrease. **Denise McDowell** was opposed to the project. She was concerned with increase in traffic, reduction in home values and potential crime. **Crystal Sander** was opposed to the project. She was concerned with potential crime, traffic and property values. **Michael Gleigher** was opposed to the project. He was concerned with the character of the proposed business and the impact to the area. **Kurt Grissinger** was opposed to the project. He felt the proposed wall will be tagged with graffiti and junk cars will be stored in the lot. **Ella Clements** was opposed to the project. She felt the project would be devastating to the children in the neighborhood.

Chairman Schnee closed the public portion of the hearing.

Chairman Schnee thought there would be no way to block the view of the RV and boat parking with the 6' wall and planned vegetation. He felt the vehicles would still be in view and was not in favor of that portion of the plan. **Commissioner Hill** agreed with Chairman Schnee.

Commissioner Schachter felt the project would be a reduction in the economic benefit of the site. **Commissioner Miller** was not in favor of the RV and vehicle parking. **Commissioner Fehrmann** stated the conditional use permit has been well thought out and the proposed layout could be beneficial in many ways, but she had a concern with the welfare of the residents. **Vice Chair Duncan** noted that he was hesitant to vote for the RV parking due to the location. He felt covered parking would have been a better choice. **Chairman Schnee** believed the proposed facility hours of 24/7/365 would bring a lot of late night traffic. He felt the hours of 6:00 am to 10:00 pm were sufficient. **Chairman Schnee** felt the indoor storage was a nice idea but felt the building height of 39' was too high and would stand out. If the applicant would submit a building lower in height, possibly with a basement option, the building would be designed to fit in with the current scheme along Silverbell Road. **Commissioner Miller** noted with the current zoning any project that goes in that area will increase traffic. The issue of safety and graffiti were not a concern, but he doesn't think this particular project would fit in this location. **Vice Chair Duncan** agreed with Chairman Schnee and Commissioner Miller. He would like to see the project be brought back with modifications, but doesn't like the current proposal.

Motion to approve by Chairman Schnee, seconded by Commissioner Miller. Roll call vote:

Chairman Schnee – No

Vice Chair Duncan – No

Commissioner Fehrmann – No

Commissioner Hill – No

Commissioner Miller – No

Commissioner Schachter – No

Motion denied unanimously, 0-6

2. CUP1801-001 Golden Leaf Medical Marijuana Facility Expansion: Approving and authorizing an amendment to the approved conditional use permit for the second expansion of the existing medical marijuana facility located at 5390 W. Ina Road (A.P.N. 226-35-006Y). (Cynthia Ross)

Cynthia Ross noted the applicant proposed an amendment to the approved conditional use permit for an 11.98 acre expansion. This application represents the second facility expansion consisting of 5 buildings and will be built in two phases. Phase one consists of two buildings; a proposed dispensary administrative building and a greenhouse. Phase two consists of three buildings which includes a proposed indoor cultivation building and two greenhouses. The anticipated completion of both phases is May 2021. At full buildout the 13.6 acre facility will consist of 8 buildings that will include 1 dispensary building, 3 indoor cultivation buildings, 3 greenhouses, and 1 building to house administrative offices. The facility would be fenced and access points to greenhouses would be controlled by a security gate. To ensure dark sky compliance, supplemental lighting for the greenhouse will be restricted to the hours of 6:00 am to 7:00 pm. To minimize odor, an odor mitigation plan must be submitted and approved prior to building permit issuance.

Chairman Schnee asked what kind of glass will be used for the greenhouses. **Charles Remme** – applicant – noted the glass will be double-layered. **Commissioner Schachter** asked how large this facility would be in relation to medical marijuana facilities across the country. **Charles Remme** stated that this facility would be the 2nd largest in Arizona. Throughout the country this size is pretty standard. **Vice Chair Duncan** asked where the product would be sold. **Charles Remme** replied they will transport the product in unmarked vehicles to other dispensaries around the state.

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

Motion to approve by Chairman Schnee, seconded by Commissioner Fehrmann. Passed unanimously. 6-0

3. PCZ1810-001 Joplin Estates Rezoning: A request for a recommendation to the Marana Town Council for approval to rezone approximately 52 acres of land from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (Single-family Residential) and R-6 (Single-family Residential), and approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to Village Commercial (VC). The property is generally located south of Linda Vista Boulevard and east of Interstate 10 in portions of Section 22 and 23, Township 12S, Range 12E. (Brian D. Varney)

Brian Varney noted there was also a minor amendment to the General Plan from LDR (Low-Density Residential) to MDR (Medium Density Residential) to accommodate a combined density of 3.65 RAC. The conceptual land use plan proposes 190 single-family residential lots. The plan will include both single-story and two-story homes. 17.2 acres of the residential area will be set aside for open space. 1.2 acres will be set aside for a park and a natural trail. With regard to access, **Mr. Varney** mentioned that this project cannot proceed until the right-of-way has been dedicated for Camino Benicardo. **Mr. Varney** noted two conditions in the staff report. 1. No development plans or plats can be approved for any portion of the rezoning area until the public right-of-way of Camino Benicardo has been dedicated through the Linda Vista Village at Cascada property, establishing legal public access from the Rezoning Area to Linda Vista Boulevard. 2. No certificate of occupancy will be issued for any structure on the rezoning area until substantial completion of construction of Camino Benicardo through the Linda Vista Village at Cascada property, establishing paved public access from the Rezoning Area to Linda Vista Boulevard.

Mr. Varney stated that staff is recommending the Planning Commission vote to forward this request to the Town Council with a recommendation for approval for both the rezoning and the minor amendment to the General Plan. **Mr. Varney** noted staff would like to amend Condition #14 in the staff report to include development plan, in addition to subdivision plat, as part of the approval.

Chairman Schnee asked if the residents to the south would have access to the proposed road. Brian Varney yes. **Commissioner Schachter** asked if there were any noise mitigation requirements that were being recommended in relation to the proximity of the development to the railroad. **Mr. Varney** stated the UPRR had submitted recommendations relating to safety but no noise mitigation measures have been suggested or required.

Lexi Wellott – Planning Center – stated the project is located just east of I-10, south of the Tucson Premium Mall. Access to the property is gained via a future public street through the Linda Vista Village at Cascada development. A neighborhood meeting was held in December of 2018 in which 4 residents attended. Their concerns related to retaining existing access through the easement, drainage, and potential flooding in the area. **Ms. Wellott** stated they have provided a driveway to retain access to the easement and in relations to the flooding concerns; the proposal will channelize the large wash. Drainage channels will be installed on the property, along with drainage basins to help retain and detain the water. A 17-acre parcel designated for commercial uses, as well as 190 single-family residential homes, is proposed.

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

Motion to approve, with amended Condition #14 to include "Development Plans", in addition to subdivision plats, by Commissioner Hill, seconded by Chairman Schnee. Passed unanimously. 6-0

COMMISSION ACTION.

1. PRV1811-003 Saguaro Bloom 7A Preliminary Plat: A request for a recommendation to the Town Council for approval of a preliminary plat for Saguaro Bloom "7A", Lots 1-202, Blocks "7B" and "7C" (Future Residential), and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the southeast corner of Lambert Lane and Saguaro Peaks Boulevard. (Ryan Fagan)

Ryan Fagan noted staff received a request for approval of a preliminary plat within the Saguaro Bloom development. This includes Block 7 of the Saguaro Springs block plat. The initial phase – Block "7A" would consist of 202 residential lots, Common Areas "A" and "B", and Blocks "7B" and "7C" for future residential development. The zoning is R-6 – Single Family Residential. There would be two entrances into the subdivision.

Vice Chair Duncan asked the status of the water situation. **Keith Brann** stated the project is currently under design by the Town. The Town has selected a consultant to design the water treatment facilities for both the Continental Reserve and Saguaro Bloom water systems. **Commissioner Schachter** had traffic concerns. He asked if there were any plans for additional access points. **Mr. Brann** stated there are no further access points to be added to Saguaro Bloom. All of the major collector roads were platted with the block plat. The main access point into Saguaro Bloom is programmed for a signal. Under the development agreement and rezone conditions of Saguaro Bloom, the developer will have to add the signal when warranted by the Town. It has not met the warrants at this time. The signal will be added when warranted or with the widening project of Twin Peaks Road.

Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miller. Passed unanimously. 6-0

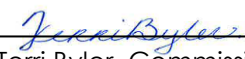
INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT. Motion to adjourn at 8:25 p.m. by Vice Chair Duncan, seconded by Chairman Schnee. Passed unanimously.

CERTIFICATION.

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


Terri Byler, Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 04/24/2019

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: April 24, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: **DPR1901-001 FLSmidth Krebs Expansion Development Plan.** Relating to Development; approving a development plan for expansion of FLSmidth Krebs at 5505 W. Gillette Rd. (Steven E. Vasquez)

Discussion:

Request

The WLB Group, Inc., on behalf of FLSmidth Krebs, requests approval of a development plan for an expansion of FLSmidth Krebs. The subject property is located on Lots 27 through 29 and Lots 31 through 36 of the Peppertree Ranch Business Park final plat at 5505 W. Gillette Rd.

Zoning

The zoning for the subject property is F (Specific Plan - Continental Ranch) with a land use designation of Industrial (I).

Proposed Development

The original development plan for Krebs Engineers on lots 27 through 29, 31 and 32 was approved by the Planning Commission on November 29, 1995. Krebs has, since then, purchased additional lots around their original site and plan to reorganize the entire enlarged site. Per the Continental Ranch Specific Plan, significant changes or additions are to be submitted for review and approval by the Planning Commission.

The new development plan proposes:

1. A 81,900 square foot building expansion to the existing main facility
2. A new, 4,063 square foot test pump area and equipment adjacent to the existing test pump area
3. The existing outdoor racking area on lot 34 will be reconfigured
4. Buildings on lots 35 and 36 will be demolished and replaced with covered parking and future outdoor racking area respectively.

Recommended Findings of Fact

1. The site currently has a land use designation of Industrial per the Continental Ranch Specific Plan. The proposed development is allowable under this designation. The project is in compliance with all other development standards of the Specific Plan related to this designation.
2. This proposal is consistent with the purpose and intent of the Continental Ranch Specific Plan and the Town of Marana General Plan.
3. The proposal does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis

1. Ability to comply with development regulations, i.e., water, sanitation, access, developable parcel, etc.: The property is currently designated Industrial. Adequate area exists for this development on

this site. The development is in compliance with requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e., lot size, frontage, setbacks, etc.:
This proposal complies with the requirements of the Industrial land use designation of the Continental Ranch Specific Plan.
3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan: This proposal is consistent with the purpose and intent of the Continental Ranch Specific Plan and the Master Plan Area (MPA) land use plan category of the Town of Marana General Plan.
4. Compatible with the surrounding area, not detrimental to the immediate area or the development of the area and not detrimental to the health, safety or welfare of the inhabitants of the area and the County: The subject site is surrounded by industrial uses. The proposal does not appear detrimental to the immediate area and to the health, safety or welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Continental Ranch Specific Plan, the Marana Land Development Code, the Town Code and the Marana General Plan. This development plan is in substantial conformance with all required development regulations and staff recommends approval.

Suggested Motion:

I move to approve case number DPR1901-001 FLSmidth Krebs Expansion Development Plan.

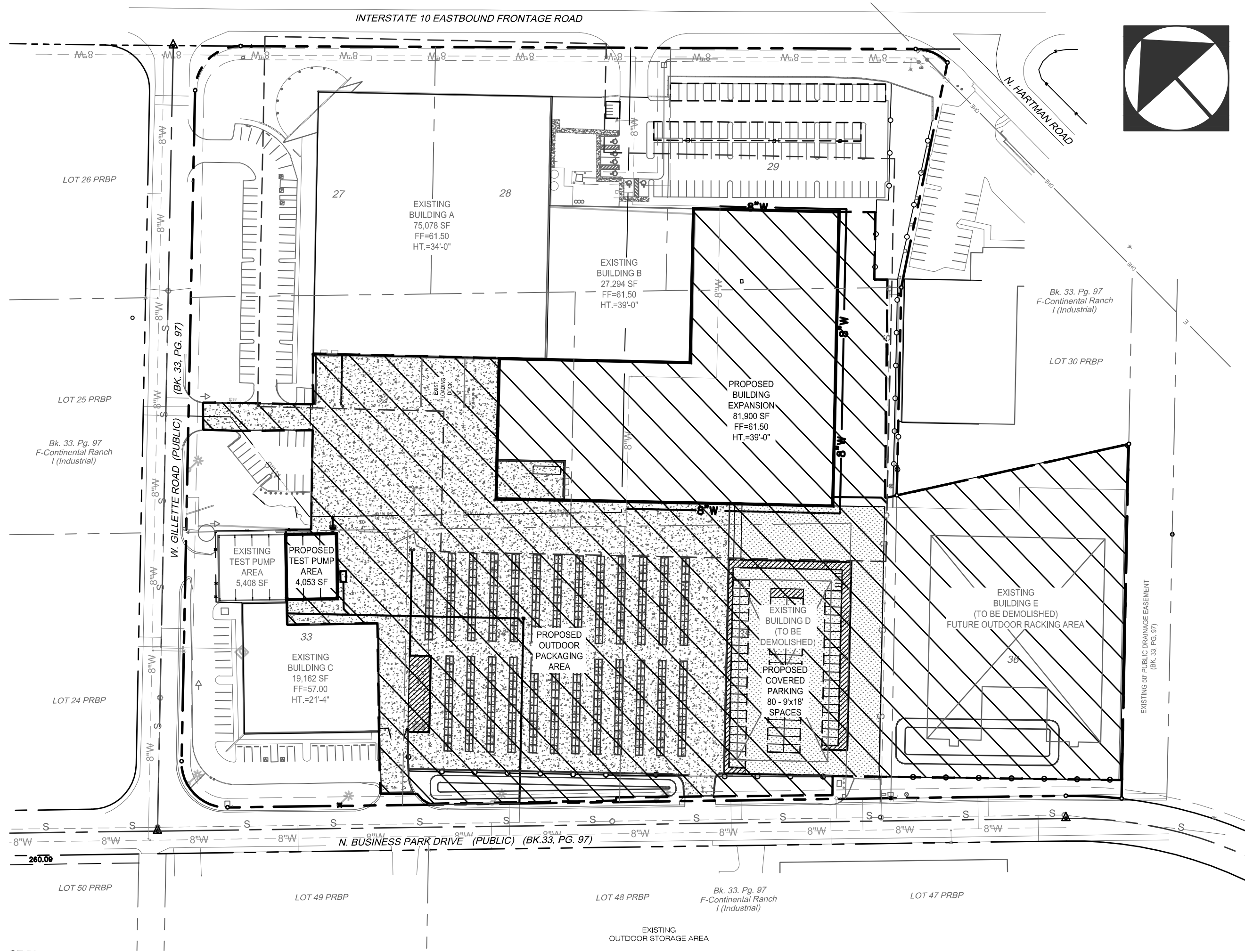
Attachments

DPR1901-001 FLSmidth Krebs DP
DPR1901-001 FLSmidth Krebs Renderings
DPR1901-001 FLSmidth Krebs DP Map
DPR1901-001 FLSmidth Krebs DP App

GENERAL NOTES

- GROSS AREA OF THIS DEVELOPMENT IS 753,097 SQUARE FEET, APPROXIMATELY 17.29 ACRES.
- THE APPROXIMATE AREA OF DISTURBANCE THIS PROJECT IS 427,518 SQUARE FEET, APPROXIMATELY 9.81 ACRES.
- THE EXISTING ZONING FOR THIS DEVELOPMENT IS "F" (SPECIFIC PLAN - CONTINENTAL RANCH) WITH A LAND USE DESIGNATION OF "I" (INDUSTRIAL) PER ORDINANCE NO. 92.11.
- THIS DEVELOPMENT PLAN IS SUBJECT TO THE REGULATIONS PUT FORTH BY THE CONTINENTAL RANCH SPECIFIC PLAN AMENDMENT ADOPTED IN APRIL 1988 BY ORDINANCE 1988.09.
- EXISTING BUILDING LOT COVERAGE: 186,151 SF (24.72%). PROPOSED BUILDING LOT COVERAGE: 212,895 SF (28.27%). MAXIMUM BUILDING LOT COVERAGE PER CODE EQUALS 70% AT GROUND LEVEL.
- THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 39 FEET, PER THE CONTINENTAL RANCH SPECIFIC PLAN. THE PROPOSED HEIGHT IS 39 FEET.
- MINIMUM LANDSCAPE COVERAGE REQUIRED: 10% (75,310 S.F.); LANDSCAPE COVERAGE PROVIDED: 17.6% (132,596 S.F.)
- THE DESIGN VEHICLE IS A WB-40, DESIGN SPEED IS 15 MPH.
- TOTAL SPACES REQUIRED = 204. TOTAL SPACES PROVIDED = 282.
- TOTAL HC SPACES REQUIRED = 7. TOTAL HC SPACES PROVIDED = 11. (11 VAN ACCESSIBLE)
- MINIMUM BUILDING SETBACK IS EQUAL TO 60% OF BUILDING HEIGHT, BUT NOT LESS THAN 15 FEET.
- THE BASIS OF BEARING IS THE CENTERLINE OF GILLETTE ROAD AS SHOWN ON PEPPERTREE RANCH BUSINESS PARK AS RECORDED IN BOOK 33 OF MAPS & PLATS, PAGE 97, SAID CENTERLINE BEARING IS N44°56'08"E.
- BASIS OF ELEVATION: BEING A BRASS DISK SURVEY MONUMENT AT THE CENTERLINE INTERSECTION OF BUSINESS PARK DRIVE AND GILLETTE ROAD OF PEPPERTREE RANCH BUSINESS PARK, BOOK 33 OF MAPS & PLATS, PAGE 97. DATUM NAVD 1929 (ELEVATION IS 2152.17).
- DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS, AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
- ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A GEOTECHNICAL INVESTIGATION REPORT PREPARED BY SPEEDIE & ASSOCIATES JOB NO. 100503SA, DATED: MAY 24, 2010 EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.
- ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO TOWN OF MARANA STANDARDS IN ACCORDANCE WITH PLANS ACCEPTED BY MARANA PUBLIC WORKS DIRECTOR/TOWN ENGINEER.
- ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- MATERIALS WITHIN SITE VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL PLANES LOCATED 30" AND 72" ABOVE THE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA STREET STANDARDS.
- ALL EXTERNAL EQUIPMENT SUCH AS AC UNITS MUST BE SCREENED WITH A SCREENING WALL THAT MATCHES ARCHITECTURALLY WITH THE MAIN BUILDING AND TIES IN WITH THE LANDSCAPING. ALL ROOF MOUNTED EQUIPMENT REQUIRES SCREENING WITH A PARAPET.
- THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE CITY OF TUCSON WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
- AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE PROJECT FIRE FLOW FOR THE FIRE PROTECTION SHALL BE PROVIDED AND/OR EXTENDED AS NECESSARY TO SERVE THE SITE.
- THE TRASH ENCLOSURE DOORS WILL BE OPAQUE AND THE SURROUNDING MASONRY WALL WILL MATCH THE BUILDING IN COLOR AND HAVE SOLID GATES.
- ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
- AIR QUALITY ACTIVITY PERMITS MUST BE SECURED BY THE DEVELOPER, OR PER THE CONTRACTOR FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO CONSTRUCTION
- ALL EXTERIOR LIGHTING IS TO COMPLY WITH THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
- THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- BLANK
- THIS PROJECT WILL HAVE 144 EXISTING AND 148 PROPOSED WASTEWATER FIXTURE UNIT EQUIVALENTS PER TABLE 13.20.045(E)(1) IN PIMA COUNTY CODE 13.20.045(E).
- ALL WEATHER PAVED ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND FIRE HYDRANT(S) PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE. THE BUILDING OWNER SHALL MAINTAIN FIRE DEPARTMENT ACCESS TO THIS SITE AT ALL TIMES.
- A SIGN IDENTIFYING THE NAME OF THE PROJECT, BUILDING, ADDRESS, AND A 24/7 EMERGENCY CONTACT TELEPHONE NUMBER SHALL BE POSTED AT A LOCATION VISIBLE FROM THE ENTRANCE TO THE FIRE DEPARTMENT ACCESS ROAD AT THE PUBLIC ROADWAY. ADDITIONAL SIGNS SHALL BE ERRECTED AT EACH TURN OF 90° OR MORE AND AT INTERVALS NOT EXCEEDING 500 FEET. THE SIGN SHALL BE A MIN. OF 24 INCHES IN HEIGHT BY 36 INCHES IN WIDTH WITH WHITE BLOCK LETTERS STATING (FIRE DEPT. ACCESS) A MIN. OF 6 INCHES IN HEIGHT BY 1/4 INCH STROKE ON RED BACKGROUND ON THE TOP ONE THIRD OF THE SIGN. THE PROJECT INFORMATION SHALL BE IN WHITE BLOCK LETTERS A MIN. OF ONE INCH IN HEIGHT WITH APPROPRIATE STROKE ON THE BOTTOM TWO THIRDS OF THE SIGN. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE CONDITION DURING ALL PHASES OF CONSTRUCTION BEGINNING WITH INSTALLATION OF THE FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE LANDSCAPING WITHIN ALL PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES OF PC/COT STANDARD DETAIL WMM A-4.
- NO PERMANENT STRUCTURES (I.E. MASONRY WALLS, FENCES, ETC.) MAY BE CONSTRUCTED ON OR THROUGH THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPARATE WRITTEN CONSENT OF THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
- MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO IT'S POINT OF CONNECTION TO THE PUBLIC SEWER IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE MINIMUM FIRE FLOW FOR THIS PROJECT IS 3,000 GALLONS PER MINUTE FOR 120 MINUTES AS REQUIRED BY THE 2003 INTERNATIONAL FIRE CODE FOR COMMERCIAL DEVELOPMENTS. ADDITIONAL FIRE FLOW MAY BE REQUIRED DEPENDING THE ACTUAL BUILDING TYPE AND SIZE PROPOSED FOR THIS PROJECT. THE MAXIMUM SIZE OF THE LARGEST BUILDING ON THIS SITE WILL BE LIMITED TO THE ACTUAL FIRE FLOW AVAILABLE AND THE VALUES IN TABLE B105.1 OF THE 2006 INT. FIRE CODE.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPE, IRRIGATION, SIGNAGE, MONUMENTS, WALLS, AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION.
- ALL SIGNS REQUIRED BY NFPA STANDARD 207 SHALL BE PROPERLY APPLIED AT THE TIME OF THE FINAL FIRE INSPECTION.
- NORTHWEST FIRE DISTRICT WILL REQUIRE NOTIFICATION A MINIMUM OF ONE BUSINESS DAY PRIOR TO THE SCHEDULED ACCEPTANCE TEST OF THE FIRE PUMP TO WITNESS THE FIRE FLOW TEST. ADDITIONAL REQUIRED FIRE INSPECTIONS SHALL BE SCHEDULED A MINIMUM OF ONE BUSINESS DAY PRIOR TO THE REQUIRED INSPECTION.
- ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
- THE TOTAL LENGTH OF NEW PUBLIC ROADS FOR THIS PROJECT IS 0 MILES.
- NEW BUILDINGS TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS.

DEVELOPMENT PLAN FOR
FLSMIDTH KREBS



SITE PLAN SCALE 1"= 100'

SHEET INDEX

SHEET 1.....COVER SHEET
SHEET 2.....DEVELOPMENT PLAN

OWNER/DEVELOPER

FLSMIDTH KREBS ENGINEERS
5505 WEST GILLETTE ROAD
MARANA, ARIZONA 85743
ATT: NICK BABYAK
TELE: (520) 744-8200

PARKING CALCULATION TABLE

204,000 SF BUILDINGS TOTAL	◎ 1/1000	TOTAL REQ'D	204 SPACES
		PROVIDED	282 SPACES
		HC REQ'D	7 SPACES
		HC PROVIDED	11 SPACES

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE CENTERLINE OF GILLETTE ROAD AS SHOWN ON PEPPERTREE RANCH BUSINESS PARK AS RECORDED IN BOOK 33 OF MAPS & PLATS, PAGE 97, SAID CENTERLINE BEARING IS N44°56'08"E.

BASIS OF ELEVATION

BASIS OF ELEVATION: BEING A BRASS DISK SURVEY MONUMENT AT THE CENTERLINE INTERSECTION OF BUSINESS PARK DRIVE AND GILLETTE ROAD OF PEPPERTREE RANCH BUSINESS PARK, BOOK 33 OF MAPS & PLATS, PAGE 97. DATUM NAVD 1929 (ELEVATION IS 2152.17).

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION
AND ALL SURVEY MONUMENTS EXIST AS SHOWN HEREON.

CURT BENDER
ARIZONA RLS NO. 67262

REFERENCES

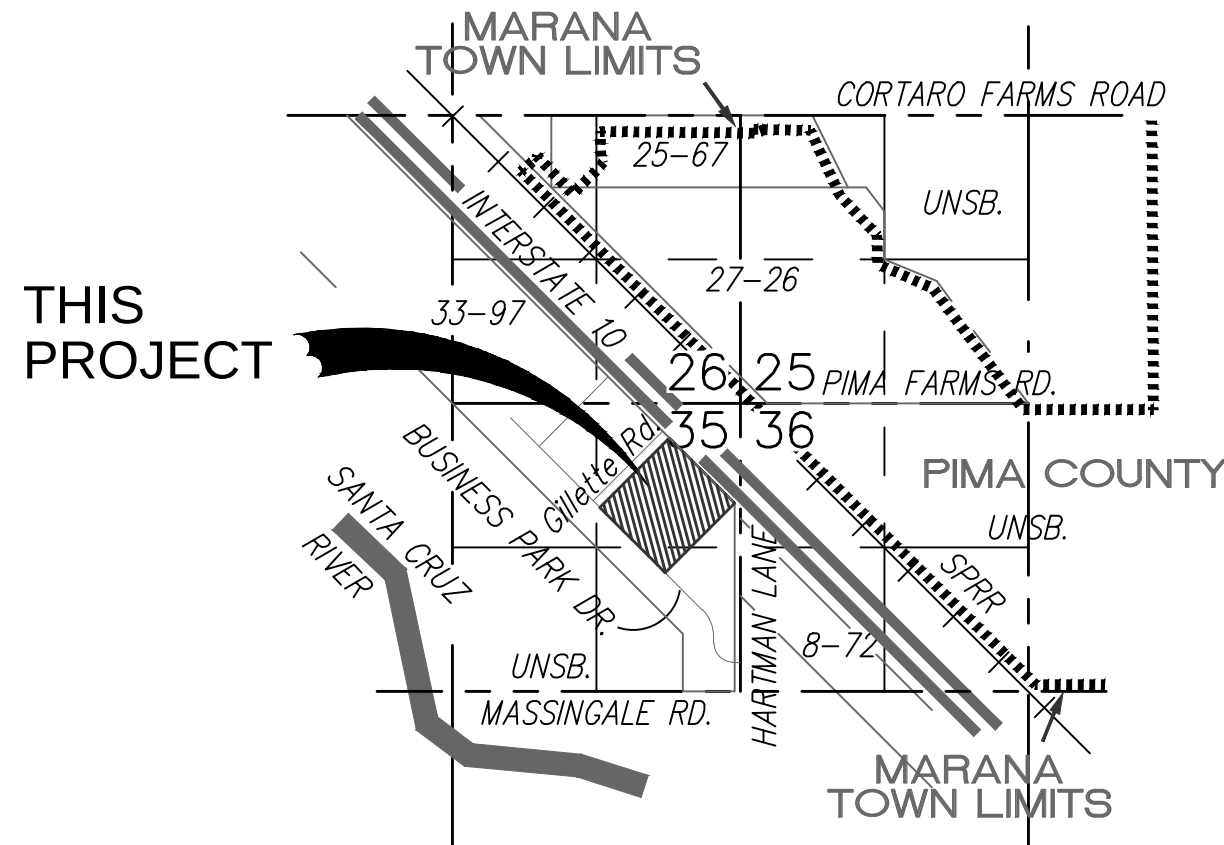
- RIGHT OF WAY PLAN OF THE CASA-GRANDE STATE HIGHWAY PROJECT NUMBER I-10-4(28)239 R/W, PIMA COUNTY
- PEPPERTREE RANCH BUSINESS PARK LOTS 1-57 IN BOOK 33 OF MAPS AND PLATS, PAGE 97
- ASSESSOR'S RECORD MAP OF PEPPERTREE RANCH BUSINESS PARK IN SECTION 35, T-12-S, R-12-E
- RECORD OF SURVEY BOOK 49, PAGE 51.

ACCEPTANCE

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

BY: _____ DATE _____
TOWN OF MARANA PLANNING DIRECTOR

BY: _____ DATE _____
NORTHWEST FIRE DISTRICT



LOCATION MAP

A PORTION OF THE SE 1/4 OF SECTION 35,
T-12-S, R-12-E, G. & S. R. M., TOWN OF MARANA
PIMA COUNTY, ARIZONA
LAT. = 33°56'01" LONG. = -111° 13'00"
DATUM FOR LAT. AND LONG. = NAD83

LEGEND

- UTILITY EASEMENT LINE (AS NOTED)
- RIGHT OF WAY
- PROJECT BOUNDARY
- LOT LINE
- 8"W
- EXISTING WATER LINE AND VALVE
- NEW WATER LINE AND VALVE
- NEW SEWER LINE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING SEWERLINE & MANHOLE
- EXISTING OVER HEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTIC COMMUNICATIONS
- EXISTING TELEPHONE
- EXISTING SITE WALL
- EXISTING CONCRETE CURB
- EXISTING PAVEMENT
- EXISTING TRAFFIC SIGNS
- EXISTING POST BARRICADES
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING STREET LIGHT
- EXISTING POWER POLE W/ DOWN GUY
- SPOT ELEVATION
- EXISTING FENCE
- BRASS CAP SURVEY MARKER
- IRON PIN SURVEY MARKER
- FINISH FLOOR ELEVATION
- HANDICAP
- PROPERTY CORNER (AS NOTED)
- FLOW DIRECTION ARROW
- AREA OF IMPROVEMENTS
- PCCP (CONCRETE PAVEMENT)
- ASPHALT PAVEMENT
- 4" AB FIRE ACCESS SURFACE

DPR1901-001
DEVELOPMENT PLAN FOR
FLSMIDTH KREBS

LOTS 27 THROUGH 29 AND LOTS 31 THROUGH 36 OF
PEPPERTREE RANCH BUSINESS PARK BK. 33, PG. 97

CONTINENTAL RANCH

A PORTION OF THE SE 1/4 OF SECTION 35,
T-12-S, R-12-E, G. & S. R. M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA

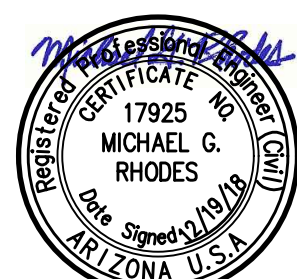
SCALE: 1"=50'
2ND SUBMITTAL 3-18-19
WLB No. 186031K-E09

SHEET 1 OF 2

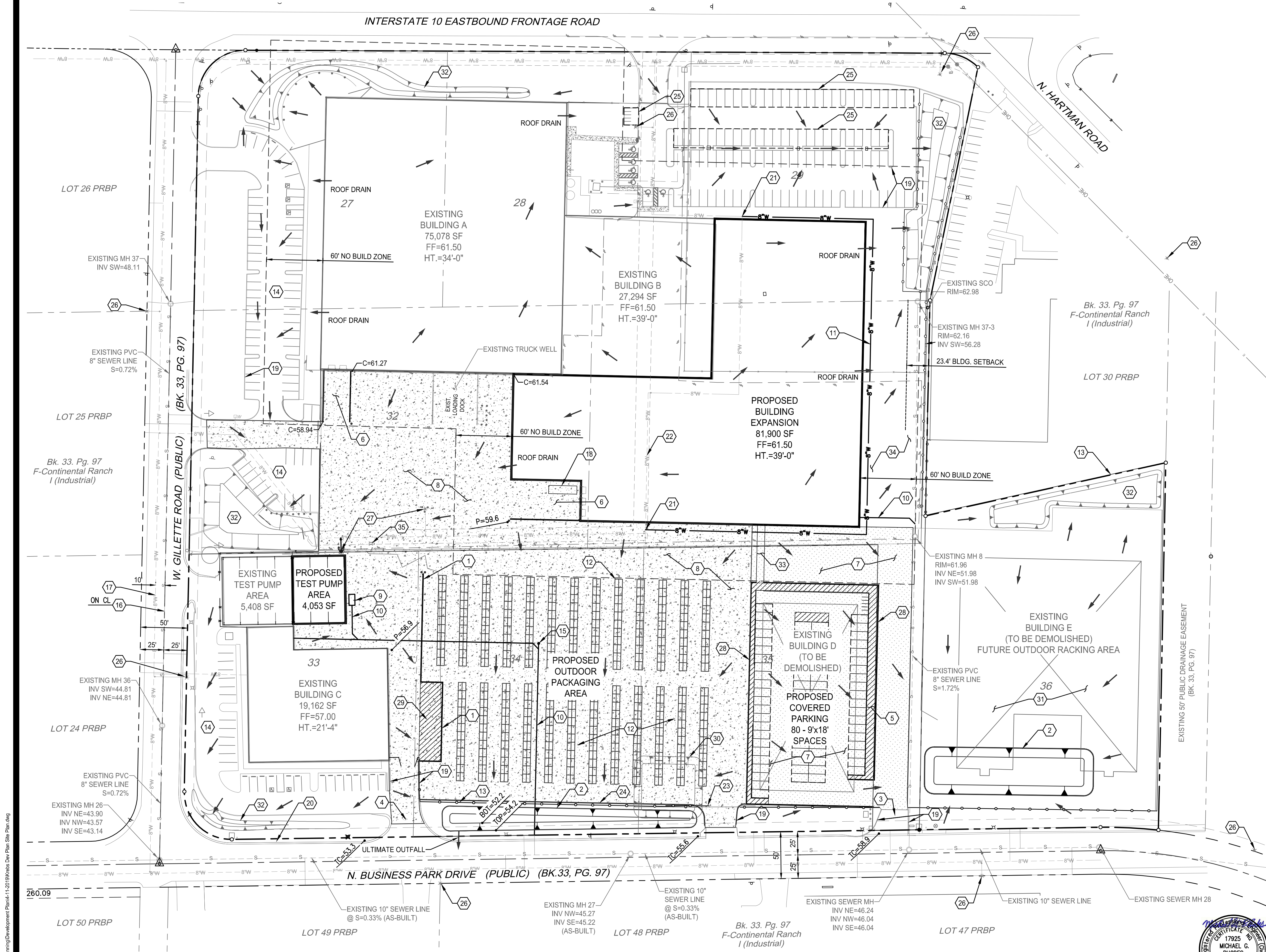
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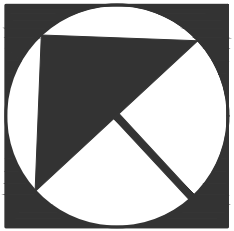


