AMENDED JULY 16, 2020 @ 3:50 PM

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, July 21, 2020, at or after 6:00 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on July 21, 2020, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

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

Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 6:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

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

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

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

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

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

Due to concerns related to the COVID-19 pandemic, meetings may be viewed online by clicking the below link:
http://maranaaz.swagit.com/live

As an alternative to appearing in person, citizens may speak during the Call to the Public or Public Hearings or when called upon by Council by using Zoom, as directed below:

Please click the link below to participate in the Council meeting (refer to the instructions below for how to participate):
https://us02web.zoom.us/j/81652650505?pwd=RjMwREo0R0xqSXFnUFdiUTZ1Yjh1UT09
Password: 536715

For instructions on participating virtually in the Town Council Meeting click here:
https://www.maranaaz.gov/virtual-meetings

Please note that by participating virtually, you will not be able to watch video of the Council meeting, you will only be able to hear the meeting and to speak if you are called upon.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC

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

PROCLAMATIONS

P1 Proclamation recognizing The Marana Stake of The Church of Jesus Christ of Latter-day Saints (Curry Hale)

P2 Proclamation declaring August 2020 as "Drowning Impact Awareness Month" (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

CONSENT AGENDA

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

C1 Resolution No. 2020-071: Relating to Development; approving a final plat for Gladden Farms Block 39, Lots 11 & 12, being a resubdivision of Lots 11 and 12 of the original Gladden Farms Blocks 35 and 39 plat, located on West Keuke Drive west of North Goldenview Lane (Steven E. Vasquez)

C2 Resolution No. 2020-072; Relating to Development; approving the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C" located east of Twin Peaks Road, west of Blue Bonnet Road, and north of the Lambert Lane alignment (Brian D. Varney)

C3 Resolution No. 2020-073: Relating to Development; approving a release of assurances for all previously unreleased lots of Farm Field Five Amended Subdivision and accepting public improvements for maintenance (Keith Brann)

C4 Resolution No. 2020-074: Relating to Development; approving a preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 - A-20 (Landscape, Utilities, Drainage and Grading) and common areas B-1 - B-6 (Recreation, Landscape, Utilities, Drainage and Grading) located at the southeast corner of Moore Rd. and Mike Etter Blvd. (Steven E. Vasquez)

C5 Resolution No. 2020-075: Relating to Development; approving a preliminary plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop (Steven E. Vasquez)

C6 Resolution No. 2020-076: Relating to Development; approving a release of assurances for Saguaro Bloom Block 1 Phase 1, consisting of Lots 1-163, and accepting public improvements for maintenance (Keith Brann)

C7 *Resolution No. 2020-079: Relating to Risk Management; authorizing the Town Attorney or designee to waive the attorney-client privilege on behalf of the Town of Marana for the purpose of audits performed by the Arizona Municipal Risk Retention Pool (AMRRP), the administrator for AMRRP, or their agents (Jane Fairall)*

C8 Approval of the Special Council Meeting Summary Minutes of June 23, 2020, the Vanderbilt Farms Community Facilities District Board Meeting Summary Minutes of June 23, 2020, and the Regular Council Meeting Summary Minutes of June 16, 2020 (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2020.009: Relating to Development; approving a rezoning of approximately 10.74 acres of land located at the southwest corner of Aerie Drive and Thornydale Road from 'NC' - Neighborhood Commercial' to 'F - Specific Plan' for the purpose of creating the Alexander Specific Plan; and approving a minor amendment to the General Plan (Cynthia Ross)

A2 Resolution No. 2020-077: Relating to Administration; adopting the Town of Marana Public Safety Personnel Retirement System (PSPRS) Pension Funding Policy for FY 2020-2021 (Yiannis Kalaitzidis)

A3 PUBLIC HEARING: Relating to Budget; public hearing regarding the Town of Marana's fiscal year 2020-2021 final budget (Yiannis Kalaitzidis)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

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

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Council-Regular Meeting **P1**

Meeting Date: 07/21/2020

Submitted For: Curry C. Hale, Human Resources Director

From: Cherry L. Lawson, Town Clerk

Date: July 21, 2020

Subject: Proclamation recognizing The Marana Stake of The Church of Jesus Christ of Latter-day Saints (Curry Hale)

Attachments

The Marana Stake of The Church of Jesus Christ of Latter-Day Saints Proclamation

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PROCLAMATION
Recognizing The Marana Stake of The Church of Jesus Christ of Latter-day Saints

WHEREAS, The Town of Marana wishes to recognize **The Marana Stake of The Church of Jesus Christ of Latter-day Saints** for generously donating 670 facemasks to the Town of Marana to protect employees while they continue to meet the everyday demands of serving the public in their work during the COVID-19 pandemic; and

WHEREAS, due to this global pandemic, face coverings of any kind became very difficult to obtain. N95 and surgical masks were reserved for healthcare professionals and first responders because they were a necessity for their work, and the demand for masks generally was very high. Therefore, homemade cloth facemasks were recommended for the general public by the Centers for Disease Control and Prevention (CDC); and

WHEREAS, The Marana Stake of The Church of Jesus Christ of Latter-day Saints was contacted and enthusiastically volunteered to make homemade cloth facemasks for the Marana organization. Their reaction of was one of "anything we can do for the Town," and they were willing and able to help. They supplied all material, and several of the items needed for the masks. Some of the items, including cloth fabric, elastic bands, and soft wire, were not easily available because the stores could not keep up with demand from the public; and

WHEREAS, the facemasks created by the **Church** came in all sorts of colors and prints, but most importantly, they provided Town employees with protection from a deadly virus. The masks meet the CDC requirements and the quality is exceptional. On a weekly basis, Ziploc bags full of masks were delivered to the organization. Although the initial commitment was for 400 masks, the final tally delivered was 670; and

WHEREAS, the **Town of Marana** believes some people are deserving of more than a mere thank-you. **The Marana Stake of The Church of Jesus Christ of Latter-day Saints** holds a special place in our hearts, and collectively we thank you for your tireless commitment and volunteer efforts to assist the Town in outfitting its employees with facemasks.

NOW, THEREFORE, be it resolved, the Mayor and Council of the Town of Marana commend and thank **The Marana Stake of The Church of Jesus Christ of Latter-day Saints** for its service to the Marana community and urge citizens to join them in recognizing the **Church** for its donation.

Dated this 21st day of July 2020.

ATTEST:

Cherry L. Lawson, Town Clerk

Ed Honea, Mayor

Council-Regular Meeting **P2**

Meeting Date: 07/21/2020

From: Cherry L. Lawson, Town Clerk

Date: July 21, 2020

Subject: Proclamation declaring August 2020 as "Drowning Impact Awareness Month" (Cherry L. Lawson)

Attachments

Drowning Impact Awareness Month Proclamation

PROCLAMATION
Declaring August 2020 as "Drowning Impact Awareness Month"

WHEREAS, Arizona's future prosperity depends upon the long-term health, safety, and well-being of the nearly two million children and teens in our state; and

WHEREAS, drowning is a top cause of injury and death for children and teens in Arizona, affecting not only the victims, but also families, emergency personnel, and our society as a whole; and

WHEREAS, child drownings are nearly 100 percent preventable – there are research-proven strategies that can save lives, including constant and capable supervision, restricting access to water, using life jackets, swimming lessons for adults and children at the appropriate age, and rapid emergency response, including CPR; and

WHEREAS, awareness of the problem is just the first step; evidence-based programs to bring these strategies to families is the best way to save lives; and

WHEREAS, during the month of August, the Drowning Prevention Coalition of Arizona, in collaboration with state and local governments, community organizations, and private citizens, will be engaging communities throughout Arizona in a coordinated and comprehensive response.

NOW, THEREFORE, Mayor and the Marana Town Council do hereby declare August 2020 as "**Drowning Impact Awareness Month**," and urge all communities and citizens of Arizona to participate in efforts to reduce drowning risk, strengthen families, and protect children and teens.

Given under my hand in these free United States in the State of Arizona, on the 21st day of July, 2020, and to which I have caused the Seal of the Town of Marana, to be affixed and have made this proclamation public.

ATTEST:

Cherry L. Lawson, Town Clerk

Ed Honea, Mayor

Council-Regular Meeting **C1**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Steven Vasquez, Senior Planner

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-071: Relating to Development; approving a final plat for Gladden Farms Block 39, Lots 11 & 12, being a resubdivision of Lots 11 and 12 of the original Gladden Farms Blocks 35 and 39 plat, located on West Keuke Drive west of North Goldenview Lane (Steven E. Vasquez)

Discussion:

History
The Town Council approved a final plat for Gladden Farms Blocks 35 and 39, Lots 1-205, Blocks A, B and C and Common Areas A and B on June 19, 2012 and recorded with the Pima County Recorder (Sequence Number 20121740308). The northern portion of the subdivision is being developed by Richmond American and the southern portion, where the lots related to this replatting are located, is being development by Lennar Homes.

Request
Lennar Arizona, Inc. is requesting a minor lot line adjustment to the approved final plat that will affect the boundary and size of lots 11 and 12. This adjustment is required due to a field survey error and subsequent misplacement of the lot corner staking which then created lots which do not conform to the approved final plat. The overall effect of the lot line adjustment is a 369 square foot reduction to lot 11 (7,475 sf vs 7,106 sf) and a 369 square foot increase to lot 12 (7,475 sf vs 7,844 sf).

Staff Recommendation:

Staff has reviewed the request against the requirements of the Gladden Farms II Specific Plan, the Town Code and the Marana General Plan. This final plat is in substantial conformance with all required development regulations and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2020-071, approving a final plat for Gladden Farms Block 39, Lots 11 and 12.

Attachments

Resolution No. 2020-071
PRV2005-002 GF Blk 39 Lots 11 & 12 FP
PRV2005-002 GF Blk 39 Lots 11 & 12 FP App
Location Map

MARANA RESOLUTION NO. 2020-071

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR GLADDEN FARMS BLOCK 39, LOTS 11 & 12, BEING A RESUBDIVISON OF LOTS 11 AND 12 OF THE ORIGINAL GLADDEN FARMS BLOCKS 35 & 39 PLAT, LOCATED ON WEST KEUKE DRIVE WEST OF NORTH GOLDENVIEW LANE

WHEREAS, on May 16, 2007, the Mayor and Town Council adopted Resolution No. 2007-75, approving the final block plat for Gladden Farms Blocks 26-43, recorded in the Pima County Recorder's Office at Book 62 of maps and plats, Page 64 (Sequence Number 20071020612); and

WHEREAS, on June 19, 2012, the Mayor and Town Council adopted Resolution No. 2012-39, approving the final plat for Gladden Farms Blocks 35 & 39, Lots 1-205, Blocks A, B & C, and Common Areas: "A-1"–"A-17," "B-1"-"B-12" (the "Original Gladden Farms Blocks 35 & 39 Plat"), recorded in the Pima County Recorder's Office at Sequence Number 20121740308; and

WHEREAS, Lennar Arizona, Inc., has applied for approval of a final plat for Gladden Farms Block 39, Lots 11 & 12, a resubdivision of Lots 11 and 12 of the Original Gladden Farms Blocks 35 & 39 Plat; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on July 21, 2020, determined that the final plat for Gladden Farms Block 39, Lots 11 & 12 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the final plat for Gladden Farms Block 39, Lots 11 & 12 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 0.34 ACRES: 14,950 SQUARE FEET.
2. THE EXISTING ZONING IS F (SPECIFIC PLAN - GLADDEN FARMS) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION FOR THE BLOCKS IS SFD-7 (RESIDENTIAL).
3. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 2.
4. MINIMUM ALLOWABLE LOT SIZE IS 7,000 SQUARE FEET PER THE SDF-7 LAND USE DESIGNATION.
5. MIN. LOT SIZE: 7,106 SF. MAX. LOT SIZE: 7,844 SF. AVERAGE LOT SIZE: 7,474 SF.
6. MAXIMUM BUILDING HEIGHT: 30 FEET
7. MINIMUM SITE SETBACKS:
   - FRONT: 10 FEET
     - MAY BE REDUCED TO 5 FEET WITH REAR OR SIDE LOADED GARAGE*
     - FRONT PORCH: 5 FEET*
     - FRONT-LOADED GARAGE: 20 FEET
     - SIDE-LOADED GARAGE: 5 FEET*
     - * MAY NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENT, IF REQUIRED.
   - SIDE: 0 FEET
     - MUST PROVIDE A 3-FOOT ACCESS EASEMENT ON ADJACENT LOT FOR Z-LOT LINES.
   - REAR: 15 FEET (PATIO STRUCTURES: 5 FEET IF OPEN ON 3 SIDES)
     - MAY BE REDUCED TO 5 FEET IF FRONT-LOADED GARAGE IS RECESSED 10 FEET OR MORE FROM FRONT LIVING AREA.
8. PARKING SPACES REQUIRED: (2 OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE) = 4 SPACES
   PARKING SPACES PROVIDED: (2 PER GARAGE & 2 PER DRIVEWAY) = 8 SPACES
9. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
10. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
11. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.
12. POTABLE WATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE TOWN OF MARANA WATER UTILITY AND NON-POTABLE WATER SHALL BE PROVIDED BY THE CORTARO-MARANA IRRIGATION DISTRICT.
13. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY DWELLING HAVING LIMITED ACCESS IN EXCESS OF 150-FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES.
14. SOME OR ALL OF THE LANDS WITHIN THIS PROJECT SHALL CONTINUE TO BE SUBJECT TO TAX AND/OR ASSESSMENT BY THE CORTARO/MARANA IRRIGATION DISTRICT AND CORTARO WATER USERS' ASSOCIATION.
15. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY SHALL BE FILED SHOWING THOSE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
16. AN AVIGATION EASEMENT HAS BEEN RECORDED ON THIS PROPERTY. THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA FOR THE MARANA REGIONAL AIRPORT AND IS SUBJECT TO AIRCRAFT NOISE AND AIRCRAFT OVERFLIGHT. AVIGATION EASEMENT RECORDED AT DOCKET 13063, PAGE 4202.
17. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN ADOPTED BY MARANA ORDINANCE NO. 2006.03 ON MARCH 7, 2006, AS AMENDED BY THE FIRST AMENDMENT ADOPTED BY MARANA BY ORDINANCE NO. 2006.35 ON DECEMBER 19, 2006 AND THE SECOND AMENDMENT ADOPTED BY MARANA ORDINANCE NO. 2018.006 ON MARCH 6, 2018.
18. THIS PLAT FALLS UNDER THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN. IF AN ISSUE, CONDITION OR SITUATION ARISES FROM THIS PLAT THAT IS NOT COVERED OR PROVIDED FOR IN THE SPECIFIC PLAN, THOSE REGULATIONS IN THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE APPLICABLE FOR THE MOST SIMILAR ISSUE, CONDITION OR SITUATION SHALL BE USED BY THE PLANNING DIRECTOR AS THE GUIDELINES TO RESOLVE THE UNCLEAR ISSUE, CONDITION OR SITUATION.
19. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-38, THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-218, THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-074, THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-100, AND THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2019-122.
20. PER SECTION 6.5 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, A VOLUNTARY IMPROVEMENT IN-LIEU FEE OF $1,200 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.
21. THIS PROPERTY LIES WITHIN THE GLADDEN FARMS II COMMUNITY FACILITIES DISTRICT.
22. TOTAL MILES OF NEW PUBLIC STREET = 0. TOTAL MILES OF NEW PRIVATE STREET = 0.

DEDICATION

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL AND THE ONLY PARTY HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND I CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

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

THIS PLAT IS SUBJECT TO THE ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 12103 AT PAGE 11266 AND CONSENT TO ANNEXATION OF ADDITIONAL PARCELS RECORDED IN DOCKET 13068, PAGE 4762 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TITLE SECURITY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201804-S.

BY: _____
DIANE SLOANE, TRUST OFFICER DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
} SS.
COUNTY OF PIMA }

ON THIS ___ DAY OF_____, 2020, BEFORE ME PERSONALLY APPEARED DIANE SLOANE WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TITLE AGENCY INC. TRUST NO. 201804-S, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

_____
MY COMMISSION EXPIRES NOTARY PUBLIC

BENEFICIARY

* PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE SOLE BENEFICIARY OF TRUST NO. 201804-S, DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST IS:

LENNAR ARIZONA INC, AN ARIZONA CORPORATION
3275 WEST INA ROAD, SUITE 275
TUCSON, AZ 85741
(520) 618-4126

ASSURANCES

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE SUBDIVISION ASSURANCES FOR THIS SUBDIVISION. ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUES SECTION 9-463.01(C)(8) AND MARANA TOWN CODE SECTION 17-5-5 HAVE BEEN PROVIDED.

BY: _____
TOWN OF MARANA DATE

CERTIFICATION OF SURVEY

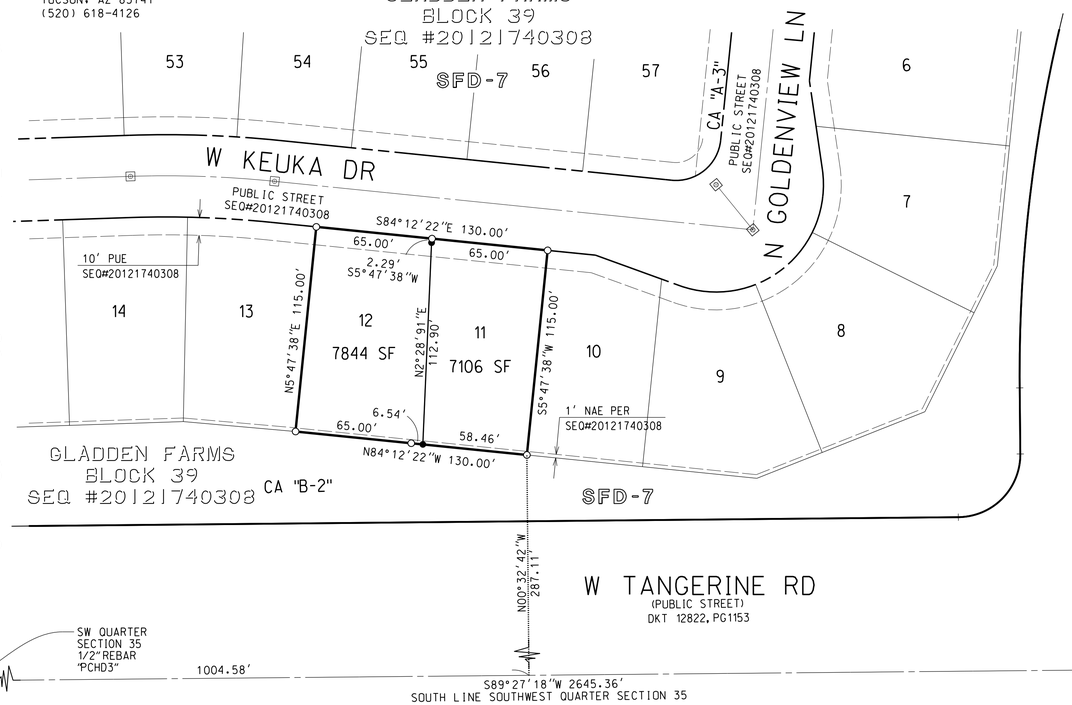
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17479
DOUGLAS E.
SCHNEIDER
7-08-20
Date Signed
ARIZONA U.S.A.

RECORDING

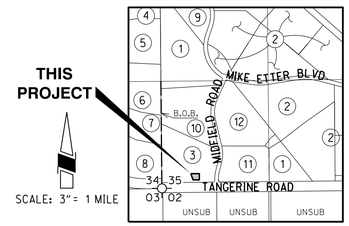
SEQ: #2020_____
FEE: _____
STATE OF ARIZONA }
} SS.
COUNTY OF PIMA }

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC.
DATE_____
TIME_____
WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN
F. ANN RODRIGUEZ, COUNTY RECORDER
BY: _____
DEPUTY



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

1. SEQ #20192010094
2. SEQ #20181100137
3. SEQ #20121740308
4. SEQ #20040110791
5. SEQ #20032160454
6. SEQ #20052030148
7. SEQ #20051970423
8. SEQ #20072170310
9. SEQ #20173130070
10. SEQ #20182500081
11. SEQ #20190530029
12. SEQ #20193310053



SCALE: 3"= 1 MILE

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

LEGEND

SYMBOL	ITEM
○	1/2" REBAR, RLS 17,479, UNLEWSS NOTED OTHERWISE
●	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE GENERAL NOTE 15)
14 ○ 13	QUARTER SECTION CORNER
23	LOT NUMBER
———	EXIST R/W
— — —	SECTION LINE
———	SUBDIVISION BOUNDARY
———	LOT LINE
——·——·——	CENTERLINE
— — — — —	EASEMENT BOUNDARY

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID LINE MONUMENTED BY A FOUND 1 1/2" ALUM CAP STAMPED "17436" AT THE WEST QUARTER AND A FOUND 1/2" REBAR TAGGED "PCHD3" AT THE SOUTHWEST CORNER OF SAID SECTION. SAID BEARING BEING S00°30'03"E.

TOWN OF MARANA APPROVALS

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

MARANA DEVELOPMENT SERVICES DIRECTOR DATE

MARANA WATER DIRECTOR DATE

CERTIFICATION

I,_____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____DAY OF _____, 2020.

CLERK OF THE TOWN OF MARANA DATE

ASSURED WATER SUPPLY

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

MARANA WATER DIRECTOR DATE

FINAL PLAT FOR

GLADDEN FARMS BLOCK 39

LOTS 11 & 12

BEING A RESUBDIVISION OF LOTS 11 AND 12 OF BLOCK 39 OF GLADDEN FARMS BLOCK 35&39, SEQ #20121740308, SECTION 35, TOWNSHIP 11 SOUTH RANGE 11 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-3618F
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

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PCZ-05028, PRV-06073F PRV0806-004 PRV2005-002
SHEET 1 OF 1

SEQUENCE #2020

SEQUENCE #2020 _____

MARANA AZ

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: Gladden Farms Block 39	
Description of Project: Reconfiguration of Lots 11 and 12	Number of Lots: 2
Parcel No.(s): 217-54-0390 and 0400	Gross Area (Acres): 0.34
Project Address: 10855 and 10865 West Keuka Drive	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Title Security Agenc, inc Tr #201804-S	Contact Name: Nicole Cantalicio		
Address: 3275 West Ina Road	City: Tucson	State: AZ	Zip: 85741
Email: Nicole.Cantalicio@Lennar.com	Phone No.: (520) 747-0997		
Applicant: Rick Engineering Company	Contact Name: Chuck Martin		
Address: 3945 E. Ft. Lowell Rd #111	City: Tucson	State: AZ	Zip: 85712
Email: cmartin@rickengineering.com	Phone No.: (520) 795-1000		
Consultant/Engineer: Rick Engineering Company	Contact Name: Bruce Paton		
Address: 3845 E. Ft. Lowell Rd #111	City: Tucson	State: AZ	Zip: 85712
Email: bpaton@rickengineering.com	Phone No.: (520) 795-1000		

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.)

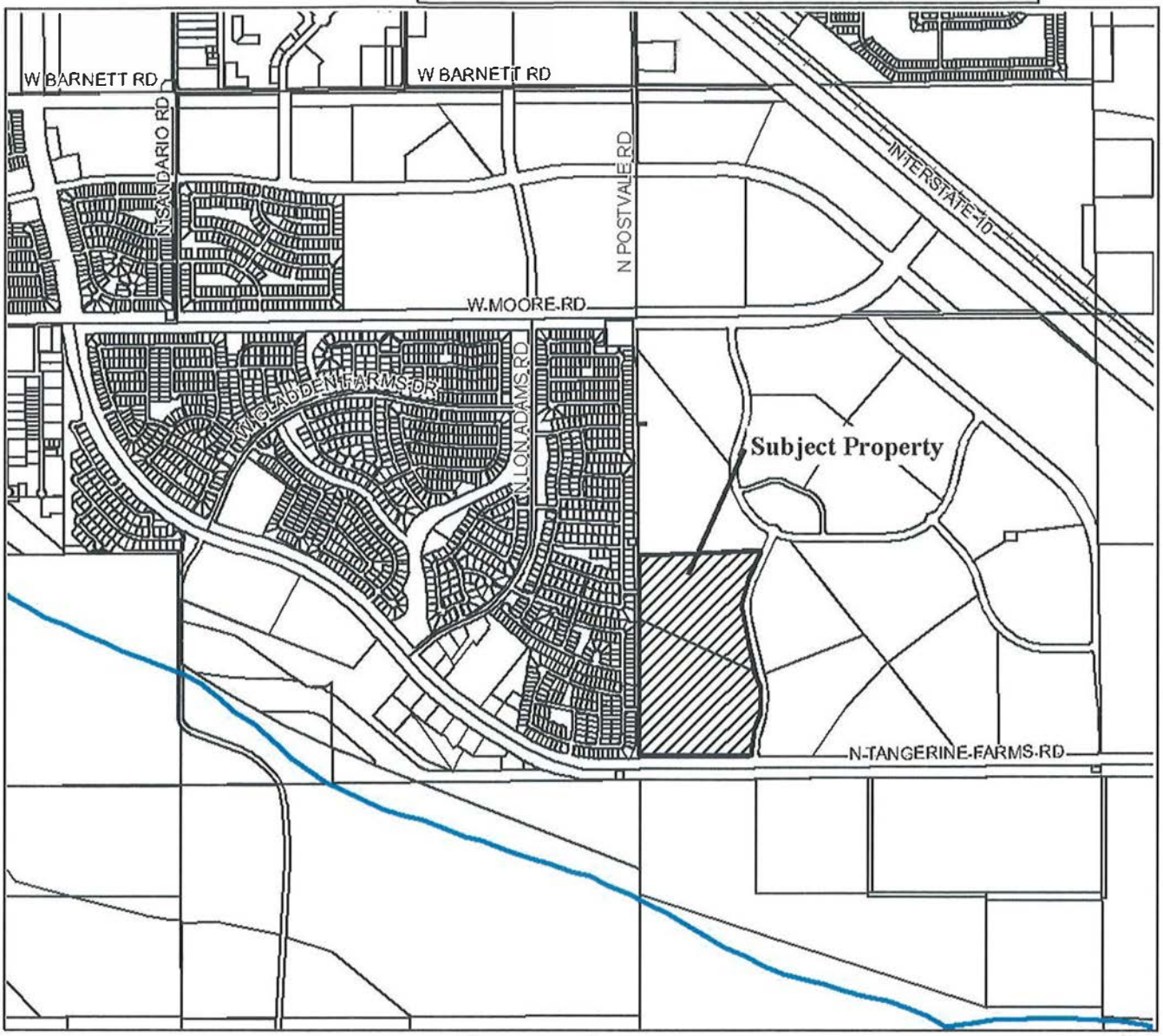
Chuck Martin	Chuck Martin	5/15/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY
Revision Date 03/29/2019

Project No. PRV2005-002 **Date Received** 5/19/2020

Gladden Farms Blocks 35 & 39 Final Re-Plat

CASE PRV2005-002



Request

0 1250 2500 ft.

A request for a final plat approving a resubdivision of Lots 11 and 12 of the original Gladden Farms Blocks 35 and 39 plat.

Data Disclaimer: The Town of Marana provides this map information 'As Is' at the request of the user with the understanding that is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In no event shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special,incidental or consequential damages, including but not limited to time, money or goodwill, arising from the use or modification of the data.

Council-Regular Meeting **C2**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-072; Relating to Development; approving the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C" located east of Twin Peaks Road, west of Blue Bonnet Road, and north of the Lambert Lane alignment (Brian D. Varney)

Discussion:

The WLB Group, Inc., representing Meritage Homes and the property owner, is requesting approval of the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" (Private Streets, Public and Private Sewer and Utilities), "B" (Open Space, Drainage, Landscape, Public Sewer and Utilities), and "C" (Recreation Area, Open Space, Drainage, Landscape, Public and Private Utilities).

Zoning and Land Use

The Marana Town Council approved a rezoning of the 34-acre property on April 4, 2017, by the adoption of Marana Ordinance No. 2017.008, changing the zoning from R-144 (single-family residential) to R-6 (single-family residential). On March 17, 2020, the Town Council adopted Marana Ordinance No. 2020.005, an amendment to Ordinance No. 2017.008, that consisted of a revision to the conceptual development plan to remove certain affected lots from within the boundaries of the erosion hazard setbacks and to increase the total lot yield from 59 lots to 62 lots.

The existing R-6 zoning allows for single-family detached residential development at a minimum lot size of 6,000 square feet. The preliminary plat proposes 62 residential lots with a minimum lot size of 6,974 square feet, a maximum lot size of 31,846 square feet, and an average lot size of 9,790 square feet. The proposed density is 1.81 residences per acre. The R-6 development standards will apply to the subdivision as well as the

requirements of the Twin Peaks Corridor Study and the Town's Residential Design Standards.

Recreation Area
An active recreation area of approximately .5 acres is proposed to be centrally located in the development. The area will include amenities such as a large turfed area, a covered play structure, a ramada-covered picnic table, bench seating, and shade trees. Private natural earth trails, maintained by a homeowner's association, are proposed throughout the subdivision. The private trails will connect to a public trail planned along the east and south boundary of the subdivision. The property owner will dedicate a public trail easement to the Town by the final plat, providing the Town the right to develop a natural earth path accessible by the general public.

Access and Traffic Circulation
Access will be provided directly from Twin Peaks Road by a divided roadway into the subdivision. A secondary or emergency access will be provided from Twin Peaks Road via a 30-foot wide emergency access, sewer and utility easement located between Lots 11 and 12. The plat proposes a total of .47 miles of new private streets. Right-of-way for Blue Bonnet Road, at a width of 30' along the entire length of the east property boundary, will be dedicated to the Town by the final plat. Right-of-way for Lambert Lane will also be dedicated by the final plat along the entire south property boundary to yield a total half-street right-of-way width of 75'.

Utility Service
Water service will be provided to the subdivision by Marana Water. Sewer service will be provided by Pima County Regional Wastewater Reclamation Department. The Metropolitan Domestic Water Improvement District will be locating water facilities within the dedicated right-of-way for Lambert Lane as part of its infrastructure for the Metro Water District Northwest Recharge and Recovery Project.

Neighborhood Design Plan
The Town of Marana Residential Design Standards, Section 08.06 of the Marana Land Development Code, require that a Neighborhood Design Plan (NDP) is submitted for review and approval along with the preliminary plat. The NDP for the proposed subdivision, showing proposed landscaping, recreation areas, pedestrian trails, and more, has been attached to this report.

Planning Commission Recommendation
The preliminary plat was considered by the Marana Planning Commission at its June 24, 2020 meeting. The Commission voted unanimously 5-0 to recommend approval of the plat to the Town Council. Chairman Thomas Schnee and Commissioner Richard Miller were absent.

Staff Recommendation:

Staff has reviewed the request against the requirements of Marana Ordinance No. 2020.005, the Marana Land Development Code, the Marana Town Code, the Twin Peaks Corridor Study, and the Marana General Plan. The preliminary plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2020-072 approving the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C".

Attachments

Resolution No. 2020-072
PRV1812-003 TPLL PP
PRV1812-003 TPLL PP NDP
PRV1812-003 TPLL PP Map
PRV1812-003 TPLL PP App

MARANA RESOLUTION NO. 2020-072

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT FOR TWIN PEAKS AND LAMBERT LANE, LOTS 1-62 AND COMMON AREAS "A" THROUGH "C" LOCATED EAST OF TWIN PEAKS ROAD, WEST OF BLUE BONNET ROAD, AND NORTH OF THE LAMBERT LANE ALIGNMENT

WHEREAS on April 4, 2017, the Mayor and Town Council adopted Marana Ordinance No. 2017.008 approving a rezoning of 34 acres of land from R-144 (single-family residential) to R-6 (single-family residential); and

WHEREAS on March 17, 2020, the Mayor and Town Council adopted Marana Ordinance No. 2020.005 approving an amendment to Marana Ordinance No. 2017.008 consisting of a revision to the conceptual development plan approved with the ordinance and an increase in the maximum number of lots from 59 lots to 62 lots; and

WHEREAS The WLB Group, Inc., representing Meritage Homes and the property owner, has applied for approval of the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" (Private Streets, Public and Private Sewer and Utilities), "B" (Open Space, Drainage, Landscape, Public Sewer, and Utilities), and "C" (Recreation Area, Open Space, Drainage, Landscape, Public and Private Utilities), located east of Twin Peaks Road, west of Blue Bonnet Road, and north of the Lambert Lane alignment; and

WHEREAS the Mayor and Town Council, at its July 21, 2020 meeting, determined that the Preliminary Plat for Twin Peaks and Lambert Lane should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C" is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

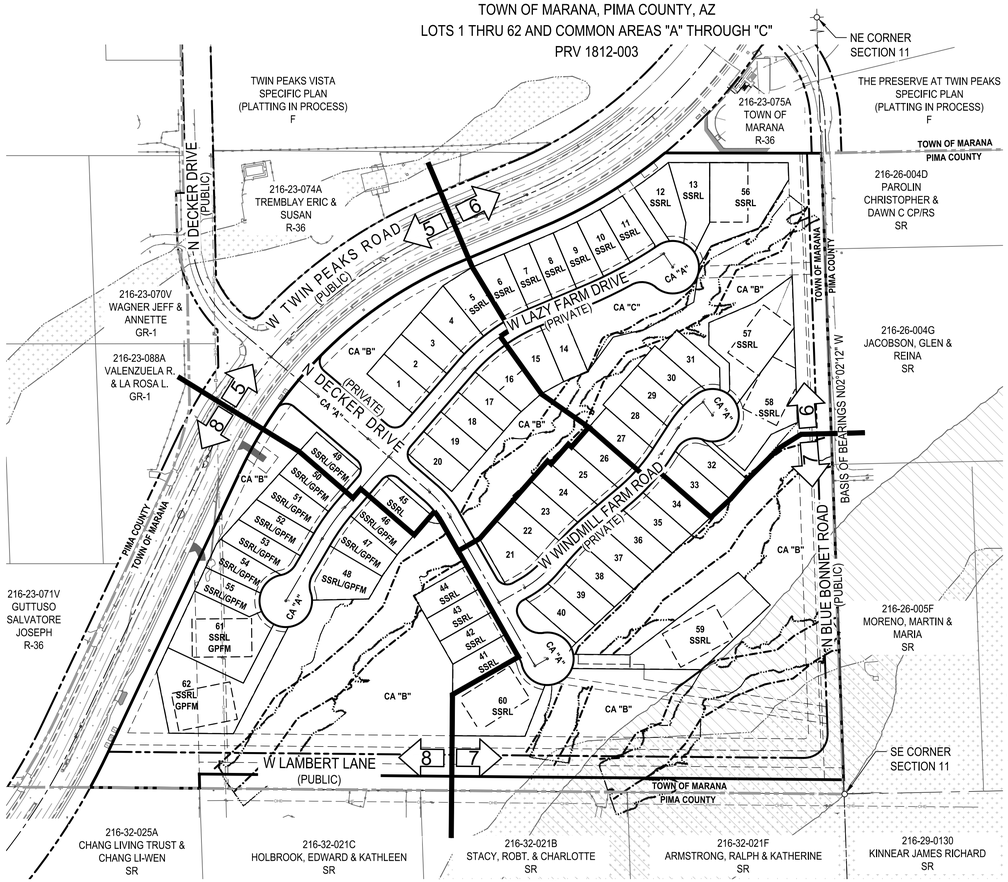
Frank Cassidy, Town Attorney

PRELIMINARY PLAT FOR TWIN PEAKS & LAMBERT LANE

A PORTION OF SECTION 11, T.12S, R.12E G. & S.R.B.M.,
TOWN OF MARANA, PIMA COUNTY, AZ
LOTS 1 THRU 62 AND COMMON AREAS "A" THROUGH "C"
PRV 1812-003

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 1,489,205 SF, OR 34.19 ACRES.
2. THE ZONING FOR THIS PROJECT IS R-6 (RESIDENTIAL)
   THE ASSESSOR'S PARCEL NUMBER FOR THIS PROJECT IS 216-23-073B & 216-23-073D
   THIS PROJECT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF MARANA ORDINANCE NO. 2020.005.
3. THE PROPOSED NUMBER OF RESIDENTIAL LOTS IS 62.
4. GROSS DENSITY FOR 62 RESIDENTIAL LOTS IS 1.81 RAC.
5. MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF, MINIMUM PROVIDED LOT SIZE IS 6,974 SF
   AVERAGE LOT SIZE IS 9,790 SF
   MAXIMUM PROVIDED LOT SIZE IS 31,846 SF
   MAXIMUM ALLOWABLE BUILDING HEIGHT IS 25 FEET (TWO STORIES).
   LOTS 5-13, 41-55 & 56-62 ARE RESTRICTED TO ONE-STORY CONSTRUCTION PER ORDINANCE 2020.005
6. COMMON AREA INFORMATION:
   COMMON AREA "A" (PRIVATE STREETS, PUBLIC & PRIVATE SEWER & UTILITIES)= 147,543 SF
   COMMON AREA "B" (OPEN SPACE, DRAINAGE, LANDSCAPE, PUBLIC SEWER & UTILITIES)= 588,955 SF
   COMMON AREA "C" (RECREATION AREA, OPEN SPACE, DRAINAGE, LANDSCAPE, PUBLIC & PRIVATE UTILITIES)= 21,766 SF
7. BUILDING SETBACKS:
   A. FRONT: 16 FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF 20 FEET. A MAXIMUM OF 35% OF THE LOTS MAY HAVE A REDUCED SETBACK TO THE 16 FEET, WITH THE BALANCE OF THE SETBACKS BEING 20 FEET OR GREATER.
   B. SIDE: 5 FEET, WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10 FEET.
   C. REAR: 20 FEET.
   D. WHERE THE FRONT YARD (SETBACK) IS INCREASED ABOVE THE TWENTY (20) FEET, THE REAR YARD (SETBACK) MAY BE REDUCED BY ONE FOOT FOR EACH FOOT OF YARD INCREASE, BUT SHALL NOT BE REDUCED TO BELOW FIFTEEN. WHERE THE FRONT YARD (SETBACK) IS DECREASED BELOW THE MINIMUM TWENTY (20) FEET, THE REAR YARD (SETBACK) SHALL BE INCREASED BY ONE (1) FOR EACH FOOT OF FRONT YARD DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER TWENTY (25) FEET.
8. NO FURTHER SUBDIVIDING OR LOT SPLITTING WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA, TOWN COUNCIL.
9. PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT IN DRIVEWAY = 248 SPACES.
10. TWIN PEAKS ROAD IS THE NEAREST PAVED PUBLIC ACCESS ADJACENT TO THIS PROJECT.
11. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION PRIOR TO ANY RELEASE.
12. 0.47 MILES OF PRIVATE STREETS ARE INCLUDED IN THIS PRELIMINARY PLAT.
13. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
14. 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.
15. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
16. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, IT'S SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
17. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA COUNCIL.
18. DRAINAGE WILL BE CONSTRUCTED, ACCORDING TO THE APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LOTS AFFECTED.
19. HOMEOWNERS'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF PRIVATE DRAINAGEWAYS, PRIVATE LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, SLOPE AND WALL EASEMENTS, AND COMMON AREAS.
20. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
21. ALL ROADS ARE PRIVATE WITHIN OR PUBLIC ADJACENT TO THIS SUBDIVISION AND SHALL BE CONSTRUCTED TO MINIMUM PAG SPECIFICATIONS AND MARANA SUBDIVISION STANDARDS .
22. ALL DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS PROJECT WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.
23. THE DESIGN SPEED AND DESIGN VEHICLE FOR THIS PROJECT IS 25 MPH/DESIGN VEHICLE WB-40.
24. APPROVED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.
25. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE AND ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTION OR EASEMENTS.
26. THE GRINDER PUMPS, GRINDER PUMP LATERALS, GRINDER PUMP FORCE MAIN, PRIVATE MANHOLE # 1, AND THE PRIVATE SEWER LINE WILL BE PRIVATE. ALL OTHER ON-SITE SANITARY SEWERS WILL BE PUBLIC. ALL SEWERS, GRINDER PUMPS, AND ASSOCIATED EQUIPMENT WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT AND BUILDING CODE STANDARDS. ALL PUBLIC SEWERS MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
27. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
28. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1,000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 1 HOUR. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OR FIRE APPARATUS ACCESS ROADS TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT. FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION IN EACH PHASE.
29. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRE FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
30. NO PERMITS SHALL BE ISSUED FOR ANY PERMANENT STRUCTURES TO BE BUILT WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON WITHOUT SEPARATE WRITTEN AUTHORIZATION FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
31. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITH THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.
32. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A GEOTECHNICAL ENGINEERING INVESTIGATION - GEOTECHNICAL EVALUATION IS IN PROGRESS.
33. THE SUBDIVISION WILL BE SUBJECT TO THE TOWN OF MARANA RESIDENTIAL DESIGN STANDARDS.
34. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENT ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
35. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMITTING.
36. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI RESISTANT MATERIALS.
37. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS TO NOT INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE THE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
38. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS, AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION.
39. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
40. THIS DEVELOPMENT COMPLIES WITH MARANA TOWN CODE FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS.
41. AN ACCESS AND UTILITY EASEMENT IS PROVIDED BETWEEN LOTS 11 AND 12 TO PROVIDE FOR SEWER ACCESS FROM THE TWIN PEAKS VISTA SUBDIVISION ACROSS TWIN PEAKS ROAD.
42. THIS DEVELOPMENT WILL BE SUBJECT TO THE TWIN PEAKS AND LAMBERT LANE NEIGHBORHOOD DESIGN PLAN.



PROJECT LAYOUT

150 75 0 150 300
SCALE FEET
SCALE 1" = 150'

PROJECT ADMINISTRATIVE ADDRESS:

5565 W. TWIN PEAKS RD. TUCSON, AZ. 85742

DEVELOPER

MERITAGE HOMES
5326 N. LA CHOLLA BLVD.
TUCSON, AZ 85741
CONTACT: MS. LISA HOSKIN
PHONE:(520) 292-2082

OWNER

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATTN: MERITAGE HOMES OF ARIZONA, INC.
5326 N. LA CHOLLA BLVD.
TUCSON, AZ 85741
PHONE:(520) 292-2082

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2-4	DETAIL SHEETS
SHEET 5-8	PLAN SHEETS

APPROVALS

	P.E.	
TOWN OF MARANA TOWN ENGINEER / DEVELOPMENT ENGINEER		DATE
GOLDER RANCH FIRE DISTRICT		DATE
TOWN OF MARANA DEVELOPMENT SERVICES DIRECTOR		DATE

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	129.09'	S49°58'50"E
L2	57.35'	S49°12'00"E
L3	113.84'	S49°12'00"E
L4	205.81'	S29°38'50"E
L5	153.02'	S29°38'50"E
L6	151.50'	N30°29'40"E
L7	75.00'	N40°48'00"E
L8	244.90'	N40°48'00"E
L9	112.41'	N67°07'00"E
L10	62.20'	N60°21'10"E
L11	38.11'	N40°48'00"E
L12	86.61'	N49°46'00"E
L13	65.26'	N33°04'30"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	136.41'	10000.00'	0°46'50"
C2	68.25'	200.00'	19°33'10"
C3	80.94'	450.00'	10°18'20"
C4	183.73'	400.00'	26°19'00"
C5	188.62'	1000.00'	10°48'30"
C6	68.25'	200.00'	19°33'10"
C7	93.90'	600.00'	8°58'00"
C8	116.52'	400.00'	16°41'30"
C9	74.88'	200.00'	21°27'10"

BASIS OF BEARINGS

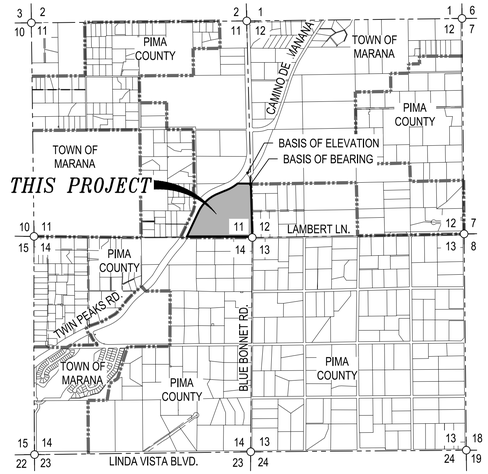
EAST LINE OF SECTION 11,
T-12-S, R-12-E, CALCULATED FROM REFERENCE POINTS PER BK. 58, R.O.S., PG. 26

BASIS OF ELEVATION

BEING A 2-3/4" BCSM IN CONCRETE "T.O.M. RLS 19316", 48' EAST OF THE INTERSECTION OF TWIN PEAKS & BLUE BONNET. SAID ELEVATION BEING: 2386.61 FEET (NAVD 88)

ABBREVIATIONS

SVT	SIGHT VISIBILITY TRIANGLE
BOC	BACK OF CURB
BOT	BOTTOM ELEVATION
CA	COMMON AREA
CONC	CONCRETE
CONST	CONSTRUCTION
DET	DETAIL
EG	EXISTING GRADE
EHE	EROSION HAZARD ENCROACHMENT
EHS	EROSION HAZARD SETBACK
ESMT	EASEMENT
EX	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FOC	FACE OF CURB
G	PRIVATE GRINDER PUMP LINE
GB	GRADE BREAK
GPFM	SEWER GRINDER PUMP FORCE MAIN LOTS
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT ELEVATION
L	LENGTH
LF	LINEAR FOOT (FEET)
LP	LOW POINT
LT	LEFT
MH	MANHOLE
P	PAVEMENT
PAG	PIMA ASSOCIATION OF GOVERNMENTS
PRV	PRESSURE REDUCING VALVE
R	RADIUS
RT	RIGHT
R/W	RIGHT OF WAY
SF	SQUARE FOOT (FEET)
SRP	SPIRAL RIB PIPE
SSRL	SINGLE STORY RESTRICTED LOT
STD	STANDARD
TC	TOP OF CURB GRADE
TEMP	TEMPORARY
WSEL	WATER SURFACE ELEVATION



LOCATION MAP

A PORTION OF SECTION 11, T. 12 S., R. 12 E., G.&S.R.B.M., PIMA COUNTY, ARIZONA
SCALE 3"=1 MILE

LEGEND

- SECTION CORNER OR 1/4 SECTION CORNER
- SECTION LINE
- SUBDIVISION BOUNDARY
- CENTERLINE
- RIGHT OF WAY
- ADJACENT LOT LINE
- PROPOSED LOT LINE
- FEMA 100-YEAR FLOODPLAIN
- 404 JD WASH
- DESIGNATED WASH 100-YEAR FLOOD LIMITS
- EROSION HAZARD SETBACK LIMITS
- EASEMENT LINE
- TOWN LIMITS
- MATCH LINE
- INDICATES BRASS CAPPED SURVEY MONUMENT STAMPED TO BE SET UPON COMPLETION OF CONSTRUCTION
- FOUND SURVEY MONUMENT (AS NOTED)
- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS/ALUMINUM CAP FLUSH
- VERTICAL CURB & GUTTER / NEW CONC. SIDEWALK
- 2' CONC. WEDGE CURB W/6-INCH REVEAL / NEW CONC. SIDEWALK
- 2' CONC. WEDGE CURB W/5-INCH REVEAL / NEW CONC. SIDEWALK
- NEW WHEELCHAIR RAMP w/6" REVEAL
- STORM DRAIN PIPE & JUNCTION BOX
- HANDPLACED OR GROUTED ROCK RIP-RAP AS NOTED
- GRADED ROADWAY
- RIPARIAN LIMITS
- W1 — 8" W — PROPOSED WATERMAIN AND VALVE
- S1 — 8" S — PROPOSED GRAVITY SEWER MAIN & SEWER MANHOLE
- G1 — PR — PROPOSED SEWER GRINDER PUMP FORCE MAIN W/PRIVATE MANHOLE
- -15" S- — EXISTING GRAVITY SEWER MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- 3.0 — CONCENTRATION POINT ID
- A — LOT GRADING TYPE
- FFE=35.14 — FINISHED FLOOR ELEVATION
- FPE=34.51 — FINISHED PAD ELEVATION
- 1 / A / 2 — KEY MAP SHEET INDICATOR; DETAIL ID; SHEET NO. — DETAILS
- VERTICAL GRADE BREAK MARKER
- INDICATES LOT ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS

MATCH LINE - SEE SHEET 6

RELATED CASE # PCZ1606-002

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ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REGISTERED PROFESSIONAL ENGINEER — CERTIFICATE NO. 14854 — WARREN D. THOMPSON — DATE SIGNED 07/21/20 — ARIZONA U.S.A.

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TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"
Project

PRELIMINARY PLAT
COVER SHEET
Sheet Title

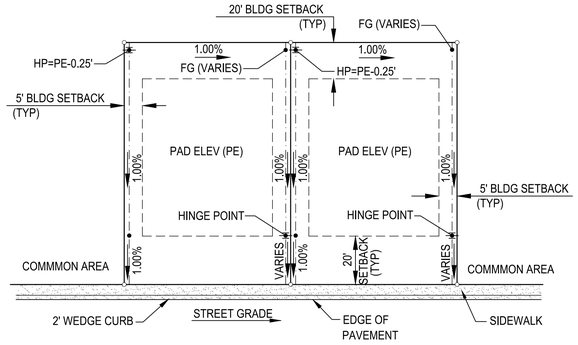
No.	Date	Item
Revisions		
Project:		

Scale	AS NOTED
Job #	114013C003
Date	June 2020
Drawn By	RAM
Checked By	BJ

Sheet 1 Of 8

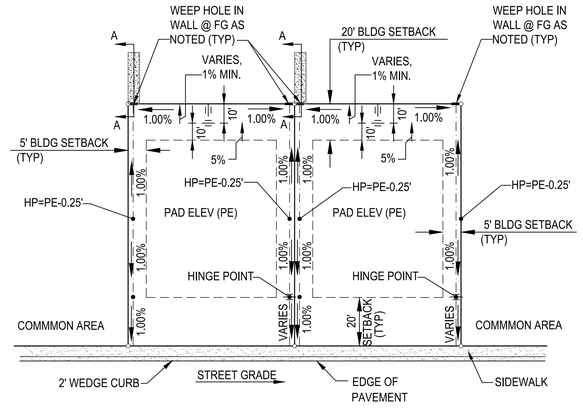
PRV1812-003

Q:\114013C003 Lambert at Twin Peaks-Adjstmt\02 Planning\PrePlat\114013C003-PP01.dwg PLOT DATE: 5/21/20



NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

1 TYPE "A" LOT GRADING
NTS



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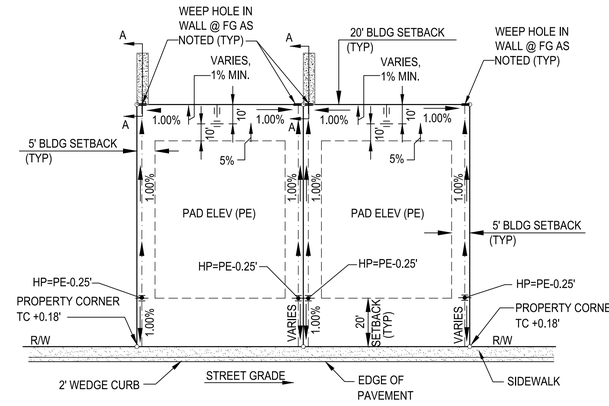
2 TYPE "B" LOT GRADING
NTS



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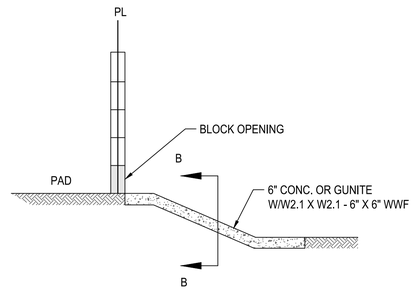
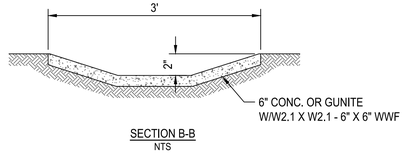
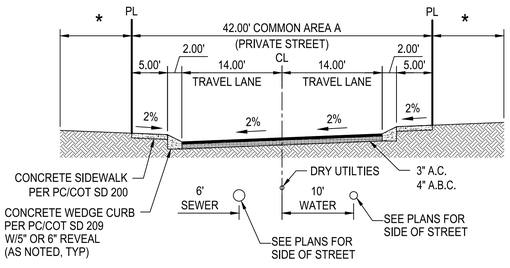
3 TYPE "C" LOT GRADING
NTS



SECTION A-A
NTS

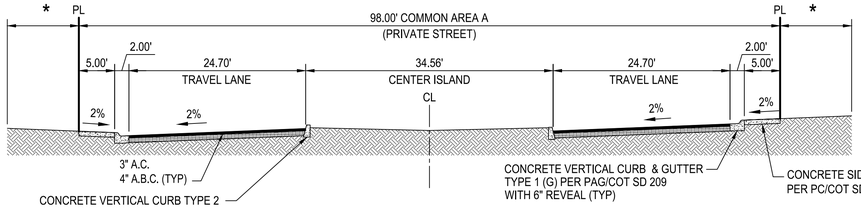


SECTION B-B
NTS



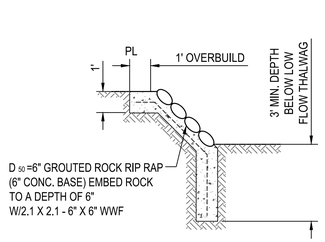
NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

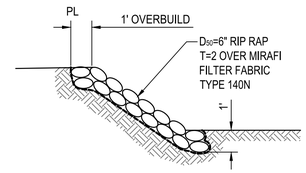
4 TYPICAL CROSS SECTION
NTS



NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

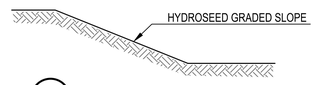
5 TYPICAL CROSS SECTION
NTS





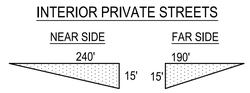
B SLOPES BETWEEN 2:1 & 2.99:1

A SLOPES BETWEEN 1:1 & 1.99:1

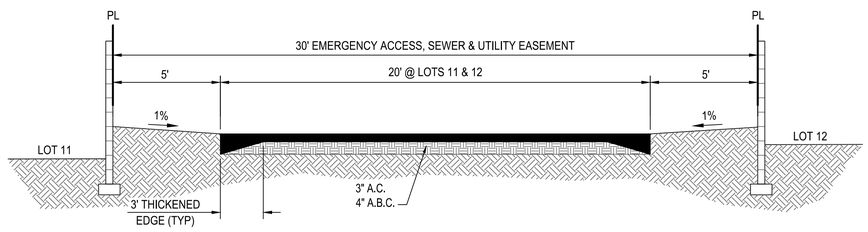


C SLOPES 3:1 OR FLATTER

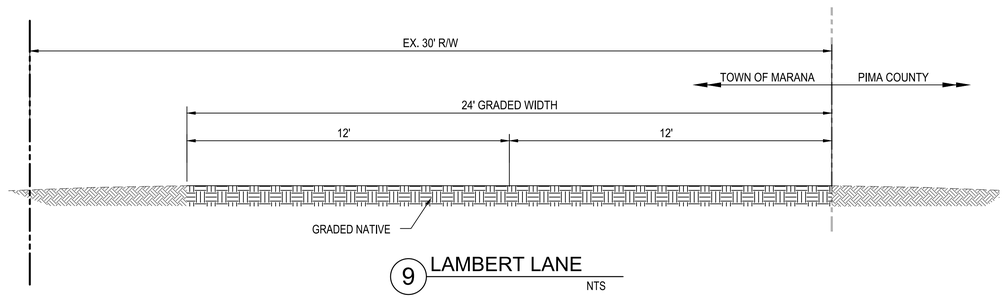
6 SLOPE STABILIZING DETAILS
NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN) NTS



7 TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL
NTS



8 EMERGENCY ACCESS ROAD
NTS



9 LAMBERT LANE
NTS

RELATED CASE # PCZ1606-002

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PRELIMINARY PLAT
DETAIL SHEET
Sheet Title

No.	Date	Item
Revisions		
Project:		

Scale	AS NOTED
Job #	114013C003
Date	June 2020
Drawn By	RAM
Checked By	BJ

Registered Professional Engineer CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 06/30/20 ARIZONA U.S.A.

Sheet 2
Of 8

Q:\114013C003 Lambert at Twin Peaks-Adjstm\02 Planning\PrePlat\114013C003-PP02.dwg PLOT DATE: 5/21/20

TABLE OF 100-YEAR OFFSITE PEAK DISCHARGES		
CONC. POINT	DRAINAGE AREA (AC)	Q100 (cfs)
2A	25.3	104.2
3A	23.2	108.3
4A	25.0	116.1

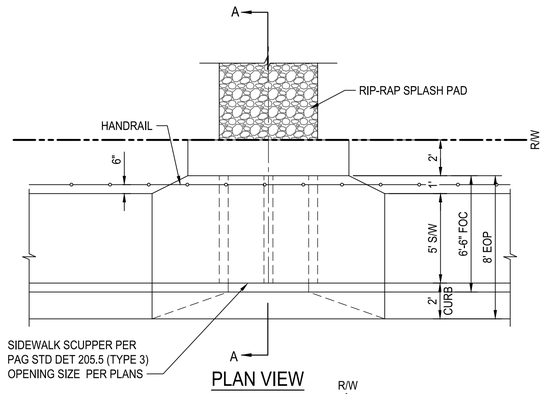
TABLE OF 100-YEAR EXISTING PEAK DISCHARGES		
CONC. POINT	DRAINAGE AREA (AC)	Q100 (cfs)
1	16.0	95.1
2	40.7	153.2
3	29.0	134.8
4	27.8	125.8

TABLE OF 100-YEAR POST-DEVELOPED PEAK DISCHARGES		
CONC. POINT	DRAINAGE AREA (AC)	Q100 (cfs)
1A	3.2	22.7
1B	0.6	4.3
1C	2.4	13.3
1D	1.0	8.3
1E	0.6	5.0
1F	1.7	13.4
1G	0.6	4.3
2A	0.4	2.8
2B	1.4	9.9
2C	0.25	1.8
2D	2.7	19.4
3A	0.3	2.4
I1	0.3	2.9
I2	0.4	3.8
I3	0.5	4.8

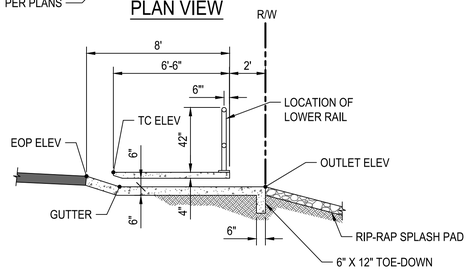
TABLE OF CONSTRUCTED CHANNELS								
CHANNEL	CHANNEL TYPE	Q100 (CFS)	SLOPE %	V (fps)	d (ft)	n	SS	B (ft)
1A	RECTANGULAR	22.7	2.4	7.61	0.3	0.013	-	10
1C		13.3	1.6	3.55	0.35	0.025	2:1	10

TABLE OF PROPOSED CONSTRUCTED SLOPE PROTECTION FOR NATURAL WASHES		
WASH	Q100 (cfs)	DRAINAGE WAY DESCRIPTION
WASH 2	153.0	TRAPEZOIDAL, VARIES
WASH 3	135.0	TRAPEZOIDAL, VARIES

TABLE OF HYDRAULIC STRUCTURES		
WASH	Q100 (cfs)	STRUCTURE
WASH 2	153.0	2 CELL, 3'X6' RCBC
WASH 3	135.0	2-CELL, 3'X6' RCBC
WASH 1	13.3	DRAINAGE SWALE



PLAN VIEW

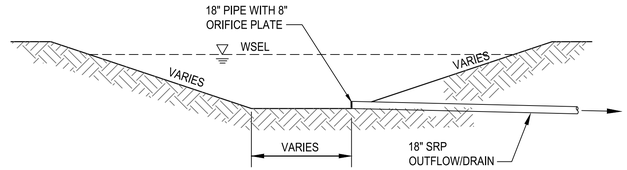


SECTION A-A

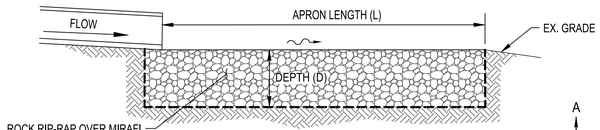
1 SIDEWALK SCUPPER PER PAG STD DET 205.5 NTS

DETENTION BASIN 1

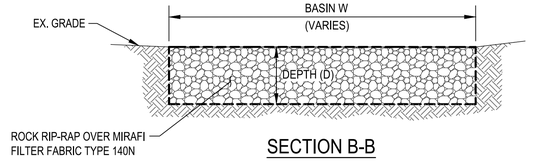
VOL. REQ. = 37,897 CU. FT.
VOL. DET. = 39,500 CU. FT.
100-YR IN = 40.3
100-YR OUT = 40.3 METERED OUT
VIA 18" PIPE WITH 8" ORIFICE PLATE
WSEL = 2353.00



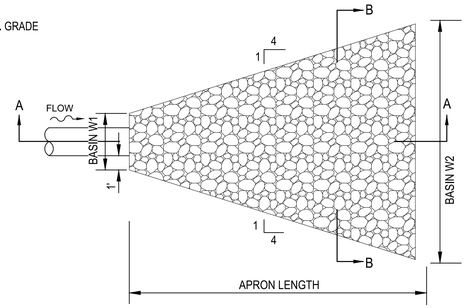
2 BASIN SECTION NTS



SECTION A-A



SECTION B-B



3 RIP-RAP APRON DETAIL AT CULVERT OUTLETS NTS

DETENTION BASIN 1 STAGE / STORAGE / DISCHARGE				
ELEVATION	STAGE	AREA	VOLUME	DISCHARGE
2350.0	0.0	9764.0	0.0	0.0
2352.0	1.0	14314.0	24078.0	0.0
2352.5	1.0	15402.0	31507.0	0.0
2353.0	1.0	16570.0	39500.0	0.0

RELATED CASE # PCZ1606-002

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Checked By	BJ

Sheet 3
Of 8

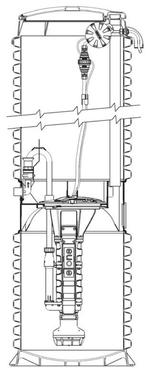
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
14854
WARREN D. THOMPSON
DATE SIGNED 6/5/2020
ARIZONA U.S.A.

Warren D Thompson

Q:\114013C003 Lambert at Twin Peaks-Adstm\02 Planning\PrePlat\114013C003-PP03.dwg PLOT DATE: 5/21/20

E/ONE EXTREME SERIES

DH071/DR071



General Features

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One recommends that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

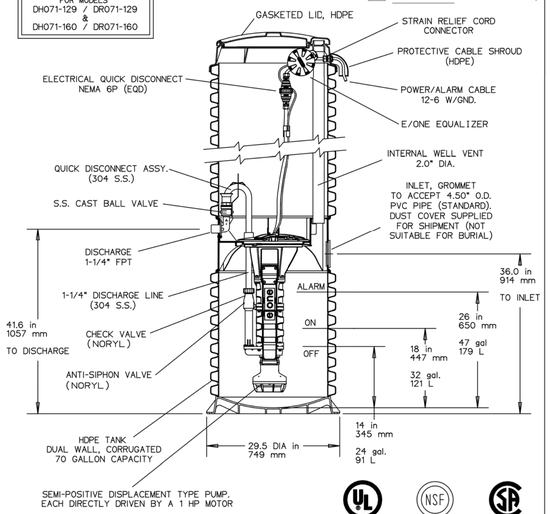
The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

Patent Numbers: 5,752,315
5,562,254 5,439,180

NA0050P01 Rev B

OPTIONS : ☐ DH071 (HARD WIRED LEVEL CONTROLS)
☐ DR071 (WIRELESS LEVEL CONTROLS)

FIELD JOINT REQUIRED FOR MODELS DH071-129 / DR071-129 & DH071-160 / DR071-160



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

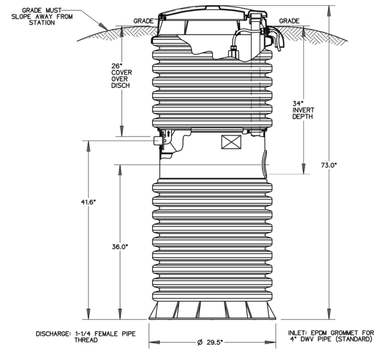
AD	CH	10/20/10	C	
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH071 / DR071 DETAIL SHEET

NA0050P02

OPTIONS : ☐ DH071-74 (HARD WIRED LEVEL CONTROLS)
☐ DR071-74 (WIRELESS LEVEL CONTROLS)



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

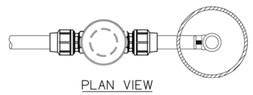
AD	CAH	07/12/07	B	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH071-74 / DR071-74

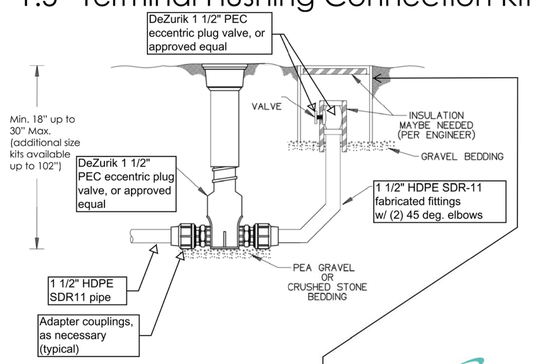
NA0050P05

TYPICAL INDIVIDUAL SEWER GRINDER PUMP DETAILS FOR LOTS 46-55, 61 & 62.



PLAN VIEW

1.5" Terminal Flushing Connection ~~Kit~~



Signa MECHANICAL
"Engineered Solutions for Today's Environment"

2" Terminal Flushing Connection Kit for HDPE and PVC Pipe Includes:
~~(1) 1.5" Compression Curb Stop~~
~~(1) 1.5" Compression x FIPT Poly Ball Valve, compression fitting on one end and FIPT threaded connection on the other end w/ Grip~~ Rings for conversion to PVC
(1) Section of 1.5" SDR-11 HDPE Pipe w/45 deg. elbows
(1) Grip Rings for conversion to PVC pipe for inlet and outlet
(1) Curb Box Asm, Plastic, Lrg 18-30 in. Arch Style ~~(additional sizes available~~

			1	1/32
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

TYPICAL TERMINAL FLUSHING CONNECTION

RELATED CASE # PCZ1606-002

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Job # 114013C003
Date June 2020
Drawn By RAM
Checked By BJ

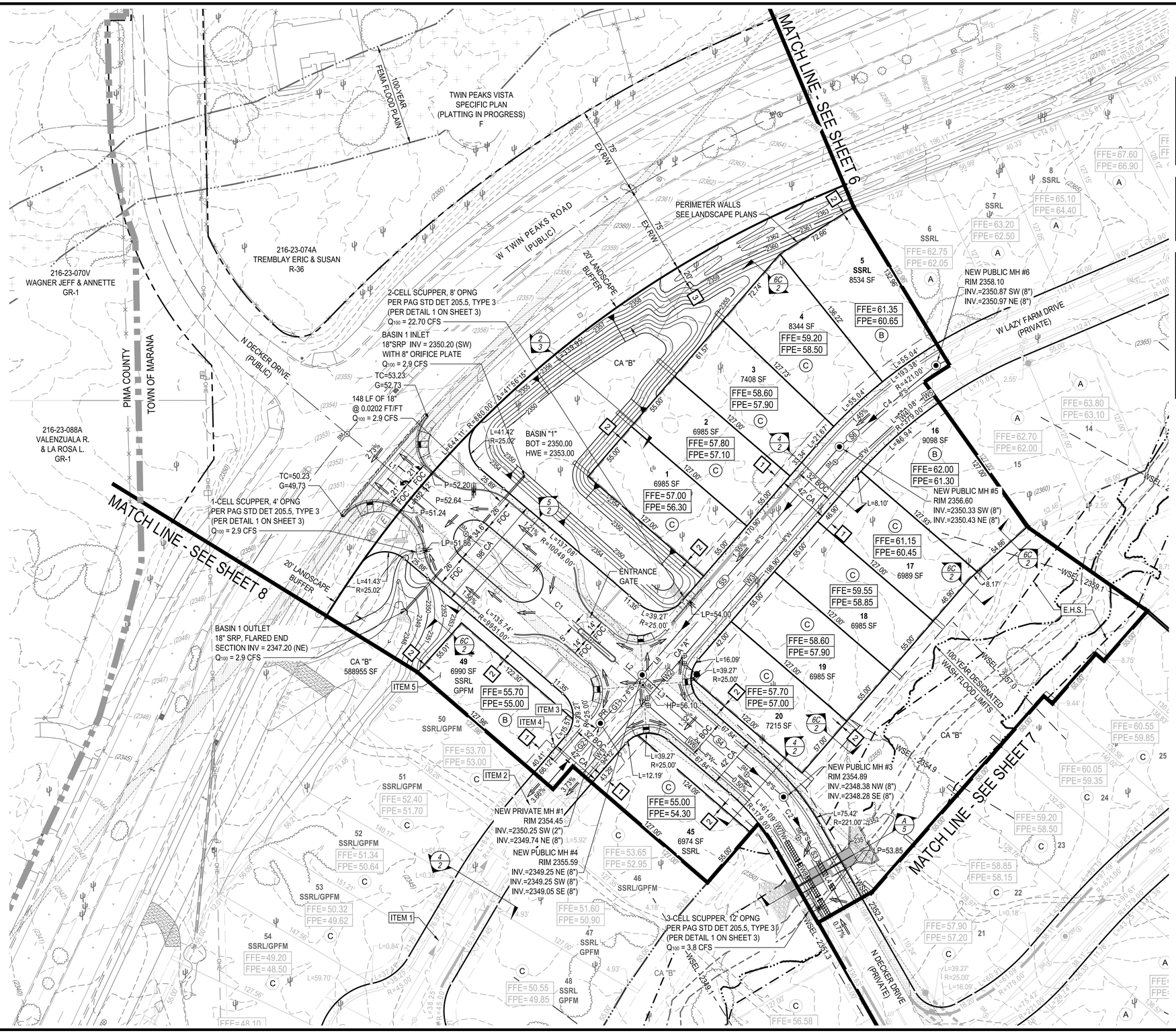
Sheet 4
Of 8

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 06/30/20 ARIZONA, U.S.A.

Warren D Thompson

PRV1812-003

Q:\114013C003 Lambert at Twin Peaks-Adam\02 Planning\PrePlat\114013C003-PP04.dwg PLOT DATE: 5/21/20



PUBLIC SEWER LINE TABLE			
LINE	PIPE LENGTH	DIRECTION	PIPE DESCRIPTION
S3	263.27'	N28°21'38"W	8" PVC @ 0.44%
S4	151.33'	N49°12'01"W	8" PVC @ 0.44%
S5	246.89'	N40°50'25"E	8" PVC @ 0.44%
S6	101.00'	N49°55'19"E	8" PVC @ 0.44%

PRIVATE SEWER LINE TABLE			
LINE	PIPE LENGTH	DIRECTION	PIPE DESCRIPTION
G1	49.20'	N40°47'58"E	8" PVC @ 1.00%
G2	39.58'	S40°47'58"W	2" PVC-SCH40 FORCEMAIN

WATER LINE TABLE		
LINE	LENGTH	DIRECTION
W1	79.29'	S40°47'59"W
W2	46.00'	S40°47'59"W
W3	208.90'	S40°47'59"W
W4	89.37'	S47°22'45"W
W5	8.13'	S59°37'51"W
W6	136.58'	N49°12'01"W
W7	30.62'	N29°38'49"W
W8	74.34'	N29°38'48"W

SCALE 1" = 40'

KEYNOTE

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT.
2. 1' NO ACCESS EASEMENT BY FINAL PLAT.
3. DRAINAGE EASEMENT BY FINAL PLAT.
4. CUL-DE-SAC PER TOM SD 170-3.
5. CUL-DE-SAC PER TOM SD 170-4.

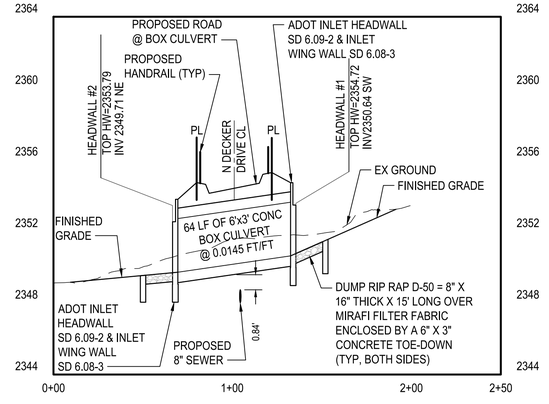
NOTE: BACKWATER VALVES MAY BE REQUIRED WHERE THE FINISH FLOOR ELEVATION IS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE IN THE SEWER PER TOWN OF MARANA AMENDMENTS TO THE 2012 INTERNATIONAL PLUMBING CODE (IPC) SECTION 715.1.

GRINDER PUMP & FORCEMAIN ITEMS

NOTE:

ITEMS 1-5 ARE A PART OF THE GRINDER PUMP SYSTEM BY ENVIRONMENTAL ONE CORPORATION AND/OR APPROVED EQUAL WHO WILL DESIGN THE SYSTEM.
ITEMS 1-4 WILL BE INSTALLED AS A PART OF THE PRIVATE SEER SYSTEM AND ITEM 5 AND THE CONNECTION PIPING TO THE LATERAL WILL BE CONSTRUCTED AS A PART OF THE HOUSE CONSTRUCTION.

- ITEM 1 — ZONE 1, 1-1/2" HDPE SDR 11 GRINDER PUMP FORCE MAIN.
- ITEM 2 — ZONE 2, 2" HDPE SDR 11 GRINDER PUMP FORCE MAIN.
- ITEM 3 — ZONE 3, 2" HDPE SDR 11 GRINDER PUMP FORCE MAIN.
- ITEM 4 — 1-1/4" LATERAL PIPE AND COMPLETE LATERAL KIT. TYPICAL FOR 13 HOUSES.
- ITEM 5 — COMPLETE DH071-74 OR WH231-92 GRINDER PUMP, BASIN CONTROLS AND COMPLETE ASSEMBLY TYPICAL FOR 13 HOUSES, LOTS 45-55 AND 61-62. PROVIDE ALL EQUIPMENT AND ITEMS NEEDED FOR A COMPLETE WORKING GRINDER PUMP ASSEMBLY. (SEE DETAILS ON SHEET 4)



A SECTION - BOX CULVERT
NTS

RELATED CASE # PCZ1606-002

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TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"
Project

PRELIMINARY PLAT
PLAN SHEET
Sheet Title

No.	Date	Item
Revisions		
Project:		

Scale	AS NOTED
Job #	114013C003
Date	June 2020
Drawn By	RAM
Checked By	BJ

Sheet 5 Of 8

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 6/25/20 ARIZONA U.S.A.

Warren D Thompson

PRV1812-003

Q:\114013C003 Lambert at Twin Peaks-Adjstmt\02 Planning\PrePlat\114013C003-PP05.dwg PLOT DATE: 5/21/20

MATCH LINE - SEE THIS SHEET BOTTOM

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE THIS SHEET TOP

TWIN PEAKS VISTA SPECIFIC PLAN (PLATTING IN PROGRESS) F

W TWIN PEAKS ROAD (PUBLIC)

W LAZY FARM DRIVE (PRIVATE)

W WINDMILL FARM ROAD (PRIVATE)

N BLUE BONNET ROAD (PUBLIC)

TOWN OF MARANA

PIMA COUNTY

W-1-1 INLET HEADWALL
18" SRP FLARED END
SECTION INV = 2372.00 (SW)
Q_{100} = 13.3 CFS
58LF OF 18" SRP
@ 0.0280 FT/FT
NEW PUBLIC MH #10
RIM 2376.08
INV.=2353.65 SE (8")

DRAINAGE ESMT DKT. 14586 PG. 3817 SEQ. 20111470313

W-1-1 OUTLET HEADWALL
18" SRP, FLARED END
SECTION INV = 2370.0 (NE)
Q_{100} = 13.3 CFS

EX R/W 75'

20' LANDSCAPE BUFFER

PERIMETER WALLS SEE LANDSCAPE PLANS

22' WIDE SPLIT GATE W/FIRE DEPT LOCK, RWRD LOCK AND COMMUNITY LOCK

NEW PUBLIC MH #8
RIM 2370.18
INV.=2352.70 SW (8")
INV.=2352.90 SE (8")
INV.=2352.90 NW (8")

NEW PUBLIC MH #7
RIM 2363.95
INV.=2351.90 SW (8")
INV.=2352.00 NE (8")

NEW PUBLIC MH #9
RIM 2371.09
INV.=2353.46 NW (8")

NEW PUBLIC MH #13
RIM 2366.51
INV.=2356.53 SW (8")

NEW PUBLIC MH #12
RIM 2361.49
INV.=2352.62 SW (8")
INV.=2352.72 NE (8")

EX MH-2364-2-12 (G-2018-077)
RIM 2370.95
INV 2354.75 (15")(S)

VEHICLE ACCESS BARRIER PER DETAIL 1 ON THIS SHEET

15' PUBLIC TRAIL ESMT. BY FINAL PLAT

40' SEWER ESMT. SEQ. 20162600054

30' PROPOSED PUBLIC R/W TO BE DEDICATED BY FINAL PLAT

5' WIDE SIDEWALK SHALL BE 6" THICK CONCRETE WITHIN CUL-DE-SAC TO ACCOMMODATE FIRE TRUCK TURNING RADIUS

40' LANDSCAPE BUFFER

216-26-004D
PAROLIN CHRISTOPHER & DAWN C CP/RS
SR

216-26-004G
JACOBSON, GLEN & REINA
SR

216-23-075A
TOWN OF MARANA
R-36

CA "B" 588955 SF

CA "C" RECREATION AREA 21,766 SF

TOP OF SLOPE

E.H.S.

100-YEAR DESIGNATED WASH FLOOD LIMITS

RIPARIAN LIMITS

BEGIN

END

LOT	SF	SSRL	MINI PAD
5		FFE=62.75 FPE=62.05	
6	8205 SF	FFE=63.20 FPE=62.50	
7	7114 SF	FFE=65.10 FPE=64.40	
8	6988 SF	FFE=67.60 FPE=66.90	
9	7463 SF	FFE=70.10 FPE=69.40	
10	7593 SF	FFE=72.90 FPE=72.20	
11	7582 SF	FFE=74.10 FPE=73.40	
12	9359 SF	FFE=74.80 FPE=74.10	
13	10690 SF	FFE=79.20 FPE=78.50	
14	6985 SF	FFE=63.80 FPE=63.10	
15	8729 SF	FFE=62.70 FPE=62.00	
16		FFE=62.00 FPE=61.30	
17		FFE=61.15 FPE=60.45	
18		FFE=59.55 FPE=58.85	
22		FFE=58.85 FPE=58.15	
23		FFE=59.20 FPE=58.50	
24		FFE=60.05 FPE=59.35	
25		FFE=60.55 FPE=59.85	
26		FFE=61.30 FPE=60.60	
27	7326 SF	FFE=62.80 FPE=62.10	
28	7451 SF	FFE=64.50 FPE=63.80	
29	7085 SF	FFE=65.97 FPE=65.27	
30	7285 SF	FFE=67.65 FPE=66.95	
31	7512 SF	FFE=69.52 FPE=68.82	
32	8194 SF	FFE=68.20 FPE=67.50	
33	8067 SF	FFE=66.70 FPE=66.00	
34		FFE=65.35 FPE=64.60	
35		FFE=64.20 FPE=63.50	
36			
56	22892 SF		FFE=79.20 FPE=78.50
57	23925 SF		FFE=72.70 FPE=72.00

WATER LINE TABLE		
LINE	LENGTH	DIRECTION
W9	70.47'	S59°37'51"W
W10	13.41'	S67°07'02"W
W11	109.86'	S67°07'02"W
W12	95.22'	N64°24'56"E
W13	85.23'	N59°17'44"E
W14	39.60'	S33°41'24"E
W15	35.54'	N87°57'47"E
W16	66.55'	N87°58'59"E
W17	192.98'	N87°57'22"E
W18	341.66'	S02°02'16"E
W19	247.19'	N02°02'16"W
W20	98.71'	N02°02'16"W
W21	65.88'	S22°30'05"E
W22	42.25'	S33°45'05"E
W23	8.11'	S41°25'16"W
W24	15.18'	S41°25'16"W
W25	131.74'	S33°04'33"W
W26	91.98'	S56°55'27"E

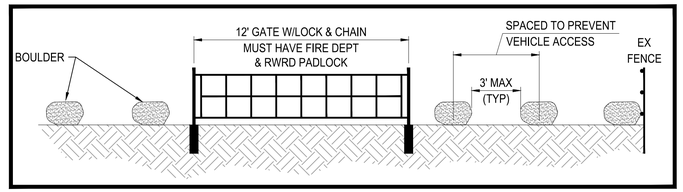
PUBLIC SEWER LINE TABLE			
LINE	PIPE LENGTH	DIRECTION	PIPE DESCRIPTION
S7	210.57'	N65°23'53"E	8" PVC @ 0.44%
S8	159.84'	N60°20'19"E	8" PVC @ 0.44%
S9	56.26'	N33°23'08"W	8" PVC @ 1.00%
S10	171.29'	N33°23'06"W	8" PVC @ 0.44%
S13	210.39'	N46°38'33"E	8" PVC @ 1.81%

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

KEYNOTE

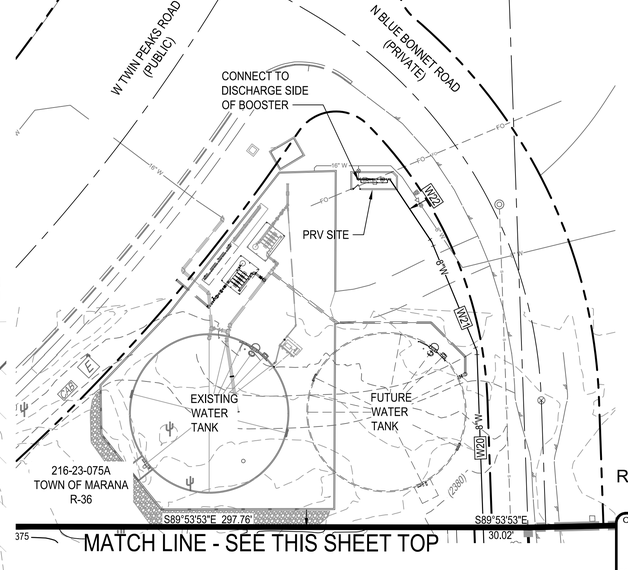
1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT.
2. 1' NO ACCESS EASEMENT BY FINAL PLAT.
3. DRAINAGE EASEMENT BY FINAL PLAT.
4. CUL-DE-SAC PER TOM SD 170-3.
5. CUL-DE-SAC PER TOM SD 170-4.

NOTE: BACKWATER VALVES MAY BE REQUIRED WHERE THE FINISH FLOOR ELEVATION IS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE IN THE SEWER PER TOWN OF MARANA AMENDMENTS TO THE 2012 INTERNATIONAL PLUMBING CODE (IPC) SECTION 715.1.



1 VEHICLE ACCESS BARRIER

1"=5'



RELATED CASE # PCZ1606-002

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ARIZONA 811
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TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"
Project

PRELIMINARY PLAT
PLAN SHEET
Sheet Title

No.	Date	Item
Revisions		
Project:		

Scale	AS NOTED
Job #	114013C003
Date	June 2020
Drawn By	RAM
Checked By	BJ

Sheet 6
Of 8

Q:\114013C003 Lambert at Twin Peaks-Adjdmt\02 Planning\PrePlat\114013C003-PP06.dwg PLOT DATE: 5/21/20

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

KEYNOTE

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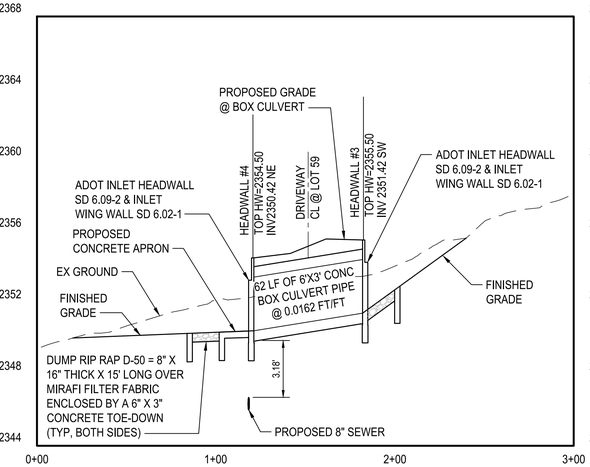
WATER LINE TABLE		
LINE	LENGTH	DIRECTION
W27	93.32'	N29°38'50"W
W28	50.27'	N29°38'49"W
W29	162.72'	N29°38'49"W
W30	19.12'	N81°29'27"W
W31	22.17'	N81°27'42"W
W32	65.41'	N81°29'33"W
W33	497.08'	N81°29'31"W
W34	19.16'	N87°57'44"E
W35	36.00'	S02°02'16"E
W36	597.58'	S02°02'16"E
W37	103.67'	S60°21'11"W
W38	78.75'	S41°56'49"W
W39	92.24'	S45°17'00"W
W40	96.75'	N49°46'00"E
W41	75.66'	S41°25'16"W

PUBLIC SEWER LINE TABLE			
LINE	PIPE LENGTH	DIRECTION	PIPE DESCRIPTION
S1	605.50'	N81°29'27"W	8" PVC @ 0.44%
S2	169.72'	N44°39'08"W	8" PVC @ 0.44%
S11	156.45'	N41°58'52"E	8" PVC @ 0.52%
S12	260.14'	N46°03'59"E	8" PVC @ 1.72%



A SECTION-BOX CULVERT
NTS

RELATED CASE # PCZ1606-002

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TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"
Project

PRELIMINARY PLAT
PLAN SHEET
Sheet Title

No.	Date	Item
Revisions		
Project:		

Scale	AS NOTED
Job #	114013C003
Date	June 2020
Drawn By	RAM
Checked By	BJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 5/6/2020 ARIZONA U.S.A.

Sheet 7
Of 8

PRV1812-003

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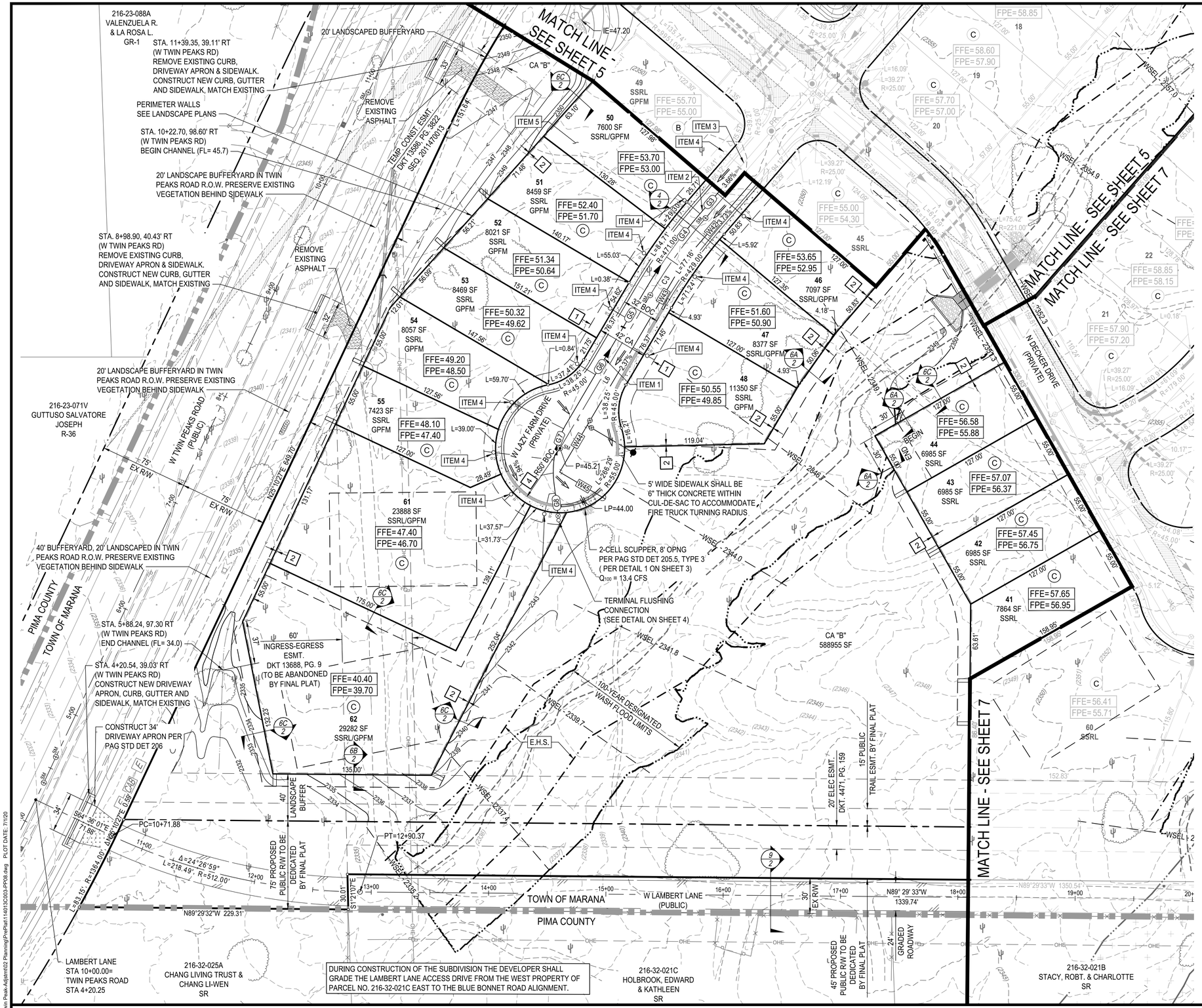

40 20 0 40 80
SCALE FEET
SCALE 1" = 40'

KEYNOTE

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT.
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GRINDER PUMP & FORCEMAIN ITEMS

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ITEM 1	ZONE 1, 1-1/2" HDPE SDR 11 GRINDER PUMP FORCE MAIN.
ITEM 2	ZONE 2, 2" HDPE SDR 11 GRINDER PUMP FORCE MAIN.
ITEM 3	ZONE 3, 2" HDPE SDR 11 GRINDER PUMP FORCE MAIN.
ITEM 4	1-1/4" LATERAL PIPE AND COMPLETE LATERAL KIT. TYPICAL FOR 13 HOUSES.
ITEM 5	COMPLETE DH071-74 OR WH231-92 GRINDER PUMP, BASIN CONTROLS AND COMPLETE ASSEMBLY TYPICAL FOR 13 HOUSES, LOTS 45-55 AND 61-62. PROVIDE ALL EQUIPMENT AND ITEMS NEEDED FOR A COMPLETE WORKING GRINDER PUMP ASSEMBLY. (SEE DETAILS ON SHEET 4)

PRIVATE SEWER LINE TABLE			
LINE	PIPE LENGTH	DIRECTION	PIPE DESCRIPTION
G3	51.34'	S40°47'59"W	2" PVC SCH-40 FORCEMAIN
G5	35.24'	S30°29'40"W	2" PVC SCH-40 FORCEMAIN
G6	95.69'	S30°29'40"W	1-1/2" PVC SCH-40 FORCEMAIN
G8	33.52'	S07°02'28"E	1-1/2" PVC SCH-40 FORCEMAIN

WATER LINE TABLE		
LINE	LENGTH	DIRECTION
W42	90.51'	S40°47'59"W
W43	162.70'	N30°29'40"E
W44	46.15'	N30°29'40"E
W45	45.18'	N59°30'20"W

PRIVATE SEWER CURVE TABLE			
CURVE	PIPE LENGTH	RADIUS	PIPE DESCRIPTION
G4	82.02'	456.00'	2" PVC SCH-40 FORCEMAIN
G7	52.41'	80.00'	1-1/2" PVC SCH-40 FORCEMAIN

RELATED CASE # PCZ1606-002

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TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"
Project

PRELIMINARY PLAT
PLAN SHEET
Sheet Title

No. Date Item
Revisions
Project:

Scale AS NOTED
Job # 114013C003
Date July 2020
Drawn By RAM
Checked By BJ

Registered Professional Engineer
CERTIFICATE NO. 14854
WARREN D. THOMPSON
DATE SIGNED 7/17/20
ARIZONA U.S.A.

