AMENDED DECEMBER 11, 2020 @ 8: 40 a.m.

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 15, 2020, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, 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 December 15, 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.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC
At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona

Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Relating to the 2020 Census; presentation of information pertaining to the 2020 Census, including a recap of the efforts completed in Pima County, as well as additional US Census Bureau data and a 2021 look ahead (Heath Vescovi-Chiordi)

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. 2020-130; Relating to Development; approving a preliminary plat for Summerstone, Lots 1 through 150, and Common Areas "A" through "D" and Block 1 located south and west of Coachline Boulevard, north of Twin Peaks Road, and east of Silverbell Road (Brian D. Varney)

C2 Resolution No. 2020-131; Relating to Development; approving a preliminary plat for Joplin Estates, Lots 1-185, and Common Areas "A", "B", and "C-1" - "C-9" located east of Interstate 10, approximately a half-mile south of Linda Vista Boulevard (Brian D. Varney)

C3 Relating to Procurement; approving a change order to the contract with Kittelson & Associates Inc., in the amount of $67,777.00 for the Lon Adams Road Reconstruction Project (ST068); 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 (Keith Brann)

C4 Approval of the Study Session Council Meeting Summary Minutes of December 8, 2020, and the Council Regular Meeting Summary Minutes of December 1, 2020 (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2020.021: Relating to Development; amending Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements) by deleting existing subparagraph B.9 (Recreational area) and replacing it with revised subparagraph B.9 (Recreational area); and adopting the Town of Marana Subdivision Recreational Area Design Manual (Anita McNamara)

Resolution No. 2020-132: Relating to Development; declaring revised subparagraph B.9 (Recreational area) of Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements) and the Town of Marana Subdivision Recreational Area Design Manual adopted by Marana Ordinance No. 2020.021 as public records filed with the Town Clerk (Anita McNamara)

A2 Resolution No. 2020-133: Relating to Real Estate; vacating a portion of that public right-of-way of West Tangerine Road, west of Interstate 10, fronting property owned by Tangerine/I-10 LLC and International Center Tucson LLC/Secundus Tucson LLC (Jane Fairall)

A3 Resolution No. 2020-134: Relating to Development; approving and authorizing the Mayor to sign the Fifth Amendment to the Gladden Farms II Development Agreement (Jane Fairall)

A4 Resolution No. 2020-135: Relating to Development; approving the Final Plat for Saguaro Bloom "7B", Lots 203-377, Common Areas "A" (Drainage/Open Space) and "B" (Park), generally located at the southeast corner of the intersection of Lambert Lane and Saguaro Peaks Boulevard; and authorizing the Town Engineer to sign the TEP easement (Justin Currie)

A5 Resolution No. 2020-136: Relating to Intergovernmental Relations; adopting a 2021 Town of Marana Legislative Policy Priority Program and authorizing and directing those authorized to lobby on behalf of the Town of Marana to represent and pursue it (Heath Vescovi-Chiordi)

A6 Resolution No. 2020-137: Relating to Personnel; approving a mid-year Team Performance Pay increase effective as of the pay period starting on January 2, 2021 for eligible Town of Marana employees and approving a corresponding budget capacity transfer from the general fund contingency line item to each applicable department budget in the Fiscal Year 2020-2021 budget (Curry C. Hale)

A7 Ordinance No. 2020.022: Relating to Utilities; rescinding Marana Ordinance No. 2020.006, as extended by Marana Ordinance No. 2020.007, which temporarily suspended enforcement of Marana Town Code Section 14-5-4 (Nonpayment of delinquent bill; filing of lien; interest) as it relates to disconnecting utility service for non-payment; and authorizing Town staff to implement payment plan options and other customer assistance programs for the collection of delinquent payments (Amanda Jones)

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 (Terry Rozema)

EXECUTIVE SESSIONS

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

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

E2 Executive session pursuant to A.R.S. § 38-431.03(A)(4) for discussion or consultation with the Town's attorneys in order to consider the Town's position and instruct its attorneys regarding the Town's position regarding possible litigation and/or settlement negotiations related to the One Arizona Opioid Settlement Memorandum of Understanding.

E3 *Executive session pursuant to A.R.S. § 38-431.03(A)(7) for discussion or consultation with the Town Manager, Town Engineer, and Town Attorney, as designated representatives of the Town, in order to consider the Town's position and instruct its representatives regarding negotiations for the sale or lease of interests in real property located on the south side of Silverbell Road between its two*

Continental Reserve Loop intersections and consisting of the Picture Rocks Wash drainageway, Pima County Assessor's Parcel No. 221-21-004E, for flood control purposes.

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: 12/15/2020

To: Mayor and Council

Submitted For: Heath Vescovi-Chiordi, Assistant to the Town Manager

From: Heath Vescovi-Chiordi, Assistant to the Town Manager

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Strategic Plan Focus Area Additional Info:
N/A

Subject: Relating to the 2020 Census; presentation of information pertaining to the 2020 Census, including a recap of the efforts completed in Pima County, as well as additional US Census Bureau data and a 2021 look ahead (Heath Vescovi-Chiordi)

Discussion:
N/A

Staff Recommendation:
Presentation only.

Suggested Motion:
Presentation only.

Attachments

Census 2020 Recap Presentation

Thank You

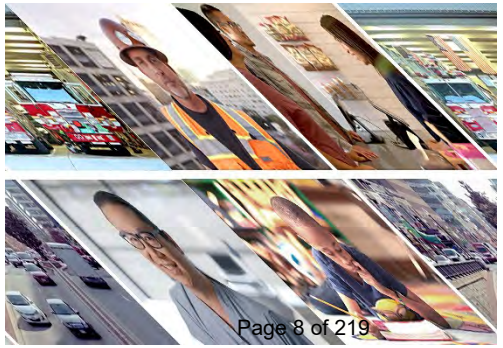
- *Presented By:*

Maria Vianey Valdez-Cardenas

- *Town of Marana, Arizona*

Mayor and Council Regular Meeting

- *December 15, 2020 at 6:00pm*



Agenda

- Introductions
- 2020 Census National Recap
- 2020 Census Regional Recap
- What's Next in 2021
- U.S. Census Bureau Data Services



2020 Census: Measuring Response Rates

Response Rates

- National Self-Response Rate: 67%
- Projected Self-Response Rate: 65.6%
- Response Rate in 2010: 66.5%

First Nationwide Census Available Online

- No down time
- No data breaches
- Average Response Time: 9 minutes

How did people respond?

- Internet (easiest and preferred): 79.86%
- Mail: 18.3%
- Phone: 1.85%

https://www.census.gov/content/dam/Census/newsroom/press-kits/2020/20201021-transcript-2020-census-op-brief.pdf

Nonresponse Followup (NRFU)

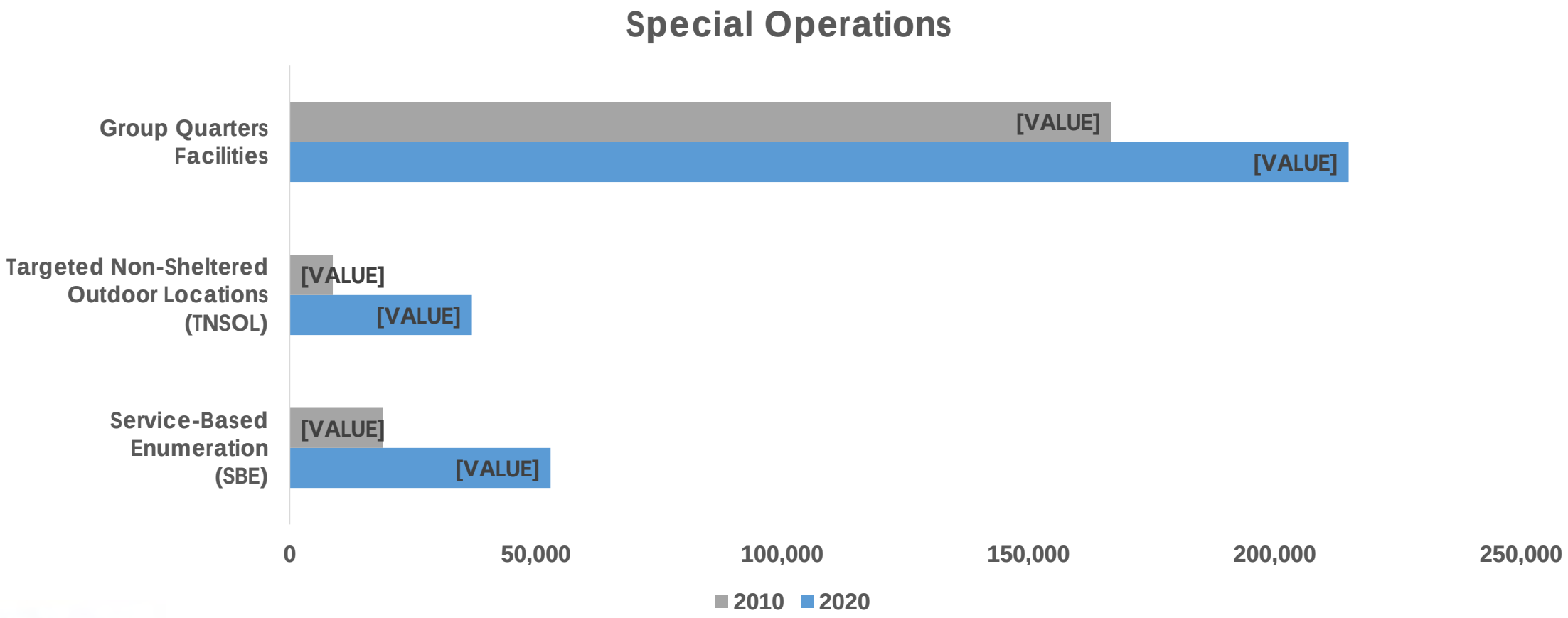


NRFU Workload: 33% of U.S. Households

- **2020**: 64 million addresses counted in a 68-day period
- **2010**: 47.2 million addresses counted in a 69-day period
- As of October 16, 24.1% Proxy (23.8% in 2010)
- Use of Administrative Records: 13.9% (22.5% projected)

https://www.census.gov/content/dam/Census/newsroom/press-kits/2020/20201021-transcript-2020-census-op-brief.pdf

2020 Census National Recap



https://www.census.gov/content/dam/Census/newsroom/press-kits/2020/20201021-transcript-2020-census-op-brief.pdf

2020 Census Recap
Denver Region/Dallas RCC

Partnership Specialists: 313

Includes Tribal and Media (pivoted from in-person to virtual)

Enumerators: 48,439

Technology enabled higher productivity

Area Census Offices (ACOs): 50

- Adapted to wildfires, social unrest, hurricanes, and a pandemic
- PPE ordered and distributed

Partners: 67,619

Complete Count Committees (CCCs): 1,261

Includes 11 State CCCs

State Self-Response Rates

State	Response Rate	U.S. Ranking
Nebraska	71.9%	4
Utah	71.0%	10
Colorado	70.0%	14
Kansas	69.8%	15
South Dakota	67.5%	23
North Dakota	65.2%	29
Arizona	64.1%	32
Texas	62.8%	39
Wyoming	61.1%	40
Oklahoma	61.0%	41
Montana	60.4%	45
New Mexico	58.7%	48
National	67%	



https://public.tableau.com/profile/us.census.bureau#!/vizhome/2020CensusSelf-ResponseRankings/RankingsDashboard

What's Next in 2021

State Populations Counts

Projected release: December 31, 2020 (as close to the statutory dates as possible)

Redistricting Counts

Available 2021 (TBD)

Post Enumeration Survey (PES)

- Measures the quality of the 2020 Census and produces the undercount and overcount
- End of data collection October 2021
- Projected release (TBD)

Ongoing Monthly Surveys

- American Community Survey (ACS) release: December 10, 2020
- Field Representative/Interviewer positions regionwide

What's Next in 2021
Household Surveys



Top Five Household Surveys

- Household Pulse Survey
- American Community Survey (ACS)
- Current Population Survey (CPS)
- National Crime Victimization Survey (NCVS)
- National Health Interview Survey (NHIS)

https://www.census.gov/programs-surveys/surveyhelp/about-household-surveys.html

Data Services
Data Dissemination Program

The Census Bureau's Data Dissemination Specialists are a core team of data experts and trainers who work directly with our customers, training them on how to access their data and learning more about their needs.

To request training, please email: census.askdata@census.gov





data.census.gov

Data Tools

https://www.census.gov/data/academy/topics/data-census-gov.html













Thank you

- **Your participation during the 2020 Census was monumental. It was trusted voices like yours that helped shape the future of our community for the next 10 years. Without your efforts this would not have been possible.**

United States® Census 2020

thank you

THE U.S. CENSUS BUREAU HEREBY RECOGNIZES

Town of Marana, Arizona

as an invaluable member of the 2020 Census Community Partnership and Engagement Program. We appreciate the efforts you made in making the Partnership Program a success and helping achieve a successful 2020 Census.

Dr. Steven D. Dillingham, Director
U.S. Census Bureau

United States® Census Bureau

Council-Regular Meeting **C1**

Meeting Date: 12/15/2020

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-130; Relating to Development; approving a preliminary plat for Summerstone, Lots 1 through 150, and Common Areas "A" through "D" and Block 1 located south and west of Coachline Boulevard, north of Twin Peaks Road, and east of Silverbell Road (Brian D. Varney)

Discussion:

Request
Perry Engineering, representing Crown West Land Group, is requesting approval of a preliminary plat for Summerstone, Lots 1 through 150 and Common Areas "A" (Open Space Conservation), "B" (Drainage / Detention Basin), "C" (Utility Access), and "D" (Recreation, Landscape and Bufferyards), and Block 1.

Zoning and Land Use
The 41.67 acres subject to the proposed plat is part of the 45.30 acre La Puerta Del Norte East Annexation approved by the Marana Town Council on September 15, 2020 by the adoption of Marana Ordinance No. 2020.011. At annexation, the Pima County zoning was translated to Marana R-3.5 (Residential) with conditions and restrictions approved by a variance issued to the property owner by the Pima County Board of Adjustment, District No. 3 prior to the annexation. The additional conditions and restrictions are as follows:

1. No more than 150 single-family residences shall be constructed
2. All homes shall be constructed as one-story
3. The minimum lot size shall be 4,800 square feet
4. The minimum front yard setback shall be 20 feet
5. The minimum side yard setback shall be five feet
6. The minimum rear yard setback shall be ten feet

The preliminary plat proposes 150 residential lots. The subdivision minimum lot size

is 4,800 square feet with a maximum lot size of 9,441 square feet, and an average lot size of 5,763 square feet. The density proposed for this subdivision is 3.6 residences per acre. The R-3.5 (Residential) development standards will apply along with the additional conditions and restrictions identified above. All lots will be subject the Town's Residential Design Standards.

Recreation Area
Onsite private recreational facilities are proposed in accordance with the requirements of the La Puerta Del Norte East Pre-Annexation Development Agreement. Active and passive recreation is proposed to include a central park area (31,157 square feet) containing amenities such as a turfed area, a shaded playground, a ramada covered picnic table, bench seating, dog waste stations, and shade trees. A dog park of approximately 19,728 square feet is also proposed. The dog park contains amenities such as a fenced dog run area, dog waste stations, picnic table, bench seating, pet drinking fountain, and trash receptacles. Two additional recreation areas totaling 25,548 square feet are provided that will each include bench seating, shade trees, and a decomposed granite walking path.

A cultural preservation area of approximately 430,090 square feet exists in the west half of the development and has been set aside as open space and Common Area "C".

Access and Traffic Circulation
Access will be provided directly from Coachline Blvd. on the north of the proposed development, as well as from Linda Vista Blvd. on the south. The property owner will be required to improve Linda Vista Blvd. in order to provide secondary access to the subdivision to and from Silverbell Road, west of the subdivision. In accordance with the La Puerta Del Norte East Pre-Annexation Development Agreement, the Town will financially participate in the improvement of Linda Vista Blvd. through a developer reimbursement of a portion of the Town's construction sales tax generated from the development of the property.

The preliminary plat proposes one mile of new public streets that will be dedicated to, and maintained by, the Town. The new streets will use the Town's 42-foot street section with sidewalks attached to the curb.

Neighborhood Design Plan
In accordance with the Town Residential Design Standards, a Neighborhood Design Plan (NDP) has been reviewed and accepted by staff, and has been included as an attachment to this report. The home builder will be required to submit a Residential Design Plan at the time of review of the model home plans and shall comply with the Town's architectural standards for home construction.

Utility Service
The proposed subdivision is located within the Marana Water service area and the Town's assured water supply shall apply to the property. The developer shall be responsible for the construction of all on-site water utility infrastructure in accordance with the development agreement. Block 1, in the southeast corner of the proposed plat, will be dedicated to the Town by final plat in order to accommodate the expansion of an

existing Town well site adjacent to the proposed block. The well site expansion will include the construction of a 100,000 gallon water storage tank. In exchange for the dedication of the land area for the tank, the Town will abandon approximately 10,000 square feet of land area near the center of the project containing an abandoned Marana Water well, and convey the property to the property owner.

The proposed plat is located within the wastewater service area of Pima County Regional Wastewater Reclamation Department. The property owner must show evidence of wastewater system approval to the Town prior to any building permits being issued for the development.

Planning Commission Recommendation
The preliminary plat was considered by the Marana Planning Commission at its November 18, 2020, meeting. The Commission voted unanimously by a vote of 4-0 to recommend approval of the plat by the Town Council.

Financial Impact:
In accordance with the La Puerta Del Norte East Pre-Annexation Development Agreement (adopted by Marana Resolution No. 2020-095), the Town will financially participate in improvements to Linda Vista Boulevard through reimbursement to the developer of a portion of the Town construction sales taxes generated from the development of the property. The agreement states that the Town's share of the public improvement costs shall be 50% of all public improvement costs for the Linda Vista improvements, and that the Town's reimbursements shall not exceed $400,000.00. Additionally, the agreement states that the Town will waive 50% of all plan review fees and inspection and construction permit fees for the Linda Vista improvements. It is anticipated that such reimbursement will not commence earlier than fiscal year 2021-2022.

Staff Recommendation:
Staff has reviewed the request against the requirements of Marana Ordinance No. 2020.011, the La Puerta Del Norte East Pre-Annexation and Development Agreement, the Marana Land Development Code, the Marana General Plan, and the Marana Town Code. This preliminary plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:
I move to adopt Resolution No. 2020-130, approving a preliminary plat for Summerstone, Lots 1 through 150 and Common Areas "A" through "D" and Block 1.

Attachments

Resolution No 2020-130
PRV2008-001 Summerstone PP

PRV2008-001 SUMM PP NDP
PRV2008-001 SUMM PP Map
PRV2008-001 SUMM PP Commission Minutes
PRV2008-001 SUMM PP App

MARANA RESOLUTION NO. 2020-130

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT FOR SUMMERSTONE, LOTS 1 THROUGH 150, AND COMMON AREAS "A" THROUGH "D" AND BLOCK 1 LOCATED SOUTH AND WEST OF COACHLINE BOULEVARD, NORTH OF TWIN PEAKS ROAD, AND EAST OF SILVERBELL ROAD

WHEREAS on September 1, 2020, the Mayor and Town Council adopted Marana Resolution No. 2020-095 authorizing the Mayor to sign the Intergovernmental Agreement among Pima County, the Pima County Flood Control District, and the Town of Marana regarding Open Space near the El Rio Preserve; the La Puerta Del Norte East Pre-Annexation Development Agreement; and the annexation petition for the Town-owned properties in the La Puerta Del Norte East annexation area; and authorizing staff to de-annex Town-owned properties from the La Puerta Del Norte Mobile Home Subdivision Declaration of Restrictions; and

WHEREAS on September 15, 2020, the Mayor and Town Council adopted Marana Ordinance No. 2020.011, approving an annexation of 45.30 acres of land known as the La Puerta Del Norte East Annexation, for which the zoning was translated from Pima County zoning to the Town of Marana zoning of R-3.5 (Residential) (the "Annexation Area");

WHEREAS Perry Engineering, representing Crown West Land Group, has applied for approval of a preliminary plat for Summerstone, Lots 1 through 150, and Common Areas "A" (Open Space Conservation), "B" (Drainage / Detention Basin), "C" (Utility Access), and "D" (Recreation, Landscape, and Bufferyards), and Block 1 located in the Annexation Area, south and west of Coachline Blvd., north of Twin Peaks Road, and east of Silverbell Road; and

WHEREAS the Mayor and Town Council, at its December 15, 2020 meeting, determined that the preliminary plat for Summerstone should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the preliminary plat for Summerstone, Lots 1 through 150 and Common Areas "A" through "D" and Block 1 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of December, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 1,816,125 SF, OR 41.669 ACRES.
2. THE ZONING IS R-3.5, PER TOWN OF MARANA ANNEXATION ORDINANCE 2020.011.
3. THE DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF MARANA ORDINANCE 2020.011 AND THE PRE-ANNEXATION DEVELOPMENT AGREEMENT APPROVED BY MARANA RESOLUTION 2020-095 AND RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE AT SEQUENCE NO. 20202480963.
4. THE ASSESSOR'S PARCEL NUMBERS FOR THIS PROJECT ARE 226-05-1570, 226-05-0070, 226-05-0080, 226-05-0610 AND 226-05-149B.
5. THE NUMBER OF RESIDENTIAL LOTS IS 150.
6. GROSS DENSITY IS 3.6 RAC.
7. MINIMUM ALLOWABLE LOT SIZE 4,800 SF.
   MINIMUM PROVIDED LOT SIZE 4,800 SF. (36 TOTAL LOTS).

   AVERAGE LOT SIZE 5,763 SF.

   MAXIMUM LOT SIZE 9,441 SF.

   MAXIMUM ALLOWABLE BUILDING HEIGHT – NOT GREATER THAN ONE-STORY, EXCEPT AS OTHERWISE PERMITTED.

   THE ALLOWABLE LOT COVERAGE BY BUILDINGS AND STRUCTURES SHALL NOT EXCEED 75% OF THE LOT TOTAL.
8. APPROXIMATE AREAS:
   COMMON AREA "A" – OPEN SPACE CONSERVATION = 430,090 SF.

   COMMON AREA "B" – DRAINAGE / DETENTION BASIN = 171,646 SF.