RELATED PROJECTS: DPR-9507,
DPR-9790, DPR-9799



KEY NOTES

- 1 PROPOSED 6' HIGH WALL.
- 2 PROPOSED RETENTION BASIN.
- 3 EMPLOYEE VEHICLE DRIVEWAY ENTRANCE.
- 4 TRUCK ACCESS DRIVEWAY.
- 5 PEDESTRIAN TRAFFIC PAVEMENT STRIPES AREA.
- 6 PROPOSED DEPRESSED LOADING DOCK.
- 7 A.C. PAVEMENT. 3" A.C./4" A.B.C.
- 8 PORTLAND CEMENT PAVEMENT 6" P.C.C./4" A.B.C.
- 9 PROPOSED SAND/OIL SEPARATOR.
- 10 PROPOSED PRIVATE 6" SEWER LINE.
- 11 PROPOSED 8" WATER LINE.
- 12 PROPOSED STORAGE RACKS (TYP.).
- 13 EXIST. FENCE. RELOCATED AS REQUIRED.
- 14 EXIST. PARKING AREA TO REMAIN.
- 15 PROPOSED SEWER CLEANOUT
- 16 EXIST. 8" SEWER.
- 17 EXIST. 8" WATER.
- 18 PROPOSED GARBAGE COMPACTOR.
- 19 EXIST. CONCRETE VERTICAL CURB.
- 20 EXIST. CONCRETE WEDGE CURB.
- 21 CONNECT 8" PROPOSED WATER LINE TO EXIST. 8" LINE.
- 22 EXIST. 8" WATER LINE TO BE REMOVED UNDER PROPOSED BLDG.
- 23 PROPOSED ACCESS GATE.
- 24 PROPOSED VERTICAL CURB.
- 25 CANOPY TO BE INSTALLED OVER EXISTING PARKING STALLS.
- 26 EXISTING FIRE HYDRANT.
- 27 EXIST FIRE HYDRANT TO BE RELOCATED.
- 28 PROPOSED PARKING PERIMETER 3' WALL.
- 29 BUILDING C STORAGE AND PROPANE TANK.
- 30 EXIST. RETENTION BASIN TO BE REMOVED.
- 31 COMPACTED DECOMPOSED GRANITE.
- 32 EXIST. RETENTION BASIN TO REMAIN.
- 33 PEDESTRIAN CROSSWALK STRIPING.
- 34 4" AB OVER COMPACTED SUBGRADE FIRE DEPT. ACCESS SURFACE.
- 35 EXISTING LIGHT POLE TO BE RELOCATED



0 25 50 100
SCALE: 1"=50'

DPR1901-001 DEVELOPMENT PLAN FOR FLSMIDTH KREBS

LOTS 27 THROUGH 29 AND LOTS 31 THROUGH 36 OF
PEPPERTREE RANCH BUSINESS PARK BK. 33, PG. 97

CONTINENTAL RANCH

A PORTION OF THE SE 1/4 OF SECTION 35,
T-12-S, R-12-E, G. & S. R. M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA



RELATED PROJECTS: DPR-9507,
DPR-9790, DPR-9799

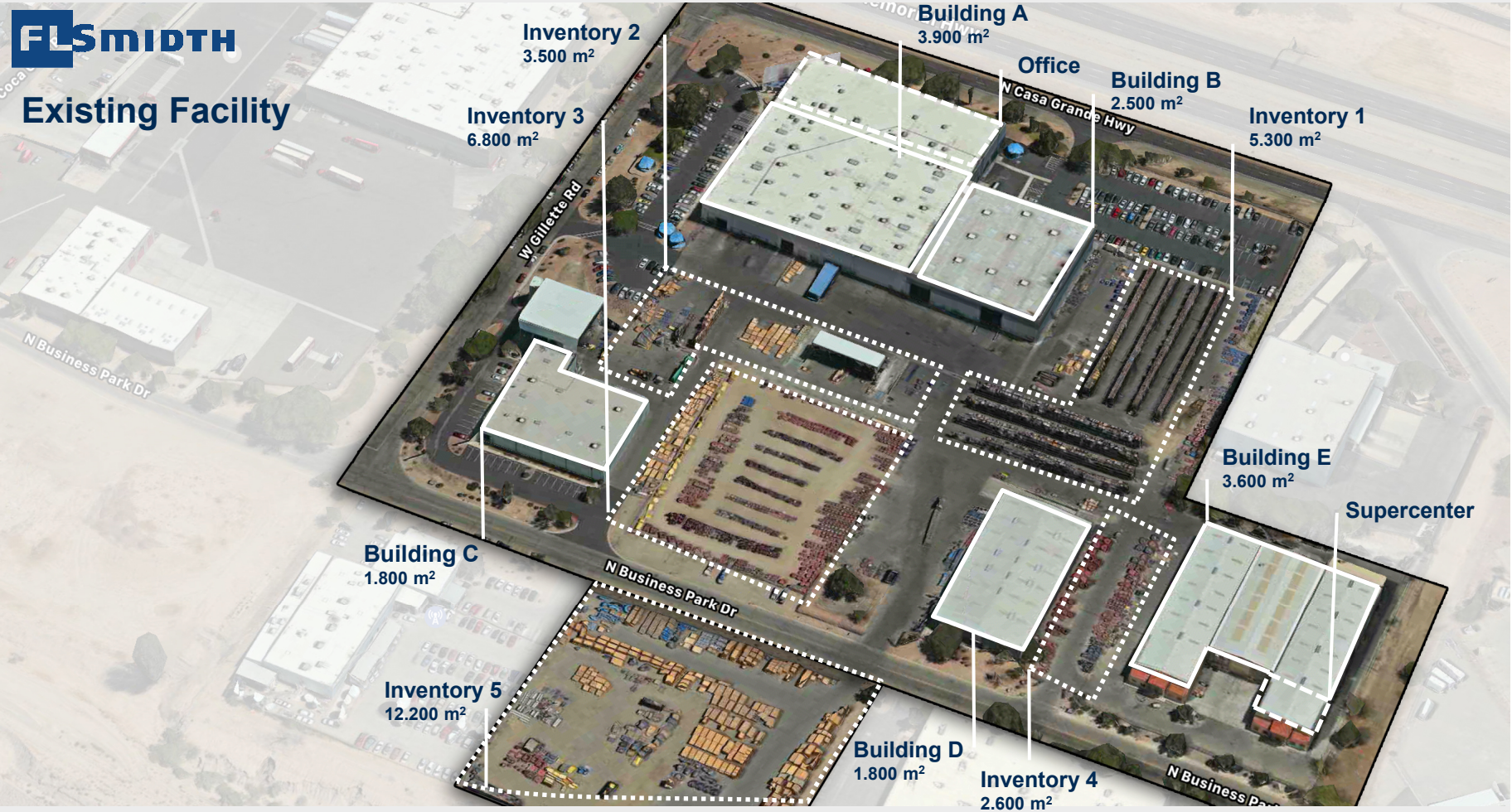
SCALE: 1"=50'
2ND SUBMITTAL 3-18-19
WLB No. 186031K-E09

SHEET 2 OF 2

The WLB Group

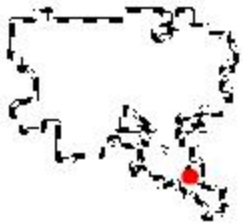
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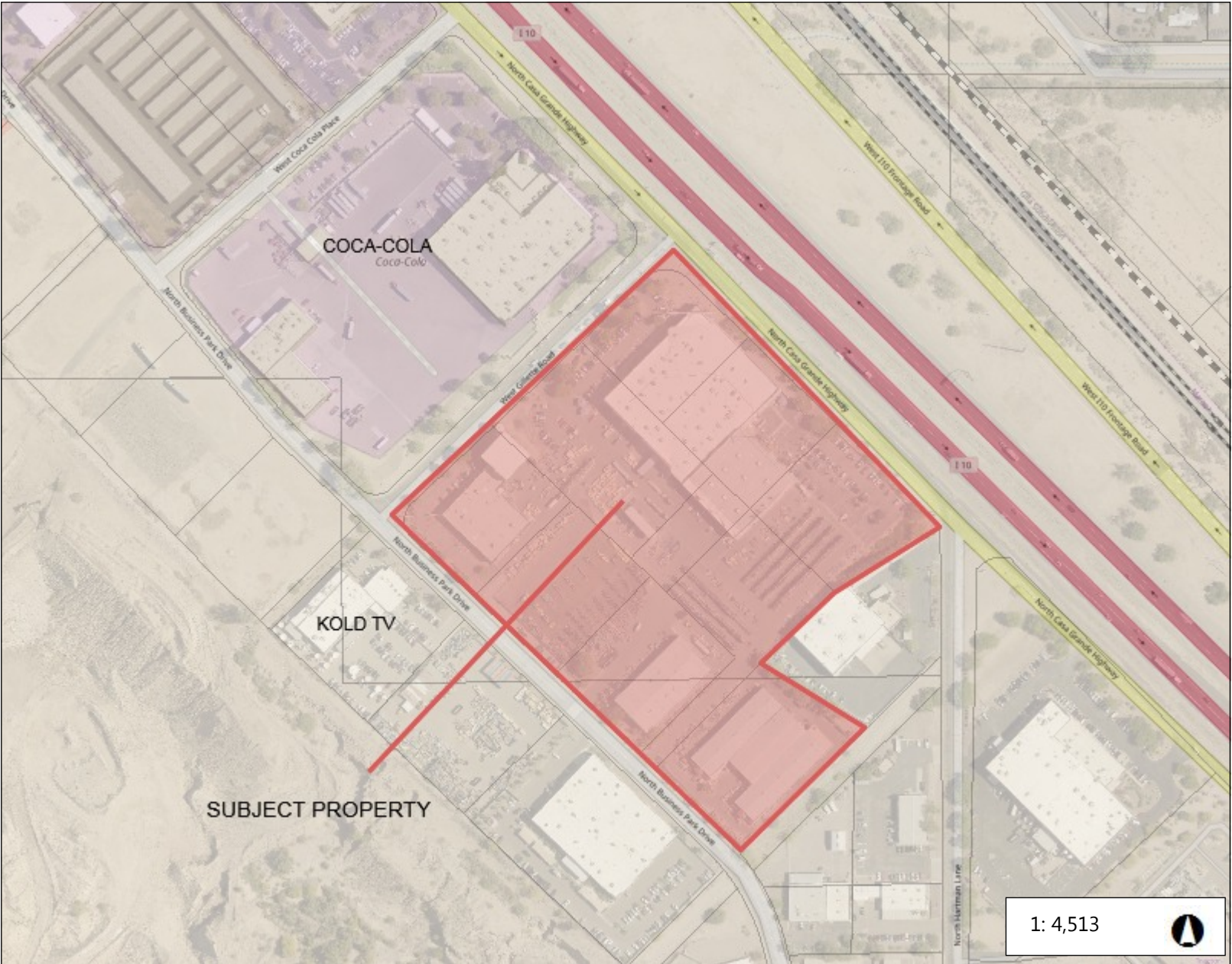
Latest Proposed Plan – January 18, 2019





Legend

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



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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

Notes



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: Krebs Engineering at Continental Ranch

Description of Project: Commercial

Number of Lots:

Parcel No.(s): 221-05-1650;1660; 169C; 169D; 1670; 1700; 1710; 1720; 173A; 173B

Gross Area (Acres): 14.2

Project Address: 5505 W. Gillette Road

Ref. Project No.:

CONTACT INFORMATION

Owner: FLSmidth Krebs

Contact Name: Nick Babyak

Address: 5505 W. Gillette Road

City: Marana

State: AZ

Zip: 85743

Email: Nick.Babyak@FLSmidth.com

Phone No.:

Applicant: Same

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Consultant/Engineer: The WLB Group, Inc.

Contact Name: Linda Thompson

Address: 4444 E. Broadway

City: Tucson

State: AZ

Zip: 85711

Email: lthompson@wlbgroup.com

Phone No.: 390-1086

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.)

Linda Thompson

Linda Thompson

Digitally signed by Linda Thompson
Date: 2019.01.27 10:18:53 -07'00'

1/28/2019

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No. DPR1901-001

Date Received 1/28/19

- | | | | |
|---|--|--|--|
| ☐ 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

Planning Commission Regular Meeting

Meeting Date: 04/24/2019

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: April 24, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: **PRV1901-002 Gladden Farms Blocks 36 & 40 Preliminary Plat.** A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Blocks 36 and 40 Lots 1-176, Common Areas A-1 - A-7 (Landscape, Utilities and Drainage) and B-1 - B-5 (Functional Open Space, Landscape, Utilities and Drainage) at the southwest corner of N. Midfield Road and W. Mike Etter Blvd. (Steven E. Vasquez)

Discussion:

Request

Rick Engineering, on behalf of Crown West Realty LLC, is requesting the approval of a preliminary plat consisting of 176 residential lots and common areas "A" and "B" on approximately 34.3 acres within the Gladden Farms II development.

Location

The subdivision will be located within Block 36 and a portion of Block 40 of the Gladden Farms Blocks 26-43 block plat (Book 62, Page 64) at the southwest corner of N. Midfield Road and W. Mike Etter Blvd.

Zoning

The zoning for Blocks 36 and 40 is F (Specific Plan - Gladden Farms II) with a land use designation of High Density Residential (HDR). The HDR land use permits small-lot, single-family detached homes with a minimum lot size of 3,500 square feet. The proposed average lot size is 5,157 square feet. The proposed minimum lot size is 4,472 square feet (Lot 25). The proposed maximum lot size is 7,925 square feet (Lot 53).

Transportation

One entry off Midfield Road is proposed at the northwest portion of the subdivision. Two other access points are proposed at the southern boundary of the subdivision from Blocks 40 & 41 and from a future subdivision located to the southeast. The typical internal street section is a 42 foot wide public right-of-way.

Park Requirements

Per the Gladden Farms II Specific Plan, 185 square feet of on-site recreation area per single-family detached residence is required. This subdivision requires a minimum of 32,560 square feet of recreation area. The active recreation areas are planned for Common Areas "B-2" and "B-4" and total approximately 79,091 square feet in size.

Neighborhood Design Plan

Per the Residential Design Standards found in Title 8 of the Land Development Code, a neighborhood design plan is to be submitted as part of the preliminary plat submittal and approved by the Town Council. The neighborhood design plan is intended to regulate aesthetic quality and construction within the subdivision. The Gladden Farms II Specific Plan, adopted by Town Council per Ordinance 2006.03 on March 7, 2006, will serve as the neighborhood design plan for the development of blocks 26 through

43 within the Gladden Farms II Specific Plan area.

Recommended Findings of Fact

1. The property is currently zoned F, Specific Plan - Gladden Farms II with a land use designation of High Density Residential. The proposed subdivision is in compliance with the specific plan and all other development standards.
2. The General Plan land use designation for this area is MPA (Master Plan Area). The purpose of the MPA is to allow flexibility in site planning and design. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis:

Review Criteria:

1. The ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: Adequate area exists for the development on this site. The proposed subdivision will be in compliance with the requirements of all agencies prior to action by the Town Council.
2. Ability to comply with requirements of zoning regulations, i.e. lot size, frontage, setbacks, etc.: The proposed subdivision complies with the requirements of the Gladden Farms II Specific Plan.
3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan: The proposed subdivision is consistent with the purpose of the Gladden Farms II Specific Plan and intent of the Town of Marana General Plan.
4. Compatible with the surrounding area, suitable with the character of the neighborhood, not detrimental to the immediate area of the development and not detrimental to the health, safety or welfare of the inhabitants of the area and the Town: The proposed subdivision is consistent with the existing and planned development adjacent to the site and in the surrounding neighborhood area. This proposal does not appear to be detrimental to the immediate area or to the general health, safety and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Gladden Farms II Specific Plan, the Marana Land Development Code, the Town Code and the Marana General Plan. This preliminary plat is in substantial conformance with nearly all required development regulations. El Paso Natural Gas Company (EPNG) has yet to give final approval of the plat. EPNG has communicated that a majority of their comments had been addressed; however, they had not fully completed their review. Staff recommends approval to the Town Council with the condition of obtaining final approval of the preliminary plat from EPNG.

Suggested Motion:

I move to recommend to the Town Council approval of PRV1901-002, a preliminary plat for Gladden Farms Blocks 36 and 40 Lots 1-176, Common Areas A-1 - A-7 (Landscape, Utilities and Drainage) and B-1 - B-5 (Functional Open Space, Landscape, Utilities and Drainage) at the southwest corner of N. Midfield Road and W. Mike Etter Blvd. with the condition of obtaining final approval of the plat by El Paso Natural Gas Company.

Attachments

PRV1901-002 GF 36 & 40 PP

PRV1901-002 GF 36 & 40 PP Map

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID LINE MONUMENTED BY A FOUND 1 1/2" ALUM CAP STAMPED "17436" AT THE WEST QUARTER AND A FOUND 1/2" REBAR TAGGED "PCH03" AT THE SOUTHWEST CORNER OF SAID SECTION. SAID BEARING BEING S00°30'03"E.

BASIS OF ELEVATION

PIMA COUNTY OPUS CONTROL POINT 11S11E.17. A "+" ON THE SOUTHEAST CORNER OF A CONCRETE BOX W/ GRATE. 41' +/- NORTHWEST OF THE WEST QUARTER SECTION 35 AND 16' +/- SOUTH OF THE SOUTHEAST CORNER OF A WELL SITE. ELEVATION = 2011.61 (NAVD 88)

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 34.3 ACRES ± 1,495,568 SF.

2. THE EXISTING ZONING IS F (SPECIFIC PLAN - GLADDEN FARMS II) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION FOR BOTH BLOCKS IS HIGH DENSITY RESIDENTIAL (HDR).

3. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF MARANA ORDINANCE NO. 2006.03 AS ADOPTED BY THE TOWN OF MARANA MAYOR AND COUNCIL ON MARCH 7, 2006 AND SPECIFIC PLAN AMENDMENT ORDINANCE 2006.35. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF REZONING ORDINANCE 2006.03 AND DEVELOPMENT AGREEMENT RESOLUTION 2006-38 AND FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RESOLUTION 2006-218.

4. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 176. DENSITY IS 5.13 RAC.

5. PER THE HDR LAND USE DESIGNATION OF THE GLADDEN FARMS II SPECIFIC PLAN, THE MINIMUM LOT SIZE IS 3,500 SF, THE AVERAGE LOT SIZE IS 5,157 SF AND THE MAXIMUM LOT SIZE IS 7,925 SF FOR SMALL LOT SINGLE-FAMILY DETACHED. THE MINIMUM LOT SIZE IN THIS SUBDIVISION IS 4,472 SF.

6. MINIMUM SITE SETBACKS:
FRONT: 10 FEET
MAY BE REDUCED TO 5 FEET WITH REAR-OR SIDE-LOADED GARAGE*
FRONT PORCH: 5 FEET*
FRONT-LOADED GARAGE: 20 FEET
SIDE-LOADED GARAGE: 5 FEET*
* MAY NOT ENCR OACH INTO THE PUBLIC UTILITY EASEMENT, IF REQUIRED.
SIDE: 0 FEET
MUST PROVIDE A 3-FOOT ACCESS EASEMENT ON ADJACENT LOT FOR Z-LOT LINES.
REAR: 10 FEET
PATIO STRUCTURES: 5 FEET IF OPEN ON 3 SIDES
MAY BE REDUCED TO 5 FEET WITH REAR-LOADED GARAGE.

7. MAXIMUM BUILDING HEIGHT ALLOWED IS 30 FEET.

8. MAXIMUM LOT COVERAGE IS 55%

9. PARKING SPACES REQUIRED: 2 FOR EACH FAMILY OR UNIT = 352 SPACES
PARKING SPACES PROVIDED: 2 PER GARAGE & 2 PER DRIVEWAY = 704 SPACES

10. APPROXIMATE AREA OF PARKS, DRAINAGEWAYS, NATURAL OPEN SPACES AND OTHER PROPOSED NON-RESIDENTIAL:

COMMON AREA "A"(LANDSCAPE, UTILITIES AND DRAINAGE) IS 0.56 AC OR 24,435 SF
COMMON AREA "B" (FUNCTIONAL OPEN SPACE AND DRAINAGE) IS 7.52 AC OR 327,586 SF
THE NET AREA OF THIS SUBDIVISION IS 23.9 AC, 1,045,248 SF.

11. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.

12. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.

13. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

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

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

16. DRAINAGEWAYS SHOWN ON THIS PLAT ARE TO BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AFFECTING LOT 151.

17. THE GLADDEN FARMS COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

18. TOTAL MILES OF NEW PUBLIC STREETS IS: 1.06 MILES

19. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACES 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.

20. 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. THE HOMEOWNER'S ASSOCIATION SHALL REVIEW AND APPROVE ALL INSTALLATIONS WITHIN THE RIGHTS-OF-WAY PRIOR TO AND UPON COMPLETION, AS THESE ITEMS WILL BE REGULATED UNDER THE LICENSE AGREEMENT EXECUTED BETWEEN THE HOMEOWNER'S ASSOCIATION AND THE TOWN OF MARANA.

21. 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.

22. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.

GENERAL NOTES CONTINUED

23. 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.

24. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT.

25. PRIOR TO RECEIVING A GRADING PERMIT, A STORM WATER POLLUTION PLAN (SWPPP) AND FEE WILL NEED TO BE SUBMITTED TO THE TOWN FOR REVIEW OF BOTH PARCELS.

26. IF EASEMENTS WILL BE DEDICATED TO THE TOWN, A PHASE I ENVIRONMENTAL SITE ASSESSMENT MUST BE SUBMITTED, DATED NO MORE THAN 180 DAYS PRIOR TO THE DEDICATION DATE.

27. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANYTIME, 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 AT (520) 621-4795, PURSUANT TO A.R.S. 41-865.

28. CONTRACTOR SHALL CALL IN AN ARIZONA 811 REQUEST AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY OR HEAVY EQUIPMENT TRAVEL WITHIN 25' OF THE EL PASO NATURAL GAS PIPELINE, AND ARRANGE FOR AN EPNG STANDBY.

MISCELLANEOUS NOTES

1. ALL ROADS AND DRAINAGE IMPROVEMENTS WITHIN OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.

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

3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE TRANSPORTATION AND PARK IMPACT FEES, DUE UPON BUILDING PERMIT ISSUANCE FOR EACH LOT.

4. NO FURTHER LOT SPLITTING OR SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.

5. ALL RIP RAP AND EROSION PROTECTION ROCK SHALL BE CORONADO BROWN IN COLOR.

6. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AS DELINEATED IN THE NORTHWEST MARANA AREA PLAN AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIATION EASEMENT WAS RECORDED WITH THE BLOCK PLAT AT DOCKET 13063, PAGE 4202.

7. PER THE DEVELOPMENT AGREEMENT 6.6 BANK PROTECTION, DEVELOPER SHALL PAY \$500 PER ACRE OF AFFECTED PROPERTY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THE TOTAL OBLIGATION OF DEVELOPER FOR THE PROJECT IS \$316,640 (\$500 x 633.28 AFFECTED ACRES). EACH RESIDENTIAL OR COMMERCIAL SUBDIVISION PLAT SHALL BE REQUIRED TO PAY THEIR TOTAL OBLIGATION, OF \$18,625.88 PER BLOCK, PRIOR TO RELEASE OF ASSURANCES FOR THAT BLOCK. WITHIN BLOCKS THAT ARE NOT SUBDIVIDED AND A DEVELOPMENT PLAN IS THE ONLY PROCESS, THE OBLIGATION FOR THOSE BLOCKS SHALL BE PAID PRIOR TO DEVELOPMENT PLAN APPROVAL.

8. PER SECTION 6.5 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, A VOLUNTARY SCHOOL IMPROVEMENT IN-LIEU FEE OF \$1,200 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.

9. THIS PLAT FALLS UNDER THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN. IF AN ISSUE, CONDITION OR SITUATION ARISES FROM THIS PLAN THAT IS NOT COVERED OR PROVIDED FOR IN THE SPECIFIC PLAN, THOSE REGULATIONS IN THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE APPLICABLE FOR THE MOST SIMILAR ISSUE, CONDITION OR SITUATION SHALL BE USED BY THE PLANNING DIRECTOR AS THE GUIDELINES TO RESOLVE THE UNCLEAR ISSUE, MATTER OR SITUATION.

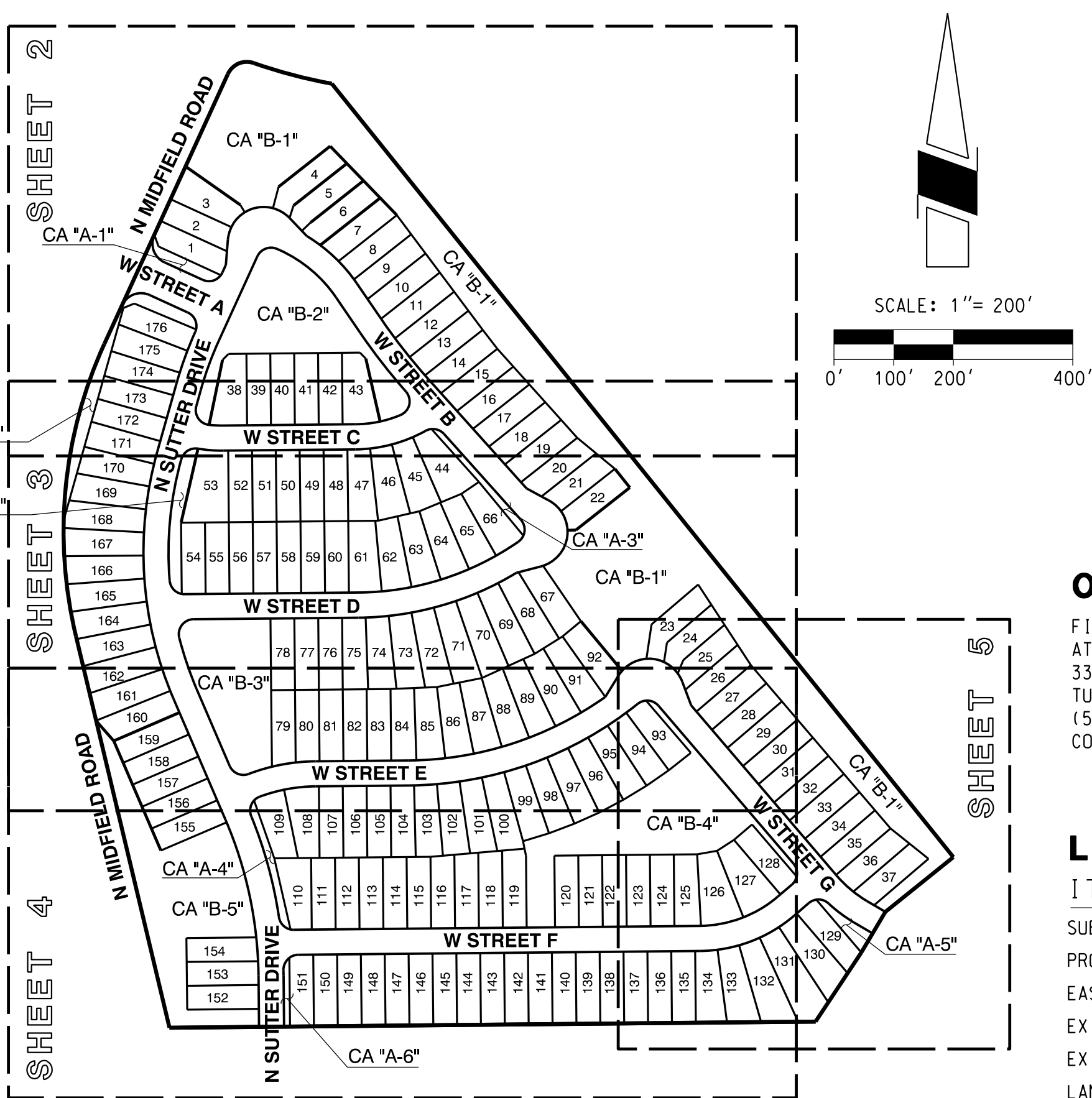
10. PER THE GLADDEN FARMS II SPECIFIC PLAN SECTION III.L OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT AND SECTION IV.C.4.E DEVELOPMENT STANDARDS - SMALL-LOT SINGLE-FAMILY DETACHED OF THE HDR LAND USE DESIGNATION, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS SHALL BE 185 SQUARE FEET PER SINGLE FAMILY RESIDENCE. THIS PROJECT SHALL REQUIRE 32,560 SQUARE FEET OF DEVELOPED RECREATIONAL AREA.

11. FIRE HYDRANTS AT 500 FOOT MAXIMUM INTERVALS SHALL BE INSTALLED WITHIN PUBLIC STREETS. THE FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MINUTE, APPROVED BY NORTHWEST FIRE DISTRICT. ALL HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.

12. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ONE ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY BUILDING HAVING LIMITED ACCESS IN EXCESS OF 150 FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ALL HYDRANTS SHALL BE INSTALLED AND TESTED AND ACCESSIBLE VIA AN ALL WEATHER ACCESS ROAD PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

13. THIS PROPOSED SUBDIVISION IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 500-YR FLOODPLAIN, WHICH DOES NOT REGULATE THE DEVELOPMENT OF THIS PROJECT. THE SUBDIVISION IS WITHIN DFIRM MAP 1040 OF 4750 AND HAS A FEMA FLOODPLAIN DESIGNATION OF SHADED ZONE X.

14. FC/M GLADDEN II, LLC, AND ITS SUCCESSORS RETAIN AN INTEREST IN THE REAL PROPERTY IN OR UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) HAS BEEN OR IS TO BE CONSTRUCTED AS DESCRIBED ON THE FINAL BLOCK PLAT AND ANY SUBDIVISION PLATS FILED FOR ANY OF THE INDIVIDUAL BLOCKS SHOWN ON THE FINAL BLOCK PLAT, EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED. SUCH INTEREST IS TO BE ACQUIRED BY GLADDEN FARMS COMMUNITY FACILITIES DISTRICT #2 PURSUANT TO THE DISTRICT DEVELOPMENT, FINANCING, PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (GLADDEN FARMS (PHASE II) COMMUNITY FACILITIES DISTRICT) (THE "GFCFD#2 IGA")ANTICIPATED TO BE APPROVED BY THE TOWN OF MARANA SOON AFTER THE APPROVAL OF THE FINAL PLAT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY) PURSUANT TO THE GFCFD#2 IGA). SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE (INCLUDING ON A PORTION BY PORTION BASIS) ONLY BY THE GLADDEN FARMS COMMUNITY FACILITIES DISTRICT #2 PURSUANT TO THE GFCFD#2 IGA AND THE DATE THE GFCFD#2 IGA TERMINATES.



MISCELLANEOUS NOTES CONTINUED

15. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENT: AN EASEMENT GRANTED TO TUCSON ELECTRIC POWER COMPANY FOR THE PURPOSE OF ELECTRIC LINES, POLES, AND APPURTENANCES OVER THE WEST HALF OF SECTION 35 PER DOCKET 316, PAGE 582.

16. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TIMING OF REMOVALS FOR EXISTING FARM ACCESS AND IRRIGATION CANALS.
1. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM TOWN OF MARANA WATER DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

2. THE ON-SITE SANITARY SEWAGE COLLECTION LINES WILL BE PUBLIC AND DESIGNED AND CONSTRUCTED TO TOWN OF MARANA WATER DEPARTMENT STANDARDS. ALL BUILDING CONNECTION SEWERS WILL BE PRIVATELY MAINTAINED.

3. ALL SANITARY SEWERS SHALL BE DESIGNED TO PROVIDE GRAVITY FLOW.

APPROVALS

BY: P.E.