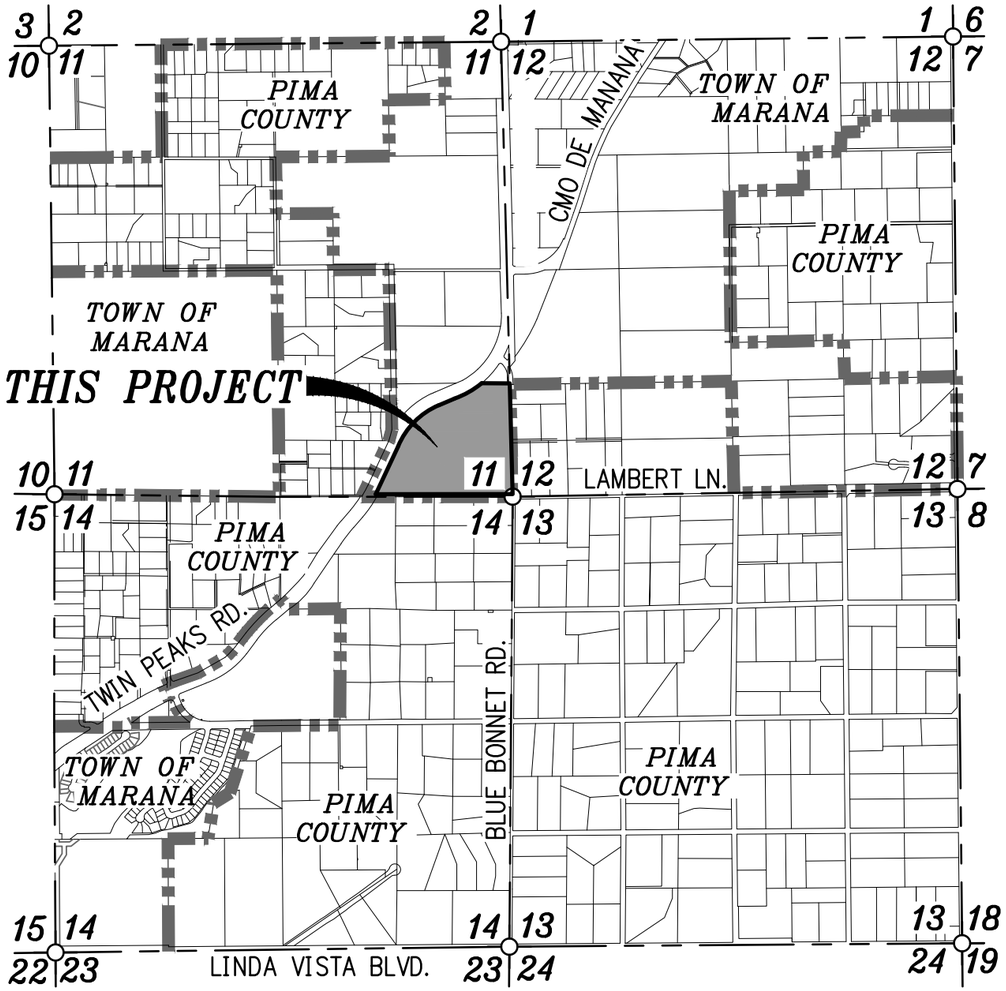
Sheet 8
Of 8

Q:\114013C003 Lambert at Twin Peak-Addsmt\02 Planning\PrePlat\114013C003-PP08.dwg PLOT DATE: 7/17/20

TWIN PEAKS & LAMBERT LANE NEIGHBORHOOD DESIGN PLAN

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE TWIN PEAKS AND LAMBERT LANE REZONING AND MARANA ORDINANCE No. 2020.005
2. THE GROSS AREA OF THE SUBDIVISION IS 1,489,205 SF, OR 34.19 ACRES.
3. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 216-23-072B AND 216-23-073D



LOCATION MAP
SCALE 3"=1 MILE

DEVELOPER

MERITAGE HOMES
5326 N. LA CHOLLA BLVD.
TUCSON, AZ 85741
CONTACT: MS. LISA HOSKIN
PHONE:(520) 292-2082

OWNER

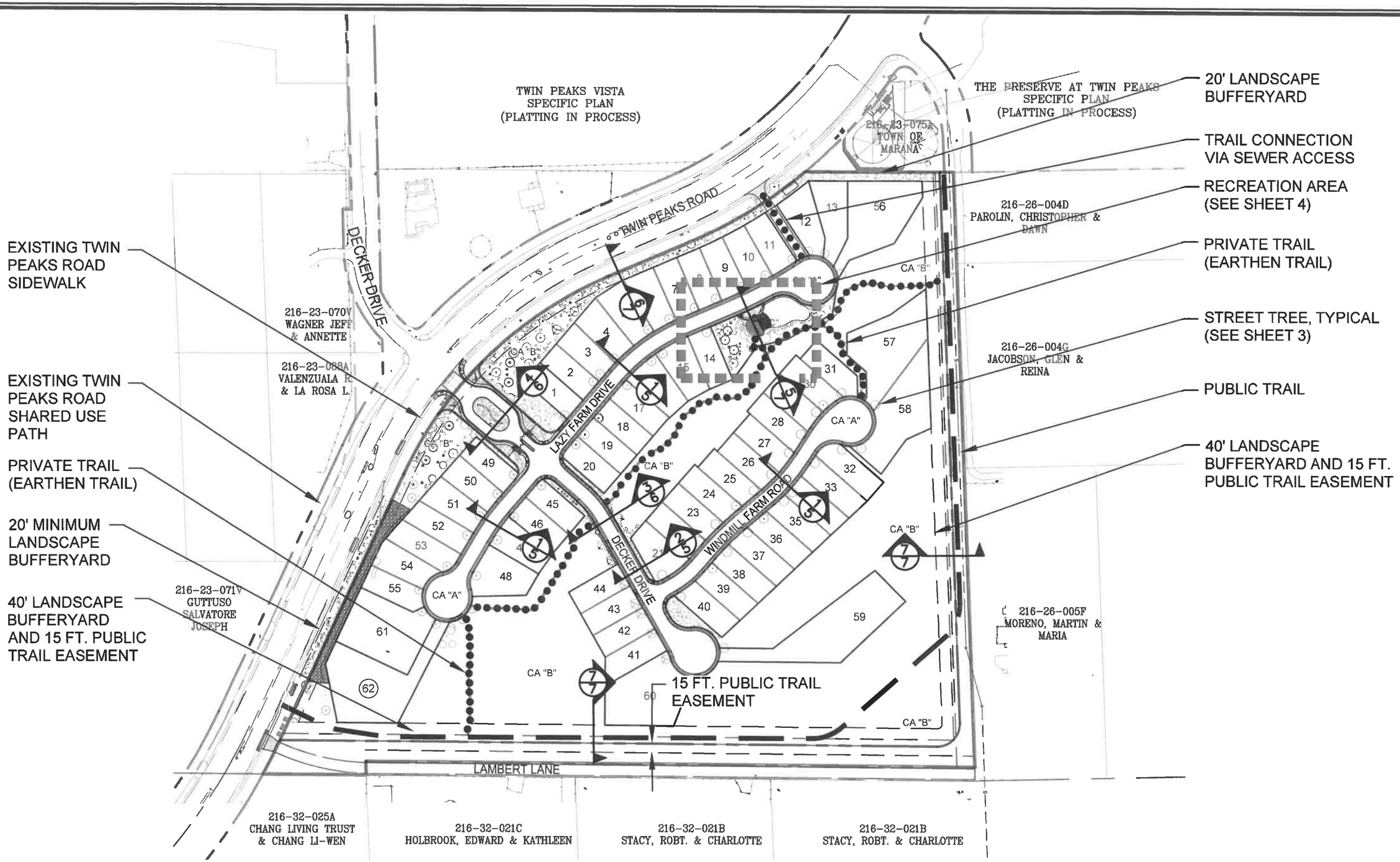
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATTN. MERITAGE HOMES OF ARIZONA
5326 N. LA CHOLLA BLVD.
TUCSON, AZ 85741
PHONE:(520) 292-2082

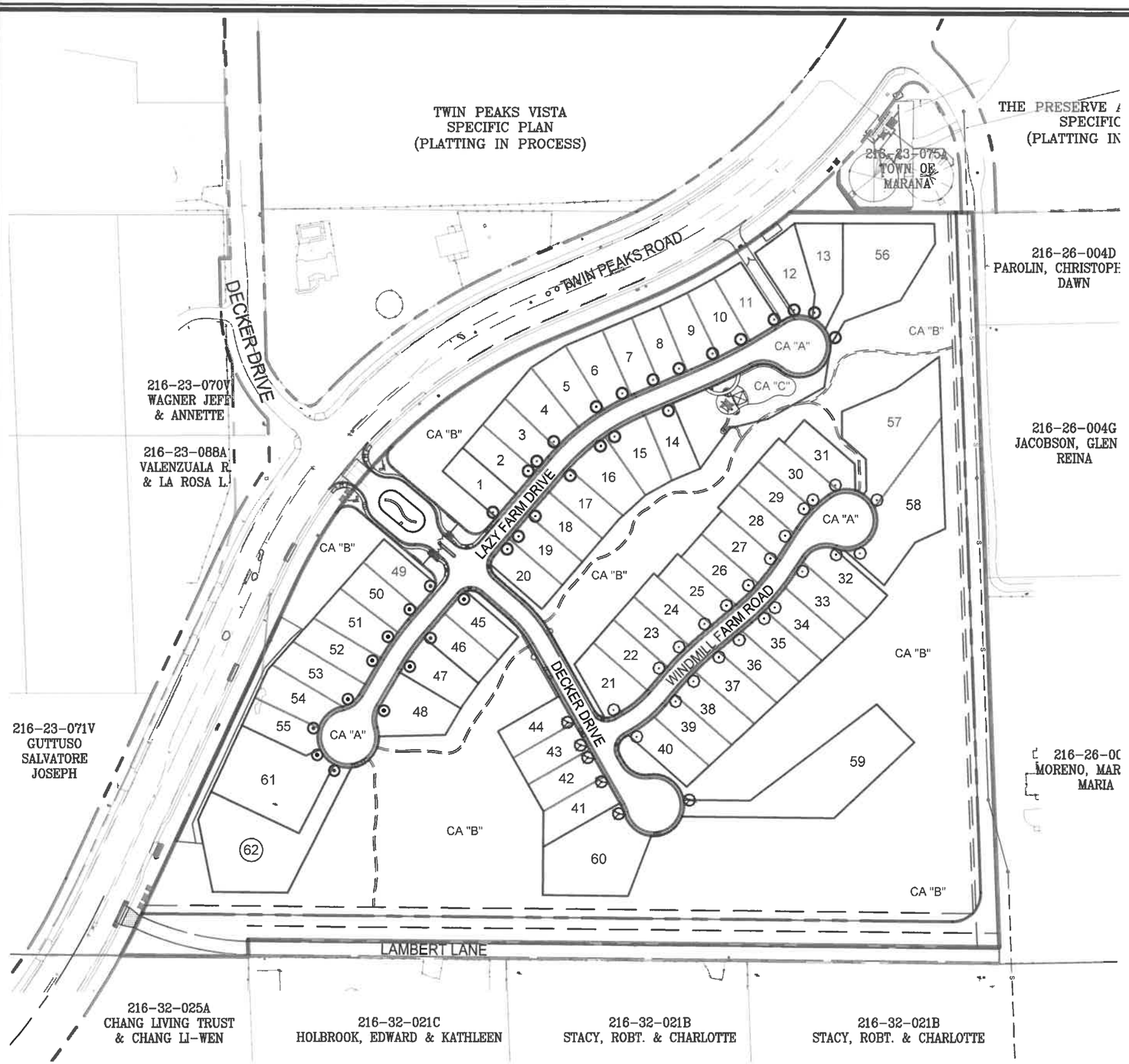
SHEET INDEX

SHEET 1	COVER
SHEET 2	SITE PLAN
SHEET 3	STREET TREE PLAN
SHEET 4	RECREATION AREA
SHEET 5-7	CROSS-SECTIONS
SHEET 8	ENTRY AREA
SHEET 9	WALLS PLAN
SHEET 10	WALL ELEVATIONS

A PORTION OF SECTION 11, T. 12 S., R. 12 E., G.&S.R.M.,
PIMA COUNTY, ARIZONA

Q:\114013\C002\02 Landscape\Neighborhood Design Plan\118035 NDP 01.dwg Plotted: Jun. 11, 2020


EXISTING TWIN PEAKS ROAD SIDEWALK
EXISTING TWIN PEAKS ROAD SHARED USE PATH
PRIVATE TRAIL (EARTHEN TRAIL)
20' MINIMUM LANDSCAPE BUFFERYARD
40' LANDSCAPE BUFFERYARD AND 15 FT. PUBLIC TRAIL EASEMENT
20' LANDSCAPE BUFFERYARD
TRAIL CONNECTION VIA SEWER ACCESS
RECREATION AREA (SEE SHEET 4)
PRIVATE TRAIL (EARTHEN TRAIL)
STREET TREE, TYPICAL (SEE SHEET 3)
PUBLIC TRAIL
40' LANDSCAPE BUFFERYARD AND 15 FT. PUBLIC TRAIL EASEMENT
15 FT. PUBLIC TRAIL EASEMENT
TWIN PEAKS VISTA SPECIFIC PLAN (PLATTING IN PROCESS)
THE PRESERVE AT TWIN PEAKS SPECIFIC PLAN (PLATTING IN PROCESS)
216-23-075A TOWN OF MARANA
216-26-004D PAROLIN, CHRISTOPHER & DAWN
216-26-004G JACOBSON, GLEN & REINA
216-26-005F MORENO, MARTIN & MARIA
216-23-070V WAGNER JEFF & ANNETTE
216-23-088A VALENZUALA R & LA ROSA L.
216-23-071V GUTTUSO SALVATORE JOSEPH
216-32-025A CHANG LIVING TRUST & CHANG LI-WEN
216-32-021C HOLBROOK, EDWARD & KATHLEEN
216-32-021B STACY, ROBT. & CHARLOTTE
216-32-021B STACY, ROBT. & CHARLOTTE
TWIN PEAKS ROAD
DECKER DRIVE
LAZY FARM DRIVE
WINDMILL FARM ROAD
LAMBERT LANE
CA "A"
CA "B"



STREET TREE LEGEND

CELTIS RETICULATA
NETLEAF HACKBERRY

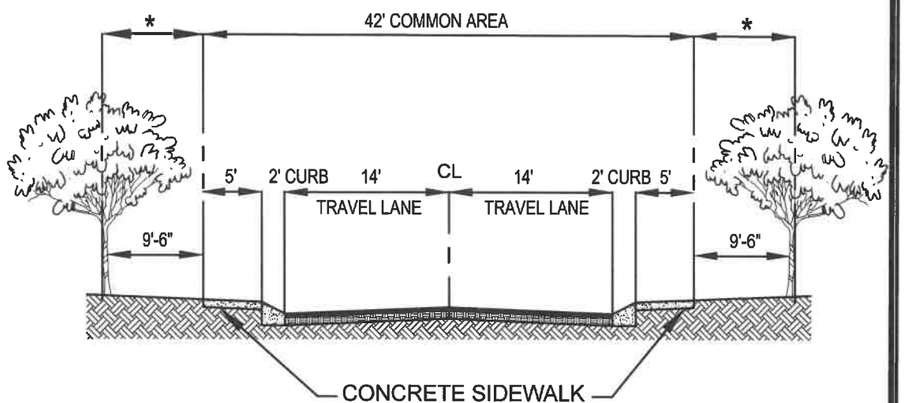
CHILOPSIS LINEARIS
DESERT WILLOW

PROSOPIS HYBRID "PHOENIX'
THORNLESS MESQUITE

OLNEYA TESOTA
IRONWOOD

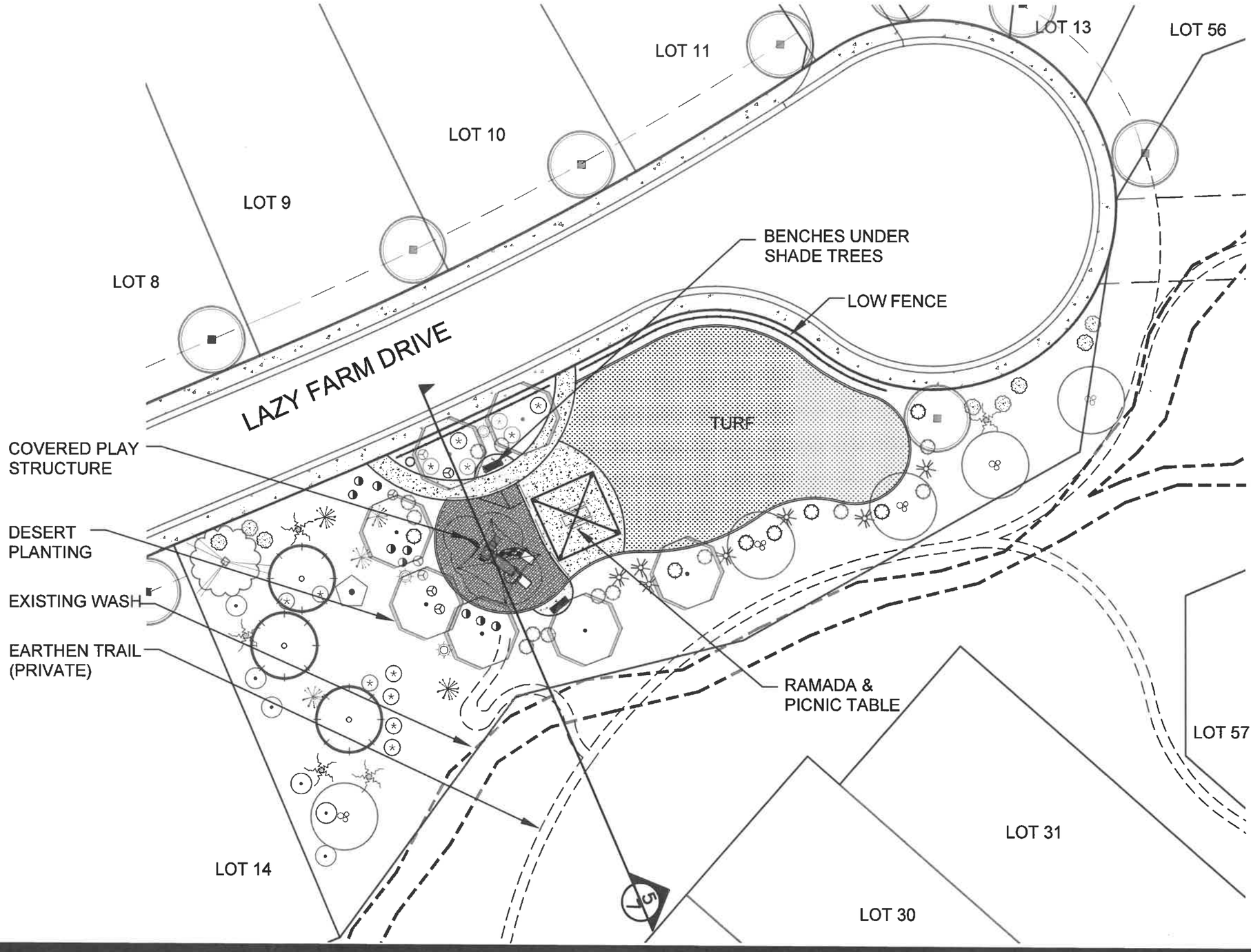
NOTE: STREET TREES TO BE PLACED AT AN AVERAGE OF ONE PER 50 FEET: TO BE LOCATED AFTER DRIVEWAYS INSTALLED.

*10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT



TYPICAL STREET TREE CROSS SECTION

N.T.S.



The WLB Group

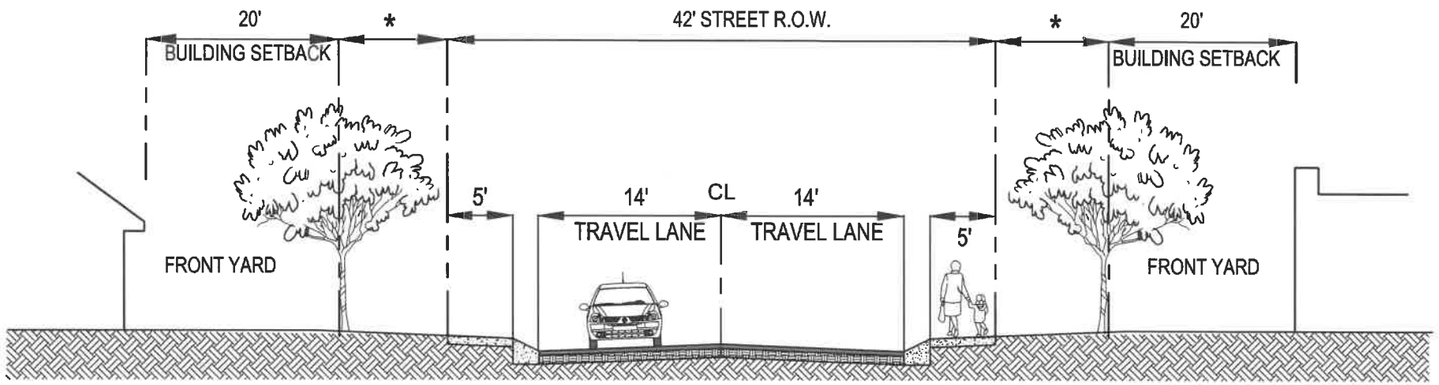
TWIN PEAKS & LAMBERT LANE NEIGHBORHOOD DESIGN PLAN

RECREATION AREA

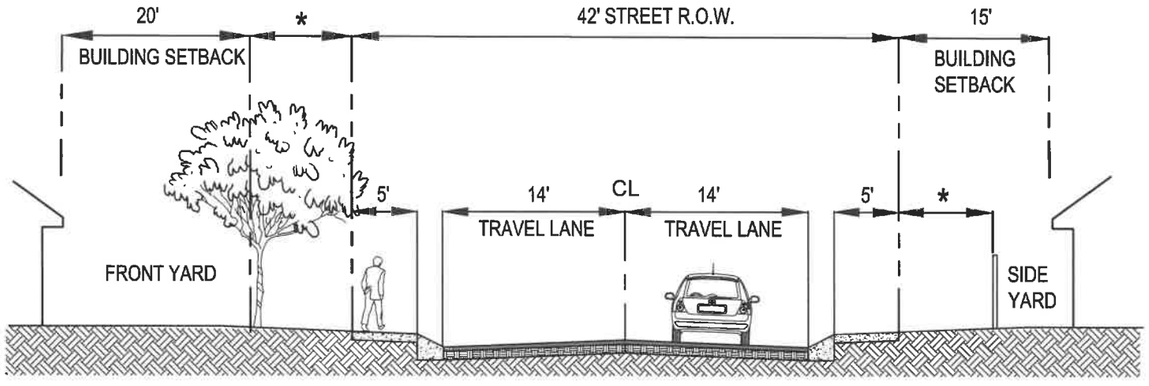
JUNE, 2020
WLB No. 114013-C-003

0' 30'

Q:\114013\C\002\02 Landscape\Neighborhood Design Plan\116035 NDP 04 Recreation Area.dwg Plotted: Jun. 09, 2020

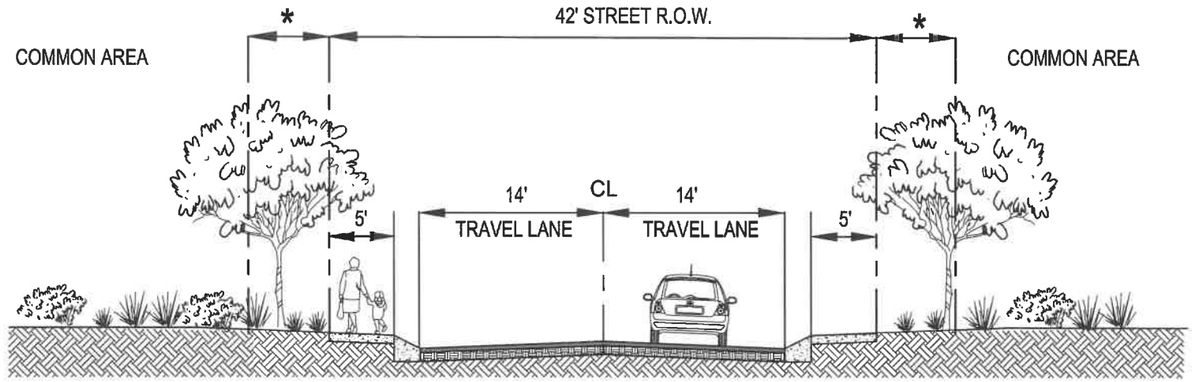


1 STREET CROSS SECTION
N.T.S.



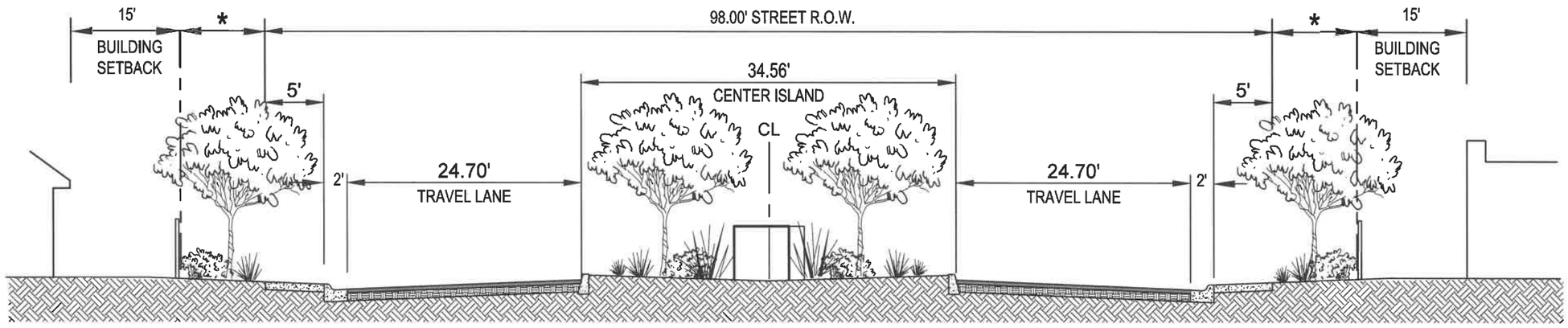
*10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

2 STREET CROSS SECTION
N.T.S.



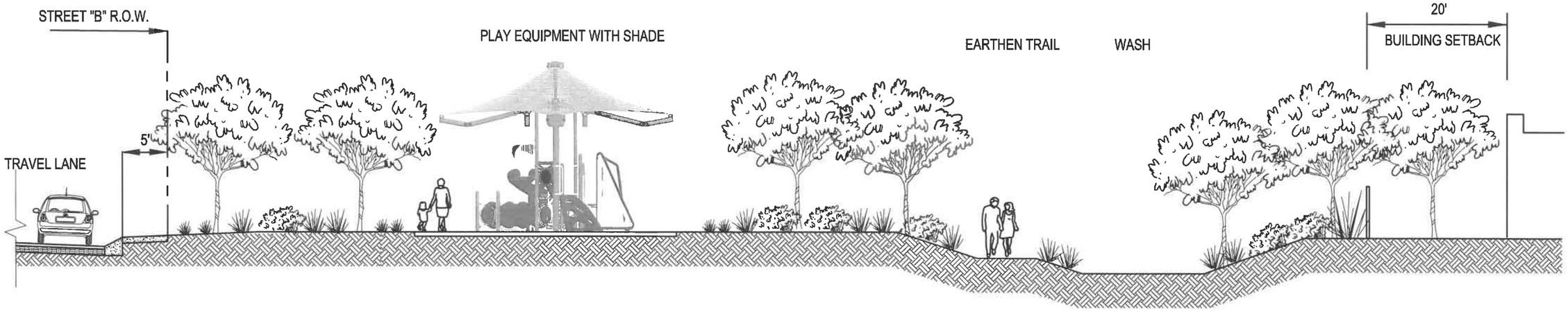
*10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

3 STREET CROSS SECTION
N.T.S.

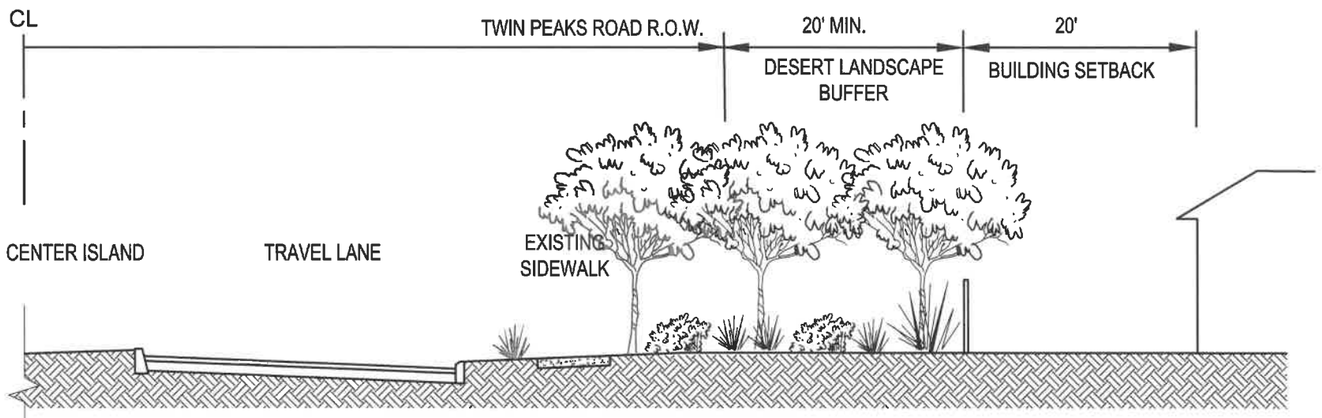


*10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

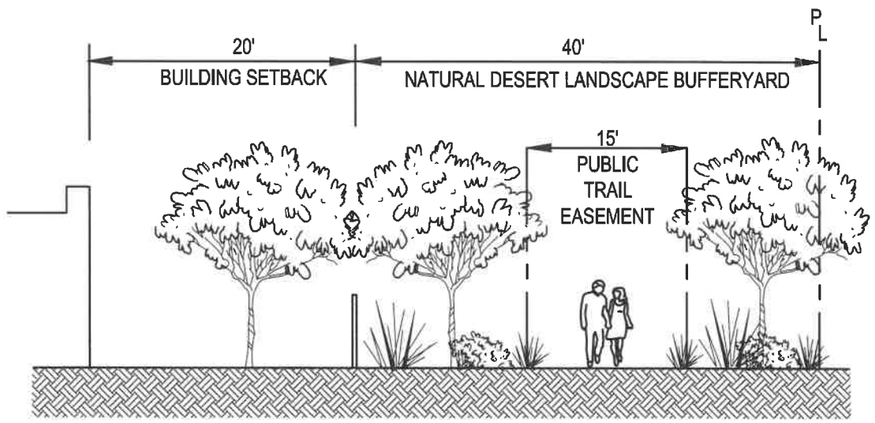
4 STREET CROSS SECTION
N.T.S.



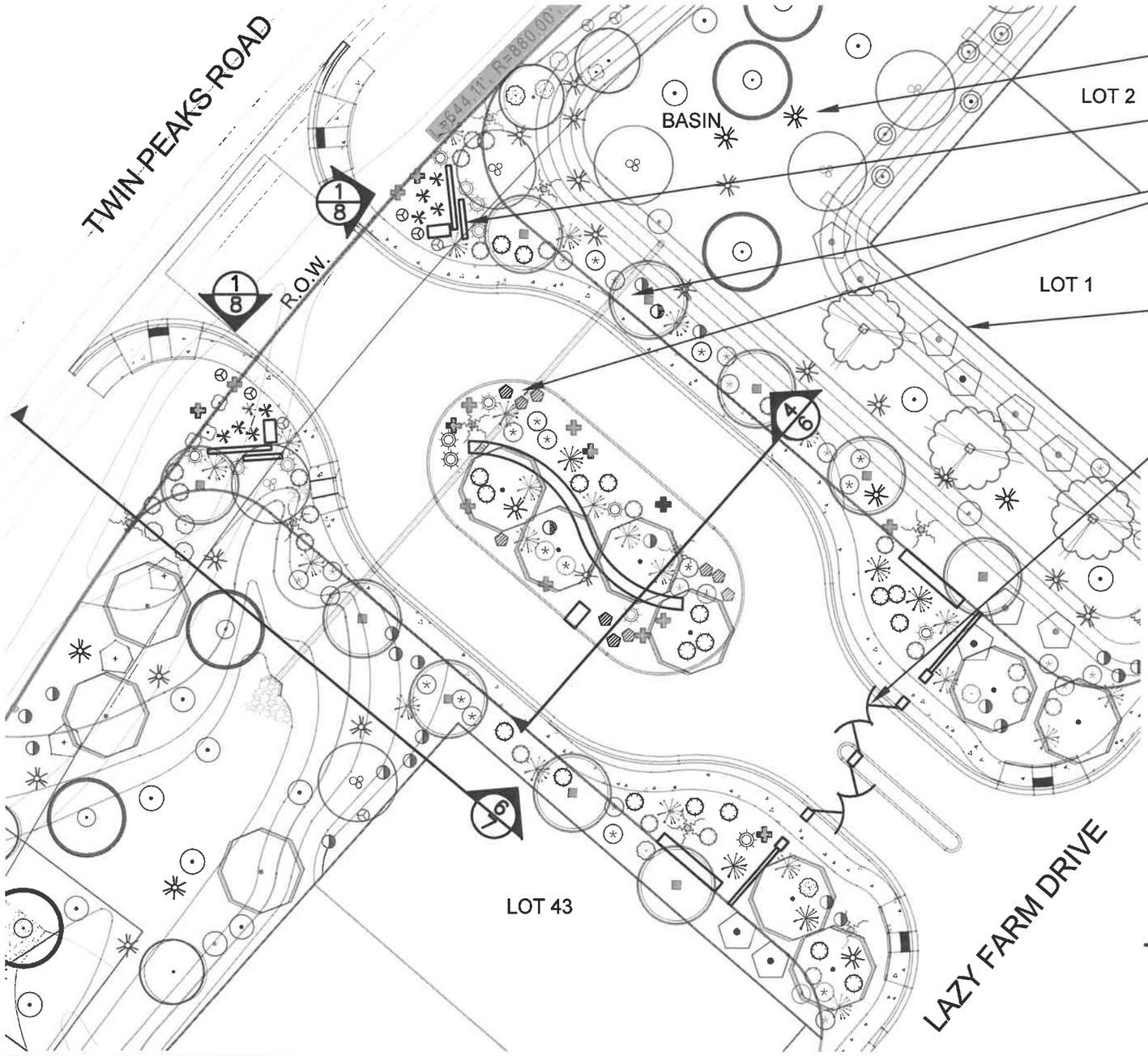
5 RECREATION CROSS SECTION
N.T.S.



6 CROSS SECTION ADJACENT TO TWIN PEAKS ROAD
N.T.S.



7 LANDSCAPE BUFFER CROSS-SECTION
N.T.S.



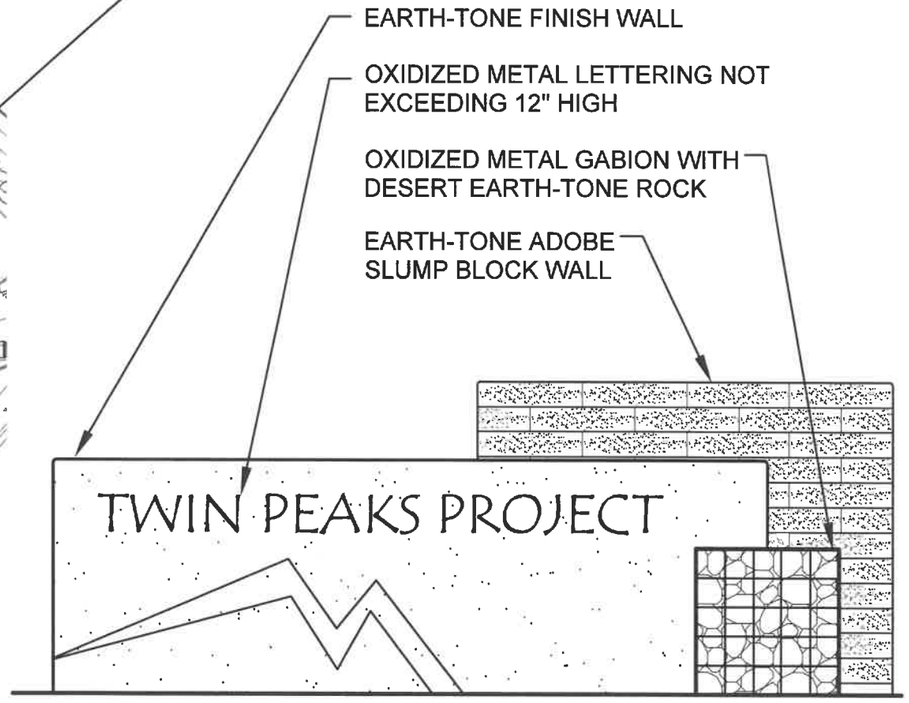
LANDSCAPE BUFFER 6/7

ENTRY MONUMENT, TYPICAL 1/8

ENTRY PLANTING:
DESERT TREES AND SHRUBS PER TWIN PEAKS CORRIDOR STUDY PREFERRED LOW WATER USE / DROUGHT TOLERANT NATIVE PLANT LIST

EARTH TONE DECORATIVE PERIMETER WALL, TYP. 1/10

VEHICLE GATES



1 ENTRY MONUMENT SCHEMATIC
N.T.S.

TWIN PEAKS VISTA
SPECIFIC PLAN
(PLATTING IN PROCESS)

THE PRESERVE AT TWIN PEAKS
SPECIFIC PLAN
(PLATTING IN PROCESS)

216-23-075A
TOWN OF
MARANA

TWIN PEAKS ROAD

DECKER DRIVE

216-26-004D
PAROLIN, CHRISTOPHER &
DAWN

DECORATIVE
PERIMETER WALL,
TYPICAL
1/10

DECORATIVE
MASONRY WALL,
TYPICAL
2/10

1/8 ENTRY MONUMENT
WALL

216-23-070V
WAGNER JEFF
& ANNETTE

216-23-088A
VALENZUALA R
& LA ROSA L.

216-26-004G
JACOBSON, GLEN &
REINA

LAZY FARM DRIVE

WINDMILL FARM ROAD

DECKER DRIVE

CA "A"
CA "B"
CA "C"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62

216-23-071V
GUTTUSO
SALVATORE
JOSEPH

216-26-005F
MORENO, MARTIN &
MARIA

LAMBERT LANE

216-32-025A
CHANG LIVING TRUST
& CHANG LI-WEN

216-32-021C
HOLBROOK, EDWARD & KATHLEEN

216-32-021B
STACY, ROBT. & CHARLOTTE

216-32-021B
STACY, ROBT. & CHARLOTTE

The WLB Group **WLB**

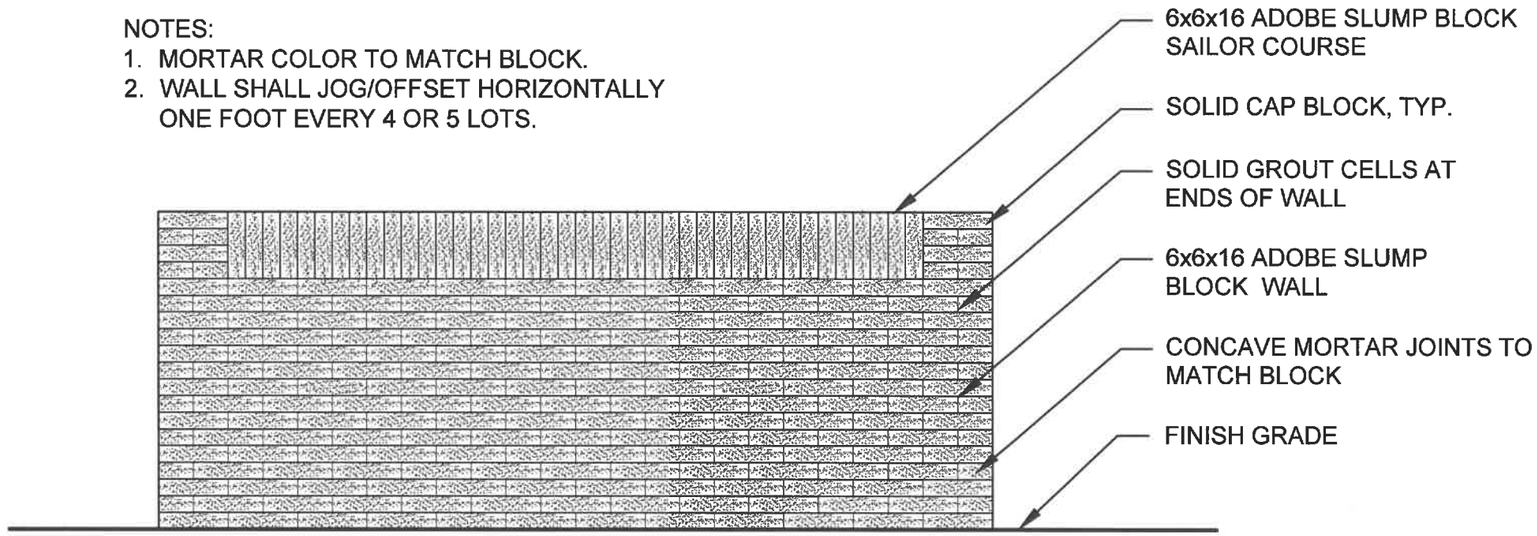
TWIN PEAKS & LAMBERT LANE NEIGHBORHOOD DESIGN PLAN

WALLS PLAN

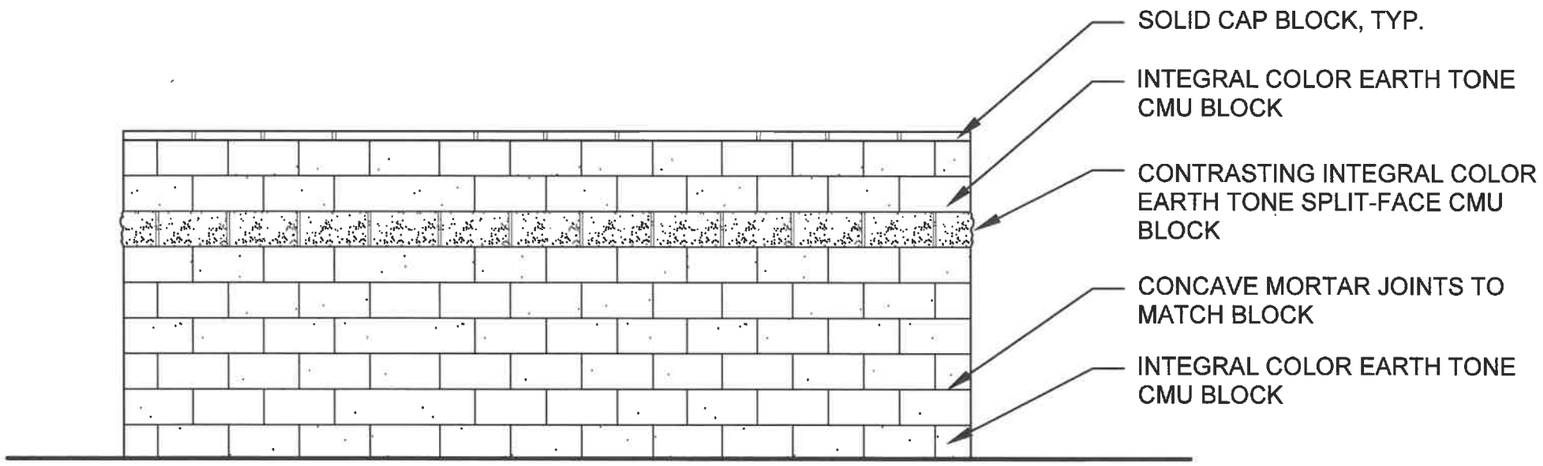
JUNE, 2020
WLB No. 114013-C-003

0' 200'

NOTES:
1. MORTAR COLOR TO MATCH BLOCK.
2. WALL SHALL JOG/OFFSET HORIZONTALLY ONE FOOT EVERY 4 OR 5 LOTS.



1 DECORATIVE PERIMETER WALL (72" HIGH)
N.T.S.



2 DECORATIVE MASONRY WALL (72" HIGH)
N.T.S.

Town of Marana Planning

PRV1812-003: Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C"

Legend

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

Notes

PRV1812-003

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

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

PROJECT APPLICATION

PROJECT INFORMATION

Project Name: Twin Peaks & Lambert Lane	
Description of Project: Residential Subdivision	Number of Lots: 59
Parcel No.(s): 216-23-073D; 216-23-072B	Gross Area (Acres): 34.2
Project Address: 5600 W. Camino de Manana	
Ref. Project No.: PCZ1606-002	

CONTACT INFORMATION

Owner: Chun-Ying Frank Lin	Contact Name: Greg Wexler		
Address: 6088 W. Arizona Pavilions Dr Suite 1	City: Marana	State: AZ	Zip: 85743
Email: gregwexler@hotmail.com	Phone No.:		
Applicant: Meritage Homes	Contact Name: Lisa Hoskin		
Address: 3275 W. Ina Rd, Suite 200	City: Tucson	State: AZ	Zip: 85741
Email: Lisa.Hoskin@meritagehomes.com	Phone No.: 225-6853		
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: 2018.12.19 14:18:32 -07'00'	12/19/2018
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No. PRV1812-003 **Date Received** 12/21/18

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

❑ Improvement Plan (Type): _____

Revision Date 1/26/2017

Council-Regular Meeting **C3**

Meeting Date: 07/21/2020

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Gus Myers, Development Engineering Manager

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-073: Relating to Development; approving a release of assurances for all previously unreleased lots of Farm Field Five Amended Subdivision and accepting public improvements for maintenance (Keith Brann)

Discussion:

This resolution will release the Farm Field Five Phase 2 assurance agreement between D.R. Horton, Title Security Agency of Arizona under Trust No. 201434-T, and the Town of Marana. Phase 2 is shown on the map provided as backup to this agenda item.

This resolution will also formally release from assurances all other remaining lots in Farm Field Five. Subdivision infrastructure meeting Town requirements is in place to serve these remaining lots, but the normal release of assurances procedure was not used for these lots, primarily as a result of having been transferred out of trust through foreclosure or bankruptcy proceedings secondary to the great recession.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2020-073, approving a release of assurances for all previously unreleased lots of Farm Field Five Amended Subdivision and accepting public improvements for maintenance.

Suggested Motion:

I move to adopt Resolution No. 2020-073, approving a release of assurances for all previously unreleased lots of Farm Field Five Amended Subdivision and accepting public improvements for maintenance.

Attachments

Resolution No. 2020-073
Exhibit A

MARANA RESOLUTION NO. 2020-073

RELATING TO DEVELOPMENT; APPROVING A RELEASE OF ASSURANCES FOR ALL PREVIOUSLY UNRELEASED LOTS OF FARM FIELD FIVE AMENDED SUBDIVISION AND ACCEPTING PUBLIC IMPROVEMENTS FOR MAINTENANCE

WHEREAS the final plat entitled 'Amended Final Plat Farm Field Five Lots 1 thru 224 and Common Areas "A" thru "K" ' ("Farm Field Five Amended") was recorded in the Pima County Recorder's Office on 19 October 2005, at Book 60, Page 39 (Sequence 20052030156); and

WHEREAS the Town has a third party trust substitute assurance agreement (the "Assurance Agreement") with D. R. Horton, Inc. (the "Subdivider") and Title Security Agency of Arizona, LLC, under Trust No. 201434-T, recorded in the Pima County Recorder's office on 23 August 2108 at Sequence 20182350044, assuring the completion of public improvements for Farm Field Five Amended Lots 90 through 145 ("FF5 Phase 2"); and

WHEREAS the Subdivider has completed the public improvements for FF5 Phase 2 acceptable to Town standards in accordance with the Assurance Agreement; and

WHEREAS the Subdivider acquired Farm Field Five Amended Lots 43 through 86 ("FF5 Phase 3") by Special Warranty Deed recorded in the Pima County Recorder's office on 17 April 2019 at Sequence 20191070830; and

WHEREAS Farm Field Five Amended Lots 28, 151, 207, 208, 209, and 210 (the "FF5 Remaining Lots") are currently owned by individual homeowners but were not previously formally released from assurances for various reasons including the construction of model homes and their sale beyond the reach of the previously-established subdivision trust after foreclosure; and

WHEREAS all of the public improvements for FF5 Phase 3 and the FF5 Remaining Lots have been completed acceptable to Town standards.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana as follows:

Section 1. The Assurance Agreement is hereby released.

Section 2. To the extent not previously released of record from assurances, the Town hereby releases FF5 Phase 3 and the FF5 Remaining Lots from assurances.

Section 3. The Town accepts for maintenance, including maintenance of regulatory traffic control and street signs, approximately 0.6 miles of the following paved streets as shown on the plat of Farm Field Five Amended serving FF5 Phase 2 and FF5 Phase 3:

- Tom Henry Way
- Temple Orange Lane
- Hamlin Orange Lane
- The portion of Fayes Glen Drive located west of Fall Glow Lane
- The portion of DeSpain Drive located west of Fall Glow Lane

Section 4. The Town accepts for maintenance the potable water system serving FF5 Phase 2 and FF5 Phase 3, consisting of approximately 4011 linear feet of potable water line, water meters, valves, fire hydrants, and appurtenances with an estimated value of $244,560.

Section 5. The Town accepts for maintenance the sanitary sewer system serving Farm Field Five Amended, the portions not previously accepted consisting of approximately 3075 linear feet of conveyance system and appurtenances with an estimated value of $248,010.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

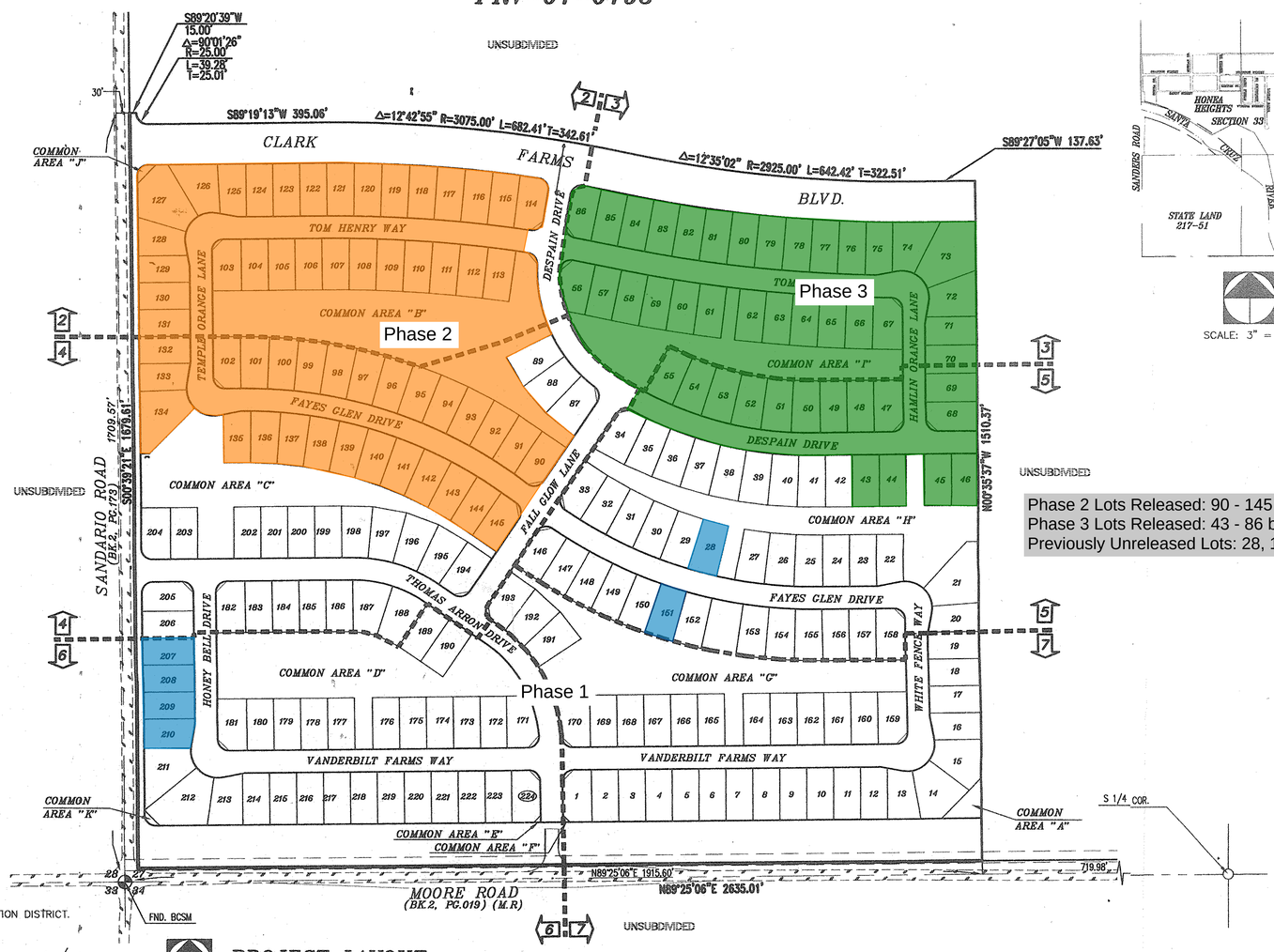
APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

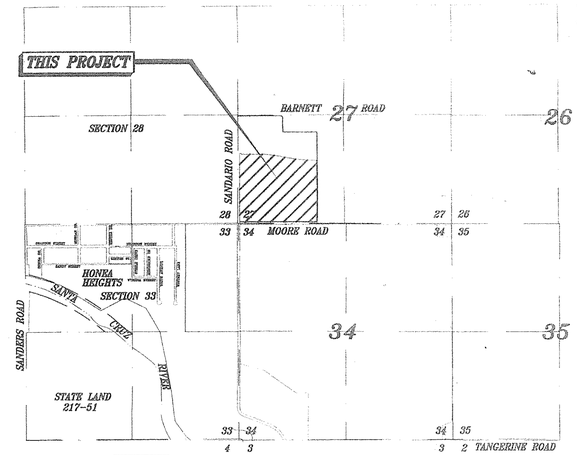
FARM FIELD FIVE
GRADING PLAN
LOTS 1–224 AND COMMON AREAS "A"–"K"
(ALL STREETS AND SEWERS ARE PUBLIC)
PRV-01-0195

GENERAL GRADING NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PC/COT SSPI), 1994 EDITION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID BASED THEREON.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CALL BLUE STAKE (1-800-782-5348) TWO (2) FULL WORKING DAYS PRIOR TO EXCAVATION. SATURDAYS AND SUNDAYS ARE NOT CONSIDERED TO BE WORKING DAYS.
4. CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS.
5. 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 ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
7. ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF SIX (6) INCHES AND LAWFULLY DISPOSED OF PRIOR TO GRADING.
8. MASS GRADING SHALL BE CONSTRUCTED TO WITHIN 0.1 FEET OF FINISH GRADING ELEVATIONS AS STAKED BY THE ENGINEER.
9. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY AMEC EARTH & ENVIRONMENTAL, INC. JOB NO. 1-129-000107 DATED: MARCH 15, 2001. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT.
10. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, TOGETHER WITH PLACEMENT AND COMPACTION OF FILL.
11. 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.
12. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
13. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY GRADING AND AIR POLLUTION PERMITS
14. THE BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW¼) OF SECTION 34, T-11S, R-11-E, FROM THE P.C.D.O.T. AND FLOOD CONTROL DISTRICT, SANTA CRUZ RIVER LOWER BANK PROTECTION PLANS W.O. NO. 4F918A, SAID BEARING BEING N 89°25'06" E.
15. BASIS OF ELEVATION: PROVIDED BY P.C.D.O.T. AS USED FOR SAID SANTA CRUZ RIVER PLANS A "' Rb P.C.D.O.T. REF. 8, ELEVATION BEING 1989.74.
16. EXISTING UTILITIES ARE SHOWN BASED UPON THE BEST INFORMATION AVAILABLE. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
17. ALL CONSTRUCTION AND TEST METHODS SHALL BE IN CONFORMANCE WITH PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (PC/COT SSPI). 1994 EDITION.
18. AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT SSPI SECTION 303.
19. ASPHALTIC CONCRETE SHALL CONFORM TO PC/COT SSPI SECTION 406, MIX #2 SPECIFICATIONS.
20. ALL CONCRETE SHALL COMPLY WITH PC/COT SSPI SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
22. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES PRIOR TO CONSTRUCTION.
23. THE STREET DESIGN SPEED FOR CLARK FARMS ROAD IS 45 MPH. THE STREET DESIGN SPEED FOR INTERIOR STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.
24. THE "LATEST REVISION" ACCEPTED COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
25. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE TOWN OF MARANA ENGINEER.
26. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
27. DEVELOPER COVENANTS TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
28. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
29. THE CONTRACTOR SHALL ADHERE TO THE CONDITIONS OF THE STATE ANTIQUITIES ACT AND NOTIFY ARIZONA MUSEUM AND THE PIMA COUNTY ARCHAEOLOGIST IN THE EVENT HUMAN REMAINS OR FUNERARY OBJECTS ARE ENCOUNTERED.
30. SLOPE PROTECTION REQUIREMENTS: >_3:1 – HYDROSEED
    < 3:1 > 1:1 – HAND PLACED ROCK RIPRAP ON FILTER FABRIC
    > 1:1 – GROUTED ROCK RIPRAP (OR EQUIV.)
31. CONSTRUCTION WATER FOR THIS PROJECT WILL BE SUPPLIED BY CORTARO MARANA IRRIGATION DISTRICT.
32. WORK TO CONFORM TO STANDARDS FOR GRADING AND RELATED SITE WORK, TITLE 19 OF THE TOWN OF MARANA LAND DEVELOPMENT CODE.
33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULLY COMPLY WITH THE ARIZONA POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.



PROJECT LAYOUT
SCALE: 1"=150'



LOCATION MAP
BEING A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA & SALT RIVER MERIDIAN,
SCALE: 3" = 1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT LOT LINE
- LOT LINE
- EASEMENT LINE
- 100-YEAR FLOOD PLAIN LIMIT
- MATCH LINE
- PARCEL LINE
- DRAINAGE FLOW DIRECTION
- BRASS CAPPED SURVEY
- T STAMPED TO BE SET
- MPLETION OF CONSTRUCTION
- URVEY MONUMENT AS NOTED (IRON PIN, BRASS CAP, ETC.)
- ★ INDICATES LOT ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS.
- 3 SHEET INDEX SHEET INDICATOR
- PROPOSED WATERMAIN AND VALVE
- PROPOSED GRAVITY SEWER MAIN
- -S-⊙-8"- EXISTING GRAVITY SEWER MAIN
- 2 CONCENTRATION POINT NUMBER
- (RESIDENTIAL) EXISTING/PROPOSED LAND USE (SEE THIS SHEET)
- C.A. COMMON AREA
- SVT SIGHT VISIBILITY TRIANGLE
- N.A.E. NO ACCESS EASEMENT
- A LOT GRADING TYPE
- 2/6 DETAIL NUMBER / SHEET NUMBER
- TW TOP OF WALL
- F.G. EXIST. FINISH GRADE
- T.C. TOP OF CURB GRADE
- 2115 EXISTING 5' CONTOUR
- 2123 EXISTING 1' CONTOUR
- R-7 ZONING DESIGNATION
- EXISTING PAVEMENT
- H.P. HIGH POINT OR GRADE BREAK
- SLOPE INDICATOR
- SECTION CORNER
- QUARTER CORNER

Phase 2 Lots Released: 90 - 145
Phase 3 Lots Released: 43 - 86 by Warranty Deed 4/17/19
Previously Unreleased Lots: 28, 151, 207-210

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2-7	PLAN SHEETS
SHEET 8	DETAIL SHEET

EARTHWORK

+132,108 CY	CUT
-78,945 CY	FILL
-19,763 CY	+20% FILL COMPACTION
+33,427 CY	CUT
-33,427 CY	+0.3' SUBSIDENCE
+0 CY	TOTAL CUT/FILL

OWNER/DEVELOPER

NICHOLAS HOMES
CONTACT: BILL STOKES
WORK: 480 860-2500
MOBILE: 602 796-4130
FAX: 480 905-8998
7010 E. COCHISE
SCOTTSDALE, AZ 85253-1406

REACCEPTANCE;
(FOR DATE ACCEPTANCE ONLY)
DIRECTOR OF PUBLIC WORKS/ TOWN ENGINEER — DATE 7/21/04

⚠1 REACCEPTED:
REV. 1

DIRECTOR OF PUBLIC WORKS/ TOWN ENGINEER — DATE
PLANNING DIRECTOR, TOWN OF MARANA — DATE
TETRA TECH CONSULTING ENGINEERS, INC. CONTRACT ENGINEER FOR THE TOWN OF MARANA — DATE

ACCEPTED:

DIRECTOR OF PUBLIC WORKS/ TOWN ENGINEER — DATE 5/5/03
PLANNING DIRECTOR, TOWN OF MARANA — DATE 5/5/03
TETRA TECH CONSULTING ENGINEERS, INC. CONTRACT ENGINEER FOR THE TOWN OF MARANA — DATE 5/6/03

DATE AUG 08 2005 ISSUED

JOHN ALEXANDER HOLLEY — No. 21137 — REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA — Date Signed 7-15-05 — ARIZONA U.S.A.

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

FARM FIELD FIVE
LOTS 1 THRU 224 AND COMMON AREAS "A" THRU "K"
Project

No.	Date	Item
⚠1	7-15-05	REVISE LOT WIDTHS TO 60'

Revisions

Scale 1"=40'
Job No. 198064-B006-0500
Date MARCH 2003
Designed By JC
Checked By RCO

Sheet 1 of 8

EXHIBIT A

ENG FILE NO. 0214-004

AMENDED Marana Regular Council Meeting 07/21/2020

Council-Regular Meeting **C4**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Steven Vasquez, Senior Planner

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-074: Relating to Development; approving a preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 - A-20 (Landscape, Utilities, Drainage and Grading) and common areas B-1 - B-6 (Recreation, Landscape, Utilities, Drainage and Grading) located at the southeast corner of Moore Rd. and Mike Etter Blvd. (Steven E. Vasquez)

Discussion:

Request
Rick Engineering, on behalf of Crown West Realty LLC, is requesting the approval of a preliminary plat consisting of 184 residential lots and common areas "A" and "B" on approximately 32.15 acres within the Gladden Farms II development.

Location
The subdivision will be located within Block 27 of the Gladden Farms Blocks 26-43 block plat (Book 62, Page 64) at the southeast corner of Moore Rd. and Mike Etter Blvd.

Zoning
The zoning for Block 27 is F (Specific Plan - Gladden Farms II) with a land use designation of High Density Residential (HDR). The HDR land use permits small-lot, single-family detached homes with a minimum lot size of 3,500 square feet. The proposed average lot size is 5,027 square feet. The proposed minimum lot size is 4,434 square feet (Lot 51). The proposed maximum lot size is 9,694 square feet (Lot 49).

Transportation
The main entry is proposed to be off Mike Etter Blvd. at the western boundary of the subdivision. A temporary access road from Clark Farms Blvd. to Moore Rd. is proposed

at the northeast boundary of the subdivision. Two other access points are proposed, one at the southeastern boundary of the subdivision from Block 28 and the other at the southwestern boundary of the subdivision from Block 31. The typical internal street section is a 42 foot wide public right-of-way.

Park Requirements
Per the Gladden Farms II Specific Plan, 185 square feet of on-site recreation area per single-family detached residence is required. This subdivision requires a minimum of 34,040 square feet of recreation area. The active recreation areas are planned for Common Areas "B-3" and "B-6" and total approximately 55,798 square feet.

Neighborhood Design Plan
The Gladden Farms II Specific Plan, adopted by Town Council per Ordinance 2006.03 on March 7, 2006, will serve as the neighborhood design plan for the development of blocks 26 through 43 within the Gladden Farms II Specific Plan area.

Planning Commission
This preliminary plat was presented to the Planning Commission on June 24, 2020, and received unanimous recommendation for approval 5-0 (Chairman Schnee and Commissioner Miller were absent).

Staff Recommendation:

Staff has reviewed the request against the requirements of the Gladden Farms II Specific Plan, the Marana Land Development Code, the Town Code and the Marana General Plan. This preliminary plat is in substantial conformance with all required development regulations. Staff recommends approval of the preliminary plat.

Suggested Motion:

I move to adopt Resolution No. 2020-074 approving a preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 - A-20 (Landscape, Utilities, Drainage and Grading) and B-1 - B-6 (Recreation, Landscape, Utilities, Drainage and Grading) located at the southeast corner of Moore Rd. and Mike Etter Blvd.

Attachments

Resolution No. 2020-074
PRV2002-002 GF 27 PP
PRV2002-002 GF 27 PP Map
GF 27 Landscape Concept
PRV2002-002 GF 27 PP App

MARANA RESOLUTION NO. 2020-074

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT FOR GLADDEN FARMS BLOCK 27 LOTS 1-184, COMMON AREAS A-1 – A-20 (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) AND COMMON AREAS B-1 – B-6 (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) LOCATED AT THE SOUTHEAST CORNER OF MOORE RD. AND MIKE ETTER BLVD.

WHEREAS, on March 7, 2006, the Mayor and Town Council adopted Ordinance No. 2006.03, approving a rezoning to create the Gladden Farms II Specific Plan; and

WHEREAS, on May 16, 2007, the Mayor and Town Council adopted Resolution No. 2007-75, approving the final block plat for Gladden Farms Blocks 26 – 43, Book 62, Page 64; and

WHEREAS, Rick Engineering, on behalf of Crown West Realty, LLC, has applied for approval of a preliminary plat for a 184-lot single-family residential home subdivision within Block 27 of the Gladden Farms Blocks 26 – 43 block plat located approximately at the southeast corner of Moore Rd. and Mike Etter Blvd.; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on July 21, 2020, determined that the preliminary plat for Gladden Farms Block 27 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 – A-20 and Common Areas B-1 – B-6 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID LINE MONUMENTED BY A FOUND 1 1/2" ALUM CAP STAMPED "17436" AT THE WEST QUARTER AND A FOUND 1/2" REBAR TAGGED "PCHD3" AT THE SOUTHWEST CORNER OF SAID SECTION. SAID BEARING BEING S00°30'03"E.

BASIS OF ELEVATION

PIMA COUNTY OPUS CONTROL POINT 11S11E_17. A "+" ON THE SOUTHEAST CORNER OF A CONCRETE BOX W/GRATE. 41'+/- NORTHWEST OF THE WEST QUARTER SECTION 35 AND 16'+/- SOUTH OF THE SOUTHEAST CORNER OF A WELL SITE. ELEVATION = 2011.61 (NAVD 88)

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 32.15 ACRES: 1,400,641 SF.
2. THE EXISTING ZONING IS F (SPECIFIC PLAN - GLADDEN FARMS II) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION IS HIGH DENSITY RESIDENTIAL (HDR).
3. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF MARANA ORDINANCE NO. 2006.03 AS ADOPTED BY THE TOWN OF MARANA MAYOR AND COUNCIL ON MARCH 7, 2006 AND SPECIFIC PLAN AMENDMENT ORDINANCE 2006.35. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF REZONING ORDINANCE 2006.03 AND DEVELOPMENT AGREEMENT RESOLUTION 2006-38 AND FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT RESOLUTION 2006-218.
4. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 184. DENSITY IS 5.72 RAC.
5. PER THE HDR LAND USE DESIGNATION OF THE GLADDEN FARMS II SPECIFIC PLAN, THE MINIMUM LOT SIZE IS 3,500 SF, THE AVERAGE LOT SIZE IS 5,027 SF AND THE MAXIMUM LOT SIZE IS 9,694 SF FOR SMALL LOT SINGLE-FAMILY DETACHED. THE MINIMUM LOT SIZE IN THIS SUBDIVISION IS 4,434 SF.
6. MINIMUM SITE SETBACKS:

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

7. MAXIMUM BUILDING HEIGHT ALLOWED IS 30 FEET.
8. MAXIMUM LOT COVERAGE IS 55%.
9. PARKING SPACES REQUIRED: 2 FOR EACH FAMILY OR UNIT = 368 SPACES.
   PARKING SPACES PROVIDED: 2 PER GARAGE & 2 PER DRIVEWAY = 736 SPACES.
10. APPROXIMATE AREA OF PARKS, DRAINAGEWAYS, NATURAL OPEN SPACES AND OTHER PROPOSED NON-RESIDENTIAL:

    COMMON AREA "A"(LANDSCAPE, UTILITIES AND DRAINAGE) IS 0.57 AC OR 24,949 SF
    COMMON AREA "B" (FUNCTIONAL OPEN SPACE AND DRAINAGE) IS 4.24 AC OR 184,591 SF

11. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.
12. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.
13. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
14. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
15. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
16. DRAINAGEWAYS SHOWN ON THIS PLAT ARE TO BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AFFECTING LOT 151.
17. THE GLADDEN FARMS COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
18. TOTAL MILES OF NEW PUBLIC STREETS IS: 1.17 MILES
19. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACES SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
20. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THE HOMEOWNER'S ASSOCIATION SHALL REVIEW AND APPROVE ALL INSTALLATIONS WITHIN THE RIGHTS-OF-WAY PRIOR TO AND UPON COMPLETION, AS THESE ITEMS WILL BE REGULATED UNDER THE LICENSE AGREEMENT EXECUTED BETWEEN THE HOMEOWNER'S ASSOCIATION AND THE TOWN OF MARANA.

RICK ENGINEERING COMPANY Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5011
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

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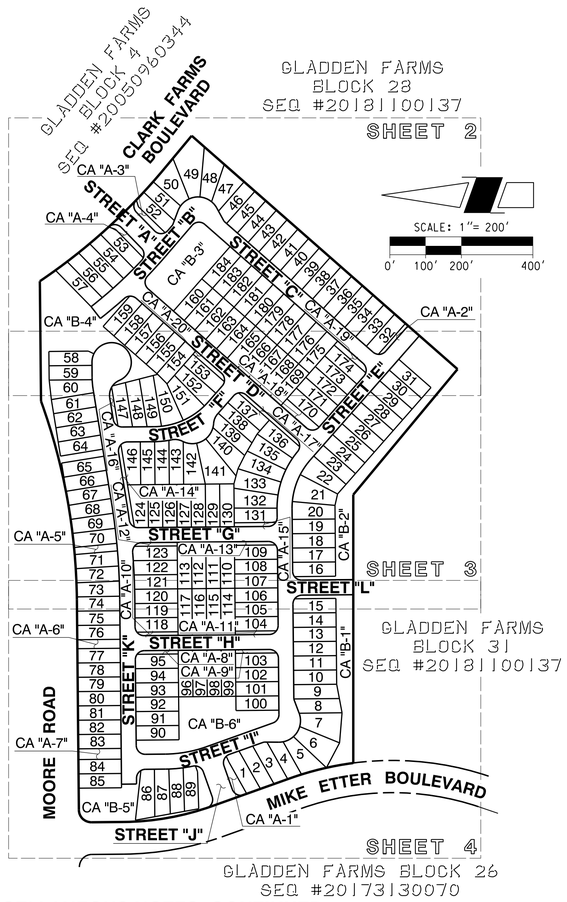
GENERAL NOTES -CONTINUED

21. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
22. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
23. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
24. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT.
25. PRIOR TO RECEIVING A GRADING PERMIT, A STORM WATER POLLUTION PLAN (SWPPP) AND FEE WILL NEED TO BE SUBMITTED TO THE TOWN FOR REVIEW OF BOTH PARCELS.
26. IF EASEMENTS WILL BE DEDICATED TO THE TOWN, A PHASE I ENVIRONMENTAL SITE ASSESSMENT MUST BE SUBMITTED, DATED NO MORE THAN 180 DAYS PRIOR TO THE DEDICATION DATE.
27. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANYTIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND MR. JOHN MADSEN, REPATRIATION COORDINATOR AT THE ARIZONA STATE MUSEUM, MUST BE CONTACTED IMMEDIATELY AT (520) 621-4795, PURSUANT TO A.R.S.§ 41-865.
28. CONTRACTOR SHALL CALL IN AN ARIZONA 811 REQUEST AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY OR HEAVY EQUIPMENT TRAVEL WITHIN 25' OF THE EL PASO NATURAL GAS PIPELINE, AND ARRANGE FOR AN EPNG STANDBY.

MISCELLANEOUS NOTES

1. ALL ROADS AND DRAINAGE IMPROVEMENTS WITHIN OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.
2. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE TRANSPORTATION AND PARK IMPACT FEES, DUE UPON BUILDING PERMIT ISSUANCE FOR EACH LOT.
4. NO FURTHER LOT SPLITTING OR SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
5. ALL RIP RAP AND EROSION PROTECTION ROCK SHALL BE CORONADO BROWN IN COLOR.
6. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AS DELINEATED IN THE NORTHWEST MARANA AREA PLAN AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIATION EASEMENT WAS RECORDED WITH THE BLOCK PLAT AT DOCKET 13063, PAGE 4202.
7. PER THE DEVELOPMENT AGREEMENT 6.6 BANK PROTECTION, DEVELOPER SHALL PAY $500 PER ACRE OF AFFECTED PROPERTY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THE TOTAL OBLIGATION OF DEVELOPER FOR THE PROJECT IS $316,640 ($500 x 633.28 AFFECTED ACRES). EACH RESIDENTIAL OR COMMERCIAL SUBDIVISION PLAT SHALL BE REQUIRED TO PAY THEIR TOTAL OBLIGATION, OF $18,625.88 PER BLOCK, PRIOR TO RELEASE OF ASSURANCES FOR THAT BLOCK. WITHIN BLOCKS THAT ARE NOT SUBDIVIDED AND A DEVELOPMENT PLAN IS THE ONLY PROCESS, THE OBLIGATION FOR THOSE BLOCKS SHALL BE PAID PRIOR TO DEVELOPMENT PLAN APPROVAL.
8. PER SECTION 6.5 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, A VOLUNTARY SCHOOL IMPROVEMENT IN-LIEU FEE OF $1,200 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.
9. THIS PLAT FALLS UNDER THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN. IF AN ISSUE, CONDITION OR SITUATION ARISES FROM THIS PLAN THAT IS NOT COVERED OR PROVIDED FOR IN THE SPECIFIC PLAN, THOSE REGULATIONS IN THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE APPLICABLE FOR THE MOST SIMILAR ISSUE, CONDITION OR SITUATION SHALL BE USED BY THE PLANNING DIRECTOR AS THE GUIDELINES TO RESOLVE THE UNCLEAR ISSUE, MATTER OR SITUATION.
10. PER THE GLADDEN FARMS II SPECIFIC PLAN SECTION III.L OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT AND SECTION IV.C.4.E DEVELOPMENT STANDARDS - SMALL-LOT SINGLE-FAMILY DETACHED OF THE HDR LAND USE DESIGNATION, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS SHALL BE 185 SF PER SINGLE FAMILY RESIDENCE. THIS PROJECT SHALL REQUIRE 34,040 SF OF DEVELOPED RECREATIONAL AREA. 55,798 SF IS PROVIDED. 23,247 SF IN THE BASIN IN COMMON AREA "B-3" AND 32,551 SF IS PROVIDED IN COMMON AREA "B-6".
11. FIRE HYDRANTS AT 500 FOOT MAXIMUM INTERVALS SHALL BE INSTALLED WITHIN PUBLIC STREETS. THE FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MINUTE APPROVED BY NORTHWEST FIRE DISTRICT. ALL HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.
12. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ONE ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY BUILDING HAVING LIMITED ACCESS IN EXCESS OF 150 FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE, MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ALL HYDRANTS SHALL BE INSTALLED AND TESTED AND ACCESSIBLE VIA AN ALL WEATHER ACCESS ROAD PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
13. THIS PROPOSED SUBDIVISION IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 500-YR FLOODPLAIN, WHICH DOES NOT REGULATE THE DEVELOPMENT OF THIS PROJECT. THE SUBDIVISION IS WITHIN FIRM MAPS 1030 AND 1040 OF 4750 AND HAS A FEMA FLOODPLAIN DESIGNATION OF SHADED ZONE X.



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2. SEQ #20181100137
3. SEQ #20121740308
4. SEQ #20071020612
5. SEQ #20051340763
6. SEQ #20040110791
7. SEQ #20032160454
8. SEQ #20052030148
9. SEQ #20051970423
10. SEQ #20061300698
11. SEQ #20072170310
12. SEQ #20060970432
13. SEQ #20051750608
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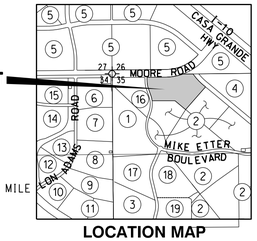

LOCATION MAP
SECTION 35, T 11 S, R 11 E
G & SRM TOWN OF MARANA
PIMA COUNTY, ARIZONA

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	
PROPERTY LINE	
EASEMENT BOUNDARY	
EXIST CONTOUR LINE	2750
EXIST SPOT ELEVATION	x 2751.1
LANDSCAPE BUFFERYARD LIMITS	
EXIST PAVEMENT EDGE	
EXIST SEWER LINE W/MH	S
EXIST WATERLINE W/VALVE	W
PROPOSED STORM DRAIN W/MH	
PROPOSED 8" PVC PUBLIC SEWER W/MH	
PROPOSED PUBLIC WATERLINE (8" UNLESS NOTED OTHERWISE)	8" W
PROPOSED RECLAIMED WATERLINE	
FLOW CONDITIONS	Q_{100} = 75 cfs
PROPOSED SLOPE	
CURB ACCESS RAMPS	
SIGHT VISIBILITY TRIANGLE	
DRIVEWAY ORIENTATION ON LOTS	
NEW MANHOLE CALLOUT	RIM ELEV / MANHOLE NUMBER 5 / RIM . / IE . / INVERT ELEV
NEW SEWER MAIN CALLOUT	100' @ 1.0%
RIP RAP	
EXIST BCSM	
DRYWELL	
EXIST GAS LINE	G

MISCELLANEOUS NOTES -CONTINUED

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

OWNER/DEVELOPER

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

ADMINISTRATIVE ADDRESS

10828 WEST MIKE ETTER BL MARANA ARIZONA 85653

SHEET INDEX

1 COVER SHEET
2-4 PRELIMINARY PLAT SHEETS
5 DETAIL SHEET

Registered Professional Engineer (Civil) CERTIFICATE NO. 28674 BRUCE PATON Date Signed 6-3-20 ARIZONA U.S.A.

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCK 27

LOTS 1-184 & COMMON AREAS "A", & "B"

COMMON AREA "A-1 THRU "A-20"; (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-6"; (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)

BEING A RESUBDIVISION OF BLOCK 27 OF GLADDEN FARMS 26-43
BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ-05028 PRV-06073F PRV2002-002 SHEET 1 OF 5

GLADDEN FARMS
BLOCK 29
SEQ #20071020612

GLADDEN FARMS
BLOCK 28
SEQ #20181100137
TR

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

KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x370' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x480' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT
10. 15'x15' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT

CLARK FARMS BOULEVARD
(PUBLIC STREET)
SEQ#20071020612

STREET "A" (PUBLIC STREET)
STREET "B" (PUBLIC STREET)
STREET "C" (PUBLIC STREET)
STREET "D" (PUBLIC STREET)

MOORE ROAD
(PUBLIC STREET)

CA "A-1" 1782 SF
CA "A-2" 1090 SF
CA "A-3" 1782 SF
CA "A-4" 1781 SF
CA "A-19" 1673 SF
CA "A-20" 1390 SF
CA "B-1" 23247 SF
CA "B-2" 36781 SF
CA "B-3" 23247 SF
CA "B-4" 45289 SF

BASIN 2
WSEL 06.5
BOTTOM 03.5
VOL 44,600 CF
VOL REQ 38,300 CF
DRYWELLS 2

BASIN 3
WSEL 05.4
BOTTOM 02.4
VOL 69,900 CF
VOL REQ 45,700 CF
DRYWELLS 2

(4) TYPE 3 SCUPPERS
(5) TYPE 3 SCUPPERS
(1) TYPE 3 SCUPPERS

SEE SHEET 3

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCK 27

LOTS 1-184 & COMMON AREAS "A", & "B"

COMMON AREA "A-1 THRU "A-20"; (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-6"; (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)

BEING A RESUBDIVISION OF BLOCK 27 OF GLADDEN FARMS 26-43
BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

Registered Professional Engineer
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed
ARIZONA U.S.A.

PCZ-05028 PRV-06073F PRV2002-002 SHEET 2 OF 5

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5011
rickengineering.com
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SEE SHEET 2

MOORE ROAD (PUBLIC STREET)

STREET "D" (PUBLIC STREET) 1380 SF

STREET "E" (PUBLIC STREET)

STREET "F" (PUBLIC STREET)

STREET "G" (PUBLIC STREET)

STREET "K" (PUBLIC STREET)

STREET "L" (PUBLIC STREET)

CA "A-14" 2234 SF

CA "A-15" 1224 SF

CA "A-16" 947 SF

CA "A-17" 2155 SF

CA "A-18" 2866 SF

CA "A-19" 1673 SF

CA "A-20" 1380 SF

CA "A-21" 1090 SF

CA "A-12" 1137 SF

CA "A-13" 1090 SF

CA "A-5" 2459 SF

CA "B-4"

CA "B-2" 36781 SF

(1) TYPE 3 SCUPPERS

TYPE 1 CATCH BASIN

(2) 24" SRP'S

BASIN 4
WSEL 89.5
BOTTOM 86.5
VOL 45,600 CF
VOL REQ 33,800 CF
DRYWELLS 2

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

GLADDEN FARMS
BLOCK 31
SEQ #20181100137
SFD-6

KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x370' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x480' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT
10. 15'x15' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT

SEE SHEET 4

Registered Professional Engineer
CERTIFICATE NO. 28674
BRUCE PATON
Date Signed
ARIZONA U.S.A.

PRELIMINARY PLAT FOR
GLADDEN FARMS
BLOCK 27

LOTS 1-184 & COMMON AREAS "A", & "B"

COMMON AREA "A-1 THRU "A-20"; (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-6"; (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)

BEING A RESUBDIVISION OF BLOCK 27 OF GLADDEN FARMS 26-43
BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
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SEE SHEET 3

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

MOORE ROAD
(PUBLIC STREET)
BK 62, PG 64

STREET "K" (PUBLIC STREET)
STREET "L" (PUBLIC STREET)
W STREET "H" (PUBLIC STREET)
STREET "E" (PUBLIC STREET)
STREET "I" (PUBLIC STREET)
STREET "J" (PUBLIC STREET)
MIKE ETTER BOULEVARD (PUBLIC STREET) SEQ #20071020212

CA "A-6" 3500 SF
CA "A-10" 1090 SF
CA "A-11" 1090 SF
CA "A-8" 1090 SF
CA "A-9" 1090 SF
CA "A-7" 3600 SF
CA "A-7" 2367 SF
CA "A-7" 19266 SF
CA "B-6" 3255 SF
CA "B-5" 20886 SF
CA "B-1" 22417 SF
CA "A-1"
CA "A-2"
CA "B-5"

BASIN 1
WSEL 04.8
BOTTOM 01.8
VOL 201,300 CF
VOL REQ 197,400 CF
DRYWELLS 11

BASIN 5
WSEL 08.0
BOTTOM 05.0
VOL 66,100 CF
VOL REQ 27,000 CF
DRYWELLS 1

INTERIM SECONDARY EMERGENCY ACCESS, IF PHASED

GLADDEN FARMS
BLOCK 31
SEQ #20181100137
SFD-6

GLADDEN FARMS
BLOCK 26
SEQ #20173130070
SFD-7

GLADDEN FARMS
BLOCK 27

MH #MW-2020-081
S-2020-008
RIM 05.7
(W IE 93.90)
(NE IE 94.00)
(S IE 94.10)

MH #MW-2017-122
PER (S-2017-008)

EXIST 8" PVC
S-2020-008

(2) 24" SRP'S

TYPE 1 CATCH BASIN

KEYNOTES

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2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x370' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
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PRELIMINARY PLAT FOR
GLADDEN FARMS BLOCK 27

LOTS 1-184 & COMMON AREAS "A", & "B"

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BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

NORTHWEST COR. SECTION 35 FOUND 1/2" IP

BASIS OF ELEVATION

BASIS OF BEARING
S 00°30'03"E
WEST LINE SOUTHWEST QUARTER SECTION 35

FND 1 1/2" ALUM CAP STAMPED "17436"

FND 1/2" REBAR TAGGED "PCH03"

Registered Professional Engineer (Civil)
CERTIFICATE NO.
28674
BRUCE
PATON
Signed
ARIZONA U.S.A.

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
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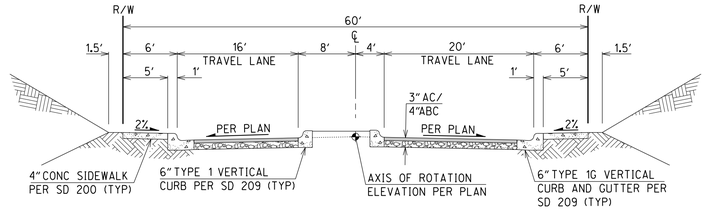
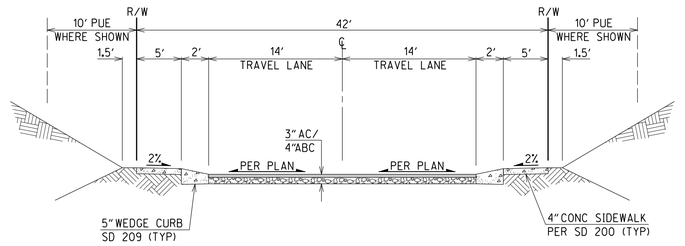
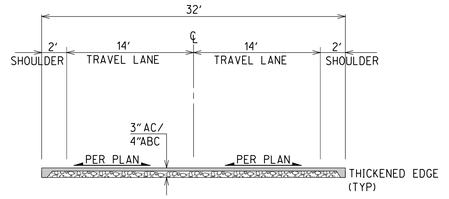


A 60' R/W STREET SECTION
NO SCALE



B 42' R/W STREET SECTION
DTL: TOM46XSRC
NO SCALE



C STREET SECTION
NO SCALE

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Tucson
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TUCSON, AZ 85712
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28674
BRUCE
PATON
Date Signed
3-25-2020
ARIZONA U.S.A.

PRELIMINARY PLAT FOR

GLADDEN FARMS
BLOCK 27

LOTS 1-184 & COMMON AREAS "A", & "B"

COMMON AREA "A-1 THRU "A-20": (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
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GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ-05028 PRV-06073F PRV2002-002 SHEET 5 OF 5

Town of Marana Planning

PRV2002-002 Gladden Farms Blk 27 Preliminary Plat

Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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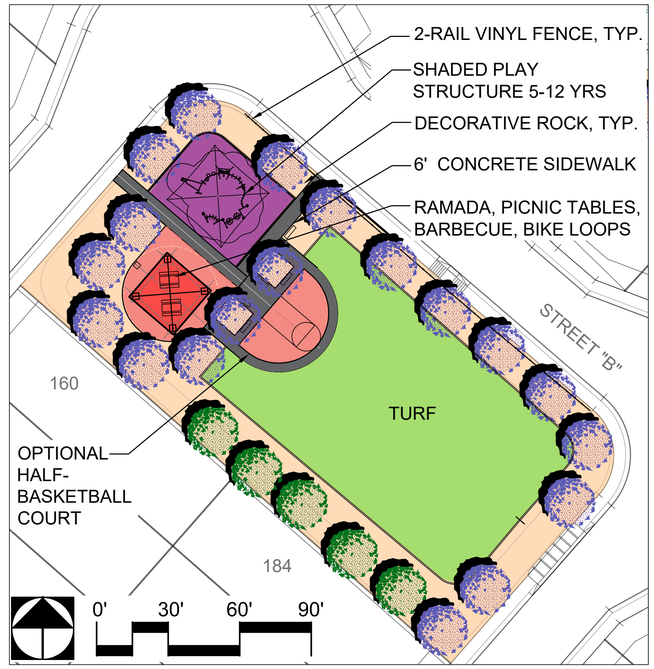
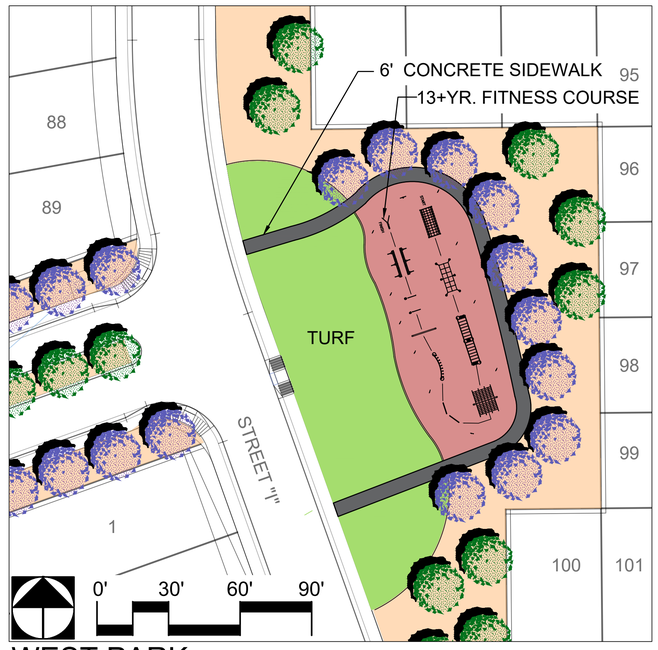


EAST PARK



WEST PARK

Gladden Farms II
Block 27 Landscape Concept

0' 80' 160' 240'

The WLB Group Inc.
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
520.881.7480 - tucson@wlbgroup.com

6 MARCH 2020

MARANA AZ

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: Gladden Farms Block 27	
Description of Project: Detached Single Family	Number of Lots: 186
Parcel No.(s): 217-54-0120	Gross Area (Acres): 32.15
Project Address: 10835 W MOORE RD	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Fid Nat Title TR 60423 Attn: Crown West	Contact Name: Dean Wingert		
Address: 333 East Wetmore Road Suite 250	City: Tucson	State: AZ	Zip: 85705
Email: dwingert@crownwest.com	Phone No.: (520) 888-3962		
Applicant: Rick Engineering Company, Inc.	Contact Name: Chuck Martin		
Address: 3945 E. Ft. Lowell Rd. #111	City: Tucson	State: AZ	Zip: 85732
Email: cmartin@rickengineering.com	Phone No.: (520) 795-1000		
Consultant/Engineer: Rick Engineering Company, Inc.	Contact Name: Bruce Paton		
Address: 3945 E. Ft. Lowell Rd. #111	City: Tucson	State: AZ	Zip: 85732
Email: bpaton@rickengineering.com	Phone No.: (520) 795-1000		

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.)

CHUCK MARTIN	Chuck Martin	2/28/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.**_____ **Date Received**_____

Revision Date 03/29/2019

Council-Regular Meeting **C5**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Steven Vasquez, Senior Planner

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-075: Relating to Development; approving a preliminary plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop (Steven E. Vasquez)

Discussion:

Request
Baker and Associates Engineering, Inc., on behalf of DR Horton, Tucson, Arizona, is requesting the approval of a preliminary plat consisting of 177 lots and common areas "A" and "B" on 41 acres within the Saguaro Bloom development.

Location
The subdivision will be located within Block 7B of the Saguaro Bloom Block "7A", Lots 1-202, Blocks "7B" and "7C" (Future Residential) and Common Areas "A" (Drainage/Open Space) and "B" (Park) final plat (Sequence #20192700513) at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop.

Zoning
The zoning for Block 7B is R-6 (Single Family Residential - minimum lot size of 6,000 square feet). The minimum lot size is 6,042 square feet (Lot 367). The maximum lot size is 11,075 square feet (Lot 288). The average lot size is 6,974 square feet.

Land Use
The preliminary plat proposes 177 residential lots, Common Area "A" (drainage/open space) and Common Area B (Park). The proposed density of Block 7B is 4.3 residences per acre.

Transportation
The subdivision will have two entries off Garnet Range Loop. One entry will be at Sago Palm Way, and the second entry will be at Street "I." The typical internal public street section for this subdivision has a 42 foot wide right-of-way.

Park Requirement and Trail Connectivity
The 177 residential lots in Block 7B require a minimum of 32,745 square feet of improved recreation area. The active recreation area is planned in Common Area "B", located in the central portion of the subdivision, adjacent to lots 308, 309, 322 and 323. The recreation area size is 36,547 square feet.

There is a decomposed granite trail in Common Area "A", behind lots 203 through 205 at the entry into the subdivision at Sago Palm Way, that will provide connectivity from public sidewalks into the subdivision. There will also be sidewalks leading into the subdivision between lots 208 and 209 and 270 and 271.

Planning Commission
This preliminary plat was presented to the Planning Commission on June 24, 2020, and received unanimous recommendation for approval 5-0 (Chairman Schnee and Commissioner Miller were absent).

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

Suggested Motion:
I move to adopt Resolution No. 2020-075 approving a preliminary plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop.

Attachments

Resolution No. 2020-075
PRV2003-001 SB 7B PP
PRV2003-001 SB 7B PP Map
LPR2004-001 SB 7B LP
PRV2003-001 SB 7B PP App

MARANA RESOLUTION NO. 2020-075

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT FOR SAGUARO BLOOM "7B" LOTS 203-379, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK) LOCATED AT THE NORTHEAST CORNER OF SAGUARO PEAKS BOULEVARD AND GARNET RANGE LOOP

WHEREAS, on April 6, 2004, the Mayor and Town Council adopted Resolution No. 2004-015, approving a final block plat for Saguaro Springs, recorded in the Pima County Recorder's Office at Book 58 of maps and plats, Page 23 (Sequence Number 20040700643); and

WHEREAS, on September 17, 2019, the Mayor and Town Council adopted Resolution No. 2019-089, approving the final plat for Saguaro Bloom "7A", Lots 1-202, Blocks "7B" and "7C" (Future Residential) and Common Areas "A" (Drainage/Open Space) and "B" (Park), recorded in the Pima County Recorder's Office at Sequence Number 20192700513; and

WHEREAS, Baker and Associates Engineering, Inc., on behalf of D. R. Horton, Tucson, Arizona, has applied for approval of a preliminary plat for a 177-lot single-family residential home subdivision within Block 7B of Saguaro Bloom located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on July 21, 2020, determined that the preliminary plat for Saguaro Bloom 7B should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona that the preliminary plat for Saguaro Bloom 7B Lots 203-379, Common Areas A and B located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

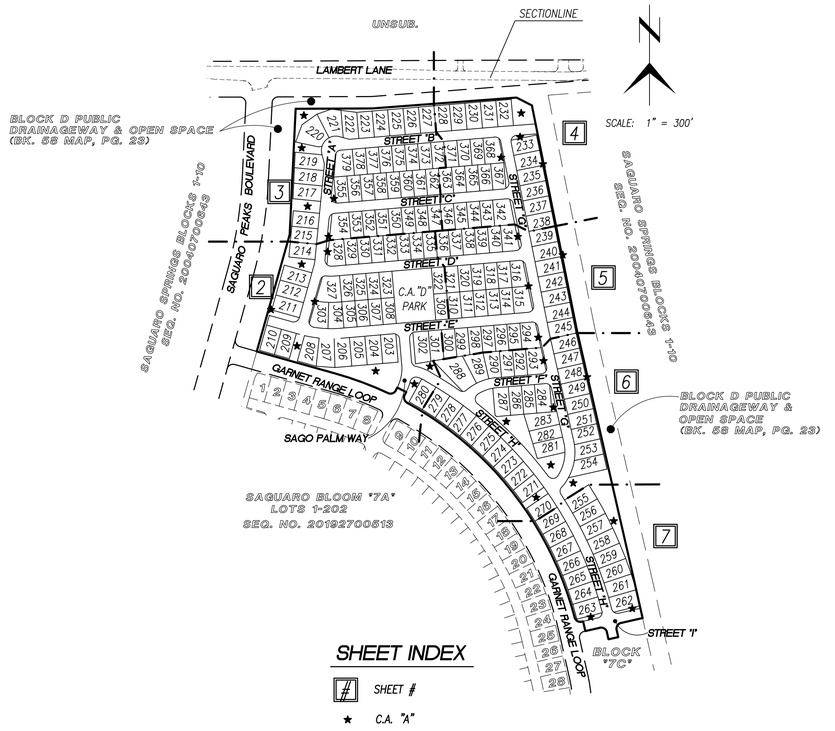
Frank Cassidy, Town Attorney

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 1,804,019 SF, OR 41 ACRES.
2. EXISTING ZONING IS R-6, PER TOWN OF MARANA ORDINANCE 97.04.
3. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF MARANA ORDINANCE 2011.18.
4. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 216-44-2040 AND 216-44-2050.
5. THE NUMBER OF RESIDENTIAL LOTS IS 177.
6. GROSS DENSITY IS 4.3 RAC.
7. MINIMUM ALLOWABLE LOT SIZE 6,000 SF (PER R-6 CODE).
   MINIMUM PROVIDED LOT SIZE 6042 SF (LOT #367).
   AVERAGE LOT SIZE 6974 SF.
   MAXIMUM PROVIDED LOT SIZE 13,563 SF (LOT #288 – NOT A RESTRICTION).
   MAXIMUM ALLOWABLE BUILDING HEIGHT – NOT GREATER THAN TWO-STORIES OR 25 FEET, EXCEPT AS OTHERWISE PERMITTED.
   THE ALLOWABLE LOT COVERAGE BY BUILDINGS AND STRUCTURES SHALL NOT EXCEED 50% OF THE TOTAL LOT AREA.
8. APPROXIMATE AREAS:
   COMMON AREAS "A" (DRAINAGE/OPEN SPACE) = 184,771 SF.
   COMMON AREA "B" (PARK) = 36,547 SF.
9. BUILDING SETBACKS PER R-6 ZONING
   - FRONT: 16' MINIMUM EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF 20'. A MAXIMUM OF 35 PERCENT OF THE LOTS MAY HAVE A REDUCED SETBACK TO THE 16', WITH THE BALANCE OF THE SETBACKS BEING 20' OR GREATER.
   - SIDE: 5' MINIMUM WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10'.
   - REAR: 20' MINIMUM. WHERE THE FRONT YARD (SETBACK) IS INCREASED ABOVE THE 20', THEN THE REAR YARD (SETBACK) MAY BE REDUCED 1' FOR EACH FOOT OF INCREASE, BUT SHALL NOT BE REDUCED TO BELOW 15'. WHERE THE FRONT YARD (SETBACK) IS DECREASED BELOW THE MINIMUM 20', THE REAR YARD (SETBACK) SHALL BE INCREASED 1' FOR EACH FOOT OF DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER 25'.
10. NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
11. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (177 LOTS X 2 = 354).
12. LAMBERT LANE AND SAGUARO PEAKS BOULEVARD ARE THE NEAREST PAVED ACCESS, AND ARE ADJACENT TO THIS PROJECT.
13. 1.6 MILES OF NEW PUBLIC STREETS ARE INCLUDED IN PRELIMINARY PLAT.
14. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM C.O.T./PIMA COUNTY STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2015 EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
15. ALL WEATHER ACCESS WILL BE PROVIDED FOR ALL LOTS PRIOR TO ANY LOT RELEASE.
16. THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH, WB-40 DESIGN VEHICLE FOR ALL STREETS.
17. ALL LOTS ARE "A" (FRONT DRAINING).
18. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGE RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWING EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOW, OR RAINFALL.
19. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
20. THE 100-YEAR FREQUENCY FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGEWAYS.
21. 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.
22. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
23. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.
24. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT.
25. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE RELOCATED AT NO EXPENSE TO THE TOWN OF MARANA AND/OR PIMA COUNTY.
26. ALL NEW UTILITIES AND ALL EXISTING UTILITIES (EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 Kv OR MORE) WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
27. OBJECTS AND MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
28. BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 12 EAST, AS SHOWN ON THE FINAL PLAT OF SAGUARO SPRINGS, BLOCK 1 THRU 10 AND "A" THRU "D" AND LOTS 1 THRU 9 AND "A" AND "B", AS RECORDED IN BOOK 58 OF MAPS AND PLATS, PAGE 23. SAID BEARING BEING NORTH 89°47'51" EAST.
29. BASIS OF ELEVATION: PIMA COUNTY/CITY OF TUCSON DOT GEODETIC CONTROL POINT "J03", A PK NAIL IN ASPHALT IN LAMBERT LANE, EAST OF PORTLAND AVENUE. SAID ELEVATION BEING 2084.52 (NAVD 88).
30. A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
31. FIRE FLOW FOR THIS SUBDIVISION SHALL BE A MINIMUM OF 1000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE HYDRANTS SHALL BE LOCATED WITH AN AVERAGE SPACING NO GREATER THAN 500 FEET AND NO GREATER DISTANCE THAN 250 FEET FROM ANY POINT ON A STREET OR FIRE APPARATUS ACCESS ROAD TO A FIRE HYDRANT. BLUE REFLECTIVE STREET MARKERS SHALL BE PERMANENTLY AFFIXED TO THE STREET SURFACE APPROXIMATELY 8 FEET FROM THE CURB NEAREST THE HYDRANT.
32. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS AND REQUIRED FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON THE SITE.
33. A SIGN IDENTIFYING THE NAME OF THE BUILDER, LOT NUMBER AND ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE FIRE DEPARTMENT ACCESS ROAD. THE SIGN SHALL BE MAINTAINED IN A LEGIBLE CONDITION DURING ALL PHASES OF CONSTRUCTION BEGINNING WITH INSTALLATION OF THE FLOOR SLAB AND REMAINING UNTIL THE FINAL INSPECTION.
34. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION, WALLS, ETC., WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
35. DWELLINGS OVER 3600 SQUARE FEET OF FLOOR AREA UNDER ROOF, HAVING ACCESS OVER 12% GRADE, ACCESS OVER 150 FEET FROM THE NEAREST STREET TO ALL PORTIONS OF THE EXTERIOR OF THE STRUCTURE OR LOCATED IN AREAS NOT MEETING MINIMUM FIRE FLOW REQUIREMENTS SHALL BE EVALUATED BY NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES.
36. ACCEPTED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT ACCEPTANCE.
37. ACCEPTANCE OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
38. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS, AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY MARANA RECLAMATION PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
39. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM MARANA RECLAMATION BEFORE BEGINNING ANY WORK ON THIS PROJECT.
40. A 100% LAND COVERAGE SURVEY FOR THE SONORAN DESERT TORTOISE SHALL BE COMPLETED BY A QUALIFIED WILDLIFE BIOLOGIST A MAXIMUM OF 30 DAYS BEFORE ANY GROUND DISTURBANCE IN PREVIOUSLY UNGRADED AREAS, AND ALL TORTOISE FOUND WILL BE RELOCATED.
41. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI-RESISTANT MATERIALS.