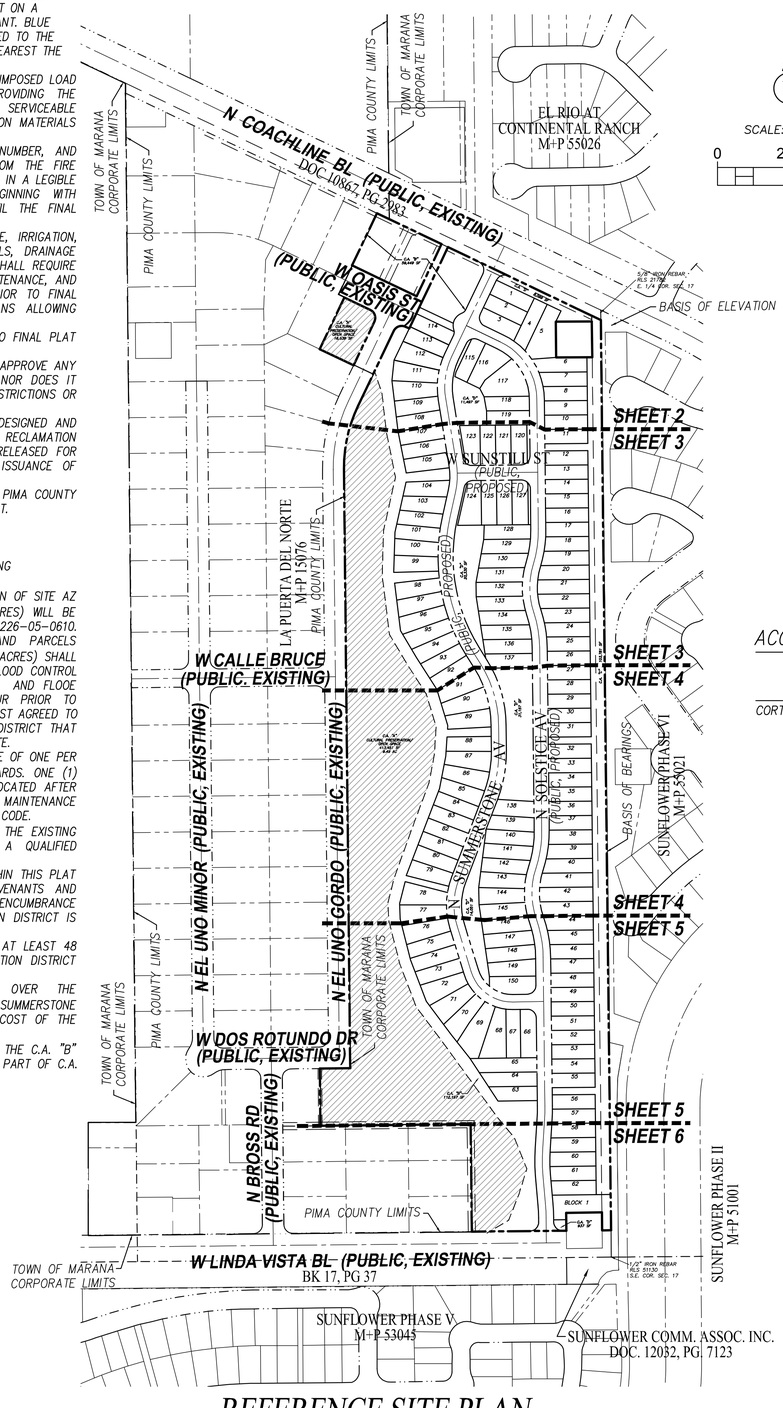
   COMMON AREA "C" – UTILITY ACCESS = 103,781 SF.

   COMMON AREA "D" – RECREATION = 78,547 SF., BUFFERYARD = 9036 SF., ALL OF RECREATION AND BUFFERYARD IS LANDSCAPED = 87,583 SF.

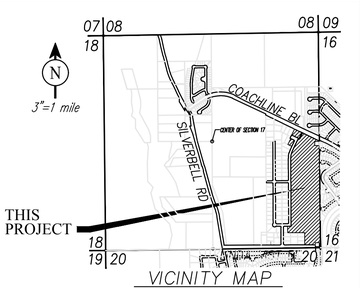
   BLOCK 1 – WELL SITE EXPANSION = 10,006 SF.
9. BUILDING SETBACKS PER ZONING
   – FRONT: 20' MINIMUM.
   – SIDE: 5' MINIMUM WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10'.
   – REAR: 10' MINIMUM.
10. NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
11. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT (150 LOTS X 2 = 300).
12. COACHLINE BOULEVARD AND LINDA VISTA BOULEVARD ARE THE NEAREST PAVED ACCESS, AND ARE ADJACENT TO THIS PROJECT.
13. 1.0 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 PIMA ASSOCIATION OF GOVERNMENTS (PAG) STANDARDS AND SPECIFICATIONS, 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. INTERIOR STREETS: POSTED SPEED LIMIT FOR THIS PROJECT IS 25 MPH, THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH. COACHLINE BL: POSTED SPEED LIMIT IS 35 MPH AND THE DESIGN SPEED IS 35 MPH. LINDA VISTA BL: POSTED SPEED LIMIT IS 25 MPH, DESIGN SPEED IS 30 MPH. THE DESIGN VEHICLE IS A WB-40 FOR ALL STREETS.
17. LOTS ARE "A" (FRONT DRAINING) OR "B" (SPLIT FRONT/REAR 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 PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DISTRICT.
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 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.
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 THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
28. THE BASIS OF BEARINGS FOR THIS PROJECT ARE BASED ON EAST SECTION LINE OF SECTION 17, AS MEASURED BETWEEN THE SOUTHEAST CORNER OF SAID SECTION, BEING A 1/2" IRON REBAR, WITH BRASS TAG, RLS 51130 AND THE EAST 1/4 CORNER, BEING A 5/8" IRON REBAR, WITH BRASS TAG, RLS 21782. SAID BEARING BEING, NORTH 00° 38' 34" WEST.
29. THE BASIS OF ELEVATION FOR THIS PROJECT ARE BASED ON PCDOT OPUS CONTROL POINT 'L09' AND IS LOCATED APPROXIMATELY 47 FEET SOUTHEAST OF THE EAST 1/4 CORNER OF SECTION 17. IT'S LOCATION IS SHOWN ON THE PLANS. SAID ELEVATION IS 2090.52, NAVD88.

GENERAL NOTES (cont.)

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 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 OF 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, DRAINAGE IMPROVEMENTS, 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. ACCEPTED IMPROVEMENT PLANS WILL BE REQUIRED PRIOR TO FINAL PLAT ACCEPTANCE.
36. 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.
37. 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 PIMA COUNTY RECLAMATION PRIOR TO THE ISSUANCE OF SEWER CONSTRUCTION PERMITS.
38. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY RECLAMATION BEFORE BEGINNING ANY WORK ON THIS PROJECT.
39. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI-RESISTANT MATERIALS.
40. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
41. SEE SEPARATE LANDSCAPING PLANS FOR ON-SITE LANDSCAPING PERCENTAGE REQUIRED AND PROVIDED.
42. LOS MORTEROS PRESERVATION / SITE AVOIDANCE: A PORTION OF SITE AZ AA:12:57 (ASM) LOS MORTEROS, (MEASURING CA. 10.5 ACRES) WILL BE PROTECTED IN PLACE WITHIN PARCELS 226-05-1570 AND 226-05-0610. THE SAME 10.5 ACRES WITHIN THE SUBJECT SITE AND PARCELS 226-04-014D (CA. 8.08 ACRES), 226-004-016H (CA. 2.2 ACRES) SHALL BE DEDICATED TO PIMA COUNTY , OR THE PIMA COUNTY FLOOD CONTROL DISTRICT TO MITIGATE IMPACTS TO CULTURAL RESOURCES AND FLOOE CONTROL CONSIDERATIONS. THE DEDICATION SHALL OCCUR PRIOR TO ANNEXATION, OR AT A MINIMUM, SHALL BE PLACED IN A TRUST AGREED TO BY PIMA COUNTY OF THE PIMA COUNTY FLOOD CONTROL DISTRICT THAT WILL ALLOW FOR THE DEDICATION TO OCCUR AT A LATER DATE.
43. STREET TREES ARE REQUIRED TO BE PLACED AT AN AVERAGE OF ONE PER FIFTY (50) FEET TO SATISFY MARANA RESIDENTIAL STANDARDS. ONE (1) STREET TREE SHALL BE PLANTED ON EACH LOT, TO BE LOCATED AFTER DRIVEWAYS ARE INSTALLED. STREET TREES ARE SUBJECT TO MAINTENANCE REQUIREMENTS DEFINED IN THE MARANA LAND DEVELOPMENT CODE.
44. ANY GROUND DISTURBANCE WITHIN 30.5 m (100.0 FT.) OF THE EXISTING LOS MORTEROS BOUNDARY SHALL BE MONITORED BY A QUALIFIED ARCHAEOLOGIST.
45. ALL CORTARO-MARANA IRRIGATION DISTRICT EASEMENTS WITHIN THIS PLAT SHALL MAINTAIN ALL SUPERIOR PRIOR RIGHTS AND COVENANTS AND MAINTAIN THOSE EXCLUSIVE RIGHTS IN PERPETUITY WITH NO ENCUMBRANCE UNLESS AUTHORIZATION FROM CORTARO-MARANA IRRIGATION DISTRICT IS RECEIVED IN WRITING.
46. CORTARO-MARNANA IRRIGATION DISTRICT WILL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO WORK IN ANY CORTARO-MARANA IRRIGATION DISTRICT EASEMENT.
47. THE COST OF THE REINFORCED CONCRETE CAP OVER THE CORTARO-MARANA IRRIGATION DISTRICT 48" PIPELINE AT N SUMMERSTONE AVENUE AND DETAILED ON SHEET 5, SHALL BE AT THE COST OF THE DEVELOPER.
48. THE EXISTING 20' WIDE DRAINAGE WAY PARCEL LOCATED IN THE C.A. "B" BASIN WILL BE ABANDONED BY FINAL PLAT AND BECOME A PART OF C.A. "B".



REFERENCE SITE PLAN



VICINITY MAP

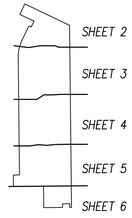
A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

- NEW 8" SEWER (PUBLIC)
- NEW SEWER MANHOLE (PUBLIC)
- NEW SEWER CLEANOUT
- 8" W — NEW 8" WATER LINE
- NEW WATER VALVE
- NEW DVA
- NEW FIRE HYDRANT
- NEW SIGN
- •90.38 CENTERLINE ELEVATION (ADD 2000)
- 90.2/B FINISHED PAD ELEVATION (ADD 2000) WITH LOT TYPE DRAINAGE SHOWN
- 90 PROPOSED CONTOUR (ADD 2000)
- PROPOSED CENTERLINE MONUMENT
- NEW PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW ROCK RIP-RAP
- NEW GROUTED ROCK RIP-RAP
- EX. WATER VALVE
- —W— EX. WATER LINE
- EX. WATER METER
- EX. WATER VALVE
- EX. FIRE HYDRANT
- —G— EX. GAS LINE
- —S— EX. SEWER LINE
- EX. SEWER MANHOLE
- SEWER CLEAN OUT
- UGE EX. UNDERGROUND ELECTRIC
- EX. SIGN
- 88.5 EXISTING CONTOUR (ADD 2000)
- x 90.42 EX. SPOT ELEVATION (ADD 2000)
- EX. CONC. SURFACES
- EX. EDGE OF A.C. PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- CALCULATED POSITION NOT FOUND OR SET
- FOUND 2" BRASS CAP – B.L.M. LOT CORNER
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON REBAR W/BRASS TAG – RLS 51130
- (C) CALCULATED DATA PER THIS SURVEY
- (M) MEASURED DATA PER THIS SURVEY
- NEW COMMON AREA "A"
- SUGGESTED DRIVEWAY LOCATION
- DIRECTION OF FLOW IN STREET

ACCEPTED BY:

CORTARO MARANA IRRIGATION DISTRICT — DATE



KEY PLAN

SHEET INDEX

SHEET 1 .....COVER SHEET, REFERENCE SITE PLAN AND GENERAL NOTES
SHEETS 2–6 .....PRELIMINARY PLAT SHEETS

OWNER

GLADDEN PHASE II, LLC
330 E WETMORE ROAD, SUITE 250
TUCSON, AZ 85705
CONTACT: DEAN WINGERT
PHONE: 520-888-3962
EMAIL: DWingert@crownwest.com

DEVELOPER

CROWN WEST LAND GROUP
330 E WETMORE ROAD, SUITE 250
TUCSON, AZ 85705
CONTACT: JIMMY GAULIN
PHONE: 520-888-3962
EMAIL: JGaulin@crownwest.com

#PRV2008-001

PRELIMINARY PLAT OF
SUMMERSTONE
A REPLAT OF A PORTION OF LA PUERTA DEL NORTE

LOTS 1 THROUGH 150 AND COMMON AREAS "A" – OPEN SPACE CONSERVATION, "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION, LANDSCAPE AND BUFFERYARDS AND BLOCK 1, BEING A A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	DATE	REVISION	BY	CH	APPR

PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT:
KEN PERRY, P.E.
520-620-9870
PERRYENGINEERING.NET

Registered Professional Engineer 34910 KENNETH D. PERRY Date signed 12/11/20 ARIZONA, U.S.A.

ADMINISTRATIVE ADDRESS
10015 N COACHLINE BL
TUCSON, AZ 85743
PARCEL 226-05-1570

DATE: 12-01-20 | REV:
SCALE: 1" = 200' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
1 OF 6

F:\Perry Engineering\20024 – KB Home MUSD\Preliminary Plat\20024-PP-01 TITLE.dwg Plotted: Dec 01, 2020 – 12:37pm KPE04082019

USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

PROPOSED NORTH BASIN
BOTTOM = 2080.0
TOP = 2088.5
WEIR CREST = 2088.0
Q100 IN = 165 cfs
Q100 OUT CULVERT = 17 cfs
Q100 OUT WEIR = 0 cfs
MAX WSEL 100 = 2086.6'
WEIR LENGTH = 40.0'
MAX VOL 100 = 5.7 Ac-Ft
RETAINED VOL = 0.24 Ac-fT

226-05-009A

PIMA COUNTY LIMITS
TOWN OF MARANA CORPORATE LIMITS
214 LF 24" CMP (TOTAL LENGTH)
INV=79.93
EL RIO AT CONTINENTAL RANCH M+P 55026
FOR N SUMMERSTONE AV PROFILE SEE SHEET 5
DOC 10867, PG 2983
W. COACHLINE BLVD. (PUBLIC, EXISTING)
W. OASIS ST. (PUBLIC, EXISTING) M+P 15076
27 LF 24" CHDPE AT 1.0%
INV=82.0
INV=80.63
C.A. "B" 59,449 SF
INLET 1 RIM=86.50 INV=82.27
55.6 LF 8" SAN AT 0.50%
GRADE TO DRAIN
181.1 LF 8" SAN AT 0.50%
EX SAN. MH RIM=86.82 INV=75.60
WSEL=87.20
SAN. MH 1 RIM=87.30 INV=75.98
C.A. "A" CULTURAL PRESERVATION/ OPEN SPACE 16,639 SF
C.A. "A" CULTURAL PRESERVATION/ OPEN SPACE 413,451 SF 9.49 AC
N. EL UNO GORDO (PUBLIC, EXISTING) M+P 15076
LA PUERTA DEL NORTE M+P 15076
SAN. MH 20 RIM=88.72 INV=77.72
SAN. MH 21 RIM=89.06 INV=78.12
59.6 LF 8" SAN AT 0.50%
SAN. MH 2 RIM=88.18 INV=76.99
SAN. MH 3 RIM=88.93 INV=77.61
SAN. MH 4 RIM=89.43 INV=78.22
SAN. MH 5 RIM=90.02 INV=78.82
101.2 LF 8" SAN AT 0.50%
(EXCLUDED) 226-03-002F
CORTARO-MARANA IRRIGATION DISTRICT
WELL 17-1-1 ADWR#55-085388
C.A. "C" - UTILITY ACCESS 1037 SF
C.A. "D" 11,097 SF
C.A. "B" - DRAINAGE / DETENTION BASIN 101,262 SF
SUNFLOWER PHASE VI M+P 55021
PCDOT 'L09' BASIS OF ELEVATION EL. = 2090.52
5/8" IRON REBAR RLS 21282 E. 1/4 COR. SEC. 17
R=25.00' L=39.19' Δ=89°49'35"(M)
R=25.00' L=39.27' Δ=90°00'00"(R1)
R=401.14' L=183.09' Δ=26°09'07"(M)
R=401.14' L=196.52' Δ=26°15'12"(R1)
RADIAL BEARING =S25°39'19"W
TOWN OF MARANA CORPORATE LIMITS
PIMA COUNTY LIMITS
MATCH LINE
SEE SHEET 3

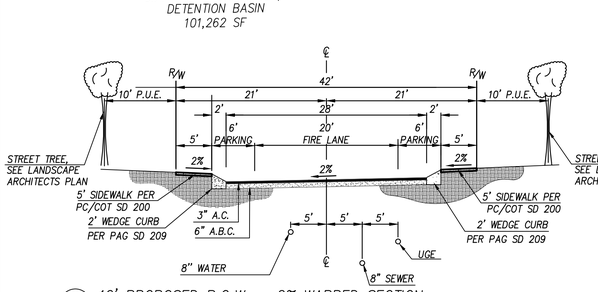
SCALE: 1"=40'
0 40 80 Feet
C.I.: 0.5'

KEYNOTES - FOR THIS SHEET ONLY

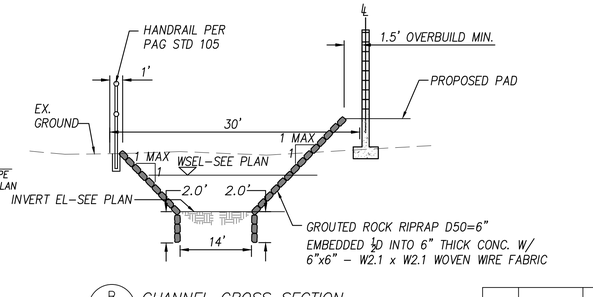
1. NEW CONCRETE VERTICAL CURB AND GUTTER-TYPE 1(G)
2. NEW 4' WIDE VALLEY GUTTER PER PAG STD. 208
3. NEW 5' CONCRETE SIDEWALK PER PAG STD. 200.
4. NEW FIRE HYDRANT
5. NEW 24" CONCRETE WEDGE CURB PER PAG STD. 209.
6. NEW CONCRETE CURB TRANSITION PER PAG STD. 210.
7. NEW CURB ACCESS RAMP PER MARANA 600 SERIES DETAILS.
8. NEW SURVEY MONUMENT PER PAG STD. 103.
9. NEW HANDRAIL PER PAG STD. 105, WITH PIPE SLEEVE ATTACHMENT PER DETAIL A, ON SHEET 6.
10. NEW SIDEWALK SCUPPER PER PAG STD. 205.5, TYPE 3
11. NEW PAVEMENT SECTION PER DTL. A ON SHEET 2.
12. 10 FT. PUBLIC UTILITY EASEMENT, DEDICATED BY THE FINAL PLAT
13. 42 FT. RIGHT-OF-WAY TO BE DEDICATED BY THE FINAL PLAT
14. 1' NO VEHICULAR ACCESS EASMT. GRANTED BY THE FINAL PLAT
15. NEW ROCK RIP-RAP, D50=6", T=12" UNDERLAIN BY MIRAFI FABRIC OR APPROVED EQUAL
16. NOT USED
17. NEW SIGHT VISIBILITY TRIANGLE, 150x15 NEAR SIDE, 15 MPH DESIGN SPEED
18. NEW SIGHT VISIBILITY TRIANGLE, 280x14.5 FAR SIDE
19. NEW SIGHT VISIBILITY TRIANGLE, 280x14.5 NEAR SIDE
20. CMID UNDERGOUND PIPE
21. CMID JUNCTION BOX
22. NEW 15' CMID/TEP EASEMENT, DEDICATED ON FINAL PLAT
23. NEW STOP SIGN
24. 30' PUBLIC SEWER EASEMENT, TO BE ABANDONED BY THE FINAL PLAT
25. 10' PUBLIC UTILITY EASEMENT, TO BE ABANDONED BY THE FINAL PLAT
26. 40 L.F. x 1' WIDE x 3' DEEP - CONCRETE WEIR
27. NEW 6.5' WIDE MOUNTABLE WEDGE CURB
28. INLET PER PAG STD DTL 309
29. NEW KEEP RIGHT ROUND-A-BOUT ARROW SIGN
30. NEW YIELD SIGN
31. INFLOW Q100 = 21 cfs
32. 25 FT. INGRESS/EGRESS EASEMENT PER M+P 15, PG.76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425
33. 283 LF - 20' WIDE LANDSCAPE BUFFERYARD
34. REMOVE EX. CATCH BASIN COMPLETE AND EXTEND EX. 24" 24" CMP 42 L.F. SOUTH. EX. CB INVERT = 80.58, NEW PIPE END INVERT = 80.63.
35. EXISTING TEP FACILITIES TO BE REMOVED BY TEP AT DEVELOPER'S EXPENSE
36. 25 FT. INGRESS/EGRESS EASEMENT PER BOOK 107, PAGES 158-159, PARAGRAPH 29 OF THE DOCUMENT THAT BEGINS ON PAGE 151.
37. NEW 10 FT. WIDE CMID PEDESTRIAN ACCESS EASEMENT
38. NEW 14' GATE, 7' PANELS HINGED OUT, MEETING MIDDLE.
39. NEW WELL SITE WALL, TO BE BUILT 6' WEST OF CMID EASE.

LINE TABLE

No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°34'53"W 60.01'(M)	S63°51'26"E 60.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

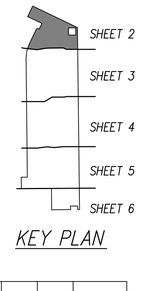


A/2 42' PROPOSED R.O.W. - 2% WARPED SECTION
H:1"=10', V:1"=5'



B/2 CHANNEL CROSS SECTION
NTS

SEE SHEET 6 FOR CENTERLINE DATA TABLES



KEY PLAN

NO.	DATE	REVISION	BY	CH	APPR

#PRV2008-001

PRELIMINARY PLAT OF
SUMMERSTONE
A REPLAT OF A PORTION OF LA PUERTA DEL NORTE
LOTS 1 THROUGH 150 AND COMMON AREAS "A" - OPEN SPACE CONSERVATION, "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION, LANDSCAPE AND BUFFERYARDS AND BLOCK 1, BEING A A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT:
KEN PERRY, P.E.
520-620-9870
PERRYENGINEERING.NET

REGISTERED PROFESSIONAL ENGINEER KENNETH D. PERRY 24810 Date signed 12/01/20 ARIZONA, U.S.A.

