



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 28, 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 August 28, 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 July 31, 2019 Meeting Minutes

B. Public Hearings

- 1. PCZ1907-001 Marana Main Street Specific Plan Amendment** A request for a recommendation to the Town Council for approval of the Marana Main Street Specific Plan Amendment to allow for the development of additional businesses with drive-through facilities in the Highway Support Commercial land use designation area, without the requirement for a conditional use permit, and to allow for the development of a pharmacy with associated drive-through on the southeast corner of Marana Main Street and Sandario Road in the Marana

Main Street Commercial land use designation area, upon approval of a conditional use permit (Cynthia Ross)

C. Commission Action

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

1. **DPP1906-002 Mountain View Tours Development Plan** Relating to Development; approving a development plan for Mountain View Tours at 9817 N. Casa Grande Hy. (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: 08/28/2019

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: August 28, 2019

Strategic Plan Focus Area:

Subject: Approval of the July 31, 2019 Meeting Minutes

Discussion:

Staff Recommendation:

Suggested Motion:

Attachments

2019.7.31 Draft Minutes



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, July 31 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. Commissioners Schachter and Hill were absent. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

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

ANNOUNCEMENTS. A draft copy of the General Plan was given to the Commission for review. The 60-day review period will run through September 27, 2019 – Jason Angell

GENERAL ORDER OF BUSINESS. Approve Regular Planning Commission Meeting Minutes from May 29, 2019. *Motion to approve by Commissioner Fehrmann, seconded by Commissioner Miller. Passed unanimously.*

PUBLIC HEARINGS.

1. CUP1906-001 Jack in the Box Drive-Through Conditional Use Permit. A request for approval of a conditional use permit to allow the development of a restaurant with an associated drive-through at 13925 N. Sandario Road. (Steven E. Vasquez) **Steven Vasquez** noted this was a request for a conditional use permit for a restaurant with an associated drive-through for a proposed Jack-in-the-Box.

The project zoning falls within the Marana Towne Center Specific Plan. Per the specific plan, a conditional use permit approval is required for a restaurant with an associated drive-through. In the Marana Main Street area, the McDonald's - to the east - has an existing drive-through and a conditional use permit for a drive-through was approved for a proposed Chuy's and Bisbee Breakfast Club - to the southeast. The proposed development consists of a 2,760 sq. ft. restaurant, with a drive-through located on the west and south sides of the site. Notice of the public hearing was published and posted. Letters were mailed to property owners within 300 feet of the site. Staff has received no comments. Staff does recommend approval.

Chairman Schnee asked about the amount of anticipated traffic expected in relation to the Tumbleweed Lounge. Mr. Vasquez noted that a development plan package has been submitted for the site. Included, will be a traffic impact report, which will indicate if there is any mitigation that is needed. Staff does not anticipate any traffic issues. **Commissioner Miller** echoed Chairman Schnee's concerns. **Commissioner Fehrmann** felt the plan was well thought out and believed there would be no impeding traffic issues. No other comments were offered from the Commission.

Chairman Schnee opened and closed the public hearing.

Motion to approve by Chairman Schnee, seconded by Vice Chair Duncan. Passed unanimously. 5-0

COMMISSION ACTION.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

Motion moved by Commissioner Tyson to nominate Chairman Schnee as Chair of the Planning Commission, seconded by Commissioner Fehrmann. Passed unanimously. 4-0

Motion moved by Chairman Schnee to nominate Vice Chair Duncan as Vice Chair of the Planning Commission, seconded by Commissioner Fehrmann. Passed unanimously. 4-0

FUTURE AGENDA ITEMS.

ADJOURNMENT.

Motion to adjourn at 6:39 p.m. by Commissioner Tyson, seconded by Commissioner Miller. Passed unanimously.

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on July 31, 2019. I further certify that a quorum was present.



Terri Byler, Commission Secretary

Planning Commission Regular Meeting

Meeting Date: 08/28/2019

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: August 28, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: PCZ1907-001 Marana Main Street Specific Plan Amendment A request for a recommendation to the Town Council for approval of the Marana Main Street Specific Plan Amendment to allow for the development of additional businesses with drive-through facilities in the Highway Support Commercial land use designation area, without the requirement for a conditional use permit, and to allow for the development of a pharmacy with associated drive-through on the southeast corner of Marana Main Street and Sandario Road in the Marana Main Street Commercial land use designation area, upon approval of a conditional use permit (Cynthia Ross)

Discussion:

Summary of Proposed Changes

The applicant is proposing to amend the Marana Main Street Specific Plan to allow for additional businesses with drive-through facilities within the Specific Plan area. Businesses with drive-throughs are currently allowed on just Lots 4 and 5 of the Highway Support Commercial land use area, adjacent to Sandario Road. Lot 5 has been developed as a McDonald's restaurant with an approved drive-through facility. Lot 4 currently has two buildings under construction with one approved drive-through lane.

The proposed changes to the Marana Main Street Specific Plan include:

1. Businesses with associated drive-throughs permitted on all lots in the Highway Support Commercial land use designation without the requirement of a conditional use permit.
2. A pharmacy with a drive-through window permitted at the southeast corner of Marana Main Street and Sandario Road in the Marana Main Street Commercial land use designation upon approval of a conditional use permit subject to the following requirements:
 - a. The siting of drive-through windows must be located behind and screened by the principal building,
 - b. Location and design of the access driveway shall minimize impacts on pedestrian activity.
 - c. Stacking of cars shall not be permitted in an access driveway, and instead, the parking lot must be used for stacking.
 - d. The design precludes vehicular access conflicting with an existing or planned adjacent use.
 - e. The facility is located to minimize noise and odors.
3. Updated map exhibits to reflect current conditions.
4. A revised conceptual plan showing the proposed general layout of lots in the Highway Support Commercial land use area.

History

The Marana Main Street Specific Plan was originally adopted by the Marana Town Council on November 18, 2008 by Ordinance No. 2008.24. The zoning was changed from Zone "A" (Small Lot Zone) and "VC" (Village Commercial) to "F" (Specific Plan), creating the Marana Main Street Specific Plan. The plan was amended on March 19, 2013 by Ordinance No. 2013-004. Amendments included an update of the

Introduction, Development Plan and Development regulations of the Marana Main Street Specific Plan, and creating additional land use designations addressing freeway signage, and amending the criteria for drive-through facilities and modifications to the street section for Marana Main Street.

Public Notification

The public hearing notice for this specific plan amendment request was properly advertised in The Daily Territorial newspaper and posted in various locations in Town including the Marana Municipal Complex. Additionally, all property owners within 300 feet of the subject property were notified by mail of the proposed use and date of the public hearing. As of the date of this report, no public comments had been received.

Recommended Findings of Fact

1. The site is currently designated "F", Specific Plan Zone. The proposed amendments are consistent with the purpose of Specific Plan zoning. The project is in compliance with all other development standards of the Land Development Code related to this zoning classification.

2. With the acceptance of the proposed recommended conditions, this proposal is consistent with the purpose and intent of the Town of Marana General Plan.

3. This proposal, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis

Review criteria

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: With the acceptance of the recommended conditions the development complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: With the acceptance of the recommended conditions this proposal complies with the requirements of 'F' Specific Plan zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan: With the acceptance of the recommended conditions this proposal is consistent with the purpose and intent of the Town of Marana General Plan.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area or the development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town: Based upon the requirements and conditions, 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:

RECOMMENDED CONDITIONS OF APPROVAL

1. Compliance with all applicable provisions of the Town's Codes, and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements.
2. Any preliminary plat or development plan shall be in general conformance with the Land Use Concept of the Marana Main Street Specific Plan.
3. This project is located within the Northwest Marana Transportation, Lower Santa Cruz River Levee, and Marana Park Benefit Areas, and will be subject to those fees at time of permitting.
4. The property owner shall not cause any lot split of any kind without the written consent of the Town of Marana.
5. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the applicant or the land owner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. Appropriate experts should be retained and appropriate

federal and state agencies should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.

6. The Developer shall dedicate, or cause to have dedicated, the necessary rights-of-way for Marana Main Street and Sandario Road.
7. A drainage study must be submitted by the Developer and accepted by the Town prior to approval of any preliminary plat or development plan.
8. Potential buyers shall be notified that some or all of the property in this rezoning may be subject to an annual tax and assessment by Cortaro Marana Irrigation District and Cortaro Water Users' Association.
9. A detailed traffic analysis shall be submitted and accepted by staff prior to approval of any preliminary plat or development plan.
10. The developer will be responsible for the design and construction of any roadway improvements that the Town requires based on the data and findings of the accepted traffic impact analysis and other traffic studies that will be required at the platting or development plan stages of this project.
11. A Sewer Service Agreement and Master Sewer Plan shall be submitted by the Developer and accepted by the wastewater provider and the Town Engineer prior to the approval of any preliminary plat or development plan.
12. The property owner shall transfer, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II to the Town of Marana for the Town providing designation of assured water supply and water service to said property. If Type I or Type II are needed on said property, the Town and developer/landowner shall arrive at an agreeable solution to the use of those water rights appurtenant to said land.
13. To ensure that the historical heritage of the site is remembered, in the first phase of this development the developer will build and install to Town specifications a marker commemorating the cotton production and processing that occurred on this site. Maintenance of the heritage marker will be the responsibility of the Town of Marana.
14. The Specific Plan document may be subject to minor grammatical and illustrative changes prior to Town Council consideration.
15. An annual report shall be submitted within 30 days of the anniversary of the Town Council's approval of the Specific Plan in addition to those requirements listed in the Land Development Code and Specific Plan.
16. Upon adoption of the ordinance by the Mayor and Council approving the Marana Main Street Specific Plan, the applicant shall provide the Planning Department with the following final edition of the Marana Main Street Specific Plan: one non-bound original; five bound copies; and three digital copies in Microsoft Word or other acceptable format within sixty days of the adoption.
17. The developer of each lot in this project will be responsible for the design and construction of Marana Main Street to its ultimate cross section along the frontage of said developer's project property.

Suggested Motion:

I move to recommend to the Town Council approval of PCZ1907-001, Marana Main Street Specific Plan Amendment with the noted conditions.

Attachments

Application

Narrative

Marana Main Street Specific Plan Amendment Proposed Draft - Redlines

Land Use Designations Map Exhibit

Proposed Concept Plan Exhibit



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 | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☐ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

PROJECT INFORMATION

Project Name:

Description of Project:

Number of Lots:

Parcel No.(s):

Gross Area (Acres):

Project Address:

Ref. Project No.:

CONTACT INFORMATION

Owner:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Applicant:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

Consultant/Engineer:

Contact Name:

Address:

City:

State:

Zip:

Email:

Phone No.:

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.)

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____

Marana Main Street Specific Plan - Second Amendment
Application Attachment

Parcel Numbers:

Block 1:	217280330, 217280340
Block 2:	217280350
Block 3:	21728036A
Block 4:	21728037A
Block 5:	217280380
Block 6:	217280390
Block 7:	217280400
Block 8:	217280410
Block 9:	217280420, 217280430
Block 10:	217280440
Common Area A	21728045A



BRUCE R. CALL AECM
ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT

PLLC
4572 E. CAMP LOWELL DRIVE
TUCSON, ARIZONA 85712
(520) 722-3668 FAX (520) 722-3604

August 19, 2019

Cynthia Ross, AICP, Senior Planner
Town of Marana
11555 W. Civic Center Drive
Marana, Arizona 85653

Re: Marana MainStreet Specific Plan Amendment

Dear Cynthia:

Enclosed is the Project Narrative for the proposed specific plan amendment. The specific plan document has been previously sent to your office by email. Thank you for your help.

If there are any questions please let me know.

Sincerely,

Bruce R. Call, P.E.

Enclosure

PROPOSED SPECIFIC PLAN AMENDMENT MARANA MAINSTREET

PROJECT NARRATIVE

August 19, 2019

INTRODUCTION

The Marana MainStreet development area was initially planned for shops, restaurants, retail, and hotels based on the best information available at the time with the understanding that, like all plans, the market would also present changes which could be made as necessary within the general framework of the plan. The market has since revealed that the area north of Main Street is more attractive for restaurants and retail while the area south of Main Street would also include hotels, offices and other types of commercial. Part of this change is logically because the increased distance from the Interstate highway makes the hotels quieter for the patrons while the traffic is not generally a concern with the restaurant and retail businesses. With this in mind, it is proposed that the specific plan be amended to reflect the changes presented by the current market.

USES

The contemplated uses for the total subdivision are essentially the same as for the previously approved specific plan and include restaurants, retail, hotels, offices, financial, pharmacy and general commercial uses. The specific location of the uses needs to be flexible to be responsive to the current market.

With the exception of the lots on Sandario Road, it is anticipated that the parcels adjacent to Marana Main Street will have businesses which can generally hug the street to reinforce the village concept contemplated. The intent is to have visible shops and restaurants with quick access parking along Marana Main Street and additional parking in the rear. The traffic will be slow and the pedestrian circulation encouraged by covered walkways and appropriate landscaping. The parcel on the south corner of Marana Main Street and Sandario Road is targeted for a pharmacy with drive through or other similar use.

The highway support commercial parcels closer to the interstate highway will have more active functional applications such as the fast food restaurants, grocery store, financial, business, and other general retail uses.

CCRs

The existing CCRs remain unchanged and provide a mechanism for the Owner's Association to maintain shared driveways, landscaping and common areas.

In light of the information presented herein, it appears that this specific plan amendment should be able to facilitate the common goals of the Town of Marana and the current land developers. We respectfully request your expeditious approval and look forward to working with the Town as this moves forward. Thank you.

MARANA MAIN STREET

SPECIFIC PLAN AMENDMENT

PCZ-1907-001

REVISED
AUGUST 2019



Marana Main Street
SPECIFIC PLAN
Amendment

PCZ1907-001

Deleted: SPA-13004

Submitted to:

TOWN OF MARANA
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared by:

**LONG RANGE PLANNING
TOWN OF MARANA PLANNING DEPARTMENT**
Marana, Arizona 85653

and

MARANA MAIN STREET LLC
4572 E. Camp Lowell Drive
Tucson, Arizona 85712

August 2019

Deleted: June

Table of Contents

Section I: Introduction

A. Specific Plan Summary.....	I-1
B. Location.....	I-1
C. Authority and Scope	I-1
D. Legal Description	I-2

Section II: Development Plan

A. Purpose and Intent	II-1
B. Objectives of the Specific Plan.....	II-1
C. Relationship to Town Policy Documents.....	II-1
1. Marana 2010 General Plan.....	II-1
2. Marana Strategic Plan	II-2
3. Economic Roadmap	II-2
4. Single Central Business District.....	II-2
D. Compatibility with Adjoining Development	II-2
E. Land Use Concept Plan.....	II-3
1. Highway Support Commercial	II-3
2. Marana Main Street Commercial	II-3
F. Circulation Concept Plan	II-4
G. Grading Concept.....	II-5
H. Post Development Hydrology	II-5
I. Viewsheds	II-5
J. Open Space and Recreation Concept	II-5
K. Cultural Resources	II-6
L. Infrastructure and Public Facilities	II-6
1. Sewer	II-6
2. Fire Service.....	II-6
3. Water	II-6
4. Schools.....	II-6
5. Public Utilities	II-6

Table of Contents

Section III: Development Regulations

A. Purpose and Intent	III-1
B. General Provisions	III-1
1. Applicability of Town of Marana Land Development Code.....	III-1
2. Building Code	III-1
3. Additional Uses.....	III-1
4. Mix of Uses.....	III-1
C. Development Regulations	III-2
1. Permitted Uses	III-2
2. Accessory Uses	III-2
3. Conditional Uses	III-2
4. Prohibited Uses	III-4
5. Development Standards	III-4
a. Land Use Designation Exclusive Standards.....	III-5
1. Highway Support Commercial.....	III-5
2. Marana Main Street Commercial	III-5
b. Standards Applicable to the Entire Marana Main Street Specific Plan.....	III-6
D. Design Standards	III-10
1. Purpose and Intent	III-10
2. Authority and Scope	III-10
3. Circulation Standards.....	III-10
4. Site Planning.....	III-12
5. Landscape Design Standards.....	III-13
6. Architectural Standards.....	III-15
7. Signage	III-17
8. Exterior Lighting.....	III-17
9. Commemorative Marker/Monument	III-17

Section IV: Implementation and Administration

A. Purpose	IV-1
B. Proposed changes to Zoning Ordinance	IV-1

Table of Contents

C. General Implementation Responsibilities.....IV-1

D. Development Review Procedures.....IV-1

E. Phasing.....IV-2

F. Specific Plan AdministrationIV-2

G Fees.....IV-3

Appendices

DefinitionsA-1

Deleted: Legal Description - B-1¶

List of Exhibits

Exhibit I.B.1: Regional Context Map I-3

Exhibit I.B.2: Location Map I-4

Exhibit II.D: Existing Land Use II-8

Exhibit II.E.1: Land Use Designations II-9

Exhibit II. E.2: Land Use Concept II-10

I. Introduction

A. *Specific Plan Summary*

The Marana Main Street Specific Plan is comprised of a development plan, development regulations, implementation and administration section, and an appendix. A Development Capability Report is not included. The site was previously analyzed and a Development Capability Report was submitted and approved with the Cotton Gin Property/Yankee Point rezoning by Ordinance 2001.24. The Marana Main Street Specific Plan originated by Ordinance 2008.24 which changed the zoning of the property from the A and VC zones to F, Specific Plan.

The Marana Main Street Specific Plan is intended to provide the framework for a stable and attractive commercial development. The plan will provide economic and employment opportunities for the Town of Marana in the form of tax revenue and employment generating businesses by creating a mixed-use, interactive development that combines regional and service retail, entertainment, office/housing, and hospitality uses.

The Marana Main Street Specific Plan establishes comprehensive guidance and regulations for the development of approximately 28 acres located in the Town of Marana. The Specific Plan establishes the development regulations, programs, development and design standards required for the implementation of the approved land use plan. The Specific Plan also provides parameters to implement the Land Use Plan by establishing policies and regulations to replace and supersede the Marana Main Street Specific Plan adopted in 2008, and other Town development regulations. The Specific Plan is regulatory and adopted by ordinance.

B. *Location*

The property is located in the northwest area of Marana (See Exhibit I.B.1 – Regional Context Map.), south of the southeast corner of Marana Road and Sandario Road in the southwest quarter of Section 22, Township 11 South, Range 11 East. (See Exhibit I.B.2 - Location Map.)

C. *Authority and Scope*

The authority for preparation of Specific Plans is found in the Arizona Revised Statutes, Section 9-461.09. The law allows the preparation of Specific Plans based on the Land Use Plan as may be required for the systematic execution of the General Land Use Plan, and further, the law allows for their review and adoption. This Specific Plan is consistent with the Town of Marana 2010 General Plan ratified on May 17, 2011.

Town of Marana Ordinance 87.22 provides the uniform procedures and criteria for the preparation, review, adoption and implementation of Specific Plans in Marana. Pursuant to these state statutes and Town of Marana 87.22, a public hearing will be conducted by the Town Planning Commission and the Town Council, after which the Specific Plan ordinance may be adopted by the Town Council and become effective.

Once adopted, the Marana Main Street Specific Plan will be a regulatory plan which will serve as the zoning and development code for the subject property. Final plats and any other development approvals must be consistent with the Specific Plan.

D. Legal Description

Marana Main Street Final Block Plat, Blocks 1 through 10 and Common Area 'A' (Functional Open Space). Being a portion of the SW ¼ of Section 22, Township 11 South, Range 11 East, Gila & Salt River Meridian, Town of Marana, Pima County, Arizona.

Deleted: See Appendix.

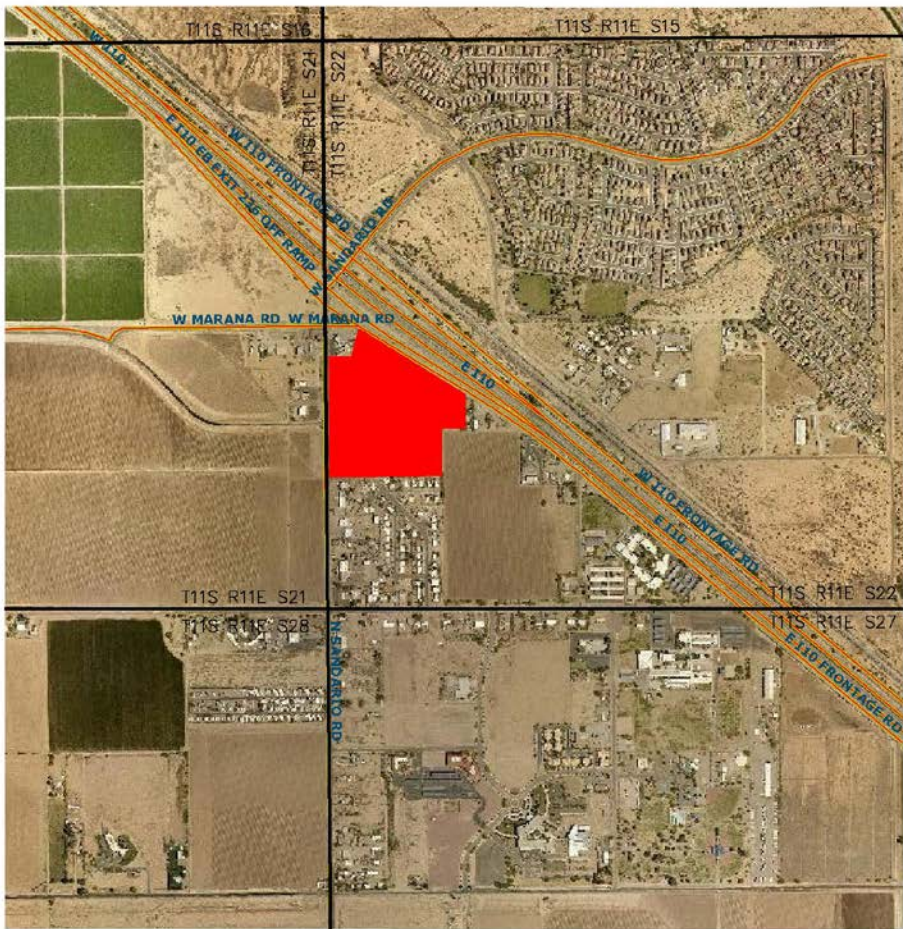


EXHIBIT 1.B.1: REGIONAL CONTEXT MAP



Exhibit 1.B.1: Re

Deleted:
Formatted: Font: 12 pt
Formatted: Centered



 SUBJECT PROPERTY
 TOWNSHIP, RANGE AND SECTION LINE

EXHIBIT 1.B.2: LOCATION MAP

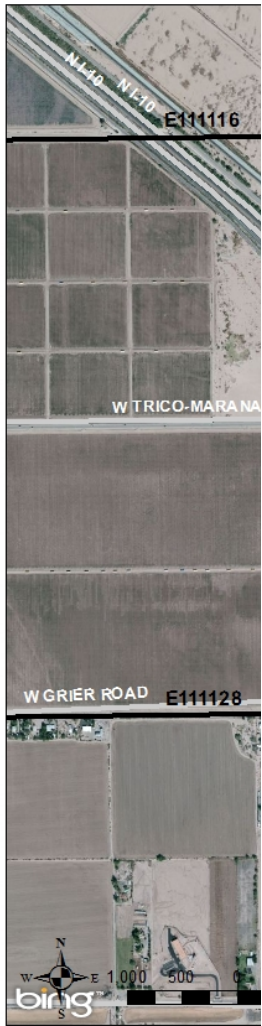


Exhibit 1.B.2: Lo

Deleted:

II. Development Plan

A. Purpose and Intent

Marana Main Street is intended to implement policies of the Marana 2010 General Plan while providing a unique development that meets the specific needs of the site and the community. Development criteria established in this plan ensure quality design for the separate uses while maintaining a common theme throughout the project.

This Development Plan section includes a description of the objectives and policies of the plan combined with various plan components that will meet the Town's vision for development in Northwest Marana. The Development Plan provides a logical continuation of the principles and design criteria of the Marana Municipal Complex area to the south and the broader Single Central Business District. This section provides the rationale for the Development Regulations in Section III.

B. Objectives of the Specific Plan

The objective of the Marana Main Street Specific Plan is to create a development that will provide an attractive, vibrant place for visitors and local residents to shop, dine, do business or stay a few days at a hotel. The land use concept provides a variety of things to do and a number of ways to get around the development.

This development has two complimentary commercial land use designations; Highway Support Commercial in the northern portion of the project and Marana Main Street Commercial in the southern section of the development.

The Marana Main Street Specific Plan plays a key role in the development of the downtown area, along with the extension of Marana Main Street to the south, and serves to connect to the Marana Health Center and Marana Municipal Complex off Civic Center Drive.

C. Relationship to Town Policy Documents

The intent of the Marana Main Street Specific Plan is to further promote and meet the goals and objectives in the Marana 2010 General Plan, the Marana Strategic Plan II, the Economic Roadmap, and the Single Central Business District.

Marana 2010 General Plan

Marana Main Street has been designed to achieve the goals and policies set forth in the Marana 2010 General Plan. The Marana Main Street Specific Plan addresses the General Plan's land use goal to provide opportunities for diverse developments that maximize the benefits to the community and promotes new development that is compatible with existing land uses. Located in the northwest growth area, this plan is located in an area targeted as the primary growth area in the next decade and will provide services not currently offered.

Marana Strategic Plan II

Marana Main Street promotes strategies outlined in the Strategic Plan II's Commerce focus area fulfilling a number of important initiatives including the initiative to allocate and maximize town resources to engage in the recruitment, retention, and expansion of business and industry. This project will also recruit new commercial businesses, encourage the development of the Marana Downtown/Main Street area and promote development of the Downtown Activity Center as outlined in the Marana Economic Roadmap.

Economic Roadmap

In order to achieve successful economic growth, the Marana Economic Roadmap identifies nine economic activity centers, each having its own set of opportunities and challenges due to the unique characteristics within the Marana Planning Area. This level of comprehensive planning allows the Town to focus its investment and resources on creating a variety of unique places that will attract commerce and economic activities. The intent of the activity center concept is to target specific businesses or encourage appropriate types of development to locate in a specific activity center.

Marana Main Street is located in the Downtown Activity Center. Downtown Marana as currently envisioned is a large Activity Center, identified as part of the Council-approved Single Central Business District. This area can include a variety of development areas tied together with unifying design features.

Single Central Business District

The Marana Main Street Specific Plan is situated in the northwest area of Marana within the Single Central Business District. (See Exhibit I.B.1: Regional Map.) The Single Central Business District is envisioned as a vital center of commerce and is part of an economic development strategy to reinvestment in our community, support existing business and promote new development by the private sector. Creating a central commerce area for Marana began with the Town Council's authorization of a Single Central Business District (CBD) by Resolution 2008.60.

D. Compatibility with Adjoining Development

The Marana Main Street Specific Plan seeks to be compatible with the existing and planned development in the area (see Exhibit II.D.— Existing Land Use). The proposed development is a mixed-use program that represents a key component of the live-work-play lifestyle sought for Marana. The core of the live-work-play design philosophy provides opportunities to integrate surrounding land uses so that people can do all three activities without going elsewhere. Marana Main Street will integrate and complement existing and adjacent planned development to achieve this lifestyle.

Development Plan

The development plan is compatible with the development trends in the surrounding area and along Interstate 10, incorporating consideration of the needs of travelers on the Interstate as well as the needs of residents of Northwest Marana and surrounding areas.

To minimize potential impacts to area residents, freeway oriented uses will be located along the northern portion of the site closer to the I-10 and Frontage Road. Transitioning to the south, the project will become more community oriented and will include less intense uses. Along the southern property line a 50' landscape setback will be utilized to attenuate noise and visual impacts to the residents to the south in Marana Vistas.

E. Land Use Concept Plan

The Marana Main Street Specific Plan has the advantage of location and proximity. Situated along Interstate 10 between Tucson and Phoenix in the Sun Corridor, this site can support several types of commercial activity (See Exhibit II.E.1 – Land Use Designations). This plan proposes Highway Support Commercial in the northwest portion of the site, near Interstate 10, and Marana Main Street Commercial to the southwest and northeast, closest to an existing neighborhood and proposed mixed-use development. (See Exhibit II.E.2 - Land Use Concept for an illustrative depiction of how development within Marana Main Street Specific Plan may occur.)

The plan contains two commercial land use designations, Highway Support and Marana Main Street. Both land uses will share the live, work, play, shop character sought for in this development. Pedestrian connections, largely in the form of sidewalks, will be provided to all areas of the project and will be clearly designated using decorative paving or other specialty treatment to accommodate pedestrian access. Plazas and public open spaces are envisioned among the commercial and restaurant uses at street-level to encourage extended pedestrian activity and community gatherings. Buffering techniques along Sandario Road will be used to beautify both the Highway Support Commercial and Marana Main Street Commercial to increase the area's viability.

Highway Support Commercial

Highway support opportunities include commercial development with hospitality, convenience related establishments including businesses with associated drive-through facilities. These uses will provide new services not currently offered, and help to revitalize this important Sandario Road community.

Deleted: and

Marana Main Street Commercial

The southern portion of the Marana Main Street Commercial area will have Main Street themes. Community oriented commercial development with street level retail and upper level office or residential use will bring home the live, work, play, shop environment needed in this area. The northeast portion of the development area will have a large

Deleted: A bank with a drive-thru teller and restaurant with a drive-thru may be located on Sandario Road, a hotel is planned in the northeast area of the Highway Support Commercial Area. ¶

Development Plan

freestanding building with pedestrian access along the Marana Main Street roadway and proposed private drive to the hotels and Frontage Road. On-street parking will be provided on the western half of the Marana Main Street roadway, parking lots will be located behind the commercial buildings with convenient pedestrian connections to the storefronts. The proposed multi-story Marana Main Street buildings will have retail shops, restaurants and commercial services at the street level, and offices or residences above. The ground floor is envisioned to have a variety of shop fronts and displays; this, along with the incorporation of plazas and other types of public gathering places at crucial nodes will invite the social connections so important to making a place successful. A pharmacy with associated drive-through window is allowed on the southeast corner of Sandario Road and Marana Main Street with approval of a conditional use permit.

Deleted:

F. Circulation Concept Plan

This project has a critical link to the Marana Main Street roadway, providing circulation between Grier and Sandario Road, which should be constructed as a single project.

The Marana Main Street roadway will bisect the development and will provide internal access to the project and to Barrios de Marana. Marana Main Street and Sandario Road will service the project.

Marana Main Street is to be a road that lends itself to creating a vibrant area. By creating the flexibility in the cross-section we can have sidewalks, be provided with shade structures that are on private property and not in the public rights of way.

Internal access lanes lead from the Marana Main Street roadway to serve the development. Location of these access points and the internal circulation pattern separates the freeway oriented development on the north from the community development to the south. Access to Frontage Road could facilitate freeway access but will be dependent upon the ultimate resolution of Frontage Road by the Arizona Department of Transportation (ADOT) and the Town of Marana.

To address capacity levels of service, more precise ADTs, and improvements needed for specific uses, a detailed traffic analysis will be provided to the Town of Marana at the time of development plan review. The detailed traffic analysis will also address the proposed access impacts on the existing developments surrounding the site, a capacity analysis for the proposed off site streets, and a description of the improvements required for this project.

Pedestrian paths and sidewalks will connect all uses and areas within the Marana Main Street Specific Plan as alternatives to vehicular circulation. Open space will be easily accessed within the 28 acre area. Regularly spaced breaks between buildings in Marana Main Street will be provided to encourage pedestrian activity. Connections to areas beyond the Specific Plan have also been incorporated into the project design, including sidewalks at Sandario Road, Denny Road, and to the east along Frontage Road.

G. Grading Concept

Due to its previous use as a cotton production facility, the site has been completely graded. Additional grading will create drainage basins and other on-site drainage features. Additional geotechnical studies will be completed prior to site disturbance to determine the extent of grading required.

H. Post Development Hydrology

The project area is proposed to transition from vegetative open space to a commercial development project. The project will conform to Town of Marana hydrology standards.

The entire site is in an established 100 year floodplain. Finished floor elevations shall be situated no less than one foot above the 100 year water surface elevation for the adjacent drainage basin and 100 year flood plain.

The development of this site will not alter the drainage characteristics of any upstream or downstream property owners. The project site falls within the Santa Cruz levee benefit area and therefore will be subject to impact fees current at the time of platting or development plan approval.

The development of this site will be in conformance with the Town of Marana detention and retention standards. All on-site generated storm water runoff will be conveyed to proposed drainage basins as surface flow.

I. Viewsheds

Development on this site will not impair views of significant off-site features for properties adjacent to the site. Views may be impacted from the adjacent convenience store and from the northernmost residents of the Marana Vista subdivision. A 50 foot landscape buffer along the southern edge of the property will mitigate potential impacts.

Due to the prevailing flat topography of the project site and the relatively flat terrain of surrounding properties, the subject property is highly visible from all adjacent property. Landscaping buffering will soften the visual impact of this development. The development should have little or no negative impact to the views of the existing businesses along Sandario Road.

J. Open Space and Recreation Concept

Urban open space areas will be sprinkled throughout the development in the form of plazas and enclaves. Visitors will want to congregate in these areas as these spaces will offer shade and inviting design features. Pedestrian amenities include benches and

green spaces. Plants chosen for their form, color, drama, stateliness and shade qualities offer relief and passive recreation opportunities.

K. Cultural Resources

A surface inspection of the entire site will be completed in conjunction with the subdivision plat and/or development plan submittals. Based on the findings of cultural resource inspections, appropriate measures will be taken in accordance with applicable federal, state and local regulations.

L. Infrastructure and Public Facilities

Sewer

The developer will enter into a Sewer Service Agreement for required facilities and capacity with the wastewater provider.

Fire Service

The Marana Main Street Specific Plan area is within the boundaries of the Northwest Fire and Rescue District. The nearest fire station (Northwest Fire District Station #36) is located at 13475 N. Marana Main Street, approximately 1/2 mile south of the project site.

Water

The developer will enter into a Water Service Agreement for required facilities with the water provider.

Schools

The property is within the Marana Unified School District (MUSD). Estes Elementary School, Marana Middle School and the Marana Plus Alternative Education facility are located across the street to the east of the project site. Marana High School is located approximately 6 miles south of the project site. In addition, a new high school is planned approximately one mile south and west of the project site.

Public Utilities

a. Natural Gas

Southwest Gas serves this area and will provide service to the property.

b. Communications

Telephone service and line installation is available in this area through Qwest Communications. Comcast Cable has cable infrastructure in this area and can provide service to the property.

c. Electric Power

Electric Power will be provided by Tucson Electric Power Company.