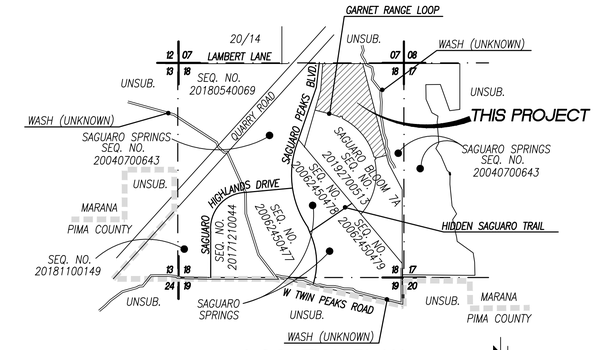
GENERAL NOTES, Continued

42. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
43. THE NEIGHBORHOOD DESIGN FOR THIS PROJECT SHALL BE CONSISTENT WITH THE EXISTING COMMUNITY NEIGHBORHOOD DESIGN ESTABLISHED WITHIN SAGUARO BLOOM.
44. IN ADDITION TO THE ITEMS SHOWN ON SHEETS 2 THROUGH 10, THIS SITE IS ALSO SUBJECT TO THE FOLLOWING IDENTIFIED TITLE ITEMS:
   - BLANKET AVIGATION EASEMENT AND RELEASE FOR MARANA NORTHWEST REGIONAL AIRPORT PER DOCKET 12292/6650.
   - BLANKET UTILITY EASEMENT RIGHTS PER RIGHT-OF-WAY ABANDONMENT PROCEEDING PER DOCKET 1536/365.
   - ALL MINERAL RIGHTS AS RESERVED IN MINERAL DEED AND RESERVATIONS OF SURFACE RIGHTS PER SEQ. 20152610784.
45. DRAINAGEWAYS TO BE CONSTRUCTED WILL BE BUILT ACCORDING TO APPROVED PLANS PRIOR TO ISSUANCE OF ANY PERMITS FOR THE FOLLOWING LOTS: 21-219 AND 233-262.
46. AN AGREEMENT FOR CONSTRUCTION OF FACILITIES UNDER PRIVATE CONTRACT MUST BE OBTAINED BEFORE ANY WATER UTILITIES ARE INSTALLED WITHIN THE SUBDIVISION.



SHEET INDEX

SHEET
★ C.A. "A"



LOCATION PLAN

SECTION 18, T12S, R12E,
G&SRB&M, TOWN OF MARANA, ARIZONA

3" = 1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- ▲ SET SURVEY MONUMENT EXCEPT WHERE SHOWN AS FOUND
- △ SURVEY MONUMENT TO BE SET
- ● SET PROPERTY CORNER
- EASEMENT LINE
- PROPOSED PUBLIC SEWER/MANHOLE
- S EXISTING PUBLIC SEWER/MANHOLE (APPROXIMATE LOCATION)
- W PROPOSED WATER
- W EXISTING WATER(APPROXIMATE LOCATION)
- G EXISTING SOUTHWEST GAS (APPROXIMATE LOCATION)
- UGE EXISTING UNDERGROUND TEP (APPROXIMATE LOCATION)
- SIGHT VISIBILITY TRIANGLE ("SVT") AREA (SEE ALSO "B" KEYNOTES FOR DIMENSIONS))
- HANDICAP RAMP
- 2650 EXISTING CONTOURS
- 100 YEAR FLOODPRONE LINE ("F.P.L.")
- EROSION SETBACK LINE ("E.S.L.")
- NEW PAVEMENT
- EXISTING PAVEMENT
- CP-6 58 cfs DRAINAGE CONCENTRATION (Q100)
- WSEL # 100 YEAR WATER SURFACE ELEVATION
- PG 85.1 PRELIMINARY PAD GRADES
- X 86.4 PRELIMINARY SPOT GRADES
- DETAIL # / SHEET # DETAIL # SHEET #

OWNER:

TITLE SECURITY AGENCY, L.L.C., AS TRUSTEE UNDER TRUST NO. 201434-T

DEVELOPER:

DR HORTON, INC.
ATTN: BRENT DAVIS
3580 W. INA ROAD, SUITE 100
TUCSON, ARIZONA 85741
PHONE: 520-336-7008

ACCEPTANCE:

ADMINISTRATIVE ADDRESS

10210 N. GARNET RANGE LOOP, MARANA, ARIZONA 85653

#PRV2003-001 Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002

REGISTERED LAND SURVEYOR 36655 MARTIN V. MAGELLI ARIZONA U.S.A.

PRELIMINARY PLAT for
SAGUARO BLOOM "7B", LOTS 203-379,
COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7B AND A PORTION OF BLOCK 7C, AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 - 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL, AND COMMON AREAS "A" (DRAINAGE OPEN SPACE) AND "B" (PARK), SEQUENCE NO. 20192700513
LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E,
G&SRB&M, TOWN OF MARANA, ARIZONA

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

SCALE:	DRAWN BY: JVA	DATE: 3/17/20	DRAWING #	SHEET
HORIZ: 1"=300'	DESIGNED BY: MVM	REV. DATE: 4/29/20	2458.2-PP1.DWG	1 of 7
C.I. = N/A	CHECKED BY: MVM	REV. DATE: 6/1/20	PLAN #2458.2	

KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
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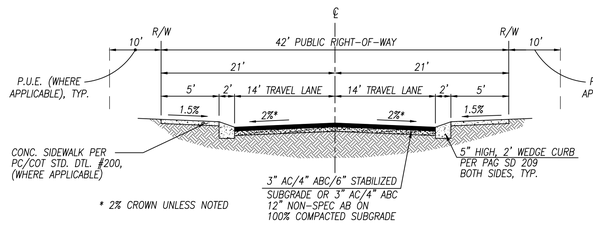
- (D) EX. 35' PUBLIC SEWER AND WATER EASEMENT PER SEQUENCE NUMBER 20192700513

N

SCALE: 1" = 40'



1 TYPICAL PUBLIC 42' ROADWAY X-SECTION

NTS

#PRV2003-001

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002

PRELIMINARY PLAT for

SAGUARO BLOOM "7B", LOTS 203-379, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7B AND A PORTION OF BLOCK 7C, AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 - 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL, AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

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3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 3/17/20	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 4/29/20	2458.2-PP1.DWG	2 of 7
C.I. = 1'	CHECKED BY: MVM	REV. DATE: 6/1/20	PLAN #2458.2	

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#PRV2003-001

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002

PRELIMINARY PLAT for

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Registered Professional Engineer — Martin V. Magelli — 36655 — Date Signed 6-1-20 — Arizona U.S.A.

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

SCALE:	DRAWN BY: JVA	DATE: 3/17/20	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 4/29/20	2458.2-PP1.DWG	3 of 7
C.I. = 1'	CHECKED BY: MVM	REV. DATE: 6/1/20	PLAN #2458.2	

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- (D) EX. 35' PUBLIC SEWER AND WATER EASEMENT PER SEQUENCE NUMBER 20192700513

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	88°11'58"	25.00	38.48
C2	88°11'58"	25.00	38.48
C3	09°23'32"	1439.00	235.89
C4	46°42'08"	1439.00	1172.94
C5	88°11'58"	25.00	38.48
C6	90°00'00"	25.00	39.27
C7	90°00'00"	25.00	39.27
C8	07°16'51"	200.00	25.41
C9	24°27'31"	200.00	85.38
C10	20°32'47"	462.00	165.67
C11	26°11'57"	200.00	91.45
C12	45°26'23"	200.00	158.61
C13	10°05'01"	200.00	35.20
C14	01°29'46"	1000.00	26.11
C15	64°28'09"	200.00	225.04
C16	20°32'47"	200.00	71.72
C17	06°36'00"	1577.50	181.71
C18	19°13'14"	1577.50	529.19
C19	21°53'47"	1577.50	602.86

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N77°11'56"E	42.00'
L2	N12°48'04"W	42.00'
L3	S77°11'56"W	6.22'
L4	S26°53'43"W	13.27'
L5	S63°06'17"E	42.00'
L6	S26°53'43"W	13.27'
L7	S15°42'09"W	4.68'
L8	N12°48'04"W	30.00'
L9	N12°48'04"W	30.00'

LINE TABLE

#PRV2003-001

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002

PRELIMINARY PLAT for

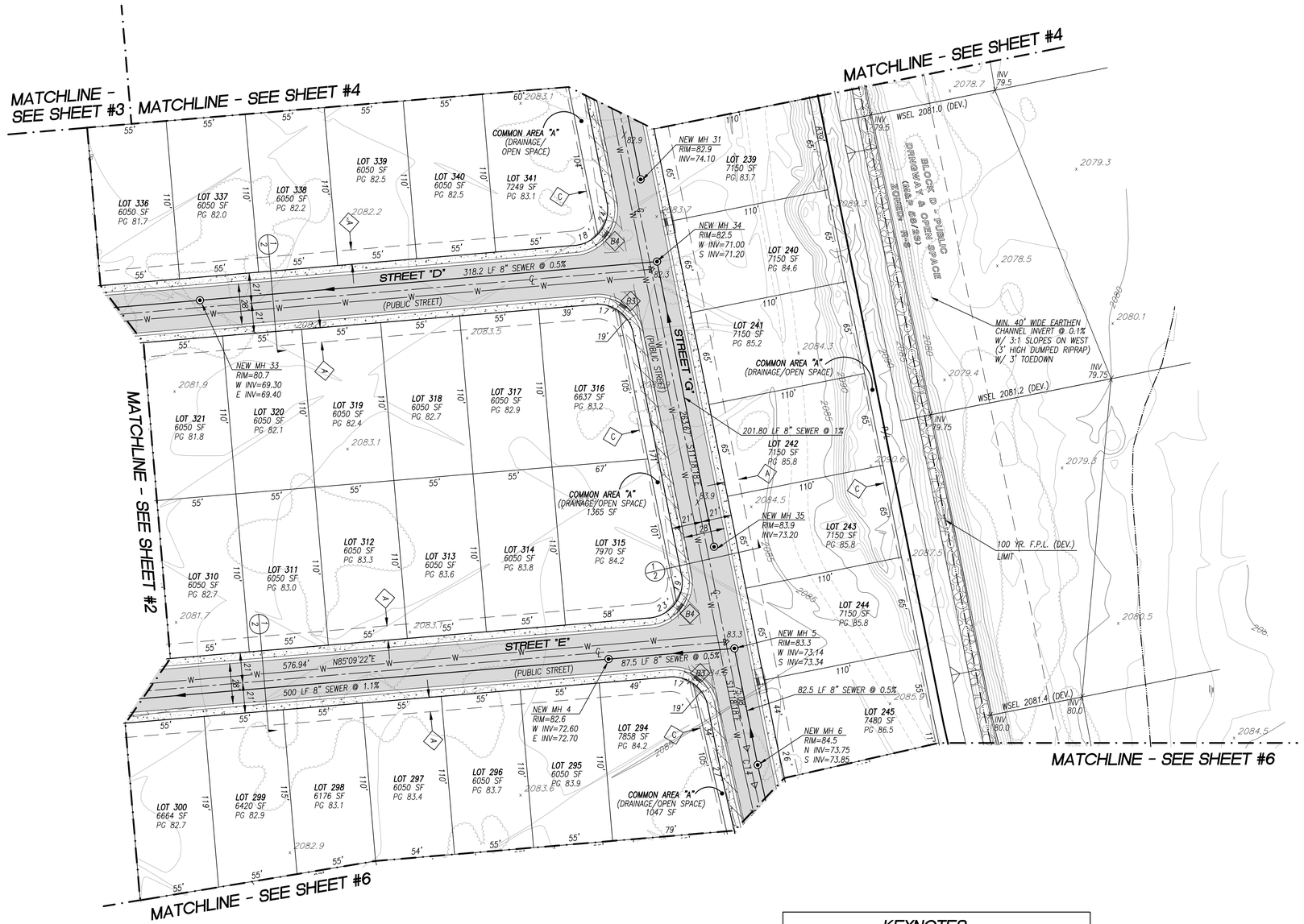
SAGUARO BLOOM "7B", LOTS 203-379, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7B AND A PORTION OF BLOCK 7C, AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 - 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL, AND COMMON AREAS "A" (DRAINAGE,OPEN SPACE) AND "B" (PARK), SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

Registered Professional Engineer 36655 MARTIN V. MAGELLI Date Signed 6/1/20 ARIZONA U.S.A.

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

SCALE:	DRAWN BY: JVA	DATE: 3/17/20	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 4/29/20	2458.2-PP1.DWG	4 of 7
C.I. = 1'	CHECKED BY: MVM	REV. DATE: 6/1/20	PLAN #2458.2	



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PRELIMINARY PLAT for

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LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

36655 MARTIN V. MAGELLI — REGISTERED PROFESSIONAL ENGINEER — ARIZONA U.S.A.

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SCALE:	DRAWN BY: JVA	DATE: 3/17/20	DRAWING #	SHEET
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C.I. = 1'	CHECKED BY: MVM	REV. DATE: 6/1/20	PLAN #2458.2	

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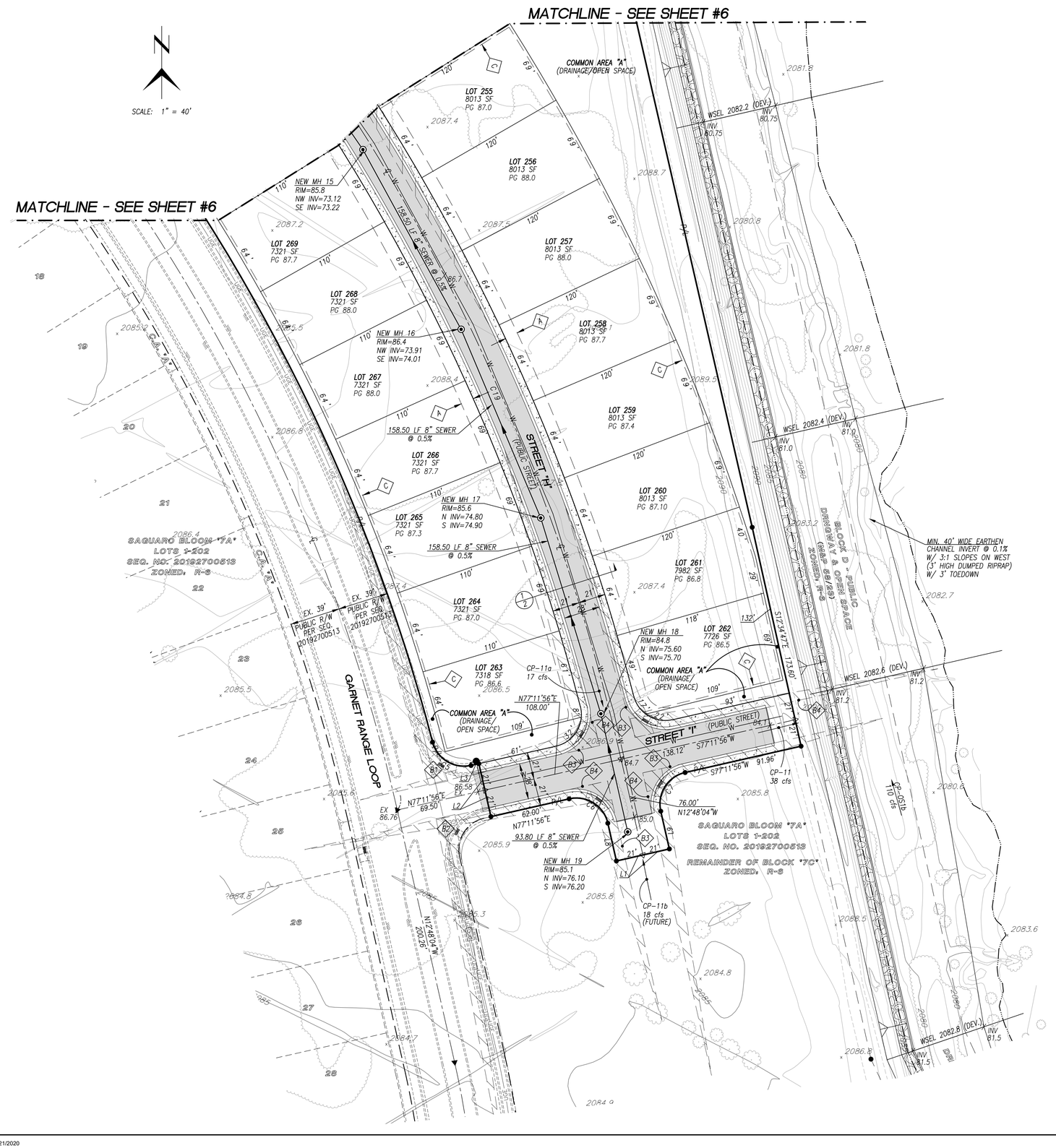

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REGISTERED LAND SURVEYOR 36655 MARTIN V. MAGELLI DATE SIGNED 6-1-20 ARIZONA U.S.A.

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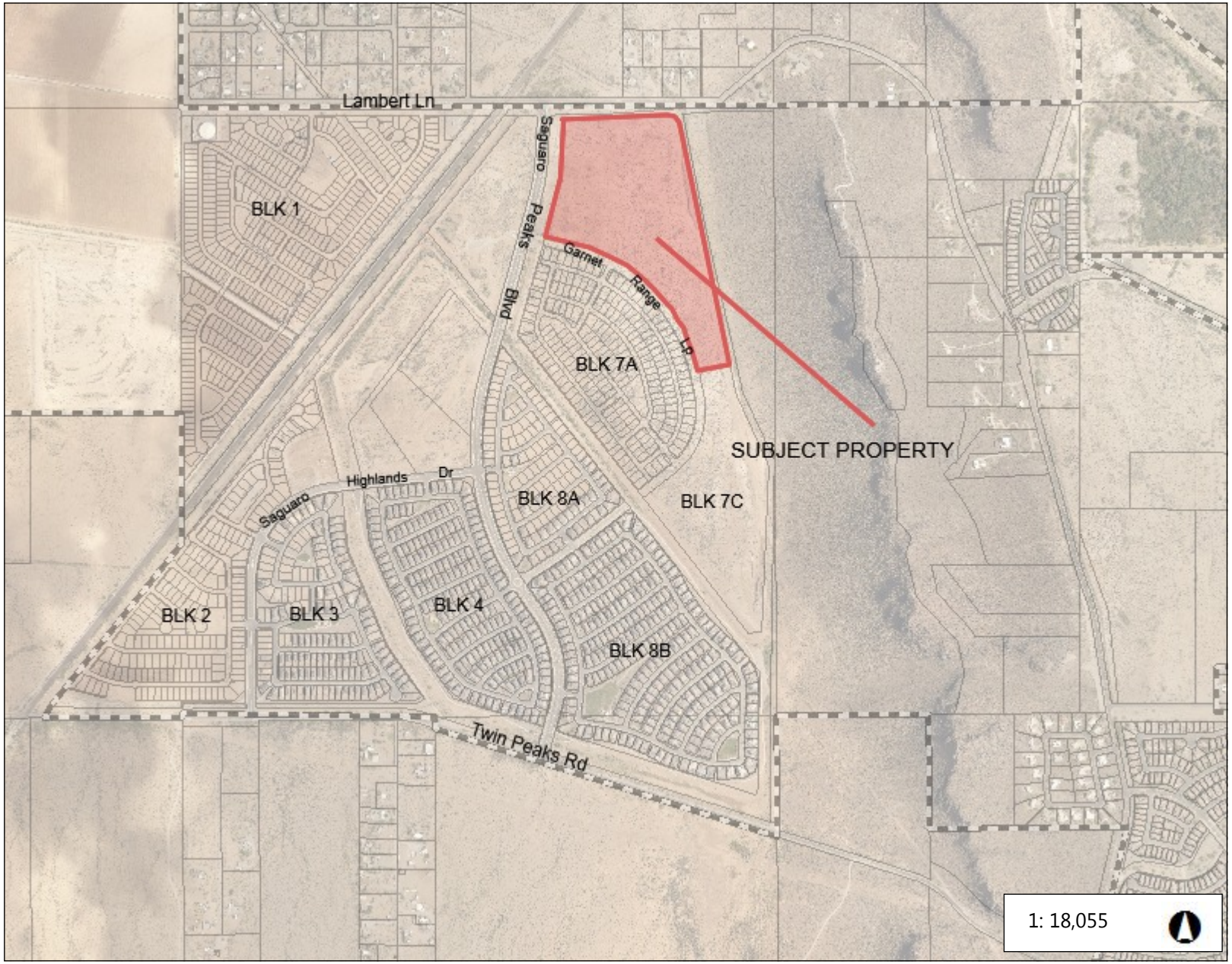
Town of Marana Planning

PRV2003-001 Saguaro Bloom 7B Preliminary Plat



Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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LANDSCAPE PLANS

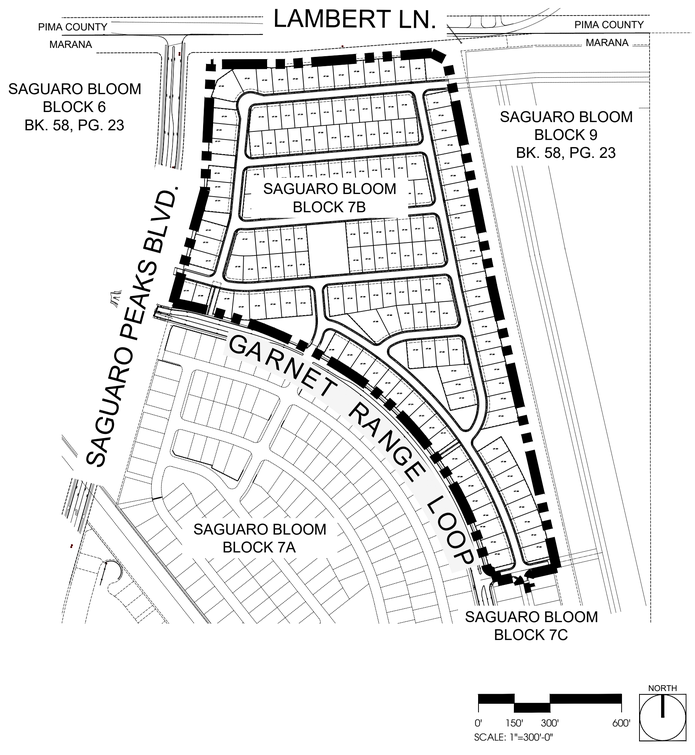
SAGUARO BLOOM BLOCK 7B

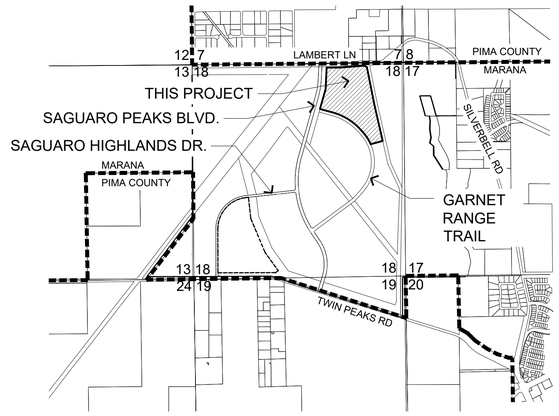
SAGUARO BLOOM "7B", LOTS 203-379 AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7B AND A PORTION OF BLOCK 7C, AS RECORED IN SAGUARO BLOOM "7A", LOTS 1-202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL, AND COMMON AREAS "A" (DRAINAGE, OPEN SPACE) AND "B" (PARK), SEQUENCE NO. 20192700513
LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

GENERAL NOTES

1. Zoning: the existing zoning is R-6 per Town of Marana Ordinance 97.04.
2. Area: the project area is 41 acres (1,804,019 sf).
   2.1. Common Area "A" (Drainage/Open Space): 184,771 sf
   2.2. Common Area "B" (Park): 36,547 sf provided (32,754 sf required)
3. Parcels: 216-44-2040 and 216-44-2050
4. Sight visibility triangles: Objects and materials within sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30" and 72" in height above finished grade of the roadway surface, and shall conform to Town of Marana Subdivision Street Standards.
5. Basis of Bearing: the north line of the northwest quarter of Section 18, Township 12 south, Range 12 east, as shown on the final plat of Saguaro Springs, Blocks 1 thru 10 & 'A' thru 'D' and Lots 1 thru 9 and 'A' and 'B', as recorded in Book 58 of Maps and Plats, Page 23, said bearing being N89°47'51"E.
6. Basis of Elevation: Pima County/City of Tucson DOT geodetic control point "J03", a PK nail in asphalt in Lambert Lane, east of Portland Avenue, said elevation being 2085.52 (NAVD88).
7. Plant size: plant material shall be installed at the following minimum sizes: trees = 15 gal, shrubs/accents = 5 gal, groundcover/vines = 1 gal.
8. Irrigation: the landscape will be irrigated by means of a permanent underground irrigation system operated by automatic controller. All water use for irrigation purposes will conform to the Arizona Groundwater Code, Arizona Revised Statutes Title 45, Chapter 2.
9. Hardscape, landscape, and irrigation construction shall comply with these plans and Town of Marana standard specifications. Deviations from approved plans require landscape architect and Town of Marana approval prior to implementation.
10. All Town of Marana and landscape architect inspections require a minimum advance notice of 48 hours. A substantial completion inspection by owner's authorized representative will be conducted and all deficiencies listed. Separate inspections may be required for backflow prevention assemblies and electrical work. Contractor shall rectify all deficiencies prior to final inspection by owner's authorized representative and Town of Marana.
11. All equipment, materials, labor, and transportation not indicated or explicitly specified by these plans or Town of Marana standard specifications, but required for the execution of the work shall be supplied by the contractor and are considered incidental to the work.
12. Project maintenance shall be the responsibility of the developer and/or its successors.
13. All walls, fences, signs and gates require separate permits.
14. All walls shall be constructed of, or painted with, graffiti resistant materials.
15. 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.
16. Plants shall be pruned on a regular basis to prevent obstruction of walkways, curb areas, drives and line of sight visibility triangles.
17. Any plant material included in the approved landscape plan that does not survive after installation shall be replaced with plant material of the same or like species of equal size within thirty (30) days of the plant's demise. Failure to replace dead plant material within the specified time period shall constitute a zoning violation.
18. ADA accesible slopes in park: longitudinal slopes of walks shall not exceed 5%, cross slopes of pavement/walks shall not exceed 2%.
19. 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.
20. Minimum required pressure (at point of connection) to operate the irrigation system is 40 PSI.
21. The contractor shall verify the existing pressure and the contractor shall notify the landscape architect of any discrepancy before continuing work.
22. The design speed for this project is 25 MPG, WB-40 design vehicle for all streets.
23. Contractor shall call in an Arizona 811 request at least 48 hours prior to any construction activity or heavy equipment travel within 25' of the El Paso Natural Gas Pipeline, and arrange for an EPNG standby.
24. Neighborhood Design: The Neighborhood Design for Block 7B shall be consistent with the existing community neighborhood design established within Saguaro Bloom.
25. A 100% coverage survey of Sonoran Desert Tortoise shall be completed by a qualified wildlife biologist a maximum of 30 days before any ground disturbance in previously ungraded areas, and all tortoises will be relocated.
26. Trees within Sight Visibility Triangles (SVT) must have a canopy above 72" at the time of planting.





LOCATION MAP
SCALE 3" = 1 mile

SECTION 18, T12S, R12E,
G&SRB&M, TOWN OF MARANA, ARIZONA

LEGEND

BLOCK 7B BOUNDARY

SHEET INDEX:

COVER	THIS SHEET
LANDSCAPE PLAN	L-0 TO L-10
IRRIGATION PLAN	IR-0 TO IR-6
WALL & COLUMN PLAN	W-0
DETAILS	D-1 TO D-4

SUBMITTAL HISTORY:

1ST SUBMITTAL	04/23/20	TOWN OF MARANA
2ND SUBMITTAL	06/01/20	TOWN OF MARANA

ADMINISTRATIVE ADDRESS:

10210 E GARNET RANGE LOOP
MARANA, AZ 85653

ACCEPTANCE:

I:\PROJECTS\DRH-25\AUTOCAD\ WORKING DRAWINGS \DR25-COVER.DWG 05/29/2020 12:54 PM TWEBER
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DATE: 06/01/20
DRAWN BY: FW
CHECKED BY: DB

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

DEVELOPER:
DR HORTON
3580 W. INA ROAD, STE. 100
TUCSON, AZ 85741
CONTACT: BRENT T. DAVIS
TEL: 520-790-6005

ENGINEER:
BAKER & ASSOCIATES ENGINEERING, INC.
3561 E. SUNRISE DRIVE, STE. 225
TUCSON, AZ 85718
CONTACT: MARTY MAGELLI
TEL: 520-318-1950

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

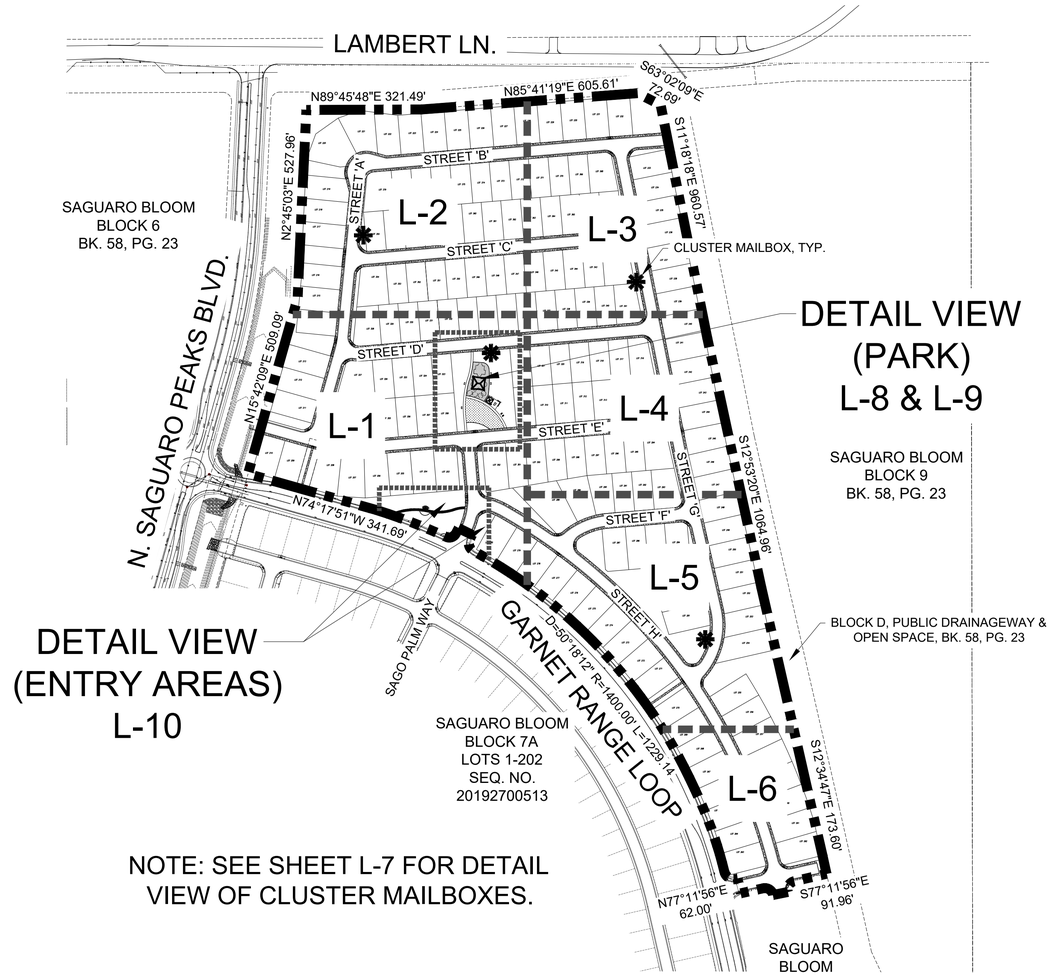
REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

COVER
1 OF 24

MATERIALS INFORMATION

3. SAFETY SURFACE: ENGINEERED WOOD FIBER. *SOF'FALL* BY SOF-SOLUTIONS (WWW.SOF-SOLUTIONS.COM) OR APPROVED EQUAL. 12" DEPTH. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. PICNIC TABLE: RCPWT6 - WAINWRIGHT 6' PICNIC TALE AS MANUFACTURED BY ANOVA (WWW.ANOVAFURNISHINGS.COM) OR APPROVED EQUAL. COLOR: SLATS="CEDAR", FRAME="BLACK". BOLTED AND SECURED TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS.
5. BENCH WITH BACK: RCPWC6 - WAINWRIGHT 6' FALT BENCH AS MANUFACTURED BY ANOVA (WWW.ANOVAFURNISHINGS.COM) OR APPROVED EQUAL. COLOR: PER MODEL NUMBER. BOLTED AND SECURED TO CONCRETE PAD OR CONCRETE FOOTERS IN LANDSCAPE AREAS PER MANUFACTURER'S RECOMMENDATIONS.
6. PLAY STRUCTURE: SMART PLAY 'VENTI' (MODEL: *#210739A)* BY LANDSCAPE STRUCTURES OR APPROVED EQUAL. (5-12 YEARS) ((SEE DESIGN #173681A BY EXERPLAY) CONTACT KEVIN SOLOMON AT EXERPLAY (520-281-0255)). INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLORS: POSTS/ARCHES=BLUE, CLAMPS=DUNE, SLIDES/TUNNELS=LEAF, PERMALENE=RECYCLED LEAF W/ BLACK.
DO NOT INCLUDE WELCOME SIGN.
7. WHEELCHAIR CLEAR SPACE: CLEAR SPACE PROVIDED AT END OF SEATWALL. MINIMUM CLEAR SPACE OF 48" X 30", SEE PLANS. MADE OF CONCRETE PAVEMENT PER KEYNOTE 3. PROVIDE EXPANSION JOINTS ADJACENT TO SEATWALL AND CONCRETE SIDEWALK.
8. TRASH CAN: RCPWOT - WAINRIGHT RECEPTACLE WITH OPEN TOP AS MANUFACTURED BY ANOVA (WWW.ANOVAFURNISHINGS.COM) OR APPROVED EQUAL. COLOR: PER MODEL NUMBER. BOLTED AND SECURED TO CONCRETE PAD OR CONCRETE FOOTERS IN SOFTSCAPE AREAS PER MANUFACTURERS RECOMMENDATIONS
9. 16'X16' RAMADA W/ LIGHT: MESA MODEL AS MANUFACTURED BY CLASSIC RECREATION SYSTEMS, INC. (WWW.CLASSICRECREATION.COM) OR APPROVED EQUAL, WITH 6"X6" SQ STEEL TUBE MIN .120 WALL THICKNESS. ALL BOLTS A-307 OR A-325 HARD HIDDEN AT CONNECTIONS. ALL BEAMS PER STRUCTURAL ENGINEERING. ROOFING SHALL BE 24 GA. HR-36 STEEL PRE-CUT AND PRE-FINISHED WITH RIBS RUNNING WITH SLOPE OF ROOF. TRIM TO BE 24 GA TO MATCH ROFFING. FACIA TRIM MIN. SIZE SHALL BE 3 $\frac{1}{2}$" X 3 $\frac{1}{2}$" SQ, 24 GAUAGE. CEEE CHANNELS, "S" OR "ZEE" PURLINS, "I" BEAMS OR ANGLE IRON SHALL NOT BE ALLOWED. PAINTED TO MATCH EXISTING RAMADAS IN SAGUARO BLOOM BLOCKS 8B. EACH RAMADA SHALL INCLUDE (1) SOLAR POWERED LAMP INSTALLED IN CENTER OF RAMADA. SOLAR PANEL SHALL ATTACH TO ROOF.
10. MAILBOX CLUSTER 4-2: (4) 15 DOOR VERSATILE CLUSTER BOX UNITS ON POST AS MANUFACTURED BY AF FLORENCE (WWW.FLORENCEMAILBOXES.COM) (MODEL # 4C11D-15-P, COLOR: ANTIQUE BRONZE) OR APPROVED EQUAL AND SURROUNDED BY CUSTOM ROCK GABIONS BASE (SEE DETAILS). INSTALL DECAL OF RESIDENCE NUMBER TO EACH RESIDENCE BOX AND PARCEL BOX NUMBER (60 TOTAL DECALS), CONTACT AF FLORENCE FOR CUSTOM DECALS. (2) 2 DOOR PARCEL BOX UNITS ON POST AS MANUFACTURED BY AF FLORENCE (WWW.FLORENCEMAILBOXES.COM) (MODEL # 4C11S-HOP-P, COLOR: ANTIQUE BRONZE) AND SURROUNDED BY CUSTOM ROCK GABIONS BASE (SEE DETAILS).
11. MAILBOX CLUSTER 3-1: (3) 15 DOOR VERSATILE CLUSTER BOX UNITS ON POST AS MANUFACTURED BY AF FLORENCE (WWW.FLORENCEMAILBOXES.COM) (MODEL # 4C11D-15-P, COLOR: ANTIQUE BRONZE) OR APPROVED EQUAL AND SURROUNDED BY CUSTOM ROCK GABIONS BASE (SEE DETAILS). INSTALL DECAL OF RESIDENCE NUMBER TO EACH RESIDENCE BOX AND PARCEL BOX NUMBER (45 TOTAL DECALS), CONTACT AF FLORENCE FOR CUSTOM DECALS. (1) 2 DOOR PARCEL BOX UNIT ON POST AS MANUFACTURED BY AF FLORENCE (WWW.FLORENCEMAILBOXES.COM) (MODEL # 4C11S-HOP-P, COLOR: ANTIQUE BRONZE) AND SURROUNDED BY CUSTOM ROCK GABIONS BASE (SEE DETAILS).
12. SADDLE SPINNER: SADDLE SPINNER (MODEL #: 152179A) 16" HEIGHT AS MANUFACTURED AND DESIGNED BY LANDSCAPE STRUCTURES, INC. (WWW.PLAYSI.COM) OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLORS: PLASTIC SADDLE=LEAF, POST=BLUE.
13. 35'X35' SHADE STRUCTURE: SKYWAYS EXTENDED HIP SHADE STRUCTURE, 35'X35', 14' ENTRY HEIGHT AS DESIGNED AND MANUFACTURED BY LANDSCAPE STRUCTURES. MODEL# 215186D OR APPROVED EQUAL. ((SEE DESIGN #173681A BY EXERPLAY) CONTACT KEVIN SOLOMON AT EXERPLAY (520-281-0255)). COLORS: FABRIC SAIL=BLUE, POSTS=DUNE. CONTRACTOR SHALL PROVIDE STRUCTURAL DRAWINGS FOR STRUCTURE AND FOOTINGS. SEPARATE BUILDING PERMIT IS REQUIRED BY TOWN OF MARANA.
14. ADA PICNIC TABLE: RCPWT63A - WAINWRIGHT 6' ADA PICNIC TABLE AS MANUFACTURED BY ANOVA (WWW.ANOVAFURNISHINGS.COM) OR APPROVED EQUAL. COLOR: SLATS="CEDAR", FRAME="BLACK". BOLTED AND SECURED TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS.
15. GRILL: GRILL (MODEL #21-00) BY DUMOR (WWW.DUMOR.COM) OR APPROVED EQUAL, IN GROUND MOUNT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
16. BIKE RACK: (MODEL #CIRCLEBR) - CIRCLE POWDER COATED BIKE RACK, SURFACE MOUNT AS MANUFACTURED BY ANOVA (WWW.ANOVAFURNISHINGS.COM) OR APPROVED EQUAL. COLOR: BROWN. BOLTED AND SECURED TO 3'X2'X2" CONCRETE PAD PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR TO SUPPLY MOUNTING HARDWARE.
17. DOUBLE BOBBLE SPRING RIDER: (MODEL #: 164075B) AS MANUFACTURED AND DESIGNED BY LANDSCAPE STRUCTURES, INC. (WWW.PLAYSI.COM) OR APPROVED EQUAL. COLOR: BLUE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
18. CURVA SPINNER: (MODEL #: 247179A) AS MANUFACTURED AND DESIGNED BY LANDSCAPE STRUCTURES, INC. (WWW.PLAYSI.COM) OR APPROVED EQUAL. COLOR: BLUE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
19. SWINGSET: SINGLE POST FRAME 8' BEAM HEIGHT WITH ADDED BAY(MODEL #: 177332A AND MODEL #177333A) BY LANDSCAPE STRUCTURES, INC. (WWW.PLAYSI.COM) OR APPROVED EQUAL. ((SEE DESIGN #173681A BY EXERPLAY) CONTACT KEVIN SOLOMON AT EXERPLAY (520-281-0255)) INCLUDES (2) BELT SEATS W/ PROGUARD CHAINS AND (2) MOLDED BUCKET SEATS W/ PROGUARD CHAINS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLORS: POSTS=DUNE, BEAMS=BLUE, CLAMPS=DUNE.
21. BOULDER: SIZE=5'X3'X3', COLOR=SANTE FE GOLD BY PIONEER OR APPROVED EQUAL. INSTALL 1/3 OF BOULDER BELOW GRADE.
22. BOULDER: SIZE=4'X3'X2', COLOR=SANTE FE GOLD BY PIONEER OR APPROVED EQUAL. INSTALL 1/3 OF BOULDER BELOW GRADE.
23. BOULDER: SIZE=3'X2'X2', COLOR=SANTE FE GOLD BY PIONEER OR APPROVED EQUAL. INSTALL 1/3 OF BOULDER BELOW GRADE.
24. ARTIFICIAL TURF: (MODEL# EMERSON) BY PIONEER SAND AND GRAVEL OR APPROVED EQUAL. PILE HEIGHT: 1.75". FACE WEIGHT: 58 OZ. TOTAL WEIGHT: 107 OZ. INFILL MATERIAL (MODEL# SUPERFILL-PLUS) BY PIONEER SAND AND GRAVEL (WWW.PIONEERSAND.COM).

HYDROSEED MIX		
BOTANICAL NAME	COMMON NAME	#/AC OF MIX
ARISTIDA PURPUREA	(PURPLE THREE AWN)	1.5
BAILEYA MULTIRADIATA	(DESERT MARIGOLD)	1.5
CHRYSACTINIA MEXICANA	(DAMIANITA)	1
DIMORPHOTHECA AURANTIACA	(AFRICAN DAISY)	1
ENCELIA FARINOSA	(BRITTLEBUSH)	1
ESCHSCHOLTZIA MEXICANA	(MEXICAN POPPY)	2
PLANTAGO INSULARIS	(INDIAN WHEAT)	2
SPHAERALCEA AMBIGUA	(GLOBE MALLOW)	1
VERBENA GOODINGII	(DESERT VERBENA)	1
TACKIFIER APPLIED PER MANUFACTURER'S SPECIFICATIONS		



NOTE: SEE SHEET L-7 FOR DETAIL VIEW OF CLUSTER MAILBOXES.

KEYNOTES		
Keynote	Item	Detail/Specification
1	CONCRETE PAVEMENT	See Detail 4, Sheet D-1
2	6" CONCRETE HEADER	See Detail 5, Sheet D-1
3	SAFETY SURFACE & HEADER	See Detail 6, Sheet D-1 See Materials Information, Sheet L-0
4	PICNIC TABLE	See Materials Information, Sheet L-0
5	BENCH WITH BACK	See Materials Information, Sheet L-0
6	PLAY STRUCTURE	See Materials Information, Sheet L-0
7	WHEELCHAIR CLEAR SPACE	See Materials Information, Sheet L-0
8	TRASH CAN	See Materials Information, Sheet L-0
9	16'X16' RAMADA	See Detail 4, Sheet D-3 See Materials Information, Sheet L-0
10	MAILBOX CLUSTER (4-2)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0
11	MAILBOX CLUSTER (3-1)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0
12	SADDLE SPINNER	See Materials Information, Sheet L-0
13	35'X35' SHADE STRUCTURE	See Materials Information, Sheet L-0
14	ADA PICNIC TABLE	See Materials Information, Sheet L-0
15	GRILL	See Materials Information, Sheet L-0
16	BIKE RACK	See Materials Information, Sheet L-0
17	DOUBLE BOBBLE SPRING RIDER	See Materials Information, Sheet L-0
18	CURVA SPINNER	See Materials Information, Sheet L-0
19	SWING SET	See Materials Information, Sheet L-0
20	GABION SEAT WALL	See Detail 3, Sheet D-4
21	BOULDER 5'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
22	BOULDER 4'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
23	BOULDER 3'X2'X2'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
24	ARTIFICIAL TURF	See Detail 5, Sheet D-3 See Materials Information, Sheet L-0
25	STABILIZED DG TRAIL & SURFACE	See Detail 7, Sheet D-3

LEGEND

MATCHLINE

BLOCK 7B BOUNDARY

CLUSTER MAILBOX (SEE SHEET L-7)

SCALE: 1"=200'-0" (0' 100' 200' 400')

NORTH

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CALL TWO WORKING DAYS BEFORE YOU DIG
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

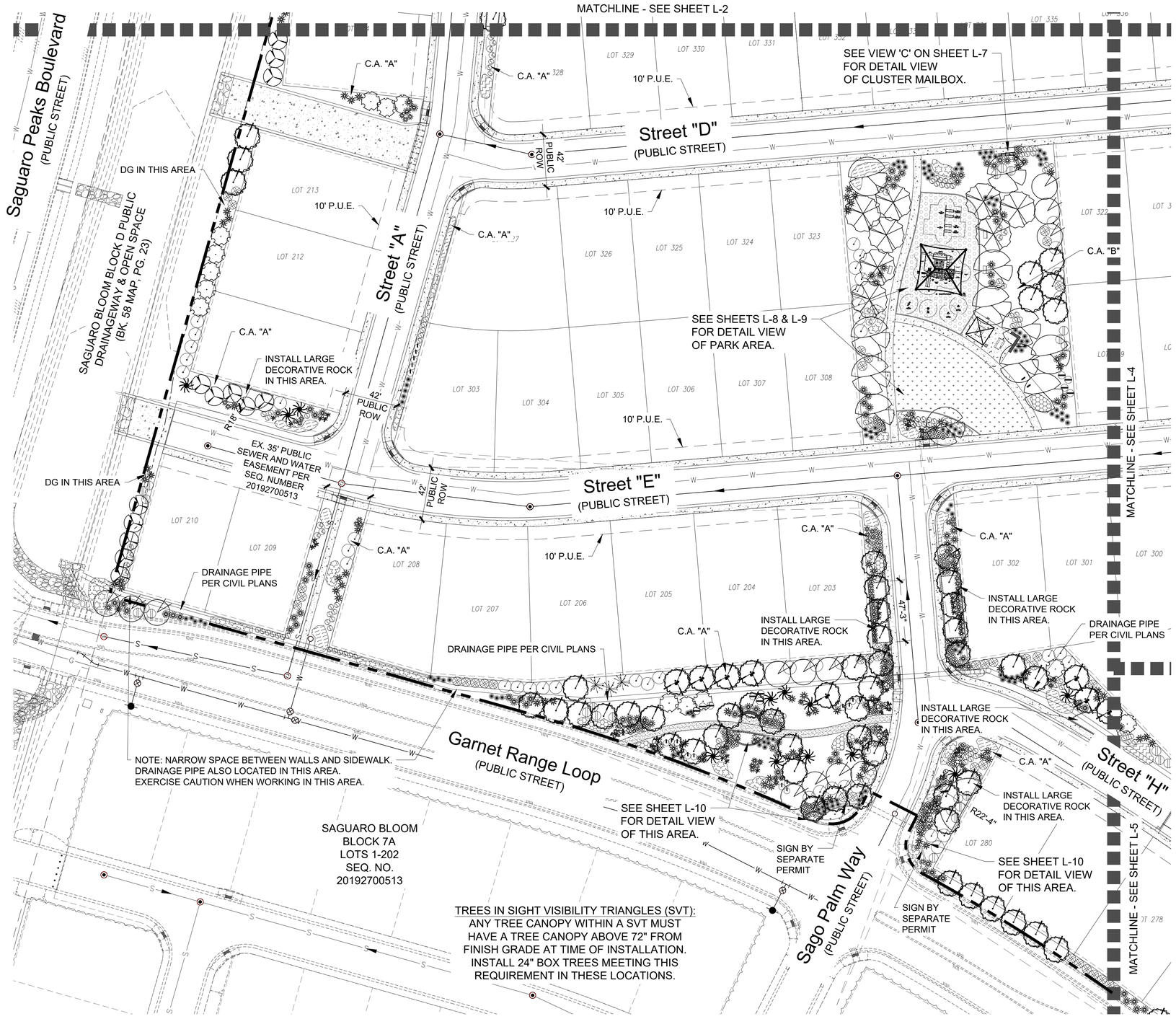
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
L-0
2 OF 24



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY
	PARKINSONIA MICROPHYLUM FOOTHILLS PALO VERDE	15 GAL.	30
	CHILOPSIS LINEARIS 'LOUIS ADAMS' LOUIS ADAMS DESERT WILLOW	15 GAL.	59
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX	8
	PISTACHE CHINENSIS CHINESE PISTACHE	24" BOX	12
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	15 GAL.	22
	PROSOPIS HYBRID PHOENIX THORNLESS SOUTHAMERICAN HYBRID MESQUITE	15 GAL.	97
	PROSOPIS VELUTINA VELVET MESQUITE	15 GAL.	31
SHRUBS			
	ANISACANTHUS WRIGHTII FLAME ACANTHUS	5 GAL.	12
	BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH	5 GAL.	36
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	60
	DODONEA VISCOSA HOPSEED BUSH	5 GAL.	68
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	53
	SALVIA CLEVLANDII CHAPPARAL SAGE	5 GAL.	30
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	57
ACCENTS			
	AGAVE AMERICANA CENTURY PLANT	5 GAL.	32
	AGAVE GEMNIFLORA TWIN FLOWERED AGAVE	5 GAL.	68
	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.	36
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	50
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL.	140
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	51
	BULBINE FRUTESCENS 'TINY TANGERINE' DWARF ORANGE BULBINE	5 GAL.	206
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	122
	EUPHORBIA ANTISYPHILITICA WAX PLANT	5 GAL.	22
	FOQUERIA SPLENDENS OCOTILLO	MIN. 7 STALKS 8' HT.	30
	NOLINA MICROCARPA BEAR GRASS	5 GAL.	166
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MULHY	5 GAL.	212
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	5 GAL.	139
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE MUHLY	5 GAL. (2' O.C.)	60
	OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL.	14
	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.	20
	OPUNTIA VIOLACEAE 'SANTA RITA' PURPLE PRICKLY PEAR	5 GAL.	21

GROUND COVER		SPACING	
	LANTANA SPECIES YELLOW LANTANA	1 GAL. 4' O.C.	220
	LANTANA MONTEVIDENSIS TRAILING WHITE LANTANA	1 GAL. 4' O.C.	50
	CALYLOPHUS BERLANDIERI 'TUCSON SUN' TUCSON SUN SUNDROPS	1 GAL. 3' O.C.	100
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL. 4' O.C.	200
	BERMUDA TURF	SOD	CONTRACTOR TO CALCULATE

NOT SHOWN DECORATIVE CRUSHED ROCK (DG): ALL LANDSCAPE AREAS, PLANTED AREAS, COMMON AREAS, ENTRIES, PARK, STREET MEDIANS, AND ANY AREAS NOT COVERED BY PAVEMENT OR HYDROSEED, SHALL BE COVERED WITH DECORATIVE CRUSHED ROCK (2" DEPTH). COLOR: APACHE BROWN. SIZE: 3/4" MINUS.

NOT SHOWN HYDROSEED: AREA BETWEEN BACK OF LOTS 233-262 AND DRAINAGE CHANNEL SHALL BE COVERED WITH HYDROSEED W/ TACKIFIER. SEE SHEET L-0 FOR SEED MIX.

LARGE DECORATIVE ROCK: INSTALL IN COMMON AREAS AS NOTED. COLOR: APACHE BROWN. SIZE: 2" TO 4".

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

0' 20' 40' 80'

SCALE: 1"=40'-0"

L:\PROJECTS\DRH-25\AUTOCAD\WORKING DRAWINGS\DRH25-PI.DWG, 6/29/2020 12:55 PM, FWEBER
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND DUPLICATION OF THE PLANS SHALL CONFLICT WITH THE LANDSCAPE ARCHITECT'S COPYRIGHT. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION BY THE LANDSCAPE ARCHITECT FOR THE SPECIFIC PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT. THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT AGAINST ALL DAMAGES, LIABILITIES AND COSTS ARISING FROM SUCH REUSE OR MODIFICATIONS. BY ACCEPTANCE OF THESE PLANS, THE USER AGREES TO THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR ANY CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION AND PAYMENT FOR SERVICES.

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PROJECT: DRH-25
DATE: 06/01/20
DRAWN BY: FW
CHECKED BY: DB

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
58092
DANIEL A. BRADSHAW
Date 06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

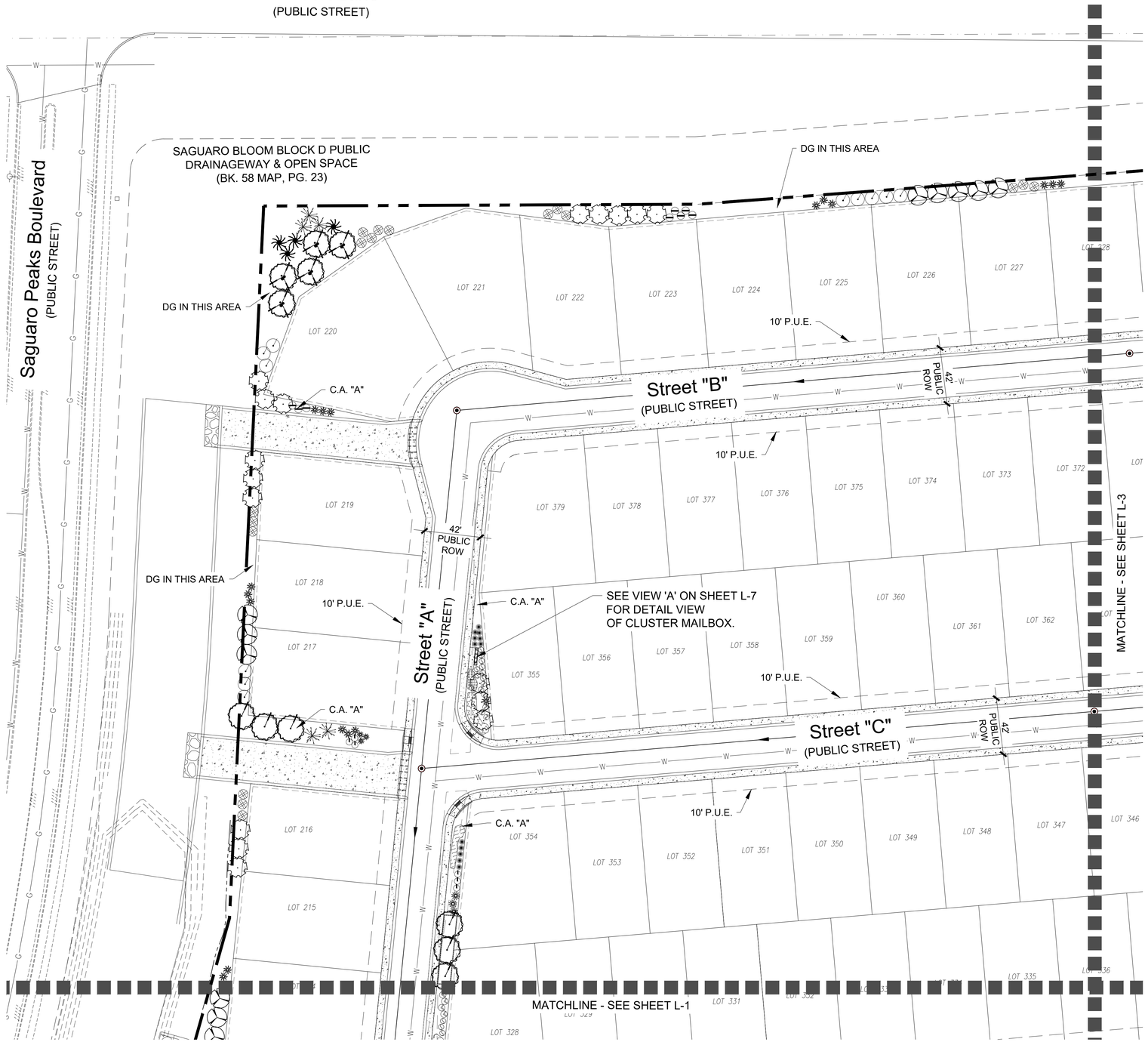
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

L-1
3 OF 24



PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY
TREES			
	PARKINSONIA MICROPHYLUM FOOTHILLS PALO VERDE	15 GAL.	30
	CHILOPSIS LINEARIS 'LOUIS ADAMS' LOUIS ADAMS DESERT WILLOW	15 GAL.	59
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX	8
	PISTACHE CHINENSIS CHINESE PISTACHE	24" BOX	12
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	15 GAL.	22
	PROSOPIS HYBRID PHOENIX THORNLESS SOUTHAMERICAN HYBRID MESQUITE	15 GAL.	97
	PROSOPIS VELUTINA VELVET MESQUITE	15 GAL.	31
SHRUBS			
	ANISACANTHUS WRIGHTII FLAME ACANTHUS	5 GAL.	12
	BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH	5 GAL.	36
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	60
	DODONEA VISCOSA HOPSEED BUSH	5 GAL.	68
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	53
	SALVIA CLEVLANDII CHAPPARAL SAGE	5 GAL.	30
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	57
ACCENTS			
	AGAVE AMERICANA CENTURY PLANT	5 GAL.	32
	AGAVE GEMNIFLORA TWIN FLOWERED AGAVE	5 GAL.	68
	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.	36
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	50
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL.	140
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	51
	BULBINE FRUTESCENS 'TINY TANGERINE' DWARF ORANGE BULBINE	5 GAL.	206
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	122
	EUPHORBIA ANTISYPHILITICA WAX PLANT	5 GAL.	22
	FOQUERIA SPLENDENS OCOTILLO	MIN. 7 STALKS 8' HT.	30
	NOLINA MICROCARPA BEAR GRASS	5 GAL.	166
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MULHY	5 GAL.	212
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	5 GAL.	139
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE MULHY	5 GAL. (2' O.C.)	60
	OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL.	14
	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.	20
	OPUNTIA VIOLACEAE 'SANTA RITA' PURPLE PRICKLY PEAR	5 GAL.	21

			SPACING	
GROUND COVER				
	LANTANA SPECIES YELLOW LANTANA	1 GAL.	4' O.C.	220
	LANTANA MONTEVIDENSIS TRAILING WHITE LANTANA	1 GAL.	4' O.C.	50
	CALYLOPHUS BERLANDIERI 'TUCSON SUN' TUCSON SUN SUNDROPS	1 GAL.	3' O.C.	100
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL.	4' O.C.	200
	BERMUDA TURF	SOD		CONTRACTOR TO CALCULATE

NOT SHOWN DECORATIVE CRUSHED ROCK (DG): ALL LANDSCAPE AREAS, PLANTED AREAS, COMMON AREAS, ENTRIES, PARK, STREET MEDIANS, AND ANY AREAS NOT COVERED BY PAVEMENT OR HYDROSEED, SHALL BE COVERED WITH DECORATIVE CRUSHED ROCK (2" DEPTH). COLOR: APACHE BROWN. SIZE: 3/4" MINUS.

NOT SHOWN HYDROSEED: AREA BETWEEN BACK OF LOTS 233-262 AND DRAINAGE CHANNEL SHALL BE COVERED WITH HYDROSEED W/ TACKIFIER. SEE SHEET L-0 FOR SEED MIX.

LARGE DECORATIVE ROCK: INSTALL IN COMMON AREAS AS NOTED.
COLOR: APACHE BROWN. SIZE: 2" TO 4".

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

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

NORTH

THE USE OF PLANS, PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE OF THESE PLANS IN WHOLE OR IN PART, OR IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE DRAWINGS AND PLANS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS, THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESSED AND WRITTEN PERMISSION.

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#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

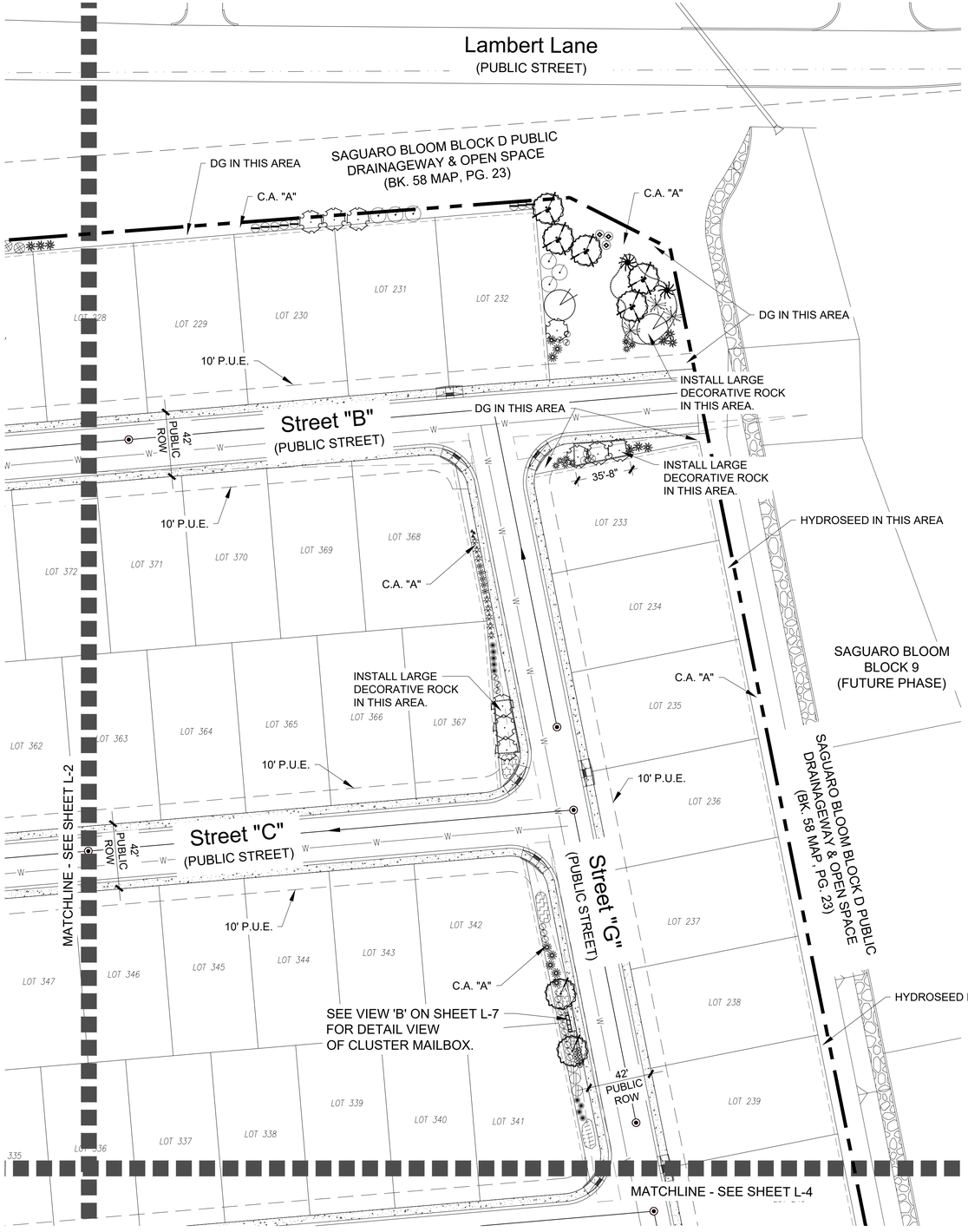
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

L-2
4 OF 24



TREES IN SIGHT VISIBILITY TRIANGLES (SVT):
ANY TREE CANOPY WITHIN A SVT MUST HAVE A TREE CANOPY ABOVE 72" FROM FINISH GRADE AT TIME OF INSTALLATION. INSTALL 24" BOX TREES MEETING THIS REQUIREMENT IN THESE LOCATIONS.

PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE	QUANTITY
TREES			
	PARKINSONIA MICROPHYLUM FOOTHILLS PALO VERDE	15 GAL.	30
	CHILOPSIS LINEARIS 'LOUIS ADAMS' LOUIS ADAMS DESERT WILLOW	15 GAL.	59
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX	8
	PISTACHE CHINENSIS CHINESE PISTACHE	24" BOX	12
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	15 GAL.	22
	PROSOPIS HYBRID PHOENIX THORNLESS SOUTHAMERICAN HYBRID MESQUITE	15 GAL.	97
	PROSOPIS VELUTINA VELVET MESQUITE	15 GAL.	31
SHRUBS			
	ANISACANTHUS WRIGHTII FLAME ACANTHUS	5 GAL.	12
	BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH	5 GAL.	36
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	60
	DODONEA VISCOSA HOPSEED BUSH	5 GAL.	68
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	53
	SALVIA CLEVLANDII CHAPPARAL SAGE	5 GAL.	30
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	57
ACCENTS			
	AGAVE AMERICANA CENTURY PLANT	5 GAL.	32
	AGAVE GEMNIFLORA TWIN FLOWERED AGAVE	5 GAL.	68
	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.	36
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	50
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL.	140
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	51
	BULBINE FRUTESCENS 'TINY TANGERINE' DWARF ORANGE BULBINE	5 GAL.	206
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	122
	EUPHORBIA ANTISYPHILITICA WAX PLANT	5 GAL.	22
	FOQUERIA SPLENDENS OCOTILLO	MIN. 7 STALKS 8' HT.	30
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	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MULHY	5 GAL.	212
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	5 GAL.	139
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE MUHLY	5 GAL. (2' O.C.)	60
	OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL.	14
	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.	20
	OPUNTIA VIOLACEAE 'SANTA RITA' PURPLE PRICKLY PEAR	5 GAL.	21

GROUND COVER		SPACING	
LANTANA SPECIES YELLOW LANTANA	1 GAL.	4' O.C.	220
LANTANA MONTEVIDENSIS TRAILING WHITE LANTANA	1 GAL.	4' O.C.	50
CALYLOPHUS BERLANDIERI 'TUCSON SUN' TUCSON SUN SUNDROPS	1 GAL.	3' O.C.	100
MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL.	4' O.C.	200
BERMUDA TURF	SOD	CONTRACTOR TO CALCULATE	

NOT SHOWN — DECORATIVE CRUSHED ROCK (DG): ALL LANDSCAPE AREAS, PLANTED AREAS, COMMON AREAS, ENTRIES, PARK, STREET MEDIANS, AND ANY AREAS NOT COVERED BY PAVEMENT OR HYDROSEED, SHALL BE COVERED WITH DECORATIVE CRUSHED ROCK (2" DEPTH). COLOR: APACHE BROWN. SIZE: 3/4" MINUS.

NOT SHOWN — HYDROSEED: AREA BETWEEN BACK OF LOTS 233-262 AND DRAINAGE CHANNEL SHALL BE COVERED WITH HYDROSEED W/ TACKIFIER. SEE SHEET L-0 FOR SEED MIX.

LARGE DECORATIVE ROCK: INSTALL IN COMMON AREAS AS NOTED.
COLOR: APACHE BROWN. SIZE: 2" TO 4".

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

0' 20' 40' 80'

SCALE: 1"=40'-0"

L:\PROJECTS\DRH-25\AUTOCAD\WORKING DRAWINGS\DRH25-PLT.DWG, 6/9/2020 12:50 PM, FWEER
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING CENTER IS PROHIBITED. TITLE TO THESE PLANS SHALL REMAIN WITH THE PLANNING CENTER AND PROPERTY RIGHTS IN THE IDEAS AND DESIGNS INCORPORATED HEREIN SHALL REMAIN WITH THE PLANNING CENTER. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM THE PLANNING CENTER

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date 06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

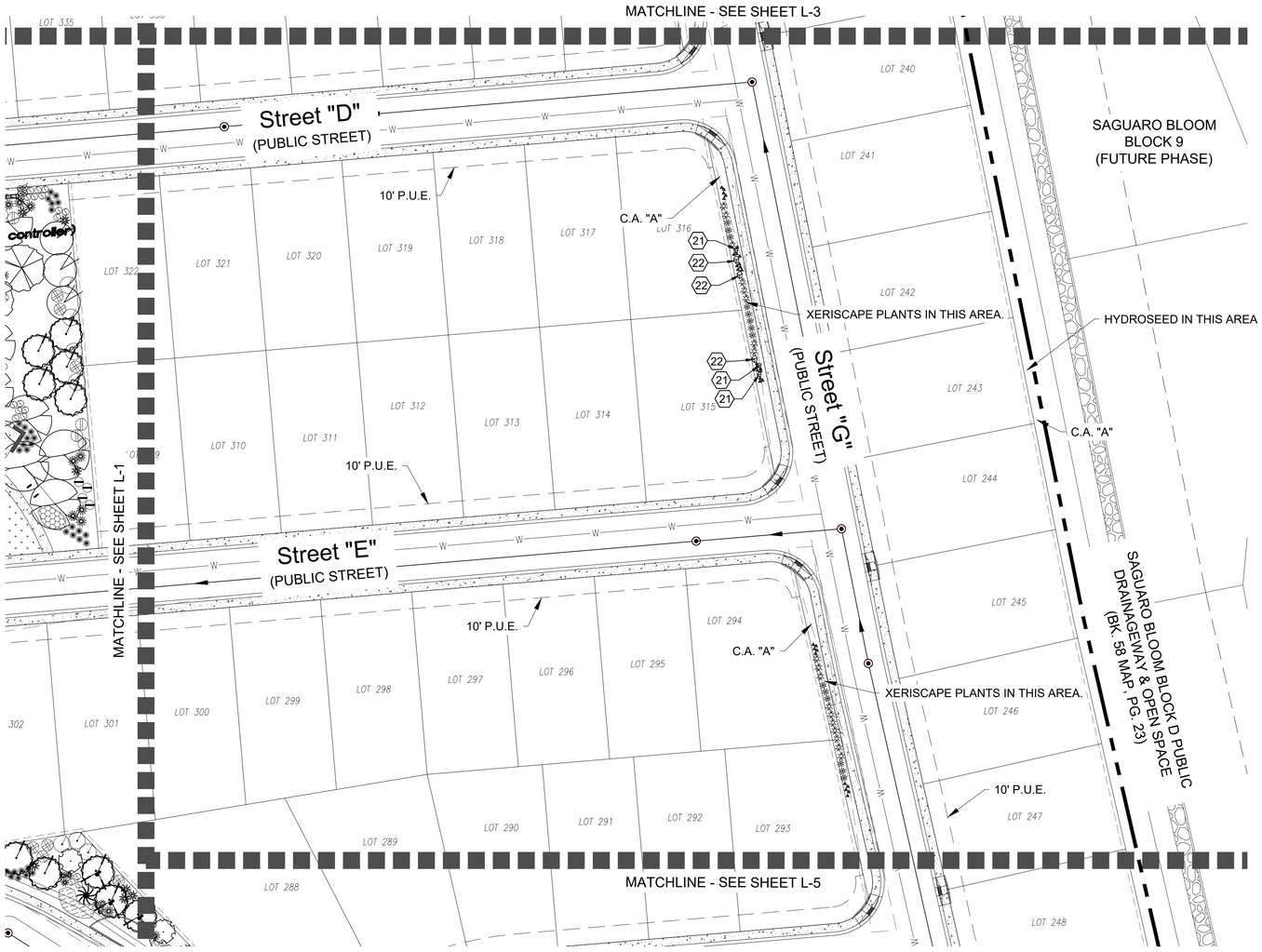
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

L-3
5 OF 24



TREES IN SIGHT VISIBILITY TRIANGLES (SVT):
ANY TREE CANOPY WITHIN A SVT MUST HAVE A TREE CANOPY ABOVE 72" FROM FINISH GRADE AT TIME OF INSTALLATION. INSTALL 24" BOX TREES MEETING THIS REQUIREMENT IN THESE LOCATIONS.

KEYNOTES		
Keynote	Item	Detail/Specification
21	BOULDER 5'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
22	BOULDER 4'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
23	BOULDER 3'X2'X2'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0

PLANT SCHEDULE

	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
TREES			
	PARKINSONIA MICROPHYLUM FOOTHILLS PALO VERDE	15 GAL.	30
	CHILOPSIS LINEARIS 'LOUIS ADAMS' LOUIS ADAMS DESERT WILLOW	15 GAL.	59
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	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	15 GAL.	22
	PROSOPIS HYBRID PHOENIX THORNLESS SOUTHAMERICAN HYBRID MESQUITE	15 GAL.	97
	PROSOPIS VELUTINA VELVET MESQUITE	15 GAL.	31
SHRUBS			
	ANISACANTHUS WRIGHTII FLAME ACANTHUS	5 GAL.	12
	BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH	5 GAL.	36
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	DODONEA VISCOSA HOPSEED BUSH	5 GAL.	68
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	53
	SALVIA CLEVLANDII CHAPPARAL SAGE	5 GAL.	30
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	57
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	AGAVE AMERICANA CENTURY PLANT	5 GAL.	32
	AGAVE GEMNIFLORA TWIN FLOWERED AGAVE	5 GAL.	68
	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.	36
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	BULBINE FRUTESCENS 'TINY TANGERINE' DWARF ORANGE BULBINE	5 GAL.	206
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	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.	20
	OPUNTIA VIOLACEAE 'SANTA RITA' PURPLE PRICKLY PEAR	5 GAL.	21

GROUND COVER			SPACING	
	LANTANA SPECIES YELLOW LANTANA	1 GAL.	4' O.C.	220
	LANTANA MONTEVIDENSIS TRAILING WHITE LANTANA	1 GAL.	4' O.C.	50
	CALYLOPHUS BERLANDIERI 'TUCSON SUN' TUCSON SUN SUNDROPS	1 GAL.	3' O.C.	100
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL.	4' O.C.	200
	BERMUDA TURF	SOD	CONTRACTOR TO CALCULATE	

NOT SHOWN DECORATIVE CRUSHED ROCK (DG): ALL LANDSCAPE AREAS, PLANTED AREAS, COMMON AREAS, ENTRIES, PARK, STREET MEDIANS, AND ANY AREAS NOT COVERED BY PAVEMENT OR HYDROSEED, SHALL BE COVERED WITH DECORATIVE CRUSHED ROCK (2" DEPTH). COLOR: APACHE BROWN. SIZE: 3/4" MINUS.

NOT SHOWN HYDROSEED: AREA BETWEEN BACK OF LOTS 233-262 AND DRAINAGE CHANNEL SHALL BE COVERED WITH HYDROSEED W/ TACKIFIER. SEE SHEET L-0 FOR SEED MIX.

LARGE DECORATIVE ROCK: INSTALL IN COMMON AREAS AS NOTED.
COLOR: APACHE BROWN. SIZE: 2" TO 4".

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

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

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

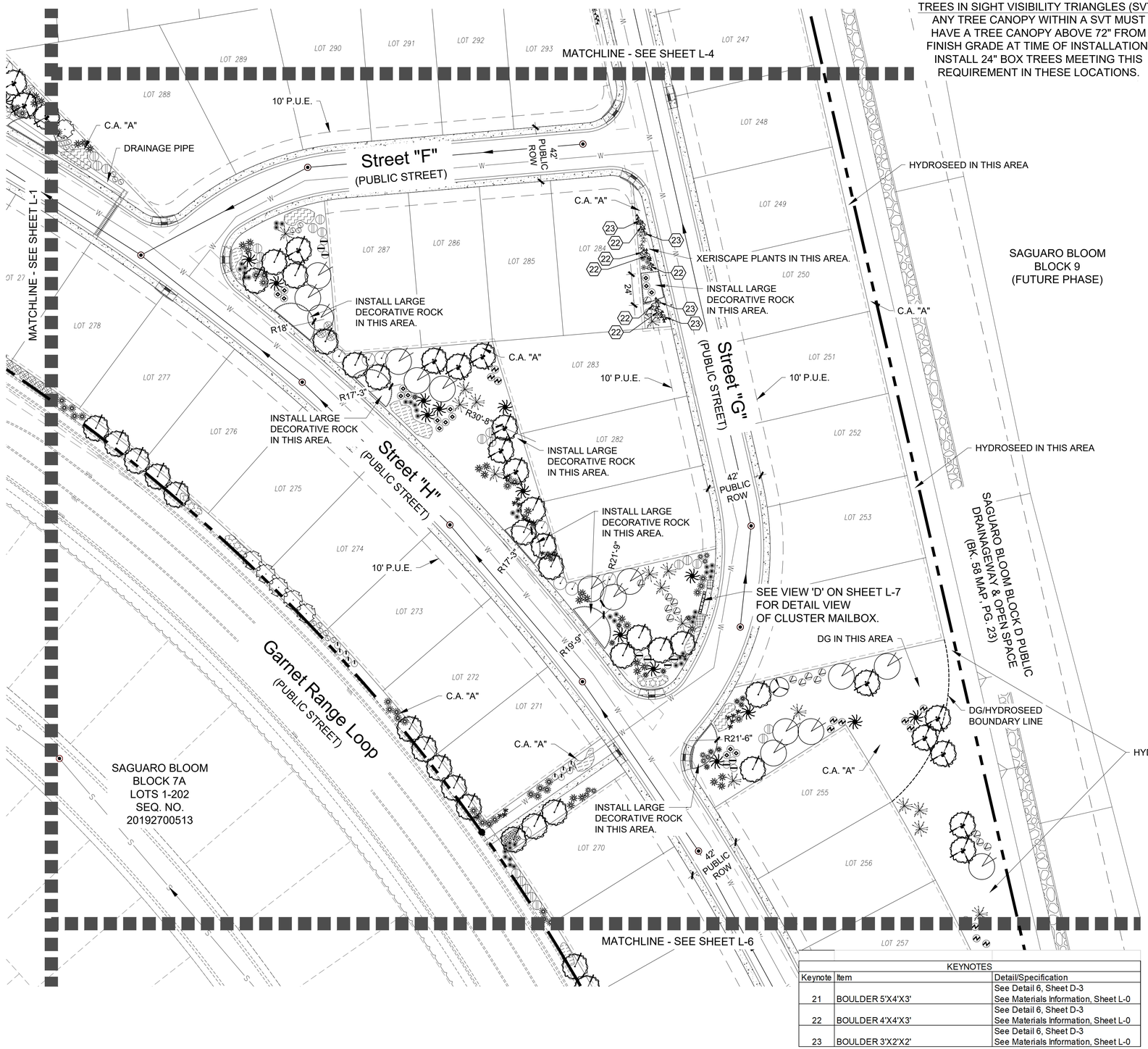
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001
REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003
L-4
6 OF 24



TREES IN SIGHT VISIBILITY TRIANGLES (SVT): ANY TREE CANOPY WITHIN A SVT MUST HAVE A TREE CANOPY ABOVE 72" FROM FINISH GRADE AT TIME OF INSTALLATION. INSTALL 24" BOX TREES MEETING THIS REQUIREMENT IN THESE LOCATIONS.

KEYNOTES		
Keynote	Item	Detail/Specification
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22	BOULDER 4'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
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PLANT SCHEDULE

	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
TREES			
	PARKINSONIA MICROPHYLUM FOOTHILLS PALO VERDE	15 GAL.	30
	CHILOPSIS LINEARIS 'LOUIS ADAMS' LOUIS ADAMS DESERT WILLOW	15 GAL.	59
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX	8
	PISTACHE CHINENSIS CHINESE PISTACHE	24" BOX	12
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	15 GAL.	22
	PROSOPIS HYBRID PHOENIX THORNLESS SOUTHAMERICAN HYBRID MESQUITE	15 GAL.	97
	PROSOPIS VELUTINA VELVET MESQUITE	15 GAL.	31
SHRUBS			
	ANISACANTHUS WRIGHTII FLAME ACANTHUS	5 GAL.	12
	BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH	5 GAL.	36
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	60
	DODONEA VISCOSA HOPSEED BUSH	5 GAL.	68
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.	53
	SALVIA CLEVLANDII CHAPPARAL SAGE	5 GAL.	30
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	57
ACCENTS			
	AGAVE AMERICANA CENTURY PLANT	5 GAL.	32
	AGAVE GEMNIFLORA TWIN FLOWERED AGAVE	5 GAL.	68
	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.	36
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	50
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL.	140
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	51
	BULBINE FRUTESCENS 'TINY TANGERINE' DWARF ORANGE BULBINE	5 GAL.	206
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	122
	EUPHORBIA ANTISYPHILITICA WAX PLANT	5 GAL.	22
	FOQUERIA SPLENDENS OCOTILLO	MIN. 7 STALKS 8' HT.	30
	NOLINA MICROCARPA BEAR GRASS	5 GAL.	166
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MULHY	5 GAL.	212
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	5 GAL.	139
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE MUHLY	5 GAL. (2' O.C.)	60
	OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL.	14
	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.	20
	OPUNTIA VIOLACEAE 'SANTA RITA' PURPLE PRICKLY PEAR	5 GAL.	21

GROUND COVER		SPACING	
	LANTANA SPECIES YELLOW LANTANA	1 GAL. 4' O.C.	220
	LANTANA MONTEVIDENSIS TRAILING WHITE LANTANA	1 GAL. 4' O.C.	50
	CALYLOPHUS BERLANDIERI 'TUCSON SUN' TUCSON SUN SUNDROPS	1 GAL. 3' O.C.	100
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL. 4' O.C.	200
	BERMUDA TURF	SOD	CONTRACTOR TO CALCULATE

NOT SHOWN DECORATIVE CRUSHED ROCK (DG): ALL LANDSCAPE AREAS, PLANTED AREAS, COMMON AREAS, ENTRIES, PARK, STREET MEDIANS, AND ANY AREAS NOT COVERED BY PAVEMENT OR HYDROSEED, SHALL BE COVERED WITH DECORATIVE CRUSHED ROCK (2" DEPTH). COLOR: APACHE BROWN. SIZE: 3/4" MINUS.

NOT SHOWN HYDROSEED: AREA BETWEEN BACK OF LOTS 233-262 AND DRAINAGE CHANNEL SHALL BE COVERED WITH HYDROSEED W/ TACKIFIER. SEE SHEET L-0 FOR SEED MIX.

LARGE DECORATIVE ROCK: INSTALL IN COMMON AREAS AS NOTED. COLOR: APACHE BROWN. SIZE: 2" TO 4".

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

0' 20' 40' 80'

SCALE: 1"=40'-0"

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#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

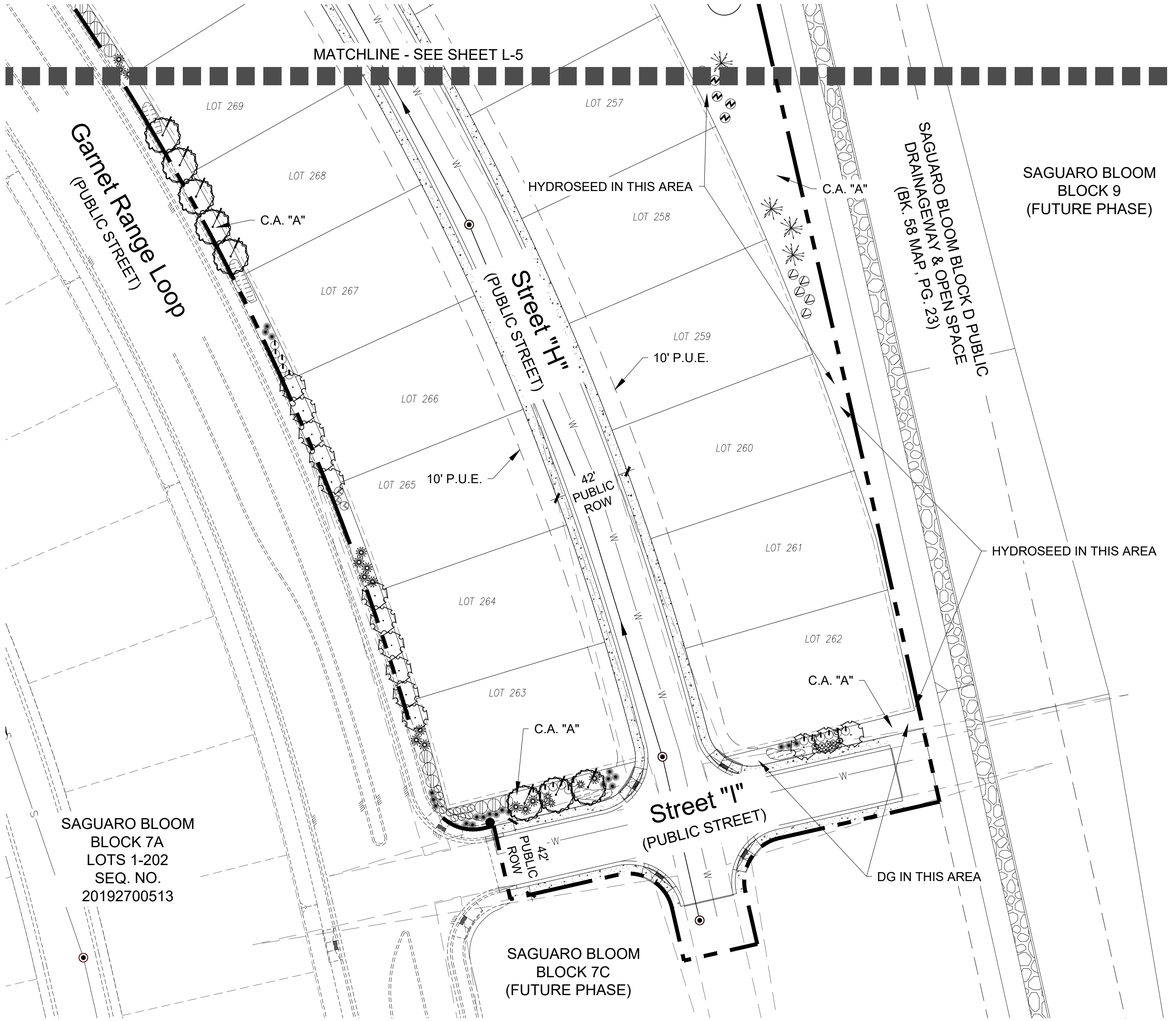
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

L-5
7 OF 24



TREES IN SIGHT VISIBILITY TRIANGLES (SVT):
ANY TREE CANOPY WITHIN A SVT MUST HAVE A TREE CANOPY ABOVE 72" FROM FINISH GRADE AT TIME OF INSTALLATION. INSTALL 24" BOX TREES MEETING THIS REQUIREMENT IN THESE LOCATIONS.

PLANT SCHEDULE

	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
TREES			
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	15 GAL.	30
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LARGE DECORATIVE ROCK: INSTALL IN COMMON AREAS AS NOTED.
COLOR: APACHE BROWN. SIZE: 2" TO 4".

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

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

NORTH

I:\PROJECTS\DRH-25\AUTOCAD WORKING DRAWINGS\DRH25-PL.DWG, 06/29/2020 12:48 PM, RWEBB
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#	REVISIONS/SUBMITTALS	DATE

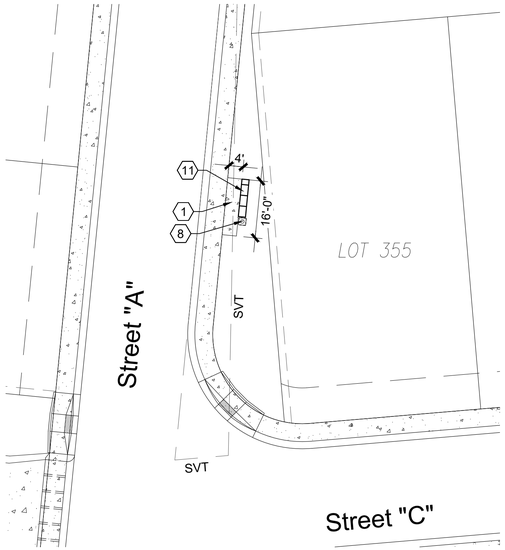
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

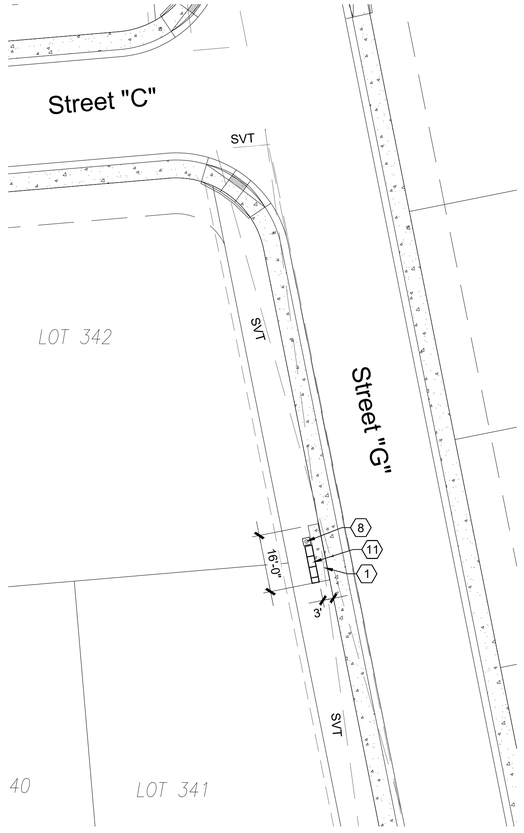
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

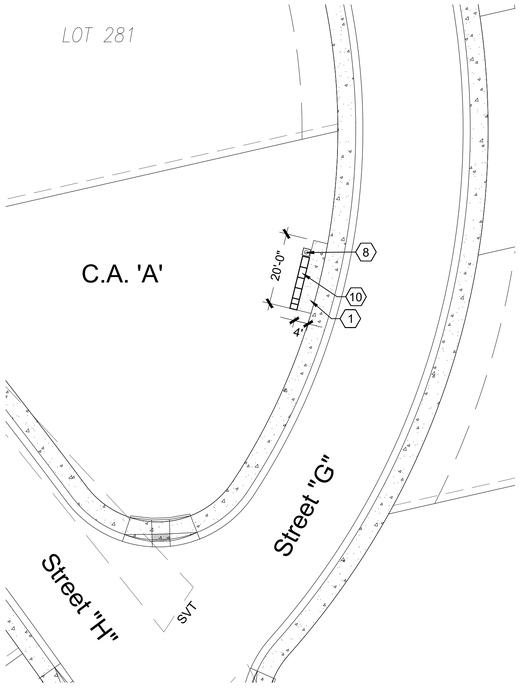
CASE NO:
LPR2004-001
REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003
L-6
8 OF 24



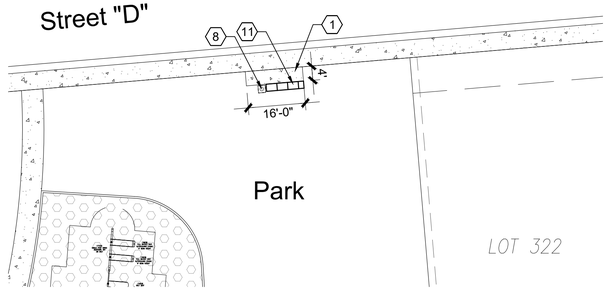
CLUSTER MAILBOX - DETAIL VIEW 'A'



CLUSTER MAILBOX - DETAIL VIEW 'B'



CLUSTER MAILBOX - DETAIL VIEW 'D'



CLUSTER MAILBOX - DETAIL VIEW 'C'

KEYNOTES		
Keynote	Item	Detail/Specification
1	CONCRETE PAVEMENT	See Detail 4, Sheet D-1
8	TRASH CAN	See Materials Information, Sheet L-0
10	MAILBOX CLUSTER (4-2)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0
11	MAILBOX CLUSTER (3-1)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0

NOTES:
1. CONCRETE BASE:
ALL CONCRETE PAVEMENT AND FOOTINGS SHALL BE PLACED ON 4" OF AB, COMPACTED TO 95%. SEE DETAILS.

2. ADA ACCESSIBLE SLOPES:
LONGITUDINAL SLOPES OF WALKS/TRAILS SHALL NOT EXCEED 5%, CROSS SLOPES OF PAVEMENT/WALKS/TRAILS SHALL NOT EXCEED 2%.

3. DO NOT LOCATE ANY PORTION OF MAIL BOX WITHIN A SIGHT-VISIBILITY-TRIANGLE (SVT).

LEGEND

SVT

0' 10' 20' 40'
SCALE: 1"=20'-0"
NORTH

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#	REVISIONS/SUBMITTALS	DATE

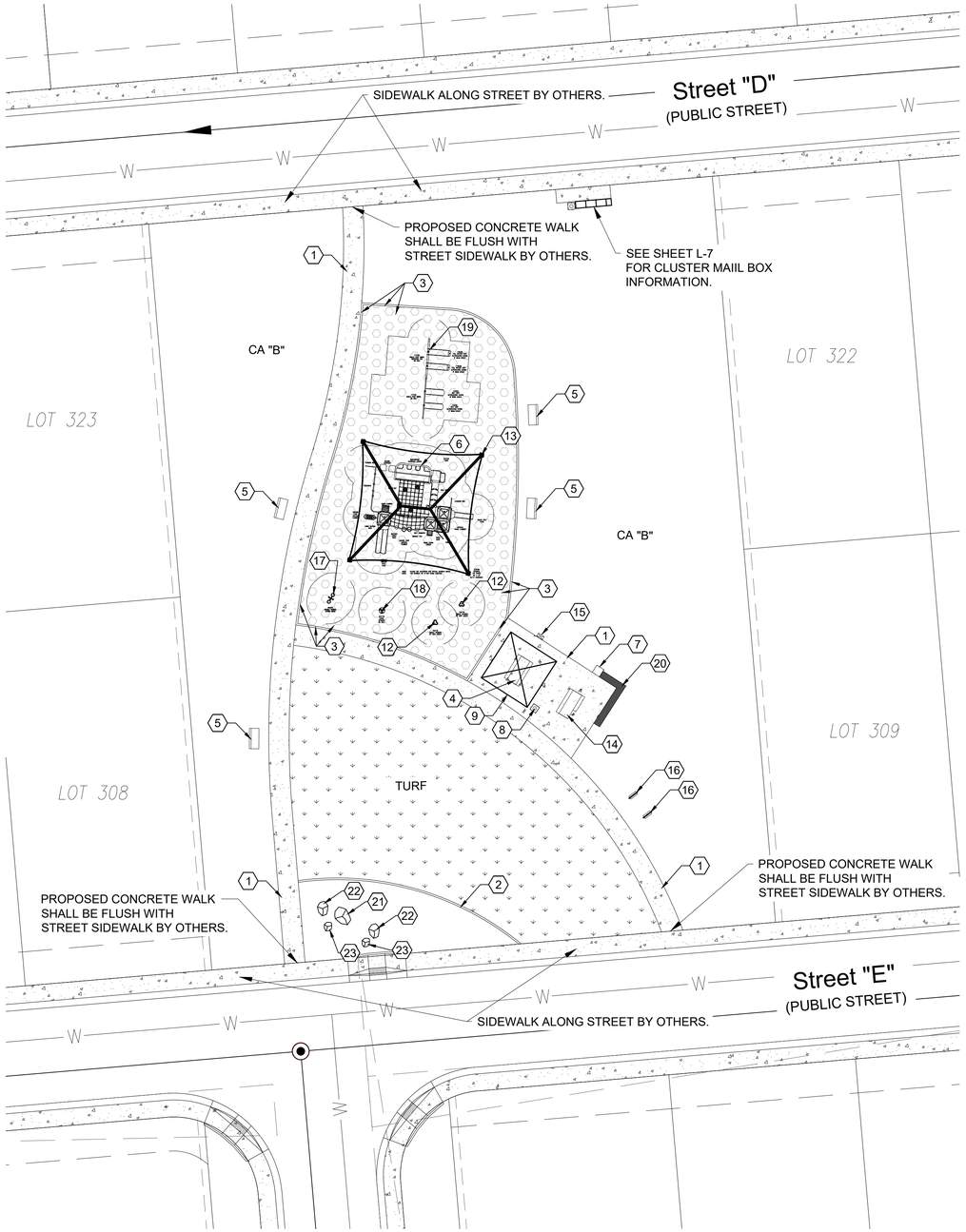
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 58092
DANIEL A. BRADSHAW
06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
L-7
9 OF 24



BLOCK 7B PARK - KEYNOTES

KEYNOTES		
Keynote	Item	Detail/Specification
1	CONCRETE PAVEMENT	See Detail 4, Sheet D-1
2	6" CONCRETE HEADER	See Detail 5, Sheet D-1
3	SAFETY SURFACE & HEADER	See Detail 6, Sheet D-1 See Materials Information, Sheet L-0
4	PICNIC TABLE	See Materials Information, Sheet L-0
5	BENCH WITH BACK	See Materials Information, Sheet L-0
6	PLAY STRUCTURE	See Materials Information, Sheet L-0
7	WHEELCHAIR CLEAR SPACE	See Materials Information, Sheet L-0
8	TRASH CAN	See Materials Information, Sheet L-0
9	16'X16' RAMADA	See Detail 4, Sheet D-3 See Materials Information, Sheet L-0
10	MAILBOX CLUSTER (4-2)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0
11	MAILBOX CLUSTER (3-1)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0
12	SADDLE SPINNER	See Materials Information, Sheet L-0
13	35'X35' SHADE STRUCTURE	See Materials Information, Sheet L-0
14	ADA PICNIC TABLE	See Materials Information, Sheet L-0
15	GRILL	See Materials Information, Sheet L-0
16	BIKE RACK	See Materials Information, Sheet L-0
17	DOUBLE BOBBLE SPRING RIDER	See Materials Information, Sheet L-0
18	CURVA SPINNER	See Materials Information, Sheet L-0
19	SWING SET	See Materials Information, Sheet L-0
20	GABION SEAT WALL	See Detail 3, Sheet D-4
21	BOULDER 5'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
22	BOULDER 4'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
23	BOULDER 3'X2'X2'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
24	ARTIFICIAL TURF	See Detail 5, Sheet D-3 See Materials Information, Sheet L-0
25	STABILIZED DG TRAIL & SURFACE	See Detail 7, Sheet D-3

LEGEND

- SAFETY SURFACE
- TURF
- CONCRETE PAVEMENT

NOTES:
1. CONCRETE BASE:
ALL CONCRETE PAVEMENT AND FOOTINGS SHALL BE PLACED ON 4" OF AB, COMPACTED TO 95%. SEE DETAILS.

2. ADA ACCESSIBLE SLOPES IN PARKS:
LONGITUDINAL SLOPES OF WALKS SHALL NOT EXCEED 5%, CROSS SLOPES OF PAVEMENT/WALKS SHALL NOT EXCEED 2%.