ADMINISTRATIVE ADDRESS
10015 N COACHLINE BL
TUCSON, AZ 85743
PARCEL 226-05-1570

DATE: 12-01-20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
2 OF 6

THESE PLANS ARE THE PROPERTY OF PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT. USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC

C:\Perry Engineering\20024 - KB Home MUSI\Preliminary Plat\20024-PP-02-06 PLAN.dwg PlotText: Dec 01, 2020 - 12:41pm KPE04082019

MATCH LINE

SEE SHEET 2

SEE SHEET 4

SCALE: 1"=40'

0 40 80 Feet

C.I.: 0.5'

KEYNOTES - FOR THIS SHEET ONLY

1. NEW CONCRETE VERTICAL CURB TYPE 2 PER PAG STD. 209
2. CUT, TRIM, TACK AND JOIN EXIST. PAVEMENT TO NEW PAVEMENT. SAWCUT 1' MIN. INTO EXIST. PAVEMENT TO PROVIDE UNIFORM CONSTRUCTION JOINT
3. NEW 5' CONCRETE SIDEWALK PER PAG STD. 200.
4. NEW FIRE HYDRANT
5. NEW 24" CONCRETE WEDGE CURB PER PAG STD. 209.
6. NEW CONCRETE CURB TRANSITION PER PAG STD. 210.
7. NEW CURB ACCESS RAMP PER MARANA 600 SERIES DETAILS.
8. NEW SURVEY MONUMENT PER PAG STD. 103.
9. NEW HANDRAIL PER PAG STD. 105, WITH PIPE SLEEVE ATTACHMENT PER DETAIL A, ON SHEET 6.
10. NEW SIDEWALK SCUPPER PER PAG STD. 205.5, TYPE 3
11. NEW PAVEMENT SECTION PER DTL. A ON SHEET 2.
12. 10 FT. PUBLIC UTILITY EASEMENT, DEDICATED BY THE FINAL PLAT
13. 42 FT. RIGHT-OF-WAY TO BE DEDICATED BY THE FINAL PLAT
14. 1' NO VEHICULAR ACCESS EASMT. GRANTED BY THE FINAL PLAT
15. NEW ROCK RIP-RAP, D50=6", T=12" UNDERLAIN BY MIRAFI FABRIC OR APPROVED EQUAL
16. NEW SIGHT VISIBILITY TRIANGLE, 280x14.5 FAR SIDE
17. NEW SIGHT VISIBILITY TRIANGLE, 280x14.5 NEAR SIDE
18. CMID UNDERGOUND PIPE
19. CMID JUNCTION BOX
20. NEW 15' CMID/TEP EASEMENT, DEDICATED ON FINAL PLAT
21. NOT USED
22. NEW STOP SIGN
23. INFLOW Q100 = 34 cfs
24. INFLOW Q100 = 15 cfs
25. 25 FT. INGRESS/EGRESS EASEMENT PER M+P 15, PG.76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425
26. NOT USED
27. EXISTING TEP FACILITIES TO BE REMOVED BY TEP AT DEVELOPER'S EXPENSE
28. TRANSITION 14' BOTTOM WIDTH TO 18' BOTTOM WIDTH
29. NEW 4" HIGH SPEED TABLE PER PAG STD. 10.4.

KEY PLAN

SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6

#PRV2008-001

LINE TABLE			LINE TABLE		
No.	MEASURED	RECORD	No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)	L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)	L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)	L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)	L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)	L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)	L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)	L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)	L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)	L19	N64°34'53"W 60.01'(M)	S63°51'26"E 60.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)	L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

A/3 CHANNEL CROSS SECTION

NTS

SEE SHEET 6 FOR CENTERLINE DATA TABLES

NO.	DATE	REVISION	BY	CH	APPR

PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT:
KEN PERRY, P.E.
520-620-9870
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ADMINISTRATIVE ADDRESS
10015 N COACHLINE BL
TUCSON, AZ 85743
PARCEL 226-05-1570

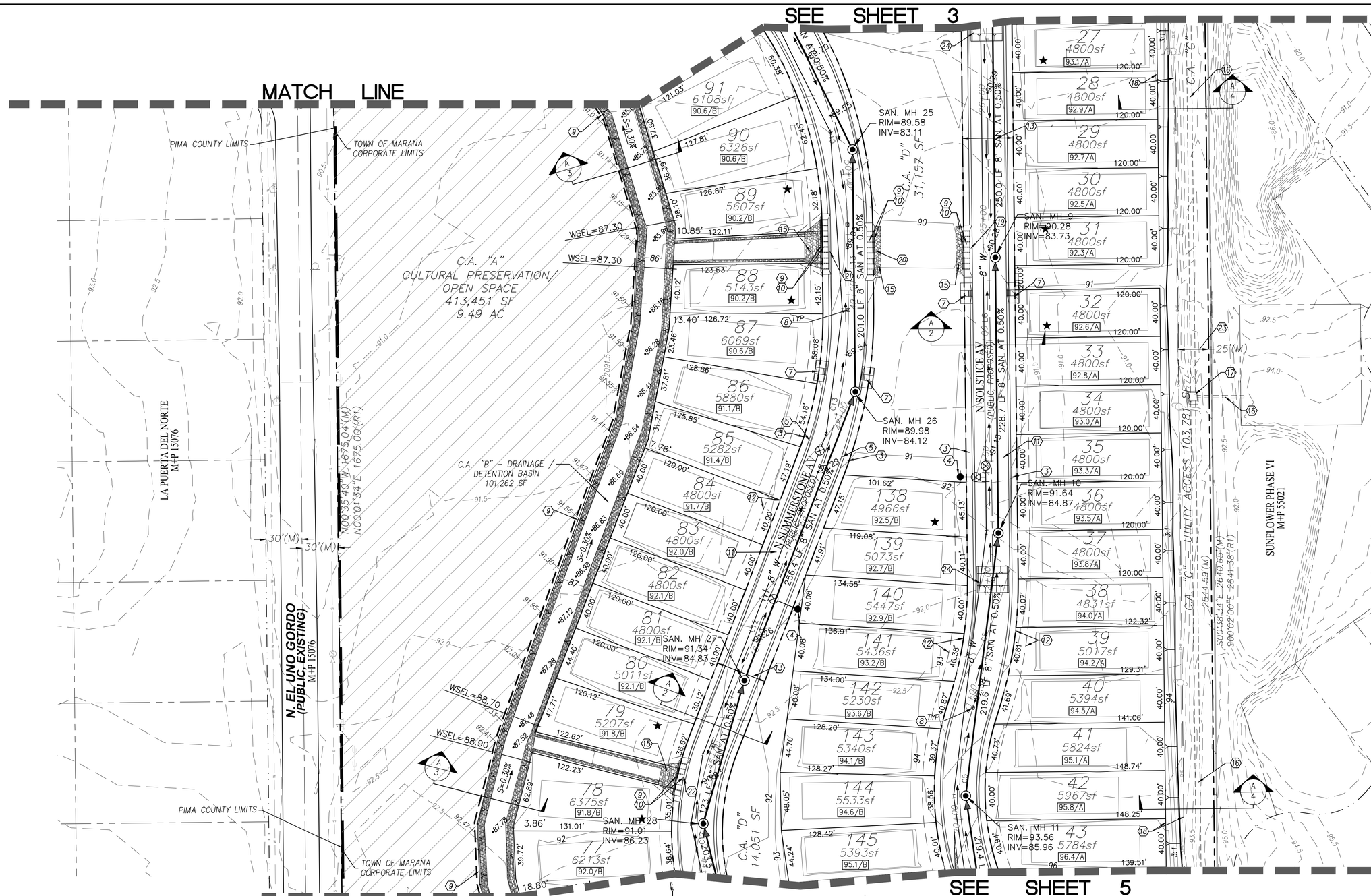
DATE: 12-01-20 REV:
SCALE: 1" = 40' EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
3 OF 6

THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

F:\Perry Engineering\20024 - KB Home MUSD\Preliminary Plat\20024-PP-02-06 PLAN.dwg Plotted: Dec 01, 2020 - 12:41pm KPE04082019

SEE SHEET 3

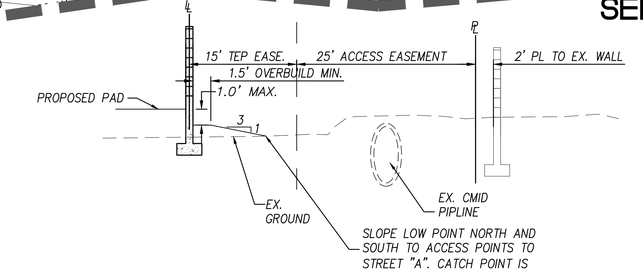
MATCH LINE



SEE SHEET 5

MATCH LINE

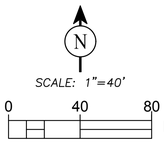
No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
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L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°34'53"W 60.01'(M)	S63°51'26"E 60.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)



A/4 EAST PROPERTY LINE CROSS SECTION
NTS

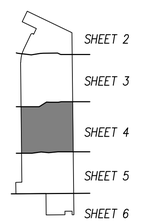
SEE SHEET 6 FOR CENTERLINE DATA TABLES

NO.	DATE	REVISION	BY	CH	APPR



KEYNOTES - FOR THIS SHEET ONLY

1. NEW CONCRETE VERTICAL CURB TYPE 2 PER PAG STD. 209
2. CUT, TRIM, TACK AND JOIN EXIST. PAVEMENT TO NEW PAVEMENT. SAWCUT 1' MIN. INTO EXIST. PAVEMENT TO PROVIDE UNIFORM CONSTRUCTION JOINT
3. NEW 5' CONCRETE SIDEWALK PER PAG STD. 200.
4. NEW FIRE HYDRANT
5. NEW 24" CONCRETE WEDGE CURB PER PAG STD. 209.
6. NEW CONCRETE CURB TRANSITION PER PAG STD. 210.
7. NEW CURB ACCESS RAMP PER MARANA 600 SERIES DETAILS.
8. NEW SURVEY MONUMENT PER PAG STD. 103.
9. NEW HANDRAIL PER PAG STD. 105, WITH PIPE SLEEVE ATTACHMENT PER DETAIL A, ON SHEET 6.
10. NEW SIDEWALK SCUPPER PER PAG STD. 205.5, TYPE 3
11. NEW PAVEMENT SECTION PER DTL. A ON SHEET 2.
12. 10 FT. PUBLIC UTILITY EASEMENT, DEDICATED BY THE FINAL PLAT
13. 42 FT. RIGHT-OF-WAY TO BE DEDICATED BY THE FINAL PLAT
14. 1' NO VEHICULAR ACCESS EASMT. GRANTED BY THE FINAL PLAT
15. NEW ROCK RIP-RAP, D50=6", T=12" UNDERLAIN BY MIRAFI FABRIC OR APPROVED EQUAL
16. CMID UNDERGOUND PIPE
17. CMID JUNCTION BOX
18. NEW 15' CMID/TEP EASEMENT, DEDICATED ON FINAL PLAT
19. INFLOW Q100 = 35 cfs
20. INFLOW Q100 = 41 cfs
21. INFLOW Q100 = 48 cfs
22. INFLOW Q100 = 28 cfs
23. 25 FT. INGRESS/EGRESS EASEMENT PER M+P 15, PG.76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425
24. NEW 4" HIGH SPEED TABLE PER PAG STD. 10.4.



KEY PLAN

#PRV2008-001

PRELIMINARY PLAT OF
SUMMERSTONE
A REPLAT OF A PORTION OF LA PUERTA DEL NORTE
LOTS 1 THROUGH 150 AND COMMON AREAS "A" - OPEN SPACE CONSERVATION, "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION, LANDSCAPE AND BUFFERYARDS AND BLOCK 1, BEING A A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
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520-620-9870
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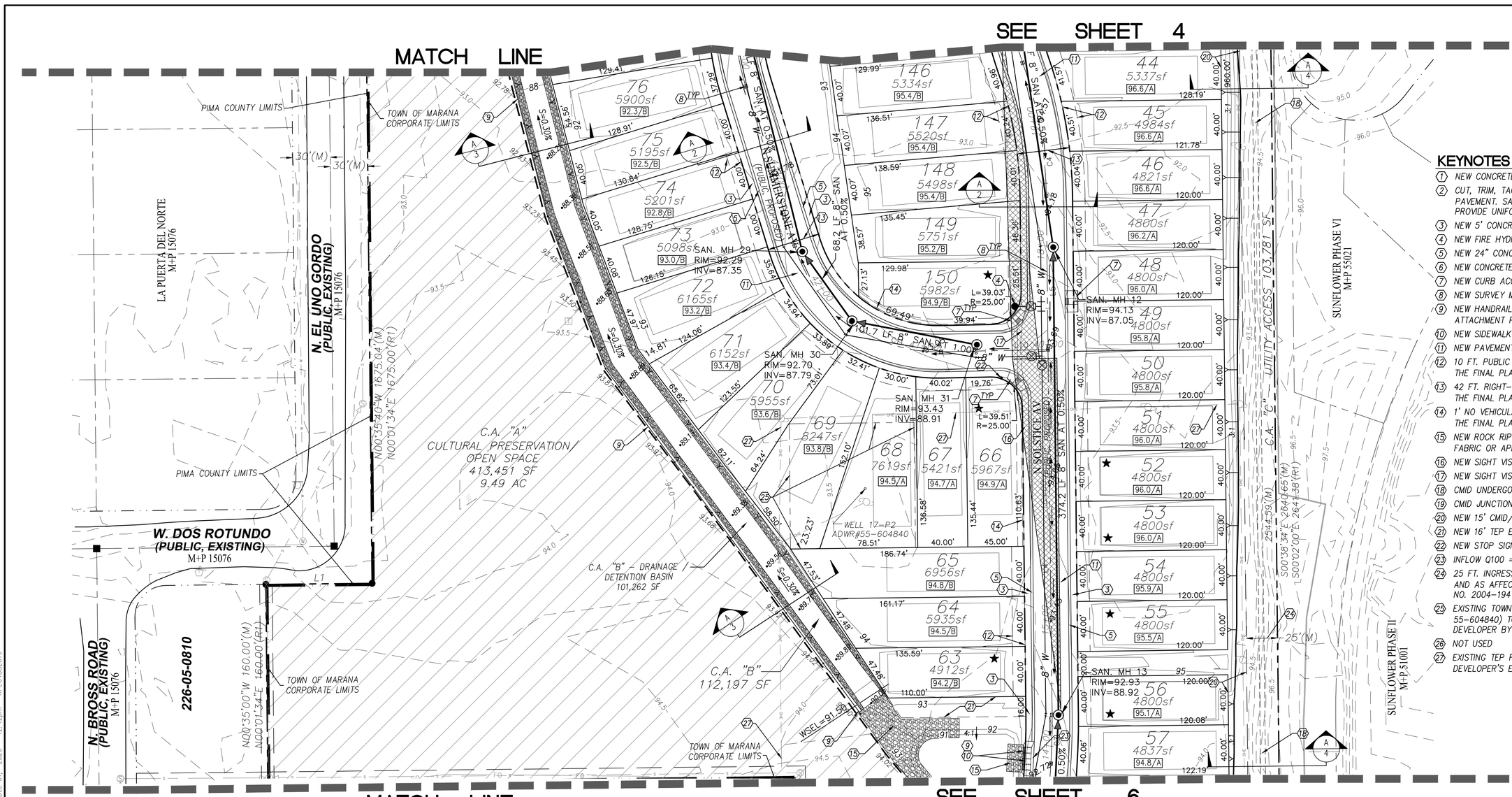
Registered Professional Engineer 39810 KENNETH D. PERRY Date signed 12/01/20 (Only) ARIZONA, U.S.A.

ADMINISTRATIVE ADDRESS
10015 N COACHLINE BL
TUCSON, AZ 85743
PARCEL 226-05-1570

DATE: 12-01-20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
4 OF 6

THIS PLAN WAS PREPARED UNDER THE DIRECTION OF KENNETH D. PERRY, REGISTERED PROFESSIONAL ENGINEER. THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

P:\Perry Engineering\20024 - KB Home MUSD\Preliminary Plat\20024-PP-02-06 PLAN.dwg Plotted: Dec 01, 2020 - 12:41pm KPE04082019

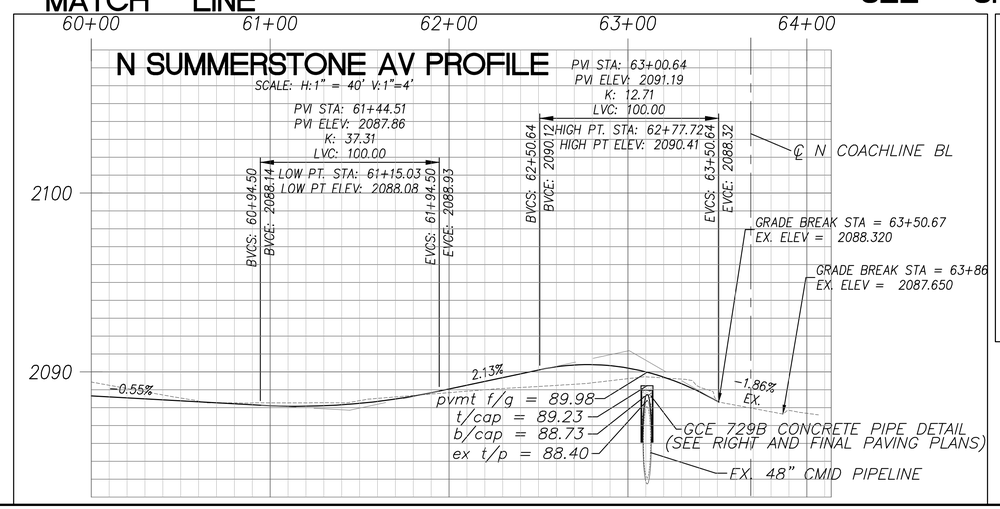


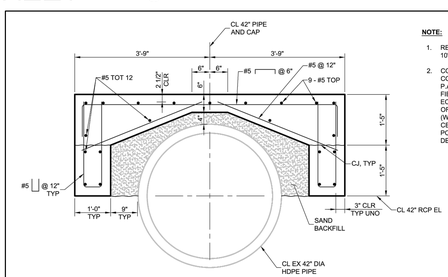
KEYNOTES – FOR THIS SHEET ONLY

1. NEW CONCRETE VERTICAL CURB TYPE 2 PER PAG STD. 209
2. CUT, TRIM, TACK AND JOIN EXIST. PAVEMENT TO NEW PAVEMENT. SAWCUT 1' MIN. INTO EXIST. PAVEMENT TO PROVIDE UNIFORM CONSTRUCTION JOINT
3. NEW 5' CONCRETE SIDEWALK PER PAG STD. 200.
4. NEW FIRE HYDRANT
5. NEW 24" CONCRETE WEDGE CURB PER PAG STD. 209.
6. NEW CONCRETE CURB TRANSITION PER PAG STD. 210.
7. NEW CURB ACCESS RAMP PER MARANA 600 SERIES DETAILS.
8. NEW SURVEY MONUMENT PER PAG STD. 103.
9. NEW HANDRAIL PER PAG STD. 105, WITH PIPE SLEEVE ATTACHMENT PER DETAIL A, ON SHEET 6.
10. NEW SIDEWALK SCUPPER PER PAG STD. 205.5, TYPE 3
11. NEW PAVEMENT SECTION PER DTL. A ON SHEET 2.
12. 10 FT. PUBLIC UTILITY EASEMENT, DEDICATED BY THE FINAL PLAT
13. 42 FT. RIGHT–OF–WAY TO BE DEDICATED BY THE FINAL PLAT
14. 1' NO VEHICULAR ACCESS EASMT. GRANTED BY THE FINAL PLAT
15. NEW ROCK RIP–RAP, D50=6", T=12" UNDERLAIN BY MIRAFI FABRIC OR APPROVED EQUAL
16. NEW SIGHT VISIBILITY TRIANGLE, 280x14.5 FAR SIDE
17. NEW SIGHT VISIBILITY TRIANGLE, 280x14.5 NEAR SIDE
18. CMID UNDERGOUND PIPE
19. CMID JUNCTION BOX
20. NEW 15' CMID/TEP EASEMENT, DEDICATED ON FINAL PLAT
21. NEW 16' TEP EASEMENT, DEDICATED BY THE FINAL PLAT
22. NEW STOP SIGN
23. INFLOW Q100 = 17 cfs
24. 25 FT. INGRESS/EGRESS EASEMENT PER M+P 15, PG.76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004–194 RECORDED IN DOC. 12345, PG. 2425
25. EXISTING TOWN OF MARANA WELL SITE #17–P2 (ADWR # 55–604840) TO BE ABANDONED AND CONVEYED TO THE DEVELOPER BY FINAL PLAT.
26. NOT USED
27. EXISTING TEP FACILITIES TO BE REMOVED BY TEP AT DEVELOPER'S EXPENSE

LINE TABLE

No.	MEASURED	RECORD
L1	N89°25'00"E 85.00'(M)	S89°58'26"E 85.00'(R1)
L2	S64°28'46"E 10.93'(M)	S63°51'26"E 11.09'(R1)
L3	N25°29'43"E 90.22'(M)	N28°08'34"E 90.00'(R1)
L4	S89°46'54"W 43.53'(M)	S89°56'34"W 43.28'(R1)
L5	S00°40'49"E 16.16'(M)	S00°02'00"E 16.06'(R1)
L6	S89°42'03"W 100.45'(M)	S89°58'00"W 100.00'(R1)
L7	S00°34'45"E 99.89'(M)	S00°02'00"E 100.00'(R1)
L8	N89°44'55"E 100.65'(M)	S89°58'00"W 100.00'(R1)
L9	S00°41'34"E 99.97'(M)	S00°02'00"E 100.00'(R1)
L10	S89°21'26"W 100.00'(M)	S89°55'50"W 100.00'(R1)
L11	S00°38'34"E 49.98'(M)	S00°02'00"E 50.33'(R1)
L12	N00°36'56"W 100.07'(M)	N00°01'34"E 100.00'(R2)
L13	N89°23'04"E 100.00'(M)	N89°58'26"E 100.00'(R2)
L14	S00°36'56"E 100.07'(M)	S00°01'34"W 100.00'(R2)
L15	S89°23'04"W 100.00'(M)	S89°58'26"W 100.00'(R2)
L16	N00°38'34"W 50.16'(M)	N00°02'00"W 50.33'(R1)
L17	N25°31'41"E 69.93'(C)	N25°31'45"E 70.00'(R1)(R3)
L18	N64°45'16"W 60.33'(M)	S63°51'26"E 60.00'(R1)
L19	N64°34'53"W 60.01'(M)	S63°51'26"E 60.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)



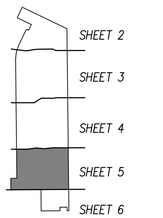


NOTE:

1. REINFORCED CONCRETE CAP SHALL EXTEND A MINIMUM OF 10' BEYOND LIMITS OF ROAD.
2. CONCRETE SHALL BE CLASS S (MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI) CONFORMING TO P.A.G. SECTION 1006. CONCRETE MIXTURE SHALL INCLUDE FIBERMESH (PROPEX FIBERMESH 150, FORTA-FERRO ECONO-NET, OR NYCON MULTIMESH WITH A DOSAGE RATE OF 1.5 LBS PER CUBIC YARD). WATER REDUCING ADMIXTURE (WRA), AIR ENTRAINMENT, AND FLYASH AT 15% OF CEMENTITIOUS CONTENT. FLYASH FACTOR SHALL BE 1.2 POUNDS OF FLYASH FOR EVERY POUND OF CEMENT DEDUCTED.