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER

DATE

BY:

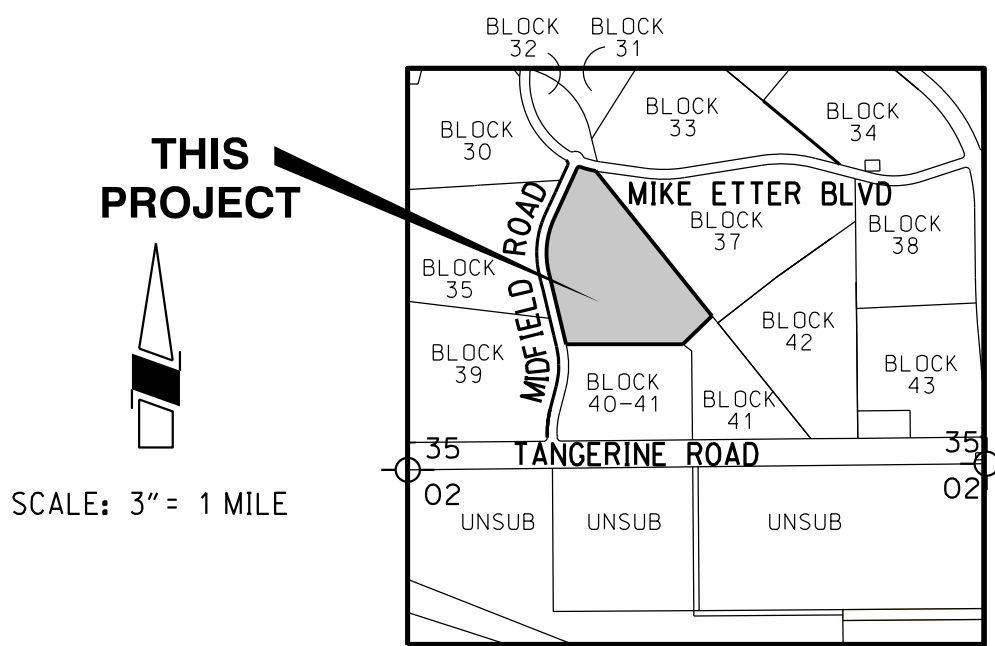
TOWN OF MARANA PLANNING DIRECTOR

DATE

BY:

NORTHWEST FIRE DISTRICT

DATE



LOCATION MAP

SECTION 35, T 11 S, R 11 E
G & SRM TOWN OF MARANA
PIMA COUNTY, ARIZONA

OWNER/ DEVELOPER

FIDELITY NATIONAL TITLE TRUST 60423
ATTN: CROWN WEST REALTY, L.L.C.
333 EAST WETMORE ROAD, SUITE 250
TUCSON, AZ 85705
(520) 888-3962
CONTACT: DEAN WINGERT

SHEET INDEX

- 1 COVER SHEET

2-4 PRELIMINARY PLAT SHEETS

5 PRELIMINARY PLAT SHEET AND DETAILS

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	_____
PROPERTY LINE	_____
EASEMENT BOUNDARY	_____
EXIST CONTOUR LINE	----- 2750
EXIST SPOT ELEVATION	x 2751.1
LANDSCAPE BUFFERYARD LIMITS	_____
EXIST PAVEMENT EDGE	=====
EXIST SEWER LINE W/MH	⊙-----
EXIST WATERLINE W/VALVE	⊗-----
PROPOSED STORM DRAIN W/MH	⊙-----
PROPOSED 8" PVC PUBLIC SEWER W/MH	⊙-----
PROPOSED PUBLIC WATERLINE (8" UNLESS NOTED OTHERWISE)	⊙-----
PROPOSED RECLAIMED WATERLINE	⊙-----
FLOW CONDITIONS	Q ₁₀₀ = 75 cfs
PROPOSED SLOPE	V-----V
CURB ACCESS RAMPS	=====
SIGHT VISIBILITY TRIANGLE	=====
DRIVEWAY ORIENTATION ON LOTS	*
NEW MANHOLE CALLOUT	RIM ELEV MANHOLE NUMBER INVERT ELEV
NEW SEWER MAIN CALLOUT	100' @ 1.0%
RIP RAP	=====
EXIST BCSP	=====
DRYWELL	=====
EXIST GAS LINE	G-----

PRELIMINARY PLAT FOR
GLADDEN FARMS
BLOCKS 36&40

LOTS 1-176 & COMMON AREAS "A1-7"& "B1-5"

COMMON AREA "A"(LANDSCAPE, UTILITIES AND DRAINAGE)
COMMON AREA "B"(FUNCTIONAL OPEN SPACE, LANDSCAPE, UTILITIES AND DRAINAGE)
BEING A RESUBDIVISION OF BLOCK 36 AND A PORTION OF BLOCK 40
OF GLADDEN FARMS 26-43 BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH
RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

PRV1901-002
PCZ-05028
PRV-06073F

19.1
T 07.1)

PAD 09.0
(UNDERCUT 07.0)

30/35-2C
GLADDEN FARMS
BLOCK 35
SEQ #20182500081
(SFD-6)

POINT OF CONNECTION
EXIST MH # 2017-135
(RIM=2009.66)
(NE IE=01.21)
(E IE=01.41)

N MIDFIELD ROAD
(PUBLIC STREET)
BK 62, PG 64

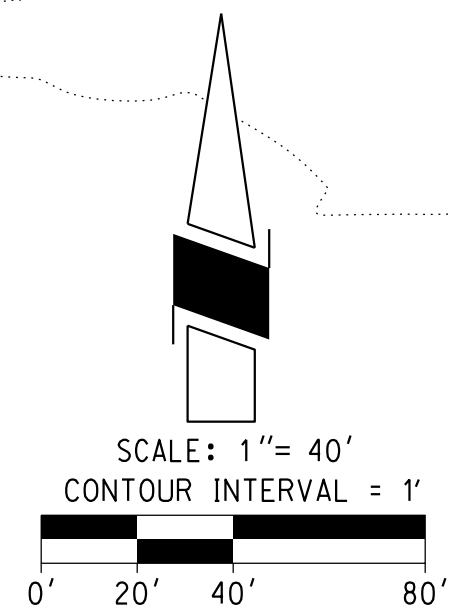
COMMON AREA "B-1"
170033 SF

BASIN 1
WSEL 09.5
BOTTOM 06.5
VOL 56,200 CF
VOL REQ 42,700 CF
DRYWELLS 2

MIKE ETTER BOULEVARD
(PUBLIC STREET)
SEQ #20181100137

EXIST FARM ACCESS AND IRRIGATION CANAL TO
BE REMOVED SEE GENERAL NOTE 16

LIMITS OF REMOVAL
SEE GENERAL NOTE 16



KEYNOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
- 15'x370' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
- 15'x480' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
- 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
- 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
- 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
- 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
- 15' x 15' ELECTRICAL EASEMENT GRANTED TO TEP BY SEPARATE INSTRUMENT
- SVT EASEMENT
- 25' PUBLIC SEWER EASEMENT BY FINAL PLAT

GLADDEN FARMS
BLOCK 37
SEQ #20181100137
(HDR)

SEE SHEET 3

PRELIMINARY PLAT FOR GLADDEN FARMS BLOCKS 36&40

LOTS 1-176 & COMMON AREAS "A1-7" & "B1-5"

PRV1901-002
PCZ-05028
PRV-06073F

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SHEET 2 OF 5

RICK
ENGINEERING COMPANY
Tucson

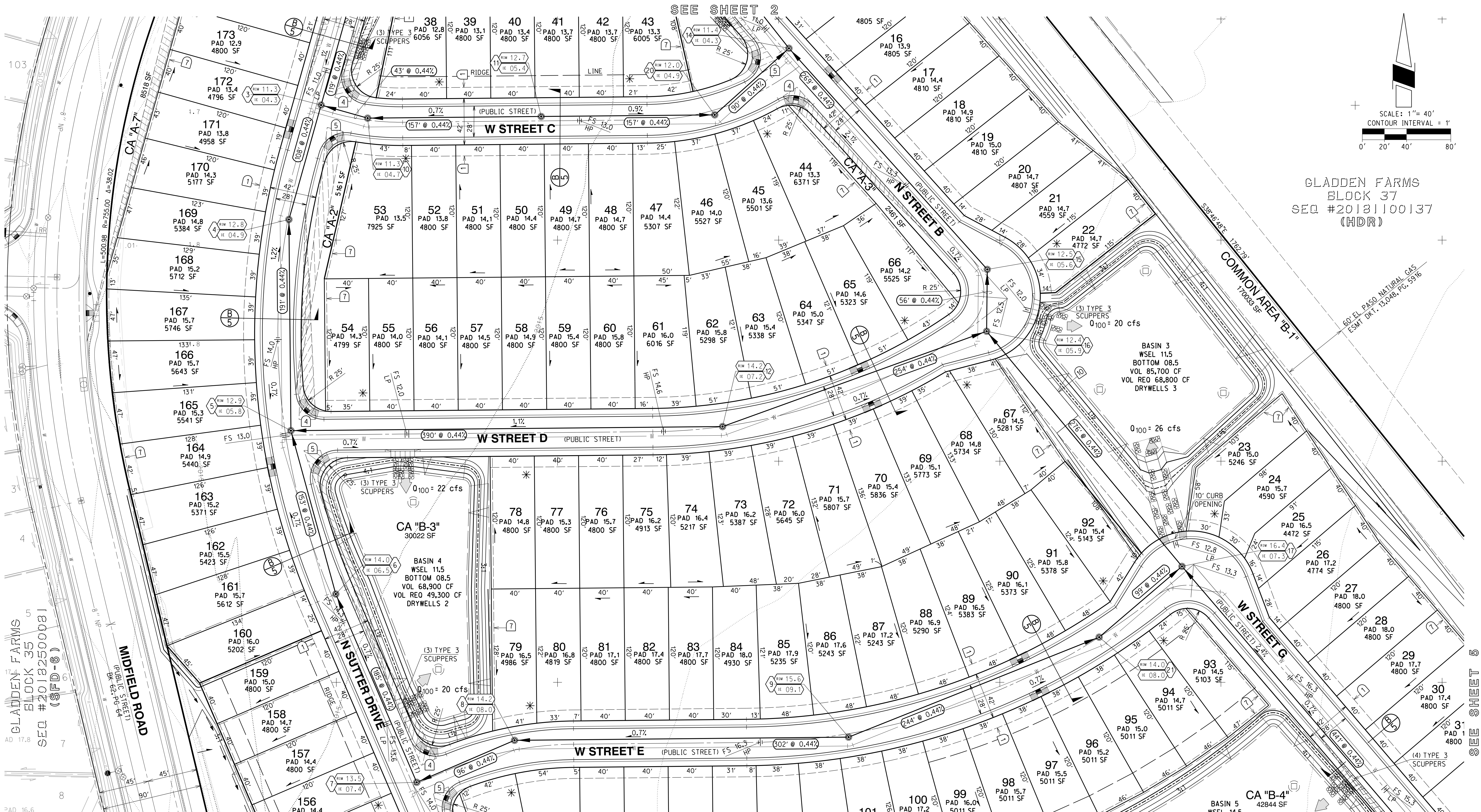
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TUCSON, AZ 85712
520-795-1000
(FAX) 520-322-6956

J-4453

rickengineering.com

San Diego • Riverside • Orange • Sacramento • San Luis Obispo • Phoenix • Denver





KEYNOTES

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PRV1901-002
PCZ-05028
PRV-06073F

PRELIMINARY PLAT FOR GLADDEN FARMS BLOCKS 36&40

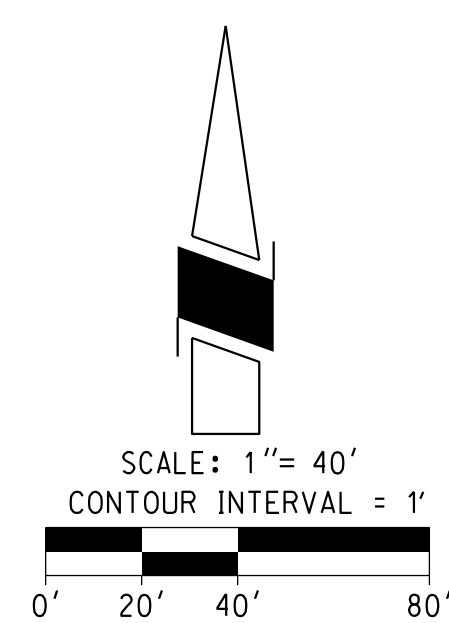
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RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

SHEET 3 OF 5



GLADDEN FARMS
BLOCK 35
SEQ #20182500031
(SFD-6)

GLADDEN FARMS
BLOCK 39
SEQ #20121740308
(SFD-7)

203

204

205

SW QUARTER
SECTION 35
1/2" REBAR
"PCHD3"

1459.02'

1186.34'

KEYNOTES

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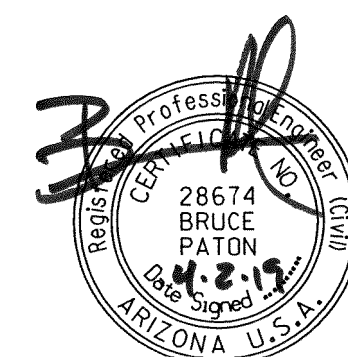
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(FAX) 520-322-6956

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BASIS OF BEARINGS
S89°27'18"W 2645.36'
SOUTH LINE SOUTHWEST QUARTER SECTION 35



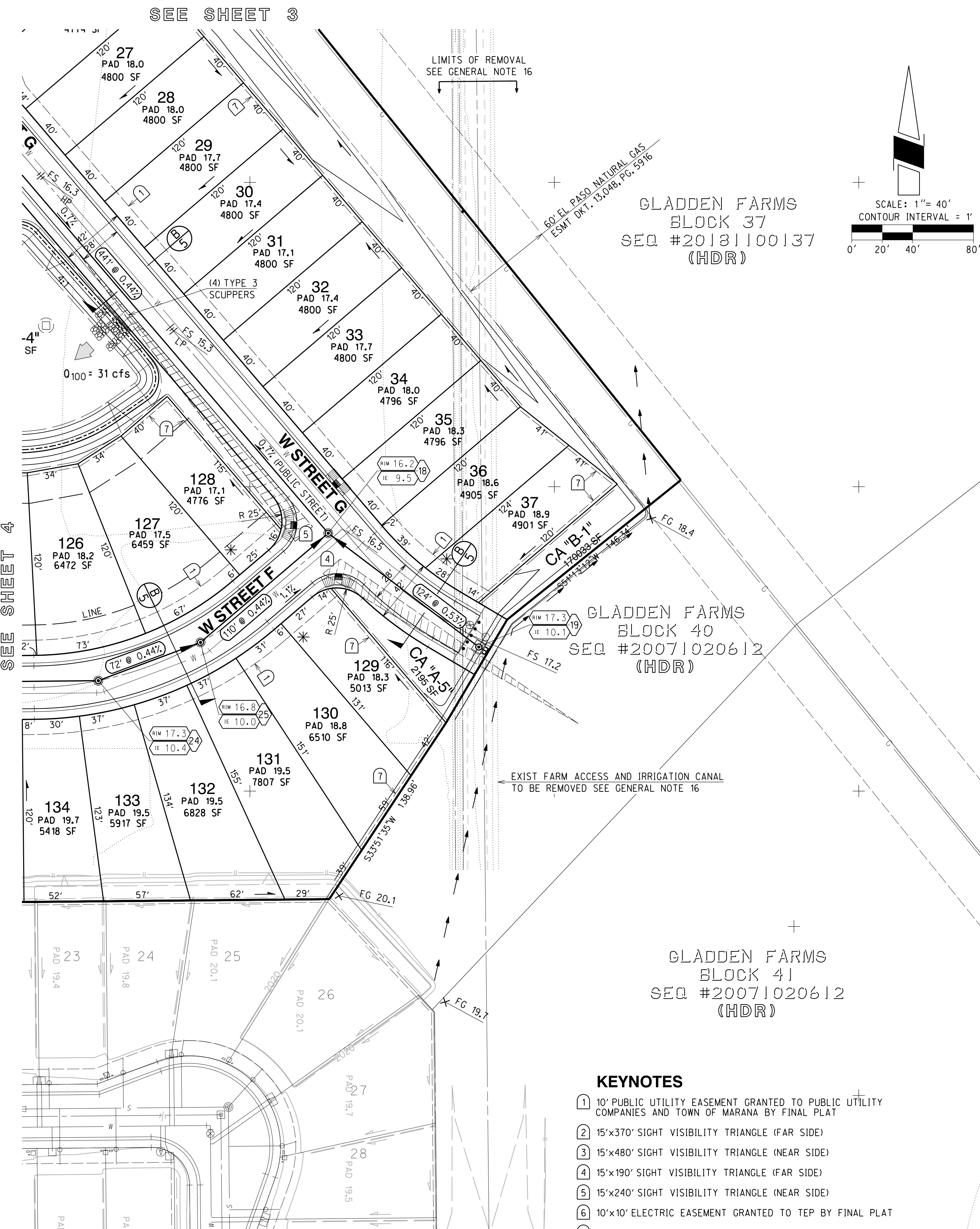
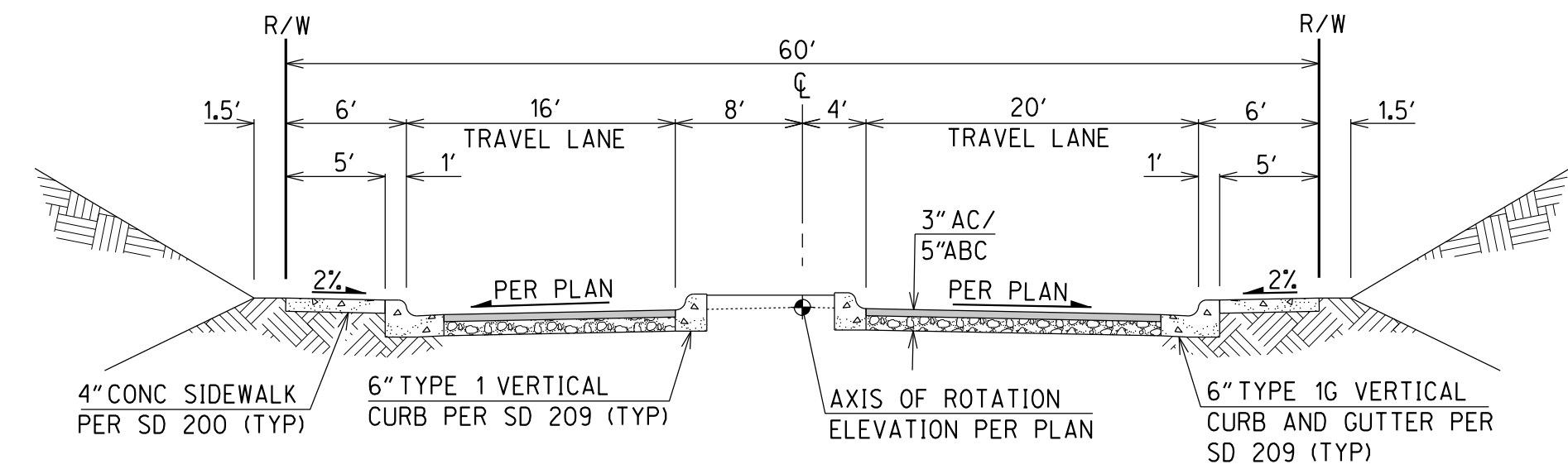
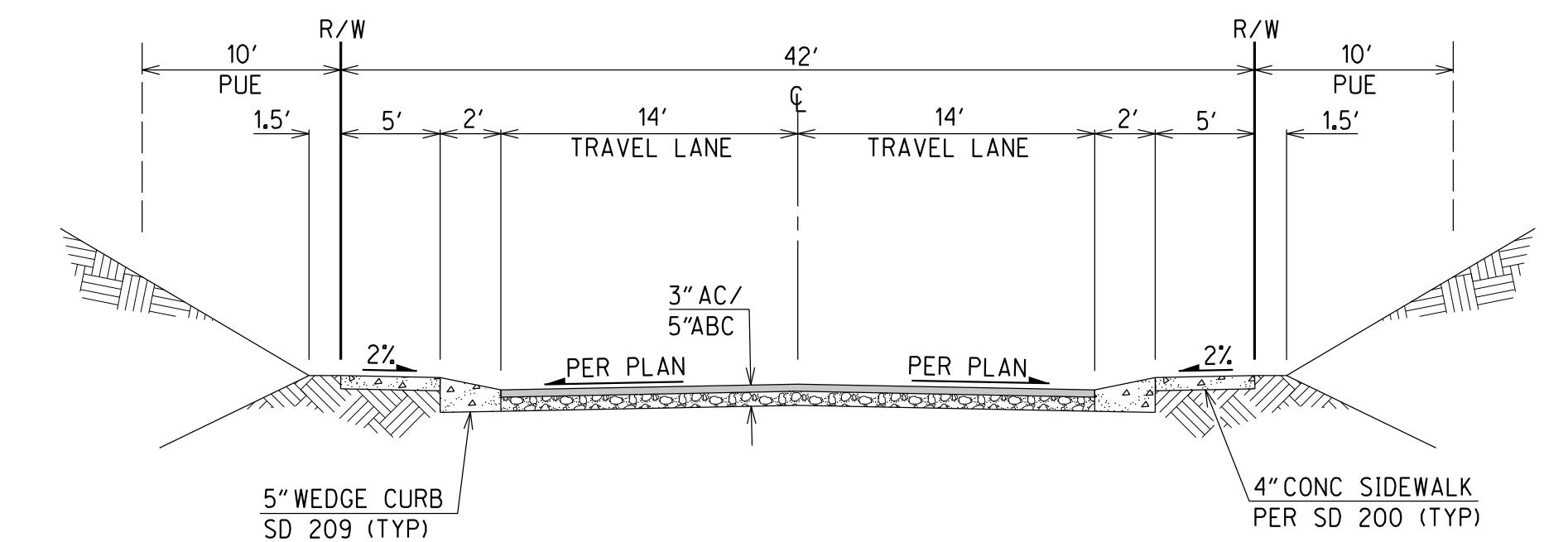
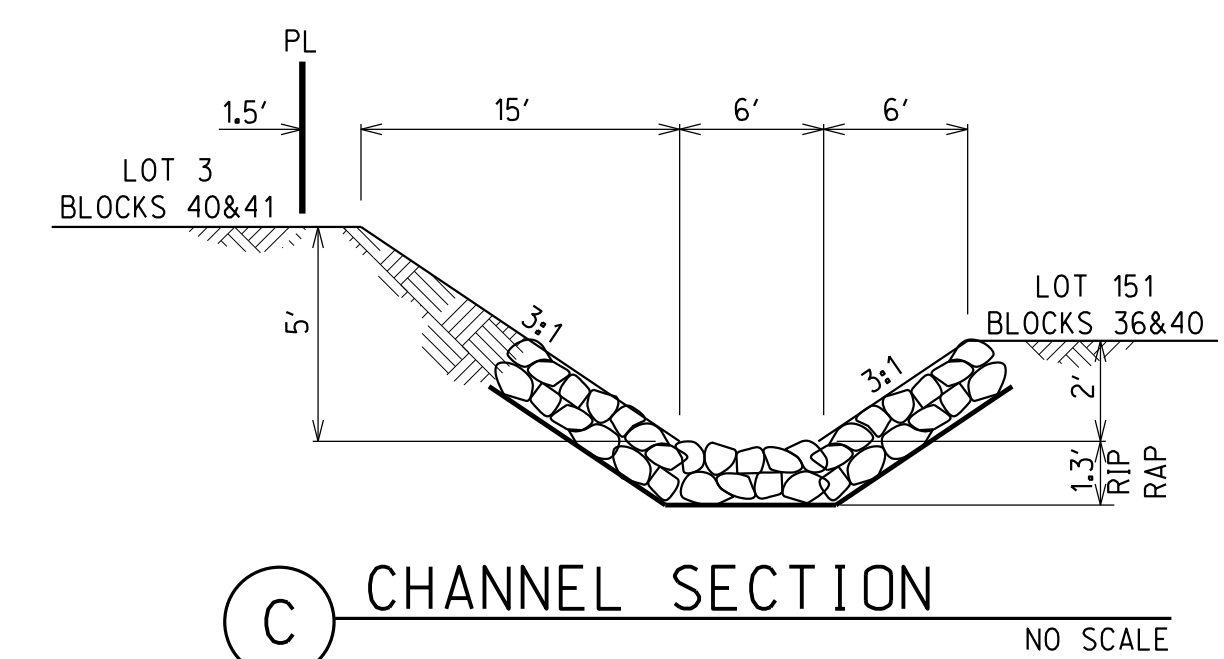
PRV1901-002
PCZ-05028
PRV-06073F

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RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

SHEET 4 OF 5



**PRELIMINARY PLAT FOR
GLADDEN FARMS
BLOCKS 36&40**

LOTS 1-176 & COMMON AREAS "A1-7" & "B1-5"

PRV1901-002
PCZ-05028
PRV-06073F

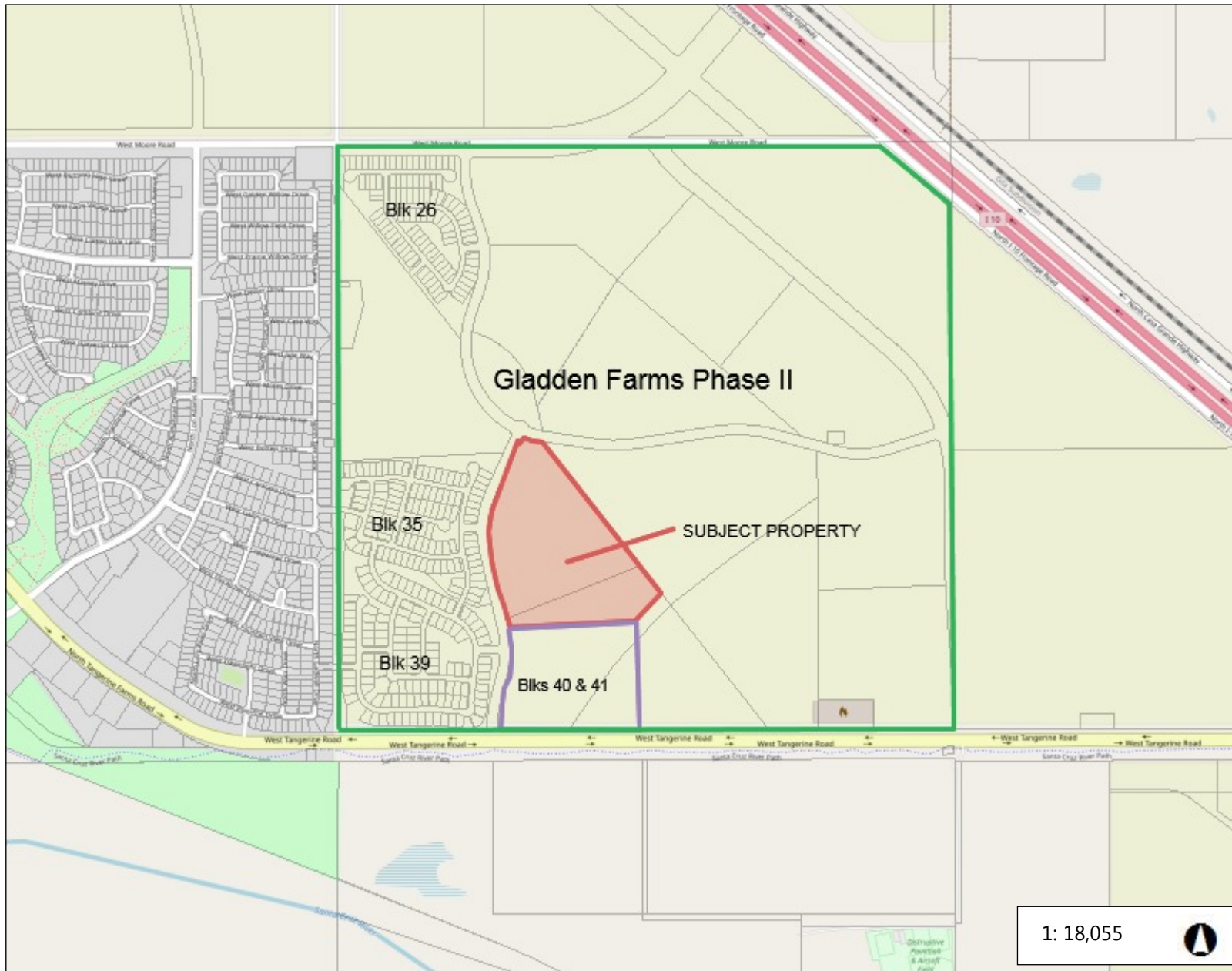
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SHEET 5 OF 5



Legend

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



Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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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



Development Services / maranaplanning@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: GLADDENFARMS BLOCKS 36-40

Description of Project: SINGLE FAMILY DETACHED

Number of Lots: 174

Parcel No.(s): 217-54-0210 AND A PORTION OF 217-54-0250

Gross Area (Acres): 23.9

Project Address: NO ADDRESS ASSIGNED

Ref. Project No.:

CONTACT INFORMATION

Owner: FIDELITY NATIONAL TITLE TRUST #50423

Contact Name: DEAN WINGERT

Address: 303 E WETMORE RD, SUITE 250

City: TUCSON

State: AZ

Zip: 85705

Email: dwingert@crowwest.com

Phone No.: (520) 888-3962

Applicant: RICK ENGINEERING COMPANY, INC.

Contact Name: CHUCK MARTIN

Address: 3945 E. FT. LOWELL RD, SUITE 111

City: TUCSON

State: AZ

Zip: 85712

Email: cmartin@rickengineering.com

Phone No.: (520) 795-1000

Consultant/Engineer: RICK ENGINEERING COMPANY, INC.

Contact Name:

Address: 3945 E. FT. LOWELL RD SUITE 111

City: TUCSON

State: AZ

Zip: 85712

Email: bpaton@rickengineering.com

Phone No.: (520) 795-1000

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.)

CHUCK MARTIN

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No.

PRV1901-602

Date Received

1/29/19

- | | | | |
|---|--|--|--|
| ☐ 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

Planning Commission Regular Meeting

Meeting Date: 04/24/2019

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: April 24, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: **PCM1904-001 Waiver of Subdivision Requirements for SC Ranch.** A request for a waiver of subdivision requirement to underground existing electrical utilities adjacent to a proposed residential development (Steven E. Vasquez)

Discussion:

Request

MGS Land, LLC, requests a waiver from the requirement to underground existing electrical utilities adjacent to the proposed SC Ranch residential subdivision located approximately at the northeast corner of Sanders and Moore Roads. Per 17-5-3.B.12 of the Marana Town Code, electric power (except electrical transmission lines carrying 48 kV or more) shall be located underground except where the subdivider can show the Planning Commission that underground installation is not feasible.

Waiver

The applicant is requesting a waiver from the requirement to underground existing electrical utilities at three areas due to the following conditions:

1. Sanders Road - The electrical line is located on the opposite side of Sanders Road from the development and is only a 50 foot segment of the approximately, three mile long transmission line.
2. West side of proposed SC Ranch residential development - The adjacent overhead power lines provide electrical service to only the two parcels to the west and will not be utilized by the SC Ranch subdivision. Per discussions with Tucson Electric Power (TEP), undergrounding the lines would require the installation of new underground service panels at the existing structures and obtaining new easements from the property owner in order to accommodate the new service and transformer placement. These requirements are unpredictable in nature as they are out of the applicant's control. The applicant proposes to create an access easement on their property that will allow TEP full access for maintenance. Due to TEP requirements, the bufferyard landscaping will not be installed in the access easement at the time of development but the landscape plan for SC Ranch will reflect the required landscaping. The landscaping will be installed at that time of development of the adjacent western parcels or when the lines are undergrounded. In addition, SC Ranch will construct a decorative, subdivision wall on the western boundary that will match the wall along the Moore Road frontage for SC Ranch and that currently exists at the Fianchetto Farms subdivision to the east.
3. Moore Road - Moore Road is approximately 4,000 feet long between Tangerine Farms Road and Sanders Road. The Rancho Marana and Fianchetto Farms subdivisions have not undergrounded the existing electrical lines along Moore Road for the approximately 2,539 linear feet of their frontage. SC Ranch fronts approximately 633 linear feet of Moore Road and would be the only subdivision to underground the line. Staff has not been able to determine the reason for not undergrounding the lines in the past. In addition, due to the undetermined location of the future widening of Moore Road, undergrounding the existing lines may be premature at this time.

Staff Recommendation:

Planning staff has no objection to the Planning Commission approving this waiver.

Suggested Motion:

I move to approve case number PCM1904-001 to waive the subdivision requirement to underground existing electrical utilities adjacent to the proposed SC Ranch residential development.

Attachments

PCM1904-001 SC Ranch Utility Waiver Memo

PCM1904-001 SC Ranch Utility Waiver Landscape Plan

PCM1904-001 SC Ranch Utility Waiver Map

PCM1904-001 SC Ranch Utility Waiver App



Presidio
ENGINEERING, INC.

190 S. STRATFORD DR., SUITE #105, TUCSON, ARIZONA 85716
(520) 795-7255 FAX (520) 795-6747

MEMORANDUM

TO: Steven Vasquez
Town of Marana Planner

FROM: John D. Wood, P.E., LEED-AP 

DATE: April 10, 2019

SUBJECT: Overhead Utility Line Waiver for SC Ranch PRV1811-002

COPIES TO: Mark Winkleman, MGS Land, LLC
File 118009-01-0103

MGS Land, LLC, the project's developer, is requesting a waiver of the utility line undergrounding requirements along the perimeter of their SC Ranch subdivision which is being processed through the Town of Marana under Activity No. PRV1811-002.

Therefore, on behalf of MGS Land, LLC, the project's developer, find attached an executed application along with an exhibit showing the location of the requested waiver and surrounding existing conditions.

Additionally, a Preliminary Plat for the 52 lot SC Ranch subdivision is currently being processed. MGS Land, LLC, the project's developer and the applicant, is requesting relief from Town Code Section 17-5-3.B.12 Subdivision Requirements which requires the developer to underground electrical transmission lines adjacent to new developments that carry less than 48kV and are not located within current or future electrical transmission corridors.

Currently there are three existing overhead power line areas running along the project's perimeter for which a waiver from the undergrounding requirement is being requested.

The following is a summary of the location, transmission rating and extenuating circumstances under which the waiver is being requested. Additionally, the lines in question are also depicted within the attached overhead Utility Line Waiver Exhibits.

Line Location	Rating	Reason for Waiver
Sanders Road Power Line Area	13.8kV	➤Line is located on opposite side of the road from the subdivision.
		➤Project frontage on Sanders Road is only 50'.
		➤Not feasible to underground only 50'.

Line Location	Rating	Reason for Waiver
West Project Boundary Power Line Area	13.8kV	➤Existing overhead line provides four electric services to the two parcels (Tax Parcel Nos. 217-42-0020 and 217-42-0030) to the west and not the subdivision site. Three of these services are underground while the fourth is an overhead service.
		➤Existing overhead poles located on or within 1' of the common property line between SC Ranch and the adjacent properties.
		➤Per discussions with TEP, undergrounding this line would require converting the existing overhead service to the west to be underground and installation of new underground house service panel.
		➤Further, even though both SC Ranch and adjacent properties are currently subject to an existing blanket easement, per TEP any undergrounding conversion would require applicant to obtain new easements from the adjacent property owner to accommodate any new underground service and transformer placement.
		➤Therefore, the ability to underground is subject to third party easement and access acquisition which is out of the applicant's control.
		➤It should be noted that said overhead lines will remain accessible to west property owners through establishment of new strip easement being created by the SC Ranch plat such that once adjacent properties are redeveloped, said line can be undergrounded accordingly without the need to secure permission from SC Ranch.
		➤Additionally, as TEP will need to be able to access the existing overhead poles with maintenance equipment within the strip easement, the typical 6' landscape bufferyard cannot be installed.
		➤However, in order to mitigate for the lack of landscaping, the developer will install a decorative screen wall along the back of Lots 8 – 22. This decorative wall which will face to the west, will match the decorative screen wall proposed to be built along the project's frontage with Moore Road and as is currently installed by the adjacent Fianchetto Farms subdivision's frontage with Moore Road.
		➤In addition, the developer will, at such time that TEP's facilities are relocated, install the required landscape bufferyard most likely when the western property is developed as a neighborhood commercial site.
		➤Attached is a copy of the Landscape Plans for this project that reflect the installation of the above described decorative screen wall and landscape bufferyard upon future relocation of TEP's overhead line.

Moore Road Power Line Area	13.8kV	➤Development has been allowed to occur along Moore Road without having to underground any portion of the line.
		➤Fianchetto Farms which was part of the same rezoning case as SC Ranch was allowed to be developed without undergrounding the line.
		➤Further, it is understood that at some point in time Moore Road will be widened. It does not make sense to lower the line along just the frontage of SC Ranch until a final relocation alignment for the entire stretch of roadway is determined.
		➤Additionally, in the case of SC Ranch, the western most existing power pole along the project's frontage is an angle pole which facilitates the crossing of the existing overhead line from the north side of Moore Road to the south side of Moore Road as it runs to the west to the next power pole which is located at the southwest corner of Moore Road and Sanders Road. Thus the likelihood of having to relocate the line a second time when the road gets widened is high.
		➤For perspective, of the 4,000 LF of roadway between Tangerine Farms Road to Sanders Road, Fianchetto Farms and Rancho Marana BLK 2 have 2,539 LF +/- of frontage and SC Ranch has only 633 LF of frontage. SC Ranch would be the only development to have to underground the line

Let me know if you have any questions or if you require additional information so as to approve the attached application.