Development Plan

d. Cortaro Marana Irrigation District (CMID)

The project is within the Cortaro Marana Irrigation District

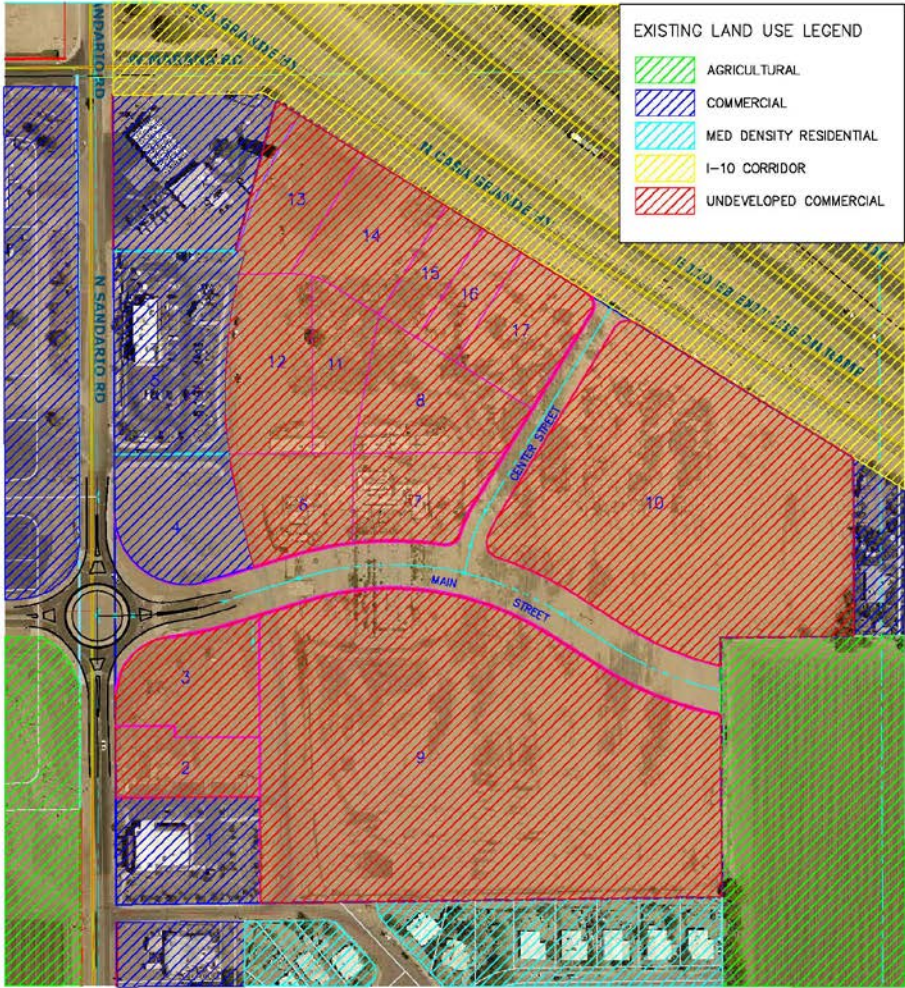


EXHIBIT II.D: EXISTING LAND USE



Exhibit II.D: Exi

Deleted:

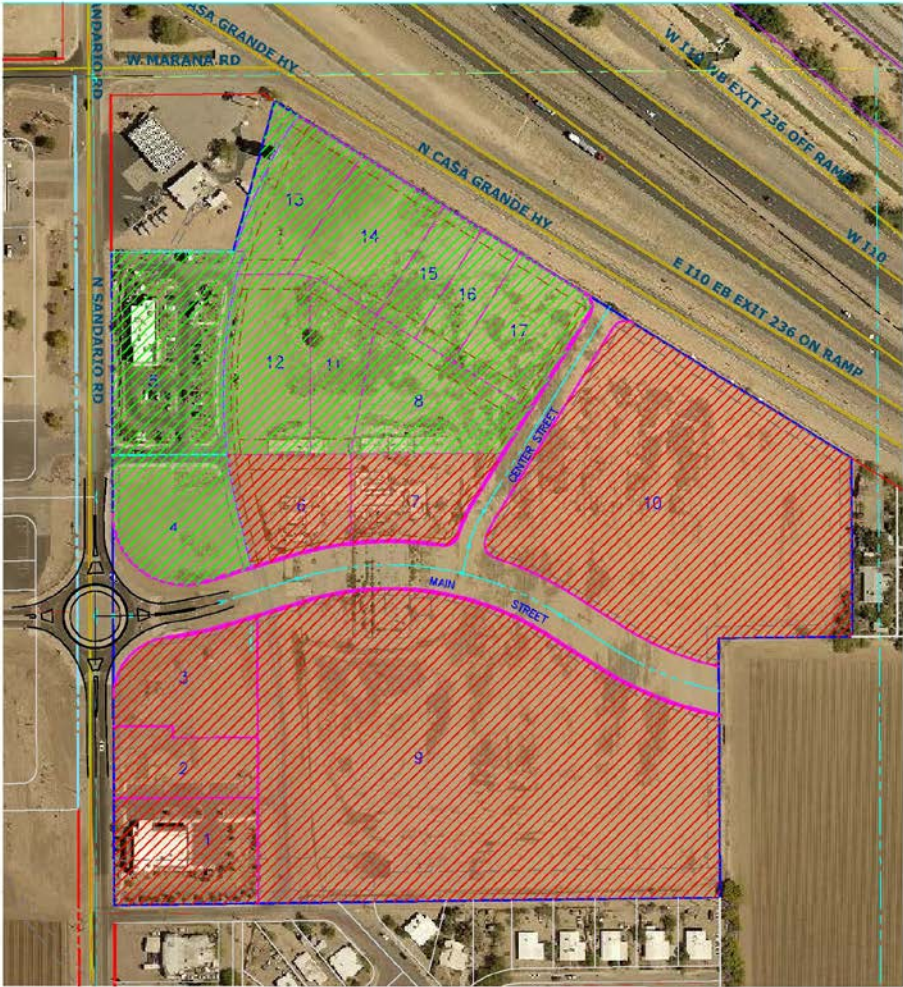


EXHIBIT II.E1: LAND USE DESIGNATIONS

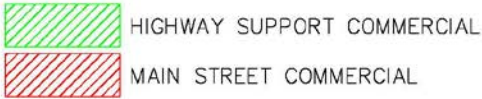


Exhibit II.E.1: Land Use Designations

Deleted:

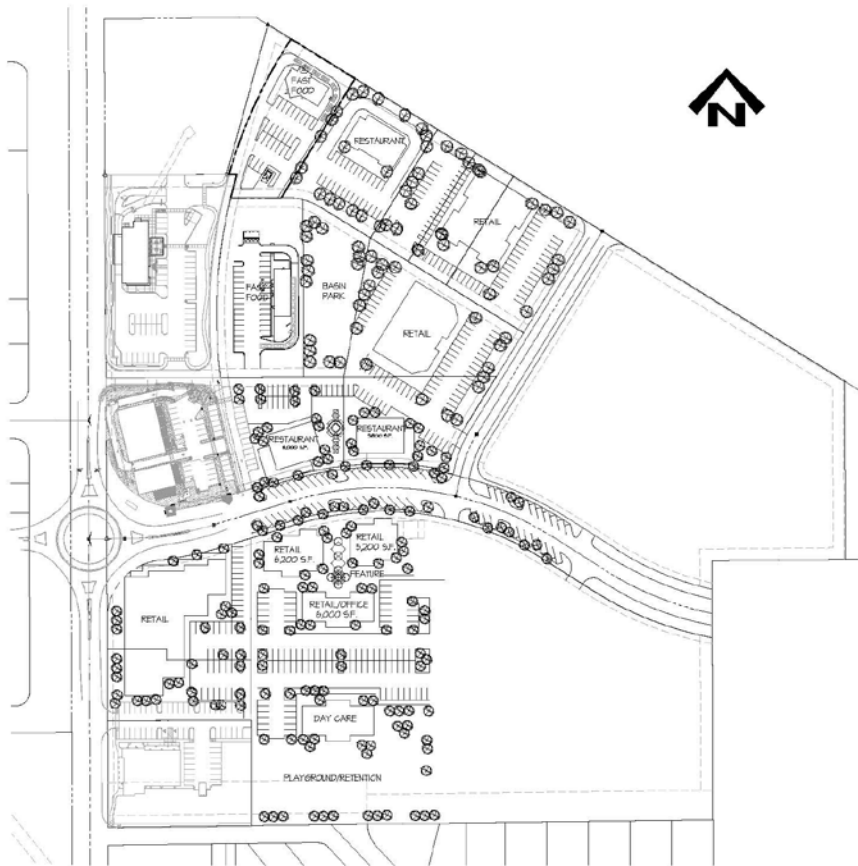
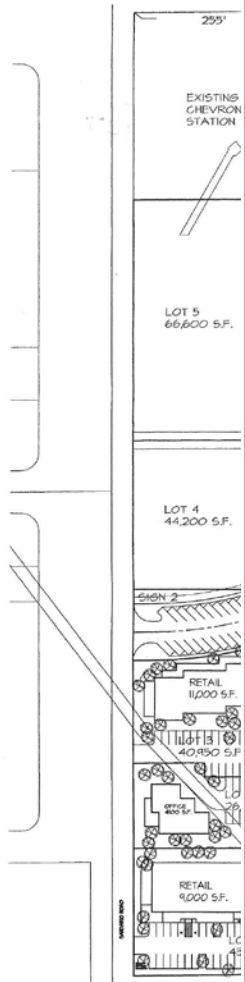


EXHIBIT II.E.2: MARANA MAIN STREET CONCEPTUAL SITE PLAN,

- Deleted: *
- Formatted: Font: 14 pt, Bold
- Deleted: Exhibit II.E.2.
- Deleted: - Marana Main Street Conceptual Site Plan
- Formatted: Centered

III. Development Regulations

Development Regulations

A. *Purpose and Intent*

These regulations will serve as the primary mechanism for implementation of the Marana Main Street Specific Plan. The Marana Main Street Specific Plan Development and Design Standards are intended to establish the intensity and character of the development by prescribing site-specific standards that are tailored to the unique qualities of the project. The regulations contained within this section provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility with surrounding land uses.

The project has two land use designations, Highway Support Commercial and Marana Main Street Commercial.

B. *General Provisions*

1. Applicability of the Town of Marana Land Development Code

If an issue, condition, or situation arises or occurs that is not addressed by this Specific Plan, the applicable portions of the Town of Marana Land Development Code that are in place at the time of development shall apply.

2. Building Code

All construction within the Specific Plan area shall comply with all currently adopted building codes and regulations.

3. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone, and (2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Marana Board of Adjustment.

4. Mix of Uses

Permitted uses are encouraged to be mixed, both horizontally and vertically, and subject to applicable building safety codes and regulations. Specifically, the Marana Main Street Specific Plan promotes a vertical mix of uses along Marana Main Street and Sandario Road where commercial establishments occupy space at street level with office and residential uses above.

Development Regulations

C. *Development Regulations*

1. Permitted Uses

- Boutique hotels
- Churches, synagogues, or similar place of worship
- Clinics/therapy services
- Commercial/retail
- Commercial/retail with associated drive-through window in the Highway Support Commercial Land Use designation.
- Day care services
- Educational uses
- Entertainment services
- Financial services
- Fitness centers and other commercial recreation
- Food and beverage services including bars, restaurants and diners
- Hotels or motels
- Institutional uses
- Offices
- Open Spaces, including public spaces
- Personal services
- Pharmacy with associated drive-through window in the Marana Main Street Land Use Designation on the southeast corner of Sandario Road and Marana Main Street with approval of a Conditional Use Permit.
- Residential within a mixed-use building (subject to 5.b.5.)
- Warehouses associated with retail sales
- Other uses – Any use similar in nature and intensity to a use listed within the above categories as determined by the Planning Director.

Formatted: Indent: Left: 0.75", Hanging: 0.47", Bulleted + Level: 3 + Aligned at: 0.25" + Tab after: 1" + Indent at: 1", Tab stops: 1", Left

Deleted: (including drive-through facilities – subject to the Section¶ 3.b.1-3.)

2. Accessory Uses

The following accessory uses are permitted when associated with the principal permitted use:

- Outdoor seating, courtyards, and recreational facilities
- Parking structures
- Covered parking
- Outdoor retail and service display areas

3. Conditional Uses

All conditional uses shall require a Conditional Use Permit reviewed and approved as prescribed in the Land Development Code. The request must be consistent with the purpose and intent of the Marana Main Street Specific Plan, and may be subject to additional special conditions and limitations. Conditional uses that may be permitted include the following:

Development Regulations

a. Any commercial use with a first story single tenant space floor area greater than 70,000 square feet.

b. Drive-through facilities for a pharmacy, with the following criteria:

1. The development is limited to the lot on the southeast corner of Marana Main Street and Sandario Road.
2. The siting of drive-through windows must be located behind and screened by the principal building.
3. Location and design of the access driveway shall minimize impacts on pedestrian activity.
4. Stacking of cars shall not be permitted in an access driveway, and instead the parking lot must be used for stacking.
5. The design precludes vehicular access conflicting with an existing or planned adjacent use.
6. The facility is located to minimize noise and odors.

c. Indoor self-storage facility

1. All indoor self service storage shall be subject to the following use and design standards, in addition to all other applicable regulations:
 - a. Building must be located towards the Frontage Road.
 - b. All storage shall be inside a building or fully enclosed structure.
 - c. Vehicle parking shall be provided for loading and unloading. Motor vehicles shall not be parked overnight or otherwise stored within or outside the site.
 - d. Storage of flammable or hazardous materials and explosives is prohibited, as well as storage of any materials that are offensive or noxious because of odors, dust, or fumes.
 - e. Building facades shall be two or more stories and have the appearance of a multi-story building through the use of windows, doors, awnings, canopies or other appropriate building elements.
 - f. All structures within Marana Main Street must meet the Commercial Design Standards.
 - g. No outdoor storage of vehicles, supplies or equipment shall be permitted.
 - h. Only "dead storage" shall be permitted, which shall mean the keeping of goods not in use and not associated with any office, retail or other business activity conducted on premises. Conducting an office, retail or other business or service use from a storage unit shall be prohibited. One

Formatted: Indent: Left: 0.88", No bullets or numbering

Deleted: restaurant,

Deleted: and similar uses

Deleted: I

Deleted: lots located north of Marana Main Street or located on Sandario Road four (4) and five (5)

Formatted: Normal, Indent: Left: 1.01", Space After: 6 pt, Add space between paragraphs of the same style

Deleted: <#>¶

Formatted: Space After: 6 pt

Development Regulations

administrative office for the proprietor of the self-storage business shall be permitted within the facility in appropriately designed space.

- d. Marana gateway sign up to eighty-five (85) feet in height.
- e. Electronic Message Display sign subject to the following criteria:
 - 1. General
 - a. All electronic message displays shall be integrated into a permitted on-premise freestanding monument sign, pole sign, or traffic directional sign. Electronic message displays shall conform to the size and placement standards otherwise applicable for the site, provided that the area of the electronic display component shall not exceed 50% of the total allowable sign area for the permitted sign.
 - b. No more than one two-sided electronic message display shall be permitted for each street frontage of an individual property or development.
 - c. The conversion of an existing conforming freestanding monument sign, pole sign, or traffic directional sign to an electronic message display is permitted. The conversion of an existing non-conforming sign to an electronic message display is prohibited.
 - 2. Location / Placement
 - a. Electronic message displays shall only be located on property adjacent to Interstate 10 as designated by the Town of Marana Engineering Department.
 - 3. Display and Operation
 - a. The use of sound is prohibited.
 - 4. Illumination
 - a. All electronic sign displays shall be illuminated in accordance with the currently adopted standards defined in the Town of Marana Outdoor Lighting Code.

4. Prohibited Uses

- Agricultural equipment or industrial equipment sales
- Automotive services including gasoline sales, automotive repair, bodywork, and vehicle sales retail

Development Regulations

- Commercial outdoor storage uses, any
- Contractor yards
- Heavy equipment sales or lease
- Industrial uses
- Recreational vehicle or boat storage
- Recreational vehicle or manufactured home parks
- Self-service storage facility, outdoor
- Other uses - Any use similar in nature and intensity to a use listed within the above categories as determined by the Planning Director.

5. Development Standards

Commercial and institutional development will be subject to the requirements of the Commercial Design Standards in the Marana Land Development Code and subject further to the following standards:

a. Land Use designation exclusive standards

1. Highway Support Commercial

a. Setbacks

1. Any and all principal buildings, any portion of which is located in the following areas, shall be subject to the following setbacks:
 - a. A minimum of 15 feet shall be provided on Marana Main Street from back of curb to building façade for the sidewalk and other activity areas
 - a. 10' setback along Sandario Road that is to be landscaped
 - b. 20' setback along Frontage Road

2. Marana Main Street Commercial

a. Setbacks

1. Any and all principal buildings, any portion of which is located in the following areas, shall be subject to the following setbacks:
 - b. A minimum of 15 feet shall be provided on Marana Main Street from back of curb to building façade for the sidewalk and other activity areas
 - c. 10' setback along Sandario Road that is to be landscaped
 - d. 75' setback along the Denny Road frontage
 - e. 20' setback along Frontage Road
 - f. 50' landscape setback from lots in the Marana Vista subdivision

Development Regulations

2. There shall be zero (0) setback for the first floor of building frontage on Marana Main Street except for a large freestanding, single use building which shall have a 20' setback and a minimum 10' landscape buffer.
3. The first floor front setback on Marana Main Street may be increased and designed as an outdoor gathering area with the following criteria:
 - a. A shaded walkway that may be a colonnade, arcade, awning, pergola, first level floor overhang, recessed ground level floor and other similar design feature.
 - b. The shaded walkways may encroach into the front setback and will be provided along the building edge facing the main streets.
 - c. The continuity of shade structures can be interrupted for a structural reason, change in form, change in materials, and an aesthetic reason in such a way that the intent of a pedestrian-oriented streetscape is not lost.
 - d. Building upper floors (above first floor) may have a zero (0) setback.

b. Standards applicable to the entire Marana Main Street Specific Plan

1. Street Frontage
 - a. The building frontage shall be as continuous as is practicable leaving spaces for pedestrian access and other functional open spaces.
 - b. The primary entrance door of each building shall face the street frontage (except for those buildings located on Sandario Road), and shall remain unlocked during normal business hours.
2. Building Side and Rear Setback
 - a. No minimum side or rear setbacks are required provided minimum building code requirements are met.
3. Building Separation
 - a. A minimum of one pedestrian access shall be provided for every 150 feet of building frontage along Marana Main Street and Sandario Road for connections between the parking lots and the street.
 - b. The pedestrian access shall be a minimum of 10 feet in width.

Development Regulations

- c. The minimum distance between primary structures and an accessory building or two accessory buildings shall be as per the minimum building code requirements.
- 4. Building Height
 - a. Maximum building height shall not exceed 60 feet.
 - b. Buildings along Marana Main Street (in the Marana Main Street Land Use designation) shall be a minimum of two stories.
- 5. Residential Standards
 - a. Residential development (only in the Marana Main Street land use designation) shall be subject to the following standards:
 - 1. No residential use shall be permitted on the first floor of any building.
 - a. Each building with residential units shall have separate, private access to the residential floor(s).
 - b. Parking spaces as required in the Land Development Code shall be clearly designated and reserved for each residential unit.
 - c. Each unit shall include a minimum of 75 square feet of private open space in a balcony.
 - d. Private balconies should be covered to protect from the weather and should be designed to be an extension of the interior common living area.
- 6. Parking and Loading Standards
 - a. The Parking Standards in the Land Development Code shall govern the parking requirements. Some parking requirements may be reduced to account for shared use of parking spaces and to minimize the impact of paved parking areas.
 - b. Parking areas serving buildings along Marana Main Street and Sandario Road shall be primarily located behind the building.
 - c. A landscape buffer will be required to shield the parking area and drive-~~throughs~~ from Sandario Road.
 - d. Individual Parking Plan: An individual parking plan may be submitted to reduce the total spaces required by Town of Marana standards provided the following standards are met:
 - 1. The plan shall be reviewed and approved by the Planning Director and the Town Engineer.

Deleted: thru

Development Regulations

2. The plan shall include a parking analysis for the development.
 3. On-street parking along the building frontage may be included in the parking calculations.
 4. The plan shall document that the reduced parking will ensure sufficient parking for the proposed uses.
 5. The plan does not cause traffic safety or operational problems.
 6. A future revision to land or building uses may require submittal of a revised plan or an increase in parking spaces.
7. Bicycle Spaces
- a. Bicycle parking shall be subject to the following standards:
 1. Bicycle parking shall be required for all development areas and distributed around the site.
 2. Bicycle parking spaces shall be provided in bicycle racks equal to three percent of the required vehicle parking spaces.
 3. A minimum of two bicycle parking spaces shall be required in any bike rack.
8. Screening
- a. All equipment, such as but not limited to, mechanical, electrical, communications and air conditioning shall be selected and located in a manner consistent with the architecture of the project and shall be screened from view from adjacent properties and public streets. Parapet walls, enclosing walls, louvers and grills shall be used to conceal from view all equipment on site or on the roofs of buildings. Exceptions may be made for equipment that, by nature of simple geometric shape, blends well with the architecture of the project. Satellite dishes and other communications equipment must be integrated with the architecture or screened in an acceptable manner.
9. Storage Standards
- a. Open storage of equipment and materials is prohibited. Storage areas, including areas used for dumpster or private garbage facilities, shall be subject to standards as follows:
 1. Storage areas shall be screened from all streets and adjacent property.
 2. The screening shall form a complete opaque screen up to a point eight feet in vertical height. Storage within the screened area may not exceed the height of the screen.

Development Regulations

3. Screening material shall be compatible in color, texture, and material with the overall architectural design of the building.

10. Landscaping

- a. The overall landscape design shall be one that incorporates vegetation and hardscape to create a place that encourages congregation and socialization. A variety of meeting places should be offered throughout Marana Main Street, including urban gardens or plaza areas, to create places where people want to come and enjoy leisure time, shop and dine.
- b. The landscape plan should reflect the energy and vitality that will occur from the mixed-use activity. The proliferation of vibrant seasonal color (showy flowers, fall color or berries), shade trees and planters with ornamental and seasonal plants, are strongly encouraged for color and variety. Vines or other organic material are preferred screening treatments, and to create intimate gathering spaces.
- c. All landscaped areas shall be integrated and maintained in a well-kept condition in accordance with the Marana Land Development Code.
 1. All landscape buffers shall be planted in accordance with the Commercial Design Standards and shall be provided as follows:
 - a. A minimum three foot high barrier to eliminate views of automobiles on Sandario Road.
 - b. No minimum landscape buffer requirements will be required for buildings fronting the Marana Main Street roadway in the Marana Main Street Land Use designation.
 - c. A minimum 50 foot landscape buffer adjacent to the lots in the Marana Vista subdivision.
 - d. 20' landscape buffer along Frontage Road adjacent to the Interstate 10 freeway.
 - e. 20' landscape buffer along Denny Road.
 - d. A minimum of 50 percent of the trees are to be 24-inch box size and the balance shall be a minimum 15 gallon size.
 - e. Trees shall be located in planter bays to provide a shading effect to the adjacent parking bays. Additional shrubs and groundcovers may be planted in planter bays to further reduce large areas of unbroken paving.
 - f. Shrubs are to be used in planter bays to screen cars from street frontages, property lines, entry drives and pedestrian walkways. All other surfaces within planting areas are to be covered by organic or inorganic groundcover.
 - g. No trees or large shrubs shall be planted within 10 feet of any entry driveway.

Development Regulations

- h. Shading of asphalt areas will be in accordance with the Marana Land Development Code.
- i. Informal groups of trees shall be planted next to structures.

11. Noise Standards

- a. Noise impact shall be considered and incorporated in the design of all facilities and uses to minimize the impact on mixed-use and adjacent residential properties. When appropriate, an acoustical analysis will be required as part of the plan review process.
- b. An event or development shall be considered to produce a noise disturbance if the sound level emitted by said development exceeds the following at the property line:
 - 1. Noise levels in excess of 55 decibels during the hours of 6:00 a.m. to 10:00 p.m.
 - 2. Noise levels in excess of 45 decibels during the hours of 10:00 p.m. to 7:00 a.m.

D. *Design Standards*

1. Purpose and Intent

The purpose of this document is to provide specific design criteria and standards for the Marana Main Street Specific Plan to ensure a consistent standard of quality and that the design of the project remains true to the theme and character established by the developer.

2. Authority and Scope

- a. The responsibility of reviewing future development plan submittals for compliance with this Specific Plan, as further described in the Implementation and Administration chapter of this plan (Section IV), falls to the Town of Marana.
- b. Both the developer and the Town of Marana shall be responsible for the implementation of these Design Standards.
- c. Being specific to the Marana Main Street Specific Plan, and in the case of a conflict with other regulations, the provisions contained herein shall prevail.
- d. Minor amendments to these Design Standards may occur with the approval of the developer and the review and approval of the Planning Director. Minor amendments include changes to setbacks, minor alterations to road alignments, minor alterations to site layout and configuration and any increases or decreases to parcel size within a 10% margin.

Development Regulations

- e. Major amendments to these Design Standards shall be subject to the same process used to amend the zoning for the Specific Plan. Major amendments include changes to the land use boundaries, any proposed amendment which conflicts with the adopted Specific Plan, and reductions to the dimensions of the required buffer areas. Other amendments which modify the zoning stipulations shall be considered a major amendment.
- f. If any provision herein is considered ambiguous or unclear, the Planning Director shall be responsible for interpreting the intent of these Design Standards.
- g. All items not specifically addressed by these Design Standards will automatically be covered by the Town of Marana Land Development Code.

3. Circulation Standards

Development in Marana Main Street will establish vehicular and pedestrian connections with the existing and planned land uses around the site. It is important to make the Marana Main Street a comfortable walking and pedestrian-friendly destination. Tree lined streets, arcade building frontages, and pedestrian alleyway shortcuts will make it an easy, safe and attractive destination.

To achieve this, development blocks shall have limited vehicle access points. Drives shall be located away from the pedestrian areas along Marana Main Street and Sandario Road. All off-street parking shall be located behind the buildings and have dedicated, shaded pedestrian pathways. Buildings masses shall be separated by pedestrian alleyways to create regular points of egress and ingress between the off-street parking, Marana Main Street and Sandario Road. In addition to roads and parking, the Marana Main Street Specific Plan will include a comprehensive pedestrian and bicycle circulation network.

Vehicular circulation and parking should be accommodated without impacting the pedestrian experience. Adequate measures shall be provided to reduce vehicular/pedestrian circulation conflicts.

a. Pedestrian and Bicycle Circulation

Pedestrian-friendly communities are made possible through well-designed and efficient circulation systems. Pedestrian spaces and routes should be designed to invite non-vehicular traffic throughout Marana Main Street. Pedestrian and bicycle pathways shall be planned such that they connect all open space and development areas. These circulation routes should be recognized as recreational amenities and as alternatives to automobile circulation.

- 1. The Marana Main Street Specific Plan shall have sufficiently wide sidewalks with appropriate shading and pedestrian seating areas to make walking a pleasure even in the desert summer. Continuous building frontage with a variety of retail uses spilling out onto the sidewalks can make streets an

Development Regulations

active public place. Pedestrian alleyways can serve as short-cuts between buildings and provide for additional frontage to the retail businesses.

2. Pedestrian-friendly development with a human scale will be achieved with the following standards:
 - a. Streets shall have a continuous canopy of trees.
 - b. Buildings with front setbacks shall be built up to the sidewalks by adding arcades, colonnades, awnings, stoops, balconies and terraces.
 - c. Bicycle and pedestrian paths shall be designed to minimize conflicts with vehicular traffic.
 - d. Bicycle parking shall be provided at focal points and activity centers.
 - e. Bicycle and pedestrian paths shall be developed to provide links to all areas within Marana Main Street as well as adjacent areas.

b. Streetscape Design Standards

1. Circulation shall include convenient access to and from adjacent areas, and minimize conflicts between pedestrians and vehicles by strategically locating street locations and street connections into and out of development blocks. Parking lots shall be organized so they are strategically buffered from the majority of pedestrian storefront activities.
2. An active, pedestrian oriented streetscape along Marana Main Street and Sandario Road shall be developed that includes the following:
 - a. Way finding and directional signage designed and located in such a way as to be visible from both pedestrian and vehicular traffic throughout Marana Main Street.
 - b. Site lighting shall complement the existing street and pedestrian lighting on Marana Main Street and Civic Center Drive.
 - c. Streetscapes shall include abundant street trees and special plantings.
 - d. Building fronts shall have pedestrian-friendly store fronts.
 - e. The street and sidewalk environment shall be cooled with colonnades, trellises and other shade structures.
 - f. Sidewalk areas shall include special paving and pedestrian oriented open spaces.
 - g. Decorative pavement and lighting shall be included at all pedestrian crossings.
 - j. Access and interconnectivity shall be provided to adjacent areas.

4. Site Planning

a. General Site Design Standards

1. The building design and elevation plans shall be sensitive to the pedestrian scale of Marana Main Street.
2. The building frontage along Marana Main Street and Sandario Road shall be as continuous as is practicable leaving spaces for normal vehicular and pedestrian access and other functional open space needs.
3. At least one pedestrian access shall be provided for every 150 feet of building frontage along Marana Main Street and Sandario Road. The access shall provide for connections between the parking lots and the street.
4. The pedestrian access shall be a minimum of 10 feet.
Corner buildings shall have the main entrance along the primary street. Secondary entrances may be allowed along the non-primary side.
5. Building articulation and configuration shall consist of:
 - a. Varied building facades
 - b. Strong continuous built influence along street fronts
 - c. Generous first floor heights
 - d. Architectural detailing
 - e. Special corner treatments
6. Covered and shaded walkways may consist of one or more of the following:
 - a. Colonnades
 - b. Awnings
 - c. Trellises
 - d. Canopies
 - e. Other shading devices as accepted by the Planning Director
7. Retail buildings shall include one or more of the following:
 - a. Multi-sided shopping
 - b. Varied shops
 - c. Continuous shop frontage
8. Alleyways and street corners shall be enhanced by one or more of the following:
 - a. Framed views
 - b. Features that convey an element of surprise
 - c. Walk through show windows
9. Parking within Marana Main Street shall include:
 - a. Pedestrian-friendly and inviting entry points
 - b. Parking behind buildings

Development Regulations

- c. Parking structures where appropriate

5. Landscape Design Standards

Marana Main Street incorporates coordinated landscaping throughout the entire project and provides landscaping standards for local streetscapes, development areas, and public area space. Marana Main Street will be designed with distinctive landscape features to define its identity and relation to other development in the Town Center Planning Area.

Plants shall be selected for their form, color, drama, stateliness and shade qualities. Choice and design of planters will be equally important with respect to overall character and functionality for supporting plant life.

Development shall be subject to the Commercial Design Standards in the Marana Land Development Code and subject further to the following standards:

a. General Standards

1. Trees shall be planted to soften the architecture of proposed buildings and provide shade for parking, pedestrian areas and outdoor gathering spaces.
2. Shrubs shall be planted where appropriate to create foundation planting adjacent to the proposed buildings to provide an appropriate transition from the ground plane. Shrubs can also be used to provide visual screening for utility boxes and service items.
3. Groundcovers shall be planted to provide continuity within the landscape and tie together other landscape elements.
4. All plants shall be selected from the approved plant list as described in Title 17 of the Marana Land Development Code.
5. All planting areas shall be irrigated.
6. Special design features such as low walls, trellises and small plazas shall be encouraged along with public art.

b. Street Standards

1. Parking lot landscaping shall be subject to the following standards:
 - a. Landscaping planters no less than six feet wide, by the length of the parking stall, shall be placed at the ends of parking rows to define driveways with one tree per parking aisle and appropriate groundcovers.
 - b. Landscaping planters no less than six feet wide shall be placed every eight, or less, parking stalls in planters no less than six feet wide by the length of the parking stall with one tree and appropriate groundcovers.
2. Street trees are to be a minimum of 24-inch box size.

Development Regulations

c. Decorative Paving

Hardscape materials available for the paving of special activity areas, vehicular and pedestrian areas are numerous in their choice of colors, patterns and textures. Interlocking or brick pavers, colored or textured concrete surfaces are encouraged for use throughout Marana Main Street. The following standards shall be incorporated in the Marana Main Street design:

1. The selection of materials shall be based on the established architectural theme of a given project area.
2. Areas of pedestrian activity shall be delineated with accent pavement and specialty lighting.

d. Walls and fences

1. Alternative walls and fences within a project area shall be consistent with the architectural theme including materials and design of the project and any developed areas located adjacent to such wall or fence.
2. Walls shall be of adequate height to function as a screening device as determined by the Planning Director and the developer.
3. Screen walls or fences of sheet or corrugated metal, asbestos, or chain link fencing are specifically prohibited.

e. Amenities

Site amenities may include trash receptacles, ash urns, benches, planters, bicycle racks, bollards, drinking fountains, information displays, comfort stations, kiosks and other fixtures. The following principles and standards shall be applied to the selection and placement of outdoor amenities:

1. Amenities shall be located so as not to impede the flow of pedestrian traffic and shall conform to applicable Americans with Disabilities Act (ADA) standards.
2. Design shall reflect the character of the project area.
3. Amenities shall be constructed of long-wearing, vandal resistant materials.
4. Incorporation of amenities that are constructed of recycled-content products is highly encouraged.
5. The final selection of amenities shall be based on the appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements shall be deferred to the developer.

Development Regulations

6. Outdoor amenities shall be incorporated to some degree in the majority of open space areas within Marana Main Street.

6. Architectural Standards

Marana Main Street takes its inspiration from the history of Spanish influence and its current presence in the regional architecture as the basis for its own architectural style. The suggested style will be Spanish Renaissance Revival Vernacular. This style creates a more informal character and may be symmetrical or, more typically, asymmetrical in its composition. It is considered to be best suited for urban character and mixed-use development.

The vernacular style is well suited to the Arizona climate, history and culture, and will lend a small town feel to Marana Main Street. It is less ornate and therefore more suited to current building practices, available expertise, and offers efficient and economical construction. It is less formal and allows for much needed flexibility in building design and articulation.

a. General Architectural Standards

1. The building design and articulation in plans and elevations shall be compatible with the purpose, and sensitive to the scale and vision, of Marana Main Street.
2. The layout of the multi-building developments along Marana Main Street Sandario Road, and Frontage Road, shall be designed to break the site into a series of smaller "blocks" defined by pad site buildings, pedestrian walkways, streets or other vehicular circulation routes.
3. Buildings that front Marana Main Street and Sandario Road shall have dedicated pedestrian access facing the street. Tenants are encouraged to provide additional pedestrian access from the rear or side of the building if applicable.

b. Building Massing and Articulation

The character of building mass should provide a community oriented scale of development with friendly retail, office, lodging, residential and civic opportunities.

1. Buildings shall be articulated to have a varied appearance in their heights, features, roof styles and colors that work to create a sense of evolution and growth over time. This discontinuity in facade design and arrangement is complimented by eliminating or largely reducing the side yards to allow continuous rows of shops. This idea reinforces the pedestrian scale and creates a vibrant mix of uses.

Development Regulations

2. The building masses shall be broken at specific points for scale, providing shortcuts and invoking curiosity. The edge treatment at these corners should be dealt with using great sensitivity.
3. Building massing and articulation features should include the following:
 - a. Shade canopies
 - b. Relief islands in parking lots
 - c. Show windows along side alleys
 - d. Public art and landscaping at strategic points
 - e. Safe and shaded pedestrian path connections to shops
 - f. Multi-use congregation spaces
- c. Building Design
 1. Windows shall be recessed at least two inches from the building wall, or they shall project from the building wall, such as bay windows.
 2. Architectural features such as step backs and other single-story elements shall be required on the second story.
 3. Adjacent structures shall not be painted the same color.
 4. Entrances shall be framed and shall be at the same scale as single-family homes.

7. Signage

- a. Signs shall be of a scale, height, material and illumination which reflect the concepts being promoted for the Marana Main Street development.
- b. All sign locations and sign designs shall be subject to a Planned Sign Program. All signage shall be created to incorporate design elements and building materials that complement the architectural theme of Marana Main Street.
- c. The Planned Sign Program should include way-finding and directional signage as well as a marker or monument commemorating the cotton production and processing that occurred on this site.

8. Exterior Lighting

Street lighting shall conform to the Town of Marana Outdoor Lighting Code Requirements. Street and parking lot light fixtures shall complement the existing

Development Regulations

type and pattern of street and pedestrian lighting that occur on Marana Main Street and Civic Center Drive at the Marana Municipal Complex. Use of other lighting elements may vary from one area to the next, but levels of illumination shall remain consistent in quality and clarity. The use of special lighting elements and accent lighting is encouraged subject to the regulations of the adopted Marana Lighting Code.

9. Commemorative Marker/Monument

To ensure that the historical heritage of the site is remembered, the developer will build and install to Town specifications a marker commemorating the cotton production and processing that occurred on this site.

IV. Implementation and Administration

A. *Purpose*

This section of the Specific Plan outlines the implementation of development on the project site. It identifies the responsible party to ensure the project is built in coordination with infrastructure improvements, providing a continuity of design. This section also provides guidance regarding general administration of and amendment procedures to the Specific Plan.

B. *Proposed Changes to Zoning Ordinance*

The Development Regulations section of the Specific Plan addresses only those areas that differ from the Town of Marana Land Development Code. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Town of Marana Land Development Code that are in place at the time of development shall be used by the Planning Director as the guidelines to resolve the unclear issue, condition or situation.

C. *General Implementation Responsibilities*

The implementation of the Marana Main Street Specific Plan is the responsibility of the developer. The developer is the entity responsible for providing infrastructure needs including roads, sewer and water in a timely and efficient manner. At any time, the developer may relinquish its rights and assign any or all rights to one or more builders. Associated responsibilities of the developer would also be transferred to the builder at that time.

The Town of Marana Development Services Department will be responsible for ensuring all policies and standards laid out in the Specific Plan are adhered to during the review of all development in Marana Main Street Specific Plan.

D. *Development Review Procedures*

All proposed subdivision plats, improvement plans, development plans and building permits within the Marana Main Street Specific Plan shall be submitted to Town for approval and permitting. Plats, plans and permit applications shall be approved by the Town of Marana in accordance with Town of Marana procedures. Final decisions on grading, drainage, final road alignment, improvement plans, revegetation, and other matters will be made after the approval of the preliminary plat.

No structures, including signs, shall be erected, improved or altered, nor shall any grading, excavation, tree removal or any other work which in any way alters the exterior appearance of any structure or area of land, shall commence until the appropriate permit has been approved.

Approval of a subdivision plat, development plan or building permit is subject to the following requirements:

- Conformance with the Marana Main Street Specific Plan, as adopted;
- Dedication of appropriate rights-of-way and easements for roads (within 60 days of specific plan adoption), utilities and drainage areas by plat, or by separate instrument if the property is not to be subdivided;
- Preliminary plat, final plat and development plan submittals that follow Town of Marana procedures current at the time of application;
- Architectural elevation renderings submitted for review and approval by the Town of Marana prior to development plan approval.

E. *Phasing*

The timing of development for Marana Main Street will be dictated by the market and confirmation of users.

F. *Specific Plan Administration*

1. Enforcement

The Marana Main Street Specific Plan shall be administered and enforced by the Town of Marana in accordance with the provisions of the Specific Plan and the applicable provisions of the Town of Marana Land Development Code.

2. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Town of Marana Planning Director, provided such changes are not in conflict with the overall intent as expressed in Marana Main Street Specific Plan. Any changes must conform to the goals and objectives of the Specific Plan.

The Planning Director's decision regarding administrative changes and determination of substantial change as outlined below shall be subject to appeal to the Town Council. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Director;
- Changes to the community infrastructure planning and alignment such as roads, drainage, water, and sewer systems that do not increase the development capacity in the Specific Plan area;

- Changes to the development plan boundaries due to platting. Minor adjustments to development plan areas, drainage areas and other technical refinements to the Specific Plan due to adjustments in final road alignments will not require an amendment to the Specific Plan but will require staff approval; or
- Changes to development regulations that are in the interest of the community and do not affect health or safety issues.

3. Substantial Change

This Specific Plan may be substantially amended by the procedure outlined in the Town of Marana Land Development Code, Specific Plan Changes. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. The request shall include all sections or portions of the Marana Main Street Specific Plan that are affected by the change(s). The Planning Director shall refer the request with his recommendations to the Planning Commission for public hearing. The Planning Commission shall make its recommendation to the Town Council, which, after public hearing, shall approve, reject or modify the proposed amendment.

4. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within 15 days from the date of the interpretation.

If an issue, condition or situation arises that is not sufficiently covered in the Specific Plan, the Planning Director may use the applicable regulations within the Town of Marana Land Development Code as a guideline for resolution. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Town of Marana Land Development Code.

G. Fees

Fees will be assessed as indicated by the Town of Marana adopted fee schedule current to the time of application.

Appendices

Definitions

- Boutique hotel – A unique hotel typically offering personalized accommodation and services / facilities. Typically boutique hotels are furnished in a themed, stylish and/or inspirational manner.
- Central Business District – The largest, most intensively developed, mixed-use area within a city, usually containing, in addition to major retail uses, governmental offices; service uses; professional, cultural, recreation, and entertainment establishments and uses; residential, hotels, and motels; appropriate industrial services; and transportation facilities.
- (Marana Single Central Business District) – An approximately five square mile area of land located in the heart of northern Marana that is planned to be Marana's commerce district. Town Council approved and authorized the designation of the Single Central Business District by Resolution 2008.60 in May 2008.
- Financial services – Banks, credit unions, investment services, financial planning and similar financial institutions (including drive-through facilities).
- Food and beverage services – Restaurants, bars, cafes, bakeries, coffee shops, butchers, delicatessens, candy stores, food preparation centers, catering services, and similar uses, not including drive-through facilities.
- Marana Main Street (MMS) – A land use designation with the Marana Main Street Specific Plan that allows a mix of uses.
- Mixed-use building – A building with a combination of residential and non-residential uses; retail on the first floor with office or residential on subsequent floors.
- Mixed-use Development – Mixed-use developments create vibrant urban environments that bring compatible land uses, public amenities, and utilities together at various scales. These developments work to create pedestrian-friendly environments, higher-density development, and a variety of uses that enable people to live, work, play and shop in one place, which can become a destination.
- Offices – Professional, semi-professional, medical, dental, business, sales, counseling, consulting, and similar uses requiring an indoor office.
- Open Spaces – A public or private congregation space such as plazas, courtyards, pavements, walkways, dining areas, and similar pedestrian areas that are designed exclusively for pedestrian activity.
- Pedestrian friendly – Description of an environment that is pleasant and inviting for people on foot; specifically, offering sensory appeal, safety, street amenities such as plantings and furniture, good lighting, easy visual and physical access to buildings, and diverse activities.