REINFORCED CONCRETE CAP DETAIL
GCE Standard Detail

729B



#PRV2008-001

SEE SHEET 6 FOR CENTERLINE DATA TABLES

NO.	DATE	REVISION	BY	CH	APPR

PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT:
KEN PERRY, P.E.
520–620–9870
PERRYENGINEERING.NET

PRELIMINARY PLAT OF
SUMMERSTONE
A REPLAT OF A PORTION OF LA PUERTA DEL NORTE

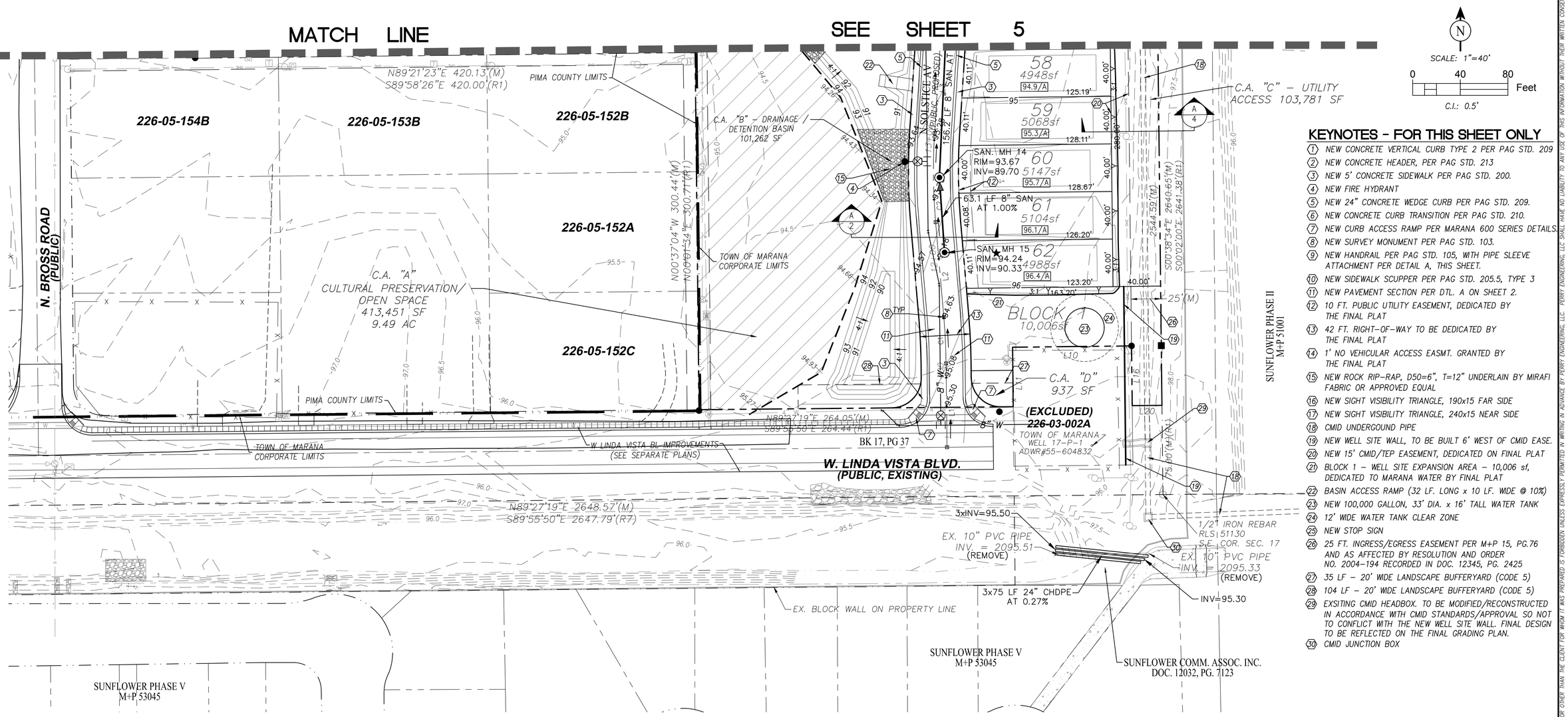
LOTS 1 THROUGH 150 AND COMMON AREAS "A" – OPEN SPACE CONSERVATION, "B" – DRAINAGE / DETENTION BASIN, "C" – UTILITY ACCESS, AND "D" – RECREATION, LANDSCAPE AND BUFFERYARDS AND BLOCK 1, BEING A A PORTION OF SECTION 17 OF T–12–S, R–12–E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS
10015 N COACHLINE BL
TUCSON, AZ 85743
PARCEL 226–05–1570

Registered Professional Engineer — 39810 — KENNETH D. PERRY — Date signed 12/1/20 — ARIZONA, U.S.A.

DATE: 12–01–20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
5 OF 6

F:\Perry Engineering\20024 – KB Home MUSD\Preliminary Plat\20024–PP–02–06 PLAN.dwg Plotted: Dec 01, 2020 – 12:42pm KPE04082019
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KEYNOTES - FOR THIS SHEET ONLY

1. NEW CONCRETE VERTICAL CURB TYPE 2 PER PAG STD. 209
2. NEW CONCRETE HEADER, PER PAG STD. 213
3. NEW 5' CONCRETE SIDEWALK PER PAG STD. 200.
4. NEW FIRE HYDRANT
5. NEW 24" CONCRETE WEDGE CURB PER PAG STD. 209.
6. NEW CONCRETE CURB TRANSITION PER PAG STD. 210.
7. NEW CURB ACCESS RAMP PER MARANA 600 SERIES DETAILS.
8. NEW SURVEY MONUMENT PER PAG STD. 103.
9. NEW HANDRAIL PER PAG STD. 105, WITH PIPE SLEEVE ATTACHMENT PER DETAIL A, THIS SHEET.
10. NEW SIDEWALK SCUPPER PER PAG STD. 205.5, TYPE 3
11. NEW PAVEMENT SECTION PER DTL. A ON SHEET 2.
12. 10 FT. PUBLIC UTILITY EASEMENT, DEDICATED BY THE FINAL PLAT
13. 42 FT. RIGHT-OF-WAY TO BE DEDICATED BY THE FINAL PLAT
14. 1' NO VEHICULAR ACCESS EASMT. GRANTED BY THE FINAL PLAT
15. NEW ROCK RIP-RAP, D50=6", T=12" UNDERLAIN BY MIRAFI FABRIC OR APPROVED EQUAL
16. NEW SIGHT VISIBILITY TRIANGLE, 190x15 FAR SIDE
17. NEW SIGHT VISIBILITY TRIANGLE, 240x15 NEAR SIDE
18. CMID UNDERGOUND PIPE
19. NEW WELL SITE WALL, TO BE BUILT 6' WEST OF CMID EASE.
20. NEW 15' CMID/TEP EASEMENT, DEDICATED ON FINAL PLAT
21. BLOCK 1 - WELL SITE EXPANSION AREA - 10,006 sf, DEDICATED TO MARANA WATER BY FINAL PLAT
22. BASIN ACCESS RAMP (32 LF. LONG x 10 LF. WIDE @ 10%)
23. NEW 100,000 GALLON, 33' DIA. x 16' TALL WATER TANK
24. 12' WIDE WATER TANK CLEAR ZONE
25. NEW STOP SIGN
26. 25 FT. INGRESS/EGRESS EASEMENT PER M+P 15, PG.76 AND AS AFFECTED BY RESOLUTION AND ORDER NO. 2004-194 RECORDED IN DOC. 12345, PG. 2425
27. 35 LF - 20' WIDE LANDSCAPE BUFFERYARD (CODE 5)
28. 104 LF - 20' WIDE LANDSCAPE BUFFERYARD (CODE 5)
29. EXSIITING CMID HEADBOX. TO BE MODIFIED/RECONSTRUCTED IN ACCORDANCE WITH CMID STANDARDS/APPROVAL SO NOT TO CONFLICT WITH THE NEW WELL SITE WALL. FINAL DESIGN TO BE REFLECTED ON THE FINAL GRADING PLAN.
30. CMID JUNCTION BOX

LINE TABLE

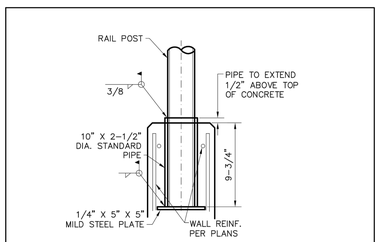
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L19	N64°34'53"W 60.01'(M)	S63°51'26"E 60.00'(R1)
L20	S89°27'19"W 25.00'(M)	N89°55'50"W 25.00'(R1)

CENTERLINE LINE TABLE

Line #	Length	Direction
L1	70.43	N0° 38' 49.70"W
L2	80.11	S4° 56' 10.65"E
L3	80.11	N3° 38' 31.26"E
L4	292.08	N0° 38' 49.70"W
L5	123.08	N0° 38' 49.70"W
L6	269.80	N0° 38' 49.70"W
L7	158.46	N0° 38' 49.70"W
L8	204.40	N0° 38' 49.70"W
L9	104.68	N64° 28' 45.73"W
L10	85.50	N88° 48' 01.17"E
L11	133.38	N17° 03' 56.72"W
L12	247.82	S21° 01' 16.11"W
L13	45.26	S0° 38' 49.70"E
L14	44.04	S31° 55' 56.58"E
L15	74.26	S12° 35' 54.15"W
L16	186.56	S9° 15' 50.24"E
L17	95.37	N25° 29' 42.93"E
L18	245.97	N25° 29' 42.93"E

CENTERLINE CURVE TABLE

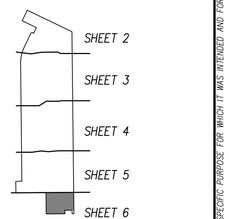
Curve #	Length	Radius	Delta
C1	39.00	521.00	4°17'21"
C2	74.86	500.00	8°34'42"
C3	39.00	521.00	4°17'21"
C4	108.27	329.00	18°51'19"
C5	145.46	221.00	37°42'38"
C6	108.27	329.00	18°51'19"
C7	101.01	329.00	17°35'28"
C8	135.70	221.00	35°10'55"
C9	101.01	329.00	17°35'28"
C10	200.53	180.00	63°49'56"
C11	155.27	120.00	74°08'02"
C12	132.95	200.00	38°05'13"
C13	132.36	350.00	21°40'06"
C14	178.01	326.00	31°17'07"
C15	388.60	500.00	44°31'51"
C16	52.25	200.00	14°58'02"
C17	24.07	200.00	6°53'42"
C18	121.33	200.00	34°45'33"



A/6 HANDRAIL PIPE SLEEVE DETAIL
NTS

PROPOSED SOUTH BASIN-NORTH
BOTTOM = 2090.5
TOP = 2093.0
WEIR CREST = 2092.0
Q100 IN = 20.6 cfs
Q100 OUT = 18.3 cfs
MAX WSEL 100 = 2092.3'
WEIR LENGTH = 40.0'
MAX VOL 100 = 0.26 Ac-Ft
RETAINED VOL = 0.20 Ac-fT

PROPOSED SOUTH BASIN-SOUTH
BOTTOM = 2090.0
TOP = 2093.6
WEIR CREST = 2092.2
Q100 IN = 15 cfs
Q100 OUT = 9.3 cfs
MAX WSEL 100 = 2092.5'
WEIR LENGTH = 17.0'
MAX VOL 100 = 0.18 Ac-Ft
RETAINED VOL = 0.14 Ac-fT



#PRV2008-001

PRELIMINARY PLAT OF
SUMMERSTONE
A REPLAT OF A PORTION OF LA PUERTA DEL NORTE
LOTS 1 THROUGH 150 AND COMMON AREAS "A" - OPEN SPACE CONSERVATION, "B" - DRAINAGE / DETENTION BASIN, "C" - UTILITY ACCESS, AND "D" - RECREATION, LANDSCAPE AND BUFFERYARDS AND BLOCK 1, BEING A A PORTION OF SECTION 17 OF T-12-S, R-12-E OF THE G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

NO.	DATE	REVISION	BY	CH	APPR

PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT:
KEN PERRY, P.E.
520-620-9870
PERRYENGINEERING.NET

REGISTERED PROFESSIONAL ENGINEER 39810 KENNETH D. PERRY Date signed 12/01/20 ARIZONA, U.S.A.

ADMINISTRATIVE ADDRESS
10015 N COACHLINE BL
TUCSON, AZ 85743
PARCEL 226-05-1570

DATE: 12-01-20 | REV:
SCALE: 1" = 40' | EX. C.I. = 0.5'
PERRY ENG. JOB NUMBER: 20024
6 OF 6

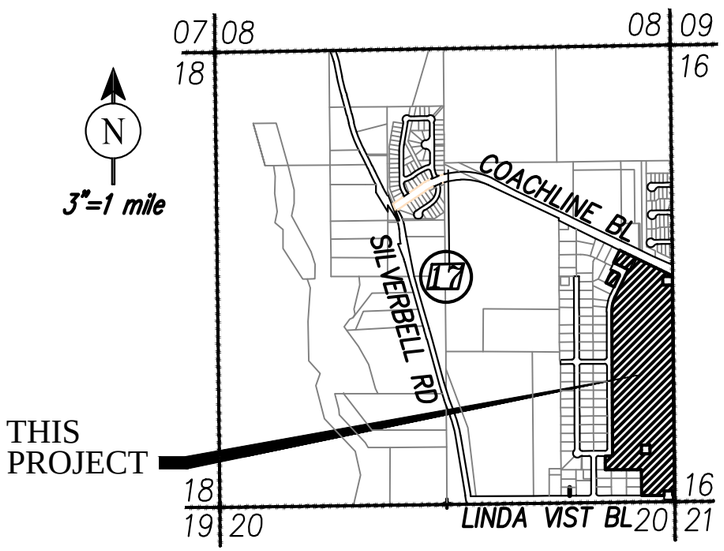
USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

G:\Perry Engineering\20024 - KB Home MUSD\Preliminary Plat\20024-PP-02-06 PLAN.dwg Plotted: Dec 01, 2020 - 12:42pm KPE04082019

SUMMERSTONE of LA PUERTA DEL NORTE
NEIGHBORHOOD DESIGN PLAN

GENERAL NOTES
Neighborhood Design Plan

1. Zoning = Marana Zoning Code R3.5
2. Gross Site Area = 1,816,125 sf (41.669 acres)
3. Land Use = Residential
4. Any changes in grading limits or development layout must be submitted to the Planning Department to determine if a revised plan will be required.
5. This project is subject to Pima County Board of Adjustment variance conditions in case no. P20VA00015.
6. Area Calculations:
   a. Gross site area = 1,816,125 sf (41.669 acres)
   b. Total area graded = 1,386,035 sf (31.80 acres)
   c. Total NUOS (23.7% of site) = 430,090 sf (9.87 acres)
   d. Total riparian habitat on site = 0.00 acres
   e. Total proposed riparian habitat disturbance = 0.00 acres
7. Street trees are required to satisfy the Residential Design Standards. One (1) street tree is required within the first 10' of the front of lots on both sides of residential streets. Minimum tree size shall be 15 gallon.



VICINITY MAP

A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SHEET INDEX:

SHEET 1	COVER
SHEET 2	SITE PLAN
SHEET 3	STREET TREE PLAN
SHEET 4	RECREATION AREA
SHEET 5	DOG PARK
SHEET 6	NORTH and SOUTH PARKS
SHEET 7	STREET CROSS SECTION
SHEET 8	ENTRY SIGNAGE
SHEET 9-10	WALL DETAILS
SHEET 11	PERIMETER WALL MAP

REFERENCE NUMBERS:

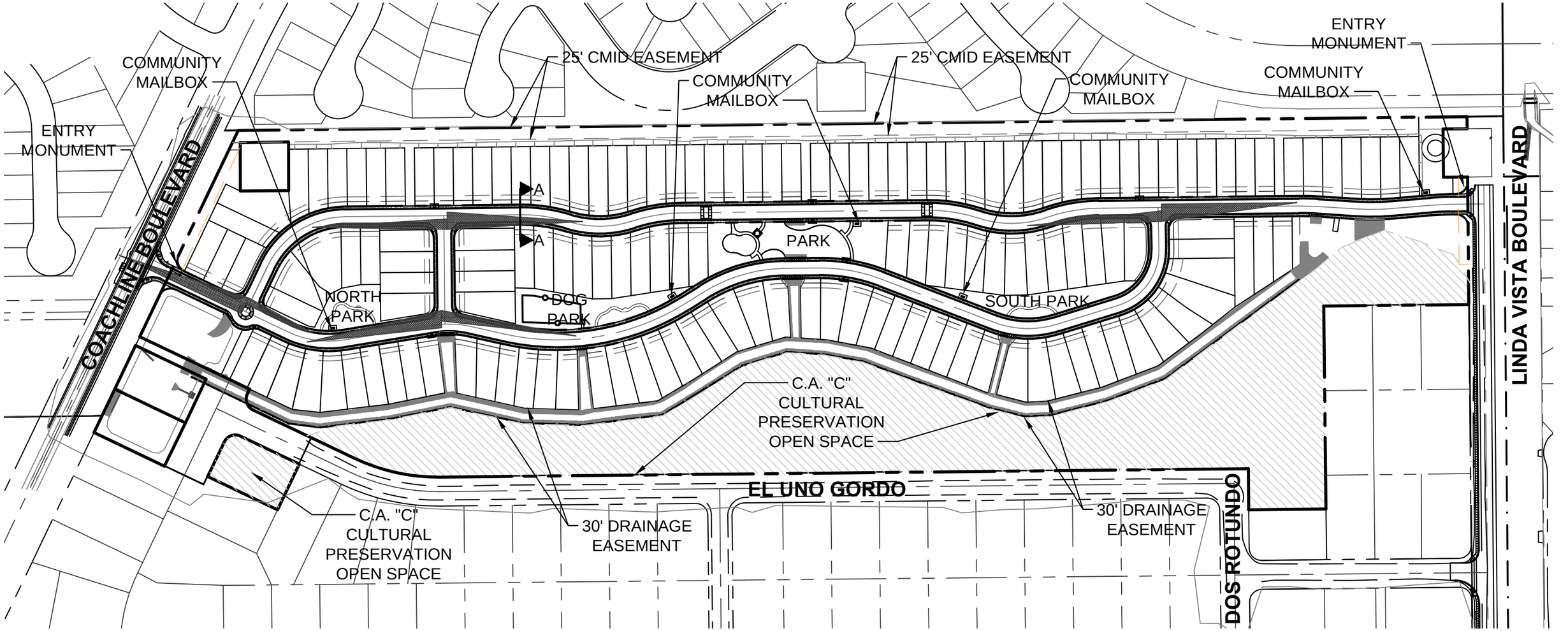
PRV2008-001
NPP2008-002
LPR2008-002
BOA P20VA00015

OWNER:
Gladden Phase II, LLC
333 E. Wetmore Rd. Ste. 250
Tucson, AZ 85705
Contact: Dean Wingert
Phone: 520-888-3962

DEVELOPER:
Crown West Land Group
333 E. Wetmore Rd. Ste. 250
Tucson, AZ 85705
Contace: Jimmy Gaulin
Phone: 520-888-3962

ENGINEER:
Perry Engineering
501 W. Wetmore Road
Tucson, AZ 85705
Contact: Ken Perry, P.E., 520-620-9870
perryengineering.net

LANDSCAPE ARCHITECT:
GRS Landscape Architects, LLC
35974 S. Desert Sun Drive
Tucson, AZ 85739
Contact: Greg Shinn, 520-909-4678
gregs@grslandscapearchitects.com



Scale: 1" = 200'

0' 200' 400' North

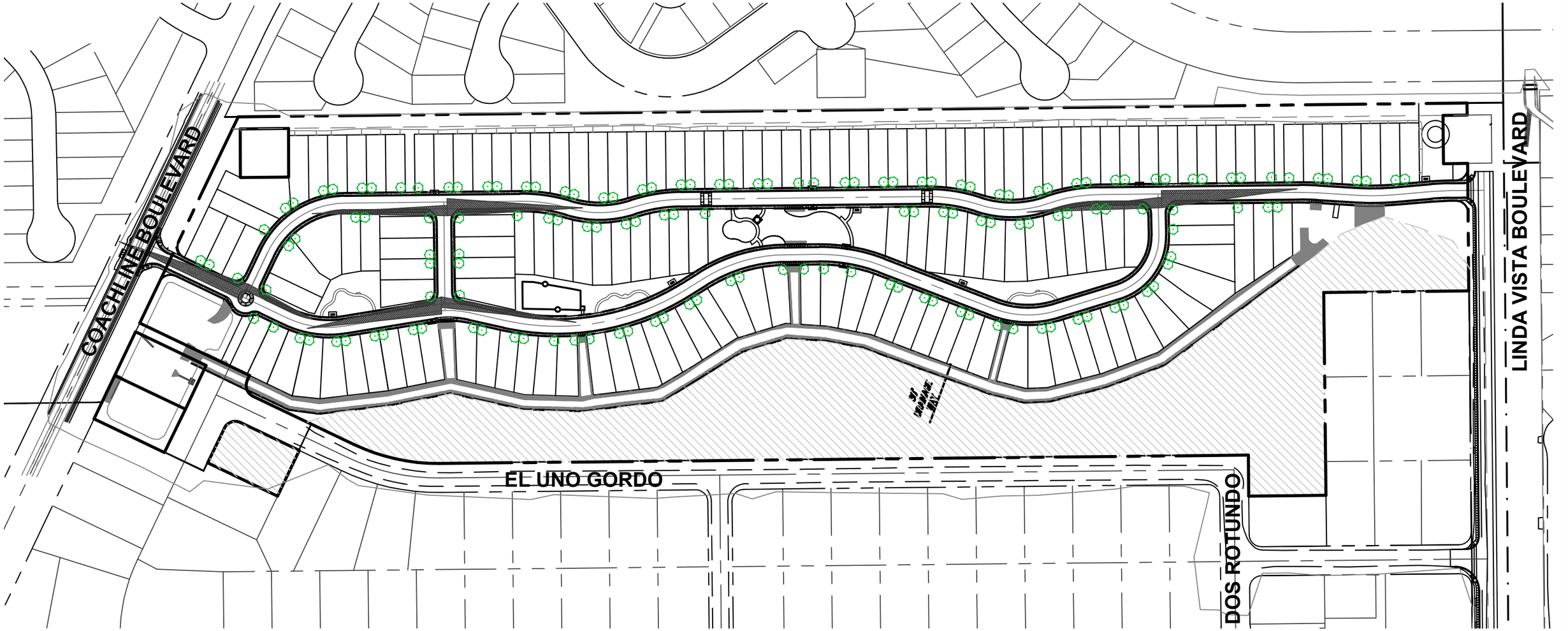
GRS LANDSCAPE ARCHITECTS, LLC
35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
gregs@grslandscapearchitects.com