Attachments



SANDERS ROAD UTILITY POLE WAIVER LIMITS

WEST BOUNDARY UTILITY POLE WAIVER LIMITS

SC RANCH LOTS 1-52

MOORE ROAD UTILITY POLE WAIVER LIMITS

SANDERS RD (PUBLIC)

N TANGERINE FARMS RD (PUBLIC)

W MOORE RD (PUBLIC)



LEGEND

• EXISTING TEP POLES



Presidio

Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85718
(520) 795-7255 • Fax (520) 795-6747

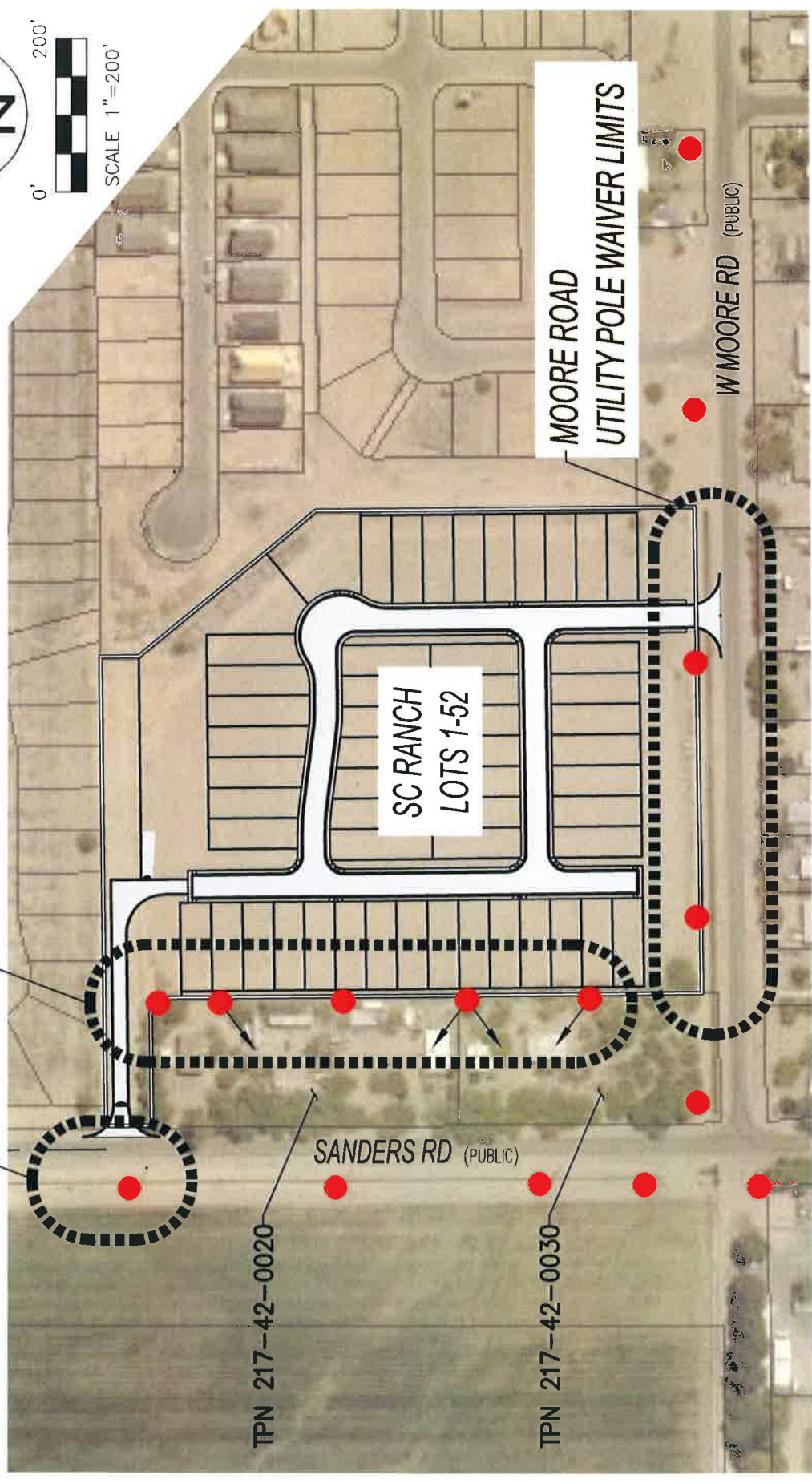
UTILITY POLE UNDERGROUNDING WAIVER AREAS

SC RANCH, LOTS 1-52, PRV 1811-002

118009-01-0103 03/05/2019 SHEET 1 OF 2



SANDERS ROAD UTILITY POLE WAIVER LIMITS
WEST BOUNDARY UTILITY POLE WAIVER LIMITS



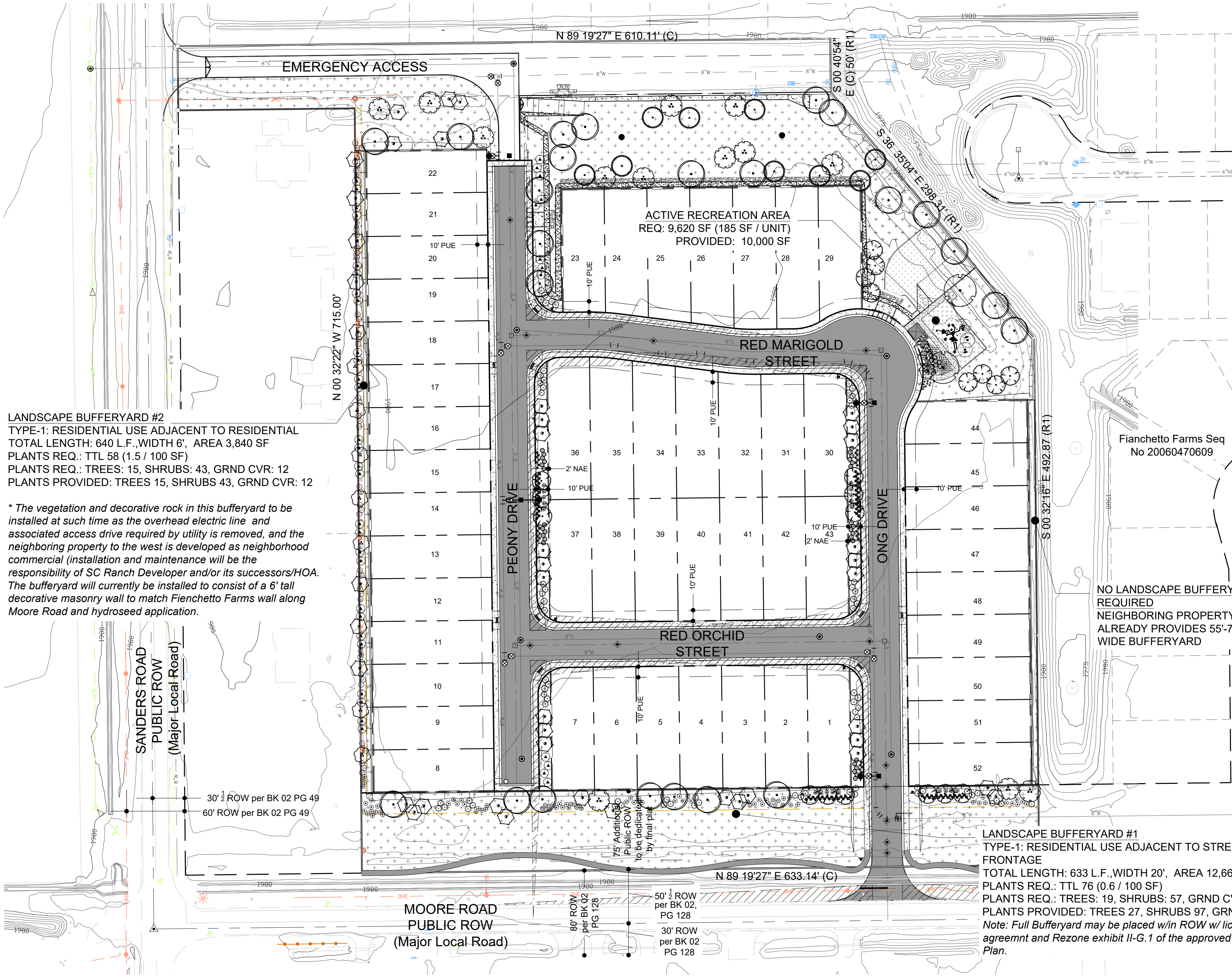
LEGEND

- EXISTING TEP POLES
- EXISTING SERVICE

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

UTILITY POLE UNDERGROUNDING
WAIVER AREAS (ENLARGED VIEW)
SC RANCH, LOTS 1-52, PRV 1811-002

LANDSCAPE SITE PLAN



LANDSCAPE BUFFERYARD #2
TYPE-1: RESIDENTIAL USE ADJACENT TO RESIDENTIAL
TOTAL LENGTH: 640 L.F., WIDTH 6', AREA 3,840 SF
PLANTS REQ.: TTL 58 (1.5 / 100 SF)
PLANTS REQ.: TREES: 15, SHRUBS: 43, GRND CVR: 12
PLANTS PROVIDED: TREES 15, SHRUBS 43, GRND CVR: 12

* The vegetation and decorative rock in this bufferyard to be installed at such time as the overhead electric line and associated access drive required by utility is removed, and the neighboring property to the west is developed as neighborhood commercial (installation and maintenance will be the responsibility of SC Ranch Developer and/or its successors/HOA. The bufferyard will currently be installed to consist of a 6' tall decorative masonry wall to match Fienchetto Farms wall along Moore Road and hydroseed application.

GENERAL NOTES

- ZONING: EXISTING ZONING IS "R-6 (RESIDENTIAL)" AND NC (NEIGHBORHOOD COMMERCIAL)", AND THE PROPERTY IS SUBJECT TO REZONE ORDINANCE 2003.19.
- AREA: THE PROJECT AREA IS APPROXIMATELY 10.77 ACRES (469,377 SF).
- SIGHT VISIBILITY TRIANGLES: OBJECTS AND PLANT MATERIAL INSTALLED WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED AS TWO HORIZONTAL LINES AT LOCATED AT 30' AND 72' ABOVE FINISHED GRADE OF THE ROADWAY SURFACE AND SHALL CONFORM TO TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- HARDSCAPE, LANDSCAPE, AND IRRIGATION CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND TOWN OF MARANA STANDARDS. DEVIATIONS FROM APPROVED PLANS REQUIRE LANDSCAPE ARCHITECT AND TOWN OF MARANA APPROVAL PRIOR TO IMPLEMENTATION.
- ALL WALLS, FENCES, SIGNS AND GATES REQUIRE SEPARATE PERMITS.
- ALL SCREEN AND DECORATIVE WALLS MUST BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI RESISTANT MATERIALS.
- PROJECT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR ITS SUCCESSORS.
- THE LANDSCAPE CONCEPT PLANS REFERENCE THE TENTATIVE PLAT PLAN DRAWN BY PRESIDIO ENGINEERING, INC..
- HARDSCAPE, LANDSCAPE, AND IRRIGATION CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND TOWN OF MARANA STANDARD SPECIFICATIONS DEVIATIONS FROM APPROVED PLANS REQUIRE TOWN OF MARANA APPROVAL PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE STARTING ANY WORK. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL UTILITY LOCATIONS, SIZES, AND TYPES INDICATED BY THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND REQUIRE VERIFICATION BY THE CONTRACTOR PRIOR TO ANY EXCAVATION AND CONSTRUCTION. ANY UTILITY SERVICE DAMAGED OR INTERRUPTED AS A RESULT OF CONTRACTOR'S EFFORTS SHALL BE REPAIRED AND RESTORED TO SERVICE IN A TIMELY MANNER AT CONTRACTOR'S EXPENSE.
- PRIOR TO BID SUBMITTAL, CONTRACTOR SHALL INSPECT THE PROJECT SITE AND BE FAMILIAR WITH SITE CONDITIONS THAT MAY AFFECT THE INSTALLATION OF ANY PORTION OF THE WORK AS SET FORTH IN THESE PLANS AND TOWN OF MARANA SPECIFICATIONS, INCLUDING POTENTIAL ADVERSE ROCK, SOIL, AND "HARD DIG" CONDITIONS. NO ADDITIONAL REMUNERATION OR CONSTRUCTION SCHEDULE CHANGE WILL BE CONSIDERED IF THESE CONDITIONS ARE FOUND TO EXIST AFTER BID SUBMITTAL.

- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND LITTER RESULTING FROM CONSTRUCTION. PROJECT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL PAVED AREAS HAVE BEEN SWEEP CLEAN OF DIRT AND DEBRIS.
- ALL TOWN OF MARANA INSPECTIONS REQUIRE A MINIMUM ADVANCE NOTICE OF 48 HOURS. A SUBSTANTIAL COMPLETION INSPECTION BY TOWN OF MARANA'S AUTHORIZED REPRESENTATIVE WILL BE CONDUCTED AND ALL DEFICIENCIES LISTED. SEPARATE INSPECTIONS MAY BE REQUIRED FOR BACKFLOW PREVENTION ASSEMBLIES AND ELECTRICAL WORK. CONTRACTOR SHALL RECTIFY ALL DEFICIENCIES PRIOR TO FINAL INSPECTION BY TOWN OF MARANA.
- ALL EQUIPMENT, MATERIALS, LABOR, AND TRANSPORTATION NOT INDICATED OR EXPLICITLY SPECIFIED BY THESE PLANS OR TOWN OF MARANA STANDARD SPECIFICATIONS BUT REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE SUPPLIED BY THE CONTRACTOR AND ARE CONSIDERED INCIDENTAL TO THE WORK.
- DAMAGE TO ANY PORTION OF EXISTING FACILITIES INCLUDING RIVER EMBANKMENTS, DRAINAGE STRUCTURES, WATER FLOW MEASURING STATIONS, AND VEGETATION NOT ANNOTATED BY THESE PLANS TO BE DEMOLISHED OR DISTURBED ARE TO BE REPAIRED OR REPLACED IN-KIND AT THE CONTRACTOR'S EXPENSE.
- ALL PLANT AND IRRIGATION COMPONENT LOCATIONS ARE DIAGRAMMATIC. PLANT LOCATIONS SHALL BE STAKED IN FIELD FOR REVIEW BY TOWN OF MARANA AND ADJUSTED AS NECESSARY. FINAL LOCATIONS OF IRRIGATION COMPONENTS AND PIPING SHALL BE REVIEWED BY TOWN OF MARANA AND INSTALLED ACCORDING TO TOWN OF MARANA STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF TOWN OF MARANA.
- THIS PROJECT SHALL COMPLY WITH THE PROVISIONS SET FORTH IN 17-3 OF THE MARANA LAND DEVELOPMENT CODE.
- ALL SIGNS SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.
- PRUNING METHODS SHALL ALLOW MAXIMUM SHADING WHILE PREVENTING OBSTRUCTION INTO WALKWAYS, CURB AREAS, DRIVES, AND LINE OF SIGHT TRIANGLES. TREE CLEARANCE FOR PEDESTRIAN AND AUTOMOBILE PASSAGE SHALL BE A MINIMUM OF SEVEN (7) FEET ONCE THE TREE HAS REACHED MATURITY. PRUNING SHALL BE CONSISTENT WITH THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT. OPAQUE HEDGES ARE PERMITTED.
- ORNAMENTAL LANDSCAPING SHALL REQUIRE REGULAR FERTILIZING, AERATING AND MULCHING SCHEDULES TO ENCOURAGE PLANT GROWTH AND WATER CONSERVATION.
- GENERAL LANDSCAPE MAINTENANCE SUCH AS THE CLEARING OF DEBRIS, LITTER AND WEEDS SHALL BE INCLUDED ON A REGULAR MAINTENANCE SCHEDULE.

- IRRIGATION SHALL BE ROUTINELY TESTED AND SHALL BE REPAIRED AND REPLACED AS NECESSARY TO PREVENT EXCESS SPRAY OR WATER TO PLANTED AREAS, CURBS AND PAVEMENT, CLOGGED EMITTERS AT EACH PLANT, AND FLOODING OF LOW LYING AREAS.
- ARCHITECTURAL AND BUILT STRUCTURES, SCULPTURE OR DECORATIVE FEATURES, AND EXTERIOR FURNISHINGS (BENCHES, TRASH RECEPTACLES, ETC.) SHALL BE MAINTAINED TO PREVENT INJURY, MAINTAIN ACCESS, AND PREVENT DEFAECMENT.
- ENSURE THE CONTINUED MAINTENANCE OF REQUIRED LANDSCAPING, BUFFERING AND ASSOCIATED IRRIGATION SYSTEMS.
- ASSIGN RESPONSIBILITY OF MAINTENANCE TO THE PROPERTY OWNER, LESSEE, HEIRS, ASSIGNS, AGENT, A HOMEOWNER'S ASSOCIATION OR OTHER LIABLE ENTITY.
- REQUIRE FUTURE BUILDING PADS WITHIN A PHASED DEVELOPMENT TO BE MAINTAINED IN A DUST-FREE CONDITION BY PAVING OR APPLYING MULCH OR NATIVE GROUND COVER MATERIALS.
- ENSURE THAT ANY PLANT MATERIALS INCLUDED IN AN APPROVED LANDSCAPE PLAN THAT DO NOT SURVIVE AFTER INSTALLATION ARE REPLACED WITH PLANT MATERIAL(S) OF THE SAME OR LIKE SPECIES OF EQUAL SIZE WITHIN THIRTY (30) DAYS OF THE PLANT'S DEMISE. FAILURE TO REPLACE DEAD PLANT MATERIAL WITHIN THE SPECIFIED TIME PERIOD SHALL CONSTITUTE A ZONING VIOLATION.
- IMPROPER IRRIGATION SYSTEM MAINTENANCE WHICH RESULTS IN POOLING OR RUNOFF OF EXCESS WATER SHALL RESULT IN A WARNING. IF THE PROBLEMS IS NOT RESOLVED WITH THIRTY (30) DAYS A FINE SHALL BE IMPOSED.
- DUE TO VACANCY OF USE ON EXISTING SITE, ANY EXISTING LANDSCAPE (AS SHOWN IN THE ORIGINALLY APPROVED PLANS), MUST BE REPLACED PRIOR TO CERTIFICATE OF OCCUPANCY.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO ANY PLAN APPROVAL ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
- AN INDIVIDUAL LOT SHALL CONTAIN A MINIMUM OF ONE TREE PLANTED IN THE FRONT YARD PER 8.06.08.B.1 OF THE TOWN OF MARANA LAND DEVELOPMENT CODE.
- THE DESIGN FOR THE WALLS WITHIN SC RANCH WILL MATCH THOSE FOUND WITHIN FIANCHETTO FARMS TO THE EAST.

LANDSCAPE NOTES

- SHRUBS LOCATED IN VISIBILITY TRIANGLES SHALL HAVE A MAXIMUM HEIGHT OF 18" (ABOVE ADJACENT GRADE) AT MATURITY. TREES IN VISIBILITY TRIANGLES SHALL BE INSTALLED AND MAINTAINED WITH ALL FOLIAGE AND BRANCHES BETWEEN GRADE AND 7' REMOVED.
- TREES SHALL CONFORM TO THE "ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS" FOR THEIR CONTAINER OR BOX SIZE UNLESS INDICATED OTHERWISE. ALL OTHER PLANTS SHALL CONFORM TO SPECIES AND GRADING STANDARDS AS SPECIFIED IN "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. INSPECTION OF ALL PLANTS AND ROOTBALLS IS AT TOWN OF MARANA'S DISCRETION. ANY PLANT FOUND DEFICIENT WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ROUGH GRADING TO BE WITHIN ± 0.10 FOOT OF FINISH GRADE AND BE REVIEWED BY TOWN OF MARANA BEFORE PLANTING BEGINS.
- STAKE STANDARD TRUNK TREES AS PER THE DETAIL (MULTI-TRUNK TREES SHALL NOT BE STAKED). LANDSCAPE CONTRACTOR SHALL REMOVE ALL STAKES AT THE END OF THE WARRANTY PERIOD.
- ALL PLANTS SHALL BE CONTAINER GROWN. NO STOCK WILL BE ACCEPTABLE IF ROOTBOUND.
- NO SUBSTITUTIONS OR CHANGES IN QUANTITY OF PLANTS IS PERMITTED WITHOUT PRIOR APPROVAL OF TOWN OF MARANA.
- PLANT PITS TO BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. WHERE CALICHE IS ENCOUNTERED, DEPTH AND DIAMETER OF PIT SHALL BE INCREASED BY ONE THIRD. LIQUID PENETRATIVE SHALL BE USED IN EACH PIT ACCORDING TO MANUFACTURER'S DIRECTIONS
- ALL LANDSCAPE AREAS MUST HAVE A 2" MIN DEPTH OF 3/4" MINUS DECOMPOSED GRANITE.

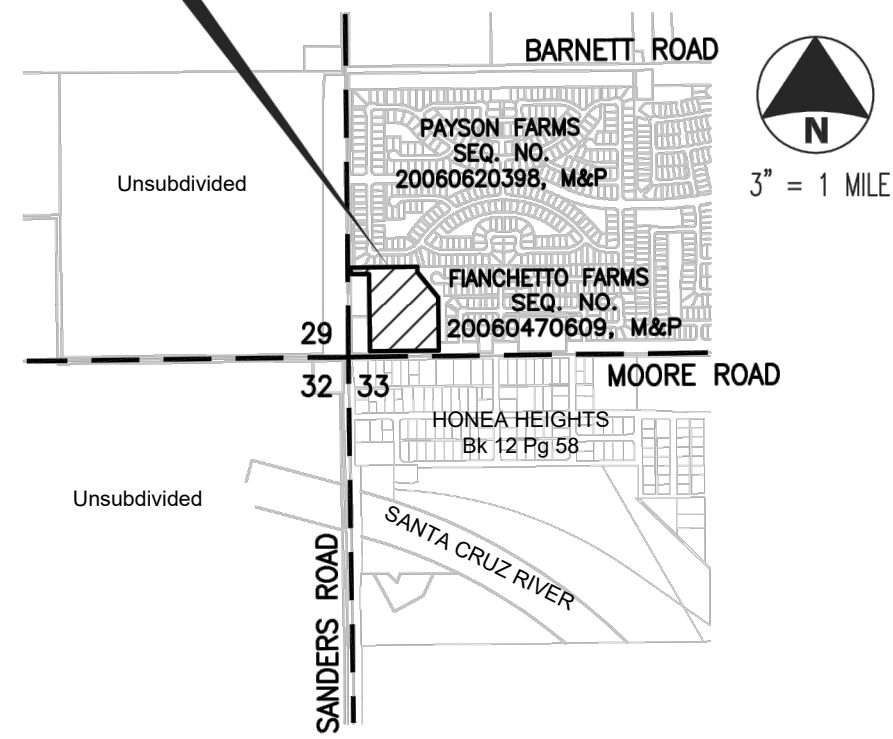
IRRIGATION NOTES

- ALL INTRODUCED PLANTS (EXCEPT HYDROSEED) WILL BE IRRIGATED BY A PERMANENT, AUTOMATICALLY CONTROLLED, UNDERGROUND DRIP IRRIGATION SYSTEM USING A POTABLE WATER SOURCE.
- COMBINE MAINLINE, SUB MAIN, AND LATERALS INTO (1) TRENCH WHERE POSSIBLE.
- DEPTH OF PIPING AS PER DETAIL EXCEPT MAINLINE PIPING TO BE 36" BELOW GRADE AT ALL FUTURE ROAD LOCATIONS AND BELOW DRAINAGE CHANNEL SCOUR LOCATIONS AND 24" UNDER PAVED PATH AND CONCRETE PAVING.
- SLEEVES UNDER STREETS (FUTURE) OR OTHER PLANNED IMPROVEMENTS SHALL BE MINIMUM 2"Ø SCHEDULE 40 PVC OR CLASS 315 IF SPECIFIED AS LARGER. SLEEVES UNDER ASPHALT PATHS ARE NOT GRAPHICALLY INDICATED.
- ALL MAINLINE FITTINGS TO BE SCHEDULE 80 AND ALL LATERAL FITTINGS TO BE SCHEDULE 40. FITTINGS INSTALLED UNDERNEATH PAVING OR CONCRETE TO BE SCHEDULE 80.
- THOROUGHLY FLUSH ALL PIPING PRIOR TO EMITTER INSTALLATION. INSTALL EMITTERS BELOW GRADE AS PER THE DETAIL. EMITTER LOCATIONS ARE NOT GRAPHICALLY INDICATED. SEE DETAILS FOR EMITTER CONFIGURATION AND EMITTER SCHEDULE FOR IRRIGATION APPLICATION RATES.
- LOCATIONS OF IRRIGATION PIPE ARE DIAGRAMMATIC ONLY. ROUTE IN FIELD TO MINIMIZE ENCROACHMENT INTO BANK PROTECTION, SCOUR AREAS, AND ENGINEERED FLOOD PROTECTION STRUCTURES.
- AT PROJECT COMPLETION, SUBMIT PROJECT RECORD (AS-BUILTS) TO TOWN OF MARANA AUTHORIZED REPRESENTATIVE. RECORD AS BUILT INFORMATION AS CONSTRUCTION TAKES PLACE (DO NOT COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED). DOCUMENT ALL PIPE AND WIRING ALTERATIONS, VALVES, BACKFLOW PREVENTERS, CONTROLLERS, SLEEVE ENDS, STUB OUTS FOR FUTURE CONSTRUCTION AND ALL COMPONENTS WITHIN VALVE BOXES USING ACCURATE DIMENSIONS MEASURED FROM AT LEAST TWO PERMANENT REFERENCE POINTS.
- ALL WATER USE FOR LANDSCAPE IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES TITLE 45, CHAPTER 2.

LEGEND

	PROJECT BENCHMARK
	FOUND AS NOTED
	BRASS CAP SURVEY MONUMENT
	SURVEY MONUMENT PER PAC STD. DTL. NO. 103 TO BE SET BY ARIZONA RLS UPON COMPLETION OF CONSTRUCTION
	EXIST. WATERMAIN
	EXIST. NON-POTABLE WATERMAIN
	EXIST. SEWER LINE
	EXIST. GAS LINE
	EXIST. OVERHEAD ELECTRIC AND TELEPHONE
	EXIST. UNDERGROUND ELECTRIC
	EXIST. SANITARY SEWER MANHOLE
	EXIST. WATER VALVE
	EXIST. POWER/UTILITY POLE
	EXIST. GRADE
	NEW WATERMAIN & VALVE
	NEW 6" FIRE HYDRANT ASSEMBLY
	NEW SEWER LINE W/ MANHOLE
	RIGHT-OF-WAY LINE
	PROJECT BOUNDARY LINE
	LOT LINE
	NEW EASEMENT LINE
	NEW CONCRETE
	SIGHT VISIBILITY TRIANGLE
	EXIST. EDGE OF PAVEMENT

THIS PROJECT



LOCATION MAP

BEING A PORTION OF SW 1/4 OF SECTION 28,
TOWNSHIP-11--SOUTH, RANGE-11--EAST
G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

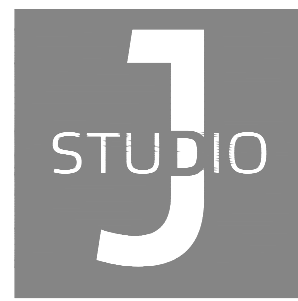
SHEET INDEX:

COVER	L1.0
PLANTING PLAN	L2.0
IRRIGATION PLAN	L3.0
DETAILS & SPECS.	L4.0-4.5

SUBMITTAL HISTORY:

1st	11.16.18	TOWN OF MARANA
2nd	04.09.19	TOWN OF MARANA

SC RANCH HOLDINGS
LLC.
100 N. STONE AVE.
STE 504
TUCSON, AZ 85701



JStudio, LLA, LLC
landscape architecture
+ site planning
33 south fifth avenue, tucson, az
520.405.9642
www.jstudio.biz

SC RANCH
MOORE AND SANDERS ROADS
MARANA, AZ



NO.	REVISION	DATE

- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS
- ☒ AGENCY REVIEW
- ☐ BIDDING/PRICING PACKAGE
- ☐ CONSTRUCTION ISSUE

PROJ. NO.: PRE.01
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DRAWN BY: TSJ
CHECKED BY: TSJ

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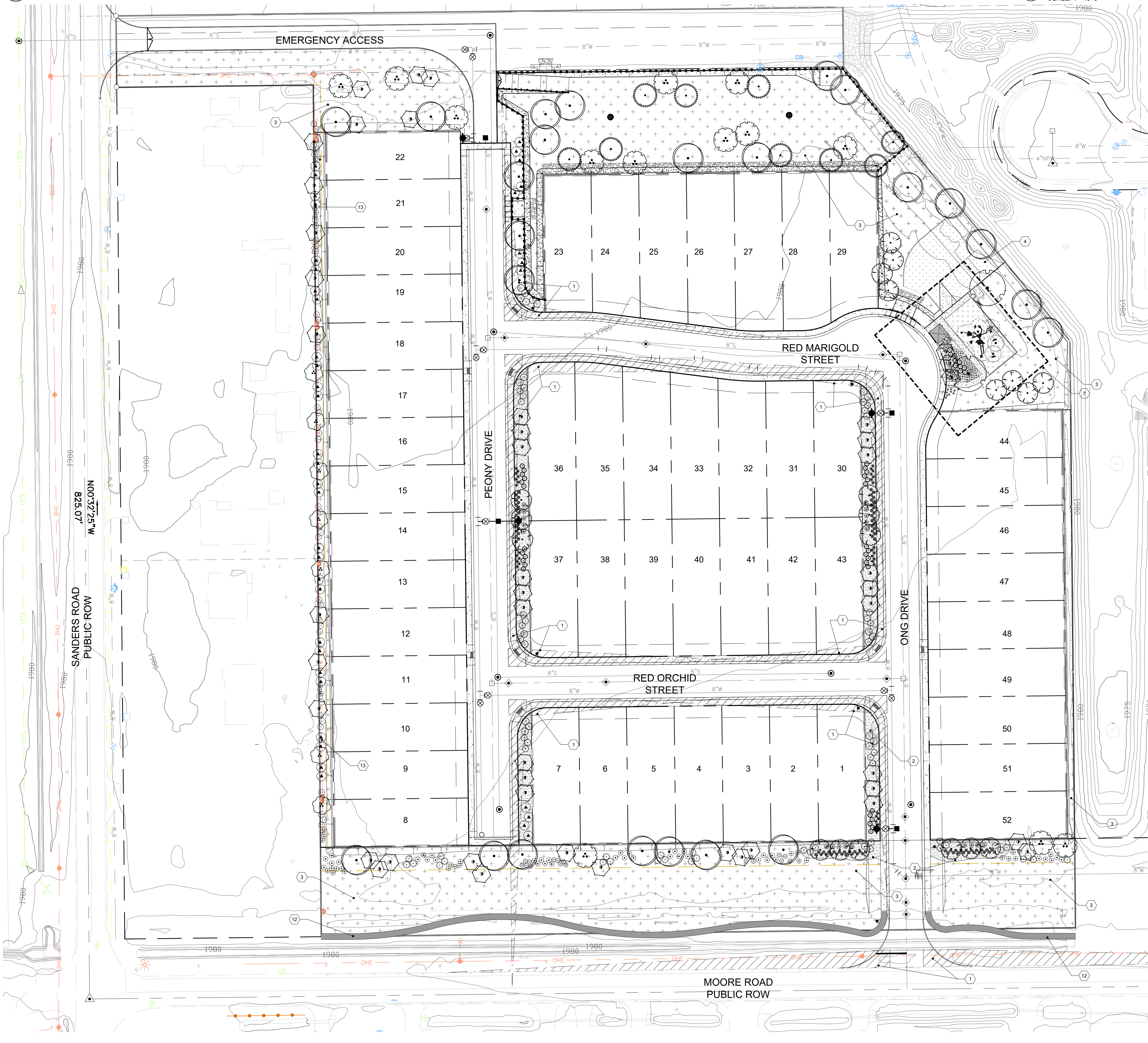
LANDSCAPE PLANS

COVER

L1.0

01 of 09

01 PLANTING PLAN



02 PLANT SCHEDULE

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Cercidium floridum Blue Palo Verde	15 gal.	9
	Chilopsis linearis 'Burgundy' Desert Willow	15 gal.	46
	Lysiloma watsonii Littleleaf False Tamarind	15 gal.	20
	Pistacia chinensis 'Red Push' Red Push Chinese Pistache	15 gal.	2
	Prosopis glandulosa 'Thornless AZT' Thornless Honey Mesquite	15 gal.	24
	Prosopis pubescens Screwbean Mesquite	15 gal.	7
	Prosopis velutina Velvet Mesquite	15 gal.	13
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Dalea greggii Trailing Indigo Bush	5 gal.	24
	Dasyliiron wheeleri Grey Desert Spoon	5 gal.	49
	Dodonaea viscosa 'Purpurea' Purple Leafed Hopseed Bush	5 gal.	40
	Hesperaloe parviflora 'Brakelights' TM Brakelights Red Yucca	5 gal.	22
	Hesperaloe parviflora 'Pink Parade' Pink Parade Yucca	5 gal.	19
	Larrea tridentata Creosote Bush	5 gal.	40
	Muhlenbergia capillaris 'Regal Mist' TM Muhly	5 gal.	17
	Muhlenbergia lindheimeri 'Autumn Glow' TM Lindheimer's Muhly	1 gal.	41
	Muhlenbergia rigida 'Nashville' TM Purple Muhly	5 gal.	80
	Nassella tenuissima Mexican Feather Grass	1 gal.	29
	Simmondsia chinensis Jojoba	5 gal.	37
	Verbena rigida Sandpaper Verbena	5 gal.	47
	Yucca rupicola Twisted Leaf Yucca	15 gal.	35

03 KEYNOTE LEGEND

1. SIGHT VISIBILITY TRIANGLES (SEE CIVIL PLANS)
2. DECORATIVE ROCK 3/4" COLOR: DESERT TAN
3. HYDROSEED #1 (See SHEET L4.0)
4. HYDROSEED TURF Bermuda hybrid
5. 6" CONCRETE LANDSCAPE EDGER
6. CONCRETE WALK
7. ENLARGEMENT VIEW (SEE SHEET L4.0 DTL 07)
8. PLAYGROUND STRUCTURE: TBD
9. 12X12" METAL RAMADA
10. 4' BENCH
11. SOFTALL PLAY SURFACE
12. COMPACTED & STABILIZED DG TRAIL
13. EXISTING OVERHEAD ELECTRIC LINE
14. TRASH ENCLOSURE

ENGINEER:
PRESIDIO ENGINEERING, INC.
190 S. STRATFORD DR.
TUCSON, AZ 85716
ATTN: JOHN WOOD
PH: 520.795.7255
EMAIL: JOHN@PRESIDIOENGINEERING.COM

OWNER:
SC RANCH HOLDINGS LLC.
100 N STONE AVE STE 504
TUCSON, AZ 85701
520.235.4780
ATTN: CARL WINTERS

DEVELOPER:
MGS LAND, LLC
7117 E RANCHO VISTOSO DR #6003
SCOTTSDALE, AZ 8251
602.432.5955
ATTN: MARK WINKLEMAN

SITE ADDRESS:
12500 W MOORE RD
MARANA, ARIZONA 85753

LEGAL DESCRIPTION:
PORTION OF THE SOUTHWEST 1/4
OF SECTION 28, T. 11 S., R. 11 E.,
G.&S.R.M., TOWN OF MARANA,
PIMA COUNTY, ARIZONA

ENGINEER:
PRESIDIO ENGINEERING, INC.
190 S. STRATFORD DR.
TUCSON, AZ 85716
ATTN: JOHN WOOD
PH: 520.795.7255
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602.432.5955
ATTN: MARK WINKLEMAN

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MARANA, ARIZONA 85753

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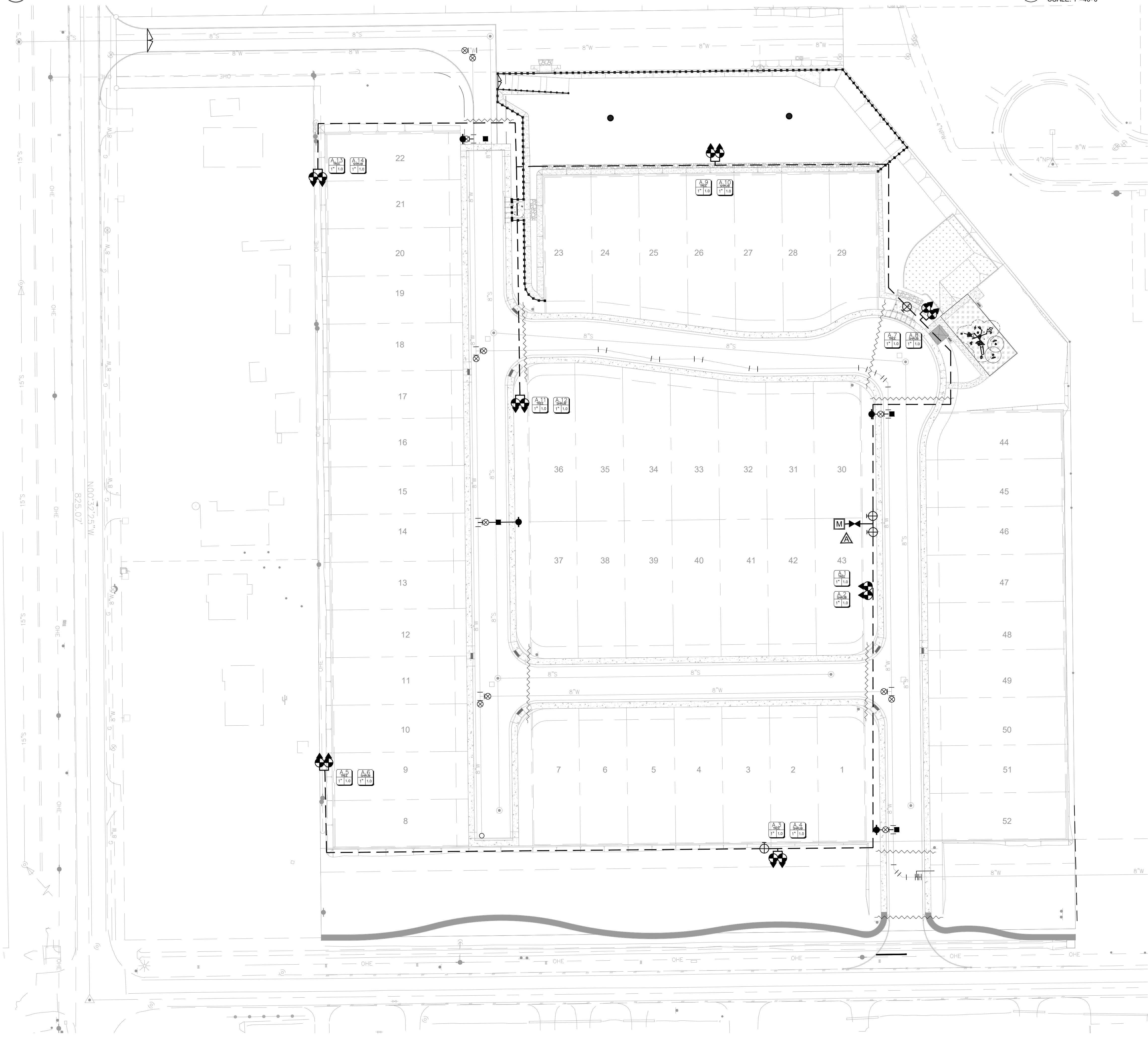
LANDSCAPE
PLANS

PLANTING
PLAN

L2.0

02 of 09

1.0 IRRIGATION PLAN

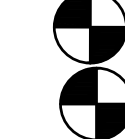
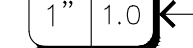


2.0 IRRIGATION LEGEND

IRRIGATION EQUIPMENT SCHEDULE

NOTE: SLEEVE UNDER ALL ROADWAY, SIDEWALKS WHEN NECESSARY
IRRIGATION LINES AND SLEEVES ARE SHOWN SCHEMATICALLY.
NOTE: THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE UNDER A MINIMUM STATIC PRESSURE OF 70 PSI (METER LOCATION). CONTRACTOR SHALL TEST STATIC PRESSURE PRIOR TO ORDERING IRRIGATION MATERIAL OR BEGINNING THE INSTALLATION AND ADVISE (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IF PRESSURE TESTS BELOW 70 PSI. CONTRACTOR SHALL AT HIS EXPENSE, REDESIGN AND REINSTALL THE SYSTEM FOR PROPER OPERATION IF TEST PRESSURE IS BELOW 70 PSI AND HE FAILS TO NOTIFY (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ORDERING OR INSTALLING MATERIAL.