- Personal services – Barber shops, beauty salons, health clubs, copying services, clothes cleaning, tailoring, laundromats, picture framing, private postal services, shoe repair, video rentals, watch repair, small domestic machine repair, bicycle repair, and similar indoor services.
- Retail – Apparel, appliances, bicycles, pharmacies, gift shops, variety stores, food and dry goods markets, antique dealers, hardware, stationery, office equipment, florists, jewelry, newsstands, bookstores, art galleries, furniture, packaged liquor, pet shops, office supplies, sporting goods, and similar sundry items.
- Recycled-content products – Products made from materials that would otherwise have been discarded. Items in this category are made totally or partially from material destined for disposal or recovered from industrial activities—like aluminum soda cans or newspaper. Recycled-content products also can be items that are rebuilt or remanufactured from used products such as toner cartridges or computers.
- Self Storage, Indoor – A use engaged in the storage of goods and/or materials characterized by infrequent pick-up and delivery, and located within a building. The definition excludes hazardous material storage, warehousing, distribution, and vehicle storage.
- Smart Growth – Development that serves the economy, the community, and the environment. Smart Growth is development that simultaneously achieves economic development and jobs, strong neighborhoods and healthy communities. Compact, transit accessible, pedestrian-oriented, mixed-use development patterns and land uses.
- Vertical mixed-use buildings – Vertical mixed-use development combines different uses in the same building. The lower floors generally have more public uses, with private uses on the upper levels. Examples include residential space over commercial establishments, street-level retail with offices above, residential and hotel uses in the same building, retail within a parking structure with multiple uses above. Vertical mixed-use development can have any number of revenue-producing and mutually supporting uses in the same building.

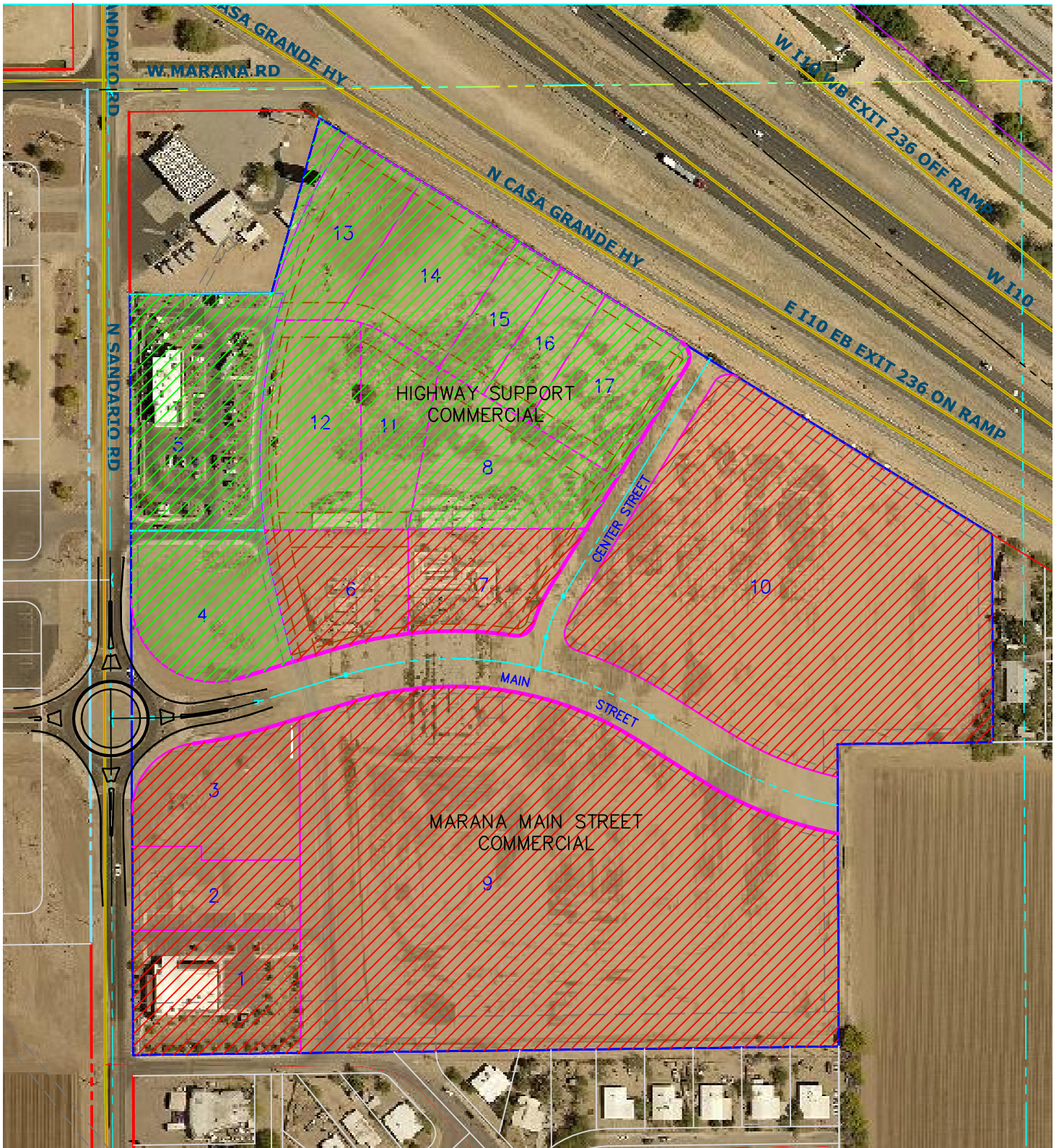
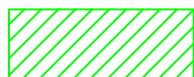
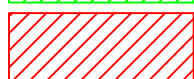


EXHIBIT II.E1: LAND USE DESIGNATIONS



HIGHWAY SUPPORT COMMERCIAL



MARANA MAIN STREET COMMERCIAL



EXHIBIT II.E.2 MARANA MAIN STREET
CONCEPTUAL SITE PLAN

Planning Commission Regular Meeting

Meeting Date: 08/28/2019

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: August 28, 2019

Strategic Plan Focus Area:

Not Applicable

Subject: **DPP1906-002 Mountain View Tours Development Plan** Relating to Development; approving a development plan for Mountain View Tours at 9817 N. Casa Grande Hy. (Steven E. Vasquez)

Discussion:

Request

The WLB Group, on behalf of Mountain View Tours, requests approval of a development plan for Mountain View Tours. The subject property is located at the northwest corner of the intersection of Casa Grande Hy. and Tiffany Loop at 9817 N. Casa Grande Hy.

Zoning

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

Procedure

Section VII ("Specific Plan Implementation") paragraph D ("Site Plan Review Procedures") of the Continental Ranch Specific Plan requires a site plan for all development within the Specific Plan area requiring a building permit, and provides for Town staff review and approval and submission of the site plan to the Planning Commission for review and approval or denial.

Proposed Development

The site has a gross area of 12.32 acres; however, this development will encompass only 6.66 acres. The proposed building area is 16,309 square feet or 5.6% of the site (maximum building coverage allowed is 70%) with a proposed building height of 15'10" (maximum height allowed is 39 feet). A 20 foot landscape buffer will be placed along Casa Grande Highway. The proposed use of the development is an administration and maintenance facility for a carrier service company.

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 will be 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 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 project number DPP1906-002 Mountain View Tours Development Plan.

Attachments

DPP1905-002 Mountain View Tours DPP
DPP1906-002 Mountain View Tours DPP Bldg Drawings
DPP1906-002 Mountain View Tours DPP Map
DPP1906-002 Mountain View Tours DPP App

GENERAL NOTES

- GROSS AREA OF THIS DEVELOPMENT IS 373,189 SF, APPROXIMATELY 8.57 AC.
- THE AREA OF DISTURBANCE IS 289,934 SF, APPROXIMATELY 6.66 AC., WHICH IS THE GROSS AREA LESS THE UNDISTURBED TOM DRAINAGE CHANNEL EASEMENT AREA OF 83,255 SF; (1.91 AC.).
- TOTAL BUILDING AREA: 16,309 SF AND COVERS 5.63% OF THE DISTURBED AREA.
- THE EXISTING ZONING FOR THIS PARCEL IS "F" (SPECIFIC PLAN - CONTINENTAL RANCH) AND THE LAND USE DESIGNATION IS "I" (INDUSTRIAL) PER ORDINANCE NO. 99.25.
- THIS DEVELOPMENT PLAN IS SUBJECT TO THE REGULATIONS PUT FORTH BY THE CONTINENTAL RANCH SPECIFIC PLAN AMENDMENT ADOPTED IN APRIL 1988 BY ORDINANCE 88.09.
- MAXIMUM BUILDING COVERAGE: 70% OF GROUND LEVEL. PROPOSED BUILDING COVERAGE: 16,309 SF. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 39 FEET, PER THE CONTINENTAL RANCH SPECIFIC PLAN. THE PROPOSED HEIGHT IS 15'-10".
- MINIMUM LANDSCAPE COVERAGE REQUIRED FOR DISTURBED AREA: 28,993 SF; LANDSCAPE COVERAGE PROVIDED: 59,724 SF.
- THE DESIGN VEHICLE IS A WB-40, DESIGN SPEED IS 15 MPH. PARKING SPACES REQUIRED: 29 OFFICE SPACE & 11 INDUSTRIAL SPACE = 40. TOTAL SPACES PROVIDED = 47. HC SPACES REQUIRED = 2. HC SPACES PROVIDED = 2.
- BUILDING SETBACKS: A DISTANCE EQUAL TO 60% OF BUILDING HEIGHT, BUT NOT LESS THAN 15 FEET.
- LANDSCAPE BUFFERS: FRONT 20 FEET; SIDES 10 FEET; AND REAR IS 25 FEET.
- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEASTQUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS SHOWN HEREON. BEARING NORTH 01°15'09" WEST.
- BASIS OF ELEVATION: PIMA COUNTY DOT-CITY OF TUCSON DOT GEODETIC CENTRAL POINT TOWNSHIP 12S, RANGE 12E, INDEX CODE J21, NE CORNER SEC. 14, T12S, R12E. 1" IDOP WITH 60D NAIL IN IT. ELEV. 2361.616 (NAVD 88)
- ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI-RESISTANT MATERIALS.
- ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
- 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.
- THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL ARIZONA811 (1-800-782-5348) TWO FULL WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN THEY REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK, AND SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINES AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK WHENEVER SO REQUESTED.
- THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER, ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OF HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO FURNISH, HAUL AND SUPPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.
- ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND HAULED FROM THE SITE PRIOR TO GRADING.
- BUILDING SITES SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH BUILDING PAD ELEVATIONS AS STATED BY THE ENGINEER. STREETS AND PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SUB-GRADE AS STATED BY THE ENGINEER.
- COMPACTION IN ALL AREAS SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO DESIGNATION T-99, METHOD A. THOSE AREAS TO RECEIVE FILL ARE TO BE SCARIFIED TO A DEPTH OF TWELVE (12) INCHES, BROUGHT TO THE PROPER MOISTURE CONTENT AND COMPACTED TO THE ABOVE DENSITY. THE AREA SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK. TESTS OF FILL MATERIAL WILL BE DONE AT THE OWNER'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS IN THE WORK AREA WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIR, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTANT DISCHARGE ELIMINATION SYSTEM CONSTRUCTION GENERAL PERMIT IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUBMITTED FOR THIS PROJECT.
- IF ANY HUMAN REMAINS OR FUERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANY TIME, ALL WORK MUST STOP IN THE AREA OF REMAINS AND THE REPATRIATIONCOORDINATOR OF THE ARIZONA STATE MUSEUM SHALL BE IMMEDIATELY CONTACTED AT (520) 621-4795. PURSUANT TO A.R.S. 41-865.
- ALL SLOPES WHICH ARE STEEPER THAN 3:1 WILL BE PROTECTED WITH 6" DIAMETER (MINIMUM) ROCK RIP-RAP OR CONCRETE BANK PROTECTION.
- OBJECTS AND 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.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO ANY PLAN APPROVAL ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
- PLANTS SHALL BE PRUNED ON A REGULAR BASIS TO PREVENT OBSTRUCTIONOF WALKWAYS, CURB AREAS, DRIVES, AND LINE OF SIGHT VISIBILITY TRIANGLES.
- ANY PLANT MATERIAL INCLUDED IN THE APPROVED LANDSCAPE PLAN THAT DOES NOT SURVIVE AFTER INSTALLATIONSHALL BE REPLACED WITH PLANT MATERIAL OF THE SAME OR LIKE SPECIES OF EQUAL SIZE WITHIN THIRTY (30) DAYS OF THE PLANT'S DEMISE. FAILURE TO REPLACE DEAD PLANT MATERIAL WITHIN THE SPECIFIED TIME PERIOD SHALL CONSTITUTA A ZONING VIOLATION.
- THE IRRIGATION SYSTEM SHALL BE REGULARLY TESTED AND SHALL BE REPAIRED OR REPLACED AS NECESSARY TO PREVENT EXCESS WATER SUPPLY TO PLANTED AREAS, RUNOFF ONTO CURBS AND PAVEMENT, CLOGGED EMITTERS AND FLOODING OF LOW-LYING AREAS.
- THE CONTRACTOR SHALL VERIFY THE EXISTING PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BEFORE CONTINUING THE WORK.
- THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
- ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
- THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF ORDINANCE NO. 99.25.
- A COPY OF THE APPROVED PLAN AND GRADING PERMIT SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL REVISIONS TO PLANS MUST BE APPROVED BY THE MARANA TOWN ENGINEER PRIOR TO CONSTRUCTION.
- 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.
- THE MINIMUM FIRE FLOW FOR THIS PROJECT IS 1,500 GALLONS PER MINUTE FOR 120 MINUTES.
- ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. THESE MAY BE MODIFIED AND/OR SUPPLEMENTED BY THE REQUIREMENTS OF THESE PLANS.
- ALL WORK SHALL CONFORM TO TITLE 19, STANDARDS FOR GRADING AND RELATED SITE WORK, OF THE TOWN OF MARANA LAND DEVELOPMENT CODE.
- A REPORT OF SOILS INVESTIGATION INCLUDING RECOMMENDATIONS FOR GRADING PROCEDURES HAS BEEN PREPARED BY CMT ENGINEERING LABORATORIES REPORT NO. 1511. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.
- GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO THE APPROVED PROJECT DISTURBANCE LIMITS AS SHOWN ON THESE PLANS. NO WORK SHALL TAKE PLACE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK

The
WLB
Group INC.

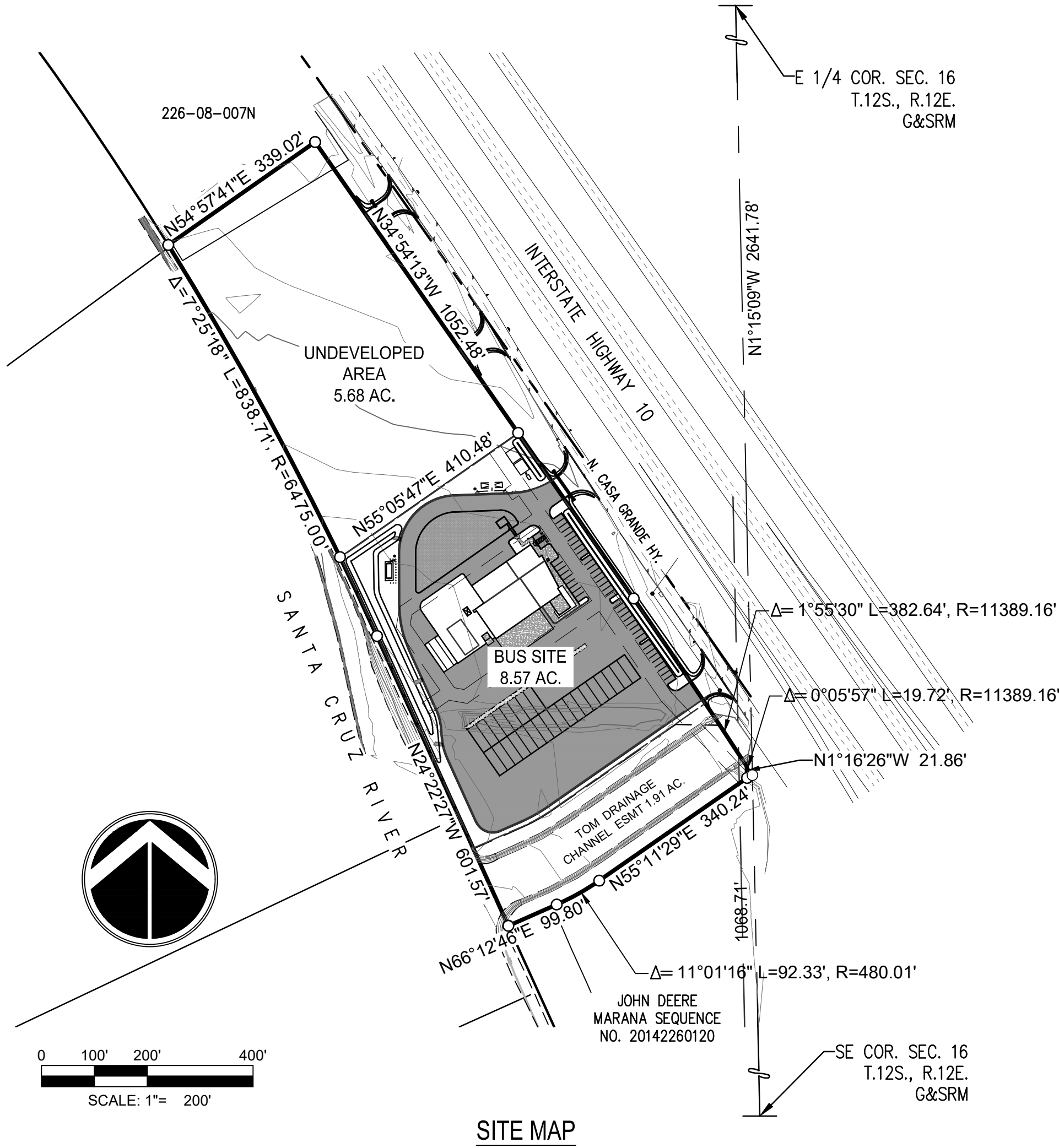
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson , Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH:(480) 736-1600

MOUNTAIN VIEW TOURS

AT CONTINENTAL RANCH PARCEL 60

MARANA, AZ

DEVELOPMENT PLAN PACKAGE



SITE MAP

- THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AT THEIR COST AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT OF WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
- THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE WORK A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL HAVE ON SITE, AT ALL TIMES, TRAFFIC CONTROL PLANS ACCEPTED (STAMPED) BY THE TOWN OF MARANA FOR ALL WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.
- TRACER WIRE IS REQUIRED FOR ALL SLEEVES WITHIN THE ROW.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE NORTH 01 DEGREES 15 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 1,217.71 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;

THENCE NORTH 35 DEGREES 02 MINUTES 19 DEGREES WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,730.73 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16;

THENCE SOUTH 89 DEGREES 36 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 496.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 52 DEGREES 09 MINUTES 53 SECONDS EAST, TO THE EAST RIGHT-OF-WAY LINE CHANNEL LIMITS OF THE SANTA CRUZ RIVER;

THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 6,475.00 FEET AND A CENTRAL ANGLE OF 13 DEGREES 27 MINUTES 40 SECONDS FOR AN ARC DISTANCE OF 1,521.25 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 24 DEGREES 22 MINUTES 27 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,462.63 FEET TO THE SOUTH LINE OF SAID SECTION 16;

THENCE NORTH 89 DEGREES 40 MINUTES 08 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 129.33 FEET TO THE POINT OF BEGINNING.

EXCEPT WELL SITE 16-P AS RECORDED IN BOOK 314 OF DEEDS AT PAGE 429.

FURTHER EXCEPT THAT PORTION CONVEYED IN DOCKET 11294 AT PAGE 628.

FURTHER EXCEPT THAT PORTION CONVEYED IN DOCKET 13313 AT PAGE 2140.

FURTHER EXCEPT THAT PORTION CONVEYED AT SEQUENCE NO. 20133400577

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS SHOWN HEREON. BEARING NORTH 01°15'09" WEST.

BASIS OF ELEVATION: PIMA COUNTY DOT-CITY OF TUCSON DOT GEODETIC CENTRAL POINT TOWNSHIP 12S, RANGE 12E, INDEX CODE J21. NE CORNER SEC. 14, T12S, R12E. 1" IDOP WITH 60D NAIL IN IT. ELEV. 2361.616 (NAVD 88)

OWNER/DEVELOPER

MOUNTAIN VIEW TOURS, INC.
4995 N CASA GRANDE HWY
TUCSON, AZ 85743
PH: (520) 292-1183
ATTN: GREG CONSER

ENGINEER

THE WLB GROUP, INC.
1600 W. BROADWAY ROAD, SUITE 150
TEMPE, AZ 85282
PH: (480) 736-1600
ATTN: MICHAEL G. RHODES, P.E.
MRHODES@WLBGROUP.COM

LANDSCAPE ARCHITECT

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD
TUCSON, AZ 85711
PH: (520) 881-7480
ATTN: GARY GRIZZLE, ASLA
GGRIZZLE@WLBGROUP.COM

AREA CALCULATIONS:

DEVELOPED SITE AREA:	289,934 S.F.	(6.66 AC)
NEW ADMIN/SERVICE BAYS:	9,750 S.F.	(3.36%)
BUILDING HEIGHT:	15'-10"	
NEW BUS WASH:	2,048 S.F.	(0.71%)
BUILDING HEIGHT:	15'-10"	
FUTURE PAINT BLDG:	1,920 S.F.	(0.66%)
BUILDING HEIGHT:	15'-10"	
FUTURE ADMIN EXPANSION:	4,810 S.F.	(1.66%)
BUILDING HEIGHT:	15'-10"	

SHEET INDEX

SHEET 1.....	MASTER COVER SHEET
SHEET 2.....	SITE PLAN
SHEET 3.....	DEMOLITION PLAN
SHEET 4.....	GRADING AND DRAINAGE PLAN
SHEET 5.....	OFFSITE PAVING PLAN
SHEET 6.....	UTILITY PLAN
SHEET 7.....	WATER LINE PLAN & PROFILE
SHEET 8.....	HORIZONTAL CONTROL PLAN
SHEET 9.....	CONSTRUCTION DETAILS AND SECTIONS
SHEET 10.....	OFFSITE SIGNING AND STRIPING PLAN
SHEET 11-18.....	LANDSCAPE PLANS

ACCEPTED:

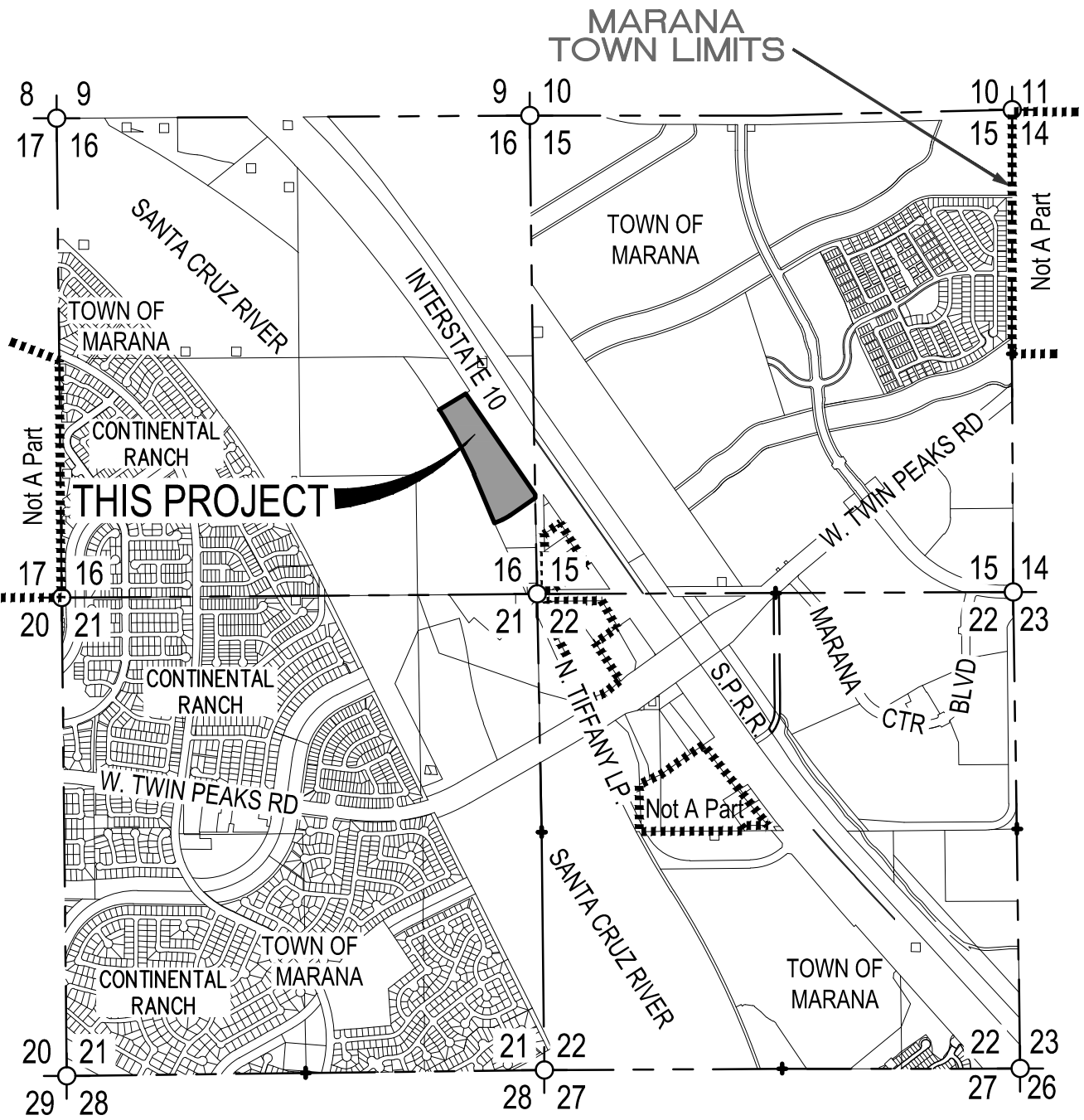
	P.E.	
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER		DATE
MARANA PLANNING DIRECTOR		DATE
NORTHWEST FIRE DISTRICT		DATE
MARANA WATER DIRECTOR		DATE

AS-BUILT CERTIFICATION

"I HEREBY CERTIFY THAT THE AS-BUILT ANNOTATIONS PROVIDED ON THESE DRAWINGS WERE BASED ON AN AS-BUILT SURVEY CONDUCTED UNDER MY SUPERVISION AND ACCURATELY DEPICTS EXISTING FIELD CONDITIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF"

REGISTERED LAND SURVEYOR/ENGINEER
(OR REGISTERED P.E.)

DATE

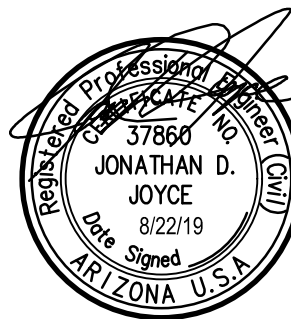


LOCATION PLAN

A PORTION OF SECTION 16, T. 12 S., R. 12 E., G.&S.R.M.,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE 3"=1 MILE

LEGEND

-----	EASEMENT LINE (AS NOTED)
-----	RIGHT OF WAY
-----	PROJECT BOUNDARY
-----	LOT LINE
8" W - X	EXISTING WATER LINE AND VALVE
-----	NEW WATER LINE AND VALVE
-----	NEW SEWER LINE
CO	NEW CLEANOUT
=====	EXISTING SITE WALL
-----	EXISTING CONCRETE CURB
-----	EXISTING PAVEMENT
-----	EXISTING TRAFFIC SIGNS
x2175.11	SPOT ELEVATION
-----	EXISTING FENCE
BCSM	BRASS CAP SURVEY MARKER
I.P.	IRON PIN SURVEY MARKER
FFE	FINISH FLOOR ELEVATION
HC	HANDICAP
O	PROPERTY CORNER (AS NOTED)
-----	FLOW DIRECTION ARROW
-----	PCCP (CONCRETE PAVEMENT)
-----	ASPHALT PAVEMENT
-----	GRADE BREAK (GB)
-----	FIRE HYDRANT
-----	REDUCER
-----	LANDSCAPE/DG AREA
-----	SURFACE TREATMENT



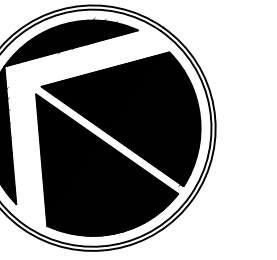
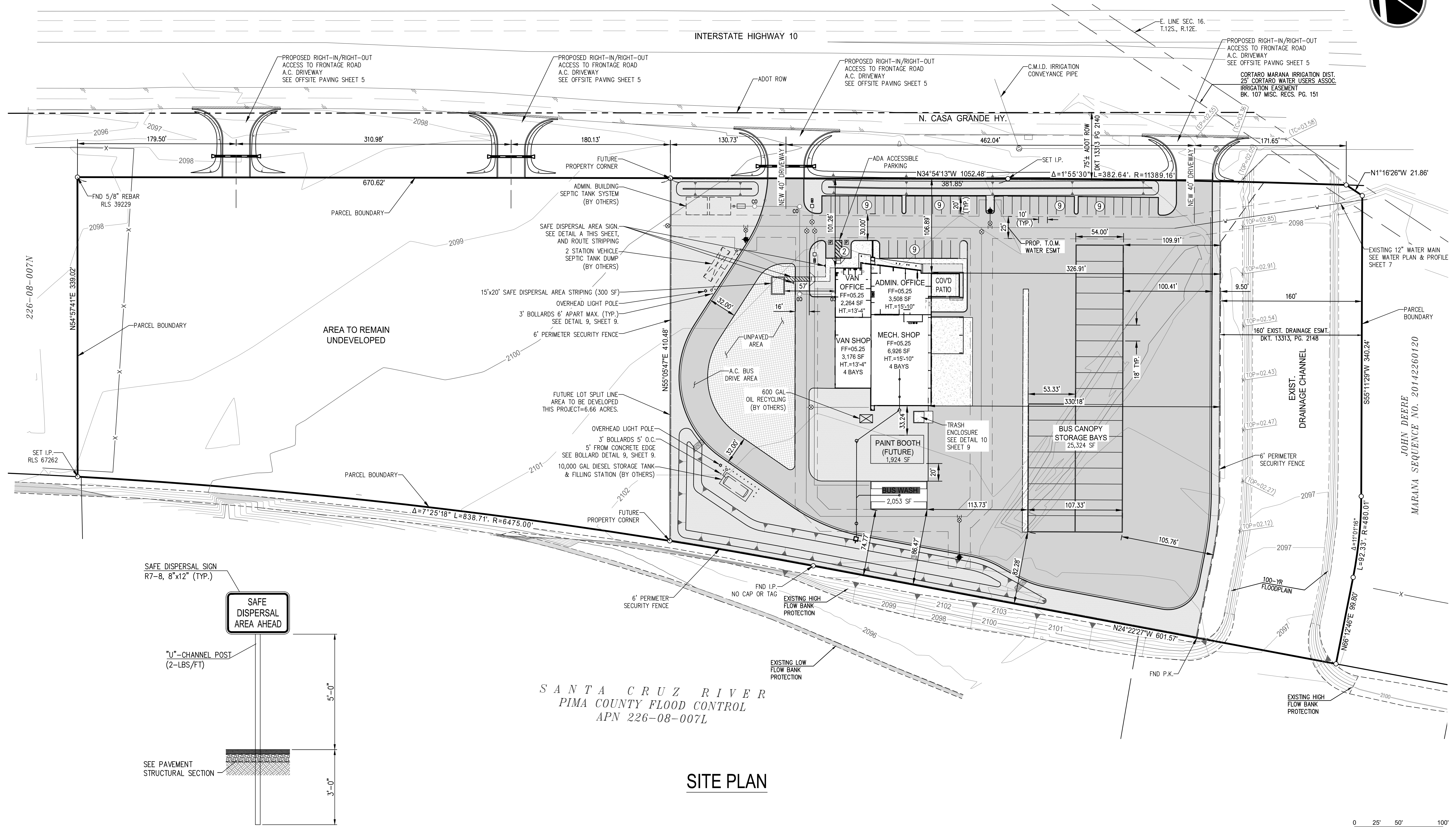
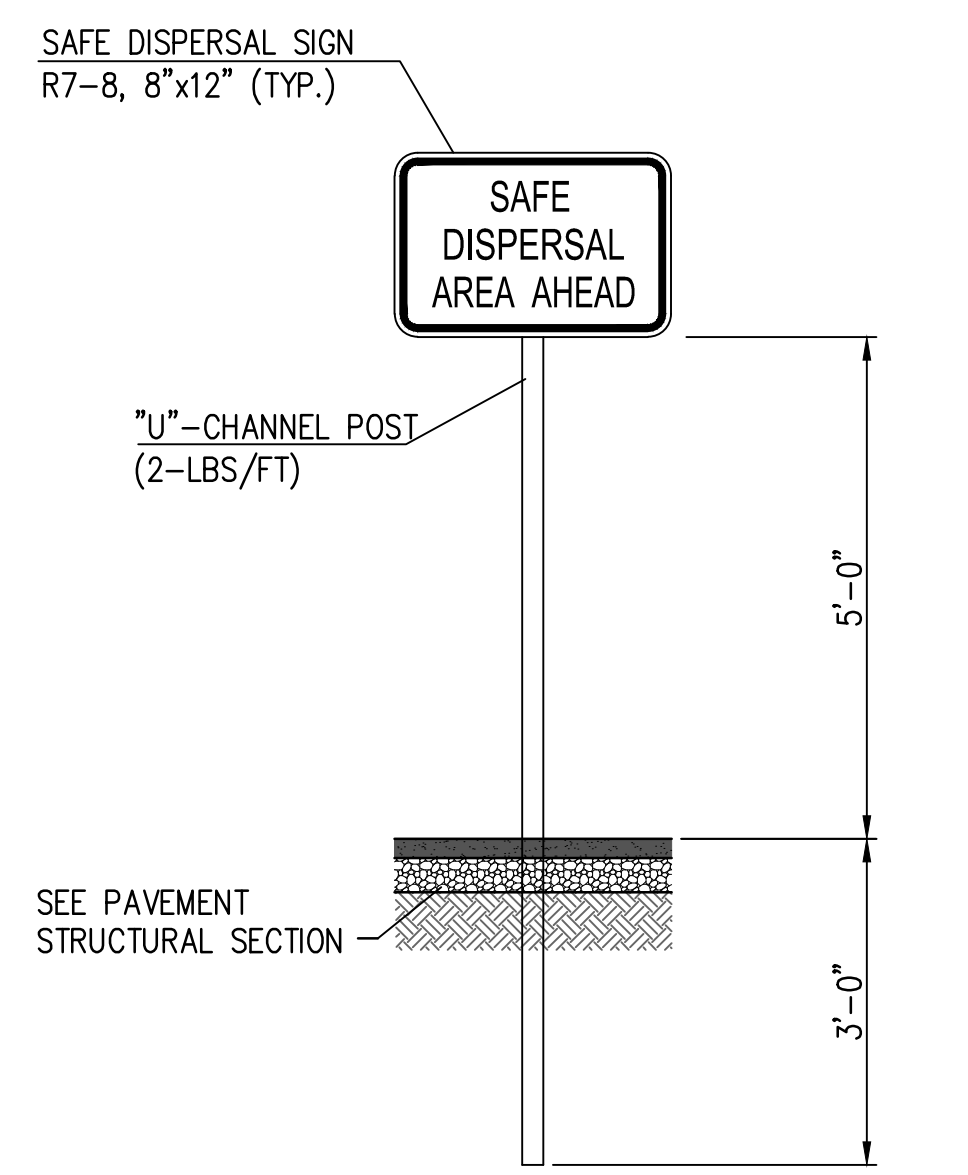
DEVELOPMENT PLAN PACKAGE

MOUNTAIN VIEW TOURS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

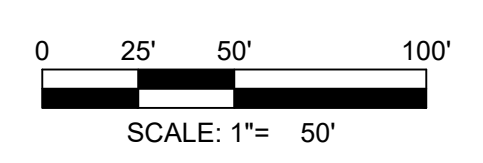
APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 1 OF 18



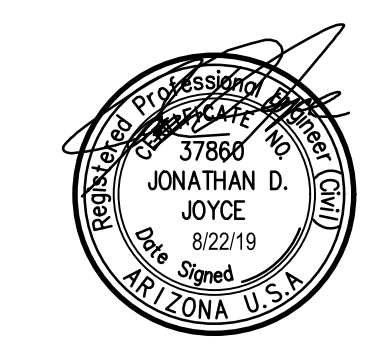
A SAFE DISPERSAL AREA SIGN
N.T.S.