0' 10' 20' 40'
SCALE: 1"=20'-0"
NORTH

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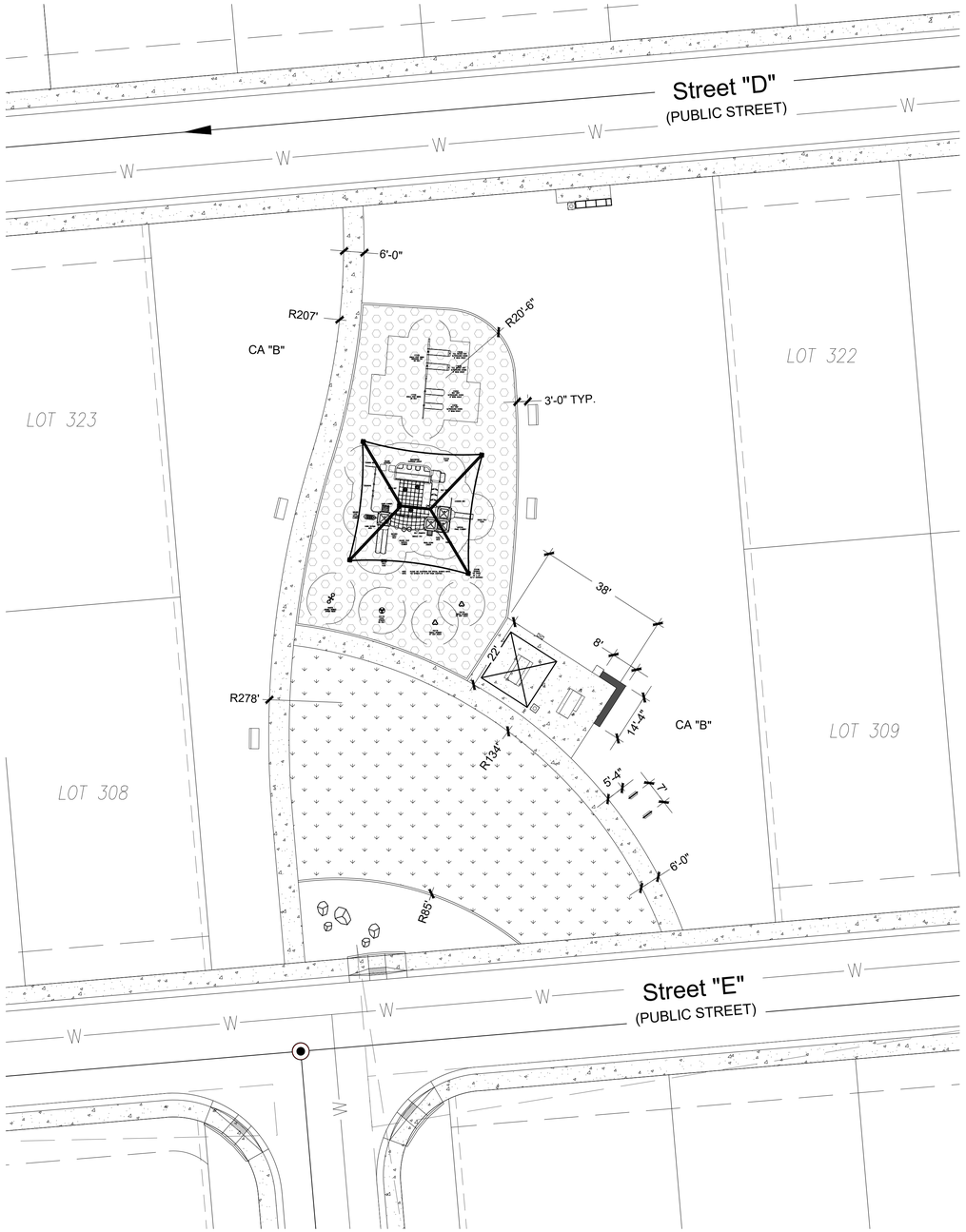
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001
REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003
L-8
10 OF 24



BLOCK 7B PARK - DIMENSIONS

LEGEND

- SAFETY SURFACE
- TURF
- CONCRETE PAVEMENT

NOTES:
1. CONCRETE BASE:
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2. ADA ACCESSIBLE SLOPES IN PARKS:
LONGITUDINAL SLOPES OF WALKS SHALL NOT EXCEED 5%, CROSS SLOPES OF PAVEMENT/WALKS SHALL NOT EXCEED 2%.

0' 10' 20' 40'
SCALE: 1"=20'-0"
NORTH

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DANIEL A. BRADSHAW
06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

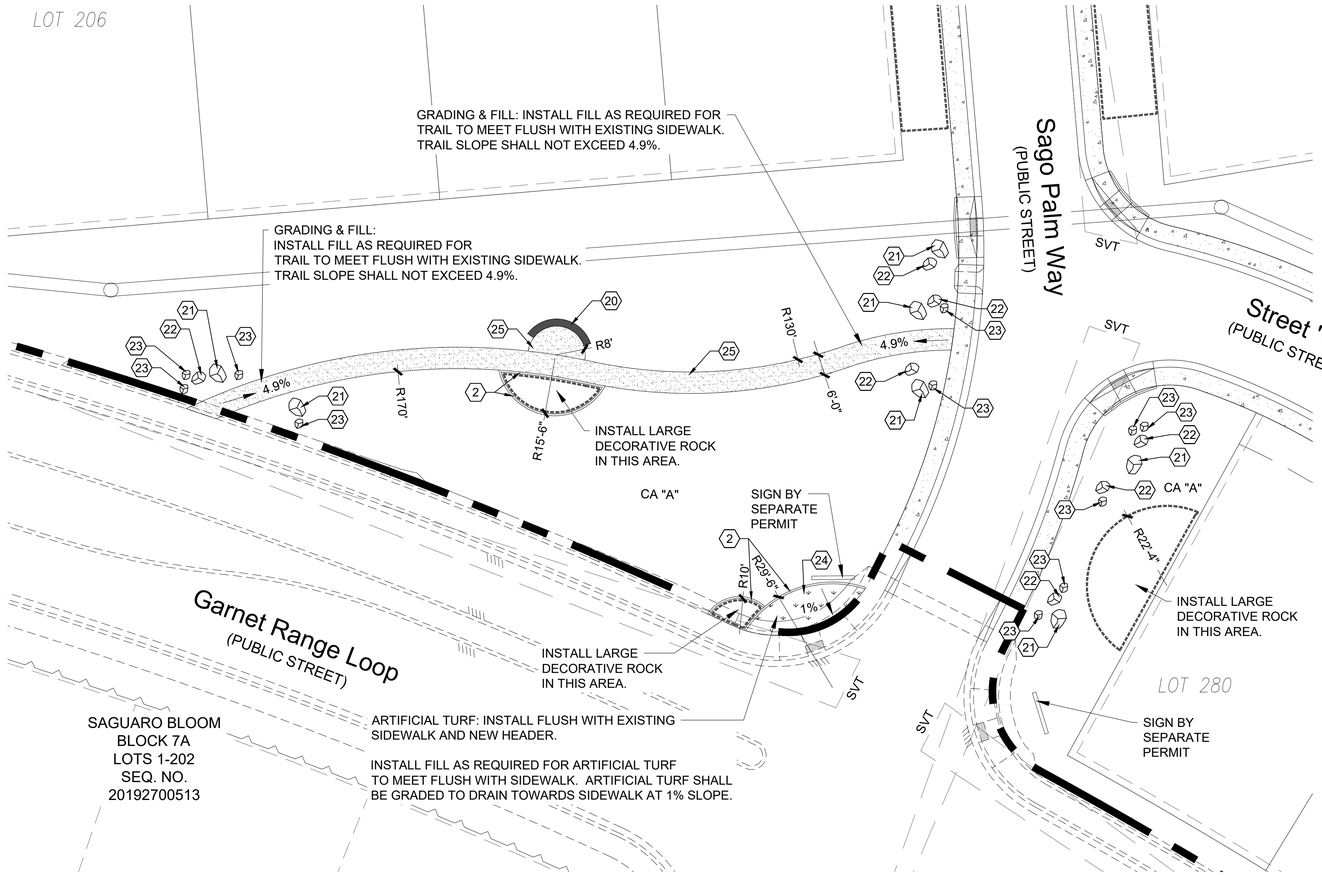
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

L-9
11 OF 24



BLOCK 7B ENTRY AREA

KEYNOTES		
Keynote	Item	Detail/Specification
1	CONCRETE PAVEMENT	See Detail 4, Sheet D-1
2	6" CONCRETE HEADER	See Detail 5, Sheet D-1
3	SAFETY SURFACE & HEADER	See Detail 6, Sheet D-1 See Materials Information, Sheet L-0
4	PICNIC TABLE	See Materials Information, Sheet L-0
5	BENCH WITH BACK	See Materials Information, Sheet L-0
6	PLAY STRUCTURE	See Materials Information, Sheet L-0
7	WHEELCHAIR CLEAR SPACE	See Materials Information, Sheet L-0
8	TRASH CAN	See Materials Information, Sheet L-0
9	16'X16' RAMADA	See Detail 4, Sheet D-3 See Materials Information, Sheet L-0
10	MAILBOX CLUSTER (4-2)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0
11	MAILBOX CLUSTER (3-1)	See Details 1 & 2, Sheet D-4 See Materials Information, Sheet L-0
12	SADDLE SPINNER	See Materials Information, Sheet L-0
13	35'X35' SHADE STRUCTURE	See Materials Information, Sheet L-0
14	ADA PICNIC TABLE	See Materials Information, Sheet L-0
15	GRILL	See Materials Information, Sheet L-0
16	BIKE RACK	See Materials Information, Sheet L-0
17	DOUBLE BOBBLE SPRING RIDER	See Materials Information, Sheet L-0
18	CURVA SPINNER	See Materials Information, Sheet L-0
19	SWING SET	See Materials Information, Sheet L-0
20	GABION SEAT WALL	See Detail 3, Sheet D-4
21	BOULDER 5'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
22	BOULDER 4'X4'X3'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
23	BOULDER 3'X2'X2'	See Detail 6, Sheet D-3 See Materials Information, Sheet L-0
24	ARTIFICIAL TURF	See Detail 5, Sheet D-3 See Materials Information, Sheet L-0
25	STABILIZED DG TRAIL & SURFACE	See Detail 7, Sheet D-3

LEGEND

- STABILIZED DG TRAIL & SURFACE
- ARTIFICIAL TURF
- CONCRETE PAVEMENT

NOTES:
1. ADA ACCESSIBLE SLOPES FOR DG SURFACES AND TRAIL:
LONGITUDINAL SLOPES OF TRAILS SHALL NOT EXCEED 5%, CROSS SLOPES OF STABILIZED DG AREAS/TRAILS SHALL NOT EXCEED 2%.

NORTH
0' 10' 20' 40'
SCALE: 1"=20'-0"

L:\PROJECTS\DRH-25\AUTOCAD\WORKING DRAWINGS\DRH25-PI.DWG, 6/30/2020 1:00 PM, FWEBER
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING CENTER IS PROHIBITED. TITLE TO THESE PLANS AND DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR ANY CONSTRUCTION WITHOUT FULL COMPENSATION AND PERMISSION FROM THE PLANNING CENTER.
ACCEPTANCE OF THESE RESTRICTIONS, THE DRAWINGS OR CONCEPTS SHALL BE AN EXPRESS WAIVER OF THE LANDSCAPE ARCHITECT'S PROPERTY RIGHTS AND AN AGREEMENT TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT FROM ANY AND ALL EXPENSE OF LITIGATION ARISING FROM ANY REUSE OF THE PLANS WITHOUT PRIOR WRITTEN CONSENT. SUBMITTAL OF THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

THEPLANNINGCENTER
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2 e congress ste 600 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

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CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
58092
DANIEL A. BRADSHAW
Date 06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

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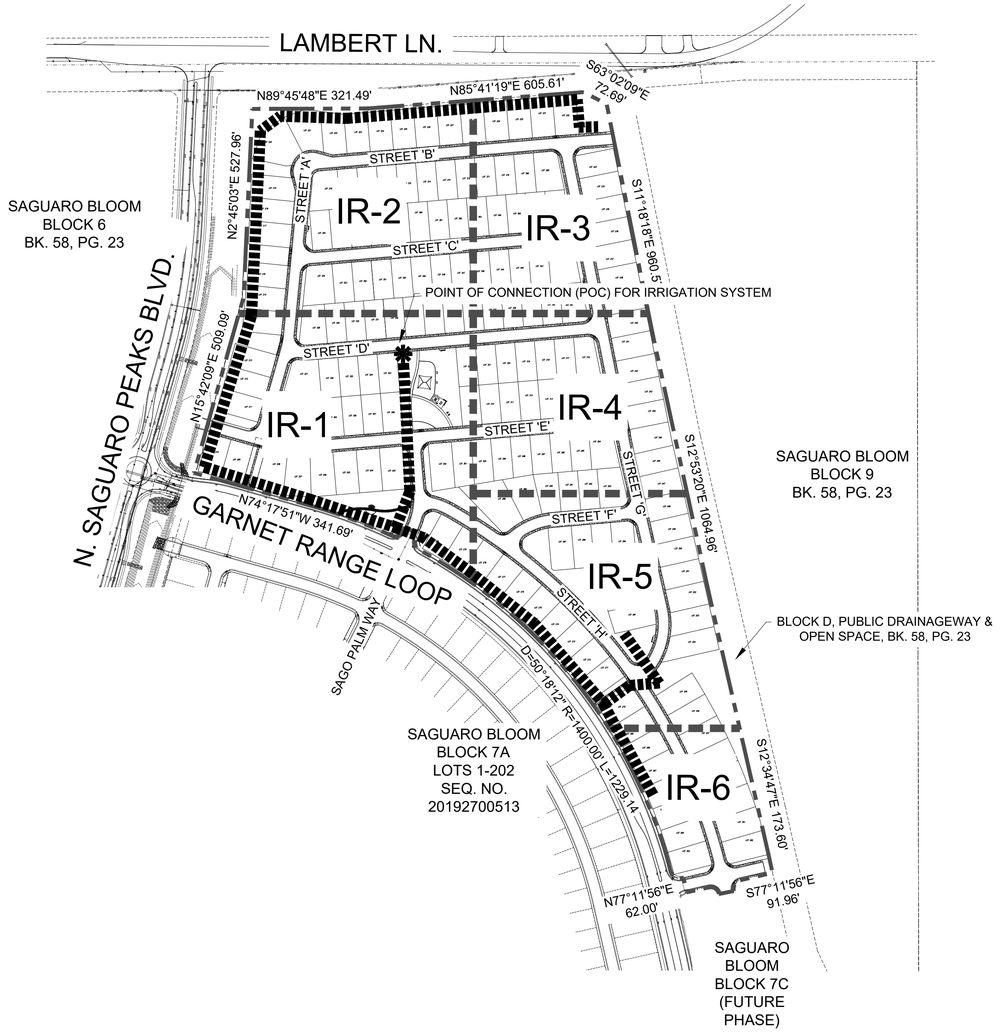


LEGEND

- MATCHLINE
- IRRIGATION MAINLINE
- BLOCK 7B BOUNDARY
- POINT OF CONNECTION

NOTE: WATER PRESSURE

NOTE: THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE UNDER A MINIMUM STATIC PRESSURE OF 40 PSI AT POINT OF CONNECTION (PLUS BOOSTER PUMP BOOST). CONTRACTOR SHALL TEST STATIC PRESSURE PRIOR TO ORDERING IRRIGATION MATERIAL OR BEGINNING THE INSTALLATION AND ADVISE (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IF PRESSURE TESTS BELOW 40 PSI. CONTRACTOR SHALL AT HIS EXPENSE, REDESIGN AND REINSTALL THE SYSTEM FOR PROPER OPERATION IF TEST PRESSURE IS BELOW 40 PSI AND HE FAILS TO NOTIFY (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ORDERING OR INSTALLING MATERIAL.

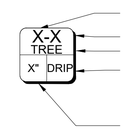
NOTE: CONTRACTOR SHALL TEST WATER PRESSURE PRIOR TO CONSTRUCTION TO DETERMINE EXISTING WATER PRESSURE. REVISE PUMP SPECIFICATIONS AS NEEDED BASED ON EXISTING AND FUTURE WATER PRESSURES.

NOTE: MAXIMUM GPM THRU METER/MASTER VALVE

NOTE: THIS IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 16.0 GPM THRU THE WATER METER/MASTER VALVE. THIS MAXIMUM FLOW SHALL NOT BE EXCEEDED AT ANY TIME. CONTROLLER SHALL BE PROGRAMMED SO THAT MAXIMUM GPM IS NOT EXCEEDED.

EMITTER SCHEDULE

TREES	INSTALL (1) TREE DEEP WATER SYSTEM PER TREE, (6) 2 GPH EMITTERS PER DEEP WATER SYSTEM. SEE DETAIL SHEET D-2.
SHRUBS	(1) 1 GPH EMITTER PER SHRUB
ACCENTS	(1) 0.5 GPH EMITTER PER ACCENT
GRASSES	(1) 1 GPH EMITTER PER GRASS
OCOTILLO, BLUE ELF ALOE, DESERT MILKWEED, WAX PLANT, PRICKLY PEAR VARIETIES	(0) EMITTERS
GROUND COVER	(1) 0.5 GPH EMITTER PER GROUNDCOVER



PRESSURE LOSS CALCULATION FOR VALVE: A-14

STATIC PRESSURE AT POINT OF CONNECTION= 40 PSI
GPM AT VALVE A-14 (USED FOR PRESSURE LOSS CALCS)= 14.0
GPM AT POINT OF CONNECTION (USED FOR PRESSURE LOSS CALCS)= 16.0

PSI LOSSES:	
3/4" METER:	-4.0 PSI
3/4" RPBFP:	-11.0 PSI
BOOSTER PUMP	+30.0 PSI
2.0" PVC MAINLINE (3,200'):	-7.0 PSI
MASTER VALVE:	-4.0 PSI
ELEVATION:	-2.0 PSI
PRESSURE AT VALVE A-14	42.0 PSI

0' 100' 200' 400'
SCALE: 1"=200'-0"

NORTH

I:\PROJECTS\DRH-25\LA\CAD\WORKING DRAWINGS\DRH25-IR.DWG, 06/29/2020, 1:02 PM, FWEBB
THESE IRRIGATION PLANS PREPARED BY AN LA REGISTERED IN THE STATE OF ARIZONA, AS AN INSTRUMENT OF SERVICE, SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND PERMISSION TO USE THESE PLANS IN WHOLE OR IN PART, OR AS A MODEL FOR CONSTRUCTION WITHOUT LANDSCAPE ARCHITECT'S EXPRESSED WRITTEN PERMISSION AND COMPENSATION IS PROHIBITED. TITLE TO THESE PLANS SHALL REMAIN WITH THE LANDSCAPE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THESE PLANS ARE NOT TO BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESSED WRITTEN PERMISSION AND COMPENSATION AND PERMISSION FROM THE PLANNING CENTER. ACCEPTANCE OF THESE RESTRICTIONS, THE DRAWINGS OR CONCEPTS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE OF THE PLANS, PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE OF THE PLANS, PREPARED BY THE PLANNING CENTER SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT LANDSCAPE ARCHITECT'S EXPRESSED WRITTEN PERMISSION AND COMPENSATION AND PERMISSION FROM THE PLANNING CENTER. VERIFY ALL PLANT QUANTITIES - VERIFY CONFLICTS WITH SITE PLAN AND CONTACT LA WITH ANY DISCREPANCIES PRIOR TO BIDDING

THE PLANNING CENTER
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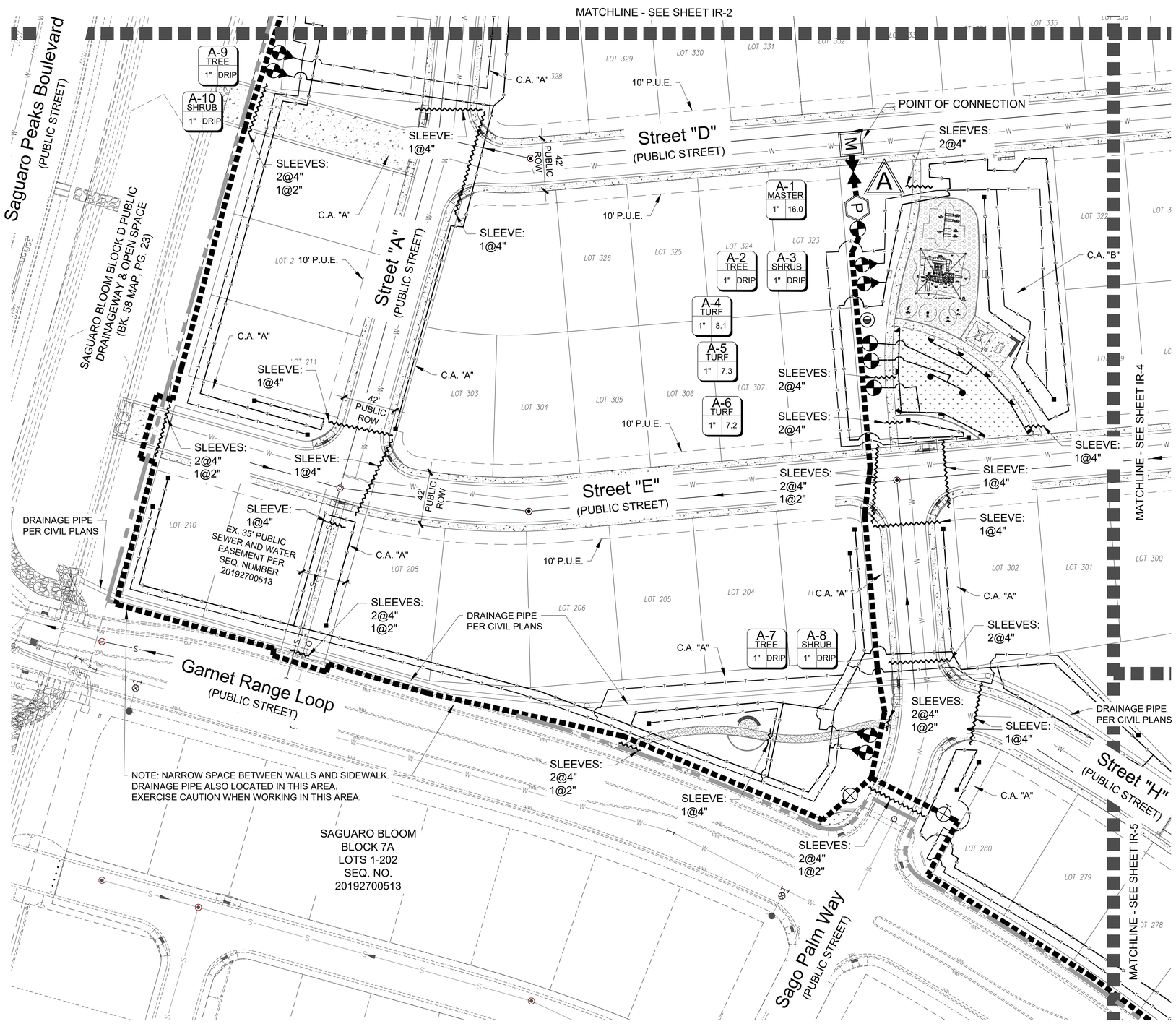

IRRIGATION LEGEND

- M — POINT OF CONNECTION/WATER METER: METER SIZE OF 3/4".
- REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y/A, SIZE SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD, W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.
- P — IRRIGATION PUMP: 16 GPM, 30 PSI BOOST. TO BE DESIGNED AND MANUFACTURED BY PUMPS, INC. INSTALL RELAY, DECODERS, AND SENSORS AS REQUIRED.
- A — 24 STATION CONTROLLER: RAINBIRD #ESP12LXMEF (12 STATION W/ FLOW SMART MODULE) WITH ONE (1) ESPLXMSM12 (12 STATION MODULE) INSTALLED ON #LXMMPED METAL PEDESTAL IN #LXMM CABINET.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 2", UNLESS OTHERWISE NOTED. BURY DEPTH: 18" COVER TO TOP OF LINE.
- TURF LATERAL LINE: SCHEDULE 40 PVC, SIZE 1"
- QUICK COUPLER: RAINBIRD 3-RC, 3/4", RUBBER COVER, INSTALLED IN ROUND BOX
- DRIP ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN JUMBO VALVE BOX
- REMOTE CONTROL VALVE: RAINBIRD 100 - PEB, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.
- ISOLATION VALVE: NIBCO SCHEDULE 40 PVC BALL VALVE. SIZE PER INCOMING LINE, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN
- SPRAY: HUNTER PRO-SPRAY PRS40 (6") WITH MPR 3000 ROTATOR NOZZLES: 90(90d to 210d), 360. SUBSTITUTE NOZZLES IF NEEDED.
- IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND QUANTITY AS NOTED. BURY DEPTH: 24" BELOW FINISHED SUBGRADE FOR SLEEVES UNDER ROADWAYS. BURY DEPTH: 18" FOR SLEEVES UNDER WALKS, DRIVEWAYS, SWALES AND TRAILS.
- TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 1". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- SHRUB LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 1". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN 6" ROUND BOX, TAN.

INCLUDED ITEMS (NOT SHOWN)

NOT SHOWN	TREE DEEP WATER SYSTEM - INSTALLED FOR ALL TREES.
NOT SHOWN	CONTROL WIRE - WIRE NOT BURIED WITH MAINLINE. TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
NOT SHOWN	CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR.
NOT SHOWN	CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
NOT SHOWN	DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
NOT SHOWN	SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-0.
NOT SHOWN	MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-0.
NOT SHOWN	RAINBIRD FLOW SENSOR: RAINBIRD #FS150P INSTALLED AT POINT OF CONNECTION, IN VALVE BOX. CONNECT TO FLOW SMART MODULE.

LEGEND

- PROJECT BOUNDARY
- MATCHLINE

NORTH

0' 20' 40' 80'

SCALE: 1"=40'-0"

L:\PROJECTS\DRH-25\AUTOCAD\WORKING DRAWINGS\DRH25-IR.DWG, 6/5/2020 1:02 PM, RWEED
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IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE
58092
DANIEL A. BRADSHAW
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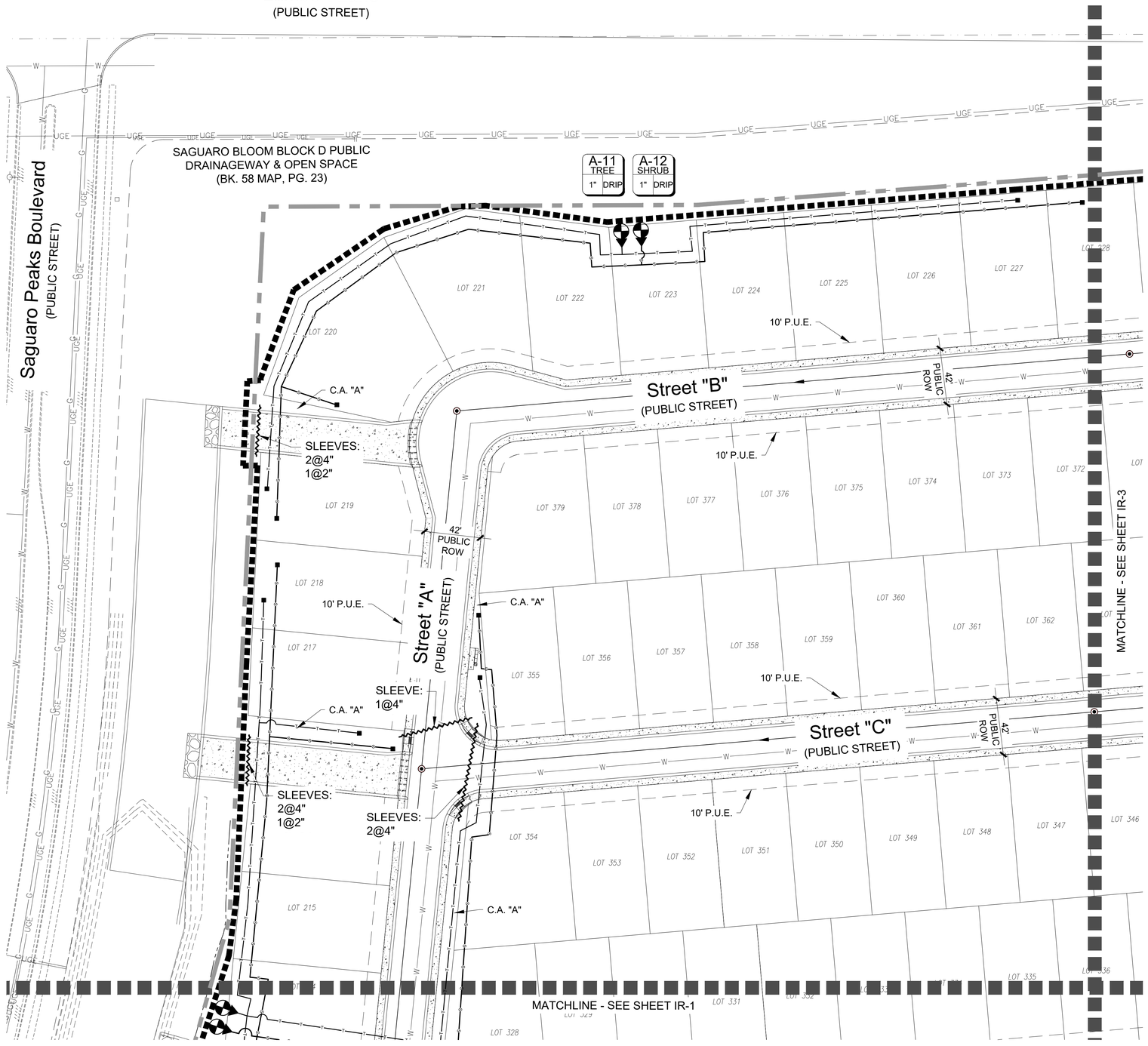
IR-1
14 OF 24

AMENDED Marana Regular Council Meeting - 07.21.2020



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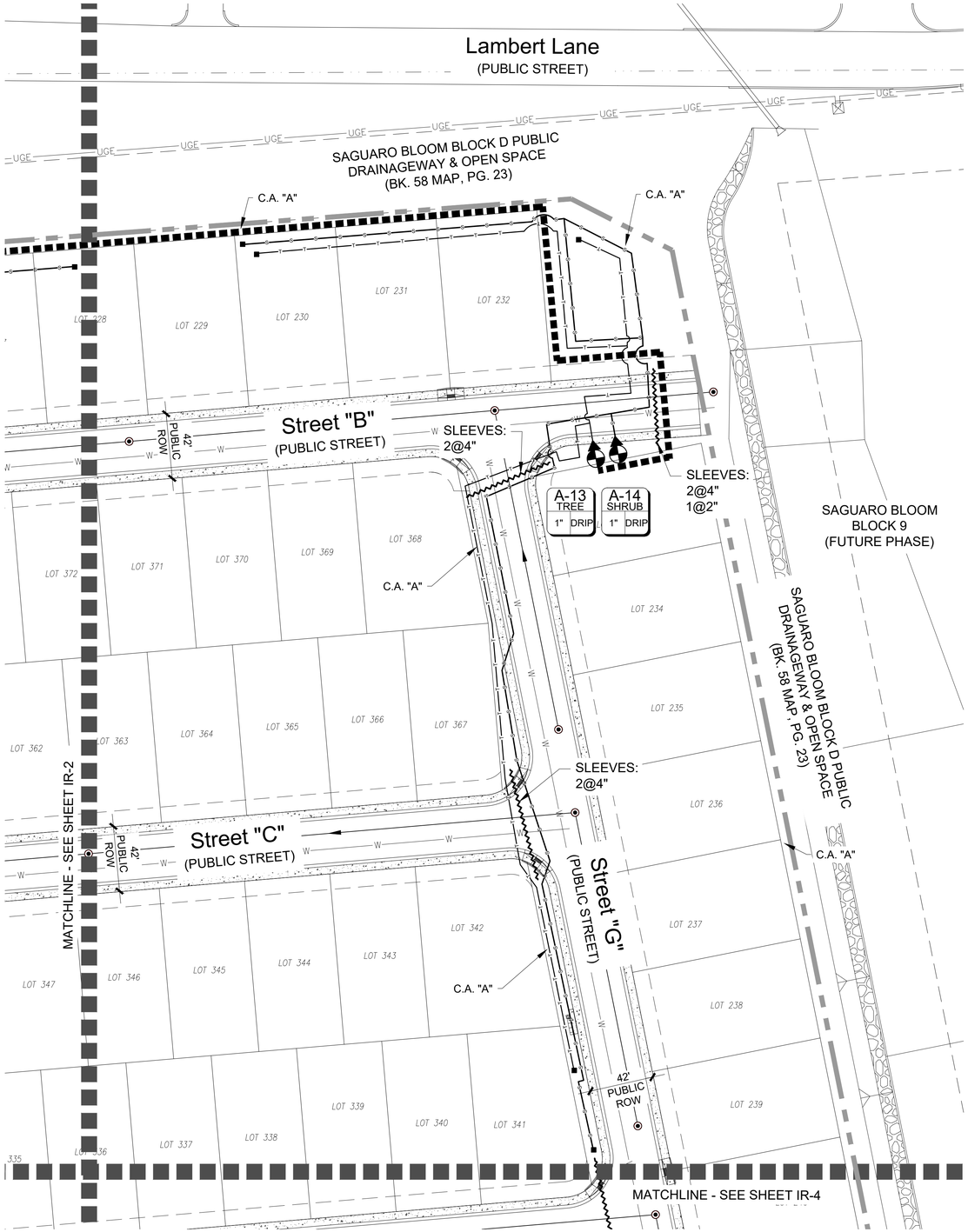
IR-2

15 OF 24

AMENDED Arizona Register Online Meeting 3-12-2020



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- TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 1". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- SHRUB LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 1". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN 6" ROUND BOX, TAN.

INCLUDED ITEMS (NOT SHOWN)

NOT SHOWN	TREE DEEP WATER SYSTEM - INSTALLED FOR ALL TREES.
NOT SHOWN	CONTROL WIRE - WIRE NOT BURIED WITH MAINLINE. TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
NOT SHOWN	CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR.
NOT SHOWN	CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
NOT SHOWN	DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
NOT SHOWN	SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-0.
NOT SHOWN	MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-0.
NOT SHOWN	RAINBIRD FLOW SENSOR: RAINBIRD #FS150P INSTALLED AT POINT OF CONNECTION, IN VALVE BOX. CONNECT TO FLOW SMART MODULE.

LEGEND

- PROJECT BOUNDARY
- MATCHLINE

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

NORTH

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DATE: 06/01/20
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

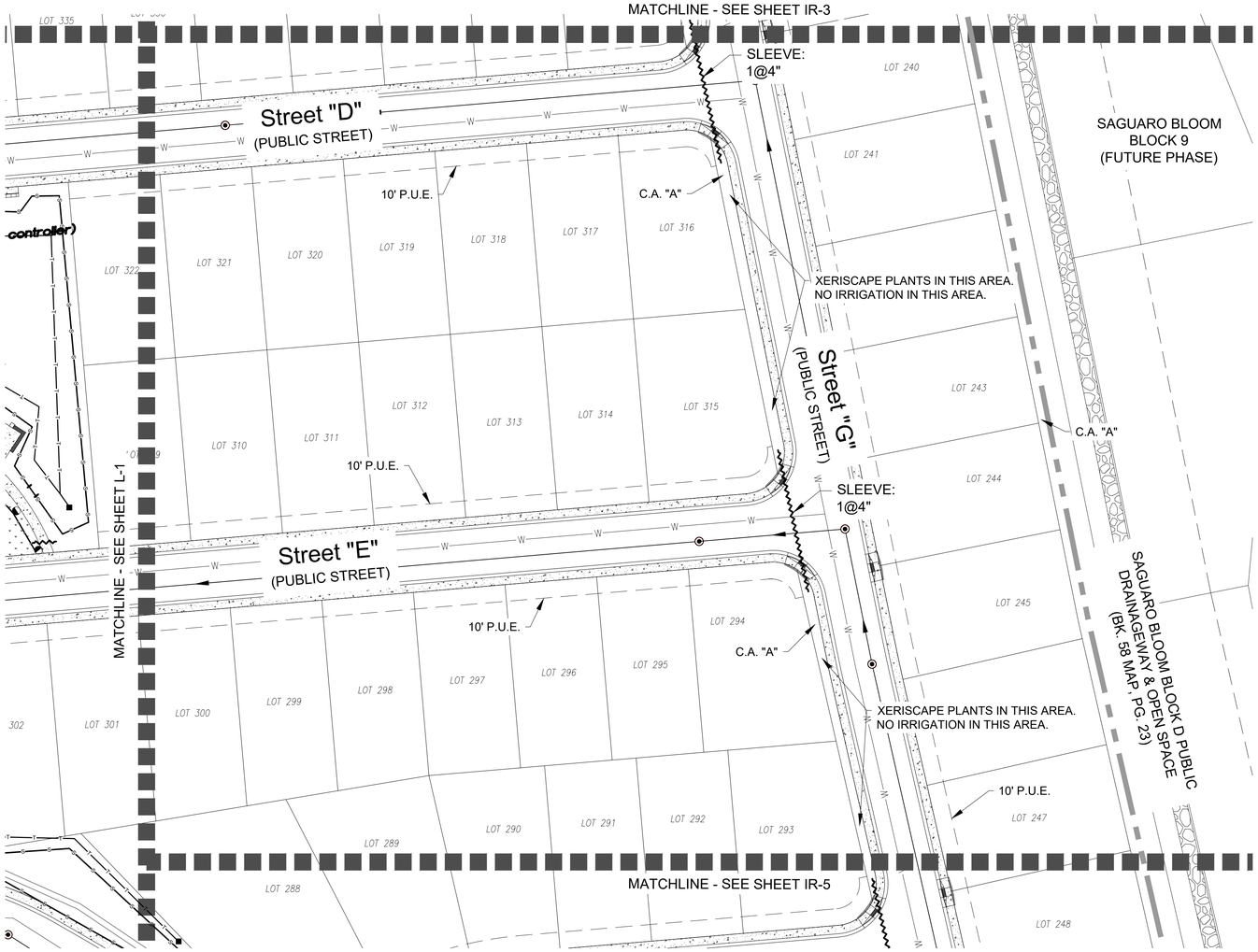
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

IR-3
16 OF 24



IRRIGATION LEGEND

- M — POINT OF CONNECTION/WATER METER: METER SIZE OF 3/4".
- REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y/A, SIZE SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD, W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.
- P — IRRIGATION PUMP: 16 GPM, 30 PSI BOOST. TO BE DESIGNED AND MANUFACTURED BY PUMPS, INC. INSTALL RELAY, DECODERS, AND SENSORS AS REQUIRED.
- A — 24 STATION CONTROLLER: RAINBIRD #ESP12LXMEF (12 STATION W/ FLOW SMART MODULE) WITH ONE (1) ESPLXMSM12 (12 STATION MODULE) INSTALLED ON #LXMMPED METAL PEDESTAL IN #LXMM CABINET.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 2", UNLESS OTHERWISE NOTED. BURY DEPTH: 18" COVER TO TOP OF LINE.
- TURF LATERAL LINE: SCHEDULE 40 PVC, SIZE 1"
- QUICK COUPLER: RAINBIRD 3-RC, 3/4", RUBBER COVER, INSTALLED IN ROUND BOX
- DRIP ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN JUMBO VALVE BOX
- REMOTE CONTROL VALVE: RAINBIRD 100 - PEB, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.
- ISOLATION VALVE: NIBCO SCHEDULE 40 PVC BALL VALVE. SIZE PER INCOMING LINE, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN
- SPRAY: HUNTER PRO-SPRAY PRS40 (6") WITH MPR 3000 ROTATOR NOZZLES: 90(90d to 210d), 360. SUBSTITUTE NOZZLES IF NEEDED.
- IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND QUANTITY AS NOTED. BURY DEPTH: 24" BELOW FINISHED SUBGRADE FOR SLEEVES UNDER ROADWAYS. BURY DEPTH: 18" FOR SLEEVES UNDER WALKS, DRIVEWAYS, SWALES AND TRAILS.
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INCLUDED ITEMS (NOT SHOWN)

NOT SHOWN	TREE DEEP WATER SYSTEM - INSTALLED FOR ALL TREES.
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NOT SHOWN	CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
NOT SHOWN	DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
NOT SHOWN	SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-0.
NOT SHOWN	MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-0.
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LEGEND

- PROJECT BOUNDARY
- MATCHLINE

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

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#	REVISIONS/SUBMITTALS	DATE

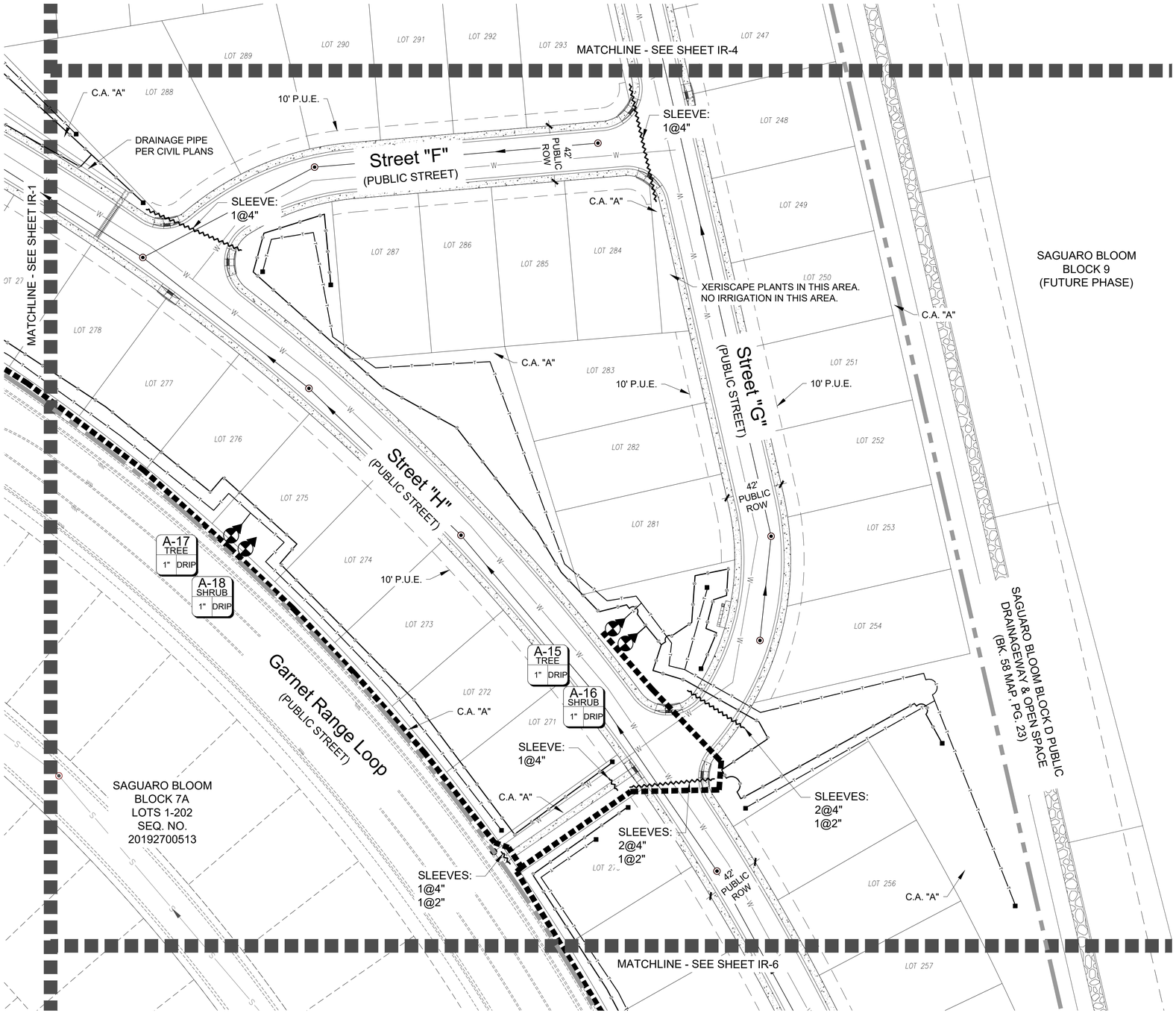
IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
IR-4
17 OF 24



IRRIGATION LEGEND

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LEGEND

- PROJECT BOUNDARY
- MATCHLINE

SCALE: 1"=40'-0" (0' 20' 40' 80')

NORTH

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

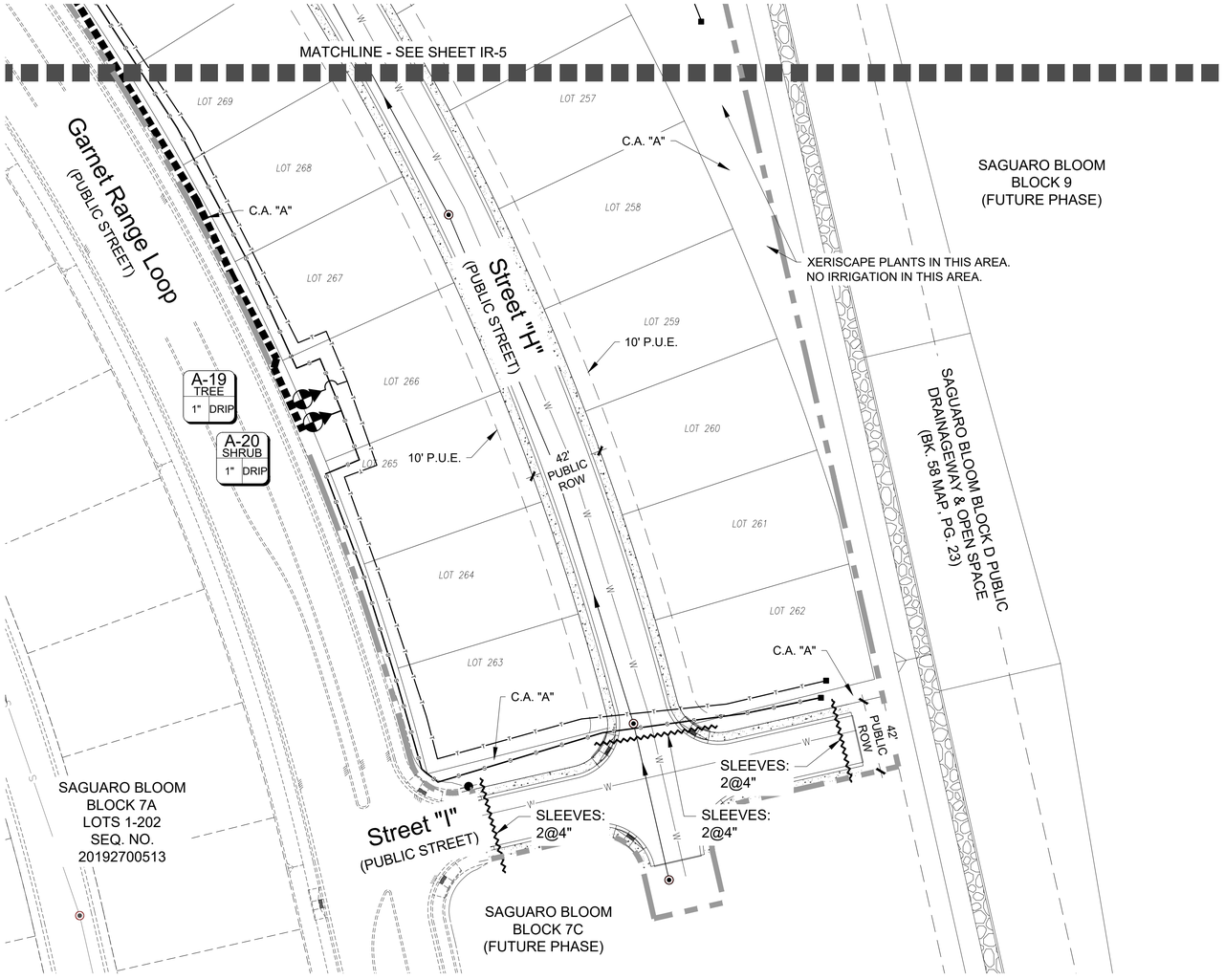
IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
IR-5
18 OF 24



IRRIGATION LEGEND

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NOT SHOWN	SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-0.
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LEGEND

- PROJECT BOUNDARY
- MATCHLINE

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

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

IRRIGATION PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
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PRV1904-001
PRV-1811-003

IR-6
19 OF 24

PERIMETER WALL & COLUMNS

PERIMETER WALL (MASONRY, INTEGRAL COLOR) SHALL BE CONSTRUCTED AROUND THE PERIMETER OF BLOCK 7B. MATCH EXISTING PERIMETER WALLS AT SAGUARO BLOOM. SEE DETAIL 3 ON SHEET D-1.

LEGEND

PERIMETER WALL

COLUMN (QUANTITY=32)

0' 60' 120' 240'
SCALE: 1"=120'-0"

NORTH

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WALL & COLUMN PLAN

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 58092
DANIEL A. BRADSHAW
06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
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LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO: LPR2004-001
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W-O
20 OF 24

AMENDED Marana Regular Council Meeting 07/21/2020
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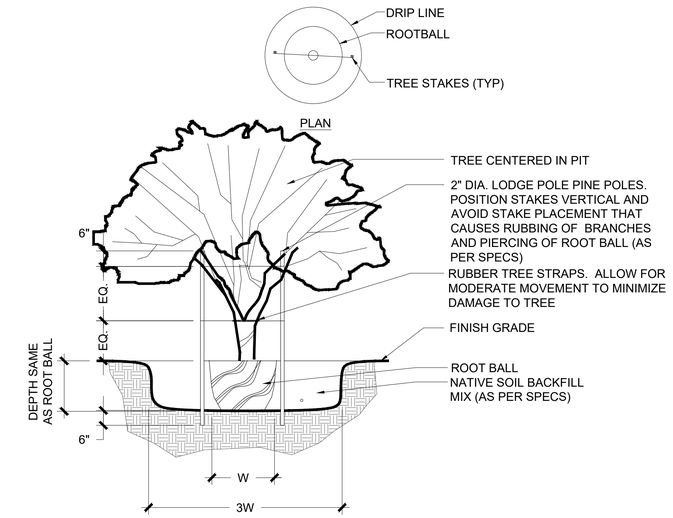
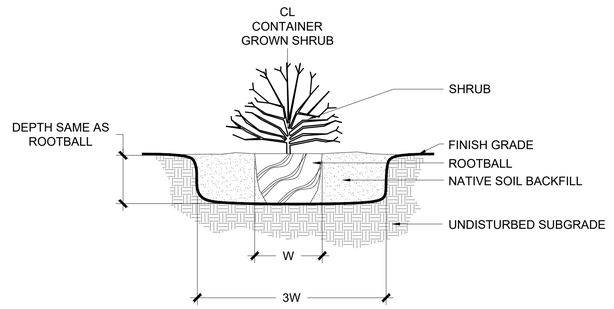


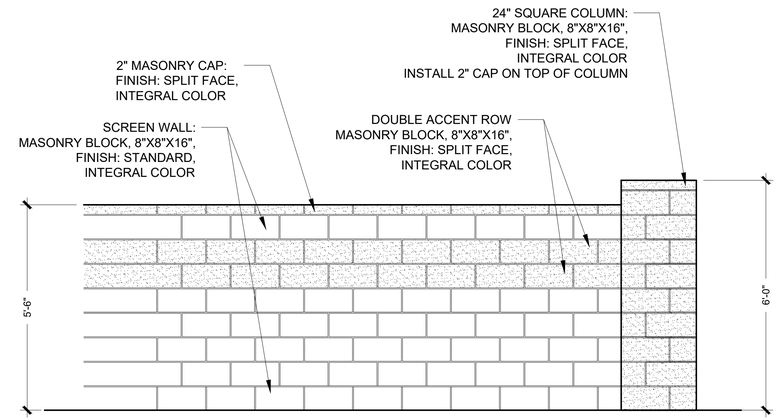
NOTES:
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
3. PLANTS TO BE STAKED ARE NOTED ON PLANTING SCHEDULE SHEET UNDER REMARKS.
4. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
5. PRUNE TREE AT TIME OF STAKE REMOVAL, ONE YEAR AFTER INSTALLATION.
6. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

1 TREE PLANTING — NTS



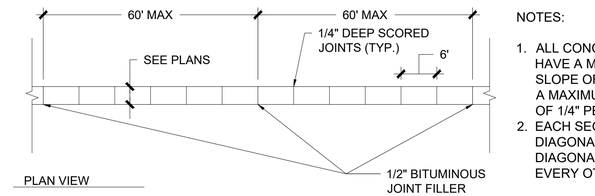
NOTES:
1. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
2. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
3. PLANTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.
4. BLOOMING AGAVES SHALL NOT BE REPLACED UNTIL BLOOM AND STALK ARE COMPLETELY SPENT.
5. BLOOM STALKS OF OTHER ACCENTS SUCH AS DESERT SPOONS AND YUCCAS SHALL REMAIN IN PLACE UNTIL STALK IS COMPLETELY SPENT.

2 SHRUB & ACCENT PLANTING DETAIL — SCALE: NTS



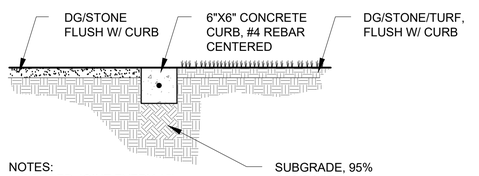
NOTES:
1. WALL SHALL MATCH EXISTING PERIMETER WALLS AT SAGUARO BLOOM.
2. INTEGRAL COLOR: COLORS SHALL MATCH EXISTING WALLS AT SAGUARO BLOOM. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

3 PERIMETER WALL & COLUMN — NTS



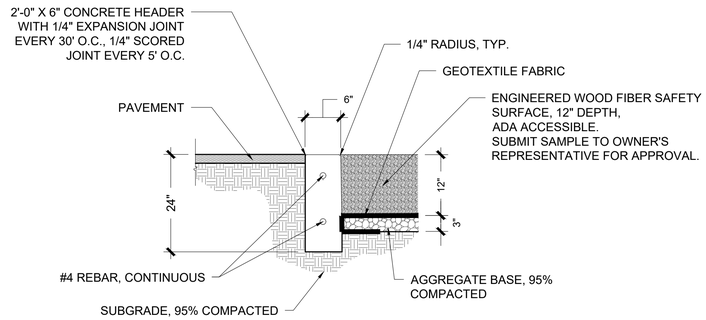
NOTES:
1. ALL CONCRETE WALKS TO HAVE A MINIMUM CROSS SLOPE OF 1/8" PER FT. AND A MAXIMUM CROSS SLOPE OF 1/4" PER FT.
2. EACH SEGMENT TO HAVE DIAGONAL BROOM FINISH. DIAGONAL TO ALTERNATE EVERY OTHER SEGMENT.

4 CONCRETE PAVEMENT DETAIL — SCALE: NTS



NOTES:
1. SCORED JOINT EVERY 15'
2. EXPANSION JOINT EVERY 60'
3. EDGES AT TOP OF CURB SHALL HAVE ½" RADIUS
4. 3,000 PSI CONCRETE, COLOR: NATURAL

5 6" CONCRETE HEADER DETAIL — NTS



NOTES:
1. RUBBER MATS: INSTALL SOF'MAT RUBBER MATS AT SLIDE EXITS, SWINGS, AND SADDLE SPINNERS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

6 SAFETY SURFACE W/ HEADER DETAIL — SCALE: NTS

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#	REVISIONS/SUBMITTALS	DATE

DETAILS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
06/01/2020
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
D-1
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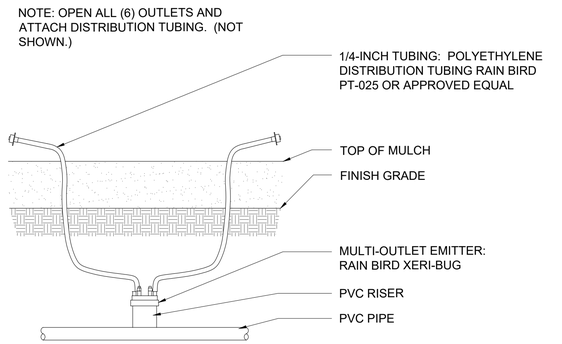
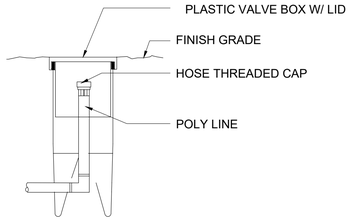
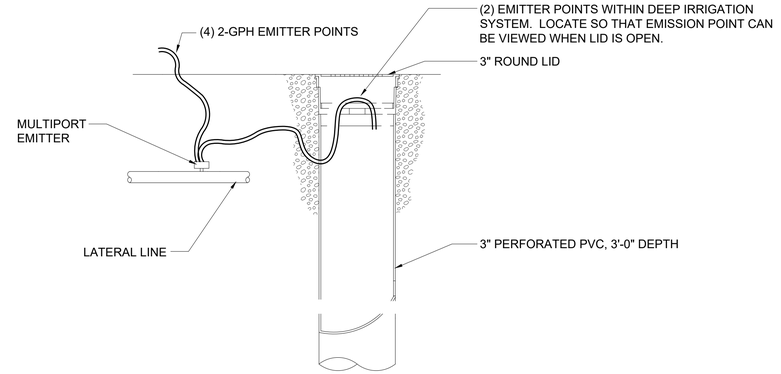


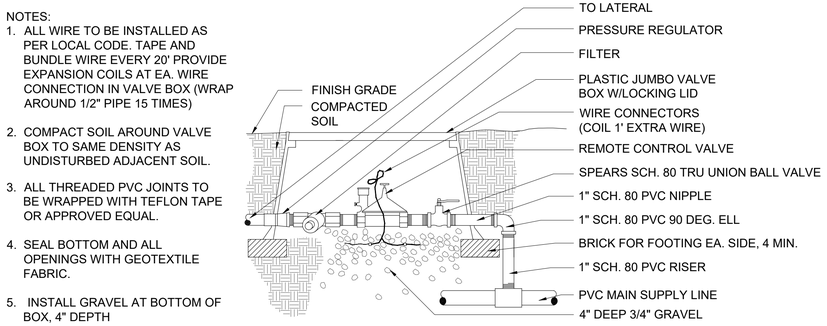
1 MULTI-PORT EMITTER DETAIL — SCALE: NTS



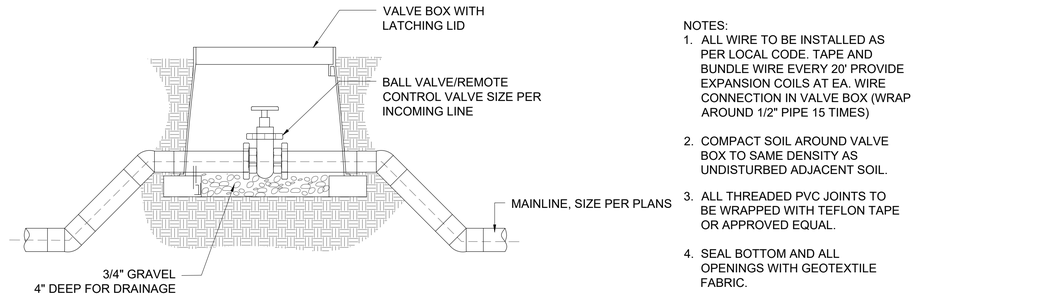
2 END FLUSH CAP ASSEMBLY DETAIL — SCALE: NTS



3 TREE DEEP WATERING SYSTEM DETAIL — SCALE: NTS



4 DRIP VALVE ASSEMBLY DETAIL — SCALE: NTS



5 ISOLATION VALVE/REMOTE CONTROL VALVE — NTS

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Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

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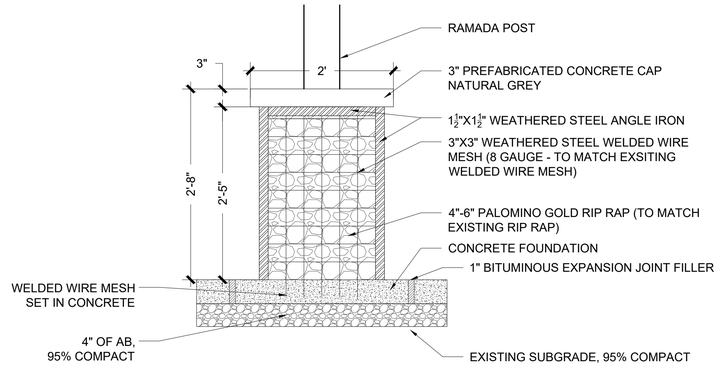
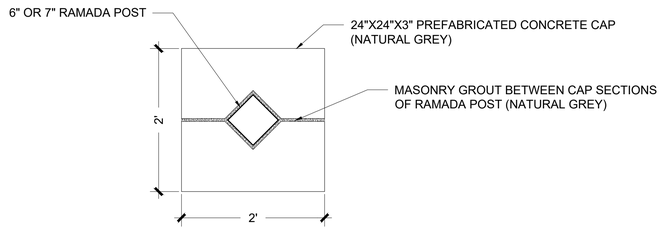
AMENDED Marana Regular Council Meeting 9-1-2020



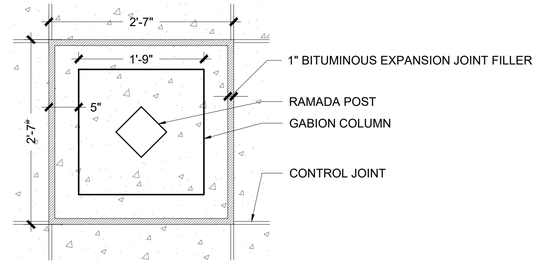
1 GABION RAMADA POST COLUMN SECTION A'-A

SCALE: 1" = 1'-0"



2 GABION RAMADA POST COLUMN CAP PLAN

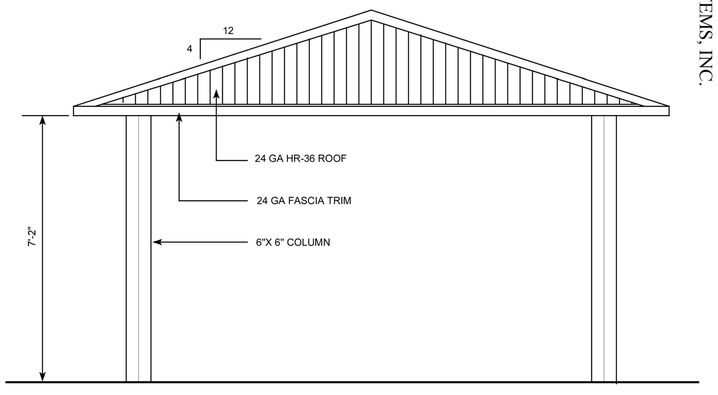
SCALE: 1" = 1'-0"



3 CONCRETE PATIO JOINTS AROUND GABION RAMADA POST COLUMN PLAN

SCALE: 1" = 1'-0"

NOT FOR CONSTRUCTION



ELEVATION 16'X16' MESA MODEL

NTS

NOTES:
1. GABION DETAIL TO WRAP AROUND EACH RAMADA POST.
2. SEE DETAILS 1, 2, & 3 ON THIS SHEET FOR GABION DETAILS AROUND RAMADA POSTS.
3. CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS FOR RAMADA AND FOOTINGS.
4. NOT FOR CONSTRUCTION. SEPARATE BUILDING PERMIT REQUIRED.

4 16'X16' RAMADA ELEVATION

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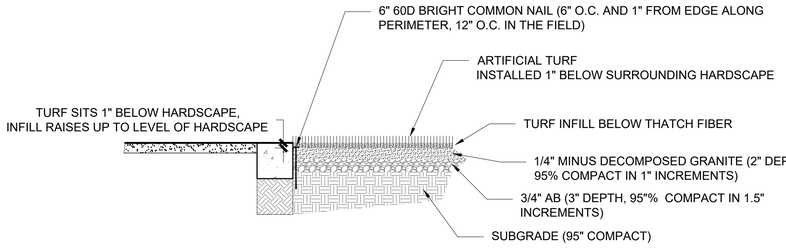
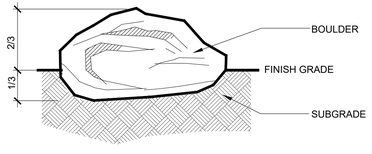


NOTES:
1. INSTALL ARTIFICIAL TURF, NAILS, AND SEAMS
PER MANUFACTURER'S RECOMMENDATIONS.

5 ARTIFICIAL TURF DETAIL

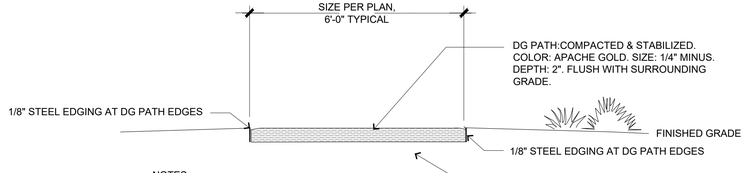
NTS



NOTE: BURY 1/3 OF BOULDER BELOW GRADE AS SHOWN.

6 BOULDER INSTALLATION

NTS



NOTES:
1. DG PATH TO MEASURE 2" THICK AFTER COMPACTION.
2. TOP OF 2" DG PATH TO BE FLUSH
W/ SURROUNDING GRADE FOLLOWING COMPACTION.
3. DG SHALL BE 95% COMPACT.
4. DG SHALL BE MIXED THOROUGHLY WITH STABILZER PRIOR TO INSTALLATION.
5. STEEL EDGING: 1/8" THICKNESS, 4" HEIGHT. 12" STAKES. INSTALL STAKES PER
MANUFACTURER'S RECOMMENDATIONS. COLOR: BROWN.
6. ENDS OF TRAIL SHALL BE FLUSH WITH CONCRETE SIDEWALKS.

GRADING NOTES:
1. MAXIMUM CROSS SLOPE OF TRAIL SHALL BE LESS THAN 2%
2. MAXIMUM RUNNING SLOPE OF TRAIL SHALL BE LESS THAN 5%.

7 STABILIZED DG TRAIL & SURFACE DETAIL

SCALE: NTS

CLASSIC RECREATION SYSTEMS, INC.

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58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

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SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
LPR2004-001

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PRV-1811-003

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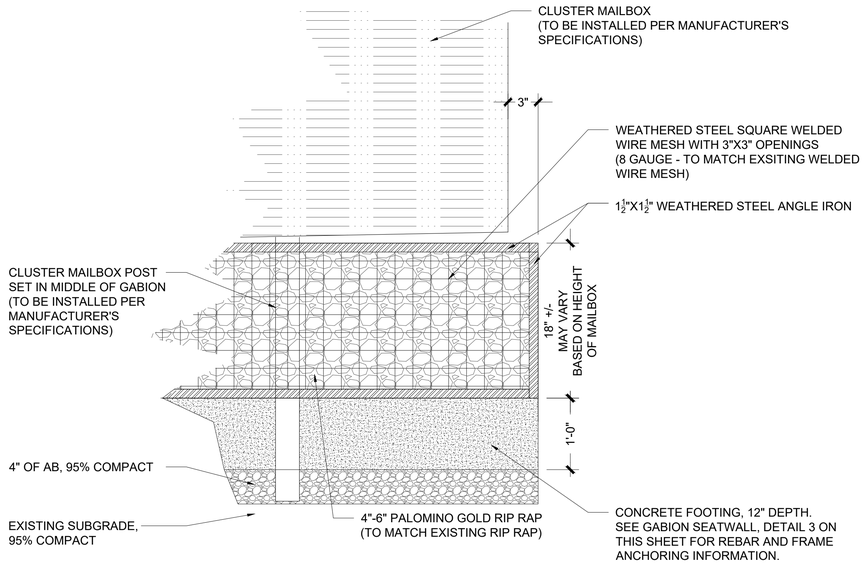
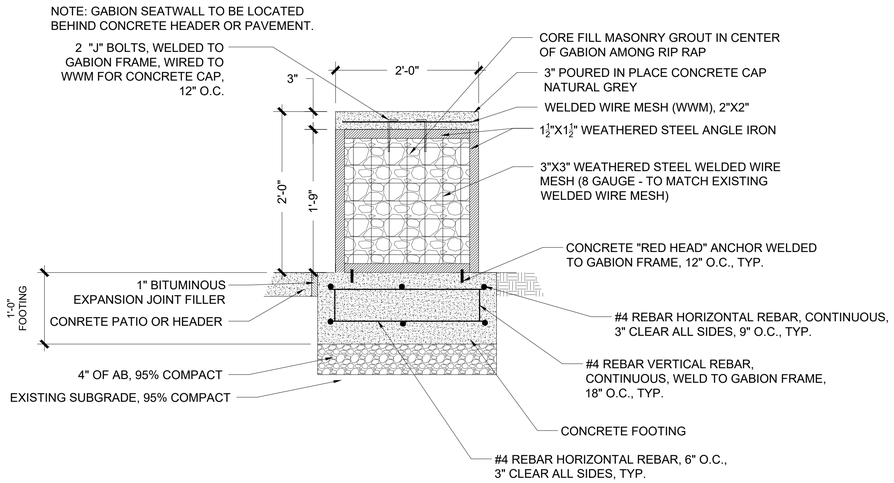


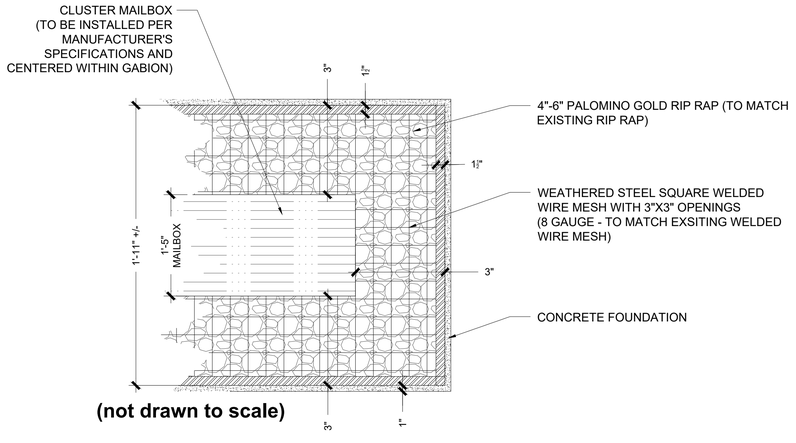
1 CLUSTER MAILBOX GABION ELEVATION

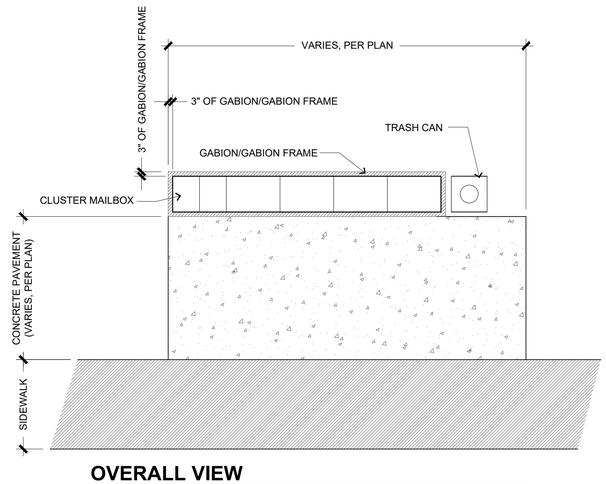
SCALE: 1" = 1'-0"



3 GABION SEATWALL SECTION

SCALE: 1" = 1'-0"





2 CLUSTER MAILBOX GABION PLAN

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CERTIFICATE NO.
58092
DANIEL A. BRADSHAW
Date 06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

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BLOCK 7B, LOTS 203-379

LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO:
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MARANA AZ

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: Saguaro Bloom, "7B"	
Description of Project: Single Family Residential	Number of Lots: 177
Parcel No.(s): 216-44-2040 and a portion of 216-44-2050	Gross Area (Acres): 41
Project Address: Lambert & Saguaro Peaks Blvd.	
Ref. Project No.: PRV1904-001; PRV-9955fp; PRV-96-97	

CONTACT INFORMATION

Owner: Title Security Agency of AZ Trust 201434	Contact Name:		
Address: (See applicant information below)	City:	State:	Zip:
Email:	Phone No.:		
Applicant: D. R. Horton, Inc.	Contact Name: Jimmy Gaulin		
Address: 3580 w. Ina Road, Ste. 100	City: Tucson	State: AZ	Zip: 85741
Email: jjgaulin@drhorton.com	Phone No.: 336-7002		
Consultant/Engineer: Baker & Associates Engineering	Contact Name: Marty Magelli, P.E.		
Address: 3561 E. Sunrise Dr., #225	City: Tucson	State: AZ	Zip: 85718
Email: marty@baetucson.com	Phone No.: 318-1950		

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.)

James Gaulin		3/4/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No._____ **Date Received**_____

Council-Regular Meeting **C6**

Meeting Date: 07/21/2020

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Gus Myers, Development Engineering Manager

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-076: Relating to Development; approving a release of assurances for Saguaro Bloom Block 1 Phase 1, consisting of Lots 1-163, and accepting public improvements for maintenance (Keith Brann)

Discussion:

Saguaro Bloom Block 1 Phase 1 consists of lots 1-163 of Saguaro Bloom Block 1, a 389-lot, 90.95 acre subdivision located south of Lambert Lane and west of Saguaro Highlands Boulevard, and recorded at the Pima County Recorder's Office at Sequence Number 20180540069.

The Town has an assurance agreement assuring the completion of the public improvement. The subdivider has completed the public improvements for Phase 1 (lots 1-163), including paved streets, a sanitary sewer conveyance, and a potable water system, acceptable to Town standards in accordance with the assurance agreement.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2020-076 approving a release of assurances for Saguaro Bloom Block 1 Phase 1 and accepting public improvements for maintenance.

Suggested Motion:

I move to adopt Resolution No. 2020-076, approving a release of assurances for Saguaro Bloom Block 1 Phase 1 and accepting public improvements for maintenance.

Attachments

Resolution No. 2020-076
Location Map

MARANA RESOLUTION NO. 2020-076

RELATING TO DEVELOPMENT; APPROVING A RELEASE OF ASSURANCES FOR SAGUARO BLOOM BLOCK 1 PHASE 1, CONSISTING OF LOTS 1-163, AND ACCEPTING PUBLIC IMPROVEMENTS FOR MAINTENANCE

WHEREAS the final plat for 'Saguaro Bloom Block 1 Lots 1—389, Common Area "A" (Open Space, Recreation, Public Utilities, Road Maintenance & Signage), Common Area "B" (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage), Common Area "C" (Open Space & Recreation), & Blocks 1A, 1B, 1C' ("Saguaro Bloom Block 1") was recorded in the Pima County Recorder's office on 23 February 2018 at Sequence 20180540069; and

WHEREAS the Town has a third party trust assurance agreement (the "Assurance Agreement") with D.R. Horton, Inc. (the "Subdivider") and Title Security Agency, LLC, under Trust No. 201434-T, recorded in the Pima County Recorder's office on 23 February 2018 at Sequence 20180540068, assuring the completion of public improvements for Saguaro Bloom Block 1; and

WHEREAS the Subdivider has completed the public improvements for Saguaro Bloom Block 1 Phase 1, consisting of Lots 1 through 163 of Saguaro Bloom Block 1, acceptable to Town standards in accordance with the Assurance Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana as follows:

Section 1. The Assurance Agreement is hereby released for Saguaro Bloom Block 1 Phase 1.

Section 2. The Town accepts for maintenance, including maintenance of regulatory traffic control and street signs, approximately 1.4 miles of the following paved streets as shown on the plat of Saguaro Bloom Block 1 Phase 1:

- Crooked Peak Trail
- Sonoran Sands Lane
- Blue Roan Lane
- Blue Roan Court
- Senita Bloom Way
- Palo Rojo Way
- Trotting Wolf Trail (portion southeast of Sonoran Sands Lane only)
- Giant Sacaton Drive

- Leopard Gecko Terrace (portion from west edge of Lot 163 southeastward to Guayacan Trail only)
- Arroyo Lupine Way (portion southeast of Giant Sacaton Drive only)
- Guayacan Trail (portion northeast of the south corner of Lot 157 only)

Section 3. The Town accepts for maintenance the potable water system serving Saguaro Bloom Block 1 Phase 1, consisting of approximately 6,946 linear feet of potable water line, water meters, valves, fire hydrants and appurtenances with an estimated value of $637,380.

Section 4. The Town accepts for maintenance the sanitary sewer system serving Saguaro Bloom Block 1 Phase 1, consisting of approximately 6830 linear feet of conveyance system and appurtenances with an estimated value of $697,300.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

Public Paving and Public Sewer Improvement Plan

for

Saguaro Bloom Block 1 - Phase 1

Lots 1 - 163

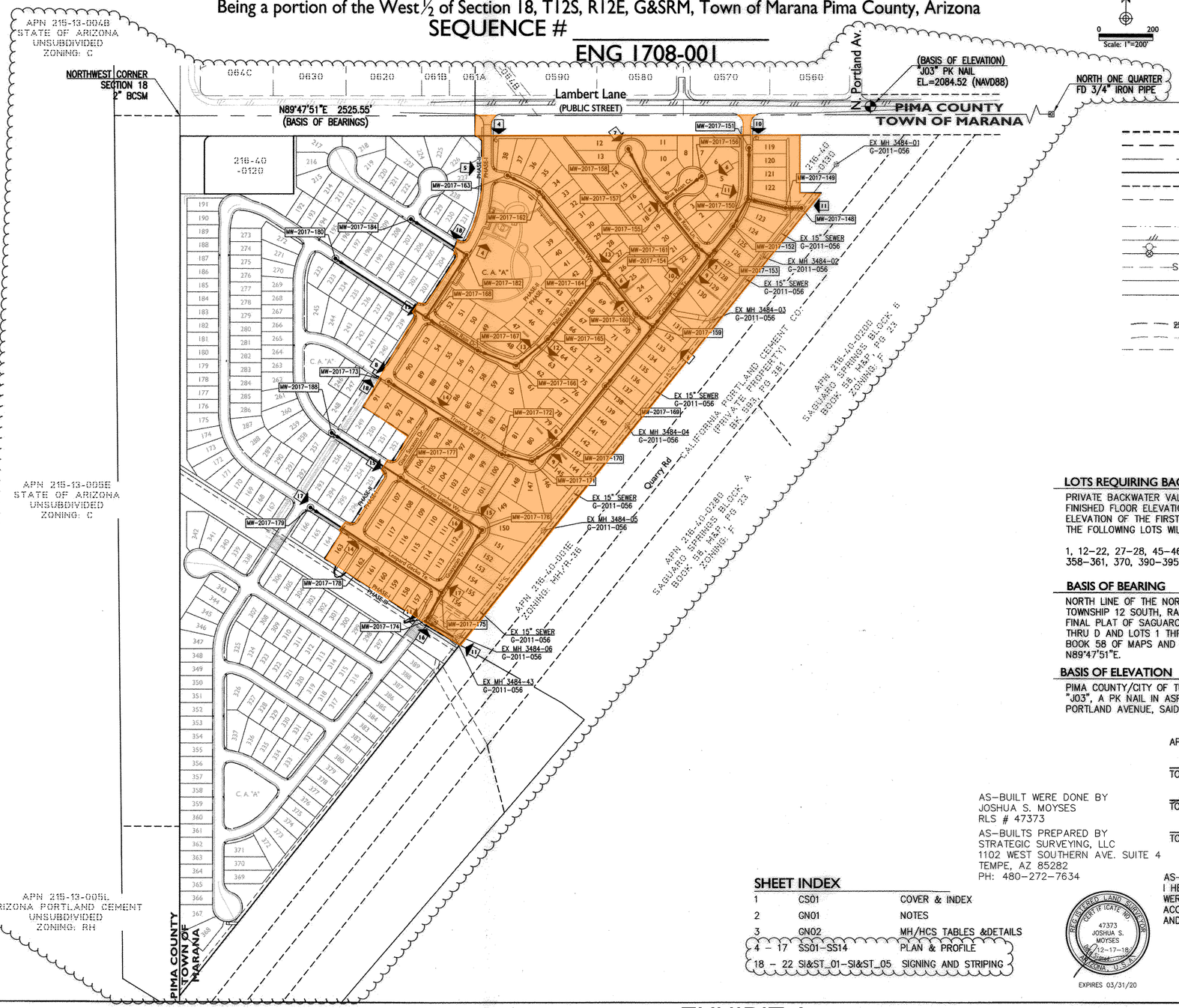
Common Area "A" (Open Space, Recreation, Public Utilities, Road Maintenance & Signage),
Common Area "B" (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage) &
Common Area "C" (Open Space & Recreation)

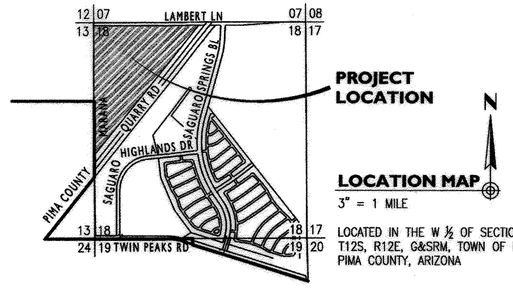
A Subdivision of Block 1 and Lots 1-9 of the Saguaro Springs Block Plat, as recorded in Book 58, of Maps & Plats, Page 23

Being a portion of the West ½ of Section 18, T12S, R12E, G&SRM, Town of Marana Pima County, Arizona

SEQUENCE # ENG 1708-001

THE SEAL OF PIMA COUNTY ARIZONA
P18SD00024
Approved 05/15/2018





Scale: 1"=200'

LEGEND

EXISTING		PROPOSED
	POLITICAL BOUNDARY	
	PROJECT BOUNDARY	
	RIGHT-OF-WAY CENTERLINE	
	RIGHT-OF-WAY	
	PROPERTY	
	EASEMENT	
	VEHICULAR ACCESS ESMT	
	100 YR FLOODPLAIN	
	EDGE OF PAVEMENT / CURB	
8"W	WATER	8"W
S 15"	SEWER	
SD	STORM DRAIN	SD
OHE	ELECTRIC	
	SURVEY MONUMENT	
2285	MAJOR CONTOUR	
	MINOR CONTOUR	
ERO	EROSION HAZARD SETBACK	
HCS	HOUSE CONNECTION SEWER	HCS
C.O.	CLEAN OUT	C.O.
	MATCH-LINE	
	PHASE-LINE	
	STORM SEWER	
	BENCH MARK	

LOTS REQUIRING BACKWATER VALVES

PRIVATE BACKWATER VALVES ARE REQUIRED WHEN THE FINISHED FLOOR ELEVATION IS 1' OR LESS ABOVE THE RIM ELEVATION OF THE FIRST UPSTREAM MANHOLE OR CLEANOUT. THE FOLLOWING LOTS WILL REQUIRE BACKWATER VALVES:

1, 12–22, 27–28, 45–46, 121, 125–126, 141–145, 338–339, 358–361, 370, 390–395.

BASIS OF BEARING

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 12 EAST, AS SHOWN ON THE FINAL PLAT OF SAGUARO SPRINGS, BLOCK 1 THRU 10 AND A THRU D AND LOTS 1 THRU 9 AND A AND B, AS RECORDED IN BOOK 58 OF MAPS AND PLATS, PAGE 23, SAID BEARING BEING N89°47'51"E.

BASIS OF ELEVATION

PIMA COUNTY/CITY OF TUCSON DOT GEODETIC CONTROL POINT "J03", A PK NAIL IN ASPHALT IN LAMBERT LANE, EAST OF PORTLAND AVENUE, SAID ELEVATION BEING 2084.52 (NAVD88).

ADMINISTRATIVE ADDRESS:

9395 W. LAMBERT LANE

OWNER/DEVELOPER:

D.R. HORTON, ARIZONA
3580 WEST INA ROAD, STE 100
TUCSON, AZ 85741
ATTN: BRENT DAVIS
PH: (520) 790-6005
E: BTDAVIS@DRHORTON.COM

ENGINEER:

EPS GROUP
8710 NORTH THORNYDALE ROAD, STE 140 TUCSON, AZ 85742
ATTN: FRANCIS HEMMAH
PH: (520) 408-1400
E: FRANCIS.HEMMAH@EPSGROUPINC.COM

APPROVED

TOWN OF MARANA WATER DEPARTMENT — DATE 11-17-17

TOWN OF MARANA PLANNING DEPARTMENT — DATE 11/16/17

TOWN OF MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER — DATE 11-16-17

AS-BUILT WERE DONE BY
JOSHUA S. MOYSES
RLS # 47373

AS-BUILTS PREPARED BY
STRATEGIC SURVEYING, LLC
1102 WEST SOUTHERN AVE. SUITE 4
TEMPE, AZ 85282
PH: 480-272-7634

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 47373 — JOSHUA S. MOYSES — 12-17-18 — ARIZONA, U.S.A.

EXPIRES 03/31/20

AS-BUILT CERTIFICATION:
I HEREBY CERTIFY THAT THE "AS-BUILT" ANNOTATIONS PROVIDED ON THIS DRAWING 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.

JOSHUA S. MOYSES — REGISTERED LAND SURVEYOR — 12-17-18 DATE

47373 — REGISTRATION NUMBER — 03-31-20 EXPIRES

SHEET INDEX

1	CS01	COVER & INDEX
2	GN01	NOTES
3	GN02	MH/HCS TABLES &DETAILS
4 – 17	SS01–SS14	PLAN & PROFILE
18 – 22	SI&ST_01–SI&ST_05	SIGNING AND STRIPING

S-2017-008
PRV1608-003
ENG1708-001

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

EPS GROUP

Public Improvement Plans
(Saguaro Bloom Block 1, Lots 1-163 Common Areas "A", "B" & "C")
Marana, Arizona

Paving and Sewer Plan - Phase 1

Revisions:

	Revision (Sheet)	Description
1	Lot Number	Revision
	Add Recreation Park Area	Revision
	Phase Line	Revision

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

Designer: FAH 9/17
Drawn by: MS 9/17

Job No. 16-042.1
CS01
Sheet No. 1 of 22

16-042.1

Nov 03, 2017 3:23pm U:\Projects\2016\16-042.1\Civil\CADD\Plans\PJSS\Phase 1\16-042.1_PH1_SS_CS01.dwg
clson

AMENDED Marana Regular Council Meeting 07/21/2020

EXHIBIT A

AS-BUILT COPY

Council-Regular Meeting **C7**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Jane Fairall, Deputy Town Attorney

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: *Resolution No. 2020-079: Relating to Risk Management; authorizing the Town Attorney or designee to waive the attorney-client privilege on behalf of the Town of Marana for the purpose of audits performed by the Arizona Municipal Risk Retention Pool (AMRRP), the administrator for AMRRP, or their agents (Jane Fairall)*

Discussion:

The Town of Marana is a member of the Arizona Municipal Risk Retention Pool (AMRRP), a collective self-insurance pool of cities and towns administered by an administrator designated by the Board of Trustees of the AMRRP. From time to time, AMRRP or its administrator, currently Berkley Risk, or their agents may need to audit files pertaining to the Town's membership, such as litigation files for cases that were handled by outside counsel, that contain confidential attorney-client privilege and work product. Approval of this item will authorize the Town Attorney or designee to waive the attorney-client privilege for purposes of these audits only.

Staff Recommendation:

Staff recommends approval of the resolution authorizing the Town Attorney or designee to waive the attorney-client privilege for purposes of AMRRP audits.

Suggested Motion:

I move to adopt Resolution No. 2020-079, authorizing the Town Attorney or designee to waive the attorney-client privilege on behalf of the Town of Marana for the purpose of audits performed by the Arizona Municipal Risk Retention Pool (AMRRP), the administrator for AMRRP, or their agents.

Attachments

Resolution No. 2020-079

MARANA RESOLUTION NO. 2020-079

RELATING TO RISK MANAGEMENT; AUTHORIZING THE TOWN ATTORNEY OR DESIGNEE TO WAIVE THE ATTORNEY-CLIENT PRIVILEGE ON BEHALF OF THE TOWN OF MARANA FOR THE PURPOSE OF AUDITS PERFORMED BY THE ARIZONA MUNICIPAL RISK RETENTION POOL (AMRRP), THE ADMINISTRATOR FOR AMRRP, OR THEIR AGENTS

WHEREAS the Arizona Municipal Risk Retention Pool (AMRRP) is a collective self-insurance pool of cities and towns administered by an administrator designated by the Board of Trustees of the AMRRP; and

WHEREAS the Town of Marana is a member of AMRRP as described in the Fourth Amended and Restated Membership Agreement between and the Town of Marana and AMRRP approved by Council on March 20, 2018, by Resolution No. 2018-022 ; and

WHEREAS from time to time, AMRRP or its administrator, currently Berkley Risk, or their agents may need to audit files pertaining to the Town's membership that contain confidential attorney-client privilege and work product; and

WHEREAS the Mayor and Council find that the best interests of the Town of Marana and its citizens are served by authorizing the Town Attorney or designee to waive the attorney-client privilege on behalf of the Town for the purpose of the above-described audits.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the Town Attorney or designee is hereby authorized to waive the attorney-client privilege on behalf of the Town for the purpose of audits performed by the Arizona Municipal Risk Retention Pool (AMRRP), the administrator for AMRRP, or their agents, and the Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

Council-Regular Meeting **C8**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: July 21, 2020

Subject: Approval of the Special Council Meeting Summary Minutes of June 23, 2020, the Vanderbilt Farms Community Facilities District Board Meeting Summary Minutes of June 23, 2020, and the Regular Council Meeting Summary Minutes of June 16, 2020 (Cherry L. Lawson)

Attachments

Council Study Session Summary Minutes, 06/23/2020

Vanderbilt Farms Community Facilities District Board Meeting Summary Minutes, 06/23/2020

Regular Council Meeting Summary Minutes, 06/16/2020

MARANA TOWN COUNCIL
SPECIAL COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 23, 2020 at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:19 PM and directed the Clerk to call the roll. **Mayor Honea, Vice Mayor Post, Council Members: Dave Bowen, Patti Comerford, Roxanne Ziegler, John Officer, and Herb Kai.**

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

APPROVAL OF AGENDA

Council Member Bowen moved and Vice Mayor Post second the motion to approve the agenda as presented. Motion passes, 7-0.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

DRAFT

Council Member Comerford thanked Marana Police Department as she had received many compliments on them as well as requests for Council to not take action to defund the department. She responded to each of the comments that were submitted to her.

Council Member Kai wished **Vice Mayor Post** a happy birthday.

Mayor Honea reported on weekly events stating he had appeared on three television networks. The University of Arizona interviewed him, and it air on Friday; the newspaper and a couple of radio shows interviewed him as well. The comment he made on a radio show was taken out of context, and became news on the web. The comment that he made was in reference to Pima County. He stated that he did make the comment; however, it was not related to wearing masks, but instead referring to Pima County's resolution. There was a statement within the resolution relating to businesses not complying with Pima's rules, Pima would contact the Liquor Board and request a review of the business' liquor license.

He expressed his concern as he commented on a business that spent several thousand of their own funds to pay their employees for over three (3) months in hopes of receiving the PPE. The other item he reported on is the Rat Patrol in its resolution, as this is something Marana has never done. However, the County and City of Tucson has participated in this. In essence, it makes citizens turn on one another. He provided an example of the Rat Patrol relating to the wearing of facemask. There are people within the community who cannot wear a facemask due to health concerns, as well as young children.

He has called over 50 people who expressed concern over the issue of wearing a facemask that all but one person did not accept his explanation.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Jamsheed Mehta reported on the following stating it is good news for the Town.

- Ora Mae Harn Park Community Pool is open as of this day.
- Single Family Residential Permits as of this day the Town has exceeded its record from last year. The current total is 800, and will continue to add additional SFR permits over the next five days left remaining of this fiscal year.

Council Member Ziegler asked when Marana Town employees are expected to return to work in the building. **Mr. Mehta** replied stating Marana employees are essentially working. **Council Member Ziegler** stated back physically in the building. **Mr. Mehta** replied stating those employees who are able to and who does not have any special conditions, are in the buildings every week. However, the departments have staggered their work start times, so that those employees do not have to be in the building at the

same time. That way, the Town is able to reduce the amount of interaction between employees, and it provides employees the ability to continue working through telework.

Council Member Ziegler asked whether the imposed flexible schedule is the result of covid-19, and asked whether employees will continue to work from home for an indefinite amount of time. **Mr. Mehta** replied stating while the Town does not have a specific date that it will end, as the Town will rely on the CDC guidelines and **Governor Ducey's** phase of reopening. The Town would have thought more than a month ago that by this time the state would be in the next phase; however, that is not the case as of today. With the number of cases increasing daily, **Governor Ducey** has not yet moved from Phase 1 to Phase 2. The Town cannot go from its existing phase to a full open operation as it was in February and March.

PRESENTATIONS

CONSENT AGENDA

C1 Resolution No. 2020-067: Relating to Municipal Court; approving and authorizing the Mayor to execute an intergovernmental agreement between Pima County and the Town of Marana for payment for the incarceration of municipal prisoners for the period of July 1, 2020 through June 30, 2021 (Jane Fairall)

C2 Resolution No. 2020-068: Relating to Administration; approving and authorizing the Town Manager to execute Arizona Coronavirus Emergency Supplemental Funding Program Grant Agreement number ACESF-21-049 with the Arizona Criminal Justice Commission (ACJC), for Coronavirus Emergency Supplemental Funding (CESF) from the Department of Justice (DOJ), Office of Justice Programs (OJP) (Kristin Taft)

C3 Approval of the Council Study Session Summary Meeting Minutes of May 26, 2020 (Cherry L. Lawson)

Vice Mayor Post, moved and Council Member Ziegler second the motion approving the Consent Agenda as presented. Motion passes, 7-0.

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a series #004 Wholesaler liquor license submitted by Jessica Gutierrez Contreras on behalf Fuego Fino as a wholesaler located at National Self Storage - Dove Mountain, 12071 N. Thornydale Road #120 Marana, Arizona 85658 (Cherry L. Lawson)

Town Clerk Cherry Lawson provided a brief overview of the application for a series #004 Wholesaler liquor license submitted by Jessica Gutierrez Contreras on behalf Fuego

Fino as a wholesaler located at National Self Storage - Dove Mountain, 12071 N. Thornydale Road #120 Marana, Arizona 85658. Staff recommends an order recommending approval be submitted to the DLLC for this liquor license application.

Council Member Ziegler moved and Vice Mayor Post second the motion approving a recommendation of approval be submitted to the DLLC for this liquor license application. Motion passes unanimously, 7-0.

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2020-069: A resolution of the Mayor and Common Council of the Town of Marana, Arizona, determining that Vanderbilt Farms Community Facilities District has been inactive for at least five years and has no future purpose and assuming, to the extent not otherwise prohibited by applicable law, all of the obligations of Vanderbilt Farms Community Facilities District, all pursuant to section 48-701 et seq, Arizona Revised Statutes (Frank Cassidy)

Town Attorney Frank Cassidy provided an overview of this item stating this is the Council's portion of the dissolution and will provide for the Town to take over all of the remaining obligations, if any, of Vanderbilt Farms CFD. The Town recommends approval of this item.

Vice Mayor Post, moved and Council Member Kai second the motion adopting Resolution NO. 2020-069, determining that Vanderbilt Farms Community Facility District has been inactive for at least five years and has no future purpose and assuming all of the obligations of Vanderbilt Farms Community Facilities District. Motion passes unanimously, 7-0.

A2 Resolution No. 2020-058: Relating to Development; approving and authorizing the Mayor to sign the Amended and Restated Vanderbilt Farms Development Agreement (Frank Cassidy)

Mr. Cassidy stated that Mr. Zelman of WLB is present in the event Council has questions of him. He provided an overview of this item stating Item A2 and A3 are the same as was presented at the June 2 meeting except for the CFD elements. All of the discussion related to the CFD in the Development Agreement is removed. At the CFD Meeting, **Council Member Bowen** questioned whether there was still something in the Development Agreement that indicates someone being able to come forward and ask for a CFD to be created. All references related to the Vanderbilt CFD have been removed. However, the Plat remain the same as originally presented. The Town received authorization from the owner and the Town Engineer to strikeout the CFD note on the face of the Plat. The Town request approval of both Items A2 & A3.

Vice Mayor Post moved and Council Member Ziegler second the motion to adopt Resolution No. 2020-058, approving and authorizing the Mayor to sign the Amended and Restated Vanderbilt Farms Development Agreement. Motion passes unanimously, 7-0.

A3 Resolution No. 2020-059: Relating to Development; approving the Re-Plat of Final Block Plat Vanderbilt Farms Blocks 1 thru 13 & 11A located south of Barnett Road, north of Moore Road and east of Sandario Road (Brian D. Varney)

Vice Mayor Post, moved and Council Member Ziegler to adopt Resolution No. 2020-059, approving the Re-Plat of Final Block Plat Vanderbilt Farms Block 1 thru 13 & 11A. Motion passes unanimously, 7-0.

A4 PUBLIC HEARING: Resolution No. 2020-070: Relating to Budget; adopting the fiscal year 2020-2021 tentative budget (Yiannis Kalaitzidis)

[6:34 PM Minutes] Mayor Honea opened the Public Hearing to receive testimony on this item.