M METER:
1" METER. SEE DETAILS FOR MASTER VALVE ASSEMBLY WITH
 IRRIGATION CONTROLLER:
(ENCLOSURE COLOR SELECTED BY LANDSCAPE ARCHITECT)

-  IRRIGATION MAINLINE PIPE PVC SCHEDULE 40 - SIZE XX"
-  REDUCED PRESSURE BACKFLOW PREVENTER
FEBCO 825Y - SIZE PER INCOMING LINE. INSTALLED IN ENCLOSURE W/ LOCK (COLOR SELECTED BY LANDSCAPE ARCHITECT).
-  ISOLATION VALVE - NIBCO PVC SCHEDULE 40 BALL VALVE. SIZE PER INCOMING LINE.
-  QUICK COUPLER RAINBIRD 33 DRC INSTALLED IN ROUND BOX
-  REMOTE CONTROL VALVE:
RAINBIRD DRIP ZONE KIT XCZ-100 COM (1) FPT BALL VALVE
HUNTER PGV SERIES, SIZE AS NOTED.
-  SLEEVES: SLEEVE SIZE TO BE MINIMUM TWO SIZES LARGER THAN COMBINED DIAMETER OF PIPE(S) BEING SLEEVED. SIZE 3" IF NO PIPES SHOWN. WIRE MARKED. CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- NOT SHOWN TREE/SHRUB EMITTER LATERAL W/ FLUSH CAP ASSEMBLY- LINE SIZE XXX" (UNLESS OTHERWISE NOTED)
POLYETHYLENE HARDIE DURO POLY BLUE STRIPE EMITTER. COMPRESSION OR THREADED FITTING WITH HOSE THREADED CAP.
- NOT SHOWN SHRUB EMITTER LATERAL LINE SIZE XXX" (UNLESS OTHERWISE NOTED)
POLYETHYLENE HARDIE DURO POLY BLUE STRIPE EMITTER. COMPRESSION OR THREADED FITTING.
- NOT SHOWN EMITTER HEADER SCHEDULE 40 PVC - SIZE 3/4"
- NOT SHOWN TURF LATERAL CLASS 200 PVC - SIZE 3/4" UNLESS OTHERWISE SHOWN
- NOT SHOWN INLINE PRESSURE REGULATOR
RAINBIRD PSI PRESSURE REGULATOR. INSTALLED IN RAIN XEB-6X10" ROUND VALVE BOX. (CONTRACTOR TO SIZE PRESSURE REGULATOR BASED ON IRRIGATION VALVE GPM REQUIREMENTS.)
- NOT SHOWN SPRAY HEAD -MP ROTATOR-MODEL MP 3000, WITH FEMALE THREADS
INSTALLED IN HUNTER INST-04-HUNTER POP UP SPRAY BODY. PATTERN AS REQUIRED
- NOT SHOWN SPRAY HEAD -MP ROTATOR-MODEL MP 2000, WITH FEMALE THREADS
INSTALLED IN HUNTER INST-04-HUNTER POP UP SPRAY BODY. PATTERN AS REQUIRED
- NOT SHOWN SPRAY HEAD -MP ROTATOR-MODEL MP 1000, WITH FEMALE THREADS
INSTALLED IN HUNTER INST-04-HUNTER POP UP SPRAY BODY. PATTERN AS REQUIRED
- NOT SHOWN HUNTER-STRIP SERIES SPRAY HEAD-INST-04-HUNTER-SIDE STRIP-SS530. PATTERN AS REQUIRED.
- NOT SHOWN HUNTER-STRIP SERIES SPRAY HEAD-INST-04-HUNTER-SIDE STRIP-SS530. PATTERN AS REQUIRED.
- NOT SHOWN FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN ROUND BOX.
- NOT SHOWN EMITTERS -- (SHRUBS) SINGLE OUTLET EMITTERS RAIN XERIBUG
PRESSURE COMPENSATING EMITTER SEE EMITTER SCHEDULE FOR FLOW RATE AND QUANTITY (BARB x BARB) (NOT SHOWN)
EMITTER -- (TREES) SINGLE OUTLET EMITTERS RAIN XERIBUG
PRESSURE COMPENSATING MODULE. SEE EMITTER SCHEDULE FOR QUANTITY. (BARB x BARB) (NOT SHOWN)
-  CONTROLLER ID
 VALVE NUMBER
 VALVE TYPE
 FLOW RATE in GPM
 VALVE SIZE

ENGINEER:
PRESIDIO ENGINEERING, INC.
190 S. STRATFORD DR.
TUCSON, AZ 85716
ATTN: JOHN WOOD
PH: 520.795.7255
EMAIL: JOHN@PRESIDIOENGINEERING.COM

OWNER:
SC RANCH HOLDINGS LLC.
100 N STONE AVE STE 504
TUCSON, AZ 85701
520.235.4780
ATTN: CARL WINTERS

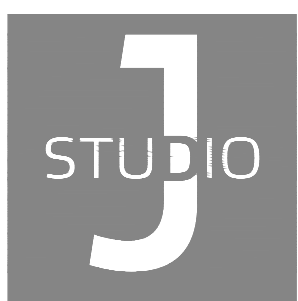


DEVELOPER:
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7117 E RANCHO VISTOSO DR #6003
SCOTTSDALE, AZ 8251
602.432.5955
ATTN: MARK WINKLEMAN

SITE ADDRESS:
12500 W MOORE RD
MARANA, ARIZONA 85753

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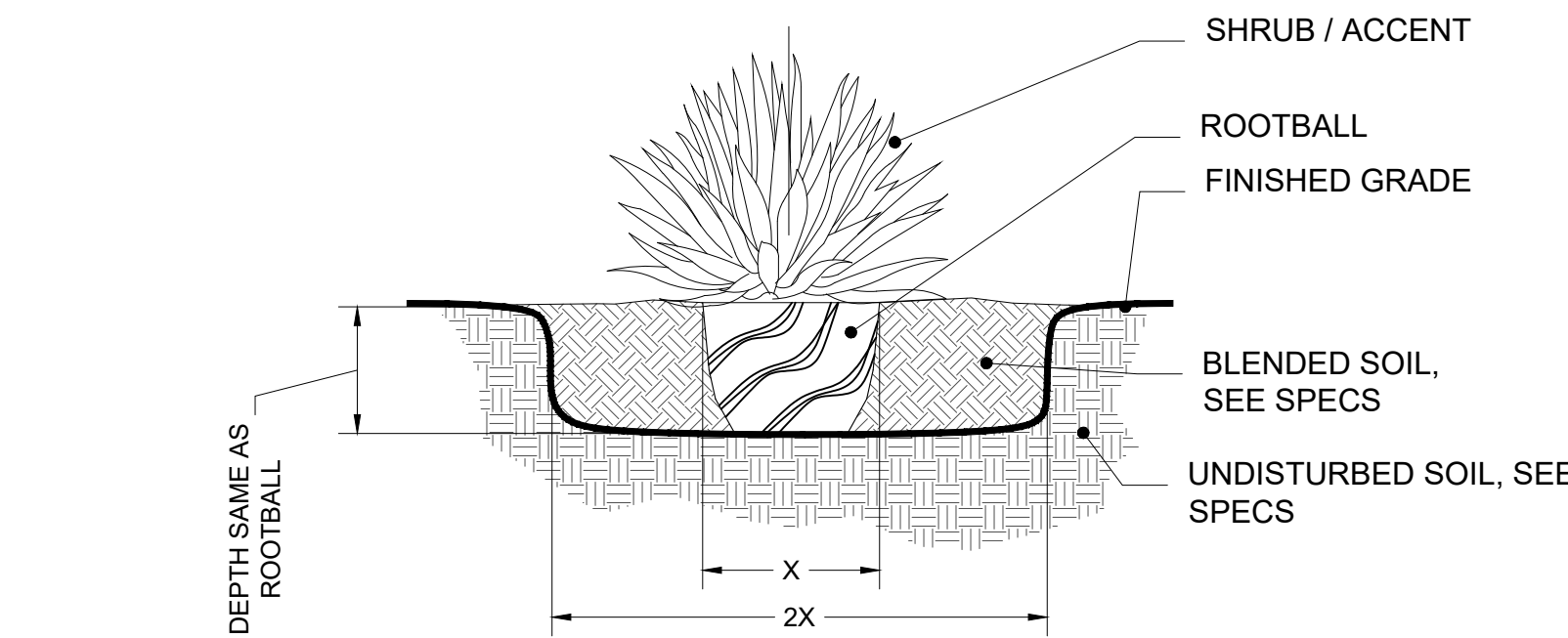
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PRV1811-002

LANDSCAPE
PLANS

IRRIGATION
PLAN

L3.0

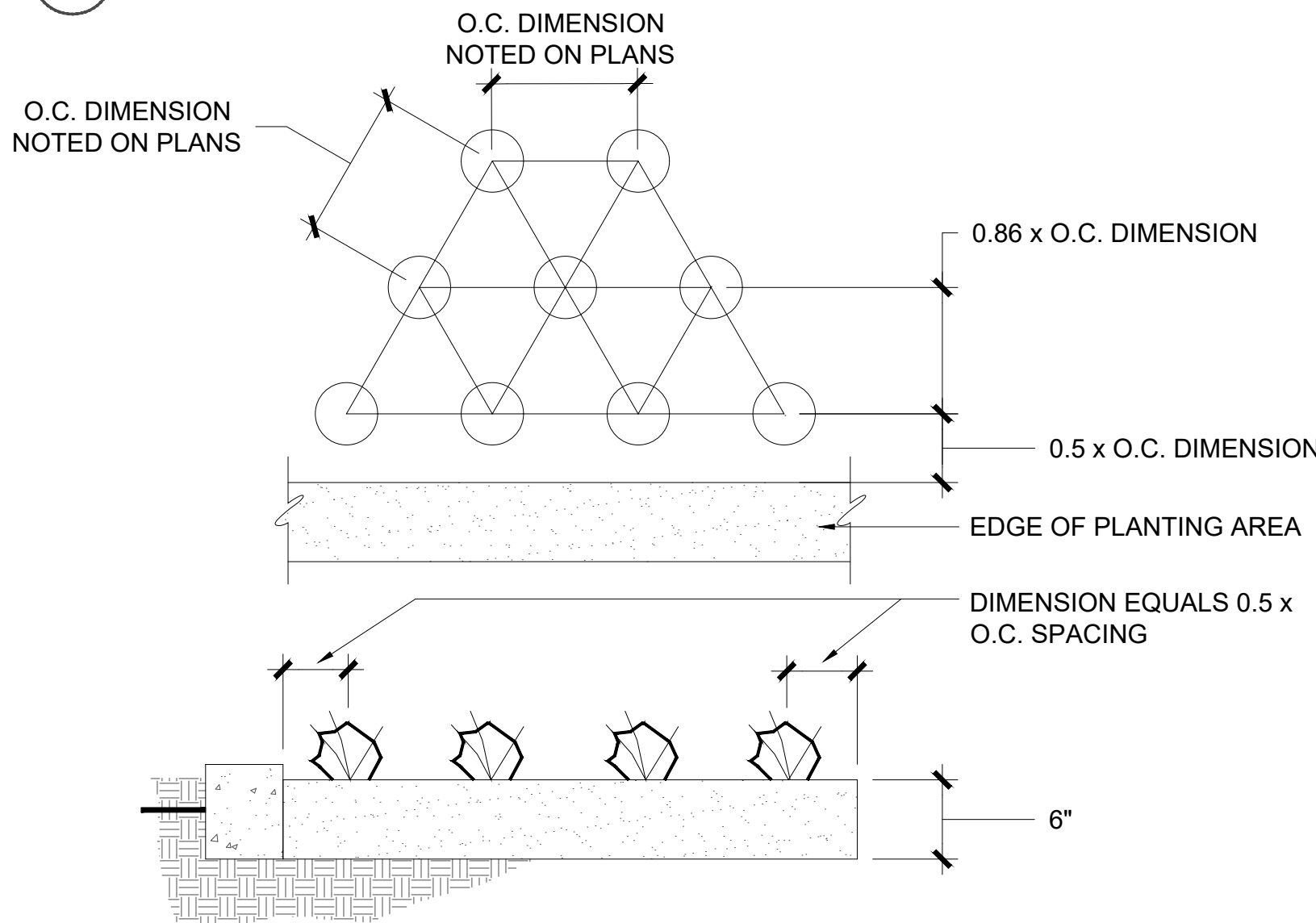
03 of 09



- NOTES:
1. DIMENSION X EQUALS TWO (2) TIMES THE CONTAINER/ROOTBALL WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 2. SCARIFY SIDES & BOTTOM OF PIT.
 3. SET CROWN OF ROOTBALL 1" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
 4. DO NOT COVER CROWN WITH SOIL.
 5. SETTLE BACKFILL BY WATERING AND REMOVING AIR POCKETS/COMPACTING.
 6. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
 7. SHRUBS AND ACCENTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

01 SHRUB / ACCENT PLANTING

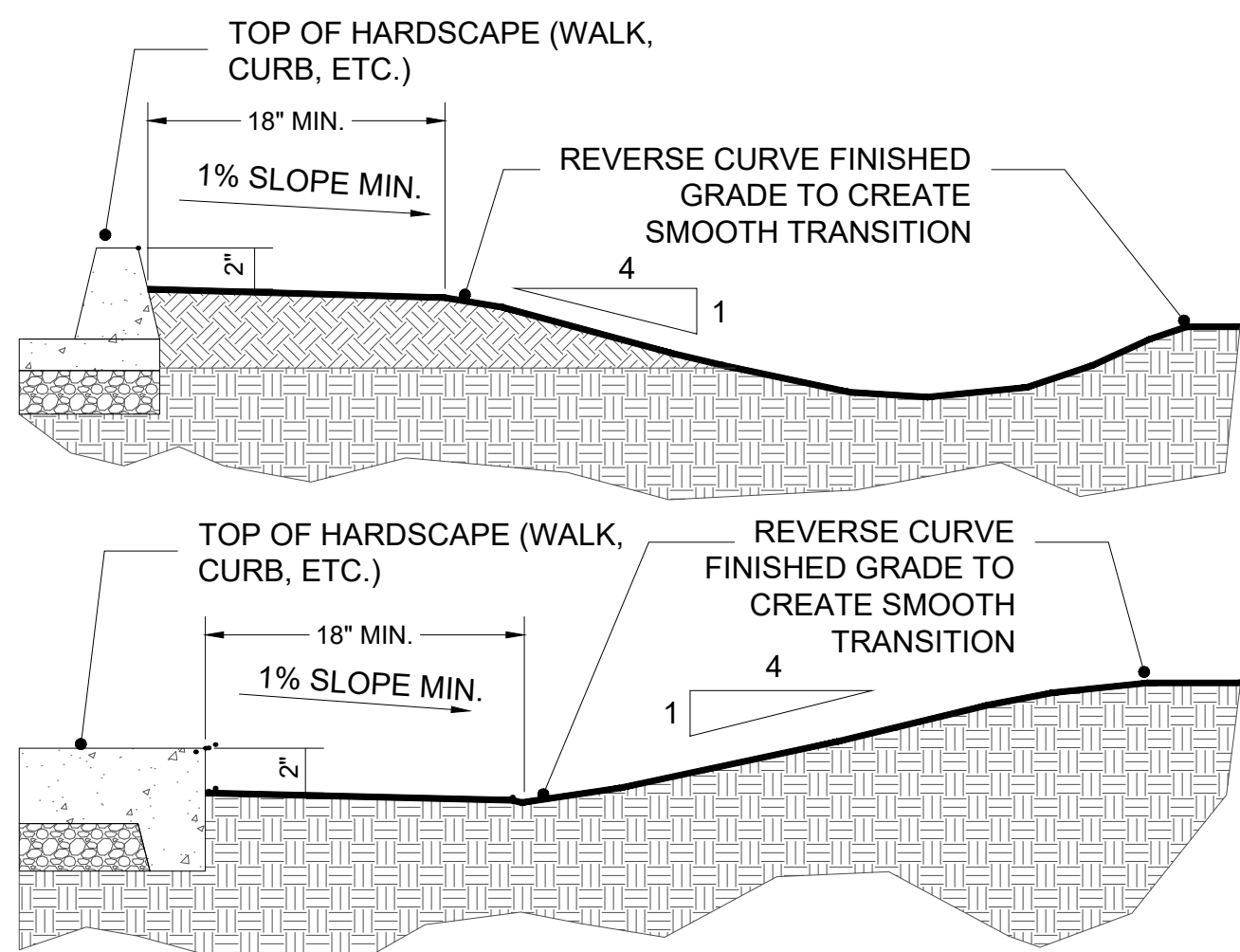
NTS



- NOTES:
1. ALL GROUNDCOVERS ARE TO BE PLANTED ON CENTER (O.C.) PER PLANS AND PLANT SCHEDULE.
 2. BACKFILL PLANTING AREAS WITH NATIVE SOIL.
 3. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
 4. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
 5. PLANTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

02 MASS PLANTING TRIANGULATION

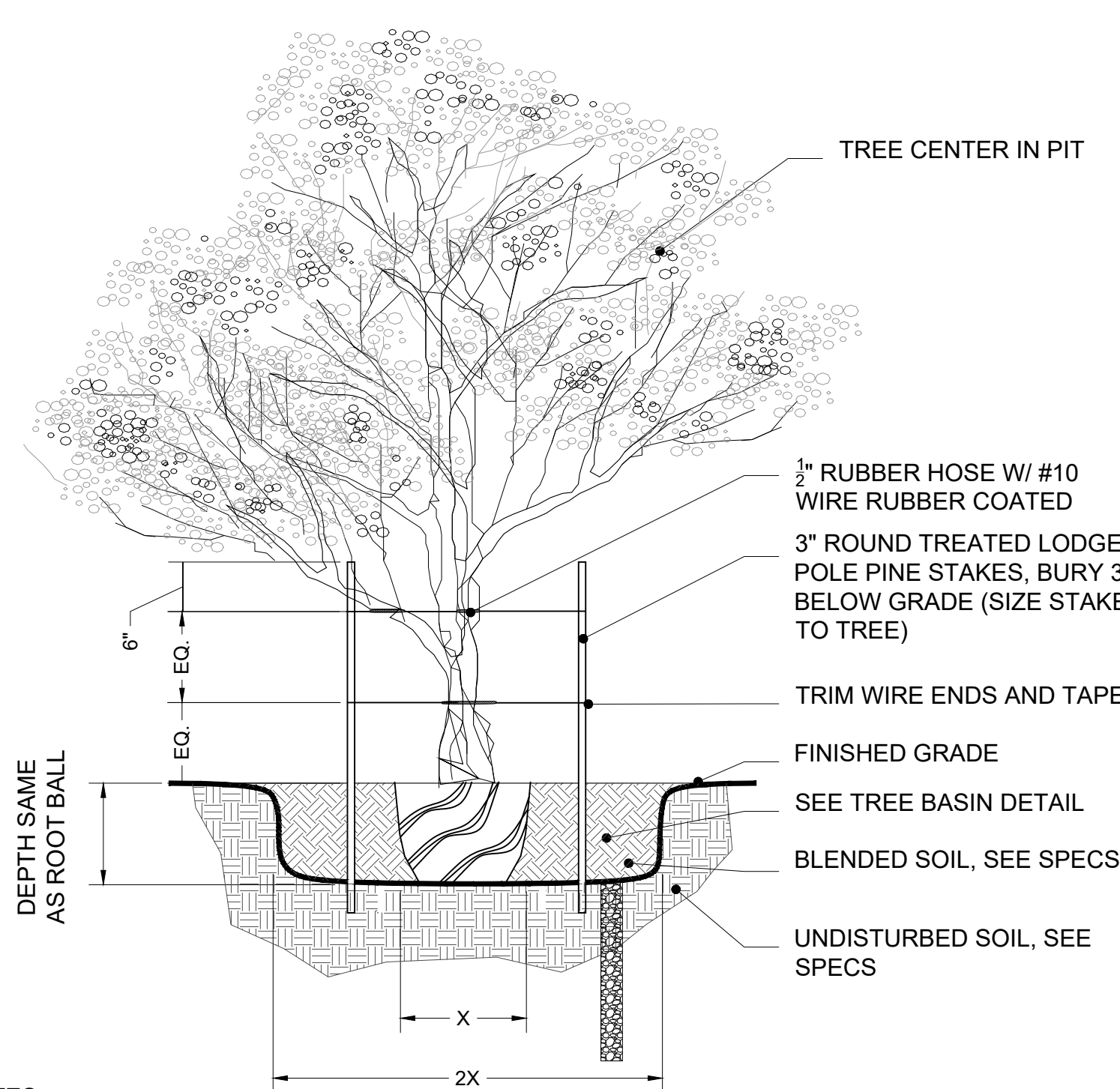
NTS



- NOTES:
1. ALL EARTHWORK TO BE PLACED AND WORKED SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS AND STRUCTURES.
 2. GRADE ALL MATERIAL TO FINISHED GRADE.
 3. REVERSE GRADE EARTH WORK TO CREATE SMOOTH TRANSITIONS BETWEEN SLOPES.

03 SWALE / BERM

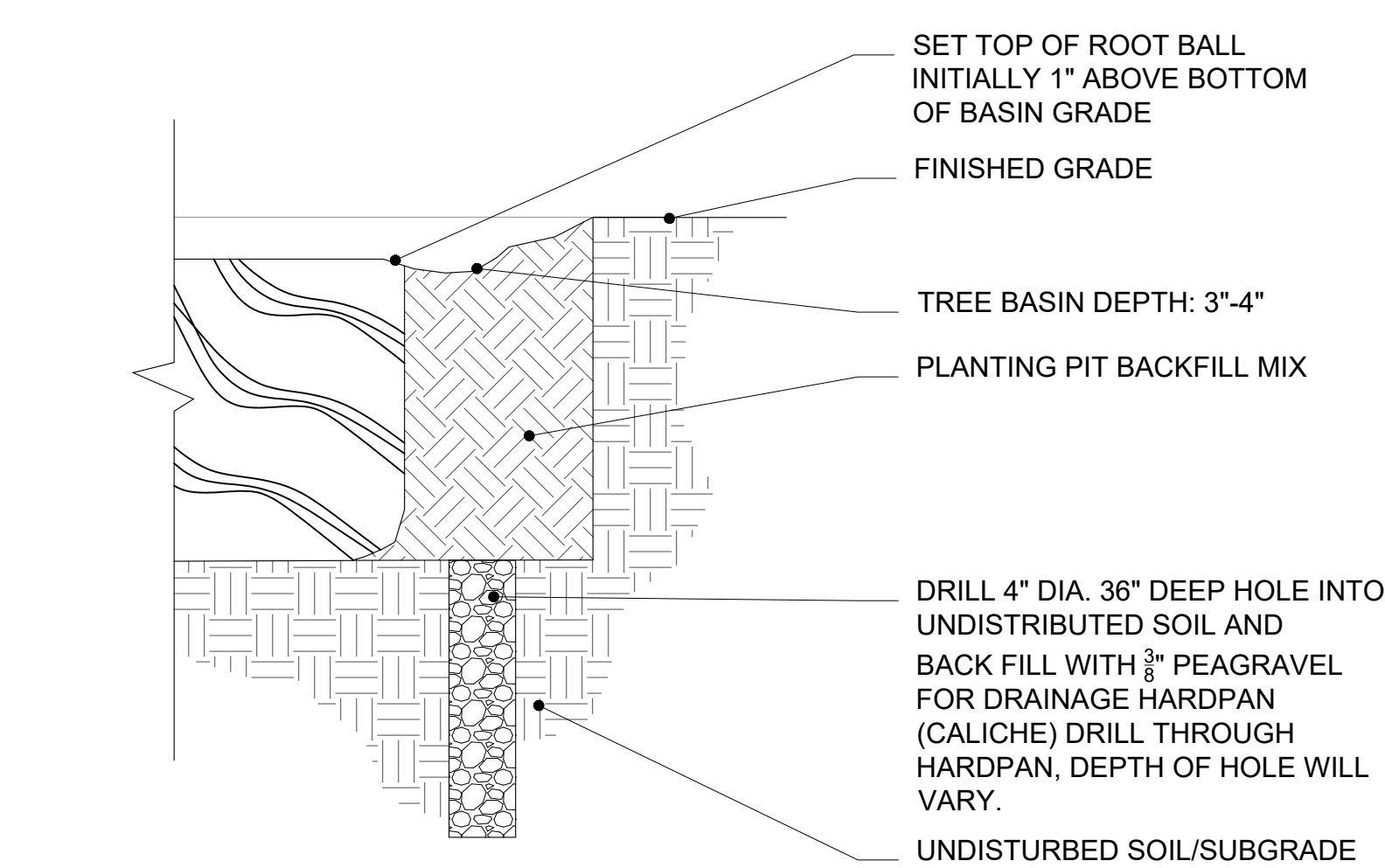
NTS



- NOTES:
1. DIMENSION X EQUALS TWO (2) TIMES THE BOX/CONTAINER WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
 2. SCARIFY SIDES & BOTTOM OF PIT, AND BORE HOLES ON ALL PITS (SEE DETAIL).
 3. SET CROWN OF ROOTBALL 1" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
 4. DO NOT COVER CROWN WITH SOIL.
 5. SETTLE BACKFILL BY WATERING AND REMOVING AIR POCKETS/COMPACTING.
 6. STAKE TREE TO ALLOW FOR SOME FLEXIBILITY AND MOVEMENT IN WIND.
 7. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
 8. PRUNE TREE AT TIME OF STAKE REMOVAL. ONE YEAR AFTER INSTALLATION.
 9. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

04 15 GALLON, 40 GALLON, & 24" BOX - TREE PLANTING

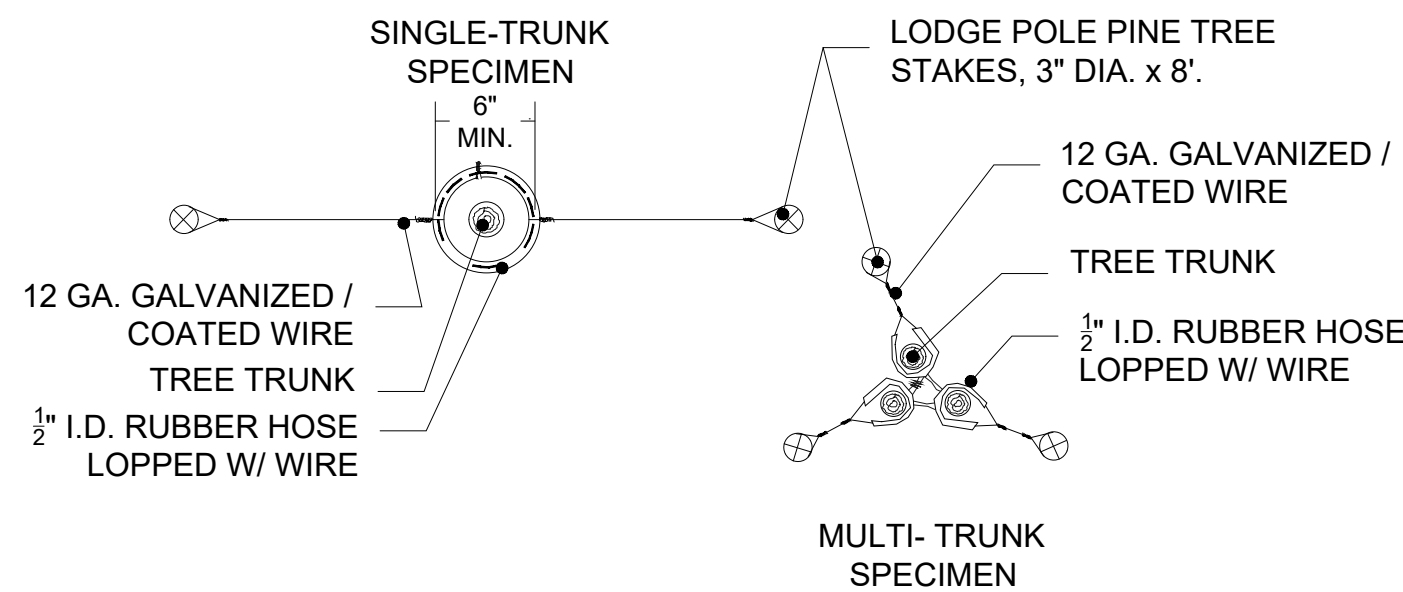
NTS



- NOTES:
1. TREE BASIN DEPTH NOT TO EXCEED 4"
 2. DO NOT ADD SOIL TO TOP OF ROOTBALL.
 3. BOTH OF PLANTING PIT SHALL BE EQUAL TO DEPTH OF ROOTBALL.