SITE PLAN



The WLB Group **WLB**

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

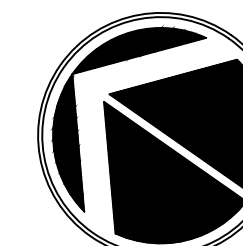


**DEVELOPMENT PLAN PACKAGE
MOUNTAIN VIEW TOURS**

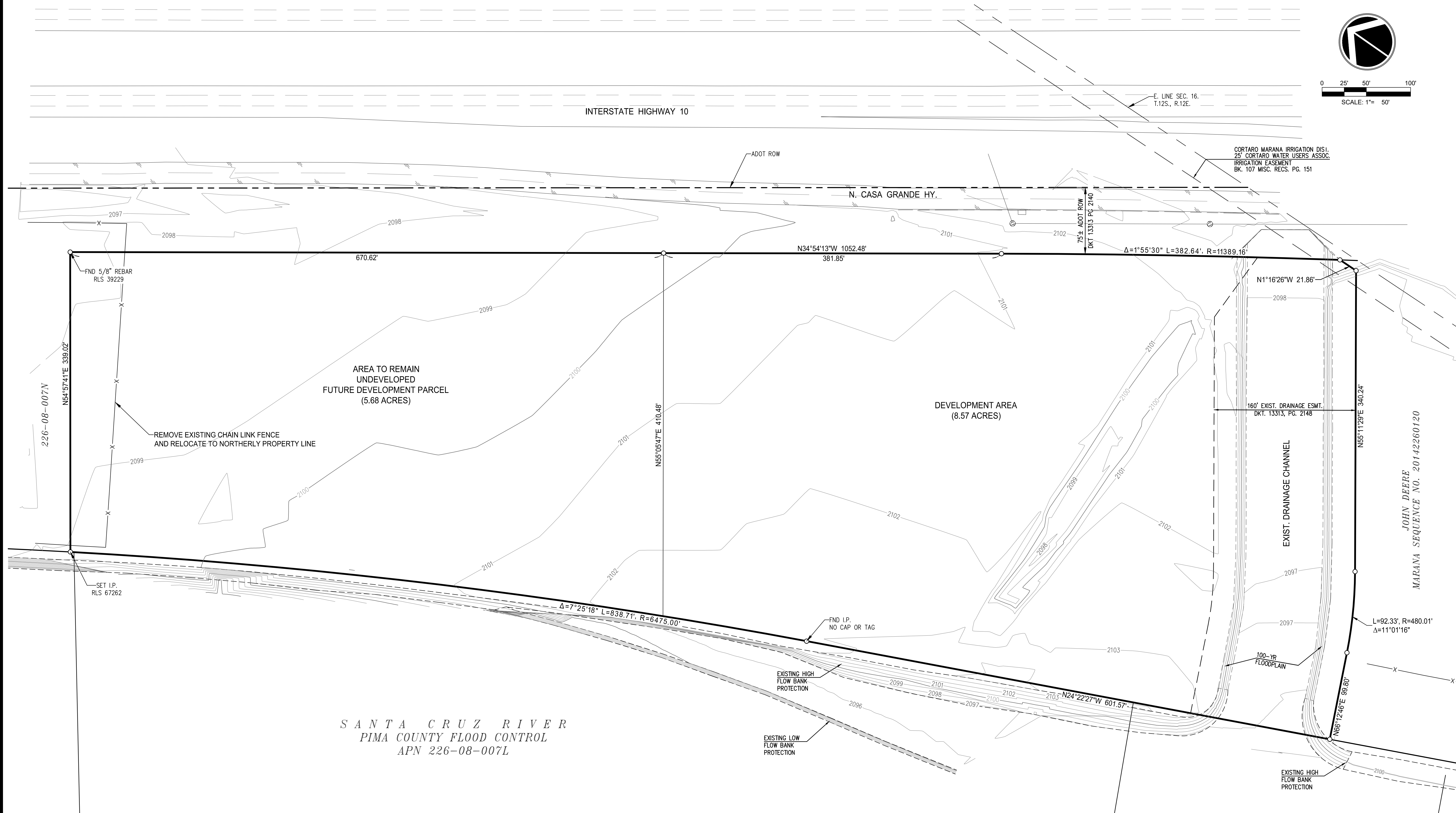
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 2 OF 18



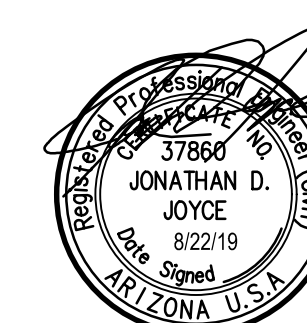
0 25' 50' 100'
SCALE: 1"= 50'



The
WLB
Group INC. **WLB**

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

DEMOLITION PLAN

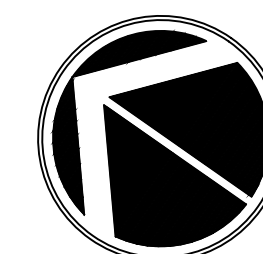


APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

DEVELOPMENT PLAN PACKAGE MOUNTAIN VIEW TOURS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 3 OF 18



0 20' 40' 80'
SCALE: 1"= 40'

INTERSTATE HIGHWAY 10

E. LINE SEC. 16.
T.12S., R.12E.

CORTARO MARANA IRRIGATION DIST.
25' CORTARO WATER USERS ASSOC.
IRRIGATION EASEMENT
BK. 107 MISC. RECS. PG. 151

N. CASA GRANDE HY.

RETENTION BASIN 3
TOP ELEV.=2102.50
BTM ELEV.=2100.00
VOL.=1900 C.F.
WSE=2102.50

RETENTION BASIN 1
TOP ELEV.=2102.50
BTM ELEV.=2100.00
VOL.=9100 C.F.
WSE=2102.50

AREA TO REMAIN
UNDEVELOPED

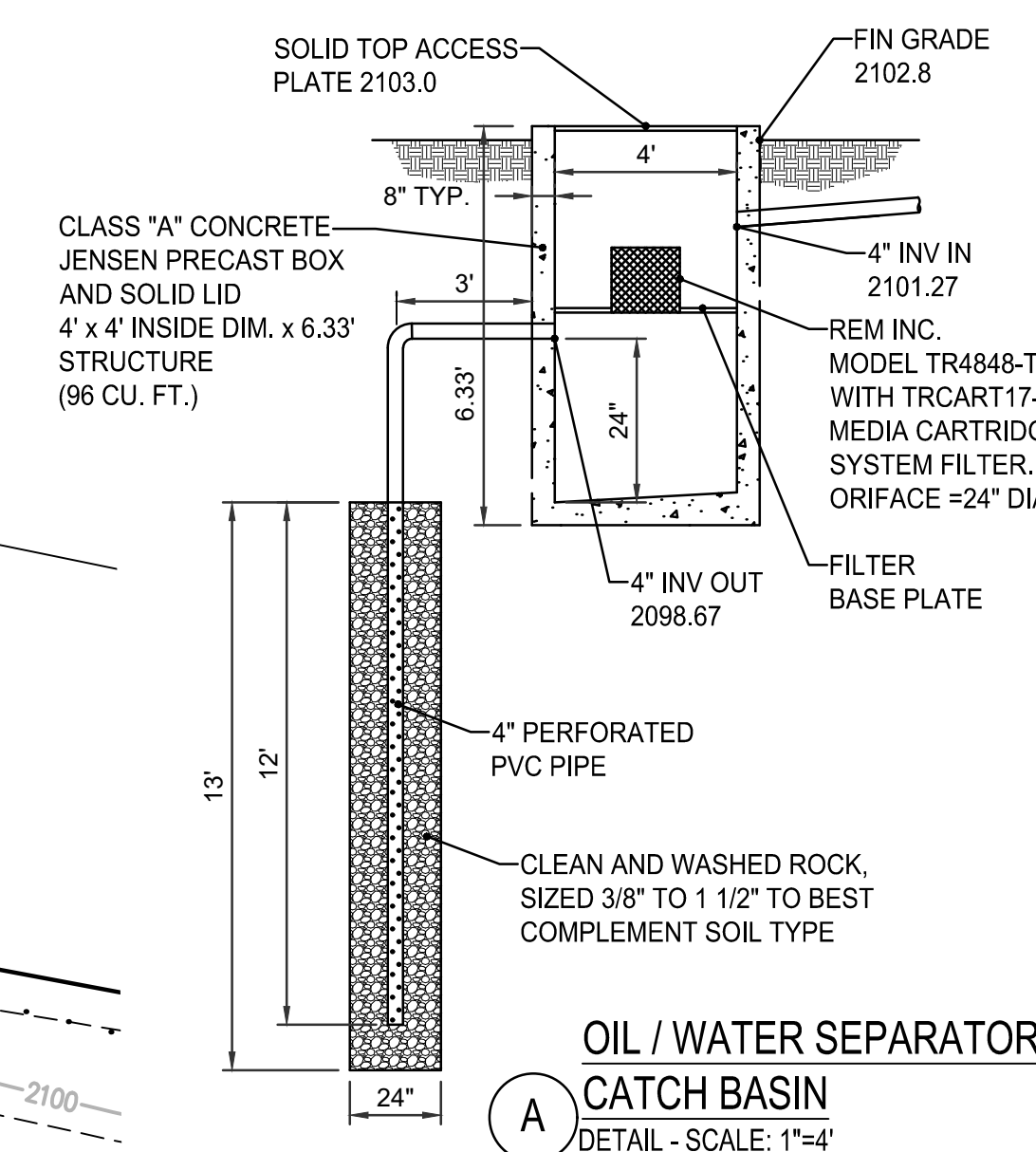
RETENTION BASIN 1
TOP ELEV.=2102.00
BTM ELEV.=2099.00
VOL.=33,088 C.F.
WSE=2100.50

SANTA CRUZ RIVER
PIMA COUNTY FLOOD CONTROL
APN 226-08-007L

ONSITE GRADING AND PAVING PLAN

CONSTRUCTION NOTES

1. INSTALL NEW A.C. PAVEMENT PER DETAIL 1 ON SHEET 9.
2. INSTALL DECOMPOSED GRANITE-SEE LANDSCAPE PLANS
3. CONSTRUCT NEW CONCRETE SIDEWALK PER PC/COT STD. DTL. 200. 6' WIDE UNLESS OTHERWISE NOTED.
4. CONSTRUCT NEW CONCRETE VERTICAL CURB AND GUTTER PER MAG STD. DTL. 220, TYPE A. SEE DETAIL SHEET 9
5. CONSTRUCT NEW TYPE 2 CONCRETE VERTICAL CURB PER PAG STD DTL. 209. SEE DETAIL SHEET 9.
6. CONSTRUCT TRASH ENCLOSURE PER DETAIL ON SHEET 9.
7. CONSTRUCT 4' WIDE CURB OPENING PER DETAIL 3 ON SHEET 9.
8. ADA ACCESSIBLE STRIPING PER DETAIL 4 ON SHEET 9.
9. CONSTRUCT 4' CONCRETE VALLEY GUTTER PER DETAIL 5 ON SHEET 9.
10. INSTALL 6" CONCRETE PAD ON 4" ABC.
11. CONSTRUCT THICKENED PAVEMENT EDGE PER DETAIL ON SHEET 9.
12. INSTALL COMPACTED DECOMPOSED GRANITE WITH SOILWORKS GORILLA-SHOT SOIL STABILIZATION AND DUST CONTROL BLENDED WITH NATIVE SOIL TO 6" DEPTH
13. INSTALL RIPRAP INLET PROTECTION PER DETAIL 2 ON SHEET 9
14. INSTALL 10,000 GALLON TYCO-II UL-2085 FIREMASTER FUEL TANK (BY OTHERS)
15. CONSTRUCT 4'X4' CONCRETE CATCH BASIN WITH SOLID COVER ACCESS PANEL AND REM TRITON TOP-HAT CARTRIDGE FILTER SYSTEM - SEE DETAIL A BELOW
16. CONCRETE PAD FOR FUEL STORAGE TANK BY OTHERS. STORAGE TANK BY OTHERS. FINISH ELEVATION = 2103.00.
17. INSTALL 4" PVC DRAIN LINE @ S=0.0104 ft/ft
18. INSTALL 4" DIA. FLOOR DRAIN
19. INSTALL 4" CLEANOUT PER DETAIL ON SHEET 6.
20. INSTALL ADA ACCESSIBLE RAMP PER TOM STD DET 600-1



DEVELOPMENT PLAN PACKAGE MOUNTAIN VIEW TOURS

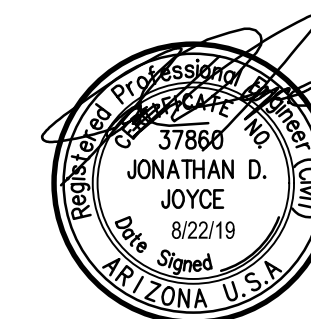
A PORTION OF THE SOUTHEAST QUARTER OF OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

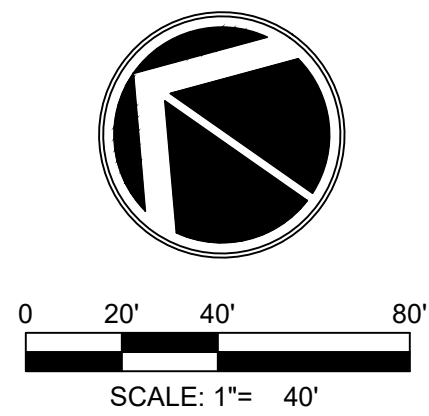
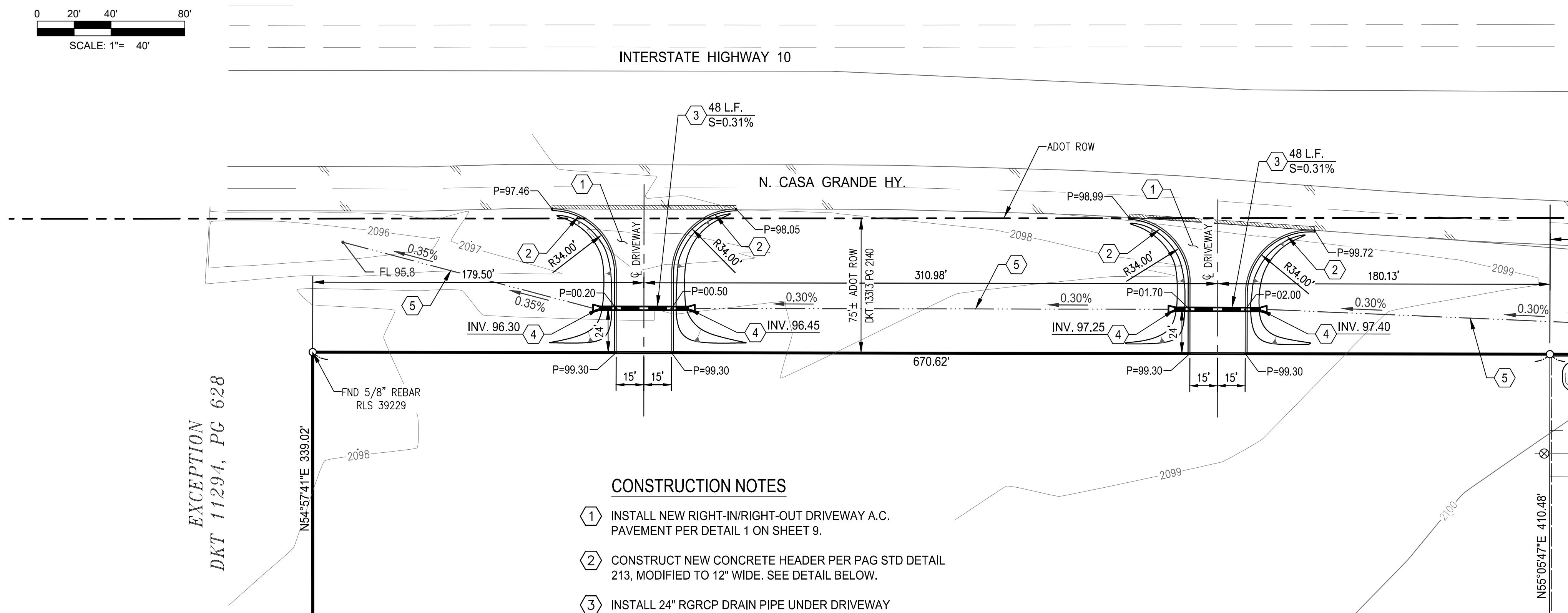
APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 4 OF 18

The
WLB
Group

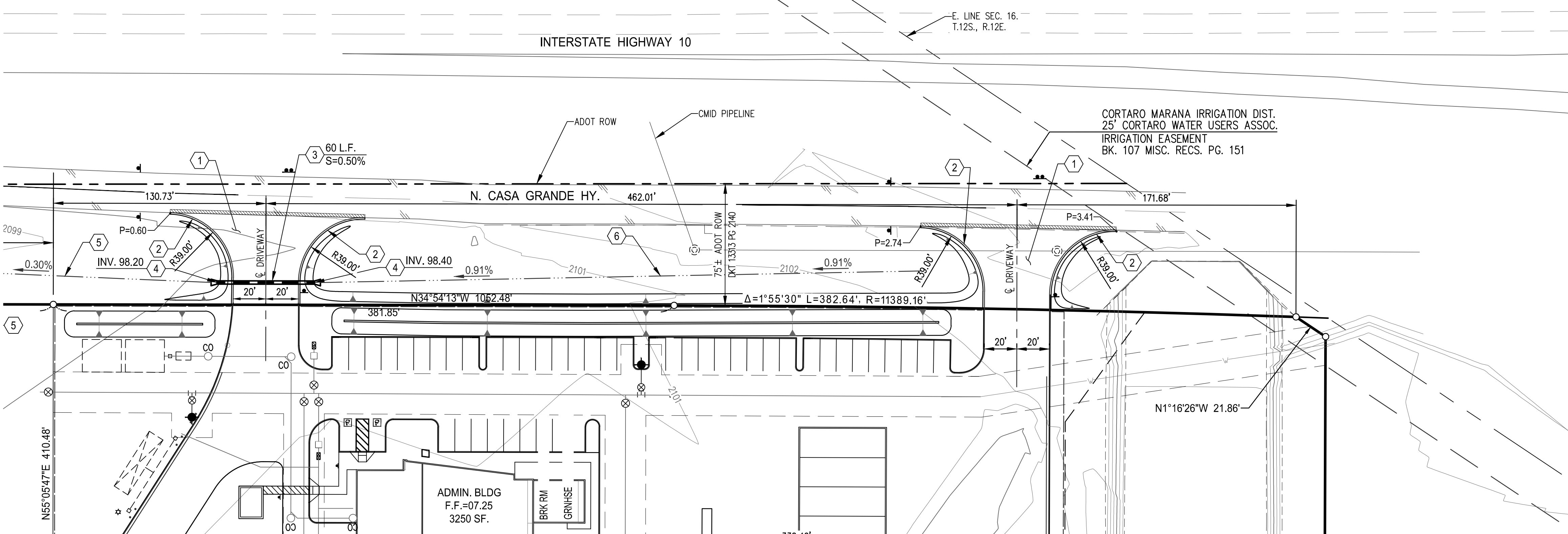
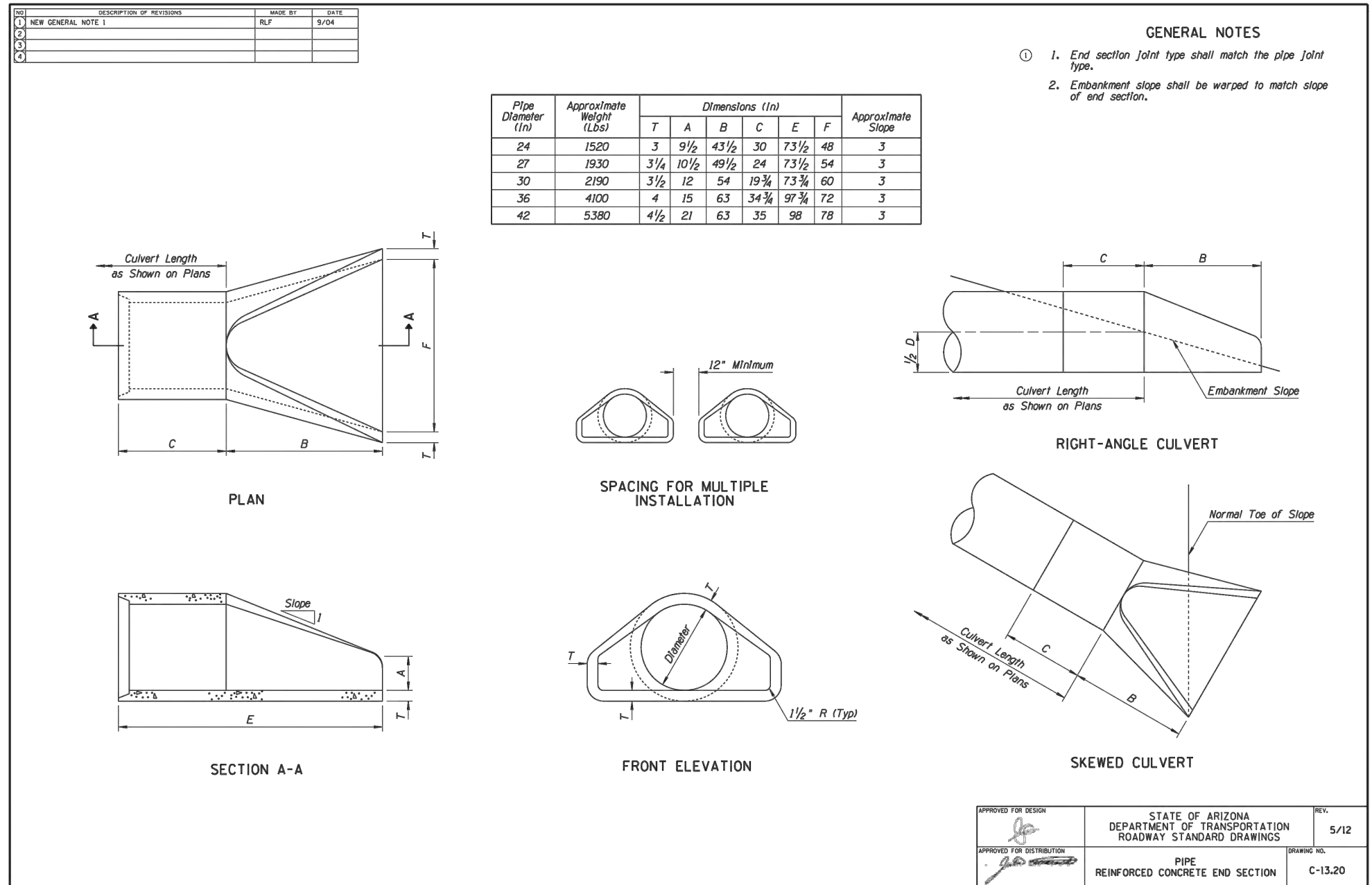
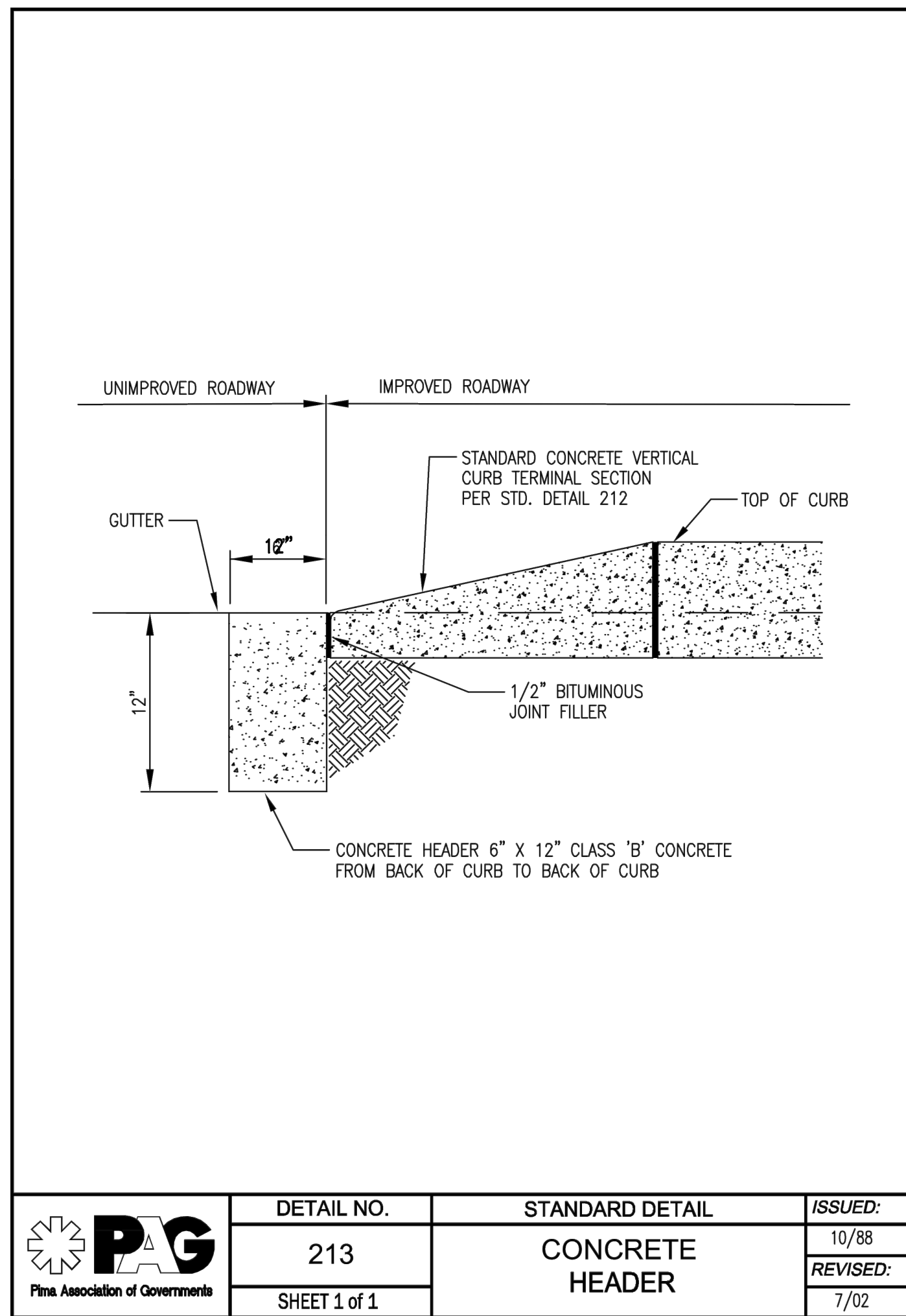
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600





CONSTRUCTION NOTES

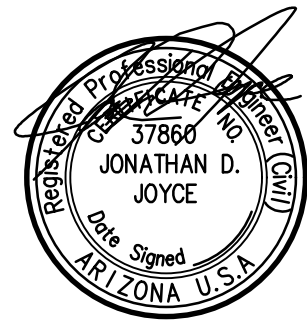
- ① INSTALL NEW RIGHT-IN/RIGHT-OUT DRIVEWAY A.C. PAVEMENT PER DETAIL 1 ON SHEET 9.
- ② CONSTRUCT NEW CONCRETE HEADER PER PAG STD DETAIL 213, MODIFIED TO 12" WIDE. SEE DETAIL BELOW.
- ③ INSTALL 24" RGRCP DRAIN PIPE UNDER DRIVEWAY
- ④ INSTALL FLARED END SECTION PER ADOT STD. DTL C-13.20.
- ⑤ GRADE DRAINAGE SWALE AS SHOWN



The
WLB
Group

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

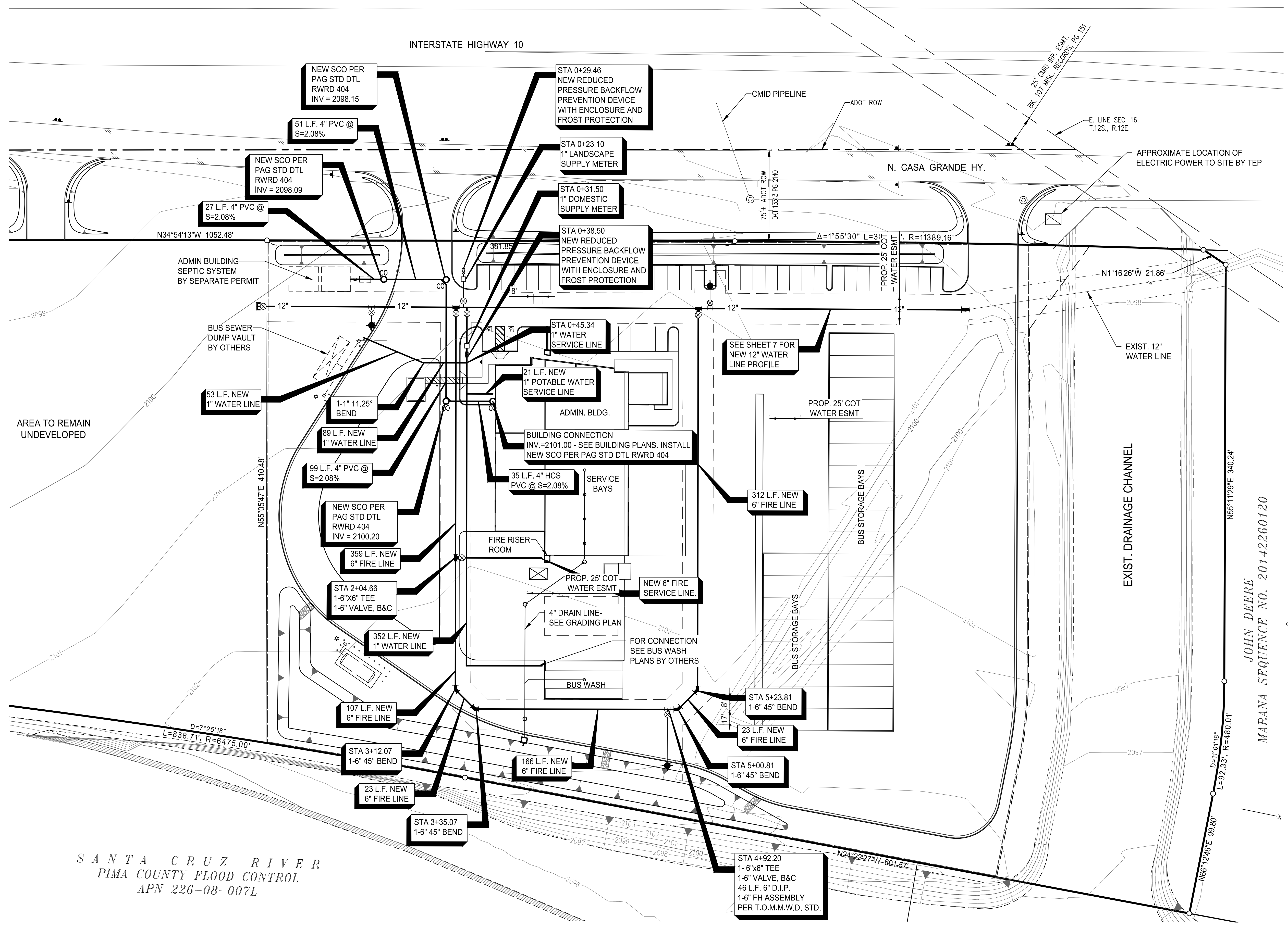
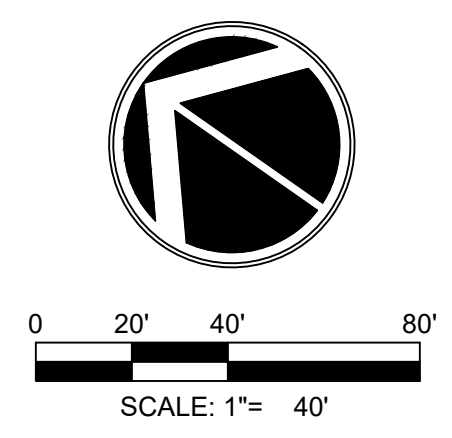
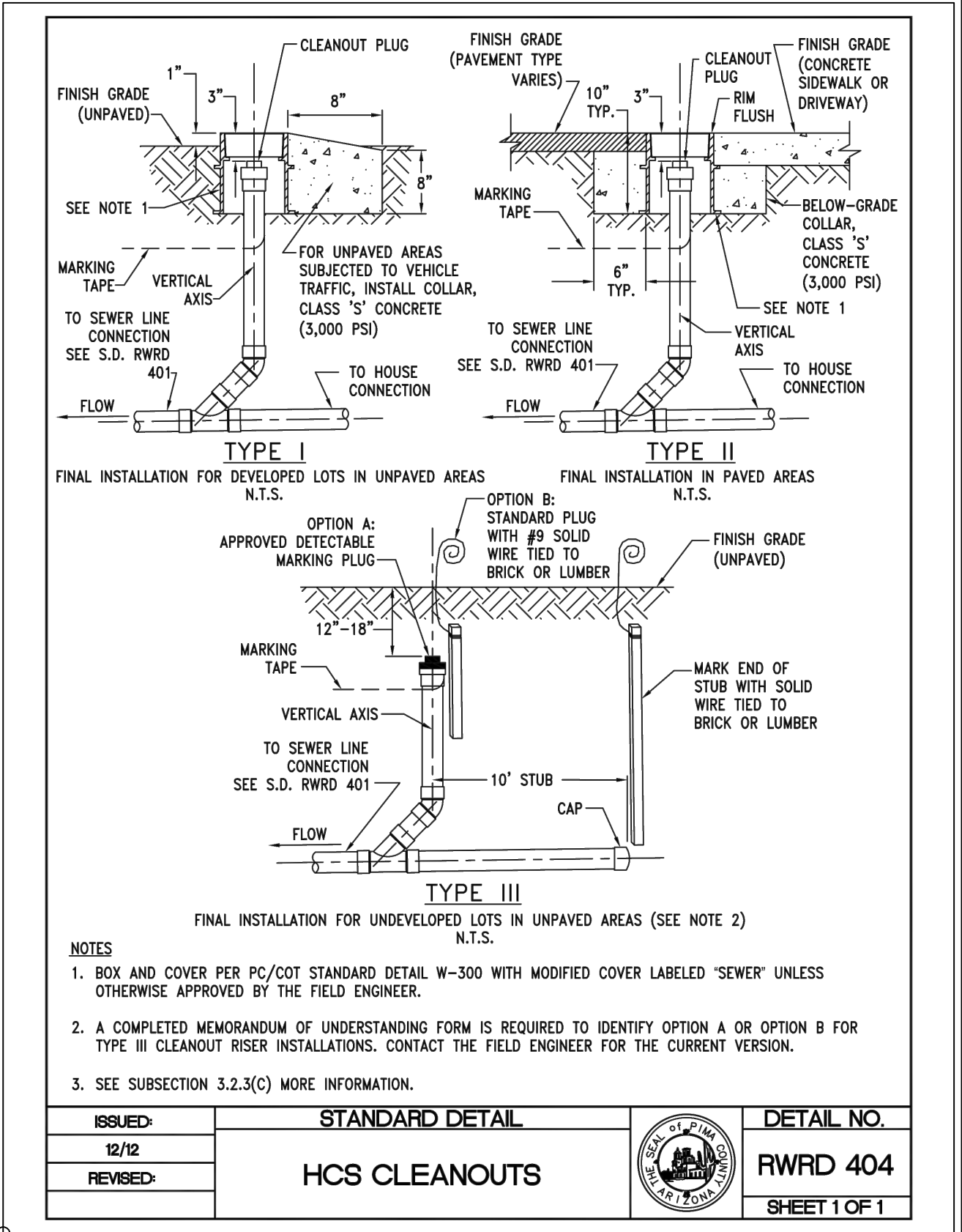
OFFSITE GRADING AND PAVING PLAN



DEVELOPMENT PLAN PACKAGE
MOUNTAIN VIEW TOURS
A PORTION OF THE SOUTHEAST QUARTER OF OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 5 OF 18



- NOTES:**
1. ALL WATER STATIONING IS 0+00 FROM 12" WATER MAIN.
 2. BUILDING SEWER PIPE AND FITTINGS MATERIAL PVC SCHEDULE 40 PER 2018 IPC SECTION 702.3
 3. WATER SERVICE PIPE AND FITTINGS MATERIAL FROM WATER METER TO BUILDING PVC SCHEDULE 80 PER 2018 IPC SECTION 605.3

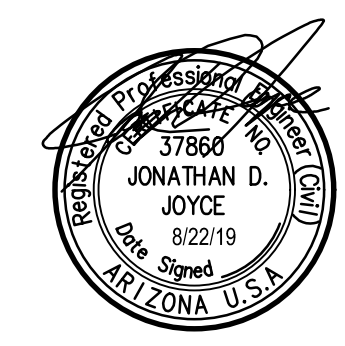
SANTA CRUZ RIVER
PIMA COUNTY FLOOD CONTROL
APN 226-08-007L

ONSITE UTILITY PLAN

The WLB Group

WLB

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

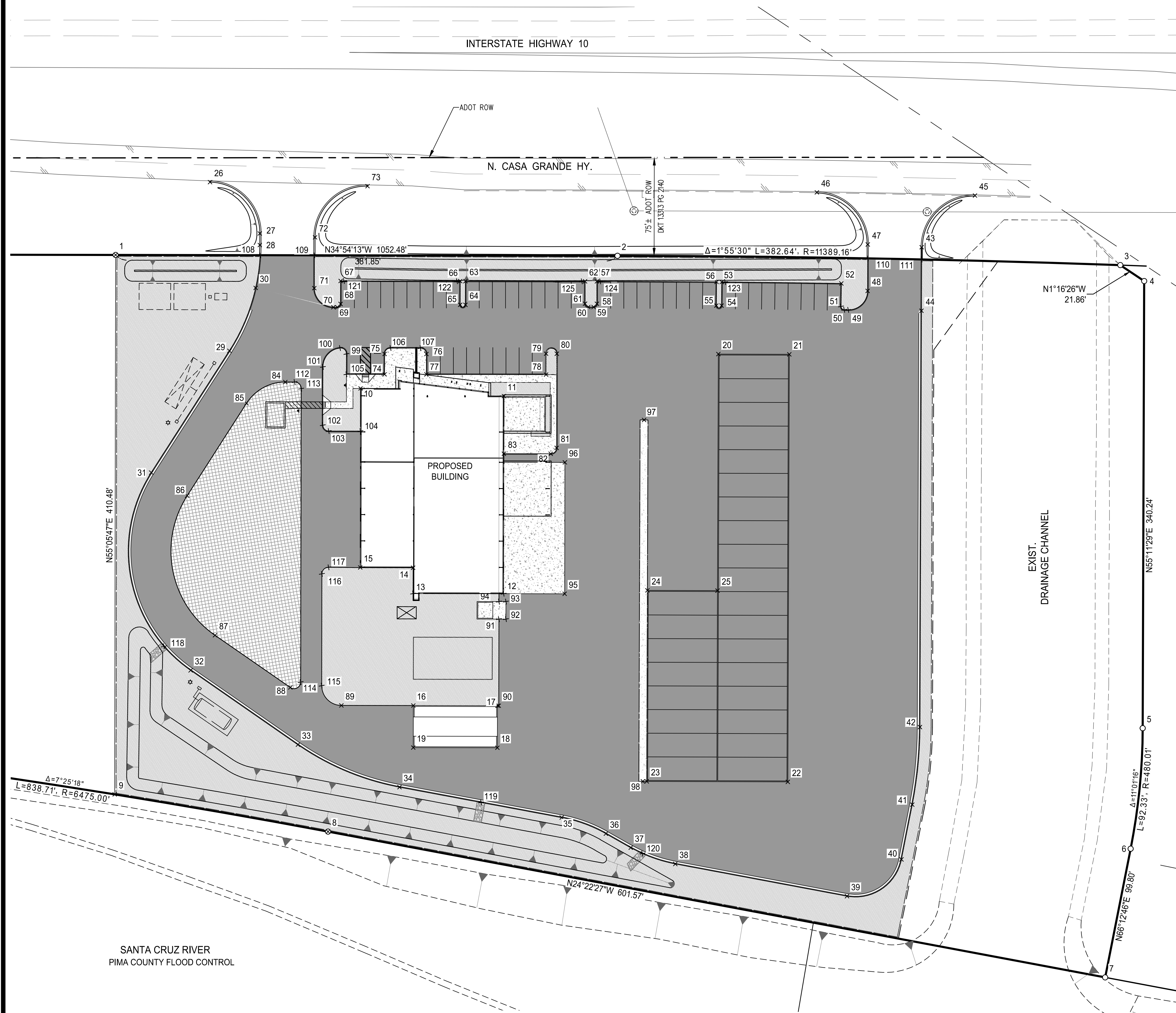
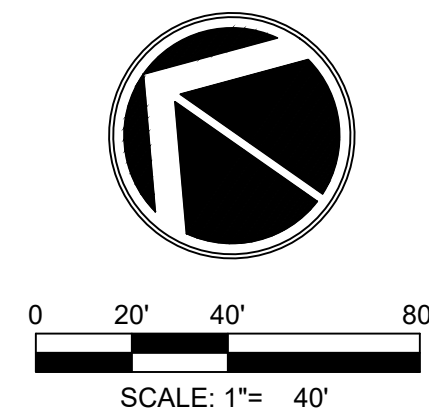