Finance Director Yiannis Kalaitzidis provided a PowerPoint Presentation relating to the Tentative Budget for FY2020-2021. Below is an overview of the presentation. *(A copy of the PowerPoint presentation is on file in the Town Clerk's Office for review or inspection.)*

Budget Briefing: FY2021 Tentative Budget

- Tentative Budget brings forward operating funds presented at Manager's Recommended Budget and adds:
  - Special Revenue Funds
  - Capital Projects Funds (including impact fees)
  - Debt Service Funds
  - Internal Service Funds
- If approved, Tentative Budget establishes the overall expenditure limitation (Home Rule)

- The Tentative Budget is presented on the required Auditor General Forms
  - Schedule A—Summary Schedule of Estimated Revenues and Expenditures/Expenses
  - Schedule B—Tax Levy and Tax Rate Information
  - Schedule C—Revenues Other Than Property Taxes
  - Schedule D—Other Financing Sources/<Uses> and Interfund Transfers
  - Schedule E—Expenditures/Expenses by Fund
  - Schedule F—Expenditures/Expenses by Department (as applicable)
  - Schedule G—Full-Time Employees and Personnel Compensation

Budget Briefing: Measures to Balance Budget

- Operating budget reductions
- Deferral of one-time projects and equipment purchases
- Salary savings through hiring freezes and delays
- No compensation adjustments
- New positions – 2 for Water utility based on new rate structure
- Use of restricted budget capacity

Budget Briefing: FY2021 Tentative Budget

- *A copy of the slide is available on the Town's website and in the Town Clerk's Office.*

Budget Briefing: FY2021 Revenues/Sources

- *A copy of the slide is available on the Town's website and in the Town Clerk's Office.*

Budget Briefing: FY2021 Expenditures/Uses

- *A copy of the slide is available on the Town's website and in the Town Clerk's Office.*

Budget Briefing: General Fund Budget Summary

- *A copy of the slide is available on the Town's website and in the Town Clerk's Office.*
- Revenues – State Shared and Urban Revenue updated
- Expenditures – $10.6 million contingency, CIP project carry forward adjustments, etc.
- Transfers in – AZCares
- Transfers out - $700K NWRRDS funding, $25,200 additional Airport funding

Budget Briefing: FY2021 General Fund Reserves

- Structurally balanced budget
- Provides flexibility
- Makes one-time investments in key projects
- $35M estimated ending reserve
    - Provide adequate cash balances
    - Capacity for major projects
    - Maintain bond ratings
    - Internal Service Funds

Budget Briefing: Summary

- Established the overall expenditure limitation for FY2021 at $149.3 million
- Expenditure authority may only be reallocated or reduced
- Budget reflects the careful allocation of available resources
- Maintains services to residents
- Invests in key areas
- Provides flexibility
- Public hearing for final budget adoption on July 21, 2020

DRAFT

Mayor Honea inquired of the Reserve Fund Balance within the Tentative Budget. He stated he noticed the Reserve Fund Balance would reduce from $43M this fiscal year to $35M next fiscal year. He asked whether it is reflective as an accounting process. **Mr. Kalaitzidis** replied stating the $43M from the $35M is the $8M difference. He referenced one of the slides within the presentation that illustrates the $8M deficit, stating it is a mathematical equation to balance the budget. The Town is assuming that it will spend 100% of the funds in the General Fund, as well as receiving 100% of the revenues in that fund. **Mayor Honea** stated in using that large sum of funds out of the Reserve Fund, cannot be used that often as much of the funds that are in the Reserve Fund are I owe you—not cash money. He has concerns with taking $8M out of reserves.

Council Member Bowen asked whether **Mr. Kalaitzidis** is setting aside the $8M in the account, but not removing it from the account. **Mayor Honea** stated that is his question. If the $8M is placed into the Contingency Fund along with the $5.63M, then that creates three (3) contingency accounts. **Mr. Kalaitzidis** stated the Town only has one Contingency Fund within the General Fund, and the total amount is $10.6M. **Mayor Honea** asked of the $5.63M from the Governor's Office whether that is set aside in a separate contingency. **Mr. Kalaitzidis** stated those funds are a separate reserve, which will be placed in the Grant Fund and will be utilized as the Town spends funds for the purpose of that particular grant. Those funds are for police salaries and related expenses.

Mayor Honea stated when the Governor's Office provided the $5.63M, the reason he assigned it to police salaries was to create a covid nexus so that the Town could take that same amount out of the General Fund that would have been expended on police salaries, and have it for other expenses. **Mr. Kalaitzidis** stated **Mayor Honea** is correct in his explanation of the process. **Mayor Honea** asked where are the funds that were removed from the General Fund, as it was his understanding that it would be held in a special account, and only approved by Council if the Town were to expend those funds. **Mr. Kalaitzidis** stated the cash for the $5.66M is being deposited into the Grant Fund in the current fiscal year, and will become a reserve in that fund. That amount, $5.65M, of transfers in of cash to the General Fund to reimburse the General Fund for those expenses of police salaries. That $5.6M of General Fund money is not being used by the General Fund is reflective in the $5.6M of additional contingency. It has not been specifically identified to be expended, as it is left to Council's pleasure for future use if the need arises.

[7:07 PM Minutes:] Mayor Honea closed the public hearing for testimony.

Council Member Bowen moved and Council Member Officer second the motion approving Resolution No. 2020-070 adopting the Fiscal Year 2020-2021 Tentative Budget. Motion passes, 6-1. Nay – Council Member Comerford.

ITEMS FOR DISCUSSION/POSSIBLE ACTION

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Council Member Bowen moved and Council Member Kai second the motion to adjourn the meeting. Motion passes unanimously, 7-0. Meeting adjourned at 7:07PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on June 23, 2020. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

VANDERBILT FARMS
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS
MEETING NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 23, 2020 at or after 5:00 PM

Ed Honea, Chairman
Jon Post, Vice Chair
David Bowen, Board Member
Patti Comerford, Board Member
Herb Kai, Board Member
John Officer, Board Member
Roxanne Ziegler, Board Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Chairman Honea called the meeting to order at 6:12 p.m. **District Clerk Cherry Lawson** called the roll. Present: **Vice Chair Post, Board Members Bowen, Comerford, Kai, Officer, and Ziegler.** All board members were present constituting a quorum.

PLEDGE OF ALLEGIANCE: Chairman Honea suspended the Pledge until the start of the Special Council Meeting.

APPROVAL OF AGENDA

Board Member Bowen moved and Vice Chair Post second the motion approving the agenda as presented. Motion passes unanimously, 7-0.

CALL TO THE PUBLIC

There were no comments offered by the public.

BOARD ACTION

A1 Resolution No. VFCFD No. 2020-01: A Resolution of the Board of Directors of Vanderbilt Farms Community Facilities District conveying any property of the District to the Town of Marana, Arizona, and dissolving the district (Frank Cassidy)

Attorney for the District Frank Cassidy referenced the Town Council Meeting on June 2 whereby Council discussed a potential Development Agreement with the developer of Vanderbilt Farms, and a proposed Re-Plat of the Block Plat. **Vice Chair Post** posed a question related to the Vanderbilt CFD, asking how the Town could guarantee that the residents in Farm Field Five, many who have lived there for years, would never have to pay a Vanderbilt Farms CFD tax. Farm Field Five was placed in the Vanderbilt CFD when it was created in 2004. The only way to guarantee it would be to dissolve the district, as any sale of bonds would result in a property tax being imposed on the whole district which will include Farm Field Five.

He stated that he **Mr. Cafiso, Bond Attorney for the Town** worked on the resolution to dissolve the CFD, and that there is a corresponding resolution on the Council Agenda for the Council's consideration to accept any debts associated with the District. The District has been inactive, as they have not sold any bonds. The exception is the operations and maintenance tax of $0.30 per hundred dollar-assessed valuation, which will go away because the District will no longer exist. There was a prior agreement between the Town and the District to use some of those operations funds to repair a sagging sewer problem in Farm Field Five. That IGA will also go away upon payment of the last operation and maintenance tax that would be collected; those funds would be transferred to the Town.

Board Member Bowen inquired as to the dissolution of the CFD asking whether the other portion of that area remains undeveloped. **Mr. Cassidy** replied stating yes. Other than Farm Field Five, the balance of Vanderbilt Farms CFD is undeveloped. It will be shown on the Re-Plat that Council will consider at its meeting. **Board Member Bowen** asked whether the developer later come back to re-establish a CFD for that development, and ask whether that, too, would come back to the Board. **Mr. Cassidy** stated that it is possible for the developer of the whole remaining property or individual blocks could ask for a CFD. He spoke with the developer and its attorney, and they anticipate selling it block-by-block. The only way that they think a CFD would be proposed for the balance of Vanderbilt Farms is someone as large as D.R. Horton purchased the entire area, and then wished to do a CFD.

Vice Chair Post moved and Board Member Officer, second the motion approving Resolution No. VFCFD 2020-01. Motion passes unanimously, 7-0.

A2 Resolution No. VFCFD 2020-01: A Resolution of the District Board of Vanderbilt Farms Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for fiscal year 2020-2021 pursuant to A.R.S. §48-716; setting a public hearing date on said tentative budget; filing statements and estimates of the operation and maintenance expenses of the district, the costs of capital improvements to be financed by the approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the district, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the district; providing for notice of filing the statements and estimates, and notice of a public hearing on the portions of the statements and estimates not relating to debt service on general obligation bonds; and providing that this resolution shall be effective after its passage and approval according to law (Yiannis Kalaitzidis)

Mr. Cassidy would have been the budget for Vanderbilt Farms CFD and carries Resolution No. 2020-01, as the Board would have adopted one or the other item. Now that the District is dissolved, there is no need to take action on this item.

A3 Approval of Vanderbilt Farms Community Facilities District Board of Directors Summary Minutes from June 18, 2019 (Cherry L. Lawson)

Vice Chair Post moved and Board Member Officer, second the motion approving the Vanderbilt Farms Community Facilities District Board of Directors Summary Minutes from June 18, 2019. Motion passes unanimously, 7-0.

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Vanderbilt Farms Community Facilities District Board may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), the Vanderbilt Farms Community Facilities District Board may ask for discussion or consideration, or consultation with designated Board representatives, or consultation for legal advice with the Board's legal counsel, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Board Member Bowen moved and Vice Chair Post second the motion to adjourn the meeting. Motion passes unanimously, 7-0. Meeting adjourned at 6:18 P.M.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Vanderbilt Farms CFD Board meeting held on June 23, 2020. I further certify that a quorum was present.

_____

Cherry L. Lawson, District Clerk
Vanderbilt Farms Community Facilities District

DRAFT

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 16, 2020, at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Honea called the meeting to order at 6:00 PM and directed the Clerk to call the roll. **Mayor Honea, Vice Mayor Post, Council Members: Dave Bowen, Patti Comerford (Excused), Roxanne Ziegler, John Officer, and Herb Kai.**

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

APPROVAL OF AGENDA

Vice Mayor Post, moved and Council Member Kai second the motion to approve the agenda as presented. Motion passes, 6-0.

CALL TO THE PUBLIC

Mayor Honea open the meeting to receive public comments and the following individual provided comments:

Mark Johnson thanked the Mayor and Council as well as the Parks & Recreation Department and Marana Police for their collaboration with the Tortolita Alliance, Trail Riders of SoAZ and Sonoran Desert Mountain Bicyclists as they worked together on tackling the issue of unauthorized Off Highway Vehicles (OHV) access in the Tortolita Preserve and vandalism at the trailheads. He also commented on the May 26 Council Study Session related to the Tortolita Preserve Lease Agreement with the State Land Department.

PROCLAMATIONS

P1 Proclamation honoring Dr. Doug Wilson, Superintendent of Marana Unified School District (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Bowen commented on the Splash Pad stating there was a family there with their child enjoying the day. He was surprise that more children were not out at the park, but was excited to see that it was open.

Council Member Ziegler addressed the comments from **Mark Johnson** thanking him for his suggestions and complimented the Tortolita Alliance on its informative website. She also commented on the emails received from the public requesting Council to defund the Marana Police stating Council are not willing to do that in Marana as Marana has a phenomenal police department under the leadership of **Chief Terry Rozema.**

Vice Mayor Post spoke in support of the Marana Police Department, as he wanted it to be on record that they have his support. He appreciates the excellence and leadership of **Chief Rozema** and that of the Marana Police.

Mayor Honea commented on the emails received from the public to defund the Marana Police stating he called each person who submitted an email. He stated the comments were good, but that Council had no plans to defund the Marana Police. He, too, toured the Splash Pads in the community and noticed families in the park enjoying the day. He stated the pool at Ora Mae Harn Park would open soon. He also commented on the statewide sales tax stating it is better than expected. Lastly, he briefly mentioned the increase in COVID-19 cases in Arizona and the number of new cases in the state, as well as the number of individuals tested per day.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Jamsheed Mehta reported on the following items.

- Town of Marana was officially notified of the AZCares Fund; the Federal Cares Fund that is being redirected through **Governor Ducey's** actions to local jurisdictions of less than 500,000 in population. The proportional share that

Marana has been identified to receive is $5.62M. That measure is moving forward, as there is an item on the Consent Agenda this evening that will allow the facilitating and execution of that agreement with them.

- Wildfire update, we are glad to hear that the Tortolita fire the one closest to Marana and north of Dove Mountain is 100% contained, and has been for several days. The Bighorn fire in the Catalina's has grown considerably, and is 16,000 acres and close to 30% contained. There are several communities that have been identified and are in the set position (a ready set go status), and there have been some evacuations that has occurred in the mountains, as well as other areas close by.
    - Our first responders also includes Marana areas, NW Fire District as they are participating and assisting with Golden Ranch and the Arizona Forestry and Fire Management Group.
- **Governor Ducey** hosted a press conference on June 11, and stated there are a couple of takeaways from the conference. We are still in Phase 1 of the reopening of the state. The results that we were expecting have not panned out, as it is in line with Marana position as well. Marana is one-step ahead of the state phase level that is currently at Phase 2a.
- Regarding Parks & Recreation amenities, in the first week the Splash Pad was limited to five (5) days. However, as of this week, it will be open all seven (7) days. As of Friday, the Town will enhance the timing of the Splash Pad by opening it up earlier and extending the hours later in the evening.
    - After 7 p.m. at Crossroad Park, the town will have the light show display with music upon closing the Splash Pad to child's play.
    - Ora Mae Harn Park Community Pool is currently under repair, but the Town hope to have it open next week. A PSA will go out later this week.
    - Parks & Recreation Summer Programs will go forward beginning June 22 through August 30.
    - Parks & Recreation staff have begun moving into their new office space in the remodeled space, B-building. They will have completed the move by the end of the week. In mid-July, Water Services Department will also make their home on the second floor in the B-building. Later, Community and Neighborhood Services will also move into that same building.
        - The Town will host a meet and greet sometime later given the current state of the pandemic, and provide Council with a tour of the new space once staff has settled.
- Monsoon season has officially begun as of June 15. Public Works does have a Storm Preparation Plan that contains several aspects of preparedness.
- Marana Animal Services is offering a free Microchip Clinic on Sunday, June 28 at Ora Mae Harn Park. Pima County No Kill Shelter is sponsoring the event, and there is no cost to residents or anyone wishing to have its pet's microchipped.

PRESENTATIONS

CONSENT AGENDA

DRAFT

C1 Relating to Procurement; ratifying the Town Manager's approval of a change order to the Dowl, LLC design/construction management contract for the Airport Rehabilitation of Taxiways, Tie Downs, Helicopter Pad, and Terminal Apron project (AP025) in the amount of $21,292; authorizing the transfer of appropriations if necessary for the change order; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the change order (Steve Miller)

C2 Resolution No. 2020-062: Relating to Economic Development; approving and authorizing the Mayor to execute a funding agreement between the Town of Marana and the Marana Chamber of Commerce, Inc. for fiscal year 2020-2021 to support operation of the Marana Visitor Center and provision of services to the Marana community (David L. Udall)

C3 Resolution No. 2020-063: Relating to Administration; approving and authorizing the Finance Director to execute Amendment One to the Inmate Work Contract between the Town of Marana, the Arizona Department of Corrections and the Management & Training Corporation for inmate labor services (Libby Shelton)

C4 Resolution No. 2020-064: Relating to Municipal Court; approving and authorizing the Mayor to execute an intergovernmental agreement between the Town of Marana and Pima County for provision of video-court hearings of municipal prisoners for 2020-2021 (Laine McDonald)

C5 Resolution No. 2020-065: Relating to Administration; approving and authorizing the Town Manager to execute AZ CARES Fund Grant Agreement Number ERMT-20-057 with the State of Arizona, acting through the Governor's office, for federal financial assistance through the U.S. Department of Treasury Coronavirus Relief Fund (CRF) (Kristin Taft)

C6 Approval of the Regular Council Meeting Summary Minutes of June 2, 2020 (Cherry L. Lawson)

Vice Mayor Post, moved and Council Member Ziegler second the motion approving the Consent Agenda as presented. Motion passes, 6-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2020-066: Relating to the Marana Regional Airport; approving and authorizing the Mayor to execute a Lease Agreement with The J.D. Russell

Company for the lease of approximately 0.817 acres of real property located at the Marana Regional Airport, 11700 West Avra Valley Road (Jane Fairall)

Deputy Town Attorney Jane Fairall provided a brief overview of the Lease Agreement with The J.D. Russell Company of under an acre at the Marana Regional Airport. It is generally located on the east side of the airport near the east ramp in that area. The lease as was negotiated would have a term of 25 years with a potential 10-year option for the leasee to exercise at the end of that period. The rent would be $.45/square foot per year based on an appraisal that the Town had done. The rate would be adjusted every three years, given the duration of the lease. To ensure development at the airport, the Town has placed some time limitation on the leasee to actually do what they have stated they would do with the property. In this case, the leasee have an 18-month period from the beginning of the lease to submit to the Town a development plan; 24 months to begin construction, and within 36 months, the would have to have a Certificate of Occupancy for what is to be built on the property.

Council Member Bowen asked whether this is a corporate facility or manufacturing facility. **Ms. Fairall** replied stating this will most likely be a hanger for the use of the president or CEO of the company. She stated the Town is discussing other options with them for additional property at other locations.

Council Member Ziegler inquired of the duration of the lease agreement. Many things that can happen in 25 years asking whether that is standard. **Ms. Fairall** replied stating it is the standard for airport leases, that the standard term is anywhere from 25 to 40 years. Marana is falling within that range with the original lease term and the option period. This is something the leasee in general look to get, as they want to amortize what is built on the property. At the end of the lease, it becomes the Town-owned.

Council Member Kai moved and Vice Mayor Post second the motion adopting Resolution 2020-066. Motion passes, 6-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Transportation; presentation, discussion and possible direction regarding the Town of Marana's tentative project list for the Regional Transportation Authority Continuation (RTA2) program (Jamsheed Mehta)

Town Engineer Keith Brann provided a PowerPoint Presentation regarding the Town of Marana's tentative project list for the Regional Transportation Authority Continuation (RTA2) program. Below are highlights of the presentation. *(A copy of the presentation is available for viewing in the Town Clerk's Office.)*

RTAnext Tentative Project List

- Current RTA Background

- Passed by voters in 2005, adds a 0.5% sales tax to the region to provide enhanced mobility and safety
- Program runs from 2006-2026 in four five (5) year periods
- Marana has benefitted from RTA1 in the amount of $168M
  - Twin Peaks Interchange $ 30.7M
  - Twin Peaks Road $ 6.9M
  - Tangerine Road $ 50.2M
  - Ina Road Interchange $ 34.2M
  - Silverbell Road $ 42.6M
  - Categorical projects $ 3.8M

- **Request on Behalf of RTA**
  - RTA is preparing project list for RTAnext
  - Deadline for submittal: June 30, 2020 at 12:00 PM
  - $200M cap per period per jurisdiction
  - Submit requests for Periods 5,6, and 7 of RTAnext
  - Identify priority transportation projects that fit the mission of the RTA and proposed RTAnext programs
    - Regional in nature
    - Unrelated to O&M
    - Full-scale projects (not spot improvement or packaged spot improvement projects.)

- **Town Selection Process**
  - Utilizing the RTAnext Criteria the Town established a team to identify and prioritize projects
  - The team recognized projects based on Town needs and utilizing existing planning documents
    - Existing Conditions
    - General Plan Update
    - Impact Fee Program
    - 2045 Regional Mobility and Accessibility Plan (RMAP)
  - Traffic Interchange projects identified are multijurisdictional and the funding shown is the full cost of improvements.

- **Tentative Project Submissions: Period 5 (FY2027-2031) Projects and Estimated Cost, on RMAP**
  - Cortaro Rd Interchange $ 90M Yes
  - Dove Mountain Extension $ 32M No
  - Tangerine Farms Rd. Ext. $ 16M Yes (2027-2035)
  - Twin Peaks-Rattlesnake Pass Exp $ 14M No

  Total $130M

- **Tentative Project Submissions: Period 6 (FY2032 to 2036) Projects and Estimated Cost, on RMAP**

o Marana Rd. Interchange	$ 90M	No (In ADOT Reserve)
o Tangerine Rd. Interchange	$ 90M	No
Total	**$180M**	

- **Tentative Project Submissions: Period 7 (FY2037 to 2041) Projects and Estimated Cost, on RMAP**

o Avra Valley Rd. Intchg/Ext.	$ 96M	No
o Ina Rd. Expansion to 6 Lanes	$ 10M	Yes (2027-2035)
o Moore Rd. Interchange	$ 90M	No
o Sandario Rd, Avra Valley Rd To Emigh Rd	$ 7M	No
o Tangerine Rd. Connector	$ 30M	Yes (2036-2045)
o Tortolita Interchange	$ 90M	No
Total	**$323M**	

- **Summary**
  - 12 projects spaced out over 3 new periods
  - Total cost associated with all projects = $633M
  - Projects identified are regional in nature, per RTAnext guidance.
  - Included a project that might require or could be included as a new category (Ina Rd. Expansion = "Access Management".)
  - As part of the Town's dedication to contributing to regional transportation and Economic Development, as well as to accommodate future growth for Marana and our surrounding areas, we believe these projects to be in line with our goals as an organization, as well as in the context of the region.

Mayor Honea and Council Members discussed the merits of the projects listed and expressed its concern for safe travel, economic impacts each of the projects listed would impact the surrounding areas as well as the funding aspects.

Mr. Mehta commented on the Citizen's Advisory Committee (CAC) that they are more than just an Advisory Committee, as that group have been entrusted with looking at not only setting the goals, and the larger parameter of what the project needs. They have yet to review and come to turns with the amount that is truly regional. There is much movement there verses those things that may not necessary be regional in the context as Marana view. Marana may be one of the few communities participating in this round with many capital-intensive projects. Several jurisdictions have reached its saturation, and it is not necessary for them to indulge in a $90M type of interchanges.

At this point CAC is inviting these ideas, and it does not necessarily mean that it is an all or nothing opportunity. If it came to the point where the CAC would select from Marana's list of 12 projects, this Council would then suggest its priority for the town. However, suggested that Council not try to prioritize the 12 projects prematurely at this time. He ask that Council allow Town staff to move forward to push the Marana region

forward. If it grows, it would benefit the entire Pima County region. Economic development is a criterion for moving these projects, that it is not just the transportation aspect. It is not likely that all 12 projects will be selected, but it does place Marana at the table to work with them to meet its criteria.

Council Member Ziegler moved and Vice Mayor Post second the motion to present to the RTA the Project List as found and set forth in Item D1. Motion passes 6-0.

D2 Relating to Budget; discussion, direction and possible action regarding development of the fiscal year 2020/2021 budget, including proposed budget initiatives and expenditures (Jamsheed Mehta)

Mr. Mehta stated this item on the agenda that provides Council with the opportunity to discuss the development of the FY2020/2021 budget. He had no further reports to offer.

D3 Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Jamsheed Mehta)

Mr. Mehta provided an overview of the legislative and government actions as follows:

- Federal Level
    - On June 5, the President signed into law the Paycheck Protection Program Flexibility Act. It is a slight modification from the previous program of the Paycheck Program, which allows certain levels of flexibility for businesses who can now use a greater portion towards salaries versus how it was previously used.
    - The Democrats in Congress submitted a proposal to one of the House Committees called the Justice in Policing Act. It has several components to it that is a reaction to the highlights of the news over the past few weeks and addresses police behaviors. Today, the President signed an Executive Order, and there is a considerable overlap between what was in the House Bill initially presented by the Democrats in Congress. The President signed off today as part of the Executive Order, Police Reform. Some of the components of the Executive Order includes:
        - Identifying in a federal database a list of officers with a history of excessive force
        - Tracking of criminal convictions
        - Allowing grant monies to be dispersed and used for sensitivity or de-escalation training
        - Prohibiting certain movements of physical chock-holds or similar behavior unless it was absolutely necessary to be used,
        - Deadly force.
- State Level

- Covid-19 related legislation is what the Town thought would be coming up in a special session. However, there is no indication at this time that the House, Senate or Congress will come back anytime soon.
- No movement or action has occurred on the bills that the Town was tracking.

Mayor Honea stated he spoke with **Senator Leach** who is a sponsor of one of those bills on the Covid-19 liability for businesses. **Leach** seems to think that they would return for a special session in mid-July. Three other senators have sponsored a similar bill. The advantage to the bill sponsored by **Senator Leach** is that it provides protection to municipalities, and the others does not.

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

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

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

ADJOURNMENT

Mayor Honea ask for a motion to adjourn the meeting.

Vice Mayor Post, moved and Council Member Ziegler second the motion to adjourn the meeting. Motion passes, 6-0. Meeting adjourned at 7:25 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on June 16, 2020. I further certify that a quorum was present.

_____
Cherry L. Lawson, Town Clerk

DRAFT

Council-Regular Meeting **A1**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Cynthia Ross, Senior Planner

Date: July 21, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2020.009: Relating to Development; approving a rezoning of approximately 10.74 acres of land located at the southwest corner of Aerie Drive and Thornydale Road from 'NC' - Neighborhood Commercial' to 'F - Specific Plan' for the purpose of creating the Alexander Specific Plan; and approving a minor amendment to the General Plan (Cynthia Ross)

Discussion:

Summary of Application

A request by The Planning Center, representing I.T. Investments Three LLC, to rezone approximately 10.74 acres of land from Neighborhood Commercial (NC) to Specific Plan (F) for the purpose of creating the Alexander Specific Plan, a mixed-use, master planned development.

The Alexander Specific Plan is envisioned to complement adjacent land uses by providing a mix of commercial and residential uses integrated with existing multi-modal transportation options near the site. There is one land use designation planned for the site, Mixed-Use. While entirely conceptual at this time, it is anticipated the western portion of the property will include a high-density, multi-family development that will provide approximately 211 residential units on approximately seven acres. The eastern two acres of the site have the future phasing potential of additional residential units and/or commercial development. A portion of the property, a little more than one acre in size, has been dedicated to Pima County for the construction of the extension of The Loop shared-use path along the northern bank of the Cañada del Oro Wash, per Marana Resolution 2020-053.

Location

The property is located at the southwest corner of Aerie Drive and Thornydale Road, approximately 975 feet south of Ina Road and is bounded by Aerie Drive to the north, Thornydale Road to the east, the Cañada del Oro Wash (CDO Wash) to the south, and vacant land to the west. The project site currently consists of three contiguous parcels (Assessor Parcel Numbers: 101-05-042K, 101-05-042J, and 101-05-043Q).

Adjoining Development and Zoning Compatibility

The Alexander Specific Plan proposes additional housing options and commercial amenities to an area predominantly occupied with similar land uses and zoning. To the north of the subject property, the Thornydale Plaza is zoned NC and Village Commercial (VC). The Plaza has a variety of existing commercial uses, including Target, Lowes, and Starbucks stores. The properties immediately west of the subject property, zoned Heavy Industry (HI), includes parcels owned by Alta Vista Communities and the Avilla Marana Casitas. The parcels owned by Alta Vista Communities are currently vacant and may accommodate additional multi-family housing or more typical commercial development. The CDO Wash is on the southern property boundary and new bank protection is planned there to accommodate a shared-use pathway that will be part of Pima County's Loop system of pathways and trails. To the south, across the CDO Wash, is the Northpoint Business Park that is zoned HI. This area has been developed over the years with many different types of commercial services and restaurants. The nearest residential subdivision is located across Thornydale Road, approximately 500 feet southeast of the site, and is located in Pima County. Given the highly developed urban nature of the surrounding area, the proposed mix of high-density residential and commercial uses in the Alexander Specific Plan are uniquely appropriate to the site.

Conceptual Development Plan

It is envisioned that the western portion of the site will develop as The Alexander Apartments, a market-rate multi-family housing complex. The Alexander Apartments proposes a mix of one-, two- and three-bedroom units and a range of amenities, such as a fitness center, pool/spa, business center, dog park, courtyards, storage units, garages, etc. To capitalize on the natural asset adjacent to the site, The Alexander Apartments contemplate providing buildings that will be oriented toward the CDO Wash to maximize scenic and recreational use of the wash/riparian area and river path amenity.

The area adjacent to Thornydale Road is planned to allow for the development of additional apartment units or a mix of uses, such as retail, restaurant, office, etc. The proposed uses on the eastern portion of the site are intended to complement the nearby residential land uses and the future residents of The Alexander Apartments. Commercial uses envisioned within this Specific Plan include, but are not limited to: entertainment uses, an assortment of dining establishments, retail shops, office tenants, and a convenience store with a gas station.

An approximately 50-foot wide right-of-way, along the southern property boundary or the northern bank of the CDO Wash, has been dedicated to Pima County for the installation of bank protection and an extension of the shared-use Loop path and CDO River Park. Where development abuts the open space of the CDO River Park, per the bank protection development agreement, the developer has the right to include the 50’ of

dedicated land for various development related calculations including, but not limited to, setbacks, bufferyards, or screening requirements. Pedestrian and bicycle connections to the future expansion of CDO River Park will be provided for future residents and users of the site via pedestrian accessways/gates, sidewalks, and a connector trail along the eastern property boundary.

The Specific Plan proposes five potential development scenarios. Final land-use configurations will be determined during the development plan process. These scenarios are intended to provide the visualization of a variety of potential concepts that may develop on the eastern portion of the site with the proposed Alexander Apartments multi-family development.

1. Conceptual Development Option #1, Multi-Family Residential #1. This scenario envisions the entire property as a multi-family development in the form of several 4-story buildings. The development would accommodate approximately 261 units.
2. Conceptual Development Option #2, Multi-Family Residential #2. This scenario envisions the entire property as a multi-family development in the form of several 4-story buildings but with a different building configuration. The development would accommodate approximately 266 units.
3. Conceptual Development Option #3, Multi-Family Residential & Commercial #1. This scenario envisions nearly 20,000 square feet of 1-story commercial development dispersed along Thornydale Road. A 4-story multi-family development with approximately 211 units would be constructed on the western half of the property.
4. Conceptual Development Option #4, Multi-Family Residential & Commercial #2. This scenario envisions a 1-story commercial building of approximately 16,000 square feet with a smaller 400 square foot commercial building in the eastern portion of the site. A 4-story multi-family development with approximately 211 units would be constructed on the western half of the property.
5. Conceptual Development Option #5, Multi-Family Residential & Office. This scenario envisions a 2-story office building of approximately 30,000 square feet adjacent to Thornydale Road. A 4-story multi-family development with approximately 211 units would be constructed on the western half of the property.

Development Standards

Development within The Alexander Specific Plan shall be subject to the development standards prescribed in the Plan's Mixed-Use land use designation. These standards were developed using the basic parameters of the Town's Multi-Family High Density (MR-1), Mixed-Use (MU-1), and Village Commercial (VC) zones. The multi-family buildings will have a maximum gross density of 44 dwelling units per acre and are anticipated to be four stories. Compact, high density single-family attached housing is allowed with a maximum gross density of 25 dwelling units per acre with a maximum building height of 45 feet allowed. The applicant originally sought a maximum building height of 85 feet for multi-family and non-residential buildings, but the Planning Commission recommended a maximum building height of 55 feet and up to 85 feet upon issuance of a Conditional Use Permit pursuant to Marana Town Code section 17-3-2.

The multi-family building's patios and balconies may project slightly past the building and must be integrally designed as part of the building's details and architectural style. For single-family attached residential buildings and non-ground floor multi-family buildings, balconies, stairs, awnings, cornices, eaves, roof overhangs, towers, and stoops may encroach into the Aerie Drive street setback up to 50 percent of the 10' setback width. These features will break up the wall planes, create visual interest, and add a human scale to the building streetscape. Patios and balconies also provide outdoor living areas and elevated open space.

Recreation

Recreational amenities include outdoor and indoor recreation areas and opportunities. The required per unit open space is 200 feet per unit with a minimum of 75 square feet of private open space in each residential unit in the form of a patio or balcony. Outdoor onsite open space will encourage pedestrian connectivity to the CDO River Park and the proposed connector trail as well as the existing pedestrian infrastructure on Aerie Drive and Thornydale Road.

Although the design, size and actual amenities provided will not be decided until the development plan process, the open space will provide residents with a range of recreational activities that foster community interaction and wellness. Outdoor recreation opportunities envisioned to be provided onsite include, but are not limited to, revegetated common areas, pedestrian accessways/gates to the CDO River Park, seating areas, resort-style pool/spa with lounging areas, ramadas, barbeques, small children's play area (if appropriate based on demographic of the target market), dog parks, outdoor fitness equipment, respite areas, plazas, and courtyards. Indoor recreation may take the form of fitness centers, small theaters, community rooms, craft rooms, business centers, and/or game rooms provided for the use of residents and their guests.

Onsite Trail

The connector trail will be constructed by the developer unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana when the eastern portion of the site is developed and only after the planned extension CDO River Park has been constructed. It is anticipated that cost-sharing mechanisms will be explored with Pima County before the development of the eastern portion of the property to determine the ongoing maintenance of the connector trail.

Access, Circulation, and Road Improvements

Ingress and egress will be provided from three access points on Aerie Drive; one located near the northwestern corner of the site that is closely aligned with the Avilla Marana Casita driveway, one located near the center of the site, and one on the eastern third of the site closely aligned with the Thornydale Plaza driveway. Due to its proximity to the intersection of Aerie Drive and Thornydale, the easternmost access point will provide limited access (right-in/right-out) into the site. Direct ingress/egress from Thornydale Road is not proposed. The developer will be responsible for roadway improvements required by the Town of Marana based on the findings of the Traffic Impact Analysis. Additional traffic studies, as required by the Town, will be submitted during the development plan process.

General Plan Compliance

The Alexander Specific Plan is located within the Planning Area Boundary of the Town of Marana's 2010 General Plan and the Southern Growth Area. The area has been targeted as a prime growth area over the next decade as a result of the newly improved interchange at Ina Road and Interstate-10. The Marana 2010 General Plan land use designation on the property is Commercial (C) and the adopted (not ratified) 2040 General Plan land use designation is also Commercial (C).

Citizen Participation

Due to the Coronavirus pandemic, the applicants did not conduct a neighborhood meeting. However, a notification letter was sent on June 3, 2020 to all property owners within 300 feet of the specific plan boundary, inviting them to comment on the proposed project. As of the date of this report, none of the notified property owners have provided comments on the proposed specific plan.

Public Notification

The public hearing was properly noticed in the Daily Territorial newspaper and all property owners within 300 feet of the proposed specific plan area were noticed by the U.S. Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community and the Town website. As of the day of this report, Staff has not received any comments regarding this matter.

Planning Commission Recommendations

The Planning Commission heard the request for the proposed rezoning and minor general plan amendment at a public hearing on June 24, 2020. The Commission voted 5-0 to recommend approval to the Town Council with the condition that the building height for multi-family and non-residential buildings be limited to 55 feet and may be increased up to 85 feet with the issuance of a Conditional Use Permit pursuant to Marana Town Code section 17-3-2.

Recommended Findings of Fact

1. The property is currently zoned Neighborhood Commercial (NC). The proposed rezoning to Specific Plan (F) for the purpose of establishing the Alexander Specific Plan, a mixed-use community, is consistent with the purpose of Specific Plan zoning. The project is in compliance with all other development standards of the Marana Land Development Code and Marana Town Code related to this classification.
2. The proposed change in zoning from 'NC' to 'F' Specific Plan will require a minor amendment to the Marana General Plan from the existing land use designation of Commercial (C) to Master Plan Area (MPA).
3. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Marana Land Development Code and Town Code related to this zoning classification.
4. The proposed rezoning, 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 and 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 proposed rezoning 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 the proposed rezoning 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 regulations and with the intent of the General Plan: The proposed rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan's Master Plan Area (MPA) land use designation.
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, the proposed rezoning 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.

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 and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the conceptual land use plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A detailed traffic impact analysis must be submitted by the Property Owners and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
5. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Tucson Water (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
6. A master sewer plan must be submitted by the Property Owners and accepted by the Pima County Regional Wastewater Reclamation Department (the "wastewater

utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.

7. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
8. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
10. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
11. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owners' expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owners shall immediately notify the Town and AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owners' expense.
12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Planning Department with two bound copies, two electronic CD copies in PDF format which will also include graphics of the conceptual land use plan in JPEG or other suitable format of the Alexander Specific Plan.
14. Based on the Town-accepted Traffic Impact Study's traffic data and findings, the developer of this project shall be responsible for the design and construction of the following off-site roadway improvements:
    a. A directional median opening shall be constructed on Thornydale Road at the intersection with Aerie Drive that allows left turns from Thornydale Road (northbound and southbound), but prevents left turns from Aerie Drive onto

Thornydale Road.

b. One of the existing two eastbound lanes on Aerie Drive shall be dropped, following engineering standards, so that there is a single eastbound lane on Aerie Drive at the intersection of Thornydale Road.
c. The resulting single eastbound lane on Aerie Drive lane shall be designed to allow only right turns onto Thornydale Road.
d. The landscaped median shall be widened to incorporate any excess pavement width on Aerie Drive as a result of the lane drop and configured to force right turns onto Thornydale Road.
e. The existing landscaped median island on Aerie Drive shall be reconfigured at Driveway #2 to provide a dedicated left-turn lane for westbound Aerie Drive into Driveway #2.

15. The Alexander Connector Trail will be constructed by the developer unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana when the eastern portion of the site is developed and only after the planned extension CDO River Park has been constructed.

Staff Recommendation:

Planning Commission Recommendations

The Planning Commission heard the request for the proposed rezoning and minor general plan amendment at a public hearing on June 24, 2020. The Commission voted 5-0 to recommend approval to the Town Council with the condition that the building height for multi-family and non-residential buildings be limited to 55 feet and may be increased up to 85 feet with the issuance of a Conditional Use Permit pursuant to Marana Town Code section 17-3-2.

Staff recommends adoption of Ordinance No. 2020.xxx, approving the Alexander Specific Plan Rezoning and General Plan Minor Amendment based upon the recommended findings and subject to the conditions set forth in the ordinance included with these agenda materials.

Suggested Motion:

I move to adopt Ordinance No. 2020.009, approving a rezoning creating the Alexander Specific Plan and approving a minor amendment to the General Plan subject to the recommended conditions.

Attachments

Ordinance No. 2020.009
Legal Description
Application
Location Map
Alexander Specific Plan
Conceptual Development Scenarios

MARANA ORDINANCE NO. 2020.009

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 10.74 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF AERIE DRIVE AND THORNYDALE ROAD FROM 'NC - NEIGHBORHOOD COMMERCIAL' TO 'F – SPECIFIC PLAN' FOR THE PURPOSE OF CREATING THE ALEXANDER SPECIFIC PLAN; AND APPROVING A MINOR AMENDMENT TO THE GENERAL PLAN

WHEREAS I.T. Investments Three, L.L.C. (the "Property Owner") owns 10.74 acres of land located within the northeast portion of Section 6, Township 13 South, Range 13 East, described and depicted on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owner has authorized the Planning Center to submit an application to rezone the Rezoning Area from 'NC – Neighborhood Commercial' to 'F – Specific Plan' ("this Rezoning"), and to amend the 2010 Marana General Plan from 'C' Commercial to 'MPA' Master Plan Area; and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on June 24, 2020, and voted five to zero (with two Commissioners absent) to recommend that the Town Council approve this Rezoning, subject to the recommended conditions with an additional height stipulation added by the Planning Commission and incorporated into the specific plan document; and

WHEREAS the Marana Mayor and Town Council held a public hearing on July 21, 2020 and determined that the application for rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from 'NC – Neighborhood Commercial' to 'F – Specific Plan,' creating the Alexander Specific Plan.

Section 2. A minor amendment to the General Plan is hereby approved, changing the General Plan designation of the Rezoning Area from 'C' Commercial to 'MPA' Master Plan Area.

Section 3. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owner and its successors in interest (all of whom are collectively included in the term "Property Owner" in the following conditions):

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 and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the conceptual land use plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owner and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A detailed traffic impact analysis must be submitted by the Property Owner and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
5. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owner and accepted by Tucson Water (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owner must enter into a water service agreement with the water provider consistent with the accepted WIP.
6. A master sewer plan must be submitted by the Property Owner and accepted by the Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owner must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
7. The Property Owner must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.

8. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.

9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property 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. The Property Owner should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.

10. Prior to the issuance of any grading permits, the Property Owner shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.

11. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owner's expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owner shall immediately notify the Town and AZGFD, and the tortoise shall be moved in accordance with the most current *AZGFD Tortoise Handling Guidelines* at the Property Owner's expense.

12. The Property Owner shall not cause any lot split of any kind without the written consent of the Town of Marana.

13. Within 60 days after the adoption of this ordinance, the Property Owner shall provide the Planning Department with two bound copies and two electronic copies on CD in PDF format, which will also include graphics of the conceptual land use plan in JPEG or other suitable format of the Alexander Specific Plan.

14. Based on the Town-accepted Traffic Impact Study's traffic data and findings, the developer of this project shall be responsible for the design and construction of the following off-site roadway improvements:

    a. A directional median opening shall be constructed on Thornydale Road at the intersection with Aerie Drive that allows left turns from Thornydale Road (northbound and southbound), but prevents left turns from Aerie Drive onto Thornydale Road.

    b. One of the existing two eastbound lanes on Aerie Drive shall be dropped, following engineering standards, so that there is a single eastbound lane on Aerie Drive at the intersection of Thornydale Road.

c. The resulting single eastbound lane on Aerie Drive shall be designed to allow only right turns onto Thornydale Road.

d. The landscaped median shall be widened to incorporate any excess pavement width on Aerie Drive as a result of the lane drop and configured to force right turns onto Thornydale Road.

e. The existing landscaped median island on Aerie Drive shall be reconfigured at Driveway #2 to provide a dedicated left-turn lane for westbound Aerie Drive into Driveway #2.

15. The Alexander Connector Trail will be constructed by the developer unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana when the eastern portion of the site is developed and only after the planned extension CDO River Park has been constructed.

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of July, 2020.

_____
Mayor Ed Honea

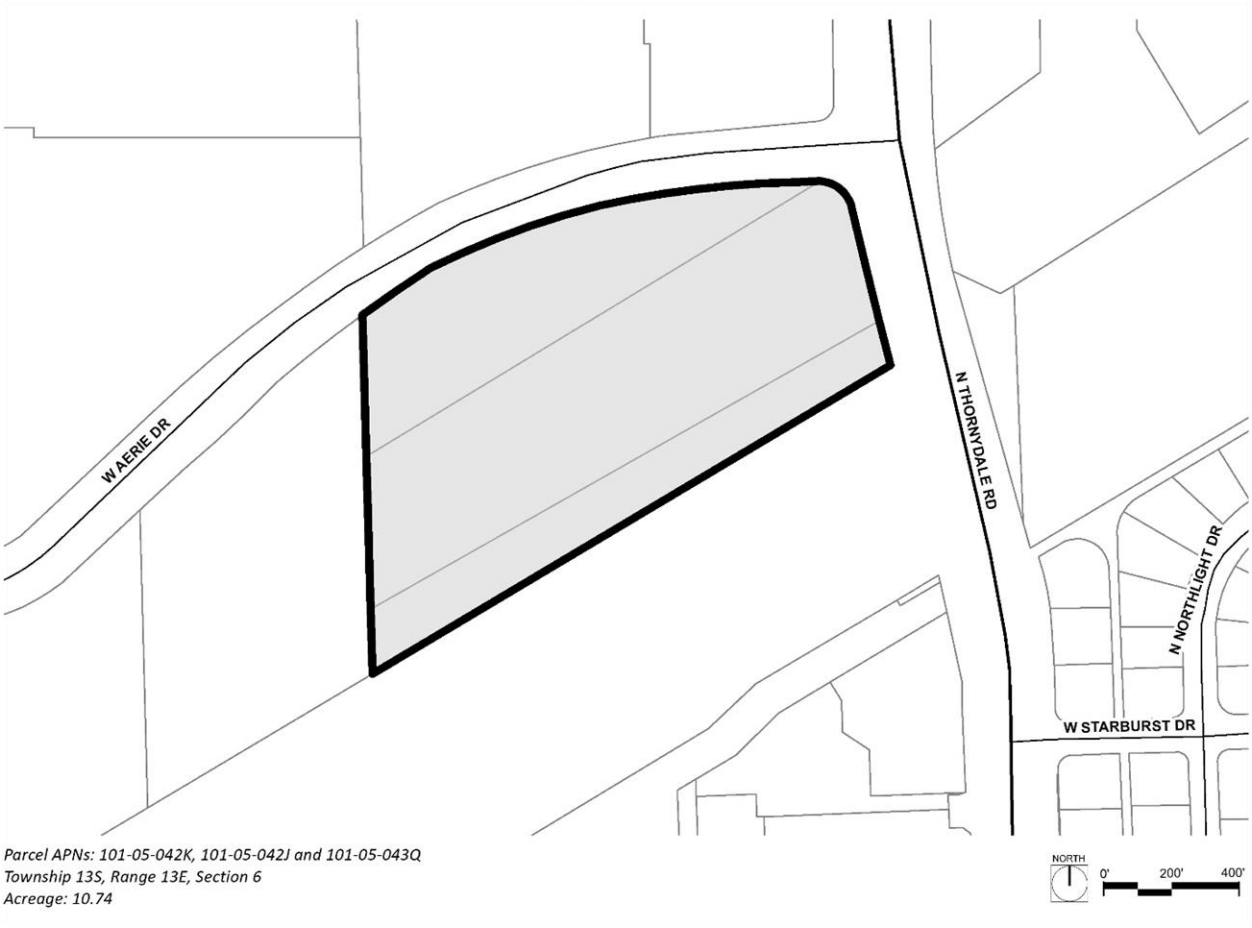
ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

EXHIBIT A



Parcel APNs: 101-05-042K, 101-05-042J and 101-05-043Q
Township 13S, Range 13E, Section 6
Acreage: 10.74

Parcel 1:

That portion of Section 6, Township 13 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, and that portion of Lot 5, of THORNYDALE PLAZA, a subdivision of Pima County, Arizona according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 26 of Maps and Plats at page 84 thereof, described as follows:

COMMENCING at the most Northerly corner common to Lots 5 and 6 of THORNYDALE PLAZA;

THENCE South 00 degrees 14 minutes 25 seconds West, along the West line of the said Lot 5, a distance of 508.30 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 14 minutes 25 seconds West, along the said West line and its Southerly prolongation, a distance of 649.06 feet to a line 77.00 feet Southeasterly of and parallel with the Southeasterly line of said Lot 5;

THENCE North 60 degrees 56 minutes 45 seconds East, along the said parallel line, a distance of 1012.94 feet to the Westerly right-of-way line of Thornydale Road;

THENCE North 13 degrees 48 minutes 45 seconds West, along the said right-of-way, a distance of 102.62 feet to a point of curvature of a tangent curve concave to the East;

EXHIBIT A
(Continued)

THENCE Northerly along the said right-of-way, along the arc of said curve, to the right, having a radius of 1075.10 feet and a central angle of 10 degrees 59 minutes 27 seconds for an arc distance of 206.32 feet to a point of reverse curvature of a tangent curve concave to the Southwest;

THENCE Northwesterly along the arc of said curve, to the left, having a radius of 45.00 feet and a central angle of 87 degrees 28 minutes 05 seconds for an arc distance of 68.70 feet to a point of tangency on the South right-of-way of that easement recorded in Docket 7816 at page 1861;

THENCE South 89 degrees 42 minutes 37 seconds West, along the said right-of-way, a distance of 105.78 feet to a point of curvature of a tangent curve concave to the Southeast;

THENCE Southwesterly along the said right-of-way, along the arc of said curve, to the left, having a radius of 1335.99 feet and a central angle of 30 degrees 31 minutes 09 seconds for an arc distance of 711.63 feet to the POINT OF BEGINNING.

(JV Arbs 53 and 56)

Parcel 2:

That portion of Section 6, Township 13 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows;

BEGINNING at the Southwest corner of Lot 5, of THORNYDALE PLAZA, a subdivision of Pima County, Arizona according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 26 of Maps and Plats at page 84 thereof;

THENCE South 00 degrees 14 minutes 25 seconds West, along the Southerly prolongation of the West line of the said Lot 5, a distance of 88.29 feet to a line 77.00 feet Southeasterly of and parallel with the Southeasterly line of the said Lot 5;

THENCE North 60 degrees 56 minutes 45 seconds East, along the said parallel line, a distance of 1012.94 feet to the Westerly right-of-way of Thornydale Road;

THENCE North 13 degrees 48 minutes 45 seconds West, along the said right-of-way a distance of 79.81 feet to the Southeast corner of the said Lot 5;

THENCE South 60 degrees 56 minutes 45 seconds West, along the Southeasterly line of the said Lot 5, a distance of 990.72 feet to the POINT OF BEGINNING.

(JV Arb 73)

MARANA AZ

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: The Alexander Specific Plan	
Description of Project: Specific Plan for mixed-use development	Number of Lots: N/A
Parcel No.(s): 101-05-042K, 101-05-042J, 101-05-043Q	Gross Area (Acres): 10.74
Project Address: No situs address	
Ref. Project No.: SFC-03	

CONTACT INFORMATION

Owner: I T Investments Three LLC	Contact Name: Doron Sears		
Address: 6340 N. Campbell Ave Ste 278	City: Tucson	State: AZ	Zip: 85718
Email: doron@searsfinancial.net	Phone No.: (520) 529-8217		
Applicant: The Planning Center	Contact Name: Lexy Wellott and Linda Morales		
Address: 2 E. Congress Ste 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com / lmorales@...	Phone No.: (520) 623-6146		
Consultant/Engineer: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W. Wetmore Rd	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		

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.)

LEXY WELLOTT		02/19/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.**_____ **Date Received**_____

Revision Date 03/29/2019

MARANA AZ

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11555 West Civic Center Drive / Marana, AZ 85653
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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: The Alexander Specific Plan	
Description of Project: Specific Plan for mixed-use development	Number of Lots: N/A
Parcel No.(s): 101-05-024K, 101-05-042J and 101-05-043Q	Gross Area (Acres): 10.74 AC
Project Address: no situs address	
Ref. Project No.: GPA2002-001 and PCZ2002-001 (TPC Job No. SFC-03)	

CONTACT INFORMATION

Owner: I T Investments Three LLC	Contact Name: Doron Sears		
Address: 6340 N. Campbell Avenue, Suite 278	City: Tucson	State: AZ	Zip: 85718
Email: doron@searsfinancial.net	Phone No.: (520) 529-8217		
Applicant: The Planning Center	Contact Name: Lexy Wellott / Linda Morales		
Address: 2 E. Congress Street, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com / lmorales@...	Phone No.: (520) 623-6146		
Consultant/Engineer: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W. Wetmore Road	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		

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.)

Lexy Wellott		05/15/20
Applicant Name (PRINT)	Signature	Date

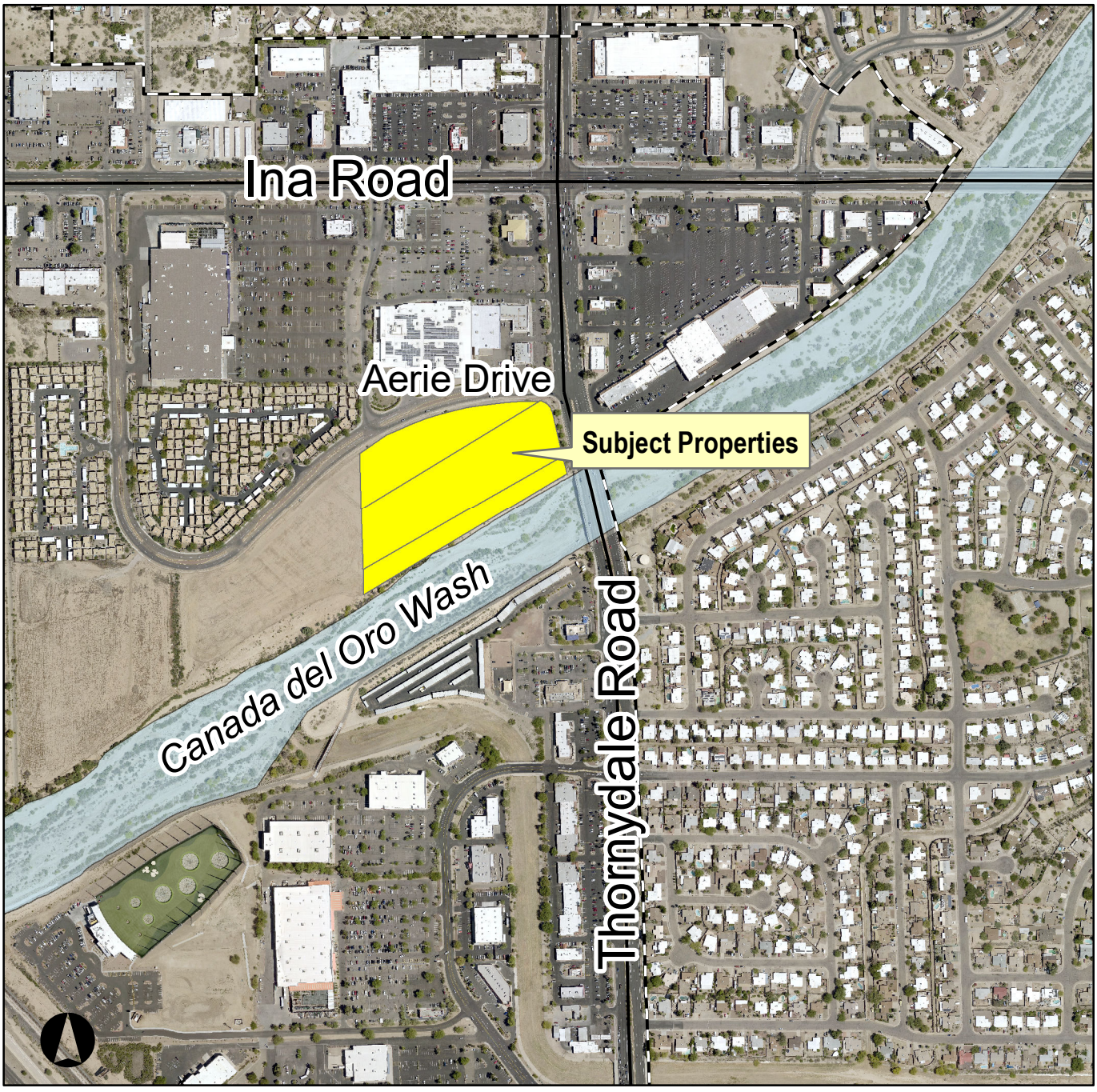
FOR OFFICIAL USE ONLY
Revision Date 03/29/2019

Project No._____ **Date Received**_____

MARANA AZ

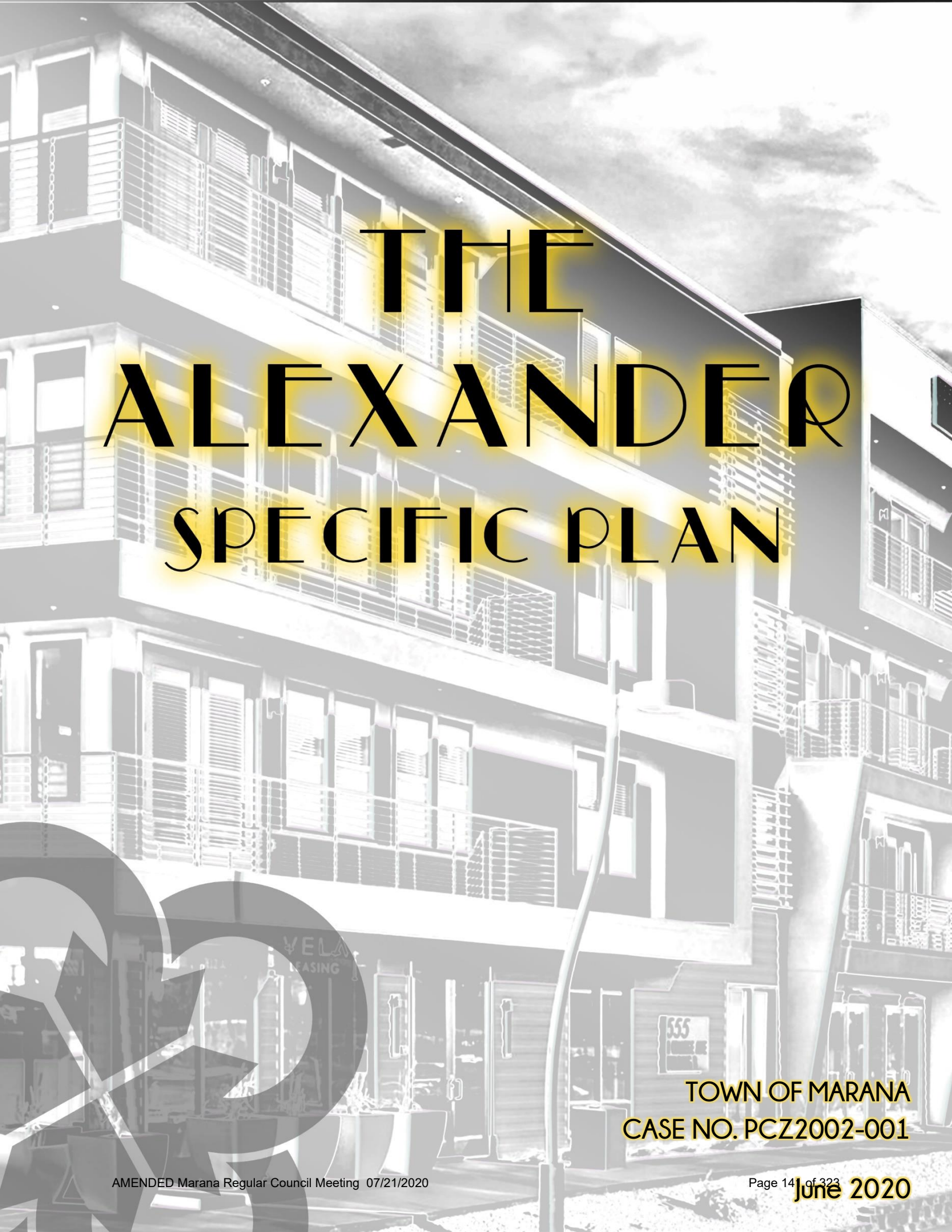
Alexander Specific Plan Rezoning & Minor General Plan Amendment

PCZ2002-001 & GPA2002-001



A request to rezone approximately 10.74 acres of land from "NC" (Neighborhood Commercial) to "F" (Specific Plan) for the purpose of creating the Alexander Specific Plan, a mixed-use community. The request will be accompanied by a minor General Plan amendment.

Data Disclaimer: The Town of Marana provides this map information "As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In noevent shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special, incidental, or consequential damages, including but not limited to time, money, or goodwill, arising from the use or modification of the data.



THE ALEXANDER SPECIFIC PLAN

TOWN OF MARANA
CASE NO. PCZ2002-001

June 2020

The Alexander Specific Plan

Aerie Drive & Thornydale Road
Marana, Arizona

Submitted to:

Town of Marana
Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Sears Financial Corporation
6340 N. Campbell Avenue, Suite 278
Tucson, AZ 85718
Telephone: (520) 529-8217

Prepared by:

The Planning Center
2 E Congress, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

With assistance from:

Perry Engineering
501 W Wetmore Rd
Tucson, Arizona 85705
Telephone: (520) 620-9870

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SECTION 1
INTRODUCTION

A. Specific Plan Summary

The Alexander Specific Plan establishes comprehensive guidance and regulations for the development of an approximately 10.74-acre site consisting of three contiguous parcels (identified by Assessor Parcel Numbers (APNs): 101-05-042K, 101-05-042J, and 101-05-043Q) in Marana, Arizona (see *Exhibit I.A.1: Regional Map).* The Specific Plan area is located at the southwest corner of Aerie Drive and Thornydale Road, approximately 975 feet south of Ina Road. As demonstrated in *Exhibit I.A.2: Property Dimensions,* the property is trapezoidal with approximate north-south and east-west measurements of 207 to 649 feet and 700 feet to 1,012 respectively. Due to the reconstruction of Ina Road and the property's proximity to Interstate-10, it is anticipated that the general area will continue its transformation into a more urban area and spur further economic development in the Town of Marana. The Alexander Specific Plan intends to provide a unique set of standards and regulations that contribute to the diversification of Marana's urban fabric.

The Alexander Specific Plan establishes the development regulations, programs, development standards, and design guidelines required for the implementation of the approved land-use plan. The Specific Plan also provides the parameters to implement the land use plan by establishing policies and regulations that will replace and supersede the property's current zoning. The Specific Plan is regulatory and adopted by ordinance.

The authority for the preparation of specific plans is found in the Arizona Revised Statutes, Section 9-461.08. The law allows the preparation of specific plans based on the *General Plan*, as may be required for the systematic execution of the General Plan, and further allows for specific plan review and adoption. The Alexander Specific Plan is consistent with *the Marana* General Plan, approved and adopted on May 17, 2011, as authorized by public vote under the Growing Smarter Plus Act of 2000 with Arizona Revised Statutes (A.R.S) §9-461.06.

A Specific Plan is a tool used to implement the Town of Marana General Plan at a more detailed site-specific level for a focused area. The Specific Plan articulates the planning considerations for such parcels and imposes regulations or controls on the use of such parcels.

In the Development Capability Report section of this document, the site is analyzed to determine development capabilities, considering the physical constraints of the site, existing and proposed infrastructure, and the unique opportunities the site presents for development in a highly urbanized area.

Based on the Development Capability Report, the Land Use Proposal section establishes the location and intensity of land uses, the circulation pattern, and the character of development within The Alexander Specific Plan. The Land Use Proposal makes every effort to respond to site opportunities and constraints identified within the Development Capability Report.

The Land Use Proposal focuses on providing a Mixed-Use (MU) land use designation that integrates higher density residential options with modern architecture and meaningful amenities, and commercial opportunities that are needed to further sustain the urban fabric of the area. While entirely conceptual at this time, it is anticipated that a portion of the property will feature a high-density multi-family development which will provide approximately 211 residential units on approximately seven (7) acres

with the potential future phasing of additional residential units and/or other commercial development on the eastern two (2) acres of the site. A portion of the property, a little more than one (1) acre in size, has been dedicated to Pima County for the construction of the extension of The Loop shared-use path along the northern bank of the Cañada del Oro Wash, per Resolution 2020-053.

An approximately 50-foot wide swath of land along the southern property boundary has been dedicated to Pima County as right-of-way for the construction of bank protection and a planned extension of the CDO shared-use path. The overall design concept illustrates the connectivity of the Specific Plan area to the larger neighborhood by providing a range of design features, shared recreation amenities, and circulation systems. Given that the property is situated adjacent to the northern banks of the CDO, pedestrian connectivity will be provided to the planned river park by way of pedestrian accessways/gates along the southern boundary, sidewalks located through the future development or a connector trail along the eastern boundary, making it accessible for future residents and residents of surrounding neighborhoods. Also, onsite recreational amenities will be provided within the proposed multi-family complex, including but not limited to, a pool/spa, fitness center, courtyards ramadas, barbeques, and a dog park.

The Land Use Proposal addresses a variety of issues that could impact development within The Alexander Specific Plan, including proposed physical improvements, guidelines for future or phased development, regulations, and technical information regarding land use. The Development Plan is based on a thorough analysis of current conditions, opportunities, and constraints of the site. The Land Use Proposal contains the standards and guidance to ensure that development will occur in a controlled and phased manner with infrastructure as planned. This section contains a description of the goals, objectives, and policies in The Alexander Specific Plan combined with various plan components. These components allow for the development of a cohesive master-planned community and provide the rationale for the Development Regulations section of the document.

The Development Regulations section serves as the primary mechanism for implementation of The Alexander Specific Plan. The Alexander Specific Plan Development Regulations establish the intensity and character of the development by prescribing site-specific development 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 specific plan is the preferred zoning mechanism due to the unique location and urban context of the site, which provides the opportunity to exceed the normal development standards of the Marana Land Development Code, particularly regarding building heights, setbacks and density.

These development regulations expressly apply to the 10.74 acres of land that make up The Alexander Specific Plan. The primary land use designation crafted for The Alexander Specific Plan is “Mixed-Use (MU)” which contemplates providing high-density residential and commercial uses. The MU land use designation was crafted utilizing the basic parameters of the Town of Marana’s MR-1, MU-1, and VC zones.

The Implementation and Administration section of this document includes information regarding general administration and amendment procedures. Also, the Implementation and Administration

section defines specific plan administration procedures, such as enforcement, administrative changes, substantial changes, and interpretation.

B. Background

The Alexander Specific Plan will establish a framework that effectively blends a mixed-use development consisting of high-density residential and commercial uses in an area that is highly urban and flourishing with improved infrastructure and connectivity. The 10.74-acre site is located in the Town of Marana, just south of the intersection of North Thornydale Road and West Ina Road at the southwest corner of Thornydale Road and Aerie Drive. The Alexander Specific Plan designates a single land use category (Mixed-Use) across the 10.74-acre site with the anticipation of providing high-quality, high-density residential uses with modern architecture and resort-class amenities as well as opportunities for commercial development or future phases of the high-density residential uses.

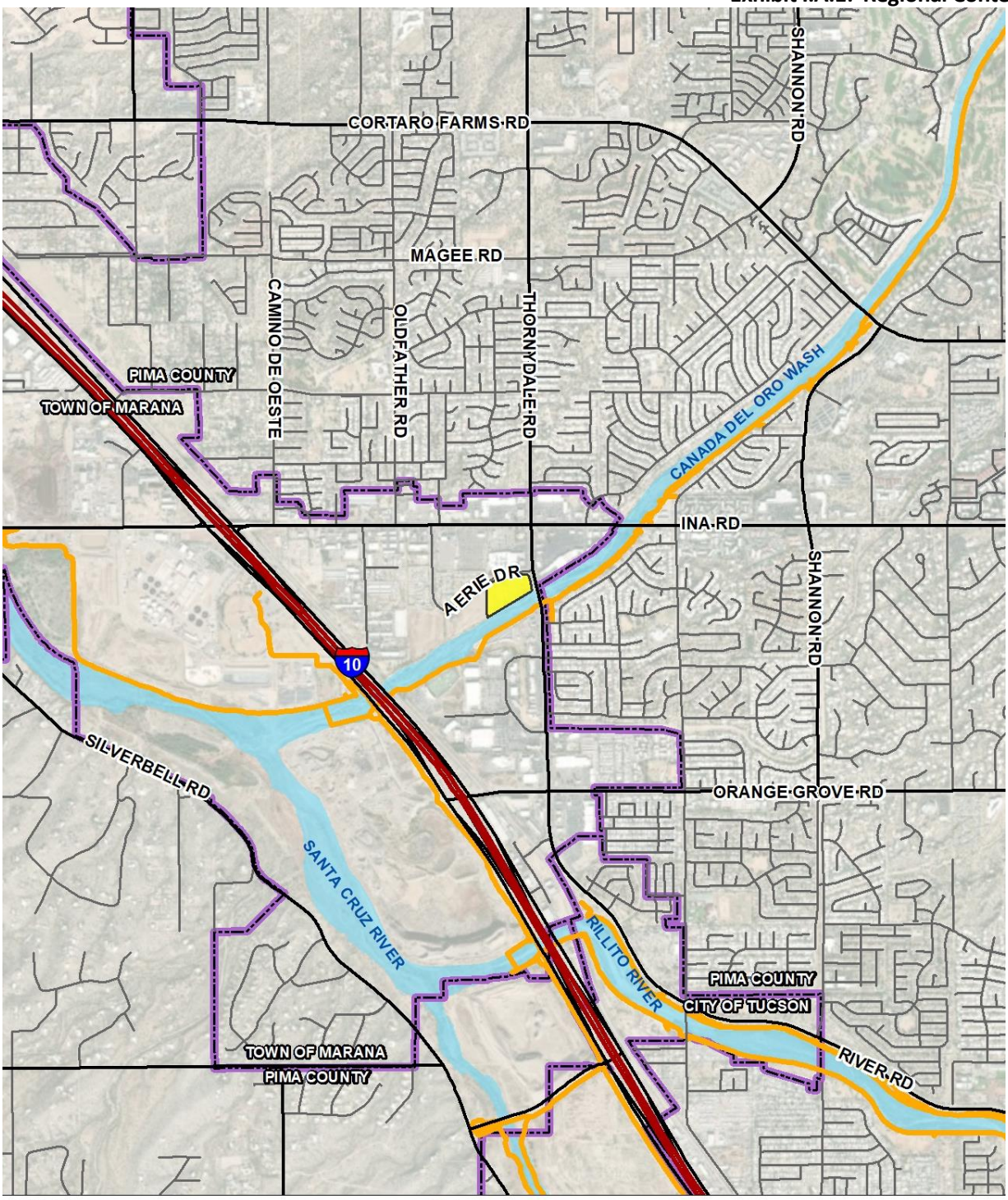
Bounded by West Aerie Drive to the north and the CDO to the south, The Alexander Specific Plan intends to provide a multitude of amenities onsite within the residential portion and connectivity to nearby services by way of a planned greenway that is anticipated to be constructed and incorporated with existing shared-use paths along with the wash. On March 5, 2020, the Marana Town Council approved Resolution No. 2020-053 authorizing a development agreement between Pima County Flood Control District, Alta Vista Communities, the Town of Marana and the property owner, to install bank protection and extend the CDO River Park along the northern banks of the wash from Interstate-10 to Thornydale Road. Currently, the CDO River Park shared-use path extends from East Tangerine Road in Oro Valley, west along the southern bank of the CDO Wash, and connects to the Santa Cruz River Park shared-use path (The Loop) just west of Interstate-10. The site design and project location in proximity to the CDO Wash provide opportunities for recreation and connections between the proposed development and surrounding areas. The Alexander Specific Plan intends to facilitate connectivity through the site via sidewalks and landscape promenades as well as pedestrian accessways/gates and an internal connector trail along the eastern property boundary to capitalize on the existing recreational amenities, and ultimately promote physical activity, healthy lifestyles and reduce dependence on the automobile.

The Santa Cruz River and River Park shared-use path (The Loop) are excellent amenities to the project location. The Loop trail system currently offers over 131 miles of shared-use paths throughout the greater Tucson area, with an additional 11 miles proposed for future construction. The Loop provides abundant opportunities for recreation, leisure, and commuting. Future connections to The Loop through this project will allow residents access to this vital amenity and will help to attract the interest of trail users and cyclists utilizing other area bike paths.

In summary, The Alexander Specific Plan presents an opportunity to introduce infill development and urban housing options to an area with excellent recreation options, connectivity, amenities, retail, and recent growth and prosperity. The owner's vision for high-quality multi-family housing is unique, taking components from resort developments to inspire the site design. The onsite amenities and relationship to the existing commercial development nearby and the planned commercial development on the eastern portion of the site will create an exceptional and attractive urban residential and commercial center with options for living, work, and play.

See *Exhibit I.A.1: Regional Context*.

Exhibit I.A.1: Regional Context



LEGEND

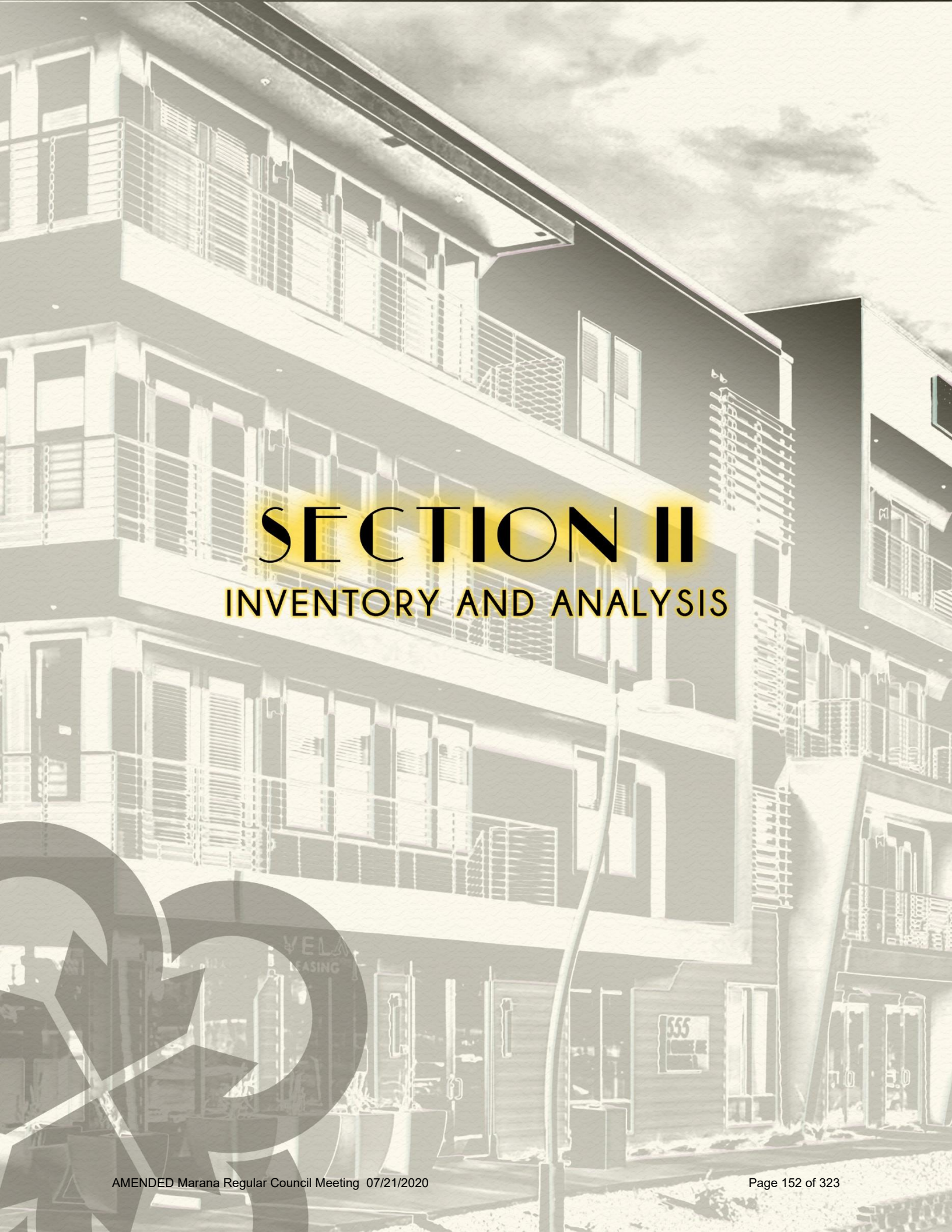
- Site Boundary
- Jurisdictional Boundary
- Chuck Huckleberry Loop - "The Loop"
- Interstate-10
- Major Streets
- Local Roads

Notes:

Project Site is located at:
Township 13S, Range 13E, Section 6
Acreage: 10.74 AC
Parcel APNs: 101-05-042K,
101-05-042J & 101-05-043Q

NORTH 0' 1,500' 3,000'

FILE NAME: SFC-03_Regional_location_6x8.mxd
SOURCE: Pima County GIS, 2019



SECTION II
INVENTORY AND ANALYSIS

A. Purpose and Intent

The purpose of the Development Capability Report of The Alexander Specific Plan is to highlight physical characteristics, identify opportunities and constraints, and provide analysis that will guide development sensitive to the physical conditions of the site. Information for this section was compiled from a variety of sources, including site visits, referencing topographic, hydrological, archaeological and traffic analyses, and correspondence with staff from the Town of Marana. The Development Capability Report follows the Town of Marana requirements provided in the Town of Marana *Land Development Code*.

Under such requirements, information on the following physical components of the site was compiled to assess the suitability of the property for development:

- Existing structures, roads and other development
- Topography and slope analyses
- Hydrology and water resources
- Vegetation and wildlife habitat
- Geology and soils
- Viewsheds
- Cultural resources
- Existing infrastructure and public services

B. Existing Land Uses

This section of the Development Capability Report identifies existing zoning, land use, and structures onsite and on surrounding properties, as well as other proposed development in the project vicinity.

1. Site Location

The subject property is situated close to the southeastern limits of the Town of Marana in the northeast portion of Section 06, Township 13 South, Range 13 East. The 10.74-acre site is approximately one-half mile east of Interstate-10, on the northern boundary of the Cañada del Oro Wash. The northern boundary is bordered by West Aerie Drive, which intersects with North Thornydale Road approximately 975 feet south of West Ina Road. Refer to *Exhibit II.B.1: Site Location*.

The site consists of three (3) parcels, bounded by Aerie Drive to the north, Thornydale Road to the east, the Cañada del Oro Wash (CDO) to the south, and vacant land to the west. The approximate site boundaries are 711 feet of frontage on Aerie Drive, 309 feet on Thornydale Road, 1,012 feet along the CDO, and a western boundary of 648 feet. Refer to *Exhibit II.B.2: Site Description*.

Exhibit II.B.1: Site Location

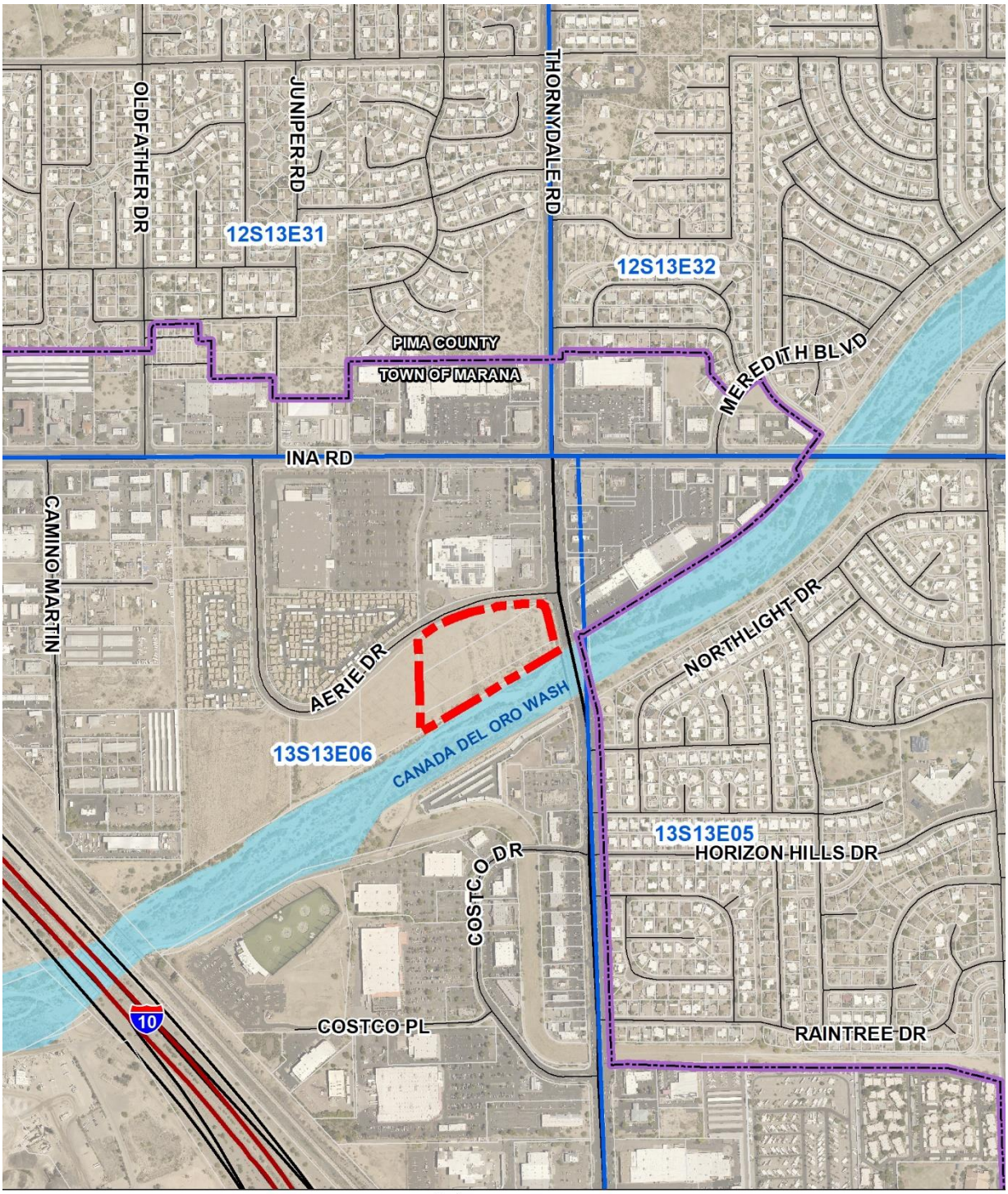
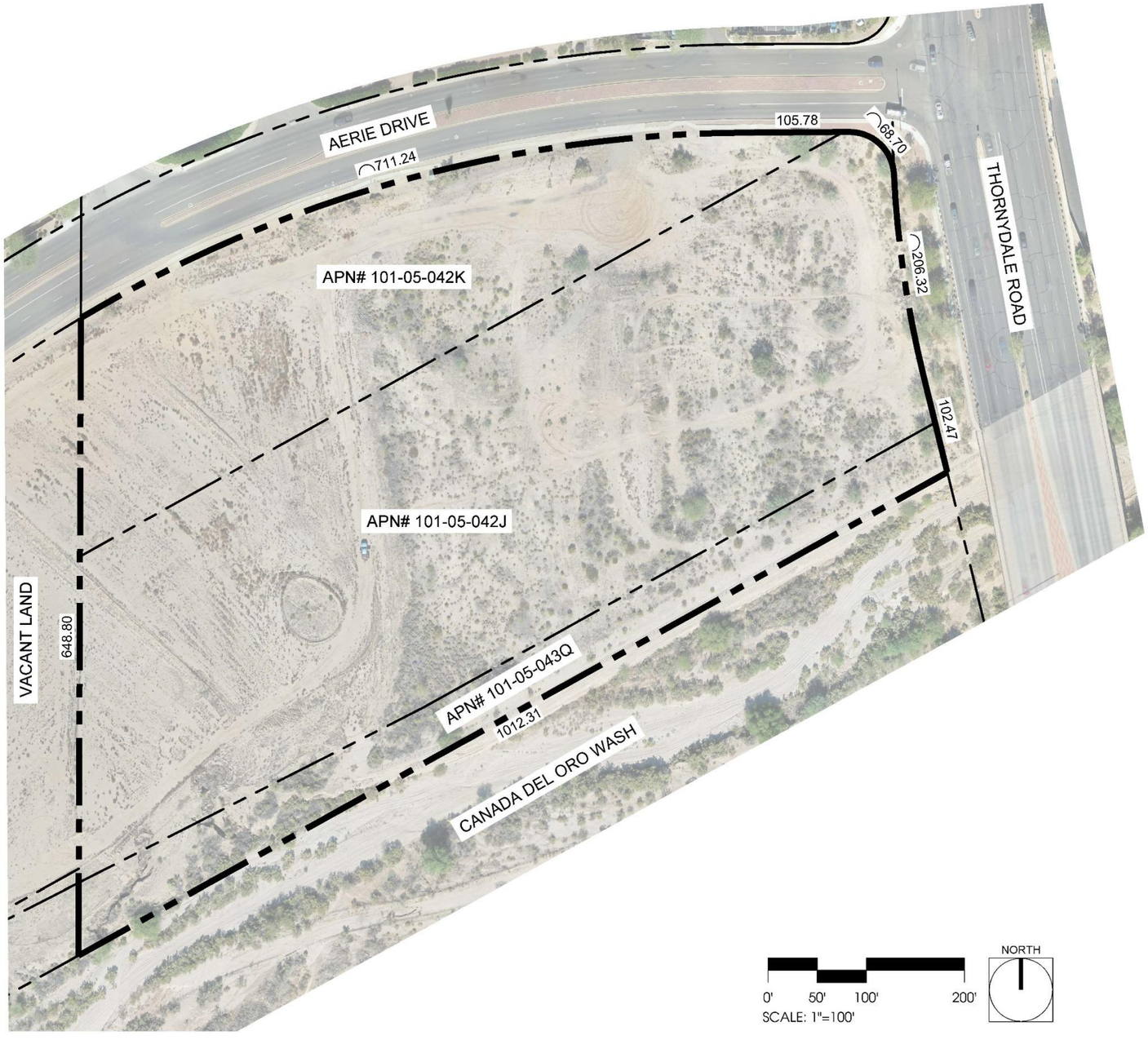


Exhibit II.B.2: Site Description



2. Existing Onsite Land Use and Zoning

The site is currently vacant with no existing structures on site. The existing zoning designation on the property is NC (Neighborhood Commercial). See Exhibit II.B.3.a: Existing Zoning.

3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.B.3.a: Existing Zoning* are as follows:

North: Town of Marana NC (Neighborhood Commercial), Pima County TR (Transitional) and Pima County CR-3 (Single Residence Zone)

South: Town of Marana R-36 (Residential), Town of Marana HI (Heavy Industrial)

East: Town of Marana NC (Neighborhood Commercial), Pima County SH (Suburban Homestead) and Pima County CR-3 (Single Residence Zone)

West: Town of Marana HI (Heavy Industrial)

b. General Plan Land Use

The 2010 Town of Marana General Plan indicates the site is designated Commercial. The surrounding general plan designations within one-quarter mile of the site, as depicted in *Exhibit II.B.3.b: General Plan Land Use*, are as follows:

North: Commercial

South: Commercial / Rivers, Major Washes and Drainageways

East: Commercial

West: Industrial

c. Land Use

The land uses of surrounding properties within one-quarter mile, as depicted in *Exhibit II.B.3.c: Existing Land Uses* are as follows:

North: Thornydale Plaza, Embassy Plaza, Sunny Hills Estates

South: Northpoint Business Park, Shops at Thornydale, Orange Grove Industrial Park, Thornydale Crossing, Costco Wholesale

East: Ina Road Shopping Center, Horizon Hills, Richardson Park, Richardson Elementary School

West: Aerie Apartments, Aerie Riverwalk

d. Number of Stories of Existing Structures

There are no existing structures currently on the site. Buildings in the general vicinity are one story in height.

e. Pending and Conditional Rezonings

According to the most recent Town of Marana Planning and Zoning Activity map dated May 2020, there are no pending or conditional rezonings within a one-quarter mile radius of the project site.

f. Subdivision/Development Plans Approved

There are no recently approved subdivisions or development plans within one-quarter mile of the specific plan site.

Recent projects in the vicinity of the subject parcel include the new construction of Jack in the Box at Ina Road and El Rancho Market, both within the Lee/Mar Center Development Plan. A new QuikTrip convenience store has been approved west of Interstate-10 on Ina Road.

g. Architectural Styles of Adjacent Development

Adjacent commercial development in the Thornydale Plaza has flat facades, articulated entryways, and is consistent with the existing character of strip-mall developments across the greater Tucson Metro area. West of the site, the Avilla Marana Casitas have stucco exteriors with a southwest architectural aesthetic. The color palettes used in the Thornydale Plaza as well as Avilla Marana Casitas are complementary to surrounding desert tones.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources, there are no wells located on the site or within the 100-foot radius of the site. Two wells (#604847 and #626759) are located within a one-quarter mile radius of the project site. See *Exhibit II.B.4: Existing Land Uses*.

Exhibit II.B.3.a: Existing Zoning

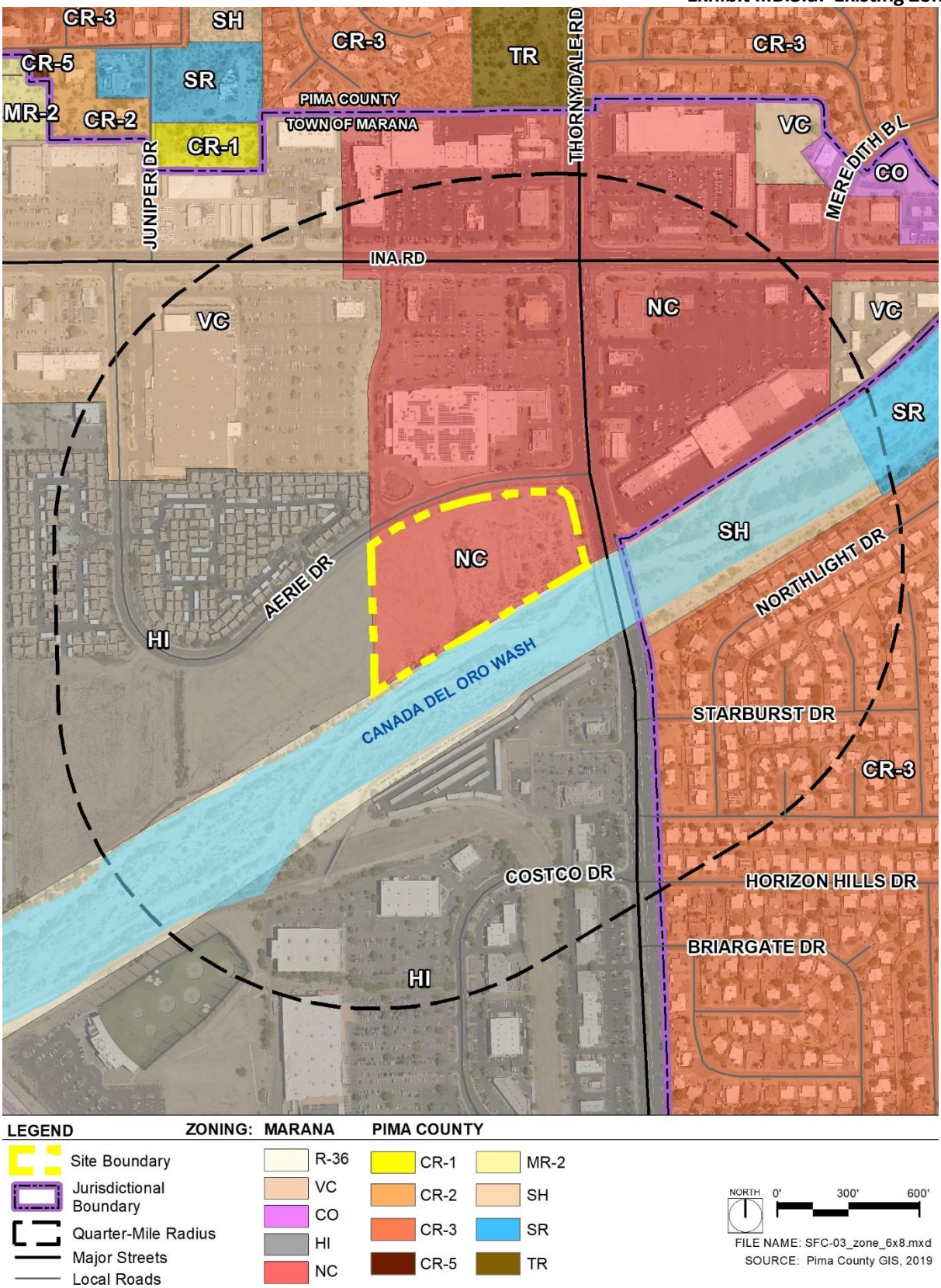


Exhibit II.B.3.b: General Plan Designations

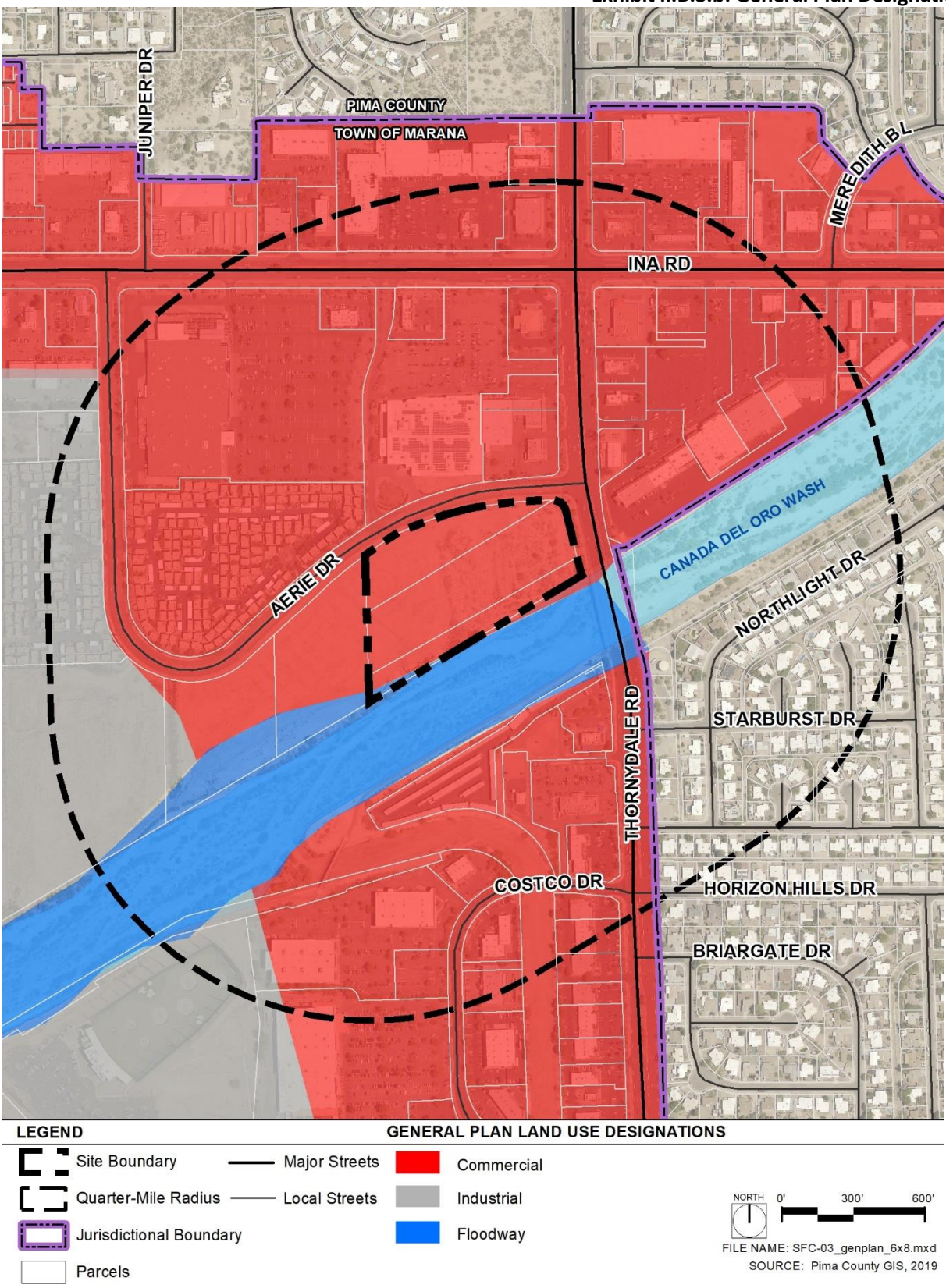
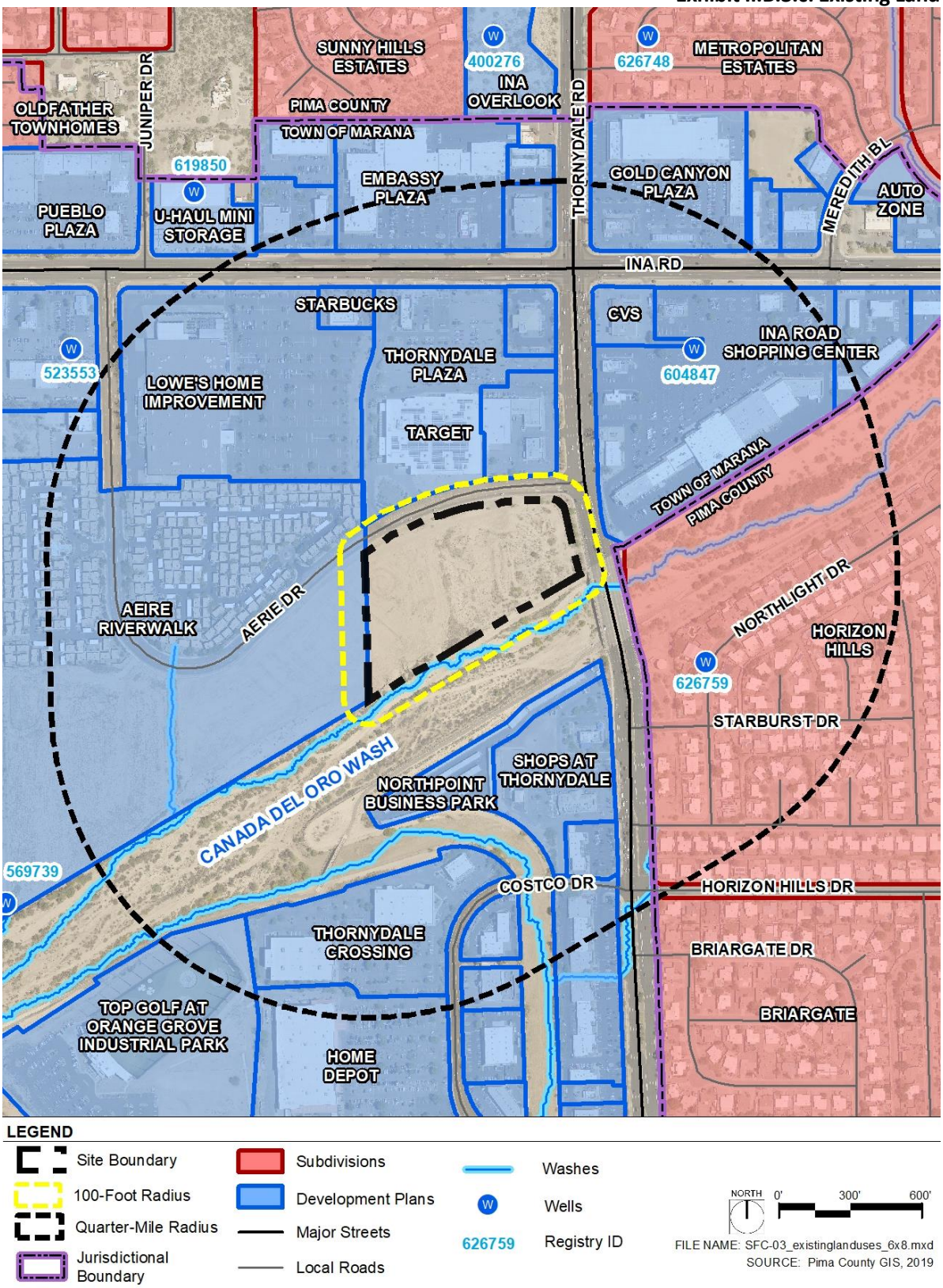


Exhibit II.B.3.c: Existing Land Uses



C. Topography and Slope

The elevations on the property range from approximately 2,230 feet near the southwestern corner to approximately 2,242 feet near the middle of the property. Existing topography at 2' contour intervals is shown on *Exhibit II.C.1: Topography and Slope*.