05 TREE BASIN

NTS



06 TREE STAKING

NTS

SC RANCH HYDRO-SEED MIX

BOTANICAL NAME	COMMON NAME	lbs/ac
BAILEYA MULTIRADIATA	DESERT MARIGOLD	8.0
ESCHOLTZIA MEXICANA	MEXICAN POPPY GOLD	4.0
LUPINUS SUCCULENTUS	LUPINE	2.0
PENSTEMON PARRYI	PARRY PENSTEMON	4.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	4.0
DIGITARIA CALIFORNICA	ARIZONA COTTONTOP	1.0
PECTIS PAPPOSA	CHICHWEED	1.0

03 KEYNOTE LEGEND

1. SIGHT VISIBILITY TRIANGLES (SEE CIVIL PLANS)
2. DECORATIVE ROCK 3/4" COLOR: DESERT TAN
3. HYDROSEED #1 (See SC Ranch Hydroseed Mix This sheet)
4. HYDROSEED TURF Bermuda hybrid
5. 6" CONCRETE LANDSCAPE EDGER
6. CONCRETE WALK
7. ENLARGEMENT VIEW (SEE SHEET L4.0 DTL 07)
8. PLAYGROUND STRUCTURE: TBD
9. 12'X12' METAL RAMADA
10. 4' BENCH
11. SOF'ALL PLAY SURFACE
12. COMPACTED & STABILIZED DG TRAIL
13. EXITING OVERHEAD ELECTRIC LINE
14. TRASH ENCLOSURE

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LANDSCAPE PLANS

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EMAIL: JOHN@PRESIDIOENGINEERING.COM

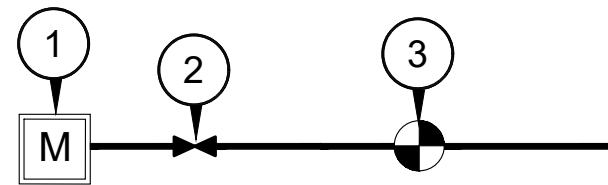
OWNER:
SC RANCH HOLDINGS LLC.
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TUCSON, AZ 85701
520.235.4780

ATTN: CARL WINTERS
ARIZONA
Seal 04.1.1 or 1-800-274-8767 (TUCSON)
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DEVELOPER:
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602.432.5955
ATTN: MARK WINKLEMAN

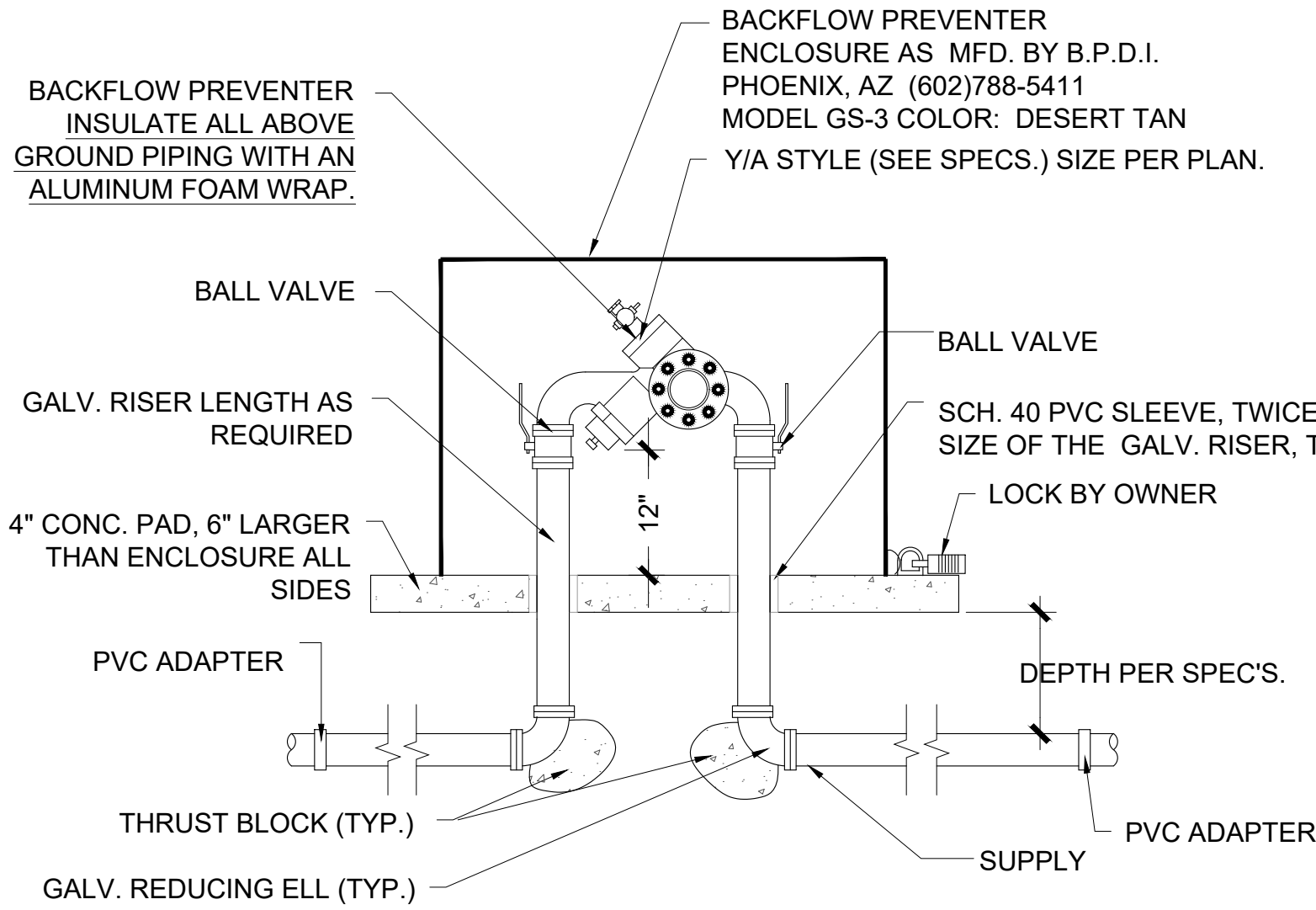
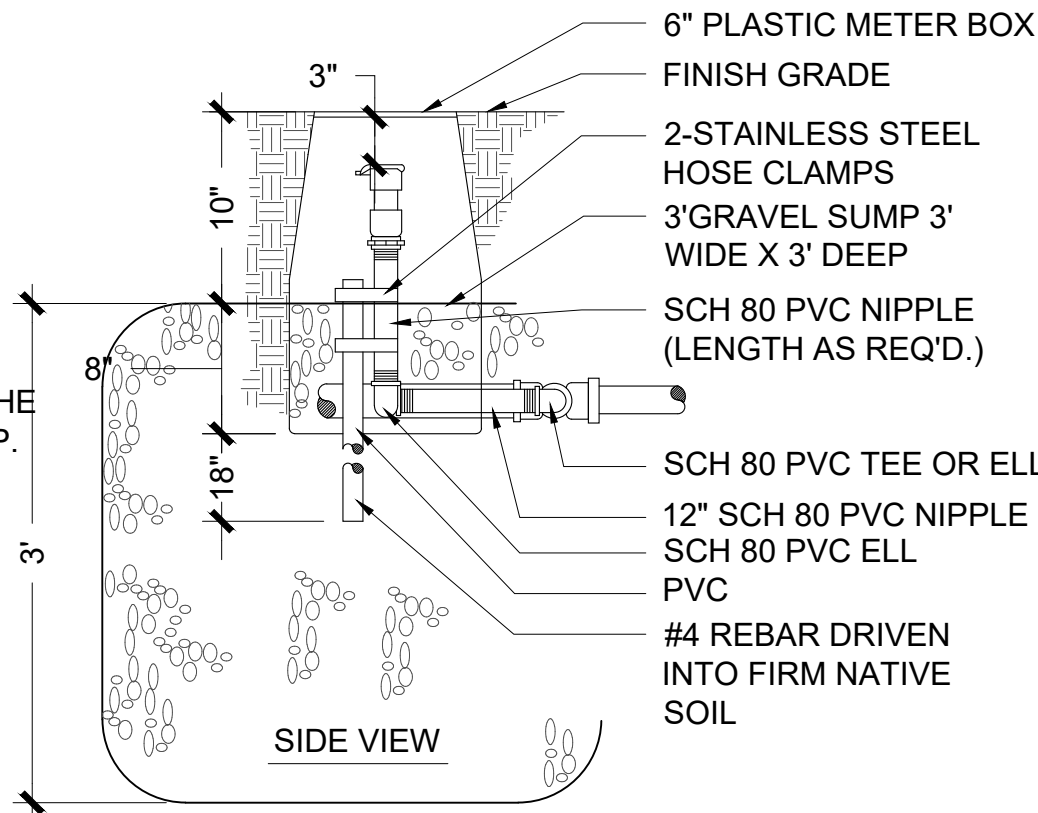
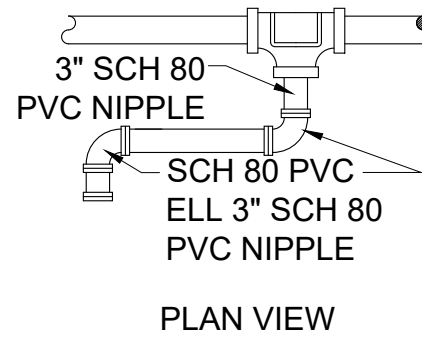
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PIMA COUNTY, ARIZONA



KEYNOTES:

1. METER: 1". CONTRACTOR TO PROVIDE SHOP DRAWINGS.
2. 1" REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825Y - INSTALLED IN ENCLOSURE WITH LOCK.
3. NORMALLY CLOSED 1" MASTER SOLENOID CONTROL. WIRE TO NEAREST CONTROLLER SPARE STATION.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS.



NOTES:

1. ALL THREADED CONNECTIONS TO BE COATED WITH TEFLON TAPE.
2. SOIL AROUND QUICK COUPLER VALVE ASSEMBLY TO BE COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.

01 MASTER VALVE ASSEMBLY

NTS

02 REDUCED PRESSURE BACKFLOW PREVENTOR

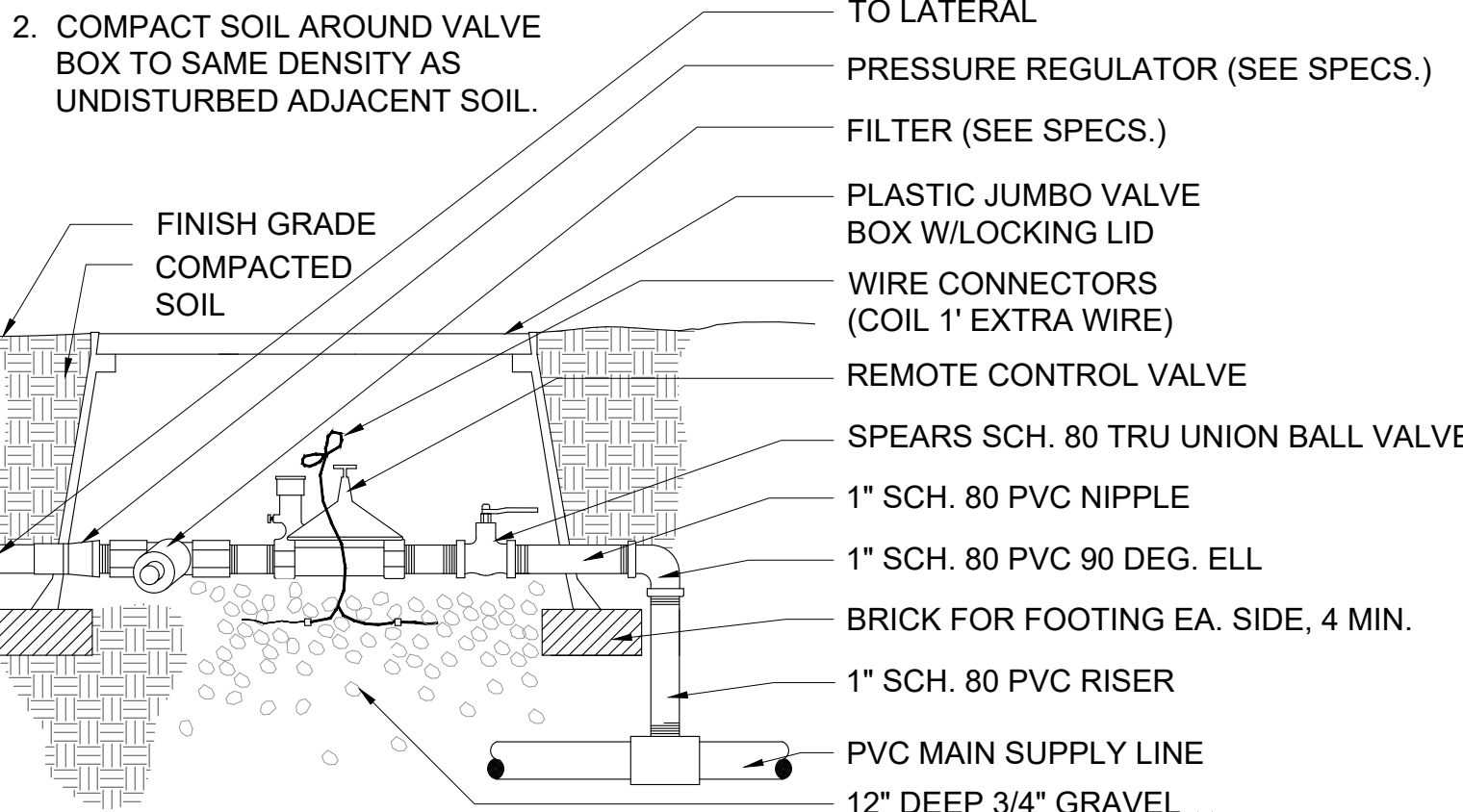
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03 QUICK COUPLER

NTS

- NOTES:
1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)

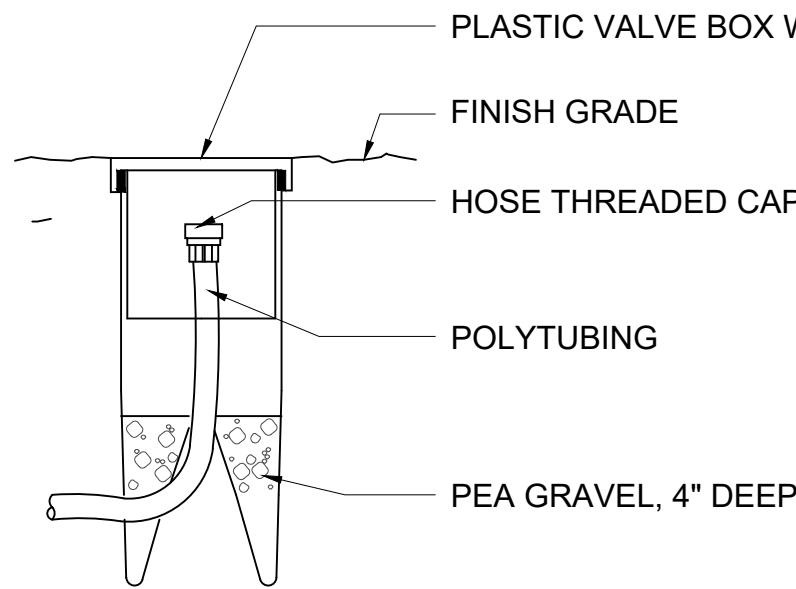
3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
4. SEAL BOTTOM AND ALL OPENINGS WITH GEOTEXTILE FABRIC.



KEYMAP
NTS

05 MULTI-PORT EMITTER DETAIL

NTS



TO BE USED ON ENDS OF ALL EMITTER LINES - LOCATE WHERE SHOWN ON PLAN.

06 END CAP ASSEMBLY DETAIL

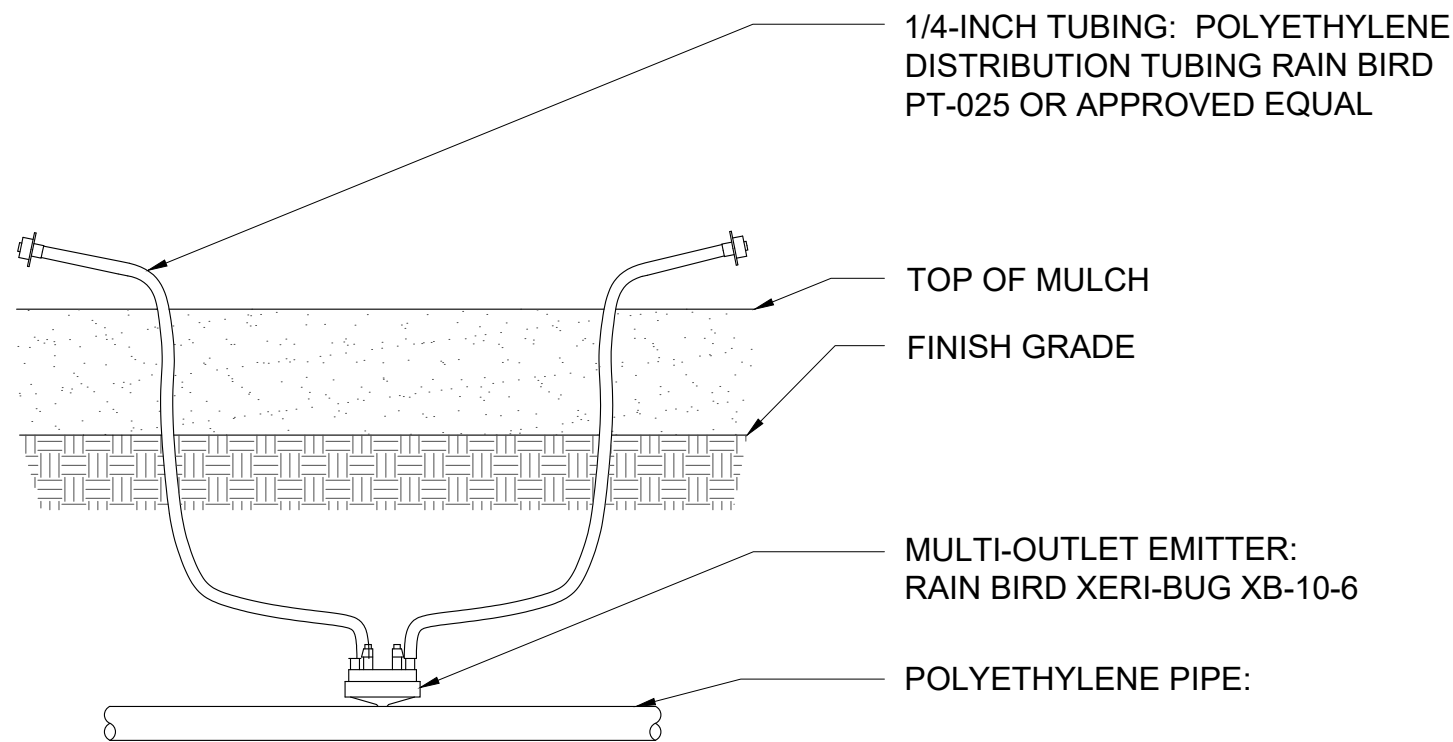
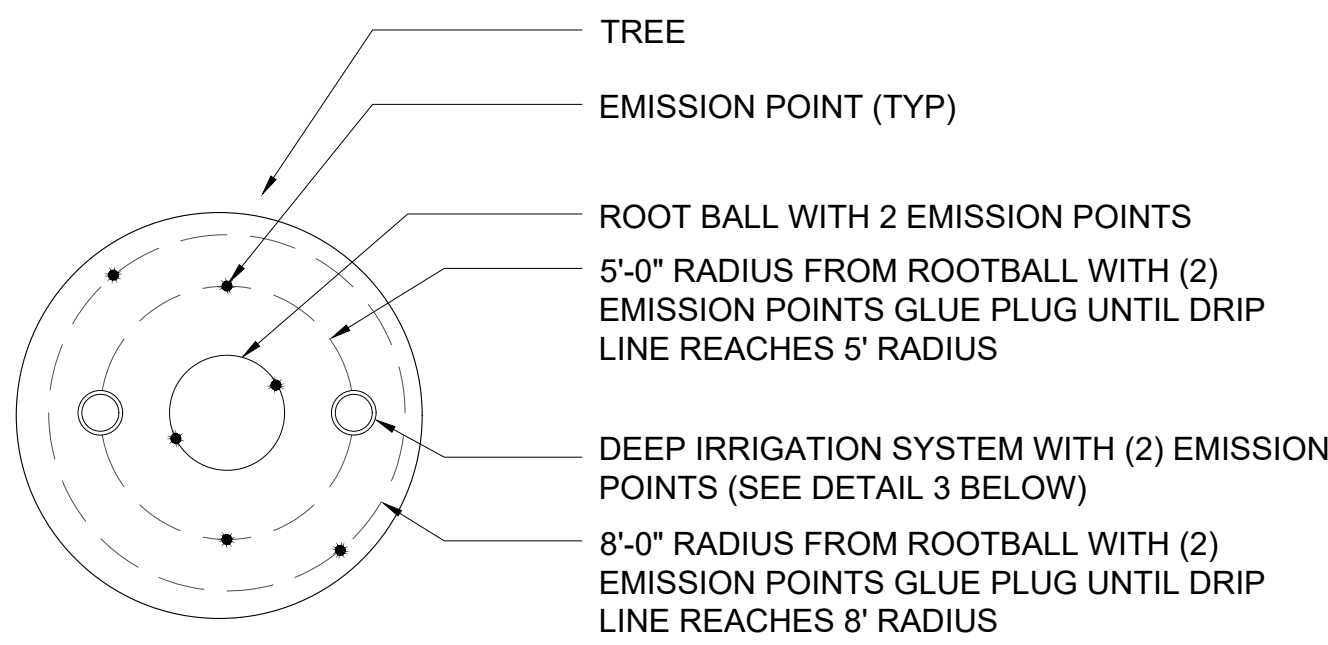
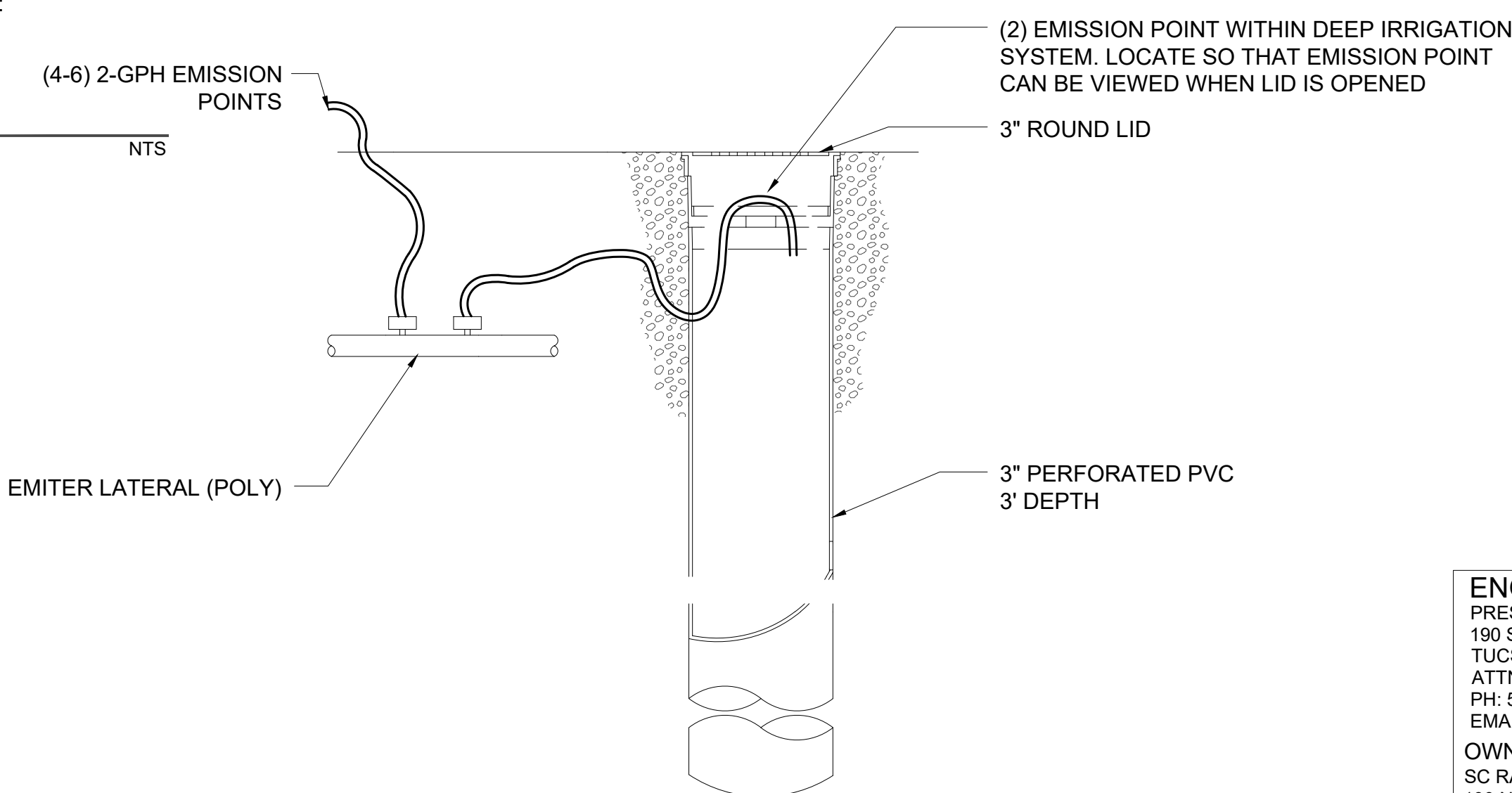
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04 DRIP VALVE ASSEMBLY W/ PRESSURE REDUCER

NTS

07 TREE DEEP ROOT IRRIGATION DETAIL (ALL TREES)

NTS



ENGINEER:
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190 S. STRATFORD DR.
TUCSON, AZ 85716
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PH: 520.795.7255
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OWNER:
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520.235.4780

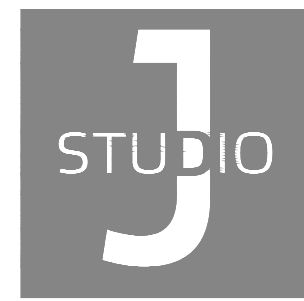
ATTN: CARL WINTERS
ARIZONA
Before you begin the construction
of this project, please contact the
Arizona Department of Water Resources
for more information.
State of Arizona
Department of Water Resources
1000 North Central Avenue, Suite 1000
Phoenix, Arizona 85004-2000
Phone: (602) 255-1100

DEVELOPER:
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SCOTTSDALE, AZ 8251
602.432.5955
ATTN: MARK WINKLEMAN

SITE ADDRESS:
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MARANA, ARIZONA 85753

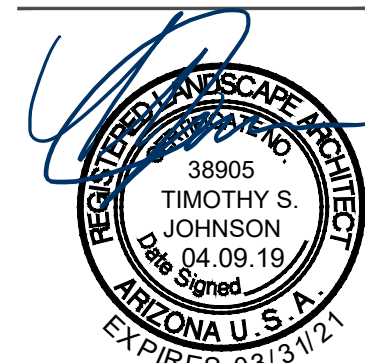
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LANDSCAPE
PLANS

DETAILS

L4.1

05 of 09

SECTION: 02900 LANDSCAPE

PART 1: GENERAL

1.01 RELATED DOCUMENTS:

DRAWINGS AND GENERAL PROVISIONS OF THE CONSTRUCTION CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.02 REFERENCE STANDARDS

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
1. ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK
- B. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA)

1.03 DESCRIPTION OF WORK:

- A. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND INCLUDED CLEARING, GRUBBING AND WEED REMOVAL AS MAY BE REQUIRED, TREES, SHRUBS, SEEDING, AND OTHER PLANTING, SOIL PREPARATION FERTILIZING, MULCHING AND NON-PLANT LANDSCAPE WORK.
- B. RELATED WORK SPECIFIED ELSEWHERE:

1. SITE GRADING - SECTION 02210
2. LANDSCAPE IRRIGATION SYSTEM - SECTION 02810
3. LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE - SECTION 02910

1.04 QUALITY ASSURANCE:

A. REFERENCE STANDARDS:

1. U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER FEDERAL SEED ACT QUALITY STANDARDS FOR CERTIFIED SEED.
2. ANSI Z60.1 REQUIREMENTS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY, AND THE BALLING AND BURLAPPING OF PLANTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- B. PLANT MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. MEASURE PLANTS BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION.
- C. QUALITY OF MATERIALS: PLANT MATERIALS SHALL BE AVAILABLE FOR INSPECTION AT THEIR SOURCES AND AT THE SITE AND MAY BE REJECTED IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE, THEY FAIL TO MEET SPECIFIED QUALITY OR APPEARANCE. REMOVE REJECTED MATERIAL PROMPTLY FROM THE SITE.
- D. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. THEY SHALL BE HEALTHY, VIGOROUS, AND FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES. ALL PLANT MATERIAL SHALL BE INSPECTED STOCK CONFORMING TO STATE AND FEDERAL REGULATIONS.
- E. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING AT LEAST 15 DAYS BEFORE PLANT DELIVERY.

1.05 SUBMITTALS:

- A. CERTIFICATES OF INSPECTION: SUBMIT COPIES OF INVOICES FOR MATERIALS, INCLUDING SEED, WITH STATE, FEDERAL, OR OTHER INSPECTION CERTIFICATES AND SHOWING SOURCE OR ORIGIN.
- B. PLANTING SCHEDULE: SCHEDULE EACH TYPE OF LANDSCAPE WORK REQUIRED DURING THE NORMAL SEASON FOR SUCH WORK IN THE AREA OF THE SITE. ESTABLISH DATES FOR EACH TYPE OF WORK AND ESTABLISH A COMPLETION DATE. CORRELATE WORK WITH SPECIFIED MAINTENANCE PERIODS TO PROVIDE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER. DO NOT DEPART FROM ACCEPTED SCHEDULE, EXCEPT WITH WRITTEN AUTHORIZATION. SUBMIT REQUEST TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR CHANGES IN PLANTING SCHEDULE. WHEN DELAYS IN THE PLANTING SCHEDULE ARE UNAVOIDABLE, INCLUDE DOCUMENTATION FOR REASON FOR DELAY. MAINTENANCE PERIODS, IF ANY, WILL BE ADJUSTED TO COMPENSATE FOR EXTENSION OF TIME OR WORK OUTSIDE TIME LIMITATIONS.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING:

- A. GENERAL: NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF DELIVERY SCHEDULE NOT LESS THAN 48 HOURS IN ADVANCE OF EACH TYPE OF MATERIAL.
- B. PACKAGED MATERIALS:
1. DELIVER FERTILIZER TO SITE IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE NAME, TRADEMARK AND CONFORMANCE TO STATE LAW.
- C. PLANT MATERIALS:
1. CONDITION OF NEW PLANT MATERIALS IS RESPONSIBILITY OF CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND PLACE
2. CONTAINERIZE WITH LIMBS BOUND, PROPERLY WRAP AND PREPARE FOR SHIPPING IN ACCORDANCE WITH RECOGNIZED STANDARD PRACTICE. KEEP ROOT SYSTEM MOIST AND PROTECT FROM ADVERSE CONDITIONS DUE TO CLIMATE AND TRANSPORTATION, BETWEEN THE TIME THEY ARE DUG AND ACTUAL PLANTING.
3. IDENTIFY EACH PLANT WITH GROWER'S LABEL AFFIXED TO THE PLANT GIVING THE DATA NECESSARY TO INDICATE CONFORMANCE TO SPECIFICATIONS. USE DURABLE WATERPROOF LABELS WITH WATER-RESISTANT INK THAT WILL REMAIN LEGIBLE FOR AT LEAST 60 DAYS.
4. DELIVER TREES AND SHRUBS AFTER PREPARATION FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
5. CALIPER MEASUREMENTS SHALL BE TAKEN AT POINT ON TREE TRUNK 6 INCHES ABOVE NATURAL GROUND LINE FOR TREES UP TO 4 INCHES IN CALIPER, AND AT A POINT 12 INCHES ABOVE NATURAL GROUND LINE FOR TREES EXCEEDING 4 INCHES IN CALIPER. IF RANGE OF SIZES IS GIVEN, NO PLANT SHALL BE LESS THAN MINIMUM SIZE, AND AT LEAST 50 PERCENT OF PLANTS SHALL BE AS LARGE AS UPPER HALF OF RANGE SPECIFIED.
6. MEASUREMENTS SPECIFIED ARE MINIMUM SIZE ACCEPTABLE AND, WHERE PRUNING IS REQUIRED, ARE MEASUREMENTS AFTER PRUNING.
- D. HANDLING: DO NOT DROP PLANTS. DO NOT LIFT PLANTS BY THE TRUNK, STEMS, OR FOLIAGE. HANDLE PLANTS BY THE BALL OR THE CONTAINER. PROTECT PLANTS AT ALL TIMES FROM DRYING OUT OR INJURY. MINOR BROKEN AND DAMAGED ROOTS SHALL BE PRUNED BEFORE PLANTING. MAJOR DAMAGE SHALL BE CAUSE FOR REJECTION AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE

1.07 PROJECT CONDITIONS

- A. WORK SHALL BE PERFORMED ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO HEALTH AND WELFARE OF PLANTS. OWNER SHALL DETERMINE SUITABILITY OF SUCH WEATHER CONDITIONS
- B. CLEARING AND GRUBBING: APPLIES TO ALL CONTRACT WORK AREAS WHICH HAVE SIGNIFICANT WEED GROWTH AND WHICH ARE DESIGNATED TO BE PLANTED WITH GROUND COVER, SHRUBS, TREES, ACCENTS, SEED, OR WHICH ARE TO RECEIVE INERT GROUND COVER (DG).
- C. TIMING: PLANT TREES AND SHRUBS DURING NORMAL SEASON FOR SUCH WORK IN THE LOCATION OF THE PROJECT.
- D. COORDINATION WITH LAWN: PLANT TREES AND SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING LAWNS, UNLESS OTHERWISE ACCEPTABLE TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
- E. UTILITIES: DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER THAT WILL AVOID POSSIBLE DAMAGE. DO NOT PERMIT HEAVY EQUIPMENT SUCH AS TRUCKS, ROLLERS, OR BULLDOZERS TO DAMAGE UTILITIES. HAND EXCAVATE, AS REQUIRED, TO MINIMIZE THE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES. INSTALLER SHALL MAINTAIN GRADE STAKES SET BY OTHER UNTIL REMOVAL BY CONTRACTOR.
- F. ANY DAMAGE TO UNDERGROUND PIPING OR WIRING ARISING OUT OF WORK OF THIS SECTION MUST BE CORRECTED AND REPAIRED BY THE INSTALLER TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- G. PREVENT DAMAGE TO RISERS OF UNDERGROUND LAWN SPRINKLING SYSTEM AND SIMILAR OBSTRUCTING WORK LOCATED IN LANDSCAPE AREAS.

PART 2: MATERIALS

2.01 EQUIPMENT

- A. CLEARING AND GRUBBING EQUIPMENT: EQUIPMENT WHICH MAY BE REQUIRED INCLUDES RIPPER SHANKS ON DOZERS AND/OR MOTOR GRADERS, HEAVY DUTY FARM CHISEL PLOWS, DISCS, SPRING TOOTH HARROWS, AND/OR CULTIPACKERS.
- B. SEEDING EQUIPMENT: SEED SHALL BE APPLIED BY MEANS OF A HYDRO-SEED APPLICATION IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS AND STANDARD PRACTICES IN THE REGION. SEED MIX SHALL CONFORM TO THE SPECIFIED MIX IN THE LANDSCAPE PLANS UNLESS OTHERWISE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

2.02 TOPSOIL

- A. NATIVE BACKFILL AND TOPSOIL SHALL BE USED WHEREVER DROUGHT TOLERANT AND DESERT ADAPTED PLANT MATERIALS ARE INSTALLED.
- B. IN AREAS WHERE TURF IS TO BE INSTALLED, A NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL THAT PRODUCES HEAVY GROWTH SHALL BE USED. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL THAT MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS.

2.03 SOIL AMENDMENTS AND FERTILIZERS

A. PLACE FERTILIZER TABLETS (20-10-5) IN PLANT PITS PER THE TABLE BELOW::

- 24" & 36" BOX TREE - 4 TABLETS
- 15 GALLON TREE - 3 TABLETS
- 5 GALLON SHRUB - 1 TABLET
- 1 GALLON PLANTS - 1 TABLET

2.04 MULCH

- A. DECOMPOSED GRANITE (DG) MULCH: IN AREAS LABELED AS DG, DEPTH SHALL BE UNIFORMLY 2" DEEP MINIMUM, PARTICLE SIZE AND COLOR AS SPECIFIED IN LANDSCAPE PLANS.

2.05 PRE-EMERGENT HERBICIDE

- A. FOR ALL INERT GROUND COVER AREAS AND THOSE AREAS NOT RECEIVING NATIVE SEED MIX, PROVIDE A "PRE-EMERGENT" HERBICIDE.

2.06 PLANT MATERIALS

PLANT MATERIAL (TREES AND SHRUBS) SHALL CONFORM TO REQUIREMENTS OF ANSI Z60.1 OF RULES AND GRADING UPGRADED TO MEET THE FOLLOWING:

- A. PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS, AND SYMMETRY. PLANTS SHALL HAVE NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM.
- B. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE.
- C. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY.
- D. TREES WITH ABRASION OF BARK, SUNSCALDS, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 1-1/4 INCHES THAT HAVE NOT COMPLETELY CALLUSED, SHALL BE REJECTED.
- E. PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH PROPER NAME. PLANTS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF SITE OR HAVE BEEN ACCLIMATED TO SUCH CONDITION FOR AT LEAST 2 YEARS.
- F. ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- G. BALLED AND BURLAPED PLANT SHALL NOT BE ACCEPTED. ALL PLANT MATERIAL SHALL BE GROWN AND DELIVERED IN RIDGED CONTAINERS AND/OR BOXES PER LOCAL STANDARD PRACTICES.

2.07 STAKES AND GUYS:

- A. STAKES: STAKES SHALL BE 8-FOOT LODGE POLE PINE POSTS. USE THREE STAKES FOR EACH 24" BOX TREE AND LARGER. USE TWO POSTS FOR EACH 15 GAL TREE. MULTI-TRUNK TREES SHALL NOT BE STAKED, UNLESS DETERMINED NECESSARY BY THE LANDSCAPE ARCHITECT.
- A. TREE STRAPS: RUBBER TREE STRAPS SHALL BE USED. INSTALL STRAPS TO ALLOW FOR MODERATE MOVEMENT OF TREE TRUNKS DURING WIND AND TO MINIMIZE DAMAGE TO TREE TRUNK FROM RUBBING AGAINST STRAP.

PART 3: EXECUTION

3.01 INSPECTION:

- A. INSTALLER MUST EXAMINE THE SUBGRADE, VERIFY THE ELEVATIONS, OBSERVE THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND NOTIFY THE CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO THE INSTALLER.
- B. PROCEED WITH AND COMPLETE THE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE REQUIRED.
- C. COOPERATE WITH ANY OTHER CONTRACTORS AND TRADES WHICH MAY BE WORKING IN AND ADJACENT TO THE LANDSCAPE WORK AREAS. EXAMINE DRAWING WHICH SHOW THE DEVELOPMENT OF THE ENTIRE SITE AND BECOME FAMILIAR WITH THE SCOPE OF ALL WORK REQUIRED.