DEVELOPMENT PLAN PACKAGE
MOUNTAIN VIEW TOURS

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 6 OF 18



Horizontal Control Point Table			
Point #	Northing	Easting	Description
1	22390.3307	13560.5070	PROP COR
2	22077.1651	13779.0037	PROP COR
3	21759.7396	13992.6358	PROP COR
4	21737.8833	13993.1218	PROP COR
5	21543.6618	13713.7632	PROP COR
6	21498.5515	13633.3640	PROP COR
7	21458.2968	13542.0391	PROP COR
8	22006.2461	13293.7754	PROP COR
9	22155.4575	13223.8694	PROP COR
10	22179.4156	13584.1890	BLDG COR
11	22086.6987	13642.0192	BLDG COR
12	22000.6576	13518.6920	BLDG COR
13	22057.1431	13479.2819	BLDG COR
14	22068.3725	13495.3767	BLDG COR
15	22101.4635	13472.4623	BLDG COR
16	22008.1059	13409.5626	BLDG COR
17	21955.6185	13446.1832	BLDG COR
18	21937.3082	13419.9395	BLDG COR
19	21989.7956	13383.3189	BLDG COR
20	21971.4088	13761.7594	BLDG COR
21	21927.0650	13792.5754	BLDG COR
22	21741.4046	13525.4119	BLDG COR
23	21829.5421	13464.1623	BLDG COR
24	21912.4826	13583.5130	BLDG COR
25	21868.6890	13613.9466	BLDG COR
26	22363.2575	13647.0939	BACK CURB
27	22309.8005	13636.8530	BACK CURB
28	22304.7585	13629.6264	BACK CURB
29	22277.5773	13550.3976	BACK CURB
30	22288.6411	13601.1081	BACK CURB
31	22273.1374	13440.3854	BACK CURB
32	22162.2417	13334.3425	BACK CURB
33	22062.9772	13334.7786	BACK CURB
34	21981.1129	13352.6474	BACK CURB
35	21866.7315	13404.4711	BACK CURB
36	21832.1784	13413.7130	BACK CURB
37	21810.5443	13415.8245	BACK CURB
38	21775.6943	13425.1424	BACK CURB
39	21654.5923	13479.9839	BACK CURB
40	21636.7611	13526.6602	BACK CURB
41	21653.9282	13565.5447	BACK CURB
42	21682.9535	13617.2485	BACK CURB
43	21891.3247	13917.0925	BACK CURB
44	21863.7426	13877.4021	BACK CURB
45	21880.6847	13972.5754	BACK CURB
46	21980.5788	13905.5373	BACK CURB
47	21926.1060	13895.2966	BACK CURB
48	21905.9467	13866.2875	BACK CURB
49	21909.7420	13845.9942	BACK CURB
50	21912.2817	13844.2795	BACK CURB

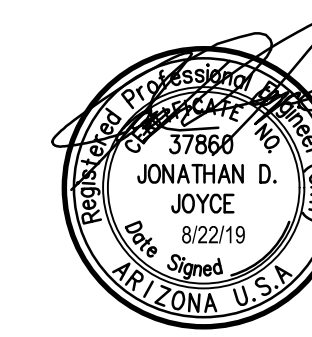
Horizontal Control Point Table			
Point #	Northing	Easting	Description
51	21915.7523	13844.9516	BACK CURB
52	21925.5505	13859.4520	BACK CURB
53	22000.7515	13808.2028	BACK CURB
54	21990.5553	13793.3678	BACK CURB
55	21993.8454	13791.1065	BACK CURB
56	22004.0476	13805.9362	BACK CURB
57	22078.8239	13754.0692	BACK CURB
58	22069.0799	13740.1429	BACK CURB
59	22069.6978	13736.6594	BACK CURB
60	22072.9962	13734.3581	BACK CURB
61	22076.4770	13734.9779	BACK CURB
62	22086.2044	13748.9198	BACK CURB
63	22160.8349	13696.8498	BACK CURB
64	22150.5354	13682.0878	BACK CURB
65	22153.8158	13679.7990	BACK CURB
66	22164.1154	13694.5610	BACK CURB
67	22238.7459	13642.4911	BACK CURB
68	22228.7325	13628.1390	BACK CURB
69	22229.3523	13624.6583	BACK CURB
70	22231.8118	13622.9422	BACK CURB
71	22252.0004	13626.5370	BACK CURB
72	22273.7090	13658.5252	BACK CURB
73	22263.3360	13713.3054	BACK CURB
74	22170.5948	13603.4635	BACK CURB
75	22179.4656	13616.1778	BACK CURB
76	22153.3435	13634.4033	BACK CURB
77	22144.4727	13621.6889	BACK CURB
78	22069.8421	13673.7589	BACK CURB
79	22078.9476	13686.8095	BACK CURB
80	22072.2415	13691.4952	BACK CURB
81	22031.2271	13632.7104	BACK CURB
82	22032.3427	13626.4450	BACK CURB
83	22061.5967	13606.0344	BACK CURB
84	22229.0902	13555.3387	EDGE PWMT
85	22244.0349	13525.2232	EDGE PWMT
86	22240.6638	13441.6960	EDGE PWMT
87	22162.3845	13366.8422	EDGE PWMT
88	22092.6376	13367.1486	EDGE PWMT
89	22053.0089	13378.2336	EDGE PWMT
90	21954.7984	13446.7554	EDGE PWMT
91	21992.4959	13500.8045	EDGE PWMT
92	21988.1332	13503.8483	EDGE PWMT
93	21995.7663	13514.7887	EDGE PWMT
94	22000.1290	13511.7448	EDGE PWMT
95	21962.5564	13545.2754	EDGE PWMT
96	22019.7838	13627.2817	EDGE PWMT
97	21988.9387	13688.2755	FL VG
98	21832.0056	13462.4503	FL VG
99	22203.2489	13599.5839	BACK CURB
100	22209.8903	13600.4064	BACK CURB

Horizontal Control Point Table			
Point #	Northing	Easting	Description
101	22212.2735	13581.1624	BACK CURB
102	22186.9142	13544.8157	BACK CURB
103	22180.6488	13543.7001	BACK CURB
104	22160.8192	13557.5353	BACK CURB
105	22194.3781	13586.8697	BACK CURB
108	22300.0937	13623.4656	BACK CURB
109	22266.3053	13647.0399	BACK CURB
110	21920.0970	13886.6497	BACK CURB
111	21886.0389	13909.4863	BACK CURB
112	22223.2937	13559.3830	EDGE PWMT
113	22216.3321	13558.1434	EDGE PWMT
114	22088.5590	13375.0096	EDGE PWMT
115	22073.8936	13381.9524	EDGE PWMT
116	22122.5816	13451.7356	EDGE PWMT
117	22121.3032	13458.7240	EDGE PWMT
118	22189.3899	13337.6064	BACK CURB OPNG
119	21923.5653	13378.7209	BACK CURB OPNG
120	21800.8516	13417.2017	BACK CURB OPNG
121	22236.6956	13643.9216	BACK CURB OPNG
122	22166.1657	13693.1306	BACK CURB OPNG
123	21998.6828	13809.6067	BACK CURB OPNG
124	22076.7723	13755.4990	BACK CURB OPNG
125	22088.2547	13747.4893	BACK CURB OPNG

The
WLB
Group

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

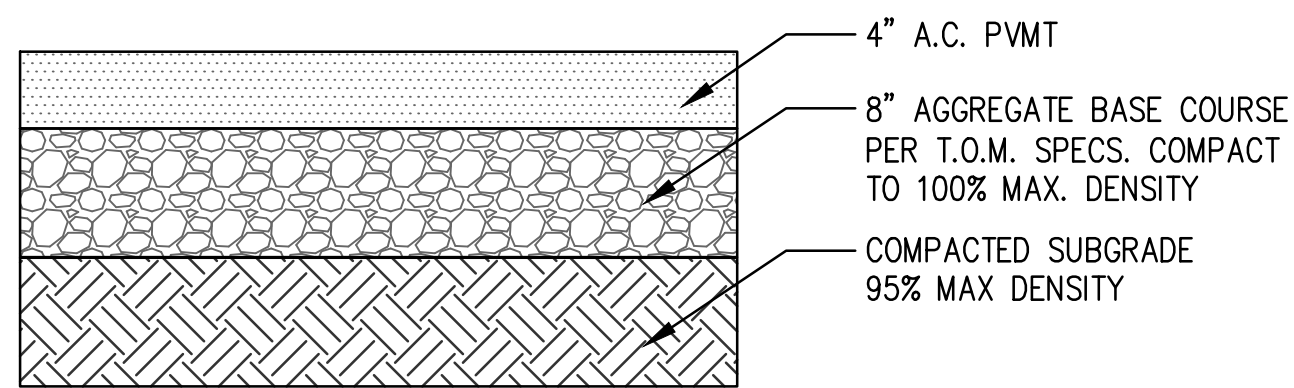
HORIZONTAL CONTROL PLAN



APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

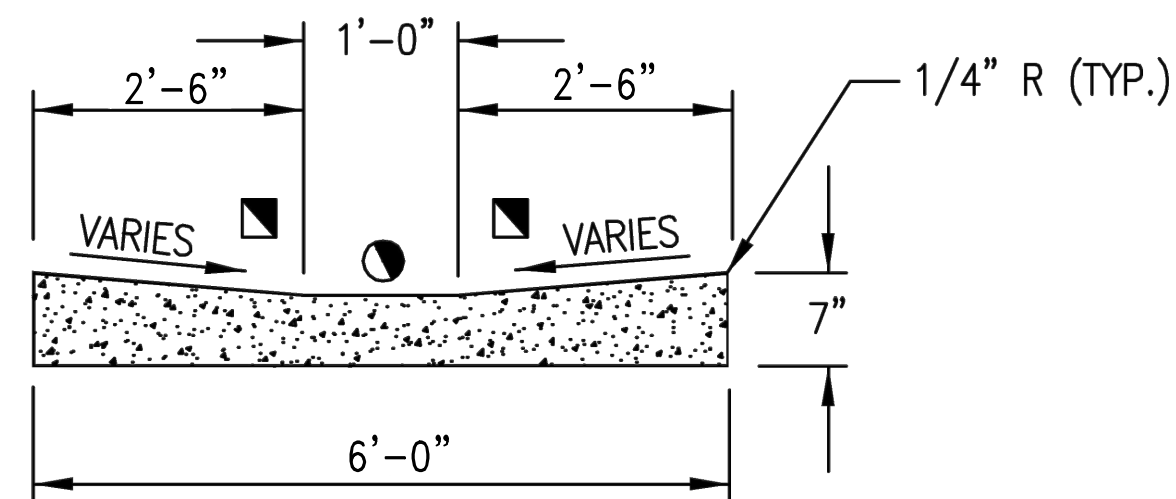
DEVELOPMENT PLAN PACKAGE
MOUNTAIN VIEW TOURS
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 8 OF 18



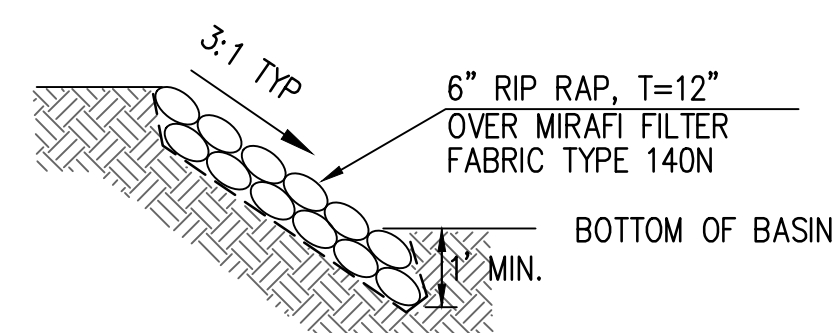
1 STRUCTURAL PAVEMENT SECTION

PER GEOTECHNICAL REPORT PREPARED BY
CMT ENGINEERING LABORATORIES, PROJECT NO. 1511
DATED FEBRUARY 07, 2019



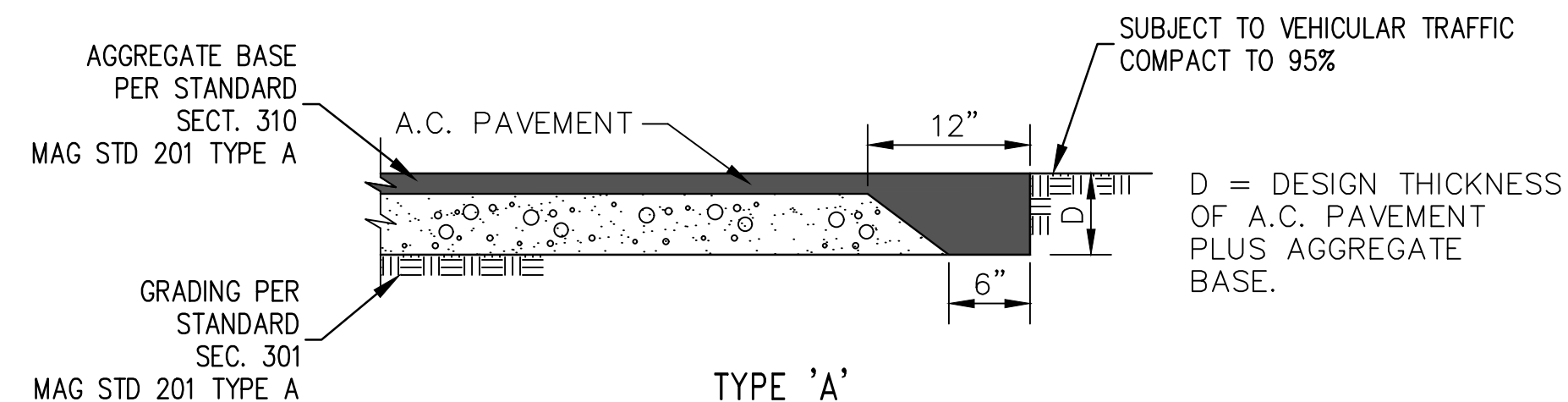
5 CONCRETE VALLEY GUTTER DETAIL

● TROWEL FINISH
MAX. SLOPE = 8%
CONCRETE SHALL BE CLASS "B",
F'c = 3,000 PSI



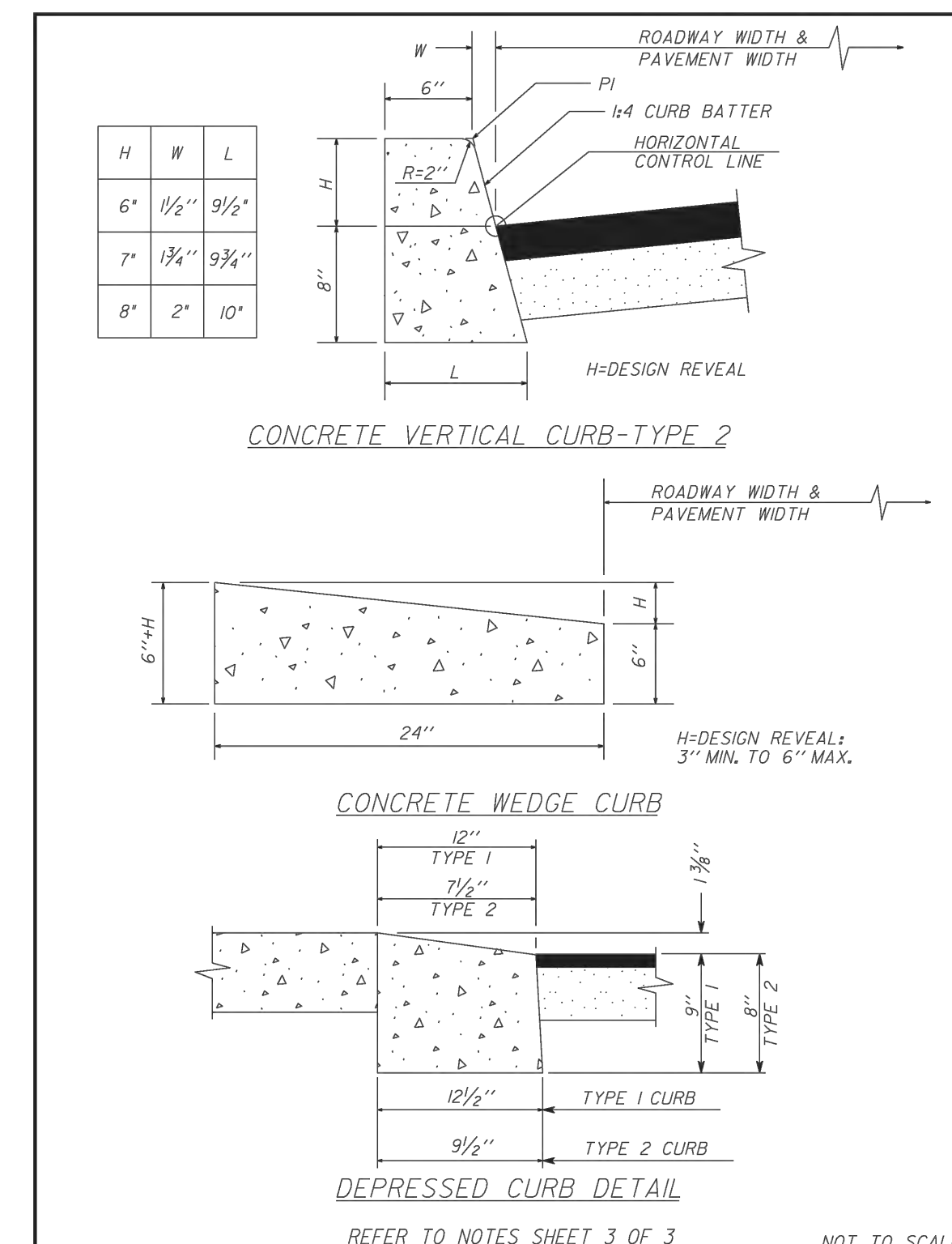
ROCK RIP RAP COLOR TO MATCH DECOMPOSED GRANITE OR SIMILAR

2 OUTLET PROTECTION DETAIL

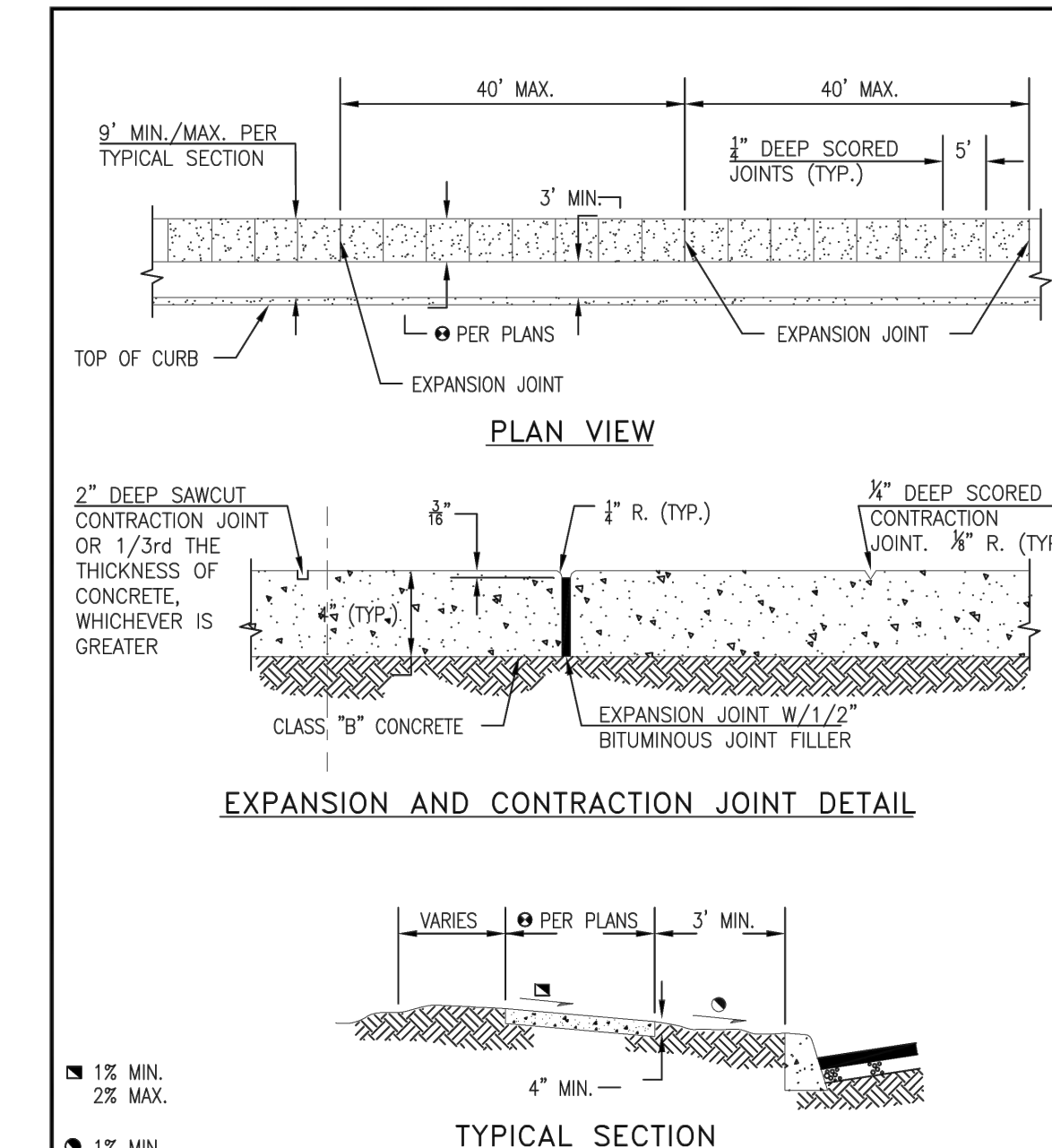


6 THICKENED PAVEMENT EDGE DETAIL

D = DESIGN THICKNESS
OF A.C. PAVEMENT
PLUS AGGREGATE
BASE.

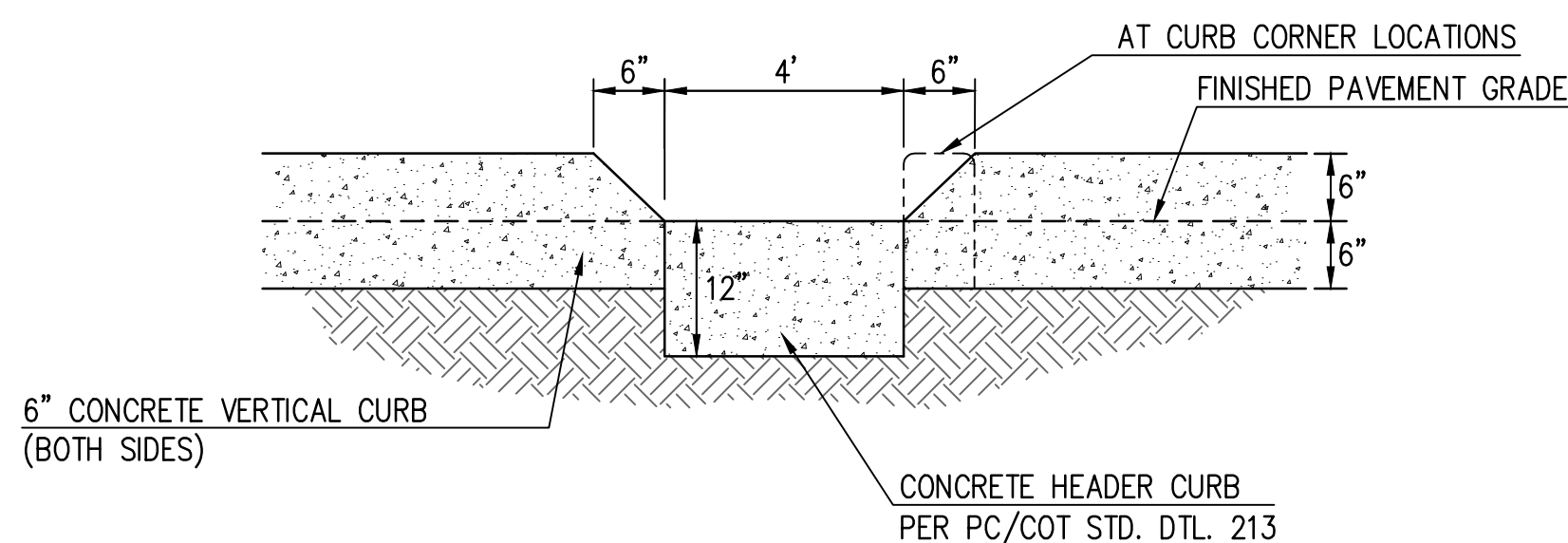


DETAIL NO.	STANDARD DETAIL	ISSUED:
209	CONCRETE CURB	10/88
SHEET 2 of 3		REVISED: 12/13



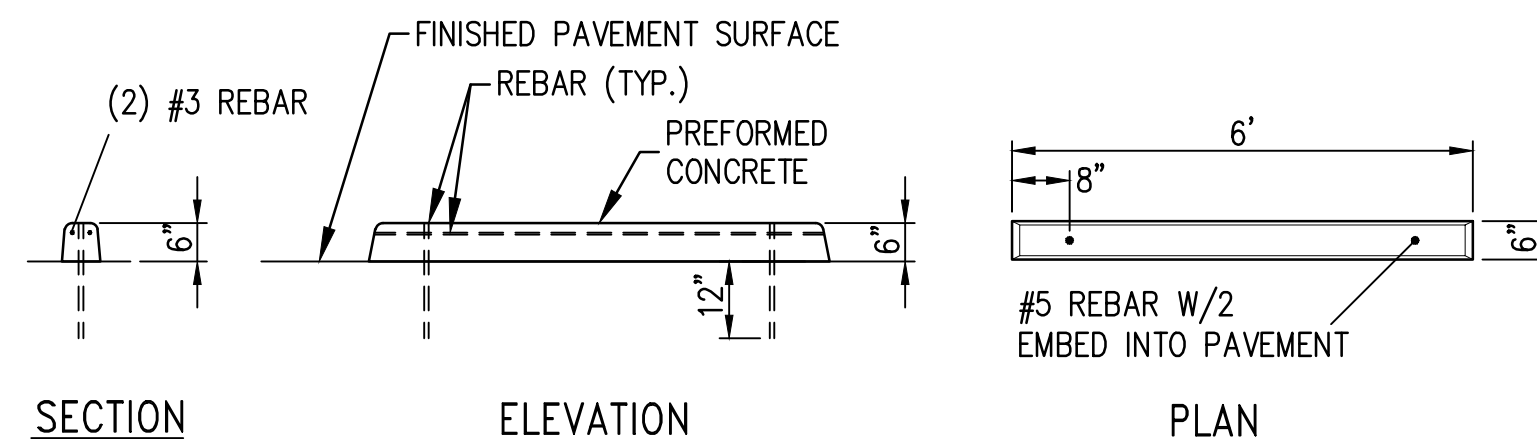
● 1% MIN.
2% MAX.
● 1% MIN.
2% MAX.
● 4' - LOCAL STREETS. SCORED JOINT SPACING AT 5'.
5' - LOCAL STREETS WHEN SIDEWALK ABUTS BACK OF CURB. SCORED JOINT SPACING AT 5'.
5' - ARTERIAL AND COLLECTOR STREETS. SCORED JOINT SPACING AT 5'.
6' - ARTERIALS AND COLLECTORS WHEN SIDEWALK ABUTS BACK OF CURB. SCORED JOINT SPACING AT 5'.

DETAIL NO.	STANDARD DETAIL	ISSUED:
200	CONCRETE SIDEWALK	10/88
SHEET 1 of 2		REVISED: 9/12



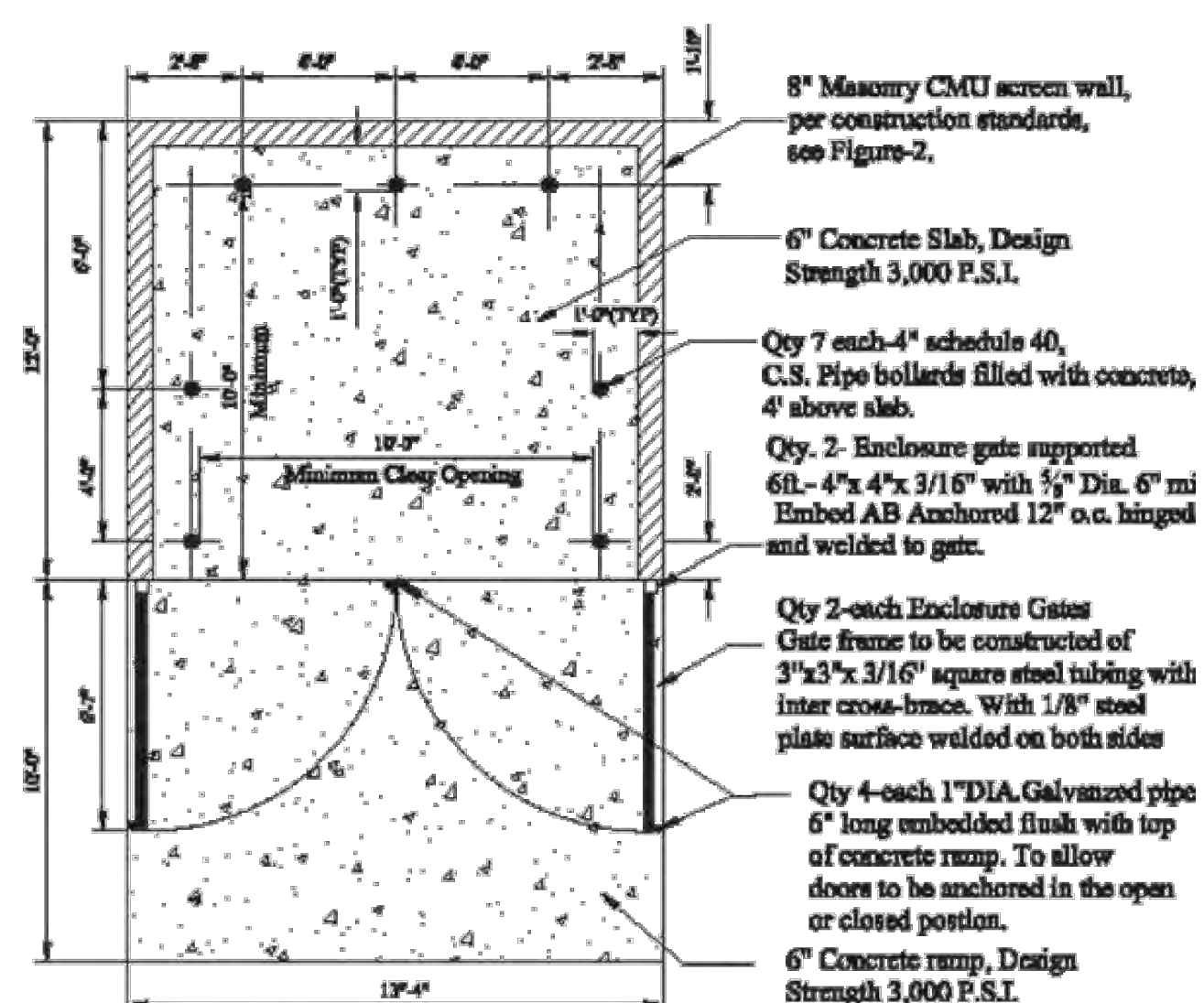
3 CURB OPENING DETAIL

N.T.S.



7 CONC. WHEEL STOP DETAIL

N.T.S.

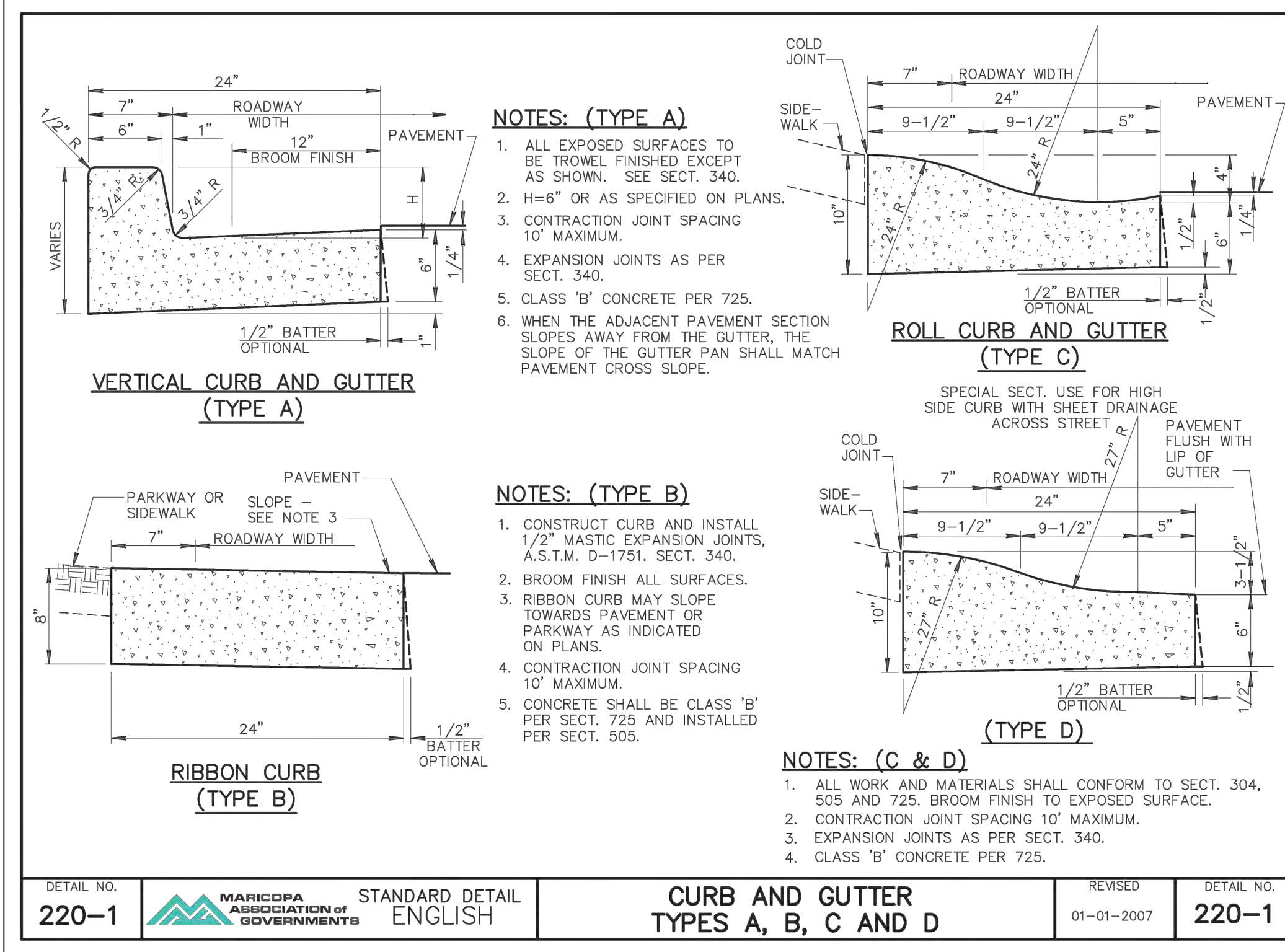


NOTES: SINGLE CONTAINER ENCLOSURE
1. Concrete ramp 14"x10"x6" slope shall be at 2%.
2. Concrete slab for enclosure shall slope at 1% to gate opening.
3. The inside clear width and length shall not be less than 10 ft.
4. For construction of multiple container enclosures, the clear width of 10 ft. is required for each container.
5. When necessary for personnel access a 3 ft wide doorway and steel frame door may be placed as required by the approved construction plan.
6. In front of enclosure a 14' x 40' clear area shall be required and must slope away from the enclosure at 2%.

NOTE:
TRASH ENCLOSURE WALLS BY SEPARATE PERMIT BY OTHERS.

10 TRASH ENCLOSURE

N.T.S.



NOTES: (TYPE A)

- ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE SECT. 340.
- H=6" OR AS SPECIFIED ON PLANS.
- CONTRACTION JOINT SPACING 10' MAXIMUM.
- EXPANSION JOINTS AS PER SECT. 340.
- CLASS 'B' CONCRETE PER 725.
- WHEN THE ADJACENT PAVEMENT SECTION SLOPES AWAY FROM THE GUTTER, THE SLOPE OF THE GUTTER PAN SHALL MATCH PAVEMENT CROSS SLOPE.

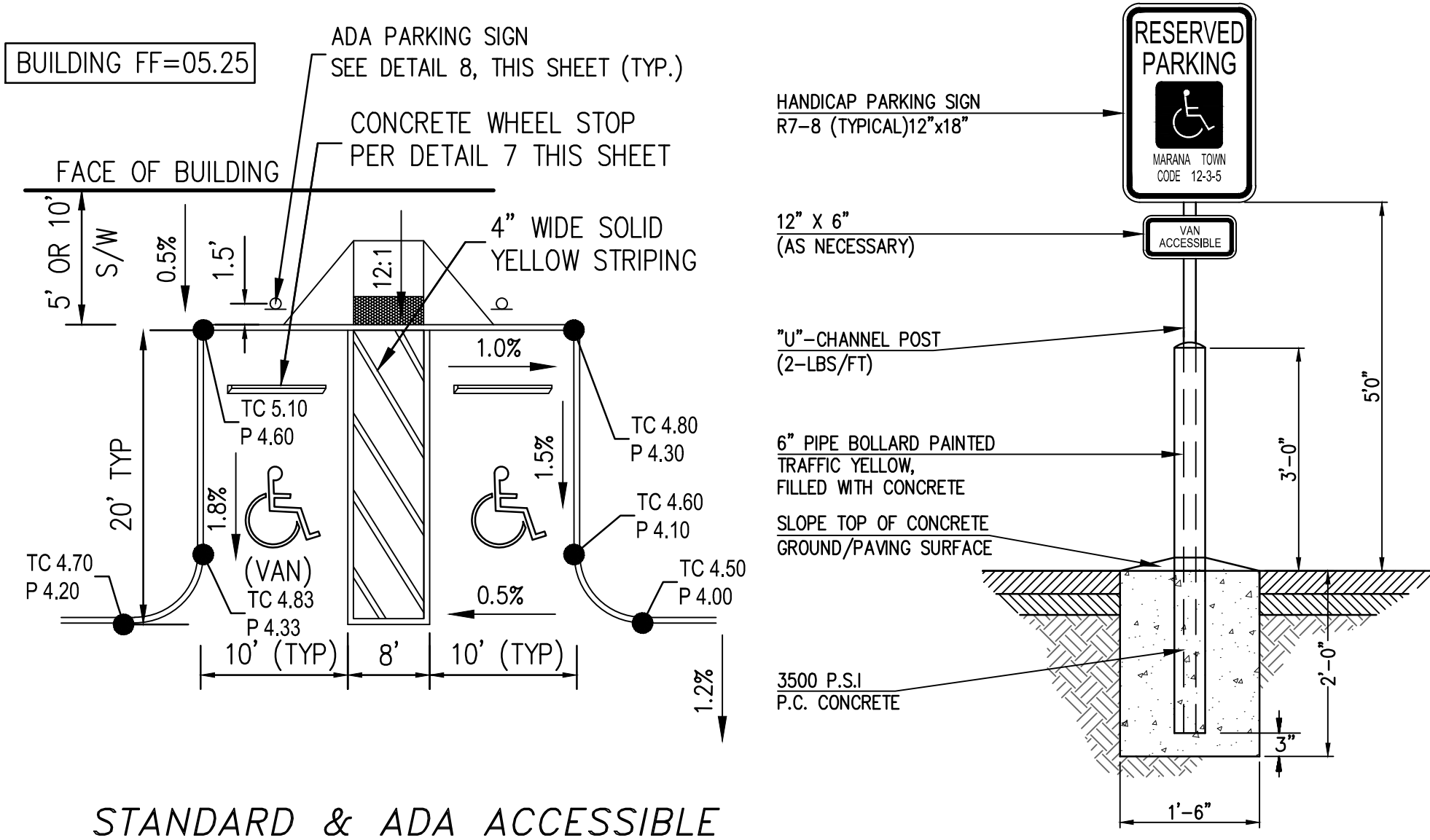
NOTES: (TYPE B)

- CONSTRUCT CURB AND INSTALL 1/2" MASTIC EXPANSION JOINTS, A.S.T.M. D-1751. SECT. 340.
- BROOM FINISH ALL SURFACES.
- RIBBON CURB MAY SLOPE TOWARDS PAVEMENT OR PARKWAY AS INDICATED ON PLANS.
- CONTRACTION JOINT SPACING 10' MAXIMUM.
- CONCRETE SHALL BE CLASS 'B' PER SECT. 725 AND INSTALLED PER SECT. 505.