1. Hillside Conservation Areas

Hillside Conservation areas exist just outside the eastern and southern boundaries of the property as well as in the middle of the site and minimal portions of the northern boundary. These areas contain portions of land that have slopes between 15% and 25% as well as slopes over 25%. While the site contains slopes greater than 15%, the presence of said slopes can largely be attributed to previous grading activities associated with the construction of the Thornydale Road bridge and bank protection along the Cañada del Oro Wash.

2. Rock Outcrops

There are no rock outcrops on the subject site.

3. Slopes of 15% or Greater

Slopes of 15% or greater exist just outside the eastern and southern boundaries of the property, in the central portion of the property, and small portions along the northern boundary. As previously mentioned, the presence of the slopes of 15% or greater can be attributed to previous grading activities, namely those associated with improvements to Thornydale Road or the installation of bank protection. The surface slope of the property is shown in *Exhibit II.C.1: Topography and Slope*.

4. Other Significant Topographic Features

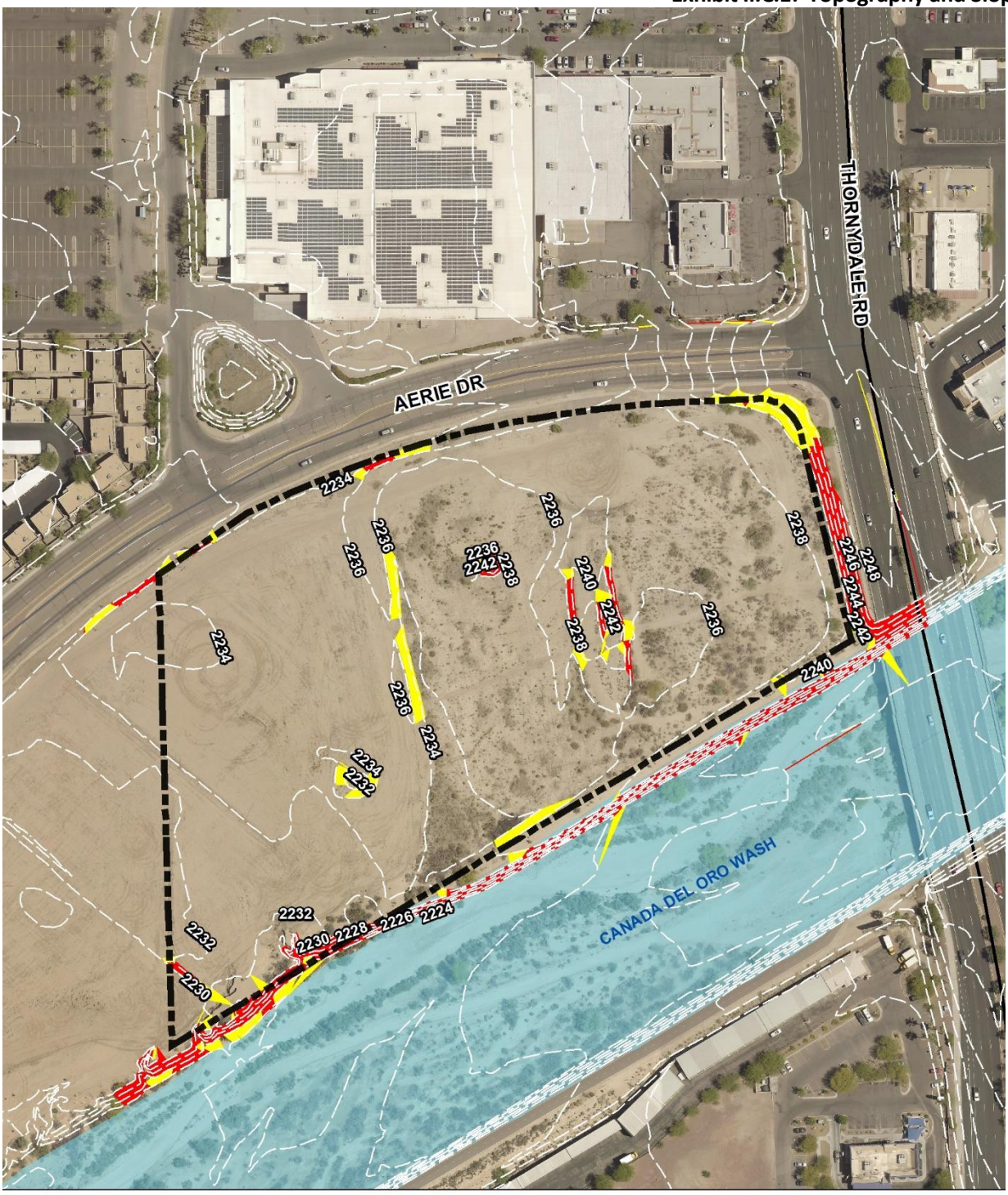
There are no other significant topographic features such as peaks or ridges on the project site.

5. Pre-Development Cross-Slope

The average cross-slope (ACS) of the property is approximately 10.43%.
The pre-development cross slope calculation and values used are as follows:

ACS = (I x L x 0.0023) / A
Where:
I = contour interval (2')
L = total length of contours (24,362')
0.0023 = conversion of "square feet" into "acres x 100"
A = total site area in acres (10.74 AC)
ACS = 2 x 24,362 x 0.0023 / 10.74
ACS = 10.43%

Exhibit II.C.1: Topography and Slope



D. Hydrology, Water Resources, and Drainage

The total project site includes an area of approximately 10.74 acres and can be described as previously graded land with no existing structures or paved areas. The site also features mild slopes draining generally from northeast to southwest toward the Cañada del Oro Wash. A previously determined 1% annual chance (100-year) peak discharge for this onsite area is about 42 CFS.

Two offsite watersheds contribute stormwater to the project site. Both of these watersheds are located to the north of the site and consist entirely of portions of Thornydale Plaza (Target Store Plaza) development, and the adjacent Thornydale Plaza Retail Addition development. Both of these contributing offsite watersheds are on the upstream side of the subject development, and both contribute stormwater only via the existing storm drain system, and not via overland surface run-on. The exact perimeters of these offsite contributing areas are not known, as they would have been delineated in the 1990s at the time of development of Thornydale Plaza and would be contained within drainage reports that are no longer available. However, approximately 1% peak discharges for these offsite watersheds were still available within other available documents.

The two offsite watersheds affecting the project site have their concentration points at the existing detention/retention basin behind the Target Store, and at the existing grate inlet behind the Retail Addition to the east. The estimated 1% peak discharges at these locations are 50.2 CFS and 25 CFS respectively. Each of these locations contributes flows through storm drain pipes and have a common confluence location under the driveway adjacent to the detention/retention basin where there is also an existing surface grate. From there, the remaining pipe segments within the existing storm drain system make a straight shot directly to the Cañada del Oro Wash. Along the way, these pipes pass under Aerie Drive and the subject project site. These offsite watersheds are not within any balanced or critical basins according to the Town of Marana. Please see *Exhibit II.D.1: Pre-Development Hydrology.*

The most significant offsite features affecting the site are the aforementioned offsite storm drain inlets located across Aerie Drive. The magnitude of discharge entering these inlets, along with their elevations, will control the magnitude of discharges, and the pipe sizes, of the downstream storm drain system located on the project site. The downstream storm drain system will be the primary means of stormwater conveyance from the site into the Cañada del Oro Wash. Another significant feature located offsite is the soil-cement bank protection that will extend along the Cañada del Oro north bank the entire distance between Thornydale Road and the Union Pacific Railroad (UPRR) bridge.

Characteristics of Onsite Hydrology:

The only floodplains associated with the subject development are those that derive from the Cañada del Oro (CDO) Wash, which features a 1% peak discharge of 22,400 CFS. There are no other local floodplains, mapped or unmapped, on or adjacent to the project site. The relevant FEMA Flood Insurance Rate Map (FIRM) panel is 04019C1660L.

There are no areas of sheet flooding on the project site that are recognized as flood hazard areas. However, the site in general does feature sheet flow as the primary form of stormwater conveyance

derived from the onsite areas. Because only the onsite areas are involved with producing this sheet flow runoff, flow depths in both existing and proposed conditions will be modest and will not constitute any significant hazard.

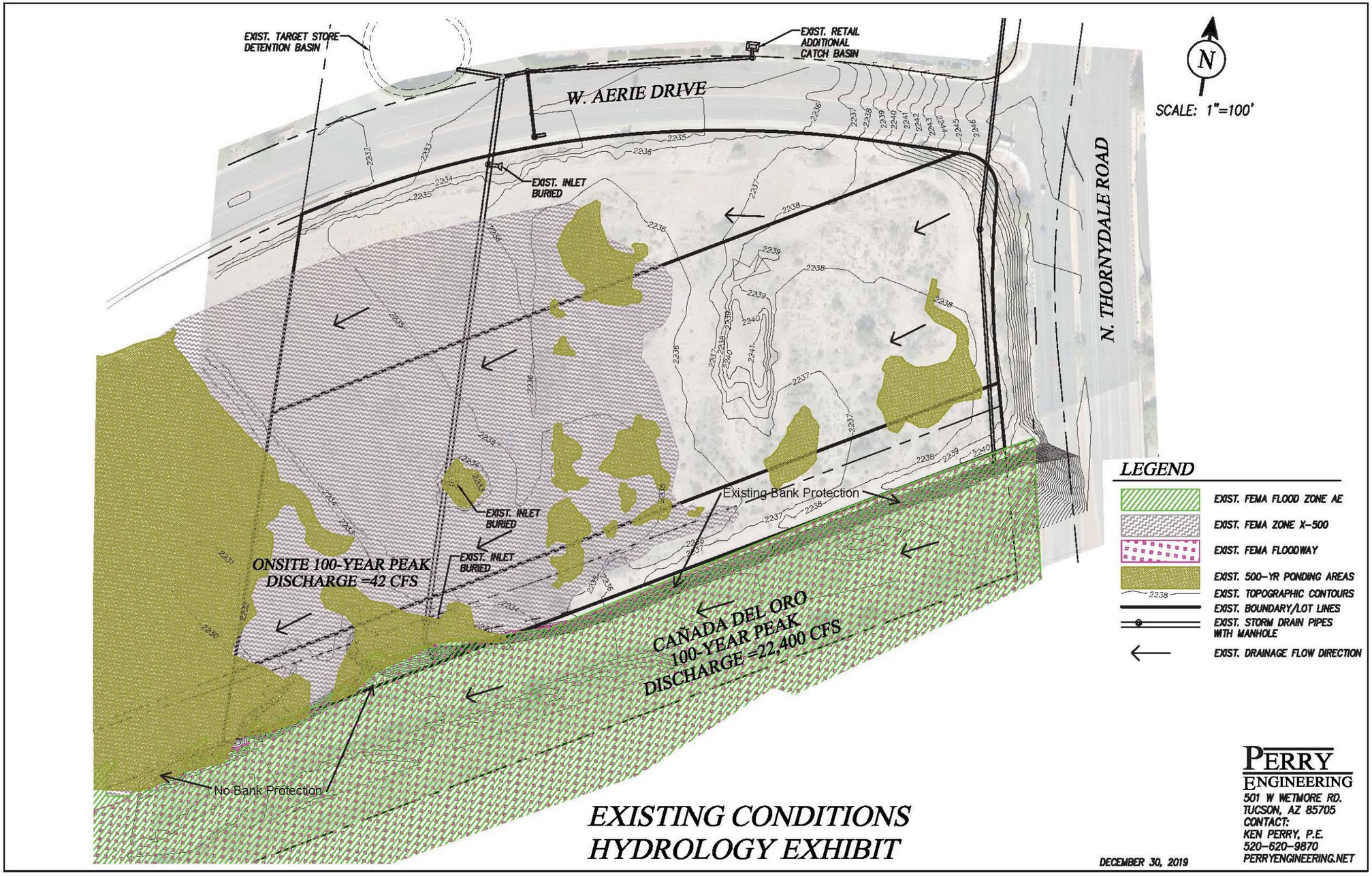
There are three categories of Federal Emergency Management Agency (FEMA) mapped floodplains and flood hazards associated with this reach of the CDO Wash. The CDO Wash itself is not part of the project site, but flood hazards from the CDO have historically been present on the site. The first of these hazards is the floodway, which is defined as being within the banks of the CDO Wash, and off the project site. The second is the FEMA AE Zone, which is associated with the riverine environment of the CDO Wash. In the vicinity of the subject project site, the FEMA AE Zone, and the CDO Floodway occupy the same defined areas. Therefore, the AE Zone is also off the project site. The third floodplain associated with the CDO Wash is a FEMA Zone X-500 floodplain (also known as Shaded Zone X, or a Zone X, 0.2% AC) that extends across the majority of the project site. The current effective FEMA Flood Insurance Rate Map (FIRM) indicates that this X-500 area is one that will be inundated during a 0.2% annual chance (500-year) event. All building finished floors will be built to include one-foot of freeboard over the 500-year base flood elevation.

Submitted under a separate cover, a Conditional Letter of Map Revision (CLOMR) was prepared for this reach of the CDO Wash to reflect the future effect of placing soil cement bank protection on the north bank downstream of Thornydale Road to connect with the existing bank protection. This area of bank protection placement extends downstream to the Union Pacific Railroad Bridge and includes the entire subject project site where it abuts the CDO bank. The proposed bank protection will contain 1% and 0.2% events within the CDO Wash. *Exhibit III.G.2: CDO Wash Bank Protection Cross-Section* demonstrates the anticipated bank protection to be installed by Pima County.

The 1% peak discharges present on the project exceeds 50 in only one instance within the project site for existing conditions. This instance is inside the existing storm drainpipes already mentioned. In the existing condition, these pipes will convey only the offsite flows. According to the hydrologic calculation performed for the existing conditions project area, a 1% peak discharge of only 42 CFS was determined.

Existing drainage conditions along the downstream property boundary, which is the southwest quadrant of the project site, are characterized by overland sheet flow over gently sloping earthen terrain. Some of this sheet flow is currently conveyed overland into the CDO Wash, and some is currently conveyed into the next parcel to the west where it would also flow into the CDO Wash.

Exhibit II.D.1: Pre-Development Hydrology



E. Vegetation

1. Vegetative Communities and Associations Onsite

The project site is located on the southwest corner of Aerie Drive and Thornydale Road, surrounded by vacant land, high-density residential, commercial development, and the CDO Wash. The entire site has been previously graded and, in the past, has been utilized as temporary storage yards and staging areas for adjacent development and roadway improvements. The existing vegetation on-site can be characterized as regrowth and largely consists of first-generation plant species such as Saltbush (atriplex spps), Desert Broom (Baccharis sarothroides) and other small perennials and grasses. There are a few trees and shrubs, generally located in the southeast portion of the site. Trees and shrubs along Thornydale Road are the result of ROW plantings and not native to the site. Some of the regrowth plant species onsite are considered invasive, such as Desert Broom (Baccharis sarothroides).

The Pima County Sonoran Desert Conservation Plan GIS (2011) classifies this site as Agriculture/Developed/Water/Bare Ground and the CDO Wash immediately adjacent to the southern property line as Sonoran Desert Scrub. Overall, vegetation density onsite is generally very low. The vegetative communities and densities are depicted in *Exhibit II.E.1: Vegetative Communities and Associations*.

2. Significant Cacti and Groups of Trees

As shown in *Exhibit II.E.2: Site Resource Inventory*, the site does not contain any significant cacti or groups of trees.

3. Special-Status Plant Species

Arizona Game & Fish has not identified any plant species with a special status that may occur within 3 miles of the project site.

4. Vegetative Densities

Pima County GIS (2019) categorizes the entire site as Sonoran Deciduous Swamp & Riparian Scrub. The overall vegetative density on the site is very low due to previous grading and disturbances.

Exhibit II.E.1: Vegetative Communities and Associations

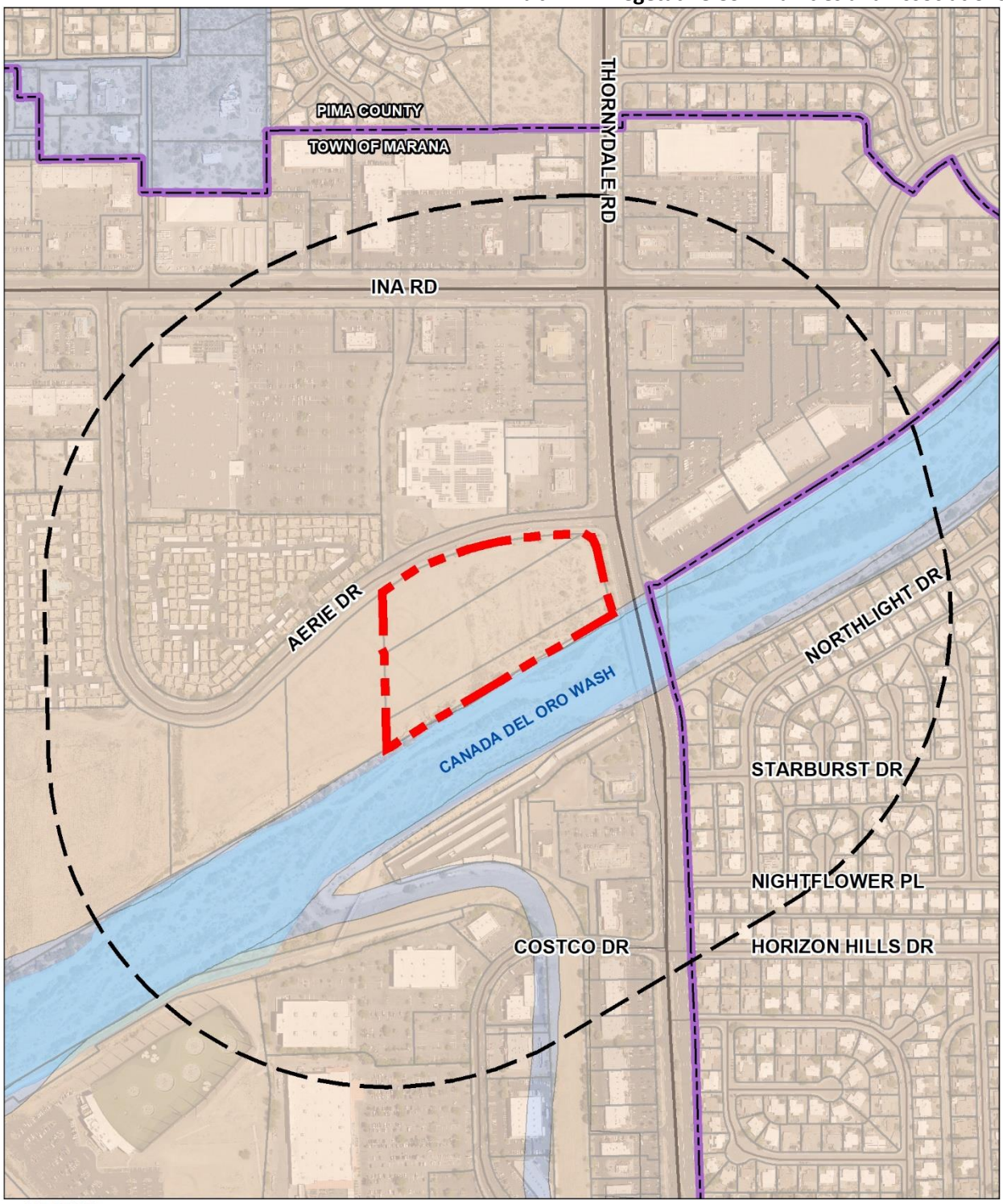
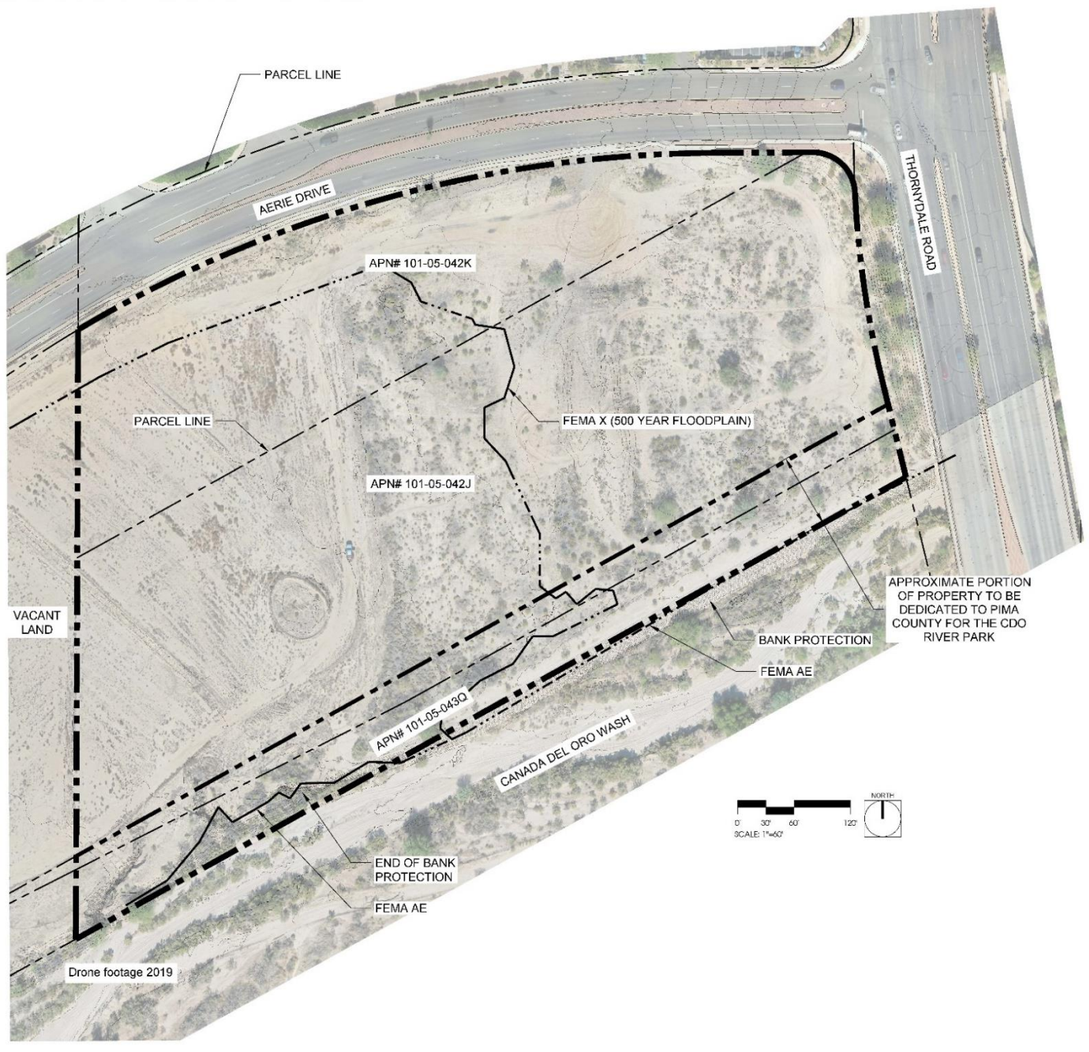
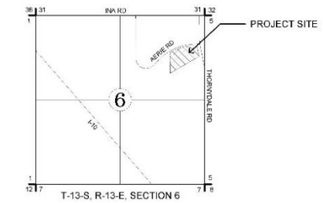


Exhibit II.E.2: Site Resource Inventory

SITE RESOURCE INVENTORY

THE ALEXANDER REZONING





A PORTION OF LOT 5 OF THORNYDALE PLAZA, AS RECORDED IN BOOK 26, PAGE 84 OF MAPS OF PLATS, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTION 6, T-13-S, R-13-E OF THE G.&S.R.M. PIMA COUNTY, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

NORTH

Notes

1. This aerial photo is less than two years old.
2. This site has no unique rock outcroppings.
3. The site has been previously disturbed.
4. There are no mapped washes on site. The Canada Del Oro Wash is adjacent to the southern property boundary.
5. There are no Pima County identified riparian areas on-site
6. No significant vegetation was found on site. The site features minimal Blue Palo Verde's (Parkinsonia florida), Desert Willows (Chilopsis linearis), Four-wing Saltbush (Atriplex canescens), and Desert Broom (Baccharis sarothroides)

Legend

- SITE BOUNDARY
- FEMA FLOODPLAIN LIMITS (LABELED FOR CLARITY)
- PARCELS
- 1' CONTOURS

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CHECKED BY: DB

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TUCSON, AZ 85718

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THE ALEXANDER REZONING
SITE RESOURCE INVENTORY
(SRI)

CASE NO:
REFERENCE:
SRI
1 OF 1

F. Wildlife

1. Letter from Habitat Specialist

a. Presence of any State-listed Threatened or Endangered Species

The state-listed special status species documented within three miles of the project vicinity are as follows:

- Yellow-billed Cuckoo
- Arizona Ridge-nosed Rattlesnake
- Fulvous Whistling-Duck
- Cactus Ferruginous Pygmy-owl
- Desert Mud Turtle
- Cave Myotis
- Stag-horn Cholla
- Brazilian Free-tailed Bad

The Yellow-billed Cuckoo (*Cuccyzus americanus*) carries designations of being *listed threatened* (imminent jeopardy of becoming endangered), *sensitive,* and a *species of greatest conservation need.*

The Arizona Ridge-nosed Rattlesnake or *Crotalus willardi willardi* is designated a *sensitive* species by the Regional Forester of the United States Forest Service and a s*pecies of greatest conservation needed*.

The Fulvous Whistling-Duck (*Dendrocygna bicolor*) carries the designation of a *species of concern* by the Federal Wildlife Service.

The Cactus Ferruginous pygmy-owl or *Glaucidium brasilianum cactorum* carries the designations of a *species of concern*, a *sensitive* species by both the US Forest Service and the Bureau of Land Management, and a *species of greatest conservation need.*

The Desert Mud Turtle (*Kinosternon sonoriense sonoriense*) is designated a *sensitive* species by the Bureau of Land Management and a *species of greatest conservation need*.

Cave myotis (*Myotis velifer*) is designated a species of concern, a sensitive species, and a species of greatest conservation need.

The Stag-horn Cholla (*Opuntia versicolor*) is designated *salvage restricted* (collection permitted only with a permit) under the Arizona Native Plant Law of 2008.

The Brazilian Free-tailed Bat (Tadarida brasiliensis) is designated a *species of greatest conservation need*.

There are three state-designated special areas documented within the project vicinity: the 10J area Zone 2 for Mexican Wolf (*Canus lupus baileyi*), Riparian Area, and the Pima County Wildlife Movement Area-Landscape (Tortolita Fan to Cañada del Oro).

b. High Densities of a Given Species

According to the Arizona Game and Fish Department, there is no evidence that high densities of a given species exist within the project area.

c. Aquatic or Riparian Ecosystems

There is Pima County Important Riparian Area (IRA) located adjacent to the subject property within the limits of the CDO. However, there are no aquatic or riparian ecosystems found onsite.

d. Wildlife Corridors

There are no identified wildlife corridors located on the property.

2. Arizona Game and Fish Department (AGFD) Environmental Review

In support of this analysis, the AGFD Heritage Data Management System (HDMS) was accessed via their Online Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The summary page from the HDMS review has been included as *Exhibit: II.F.1: AGFD Online Environmental Review*. The full report is provided in *Appendix B: Arizona Environmental Online Review Tool Report*.

The HDMS does include records for one species that does not have an Endangered Species Act (ESA) protection: Cactus Ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*). The Pygmy-owl receives the protections provided by the Migratory Bird Treaty Act and is designated as a *sensitive* species, *species of concern*, and *Wildlife of Special Concern*.

Exhibit II.F.1: AGFD Online Environmental Review

Arizona Game and Fish Department
Project ID: HGIS-09938

project_report_alexander_specific_pl_33122_34184_FINAL.pdf
Review Date: 10/30/2019 11:53:28 AM

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Bat Colony						
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Crotalus willardi willardi	Arizona Ridge-nosed Rattlesnake		S			1A
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Opuntia versicolor	Stag-horn Cholla				SR	
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Canis lupus baileyi	10J area Zone 2 for Mexican Wolf	LE,XN				
Riparian Area	Riparian Area					
Tortolita Fan to Canada del Oro	Pima County Wildlife Movement Area - Landscape					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon macularius	Desert Pupfish	LE				1A

Page 9 of 12

G. Viewsheds

1. Viewsheds Onto and Across the Site

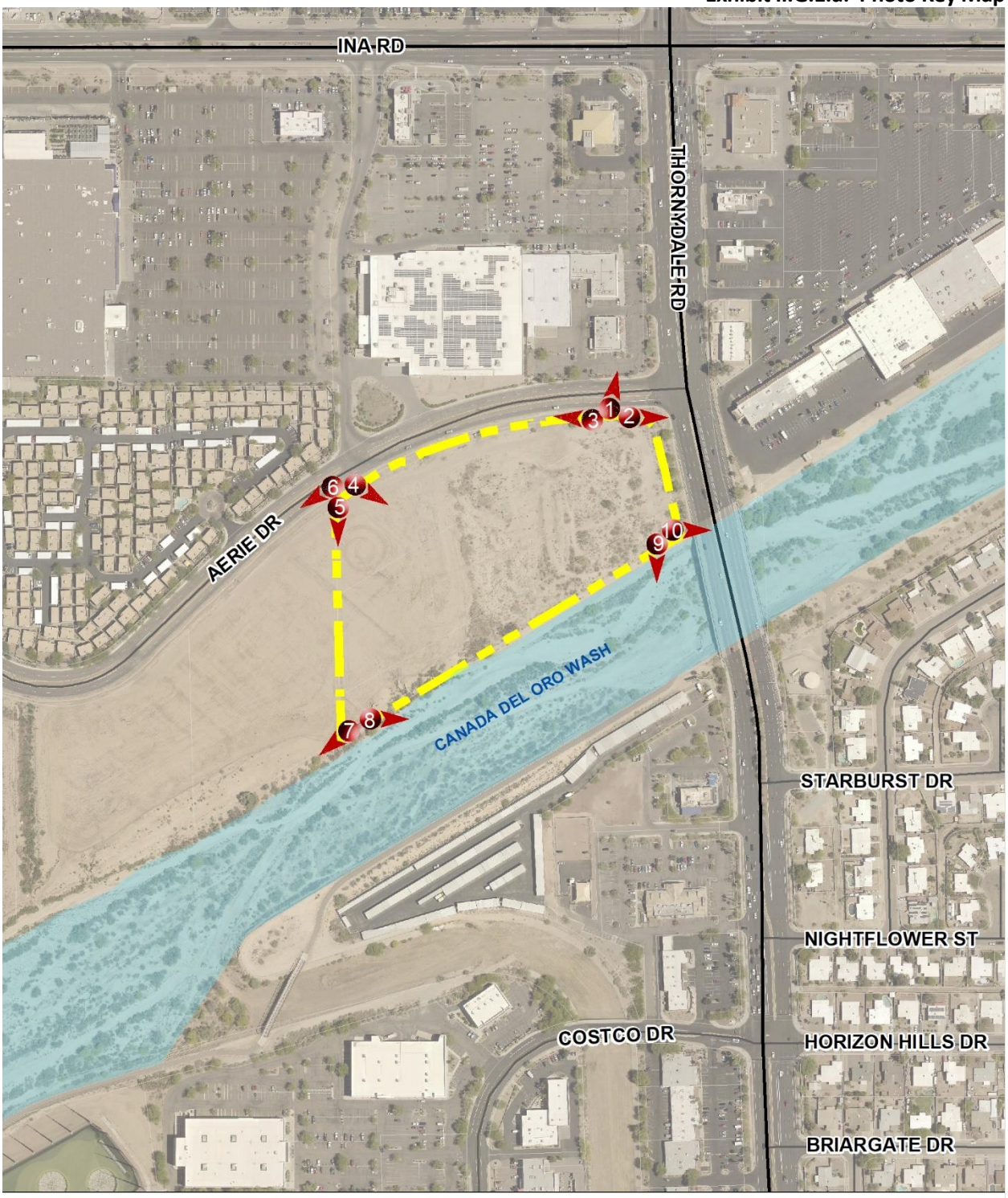
The Alexander Specific Plan project area is roughly half a mile east of Interstate-10 on vacant land that is, for the most part, surrounded by development or land anticipated for future development. The Cañada del Oro Wash runs adjacent to the southern boundary of the site, providing a view of a dry riverbed with patches of desert species. The site has been entirely disturbed, other than alongside the wash and the bridge on Thornydale Road. Viewsheds onto and across the site are mostly unobstructed due to the lack of dense onsite vegetation. The significant views and vistas beyond adjacent properties are of the Catalina Mountains to the north and the Tortolita Mountains to the northwest. Views of each of these mountain ranges are unobstructed, as the site's topography is mostly flat with little over-story vegetation.

See *Exhibit II.G.1.a: Photo Key Map* and *Exhibit II.G.1.b: Site Photos*.

2. Area of High Visibility from Adjacent Off-Site Uses

Due to the site's flat terrain and the lack of grade differential from Thornydale Road and Aerie Drive, the site is highly visible from the adjacent properties. *Exhibit II.G.1.b: Site Photos* demonstrates the property's visibility.

Exhibit II.G.1.a: Photo Key Map



LEGEND

Site Boundary

Major Streets

Local Roads

Photo Identification Key

NORTH 0' 200' 400'

FILE NAME: SFC-03_photokey_6x8.mxd

SOURCE: Pima County GIS, 2018

Exhibit II.G.1.b: Site Photos

Photo 1: Looking north from the northeast corner of the site on Aerie Drive.

Photo 2: Looking east toward Thornydale Road from the northeast corner of the site along Aerie Drive.

Photo 3: Looking west from the northeast corner of the site.

Photo 4: View from the northwest corner of the site, looking southeast across the site.

Photo 5: View from the northwest corner of the site looking southwest.

Photo 6: From the northwest corner of the site looking west along Aerie Drive.

Photo 7: Looking southwest from the southwest corner of the site.

Photo 8: Looking southeast from the southwest corner of the site.

Photo 9: Looking south from the southeast corner of the site.

Photo 10: Looking east from the southeast corner of the site.

H. Traffic Circulation and Road System

A Traffic Impact Analysis (TIA) by Kimley-Horn and Associates has been submitted under separate cover.

1. Existing and Proposed Off-Site Streets

Existing adjacent to the northern and eastern boundaries respectively, Aerie Drive and Thornydale Road border the site. Ina Road is approximately 975 feet north of the property. No off-site roads are proposed as part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic* and further detailed in *Table II.H.2: Roadway Inventory*.

Thornydale Road

Thornydale Road is a north-south road with three travel (3) lanes and one (1) bike lane in each direction and a center raised media adjacent to the site. There are curb, gutter, and sidewalk on both sides of the roadway. ADOT classifies Thornydale Road as a principal arterial road south of Ina Road. The posted speed limit within the vicinity of the site is 45 mph in both directions.

Ina Road

Ina Road is an east-west road with two travel (2) lanes and one (1) bike lane in each direction and a center raised median. There are curb, gutter, and sidewalk on both sides of the roadway. The Arizona Department of Transportation (ADOT) classifies Ina Road as a principal arterial east of Interstate 10 (I-10). The posted speed limit within the vicinity of the site is 45 miles per hour (mph) in both directions.

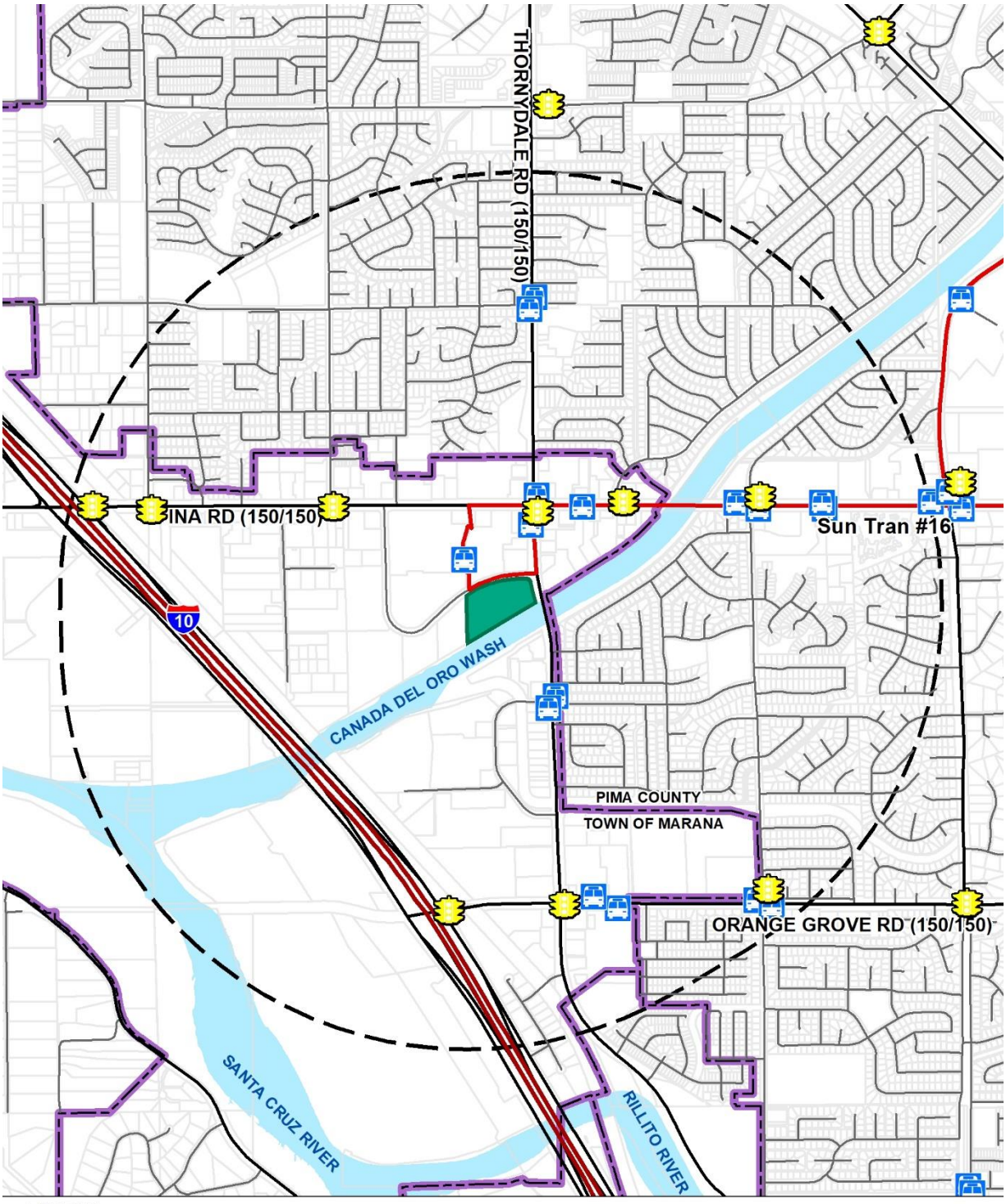
Aerie Drive

Aerie Drive is an east-west road with two (2) lanes in each direction of travel and a center raised median adjacent to the site. There are curb, gutter, and sidewalk on both sides of the road. ADOT classifies Aerie Drive as a local road. The posted speed limit is 35 mph in both directions.

Target Access Road

Target Access Road is a north-south, unstriped road with one (1) lane in each direction of travel. The roadway connects Ina Road and Aerie Drive, a distance of approximately 1,000-feet. The roadway is privately-owned and provides access to the shopping centers north of the proposed site. There is no posted speed limit.

Exhibit II.H.1: Traffic



2. Existing Access and Rights-of-Way

A roadway inventory was conducted to obtain the following information:

- Existing and Proposed Right-of-Way;
- Whether or not said widths conform to minimum requirements;
- Ownership;
- Whether or not rights-of-way jog or are continuous;
- Number of travel lanes and theoretical capacity and design speed for existing roads;
- Present average daily traffic for existing streets; and
- Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

Table II.H.2: Roadway Inventory

	Ina Road	Thornydale Road	Aerie Drive
Major Routes Classification	Major Local Road	Major Local Road	Minor Local Road
Existing R.O.W. (Feet)	150	150	100
Future R.O.W. (Feet)	150	150	100’
Current Number of Lanes	6	6	4
Speed Limit	45	45	35
Ownership	Marana	Marana	Marana
ADT (Source, Year)	33,164 (2019)	30,758 (2018)	Not Available
Conforms to Width Standards	Yes	Yes	Yes
Surface Conditions	Paved	Paved	Paved

3. Roadway Improvements

The Arizona Department of Transportation (ADOT) completed the I-10/Ina Road interchange project in 2018, creating a grade-separated interchange at Ina Road with new traffic loops on the east and west sides of the interchange. Adopted in 2016, the 2040 Pima Association of Governments (PAG) Regional Transportation Plan contains five projects that impact The Alexander Specific Plan area. These projects are listed below:

- I-10 West Corridor, Ruthrauff Road to Ina Road – Widen to 8 lanes and build new or reconstruct traffic interchanges.
- Ina Road #1 – Wade Road to Silverbell Road, Widen to a 3-lane roadway, Middle Timeframe (2020-2030), Pima County, $10,800,000
- Ina Road #2 – Silverbell Road to Interstate-10, Widen to a 4-lane roadway, includes 2-lane bridge, Early Timeframe (2013-2020), Marana, $11,440,000
- Ina Road #2a – Bridge over Santa Cruz River, Replace bridge structure, Early Timeframe (2013-2020), Marana, $6,000,000
- Ina Road #3 – Interstate-10 to Camino de la Tierra, Widen to 6-lane roadway, Early Timeframe (2013-2020), Marana, $13,100,000

4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

The intersection of Ina Road and Thornydale Road is approximately 975 feet north of The Alexander Specific Plan area and will be frequently used by future residents. Additionally, it is anticipated that residents of The Alexander Apartments will benefit from the location's proximity to Interstate-10, therefore the Ina/I-10 interchange will be used often. The intersections of Ina Road and Oldfather Road and Ina Road and Camino de Oeste will be used by residents to access Interstate-10. The intersections of Thornydale Road and Orange Grove Road and Thornydale Road and Magee Road will likely experience slightly higher volumes of traffic from north/south travelers entering and exiting the development. There are no non-existing proposed intersections on arterials within one mile of the development.

5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks, and Schools

Bicycle routes exist along the south side of the Cañada del Oro Riverpark, which runs adjacent to the southern boundary of the site. A path will be extended along the northern bank of the CDO Wash along the southern property boundary per Resolution No. 2020-053. Connections to the Santa Cruz River Park bicycle paths exist on the west side of Interstate-10, connecting The Alexander Specific Plan area with the greater Tucson region by way of The Loop shared-use path. Additionally, there are bicycle pathways along Camino de la Tierra and portions of Shannon Road in proximity to the project site. See *Exhibit II.I.1: Recreation and Trails*.

The nearest pedestrian walkway to the Specific Plan area is the Cañada del Oro River Park (trail key number RP002), which bounds the property on the south. West of Interstate-10, the Cañada del Oro River Park intersects with the Santa Cruz River Park (RP005), both portions of The Loop shared-use path. South of the project site, the Santa Cruz River Path intersects again with the Rillito River Path (RP004). A path system exists along Silverbell Road (P035), with two singletrack trails extending off the main path: The West Idle Hour Wash (#144) and the South Branches East Idle Hour Wash (#137). Moreover, there are paved sidewalks along all major roadways in the area, including on both sides of Aerie Drive and Thornydale Road adjacent to the property. Paved pedestrian sidewalks are also provided within the Thornydale Plaza and are on both sides of Ina Road.

The bicycle and pedestrian pathways in the vicinity of The Alexander Specific Plan area provide connections to nearby parks and schools, including the Ted Walker Regional Park, the Rillito River Park, Richardson Neighborhood Park, Richardson Elementary School, and Hendricks Elementary School. Additionally, the existing bicycle routes in the area connect users to public transportation options. Pedestrian pathways within one mile of the site intersect with Sun Tran bus routes along Ina as well as just north of the site on Aerie Drive.

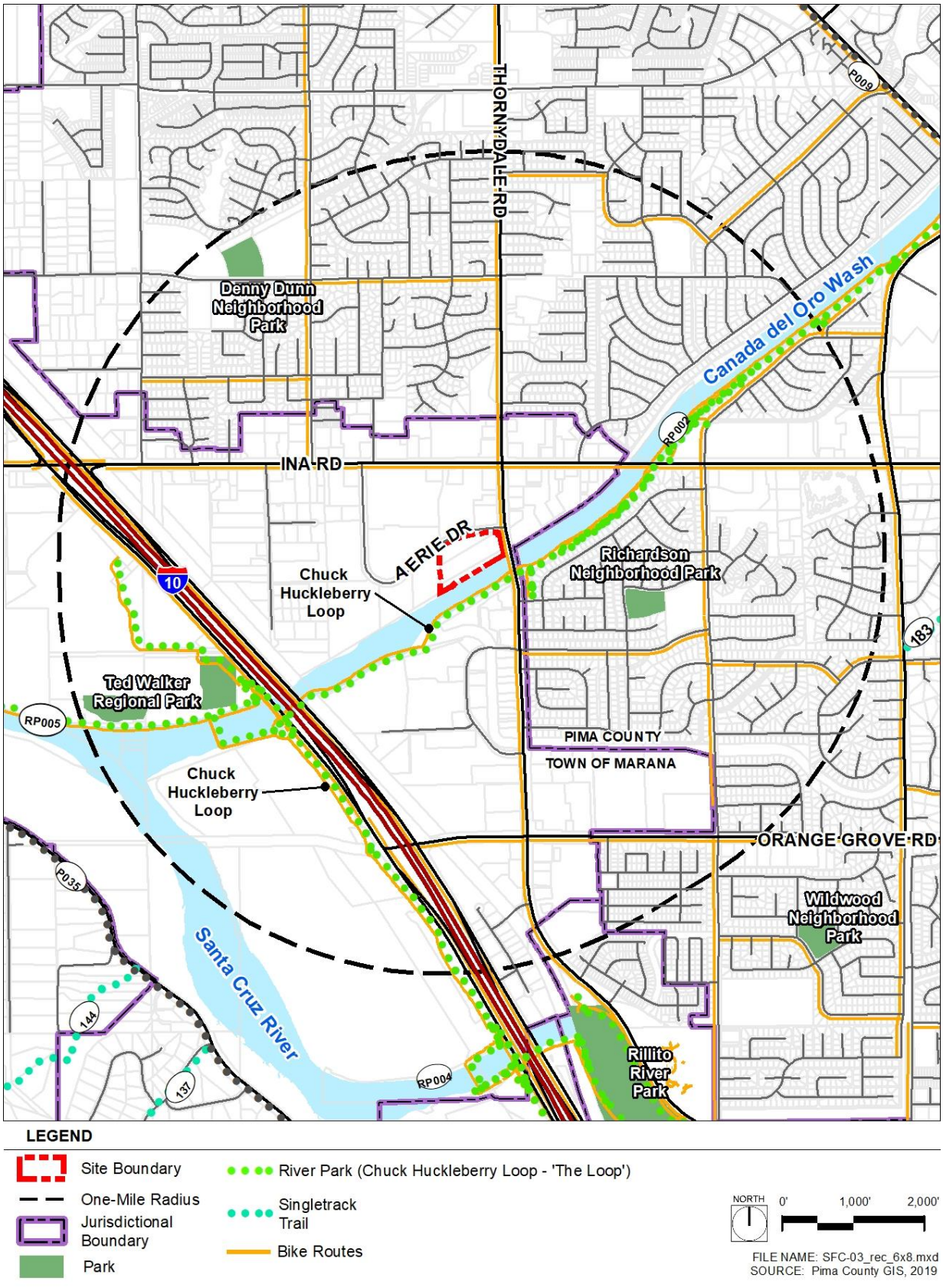
Exhibit II.I.1: Recreation and Trails displays the existing bike routes (including The Loop) and the existing pedestrian circulation within the general project vicinity.

I. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

As shown in *Exhibit II.I.1*, there are three parks within a one-mile radius of The Alexander Specific Plan area: Ted Walker Regional Park, Richardson Neighborhood Park, and Denny Dunn Neighborhood Park. The CDO River Park (RP002) currently exists along the southern bank of the wash with a planned extension of the River Park to be located on the northern bank of the wash. According to Pima County Flood Control District, the extension of the CDO River Park will be constructed during the installation of bank protection along the northern bank of the wash per an approved plan between Pima County Flood Control District, the Town of Marana, the property owner, and Alta Vista Communities. Recreation facilities just outside of the one-mile radius of the site include Wildwood Neighborhood Park, Rillito River Park (RP004), Silverbell Road multi-use path (P035), segments of the Santa Cruz River Park (RP005), West Idle Hour Wash singletrack trail (#144) and South Branches East Idle Hour Wash singletrack trail (#137).

Exhibit II.I.1: Recreation and Trails



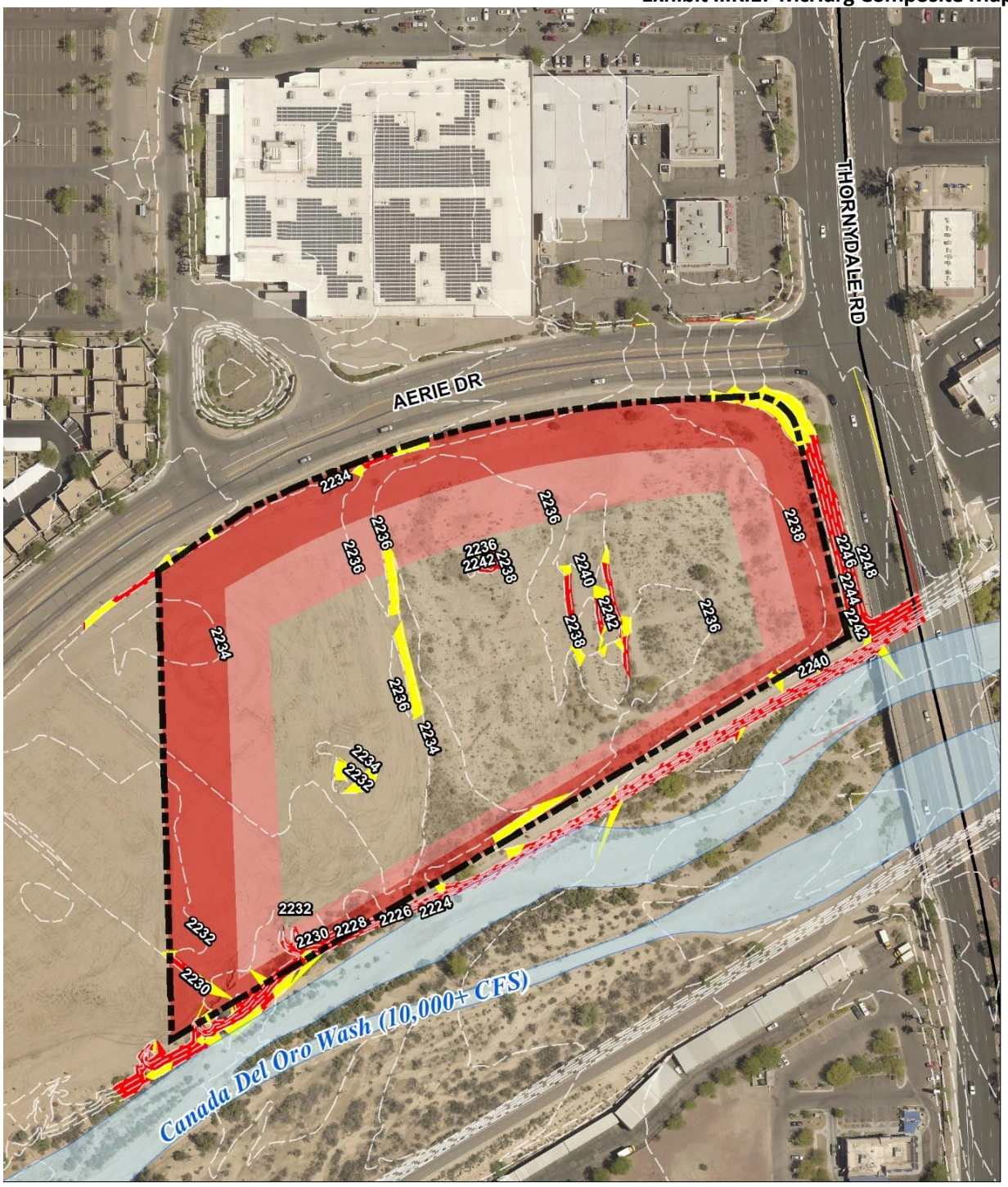
J. Cultural Resources

An Environment Site Assessment (ESA) was performed by Com Sense, Inc. Environmental Consulting to identify any actions of this project that may have significant environmental, historic, or cultural impacts. Upon consultation with the Arizona State Museum, National Register of Historic Places, National Wilderness Preservation, and the Department of the Interior, Bureau of Indian Affairs, Com Sense, Inc. has concluded that the proposed development would not produce any adverse impacts, thus mitigation is not necessary. The ESA produced by Com Sense, Inc. Environmental Consulting has been included in *Appendix C: Com Sense, Inc. Environmental Consulting Cultural Resource Consultation.*

K. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife, and views has been combined to form the McHarg Composite Map. The purpose of the McHarg Composite Map is to highlight areas that are available for development. With no wildlife movement considerations or significant vegetation present onsite, constraints are limited to topography, hydrology, and views as displayed in *Exhibit II.K.1*: *McHarg Composite Map*. Refer to Section III Land Use Proposal for more information on how the site plan responds to the site's physical constraints.

Exhibit II.K.1: McHarg Composite Map



SECTION III
LAND USE PROPOSAL

A. Purpose and Intent

The Alexander Specific Plan presents a comprehensive vision for the development of an approximately 10.74-acre property located at the southwest corner of Thornydale Road and Aerie Drive. The Alexander Specific Plan contemplates providing a single land use designation (Mixed-Use) for an infill development that integrates higher density residential options with modern architecture and meaningful amenities, and commercial opportunities that are needed to further sustain the urban fabric of the area. While entirely conceptual at this time, it is anticipated that a portion of the property will feature a high-density multi-family development on approximately seven (7) acres with the potential future phasing of additional residential units or other commercial uses on the eastern two (2) acres of the site. An approximately 50-foot wide right-of-way along the southern property boundary has been dedicated to Pima County for the installation of bank protection and the planned extension of the CDO River Park along the north bank of the wash. This area is a little more than one (1) acre in size.

The Alexander Specific Plan provides a method for applying standards and guidance to ensure that future development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the natural environment, and site-specific conditions. The proposed land use will be integrated with the surrounding area with regards to circulation, infrastructure, aesthetics, and visual character through a unique set of standards and design guidelines that incorporate best practices and innovative design techniques.

Utilizing the basic parameters of the Town of Marana's MR-1, MU-1, and VC zones, this Specific Plan will provide development regulations and standards that facilitate an effective mix of multi-family housing and commercial opportunities that protect the integrity of the surrounding area. Where the Specific Plan varies from the Town of Marana Land Development Code or other applicable Town standards, the Specific Plan shall be the controlling regulation. In instances where the Specific Plan is silent in providing development standards or regulations, the applicable provisions of the Land Development Code for the MR-1, MU-1, and VC zones and other relevant Town codes and standards shall apply.

This Land Use Proposal responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. Once approved, the Specific Plan describes the planning considerations for the parcels, imposes controls on the development, and is detailed accordingly in the development plan process. The boundaries of this Specific Plan are shown in *Exhibit II.B.1*.

B. Design Principles and Vision

The Alexander Specific Plan is intended to be developed in accordance with the following goals and objectives:

- Implement the goals and objectives of the Town of Marana General Plan;
- Promote infill development that utilizes existing infrastructure;
- Preserve and feature the natural beauty of the Cañada del Oro Wash to the south;
- Provide quality, upscale multi-family housing options in the Town;

- Offer recreational and social opportunities for a variety of age ranges and needs through interconnected pedestrian space including active and passive recreation and community gathering spaces;
- Maximize the spectacular views of Sombrero Peak and the Tucson Mountains to the west and those of Pusch Ridge and the Catalinas to the east;
- Facilitate pedestrian connectivity via pedestrian accessways/gates, sidewalks and the connector trail to the planned amenities along the Cañada del Oro and to the Santa Cruz River Park shared-use path (The Loop), which consists of 131 miles of connected trails;
- Focus development toward the Cañada del Oro, where appropriate, to maximize its aesthetic and recreational benefits; and
- Ensure coordinated, responsible planning through the use of cohesive procedures and guidelines.

C. Relationship to Adopted Plans

1. Marana General Plan

The Alexander Specific Plan is located within the Planning Area boundary of the Town's General Plan within the Southern Growth Area, which is prime for infill opportunities. The Town's General Plan Land Use Map designates the site for commercial uses. Designed to help meet the current and future needs of the Town, the Specific Plan establishes goals and policies that are in line with the Town's General Plan and Strategic Plan.

The Alexander Specific Plan conforms to the overall General Plan, including the following highlighted goals, policies, and actions:

General Plan Goal, Land Use, and Growth Element: *Adopt sustainable development as a unifying goal to secure Marana's future.*

Marana's quality of life must be sustained for many generations to come. Conserving open space and protecting undisturbed land promotes an increase in the general welfare and wellbeing of residents by providing trails and amenities for recreation. Open space, including functional landscaping, provides ecosystem services that reduce negative stormwater runoff effects like erosion, protects wildlife habitat, and improves water quality by allowing debris and pollution to deposit over undisturbed land. For open space to be a viable use, it needs to be thoughtfully integrated into community design. Providing a diverse mix of uses interconnected through open space, pathways, and trails fosters sustainable development that can then be linked to nearby existing developments, open space, and recreation areas.

- General Plan Policy: Promote a healthy, adaptable local economy that is vital to the community's ability to provide a highly desirable Quality of Life, high levels of services and amenities.

- General Plan Action: Provide quality urban spaces, parks, and recreation, with trails and walkways that serve the community.

Specific Plan Conformance: The Alexander Specific Plan will allow for a mixed-use development that caters to the need for housing options, commercial and retail space. The proposed project offers a housing option to meet the growing number of people moving to Marana and those nearing retirement ages. The Alexander Specific Plan not only will provide an additional housing stock to meet the Town's growing demand, it will provide high-quality, resort-class amenities for future residents of the anticipated apartment complex. Considering that the subject property is adjacent to the CDO River Park, The Alexander Specific Plan will provide opportunities for pedestrian connectivity through the site via pedestrian accessways/gates, sidewalks, and the connector trail so that the natural amenity can be enjoyed by the future residents and the surrounding community. Furthermore, it provides the opportunity for commercial retail and services to help enhance the quality of life for Marana residents by reducing their travel times and subsequent carbon footprint.

General Plan Goal, Land Use, and Growth Element: "Provide opportunities for diverse developments that maximize the benefits to the community."

Any time a developer proposes a quality mix of multi-family residential and commercial uses with a strong emphasis on design and integration, the residents of both the existing and proposed communities benefit greatly. By co-locating uses on a single project site that has existing infrastructure, travel times, and transportation costs are reduced as well as the developmental impact on the environment. Implicit in the creation of any mixed-use development is the range of housing types necessary to create a thriving community that can accommodate affordability for residents of any socio-economic class. In conjunction with the surrounding residential uses northwest and southeast of the site, The Alexander Specific Plan aids in providing a diverse stock of housing in the general vicinity that ensures land uses such as industrial, commercial, retail, institutional, civic and office are complemented with a variety of skilled workers; thus, attracting future commercial and residential development opportunities to the Town. Additionally, the combination of high-density residential development with a commercial component helps make the project financially sound by locating residents near services and amenities they are likely to use daily.

- General Plan Policy: Promote new development that is compatible with existing land uses.
- General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
- General Plan Action: Locate commercial and industrial uses for direct access to arterial or collector roads without generating traffic into housing areas.
- General Plan Action: Encourage mixed-use development proposals for future Master Planning Areas in Marana

- General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
- General Plan Action: Designate a wide range of residential development densities from low density rural to multi-family urban.
- General Plan Policy: Provide a development pattern that minimizes public expenditures.
- General Plan Action: Encourage growth in locations where infrastructure capacity exists or can be easily extended.
- General Plan Action: Encourage joint use amenities and public facilities.

Specific Plan Conformance: The Alexander Specific Plan is located within the Planning Area Boundary of the Town of Marana's 2010 General Plan and is part of the Southern Growth Area. The area has been targeted as a prime growth area over the next decade as a result of the newly improved interchange at Ina Road and Interstate-10. The general plan land use designation on the property is commercial and it is currently zoned for neighborhood commercial uses (NC). Given the intensive land use designation on the property and the highly urban nature of the surrounding area, it is apparent that a mix of high-density residential and commercial uses is appropriate.

The Alexander Specific Plan will feature high-quality design and development that is compatible with the area. It will also provide a stock of housing that is currently underrepresented in the area as well as opportunities for additional uses that are needed to sustain the proposed and existing development in the general vicinity. According to the 2010 General Plan, there is additional Commercial designated land immediately surrounding the site to the north, northwest, and south. The majority of the land to the west is designated for industrial land uses. Several residential subdivisions exist within the master-planned area east of the proposed Specific Plan boundary located north of Ina Road, beyond the commercial development located at the intersection with Thornydale Road. Much of the Pima County land to the east is developed with medium-density residential properties, while the land to the south is densely developed with commercial, retail, and entertainment properties within the Thornydale Crossing as well as shops and amenities at surrounding intersections. The 51-acre Foothills Mall site is slated for redevelopment in the near future that is intended to create a town center-style development with a mixture of commercial, office, hospitality, residential, and entertainment uses with a maximum building height of 120 feet. The Alexander Specific Plan proposes development that complements the existing and future uses in the area, is well served by utilities, does not require any infrastructure extensions or improvements, and is within proximity to two major arterial roads.

General Plan Goal, Parks, and Recreation Element: Provide a system of developed parks and recreational facilities throughout the community.

Providing access to parks and recreation is an important part of supporting healthy communities. Jurisdictions require that new residential development provides open space and opportunities for recreation to support public health and wellbeing while creating aesthetically beautiful spaces and towns that people want to live in. Outdoor recreation opportunities improve community health while instilling a sense of place and pride in one's community.

- General Plan Policy: Support the development of recreational facilities in new residential areas.
- General Plan Action: Require neighborhood parks in all new residential developments following standards described in the 2010 Town of Marana Parks, Recreation, Trails, and Open Space Master Plan.
- General Plan Action: Require path/trail easements and constructed elements to link neighborhood parks with residences, schools, and the public path/trail system.
- General Plan Action: Require Homeowner's Associations to maintain private recreation facilities (neighborhood parks) to the appropriate standard as defined in the 2010 Town of Marana Parks, Recreation, Trails, and Open Space Master Plan.
- General Plan Action: Implement linear parks that provide connections between the green infrastructure elements and other destinations within and adjacent to the Town.

Specific Plan Conformance: The Alexander Specific Plan will feature open space, passive and active recreation areas, and connections to the Town of Marana's existing pedestrian pathways. The Cañada del Oro Wash, which runs along the south side of the site, provides natural beauty as well as pedestrian and bicycle connections that extend throughout the greater Tucson area by way of The Loop. Every effort will be made to maximize connectivity to and activate the use of The Loop shared-use path, which connects to the south side of the Cañada del Oro Wash pathway. Such efforts include providing pedestrian accessways/gates along the southern boundary for future residents of the apartments, sidewalks throughout the residential and/or commercial sites, and a connector trail along the eastern property boundary. Maintenance of the open space on site will be the responsibility of the end-user unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana at the time of the development.

2. Marana Strategic Plan

The Alexander Specific Plan is a mixed-use development in the Town of Marana consisting of approximately 10.74 acres of property on the southwest corner of Aerie Drive and Thornydale Road. The purpose of the Specific Plan is to establish a development plan, regulations, and performance standards that provide the flexibility and specificity needed to guide the property's development in a manner befitting its setting and character.

The Alexander Specific Plan supports the five areas of the Marana Strategic Plan:

Commerce – Construction of the proposed mixed-use community will provide jobs as well as revenue to the Town through construction sales tax, retail sales tax, and development services fees.

Community – This new mixed-use development will provide an additional housing choice that is currently lacking in a highly urban area ultimately attracting new residents to the Town. Additionally, existing residents will benefit from an additional stock of commercial goods and

services. Careful development of the site as an interconnected network of supporting uses will enhance access in and around the project area and transform it into a gateway destination.

Progress/Innovation – Quality mixed-use development is an innovation in and of itself. For example, the provision of integrated mixed-use development is a progressive approach to ensure there is an adequate supply of housing combined with other services and amenities to meet the rapidly growing population in Marana and metropolitan Tucson. The diverse mix of proposed residential, office, and non-residential service and retail uses will serve as an innovative example of how quality design and rational integration can foster thriving developments at any scale.

Heritage – The strategic plan aims to encourage developers and builders to showcase unique parts of Marana through their projects. The Alexander Specific Plan will enhance the existing character of the area while highlighting the beauty of surrounding natural amenities. The development's proximity to the Cañada del Oro Wash and the connectivity that will be provided effectively showcases a unique and valuable asset to the community.

Recreation – Future development shall provide a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to existing pathway and trail connections. Access to the Cañada del Oro shared-use path and other bicycle and pedestrian paths in the area provides connectivity within the Town, neighboring jurisdictions, and unincorporated Pima County leading to a wide array of recreational options.

D. Compatibility with Adjoining Development and Location Restrictions

1. Adjoining Development Compatibility

The Alexander Specific Plan will provide additional housing options and commercial amenities to an area predominantly occupied with similar land uses thus it is anticipated that there will be no negative impacts on the surrounding area. Two streets border the site: Thornydale Road, a major arterial road bordering the site's eastern boundary, and Aerie Drive, a minor local road bordering the site's northern boundary. Thornydale Plaza, which contains a variety of commercial uses, including Target, Lowes, and Starbucks located north of the subject property. The properties immediately west of the subject property included Avilla Marana Casitas and properties owned by Alta Vista Communities. The properties owned by Alta Vista Communities are currently vacant and planned to accommodate additional multi-family housing such as market-rate apartments, townhomes, or casitas. The Cañada del Oro borders the southern property boundary and is planned to accommodate a future pathway that is highly compatible with the proposed mixed-use development. Across the Cañada del Oro to the south is the Northpoint Business Park which contains several commercial services and restaurants. The nearest residential subdivision is located across Thornydale Road, approximately 500 feet southeast of the site. Due to the site's highly urban locale, negative impacts to the adjacent uses will be minimal; in fact, the addition of new residents to the area will support nearby existing businesses. See *Exhibit II.B.3.c: Existing Land Uses.*

E. Conceptual Development Plan

As a result of the newly improved interchange at Ina Road and Interstate-10, it is anticipated that the corridor will continue to transform due to the increased connectivity and accessibility. Given its proximity to Ina Road and the lack of vacant parcels in the general vicinity, The Alexander Specific Plan presents a unique infill opportunity to provide a residential housing product that is anticipated to contain meaningful amenities and a variety of commercial uses to further sustain the community. The owner's vision is to create a quality activity center that emphasizes wellness and healthy lifestyles and supports the viability of proposed commercial development through the offering of quality-designed market-rate multi-family housing. With the completion of improvements to Ina Road and the reconstruction of the Interstate-10 traffic interchange at Ina, the timing for this vision is paramount.

As shown in *Exhibit III.E.1: Land Use Plan*, there is one designation planned for the site, Mixed-Use. The development area includes three access points for ingress and egress along Aerie Drive, two of which will provide full access and one that will provide limited access (right-in/right-out). Due to the grade differential and the Thornydale Road bridge, ingress and egress from Thornydale Road are not feasible.

Given that much of the 10.74-acre site is developable, it is envisioned to complement adjacent land uses by providing a mix of commercial and residential uses integrated with existing multimodal transportation options at this site. The location is ideal to cater to nearby residents with neighborhood-level services and amenities as well as serving the regional market due to its proximity to Interstate-10 and location at the intersection of two major arterials. This mixed-use development is appropriate due to its adjacency to the CDO River Park shared-use path, which connects to The Loop, its location along a major arterial and its proximity to existing commercial and residential uses and other vacant properties slated for future development opportunities.

It is envisioned that the western portion of the site, approximately seven (7) acres, will develop as The Alexander Apartments, a high-quality modern market-rate multi-family housing complex. The Alexander Apartments proposes a mix of one-, two- and three-bedroom units and a range of amenities, such as a fitness center, pool/spa, business center, dog park, courtyards, storage units, garages, etc. To capitalize on the natural asset adjacent to the site, The Alexander Apartments contemplates providing several buildings that will be oriented toward the CDO Wash to maximize scenic and recreational use of this vital wash/riparian area and river path amenity.

The approximately two (2) acres of the site adjacent to Thornydale Road is envisioned to develop with additional apartment units or with a mix of uses, such as retail, restaurant, office, etc. The proposed uses on the eastern portion are intended to complement the nearby residential land uses and the future residents of The Alexander Apartments. Commercial uses envisioned within this Specific Plan include, but are not limited to: entertainment uses, an assortment of dining establishments, retail shops, office tenants, and a convenience store with a gas station. Per the 2010 General Plan, this land is currently designated for commercial uses, therefore, this location is ideal for commercial uses to cater to nearby residents, as well as to residents of outlying areas. Thornydale Road, in conjunction with Aerie Drive's direct connection to Ina Road, will make the commercial uses easily accessible to residents and commuters in the immediate vicinity.

An approximately 50-foot wide right-of-way along the southern property has been dedicated to Pima County for the installation of bank protection and an extension of the shared-use path on the northern bank of the wash. Where development abuts open space (CDO River Park), per the bank protection development agreement, the developer has the right to include the 50' dedicated land for various development calculations including, but not limited to, setbacks, bufferyards, or screening requirements. Pedestrian and bicycle connections to the future expansion of CDO River Park will be provided for future residents and users of the site via pedestrian accessways/gates, sidewalks, and a connector trail along the eastern property boundary.

Exhibit III.E.2 through *Exhibit III.E.6* depicts potential development scenarios that are envisioned by The Alexander Specific Plan. These development scenarios are for illustrative purposes only; final land-use configurations will be determined during the development plan process. These plans are intended to show a variety of potential concepts that may develop on the eastern portion of the site with the proposed multi-family development.

- *Exhibit III.E.2: Conceptual Development Options – Multi-Family Residential #1* – This scenario envisions the entire property as a multifamily development in the form of several 4-story buildings. The development would accommodate approximately 261 units.

- *Exhibit III.E.3: Conceptual Development Options – Multi-Family Residential #2* – This scenario envisions the different configuration for the entire property as a 4-story multifamily development. The development would accommodate approximately 266 units.

- *Exhibit III.E.4: Conceptual Development Options – Multi-Family Residential & Commercial #1* – This scenario envisions nearly 20,000 square feet of 1-story commercial development dispersed along Thornydale Road. A 4-story multifamily development with approximately 211 units would be constructed on the western half of the property.

- *Exhibit III.E.5: Conceptual Development Options – Multi-Family Residential & Commercial #2* – This scenario envisions a 1-story commercial building of approximately 16,000 square feet with a smaller 400 square foot commercial building in the eastern portion of the site. A 4-story multifamily development with approximately 211 units would be constructed on the western half of the property.

- *Exhibit III.E.6: Conceptual Development Options – Multi-Family Residential & Office* - This scenario envisions a 2-story office building of approximately 30,000 adjacent to Thornydale Road. A 4-story multifamily development with approximately 211 units would be constructed on the western half of the property.

Exhibit III.E.1: Land Use Plan

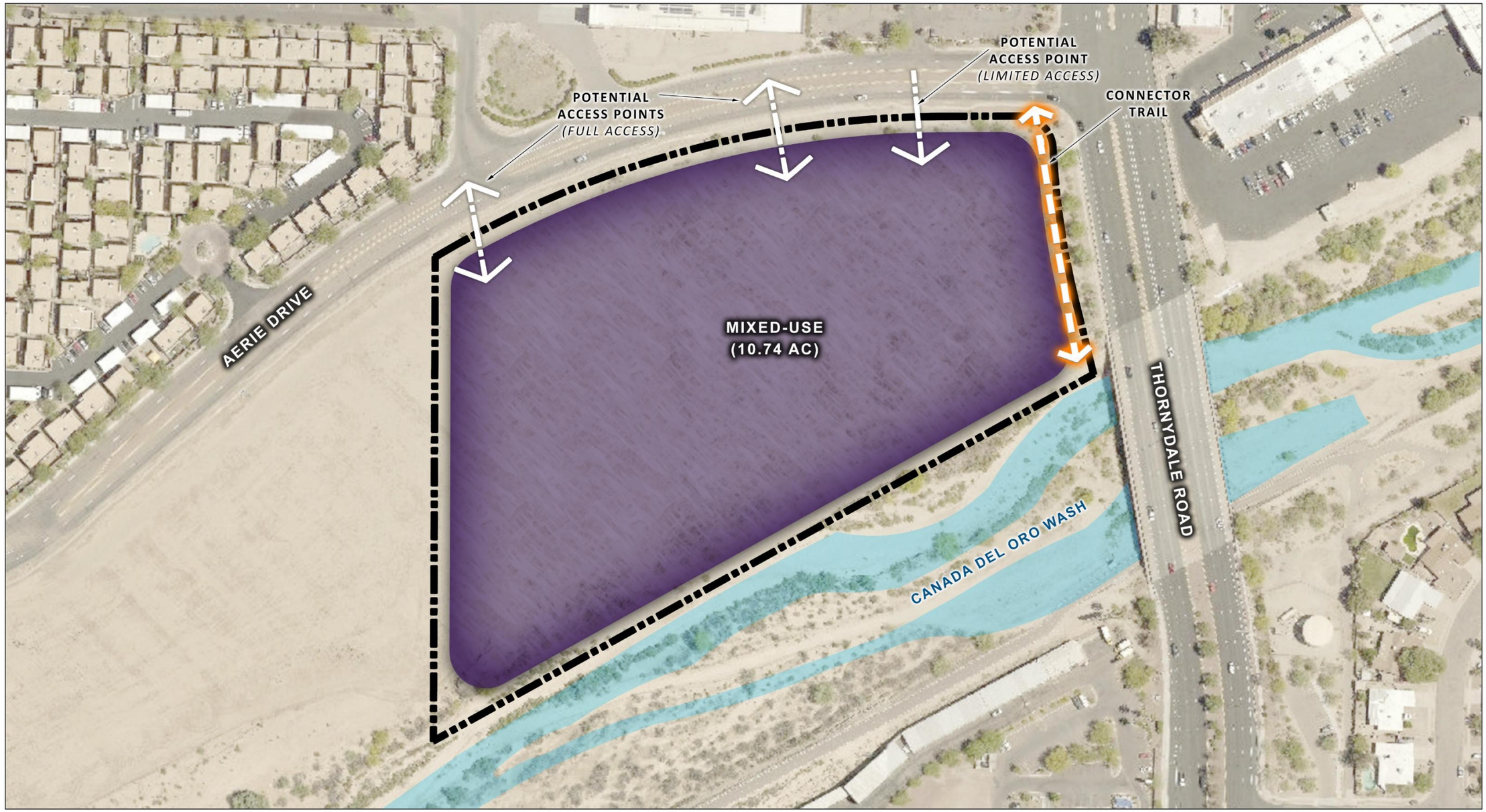


Exhibit III.E.2: Conceptual Development Options – Multi-Family Residential #1

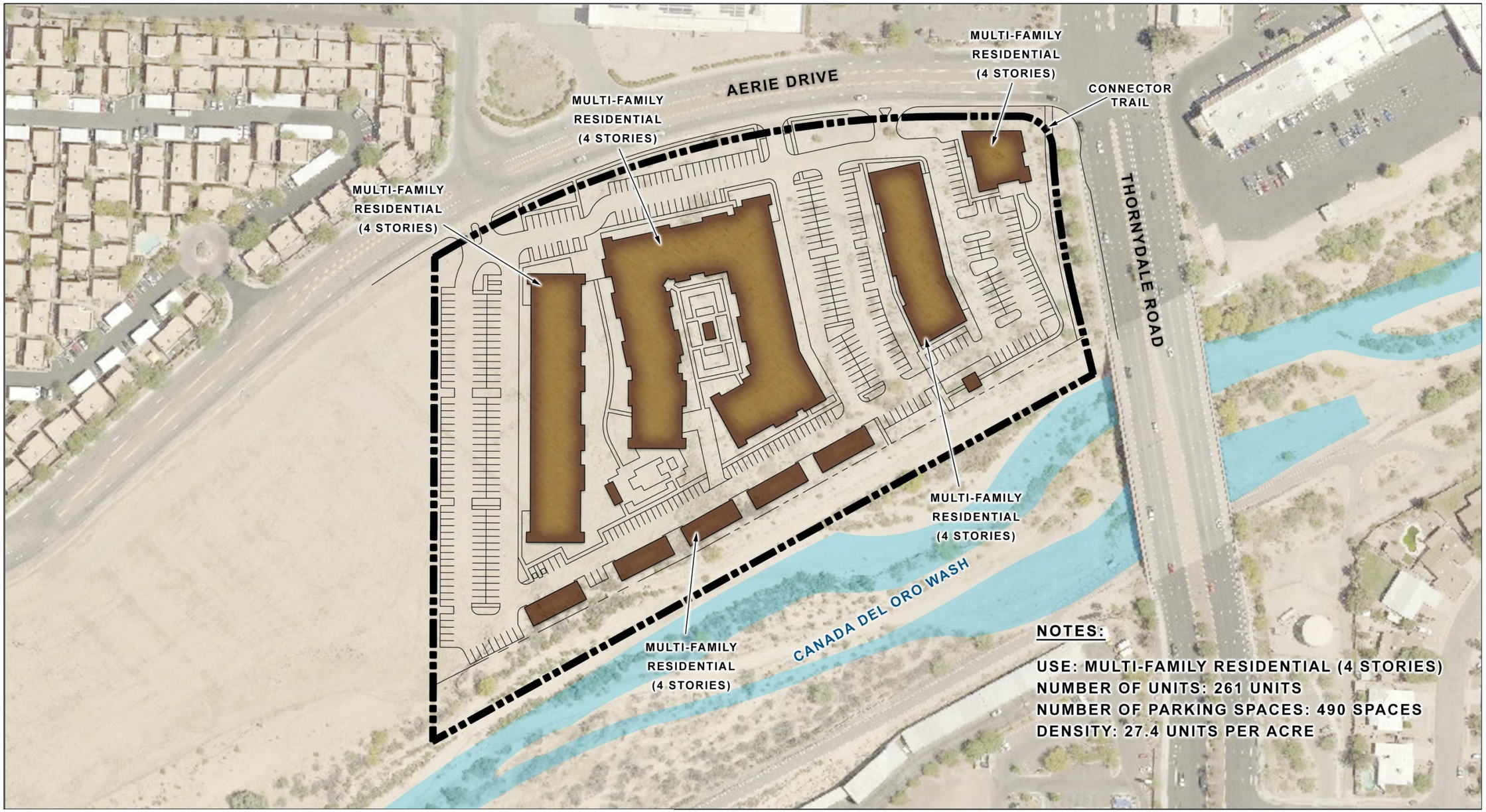


Exhibit III.E.3: Conceptual Development Options – Multi-Family Residential #2

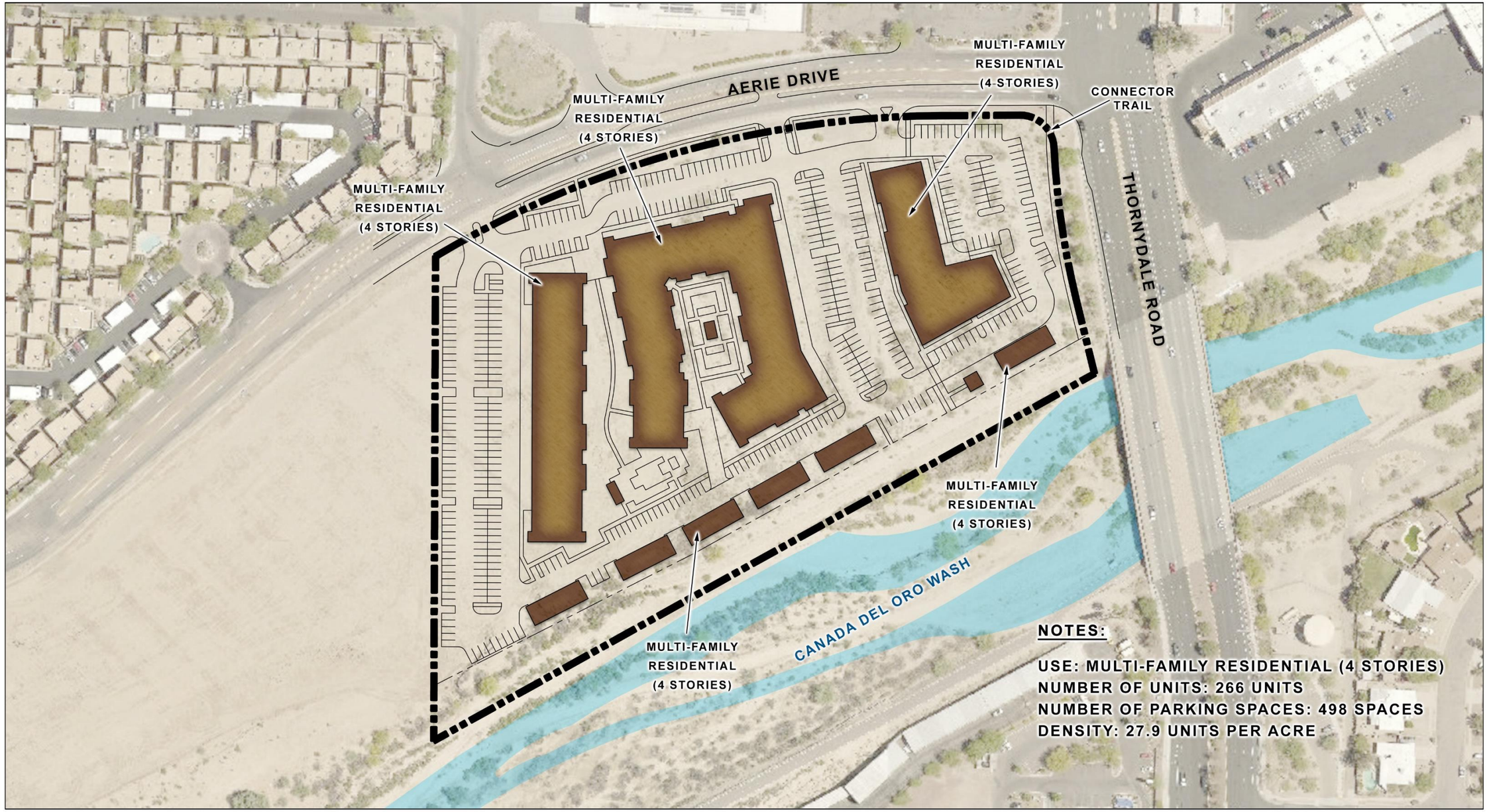
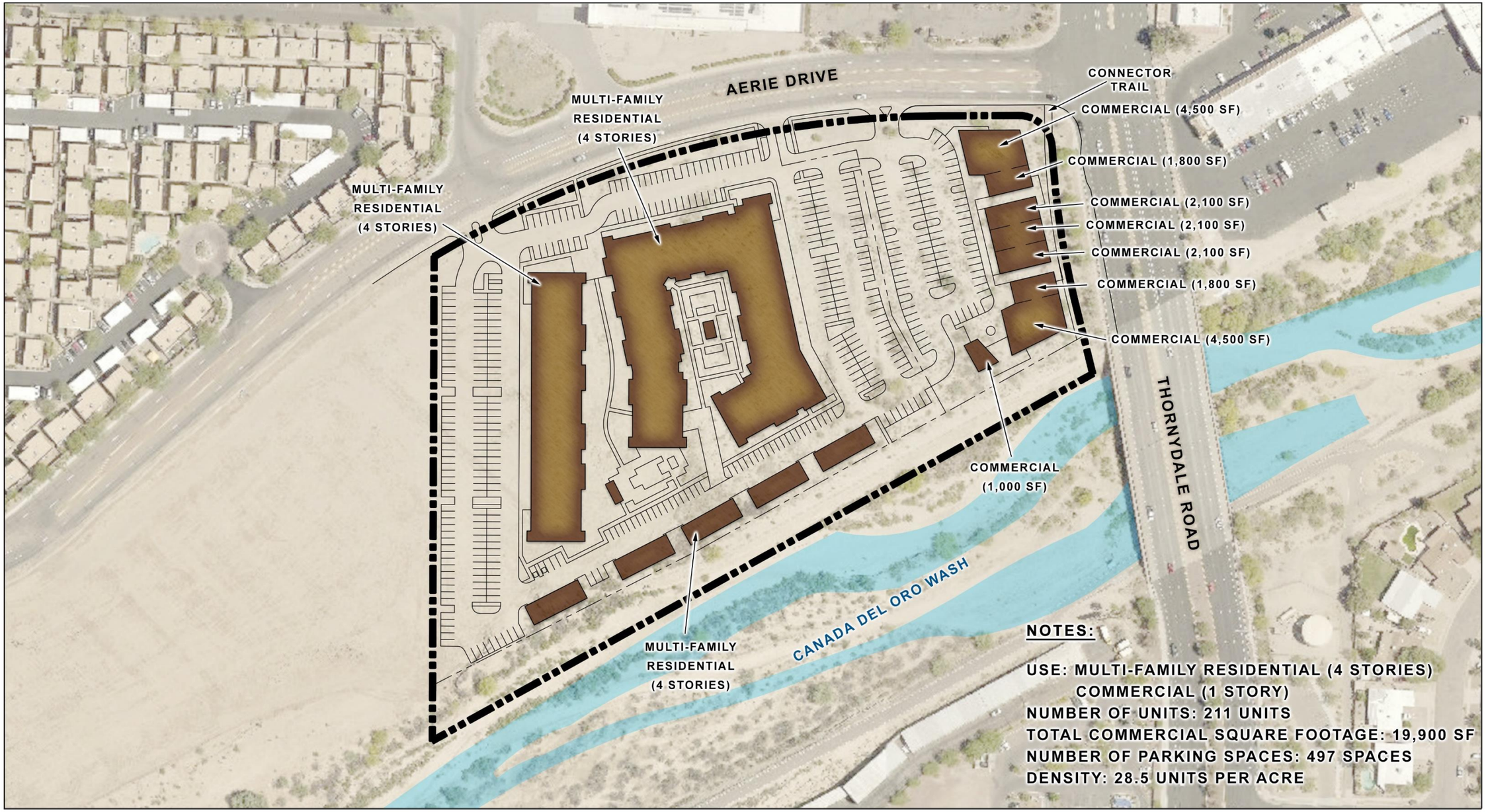


Exhibit III.E.4: Conceptual Development Options – Multi-Family Residential & Commercial #1



0' 60' 120' NORTH

SCALE: 1"=120'-0"
PROJECT: SFC-03 DATE: 11/19/19
FILE NAME: SFC-03_CLUP_20191119.DWG

THE PLANNING CENTER
a division of TPC Group, Inc.
2 e congress ste 600 tucson az 85701

Exhibit III.E.5: Conceptual Development Options – Multi-Family Residential & Commercial #2

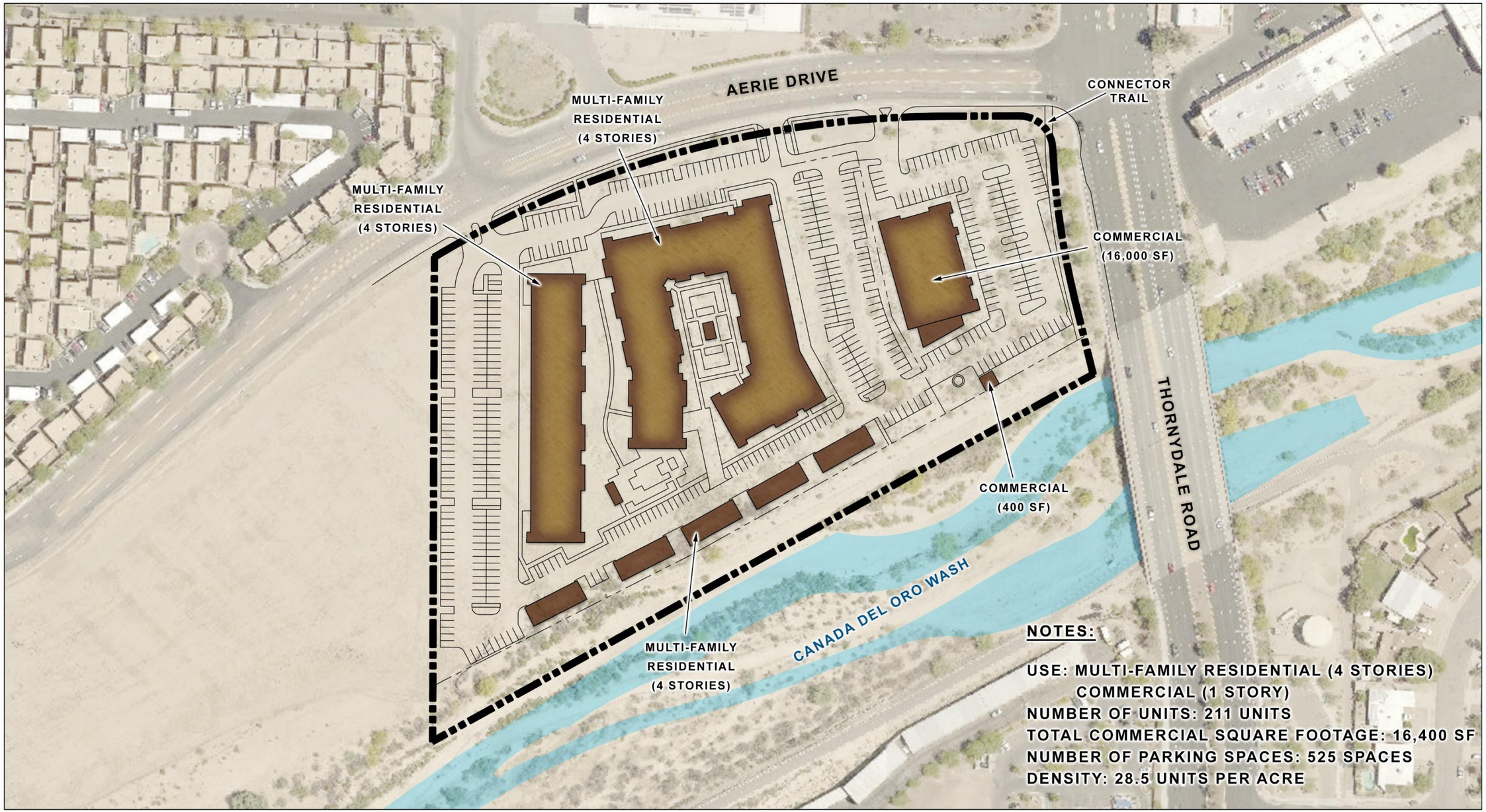
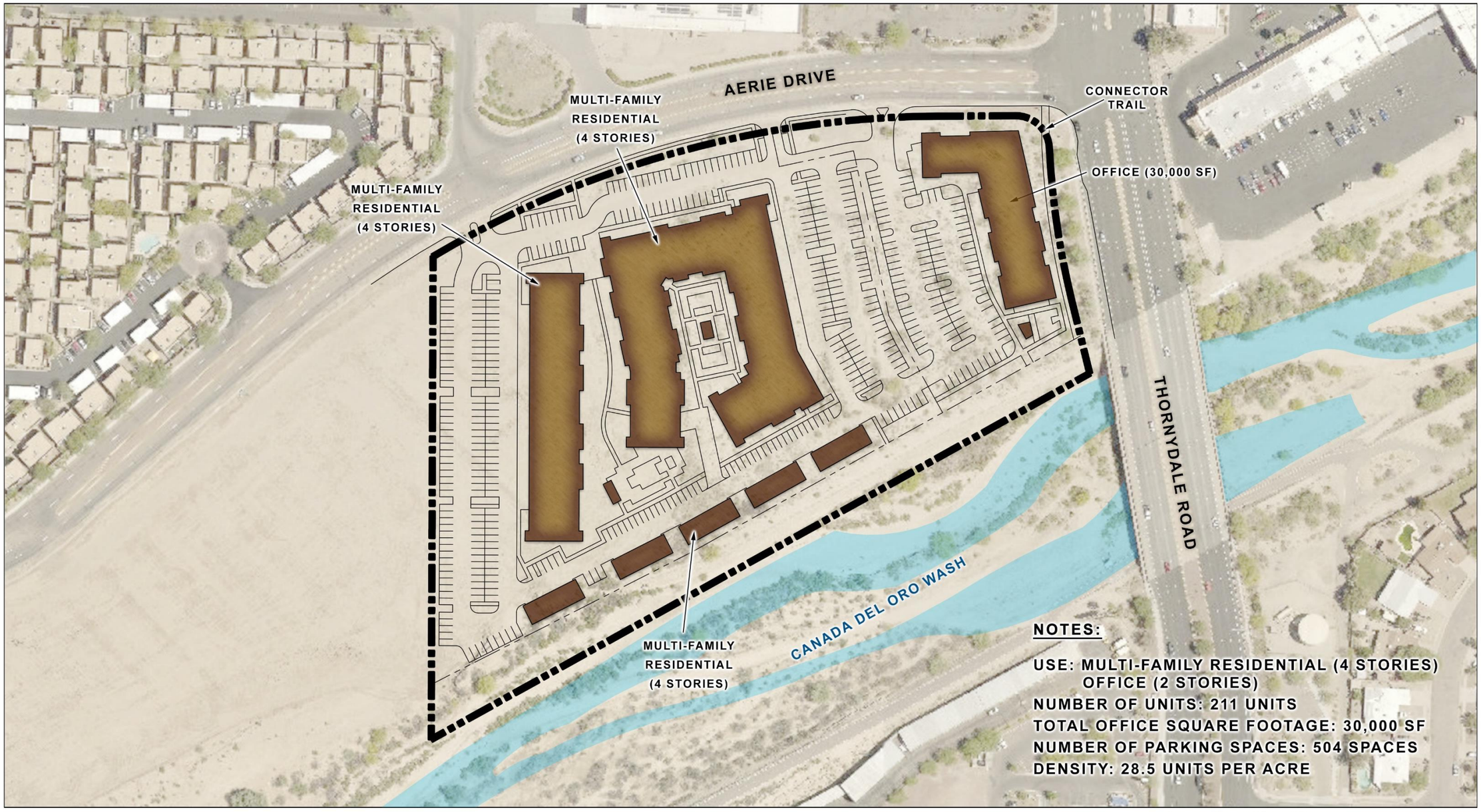


Exhibit III.E.6: Conceptual Development Options – Multi-Family Residential & Office



F. Circulation Plan

As demonstrated on *Exhibit III.F: Anticipated Access Points,* ingress and egress will be provided from three access points on Aerie Drive; one located near the northwestern corner of the site closely aligned with the Avilla Marana Casita driveway, one located near the center of the site, and one on the eastern third of the site closely aligned with the Thornydale Plaza driveway. Due to its proximity to the intersection of Aerie Drive and Thornydale, the easternmost access point will provide limited access (right-in/right-out) into the site. Direct ingress/egress from Thornydale Road is not proposed.

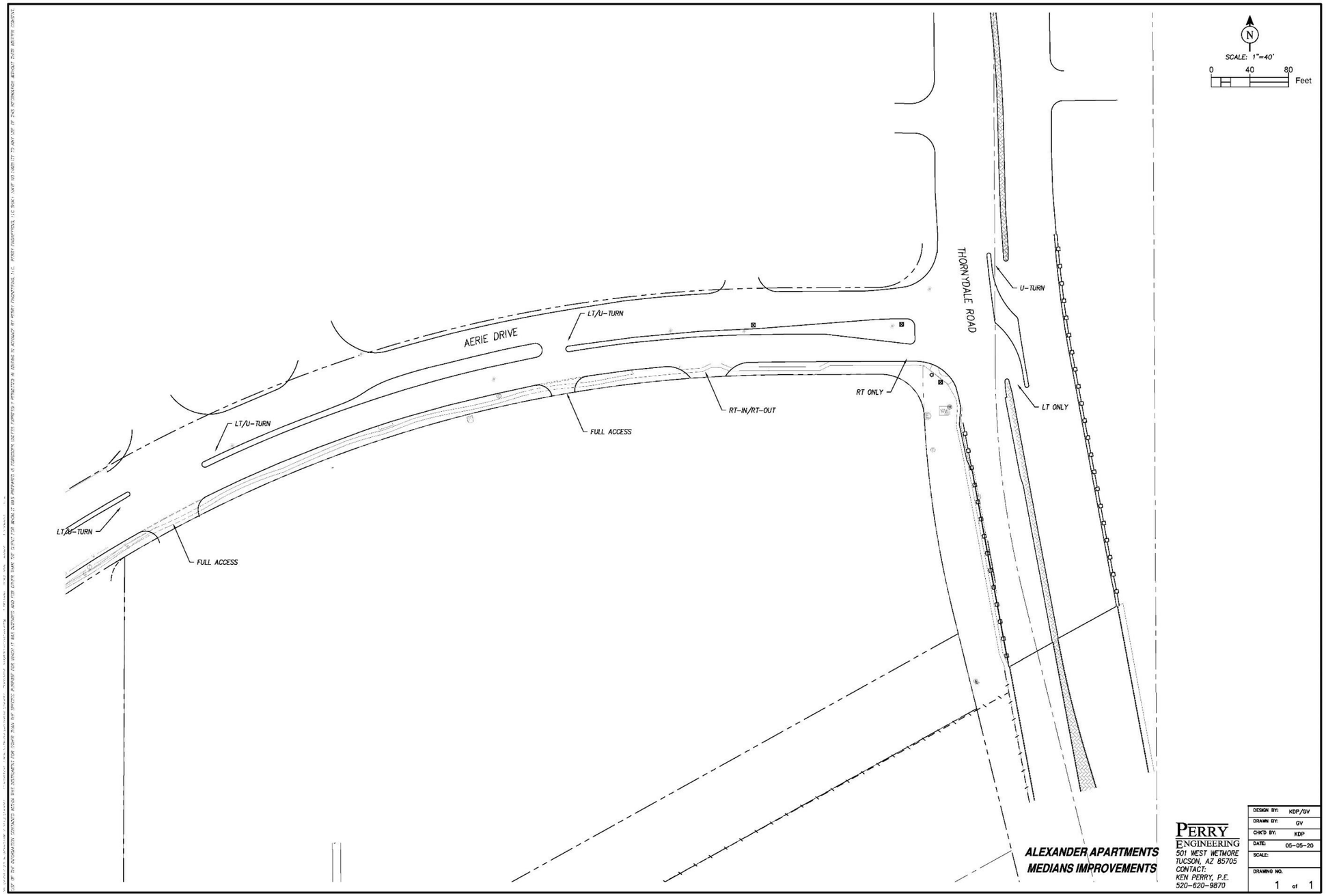
Internal circulation will be provided via access lanes, developed to the Town of Marana standards. To encourage a true mixed-use development, cross-access should be considered between the proposed developments to facilitate connectivity and promote a walkable and cohesive development. If the multi-family development is gated, the site's internal circulation will be configured to accommodate the proposed multi-family development as well as the other potential uses on the site. If new local roads are necessary to support the site's development, the local road shall be designed and constructed to the Town of Marana Street standards.