3.02 CLEARING

- A. PRIOR TO ANY SOIL PREPARATION, ALL EXISTING VEGETATION WHICH MIGHT INTERFERE WITH THE SPECIFIED PLANTING SHALL BE PRUNED AND/OR REMOVED. ALL EFFORT SHALL BE MADE TO ACCOMMODATE NATURAL VEGETATION IN ITS ORIGINAL LOCATION AND ITS NATURAL FORM.

3.03 PREPARATION

A. LOCATIONS CONTAINING UNSUITABLE SUBSOIL SHALL BE TREATED BY ONE OR MORE OF THE FOLLOWING:

1. WHERE UNSUITABILITY IS DEEMED BY OWNER TO BE DUE TO EXCESSIVE COMPACTION CAUSED BY HEAVY EQUIPMENT AND WHERE NATURAL SUBSOIL IS OTHER THAN AASHTO CLASSIFICATION OF A6 OR A7, LOOSEN SUCH AREAS WITH SPIKES, DISCING, OR OTHER MEANS TO LOOSEN SOIL TO CONDITION ACCEPTABLE TO OWNER. LOOSEN SOIL TO MINIMUM DEPTH OF 12 INCHES WITH ADDITIONAL LOOSENING AS REQUIRED TO OBTAIN ADEQUATE DRAINAGE. CONTRACTOR MAY INTRODUCE PEAT MOSS, SAND, OR ORGANIC MATTER INTO THE SUBSOIL TO OBTAIN ADEQUATE DRAINAGE. SUCH REMEDIAL MEASURES SHALL BE CONSIDERED AS INCIDENTAL, WITHOUT ADDITIONAL COST TO OWNER.
2. WHERE UNSUITABILITY IS DEEMED TO OWNER TO BE DUE TO PRESENCE OF BOARDS, MORTAR, CONCRETE, OR OTHER CONSTRUCTION MATERIALS IN SUBGRADE, AND WHERE NATURAL SUBSOIL IS OTHER THAN AASHTO CLASSIFICATION OF A6 OR A7, REMOVE DEBRIS AND OBJECTIONABLE MATERIAL. SUCH REMEDIAL MEASURES SHALL BE CONSIDERED AS INCIDENTAL, WITHOUT ADDITIONAL COST TO OWNER.
3. WHERE CALICHE IS ENCOUNTERED, MODIFY PLANT PITS TO ASSURE PROPER PERCOLATION AND DRAINAGE FROM PLANTING PIT AS INDICATED ON THE CONSTRUCTION DRAWINGS.
- C. PERFORM PLANTING OPERATIONS AT STEADY RATE OF WORK UNLESS WEATHER CONDITIONS MAKE IT IMPOSSIBLE TO WORK.
- D. DISK, DRAG, HARROW, OR HAND RAKE SUBGRADE TO DEPTH OF 4 INCHES AND REMOVE STONES LARGER THAN 1-1/2 INCHES TO PROVIDE BOND FOR TOPSOIL. TOPSOIL, WHICH MUST BE TRANSPORTED ACROSS FINISHED SIDEWALKS, SHALL BE DELIVERED IN SUCH MANNER THAT NO DAMAGE WILL BE DONE TO SIDEWALKS.

- E. BEFORE PLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES, DEBRIS, AND ROOTS. COMPACT TOPSOIL TO FORM LAYER WITH MINIMUM DEPTH OF 4 INCHES IN LAWN AREAS. PLACE TOPSOIL SO THAT AFTER FINAL SETTLEMENT THERE WILL BE POSITIVE DRAINAGE CONFORMING TO ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS.

F. TREE AND SHRUB PREPARATION:

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS.
2. DURING PLANTING OPERATIONS, COVER BARE ROOTS WITH CANVAS, HAY, OR OTHER SUITABLE MATERIALS. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE THAT WILL RESULT IN DAMAGE TO BARK OR BRANCHES.

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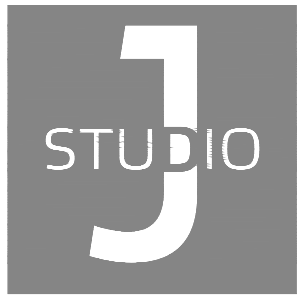
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DEVELOPER:
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SITE ADDRESS:
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MARANA, ARIZONA 85753

LEGAL DESCRIPTION:
PORTION OF THE SOUTHWEST 1/4
OF SECTION 28, T. 11 S., R. 11 E.,
G.&S.R.M., TOWN OF MARANA,
PIMA COUNTY, ARIZONA

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MARANA, AZ



NO.	REVISION	DATE

- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS
- ☒ AGENCY REVIEW
- ☐ BIDDING/PRICING PACKAGE
- ☐ CONSTRUCTION ISSUE

PROJ. NO.: PRE.01
DATE: 04.09.19
DRAWN BY: TSJ
CHECKED BY: TSJ

AGENCY REFERENCE NO.:
LPR1811-001, PCZ-02065,
PRV1811-002

LANDSCAPE
PLANS

NOTES &
SPECIFICATIONS

L4.2

06 of 09

3.04 PROTECTION

- A. BEFORE COMMENCING WORK, TREES AND SHRUBS THAT ARE TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY PLACEMENT OF ORANGE NET FENCING FOR VISIBILITY OR SOME OTHER SUITABLE PROTECTIVE PROCEDURE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

B. TRUCKS OR OTHER EQUIPMENT SHALL NOT BE DRIVEN OR PARKED WITHIN DRIP LINE OF ANY TREE UNLESS TREE OVER-SPREADS PAVED AREA.

C. USE PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, SIDEWALKS, PAVEMENTS, UTILITIES, AND OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED.

D. ADJUST DEPTH OF EARTHWORK AND TOPSOIL WHEN WORKING IMMEDIATELY ADJACENT TO AFOREMENTIONED FEATURES IN ORDER TO PREVENT DISTURBING TREE ROOTS, UNDERMINING SIDEWALKS AND PAVEMENTS, AND DAMAGE IN GENERAL TO OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED.

E. COVER PLANTS TRANSPORTED TO PROJECT IN OPEN VEHICLES WITH TARPULINS OR OTHER SUITABLE COVERS SECURELY FASTENED TO BODY OF VEHICLE TO PREVENT INJURY TO PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION. PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS ENTIRE PERIOD DURING WHICH PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.

F. WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN DRIP LINE OF TREES THAT ARE TO REMAIN, WORK SHALL BE PERFORMED AS FOLLOWS:

1. TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, TREE ROOTS SHALL NOT BE CUT BUT TRENCH SHALL BE TUNNELED UNDER OR AROUND ROOTS BY CAREFUL HAND DIGGING WITHOUT INJURY TO ROOTS.

2. TREES MARKED FOR PRESERVATION THAT ARE MORE THAN 6 INCHES ABOVE PROPOSED GRADES SHALL STAND ON BROAD ROUNDED MOUNDS AND GRADED SMOOTHLY INTO LOWER LEVEL. TREES LOCATED MORE THAN 16 INCHES ABOVE PROPOSED GRADES SHALL HAVE DRY-LAID STONE WALL OR OTHER RETAINING STRUCTURE CONSTRUCTED MINIMUM OF 5 FEET FROM TRUNK. EXPOSED OR BROKEN ROOTS SHALL BE CUT CLEAN AND COVERED WITH TOPSOIL.

3.05 INSTALLATION OF PLANT MATERIALS

- A. LAY OUT INDIVIDUAL TREE, SHRUB AND ACCENT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS AND OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MIGHT BE REQUESTED BY LANDSCAPE ARCHITECT, OR AS MAY BE NECESSARY TO AVOID CONFLICTS WITH SPRINKLER COVERAGE, LINE LOCATIONS OR OTHER OVERHEAD OR UNDERGROUND OBSTRUCTIONS. CONTACT LANDSCAPE ARCHITECT MINIMUM OF 48 HOURS IN ADVANCE OF REQUEST FOR ACCEPTANCE OF LAY OUT LOCATIONS.

B. PLANTING PITS:

3. PLANTING PITS SHALL BE DUG OR AUGURED TO THE MINIMUM SIZES SHOWN IN THE APPROPRIATE PLANTING DETAIL.

a. SHRUB PLANTING PITS SHALL BE TWICE THE DIAMETER OF THE ROOT BALL AND THE SAME DEPTH AS THE ROOT BALL.

4. THE SIDES OF THE HOLE SHALL BE ROUGHENED TO REMOVE ANY COMPACTING OR "GLAZING" CAUSED BY THE DIGGING OPERATION. THE BOTTOM OF THE HOLE SHALL BE LOOSENED TO A MINIMUM DEPTH OF SIX (6) INCHES. MIX LOOSENED SOIL TO BLEND SOIL TYPES.

5. FILL THE ENTIRE HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY BEFORE PLANTING OCCURS.

6. IF WATER DOES NOT DRAIN OUT WITHIN 12 HOURS, DIG "CHIMNEY" HOLE THROUGH COMPACTED MATERIAL OR CALICHE UNTIL PLANTING PIT CAN DRAIN WITHIN 12 HOURS OF FILLING WITH WATER.

C. BACKFILL MATERIAL: PLANTING PITS SHALL BE BACKFILLED WITH 100% NATIVE BACKFILL FREE OF DEBRIS AND STONES LARGER THAN 1 ½" DIAMETER AND FREE OF ALL COMPACTED MATERIAL AND CALICHE, UNLESS OTHERWISE NOTED IN DETAILS.

D. PLANTS SHALL BE PLANTED IN CENTER OF HOLES AND AT SAME DEPTH AS THEY HAD PREVIOUSLY GROWN. BACKFILL TOPSOIL IN LAYERS OF NOT MORE THAN 8 INCHES AND EACH LAYER WATERED SUFFICIENTLY TO SETTLE BEFORE NEXT LAYER IS PLACED. TAMP LOAM UNDER EDGES OF BALLED PLANTS. USE ENOUGH TOPSOIL TO BRING SURFACES TO FINISH GRADE WHEN SETTLED.

E. PROVIDE SAUCER AROUND EACH PLANT AS SHOWN ON CONSTRUCTION DRAWINGS.

F. SOAK PLANTS WITH WATER TWICE WITHIN FIRST 24 HOURS AFTER TIME OF PLANTING. APPLY WATER WITH LOW PRESSURE SO AS TO SOAK IN THOROUGHLY WITHOUT DISLODGING TOPSOIL.
- 3.06 MULCH
- G. FINE GRADE TO A CONSISTENT PLANE, REMOVING ALL STONES, ROCKS AND DEBRIS AND INSURING POSITIVE DRAINAGE.

H. APPLY MINIMUM TWO (2) INCHES OF DECOMPOSED GRANITE (DG) AS INDICATED ON DRAWINGS AND DETAILS AFTER APPLYING PRE-EMERGENT HERBICIDE.
- 3.07 PRUNING
- A. PRUNE, THIN OUT AND SHAPE TREES IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, AS NEEDED. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER AND ACCOMPLISH THEIR USE IN LANDSCAPING DESIGN. REQUIRED SHRUB SIZES ARE THE SIZE AFTER PRUNING.

B. REMOVE AND REPLACE EXCESSIVELY PRUNED OR DEFORMED STOCK RESULTING FROM IMPROPER PRUNING AT LANDSCAPE ARCHITECT'S DIRECTION.
- 3.08 GUYING AND STAKING
- A. GUY AND STAKE TREES AS SHOWN IN DETAILS IMMEDIATELY AFTER PLANTING.
- 3.09 LANDSCAPE MAINTENANCE DURING CONSTRUCTION
- A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED. ACCEPTED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AND FORMAL MAINTENANCE PERIOD IS INITIATED. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED, AND DEAD MATERIAL REMOVED AND REPLACED. TIGHTEN AND REPAIR STAKES AND WIRES. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

B. REMOVE AND REPLACE EXCESSIVELY PRUNED OR DEFORMED STOCK RESULTING FROM IMPROPER PRUNING AT LANDSCAPE ARCHITECT'S DIRECTION.
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- A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED. ACCEPTED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AND FORMAL MAINTENANCE PERIOD IS INITIATED. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED, AND DEAD MATERIAL REMOVED AND REPLACED. TIGHTEN AND REPAIR STAKES AND WIRES. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

B. DURING FIRST 10 DAYS FOLLOWING INSTALLATION MAKE DAILY INSPECTIONS TO DETERMINE MOISTURE CONTENT OF SOIL AND ADJUST WATERING SCHEDULE ESTABLISHED BY IRRIGATION SYSTEM INSTALLER TO FIT CONDITIONS. FOLLOWING FIRST 10 DAYS OF INSPECTIONS CONTRACTOR SHALL MAKE WEEKLY INSPECTIONS OF SITE AT A MINIMUM.

C. WATER AREAS OF SITE IN SUCH A MANNER AS TO PREVENT EROSION DUE TO EXCESSIVE QUANTITIES APPLIED OVER SMALL AREAS AND TO AVOID DAMAGE TO FINISHED SURFACE DUE TO WATERING EQUIPMENT.

D. WATER FOR EXECUTION AND MAINTENANCE SHALL BE PROVIDED BY CONTRACTOR AT NO EXPENSE TO OWNER. CONTRACTOR SHALL FURNISH PORTABLE TANKS, PUMPS, HOSE, PIPE, CONNECTIONS, NOZZLES, AND ANY OTHER EQUIPMENT REQUIRED TO TRANSPORT WATER FROM AVAILABLE OUTLETS AND APPLY IT TO SEEDED AREAS IN APPROVED MANNER.

E. PROVIDE FENCES, SIGNS, BARRIERS, OR OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. REPAIR DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT, OR OTHER CAUSES.

F. REMOVE FENCES, SIGNS, BARRIERS, OR OTHER TEMPORARY PROTECTIVE DEVICES AFTER FINAL ACCEPTANCE.

G. IF SUBSTANTIAL NUMBER OF PLANTS ARE DISEASED, DISTRESSED, OR DEAD AT TIME OF INSPECTION, ACCEPTANCE WILL NOT BE GRANTED AND CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF PLANTS SHALL BE EXTENDED UNTIL REPLACEMENTS ARE MADE.

H. REPLACEMENTS SHALL BE PLANTS OF SAME VARIETY AND SIZE SPECIFIED ON CONSTRUCTION DRAWINGS. FURNISH AND PLANT AS SPECIFIED HEREIN. COST SHALL BE BORNE BY CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC. AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SUCH TIME AS THE CONTRACTOR HAS RECEIVED FINAL ACCEPTANCE FROM THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING.

I. REMOVE AND REPLACE DEAD, DEFECTIVE, AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE. REPLACEMENT OF PLANT MATERIALS THAT MAY BE NECESSARY SHALL BE AT EXPENSE OF CONTRACTOR.

J. CONTRACTOR TO GUARANTEE PLANTS FOR PERIOD OF 1 YEAR AFTER INSPECTION AND ACCEPTANCE.

K. AT END OF ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. REMOVE FROM SITE ANY PLANT THAT IS DEAD OR UNSATISFACTORY TO OWNER. REPLACE PLANTS DURING NORMAL PLANTING SEASON.

L. IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER.
- 3.10 INSPECTION AND ACCEPTANCE
- A. WHEN ALL THE LANDSCAPE WORK IS COMPLETED, THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL, UPON 7 DAYS ADVANCED NOTICE, MAKE INSPECTION OF THE LANDSCAPE WORK TO DETERMINE ACCEPTABILITY. HE/SHE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 3 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE WORK AND ESTABLISH THE DATE FOR THE START OF LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE AS SPECIFIED IN SECTION 02910.
- 3.11 CLEAN-UP, PROTECTION AND REPAIRS
- A. DURING LANDSCAPE WORK, STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

B. PROTECT LANDSCAPE WORK FROM LOSS, DAMAGE AND DETERIORATION DURING STORAGE, INSTALLATION AND MAINTENANCE PERIODS. PROTECT FROM UNAUTHORIZED PERSONS (TRESPASSERS), AS WELL AS FROM OPERATION FORM OTHER CONTRACTORS AND TRADESMEN AND LANDSCAPE OPERATIONS. WHERE DAMAGE DOES OCCUR, REMEDY THE DAMAGE OR REPLACE WORK AS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

C. AT THE TIME OF THE FINAL INSPECTION OF THE WORK, CLEAN ALL PAVED AREAS BY SWEEPING AND WASHING. REMOVE CONSTRUCTION EQUIPMENT, EXCESS MATERIALS, DEBRIS OR RUBBISH FROM THE SITE.

D. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR MALICIOUS DESTRUCTION OF PLANTING AFTER ACCEPTANCE OF LANDSCAPE WORK. INSTALLER SHALL PROMPTLY NOTIFY OWNER OF VANDALISM DAMAGE TO HIS WORK PRIOR TO ITS ACCEPTANCE. SUCH MUST BE SUFFICIENTLY PROMPT TO VOIDING OF WARRANTIES.
- 3.12 LANDSCAPE MAINTENANCE AFTER CONSTRUCTION
- A. MAINTENANCE AFTER CONSTRUCTION SHALL BE COMMENCED UPON COMPLETION OF A MAINTENANCE AGREEMENT BASED ON PROPOSAL SUBMITTED BY THE CONTRACTOR SPECIFIED IN PART 1 ABOVE. THE MAINTENANCE AGREEMENT AND THE MAINTENANCE WORK SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

B. GENERAL LANDSCAPING:

a. LANDSCAPE MAINTENANCE SHALL INCLUDE NECESSARY WATERING, CULTIVATION, WEEDING, PRUNING, WOUND DRESSING, DISEASE AND INSECT PEST CONTROL, PROTECTIVE SPRAYING, LABOR FOR REPLACEMENT OF DEAD PLANT MATERIAL, STRAIGHTENING PLANTS THAT LEAN OR SAG, ADJUSTMENTS OF PLANTS THAT SETTLE OR ARE PLANTED TOO LOW, MOWING, REPLACEMENT OF MULCH THAT HAS BEEN DISPLACED, REPAIRING AND RESHAPING OF SAUCERS, AND RESEEDING OR REPLANTING OF THOSE AREAS AFFECTED. REMOVE RUBBISH, WASTE, TOOLS, AND EQUIPMENT USED AT END OF EACH WORKDAY. OTHER PROCEDURES CONSISTENT WITH GOOD HORTICULTURAL PRACTICE NECESSARY TO ENSURE VIGOROUS, HEALTHY GROWTH OF PLANT MATERIAL ARE ALSO PART OF MAINTENANCE CONTRACT.

b. DURING FIRST YEAR OF MAINTENANCE CONTRACT, REPLACEMENT OF PLANT MATERIAL SHALL BE RESPONSIBILITY OF CONTRACTOR WITH EXCEPTIONS AS LISTED HEREIN.

c. LANDSCAPE MAINTENANCE CONTRACTOR SHALL PURCHASE AND MAINTAIN CONTRACTOR'S GENERAL LIABILITY INSURANCE IN AMOUNT OF \$1,000,000 FOR PROTECTION FROM CONTRACTOR'S OPERATIONS UNDER MAINTENANCE CONTRACT. CERTIFICATION OF SUCH INSURANCE SHALL BE FILED WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

C. WATERING:

a. THE OWNER'S IRRIGATION SYSTEM SHALL BE USED BY LANDSCAPE MAINTENANCE CONTRACTOR FOR WATERING. FAILURE OF SYSTEM DOES NOT RELIEVE LANDSCAPE MAINTENANCE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING DESIRED LEVEL OF MOISTURE NECESSARY TO MAINTAIN VIGOROUS, HEALTHY GROWTH.

b. WATER SHALL BE APPLIED IN QUANTITIES SUFFICIENT TO PENETRATE SOIL TO MINIMUM DEPTH OF 8 INCHES IN SHRUB BEDS AT RATE THAT WILL PREVENT SATURATION OF SOIL.

c. ON-SITE WATER WILL BE FURNISHED BY OWNER. CONTRACTOR SHALL FURNISH HOSE AND OTHER WATERING EQUIPMENT.

D. WEEDING: LANDSCAPE MAINTENANCE CONTRACTOR SHALL KEEP AREAS FREE FROM WEEDS AND UNDESIRABLE GRASSES BY APPROVED METHODS AND MATERIALS.

E. DISEASE AND INSECT PEST CONTROL: INSPECT PLANT MATERIAL AT LEAST ONCE EACH MONTH TO LOCATE ANY DISEASE OR INSECT PEST INFESTATIONS. UPON DISCOVERY OF INFESTATION, NATURE OR SPECIES OF INFESTATION SHALL BE IDENTIFIED. CONTROL IN ACCORDANCE WITH INDUSTRY STANDARDS SHALL BE IMMEDIATELY IMPLEMENTED.

F. FERTILIZING: LANDSCAPE MAINTENANCE CONTRACTOR SHALL FERTILIZE ON REGULARLY SCHEDULED PROGRAM TO FIT REQUIREMENTS OF PLANT MATERIAL TO MAINTAIN VIGOROUS, HEALTHY GROWTH. SPILLED OR EXCESS FERTILIZER SHALL BE SWEEPED AND PROPERLY DISPOSED. FLUSHING INTO STORM SEWER IS PROHIBITED.

G. PRUNING AND REPAIR: AMOUNT OF PRUNING SHALL BE LIMITED TO MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES, TO COMPENSATE FOR LOSS OF ROOTS AS RESULT OF TRANSPLANTING OPERATIONS, AND TO MAINTAIN SAFETY IN TRAVELED AREAS. PRUNING SHALL NOT CHANGE THE NATURAL HABIT OR ATTRACTIVE, BALANCED SHAPE OF PLANT. CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS. PLANT MATERIAL THAT HAS BEEN OVER PRUNED IN THE OPINION OF THE LANDSCAPE ARCHITECT OR OWNER APPROVED REPRESENTATIVE SHALL BE REPLACED BY LIKE SPECIES AND SIZE AT COST TO THE CONTRACTOR.

H. CLEANUP: DURING COURSE OF MAINTENANCE, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT END OF EACH WORKDAY.

I. MAINTENANCE REPORT AND SCHEDULE OF ACTIVITIES: LANDSCAPE MAINTENANCE CONTRACTOR SHALL PROVIDE SCHEDULE AND REPORT TO OWNER THAT DETAILS PLANNED MAINTENANCE ACTIVITIES INCLUDING NAMES OF ANY SUBCONTRACTORS.

J. GENERAL IRRIGATION:

a. AFTER EXTENDED 1-YEAR MAINTENANCE AGREEMENT HAS EXPIRED, LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAINTAIN IRRIGATION SYSTEM IN GOOD OPERATING CONDITION THROUGH MONTHLY INSPECTIONS OF SYSTEM COMPONENTS AND MAKE REPAIRS AS NECESSARY. THIS INCLUDES CHECKING AND VERIFYING OPERATION IN EACH ZONE, ALIGNMENT OF HEADS, RAIN SENSORS, CONTROLLERS, AND CHECKING LEAKS.

b. LANDSCAPE MAINTENANCE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONSERVE WATER BY ADJUSTING PROGRAMMING TO ALLOW FOR WEATHER CHANGES AND GROWTH SEASONS. SEASONAL ADJUSTMENTS FOR TIME OF DAY IRRIGATION IS INDICATED ON CONSTRUCTION DRAWINGS.

c. COMPONENT REPLACEMENT: IF REPLACEMENT OF COMPONENT PARTS BECOMES NECESSARY AFTER NORMAL USE AND AFTER ORIGINAL WARRANTY HAS EXPIRED, OWNER IS RESPONSIBLE FOR EXPENSE OF REPLACEMENTS, PROVIDED THERE HAS BEEN NO MISHANDLING OF THESE ITEMS ON PART OF LANDSCAPE MAINTENANCE CONTRACTOR.

END OF SECTION 02900

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NO.	REVISION	DATE

☐ SCHEMATIC DESIGN

☐ DESIGN DEVELOPMENT

☐ CONSTRUCTION DOCUMENTS

☒ AGENCY REVIEW

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LANDSCAPE
PLANS

NOTES &
SPECIFICATIONS

L4.3

07 of 09

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SECTION 02810 IRRIGATION

PART 1: GENERAL

1.01 WORK INCLUDED

FURNISH ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, TOOLS, AND TRANSPORTATION. AND PERFORM ALL OPERATIONS IN CONNECTION WITH AND REASONABLY INCIDENTAL TO THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM, AND GUARANTEE/WARRANTY AS SHOWN ON THE DRAWINGS, THE INSTALLATION DETAILS, AND AS SPECIFIED HEREIN. ITEMS OF WORK SPECIFICALLY INCLUDED ARE:

A. PROCUREMENT OF ALL APPLICABLE LICENSES, PERMITS, AND FEES.

B. COORDINATION OF UTILITY LOCATES.

C. PROVISION AND CONNECTION OF ELECTRICAL POWER SUPPLY TO THE IRRIGATION CONTROL SYSTEM.

D. MAINTENANCE PERIOD OF 1 YEAR.

1.02 RELATED WORK:

A. DIVISION 2-SITE WORK:

1. SECTION 02900 -LANDSCAPING.

1.03 REFERENCE STANDARDS

- A.
1. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) LATEST EDITION
 2. D2239 POLYETHYLENE (PE) PLASTIC PIPE (SIDR-PR) BASED ON CONTROLLED INSIDE DIAMETER
 3. D2241 POLY (VINYL CHLORIDE) (PVC) PRESSURE-RATED PIPE (SDR-SERIES)
 4. D2564 SOLVENT CEMENT FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE AND FITTINGS
 5. D2609 PLASTIC INSERT FITTINGS FOR POLYETHYLENE (PE) PLASTIC PIPE
 6. D2855 MAKING SOLVENT-CEMENTED JOINTS WITH PLOY (VINYL CHLORIDE) (PVC) PIPE AND FITTINGS
 7. NATIONAL FIRE PROTECTION AGENCY (NFPA) LATEST EDITION 1. 70 NATIONAL ELECTRICAL CODE (NEC)

1.04 SUBMITTALS:

A. DELIVER FOUR (4) COPIES OF ALL SUBMITTALS TO THE OWNER'S AUTHORIZED REPRESENTATIVE WITHIN 14 DAYS FROM THE DATE OF NOTICE TO PROCEED.

B. MATERIALS LIST: INCLUDE PIPE, FITTINGS, MAINLINE COMPONENTS, WATER EMISSION COMPONENTS, CONTROL SYSTEM COMPONENTS. QUANTITIES OF MATERIALS NEED NOT BE INCLUDED.

C. MANUFACTURERS' DATA: SUBMIT MANUFACTURERS' CATALOG CUTS, SPECIFICATIONS, AND OPERATING INSTRUCTIONS FOR EQUIPMENT SHOWN ON THE MATERIALS LIST.

D. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS CALLED FOR IN THE INSTALLATION DETAILS. SHOW PRODUCTS REQUIRED FOR PROPER INSTALLATION, THEIR RELATIVE LOCATIONS, AND CRITICAL DIMENSIONS. NOTE MODIFICATIONS TO THE INSTALLATION DETAIL.

1.05 RULES AND REGULATIONS:

A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE AS PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION, AND ALL APPLICABLE LAWS AND REGULATIONS OF THE GOVERNING AUTHORITIES.

B. WHEN THE CONTRACT DOCUMENTS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZE THAN REQUIRED BY THE ABOVE-MENTIONED RULES AND REGULATIONS, PROVIDE THE QUALITY AND SIZE REQUIRED BY THE CONTRACT DOCUMENTS.

C. IF QUANTITIES ARE PROVIDED EITHER IN THESE SPECIFICATIONS OR ON THE DRAWINGS, THESE QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL QUANTITIES OF ALL MATERIAL, EQUIPMENT, AND SUPPLIES REQUIRED BY THE PROJECT AND TO COMPLETE AN INDEPENDENT ESTIMATE OF QUANTITIES AND WASTAGE.

1.06 TESTING:

A. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE THREE DAYS IN ADVANCE OF TESTING.

B. PIPELINES JOINTED WITH RUBBER GASKETS OR THREADED CONNECTIONS MAY BE SUBJECTED TO A PRESSURE TEST AT ANY TIME AFTER PARTIAL COMPLETION OF BACKFILL. PIPELINES JOINTED WITH SOLVENT-WELDED PVC JOINTS SHALL BE ALLOWED TO CURE AT LEAST 24 HOURS BEFORE TESTING.

C. SUBSECTIONS OF MAINLINE PIPE MAY BE TESTED INDEPENDENTLY, SUBJECT TO THE REVIEW OF THE OWNER'S REPRESENTATIVE.

D. FURNISH CLEAN, CLEAR WATER, PUMPS, LABOR, FITTINGS, AND EQUIPMENT NECESSARY TO CONDUCT TESTS OR RETESTS.

E. HYDROSTATIC PRESSURE TEST:

1. SUBJECT MAINLINE PIPE TO A HYDROSTATIC PRESSURE EQUAL TO 150 PSI FOR TWO HOURS. TEST WITH MAINLINE COMPONENTS INSTALLED.
2. BACKFILL TO PREVENT PIPE FROM MOVING UNDER PRESSURE. EXPOSE COUPLINGS AND FITTINGS.
3. LEAKAGE WILL BE DETECTED BY VISUAL INSPECTION. REPLACE DEFECTIVE PIPE, FITTING, JOINT, VALVE, OR APPURTENANCE. REPEAT THE TEST UNTIL THE PIPE PASSES TEST.
4. CEMENT OR CAULKING TO SEAL LEAKS IS PROHIBITED.

F. OPERATIONAL TEST:

1. ACTIVATE EACH REMOTE CONTROL VALVE IN SEQUENCE FROM CONTROLLER. THE OWNER'S AUTHORIZED REPRESENTATIVE WILL VISUALLY OBSERVE OPERATION, WATER APPLICATION PATTERNS, AND LEAKAGE.
2. REPLACE DEFECTIVE REMOTE CONTROL VALVE, SOLENOID, WIRING, OR APPURTENANCE TO CORRECT OPERATIONAL DEFICIENCIES.
3. REPLACE, ADJUST, OR MOVE WATER EMISSION DEVICES TO CORRECT OPERATIONAL OR COVERAGE DEFICIENCIES.
4. REPLACE DEFECTIVE PIPE, FITTING, JOINT, VALVE, SPRINKLER, OR APPURTENANCE TO CORRECT LEAKAGE PROBLEMS. CEMENT OR CAULKING TO SEAL LEAKS IS PROHIBITED.
5. REPEAT TEST(S) UNTIL EACH LATERAL PASSES ALL TESTS.

1.07 CONSTRUCTION REVIEW:

THE PURPOSE OF ON-SITE REVIEWS BY THE OWNER'S AUTHORIZED REPRESENTATIVE IS TO PERIODICALLY OBSERVE THE WORK IN PROGRESS AND THE CONTRACTOR'S INTERPRETATION OF THE CONSTRUCTION DOCUMENTS AND TO ADDRESS QUESTIONS WITH REGARDS TO THE INSTALLATION.

A. SCHEDULED REVIEWS SUCH AS THOSE FOR IRRIGATION SYSTEM LAYOUT OR TESTING SHOULD BE SCHEDULED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AS REQUIRED BY THESE SPECIFICATIONS.

B. IMPROMPTU REVIEWS MAY OCCUR AT ANY TIME DURING THE PROJECT.

C. FINAL REVIEW WILL OCCUR AT THE COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND RECORD (AS-BUILT) DRAWING SUBMITTAL.

1.08 PROJECT RECORD DOCUMENTS

A. ALL TOOLS, AND EQUIPMENT REQUIRED TO OPEN AND OPERATE THE IRRIGATION SYSTEM (INCLUDING BACKFLOW AND CONTROLLER COVER LOCKS) SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE RETURNED TO THE OWNER UPON COMPLETION OF THE MAINTENANCE CONTRACT. ANY REMOTE CONTROL EQUIPMENT, COMPUTER EQUIPMENT, AND COMPUTER/IRRIGATION PROGRAMS AND IRRIGATION DATA SHALL REMAIN THE PROPERTY OF THE OWNER AND BE RETURNED TO THE OWNER UPON COMPLETION OF THE MAINTENANCE CONTRACT.

B. AS-BUILT DRAWINGS: 4 SETS, NOTING EXACT LOCATIONS OF ELEMENTS AND CHANGES TO CONSTRUCTION DRAWINGS.

C. OPERATION MANUAL AND SOFTWARE RECORDS: TWO COPIES, BOUND IN 1-INCH DIAMETER THREE-RING BINDERS, INDEXED AND TABBED FOR EASY REFERENCE, AND LABELED ON SPINE AND COVER. MANUAL IS TO INCLUDE THE FOLLOWING:

1. APPROVED SUBMITTALS AS SPECIFIED HEREIN.
2. INSTALLATION INSTRUCTIONS INCLUDING MOUNTING DETAILS FOR CONTROL VALVES.
3. OPERATING INSTRUCTIONS:

a. RECOMMENDED OPERATION SEQUENCE, FREQUENCY, AND LENGTH OF OPERATION CYCLE PER RELATIONSHIP TO ESTIMATED ABSORPTION RATE, EVAPORATION RATE, AND ANTICIPATED FLOW.

4. MAINTENANCE INSTRUCTIONS:

a. MANUFACTURERS' PRODUCT DATA, INSTALLATION, AND MAINTENANCE INSTRUCTIONS.

b. COPIES OF COMPLETED WARRANTY INFORMATION. CONTRACTOR TO COMPLETE AND MAIL NECESSARY WARRANTY REGISTRATION INFORMATION TO MANUFACTURER, KEEPING COPIES FOR OWNER.

c. CONTROLLER CHART: PREPARE COLOR-CODED CHART, REDUCED IN SIZE, CONTAINING SAME PLAN INFORMATION AS AS-BUILT DRAWINGS, AND LAMINATED IN PLASTIC ON BOTH SIDES, WITH THE FOLLOWING SPECIFIC INFORMATION:

i. NOTE ROUTING OF CONTROL WIRES.

ii.IDENTIFY VALVES AS TO SIZE AND STATION NUMBER SHOWN ON CONTROLLER.

iii. DELINEATE EACH STATION'S LIMITS OF COVERAGE BY COLOR CODING, WITH EACH STATION HAVING DIFFERENT COLOR, SHOWING ITS ZONE WITH ZONE NUMBER DESIGNATION.

1.09 GUARANTEE/WARRANTY AND REPLACEMENT

THE PURPOSE OF THIS GUARANTEE/WARRANTY IS TO INSURE THAT THE OWNER RECEIVES IRRIGATION MATERIALS OF PRIME QUALITY, INSTALLED AND MAINTAINED IN A THOROUGH AND CAREFUL MANNER.

A. FOR A PERIOD OF ONE (1) YEAR FROM COMMENCEMENT OF THE FORMAL MAINTENANCE PERIOD, GUARANTEE/WARRANTY IRRIGATION MATERIALS, EQUIPMENT, AND WORKMANSHIP AGAINST DEFECTS. FILL AND REPAIR DEPRESSIONS. RESTORE LANDSCAPE OR STRUCTURAL FEATURES DAMAGED BY THE SETTLEMENT OF IRRIGATION TRENCHES OR EXCAVATIONS. REPAIR DAMAGE TO THE PREMISES CAUSED BY A DEFECTIVE ITEM. MAKE REPAIRS WITHIN SEVEN DAYS OF NOTIFICATION FROM THE OWNER'S REPRESENTATIVE.