SUMMERSTONE -- A REPLAT OF A PORTION OF LA PUERTA DEL NORTE

Lots 1-150 and Common Area "A" - Open Space Conservation, "B" - Drainage/Detention Basin,
"C" - Utility Access, and "D" - Recreation, Landscape and Bufferyards and Block 1,
being a Portion of Section 1 of T-12-S, R-12-E, G&SRM, Town of Marana, Pima County, AZ

SITE PLAN

Sheet 2 of 11
November 2020



NOTES:

1. **Street trees are required to be placed at an average of one per fifty (50) feet to satisfy Marana Residential Design Standards. One (1) street tree shall be planted on each lot. Location of the tree may vary based on driveway location. Street trees are subject to maintenance requirements defined in the Marana Land Development Code. Minimum tree size shall be 15 gallon.**
2. **Street trees to be planted prior to close of escrow by Home Buyer.**
3. **Each tree will be irrigated from water service at the house.**

Scale: 1" = 200'

0' 200' 400' North

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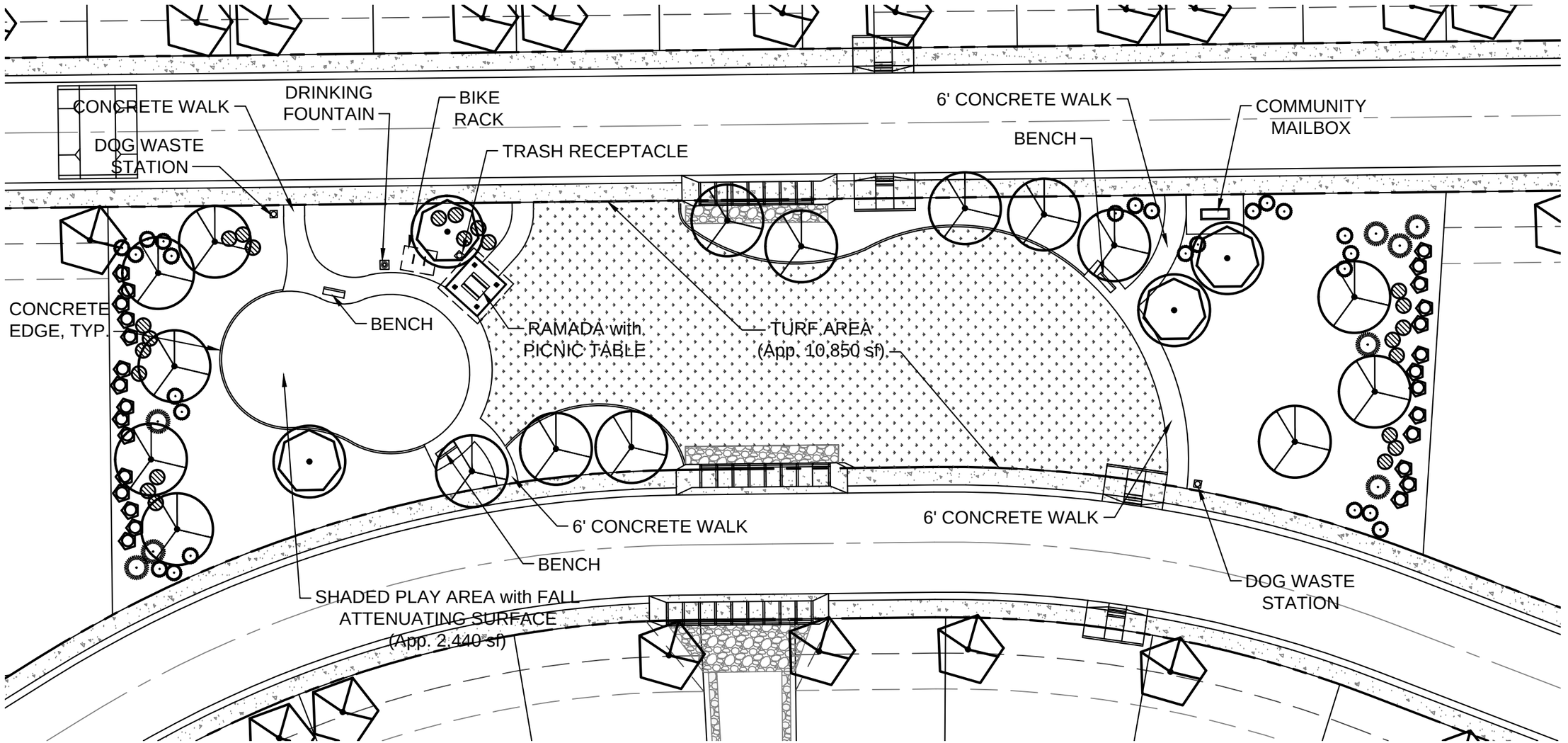
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STREET TREE PLAN

Sheet 3 of 11

November 2020



Scale: 1" = 30'

0' 30' 60' North

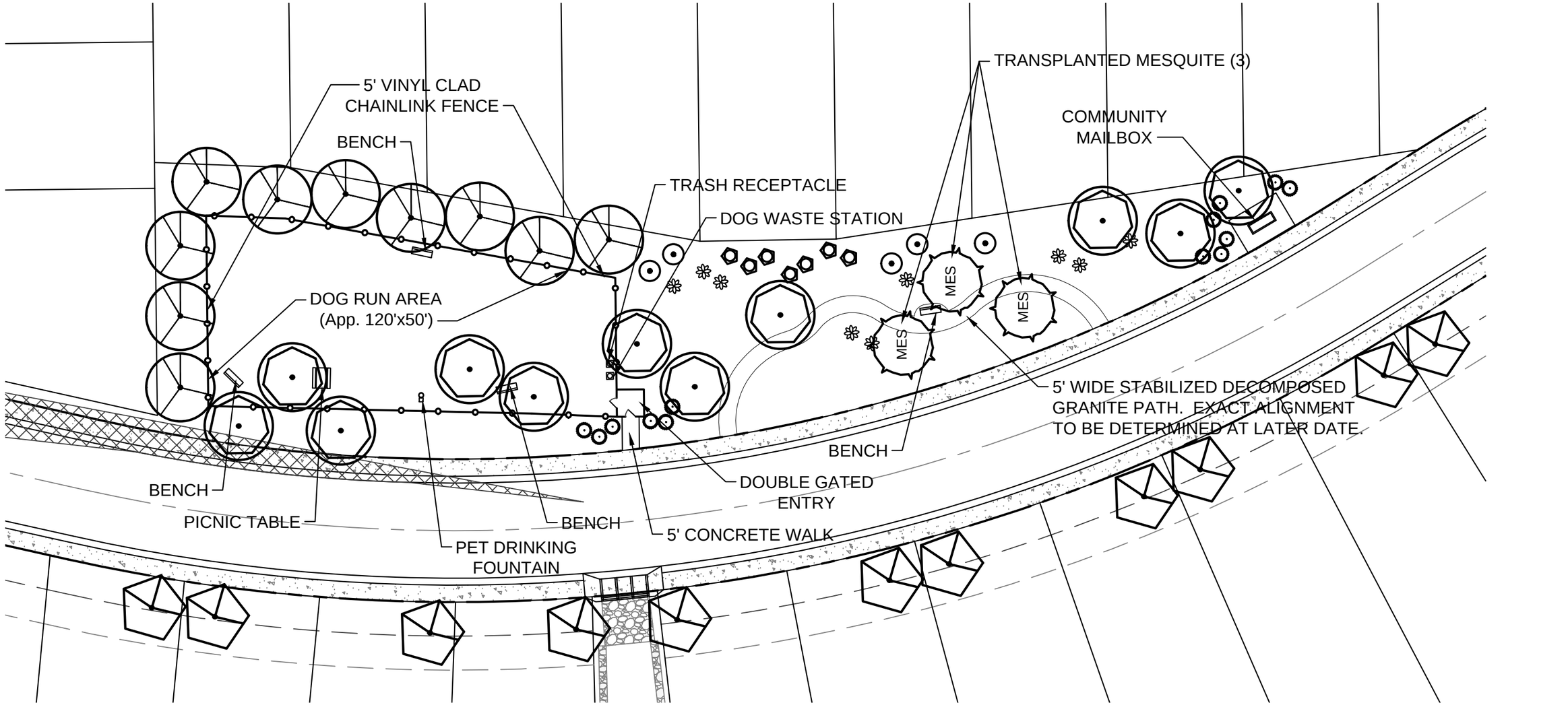
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RECREATION AREA

Sheet 4 of 11
November 2020



Scale: 1" = 30'

0' 30' 60' North

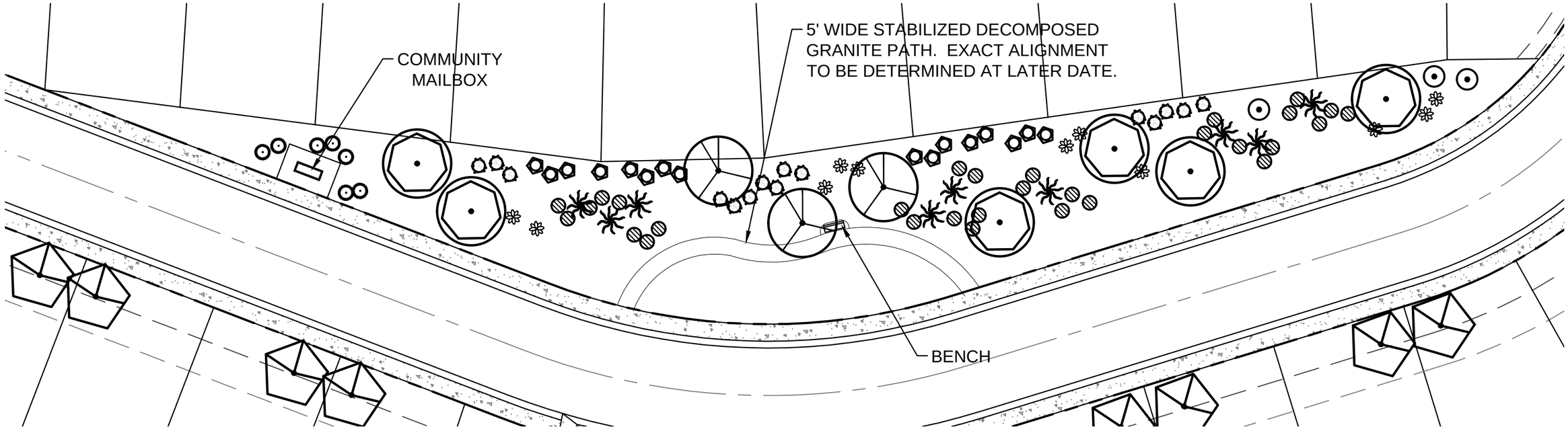
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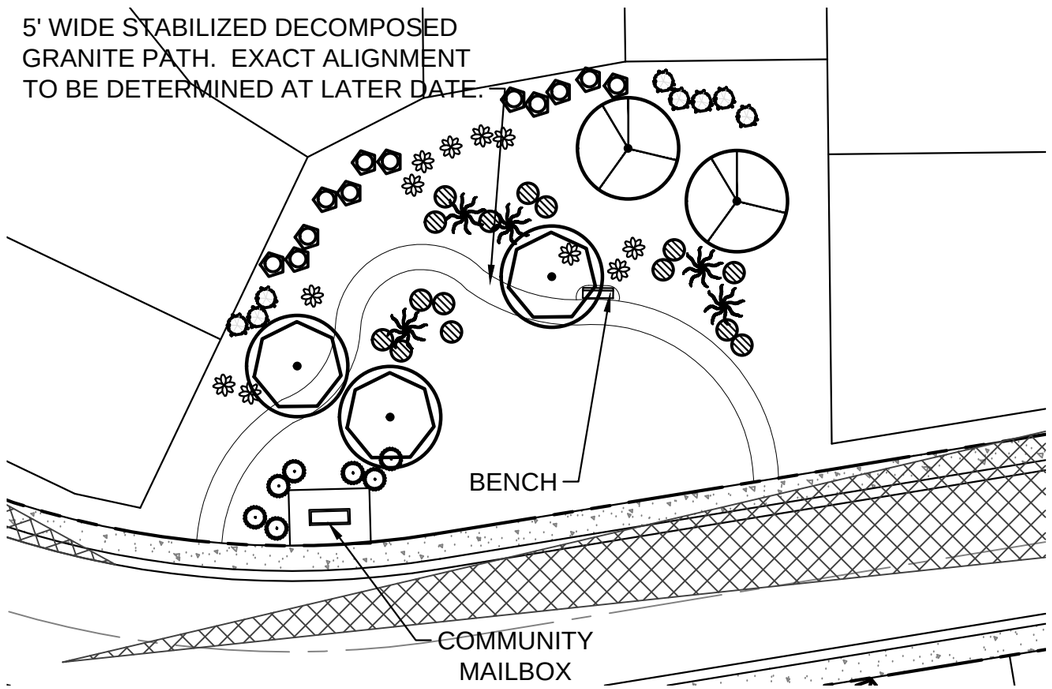
Lots 1-150 and Common Area "A" - Open Space Conservation, "B" - Drainage/Detention Basin, "C" - Utility Access, and "D" - Recreation, Landscape and Bufferyards and Block 1, being a Portion of Section 1 of T-12-S, R-12-E, G&SRM, Town of Marana, Pima County, AZ

DOG PARK

Sheet 5 of 11
November 2020



SOUTH PARK



NORTH PARK

Scale: 1" = 30'

0' 30' 60' North

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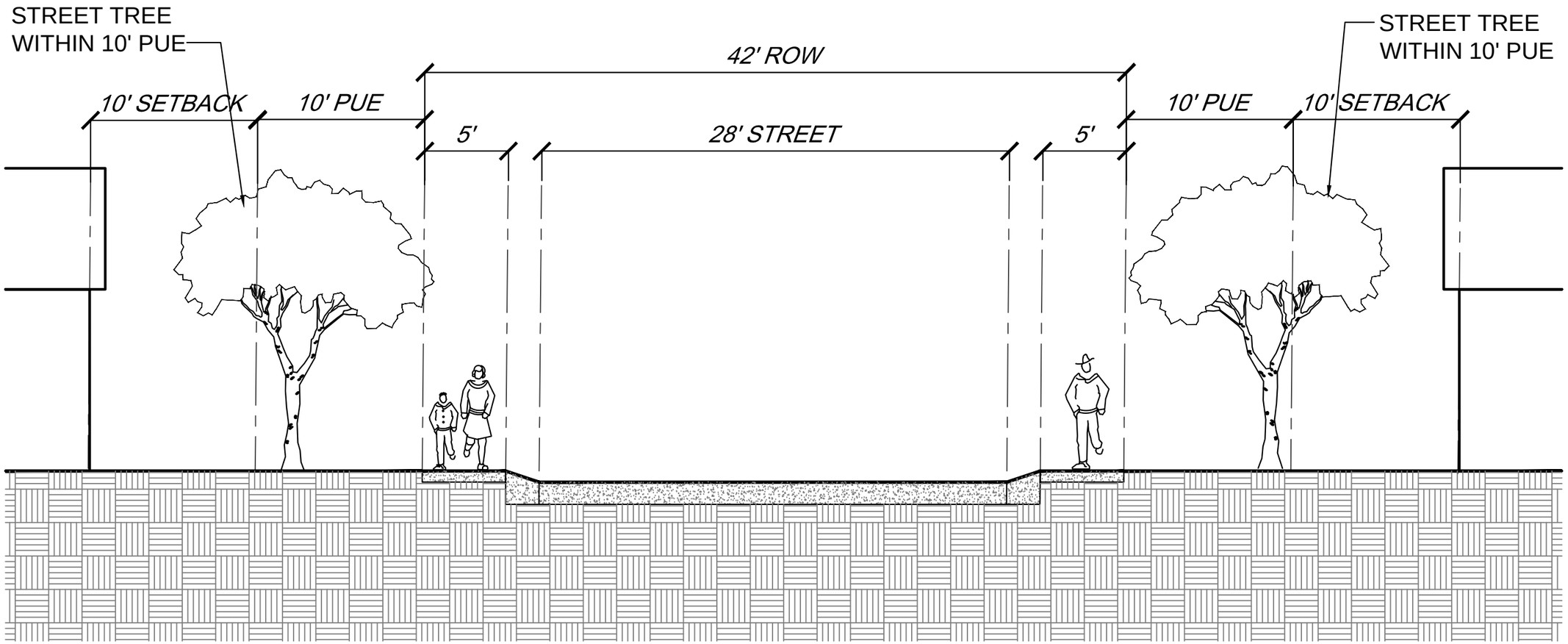
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NORTH and SOUTH PARKS

Sheet 6 of 11

November 2020



SECTION A-A: STREET CROSS SECTION

Not to Scale

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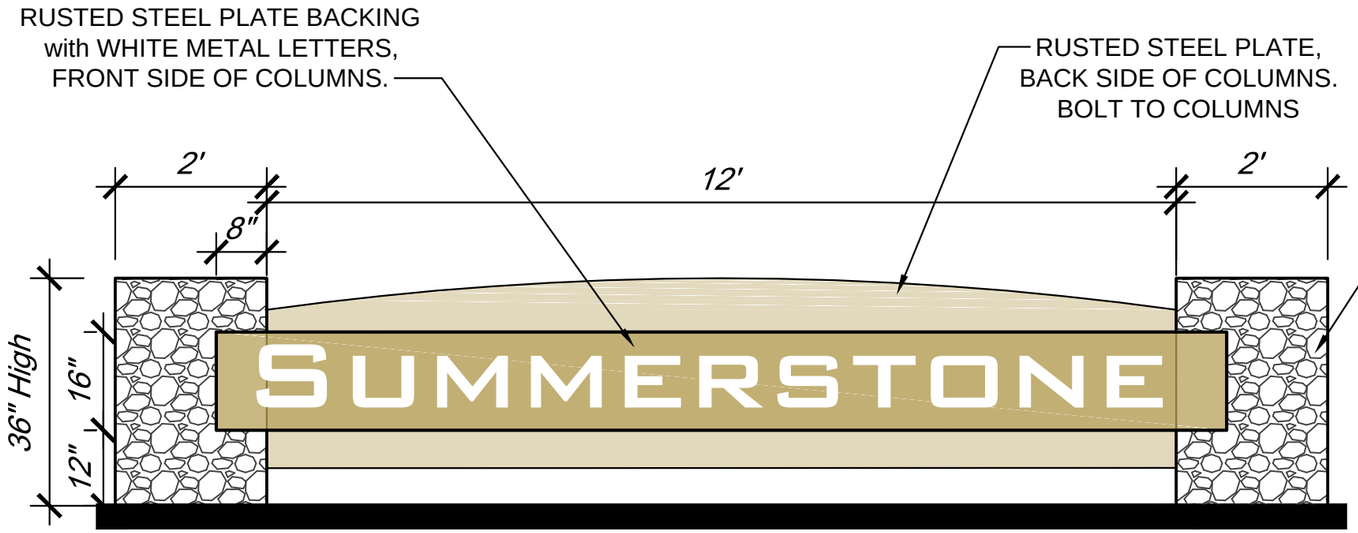
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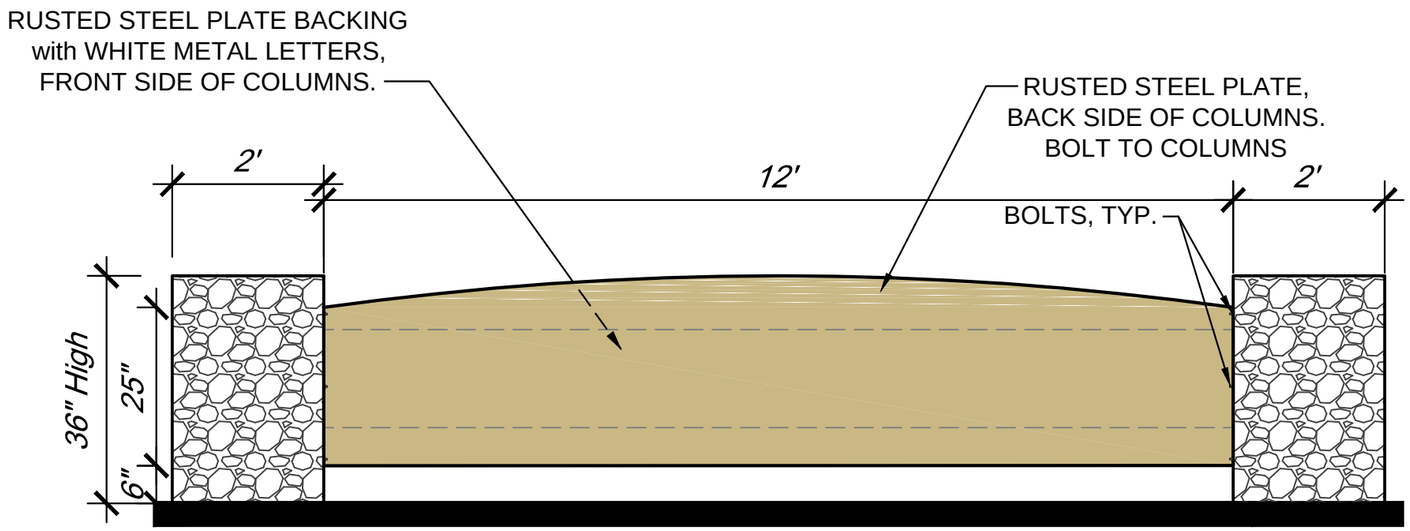
STREET CROSS SECTION