NOTES: (C & D)

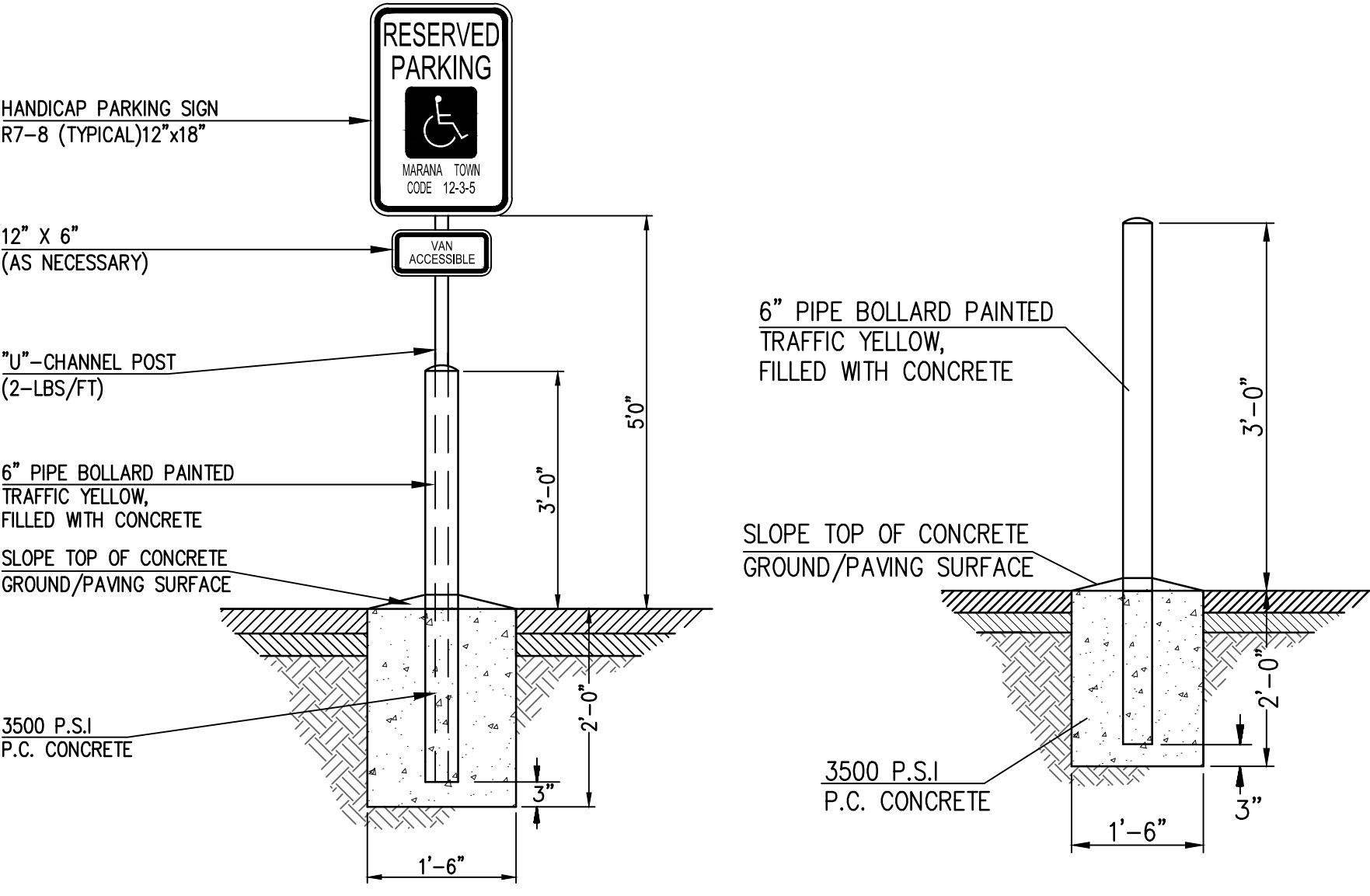
- ALL WORK AND MATERIALS SHALL CONFORM TO SECT. 304, 505 AND 725. BROOM FINISH TO EXPOSED SURFACE.
- CONTRACTION JOINT SPACING 10' MAXIMUM.
- EXPANSION JOINTS AS PER SECT. 340.
- CLASS 'B' CONCRETE PER 725.

DETAIL NO.	STANDARD DETAIL	ISSUED:
220-1	CURB AND GUTTER TYPES A, B, C AND D	01-01-2007
		REVISED: 01-01-2007



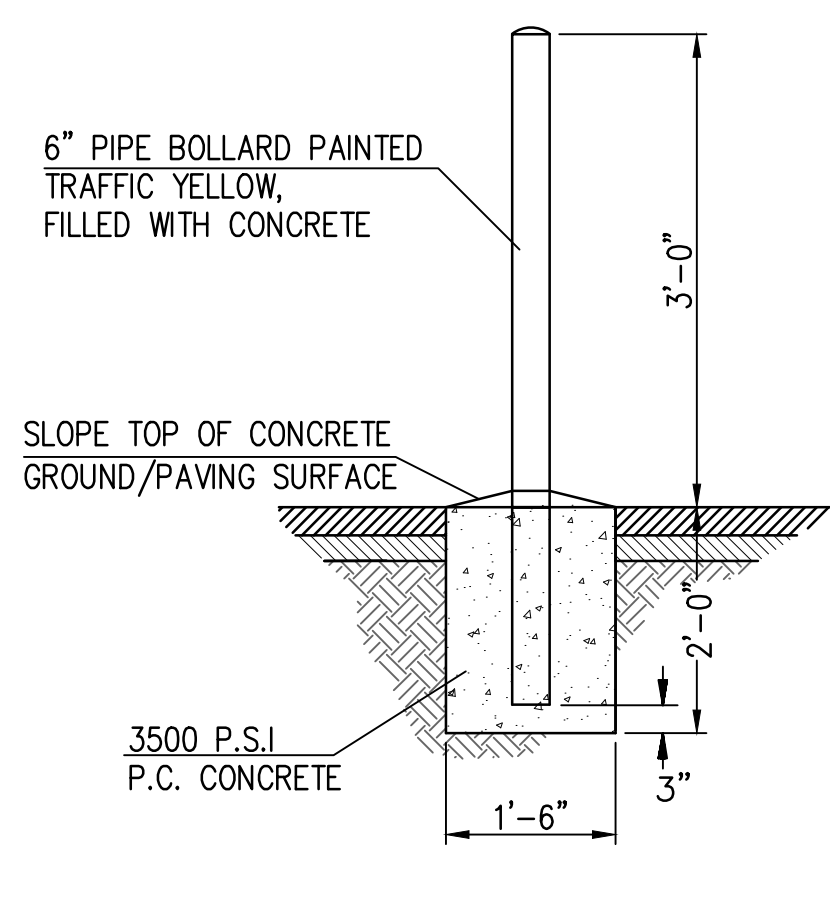
4 STANDARD & ADA ACCESSIBLE PARKING STRIPING DETAIL

N.T.S.



8 ACCESSIBLE PARKING SIGN

N.T.S.



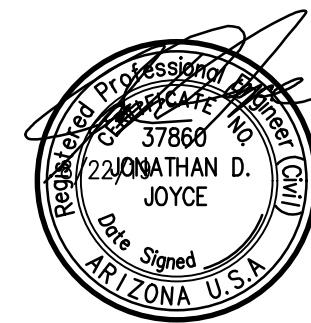
9 BOLLARD DETAIL

N.T.S.

The
WLB
Group INC.

WLB

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

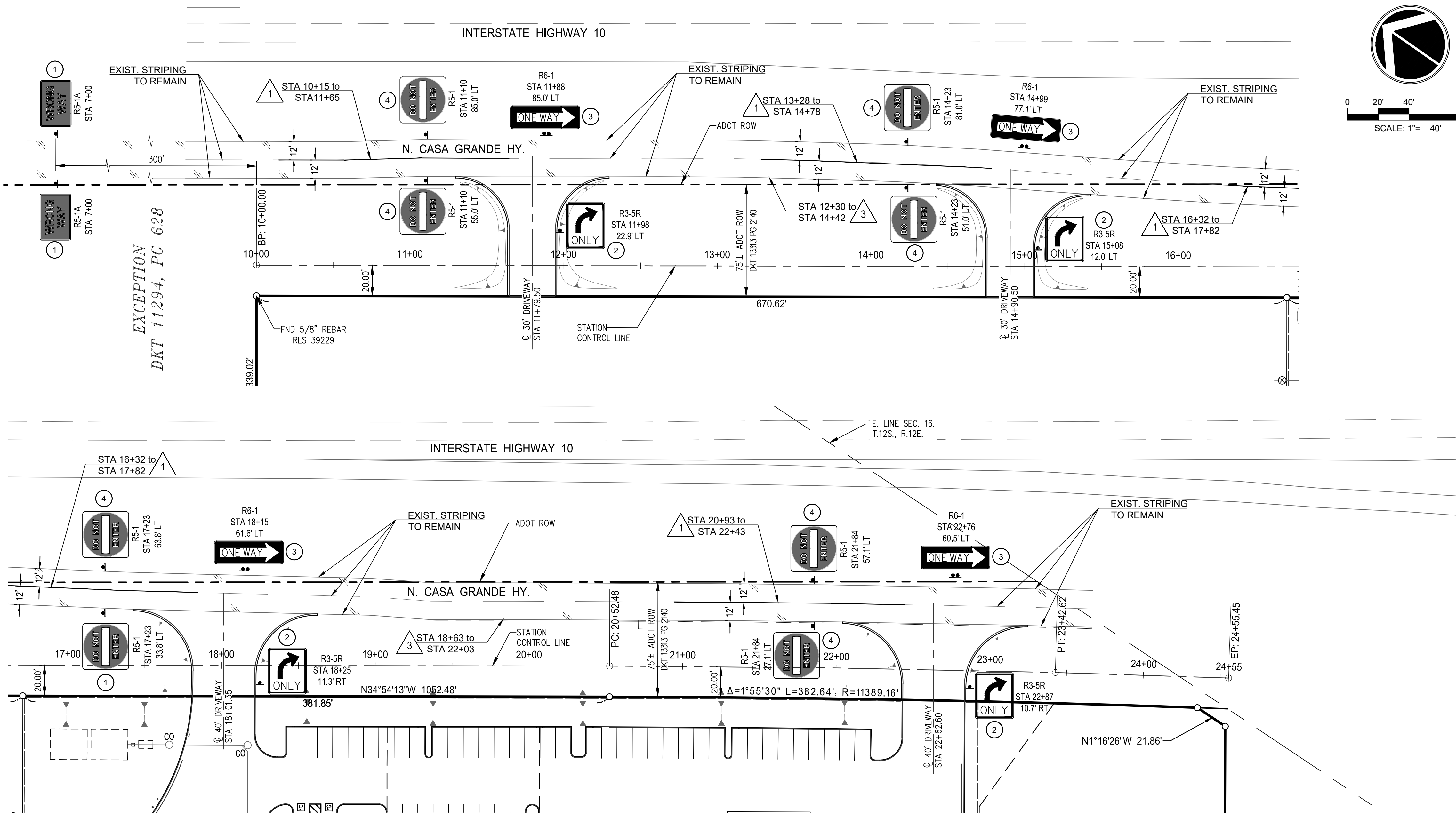


APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

DEVELOPMENT PLAN PACKAGE MOUNTAIN VIEW TOURS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

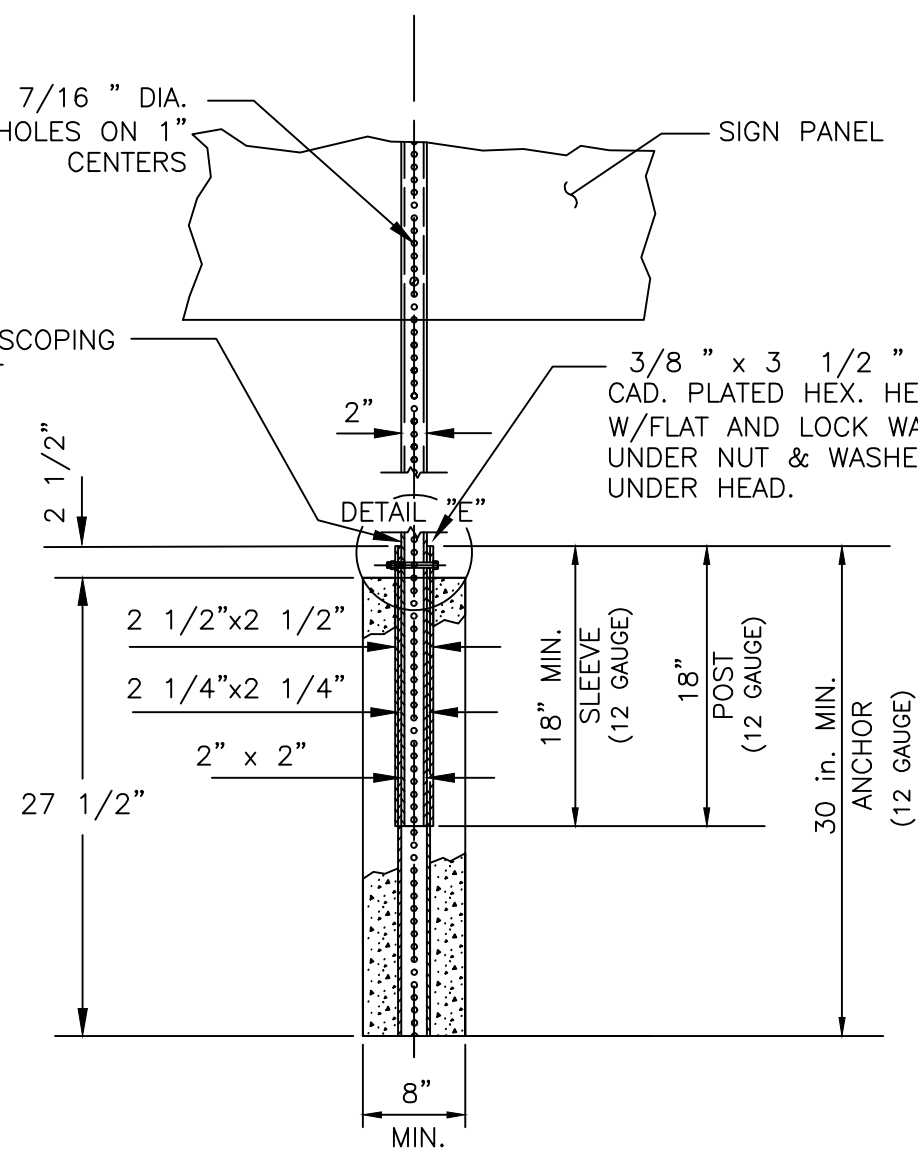
SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 9 OF 18



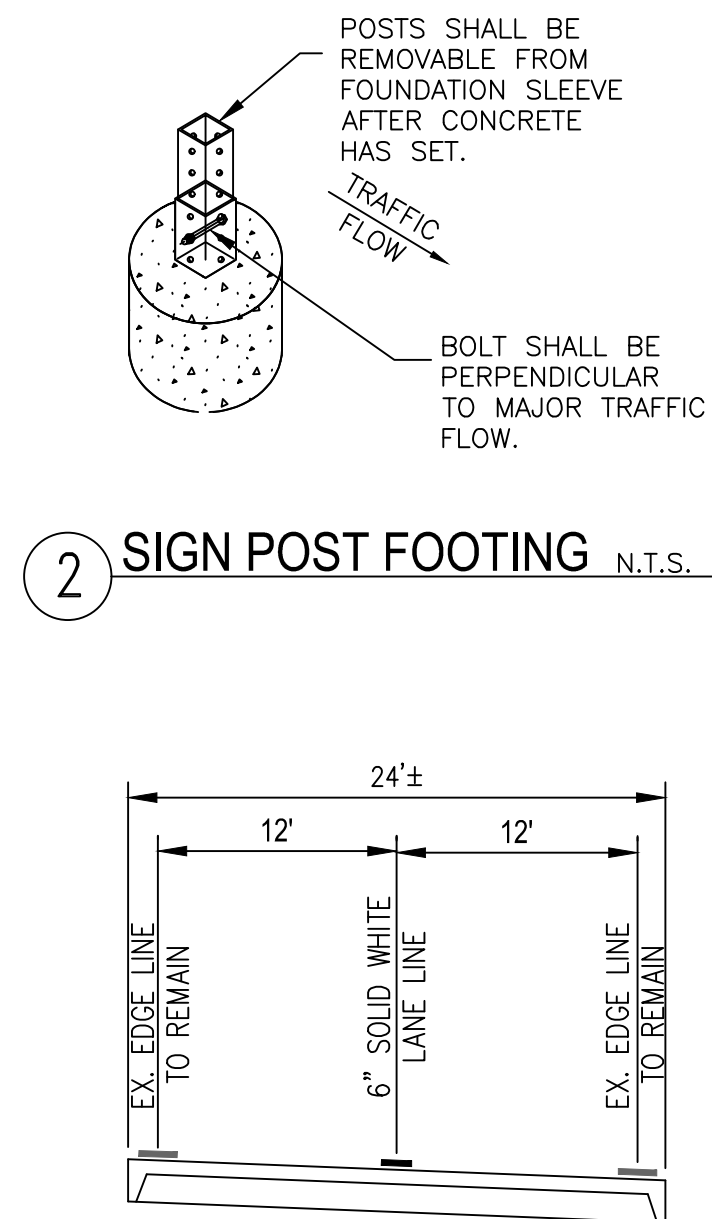
GENERAL NOTES FOR PAVEMENT MARKING PLAN

- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE LATEST EDITION OF THE PIMA ASSOCIATION OF GOVERNMENT STANDARDS AND SPECIFICATIONS, AND THE LATEST EDITION OF THE PIMA COUNTY PAVEMENT MARKING DESIGN MANUAL.
- THE PERMANENT PAVEMENT MARKINGS MAY BE MODIFIED AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE.
- THE DESIGN SPEED FOR THE ROAD(S) IS: 25 MPH. THE DESIGN VEHICLE FOR THE ROAD(S) IS: WB-40. THE POSTED SPEED LIMIT FOR THE ROAD(S) IS: 25 MPH. ALL LANE DIMENSIONS ARE FROM CENTER OF LANE LINE, CENTER OF DOUBLE LANE LINE, FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, DETAILS, AND STANDARDS WHEN INSTALLING PAVEMENT STRIPING, MARKINGS, AND MARKERS.
- THE FINAL TRANSVERSE AND LONGITUDINAL PAVEMENT MARKINGS SHALL BE TRAFFIC APPROVED MARKING PAINT PLACED OVER TEMPORARY PAINT 30-45 DAYS AFTER COMPLETION OF THE FINAL PAVEMENT SURFACE OR FINAL SEAL COAT (WHICHEVER IS LAST APPLIED), OR AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE. ALL OTHER MARKINGS SHALL BE APPLIED AT THE SAME TIME. THE INITIAL TEMPORARY STRIPING SHALL BE TRAFFIC APPROVED MARKING PAINT AND SHALL BE INSTALLED WITHIN 72 HOURS FOLLOWING COMPLETION OF THE FINAL PAVEMENT SURFACE OR FINAL SEAL COAT, WHICHEVER IS LAST APPLIED, OR DIRECTED BY THE TOWN ENGINEER OR DESIGNEE.
- ALL FINAL LEGEND MARKINGS (PAVEMENT ARROWS AND SURFACE LEGENDS) SHALL BE "STAMARK" BRAND SERIES "SMS-L270ES" PRESSURE-SENSITIVE ADHESIVE PREFORMED PAVEMENT MARKINGS MANUFACTURED BY THE 3M CORP. OR APPROVED EQUAL AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE. FOR ALL PREFORMED PAVEMENT MARKINGS, THE SURFACE SHALL BE PREPARED WITH VOC SURFACE PREPARATION ADHESIVE SPA 60 FOR 3M PAVEMENT MARKING TAPE MATERIAL OR APPROVED EQUAL AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT AND INSTALLATION OF PAVEMENT MARKINGS ON FINAL SURFACE COURSE FOLLOWING CONTROL POINTS THAT HAVE BEEN SET TO NO MORE THAN 50 FEET APART ALONG THE LINES TO BE STRIPED. IN TANGENT SECTIONS OF A ROAD WHERE THE PAVEMENT MARKING PATTERN DOES NOT CHANGE, CONTROL POINTS MAY BE SET AT 200 FEET APART. THE LAYOUT AND INSPECTION OF ALL PAVEMENT MARKINGS SHALL BE APPROVED BY THE TOWN ENGINEER OR DESIGNEE PRIOR TO THE APPLICATION OF MATERIALS.

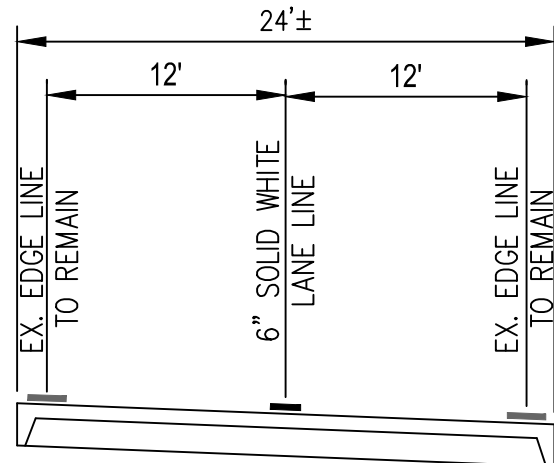
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE FINAL SURFACE COURSE IS PLACED SO THAT THE CONSTRUCTION JOINTS ARE OFFSET NO MORE THAN ONE FOOT CLEAR OF THE CENTER OF THE STRIPING OR CENTER OF A LANE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL CLEAN THE ROADWAY SURFACE TO THE SATISFACTION OF THE TOWN ENGINEER OR DESIGNEE BY SWEEPING AND AIR-JET BLOWING IMMEDIATELY PRIOR TO THE PLACEMENT OF ALL PAVEMENT MARKINGS. THE TEMPERATURE SHALL NOT BE LESS THAN 55 DEGREES F. FOR THE PLACEMENT OF THERMOPLASTIC STRIPING, AND 40 DEGREES F. FOR THE PLACEMENT OF RPMs.
- ALL RAISED PAVEMENT MARKERS (RPMs) SHALL BE INSTALLED SO THAT THE REFLECTIVE FACE OF EACH MARKER IS FACING THE DIRECTION OF TRAFFIC AND IS PERPENDICULAR TO THE DIRECTION OF TRAFFIC FLOW. TYPE C PAVEMENT MARKERS (RPMs) SHALL BE INSTALLED SO THAT THE CLEAR REFLECTIVE FACE OF EACH MARKER IS FACING THE APPROACHING TRAFFIC AND IS PERPENDICULAR TO THE DIRECTION OF TRAFFIC FLOW. ALL RPMs SHALL BE INSTALLED PER PIMA COUNTY'S STANDARD DETAILS.
- AT INTERSECTION APPROACHES ON ROADWAYS WITH MEDIANS, TYPE C RPMs SHALL BE PLACED AS PER PIMA COUNTY STANDARDS OR AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE.
- THE REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SECTION 701 OF THE PIMA ASSOCIATION OF GOVERNMENT STANDARD SPECIFICATIONS. PAINTING OVER EXISTING STRIPING DOES NOT CONSTITUTE APPROVED STRIPING OBLITERATION.
- THE ENGINEER OF RECORD SHALL BE REQUIRED TO PRODUCE AS-BUILT STRIPING PLANS, USING INFORMATION FROM THE CONTRACTOR, WITHIN 90 DAYS OF STRIPING COMPLETION.
- BLUE RAISED PAVEMENT MARKERS SHALL BE PLACED ADJACENT TO FIRE HYDRANTS AS SHOWN ON SHEET NO. 7-1 OF THE LATEST EDITION PC/COT PAVEMENT MARKING DESIGN MANUAL.
- FOR ALL CONSTRUCTION, ALL PAVEMENT MARKINGS AND SIGNING SHALL BE INSTALLED AND SHALL BE PAID FOR BY THE PROJECT OWNER/DEVELOPER.
- FINAL INSPECTION/ACCEPTANCE OF PAVEMENT MARKINGS SHALL BE PERFORMED BY THE TOWN ENGINEER OR DESIGNEE.



1 SIGN POST FOUNDATION DETAIL
N.T.S.



STRIPING DETAIL



GENERAL NOTES FOR SIGNING PLANS

- ALL SIGNS SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE LATEST EDITION OF THE PIMA COUNTY TRAFFIC SIGNING DESIGN MANUAL, THE LATEST EDITION SUPPLEMENTAL SPECIFICATIONS, THESE PLANS, AND THE SPECIAL PROVISIONS.
- SIGNS MAY BE MODIFIED AND LOCATIONS ADJUSTED TO FIT CONDITIONS AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE.
- POST LENGTHS INDICATED ON THE SIGN SUMMARY SHEETS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL POST LENGTHS.
- ALL NEW AND EXISTING SIGNS SHALL BE INSTALLED ON 2" BY 2" SQUARE TUBE, 12-GAUGE GALVANIZED STEEL PERFORATED POST, AND SHALL BE INSTALLED IN A CONCRETE FOUNDATION (PER MARANA DETAIL NO. F-1) UNLESS OTHERWISE DIRECTED BY THE TOWN ENGINEER OR DESIGNEE.
- (a) ALL SIGN STATION LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ACTUAL SIGN LOCATIONS WITH THE TOWN ENGINEER OR DESIGNEE PRIOR TO THE INSTALLATION OF ALL SIGNS.
(b) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL THE WORK WITH BLUE STAKE AND FOR INSTALLING ALL TRAFFIC SIGNS IN THE FIELD.
- ALL SIGN PANELS SHALL BE MANUFACTURED OF ASTM D-4956-11A TYPE XI (DIAMOND GRADE) SHEETING MATERIAL. ALL SCHOOL ZONE & PEDESTRIAN SIGNS SHALL BE MANUFACTURED WITH ASTM TYPE XI (DIAMOND GRADE) FLUORESCENT YELLOW-GREEN SHEETING MATERIAL. SIGN IMAGING SHALL BE IN COMPLIANCE WITH THE REFLECTIVE SHEETING MANUFACTURER'S MATCHED COMPONENT SYSTEM. SIGN IMAGING SHALL CONSIST OF AN ACRYLIC BASED ELECTRONIC CUTTABLE FILM OR SILK SCREENED (DEPENDING ON THE QUANTITY OF SIGNS) WITH STANDARD HIGHWAY COLORS. A GRAFFITI-PROTECTIVE COATING OVERLAY, SUCH AS 3M 1160 OR EQUIVALENT, SHALL BE USED, WHICH IS DESIGNATED TO COMPLY WITH THE UNDERLYING REFLECTIVE SHEETING MATCH COMPONENT SYSTEM. ALL TYPE XI SIGN SHEETING MATERIAL TO BE MANUFACTURED BY 3M CORP. OR APPROVED EQUAL AS DIRECTED BY THE TOWN ENGINEER OR DESIGNEE.
- ALL NEW SIGNS (EXCEPT STREET NAME SIGNS) PANELS SHALL BE FABRICATED FROM 0.080 INCH THICK, 5052-H38 ALUMINUM ALLOY CONFORMING TO THE REQUIREMENTS OF ASTM B 209, UNLESS OTHERWISE SPECIFIED. ALL STREET NAME SIGNS SHALL BE FABRICATED FROM 0.125 INCH THICK 5052-H38 ALUMINUM ALLOY CONFORMING TO THE REQUIREMENTS OF ASTM B 209.
- ALL EXISTING SIGNS TO BE REMOVED AS PART OF THIS PROJECT ARE TO BE DELIVERED TO THE TOWN OF MARANA OPERATIONS CENTER AT 5100 W. INA ROAD (520-382-2500). THE CONTRACTOR IS RESPONSIBLE FOR UNLOADING THE SALVAGED MATERIAL. ANY SALVAGED SIGN THAT IS TO BE REUSED SHALL BE TEMPORARILY STORED IN A SAFE LOCATION UNTIL REINSTALLATION.
- REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 202-3.06 OF THE LATEST EDITION OF THE PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE DESIGN SPEED FOR THE ROAD(S) IS: 25 MPH. THE POSTED SPEED LIMIT FOR THE ROAD(S) IS 25 MPH. SIGN PLACEMENT SHALL BE BASED ON THE POSTED SPEED LIMIT.
- FINAL INSPECTION/ACCEPTANCE OF SIGNING SHALL BE PERFORMED BY THE TOWN ENGINEER OR DESIGNEE.
- ALL STREET SIGNS MOUNTED ABOVE THE STOP SIGN SHALL HAVE THE BLOCK NUMBER AND THE FIRST LEDER OF EACH WORD IN UPPER CASE LETTERING WITH THE REMAINING LETIERS IN LOWER CASE LETTERING (PER MUTCD). ALL STREET NAME SIGNS SHALL BE MOUNTED WITH A 12-INCH BLADE SLOT SIGN MOUNT ON TOP OF THE STOP SIGN.
- THE CONTRACTOR SHALL CONTACT THE TOWN OF MARANA PUBLIC WORKS DEPARTMENT AT (520) 382-2600 WITH THE SIGN LAYOUT A MINIMUM OF ONE WEEK PRIOR TO ORDERING SIGNS FOR FINAL APPROVAL.

SIGNING NOTES

- INSTALL 36"x24" R5-1A SIGN
- INSTALL 30"x36" R3-5R SIGN
- INSTALL 54"x18" R6-1 SIGN
- INSTALL 36"x36" R5-1 SIGN

STRIPING NOTES

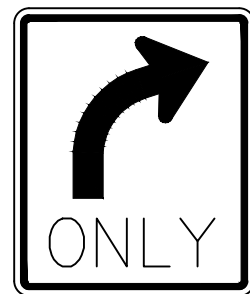
- INSTALL 6" WIDE SOLID WHITE LANE LINE



R5-1A
36" x 24"



R6-1
54" x 18"



R3-5R
30" x 36"



R5-1
36" x 36"

SIGN DETAILS

DEVELOPMENT PLAN PACKAGE MOUNTAIN VIEW TOURS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASIN & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
TOM PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

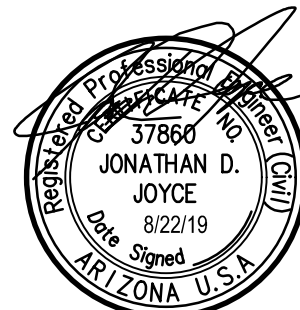
APRIL 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

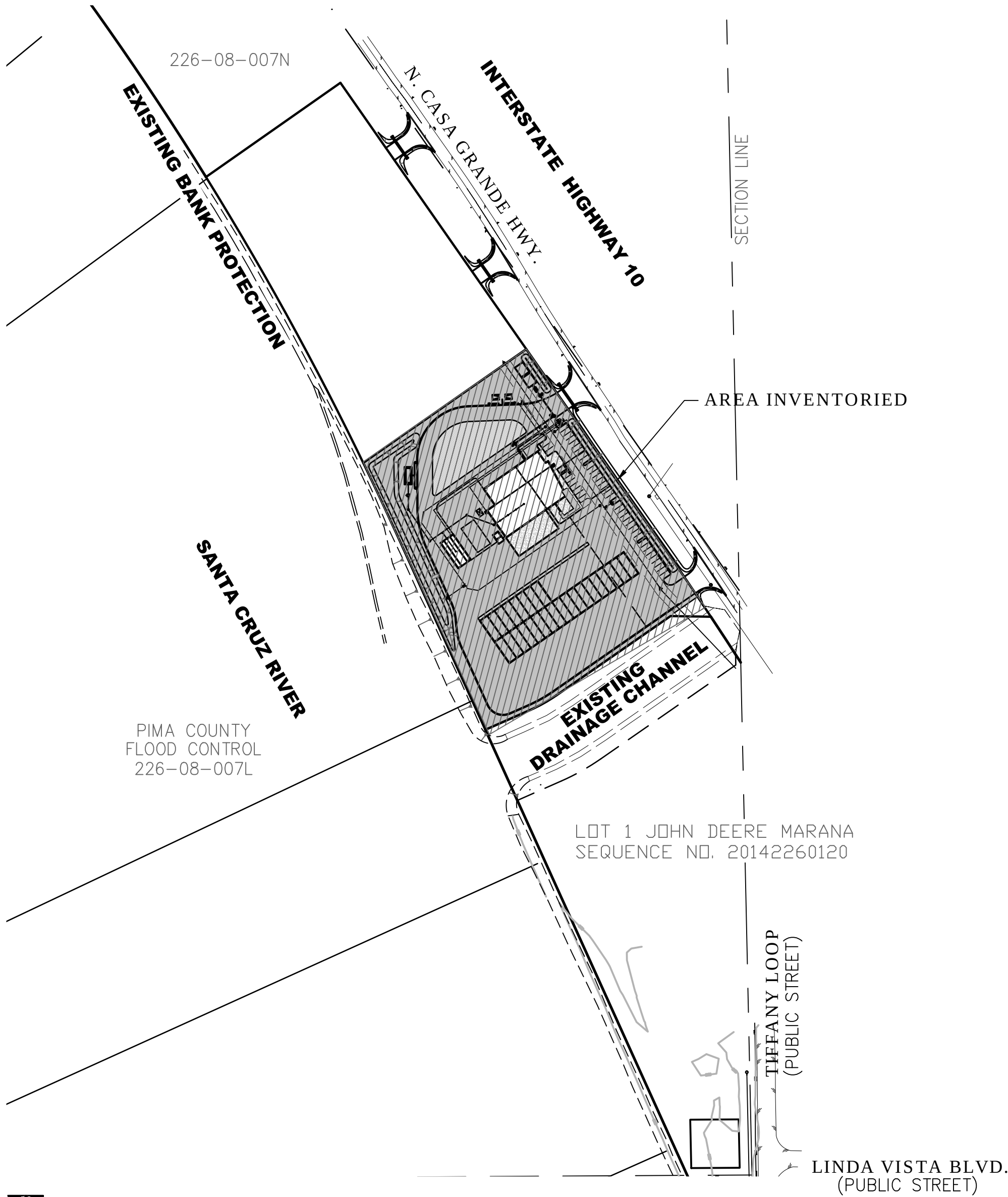
SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 10 OF 18

The
WLB
Group

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

OFFSITE SIGNING AND STRIPING PLAN





PROJECT LAYOUT - SITE PLAN
SCALE: 1"=200'

NATIVE PLANT SUMMARY

	BLUE RIBBON TRANSPLANT	RED RIBBON REMOVE *	WHITE RIBBON PRESERVE IN PLACE	TOTAL VIABLE PLANTS
ACACIA CON STRICTA	0	1	0	1
CERCIDIUM FLORIDUM	9	14	0	23
CERCIDIUM MICROPHYLLUM	1	0	0	1
PROSOPIS VELUTINA	2	12	0	14

* NUMBER OF VIABLE PLANTS REMOVED

CRITERIA FOR REMOVAL

PLANTS DESIGNATED AS TO BE REMOVED/DESTROYED HAVE ONE OR MORE OF THE FOLLOWING CONDITIONS.

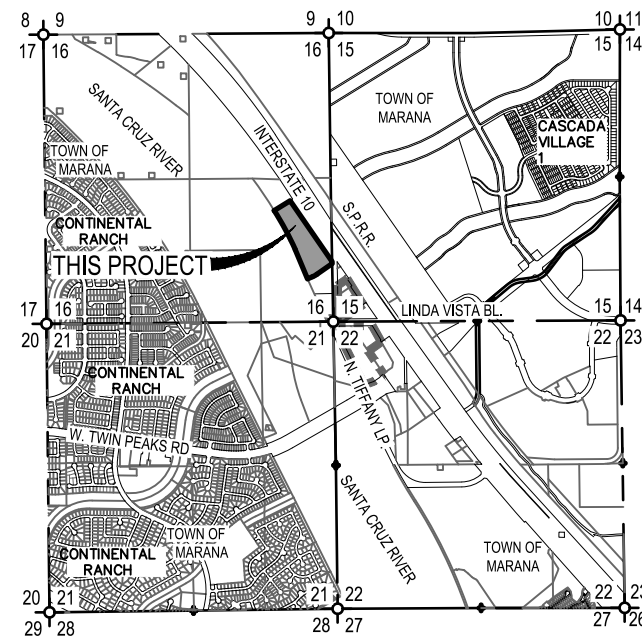
- PLANT HEALTH IS POOR TO MEDIUM WITH INFESTATIONS OR APPARENT DISEASES.
- PLANT AGE SUGGESTS UNLIKELY CHANCE OF TRANSPLANT SURVIVAL.
- PLANT IS DAMAGED AND IS NOT CONDUCIVE TO BOX OR SPADE TRANSPLANTING (IRREGULAR BRANCHING).
- SOILS CANNOT BE EXCAVATED AND ARE NOT CAPABLE OF SUPPORTING A BOXED OR SPADED ROOT BALL.
- SURROUNDING TOPOGRAPHY DENIES ACCESS WITH THE APPROPRIATE EQUIPMENT NEEDED TO BOX OR SPADE AND REMOVE PLANT.
- ADJACENT PLANTS POSE A LIKELY INTERFERENCE WITH ROOT SYSTEMS OR INTERFERE WITH PLANT REMOVAL.
- THE OVERALL FORM AND CHARACTER IS NOT REPRESENTATIVE OF THE SPECIES AND IS NOT A VALUABLE SPECIMEN FOR LANDSCAPE OR HABITAT PURPOSES.