B. CONTRACT DOCUMENTS GOVERN REPLACEMENTS IDENTICALLY AS WITH NEW WORK. MAKE REPLACEMENTS AT NO ADDITIONAL COST TO THE CONTRACT PRICE.

C. GUARANTEE/WARRANTY APPLIES TO ORIGINALLY INSTALLED MATERIALS AND EQUIPMENT AND REPLACEMENTS MADE DURING THE GUARANTEE/WARRANTY PERIOD.

PART 2: MATERIALS

2.01 QUALITY:

USE MATERIALS WHICH ARE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE, AND WHICH ARE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL CONFORM THE MANUFACTURER'S RECOMMENDATIONS WITH REGARD TO QUALITY, DURABILITY, AND PERFORMANCE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE ALL MANUFACTURER RECOMMENDED SPECIFICATIONS ARE MET.

2.02 SUBSTITUTIONS:

PIPE SIZES REFERENCED IN THE CONSTRUCTION DOCUMENTS ARE MINIMUM SIZES, AND MAY BE INCREASED AT NO ADDITIONAL COST TO THE OWNER AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.

2.03 PIPE AND FITTINGS:

A. MAINLINE PIPE AND FITTINGS:

1. USE RIGID, UNPLASTICIZED POLYVINYL CHLORIDE (PVC) 1120, 1220 NATIONAL SANITATION FOUNDATION (NSF) APPROVED PIPE, EXTRUDED FROM MATERIAL MEETING THE REQUIREMENTS OF CELL CLASSIFICATION 12454-A OR 12454-B, ASTM STANDARD D1784, WITH AN INTEGRAL BELLED END.
2. USE SCHEDULE 40 PVC PIPE CONFORMING TO THE DIMENSIONS AND TOLERANCES ESTABLISHED BY ASTM STANDARD D1785.
3. USE SOLVENT WELD PIPE FOR MAINLINE PIPE WITH A NOMINAL DIAMETER LESS THAN 3-INCHES OR WHERE A PIPE CONNECTION OCCURS IN A SLEEVE. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS CONFORMING TO ASTM STANDARDS D2466 AND D1784. USE PRIMER APPROVED BY THE PIPE MANUFACTURER. SOLVENT CEMENT TO CONFORM TO ASTM STANDARD D2564.
4. INSTALL LOCATION WIRE IN COMMON TRENCH WITH ALL MAINLINES THROUGHOUT PROJECTS. LOCATION WIRE TO BE 12 GAUGE.

B. LATERAL PIPE AND FITTINGS:

1. USE RIGID, UNPLASTICIZED POLYVINYL CHLORIDE (PVC) 1120, 1220 NATIONAL SANITATION FOUNDATION (NSF) APPROVED PIPE, EXTRUDED FROM MATERIAL MEETING THE REQUIREMENTS OF CELL CLASSIFICATION 12454-A OR 12454-B, ASTM STANDARD D1784, WITH AN INTEGRAL BELLED END SUITABLE FOR SOLVENT WELDING.
2. USE CLASS 160, SDR-26, RATED AT 200 PSI, CONFORMING TO THE DIMENSIONS AND TOLERANCES ESTABLISHED BY ASTM STANDARD D2241.

USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS CONFORMING TO ASTM STANDARDS D2466 AND D1784 FOR PVC PIPE.

USE PRIMER APPROVED BY THE PIPE MANUFACTURER. SOLVENT CEMENT TO CONFORM TO ASTM STANDARD D2564, OF A TYPE APPROVED BY THE PIPE MANUFACTURER.

3. FOR DRIP IRRIGATION LATERALS DOWNSTREAM OF ZONE CONTROL VALVES, USE UV RADIATION RESISTANT POLYETHYLENE PIPE MANUFACTURED FROM PRIME UNION CARBIDE G-RESIN 7510 NATURAL 7 MANUFACTURED BY UNION CARBIDE OR A UNION CARBIDE LICENSEE WITH A MINIMUM OF 2% CARBON BLACK.

USE PVC/COMPRESSION LINE FITTINGS COMPATIBLE WITH THE DRIP LATERAL PIPE. USE TUBING STAKES TO HOLD ABOVE-GROUND PIPE IN PLACE.

2.04 MAINLINE COMPONENTS:

A. MAIN SYSTEM SHUTOFF VALVE: AS PER LOCAL PRACTICE AND IN COMPLIANCE WITH LOCAL CODE.

B. WINTERIZATION ASSEMBLY: AS PER LOCAL PRACTICE AND IN COMPLIANCE WITH LOCAL CODE.

C. BACKFLOW PREVENTION ASSEMBLY: AS PRESENTED IN THE INSTALLATION DETAILS.

D. ISOLATION GATE VALVE ASSEMBLY: AS PRESENTED IN THE INSTALLATION DETAILS. INSTALL A SEPARATE VALVE BOX FOR EACH ASSEMBLY PER CONTRACT DRAWING DETAILS.

2.05 DRIP IRRIGATION COMPONENTS:

A. REMOTE CONTROL VALVE (RCV) ASSEMBLY FOR DRIP LATERALS: AS PRESENTED IN THE INSTALLATION DETAILS. USE WIRE CONNECTORS AND WATERPROOFING SEALANT TO JOIN CONTROL WIRES TO SOLENOID VALVES. INSTALL A SEPARATE VALVE BOX FOR EACH ASSEMBLY PER CONTRACT DRAWING DETAILS.

B. ZONE CONTROL VALVE ASSEMBLY: AS PRESENTED IN THE INSTALLATION DETAILS. INSTALL A SEPARATE BOX OVER FOR EACH ASSEMBLY PER CONTRACT DRAWING DETAILS.

C. DRIP EMITTER ASSEMBLY:

1. BARB-MOUNTED, PRESSURE COMPENSATING EMITTER DEVICE AS PRESENTED IN THE INSTALLATION DETAILS. THE DEVICE SHALL BE RAIN BIRD OR APPROVED EQUAL.
2. INSTALL EMITTER TYPES AND QUANTITIES PER EMITTER SCHEDULE ON PLANS.
3. USE 1/4-INCH DIAMETER FLEXIBLE PLASTIC TUBING TO DIRECT WATER FROM EMITTER OUTLET TO EMISSION POINT. LENGTH OF EMITTER OUTLET TUBING SHALL NOT EXCEED 10 (10) FEET.

D. FLUSH CAP ASSEMBLY: AS PRESENTED IN THE INSTALLATION DETAILS. LOCATE AT THE END OF EACH DRIP IRRIGATION LATERAL PIPE. INSTALL A SEPARATE ROUND VALVE BOX FOR EACH ASSEMBLY.

2.06 CONTROL SYSTEM COMPONENTS:

A. IRRIGATION CONTROLLER UNIT:

1. AS PRESENTED IN THE DRAWINGS AND INSTALLATION DETAILS.
2. PRIMARY SURGE PROTECTION ARRESTORS: AS RECOMMENDED BY MANUFACTURER.
3. LIGHTNING PROTECTION: (3) 8-FOOT COPPER-CLAD GROUNDING ROD GRID PER MANUFACTURERS RECOMMENDATION.
4. WIRE MARKERS: PRENUMBERED OR LABELED WITH INDELIBLE NONFADING INK, MADE OF PERMANENT, NONFADING MATERIAL.

B. INSTRUMENTATION:

1. FLOW METER: AS PRESENTED IN PLANS AND DETAILS.

C. CONTROL WIRE, UNLESS OTHERWISE SPECIFIED IN PLANS AND DETAILS USE THE FOLLOWING:

1. USE AMERICAN WIRE GAUGE (AWG) NO. 14 SOLID COPPER, TYPE UF OR PE CABLE, UL APPROVED FOR DIRECT UNDERGROUND BURIAL FROM THE CONTROLLER UNIT TO EACH REMOTE CONTROL VALVE.
2. COLOR: USE WHITE FOR COMMON GROUND WIRE. USE EASILY DISTINGUISHED COLORS FOR OTHER CONTROL WIRES. SPARE CONTROL WIRES SHALL BE OF A COLOR DIFFERENT FROM THAT OF THE ACTIVE CONTROL WIRE. WIRE COLOR SHALL BE CONTINUOUS OVER ITS ENTIRE LENGTH.
3. SPLICES: ALL FIELD SPLICES BETWEEN THE REMOTE CONTROL VALVE AND THE CONTROLLER MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND MUST OCCUR IN A VALVE BOX OR JUNCTION BOX. USE WIRE CONNECTOR WITH WATERPROOF SEALANT. WIRE CONNECTOR TO BE OF PLASTIC CONSTRUCTION.
4. ENCASE WIRING NOT LOCATED NEAR PVC IRRIGATION PIPE IN PVC SCHEDULE 40 ELECTRICAL CONDUIT.
5. ALL CONTROL WIRING INSTALLED UNDER PAVING OR ANY PATH SHALL BE INSTALLED IN SCHEDULE 40 ELECTRICAL CONDUIT.

2.07 OTHER COMPONENTS:

A. TOOLS AND SPARE PARTS: PROVIDE OPERATING KEYS, SERVICING TOOLS, TEST EQUIPMENT, OTHER ITEMS, AND SPARE PARTS NOT OTHERWISE INDICATED IN THE GENERAL NOTES OF THE DRAWINGS.

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LANDSCAPE
PLANS

NOTES &
SPECIFICATIONS

L4.4

08 of 09

PART 3: EXECUTION

3.01 PREPARATION

- A. PRESSURE/FLOW TEST: CONDUCT TESTS AT THE IRRIGATION WATER TAP OR METER LOCATION AND PROVIDE WRITTEN RESULTS TO OWNER INCLUDING THE FOLLOWING INFORMATION:
1. STATIC PRESSURE IN PSI.
 2. RESIDUAL PRESSURE IN PSI.
 3. FLOW IN GPM.
4. PRIOR TO INSTALLATION, RECEIVE APPROVAL FROM GENERAL CONTRACTOR TO PROCEED WITH CONSTRUCTION.
- C. CONTRACTOR SHALL FIELD VERIFY ALL ABOVE-GROUND AND UNDERGROUND UTILITIES PRIOR TO START OF WORK.

3.02 EXCAVATION

- A. EXCAVATE TRENCH TO PROPER DEPTH.
- B. MINIMUM TRENCH WIDTH SHALL BE 3-1/2 INCHES.
- C. BACKFILL AND HAND TAMP OVER EXCAVATION PRIOR TO INSTALLING PIPING.
- D. EXCAVATE TRENCHES DEEPER THAN REQUIRED IN SOILS CONTAINING ROCK OR OTHER HARD MATERIAL THAT MIGHT DAMAGE PIPE. BACKFILL TO PROPER DEPTH WITH SELECTED FINE EARTH OR SAND.
- E. KEEP TRENCHES FREE OF OBSTRUCTIONS AND DEBRIS THAT WOULD DAMAGE PIPE.
- F. AVOID ELECTRIC DUCTS, STORM AND SANITARY SEWER LINES, AND WATER AND GAS MAINS WHEN TRENCHING FOR PIPING.
- G. DO NOT CUT SIDEWALKS, PAVED AREAS, OR CURB AND GUTTER WHEN TRENCHING FOR PIPING UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.
- H. PROVIDE SLEEVES (AS SPECIFIED IN 2.03A. ABOVE) UNDER PAVING/CONCRETE PRIOR TO INSTALLATION OF PAVING.
- I. UNDER EXISTING PAVING, AUGER BORE OR TUNNEL WITHOUT DISTURBING EXISTING PAVEMENT ABOVE. ANY DAMAGED PAVEMENT WILL BE REMOVED AND REPLACED ACCORDING TO SPECIFICATION SECTION 02740 OR 02751.

3.03 EXCAVATION, TRENCHING, AND BACKFILLING:

- A. EXCAVATE TO PERMIT THE PIPES TO BE LAID AT THE INTENDED ELEVATIONS AND TO PERMIT WORK SPACE FOR INSTALLING CONNECTIONS AND FITTINGS.
- B. MINIMUM COVER (DISTANCE FROM TOP OF PIPE OR CONTROL WIRE TO FINISH GRADE):
1. 18-INCH OVER MAINLINE PIPE AND OVER ELECTRICAL CONDUIT.
 2. 12-INCH OVER CONTROL WIRE.
 3. 8-INCH OVER DRIP LATERAL PIPE IN TURF OR PAVED AREAS DOWNSTREAM OF DRIP SYSTEM ZONE CONTROL VALVES.
 4. 3-INCH MINIMUM MULCH COVER OVER DRIP LATERAL PIPE IN PLANTING BEDS DOWNSTREAM OF DRIP SYSTEM ZONE CONTROL VALVES.
- C. BACKFILL ONLY AFTER LINES HAVE BEEN REVIEWED AND TESTED.
- D. EXCAVATED MATERIAL IS GENERALLY SATISFACTORY FOR BACKFILL. BACKFILL SHALL BE FREE FROM RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN **2-INCHES** IN MAXIMUM DIMENSION. REMOVE MATERIAL NOT SUITABLE FOR BACKFILL. BACKFILL PLACED NEXT TO PIPE SHALL BE FREE OF SHARP OBJECTS WHICH MAY DAMAGE THE PIPE. STONES LARGER THAN 1-INCH MAXIMUM DIMENSION ARE NOT PERMITTED IN FIRST (DEEPEST) 6-INCHES OF BACKFILL.
- E. BACKFILL UNSLEEVED PIPE IN EITHER OF THE FOLLOWING MANNERS:
1. BACKFILL AND PUDDLE THE LOWER HALF OF THE TRENCH. ALLOW TO DRY 24 HOURS. BACKFILL THE REMAINDER OF THE TRENCH IN 6-INCH LAYERS. COMPACT TO DENSITY OF SURROUNDING SOIL.
 2. BACKFILL THE TRENCH BY DEPOSITING THE BACKFILL MATERIAL EQUALLY ON BOTH SIDES OF THE PIPE IN 6-INCH LAYERS AND COMPACTING TO THE DENSITY OF SURROUNDING SOIL.
- F. ENCLOSE PIPE AND WIRING BENEATH ROADWAYS, WALKS, CURBS, ETC., IN SLEEVES. MINIMUM COMPACTION OF BACKFILL FOR SLEEVES SHALL BE 95% STANDARD PROCTOR DENSITY, ASTM D698-78. CONDUCT ONE COMPACTION TEST FOR EACH SLEEVED CROSSING LESS THAN 50 FEET LONG. CONDUCT TWO COMPACTION TESTS FOR EACH SLEEVED CROSSING GREATER THAN 50 FEET LONG. COSTS FOR SUCH TESTING AND ANY NECESSARY RETESTING SHALL BE BORNE BY THE CONTRACTOR. USE OF WATER FOR COMPACTION AROUND SLEEVES, "PUDDLING", WILL NOT BE PERMITTED.
- G. DRESS BACKFILLED AREAS TO ORIGINAL GRADE. INCORPORATE EXCESS BACKFILL INTO EXISTING SITE GRADES.
- H. WHERE UTILITIES CONFLICT WITH IRRIGATION TRENCHING AND PIPE WORK, CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR TRENCH DEPTH ADJUSTMENTS.

3.04 PIPING SYSTEM

- A. MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE PROVIDED AS FOLLOWS:
1. PLANTING AREAS:
- A. MAINS AND CONTROL VALVES: 18 INCHES.
- B. LATERALS: 12 INCHES.
2. DRIVES OR PARKING AREAS: 24 INCHES.
- B. CLEARANCES: MINIMUM OF 3 INCHES HORIZONTAL CLEARANCE BETWEEN PARALLEL LINES IN SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.
- C. SPECIAL REQUIREMENTS - PVC AND PE PIPE:
1. SNAKE IN TRENCH AT LEAST 1 FOOT PER 100 FEET OF PIPE TO ALLOW FOR THERMAL EXPANSION.

3.05 SLEEVING

- A. PROVIDE SLEEVES FOR BOTH PIPING AND CONTROL WIRING WHERE EITHER PASSES UNDER PAVED/CONCRETE SURFACES:
1. DEPTHS OF SLEEVES SHALL BE SAME AS THAT REQUIRED FOR PIPING AT EACH LOCATION OR CONDITION.
 2. EXTEND SLEEVES 12 INCHES BEYOND PAVING AT EACH END.
 3. INSTALL PERMANENT BENCHMARK AT TOP OF CURBS FOR REFERENCE TO SLEEVE LOCATIONS.

3.06 ASSEMBLING PIPE AND FITTINGS:

- A. GENERAL:
1. KEEP PIPE FREE FROM DIRT AND PIPE SCALE. CUT PIPE ENDS SQUARE AND DEBUR. CLEAN PIPE ENDS.
 2. KEEP ENDS OF ASSEMBLED PIPE CAPPED. REMOVE CAPS ONLY WHEN NECESSARY TO CONTINUE ASSEMBLY.
- B. MAINLINE PIPE AND FITTINGS:
1. USE ONLY STRAP-TYPE FRICTION WRENCHES FOR THREADED PLASTIC PIPE.
 2. PVC SOLVENT WELD PIPE:
 - a. USE PRIMER AND SOLVENT CEMENT. JOIN PIPE IN A MANNER RECOMMENDED BY THE MANUFACTURER AND IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES.
 - b. CURE FOR 30 MINUTES BEFORE HANDLING AND 24 HOURS BEFORE ALLOWING WATER IN PIPE.
 - c. SNAKE PIPE FROM SIDE TO SIDE WITHIN THE TRENCH.
3. FITTINGS: THE USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
- C. LATERAL PIPE AND FITTINGS:
1. USE ONLY STRAP-TYPE FRICTION WRENCHES FOR THREADED PLASTIC PIPE.
 2. PVC SOLVENT WELD PIPE:
 - a. USE PRIMER AND SOLVENT CEMENT. JOIN PIPE IN THE MANNER RECOMMENDED BY THE MANUFACTURER AND IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES.
 - b. CURE FOR 30 MINUTES BEFORE HANDLING AND 24 HOURS BEFORE ALLOWING WATER IN THE PIPE.
 - c. SNAKE PIPE FROM SIDE TO SIDE WITHIN THE TRENCH.
3. UV RADIATION RESISTANT POLYETHYLENE PIPE:
- a. JOIN PIPE IN THE MANNER RECOMMENDED BY MANUFACTURER AND IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICES.
 - b. SNAKE PIPE FROM SIDE TO SIDE WITHIN THE TRENCH, ON THE SOIL SURFACE, AND HOLD IN PLACE WITH TUBING STAKES SPACED EVERY FIVE FEET.
4. FITTINGS: THE USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
- D. THRUST BLOCKS:
1. USE CAST-IN-PLACE CONCRETE BEARING AGAINST UNDISTURBED SOIL.
 2. SIZE, ORIENTATION AND PLACEMENT SHALL BE AS SHOWN ON INSTALLATION DETAILS.
 3. INSTALL REBAR WITH MASTIC COATING AS SHOWN ON INSTALLATION DETAILS.

3.07 INSTALLATION OF MAINLINE COMPONENTS:

- A. MAIN SYSTEM SHUT OFF VALVE: INSTALL WHERE INDICATED ON THE DRAWINGS.
- B. WINTERIZATION ASSEMBLY: INSTALL WHERE INDICATED ON THE DRAWINGS.
- C. BACKFLOW PREVENTION ASSEMBLY: INSTALL WHERE INDICATED ON THE DRAWINGS. INSTALL ASSEMBLY SO THAT ITS ELEVATION, ORIENTATION, ACCESS, AND DRAINAGE CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE HEALTH CODES.
- D. MASTER VALVE ASSEMBLY: INSTALL WHERE INDICATED ON THE DRAWINGS.
- E. ISOLATION GATE VALVE ASSEMBLY:
1. INSTALL WHERE INDICATED ON THE DRAWINGS.
 2. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH ADJACENT WALLS OR EDGES OF PAVED AREAS.
- F. MANUAL DRAIN VALVE ASSEMBLY: INSTALL AT LOW POINTS IN THE MAINLINE PIPING.

3.08 INSTALLATION OF DRIP IRRIGATION COMPONENTS:

- A. REMOTE CONTROL VALVE (RCV) ASSEMBLY FOR DRIP LATERALS:
1. FLUSH MAINLINE PIPE BEFORE INSTALLING RCV ASSEMBLY.
 2. LOCATE AS SHOWN ON THE DRAWINGS. WIRE CONNECTORS AND WATERPROOF SEALANT SHALL BE USED TO CONNECT CONTROL WIRES TO REMOTE CONTROL VALVE WIRES. CONNECTORS AND SEALANT SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS.
 3. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
 4. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.
- B. ZONE CONTROL VALVE ASSEMBLY: INSTALL AT LOCATIONS SHOWN ON THE DRAWINGS.
- C. DRIP EMITTER ASSEMBLY:
1. LOCATE AS SHOWN ON THE DRAWINGS AND INSTALLATION DETAILS.
 2. FLUSH LATERAL PIPE BEFORE INSTALLING EMITTER ASSEMBLY.
 3. CUT EMITTER OUTLET DISTRIBUTION TUBING SQUARE.
 4. USE TOOLS AND TECHNIQUES RECOMMENDED BY THE MANUFACTURER.
- D. FLUSH CAP ASSEMBLY: INSTALL AT THE END OF EACH DRIP IRRIGATION LATERAL PIPE AS SHOWN ON THE INSTALLATION DETAILS.

3.09 INSTALLATION OF CONTROL SYSTEM COMPONENTS:

- A. IRRIGATION CONTROLLER UNIT:
1. THE LOCATION OF THE CONTROLLER UNIT AS DEPICTED ON THE DRAWINGS IS APPROXIMATE; THE OWNER'S AUTHORIZED REPRESENTATIVE WILL DETERMINE THE EXACT SITE LOCATION UPON COMMENCEMENT OF CONTRACT.
 2. LIGHTNING PROTECTION: DRIVE 8-FOOT COPPER-CLAD GROUNDING ROD INTO THE SOIL. IF ROCK PREVENTS DRIVING, BURY AT LEAST FOUR FEET DEEP. USE ONE ROD FOR EACH CONTROLLER. CONNECT CONTROLLER TO GROUNDING ROD WITH AWG NO. 10 SOLID CONDUCTOR COPPER WIRE. SECURE WIRE TO GROUNDING ROD WITH BRASS OR BRONZE CLAMP. LOCATE THE CONNECTION IN A SEPARATE VALVE BOX.
 3. INSTALL PRIMARY SURGE PROTECTION ARRESTORS ON INCOMING POWER LINES.
 4. INSTALL ONE VALVE OUTPUT SURGE PROTECTION ARRESTOR ON EACH CONTROL WIRE AND ONE FOR THE COMMON WIRE.
 5. ATTACH WIRE MARKERS TO THE ENDS OF CONTROL WIRES INSIDE THE CONTROLLER UNIT HOUSING. LABEL WIRES WITH THE IDENTIFICATION NUMBER (SEE DRAWINGS) OF THE REMOTE CONTROL VALVE TO WHICH THE CONTROL WIRE IS CONNECTED.
 6. CONNECT CONTROL WIRES TO THE CORRESPONDING CONTROLLER TERMINAL.

B. INSTRUMENTATION:

1. INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS. INSTALL AT LOCATION APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. INSTALL ELECTRICAL CONNECTIONS BETWEEN IRRIGATION CONTROLLER AND FLOW SENSOR PER MANUFACTURER'S RECOMMENDATIONS.

C. CONTROL WIRE:

1. BUNDLE CONTROL WIRES WHERE TWO OR MORE ARE IN THE SAME TRENCH. BUNDLE WITH PIPE WRAPPING TAPE SPACED AT 10-FOOT INTERVALS.
2. PROVIDE A 24-INCH EXCESS LENGTH OF WIRE IN AN 8-INCH DIAMETER LOOP AT EACH 90 DEGREE CHANGE OF DIRECTION, AT BOTH ENDS OF SLEEVES, AND AT 100-FOOT INTERVALS ALONG CONTINUOUS RUNS OF WIRING. COIL 24-INCH LENGTH OF WIRE WITHIN EACH REMOTE CONTROL VALVE BOX. MAKE WIRING LOOP BY TURNING CONTROL WIRE 5 TURNS AROUND 1-INCH PIPE.
3. INSTALL COMMON GROUND WIRE AND ONE CONTROL WIRE FOR EACH REMOTE CONTROL VALVE. MULTIPLE VALVES ON A SINGLE CONTROL WIRE ARE NOT PERMITTED.
4. IF A CONTROL WIRE MUST BE SPLICED, MAKE SPLICE WITH WIRE CONNECTORS AND WATERPROOF SEALANT, INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. LOCATE SPLICE IN A VALVE BOX WHICH CONTAINS AN IRRIGATION VALVE ASSEMBLY, OR IN A SEPARATE 6-INCH ROUND VALVE BOX. USE SAME PROCEDURE FOR CONNECTION TO VALVES AS FOR IN-LINE SPLICES.
5. UNLESS NOTED ON PLANS, INSTALL WIRE PARALLEL WITH AND UNDER PVC MAINLINE PIPE. IF WIRE IS INSTALLED ADJACENT TO SECTION OF METAL PIPE, SEPARATE WIRE FROM PIPE MINIMUM OF 6-INCHES AND INSTALL WIRE IN PVC CONDUIT.
6. ENCASE WIRE NOT INSTALLED WITH PVC MAINLINE PIPE IN ELECTRICAL CONDUIT.

3.10 INSTALLATION OF OTHER COMPONENTS:

A. TOOLS AND SPARE PARTS:

1. PRIOR TO THE PRE-MAINTENANCE REVIEW, SUPPLY TO THE OWNER OPERATING KEYS, SERVICING TOOLS, TEST EQUIPMENT, AND ANY OTHER ITEMS INDICATED ON THE DRAWINGS.
2. PRIOR TO FINAL REVIEW, SUPPLY TO THE OWNER THE SPARE PARTS INDICATED IN THE GENERAL NOTES ON THE DRAWINGS.

B. OTHER MATERIALS: INSTALL OTHER MATERIALS OR EQUIPMENT SHOWN ON THE DRAWINGS OR INSTALLATION DETAILS TO BE PART OF THE IRRIGATION SYSTEM, EVEN THOUGH SUCH ITEMS MAY NOT HAVE BEEN REFERENCED IN THESE SPECIFICATIONS.

C. COMPLY WITH TOWN OF MARANA CODES FOR INSTALLATION OF BACKFLOW PREVENTOR. IN ABSENCE OF LOCAL CODES, MINIMUM REQUIREMENTS SHALL BE TO SET IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.11 MAINTENANCE:

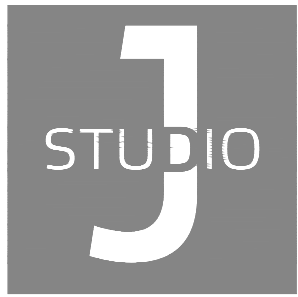
- A. UPON COMPLETION OF FINAL REVIEW, MAINTAIN IRRIGATION SYSTEM FOR A DURATION OF SIX (6) MONTHS. MAKE PERIODIC EXAMINATIONS AND ADJUSTMENTS TO IRRIGATION SYSTEM COMPONENTS SO AS TO ACHIEVE THE MOST DESIRABLE APPLICATION OF WATER.
- B. FOLLOWING COMPLETION OF THE CONTRACTOR'S MAINTENANCE PERIOD, THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE SYSTEM IN WORKING ORDER DURING THE REMAINDER OF THE GUARANTEE/WARRANTY PERIOD, FOR PERFORMING NECESSARY MINOR MAINTENANCE, FOR PROTECTING AGAINST VANDALISM, AND FOR PREVENTING DAMAGE DURING THE LANDSCAPE MAINTENANCE OPERATION.

3.12 CLEANUP:

- A. UPON COMPLETION OF WORK, REMOVE FROM THE SITE ALL MACHINERY, TOOLS, EXCESS MATERIALS, AND RUBBISH.

END OF SECTION 02810

SC RANCH HOLDINGS
LLC.
100 N. STONE AVE.
STE 504
TUCSON, AZ 85701



JStudio LA, LLC
landscape architecture
+ site planning
33 south fifth avenue, tucson, az
520.405.9642
www.jstudio.biz

SC RANCH
MOORE AND SANDERS ROADS
MARANA, AZ



NO.	REVISION	DATE

- ☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION DOCUMENTS
☒ AGENCY REVIEW
☐ BIDDING/PRICING PACKAGE
☐ CONSTRUCTION ISSUE

PROJ. NO.: PRE.01
DATE: 04.09.19
DRAWN BY: TSJ
CHECKED BY: TSJ

AGENCY REFERENCE NO.:
LPR1811-001, PCZ-02065,
PRV1811-002

LANDSCAPE
PLANS

NOTES &
SPECIFICATIONS

L4.5

09 of 09

ENGINEER:
PRESIDIO ENGINEERING, INC.
190 S. STRATFORD DR.
TUCSON, AZ 85716
ATTN: JOHN WOOD
PH: 520.795.7255
EMAIL: JOHN@PRESIDIOENGINEERING.COM

OWNER:
SC RANCH HOLDINGS LLC.
100 N STONE AVE STE 504
TUCSON, AZ 85701
520.235.4780
ATTN: CARL WINTERS



DEVELOPER:
MGS LAND, LLC
7117 E RANCHO VISTOSO DR #6003
SCOTTSDALE, AZ 8251
602.432.5955
ATTN: MARK WINKLEMAN

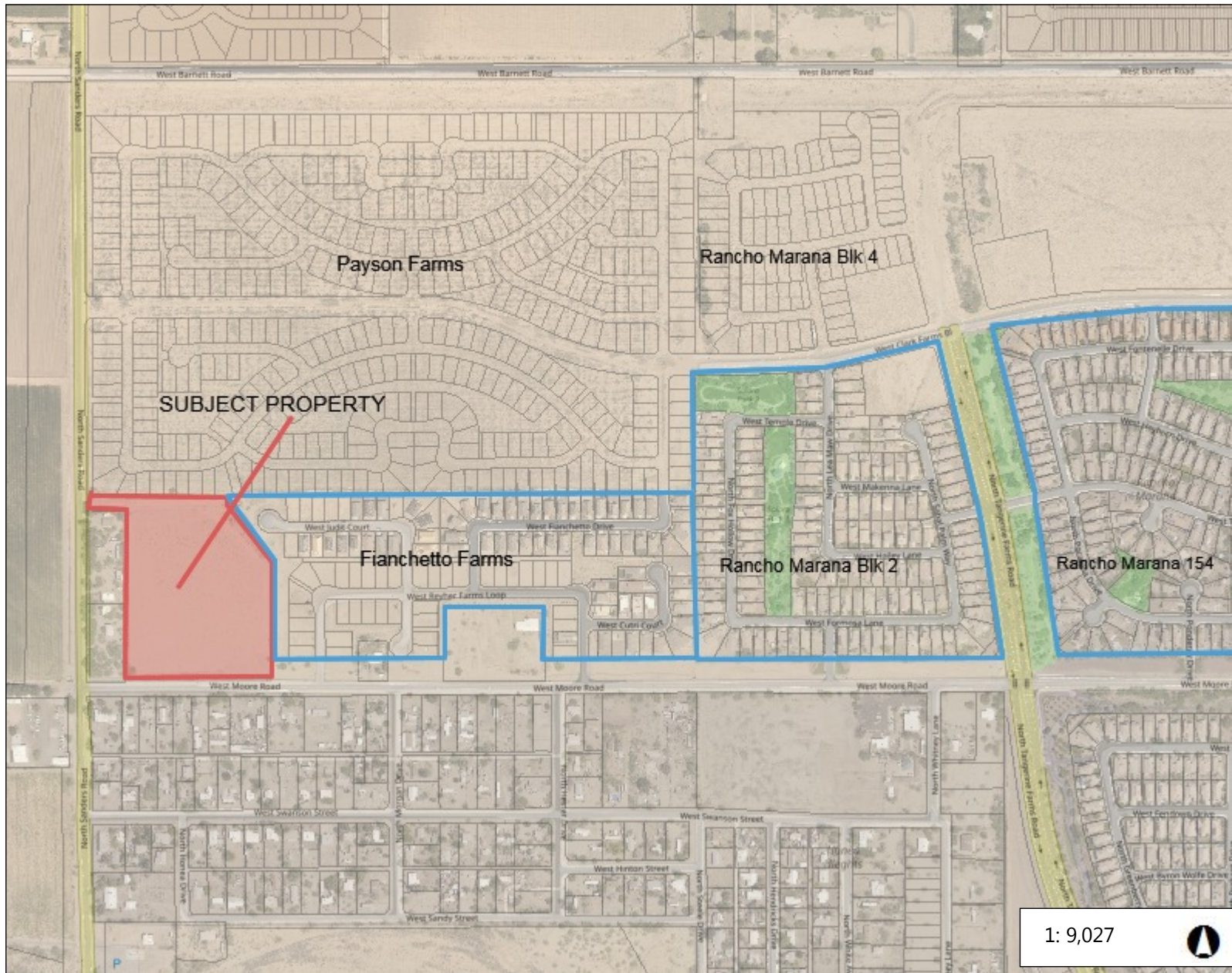
SITE ADDRESS:
12500 W MOORE RD
MARANA, ARIZONA 85753

LEGAL DESCRIPTION:
PORTION OF THE SOUTHWEST 1/4
OF SECTION 28, T. 11 S., R. 11 E.,
G.&S.R.M., TOWN OF MARANA,
PIMA COUNTY, ARIZONA



Legend

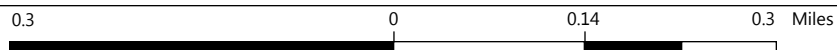
-  Marana Addresses
-  Marana Town Limits
-  Parcels (Black)



1: 9,027



Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Development Services / maranaplanning@maranaAZ.gov

11555 West Civic Center Drive / Marana, AZ 85653

Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

- | | | | |
|--|--|--|---|
| ☐ Annexation | ☐ Development Plan | ☐ Development Plan Package | ☐ General Plan Amendment |
| ☐ Rezone | ☐ Minor Land Division | ☐ Landscape Plan | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Preliminary Plat | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☒ Variance | ☐ Final Plat | ☐ Significant Land Use Change | ☐ Sign Program |
| ☐ Improvement Plan: _____ | | ☐ Report (Type): _____ | ☐ Other: _____ |

PROJECT INFORMATION

Project Name: SC Ranch Lots 1 - 52 and Common Areas A, B and C

Description of Project: Single Family Detached Residential

Number of Lots: 52

Parcel No.(s): 217-42-004H

Gross Area (Acres): 10.77+/-

Project Address: 12500 W. Moore Road, Marana, AZ 85753

Ref. Project No.: PCZ-02065, PRV1811-002

CONTACT INFORMATION

Owner: SC Ranch Holdings, LLC

Contact Name: Carl Winters

Address: 100 N. Stone Avenue #504

City: Tucson

State: AZ

Zip: 85701

Email: cwinters@cwatucson.com

Phone No.: (520) 235-4780

Applicant: MGS Land, LLC

Contact Name: Mark Winkleman

Address: 7117 E. Rancho Vistos Dr. #6003

City: Scottsdale

State: AZ

Zip: 85251

Email: mw@mgsrealty.com

Phone No.: (602) 432-5955

Consultant/Engineer: Presidio Engineering, Inc.

Contact Name: Tanya Washington

Address: 190 S. Stratford Dr. #105

City: Tucson

State: AZ

Zip: 85716

Email: tanya@presidioengineering.com

Phone No.: (520) 795-7255

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information 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.)

Mark Winkleman

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/11/2019

Project No.

PCM1904-001

Date Received

4/10/19