Sheet 7 of 11

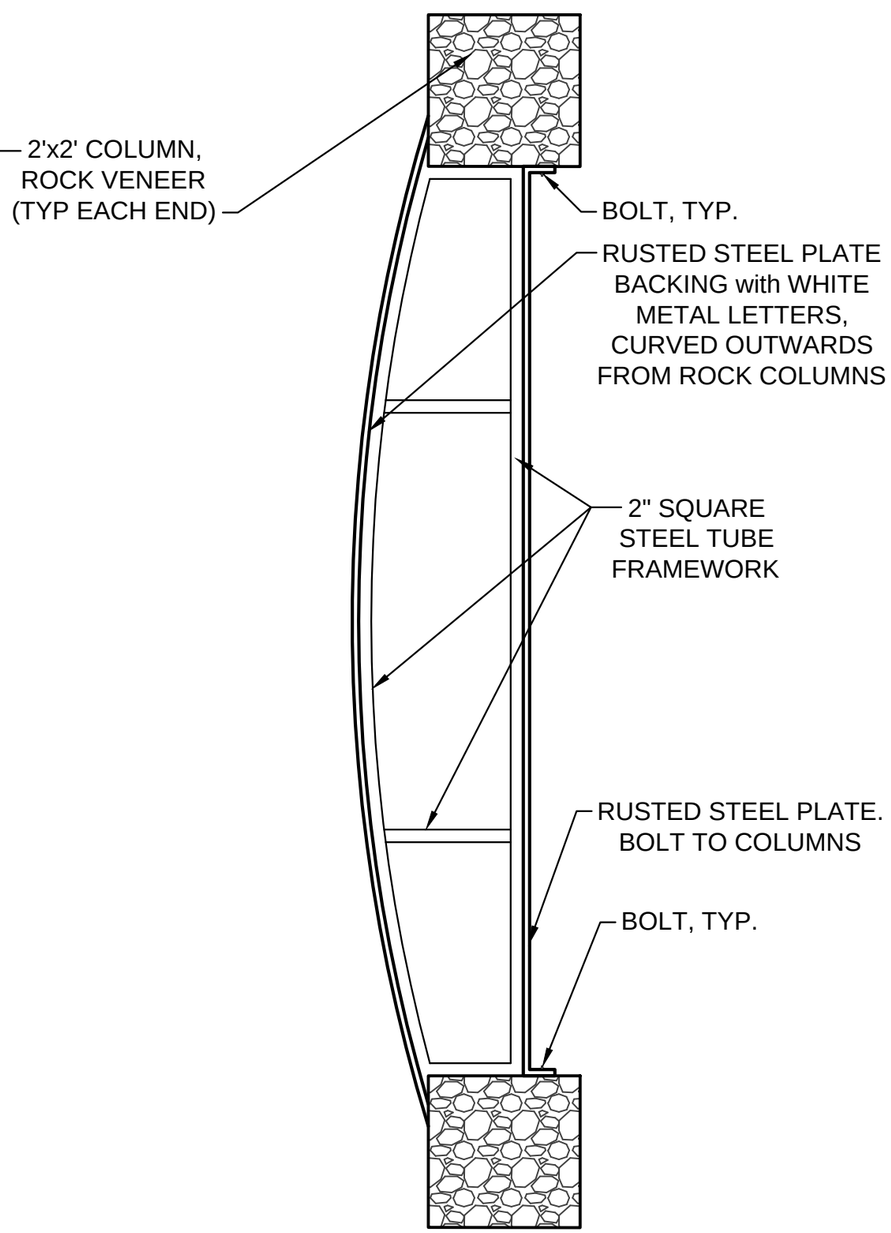
November 2020



ENTRY WALL MONUMENTATION ELEVATION -- FRONT SIDE Not to Scale



ENTRY WALL MONUMENTATION ELEVATION -- BACK SIDE Not to Scale



ENTRY WALL CONSTRUCTION

PLAN VIEW Not to Scale

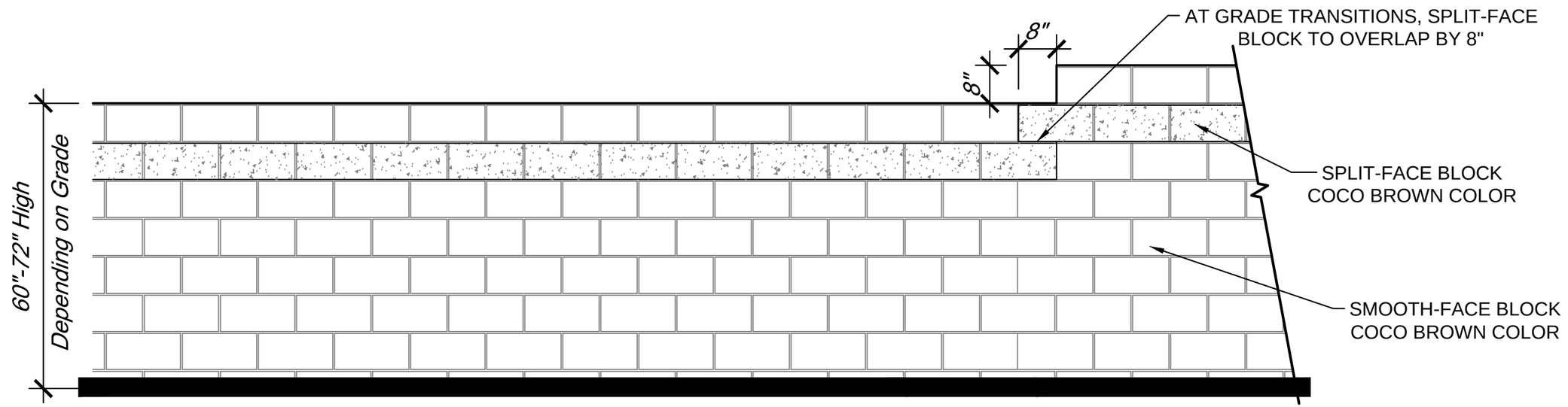
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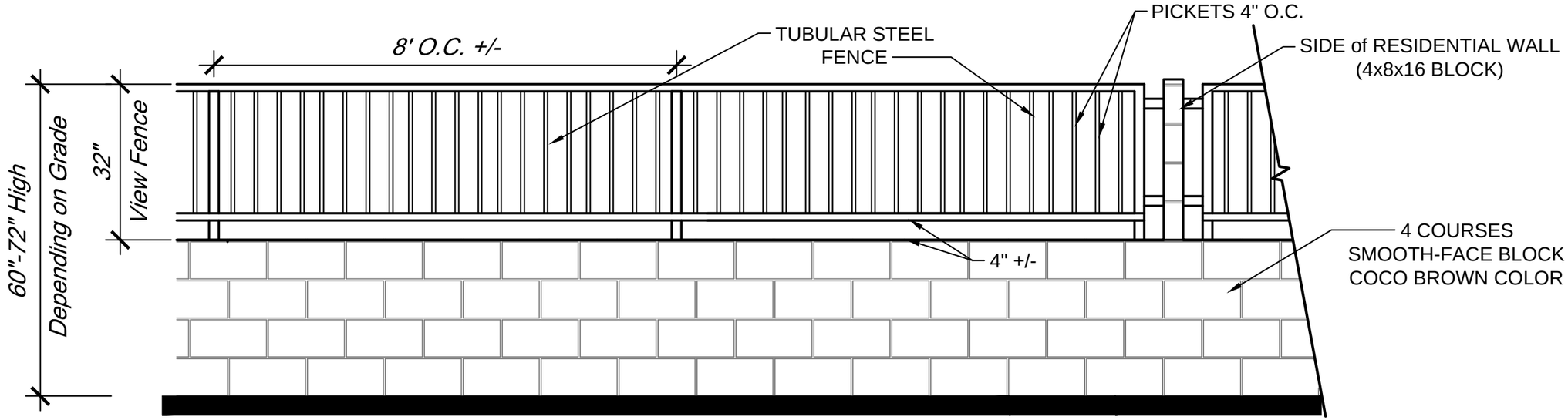
ENTRY SIGNAGE

Sheet 8 of 11
November 2020



DECORATIVE WALL ELEVATION — Not to Scale

NOTE:
FOOTING AND STEEL BY OTHERS. TYPICAL ALL ELEVATIONS.



VIEW FENCE ELEVATION — Not to Scale

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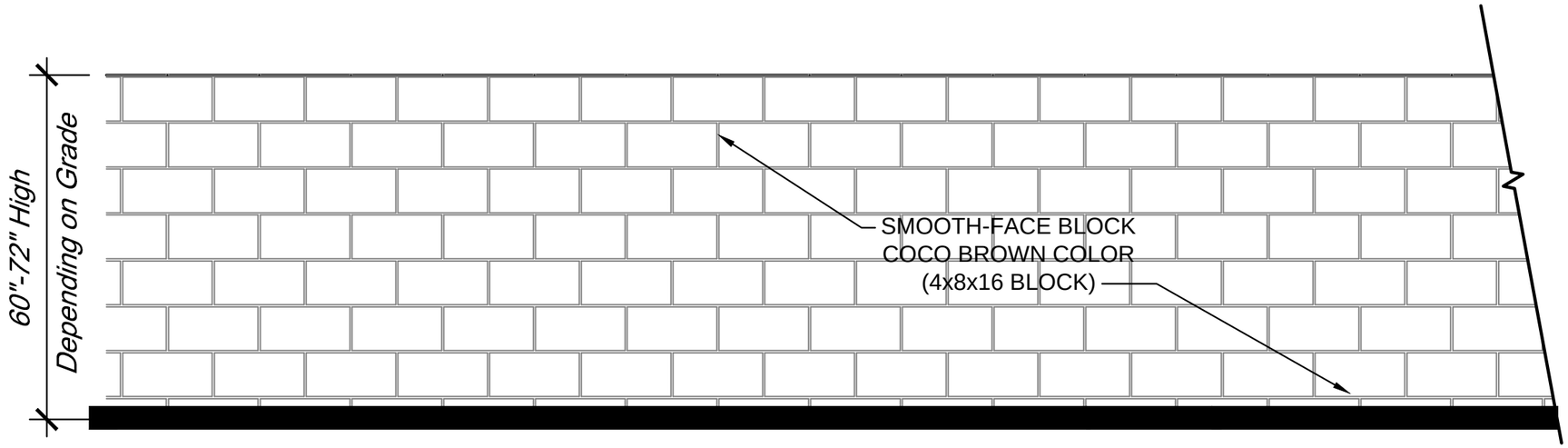
AMENDED Regular Council Meeting 12/15/2020

SUMMERSTONE -- A REPLAT OF A PORTION OF LA PUERTA DEL NORTE

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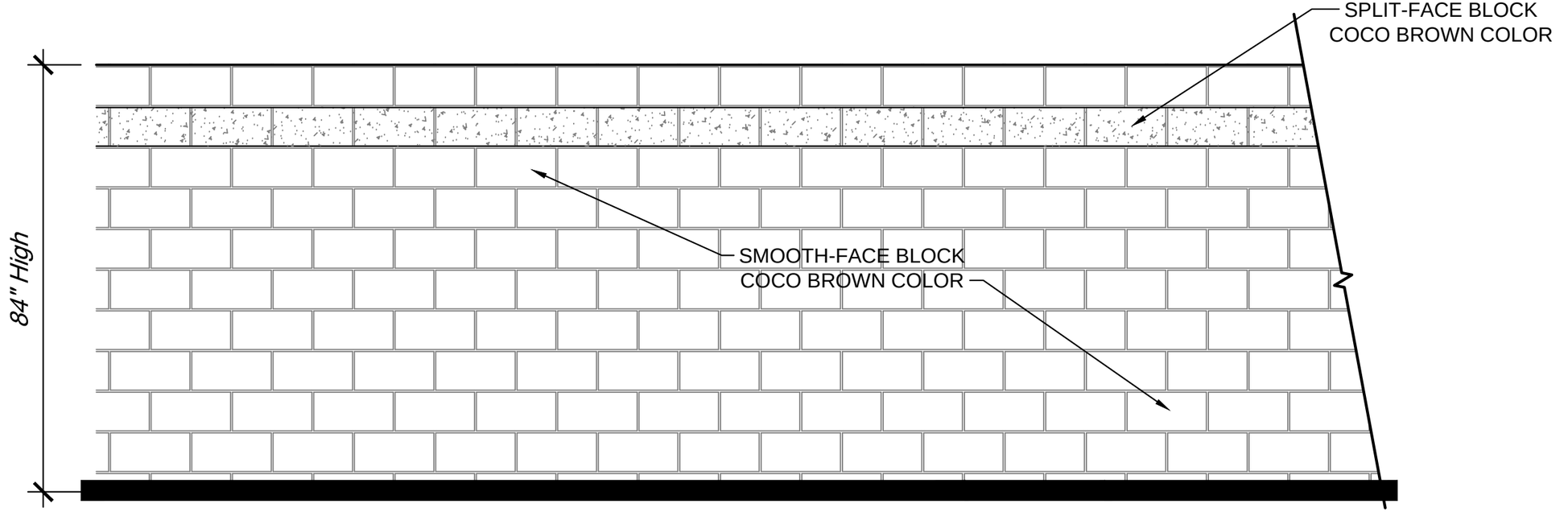
WALL ELEVATIONS

November 2020



RESIDENTIAL WALL ELEVATION — Not to Scale

NOTE:
FOOTING AND STEEL BY OTHERS. TYPICAL ALL ELEVATIONS.



WELL WALL ELEVATION — Not to Scale

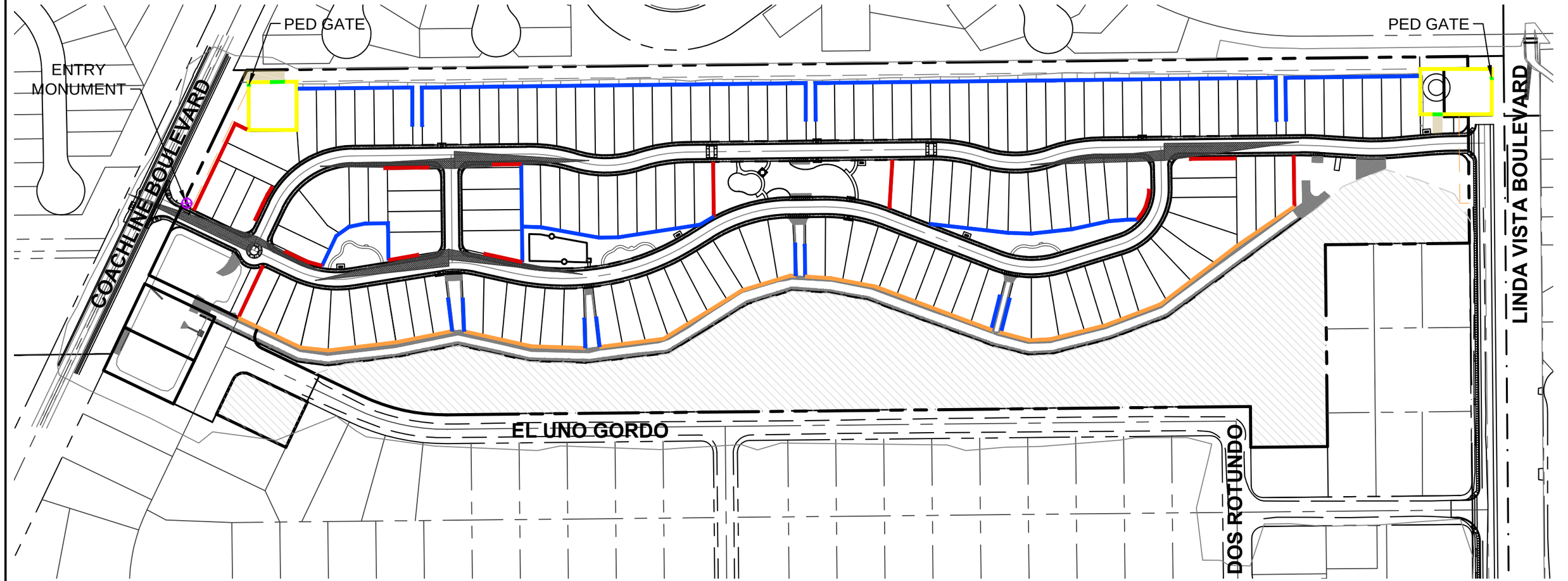
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Tucson, AZ 85739
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WALL ELEVATIONS

Sheet 10 of 11
November 2020



LEGEND

- GATE LOCATION
- 7' WELL WALL
- DRIVEWAY / ACCESS
- DECORATIVE WALL
- 5' RESIDENTIAL WALL
- VIEW FENCE ON BLOCK WALL
- ENTRY SIGNAGE

Scale: 1" = 200'

0' 200' 400' North

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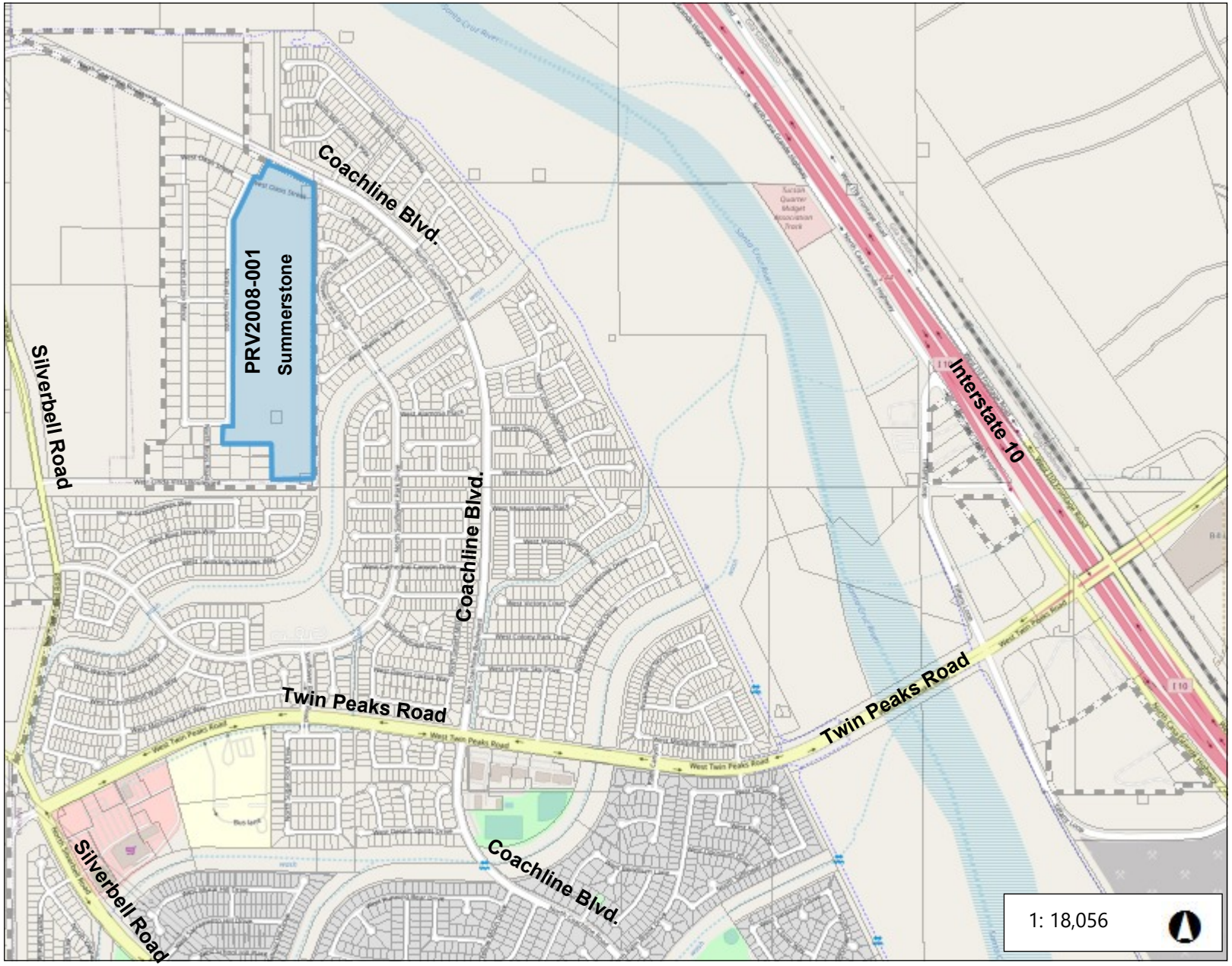
PERIMETER WALL MAP

Sheet *11* of *11*

November 2020

Town of Marana Planning

PRV2008-001 Summerstone 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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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA PLANNING COMMISSION

REGULAR COMMISSION MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 18, 2020, at or after 6:30 P.M.

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

DRAFT

SUMMARY MINUTES

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. **Commissioners Tyson, Miller, and Schachter** were excused. A quorum was present.

CALL TO THE PUBLIC

Chairman Schnee opened the meeting to receive public comments. No comments were offered by the public.

APPROVAL OF AGENDA

*Motion to move Public Hearing Item PCM2010-001 to follow Commission Action items by **Chairman Schnee**, seconded by **Vice Chair Hill**. Motion passed unanimously, 4-0.*

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of October 28, 2020. *Motion to approve by **Vice Chair Hill**, seconded by **Commissioner Fehrmann**. Motion passed unanimously, 4-0.*

COMMISSION ACTION

1. PCM2011-001 Waiver of Subdivision Requirements for Joplin Estates. A request for a waiver of subdivision requirement to underground existing electrical utilities adjacent to a proposed residential development (Brian D. Varney)

Brian Varney, Senior Planner stated this is a request for a waiver from the requirement to underground a portion of an existing overhead utility line in the proposed Joplin Estates subdivision. Section 17-5-3.B of the Marana Town Code requires overhead lines on-site and adjacent to the site to be undergrounded, however it also provides an option for the Planning Commission to waive the underground requirements. **Mr. Varney** noted that the existing overhead lines passing through the proposed development will be undergrounded. The applicant is requesting the 650 foot section along the property boundary to be waived from undergrounding. This section serves 3 adjacent residential properties; however will not serve the subdivision.

Town staff has no objection to the request and supports the Planning Commission approving the waiver.

Chairman Schnee had no issues with the request. No other comments were offered by the Commission.