GENERAL NOTES

- AS REQUIRED BY THE TOWN OF MARANA, A NATIVE PLANT PRESERVATION AND SALVAGE PLAN HAS BEEN PREPARED BY THE WLB GROUP, INC. MOUNTAIN VIEW TOURS.
- A SITE INSPECTION AND INVENTORY OF ALL TREES (4 INCH CALIPER OR GREATER) AND CACTI PER THE TOWN OF MARANA ZONING CODE, SECTION 17.02.
- THIS PLAN SHOWS APPROXIMATE LOCATIONS OF PLANTS SUBJECT TO THE CODE MENTIONED ABOVE. ALL TREES, SAGUARO, AND BARREL CACTUS SUBJECT TO INVENTORY PER THE SALVAGE CODE HAVE BEEN FLAGGED WITH COLORED RIBBON PER THIS CODE. ALL OTHER PLANTS SUBJECT TO INVENTORY HAVE BEEN INVENTORIED, MAPPED AND/OR DESCRIBED HEREIN.
- THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF TOWN OF MARANA SECTION 17.02, THE COMPLIANCE APPROVAL FOR THE NATIVE PLANT PERMIT.
- PRIOR TO ANY SITE DISTURBANCE, THE AREAS DESIGNATED TO REMAIN IN PLACE SHALL BE FENCED OR TAPED OFF FOR PROTECTION DURING THE GRUBBING AND GRADING OPERATIONS.
- PRIOR TO ANY SALVAGE, TREES SHALL BE TAGGED, NUMBERED AND INSPECTED BY TOWN STAFF, IN ACCORDANCE WITH TOWN OF MARANA LAND DEVELOPMENT CODE SECTION 17.02. SALVAGE OPERATIONS SHALL NOT COMMENCE UNTIL THE ZONING INSPECTOR HAS PERFORMED AN INSPECTION AND GIVEN APPROVAL.
- NON-COMPLIANCE WITH THE APPROVED NATIVE PLANT PRESERVATION PLAN AND OR DESTRUCTION OF PROTECTED PLANTS SHALL RESULT IN FINES IN ACCORDANCE WITH SECTION 17.02 TOWN OF MARANA NATIVE PLANT PROTECTION.
- ALL REQUIRED SALVAGED MATERIALS SHALL BE UTILIZED IN THE CORRESPONDING PROJECT LANDSCAPE PLAN.
- METAL TAGS SHALL BE AFIXED ON EACH PLANT AND NUMBERED ACCORDINGLY. TAGS (PLASTIC TAPE) SHALL BE COLOR-CODED ACCORDING TO THE FOLLOWING SCHEDULE:
EXISTING NATIVE PLANTS TO BE TRANSPLANTED ON SITE.....BLUE (TOS)
EXISTING NATIVE PLANTS TO BE REMOVED.....RED (ROS)
EXISTING NATIVE PLANTS TO REMAIN IN PLACE.....WHITE (PIP)
- PLANT LOCATIONS WERE DETERMINED WITH THE ASSISTANCE OF A GLOBAL POSITIONING SYSTEM. THIS SYSTEM IS ACCURATE TO WITHIN APPROXIMATELY THREE METERS. SUBSEQUENTLY, THE PLANT SYMBOLS SHOWN MAY NOT LIE DIRECTLY ON THE PLANT AS SHOWN ON THE AERIAL PHOTOGRAPH.
- ADDITIONAL PLANTS MAY BE DEEMED SALVAGEABLE BY THE ZONING INSPECTOR, AND SHALL BE SALVAGED.
- ANY BOXING PRIOR TO THAT TIME WHEN THE APPLICANT MAY APPLY FOR A GRADING PERMIT SHALL BE APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR AND WILL BE PERFORMED AT THE APPLICANT'S OWN RISK.
- GROSS AREA OF THIS DEVELOPMENT IS 536,748 SQUARE FEET, APPROXIMATELY 12.32 ACRES. THE AREA OF DISTURBANCE IS 264,219 SQUARE FEET, APPROXIMATELY 6.07 ACRES.

TRANSPLANT SPECIFICATIONS

- ANY RIPARIAN HABITAT MITIGATION REQUIREMENTS WILL BE SHOWN IN THE LANDSCAPE PLAN.
- ALL AREAS DESIGNATED TO BE PRESERVED AS NATURAL OPEN SPACE SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4-FOOT HIGH ORANGE MESH BARRICADE FENCING. ALL PRESERVED IN PLACE, TRANSPLANTED AND SUPPLEMENTAL PLANTS WILL BE FENCED AT THE DRIP LINE. THE DRIP LINE FOR SAGUAROS WILL BE AT A RADIUS OF 1/4 OF THE HEIGHT OF THE PLANT. GRADING SHALL NOT ENCR OACH INTO NATURAL OPEN SPACE OR WITHIN THE DRIP LINE OF A PRESERVED, TRANSPLANTED OR SUPPLEMENTAL PROTECTED NATIVE PLANT. THE DEVELOPER IS RESPONSIBLE FOR INSURING THAT PROTECTIVE FENCING REMAINS THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS. A "NO DISTURBANCE" STANDARD IN ALL NATURAL OPEN SPACE AREAS.
- BEFORE THE ISSUING OF GRADING PERMITS, ALL VIABLE INVENTORIED PLANTS PROPOSED FOR PRESERVATION- IN-PLACE, SALVAGED AND TRANSPLANTED-ON-SITE, AND REMOVE FROM SITE, SHALL BE TAGGED WITH THEIR ASSIGNED NUMBERS, AND COLOR CODED AS RECOMMENDED BY THIS PRESERVATION PLAN (WHITE=PIP, BLUE=TOS, YELLOW/RED=RFS). THE ASSIGNED MONITOR MUST PROVIDE A REPORT TO THE SUBDIVISION REVIEW SECTION OF THE PLANNING DIVISION THAT THE FENCING HAS BEEN PROPERLY INSTALLED.
- THE NORTH SIDE OF ALL SAGUARO AND BARREL CACTI APPROVED FOR TRANSPLANTING SHALL BE MARKED PRIOR TO REMOVAL TO ENSURE PROPER ORIENTATION IN THE NEW LOCATION.
- ALL NATIVE VEGETATION MITIGATION, SALVAGE AND PRESERVATION PLANS SHALL BE INTEGRATED INTO THE LANDSCAPE PLAN.
- THE TENTATIVE AND FINAL PLATS, DEVELOPMENT PLAN, GRADING PLAN, AND ASSOCIATED LANDSCAPE PLAN SHALL INCLUDE ANY RESTRICTIVE NOTES.
- ANY CHANGES IN GRADING LIMITS OR DEVELOPMENT LAYOUT MUST BE SUBMITTED TO THE PLANNING DEPARTMENT TO DETERMINE IF A REVISED PRESERVATION PLAN WILL BE REQUIRED.
- THE SALVAGED VEGETATION PER THIS PLAN WILL BE STORED IN AN ON-SITE HOLDING AREA AND WILL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM AND MAINTAINED UNTIL REPLANTED ONSITE OR THE SALVAGED VEGETATION WILL BE SPADED DIRECTLY TO THEIR NEW LOCATIONS, OR THEY WILL REMAIN IN PLACE AS SHOWN. THE TEMPORARY NURSERY SHALL BE MONITORED BY A QUALIFIED NURSERYMAN. SALVAGED VEGETATION SHALL HAVE MISTLETOE REMOVED, AND BE REGULARLY FERTILIZED. A TEMPORARY NURSERY WILL BE LOCATED ON SITE AS SHOWN ON THIS PLAN.
- THIS PRESERVATION PLAN SHALL ALSO BE IN CONFORMANCE WITH THE FEDERAL ENDANGERED SPECIES ACT AND ARIZONA NATIVE PLANT LAW. A REPORT IDENTIFYING EXISTING SAFEGUARD SPECIES AND DISPOSITION SHALL BE INCLUDED.
- THIS PROJECT WILL NOT PROVIDE FOR THE HARVESTING PROCESS.
- ON SITE MONITORING OF ALL ASPECTS OF SITE/CONSTRUCTION AND GRADING SHALL BE PROVIDED AT THE EXPENSE OF THE DEVELOPER, DURING CONSTRUCTION AND AT ONE YEAR AFTER FINAL INSPECTION, TO ENSURE THE PROTECTION OF PRESERVED PLANTS AND SET ASIDE AREAS. MONITORING SHALL BE PERFORMED BY AN INDIVIDUAL QUALIFIED IN NATURAL RESOURCE IDENTIFICATION AND PROTECTION, AND BE APPROVED BY PIMA COUNTY.
- THE ASSIGNED MONITOR FOR THIS PROJECT IS: GARY GRIZZLE, PHONE # 520-881-7480.
- A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF ARIZONA WILL PERFORM ALL SALVAGE AND TRANSPLANTING OPERATIONS.
- SAGUAROS LESS THAN THREE FEET IN HEIGHT WILL BE TRANSPLANTED BELOW "NURSE" PLANTS (I.E. MATURE MESQUITE, PALO VERDE OR ACACIA TREES) SUCH THAT THE OVERLAPPING TREE CANOPY PROVIDES PARTIAL SHADE AND PROTECTION. PROVIDE ARTIFICIAL SHADE FOR A SEASON, OR PLANT UNDER A TREE OR SHRUB UNLESS THE CACTUS OR SAGUARO THREE FEET OR GREATER IN HEIGHT WAS ORIGINALLY GROWING IN FULL SUN.
- ALL SALVAGED SAGUAROS AND CACTI WILL BE TRANSPLANTED WITH THE SAME SUN ORIENTATION AS THEIR ORIGINAL LOCATION..
- ALL SAGUAROS WILL BE PLANTED AWAY FROM THE SPHERE OF INFLUENCE OF ANY IRRIGATION DESIGNED FOR A NURSE PLANT.
- ALL LISTED PLANTS WILL BE PLANTED IN LOCATIONS ABLE TO SUPPORT THEIR LONG TERM HEALTH AND SURVIVAL AND IN DENSITIES AND CONFIGURATIONS TO APPROXIMATE THE SITE'S PRE-CONSTRUCTION VEGETATION CHARACTERISTICS.
- MISTLETOE INFECTIONS WILL BE REMOVED FROM SPECIMENS BEFORE TRANSPLANTING.
- ONLY BOXED OR SPADED FIELD GROWN PLANTS THAT HAVE BEEN HARDENED IN PLACE BEFORE REMOVAL AND NURSERY GROWN PLANTS WILL BE PLACED BEFORE REMOVAL AND NURSERY GROWN PLANTS WILL BE USED AS REPLACEMENT PLANTS.
- ALL NATIVE VEGETATION MITIGATION, SALVAGE AND PRESERVATION PLANS SHALL BE INTEGRATED INTO THE LANDSCAPE PLAN.
- PROFESSIONAL STANDARDS AND PROFESSIONAL PRACTICES FOR THE SALVAGING AND TRANSPLANTING OF PROTECTED NATIVE PLANTS WILL BE FOLLOWED.
- TAGS REQUIRED BY THE PLANT PRESERVATION MANUAL WILL BE APPLIED OR ATTACHED IN A CONSISTENT AND VISIBLE LOCATION ON EACH PLANT. AN INSPECTION TO CONFIRM CONFORMANCE WITH THE APPROVED PRESERVATION PLAN WILL BE PERFORMED BY THE ON-SITE MONITOR WHEN MARKING AND TAGGING



LOCATION MAP
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3"=1 MILE



- LEGEND
- EXISTING NATIVE PLANTS TO BE TRANSPLANTED ON SITE
 - EXISTING NATIVE PLANTS TO BE REMOVED FROM SITE
- | | | |
|----|------------------------|--------------------------|
| AC | ACACIA CONSTRICTA | WHITETHORN ACACIA (AC) |
| CF | CERCIDIUM FLORIDUM | BLUE PALO VERDE (CF) |
| CM | CERCIDIUM MICROPHYLLUM | FOOTHILL PALO VERDE (CM) |
| PV | PROSOPIS VELUTINA | VELVET MESQUITE (PV) |

ACACIA CONSTRICTA
WHITETHORN ACACIA (AC)

TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	VIABILITY	TRANSPLANTABILITY	RIBBON COLOR
AC	12	0	8.0	LOW	LOW	RED

CERCIDIUM MICROPHYLLUM
FOOTHILL PALO VERDE (CM)

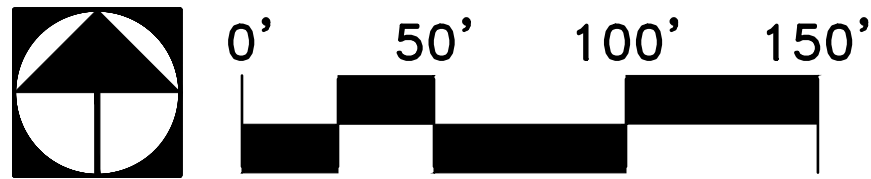
TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	VIABILITY	TRANSPLANTABILITY	RIBBON COLOR
CM	104	4	10.0	HIGH	HIGH	BLUE

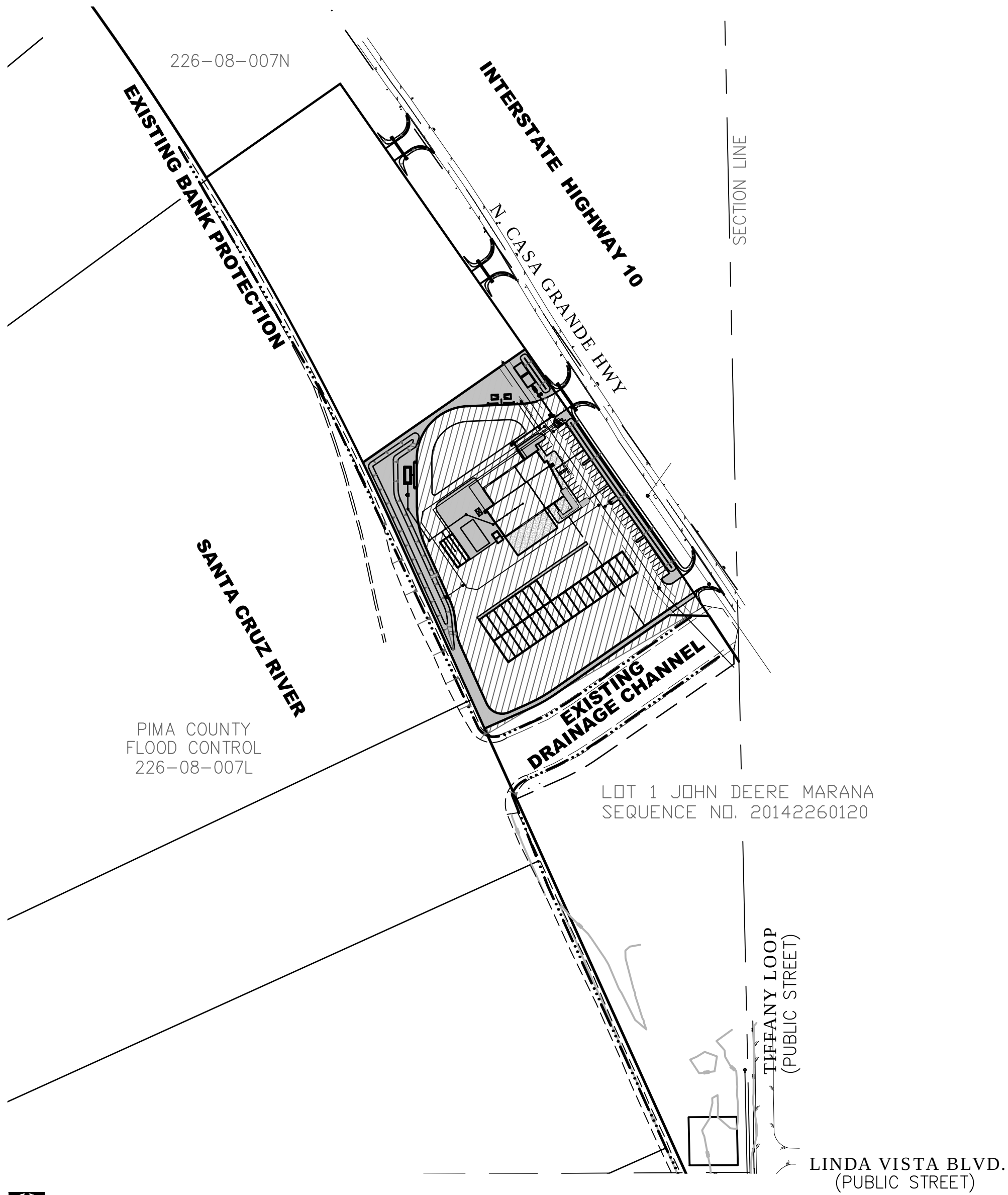
CERCIDIUM FLORIDUM
BLUE PALO VERDE (CF)

TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	VIABILITY	TRANSPLANTABILITY	RIBBON COLOR
CF	3	4	8.0	LOW	LOW	RED
CF	7	6	10.0	LOW	LOW	RED
CF	11	6	8.0	LOW	LOW	RED
CF	13	8	12.0	LOW	LOW	RED
CF	14	10	12.0	LOW	LOW	RED
CF	15	6	10.0	LOW	LOW	RED
CF	16	10	14.0	LOW	LOW	RED
CF	18	10	12.0	LOW	LOW	RED
CF	20	14	16.0	HIGH	LOW	RED
CF	21	6	10.0	LOW	LOW	RED
CF	25	6	8.0	HIGH	HIGH	BLUE
CF	26	12	14.0	LOW	LOW	RED
CF	36	4	10.0	HIGH	HIGH	BLUE
CF	37	12	16.0	LOW	LOW	RED
CF	38	12	16.0	LOW	LOW	RED
CF	39	10	14.0	LOW	LOW	RED
CF	40	4	10.0	HIGH	HIGH	BLUE
CF	45	12	16.0	LOW	LOW	RED
CF	46	10	12.0	LOW	LOW	RED
CF	47	8	10.0	LOW	LOW	RED
CF	48	8	12.0	HIGH	LOW	RED
CF	50	10	12.0	LOW	LOW	RED
CF	51	4	8.0	HIGH	HIGH	BLUE
CF	52	10	12.0	LOW	LOW	RED
CF	53	4	10.0	HIGH	LOW	RED
CF	54	6	10.0	HIGH	LOW	RED
CF	55	8	12.0	HIGH	LOW	RED
CF	56	6	10.0	HIGH	LOW	RED
CF	57	6	10.0	HIGH	LOW	RED
CF	58	4	10.0	HIGH	LOW	RED
CF	59	4	10.0	HIGH	LOW	RED
CF	61	8	10.0	LOW	LOW	RED
CF	63	8	10.0	LOW	LOW	RED
CF	64	10	12.0	LOW	LOW	RED
CF	65	6	10.0	HIGH	LOW	RED
CF	67	10	10.0	LOW	LOW	RED
CF	68	6	10.0	LOW	LOW	RED
CF	69	12	16.0	HIGH	LOW	RED
CF	70	8	12.0	LOW	LOW	RED
CF	71	8	12.0	LOW	LOW	RED
CF	72	6	10.0	LOW	LOW	RED
CF	73	10	12.0	LOW	LOW	RED
CF	74	8	10.0	LOW	LOW	RED
CF	75	8	10.0	LOW	LOW	RED
CF	77	6	10.0	LOW	LOW	RED
CF	78	10	16.0	LOW	LOW	RED
CF	81	10	12.0	HIGH	LOW	RED
CF	83	4	8.0	HIGH	HIGH	BLUE
CF	84	6	10.0	LOW	LOW	RED
CF	85	14	16.0	LOW	LOW	RED
CF	87	4	10.0	HIGH	HIGH	BLUE
CF	90	12	14.0	HIGH	LOW	RED
CF	91	12	10.0	LOW	LOW	RED
CF	92	6	10.0	LOW	LOW	RED
CF	94	6	10.0	HIGH	HIGH	BLUE
CF	95	4	10.0	HIGH	HIGH	BLUE
CF	96	8	10.0	LOW	LOW	RED
CF	97	10	14.0	LOW	LOW	RED
CF	99	12	16.0	LOW	LOW	RED
CF	100	12	16.0	LOW	LOW	RED
CF	101	6	10.0	LOW	LOW	RED
CF	102	10	10.0	LOW	LOW	RED
CF	103	4	10.0	HIGH	HIGH	BLUE
CF	106	6	12.0	HIGH	LOW	RED
CF	107	10	14.0	LOW	LOW	RED
CF	108	12	14.0	LOW	LOW	RED

PROSOPIS VELUTINA
VELVET MESQUITE (PV)

TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	VIABILITY	TRANSPLANTABILITY	RIBBON COLOR
PV	1	6	8.0	LOW	LOW	RED
PV	2	8	10.0	HIGH	LOW	RED
PV	4	4	8.0	LOW	LOW	RED
PV	5	6	10.0	HIGH	LOW	RED
PV	6	8	10.0	HIGH	LOW	RED
PV	8	4	8.0	LOW	LOW	RED
PV	9	4	10.0	LOW	LOW	RED
PV	10	10	14.0	HIGH	LOW	RED
PV	17	10	10.0	LOW	LOW	RED
PV	19	6	10.0	LOW	LOW	RED
PV	22	16	14.0	LOW	LOW	RED
PV	23	4	10.0	HIGH	HIGH	BLUE
PV	24	4	10.0	LOW	LOW	RED
PV	27	8	12.0	LOW	LOW	RED
PV	28	8	10.0	LOW	LOW	RED
PV	29	6	8.0	LOW	LOW	RED
PV	30	8	10.0	LOW	LOW	RED
PV	31	8	10.0	HIGH	LOW	RED
PV	32	8	10.0	LOW	LOW	RED
PV	33	8	12.0	HIGH	LOW	RED
PV	34	8	10.0	HIGH	LOW	RED
PV	35	8	10.0	LOW	LOW	RED
PV	41	18	16.0	LOW	LOW	RED
PV	42	20	16.0	LOW	LOW	RED
PV	43	6	8.0	LOW	LOW	RED
PV	44	18	16.0	LOW	LOW	RED
PV	49	6	10.0	HIGH	LOW	RED
PV	60	14	16.0	HIGH	LOW	RED
PV	62	12	16.0	LOW	LOW	RED
PV	66	10	12.0	LOW	LOW	RED
PV	76	8	12.0	LOW	LOW	RED
PV	79	12	12.0	LOW	LOW	RED
PV	80	10	12.0	HIGH	LOW	RED
PV	82	10	14.0	HIGH	LOW	RED
PV	86	4	10.0	LOW	LOW	RED
PV	88	12	14.0	LOW	LOW	RED
PV	89	6	10.0	LOW	LOW	RED
PV	93	6	10.0	HIGH	HIGH	BLUE
PV	98	6	12.0	LOW	LOW	RED
PV	105	12	16.0	HIGH	LOW	RED
PV	109	10	10.0	LOW	LOW	RED





PROJECT LAYOUT - SITE PLAN
SCALE: 1" = 200'

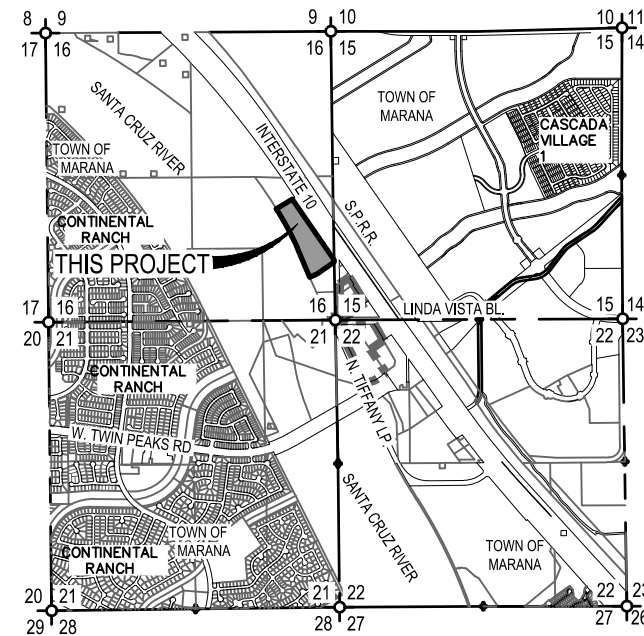
NATIVE PLANT SUMMARY

		BLUE RIBBON	RED RIBBON	WHITE RIBBON	TOTAL VIABLE
		TRANSPLANT	REMOVE *	PRESERVE IN PLACE	PLANTS
ACACIA CONSTRICTA	WHITETHORN ACACIA	0	1	0	1
CERCIDIUM FLORIDUM	BLUE PALO VERDE	9	14	0	23
CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE	1	0	0	1
PROSOPIS VELUTINA	MESQUITE	2	12	0	14

* NUMBER OF VIABLE PLANTS REMOVED

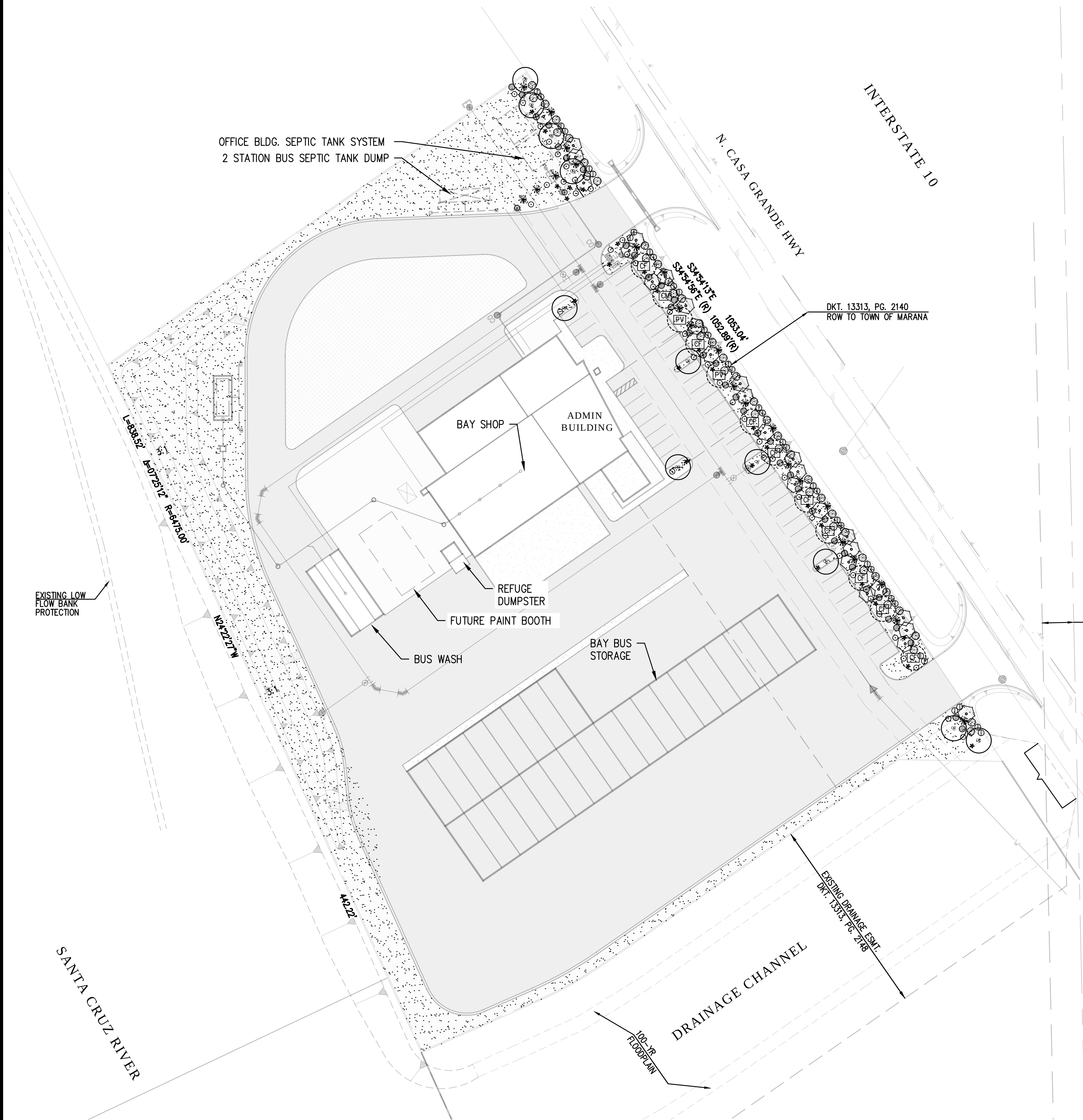
GENERAL NOTES

- GROSS AREA OF THIS DEVELOPMENT IS APPROXIMATELY 12.32 ACRES.
- THE EXISTING ZONING IS "F" (CONTINENTAL RANCH SPECIFIC PLAN) AND THE LAND USE DESIGNATION IS "I" (INDUSTRIAL) PER ORDINANCE No. 99.25.
- MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
- IRRIGATION:
 - IRRIGATION SLEEVING FOR IRRIGATION SYSTEM SHALL BE PROVIDED.
 - ALL PLANTS ARE TO BE WATERED WITH AN AUTOMATIC UNDERGROUND DRIP IRRIGATION SYSTEM (EXCEPT FOR CACTI).
 - THE NATIVE PLANT MATERIAL WILL BE IRRIGATED FOR 2 YEARS OR UNTIL ESTABLISHED.
- MAINTENANCE: ALL REQUIRED LANDSCAPING, IRRIGATION SYSTEMS, WALLS, SCREENING DEVICES, CURBING, AND DETENTION BASIN LANDSCAPE IMPROVEMENTS ON THE SITE OR WITHIN THE ABUTTING RIGHT-OF-WAY SHALL BE MAINTAINED AS SPECIFIED IN SECTION 17-3-10 OF THE MARANA LAND DEVELOPMENT CODE. PROPERTY OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE TO ACHIEVE PERMANENT, SAFE AND SUCCESSFUL LANDSCAPING.
 - MAINTENANCE SHALL INCLUDE: REGULAR WATERING, PRUNING, FERTILIZING, CLEARING OF DEBRIS AND WEEDS, THE REMOVAL AND REPLACEMENT OF DEAD PLANTS AND THE REPAIR AND REPLACEMENT OF IRRIGATION SYSTEM.
 - IMPROPER IRRIGATION SYSTEM MAINTENANCE THAT RESULTS IN POOLING OR RUNOFF OF EXCESS WATER SHALL RESULT IN A WARNING. IF THE PROBLEM IS NOT RESOLVED WITHIN THIRTY (30) DAYS A FINE SHALL BE IMPOSED.
- PLANT COVER/DUST CONTROL: ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEEDDED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUND COVER TO HELP REDUCE DUST POLLUTION.
 - GROUND SURFACES IN PLANTING BEDS, PLANTERS, MEDIANS, OR TREE UNDERSTORY WITHIN A PROJECT AREA THAT ARE NOT COVERED WITH SHRUBS, ACCENT PLANTS, VINES, GROUND COVER, OR OTHER VEGETATION SHALL BE SPREAD WITH 2" OF DECOMPOSED GRANITE.
- PLANT SIZE, LOCATION AND SPACING:
 - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFFSITE UTILITY SERVICE LINES OR UTILITY EASEMENTS.
 - ALL SHRUBS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK UNLESS OTHERWISE NOTED.
 - ALL TREES SHALL MEET ARIZONA NURSERYMAN'S ASSOCIATION MINIMUM GUIDELINES AS TO CALIPER AND HEIGHT
- PLANT MATERIALS INCLUDED IN AN APPROVED LANDSCAPE PLAN THAT DO NOT SURVIVE AFTER INSTALLATION ARE TO BE REPLACED WITH PLANT MATERIALS OF THE SAME OR EQUAL SIZE AND SPECIES 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 AND BE SUBJECT TO FINES. 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 IN LOW LYING AREAS.
- ANY INSTALLATION OF MATERIALS IN THE R.O.W. WILL FOLLOW THE REQUIREMENTS OF THE APPROVED LICENSE AGREEMENT WITH THE TOWN OF MARANA.
- ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI-RESISTANT MATERIALS.
- BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS SHOWN HEREON. BEARING NORTH 01°15'09" WEST.
- BASIS OF ELEVATION: PIMA COUNTY DOT-CITY OF TUCSON DOT GEODETIC CENTRAL POINT TOWNSHIP 12S, RANGE 12E, INDEX CODE J21, NE CORNER SEC. 14, T12S, R12E. 1" IDOP WITH 60D NAIL IN IT. ELEV. 2361.616 (NAVD 88)
- NATIVE PLANT PERMIT AND MITIGATION: EXISTING NATIVE PLANTS ARE PRESENT ON THIS SITE. A NATIVE PLANT PERMIT HAS BEEN SUBMITTED FOR THIS PROJECT.



LOCATION MAP
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND	
	SECTION LINE
	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT
	EASEMENT LINE AS NOTED
	NEW SEWER LINE BCS W/CLEANOUT-DIA. & SLOPE AS NOTED PER PLAN
	NEW POTABLE WATER (DIAMETER AS NOTED)
	NEW 1" IRRIGATION SRV
	NEW 1" IRRIGATION SRV'S
	AIR RELEASE VALVE
	NEW FIRE HYDRANT
	BUILDING FOOTPRINT
	EXISTING GRADE
	EASEMENT (AS NOTED)
	DRAINAGE CONCENTRATION POINT (SEE SHEET 3 FOR TABLE)
	SECTION OR QUARTER SECTION CORNER (AS NOTED)
	LANDSCAPE AREA
	SVT TRIANGLE
	EXISTING EDGE OF PAVEMENT
	NEW SIGN (AS NOTED)
	INDEX CONTOUR
	INTERMEDIATE CONTOUR



PLANTING LEGEND

TREES				
SYMBOL	QTY	SIZE	PLANT NAME	COMMENTS
	9		CERCIDIUM FLORIDUM BLUE PALO VERDE	TRANSPLANT
	1		CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	TRANSPLANT
	27	24" BOX	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	
	2		PROSOPIS VELUTINA VELVET MESQUITE	TRANSPLANT
	11	15 GAL.	PROSOPIS VELUTINA VELVET MESQUITE	

SHRUBS				
SYMBOL	QTY	SIZE	PLANT NAME	COMMENTS
	43	5 GAL.	CORDIA PARVIFOLIA LITTLE LEAF CORDIA	
	34	5 GAL.	JUSTICIA CALIFORNICA CHUPAROSA	
	36	5 GAL.	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD' HEAVENLY CLOUD TEXAS RANGER	

ACCENTS AND GROUNDCOVER				
SYMBOL	QTY	SIZE	PLANT NAME	COMMENTS
	23	5 GAL.	DASYLIRION WHEELERI DESERT SPOON	
	26	5 GAL.	HESPERALOE PARVIFLORA RED YUCCA	
	44	1 GAL.	LANTANA HYBRID GOLD MOUND LANTANA	

INERT GROUNDCOVER

DECORATIVE ROCK SHALL BE 2" DEPTH IN ALL PLANTING AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS. COLOR TO BE "APACHE RED" BY KALAMAZOO MATERIALS. SIZE SHALL BE 1-1/4" SCREENED ON SLOPES GREATER THAN 5:1, AND 3/4" SCREENED ON SLOPES 5:1 AND LESS. SUBMIT SAMPLES

BUFFERYARD SUMMARY (per code 08.07.03.A.6.b).(3).(c).				PLANTS REQUIRED			PLANTS PROVIDED		
LOCATION	TYPE (CODE)	LENGTH (FT)	SQ FT	TREES	SHRUBS	GROUNDCOVERS - ACCENTS	TREES	SHRUBS	GROUNDCOVERS - ACCENTS
EAST	4	564	11,280	45	113	75	45	113	75

AMENITY LANDSCAPE AREA (per code 08.07.03.A.6.b).(2).(a)

= 28,446 sq ft
= 28,446 sq ft x 15%
(required) = 4,266 sq ft
(provided) = 4,539 sq ft

The WLB Group Inc.

WLB

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix
Las Vegas, and Victor Valley, Ca
4444 East Broadway
Tucson, Arizona (520) 881-7480

PLANTING PLAN

DEVELOPMENT PLAN PACKAGE
MOUNTAIN VIEW TOURS

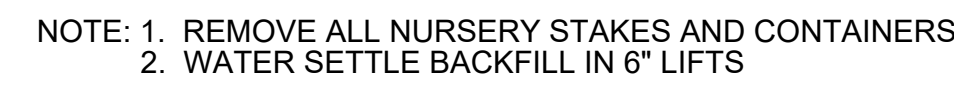
A PORTION OF THE SOUTHEAST QUARTER OF OF SECTION 16,
TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER BASE & MERIDIAN,
TOWN OF MARANA, PIMA COUNTY, ARIZONA
PROJECT NO. DPP1906-002
RELATED PROJECT NOS. GPA-9966

MAY 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

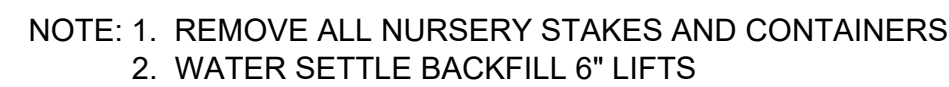
SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 14 OF 18

The WLB Group **WLB**

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 15 OF 18



NTS



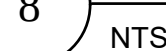
SCALE: NTS



NTS



SCALE: NTS



VALVE BOX: ALIGN AND SPACE EVENLY
AT LEAST 12" FROM SIDEWALK,
STRUCTURE, WALL, OR CURB

SCALE: NTS

NOTES:

- NOTES:
1. FINISHED DEPTH: 2" MIN.
 2. BEFORE SPREADING ROCK, REMOVE ROCK & DEBRIS.
 3. DURING INSTALLATION RAKE D.G. TO SETTLE FINES.
 4. LIGHTLY BROOM SURFACE OF D.G. AFTER INSTALLATION.
 5. APPLY PRE-EMERGENT TO ALL D.G. AREAS.
 6. APPLY A LIGHT MIST OF WATER OVER THE ENTIRE D.G. SURFACE.



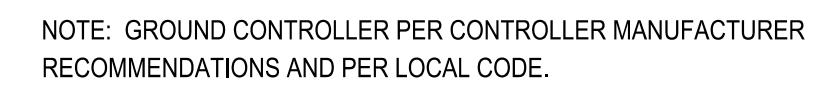
SCALE: NTS



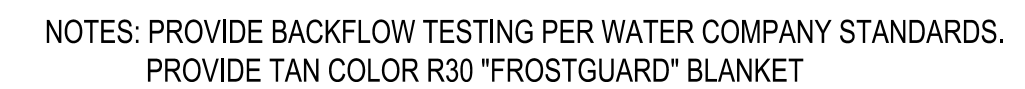
SCALE: NTS



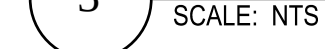
SCALE: NTS



SCALE: NTS



2 SCALE: NTS



MAY 2019
DRAWN BY: RMS
WLB JOB NO. 186031M-V01

SCALE: AS SHOWN
CONTOUR INTERVAL=1'
SHEET 16 OF 18

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix
Las Vegas, and Victor Valley, Ca
4444 East Broadway
Tucson, Arizona (520) 881-7480

LANDSCAPE / IRRIGATION DETAILS

LANDSCAPE WORK

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
1. Trees, Shrub and Cacti.
 2. Inert Ground Cover.

1.2 SUBMITTAL REQUIREMENTS

- A. General: The Contractor shall make the submittals identified below. Submittals shall be approved prior delivery or placement of materials.
- B. Certificates of Compliance: Submit 3 copies of the following certificates of compliance to the Owner's Representative for review and approval:
1. Fertilizer, Soil Sulfur, Gypsum, Manganese Sulfate: Manufacturer's certified statement of analysis for each.
 2. Organic Soil Conditioner: A certificate, signed by the supplier, stating that the product complies with the project specifications
 3. Soil Stabilizer: Manufacturer's certified statement of analysis.
- C. Materials Test Reports: for existing surface soil and imported soil.