A Traffic Impact Analysis (TIA) prepared by Kimley Horn and submitted under separate cover is intended to support the land-use proposal for this rezoning project. For planning purposes, the TIA was formulated utilizing the illustrative site plan depicted in *Exhibit III.E.4: Conceptual Development Option – Multi-family Residential and Commercial.* Based on the configuration depicted in Exhibit III.E.4, it is estimated that the proposed development will generate approximately 1,900 daily trips with 95 trips occurring in the AM peak hour and 169 trips occurring during the PM peak hour. After internal and pass-by trip reductions, the proposed development is expected to add 1,718 new daily trips, 93 new AM peak hour trips, and 120 PM peak hour trips to the roadway network.

Any roadway improvements required by the Town of Marana based on the findings of the TIA (as approved by the Town of Marana) will be the responsibility of the developer. Additional traffic studies, as required by the Town, will be submitted during the development plan process.

Pedestrian connectivity will be provided throughout the specific plan area to connect the proposed development to adjacent amenities including the Cañada del Oro shared-use path via proposed sidewalks within the development as well as pedestrian accessways/gates along the southern boundary and the connector trail.

Exhibit III.F: Anticipated Access Points



G. Post Development Topography and Hydrology

1. Topography

The conceptual land use plan as it relates to topography on the site will retain its fundamental character of one that features continuous mild slopes across the site. Any areas of the developed site that may be said to feature steeper slopes or slopes that change abruptly, will be negligible. Areas of the site that do not currently feature continuous mild slopes will be graded such that slopes will once again prevail. The main difference between the pre-grading status of the site and the post-development status of the site will be that the site will be mostly paved and graded in such a way as to promote the safe conveyance and collection of the onsite stormwater.

There are slopes of 15% or greater just outside of the southern and eastern boundaries of the project site. Additionally, there are several small areas of greater than 15% slopes within the central portion of the site. For the portions outside the project boundaries, these slopes are due to the CDO Wash channel embankment on the south, and due to the Thornydale Road embankment on the east. For the portions inside the project boundaries, these slopes are due to previous grading activity which has not necessarily resulted in a continuity of grades or slopes across the project site. Before development takes place on this site, such continuity will be established, and the steeper slopes will be graded out and eliminated. As such, no elements of the proposed development will encroach into slopes greater than 15%. Also, the conditions of the Town of Marana *Land Development Code 17.01.01*, relating to ridges and protected peaks, and the information contained in Title 19 relating to Hillside Development, will not apply to this development.

No allowances are planned or anticipated for the Town's grading and site work standards under Title 19 of the *Land Development Code*. The entire site will conform to the Town's standards relating to ADA provisions, minimum slopes for stormwater conveyance, and all other grading and site work standards of Title 19. The existing cross slope is between 3 and 4 percent and is expected to remain similar in the developed condition.

Because no allowances are planned under Title 19 of the *Land Development Code* concerning grading or related site work, no map is provided for calculation of a new cross slope.

2. Hydrology

The conceptual land use plan as it relates to hydrologic characteristics of the site can be described as a plan to direct as much stormwater as possible into the existing storm drain located along a north-south alignment in the western half of the project site The site is expected to be graded in such a way as to direct all the onsite stormwater produced thereon into one of several inlet structures to this existing storm drain. Currently, the inlet structures located on the site are buried, so the development of the site will include improving these inlet structures such that they can collectively accept the entire volume of the developed conditions onsite stormwater before discharging that stormwater into the CDO Wash under the direct discharge

eligibility status of this site. By collecting the entire volume, the magnitude of stormwater entering the adjoining property to the west will be negligible.

Due to the increase of impervious area on the site, the proposed development will result in a general increase in the magnitude of stormwater runoff from the site. Also, the nature of runoff from the site will change from general sheet flow over a previously graded area to that if semi-concentrated flow in drive aisles. Besides these, the main drainage pattern element that will change is that flows generated onsite will no longer sheet flow into the CDO Wash or on to the adjoining parcel to the west. Instead, all onsite stormwater will be conveyed into the existing storm drain, traversing the property from north to south, at various inlet locations along the storm drain alignment. The storm drain outlets into the CDO Wash.

Drainage impacts resulting from the proposed development will be non-existent for properties upstream of the subject development. This is because there is no upstream property to speak of. The only element coming from upstream is the storm drain adjacent to Thornydale Road that delivers stormwater from the Target Center to the north, and from Thornydale Road to the CDO Wash. Downstream impacts include the Cañada del Oro Wash and the adjoining parcel to the west. The CDO Wash will receive the onsite stormwater as concentrated flow out of the storm drain traversing the parcel, and the adjoining parcel will no longer receive stormwater at all from The Alexander Specific Plan property. Refer to *Exhibit III.G.1: Post Development Hydrology.*

The typical section for the CDO Wash bank protection will consist of an 8-foot thick layer of soil-cement placed at a 1:1 slope. This soil-cement layer will extend to the top and bottom elevations called out in the bank protection plans, which includes a toe-down a minimum of 8 feet below existing grade, and also constructed at a 1:1 slope. There will be a 20-foot top width featuring a 16-foot wide paved multi-use path. This top width will be sloped at 1% toward the CDO Wash, and feature handrail per PAG Standard Detail 105 2-feet from the top edge of the soil-cement slope. On the landward side of the section, the earthen slope will be 4:1 up or down before catching the existing ground surface (see *Exhibit III.G.2: CDO Wash Bank Protection Cross-Section).* No vertical construction shall commence before the completion of the bank protection on the north banks of the CDO Wash.

Neither the Pima County Detention/Retention Manual nor the Town of Marana Northwest Area Drainage Policy will apply to the proposed development. This development is eligible for an in-lieu detention/retention fee payment with direct discharge into the CDO Wash. As for the Town of Marana Northwest Area Drainage Policy, the project area is not within the boundaries where the Northwest Area Drainage Policy would apply. All applicable Town of Marana and/or FEMA floodplain regulations will be met or exceeded during development.

Exhibit III.G.1: Post Development Hydrology

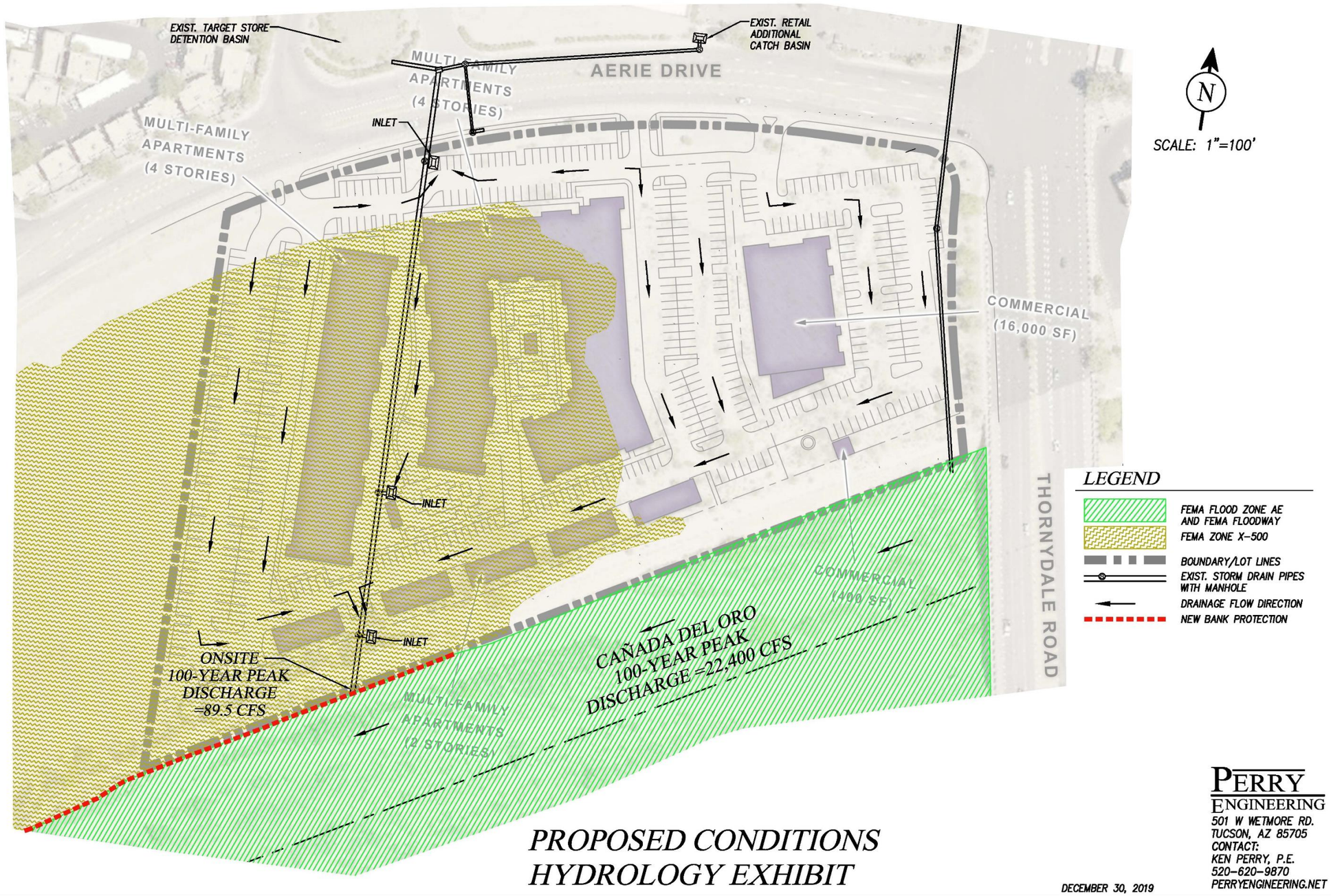
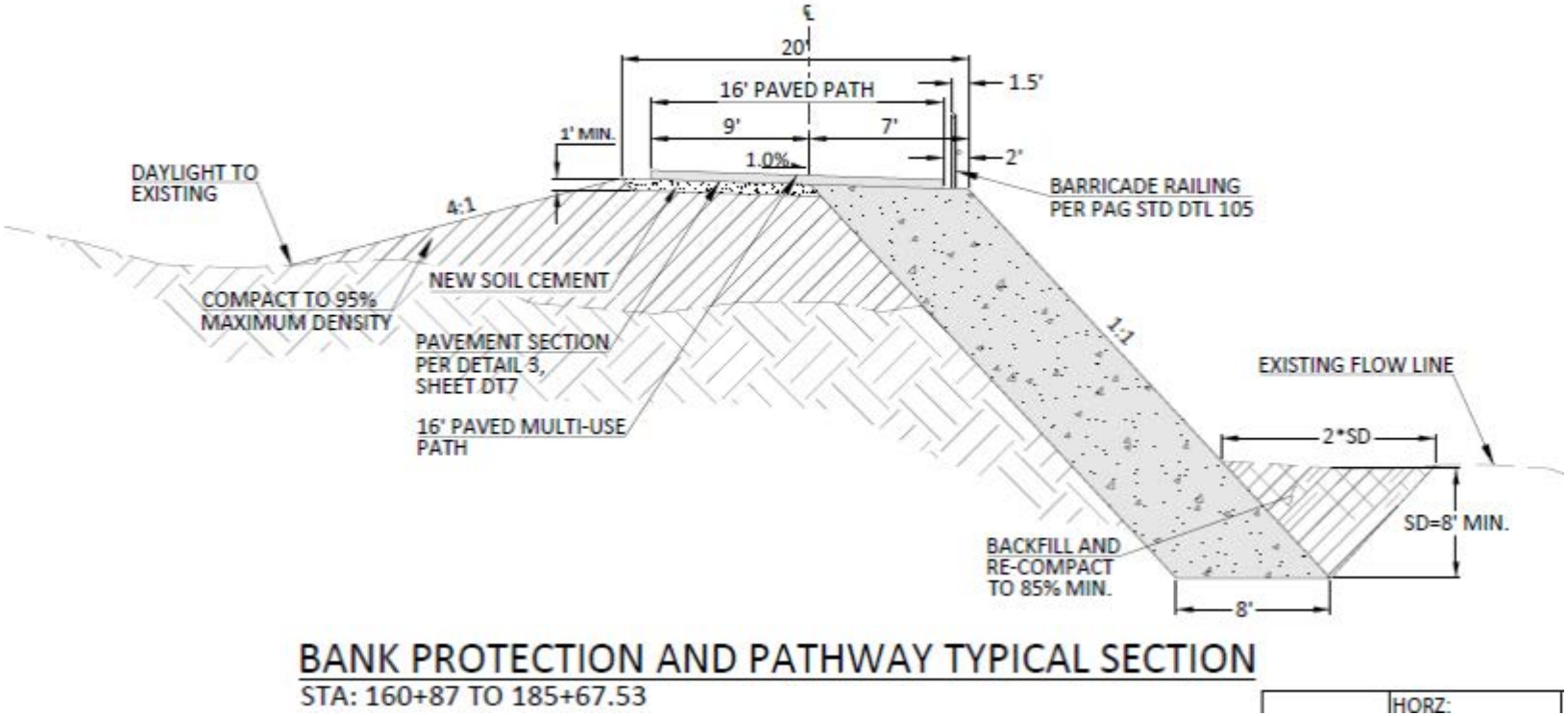


Exhibit II.D.2: CDO Wash Bank Protection Cross-Sectio*n*



H. Vegetation

The overall landscape theme will reflect the attributes of the Sonoran Desert and the site's surrounding environment. Native and desert-adapted plant material as well as regionally appropriate hardscape materials will be used within the development area of the property. Landscape buffers will reflect the desert plant palette and appearance of the native Sonoran environment.

Riparian plant species may be located along the south side of the property to reflect the nature of the habitat along the Cañada del Oro Wash.

Oasis plantings may be incorporated into private areas of the development and adjacent to commercial patio areas to aid in creating a high-quality facility unique to the area. Oasis plantings may include grass and turf areas, broadleaf trees and shrubs, and other plantings not typically found in the Sonoran Desert. This style of planting should be used wisely and is not permitted in buffer areas.

The conservation of water will be an important priority within the landscape design. Passive water harvesting techniques will be employed wherever possible within the project landscape. Rainwater that is collected or diverted will supplement the water requirements of the landscape plants. An underground drip irrigation system will efficiently provide water to the plants while minimizing water loss to evaporation. Many of the plant species within the landscape will be desert-adapted and low water use.

3. Native Plant Preservation

A Native Plant Preservation Plan (NPPP) shall be prepared per the provisions outlined in the Town of Marana *Land Development Code*. It should be noted that the site has been previously disturbed, and it is anticipated that new development will not adversely impact healthy native species capable of being transplanted on site.

I. Utilities

1. Water

As shown in *Exhibit II.B.3.c. Existing Land Uses*, there are no wells located within 100-feet of the site. The water supply for The Alexander Specific Plan will be provided by the Tucson Water which has been designated by the State of Arizona Department of Water Resources as having an assured water supply. A water service agreement (*Exhibit III.I.1: Water Service Letter*) is required to establish service to the property. Offsite improvements to connect to the existing system will be determined during the development plan process.

Exhibit III.I.1: Water Service Letter

CITY OF TUCSON

TUCSON WATER DEPARTMENT

October 24, 2019

The Planning Center
2 E. Congress St. Suite 600
Tucson, AZ 85701

Attn: Lexy Wellott

SUBJECT: **Water Availability for Project: West Aerie Drive & North Thornydale Rd., APN: 10105042J, 10105042K, 10105043Q, Case #: WA2940 , T-13 R-13 S-06 , Lots: 5 , Location Code: MAR, Total Area: 10.37, Zoning: NC**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Michael Mourreale, P.E.
Engineering Manager
Tucson Water Department

MM:ka
CC:10105042J.docx

TUCSON WATER
NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • www.tucsonaz.gov/water

2. Wastewater

It is anticipated that the site will be served by public sewer. The project site is tributary to the Tres Rios Water Reclamation Facility, via the North Rillito Interceptor. Capacity is currently available in the existing 12-inch gravity main sewer line, G-85-085, which runs along the northeastern boundary downstream from manhole #4570-06.

A Sewer Service Agreement will be needed before development, see *Exhibit III.J.2.a: Existing Sewer Facilities* and *Exhibit III.J.2.b: Wastewater Capacity Response*.

3. Private Utilities

Tucson Electric Power (TEP) provides electricity to this area of Pima County. It is anticipated that TEP will provide power to the site.

It is anticipated that CenturyLink will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

It is anticipated that natural gas service will be offered and provided in the development of the property but shall not be required. It is anticipated that service would be provided by Southwest Gas.

Electricity, natural gas, telecommunications, and cable services will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

Electricity:	Tucson Electric Power
Natural Gas:	Southwest Gas Corporation
Telephone:	Century Link
Cable:	Comcast

4. Sanitation and Recycling Services

Several private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling, and environmentally safe waste management services.

Exhibit III.J.2.a: Existing Sewer Facilities

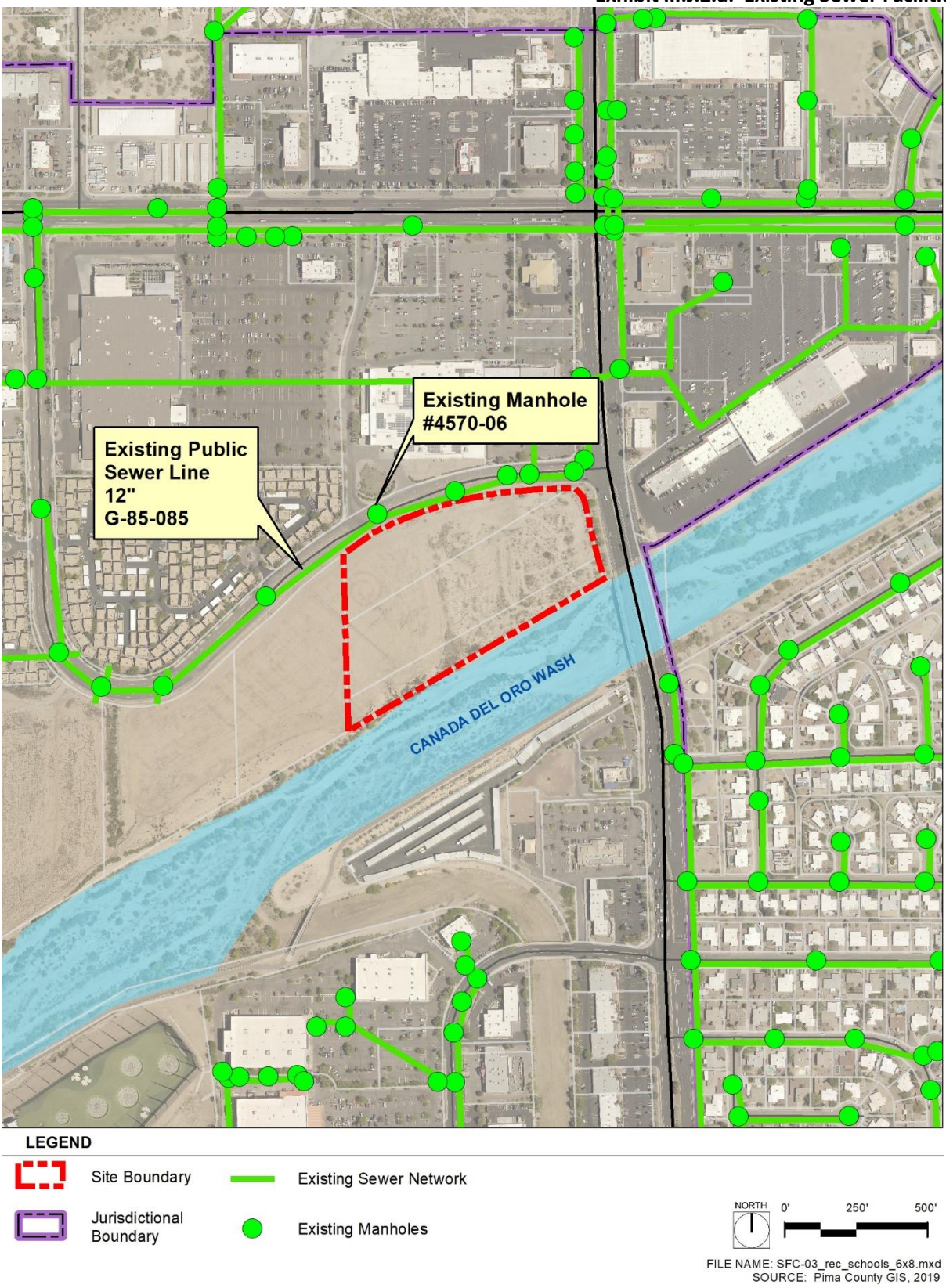


Exhibit III.J.2.b: Wastewater Capacity Response

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

October 29, 2019

Lexy Wellott
The Planning Center
2 E Congress Street, Suite 600
Tucson, Arizona 85701

Sewerage Capacity Investigation No. 2019-250 Type I

RE: **The Alexander Specific Plan, 211 units on Parcels 10105042J, 10105042K, 10105043Q. Estimated Flow 47,676 gpd (ADWF). P19WC00250**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for a project this size in the public sewer G-85-085, downstream from manhole 4570-06.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6607.

Reviewed by: Kurt Stemm, CEA Sr.

J. Public Services

1. Police Service

The project site is served by the Marana Police Department. The nearest Town of Marana police station is the Marana Police Department Ina Road Substation, located at 5100 West Ina Road. There are two additional police stations within proximity of the site: Pima County Sheriff's Foothills District Office, located at 7300 North Shannon Road, and Pima Community College Police Station, located at the northwest campus at the intersection of Ina Road and Shannon Road (see *Exhibit III.J: Public Services).*

2. Fire Service

The entire project site is currently within the Northwest Fire District. The Northwest Fire District also serves immediately adjacent areas to the north, east, south, and west of the site.

The nearest fire station (Northwest Fire District Station #333) is located at 2821 West Ina Road, approximately 1.9 miles northeast of the project site (see *Exhibit III.J.: Public Services).*

3. Schools

Based on the current vision for the multi-family complex, it is anticipated that this project will generate approximately 211 residential units. The Alexander Specific Plan is located within the boundaries of Flowing Wells Unified School District (FWUSD).

The following multipliers were used to project student enrollment impacts of the proposed development. (Multipliers do not distinguish between different housing projects):

Elementary: 0.25 students per home (0.25 x 211) = 52 students
Junior High and High School: 0.10 students per home (0.10 x 211) = 21 students

Table III.J.2: Schools to Serve Site demonstrates the schools within FWUSD that are anticipated to serve the site. *Exhibit III. J: Public Services* depict the location of the schools that are anticipated to serve the site.

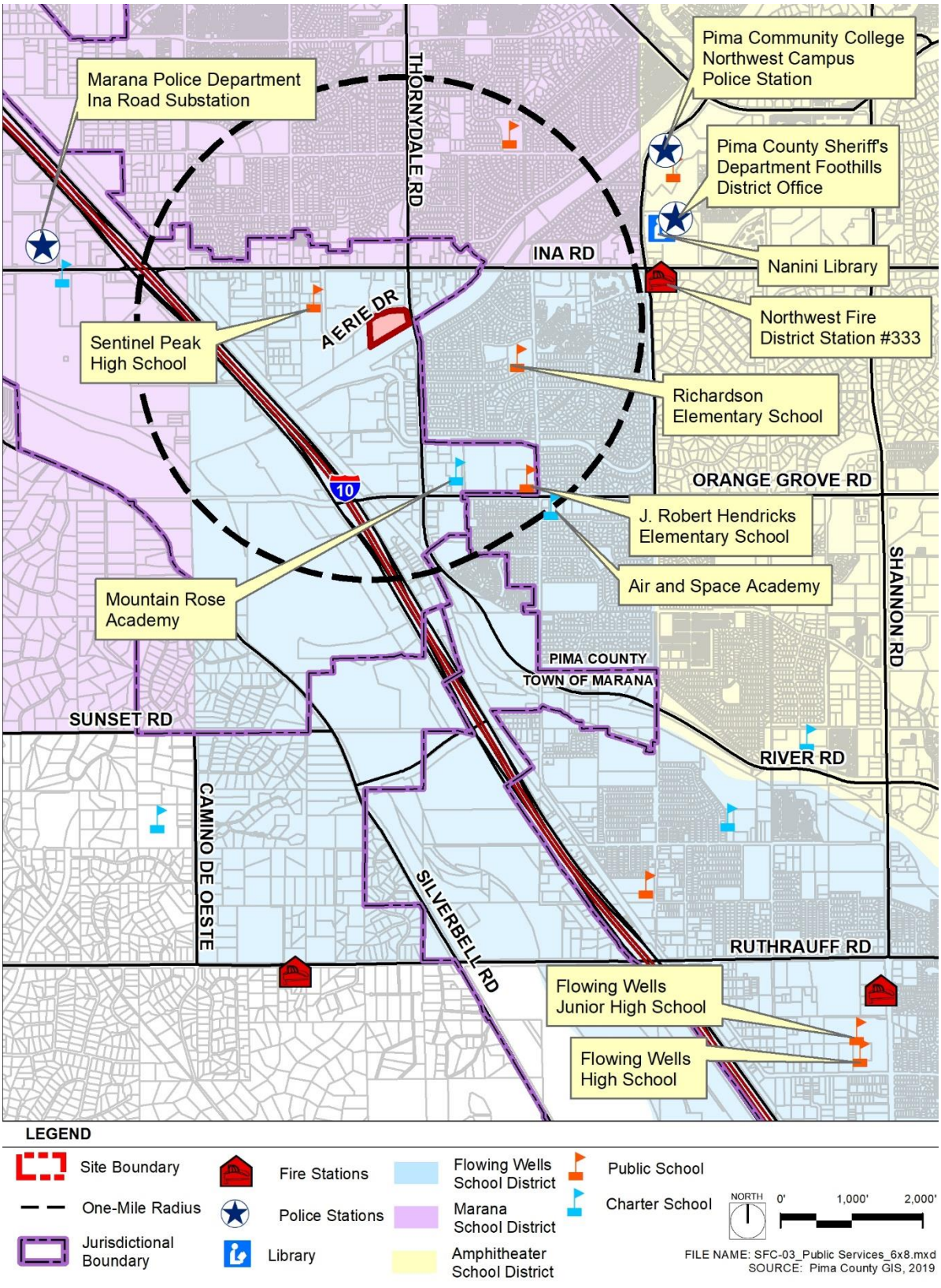
Table III.J.2: Schools to Serve Site

Type	School	Address	Proximity to Site
Elementary	J. Robert Hendricks Elementary School	3400 W. Orange Grove Road	1.7 miles
	Richardson Elementary School	6901 N. Camino de la Tierra	1.3 miles
Middle	Flowing Wells Junior High School	4545 N. La Cholla Boulevard	4.9 miles
High	Flowing Wells High School	3725 N. Flowing Wells Road	6.6 miles
	Sentinel Peak High School	4125 N. Aerie Drive	0.5 miles
Charter	Air and Space Academy	3295 W. Orange Grove Road	1.8 miles
	Mountain Rose Academy	3686 W. Orange Grove Road	1.2 miles

4. Libraries

The Nanini Library is located outside of the one-mile radius of the site and is anticipated to serve the subject property (see *Exhibit III.J: Public Services*).

Exhibit III.J: Public Services



K. Recreation, Trails and Pedestrian Circulation

Refer to *Exhibit III.K: Trails and Pedestrian Circulation* for proposed onsite connectivity.

1. Provision of Recreational Area

To achieve the Specific Plan's primary vision of developing a mixed-use environment that promotes healthy lifestyles and an enhanced quality of life, it is anticipated that a variety of amenities will be provided within the residential complex to facilitate passive and active recreation opportunities. To ensure this, The Alexander Specific Plan proposes to provide a minimum of 200 square feet of recreation and urban open space per residential unit.

Of the 200 square feet of open space required to be provided per unit, a minimum of 75 square feet of private open space shall be provided in each residential unit in the form of a patio or balcony. The inclusion of residential ground-level patios and upper-floor balconies is for both aesthetic and practical purposes. These features break up the wall planes, create visual interest, and add human scale to the building. Patios and balconies also provide outdoor living areas and elevated open space. The building's patios and balconies may project slightly past the building and integrally designed as part of the building's details and architectural style. For single-family attached residential uses and non-ground-level floors, balconies, stairs, awnings, cornices, eaves, roof overhangs, towers, and stoops may encroach into the Aerie Drive street setback up to 50 percent of the setback width.

The required per unit balance of open space will be provided onsite and may consist of outdoor and indoor recreation areas and opportunities. Open space provided onsite should encourage pedestrian connectivity to the CDO River Park and the proposed connector trail as well as the existing pedestrian infrastructure on Aerie Drive and Thornydale Road.

Although the design, size and actual amenities provided will not be decided until the development plan process, the open space on site will provide residents with a range of recreational activities that foster community interaction and wellness. Outdoor recreation opportunities envisioned to be provided onsite include, but are not limited to, revegetated common areas, pedestrian accessways/gates to the CDO River Park, seating areas, resort-style pool/spa with lounging areas, ramadas, barbeques, small children's play area (if appropriate based on demographic of the target market), dog parks, outdoor fitness equipment, respite areas, plazas, and courtyards. Indoor recreation may take the form of fitness centers, small theaters, community rooms, craft rooms, business centers, and/or game rooms provided for the use of residents and their guests.

The Alexander Connector Trail, a north-south connector trail, will be provided along the eastern property boundary ultimately providing residents, users of the site, and the greater community with additional opportunities to recreate. Amenities such as respite areas and small picnic areas are encouraged to be provided within proximity to the CDO River Park to facilitate the interaction between passive and active users.

2. Open Space Ownership

Maintenance of open space within the development shall be the responsibility of the end user's management team. Any portion of the site dedicated to Pima County for bank protection and extension of the CDO River Park will be owned and maintained by Pima County Regional Flood Control District and/or Pima County Natural Resources, Parks and Recreation Department. Any portion of the site facilitating access to the CDO River Park will be owned and maintained by the end-user unless subsequent cost-sharing agreements have been arranged with the Town of Marana, Pima County, and the end-user.

3. On-Site Trail and Maintenance

A primary goal of this specific plan is to maximize pedestrian connectivity to the CDO River Park, The Alexander Specific Plan proposes to provide an internal north-south connector trail, "The Alexander Connector Trail", along the eastern property boundary connecting the planned extension of the CDO River Park to the existing sidewalks located on Aerie Drive and Thornydale Road. The connector trail will provide safe access for users of the CDO River Park and The Loop.

As demonstrated in *Exhibit III.K.3: The Alexander Connector Trail Cross-Section,* the proposed connector trail will consist of an 8-foot asphalt path along the eastern property boundary. Landscaping on the west side of the connector trail will be provided following the Town of Marana Commercial Design Standards and will be shared with the proposed commercial and/or residential development. Final landscaping treatment will be determined during the development plan process. The existing landscaping within the Thornydale Road right-of-way will provide a landscape buffer on the east side of the trail. It is anticipated that the connector trail will be constructed by the developer unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana when the eastern portion of the site is developed and only after the planned extension CDO River Park has been constructed. It is anticipated that cost-sharing mechanisms will be explored with Pima County before the development of the eastern portion of the property to determine the ongoing maintenance of the connector trail.

4. Off-Site Trail Access and Maintenance

The location of the proposed development provides excellent access to multiple river parks that make up portions of the city-wide multi-use path The Loop. The CDO River Park is a shared-use path that runs adjacent to the southern boundary of the property. Currently, the shared-use path runs along the southern bank of the CDO Wash. As indicated on Pima County's Interactive Loop Map, a future extension of the CDO River Park is planned along the northern bank of the wash. According to Pima County Flood Control District, the extension of the CDO River Park will be constructed during the installation of bank protection along the northern bank of the wash per an approved plan between Pima County Flood Control District and Alta Vista Communities. An approximately 50-foot wide right-of-way along the southern property boundary has been dedicated to Pima County to accommodate the planned CDO River Park

extension. Pima County Natural Resources, Parks and Recreation Department will maintain the CDO River Park.

5. Pedestrian Circulation

Pedestrian connections to the CDO River Park will be provided along the southern boundary of the property via pedestrian accessways and gates. Sidewalks will also be provided throughout the site to facilitate pedestrian connectivity to the existing sidewalks on Aerie Drive/Thornydale Road as well as the CDO River Park and The Alexander Connector Trail. Pedestrian accessways and sidewalks will be developed following the applicable Town of Marana standards and will comply with ADA requirements.

Exhibit III.K: Trails and Pedestrian Circulation

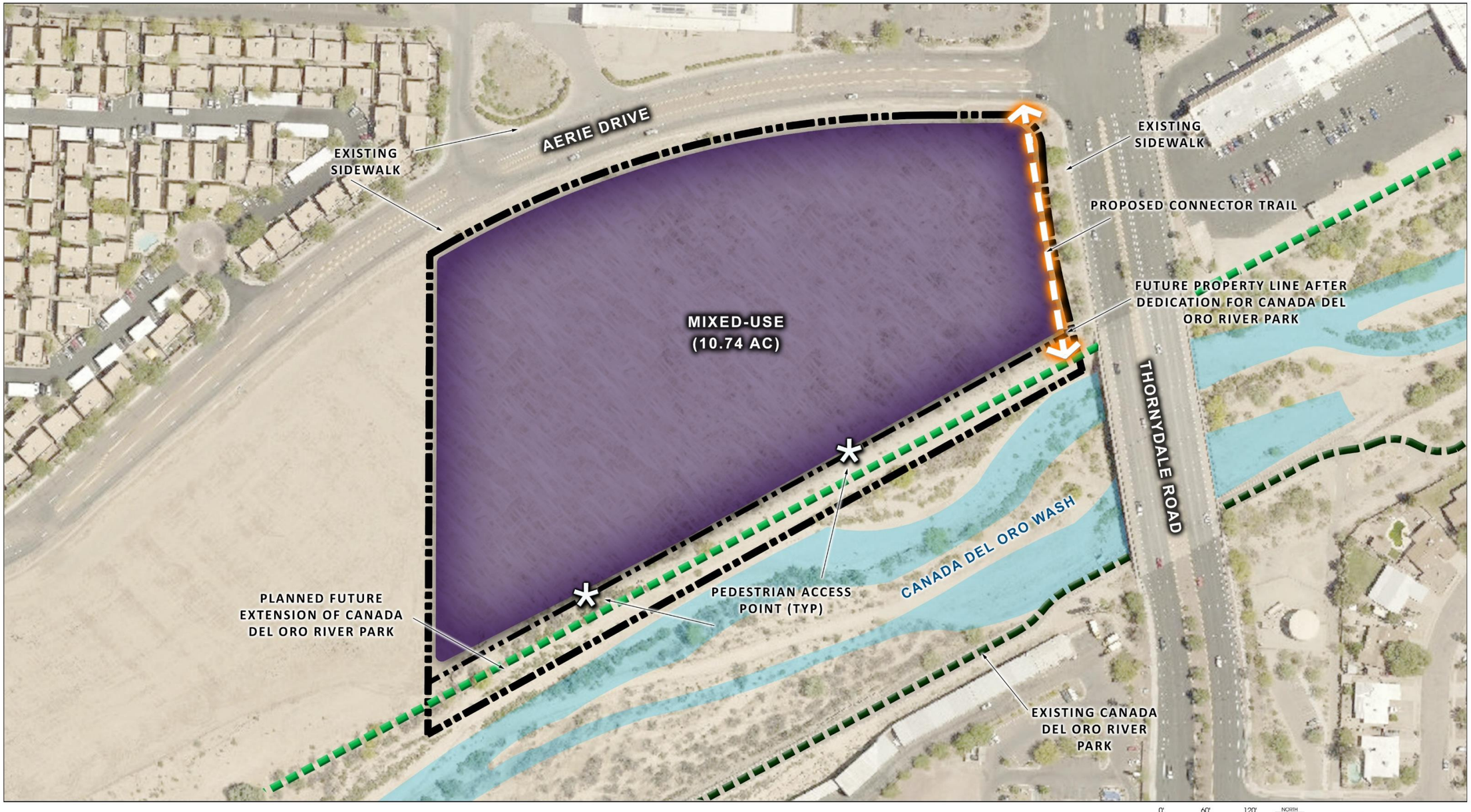
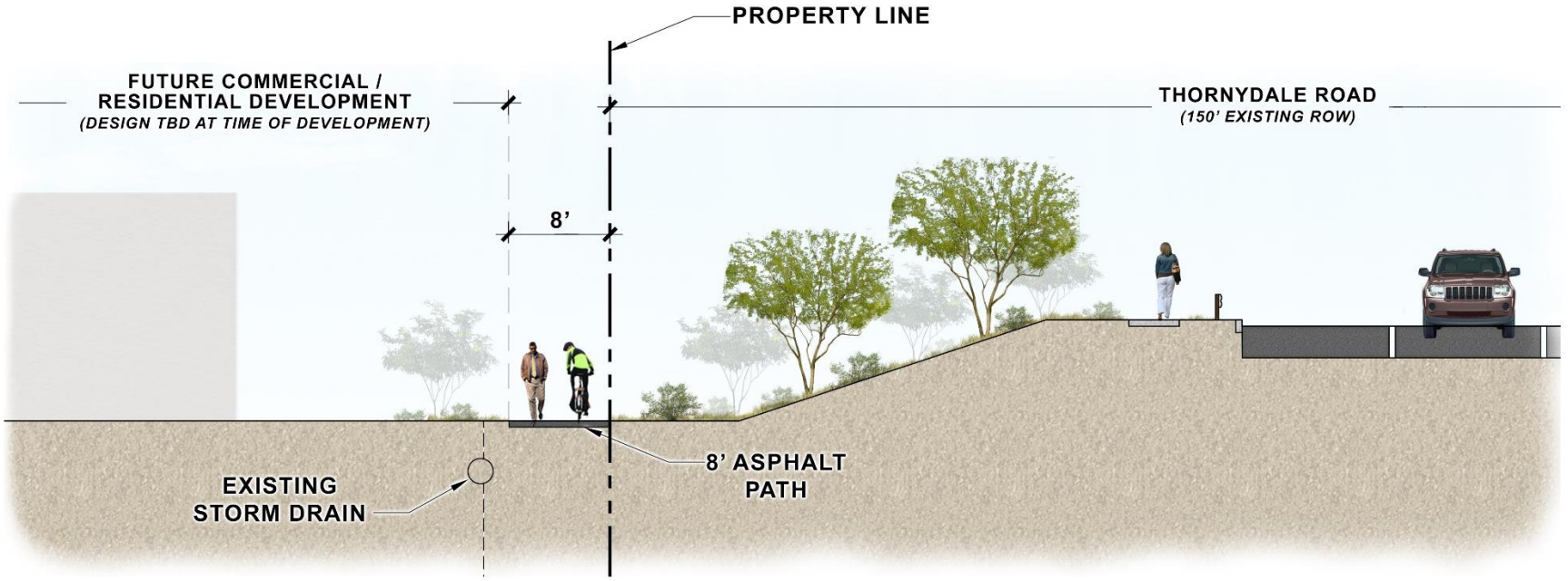


Exhibit III.K.3: The Alexander Connector Trail Cross-Section



L. Cultural Resources

An Environment Site Assessment (ESA) was performed by Com Sense, Inc. Environmental Consulting to identify any actions of this project that may have significant environmental, historic, or cultural impacts. Upon consultation with the Arizona State Museum, National Register of Historic Places, National Wilderness Preservation, and the Department of the Interior, Bureau of Indian Affairs, Com Sense, Inc. has concluded that the proposed development would not produce any adverse impacts, thus mitigation is not necessary. The ESA produced by Com Sense, Inc. Environmental Consulting has been included in *Appendix C: Com Sense, Inc. Environmental Consulting Cultural Resource Consultation.* A final cultural resource report, following the Town of Marana, will be submitted to the Town during the development plan process before any ground-disturbing activities.

SECTION IV
DEVELOPMENT REGULATIONS

A. Purpose and Intent

These regulations will serve as the primary mechanism for the implementation of The Alexander Specific Plan. The following Development Regulations and Design Guidelines 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.

These development regulations permit a mixed-use property with commercial retail, employment, entertainment, and multi-family housing options. The regulations and standards shall apply to The Alexander Specific Plan. The land use designation within the Specific Plan shall be as follows:

- Mixed-Use

The development regulations will govern and provide regulatory zoning provisions for the land use density, intensities, and location criteria within The Alexander Specific Plan. This section includes standards related to base land use, property use, building setbacks, building heights, and lot coverage. These standards intend to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising the goals and objectives for this specific plan.

B. General Provisions

1. Applicable Codes

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

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana including, but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development.

2. 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 Town Planning Director to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses. In making the determination required by this subparagraph, the Planning Director shall use as a guide the most recently published North American Industry Classification System as established by the U.S. Census Bureau.

3. Temporary Uses

Temporary uses conducted in connection with the development of the property shall be permitted without additional permits from the Town, except for required state, county, and federal permits.

Such uses may include, but are not limited to:

- Construction/storage yards
- Temporary construction offices and trailers
- Fencing
- Construction roads
- Temporary model units or temporary model unit complex with parking
- Temporary sales office

4. Mix of Uses

The following shall be applied to the overall site:

- Permitted uses are encouraged to be mixed both horizontally and vertically, subject to applicable building safety codes and regulations

C. Development Standards

1. Mixed-Use Land Use Designation

a. Permitted Uses*:

Recreation and Culture

- Amusement parks, theme parks
- Art gallery, museum, artist studio
- Commercial recreation and athletic facilities
- Conference and convention centers
- Cultural and education services
- Game Courts (lighted)
- Other recreational type uses and facilities
- Parks and outdoor recreation facilities
- Theaters, excluding drive-ins

Residential

- Accessory dwelling units, i.e. “mother-in-law” or “caretaker” suites
- Live/work units
- Multi-family residential
- Single-family residential, excluding detached homes

Retail

- Antique shops
- Apparel, furniture and appliance stores
- Automotive supplies/service stations, auto dealers, car wash and cycle shops
- Bicycle shops
- Commercial retail
- Department stores
- Drug stores
- Feed store
- Florist shops
- Food and beverage kiosks/coffee shops/cafes
- Food stores, including delicatessens, candy stores, and dairy product sales
- General merchandise sales
- Hardware stores
- Home improvement centers
- Office equipment sales and service
- Package liquor stores
- Pet and pet supply stores
- Plant nurseries, greenhouses, and home and garden supplies
- Seasonal outdoor sales, including farmer's markets and similar uses
- Showroom catalog stores
- Stationery stores
- Supermarkets and grocery stores
- Variety Stores
- Warehouse outlets

Office

- Corporate and regional headquarter facilities and office
- General offices
- Medical and dental offices
- Professional offices
- Television, radio or film studio

Quasi Institutional

- Educational facilities (private or public)
- Elementary and secondary schools
- Place of worship (churches, temples, and other places for religious services)
- Public service facilities (government, civic, utility)
- Schools of business, language, music, dance, and art

Services

- Assisted living centers/ group homes/ nursing home/ adult daycare/ continuing care facility
- Automobile fuel station service stations fuel dispensing facilities

- Automobile repair garages provided that no machining is conducted on the premises; no outdoor storage of parts or outdoor parking of automobiles waiting for service for more than seven (7) days
- Banks and financial institutions, including drive-through and outdoor teller facilities
    - Limited to a maximum of three (3) drive-through service lanes, with one (1) restricted drive-through automated teller machine (ATM) service only.
- Barber and beauty shops
- Bars and liquor sales
- Blueprinting and photocopying shops
- Car wash
- Carpentry, upholstery and furniture repair
- Childcare institutions
- Clinics
- Clothes cleaning, pressing, and tailoring shops
- Clubs, health, fitness, sporting, lodge, fraternal organization and similar uses
- Financial Services
- Health care facilities, including clinics, offices, and laboratories
- Health fitness centers and dance studios
- Hotel, motels and lodging facilities
- Indoor animal boarding services
- Indoor self-storage facility
- Laundromats
- Massage therapy establishments
- Microbreweries
- Newspaper publishing
- Personal services
- Printing, lithographing, publishing
- Radio and television broadcasting
- Repair shops for appliances, bicycles, etc.
- Restaurants, cafes including carry-out establishments, drive-through facilities, and other similar uses
- Shoe repair shops
- Veterinary Clinic
- Wireless communication facilities, subject to Chapter 17-18 of the *Land Development Code*.

*Such other comparable uses as determined the Planning Director

b. Accessory Uses- the following accessory uses shall be permitted in conjunction with all permitted residential uses:

- Community center
- Community garden
- Detached accessory structures, such as tool sheds, patios, and cabanas, noncommercial hobby shops, children's playhouses, etc.
- Drainage facilities

- Fences and walls
- Garage, carport or enclosed storage
- Home occupations, with an approved Home Occupation Permit
- Landscaping
- Open space (public park or playground)
- Park and ride lots
- Parking structures
- Porches
- Recreation buildings which are part of a multi-family development
- Retention/detention facilities
- Sports courts
- Swimming pools, spas, and related structures
- Trails
- Underground wet and dry utilities
- Workshops and studios

c. Conditional Uses – The following conditional uses may be permitted subject to Conditional Use Permits provided for in Chapter 17-3-2 of the Marana Town Code:

- Auto dealer, vehicle sales and rentals
- Commercial riding stables and boarding stables
- Manufacturing, processing, and assembly
- Medical Marijuana Dispensary
  - *S*ubject to the provisions of Marana Land Development Code Section 17-6-14, including paragraph F which provides that the number of medical marijuana dispensaries permitted within the town limits of Marana shall be limited to two. The number of permitted medical marijuana dispensaries shall be increased by one for each Marana population increase of 50,000 over and above the official 2010 census figure for Marana."
- Riding arena, rodeo grounds (private lighted, or any public)
- Warehouse facilities
- Wireless communication facilities, subject to Chapter 17-18 of the Land Development Code.

d. Prohibited Uses:

- Construction/ contractor's yard
- Heavy equipment sales or lease
- Heavy industrial uses
- Light industrial uses
- Manufacturing
- Mini-storage and/or recreational vehicle storage facilities
- Processing except as a conditional use subject to in Zone MU-1 of the Town of Marana Land Development Code
- RV parks
- Sexually Oriented Business
- Wholesaling and warehousing

2. Mixed-Use Development Standards

Development within The Alexander Specific Plan shall be subject to the following development standards applicable to the Mixed-Use land use designation. These standards were developed utilizing the basic parameters of the MR-1, MU-1, and VC zones.

a. Residential Development Standards

1. Single-Family Attached

a. Maximum gross density: 25 dwelling units per acre
b. Minimum lot area: none
c. Minimum lot width: none
d. Minimum lot depth: none
e. Setbacks:
    i. Front yard:
        - Main structures: 5 feet
        - Front entry garage: 18 feet from the back of sidewalk
        - Side entry garage: 10 feet
        - Off-alley entry / private accessway to the garage: 2 feet
    ii. Side Yard:
        - Minimum distance between buildings: per applicable Town of Marana Building Code.
        - Adjacent to Aerie Drive: 5 feet
    iii. Rear Yard:
        - Main structure: 5 feet to the primary structure
        - Rear entry garages: 3 feet
        - Accessory structures: 0 feet
    iv. Street – Aerie Drive:
        - Main structures: 10 feet to the primary structure
        - Accessory structures: 10 feet
f. Maximum lot coverage: 85%
g. Maximum Building Height: 45 feet
h. Maximum number of multi-story dwellings: none

2. Multi-Family

a. Maximum gross density: 44 dwelling units per acre
b. Setbacks:
    i. Perimeter setbacks:
        - Main structures: 10 feet to the primary structure
        - Main structure adjacent to CDO River Park: 0 feet

- Accessory structures: 0 feet

ii. Street – Aerie Drive:

- Main structures: 20 feet to the primary structure
- Accessory structures: 10 feet

c. Maximum lot coverage: 85%

d. Maximum building height: 55 feet. Upon issuance of a Conditional Use Permit pursuant to Marana Town Code Section 17.3.2, 85 feet.

e. Minimum separation between buildings: per applicable Town of Marana Building Code

b. Non-residential Development Standards

1. Nonresidential Use

a. Minimum lot area: none

b. Minimum lot width: none

c. Setbacks:

i. Perimeter setbacks:

- Main structures: 10 feet to the primary structure
- Main structure adjacent to CDO River Park: 0 feet
- Accessory structures: 0 feet

ii. Street – Aerie Drive:

- Main structures: 20 feet to the primary structure
- Accessory structures: 10 feet

d. Maximum lot coverage: 85%

e. Maximum Building Height: 55 feet. Upon issuance of a Conditional Use Permit pursuant to Marana Town Code Section 17.3.2, 85 feet.

f. Minimum separation between buildings: per applicable Town of Marana Building Code

3. Parking Requirements

Onsite parking (vehicular and bicycle) will be provided in conformance with *Chapter 17-9: Parking* of the Town of Marana *Town Code.*

4. Landscape Buffering and Screening Standards

Landscape buffering and screening for The Alexander Specific Plan should create subtle transitions between various uses so there is a clear demarcation between the uses while encouraging a mixed-use atmosphere suitable to an urban environment. Buffering and screening, whenever possible, should be multi-purpose and incorporate promenades, pedestrian walkways, and public gathering spaces that direct users to the various uses found in the development.

The following is a list of general guidelines for land-use transitions.

- Where development abuts open space (CDO River Park), there shall be no setbacks, bufferyards, or screening requirements. Pima County will provide a 'post and cable' fence adjacent to the shared-use path when the CDO River Park is constructed.
- No landscape bufferyards are required on the west, east, and southern property boundaries. The minimum landscape buffer shall be 10-feet wide along the northern property boundary adjacent to Aerie Drive.
- Bufferyards over the minimum requirement may be used for passive recreation, and may include, but are not limited to, recreational trails, seating, and public art.
- Refuse areas and loading areas shall be screened from adjoining properties and public right-of-way following Town of Marana *Land Development Code* standards or as otherwise specified within this Specific Plan.
- The perimeter of all commercial parking lots shall be landscaped following the Commercial Design Standards of the Town of Marana *Land Development Code* except where modified in this specific plan.

5. General Landscape Program

A landscape planting theme will be established, creating a community framework for all common and public areas. This landscape theme intends to provide high-quality landscape criteria for building sites, rights-of-way, and open space within the development. The purpose of the landscaping is to soften and blend features between sites to create visual corridors and connections to the project. Impacts shall be mitigated using these standards to ensure that:

- To the greatest extent practical, landscaping shall be integrated with building design in internal areas of the site. Consideration shall be given to plant materials, types, growth rates, canopy size and required maintenance in relationship to building location, operation, site lines, and site utilities;
- A variety of plant materials shall be incorporated, including indigenous, low water use vegetation;
- The use of climbing plant materials along walkways and on trellises and pergolas is encouraged;
- All walls and fences shall be painted, stained, or contain integral color. Uncolored gray block walls will not be permitted;
- A minimum tree size of 15 gallons shall be required for all trees.
- Trees that produce large canopies and provide shade are especially encouraged in parking zones;
- All planter areas within parking lots shall be provided with trees at the rate of not less than one tree per eight parking stalls;
- All landscape areas shall be irrigated using an underground drip irrigation system. Water should be from a non-potable water source where possible;
- All irrigation shall be designed and maintained to be as efficient as possible. This shall be implemented with the following:
    - Drip irrigation for trees, shrub beds and areas of ground cover to eliminate evaporation losses;
    - Efficient sprinkler irrigation that may employ low volume heads and a high irrigation efficiency rating;
- Trees within landscape areas should be sited and spaced to avoid conflicts with overhead light fixtures;

- Landscape plans shall be coordinated with above- and below-ground utilities to avoid conflicts at the time of installation;
- The majority of new landscaping shall be listed by the Arizona Department of Water Resources/Town of Marana approved plant list and/or low-water-use once established; and

All common areas shall be maintained by the master association.

6. Street Standards

It is anticipated that the streets within The Alexander Specific Plan will be private rights-of-way built following the applicable Town of Marana street standards and will be owned and maintained by the end-user.

D. Design Guidelines

1. Purpose and Intent

The Alexander Specific Plan area aims to provide for a mix of uses that foster retail services, employment, and high-density residential housing for the Town of Marana. These design guidelines intend to ensure compatibility between uses and the proposed development standards for commercial and residential development. These guidelines will be applied to the entirety of the property.

2. Applicability

Commercial and residential design guidelines contained in this Specific Plan take precedence over the General Development Regulations set forth within Title 8 of the Town of Marana *Land Development Code*. Standards set forth within this Specific Plan shall prevail in case of conflict between the Specific Plan and the *Land Development Code*.

3. Single-Family Residential Attached and Multi-Family Residential Guidelines

The following residential design standards shall be applied to all residential development.

a. Site Planning:

- Development should be planned to maintain view corridors from the interior of the site as well as from Aerie Drive and Thornydale Road to protect existing views and maximize the feeling of open spaces. Design approaches include open-air courtyards, ground-floor view openings in or in between buildings, road orientation toward open areas, and bulk reduction of the upper stories of buildings.
- Where feasible, utilize grading, curb cutting, and drainage techniques to maximize water harvesting.
- The site should be configured with buildings adjacent to the CDO River Park to maximize that natural asset the CDO Wash affords the site while activating the property's edge for future residents and users of the site as well as user's of the planned shared-use path.
- Structure onsite should be configured in such way to create visual variety along the streetscape
- Pedestrian and bicycle connections should be made to existing and planned bicycle and pedestrian paths in the area with an emphasis on the Cañada del Oro River Park.

b. Architectural Design Guidelines:

- A building's scale, proportion, and massing should create a comfortable and detailed urban environment by establishing a variety of architectural forms and detail. Scale, proportion, and massing should also establish architectural patterns or features that relate to adjacent developments. Large areas of undifferentiated or blank building facades or out-of-scale buildings should be avoided. Varying proportions are encouraged.

The building design and street-level architectural details should reinforce active streetscapes and be of visual interest to pedestrians.

- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- A variety of colors, heights, and setbacks are encouraged to avoid unarticulated building facades.
- For vertical mixed-use buildings, first floors should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- All rooftop mechanical equipment shall be screened by incorporating screening into the structure and by utilizing materials compatible with the supporting building. It shall be screened in a method, such as a line of site sufficient enough to ensure no adjacent properties are negatively affected by either their appearance or any noise generated by this equipment.
- Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
- The maximum length of continuous, unbroken fence or wall plane shall be 75 feet. Walls shall be articulated using a combination of decorative columns, diversity in texture and/or materials, offsets, or landscape pockets.
- The use of chain link fencing or exposed cinder block walls is not permitted.

c. Materials:

The following section provides guidance on approved material types, colors, and treatment.

- The use of cast stone lintels, corbels, arches, stone detailing, entablatures, friezes, columns, and other such elements are encouraged. Other materials include:

    - Adobe brick or brick veneer
    - Smooth or Sand Finish Stucco
    - Stone veneers and faux stone products on building facades
    - Integrally colored and painted concrete masonry units (CMU's). Smooth and split-face units of four, six, and eight inches tall.
    - Vision and spandrel glasses
    - Ornamental metal fencing
    - Standing seam metal roofing
    - Shade cloth screening
    - Cast stone concrete caps
    - Rusted steel accents
    - Architectural metal wall panels

4. Commercial Design Guidelines

The entire development shall comply with the Commercial Design Standards outlined in Title 8 of the *Land Development Code* unless those standards that conflict with any portion of this Specific Plan. Additional commercial design guidelines have been added to provide further design and development criteria for The Alexander Specific Plan.

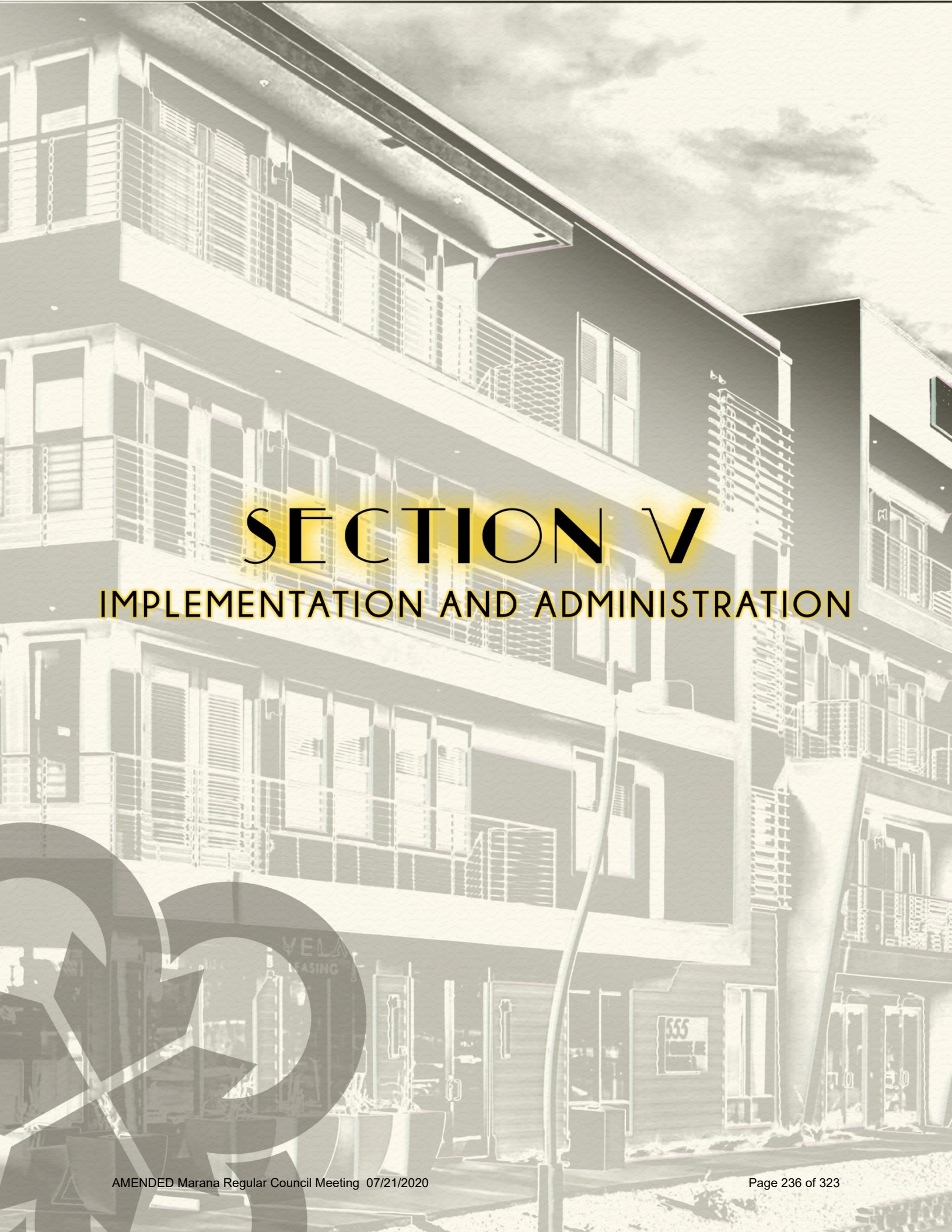
- Live/work units and vertical mixed uses may be incorporated.
- First floors of buildings should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- Energy conservation techniques should be considered during site planning.
- Blank walls void of architectural details or other variations are prohibited. Facades of commercial development should have a varied design to avoid a uniform appearance and break down the building into smaller sections or a more pedestrian scale with each side or section varying in its architectural features, type, material, and or color.
- Frame major project entries with structures, enhanced landscaping, distinctive entry features, and/or public art.

5. Monumentation and Signage

Signage will aim to create a sense of identity for the development while incorporating the style and aesthetic of The Alexander Specific Plan with surrounding development. Signage provided onsite may consist of wayfinding signs, monument signs, and multi-tenant pylon signs. The developer will work with the Town of Marana to determine appropriate locations, materials, and design through the submission of a Planned Sign Program at the time of development.

6. Lighting

All lighting shall adhere to the Town of Marana Outdoor Lighting Code.



SECTION V

IMPLEMENTATION AND ADMINISTRATION

A. Purpose

This section of The Alexander Specific Plan is intended to provide regulatory procedures designed to guide the implementation for the Specific Plan throughout the project. This section also guides the general administration of amendment procedures to the Specific Plan. The Provisions below shall apply to the entire project site as defined in this Specific Plan.

1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations

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.

Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within 15 working days of the date of interpretation.

2. General Implementation Responsibilities

The implementation of The Alexander Specific Plan is the responsibility of the property owner, future developers, and the Town of Marana.

3. 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 Town Council within fifteen (15) working days from the date of the interpretation.

4. Specific Plan Amendments

Amendments to The Alexander Specific Plan may become necessary for various reasons including but not limited to responding to changes resulting from new development conditions, financial conditions, and/or to respond to the requirements of potential users or builders of the property. The Master Developer, the Town of Marana, other developers, or agents representing either may request amendments to the approved Specific Plan.

5. 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 The Alexander 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 infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan;
- Any comparable interpretations of the list of permitted and temporary uses of the property outlined in the Specific Plan;
- Changes in the land use designation boundary, division of plan areas or combinations of areas;
- Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the Specific Plan; and
- The determination that a use may be allowed which is not specifically listed as permitted, but which may not be determined as analogous and/or accessory use explicitly listed as permitted, as made by the Planning Director.

6. Substantial Change

This Specific Plan may be substantially amended by the procedure outlined in the Town of Marana *Land Development Code*, Section 05.06.07, 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. Depending on the type of request, the Planning Director may determine the request to be a substantial change to the Specific Plan. A substantial change requires the applicant to submit all sections or portions of The Alexander Specific Plan that are affected by the change(s). After review, the Planning Director shall refer the request to amend with his recommendations to the Planning Commission for a noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which, after a public hearing, shall approve, reject, or modify the proposed amendment.

SECTION VI
APPENDICES

A. Bibliography

Aerial Photographs, Pima Association of Governments, 2019.

Town of Marana *Land Development Code*, Title 8 - General Development Regulations, revised May 2011.

Town of Marana *Land Development Code*, Title 6 - Subdivision Requirements, revised March 2011.

Town of Marana *Land Development Code*, Title 5 - Zoning, revised May 2011.

Town of Marana General Plan, 2010.

Town of Marana Strategic Plan II, March 2012.

Town of Marana Parks, Recreation, Trails, and Open Space Master Plan, 2010.

FEMA Flood Insurance Rate Map, Pima County, Arizona.

Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003.

MapGuide, Pima County Geographic Information Systems, 2019.

Pima Regional Trail System Master Plan, revised May 2012.

B. Arizona Environmental Online Review Tool Report

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Alexander Specific Plan

User Project Number:
SFC-03

Project Description:
The Alexander Specific Plan guides new development on a 10.74-acre parcel in Marana, AZ, 7.4 acres of which will be developed with apartment residences.

Project Type:
Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:
Emma Thompson

Organization:
The Planning Center

On Behalf Of:
AZGFD

Project ID:
HGIS-09938

Page 1 of 12

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Arizona Game and Fish Department
Project ID: HGIS-09938

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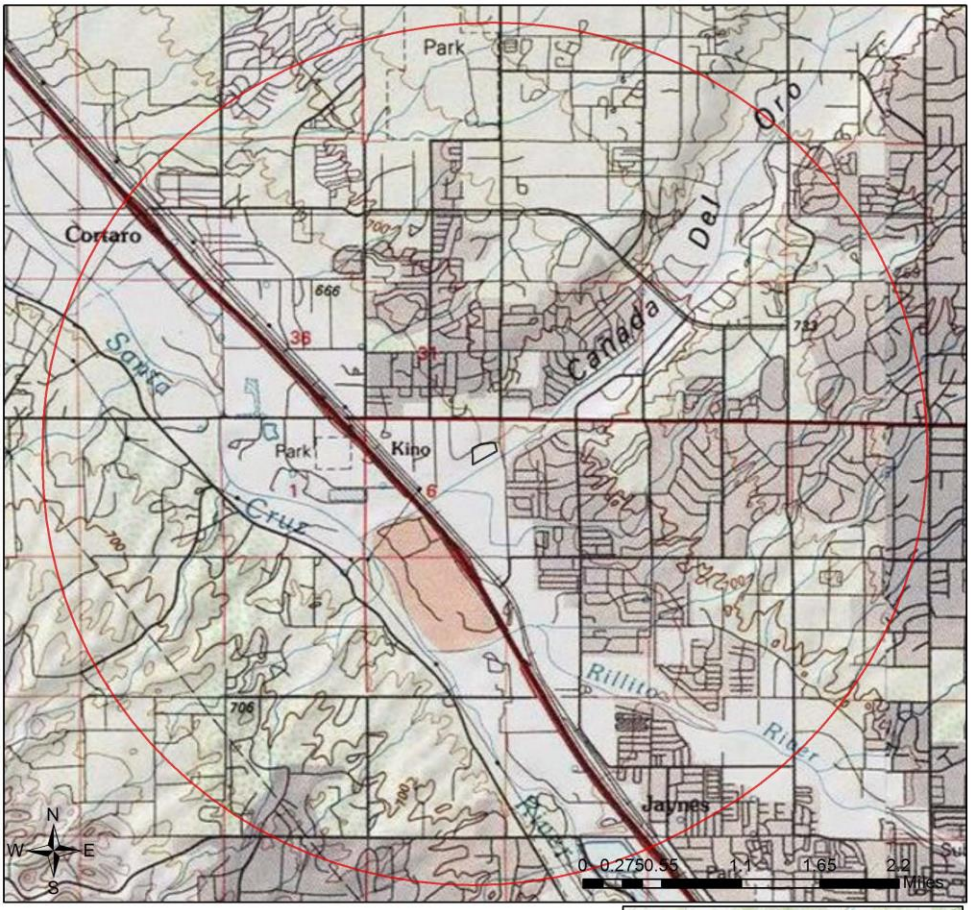
Alexander Specific Plan

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 10.26

Lat/Long (DD): 32.3340 / -111.0485

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R13E

USGS Quad(s): JAYNES

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

Arizona Game and Fish Department
Project ID: HGIS-09938

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Alexander Specific Plan

Web Map As Submitted By User

Project Boundary

Buffered Project Boundary

Project Size (acres): 10.26

Lat/Long (DD): 32.3340 / -111.0485

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R13E

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Arizona Game and Fish Department
Project ID: HGIS-09938

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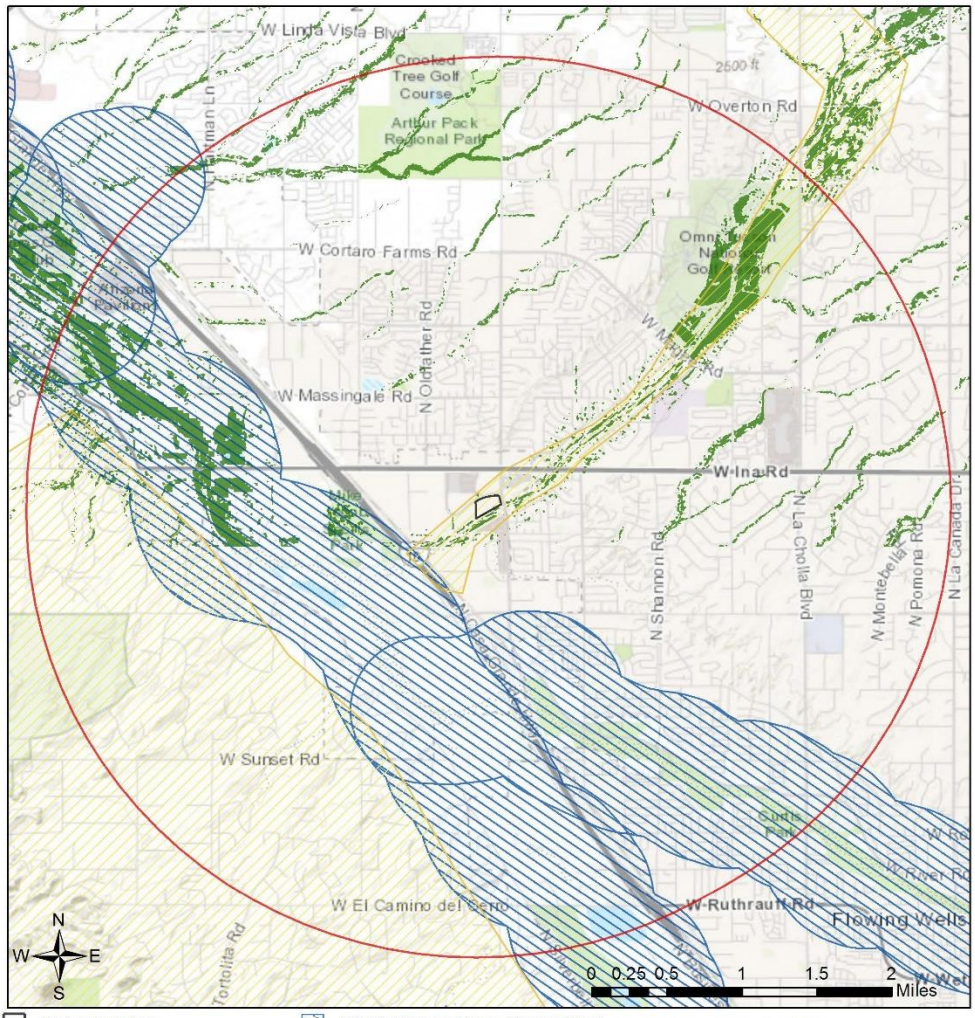
Alexander Specific Plan

Important Areas



- Project Boundary
- Buffered Project Boundary

County Stakeholder Assessment

- Wildlife Crossing Area
- Wildlife Movement Area - Diffuse
- Wildlife Movement Area - Landscape
- Wildlife Movement Area - Riparian/Wash
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 10.26
Lat/Long (DD): 32.3340 / -111.0485
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T13S, R13E
USGS Quad(s): JAYNES

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Arizona Game and Fish Department
Project ID: HGIS-09938

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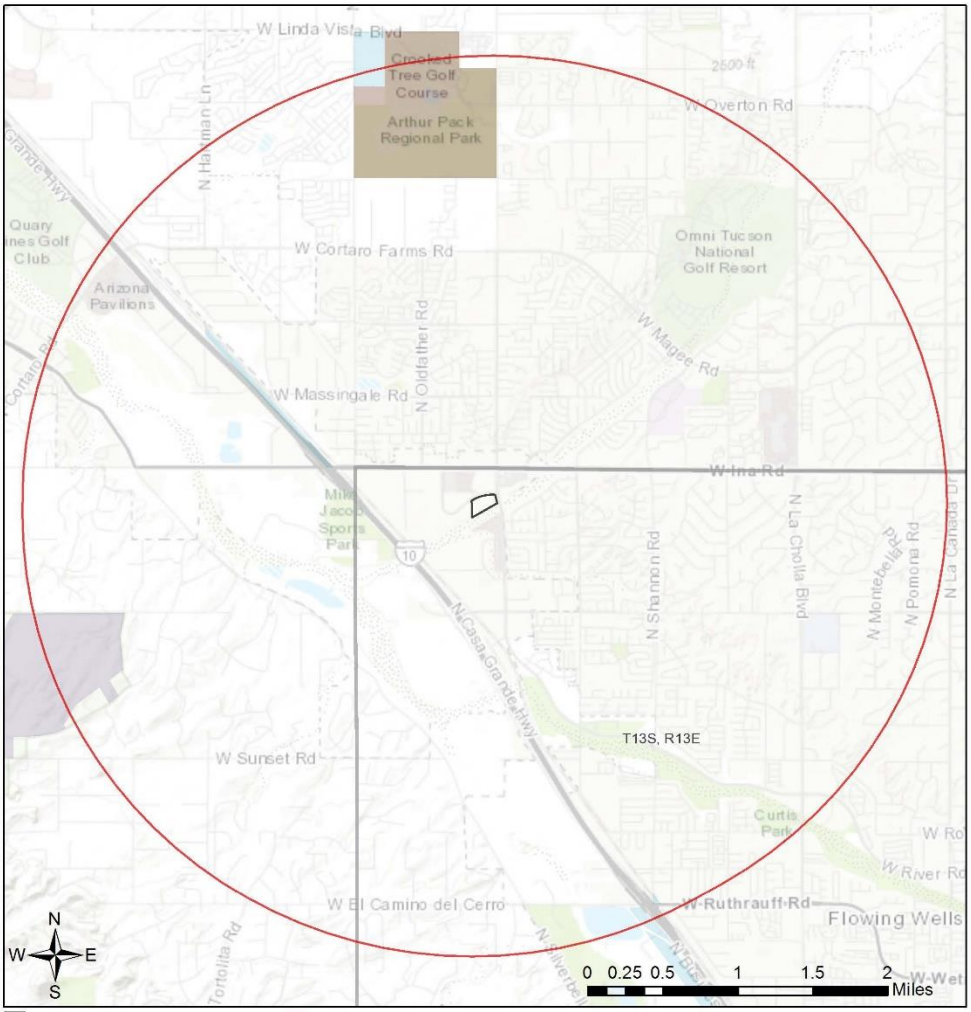
Alexander Specific Plan

Township/Ranges and Land Ownership



Project Boundary
Buffered Project Boundary
Township/Ranges

Land Ownership

AZ Game & Fish Dept.
BLM
BOR
Indian Res.
Military
Mixed/Other
National Park/Mon.
Private
State & Regional Parks
State Trust
US Forest Service
Wildlife Area/Refuge

Project Size (acres): 10.26
Lat/Long (DD): 32.3340 / -111.0485
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T13S, R13E
USGS Quad(s): JAYNES

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Arizona Game and Fish Department
Project ID: HGIS-09938

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Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Bat Colony						
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Crotalus willardi willardi	Arizona Ridge-nosed Rattlesnake		S			1A
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Opuntia versicolor	Stag-horn Cholla				SR	
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Canis lupus baileyi	10J area Zone 2 for Mexican Wolf	LE,XN				
Riparian Area	Riparian Area					
Tortolita Fan to Canada del Oro	Pima County Wildlife Movement Area - Landscape					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon macularius	Desert Pupfish	LE				1A

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Melanerpes uropygialis	Gila Woodpecker					1B
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE				1A
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Toxostoma lecontei	LeConte's Thrasher			S		1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, Newconstruction

Project Type Recommendations:
Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (http://www.azwater.gov/azdwr/default.aspx).

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

HDMS records indicate that one or more Listed, Proposed, or Candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

This review has identified riparian areas within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

Analysis indicates that your project is located in the vicinity of an identified *wildlife habitat connectivity feature*. The County-level Stakeholder Assessments contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

C. Com Sense, Inc. Environmental Consulting Cultural Resource Consultation

Memo

Com Sense, INC. 480/649-8080 (o) 602/702-7931 (c) CSI@pm.me

To: Paragon Mortgage - HUD ERR Part 50
From: Mark Appleby - Com Sense, Inc. Environmental Consulting
Date: February 13, 2020
Subject: **The Alexander** Cultural Resource Consultation

Attached is the submission letter to the Certified Local Government (CLG) for Pima County designed by SHPO, sent on December 30, 2019. (Note: for brevity detained attachments have been omitted from the original letter) Full submission linked at:

https://www.dropbox.com/s/7208h2iu7dbhcij/x_%20letter%20attachment%20b%20.pdf?dl=0

As part of our review diligence we have reviewed the site with the Arizona State Museum, National Register of Historic Places and National Wilderness Preservation System. Archeological sites and Religious sites were reviewed with Department of the Interior, Bureau of Indian Affairs. Studies and results were provided to the CLG on a 1 mile radius from our subject location.

In our correspondence we expressed that should the CLG have no recommendations for mitigations after 30 days from receipt, we would take that to indicate there are no mitigations for this proposed undertaking. Since mailing we are now well past 30 days with no reply.

Notably, it has been expressed by both the State Historic Preservation Office and the Pima County Certified Local Government that 106 Consultations are triggered by federal funding and can only be initiated by the federal grant funder (HUD). In review with HUD they also have concurred that they will initiate both local and tribal Consultation reviews necessary by their determination.

ATTACHMENT B

SHPO/CLG No Adverse Effect Found
Source Evidence of a Finding of No Adverse Historic or Cultural Affect

Mark C. Appleby, CEI #13227
3863 East Forge Avenue
Mesa, Arizona 85206
480/649-8080

Voice 480/649-8080
Cell 1-602-702-7931
Fax 480/649-8864
E-mail csi@pm.me

Com Sense, INC.
Environmental Review
Consultants

Date: 12/30/2019

DOCUMENT NOTATION February 1, 2020: more than 30 days have expired since letter delivery with no reply. A 30 day reply was requested in last paragraph of letter.

Jonathan Mabry, PhD – Historic Preservation Officer
City of Tucson Certified Local Government
PO Box 27210
Tucson, AZ 85726-7210

RE: HUD funded allocations for Acquisition and New Construction of Residential Housing South side of Aerie Drive and about 400 feet West of North Thornydale (undeveloped parcel), Marana/Tucson, Arizona

Dear Mr. Mabury:

I appreciate your staff directing me to your office for review. We have an undertaking that is available for funding from Housing and Urban Development (HUD) resources which may be used in this proposal. This project proposes to use Federal funds to acquire and construct new housing of about 211 one, two and three bedroom multi-family housing units. Attached is a map, photos, aerial and our Historic locations research of the site.

This project is considered to be a federal undertaking subject to review pursuant to Section 106 of the National Historic Preservation Act as regulated by 36 CFR Part 800. Reviews have been documented (attached) to identify any actions in this project which may have a significant environmental impact and the review at this point has concluded that the described project would not produce any adverse historic or cultural affects.

Will appreciate your guidance in this matter and anticipate your agreement that the proposed development would have no adverse effect on historic resources. As always, your review and comments on the subject site to expedite the clearance is appreciated. If you have no comment within 30 days of receipt of this correspondence, we will take that to indicate your agency has no recommended mitigations for this housing repair project.

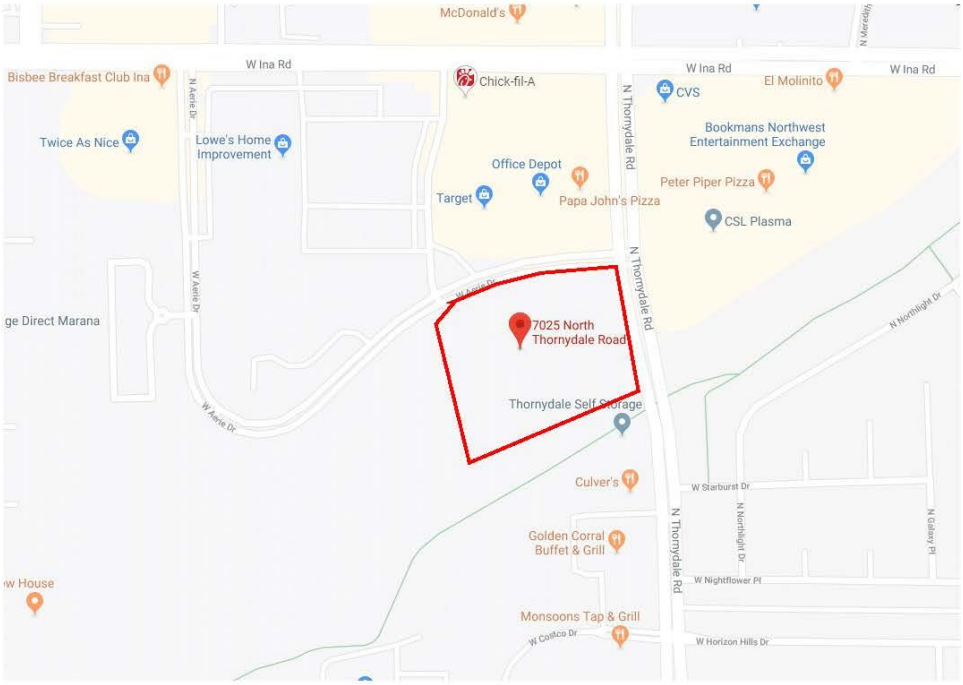
Please contact me at 480-649-8080 or the above E-mail if you require additional information or clarification.

CERTIFIED MAIL
RECEIVED [illegible]
COT PRESERVATION
7011 2970 0002 0678 5069

Sincerely,
Mark C. Appleby
Mark C. Appleby, C.E.I. #13227
Principal, Com Sense, INC.

Enc: Location Map
Assessor
Resources
Photos

As authorized by Paragon Mortgage Corporation an Environmental Site Assessment (ESA) was performed on the property identified below. This assessment was performed specific to the undeveloped site (approximately 7.41 acres) which is commercial/residentially zoned. The location was plotted to a geocode of latitude 32.3339540 longitude -111.0483520 but can be located by Town of Marana Fire Department GIS as 7025 North Thornydale Road, Town of Marana, Arizona. To assist in visualizing the property location, the following is a map of the Subject (generally outlined in red):

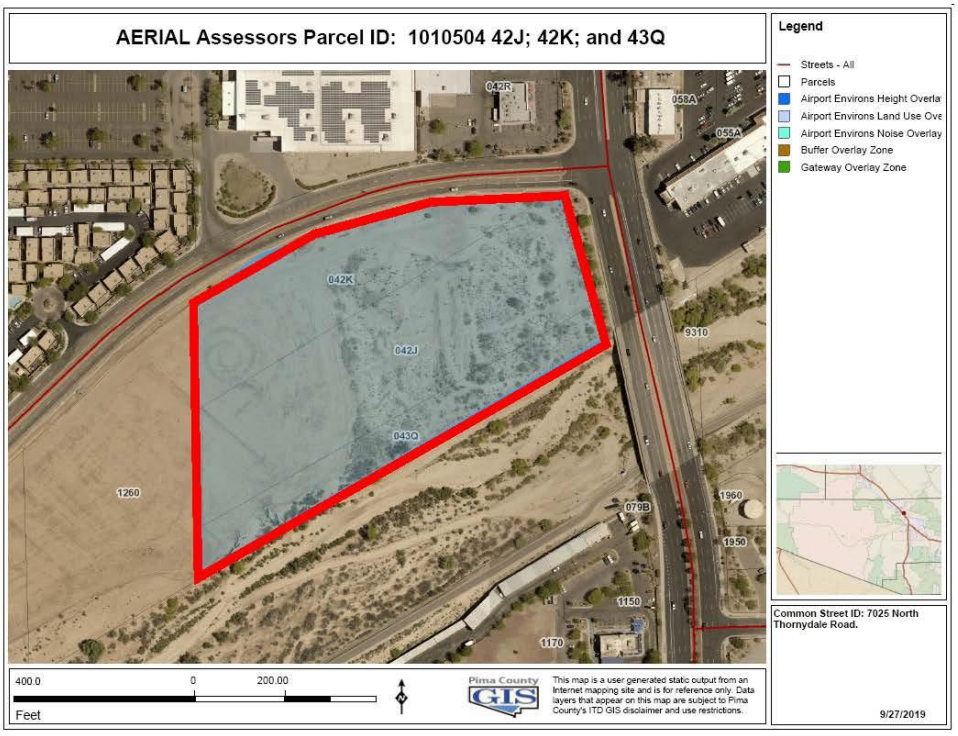


The proposed development plans and a broken outline of what we consider to be the Area of Potential Affect (APE)

The subject property is currently fully undeveloped on about 7.41 acres in a predominately commercially zoned with residential listed as the highest and best use in City Planning. The lot is identified by Town of Marana Fire Department GIS as a single address, 7025 North Thornydale Road* (this is a temporary address and likely to change with the site development). The aerial below shows the configuration of the lot.

* NOTE: As a "common" reference point the address of 7025 North Thornydale Road was provided by the Marana area Fire Department as the GIS coordinates. City of Tucson also responds this address location. This is the same geographic location representative of the project "The Alexander".

The subject site in the high definition aerial below is provided by the Pima County Assessor. The site is generally outlined in a bold red line. No structures exist on the subject at the time of the site review.



It is notable on the southern full boundary of the site a reinforced wall and fence is in place placing the subject grade 32 feet above the Canada del Oro dry-wash. The wash is identified by the arrow in the photo at right logically following the contour of the reinforced containment wall..

Current Uses of Adjoining Properties

All of the adjoining and nearby uses are residential services or residential occupancy designations. Most notably the "Target" retail outlet forms most of the adjacent northern boundary across Aerial Drive from the subject.

It is notable on the southern full boundary of the site a reinforced wall and fence is in place placing the subject grade 32 feet above the Canada del Oro dry-wash. The wash is identified by the arrow in the photo at right logically following the contour of the reinforced containment wall..

Current Uses of Adjoining Properties

All of the adjoining and nearby uses are residential services or residential occupancy designations. Most notably the "Target" retail outlet forms most of the adjacent northern boundary across Aerial Drive from the subject.

West of the subject is open and undeveloped land. Much like the subject there are no signs of structures past or present and this was also born out by aerial studies included in this review.

As a physical reference at right is the bridge on Thornydale Road looking from that bridge back to the subject property. This road forms the full eastern boundary to the subject. The subject is loosely defined by red arrows in the photo.

No adverse or notable environmental impacts, species, natural areas or potential cultural resources were noted in extensive field surveys.

Following are literature searches of our site and 1 mile radius searches on "Natural Areas" and "Historic and Cultural Resources". Following our mapping and location identification are the source contacts which generally include:

The National Register of Historic Places, Arizona State Museum and Office of Indian Affairs.

Exhibit III.E.2: Conceptual Development Options – Multi-Family Residential #1

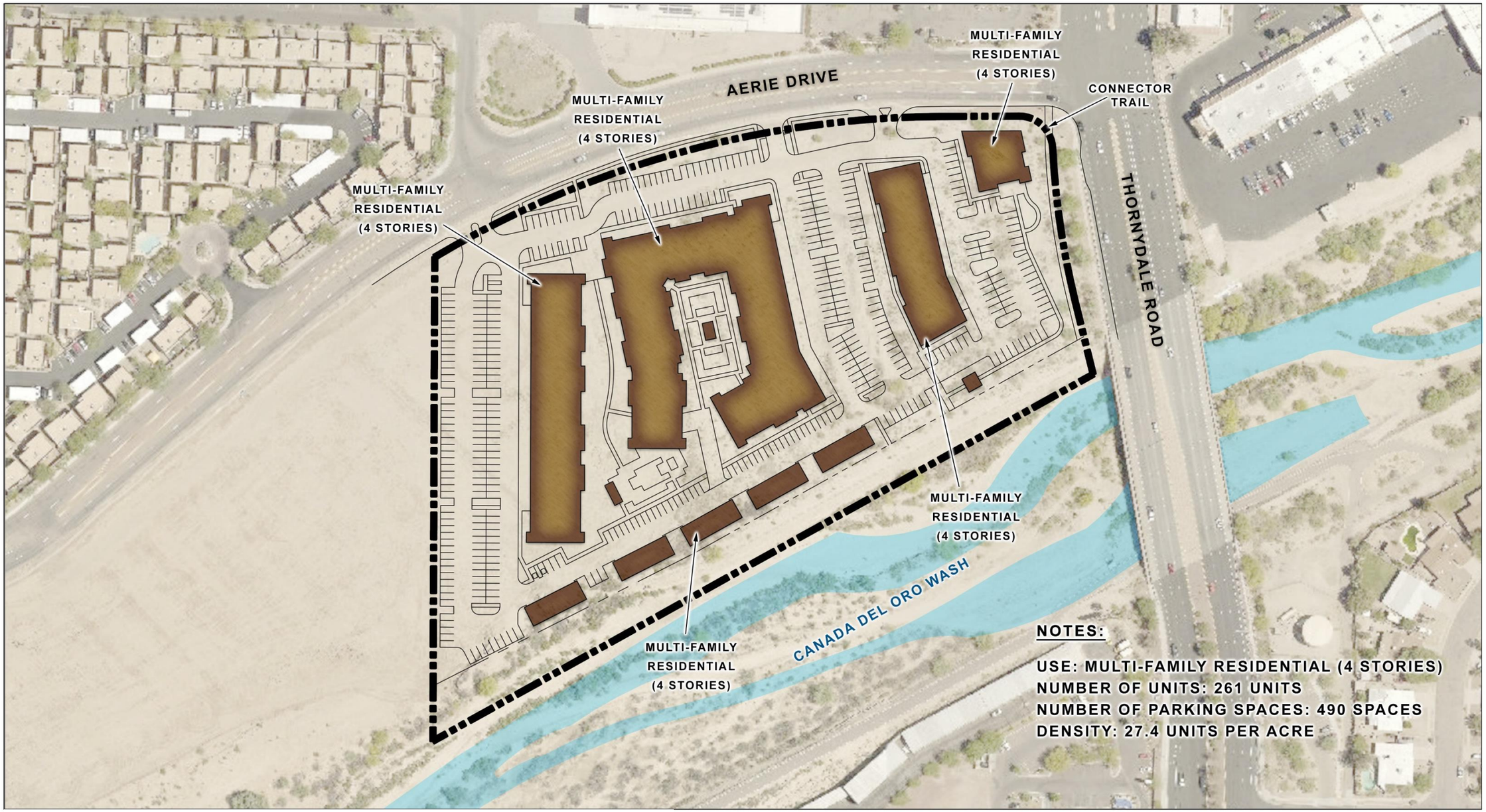


Exhibit III.E.3: Conceptual Development Options – Multi-Family Residential #2

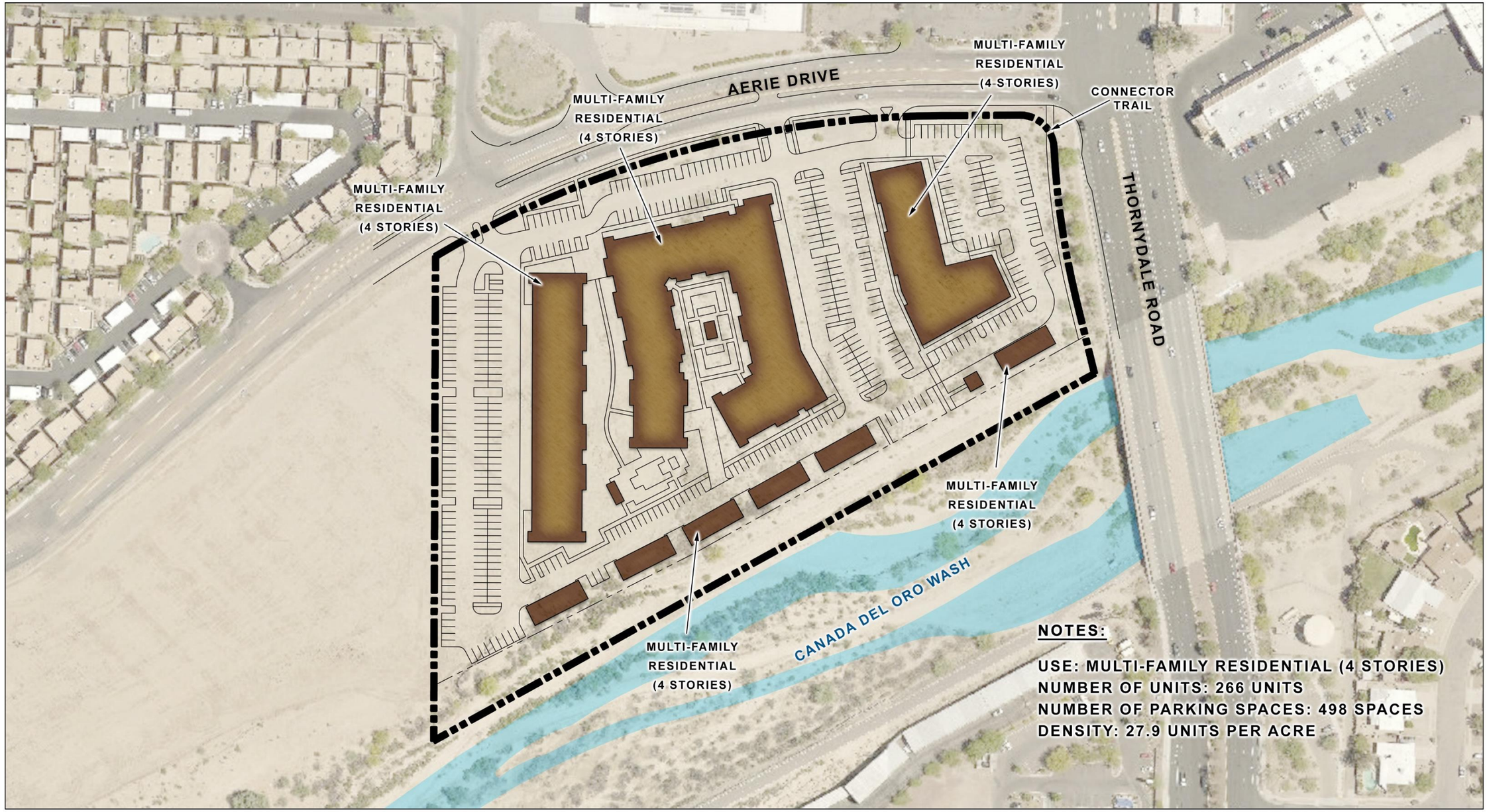
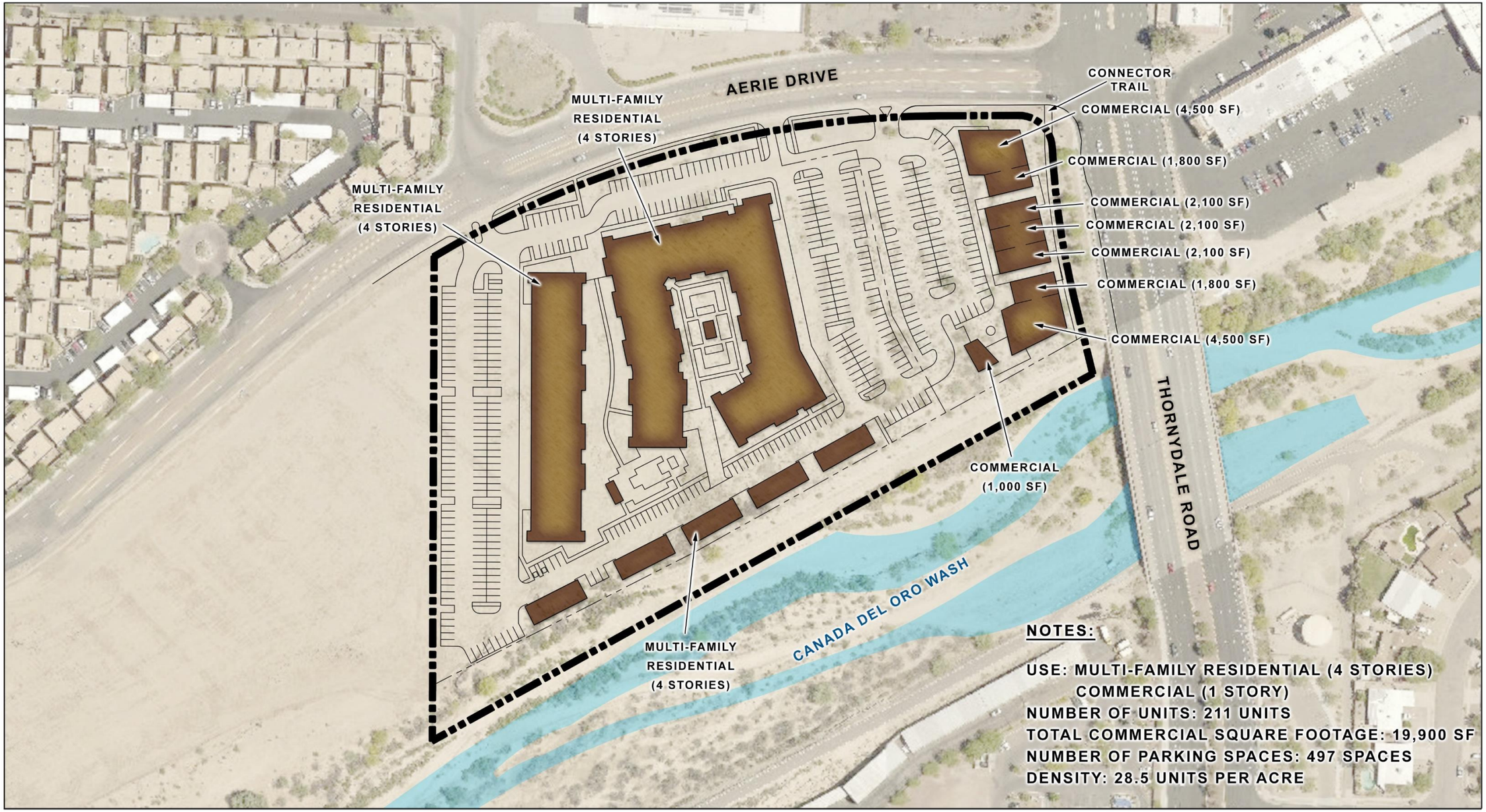


Exhibit III.E.4: Conceptual Development Options – Multi-Family Residential & Commercial #1



0' 60' 120' NORTH

SCALE: 1"=120'-0"
PROJECT: SFC-03 DATE: 11/19/19
FILE NAME: SFC-03_CLUP_20191119.DWG

THE PLANNING CENTER
a division of TPC Group, Inc.
2 e congress ste 600 tucson az 85701

Exhibit III.E.5: Conceptual Development Options – Multi-Family Residential & Commercial #2

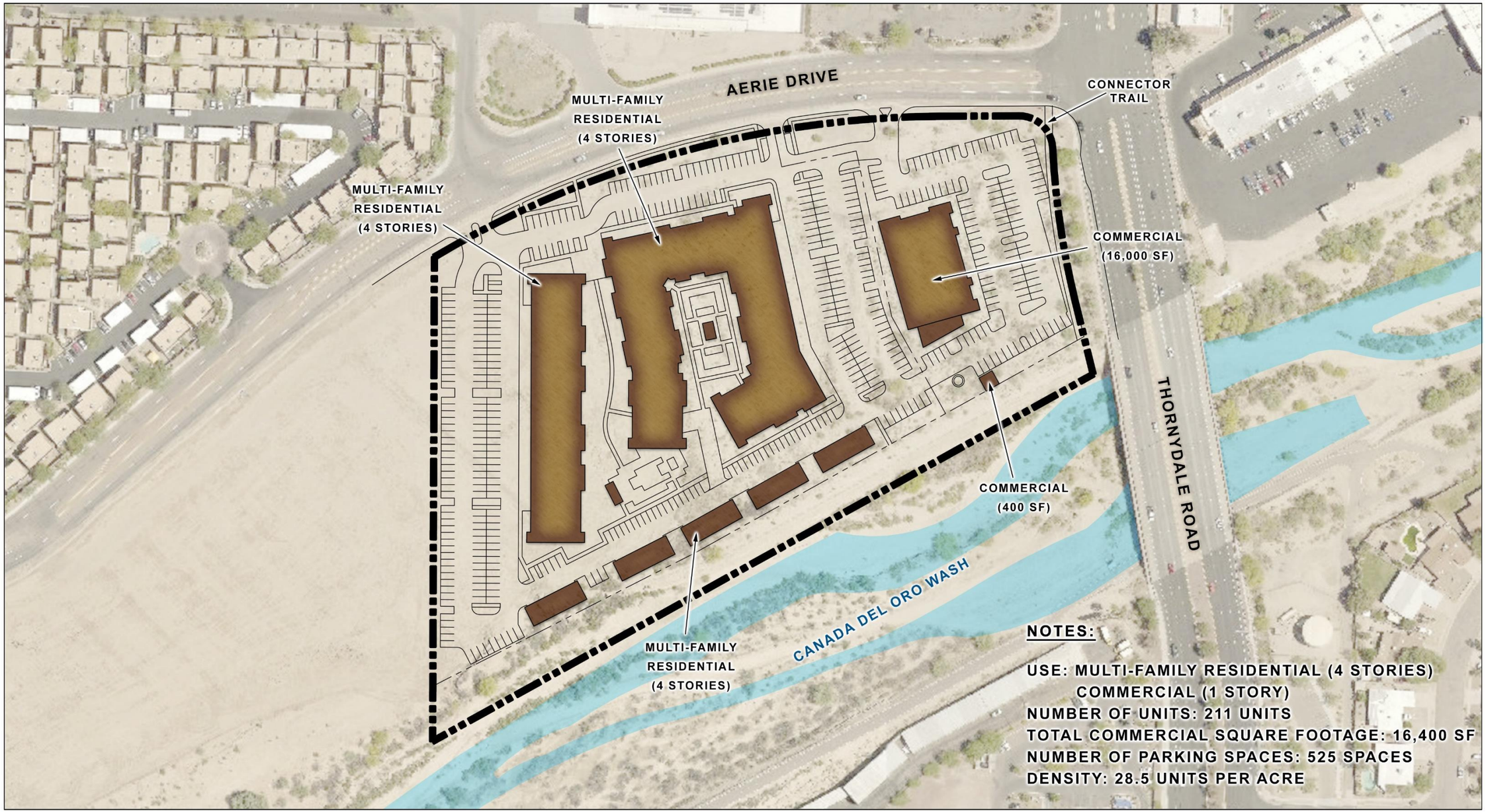
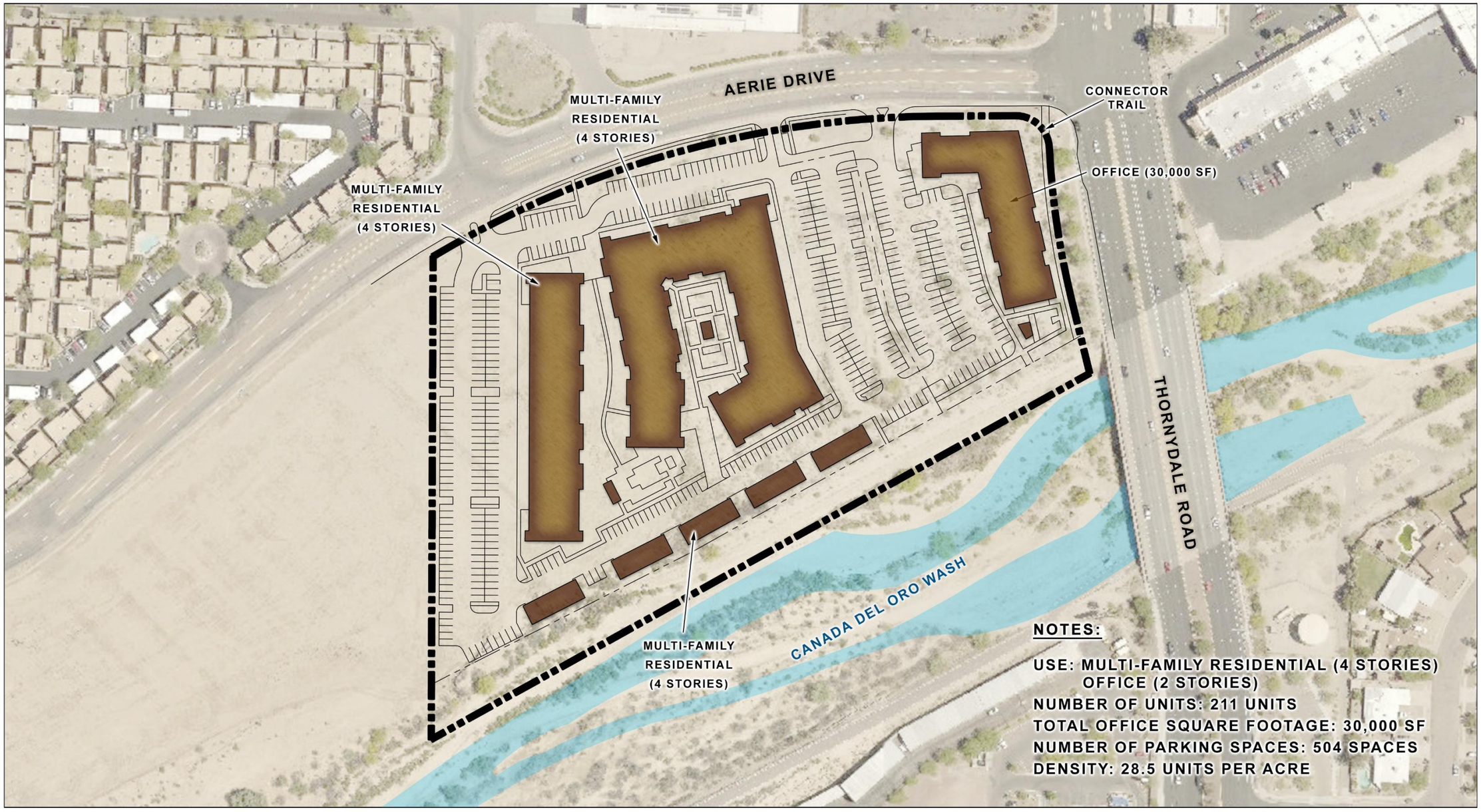


Exhibit III.E.6: Conceptual Development Options – Multi-Family Residential & Office



THE PLANNING CENTER
a division of TPC Group, Inc.

M E M O R A N D U M

Date: June 9, 2020 **Job No:** SFC-03

To: Cynthia Ross, AICP

From: Lexy Wellott, AICP

Project: The Alexander Specific Plan – Public Outreach and Summary

The following provides a summary of the neighborhood outreach efforts for the proposed Specific Plan. A notification letter was sent on June 3, 2020 to all property owners within 300 feet of the specific plan boundary, inviting them to commentary on the proposed project (see attached Notification Letter, Notification Map, and Mailing Labels). As of date, none of the notified property owners have provided commentary on the proposed specific plan. Should we hear from any of the adjacent property owners, an update will be provided to the Commission before or at the scheduled hearing.

Should you have any questions, please do not hesitate to contact me.

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

June 3, 2020

Dear Neighbor:

On behalf of the property owner, I T Investments Three LLC, The Planning Center is pleased to present The Alexander Specific Plan. This plan proposes a change of zoning for an approximately 11-acre property located at the southwest corner of Aerie Drive and Thornydale Road (see location map).

The proposed request will change the property's zoning from NC (Neighborhood Commercial) to F (Specific Plan). Unlike conventional zoning, a specific plan is a zoning tool that provides a set of standards and guidelines that allows for a unique development, architectural styles, and a mix of uses.

The Alexander Specific Plan proposes a single land use category of "Mixed-Use" for the entire site with the anticipation of providing high-quality, multifamily apartments with modern architecture and resort-class amenities as well as opportunities for commercial development or future phases of high-density residential. A portion of the property adjacent to the Canada del Oro (CDO) wash has been dedicated to Pima County for future expansion of The Loop shared-use path.

As an adjacent property owner, The Planning Center invites you to provide commentary on the proposed rezoning. Due to the Coronavirus Pandemic, representatives of the property owner are available to discuss the proposed specific plan as well as address any questions or comments you may have via telephone. Should you wish to discuss the proposed rezoning, please contact Lexy Wellott at (520) 623-6146 or lwellott@azplanningcenter.com.

Comments on this proposal may also be submitted to Cynthia Ross at the Town of Marana Development Services Department via telephone or email at (520) 382-2600 or cross@MARANAAZ.GOV.

Thank you,

THE PLANNING CENTER

Lexy Wellott, AICP
Project Manager

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

ADG THORNYDALE LLC
3776 N 1ST AVE STE 200
TUCSON AZ 85719

AM1-4050 LLC
330 E CANON PERDIDO ST
SANTA BARBARA CA 93101

I T INVESTMENTS TWO LLC
ATTN: SEARS FINANCIAL CORP
6340 N CAMPBELL AVE STE 278
TUCSON AZ 85718

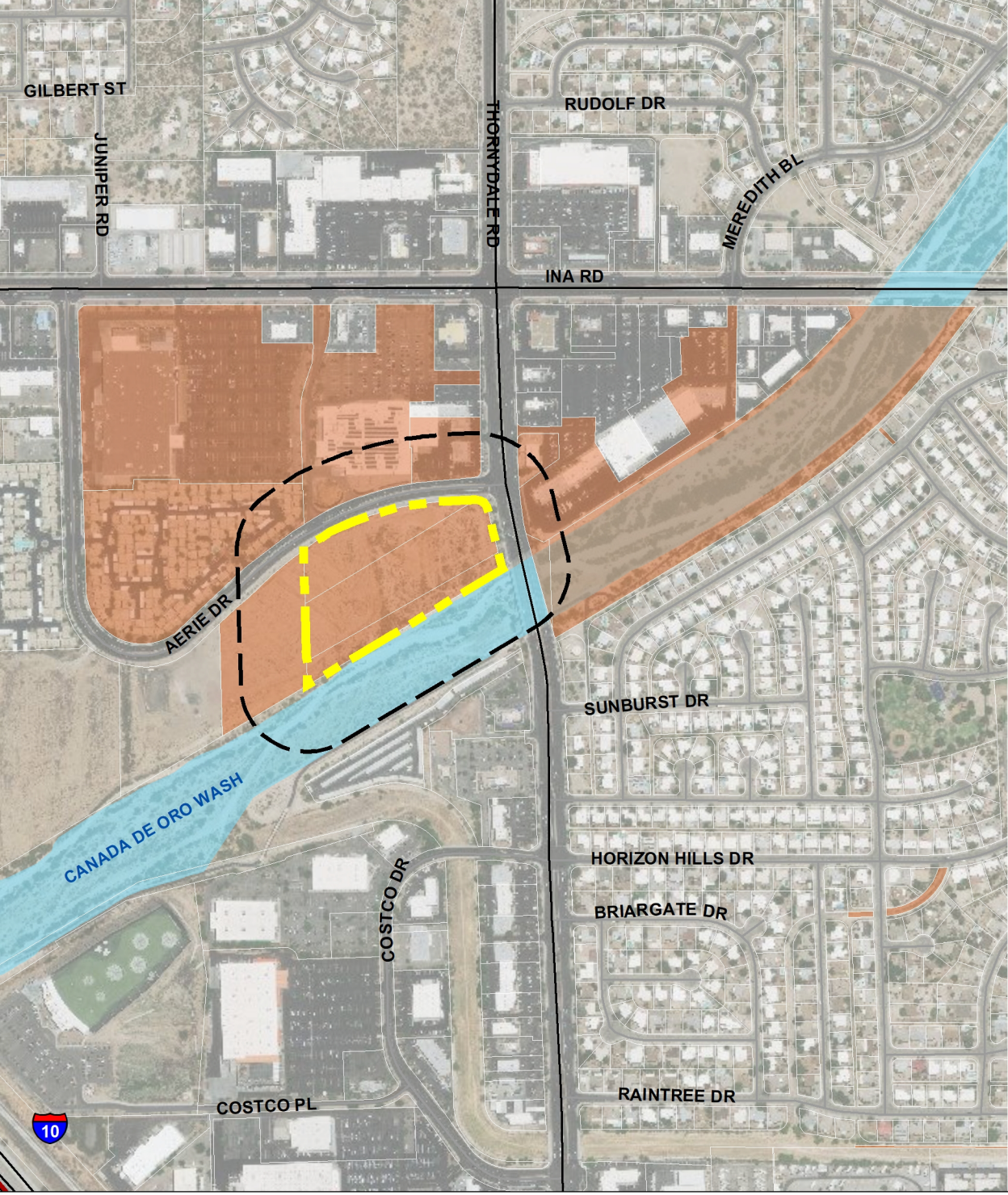
ALTA VISTA COMMUNITIES RP LLC
ATTN: ROGER KARBER
700 E BROADWAY BLVD STE 200
TUCSON AZ 85719

I T INVESTMENTS THREE LLC
ATTN: SEARS FINANCIAL CORP
6340 N CAMPBELL AVE STE 278
TUCSON AZ 85718

NORTH PIMA CENTER LLC
6007 E GRANT RD
TUCSON AZ 85712

REALTY INCOME PROPERTIES 18 LLC
ATTN: PORTFOLIO MANAGEMENT # 4786
11995 EL CAMINO REAL
SAN DIEGO CA 92130

TARGET CORP T-0854 FKA DAYTON HUDSON CORP
ATTN: PROPERTY TAX DEPT/TPN 0950
PO BOX 9456



LEGEND

- Site Boundary
- 300ft Radius
- Parcel within 300ft
- Parcel

Notes:

Project Site is located at:
Township 13S, Range 13E, Section 6
Acreage: 10.37
Parcel APNs: 101-05-042K, 101-05-042J & 101-05-043Q

NORTH 0' 500' 1000'

FILE NAME:SFC-03_parcel_notification_6x8.mxd
SOURCE: Pima County GIS, 2020

MARANA AZ

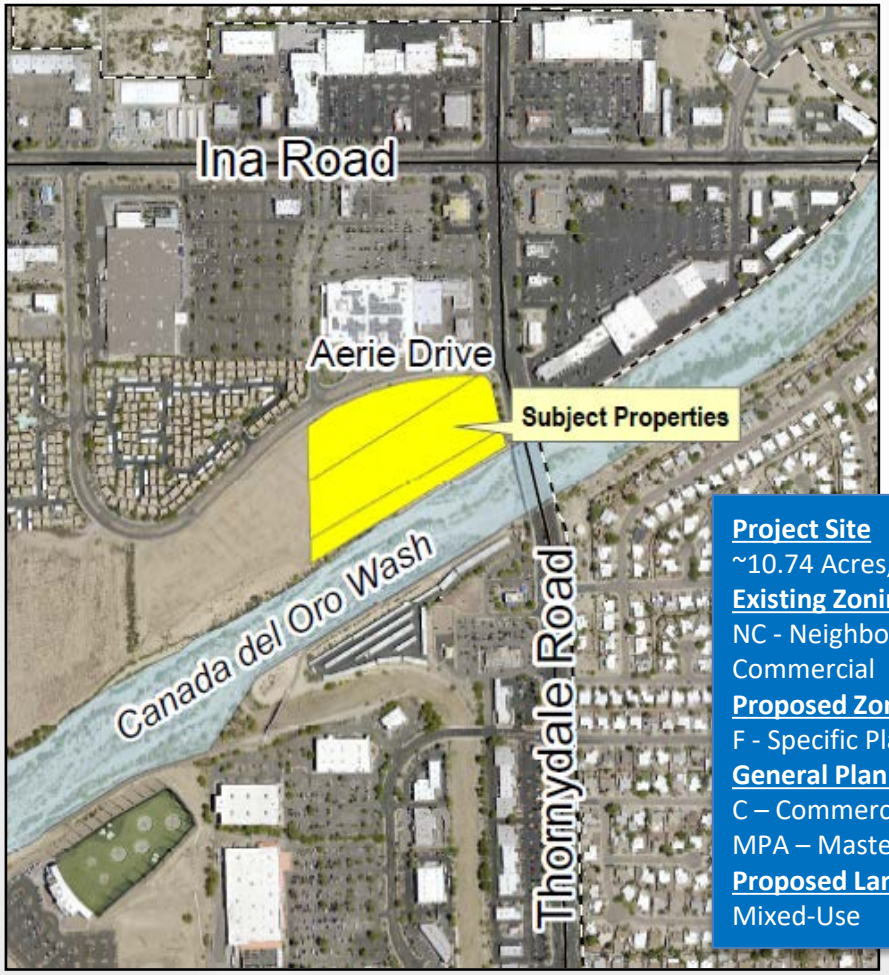
Alexander Specific Plan
Rezoning & General Plan Amendment

PCZ2002-001 & GPA2002-001

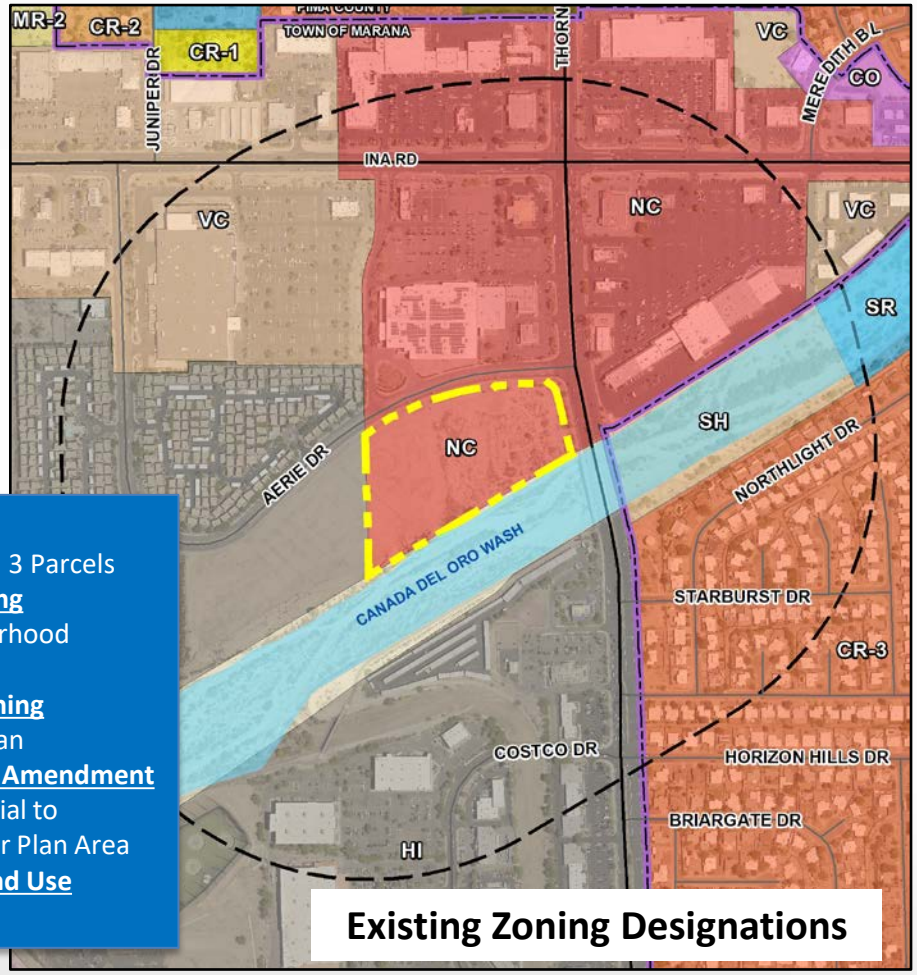
Public Hearing – Town Council

July 21, 2020

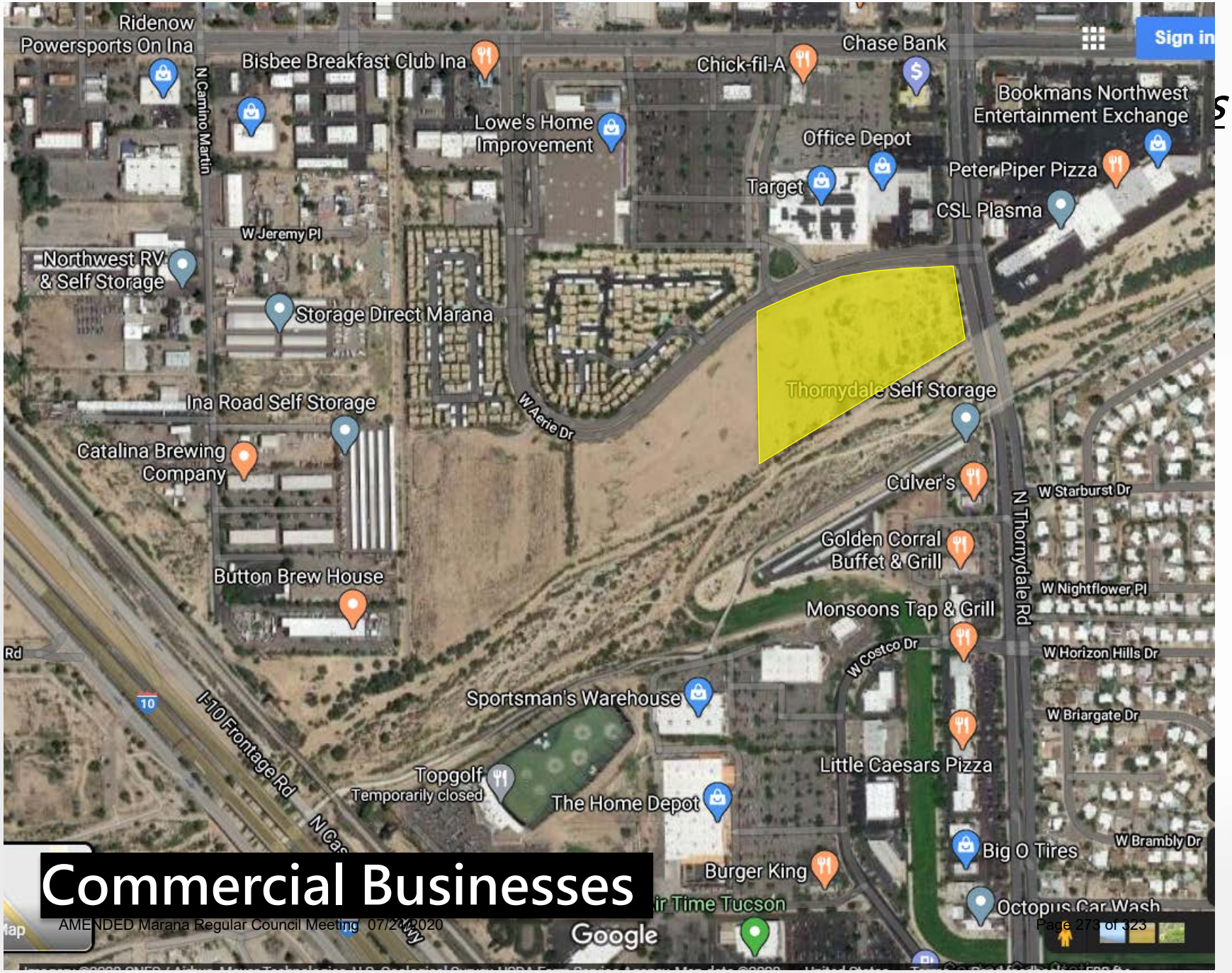
Alexander Specific Plan Details



Project Site
~10.74 Acres, 3 Parcels
Existing Zoning
NC - Neighborhood Commercial
Proposed Zoning
F - Specific Plan
General Plan Amendment
C – Commercial to MPA – Master Plan Area
Proposed Land Use
Mixed-Use

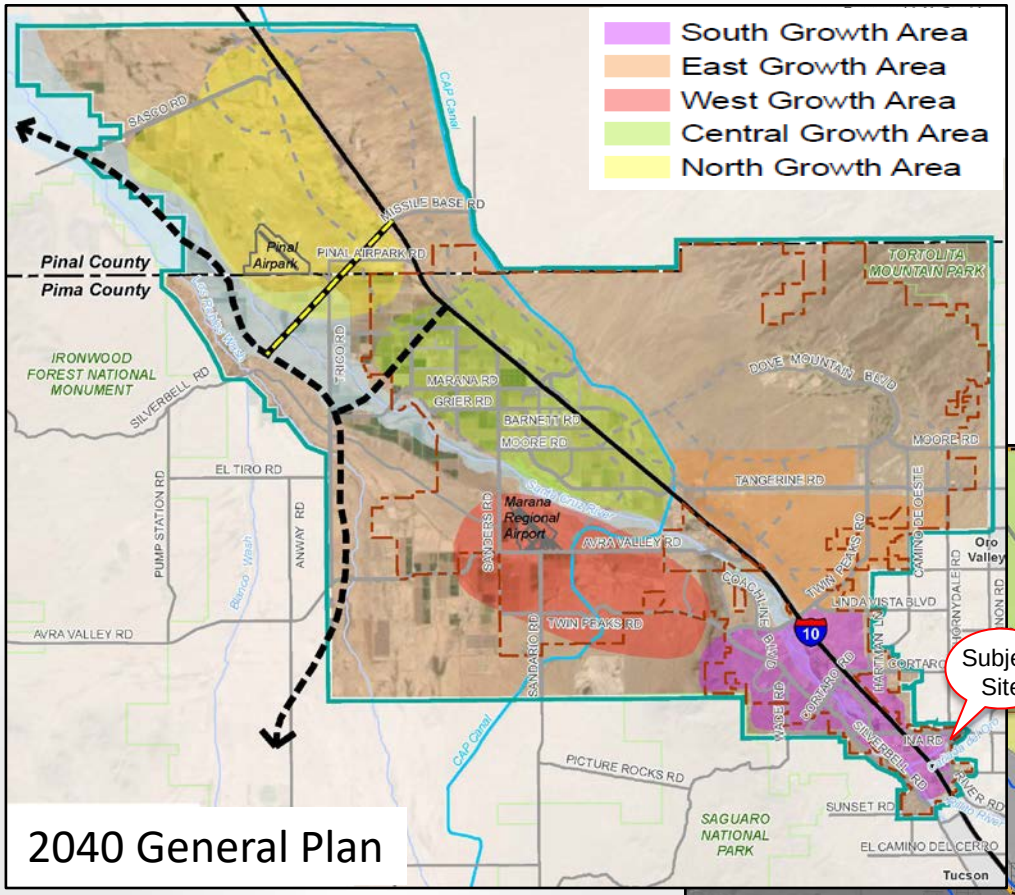


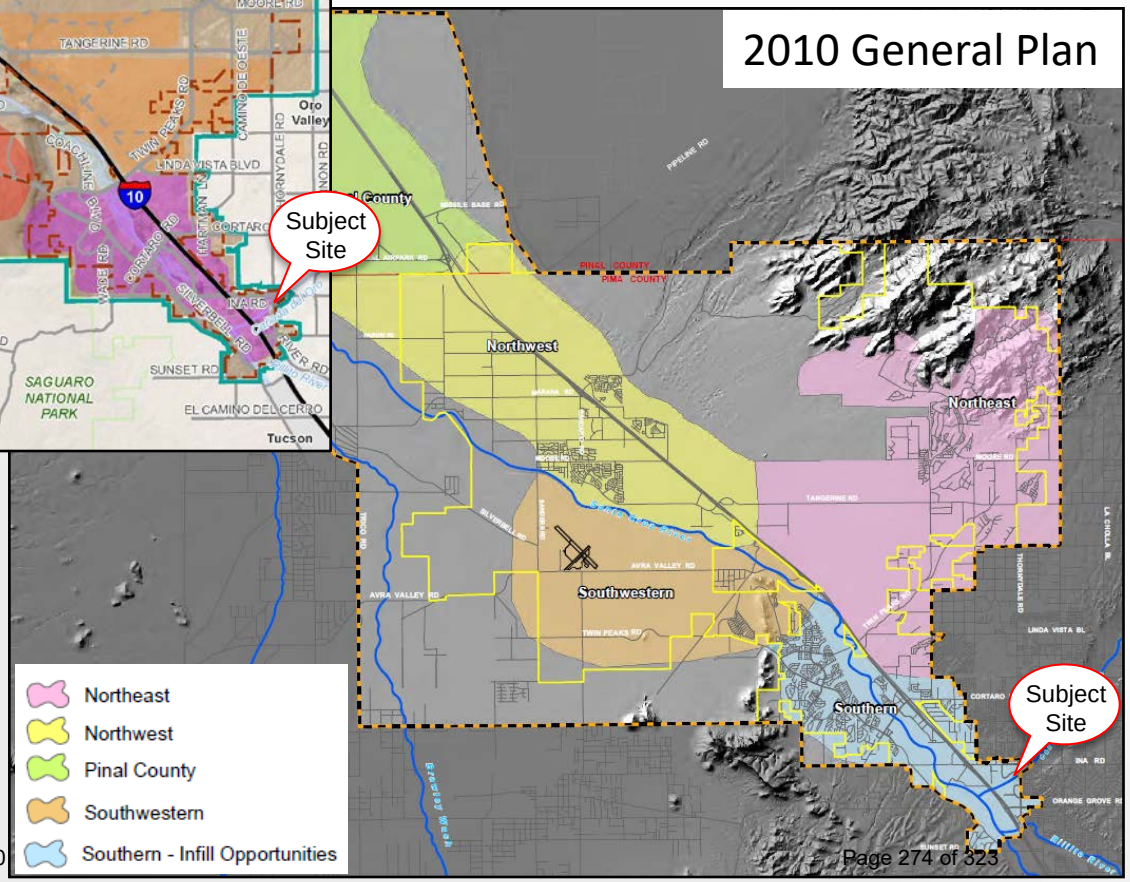
Existing Zoning Designations



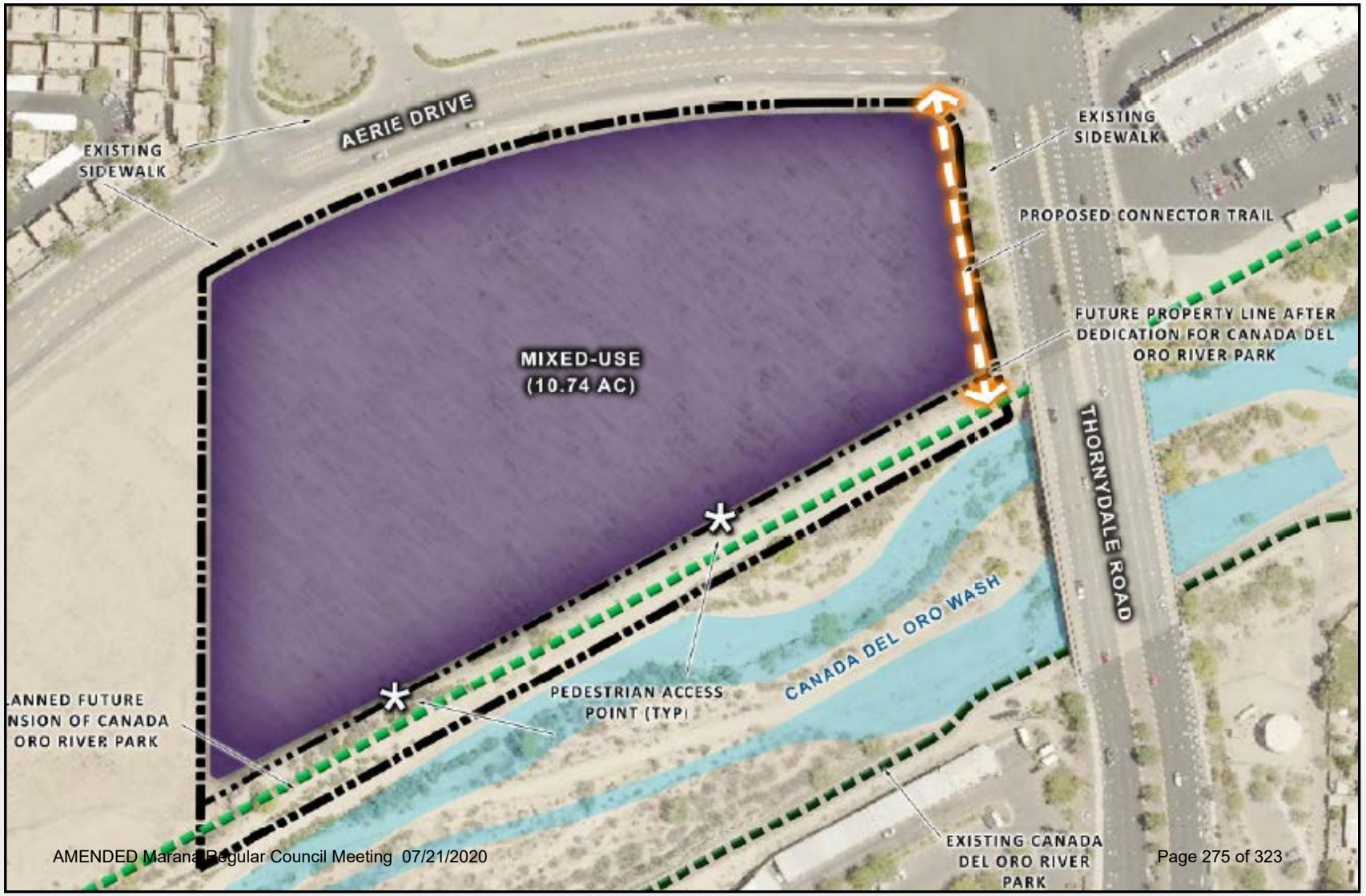
Commercial Businesses

General Plan
South Growth Area

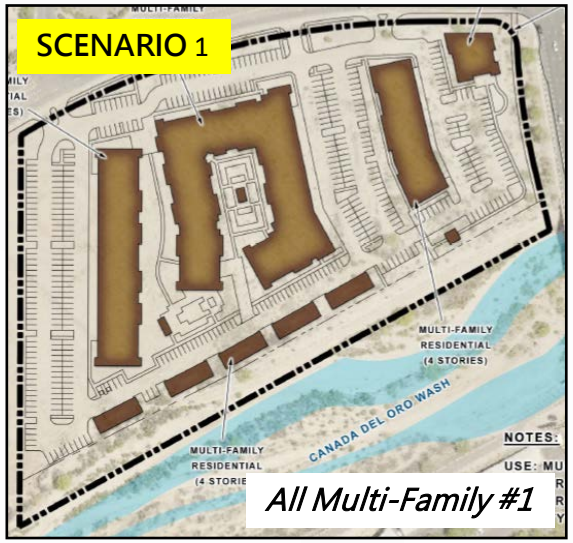




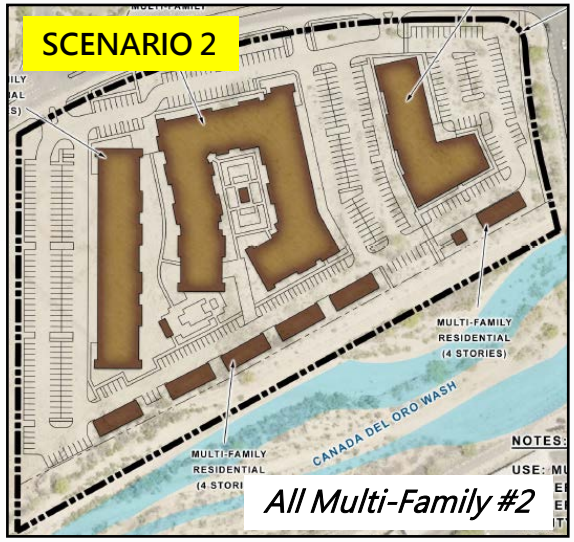
Alexander Development



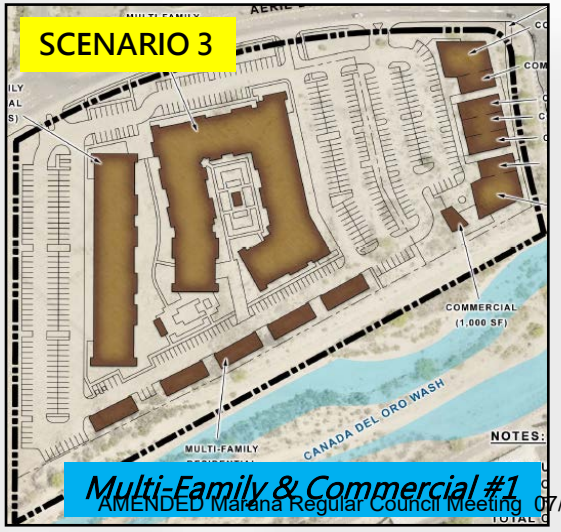
Alexander Conceptual Development Scenarios



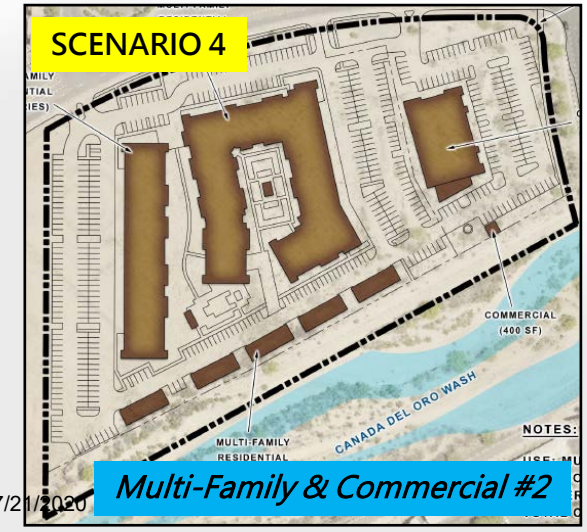
All Multi-Family #1



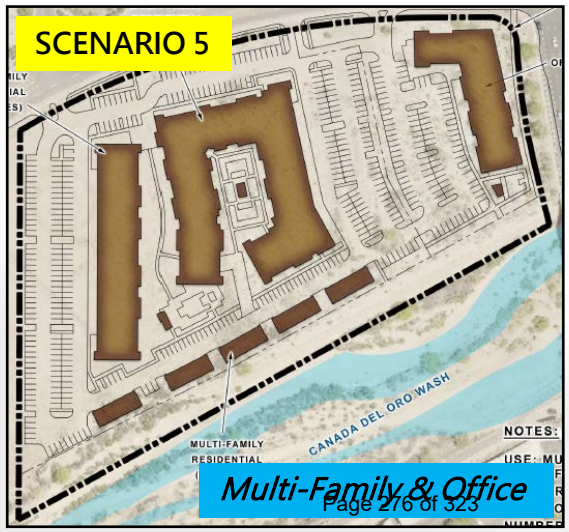
All Multi-Family #2



Multi-Family & Commercial #1



Multi-Family & Commercial #2



Multi-Family & Office

Council-Regular Meeting **A2**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: July 21, 2020

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:
PRINCIPLE STATEMENT 1: We will maintain a safe and well-managed community.

Subject: Resolution No. 2020-077: Relating to Administration; adopting the Town of Marana Public Safety Personnel Retirement System (PSPRS) Pension Funding Policy for FY 2020-2021 (Yiannis Kalaitzidis)

Discussion:

Arizona Revised Statutes (A.R.S.) §38-863.01 requires that all jurisdictions that participate in the Public Safety Personnel Retirement System (PSPRS) must annually adopt and post on the governing body's website a PSPRS pension funding policy for employees who were hired before July 1, 2017 (Tier 1 & 2). It excludes the health premium subsidy/benefit and employees hired on or after July 1, 2017 (Tier 3) funds.

The attached document is an update of the Town's PSPRS Funding Policy, compiled using the League of Arizona Cities and Towns model policy along with feedback received from Council during the first adoption of the policy on May 7, 2019. Due to financial limitations to the Town's budget necessitated from the uncertainty caused by the COVID-19 pandemic, there are no significant changes from the prior year policy.

The League's draft policy allows each jurisdiction to develop different options on how to maintain an appropriate funding ratio for the pension plan or, at its simplest form, allows the Town to do nothing more than memorialize our current obligations and practices. Our obligations have always stemmed from the actuarial reports prepared annually for the pension plan.

The policy includes the following elements as required by state statute:

- Formally accepts the employee's share of the assets and liabilities under the system based on the system's actuarial valuation report.

The policy also includes funding objectives that address:

- How to maintain stability of the Town's contributions to the pension plan
- How and when the Town's funding requirement will be met
- Defines the Town's funded ratio target under the system and the timeline for reaching the targeted funded ratio.

All amounts, the ratio and the funded ratio target and timeline for reaching the targeted funded ratio were obtained from the most recent actuarial report prepared for the pension plan as issued in December 2019.

The policy will be posted on the Town's website upon approval in a public meeting.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2020-077 adopting a pension funding policy for the PSPRS.

Suggested Motion:

I move to adopt Resolution No. 2020-077, adopting the Town of Marana Public Safety Personnel Retirement System (PSPRS) Pension Funding Policy for FY 2020-2021.

Attachments

Resolution No. 2020-077

Exhibit A: PSPRS Funding Policy FY2021

PSPRS Policy Presentation

MARANA RESOLUTION NO. 2020-077

RELATING TO ADMINISTRATION; ADOPTING THE TOWN OF MARANA PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM (PSPRS) PENSION FUNDING POLICY FOR FY 2020-2021

WHEREAS A.R.S. § 38-863.01 requires each governing body of an employer with employees in the Public Safety Personnel Retirement System (PSPRS) to annually adopt a pension funding policy for the system for employees who were hired before July 1, 2017; and

WHEREAS the Town has developed a pension funding policy with funding objectives as required by the statute; and

WHEREAS the Town Council finds that it is in the best interests of the community to adopt the PSPRS funding policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town of Marana Public Safety Personnel Retirement System (PSPRS) Pension Funding Policy for FY 2020-2021 attached to and incorporated in this resolution as Exhibit A is hereby adopted.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the PSPRS funding policy.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 21st day of July, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

Town of Marana
Public Safety Personnel Retirement System
Pension Funding Policy

The intent of this policy is to clearly communicate the Council's pension funding objectives and its commitment to our employees and the sound financial management of the Town and to comply with new statutory requirements of Laws 2018, Chapter 112.

The Town's police employees who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS).

Public Safety Personnel Retirement System (PSPRS)

PSPRS is administered as an agent multiple-employer pension plan. An agent multiple-employer plan has two main functions: 1) to comingle assets of all plans under its administration, thus achieving economy of scale for more cost efficient investments, and invest those assets for the benefit of all members under its administration and 2) serve as the statewide uniform administrator for the distribution of benefits.

Under an agent multiple-employer plan each agency participating in the plan has an individual trust fund reflecting that agencies' assets and liabilities. Under this plan all contributions are deposited to and distributions are made from that fund's assets, each fund has its own funded ratio and contribution rate, and each fund has a unique annual actuarial valuation. The Town of Marana has one trust fund for police employees.

Council formally accepts the assets, liabilities, and current funding ratio of the Town's PSPRS trust funds from the June 30, 2019 actuarial valuation, which are detailed below.

Trust Fund	Assets	Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio
Marana Police – Tier 1 & Tier 2 Pension	$ 23,331,393	$ 39,756,179	$ 16,424,786	58.7%

PSPRS Funding Goal

Pensions that are less than fully funded place the cost of service provided in earlier periods (amortization of UAAL) on the current taxpayers. Fully funded pension plans are the best way to achieve taxpayer and member intergenerational equity. Most funds in PSPRS are significantly underfunded and falling well short of the goal of intergenerational equity.

The Council's PSPRS funding ratio goal is 100% (fully funded) by June 30, 2036. Council established this goal for the following reasons:

- The PSPRS trust funds represent only the Town of Marana's liability.
- A fully funded pension is the best way to achieve taxpayer and member intergenerational equity.

Council has taken the following actions to achieve this goal:

- Maintain ARC payment from operating revenues – Council is committed to maintaining the full ARC payment (normal cost and UAAL amortization) from operating funds. The estimated combined ARC for FY2021 is $1,938,668 and will be able to be paid from operating funds without diminishing Town services.
- Authorize the Town Manager to propose additional measures as part of the annual budget process based on projected financial conditions and Town operational needs. Such measures may include the following:
    - Pre-payment of the estimated combined ARC amount at the beginning of each fiscal year, as permitted by the pension plan.
    - Additional payments above the ARC.

Based on these actions the Council plans to achieve its goal of 100% funding by June 30, 2036, in accordance with the amortization timeline set forth by the PSPRS June 30, 2019 Actuarial Valuation.

Definitions

Several terms are used throughout this policy:

Unfunded Actuarial Accrued Liability (UAAL) – Is the difference between trust assets and the estimated future cost of pensions earned by employees. This UAAL results from actual results (interest earnings, member mortality, disability rates, etc.) being different from the assumptions used in previous actuarial valuations.

Annual Required Contribution (ARC) – Is the annual amount required to pay into the pension funds, as determined through annual actuarial valuations. It is comprised of two primary components: normal pension cost – which is the estimated cost of pension benefits earned by employees in the current year; and, amortization of UAAL – which is the cost needed to cover the unfunded portion of pensions earned by employees in previous years. The UAAL is collected over a period of time referred to as the amortization period. The ARC is a percentage of the current payroll.

Funded Ratio – Is a ratio of fund assets to actuarial accrued liability. The higher the ratio the better funded the pension is with 100% being fully funded.

Intergenerational equity – Ensures that no generation is burdened by substantially more or less pension costs than past or future generations.

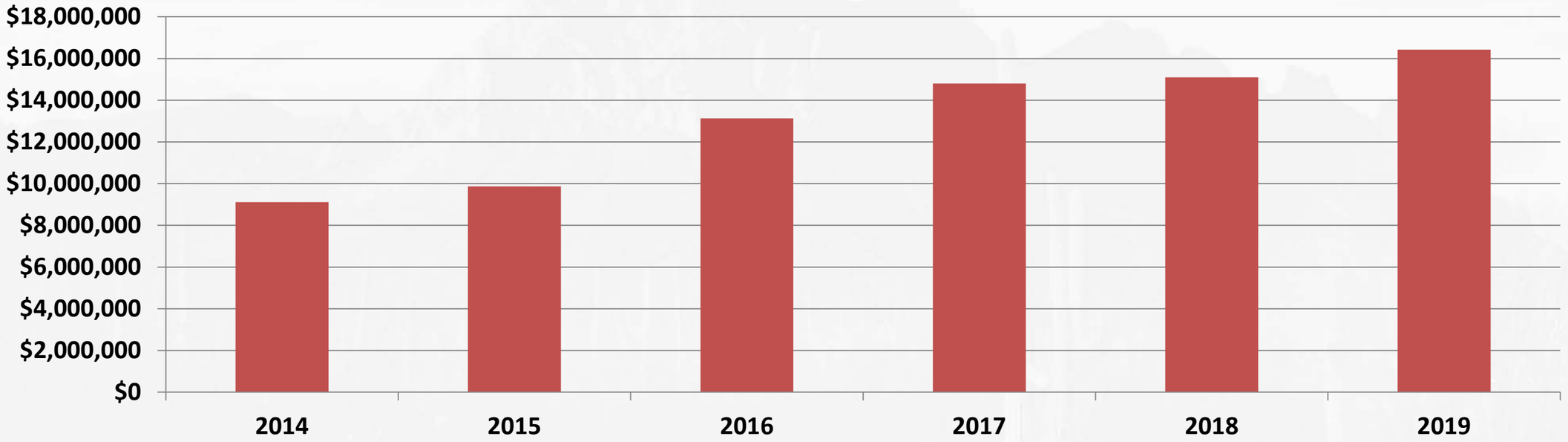
PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM (PSPRS)
FUNDING POLICY UPDATE

YIANNIS KALAITZIDIS, FINANCE DIRECTOR

July 21, 2020

NET UNFUNDED LIABILITY

Trust Fund – FY2019	Assets	Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio
Tier 1 & Tier 2 Pension	$ 23,331,393	$ 39,756,179	$ 16,424,786	58.7%



FY 2021 EMPLOYER CONTRIBUTION RATES *

	FY 2020	FY 2021	FY 2021 Cost (Estimated)
Normal Cost	13.86%	13.79%	$727,233
Amortization of Unfunded Liabilities	**20.78%**	**21.45%**	**$1,211,435**
Total Contribution	34.64%	35.24%	$1,938,668
Rate Change		*0.6%*	

* Tier I & Tier II Plans Only

FUNDING OBJECTIVES TOPICS

Maintain Stability

- Contribute 100% of ARC

Define Funded Target Ratio

- Actuarial report funded target ratio is at 100%

How and when funding requirement will be met

- Determined based on Funded ratio determination
- Determined on decision to contribute additional funding over ARC
- Determined based on accuracy of actuarial report assumptions

MARANA AZ

STAFF RECOMMENDATION

- Accept actuarial report's funded target ratio and date (100% by 2036)
- Always contribute 100% of ARC from operating revenues
- Authorize Town Manager to propose additional measures as part of the annual budget process based on projected financial conditions and Town operational needs
  - Prepayment of annual employer PSPRS contributions
  - Additional payment above the ARC

DISCUSSION

Council-Regular Meeting **A3**

Meeting Date: 07/21/2020

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: July 21, 2020

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

Strategic Plan Focus Area Additional Info:
Marana's Strategic Plan identifies financial sustainability as an overriding principle of Marana's strategic framework.

Subject: PUBLIC HEARING: Relating to Budget; public hearing regarding the Town of Marana's fiscal year 2020-2021 final budget (Yiannis Kalaitzidis)

Discussion:
On June 23, 2020, Mayor and Council adopted a tentative budget for fiscal year 2020-2021. In adopting the tentative budget, Mayor and Council established the expenditure limitation for the Town for the fiscal year.

This public hearing is the last formal step in the budgeting process prior to adopting the final budget. After receiving public input, Mayor and Council will be asked at a special meeting immediately following the regular Council meeting to consider adopting a final budget that shall not exceed $149,259,265.

Staff has made two changes to the budget since adoption of the Tentative Budget in order to reallocate expenditure authority between certain line items and funds related to:

1. The dissolution of the Vanderbilt Community Facilities District ($28,100)
2. Budget carry over for the Pines Stabilization project in the General Fund and the HURF fund from the Transportation Fund ($477,000)

Overall expenditures did not change. An updated 5 year CIP plan document reflecting the changes noted above is attached.

The fiscal year 2020-2021 budget is structurally balanced with ongoing revenues covering ongoing expenditures. As compared to last year, the current year budget

includes $5.6 million of additional General Fund contingency funding and another $5 million of special revenue grant funding for potential new federal relief funds. Due to the ongoing economic uncertainty, all departments contributed to budget reductions, while some capital equipment purchases and some capital improvement projects were deferred to future periods.

The following highlights certain items included in the proposed final budget:

Authorized Positions
Including position adjustments made during the current fiscal year, staffing increased 2 FTE from 375.35 positions in FY 2020 to 377.35 in FY 2021. No new positions were approved in the General Fund. The following positions added to the water fund were included in the rate study approved by Council as part of the water rate study earlier in FY2020:

- Water Operator II (1.0 FTE; Water Fund)
- Electrician, Tradesman (2.0 FTE; Water Fund)

The fiscal year 2020-2021 budget does not include any team performance pay adjustments. The fiscal year 2020-2021 schedule of salaries is attached.

Staff has included the official budget forms required by the State of Arizona's Auditor General's office (Exhibit A) as published for tonight's public hearing.

Upon adoption of the final budget in a special meeting, staff will publish and distribute to Council and department heads a budget document that provides more detailed information. Additionally, this published budget will be submitted to the Government Finance Officers Association for consideration of the Distinguished Budget Presentation Award.

Financial Impact:

Fiscal Year:	2021
Budgeted Y/N:	Y
Amount:	$149,259,265

The final budget amount of $149,259,265 is the same as the tentative budget amount approved on June 23, 2020. There were no material adjustments between tentative and final budget.

Staff Recommendation:
Council's pleasure.

Suggested Motion:
Council's pleasure.

Attachments

2021 Final Budget Presentation
Exhibit A - 2020-2021 Final Budget Auditor General Schedules
FY2020-2021 Salary Schedule
5 year CIP Plan

Public Hearing Fiscal Year 2020-2021 Final Budget

MARANA AZ

July 21, 2020

FY2021 BUDGET TIMELINE

- January – Presented preliminary revenue outlook for FY2021 and solicited Council and public feedback
- March – Presented initial 5 year Capital Improvement Plan for consideration and feedback
- May – Presented update to revenue outlook for FY2021
- May – Presented Manager's recommended operating budget for consideration and additional feedback and revised 5-year Capital Improvement Plan
- June – Presented and adopted Tentative Budget during public hearing which set overall expenditure limitation for Town
- July – Adoption of Final Budget for Fiscal Year 2020-2021

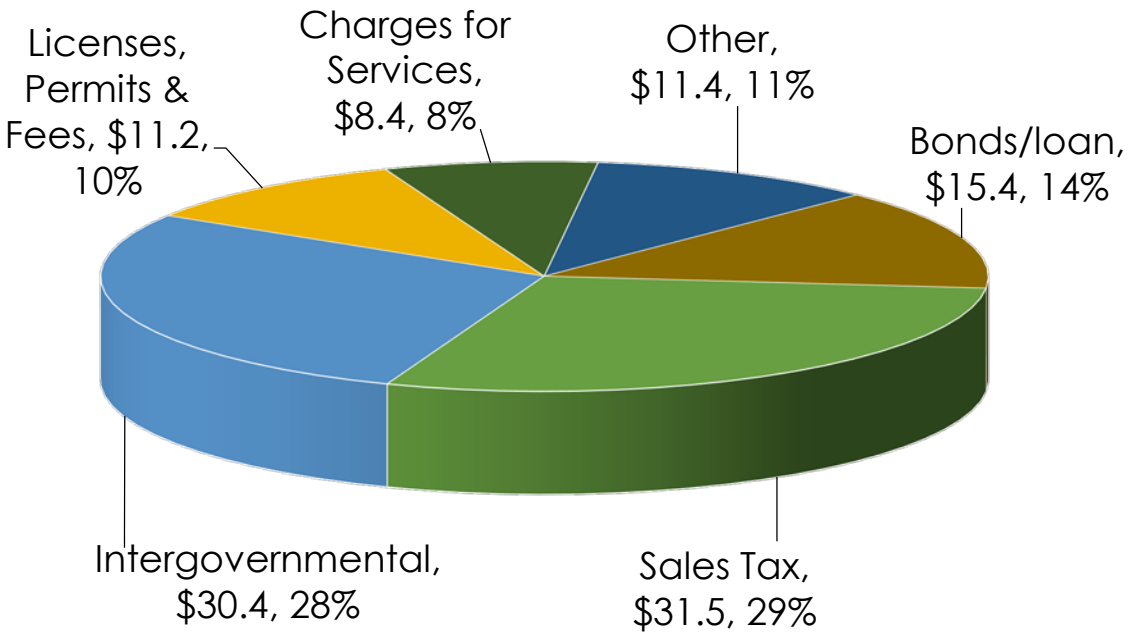
FY2021 FINAL BUDGET

Primary Entity	2020 Adopted	2021 Final	Dollar Change	Percentage Change
General Fund	$51,751,547	$54,116,449	$2,364,902	4.6%
Special Revenue Funds	10,935,733	15,181,378	4,245,645	38.8%
Capital Projects Funds	22,252,106	28,893,943	6,641,837	29.8%
Debt Service Funds	5,933,359	5,917,415	-15,944	-0.3%
Enterprise Funds	39,915,310	29,786,160	-10,129,150	-25.4%
Internal Service Funds	5,049,200	4,711,332	-337,868	-6.7%
Primary entity	135,837,255	138,606,677	2,769,422	2.0%
Component Units				
Special Districts	7,943,540	10,652,588	2,709,048	34.1%
Total	$143,780,795	$149,259,265	$5,478,470	3.8%

FY2021 BUDGET SUMMARY

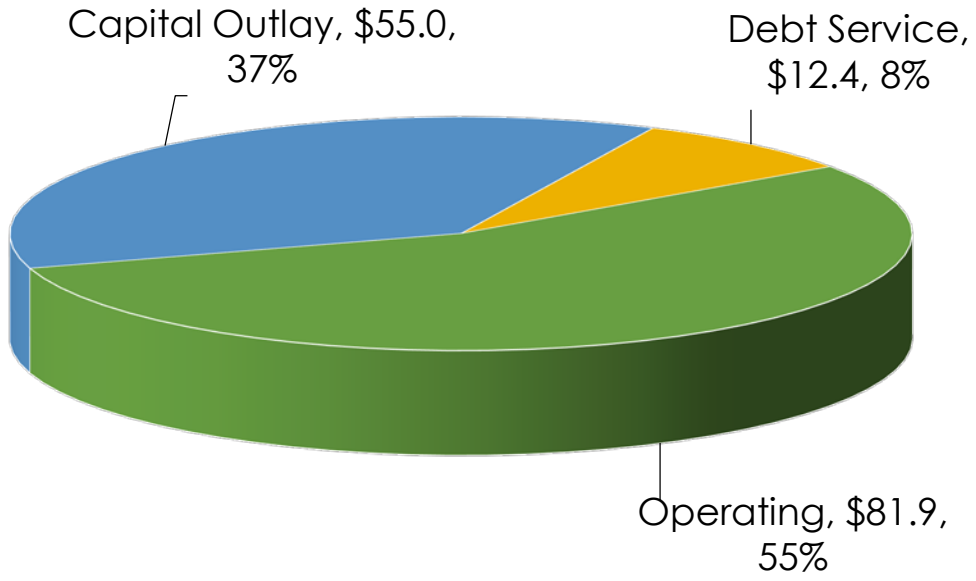
Where the Money Comes From

$108.3 Million



Expenditure by Category

$149.3 Million



FY2021 FINAL BUDGET CHANGES

- Reallocation of $28,100 of expenditure appropriation from dissolved Vanderbilt CFD to restricted account in the General Fund.
- Reallocation of $477,000 for prior year project carry over

  For the Pines Stabilization Project - ST079
  - $377,800 in the General Fund and
  - $99,200 in the HURF Fund.

  From Transportation Fund projects:
  - Barnett Channel Tangerine Farms Conarch – ST072 [$450,000]
  - Continental Ranch Blk 29-36-38, 40 – ST077 [$27,000]

SUMMARY

- Established the overall expenditure limitation for FY2021 at $149.3 million
- Budget reflects the careful allocation of available resources
- Maintains services to residents
- Invests in key areas
- Provides flexibility

THANK YOU

MARANA AZ

OFFICIAL BUDGET FORMS

TOWN OF MARANA

Fiscal Year 2021

TOWN OF MARANA

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Fiscal Year 2021

Resolution for the Adoption of the Budget

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Schedule B—Tax Levy and Tax Rate Information

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Schedule D—Other Financing Sources/(Uses) and Interfund Transfers

Schedule E—Expenditures/Expenses by Fund

Schedule F—Expenditures/Expenses by Department (as applicable)

Schedule G—Full-Time Employees and Personnel Compensation

TOWN OF MARANA
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2021

Fiscal Year		Sch		FUNDS							
				General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2020	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	1	51,161,547	10,935,733	13,027,249	23,216,756	0	40,390,310	5,049,200	143,780,795
2020	Actual Expenditures/Expenses**	E	2	42,075,312	7,018,733	12,755,113	7,218,101	0	21,376,874	3,667,883	94,112,016
2021	Fund Balance/Net Position at July 1***		3	42,997,597	11,751,653	5,962,439	29,144,231	0	12,337,835	1,363,273	103,557,028
2021	Primary Property Tax Levy	B	4	0							0
2021	Secondary Property Tax Levy	B	5			1,272,730	152,727				1,425,457
2021	Estimated Revenues Other than Property Taxes	C	6	44,636,390	13,153,748	2,426,457	10,082,228	0	16,410,926	4,711,332	91,421,081
2021	Other Financing Sources	D	7	0	0	6,050,000	0	0	9,344,000	0	15,394,000
2021	Other Financing (Uses)	D	8	0	0	0	0	0	0	0	0
2021	Interfund Transfers In	D	9	5,628,966	100,000	5,986,941	0	0	3,154,619	0	14,870,526
2021	Interfund Transfers (Out)	D	10	4,514,884	5,628,966	0	1,680,229	0	3,046,447	0	14,870,526
2021	Reduction for Amounts Not Available:		11								
LESS:	Amounts for Future Debt Retirement:										0
	Future Capital Projects										0
	Maintained Fund Balance for Financial Stability										0
											0
											0
2021	Total Financial Resources Available		12	88,748,069	19,376,435	21,698,567	37,698,957	0	38,200,933	6,074,605	211,797,566
2021	Budgeted Expenditures/Expenses	E	13	54,116,449	15,181,378	15,666,101	29,797,845	0	29,786,160	4,711,332	149,259,265

	EXPENDITURE LIMITATION COMPARISON	2020	2021
1	Budgeted expenditures/expenses	$ 143,780,795	$ 149,259,265
2	Add/subtract: estimated net reconciling items		
3	Budgeted expenditures/expenses adjusted for reconciling items	143,780,795	149,259,265
4	Less: estimated exclusions		
5	Amount subject to the expenditure limitation	$ 143,780,795	$ 149,259,265
6	EEC expenditure limitation	$	$

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.
** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

TOWN OF MARANA
Tax Levy and Tax Rate Information
Fiscal Year 2021

		2020		2021
1.	Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	$		$
2.	Amount received from primary property taxation in the **current year** in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	$		
3.	Property tax levy amounts			
A.	Primary property taxes	$		$
B.	Secondary property taxes		1,182,845	1,425,457
C.	Total property tax levy amounts	$	1,182,845	$ 1,425,457
4.	Property taxes collected*			
A.	Primary property taxes			
	(1) **Current** year's levy	$		
	(2) Prior years' levies			
	(3) Total primary property taxes	$		
B.	Secondary property taxes			
	(1) **Current** year's levy	$	1,181,780	
	(2) Prior years' levies		1,065	
	(3) Total secondary property taxes	$	1,182,845	
C.	Total property taxes collected	$	1,182,845	
5.	Property tax rates			
A.	City/Town tax rate			
	(1) Primary property tax rate			
	(2) Secondary property tax rate		2.8000	2.8000
	(3) Total city/town tax rate		2.8000	2.8000
B.	Special assessment district tax rates			

Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating four special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

TOWN OF MARANA
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUES 2020	ACTUAL REVENUES* 2020	ESTIMATED REVENUES 2021
GENERAL FUND			
Local taxes			
Sales taxes	$ 26,910,247	$ 27,544,103	$ 24,389,464
Licenses and permits			
Building and development fees	3,851,200	4,594,647	3,412,300
Business and license fees	160,000	145,444	145,000
Animal license fees	91,500	86,848	91,500
Franchise fees	495,000	517,249	495,000
Host fees	283,312	307,445	283,312
Intergovernmental			
State shared sales taxes	4,707,099	4,703,115	4,444,645
Urban revenue sharing	5,928,567	6,078,686	7,007,072
Auto lieu	2,204,473	1,965,081	1,984,026
Other			
Charges for services			
Charges for services	494,750	494,326	563,000
Fines and forfeits			
Court fines and fees	402,000	482,091	408,500
Interest on investments			
Interest	777,000	1,080,281	610,000
In-lieu property taxes			
Contributions			
Voluntary contributions	209,600	115,309	188,100
Miscellaneous			
Other miscellaneous	673,919	702,428	614,471
Total General Fund	$ 47,188,667	$ 48,817,053	$ 44,636,390

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

TOWN OF MARANA
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUES 2020	ACTUAL REVENUES* 2020	ESTIMATED REVENUES 2021
SPECIAL REVENUE FUNDS			
Community development block grants	$ 150,000	$ 33,455	$ 180,000
Affordable housing revolving	10,000	10,730	10,000
Other grants and contributions	3,384,974	1,032,999	8,472,612
RICO	37,500	33,561	37,500
	$ 3,582,474	$ 1,110,745	$ 8,700,112
Impound	$ 8,000	$ 15,000	$ 10,000
Bed tax	1,227,600	1,126,429	1,104,840
Emergency telecommunications	49,200	49,200	
Local JCEF	8,000	8,333	8,000
	$ 1,292,800	$ 1,198,962	$ 1,122,840
Fill the GAP	$ 4,500	$ 3,001	$ 4,500
Local technology enhancement	45,000	44,243	45,000
Highway user revenue	3,655,329	3,655,925	3,281,296
	$ 3,704,829	$ 3,703,169	$ 3,330,796
Total Special Revenue Funds	$ 8,580,103	$ 6,012,876	$ 13,153,748

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

DEBT SERVICE FUNDS			
Tangerine farms road improvement district	$ 2,873,670	$ 2,048,936	$ 2,208,220
Gladden farms CFD debt	29,149		212,000
Gladden farms II CFD debt	4,031	457	5,360
Saguaro springs CFD debt			877
	$ 2,906,850	$ 2,049,393	$ 2,426,457
Total Debt Service Funds	$ 2,906,850	$ 2,049,393	$ 2,426,457

TOWN OF MARANA
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUES 2020	ACTUAL REVENUES* 2020	ESTIMATED REVENUES 2021
CAPITAL PROJECTS FUNDS			
Transportation	$ 5,421,050	$ 7,779,390	$ 5,800,000
Impact fee funds	2,186,196	2,359,734	1,767,304
Other capital projects	937,587	336,995	2,238,312
	$ 8,544,833	$ 10,476,119	$ 9,805,616
Downtown reinvestment	$ 234,000	$ 218,504	$ 228,500
Regional transportation authority	35,000	16,954	
Pima association of governments	75,000	22,263	48,112
	$ 344,000	$ 257,721	$ 276,612
Vanderbilt farms CFD capital	$ 27,500	$	$
	$ 27,500	$	$
Total Capital Projects Funds	$ 8,916,333	$ 10,733,840	$ 10,082,228

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

PERMANENT FUNDS			
	$	$	$
	$	$	$
Total Permanent Funds	$	$	$
ENTERPRISE FUNDS			
Water utility	$ 9,116,785	$ 9,847,339	$ 8,828,189
Airport	6,730,663	2,024,104	3,781,033
Wastewater utility	3,199,548	3,811,521	3,801,704
	$ 19,046,996	$ 15,682,964	$ 16,410,926
Total Enterprise Funds	$ 19,046,996	$ 15,682,964	$ 16,410,926

TOWN OF MARANA
Revenues Other Than Property Taxes
Fiscal Year 2021

SOURCE OF REVENUES	ESTIMATED REVENUES 2020	ACTUAL REVENUES* 2020	ESTIMATED REVENUES 2021
* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.			
INTERNAL SERVICE FUNDS			
Health benefits	$ 4,712,720	$ 4,249,783	$ 4,414,173
Dental benefits	336,480	331,924	297,159
	$ 5,049,200	$ 4,581,707	$ 4,711,332
Total Internal Service Funds	$ 5,049,200	$ 4,581,707	$ 4,711,332
TOTAL ALL FUNDS	$ 91,688,149	$ 87,877,833	$ 91,421,081

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

TOWN OF MARANA
Other Financing Sources/(Uses) and Interfund Transfers
Fiscal Year 2021

FUND	OTHER FINANCING 2021 SOURCES	OTHER FINANCING 2021 (USES)	INTERFUND TRANSFERS 2021 IN	INTERFUND TRANSFERS 2021 (OUT)
GENERAL FUND				
Other grants and contributions	$	$	$ 5,628,966	$ 100,000
2013 debt service				1,256,350
2014 debt service				801,941
2017 debt service				441,271
Airport				1,590,177
Water utility				325,145
Total General Fund	$	$	$ 5,628,966	$ 4,514,884
SPECIAL REVENUE FUNDS				
Other grants and contributions	$	$	$ 100,000	$ 5,628,966
Total Special Revenue Funds	$	$	$ 100,000	$ 5,628,966
DEBT SERVICE FUNDS				
2013 debt service	$	$	$ 3,063,500	$
2014 debt service			801,941	
2017 debt service			2,121,500	
Saguaro springs CFD debt service	1,750,000			
Gladden Farms CFD debt service	4,300,000			
Total Debt Service Funds	$ 6,050,000	$	$ 5,986,941	$
CAPITAL PROJECTS FUNDS				
Transportation	$	$	$	$ 693,731
Impact fees				986,498
Total Capital Projects Funds	$	$	$	$ 1,680,229
PERMANENT FUNDS				
	$	$	$	$
Total Permanent Funds	$	$	$	$
ENTERPRISE FUNDS				
Airport	$	$	$ 325,145	$
Water utility	8,157,435		1,812,404	1,530,337
Wastewater utility	1,186,565		1,017,070	1,516,110
Total Enterprise Funds	$ 9,344,000	$	$ 3,154,619	$ 3,046,447
INTERNAL SERVICE FUNDS				
	$	$	$	$
Total Internal Service Funds	$	$	$	$
TOTAL ALL FUNDS	$ 15,394,000	$	$ 14,870,526	$ 14,870,526

TOWN OF MARANA
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES* 2020	BUDGETED EXPENDITURES/ EXPENSES 2021
GENERAL FUND				
Non-departmental	$ 2,074,932	$	$ 2,016,866	$ 3,021,843
Mayor and council	349,616		334,891	350,244
Town manager	1,870,089		1,604,838	1,466,235
Town clerk	534,528		449,802	497,112
Human resources	1,142,205		836,855	850,605
Finance	1,522,424		1,313,973	1,486,885
Legal	1,043,625		1,023,520	994,826
Technology services	3,006,286		2,945,992	3,040,575
Economic development and tourism	287,827		233,301	238,458
Development services	2,254,562		2,000,831	1,945,087
Engineering	2,585,051		2,287,853	2,255,403
Police	14,406,429		14,385,206	14,123,519
Courts	1,156,666		1,004,290	1,102,740
Public works	4,947,120		4,434,915	4,059,896
Parks and recreation	4,861,855	(115,000)	3,975,270	4,575,118
Community development	1,164,152		1,059,146	1,086,998
Capital outlay	3,544,180	377,800	2,167,763	2,420,905
Contingency	5,000,000	(852,800)		10,600,000
Total General Fund	$ 51,751,547	$ (590,000)	$ 42,075,312	$ 54,116,449
SPECIAL REVENUE FUNDS				
Highway user revenue	$ 5,106,881	$	$ 4,785,608	$ 4,166,655
Revolving affordable housing	93,206		66,680	124,657
Local JCEF	166,000		41,006	90,000
Fill the GAP	34,500			34,500
Local technology	430,000		46,050	488,000
Community development block gran	150,000		31,779	180,000
Bed tax	1,227,600		884,167	1,104,840
Other grants and contributions	3,546,846		1,032,999	8,572,612
RICO	79,500		59,768	337,580
Impound fees	30,200		11,676	82,534
Emergency telecommunications	71,000		59,000	
Total Special Revenue Funds	$ 10,935,733	$	$ 7,018,733	$ 15,181,378
DEBT SERVICE FUNDS				
Series 2013 debt	$ 3,042,113	$	$ 3,042,113	$ 3,034,400
Series 2014 debt	792,346		792,346	791,815
Series 2017 debt	2,098,900		2,098,900	2,091,200
Tangerine farms ID debt	3,775,170		2,804,517	2,208,220
Gladden farms CFD debt	532,313		528,513	5,263,200
Saguaro springs CFD debt	1,524,650		2,258,639	2,222,722
Gladden farms II CFD debt	1,261,757		1,230,085	54,544
Total Debt Service Funds	$ 13,027,249	$	$ 12,755,113	$ 15,666,101

TOWN OF MARANA
Expenditures/Expenses by Fund
Fiscal Year 2021

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES* 2020	BUDGETED EXPENDITURES/ EXPENSES 2021
CAPITAL PROJECTS FUNDS				
Transportation	$ 16,434,682	$	$ 5,582,781	$ 20,403,898
One-half percent sales tax	200,000			
Impact fee funds	1,178,491		423,006	3,069,571
Other capital projects	3,844,812	115,000	1,154,860	4,578,767
Downtown reinvestment	474,125			793,595
Pima association of governments	75,000		29,193	48,112
Regional transportation authority	44,996		19,069	
Gladden farms CFD	678,500		3,441	678,500
Gladden farms II CFD	3,550		1,489	5,902
Saguaro springs CFD	139,500		2,737	219,500
Vanderbilt farms CFD	28,100		1,525	
Total Capital Projects Funds	$ 23,101,756	$ 115,000	$ 7,218,101	$ 29,797,845
PERMANENT FUNDS				
	$	$	$	$
Total Permanent Funds	$	$	$	$
ENTERPRISE FUNDS				
Water utility	$ 27,641,423	$	$ 14,584,780	$ 21,217,580
Airport	7,541,343		2,702,861	4,106,178
Wastewater utility	4,732,544	475,000	4,089,233	4,462,402
Total Enterprise Funds	$ 39,915,310	$ 475,000	$ 21,376,874	$ 29,786,160
INTERNAL SERVICE FUNDS				
Health benefits	$ 4,712,720	$	$ 3,447,920	$ 4,414,173
Dental benefits	336,480		219,963	297,159
Total Internal Service Funds	$ 5,049,200	$	$ 3,667,883	$ 4,711,332
TOTAL ALL FUNDS	$ 143,780,795	$	$ 94,112,016	$ 149,259,265

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

TOWN OF MARANA
Expenditures/Expenses by Department
Fiscal Year 2021

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2020	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2020	ACTUAL EXPENDITURES/ EXPENSES* 2020	BUDGETED EXPENDITURES/ EXPENSES 2021
Economic development and tourism				
General fund	$ 287,827	$	$ 233,301	$ 238,458
Bed tax fund	314,808		252,284	349,344
Department Total	$ 602,635	$	$ 485,585	$ 587,802
List Department: Police				
General Fund	$ 14,406,429	$	$ 14,385,206	$ 14,123,519
Grants and contributions	1,121,846		936,126	1,147,612
RICO	79,500		59,768	337,580
Impound fees	30,200		11,676	82,534
Emergency telecommunications	71,000		59,000	
Department Total	$ 15,708,975	$	$ 15,451,776	$ 15,691,245
List Department: Court				
General Fund	$ 1,156,666	$	$ 1,004,290	$ 1,102,740
Local JCEF	166,000		41,006	90,000
Fill the GAP	34,500			34,500
Local tech enhancement	430,000		46,050	488,000
Department Total	$ 1,787,166	$	$ 1,091,346	$ 1,715,240
List Department: Public works				
General Fund	$ 4,947,120	$	$ 4,434,915	$ 4,059,896
Highway user revenue fund	5,106,881		4,785,608	4,067,455
Department Total	$ 10,054,001	$	$ 9,220,523	$ 8,127,351
List Department: Community development				
General Fund	$ 1,164,152	$	$ 1,059,146	$ 1,086,998
CDBG	150,000		66,680	180,000
Revolving affordable housing	93,206		31,779	124,657
Department Total	$ 1,407,358	$	$ 1,157,605	$ 1,391,655

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

TOWN OF MARANA
Full-Time Employees and Personnel Compensation
Fiscal Year 2021

FUND	Full-Time Equivalent (FTE) 2021	Employee Salaries and Hourly Costs 2021	Retirement Costs 2021	Healthcare Costs 2021	Other Benefit Costs 2021	Total Estimated Personnel Compensation 2021
GENERAL FUND	336.75	$ 20,534,237	$ 3,720,756	$ 4,116,850	$ 1,972,693	$ 30,344,536
SPECIAL REVENUE FUNDS						
Bed tax	1.00	$ 98,013	$ 11,802	$ 20,253	$ 7,639	$ 137,707
Total Special Revenue Funds	1.00	$ 98,013	$ 11,802	$ 20,253	$ 7,639	$ 137,707
ENTERPRISE FUNDS						
Water utility	29.60	$ 1,625,821	$ 201,752	$ 306,353	$ 153,542	$ 2,287,468
Airport	3.00	202,845	24,291	39,860	23,667	290,663
Wastewater utility	7.00	398,190	46,500	101,819	36,797	583,306
Total Enterprise Funds	39.60	$ 2,226,856	$ 272,543	$ 448,032	$ 214,006	$ 3,161,437
TOTAL ALL FUNDS	377.35	$ 22,859,106	$ 4,005,101	$ 4,585,135	$ 2,194,338	$ 33,643,680

MARANA AZ

Human Resources

Salary Schedules Fiscal Year 2020-2021

Classified Positions

Exempt Positions

Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
			$49,578.13	**$61,973.46**	**$74,367.73**	**Annual**
GRADE 109						
713	Airport Operations Supervisor	Exempt				
475	Business Process Supervisor	Exempt				
198	Communications Specialist	Exempt				
439	Executive Assistant to the Town Manager	Exempt				
252	Geographic Information Systems (GIS) Analyst	Exempt				
840	Graphic Designer	Exempt				
208	Human Resources Analyst	Exempt				
276	Management Assistant	Exempt				
752	Parks Maintenance Supervisor	Exempt				
712	Public Works Supervisor	Exempt				
753	Recreation Supervisor	Exempt				
210	Senior Accountant	Exempt				
246	Senior Planner	Exempt				
440	Special Events Coordinator	Exempt				
722	Water Distribution Supervisor	Exempt				
723	Water Production Supervisor	Exempt				
486	Water Quality Supervisor	Exempt				

***Fair Labor Standards Act*

Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
GRADE 110			**$54,536.48**	**$68,170.60**	**$81,804.72**	**Annual**
719	Chief Water Reclamation Operator	Exempt				
237	CIP Process Analyst	Exempt				
330	Database Administrator	Exempt				
202	Economic Development Specialist	Exempt				
341	Network Administrator	Exempt				
214	Payroll Administrator	Exempt				
211	Procurement Officer	Exempt				
285	Revenue and Customer Service Manager	Exempt				
325	Safety & Emergency Management Coordinator	Exempt				
221	Senior Budget Analyst	Exempt				
206	Senior Human Resources Analyst	Exempt				
268	Technology Analyst	Exempt				
GRADE 111			**$60,535.37**	**$75,668.66**	**$90,803.04**	**Annual**
655	Asset Systems Manager	Exempt				
222	Associate Town Attorney	Exempt				
124	Assistant Building Official	Exempt				
239	Construction & Inspection Manager	Exempt				
814	Crime Scene Property & Evidence Supervisor	Exempt				
400	Deputy Town Clerk	Exempt				
163	Environmental Project Manager	Exempt				
217	Grants Manager	Exempt				
164	Police Telecommunications Manager	Exempt				
467	SCADA Administrator	Exempt				
258	Senior GIS Analyst	Exempt				
340	Senior Network Administrator	Exempt				
320	Software Developer	Exempt				
502	Superintendent	Exempt				
201	Tourism & Marketing Manager	Exempt				

**Fair Labor Standards Act*

Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
483	Water Business Services Coordinator	Exempt				
481	Water Resources Coordinator	Exempt				
GRADE 112			**$67,799.82**	**$84,749.50**	**$101,699.19**	**Annual**
261	Assistant Town Attorney	Exempt				
177	Chief Code Enforcement and Animal Control Officer	Exempt				
230	Civil Engineer	Exempt				
244	Principal Planner	Exempt				
161	Project Manager	Exempt				
240	Technology Manager	Exempt				
263	Traffic Manager	Exempt				
159	Water Operations Manager	Exempt				
153	Water Reclamation Operations Manager	Exempt				
GRADE 113			**$76,613.83**	**$95,766.75**	**$114,919.68**	**Annual**
175	Chief Building Official	Exempt				
151	CIP Engineering Division Manager	Exempt				
170	Court Administrator	Exempt				
147	Development Engineering Division Manager	Exempt				
GRADE 114			**$86,573.40**	**$108,216.73**	**$129,860.08**	**Annual**
157	Engineering Deputy Director	Exempt				
149	Finance Deputy Director	Exempt				
250	Human Resources Deputy Director	Exempt				
155	Parks & Recreation Deputy Director	Exempt				
158	Public Works Deputy Director	Exempt				
262	Senior Assistant Town Attorney	Exempt				
148	Water Deputy Director	Exempt				
GRADE 115			**$97,827.46**	**$122,284.87**	**$146,741.19**	**Annual**
154	Deputy Town Attorney	Exempt				

Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
Non-Exempt Positions						
GRADE 206			**$27,259.96**	**$33,393.62**	**$39,527.80**	**Annual**
			$13.1057	**$16.0546**	**$19.0037**	**Hourly**
700	Maintenance Associate I	Non-exempt				
GRADE 207			**$29,168.36**	**$35,730.76**	**$42,294.20**	**Annual**
			$14.0232	**$17.1783**	**$20.3338**	**Hourly**
436	Customer Service Clerk	Non-exempt				
GRADE 208			**$31,209.62**	**$38,232.22**	**$45,254.56**	**Annual**
			$15.0046	**$18.3809**	**$21.7570**	**Hourly**
417	Accounting Associate	Non-exempt				
406	Administrative Assistant	Non-exempt				
456	Court Clerk	Non-exempt				
680	Customer Service Representative	Non-exempt				
600	Maintenance Associate II	Non-exempt				
430	Permit Clerk	Non-exempt				
444	Police Records Clerk	Non-exempt				
443	Property & Evidence Records Clerk	Non-exempt				
423	Records Clerk	Non-exempt				
GRADE 209			**$33,394.66**	**$40,908.92**	**$48,423.18**	**Annual**
			$16.0551	**$19.6677**	**$23.2804**	**Hourly**
748	Facilities Technician I	Non-exempt				
427	Legal Document Specialist	Non-exempt				
419	License and Tax Specialist	Non-exempt				
442	Water Billing Specialist	Non-exempt				

***Fair Labor Standards Act*

Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
GRADE 210			**$35,732.84**	**$43,772.04**	**$51,812.28**	**Annual**
			$17.1792	**$21.0443**	**$24.9098**	**Hourly**
660	Assets Coordinator	Non-exempt				
450	Court Collections Specialist	Non-exempt				
620	Courtroom Specialist	Non-exempt				
434	Development Coordinator	Non-exempt				
336	Engineering Aide	Non-exempt				
749	Facilities Technician II	Non-exempt				
614	Fleet Technician I	Non-exempt				
604	Maintenance Associate III	Non-exempt				
547	Project Coordinator-CIP	Non-exempt				
323	Real Property Coordinator	Non-exempt				
418	Senior Accounting Associate	Non-exempt				
GRADE 211			**$38,234.04**	**$46,835.88**	**$55,438.76**	**Annual**
			$18.3818	**$22.5173**	**$26.6532**	**Hourly**
729	Associate Water Reclamation Mechanic	Non-exempt				
453	Court Operations Specialist	Non-exempt				
242	Court Probation Monitor	Non-exempt				
812	Court Security Officer	Non-exempt				
810	Crime Scene Specialist	Non-exempt				
448	Dispatcher	Non-exempt				
741	Equipment Operator I	Non-exempt				
438	Executive Assistant	Non-exempt				
508	Fleet Technician II	Non-exempt				
312	GIS Technician	Non-exempt				
744	Irrigation Control Technician	Non-exempt				
445	Police Records Specialist	Non-exempt				
466	Recreation Programmer	Non-exempt				
455	Senior Court Clerk	Non-exempt				
621	Senior Courtroom Specialist	Non-exempt				
704	Signs and Markings Technician I	Non-exempt				
441	Special Events Programmer	Non-exempt				

Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
GRADE 212			**$41,292.42**	**$50,583.26**	**$59,874.36**	**Annual**
			$19.8521	**$24.3189**	**$28.7857**	**Hourly**
209	Accountant	Non-exempt				
527	Animal Control Officer	Non-exempt				
616	Equipment Mechanic	Non-exempt				
743	Equipment Operator II	Non-exempt				
414	Human Resources Specialist	Non-exempt				
426	Legal Assistant	Non-exempt				
309	Technology Support Specialist I	Non-exempt				
371	Traffic Technician I	Non-exempt				
736	Water Operator I	Non-exempt				
GRADE 213			**$44,596.50**	**$54,629.90**	**$64,664.34**	**Annual**
			$21.4406	**$26.2644**	**$31.0886**	**Hourly**
518	Building Inspector I	Non-exempt				
522	Code Enforcement Officer I	Non-exempt				
461	Community Outreach Coordinator	Non-exempt				
525	Construction Inspector	Non-exempt				
248	Crime Analyst	Non-exempt				
510	Lead Fleet Technician	Non-exempt				
520	Planner	Non-exempt				
302	Plans Examiner	Non-exempt				
526	Right of Way Inspector	Non-exempt				
632	Senior Executive Assistant	Non-exempt				
705	Signs and Markings Specialist	Non-exempt				
372	Traffic Technician II	Non-exempt				
532	Water Quality Technician	Non-exempt				
728	Water Reclamation Mechanic	Non-exempt				
730	Water Reclamation Operator I	Non-exempt				
737	Water Operator II	Non-exempt				

Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
GRADE 214			**$48,609.60**	**$59,546.50**	**$70,484.18**	**Annual**
			$23.3700	**$28.6281**	**$33.8866**	**Hourly**
471	Administrative Supervisor	Non-exempt				
516	Building Inspector II	Non-exempt				
521	Code Enforcement Officer II	Non-exempt				
560	Engineering Specialist	Non-exempt				
751	Facilities Tradesman	Non-exempt				
514	Housing Rehabilitation Specialist	Non-exempt				
470	Police Records Supervisor	Non-exempt				
464	Police Telecommunications Supervisor	Non-exempt				
215	Procurement Agent	Non-exempt				
313	Technology Support Specialist II	Non-exempt				
738	Water Operator III	Non-exempt				
533	Water Quality Specialist	Non-exempt				
731	Water Reclamation Operator II	Non-exempt				
469	Water Technology Support Specialist II	Non-exempt				
GRADE 215			**$53,470.30**	**$65,501.28**	**$77,532.52**	**Annual**
			$25.7069	**$31.4910**	**$37.2752**	**Hourly**
176	Chief Building Inspector	Non-exempt				
452	Court Supervisor	Non-exempt				
300	Senior Plans Examiner	Non-exempt				
373	Traffic Technician III	Non-exempt				

Additional Pay (Applies only to Non Exempt Positions)			
	Shift Differential Pay	$0.90 per hour	*Pay for employees who work between 6:00 p.m. and 6:00 a.m.*
	On-Call/Stand-By Pay	$1.00 per hour	*Pay for employees who stand ready to work during non-work hours when assigned.*

Classified Sworn Positions

Non-Exempt Positions						
Job Code	**Grade**	**Job Title**	**FLSA ** Status**			
807	POR	Police Recruit	Non-Exempt	Flat Rate		
			Annual	**$46,349.94**		
			Hourly	**$22.2836**		
806	PO	Police Officer	Non-Exempt	Minimum	Midpoint	Maximum
			Annual	**$49,594.22**	**$59,688.98**	**$69,783.74**
			Hourly	**$23.8434**	**$28.6966**	**$33.5499**
804	DET	Police Detective	Non-Exempt	Minimum	Midpoint	Maximum
			Annual	**$53,313.94**	**$64,165.71**	**$75,017.49**
			Hourly	**$25.6317**	**$30.8489**	**$36.0661**
802	SGT	Police Sergeant	Non-Exempt	Minimum	Midpoint	Maximum
			Annual	**$71,627.66**	**$79,345.50**	**$87,063.08**
			Hourly	**$34.4364**	**$38.1469**	**$41.8572**
Exempt Positions						
800	LT	Police Lieutenant	Exempt	Minimum	Midpoint	Maximum
			Annual	**$85,252.09**	**$99,748.86**	**$114,245.62**
801	CAPT	Police Captain	Exempt	Minimum	Midpoint	Maximum
			Annual	**$93,776.76**	**$112,865.39**	**$131,954.01**

Police Officer Special Assignments Pays

5% added to base pay	Investigator
5% added to base pay	Lead Police Officer
5% added to base pay	Auto Theft Task Force
5% added to base pay	Counter Narcotics Alliance
5% added to base pay	DART
5% added to base pay	DEA Task Force
5% added to base pay	EOD (Explosives)
5% added to base pay	K9
5% added to base pay	Motorcycles
5% added to base pay	School Resource Officer (SRO)
5% added to base pay	SWAT
5% added to base pay	Volunteer Coordinator
One additional hour of pay per shift paid at time and one-half rate when serving as FTO	Field Training Officer
26	Approved Assignments

Additional Pay for Sworn Positions (Applies only to Non-Exempt Sworn)			
Shift Differential		$0.90 per hour	*Pay for employees who work between 6:00 p.m. and 6:00 a.m.*
On-Call/Stand-By Pay		$1.00 per hour	*Pay for employees who stand ready to work during non-work hours as assigned.*

**Fair Labor Standards Act*

Unclassified Positions

Exempt Positions						
Job Code	Job Title	FLSA** Status	Minimum	Midpoint	Maximum	
Grade A			**$67,799.82**	**$84,749.50**	**$101,699.19**	**Annual**
260	Assistant to the Town Manager	Exempt				
Grade B			**$76,613.83**	**$95,766.75**	**$114,919.68**	**Annual**
141	Communications & Special Events Manager	Exempt				
Grade D			**$97,827.46**	**$122,284.87**	**$146,741.19**	**Annual**
182	Deputy Chief of Police	Exempt				
Town Officers Grade I			**$94,123.96**	**$120,008.76**	**$145,892.48**	**Annual**
144	Airport Director	Exempt				
114	Community and Neighborhood Services Director	Exempt				
115	Director of Economic Development and Tourism	Exempt				
127	Development Services Director	Exempt				
116	Human Resources Director	Exempt				
136	Parks and Recreation Director	Exempt				
180	Public Works Director	Exempt				
134	Technology Services Director	Exempt				
106	Town Clerk	Exempt				
146	Water Director	Exempt				
Town Officers Grade II			**$112,450.67**	**$143,374.19**	**$174,297.69**	**Annual**
112	Assistant Town Manager	Exempt				
110	Deputy Town Manager	Exempt				
118	Finance Director	Exempt				
138	Chief of Police	Exempt				
120	Town Attorney	Exempt				
132	Town Engineer	Exempt				

***Fair Labor Standards Act*

Temporary Positions

Job Code	Job Title	FLSA** Status	Minimum		Midpoint		Maximum
826	*Lifeguard	Non-exempt	$13.00	$13.25	$13.50	$13.75	$14.00
828	*Head Lifeguard	Non-exempt	$13.50	$13.75	$14.00	$14.25	$14.50
824	*Recreation Aide	Non-exempt	$13.00	$13.25	$13.50	$13.75	$14.00

*returning employees may receive a $.25 (cents) increase each year

Job Code	Job Title	FLSA** Status	High School	College	Grad School	Law School
480	Intern	Non-exempt	$12.00	$13.00	$14.00	$15.00

Job Code	Job Title	FLSA** Status	half day session	full day session	
169	Judge Pro Tempore	Exempt	$150.00	$300.00	Flat Rate

*if less than half day session rate is $50 per hour

Additional Pay (Applies only to Non-Exempt position)		
Shift Differential	$0.90 per hour	*Pay for employees who work between 6:00 p.m. and 6:00 a.m.*
On-Call/ Stand-by	$1.00 per hour	*Pay for employees who stand ready to work as assigned during non-work hours when assigned.*

**Fair Labor Standards Act*

FISCAL YEAR 2020-2021
TOWN OF MARANA FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Grand Total
ADA Compliance Program			200,000	200,000	200,000	600,000
Adonis Road Extension	5,231,009					5,231,009
Adonis Sewer Connection & Rehabilitation	1,186,564					1,186,564
Adonis Subdivision Drainage Improvements	2,091,565					2,091,565
Air Traffic Control Tower	600,000	15,840,000				16,440,000
Airline/Lambert Water Treatment Campus	4,050,169					4,050,169
Airport Additional Vehicle Parking					72,000	72,000
Airport Drainage Study	175,000		225,000			400,000
Airport EA for State Land				480,000		480,000
Airport EA, RWY 3-21, TWY B2, Hanger 6					480,000	480,000
Airport MIRL, Beacon, PAPI Replacements	342,800	1,880,200				2,223,000
Airport Perimeter Fence and Gates			200,000			200,000
Airport Runway 30 Safety Study	175,000					175,000
Airport Taxiway A Reconstruction			588,001	5,724,000		6,312,001
Airport Taxiway MITL Lights Upgrade	1,603,200					1,603,200
Avra Valley Road Pavement Reconstruction	2,660,766					2,660,766
Barnett Channel, Tangerine Farms Conarch	50,000					50,000
Camino De Oeste Road Reconstruction	1,598,261					1,598,261
Campus Improvements		750,000				750,000
CAP Subcontract - NIA Reallocation		214,549	214,549	214,549	214,549	858,194
Clark Farms Flow Split	452,000					452,000
Continental Ranch, Blk 29,36-38,40	411,566					411,566
Continental Reserve 24 Inch Tie-in	191,137	2,300,000				2,491,137
Cortaro Road Rehabilitation	700,000					700,000
Court Jury Assembly Room	538,764					538,764
Dove Mnt Bl-Moore Rd Signal, North			189,000	551,250		740,250
Downtown Visitor Center	483,161					483,161
East and West Apron Rehabilitation	600,000	5,196,000				5,796,000

FISCAL YEAR 2020-2021
TOWN OF MARANA FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Grand Total
East Tangerine, Segment 1 Pipeline, Upsizing	320,000					320,000
El Rio Preserve CMID connection	120,000					120,000
El Rio Recreation Area Parking Lot		170,000				170,000
Gladden Farms School HAWK Signal	280,000					280,000
Heritage River Park Improvements					1,000,000	1,000,000
Impact Fee Study, Parks, FY2021	100,000					100,000
Impact Fee Study, Streets, FY2021	105,000					105,000
Impact Fee Study, Water, FY2021	120,000					120,000
Ina Road Bridge	2,070,327					2,070,327
Ina Road Pavement Reconstruction	147,677					147,677
Lon Adams Road Reconstruction	4,012,840					4,012,840
Maintenance Yard Parking Lot Paving		100,000				100,000
Marana Estates Improvements				200,000		200,000
Marana Main Street Settlement Repair	150,000					150,000
Marana Park Reservoir	1,245,979					1,245,979
Marana Park Well	551,970					551,970
Marana Road Realignment	343,595					343,595
Marana Road, Sanders Road 21 Inch Main	235,950					235,950
MOC Parking Lot Reconstruction		150,000				150,000
Moore Road Rehab, Sanders Rd to I-10			500,000			500,000
MPD Console Modernization		300,000				300,000
MPD Evidence Storage Facility Improvements		200,000				200,000
North Marana Pavement Rehabilitation	1,200,000					1,200,000
NW Marana Nature Park			100,000	1,500,000		1,600,000
NW Recharge, Recovery, and Delivery System	1,096,686	1,500,000	6,160,000	650,000		9,406,686
Parks Department Master Plan	186,838					186,838
Picture Rocks Interconnect		149,400	1,195,200			1,344,600
Picture Rocks Water Treatment Campus	4,107,266					4,107,266

FISCAL YEAR 2020-2021
TOWN OF MARANA FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Grand Total
Pines, Road Stabilization	477,000					477,000
Postvale Road, Grier Road Rehabilitation	300,000					300,000
Potable Water System Master Plan Update	95,000					95,000
Rehab of Transient, Tie Down Heli, Terminal Aprons	25,000					25,000
Rillito Village Tr Drainage Improvements	60,000	400,000				460,000
Runway 3-21, Taxiway B2, Hangar 6 Modifications2			900,000	8,400,000		9,300,000
Sandario Road Drainage Improvement	4,175					4,175
Sanders Road 24 Inch Water Line				2,227,700		2,227,700
Santa Cruz Shared Use Path at CalPortland	2,719,841					2,719,841
SCADA and Integrated Telemetry	211,356	216,320	224,973	233,972		886,621
Sewer Conveyance System Rehab	208,000	531,282	552,533	574,635		1,866,450
Silverbell Rd Sidewalk, TP to Coach		315,000				315,000
South Marana Pavement Rehabilitation	550,000					550,000
Subdivsion Restorations				1,500,000	1,500,000	3,000,000
TABY Downtown Roundabout	53,459					53,459
Tangerine Road Corridor Path			900,000			900,000
Tangerine Road Widening, I10 to Dove Mountain	200,000	12,400,000	9,100,000	4,700,000	13,100,000	39,500,000
Tangerine Road Widening, I10 to Town	452,964					452,964
Tangerine W to X Zone Booster and PRV	911,446					911,446
Taxiway C Reconstruction		588,001	5,724,000			6,312,001
Thornydale Road North Widening	68,237					68,237
Tortolita Road Sidewalks	231,171					231,171
Town Street Lighting Program		100,000	100,000	100,000	100,000	400,000
Twin Peaks Road - Sandario Road Intersection	650,000					650,000
Twin Peaks Road, Rattlesnake Pass Widening	500,000	10,799,720	3,000,000			14,299,720
West Marana Pavement Rehabilitation	700,000					700,000
Grand Total	**47,952,738**	**54,100,472**	**30,073,256**	**27,256,106**	**16,666,549**	**176,049,119**