- D. Samples for Verification: For each of the following provide the following samples:
1. 5 lb of decomposed granite mulch for the color and gradation of decomposed granite proposed for use on the project, in labeled plastic bag.

1.3 COMPLIANCE WITH APPLICABLE REGULATIONS

- A. The Contractor shall comply with all local, state, and federal regulations regarding materials, methods of work, and disposal of excess and waste materials. The Contractor shall provide notices required by all governmental authorities, request required inspections, obtain required permits, and pay for all associated fees.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: All work shall be performed by a Contractor licensed by the State of Arizona Register of Contractors. The commercial license held by the Contractor shall be appropriate for the work being performed.
1. The Contractor shall maintain an experienced full-time supervisor on Project site during the construction period.
- B. Observation: Owner's Representative may observe plants either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Owner's Representative retains right to observe plants further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected plants immediately from Project site. Owner's Representative may observe any and all plant pits prior to backfilling or planting.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Do not prune trees, shrubs and cacti before delivery, except as approved by Owner's Representative. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees, shrubs or cacti in such a manner as to destroy their natural shape. Provide protective covering of plants during delivery. Do not drop plants during delivery.
- B. Deliver plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, protect from weather and mechanical damage, and keep roots moist. Do not remove container-grown stock from containers before time of planting.
- C. Inorganic Soil Amendments: Deliver in original sealed, labeled, and undamaged containers.
- D. Fertilizer: Deliver in original sealed, labeled, and undamaged containers.

1.6 COORDINATION

- A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
- B. Work that is completed or in-progress shall be protected during installation of landscape work. The Contractor shall coordinate all landscape related work with the Owner's Representative.

1.7 GUARANTEE

- A. The Contractor shall guarantee all Contractor provided plants for the period indicated, commencing on the date of Final Acceptance, against all defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, causes deliberate, or incidents that are beyond Contractor's control.
1. Guarantee Period for Trees, Shrubs and Cacti: One year from date of Substantial Completion.
 2. Remove dead plants immediately. Replace immediately unless directed otherwise by Owner's Representative.
 4. Replace plants that are diseased, or that exhibit more than 25 percent die-back, at end of guarantee period.
 5. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
 6. Include the following remedial actions for turf as a minimum:
 - a. Immediately remove dead turf and replace.
 - b. Repair failed areas due to erosion, replace erosion control materials in failed areas.

1.8 MAINTENANCE DURING CONSTRUCTION

- A. The Contractor shall maintain throughout the construction period all trees, shrubs, cacti, decomposed granite, and other landscape improvements. Maintenance during construction shall continue until the issue of a Certificate of Substantial Completion. All maintenance and plant replacements throughout the construction period shall be at no additional cost to the Owner.
1. Trees, Shrubs and Cacti: During the construction, maintain by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, clean-up and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees, shrubs, and cacti free of insects.
 2. Decomposed Granite (including stabilized and field mixes): During the construction, maintain by raking, weeding, recompacting, reapplying, regrading, and repairing eroded areas. Protect field areas from traffic.
- B. Inspection of Completed Landscape Work: Upon completion of the landscape work, the Contractor shall notify the Owner's Representative who will schedule an inspection of the landscape improvements. During the inspection, items that are incomplete or that must be repaired or replaced will be identified. Completion or correction of items noted will be required prior to the issuance of a Certificate of Substantial Completion.

1.9 MAINTENANCE AFTER SUBSTANTIAL COMPLETION

- A. Maintenance Period: Six months from date of Substantial Completion for trees, shrubs, cactus and other landscape improvements. All work shall be performed in a professional manner within the standards of the industry, using quality equipment methods and materials.
- B. Work Schedule: Contractor will supply the Owner's Representative with a proposed schedule of the expected day and time tasks listed below will be performed. This schedule shall be approved prior to project maintenance commencement.

Item No.	Task Work Item Description	Task Work Item Description	Time Frame
1	Prune Plants	Once	4th Month
2	Fertilize Plants	Once	4th Month
3	Irrigate Plants	Adjust per Season	---
4	Weed All Areas	2x Month	---
5	Apply Pre-Emergent Herbicide	Once	4th Month
6	Ensure Soil Conditions	Once	2nd Month
7	Insect, Rodent and Disease Control	Monthly	---
8	Granite Areas	Monthly	---
9	Police Site	Weekly	---

The frequencies of the tasks stated above are suggested minimums only. During extremely wet or dry periods, the Contractor must adjust schedules to ensure correct and proper conditions are maintained.

- C. After satisfactory completion of the maintenance period, the Owner will assume responsibility for landscape maintenance

1.10 SUSPENSION OF MAINTENANCE PERIOD FOR NON-COMPLIANCE

- A. Failure to comply with the specified maintenance requirements, as determined by the Owner's representative, may result in the suspension of the maintenance period until such time as the required remedial actions have been completed by the Contractor. A number of days equal to the number of days of the suspension will be added to the maintenance period.

PART 2 - PRODUCTS

2.1 TREE, SHRUB, AND CACTI MATERIAL

- A. General: All Contractor-provided plants used on the project shall be subject to the Owner's review and approval.
- B. Plant Form and Quality: All plants shall comply with the project specifications, be normally developed individuals of their species. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- C. Grade: Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock" or "Arizona Nurseryman's Association Recommended Average Tree Specifications", whichever is the more stringent. Trees, shrubs, and cacti of a larger size may be used if acceptable to Owner's Representative and at no additional cost to Owner.
- D. Plant Root Systems: All plants shall have healthy root systems. Container-grown plants shall have been in containers for a sufficient time for the root system to hold the soil when the plant is removed from the container, but not long enough for the plant to become root-bound or to cause a hardening of the root system.
- E. Label at least one tree, shrub, and cacti of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.

2.2 PREPARED PLANTING SOIL MIX FOR TREES, SHRUBS, AND CACTI

- A. Planting Soil Mix: Planting soil shall be native topsoil mixed to a uniform volume and loose measure, with the following soil amendments and fertilizers in the following quantities per cubic yard:
1. Trees and Shrubs: 20 cubic feet of (native) topsoil, 7 cubic feet of organic soil conditioner, 2 lbs soil sulfur, 1 lb of fertilizer (16-20-0). The prepared planting soil shall be thoroughly blended prior to placement in plant pits.
 2. Cacti: Planting soil shall be native topsoil with 0.25 lbs of soil sulfur incorporated into the soil backfill at each cactus.

2.3 FERTILIZER

- A. General Requirements: All fertilizers used on the project shall be in pelleted form and of recent manufacture.
- B. Slow-Release Fertilizer for Tree and Shrub Planting: Ammonium Phosphate consisting of 50 percent water-insoluble nitrogen, and phosphorus in the following composition:
1. Composition: 16 percent nitrogen, 20 percent phosphoric acid by weight.

2.4 INERT GROUND COVER

- A. Decomposed Granite: Decomposed granite shall be durable granite material size as shown on the plan. Except as may be approved by the Owner's Representative, all materials used on the project shall be from the same source and shall match the approved sample. Decomposed granite shall be free of loam, sand, clay, and other foreign substances.
1. Type: As indicated on plans.

2.5 TREE STAKING

- A. Tree Stakes: Tree Stakes shall be 2-inch (minimum) diameter by 8 feet (minimum) long peeled Lodge Pole Pine stakes. Treat with an EPA approved wood preservative. If required to support properly trees used on the project, stakes longer than specified shall be used at no cost to the Owner.
- B. Tie Wire: 12 gauge, annealed, galvanized wire.
- C. Chafing Guard: Biodegradable cotton tree ties with brass eyelet, provided in lengths required to protect tree trunks from damage. Cut tree ties are not acceptable.

2.6 HORTICULTURAL CHEMICALS

- A. Pre-Emergent Herbicide: "Surflan" or "Pendulum", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.
- B. Post-Emergent Herbicide: "Round-Up", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants and decomposed granite for compliance with requirements and conditions affecting installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 BLUE STAKING

- A. The Contractor shall have the work area Blue-Staked prior to the start of any excavation work. Blue Staking shall be kept current throughout the course of the work. All utilities damaged by the Contractor shall be repaired or replaced by the Contractor, as required by the Owner or applicable utility company, at the Contractor's expense.

3.3 SITE PREPARATION

- A. Protect structures, utilities, sidewalks, pavements and other facilities and existing plants from damage caused by landscape operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree locations. Stake locations, adjust locations when requested, and obtain Owner's Representative's acceptance of layout before planting. Make minor adjustments as required.

3.4 TREE AND SHRUB PIT EXCAVATION

- A. Seasonal Limitations: The planting of trees and shrubs may be done at any time selected by the Contractor consistent with the overall project schedule. Planting during excessively hot, cold, or windy weather shall be at the Contractor's risk. Plants that die or are damaged as a result of weather conditions shall be replaced by the Contractor at no additional cost to the Owner.
- B. Excavation of Plant Pits: Excavate circular pits with sides sloped inward, pit size according to the drawings. Do not disturb sub-grade. Scarify sides of plant pit if smeared or smoothed during excavation.
- C. Subsoil removed from excavations may be amended as specified and used as backfill.
- D. Obstructions: Do not install any plant if a large obstruction is encountered below the rootball. Notify Owner's Representative if unexpected rock or obstructions detrimental to trees, shrubs or cactus are encountered in excavations.
- E. Tests for Drainage: Partially fill plant pits with water and allow water to percolate away. For acceptance, all pits shall drain at least 6" per hour. All pits not draining at 6" per hour shall be deepened or relocated as directed by Owner's Representative. Drainage testing for up to 25 percent of all tree pits shall be performed by the Contractor at no additional cost to the Owner.
1. Deepening Tree Pits: Drill 6-inch diameter holes into free-draining strata or to a depth of ten feet, whichever is less, and backfill with free-draining material.
 2. Deepening all tree pits shall be performed by the Contractor at no additional cost to the Owner.

3.5 TREE AND SHRUB PLANTING

- B. Set container-grown stock plumb and in center of pit or trench with top of root ball one inch above adjacent finish grades. Plants that settle shall be excavated and re-planted at correct grade.
1. Carefully remove root ball, immediately prior to planting, from container, without damaging root ball, stems or foliage. Damaged plants shall be replaced by the Contractor at no additional cost to the Owner.
 2. Backfill planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.

3.6 TREE AND SHRUB PRUNING

- A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Unless otherwise indicated by Owner's Representative, do not cut tree leaders; remove only injured or dead branches. Prune shrubs to ANA Standards to retain natural character. Shrub sizes indicated are sizes after pruning.
1. All dead wood, suckers, broken or bruised branches shall be removed.
 2. Pruning shall be carried out with clean, sharp tools.
 3. If, in the opinion of the Owner's Representative, pruning results in a plant not natural in character, the plant shall be replaced by the Contractor at no additional cost to the Owner.

3.7 TREE STAKING

- A. Upright Staking and Tying: Stake trees as detailed on the drawings. Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two tree ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Use the number of stakes shown on the drawings.
1. Staking and tying shall be capable of supporting the plant, without repair, for two years.

3.8 INORGANIC SURFACING INSTALLATION

- A. Decomposed Granite Surfacing: All areas to be surfaced with decomposed granite shall be brought to the lines and grades shown on the plans, with allowance made for depth of the decomposed granite. Install decomposed granite in accordance with the project drawings.
1. A reveal shall be provided adjacent to paved surfaces as shown on the project drawings. Where not detailed, the reveal shall be ¼ inch.

3.9 HORTICULTURAL CHEMICALS

- A. Herbicides: Herbicides shall be applied according to manufacturer's written instructions by an Applicator licensed by the state of Arizona.

3.10 CLEANUP AND PROTECTION

- A. During landscape operations, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect all plants and decomposed granite areas from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged items.
- C. Promptly remove soil and debris created by landscape work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- D. Erect barricades and warning signs as required, to protect newly landscaped areas from traffic.

3.11 DISPOSAL

- A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris and trimmings, and dispose of them legally off Owner's property.

IRRIGATION
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Codes and Standards:
1. NFPA 70: National Electric Code
 2. American Water Works Association (AWWA) for pipe and fitting manufacturer compliance
 3. American Society for Testing and Materials International (ASTM) for pipe and fitting manufacturer compliance

1.2 SUMMARY

- A. Section Includes:
1. Piping.
 2. Encasement for piping.
 3. Manual valves.
 4. Automatic control valves.
 5. Transition fittings.
 6. Miscellaneous piping specialties.
 7. Quick couplers.
 8. Drip irrigation specialties.
 9. Controllers.
 10. Boxes for automatic control valves.
 11. Backflow Preventer.
 12. Evapo-transpiration Sensor or Weather Station.

1.3 DEFINITIONS

- A. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
- B. Drain Piping: Downstream from circuit-piping drain valves. Piping is not under pressure.
- C. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

1.4 PERFORMANCE REQUIREMENTS

- A. Irrigation zone control shall be automatic operation with controller and automatic control valves.
- B. Location of Emission Devices and Specialties: It is hereby specified that the system shall be complete and fully operational covering 100% of the planted area.
- C. Minimum Working Pressures: The following are minimum pressure requirements for piping, valves, and specialties, unless otherwise indicated:
1. Minimum Pressure at drip emission devices: 15 psi.

1.5 CLOSEOUT SUBMITTALS

- A. As-built Drawings: Document the piping sizes and layout, each zone, zone type, number of heads in each zone, note emitter spacing. In addition closeout submittals should include:
1. Controller Keys.
 2. Controller manual.
 3. Quick Coupler key.
 4. As-built drawings.
Submit 2 copies; one 11"x17" laminated copy, one full-sized copy. Submit one electronic copy in .pdf format
 5. Controller schedule.
 6. Backflow preventer test certificate.
 7. Warranty documents for the irrigation system.
 8. Backflow preventer enclosure keys.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.7 PROJECT CONDITIONS

- A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:
1. Notify Owner's Representative no fewer than two (2) days in advance of proposed interruption of water service.
 2. Do not proceed with interruption of water service without Owner's Representative's permission.

1.8 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Provide full maintenance by skilled employees of irrigation installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until not less than the following period:
1. Maintain until 30 days after handover and approved at "30 Day Walk."

1.9 WARRANTY

- A. Special Warranty: Installer agrees to repair or replace irrigation and accessories tha fail in materials or workmanship within on-year warranty period.

PART 2-PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

- A. Comply with requirements for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.
- B. PVC Pipe: ASTM D 1785, PVC 1120 compound, Schedule 40.
1. PVC Socket Fittings: ASTM D 2466, Schedule 40.
 2. PVC Threaded Fittings: ASTM D 2464, Schedule 80.
 3. PVC Socket Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket ends.

2.2 PIPING JOINING MATERIALS

- A. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.
- B. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

2.3 ISOLATION VALVES

Isolation Valves shall be as indicated on the irrigation plans.

2.4 AUTOMATIC CONTROL VALVES

- A. Automatic Circuit Control Valves shall be as indicated on the irrigation plans.

2.5 TRANSITION FITTINGS

- A. General Requirements: Same size as, and with pressure rating at least equal to and with ends compatible with, piping to be joined. Provide products compatible with piping, valves, heads and controllers for proposed system which conform to standards of practice.

2.6 QUICK COUPLERS

- A. Quick-Coupling Valves shall be as indicated on the irrigation plans.

2.7 DRIP IRRIGATION SPECIALTIES

- A. Drip Tubes:
1. Tubing:
 - a. Body Material: PE or vinyl.
 - b. Mounting: On riser, inserted into lateral line at set intervals.
 2. Capacities and Characteristics: As indicated on the irrigation plans.
- B. Emission Device:
1. Emitter: As indicated on Irrigation Plans.
- C. Off-Ground Supports: Plastic stakes.
- D. Application Pressure Regulators: Brass or plastic housing, NPS ¾, with corrosion-resistant internal parts; capable of controlling outlet pressure to approximately 30 psig.
- E. Filter Units: Brass or plastic housing, with corrosion-resistant internal parts; of size and capacity required for devices downstream from unit.
- F. Air Relief Valves: Brass or plastic housing, with corrosion-resistant internal parts.
- G. Vacuum Relief Valves: Brass or plastic housing, with corrosion-resistant internal parts.

2.8 CONTROLLERS

- A. Controller shall be as indicated on the irrigation plans.
1. Provide 2 spare - unused controller zones. Provide expansion modules as necessary to operate number of valves indicated on irrigation plans.
- B. Mount at location indicated on the irrigation plans.

2.9 BOXES FOR AUTOMATIC CONTROL VALVES AND FLUSH ENDS

- A. Plastic Boxes shall be as indicated on the irrigation plans. Description: Box and cover, with open bottom and openings for piping; designed for installing flush with grade.
1. Size: 10" Round-Isolation Valve; "Jumbo" Rectangular-Control Valve. One Valve per Box.
 2. Shape: Round and Rectangular.
 3. Sidewall Material: PE.
 4. Cover Material: PE.
 5. Lettering: Irrigation Valve Box.

2.10 BACKFLOW PREVENTER

- A. Provide backflow preventer on concrete pad in lockable enclosure as indicated on the irrigation plans.
- a. Provide R-30 Insulation cover.

2.11 WEATHER SENSOR

- A. Weather Sensor shall be as indicated on the irrigation plans.

PART 3 - EXECUTION

3.1 EARTHWORK

- A. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.
- B. Provide minimum cover over top of underground piping according to the following:
1. Irrigation Main Piping: Minimum depth of 18 inches
 2. Circuit Piping: 12 inches.
 3. Drain Piping: 12 inches.
 4. Sleeves: 24 inches.

3.2 PREPARATION

- A. Set stakes to identify locations of proposed irrigation system. Obtain Owner's Representative's approval before excavation. Notify Owner's Representative of any conflicts prior to installation.

3.3 PIPING INSTALLATION

- A. Location and Arrangement: Drawings indicate location and arrangement of piping systems.
- B. Install piping at minimum uniform slope of 0.5 percent down toward drain valves.
- C. Install piping free of sags and bends.
- D. Install group of pipes parallel to each other, spaced to permit valve servicing.
- E. Install fittings for changes in direction and branch connections.
- F. Install unions adjacent to valves and to final connections to other components with NPS 2 or smaller pipe connection.
- G. Install flanges adjacent to valves and to final connections to other components with NPS 2-1/2 or larger pipe connection.
- H. Install expansion loops in control-valve boxes for plastic piping.
- I. Lay piping on solid sub-base, uniformly sloped without humps or depressions.
- J. Install PVC piping in dry weather when temperature is above 40 deg F. Allow joints to cure at least 24 hours at temperatures above 40 deg F before testing.
- K. Install pressure regulators with shutoff valve and strainer on inlet and pressure gauge on outlet. Install shutoff valve on outlet. Install aboveground or in control-valve boxes.
- L. Install piping in sleeves under parking lots, roadways, and sidewalks.
- M. Install sleeves made of 4" Schedule 40 PVC pipe and socket fittings, and solvent-cemented joints.
- N. Install transition fittings for plastic-to-metal pipe connections according to the following:
1. Underground Piping:
 - a. NPS 1-1/2 and Smaller: Plastic-to-metal transition fittings.
 - b. NPS 2 and Larger: AWWA transition couplings.
 2. Aboveground Piping (Not permitted in markets of freezing environments):
 - a. NPS 2 and Smaller: Plastic-to-metal transition fittings and unions.
 - b. NPS 2 and Larger: Use dielectric flange kits with one plastic flange.

3.4 JOINT CONSTRUCTION

- A. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
- B. Remove scale, slag, dirt and debris from inside and outside of pipe and fittings before assembly.
- C. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
 2. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
 3. PVC Non-pressure Piping: Join according to ASTM D 2855.

3.5 VALVE INSTALLATION

- A. Valve (All) Location:
1. Valve and Control Boxes must be a minimum 3' behind face of curb or sidewalk.
 2. Top of all Irrigation Boxes must be at grade or slightly above.
- B. Above-ground Valves: Install as components of connected piping system.

3.6 DRIP IRRIGATION SPECIALTY INSTALLATION

- A. Install freestanding emitters on pipe riser to mounting height indicated.
- B. Install manifold emitter systems with tubing to emitters. Plug unused manifold outlets. Install emitters on off-ground supports at height indicated.
- C. Install multiple-outlet emitter systems with tubing to outlets. Plug unused emitter outlets. Install outlets on off-ground supports at height indicated.
- D. Install drip tubes with direct-attached emitters on in 6" round valve boxes.
- E. Install drip tubes with remote-discharge in 6" round valve boxes. with outlets on off-ground supports at height indicated.
- F. Install off-ground supports of length required for indicated mounted height of device.
- G. Install drip assembly pressure regulator and filter below grade in a 10" round valve box as shown on the detail. Locate within 2' of the electronic control valve.

3.7 AUTOMATIC IRRIGATION-CONTROL SYSTEM INSTALLATION

- A. Equipment Mounting: Install interior controllers in Low Voltage Cabinet.
1. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 2. Install anchor bolts to elevations required for proper attachment to supported equipment.
- B. Install control wire in same trench as irrigation piping and at least 2 inches beside piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas.

3.8 CONNECTIONS

- A. Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Install piping adjacent to equipment, valves, and devices to allow service and maintenance.
- C. Connect wiring between controllers and automatic control valves.

3.9 FIELD QUALITY CONTROL

- A. Tests and Inspections:
1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
 2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
 3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- B. Any irrigation product will be considered defective if it does not pass tests and inspections.

3.10 START UP SERVICE

- A. Perform startup service.
1. Complete installation and startup checks according to manufacturer's written instructions.
 2. Verify that controllers are installed and connected according to the Contract Documents.
 3. Verify that electrical wiring installation complies with manufacturer's submittal.

3.11 ADJUSTING

- A. Adjust settings of controllers.
- B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each irrigation circuit.
- C. Adjust devices, except those intended to be mounted aboveground, so they will be flush with finish grade.

3.12 CLEANING

- A. Flush dirt and debris from piping before installing emission devices.

3.13 DEMONSTRATION

- A. Coordinate an operating demonstration and acceptance meeting with Owner's Representative.

SPECIFICATIONS



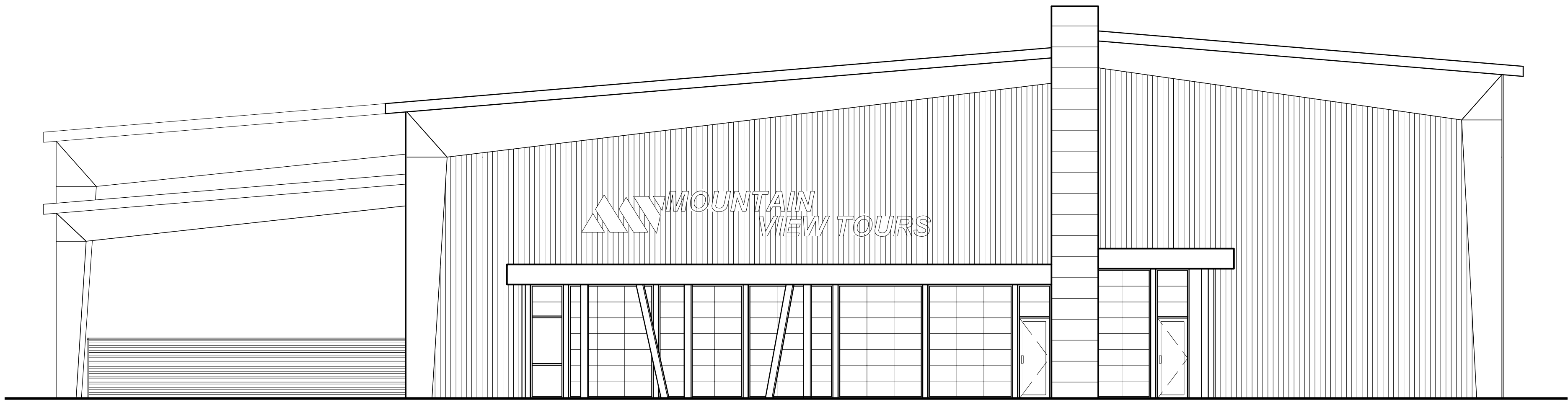
MOUNTAIN VIEW TOURS DESIGN CONCEPT

Images: J:\3515 Mountain View Tours\2 Design & Documentation\Photos\3515_Mountain_View_Tours_RENDER.jpg
J:\3515 Mountain View Tours\2 Design & Documentation\Photos\3515_Mountain_View_Tours_Aerial.jpg
XRF\3515 Mountain View Tours\2 Design & Documentation\WVT Logo_Info_.jpg

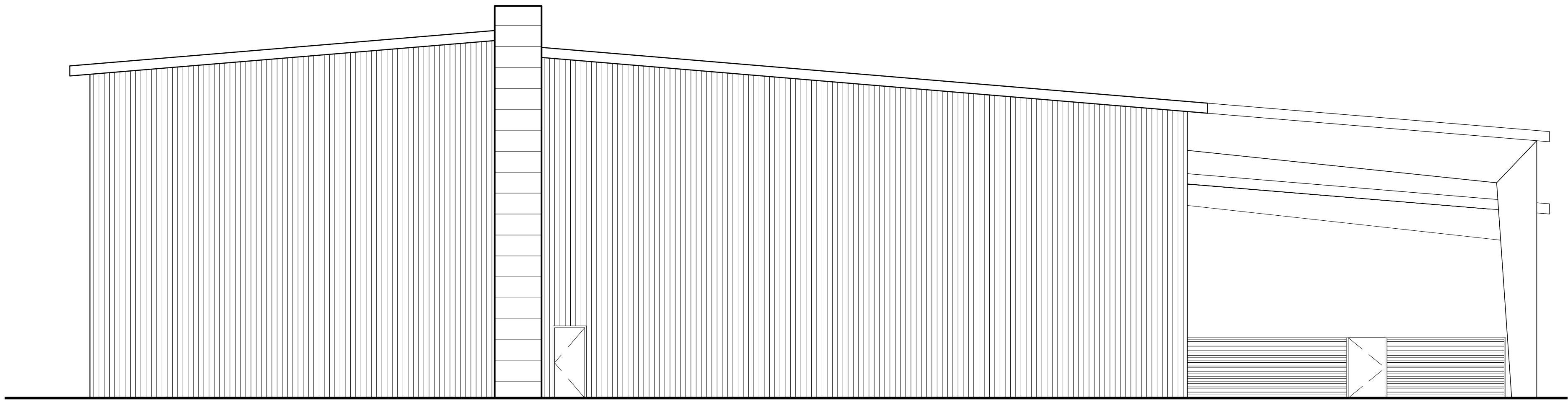
Drawing Name: J:\3515 Mountain View Tours\2 Design & Documentation\WVT Logo_Info_.dwg
Layout Name: A5.0 EXT ELEVATIONS
Plot Time: May 21, 2019 1:53pm
rick

ELEVATION KEYNOTES

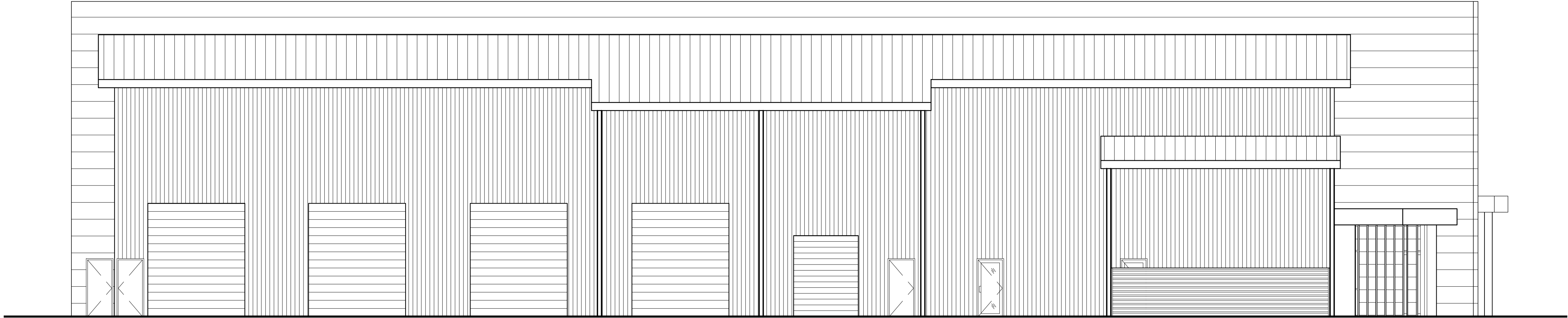
1.



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



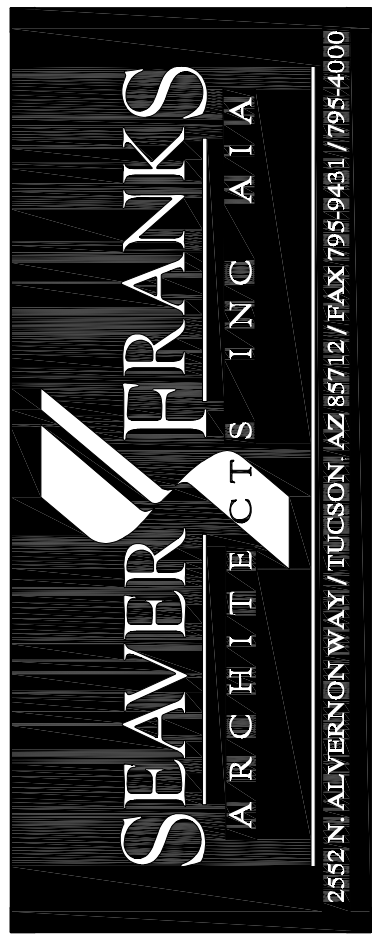
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING
EXPIRES 12-31-17
REVISIONS
NO. DATE

EXTERIOR ELEVATIONS



MOUNTAIN VIEW TOURS
NORTH I-10 FRONTAGE RD.
MARANA, ARIZONA

ISSUE DATE 5/10/2019
PROJ. NO. 3515
DRG. SCALE AS NOTED

SHEET

A5.0

Images: J:\3515 Mountain View Tours\2 Design & Documentation\Photos\3515_Mountain_View_Tours_RENDER.jpg
J:\3515 Mountain View Tours\2 Design & Documentation\Photos\3515_Mountain_View_Tours_Aerial.jpg
XRF\3515 Mountain View Tours\2 Design & Documentation\WVT Logo_Info_.jpg

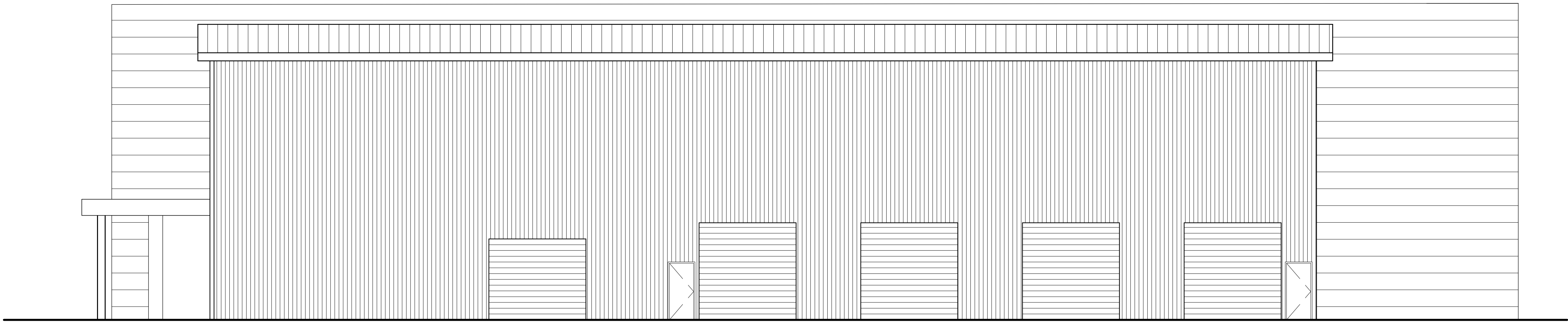
Drawing Name: J:\3515 Mountain View Tours\2 Design & Documentation\Bldg\3515_XPlan.dwg
Layout Name: A5.1 EXT ELEV5
Plot Time: May 21, 2019 1:54pm
rick

ELEVATION KEYNOTES

1.

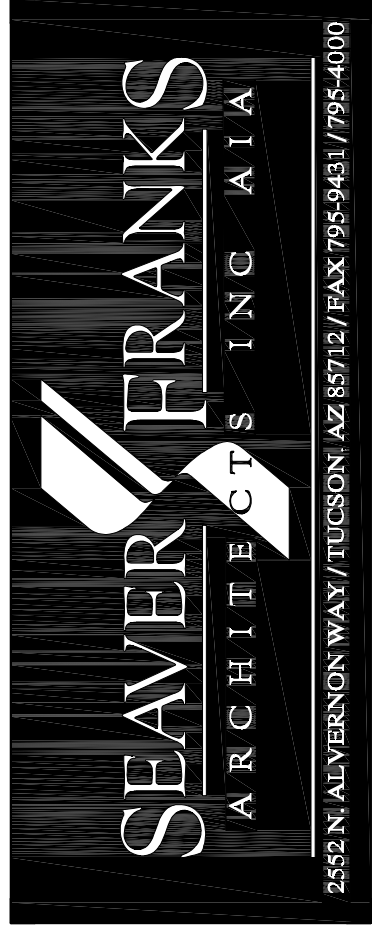
WEST ELEVATION

SCALE: 1/8" = 1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING
EXPIRES 12-31-17
REVISIONS
NO. DATE

EXTERIOR ELEVATIONS



MOUNTAIN VIEW TOURS
NORTH I-10 FRONTAGE RD.
MARANA, ARIZONA

ISSUE DATE 5/10/2019
PROJ. NO. 3515
DRG. SCALE AS NOTED

SHEET

A5.1

SEAUER FRANKS
ARCHITECTS INC AIA

2552 N. ALVORD AVE., TUCSON, AZ 85712 / FAX: 795-9431 / 795-0000

**MOUNTAIN VIEW TOURS
NORTH I-10 FRONTAGE RD.
MARANA, ARIZONA**

ISSUE DATE 4/22/2019
PROJ. NO. 3515
ORG. SCALE AS NOTED

SHEET

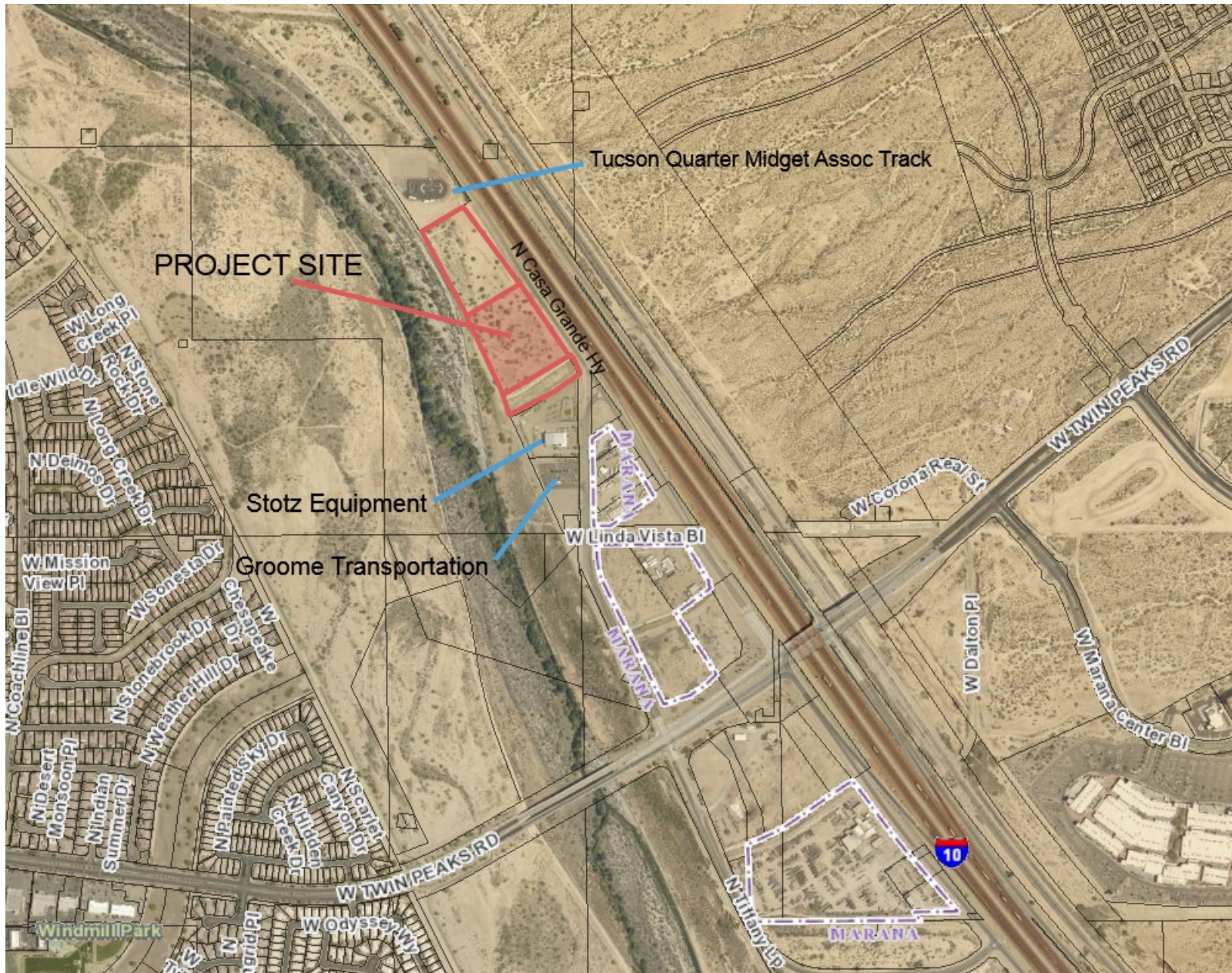
A2.0



Mountain View Tours DPP1906-002

Legend

☐ Parcels



Request for approval of a development plan package for Mountain View Tours at 9817 N. Casa Grande Hy.

8/16/2019



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: MountainView Tours

Description of Project: Commercial - Charter Company

Number of Lots:

Parcel No.(s): 226-08-007S

Gross Area (Acres): 12.32

Project Address: Continental Ranch Parcel 60; Adjacent to I-10 Frontage Rd, north of Twin Peaks Road

Ref. Project No.:

CONTACT INFORMATION

Owner: Mountain View Tours

Contact Name: Greg Conser

Address: P.O. Box 91890

City: Tucson

State: AZ

Zip: 85752

Email: georgia.n@mountainviewtours.com

Phone No.: (520) 292-1183

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: 2019.05.31 09:34:35 -07'00'

5/31/2019

Applicant Name (PRINT)

Signature

Date

FOR OFFICIAL USE ONLY

Project No.

DPP1906-002

Date Received

6/3/19

- | | | | |
|---|--|--|--|
| ☐ 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