*Motion to approve by **Chairman Schnee**, seconded by **Commissioner Duncan.** Motion passed unanimously, 4-0.*

2. PRV1909-003 Preliminary Plat for Joplin Estates. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Joplin Estates, Lots 1 through 185, and Common Areas "A" (Open Space, Drainage), "B" (Open Space, Drainage, Utilities) and "C-1" - "C-9" (Open Space, Drainage, Recreation). (Brian D. Varney)

Brian Varney, Senior Planner stated this is a request for recommendation to the Town Council for approval of a preliminary plat for the Joplin Estates. The location is east of I-10, approximately one-half mile south of Linda Vista Blvd. The site is a total of 52 acres. The zoning is split between R-35 SFR (33.71 acres) and R-6 SFR (18.29 acres.) 185 residential lots, as well as common areas are proposed. The primary access will be off of the future Camino Benicardo in three locations. Camino Benicardo is a right-of-way that will be dedicated at final plat and constructed by the developer. Camino Benicardo will eventually extend to Linda Vista Blvd.

Mr. Varney noted the Neighborhood Design Plan consists of 79,000 sq. ft. of active recreation area, 12,000 sq. ft. of dog park area, a 10-foot wide trail through the subdivision that will eventually connect to another trail in the Linda Vista Village at Cascada project to the north.

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Chairman Schnee asked if Camino Benicardo is planned to connect to Cortaro Road. **Mr. Varney** stated that eventually there will be a seamless connection between Linda Vista Blvd. and Cortaro Road.

No further comments were offered by the Commission.

*Motion to approve by **Chairman Schnee**, seconded by **Vice Chair Hill.** Motion passed unanimously, 4-0.*

3. PRV2008-001 Preliminary Plat for Summerstone. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Summerstone, Lots 1 through 150, and Common Areas "A" through "D" and Block 1 generally located south and west of Coachline Blvd., north of Twin Peaks Road, and east of Silverbell Road. (Brian D. Varney)

Brian Varney, Senior Planner stated this is a request for recommendation to the Town Council for approval of a preliminary plat. This project is located south and west of Coachline Blvd, north of Twin Peaks Road, east of Silverbell Road. The 42-acre parcel was recently annexed in September 2020 by the Town. The zoning (translated through the annexation) has been approved for R-3.5 SFR. A total of 150 residential lots and 4 common areas are proposed. The access will be off Coachline Blvd. to the north and Linda Vista Blvd. to the south. One mile of public internal streets are proposed. **Mr. Varney** noted that the Town has an agreement with the developer to improve Linda Vista Blvd. out to Silverbell Road. The road will be improved to the Town's Street Standards. The Neighborhood Design Plan consists of a cultural preservation area – approximately 10 acres, a primary park – 31,157 sq. ft., a dog park – 19,728 sq. ft., and two small park areas.

Chairman Schnee liked the idea that Linda Vista Blvd. would be improved. No further comments were offered by the Commission.

*Motion to approve by **Chairman Schnee,** seconded by **Commissioner Fehrmann**. Motion passed unanimously, 4-0.*

4. PRV2006-001: Preliminary Plat for Tortolita Ridge. A request for a recommendation to the Marana Town Council for approval of a Preliminary Plat for Tortolita Ridge, Lots 1-32 and Common Areas "A" through "C" generally located .75 miles north of Moore Road on the west side of Tortolita Road. (Cynthia Ross)

Cynthia Ross, Senior Planner stated the 17.3 acre plat consists of 32 single-family residential lots and three common areas. The zoning of the property is R-8 residential. The average lot size is 8,402 sq. ft. 45% of the site will be set aside as Natural Undisturbed Open Space.

The rezoning conditions include

- Single-story homes on designated lots
- Decorate perimeter wall
- Construction of a park area
- Secondary emergency access to Tortolita Road

Ms. Ross noted the applicant was approved for a design exception to replace the requirement of a secondary emergency access, with the installation of an automatic fire sprinkler system in each home.

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At the November 17, 2020 Town Council meeting Ordinance 2020-016 was approved and Condition #22 was amended with the revised requirement for developer-installed automatic fire sprinkler systems (acceptable to NW Fire) in each home in the rezoning area.

This project will comply with the R-8 setback requirements and the rezoning conditions. The maximum building height of the homes is 28 feet, except for lots restricted to single story; those adjacent to the Tortolita Reserve subdivision to the south, as well as the lots south and west of the custom home on Tortolita Road. 5-foot decorative walls will be built along the south perimeter as well as along Tortolita Road. A 5,225 sq. ft. park will be constructed by the 32nd building permit.

Chairman Schnee the only alternative would have been to limit the project to 30 homes had Town Council not approved the design exception, correct? **Ms. Ross** yes that would have been the only option. **Chairman Schnee** had no issues with the project. **Commissioner Duncan** would have liked to see the secondary access as part of the project but felt the fire sprinkler system is a good alternative. No other comments were offered by the Commission.

*Motion to approve by **Chairman Schnee**, seconded by **Vice Chair Hill.** Motion passed unanimously, 4-0.*

PUBLIC HEARINGS

1. PCM2010-001: Amending Chapter 17-5 Subdivisions revising Section 17-5-3 (Subdivision requirements) of the Marana Town Code revising the Town's subdivision requirements for private and common on-site recreation areas and adopting the Town of Marana Subdivision Recreational Area Design Manual. (Anita McNamara)

Jason Angell, Development Services Director stated staff wanted to provide an update and ask for recommendation of some changes to the Subdivision Recreation Requirements. **Mr. Angell** stated at the Town Council study session in the fall of 2019, it was identified that the Town's requirements were too low and the regulations were out of date and inadequate. The Town Council identified the need to update the town standards. Staff then negotiated with the developers on what was an acceptable standard for a subdivision, what type of amenities would be included? What size park would meet the neighborhood requirements? How does staff develop a minimum standard for the subdivision recreational amenities? Staff did a comparison between Marana, the surrounding communities in southern Arizona, as well as the Phoenix area. Staff then came back before Town Council with the following suggestions:

- Regulations based on lot size instead of RAC
- Need standards for trail connections and to allow certain amenities to be located within drainage basins
- Obtain input from stakeholders
- Use feedback to draft code and design manual

December 2019-March 2020 staff held stakeholder meetings, one-on-one meetings, focus groups to get their input and feedback:

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- The Town should have standards that utilize an in-lieu option (our current Code does allow for an in-lieu option but it is very general and the Town has never utilized it)
- Amenities based on demographics
- Keep in mind amenities can cause HOA fees to increase
- Credit for trails and trail connections
- Credit for drainage basin with amenities

In April, the Town Council provided feedback:

- No NUOS credit toward meeting requirement
- The need to establish minimum standards in the Code, but should not over regulate for flexibility
- Request for additional information based upon our comparison to the other communities
    - That additional information was provided to Council on May 13, 2020

On September 22, 2020 staff presented a final draft document to Town Council. The Councils' feedback:

- Liked the reduction of the threshold from 50 to 30 units (current Code states that subdivisions are not required to provide a park amenity until they have a minimum of 50 units and a 3 RAC)
- Liked the change to average lot size from zoning districts, rather than minimum lot size
- Liked the detention basin requirements, the credits given for trails, as well as for basin amenities
- They wanted to add requirement for average lots smaller than 6,000 sq. ft. to be broken into two categories (see table below)
- They wanted to increase the amount of park space required by square footage in those categories

The Ordinance:

- Revises the minimum of square footage requirement
- Based on average lot size, not minimum lot size
- Applicable to subdivision with 30 or more lots
- Defines the in-lieu option
- Design manual reference

Average Lot Size	Current Recreation Area Requirement (sq. ft./unit)	Proposed Recreation Area Requirement (sq. ft./unit)
Less than 4,000 sq. ft.	185	500
4,000 to 5,999 sq. ft.	185	400
6,000 to 7,999 sq. ft.	185	300
8,000 t 16,000 sq. ft.	185	200

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Design Manual:

- Recreation Area Plan (RAP) requirement process
  - At preliminary plat (reviewed and approved administratively by staff)
  - A la carte amenity point system options (starts at base-threshold)
  - Trails/trail connections – 25% cap
  - Use of drainage basins – 50% cap
- Development Agreement
  - In-lieu option (a development agreement would need to be entered into and negotiated as part of the rezoning process, prior to the subdivision being approved)
  - Alternative amenity allowance

A la carte points

Based upon the size of the park the developer has to provide, dictates the number of points.

Minimum Requirement (Base)	Passive - 1 point each	Active - 3 points each	Enhanced - 5 points each
Bench/picnic table	Barbeque grill	Playground equip.	Community garden
Pet waste station	Turf*	Swing set	Fitness course
Trash receptacle	DG walking path	Fitness structure	Rectangle turf field
Landscaping	Shared-use path	Group ramada	Field w/backstop
Shade structure	Ramada	1/2 basketball court	Community room
Bike rack	Drinking fountain	Dog park	Fitness room
		Horseshoe pit	Comfort station
		Bocce court	Splash pad
			Skate/wheel park
			Swimming pool

*Turf, including artificial turf, shall be a minimum of 15% of the total recreational area

Chairman Schnee opened and closed the Public Hearing, as there were no comments offered.

Chairman Schnee liked the presentation. He felt the proposed revisions were detailed and easy to follow. He thought the RAP provides many options for the developer and builder and felt offering the in-lieu option and entering into a development agreement provides the developer and builder a lot of flexibility.

Referencing the SAHBA letter where they requested the RAP be tied to the final plat rather than the preliminary plat, **Chairman Schnee** asked if the proposed recreation areas would be on the preliminary plat. **Mr. Angell** stated yes, the preliminary plat has to identify where the recreational spaces are placed, including the acreage. The RAP provides the details of the recreational areas; the amenities that will be added. You will not see those details on any of the preliminary plats. SAHBA concerns - because the developer submits the preliminary plat and the builder submits the final plat, should the developer be committing "said builder" to a specific list of amenities that they may not be happy with.

Chairman Schnee asked and what would be the disadvantage of putting the RAP on the final plat? **Mr. Angell** noted he is not aware of any disadvantage of including the RAP on the final plat. With that being said, the majority of the time the builder has already committed at the preliminary plat phase. Most of the time staff knows who the builder is at the time of the preliminary plat.

Commissioner Fehrmann because of the gaps in our growth spurts over the past few years it can take years to have a final plat submitted. She thought having the RAP in the preliminary plat is essential. She asked if there was the opportunity to update the RAP once it reaches the final plat stage, or would it be too late at that point. **Mr. Angell** it would not be too late. He agreed there are a number of examples in which a preliminary plat has been approved and would sit for years before staff sees movement. Then they come back and ask for an adjustment. Staff will know the location and estimated size of the parks at the time the preliminary plat is submitted.

Commissioner Duncan and Vice Chair Hill liked the progressive plan and commended staff on a job well done.

Chairman Schnee noted that since staff added the RAP at the preliminary plat phase, instead of the final plat, he has no issues with it, but he understood the request from the builders to add the RAP as part of the final plat.

*Motion to approve by **Chairman Schnee**, seconded by **Vice Chair Hill**. Motion passed unanimously, 4-0.*

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

***Chairman Schnee**, moved and **Commissioner Duncan** second the motion to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 7:24 p.m.*

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on November 18, 2020. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

DRAFT

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: Summerstone (a replat of a portion of LA Puerta Del Norte)	
Description of Project: 150 lot SFR subdivision	Number of Lots: 150
Parcel No.(s): 226-05-1570,226-05-0070, 226-05-0080, 226-05-0610, 226-05-15	Gross Area (Acres): 41.67
Project Address: 10015 N. Coachline Blvd. Tucson, AZ 85743	
Ref. Project No.: PRV2008-001	

CONTACT INFORMATION

Owner: Gladden Phase II, LLC	Contact Name: Dean Wingert		
Address: 333 E. Wetmore Road Ste. 250	City: Tucson	State: AZ	Zip: 85705
Email: DWingert@crownwest.com	Phone No.: (520) 888-3962		
Applicant: Crown West Land Group	Contact Name: James Gaulin		
Address: 333 E. Wetmore Road Ste. 250	City: Tucson	State: AZ	Zip: 85705
Email: JGaulin@crownwest.com	Phone No.: (520) 888-3962		
Consultant/Engineer: Perry Engineering	Contact Name: David Bateman		
Address: 501 W. Wetmore Rd.	City: Tucson	State: AZ	Zip: 85705
Email: dbateman@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.)

James Gaulin		11/10/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Council-Regular Meeting **C2**

Meeting Date: 12/15/2020

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-131; Relating to Development; approving a preliminary plat for Joplin Estates, Lots 1-185, and Common Areas "A", "B", and "C-1" - "C-9" located east of Interstate 10, approximately a half-mile south of Linda Vista Boulevard (Brian D. Varney)

Discussion:

Request
Perry Engineering, representing Joplin Estates, LLC, is requesting approval of a preliminary plat for Joplin Estates, Lots 1-185 and Common Areas "A" (Open Space, Drainage), "B" (Open Space, Drainage, Utilities), and "C-1" through "C-9" (Open Space, Drainage, Recreation) on 52 acres of land.

Zoning and Land Use
The Marana Town Council approved a rezoning of approximately 69.4 acres of land on June 18, 2019, by the adoption of Marana Ordinance No. 2019.010, changing the zoning of 52 acres from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (Single-Family Residential) (33.7 acres) and R-6 (Single-Family Residential) (18.3 acres), and approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to VC (Village Commercial). The 52 acres of R-3.5 and R-6 zoned land are subject to the proposed preliminary plat.

The preliminary plat proposes 185 residential lots. Approximately 33.7 acres of the site consists of R-3.5 zoning (lots 51-185), and 18.3 acres of land consisting of R-6 zoning (lots 1-50). The minimum lot size proposed within the R-3.5 zoned area is 4,800 square feet, the largest lot is 9,059 square feet, and the average lot size is 5,008 square feet. Within the R-6 zoned area, the minimum lot size proposed is 6,000 square feet, the

largest lot is 7,039 square feet, and the average lot size is 6,171 square feet. The gross density within the R-3.5 zoned area is 4.00 residence per acre (RAC) and 2.73 RAC within the R-6 zoned area. All lots within the development will be subject the Town's Residential Design Standards.

Recreation Area
An active recreation (park) area of approximately 1.81 acres, or 79,000 square feet in size, is proposed within the development. The recreation area will include amenities such as: a turfed play area; covered play structure; swing set; a ramada-covered picnic table; bench seating and additional uncovered tables; concrete and decomposed granite paths connecting the park area to the adjacent sidewalks. A 10-foot wide stabilized decomposed granite pedestrian path will be constructed at the top of the bank of the wash traversing the development and will provide connectivity to the subdivision to the north (Linda Vista Village at Cascada).

Additionally, the development will provide a 12,000 square foot dog park that will include a ramada-covered picnic table, additional uncovered tables, a pet waste station, and a drinking fountain for both dogs and people.

Access and Traffic Circulation
The preliminary plat proposes a total of 1.63 miles of new public streets. Three points of access will be provided to the development directly from Camino Benicardo. Camino Benicardo will be designed and constructed by the property owner prior to or during the development of the subdivision and must tie into the segment of Camino Benicardo to be constructed to the north, through the planned Linda Vista Village at Cascada development. Pursuant to conditions of the rezoning for Joplin Estates, construction of Camino Benicardo must be substantially completed establishing paved public access from Joplin Estates to Linda Vista Boulevard prior to the issuance of any residential certificate of occupancy within Joplin Estates. Right-of-way for Camino Benicardo will be dedicated by final plat at a width of 90 feet along the projects' entire frontage.

Neighborhood Design Plan
In accordance with the Town's Residential Design Standards, a Neighborhood Design Plan has been reviewed and accepted by staff, and has been included as an attachment to this report. The home builder will be required to submit a Residential Design Plan at the time of review of the model home plans, and shall comply with the Town's architectural standards for home construction.

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.

Planning Commission Recommendation
The preliminary plat was considered by the Marana Planning Commission at its November 18, 2020 meeting. The Commission voted unanimously by a vote of 4-0 to recommend approval to the Town Council.

Staff Recommendation:

Staff has reviewed the proposed preliminary plat against the requirements of Marana Ordinance No. 2019.010, the Marana Land Development Code, the Marana General Plan, and the Marana Town Code. The preliminary plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2020-131 approving a preliminary plat for Joplin Estates, Lots 1-185 and Common Areas "A", "B", and "C-1" - "C-9".

Attachments

Resolution 2020-131
PRV1909-003 JE PP
PRV1909-003 JE PP NDP
PRV1909-003 JE PP Map
PRV1909-003 JE PP App

MARANA RESOLUTION NO. 2020-131

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT FOR JOPLIN ESTATES, LOTS 1-185, AND COMMON AREAS "A", "B", AND "C-1" – "C-9" LOCATED EAST OF INTERSTATE 10, APPROXIMATELY A HALF-MILE SOUTH OF LINDA VISTA BOULEVARD

WHEREAS on June 18, 2019, the Mayor and Town Council adopted Marana Ordinance No. 2019.010 approving a rezoning of 69.4 acres of land changing the zoning of 52 acres from Zone E (Transportation Corridor Zone) and Zone C (Large Lot Zone) to R-3.5 (Single-Family Residential) (33.7 acres) and R-6 (Single-Family Residential) (18.3 acres), and changing approximately 17.4 acres of land from Zone E (Transportation Corridor Zone) to VC (Village Commercial); and

WHEREAS the 52 acres rezoned to R-3.5 (Single-Family Residential) and R-6 (Single-Family Residential) comprise the land area subject to this preliminary plat; and

WHEREAS Perry Engineering, representing Joplin Estates, LLC has applied for approval of a preliminary plat for Joplin Estates, Lots 1-185 and Common Areas "A" (Open Space, Drainage), "B" (Open Space, Drainage, Utilities), and "C-1" – "C-9" (Open Space, Drainage, Recreation) located east of Interstate 10, approximately one-half mile south of Linda Vista Boulevard; and

WHEREAS the Mayor and Town Council, at its December 15, 2020 meeting, determined that the preliminary plat for Joplin Estates should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the preliminary plat for Joplin Estates, Lots 1-185 and Common Areas "A", "B", and "C-1" – "C-9" is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of December, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

PRELIMINARY PLAT

FOR

JOPLIN ESTATES

LOTS 1–185

AND COMMON AREA "A" (OPEN SPACE, DRAINAGE) "B" (OPEN SPACE, DRAINAGE, UTILITIES), AND COMMON AREAS "C1–C9" (OPEN SPACE, DRAINAGE, RECREATION)

GENERAL NOTES:

1. THE GROSS AREA OF THIS SUBDIVISION IS 52.00 ACRES, 2,265,413 SF.
2. COMMON AREAS INFORMATION:
   - C.A. "A" OPEN SPACE, DRAINAGE (187,760 SF, 4.31 AC)
   - C.A. "B" OPEN SPACE, DRAINAGE, UTILITIES (91,899 SF, 2.11 AC)
   - C.A. "C1" OPEN SPACE, DRAINAGE, REC. (50,623 SF, 1.16 AC)
   - C.A. "C2" OPEN SPACE, DRAINAGE, REC. (72,523 SF, 1.66 AC)
   - C.A. "C3" OPEN SPACE, DRAINAGE, REC. (62,496 SF, 1.43 AC)
   - C.A. "C4" OPEN SPACE, DRAINAGE, REC. (43,907 SF, 1.01 AC)
   - C.A. "C5" OPEN SPACE, DRAINAGE, REC. (143,409 SF, 3.29 AC)
   - C.A. "C6" OPEN SPACE, DRAINAGE, REC. (82,940 SF, 1.90 AC)
   - C.A. "C7" OPEN SPACE, DRAINAGE, REC. (31,914 SF, 0.73 AC)
   - C.A. "C8" OPEN SPACE, DRAINAGE, REC. (29,899 SF, 0.69 AC)
   - C.A. "C9" OPEN SPACE, DRAINAGE, REC. (35,767 SF, 0.82 AC)
3. THE CURRENT ZONING IS R–6 AND R–3.5 PER ORDINANCE 2019.010, AND IS TO REMAIN. R–6 AREA=18.29 ACRES, R–3.5 AREA=33.71 ACRES
4. THE ACCESSORS PARCEL NUMBERS FOR THIS PROJECT ARE 221–06–0100 AND 221–06–0090
5. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
6. THE NUMBER OF LOTS IS 185, THE GROSS DENSITY FOR R–6 (LOTS 1–50) IS (2.73 RAC.) THE GROSS DENSITY FOR R–3.5 (LOTS 51–185) IS (4.00 RAC.)
7. ALL STREETS ARE NEW. TOTAL MILES OF NEW PUBLIC STREETS ARE 1.63 MILES.
8. THE AVERAGE R–6 LOT SIZE IS 6,171 SF. THE MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF. THE MINIMUM PROPOSED LOT SIZE IS 6,000 SF. THE MAXIMUM PROPOSED LOT SIZE IS 7,039 SF. THE MAXIMUM BUILDING HEIGHT ALLOWED IS 25'.
9. THE AVERAGE R–3.5 LOT SIZE IS (5,008 SF.) THE MINIMUM ALLOWABLE LOT SIZE IS 4,800 SF. THE MINIMUM PROPOSED LOT SIZE IS (4,800 SF), THE MAXIMUM LOT SIZE IS (9,059 SF.).
10. PARKING PROVISIONS INCLUDE TWO (2) ON–SITE SPACES FOR EACH LOT.
11. NO FURTHER SUBDIVISION OF ANY LOTS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
12. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE COMMON TO SECTION 22 AND SECTION 23 FROM A 2" OPEN PIPE WITH PIMA COUNTY REFERENCES MONUMENTING THE SOUTHEAST CORNER OF SECTION 22 (AND THE SOUTHWEST CORNER OF SECTION 23) TO A 3" OPEN PIPE TAGGED "LS 4253" AT THE EAST 1/4 CORNER OF SECTION 22 (AND THE WEST 1/4 CORNER OF SECTION 23), GRID BEARING BASED ON MODIFIED STATE PLANE COORDINATES, AZ–CENTRAL, INTERNATIONAL FEET, REDUCED TO GROUND. THE BEARING OF SAID COMMON LINE IS N 00°45'04" W.
13. BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS PIMA COUNTY OPUS CONTROL POINT "12S12E_W17" (NGS PID AVAL0036) DESCRIBED AS A CHISELED "X" AT NORTHEAST END OF HEADWALL SOUTH OF THE INTERSECTION OF SILVERBELL ROAD AND CORTARO FARMS ROAD. THE ELEVATION OF SAID BENCHMARK IS 2149.95 INT'L. FEET, NAVD 88 DATUM.
14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM LINE AND FUNCTION OF ALL PUBLIC ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
15. THE AREA BETWEEN THE 100–YEAR FLOOD LIMITS REPRESENT 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 FLOOD PLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
16. MATERIAL WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH SIGHT VISIBILITY PLANE DESCRIBED AS TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISH GRADE OF THE ROADWAY SURFACE. IN ACCORDANCE TOWN OF MARANA SUBDIVISION STREET STANDARD MANUAL SECT. 4.8.
17. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
18. ALL HYDROLOGY INFORMATION PER HYDROLOGY REPORT PREPARED BY PHYSICAL RESOURCE ENGINEERING (PRE) DATED JULY 5, 2019.
19. DESIGN SPEED FOR THIS PROJECT:
    25 MPH FOR LOCAL INTERIOR STREETS. POSTED SPEED LIMIT IS 25 MPH
    40 MPH FOR COLLECTOR ROADS. POSTED LIMIT IS 35 MPH
    DESIGN VEHICLE FOR ALL ROADS IS WB–40
20. ALL SLOPES 3:1 TO 2:1 SHALL BE HAND PLACED RIPRAP, SLOPES STEEPER THAN 2:1 SHALL BE GROUTED RIPRAP OR SHOTCRETE, AS NOTED ON PLAN.
21. THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS MARANA WATER COMPANY, 5100 W INA ROAD, TUCSON AZ. 85743, (520) 382–2570.
22. THE 100–YEAR FLOOD WILL BE ENTIRELY CONTAINED WITHIN THE CONSTRUCTED DRAINAGE IMPROVEMENTS OR NATURAL DRAINAGE WAYS.
23. 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.
24. ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS DEVELOPMENT SHALL BE CONSTRUCTED TO MINIMUM COT/PIMA COUNTY STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CURRENT EDITION, IN ACCORDANCE WITH PLANS ACCEPTED BY THE TOWN OF MARANA.
25. THE HOMEOWNER'S ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY, AND LIABILITY OF COMMON AREAS "A", "B" AND "C1–C9".
26. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
27. FIRE HYDRANTS, STREET NAME SIGNS, TRAFFIC CONTROL DEVICES AND ANY RELOCATION, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
28. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PATTISON ENGINEERING, DATED SEPTEMBER 21, 2018, THEIR PROJECT NUMBER 18–116. EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN SAID REPORT AND ANY AMENDMENTS OR ADDENDUMS MADE THERETO,
29. PROPOSED SETBACKS ARE AS FOLLOWS:

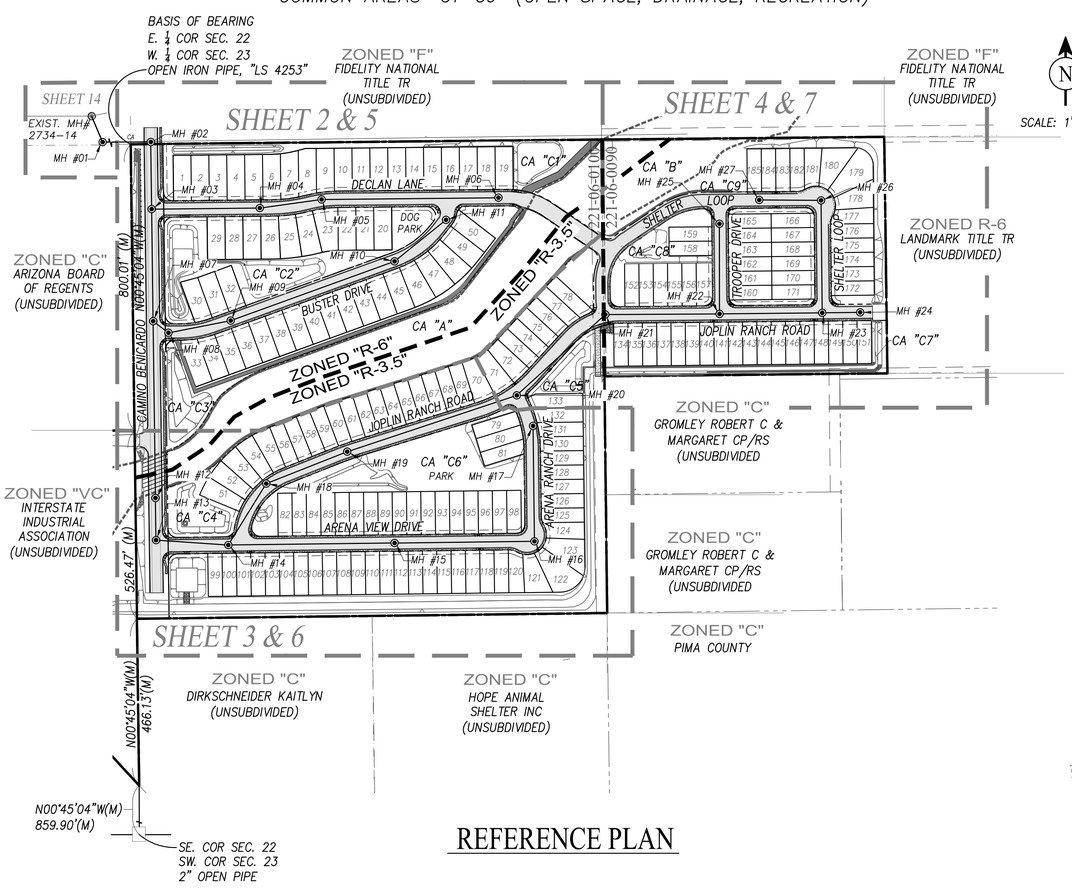
FRONT YARD SETBACK	* (R–3.5)=10', ** (R–6)=16'
REAR YARD SETBACK	* (R–3.5)=10', ** (R–6)=20'
GARAGE SETBACK:	20'
SIDE YARD SETBACK:	5'
SIDE STREET SETBACKS:	10'
BUILDING SEPARATION:	10'

BUILDING HEIGHT OF 25' ON R–6 LOTS MAY BE INCREASED BY A MAXIMUM OF 20% PURSUANT TO PROVISIONS DEFINED IN THE MARANA LAND DEVELOPMENT CODE. R–3.5 LOT BUILDING HEIGHTS ARE A MAXIMUM OF 30'.

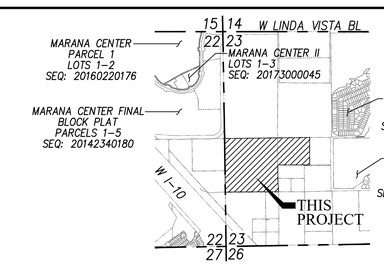
* R–3.5 FRONT AND REAR SETBACK REDUCTION OPTIONS:
THE REQUIRED FRONT YARD (SETBACK) WHERE FRONT ENTRY GARAGES ARE RECESSED TEN FEET OR MORE FROM THE LIVABLE PORTION OF THE DWELLING, FRONT SETBACKS MAY BE REDUCED TO TEN FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET. A MAXIMUM OF FIFTY PERCENT (50%) OF THE LOTS MAY HAVE A REDUCED SETBACK, WITH THE BALANCE OF THE SETBACKS BEING TWENTY FEET OR GREATER.

** R–6 FRONT AND REAR SETBACK REDUCTION OPTIONS:
A MAXIMUM OF THIRTY–FIVE PERCENT (35%) OF THE LOTS MAY HAVE A REDUCED SETBACK TO THE SIXTEEN FEET, WITH THE BALANCE OF THE SETBACKS BEING TWENTY FEET OR GREATER. WHERE THE FRONT YARD (SETBACK) IS INCREASED ABOVE THE TWENTY (20) FEET, THEN THE REAR YARD (SETBACK) MAY BE REDUCED ONE (1) FOOT FOR EACH FOOT OF INCREASE, BUT SHALL NOT BE REDUCED TO BELOW FIFTEEN (15) FEET. WHERE THE FRONT YARD (SETBACK) IS DECREASED BELOW THE MINIMUM TWENTY (20) FEET, THE REAR YARD (SETBACK) SHALL BE INCREASED ONE (1) FOOT FOR EACH FOOT OF DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER TWENTY–FIVE (25) FEET.

30. UTILITY EASEMENTS ALLOW FOR THE INSTALLATION AND MAINTENANCE OF BOTH PUBLIC AND PRIVATE UTILITIES.
31. PRIVATE COMMON AREAS ALLOW FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UNDERGROUND UTILITIES.
32. ON–SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
33. THE REQUIRED OFF–SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
34. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991–140, AS AMENDED). WHEN A PROPERTY OWNERS' ASSOCIATION IS TO BE FORMED AND WHEN ALL OR A PORTION OF THE INVOLVED SEWERS ARE PRIVATE.
35. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
36. 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.
37. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES CONTAINED WITHIN THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.
38. SEE LANDSCAPE PLANS FOR INSTALLATION, LOCATION AND MATERIAL OF ALL IRRIGATION SLEEVES.
39. 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.
40. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND PERMITTING PROCESS THROUGH THE TOWN OF MARANA, AND WILL BE IN CONFORMANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE.
41. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT. ON–SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS.
42. ALL ON–SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
43. 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.
44. FIRE FLOW FOR THE RESIDENTIAL LOTS WITHIN THIS PROJECT SHALL BE A MINIMUM OF 1000 GALLONS PER MINUTE FOR A MINIMUM DURATION OF 2 HOURS. FIRE FLOW FOR THE COMMERCIAL BLOCKS WITHIN THIS PROJECT SHALL BE A MINIMUM OF 1500 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.
45. FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW SHALL BE INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.ALL WEATHER ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF 75,000 POUNDS.
47. THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS BASED UPON ALTA AND BOUNDARY/DESIGN SURVEYS PERFORMED BY ALTA ARIZONA. JOB, NO. 18–005, DATED FEB. 7, 2018 AND JOB NO. 18–164, DATED MAY 4, 2018.
48. THE CONTRACTOR SHALL SUBMIT TO THE TOWN OF MARANA A TRAFFIC CONTROL PLAN FOR EACH PHASE OF THE WORK A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY. THE CONTRACTOR SHALL HAVE ON SITE, AT ALL TIMES, TRAFFIC CONTROL PLANS ACCEPTED (STAMPED) BY THE TOWN OF MARANA FOR ALL WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT OF WAY.
49. THE CONTRACTOR SHALL OBTAIN A TOWN OF MARANA RIGHT OF WAY PERMIT AND SCHEDULE A PRE–CONSTRUCTION CONFERENCE WITH THE TOWN OF MARANA RIGHT OF WAY INSPECTOR PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.
50. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A TOWN OF MARANA BUSINESS LICENSE PRIOR TO COMMENCEMENT OF ANY WORK.
51. TWO COPIES OF A STORMWATER POLLUTION PREVENTION PLAN AND REVIEW FEES SHALL BE SUBMITTED TO THE TOWN OF MARANA PRIOR TO ISSUANCE OF A GRADING PERMIT.
52. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENT ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
53. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED WITH, GRAFFITI RESISTANT MATERIALS.
54. SIDEWALKS LOCATED OUTSIDE OF THE PUBLIC RIGHTS–OF–WAY ARE NOT THE TOWN OF MARANA'S RESPONSIBILITY.
55. THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE PROJECT CIVIL ENGINEER OF RECORD WRITTEN AND SEALED PROFESSIONAL ENGINEER CERTIFICATION THAT THE EARTHWORK GRADING (INCLUDING BUILDING PADS AND ROADWAY SUBGRADE), PAVING, AND MATERIALS HAVE BEEN INSTALLED AND CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
56. 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.



REFERENCE PLAN



VICINITY MAP

A PORTION OF SECTION 23
T12S, R12E, G&SRB&M
TOWN OF MARANA, PIMA COUNTY, AZ
SCALE: 3"= 1 MILE

LEGEND

- NEW SEWER MANHOLE
- NEW 1" WATER METER
- NEW FIRE HYDRANT
- EXISTING WATER METER
- NEW WATER VALVE
- NEW WATER TEE
- NEW TRANSFORMER
- NEW ELEC. PEDESTAL
- EX. CONC.
- EX. PAVEMENT
- NEW GRAVEL ROAD
- NEW PAVEMENT
- NEW CONC.
- NEW SHOTCRETE
- NEW GROUTED RIPRAP
- NEW HANDPLACED RIPRAP
- EX. WATER VALVE
- EX. POWER POLE
- EX TRANSFORMER
- LOT ACCESS SIDE
- 2175 EX CONTOUR
- 2175 PROPOSAL CONTOUR
- SIGHT VISIBILITY TRIANGLE
  CAMINO BENICARDO: 480' NEAR, 370' FAR
  INTERIOR STREETS: 240' NEAR, 190' FAR
- (1.5) SCUPPER # AND CONCENTRATION POINT CP#
- 100 YR FLOOD LIMITS
- EASEMENT LINES
- EX WATER
- NEW WATER
- EX SEWER
- NEW SEWER
- CORNER SECTION
- ×53.57 EX. SPOT ELEVATION
- ×FVE 71.00 FIELD VERIFIED ELEVATION
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND ELECTRIC
- F DRAINAGE FLOW DIRECTION
- NEW WALL
- 70.4/A PAD GRADE & LOT GRADING TYPE PER DTL A SHT 13
- 71.00 SPOT ELEVATION
- NEW SURVEY MONUMENT
- EX. MANHOLE
- EX. FIRE HYDRANT
- SCOUR WALL DEPTH > 3'
- SCOUR WALL DEPTH ≤ 3'
- NEW HANDRAIL
- NEW GUARDRAIL
- X CFS 100YR CFS
- D=3' DEPTH OF TOEDOWN
- EXISTING WELL TO BE ABANDONED
- BW LOT REQUIRING BACKWATER VALVE
- CA–L12 COMMON AREA LINE/CURVE TAGS, SEE SHT 10 TABLES

LOT CALCULATIONS

TOTAL LOTS ALLOWED PER REZONING:	185
PROPOSED LOTS ON THIS PLAT:	185

ACCEPTED:

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2–4	SITE AND UTILITY PLANS
SHEET 5–7	GRADING AND DRAINAGE PLANS
SHEET 8–9	BANK PROTECTION PLAN AND PROFILES
SHEET 10	BANK PROTECTION, DETAILS REZONING NOTES LINE & CURVE TABLES
SHEET 11–14	SECTIONS AND DETAILS

ENGINEER'S ESTIMATED EARTHWORKS QUANTITIES

CUT =	92,000 CY
FILL =	93,000 CY
NET =	1,000 CY IMPORT

ASSUMPTIONS:
20% SHRINK ON FILL AREAS

EARTHWORK QUANTITIES SHOWN ARE FOR ENGINEER'S ESTIMATE & PERMITTING ONLY. ALL CONTRACTORS SHALL CONDUCT AND BASE THEIR BID ON THEIR OWN EARTHWORK ANALYSIS.

OWNER/DEVELOPER

JOPLIN ESTATES, LLC
6340 N CAMPBELL AVE., SUITE 278
TUCSON, AZ 85718
CONTACT: DORON SEARS
PHONE: 520–529–8217

ENGINEER

PERRY ENGINEERING, LLC
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520–620–9870

ADMINISTRATIVE ADDRESS

9190 N. CAMINO BENICARDO,
TUCSON, AZ 85742

Registered Professional Engineer (Civil) 34010 KENNETH D. PERRY 10–22–20 Date Signed ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520–620–9870

PRV1909–003
PCZ1810–001
P19WS00046

Two working days before you dig, CALL FOR THE BLUE STAKES 1–800–782–5348 "1–800–STAKE–IT" Blue Stake Center

COVER SHEET
PRELIMINARY PLAT
FOR
JOPLIN ESTATES – LOTS 1–185
and Common Area "A" (Open Space, Drainage) and "B" (Open Space, Drainage, Utilities), Common Area "C1–C9" (Open Space, Drainage, Recreation)
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 1"=200' OCTOBER, 2020

SHEET 1 OF 14

D:\Perry Engineering\15019 – Interstate Industrial\Preliminary Plat\0_Cover Sheet_C1.dwg Plotted: Nov 30, 2020 – 9:04am KPE11102020
USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

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USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS
D:\Perry Engineering\15019 - Interstate Industrial\Preliminary Plat\b_SHT 2-4 Plan Sheets.dwg Plotted: Oct 23, 2020 - 11:36am Cole

SEE SHEET 14
SEE SHEET 4
MATCH LINE - SEE SHEET 3
SHEET 3

PRV-1707-001

PROJECT BOUNDARY

N89°54'21"E 2631.96'(R1)
N89°25'59"E 2632.00'(M)
N89°25'58"E 1315.96'(M)

CAMINO BENICARDO (NEW PUBLIC STREET)
DECLAN LANE (NEW PUBLIC STREET)
BUSTER DRIVE (PUBLIC STREET)

MH #02 (5)
RIM: 2145.31
INV. IN=2141.42
INV. OUT=2141.22

MH #03 (5)
RIM: 2158.07
E INV. IN=2142.42
S INV. IN=2142.32
INV. OUT=2142.22

MH #04 (5)
RIM: 2157.55
INV. IN=2151.00
INV. OUT=2150.90

MH #05 (5)
RIM: 2160.40
INV. IN=2153.00
INV. OUT=2152.90

MH #06 (5)
RIM: 2179.27
INV. OUT=2171.49

MH #07 (5)
RIM: 2150.65
E INV. IN=2143.78
S INV. IN=2143.78
INV. OUT=2143.68

MH #08 (5)
RIM: 2150.51
INV. IN=2144.14
INV. OUT=2144.04

MH #09 (5)
RIM: 2153.09
INV. IN=2145.12
INV. OUT=2145.02

MH #10 (5)
RIM: 2161.95
INV. IN=2157.35
INV. OUT=2157.25

MH #11 (5)
RIM: 2170.26
INV. OUT=2164.27

C.A. "C1"
1.17 AC
50,761 SF

C.A. "C2"
1.66 AC
72,523 SF

C.A. "C3"
1.43 AC
62,496 SF

C.A. "A"
4.31 AC
187,760 SF

C.A. "B"

BASIN 1
BASIN 1.2
BASIN 1.3
BASIN 6

Q100=1599CFS
THALWEG

SWR-R01
SWR-R02
SWR-R03
SWR-R04
SWR-R05
SWR-R06
SWR-R07
SWR-R08
SWR-R09
SWR-R10
SWR-R11

CA-L1 … CA-L64 (channel segments)

SCOUR WALL=3'

DOG PARK
12,000 SF

SEE SEWER TABLE, SHEET 4

SCALE: 1"=40'
0 40 80

KEYNOTES

1. CURB ACCESS RAMP, TYPE 2, PER MARANA SD 600-2
2. PROPOSED HANDRAIL PER PAG SD 105
3. HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI 180 FILTER FABRIC
4. GROUTED RIPRAP, D50=6" EMBEDDED 1/2D INTO 6" THICK CONCRETE WITH 6"X6" – W2.1XW2.1 WOVEN WIRE FABRIC
5. 4' DIA. PUBLIC SEWER MANHOLE PER SD RWRD 205
6. DUMPED ROCK RIPRAP D50=12", 24" THICK OVER MIRAFI 180 FILTER FABRIC
7. CONCRETE HEADER, SEE DTL J, SHT 12
8. 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF, PER PAG SSPI SECTIONS 912 & 913 WITH 3' MIN. DEPTH TOE DOWN SCOUR WALL.
9. 10' WIDE STABILIZED DG (1.5" THICK) PEDESTRIAN PATH PER LANDSCAPE PLANS.
10. 6" CONC. HEADER PER PAG SD 213
11. RIPRAP SPLASH PAD, SEE DETAIL H, SHT 12
12. 5'X5' RIPRAP INLET, D50=6", T=12" OVER MIRAFI FILTER FABRIC
13. 24" WIDE WEDGE CURB PER PAG SD 209
14. NEW 4' WIDE SIDEWALK SCUPPER(S) PER PAG SD 205.5, SEE PLAN FOR NUMBER OF OPENINGS. PROVIDE RIPRAP SPLASH PAD, D50=6", T=12" OVER MIRAFI FILTER FABRIC, 5' X (SCUPPER(S) WIDTH+4.5') CENTERED.
15. 20' WIDE FIRE ACCESS ROAD, 1.5" STABALIZED DG COVER OVER 4" ABC
16. 5' CONC. SIDEWALK PER PAG SD 200
17. TRIM TACK AND JOIN EXIST. PAVEMENT TO NEW PAVEMENT. SAWCUT 1' MIN. INTO EXIST. PAVEMENT TO PROVIDE UNIFORM CONSTRUCTION JOINT.
19. CONNECT TO EXISTING SIDEWALK PER PAG SD 203
20. CONNECT TO WATER PER PRV-1707-001
21. CONNECT PATH AND BARRICADE RAILING TO PRV-1707-011
22. NEW CHAIN LINK FENCING PER PAG SECTION 902
23. LANDSCAPE BUFFER, SEE LANDSCAPE PLANS
24. PROPOSED UTILITY ACCESS DRIVE PER PRV-1707-001 EXISTING MATERIAL TO BE REMOVED/REPLACED EAST OF PROPOSED HEADER.
25. 1-4' WIDE CURB OPENING W/ 1' TERMINAL CURB SECTIONS, BOTH SIDES. 6' X 3' WIDE CONC. WITH 6' X 5' HANDPLACED RIPRAP PAD BEHIND CONC.
26. 1' WIDE X 6' DEEP CONC. TOEDOWN WITH 6"X6", W2.1XW2.1 WOVEN WIRE FABRIC CENTERED
27. DOG PARK, SEE NEIGHBORHOOD DESIGN PLAN FOR DETAILS

EASEMENT KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2. 1' NO ACCESS EASEMENT BY FINAL PLAT
3. EXISTING 5' ELECTRIC AND GAS EASEMENT PER DKT. 4510, PG. 286 SCH. B ITEM No. 7
4. EXISTING 30' INGRESS & EGRESS EASEMENT (VARIOUS DOCUMENTS) SCH. B, ITEM 11 / ITEM 12
5. NEW 25' DEDICATED WATER EASEMENT BY FINAL PLAT
6. 15' ELECTRIC EASEMENT BY FINAL PLAT
7. SHADED PORTIONS OF EASEMENT TO BE ABANDONED BY FINAL PLAT.

A/2 SEPARATION @ PIPES NTS

34010 KENNETH D. PERRY 10/22/20 Date signed ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

PRV1909-003
PCZ1810-001
P19WS00046

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"1-800-STAKE-IT"
Blue Stake Center

SITE AND UTILITY PLAN
PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185

and Common Area "A" (Open Space, Drainage) and "B" (Open Space, Drainage, Utilities), Common Area "C1-C9" (Open Space, Drainage, Recreation)

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA

SCALE: 1"=40' C.I.= 1' OCTOBER, 2020

EASEMENT KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2. 1' NO ACCESS EASEMENT BY FINAL PLAT
4. EXISTING INGRESS/EGRESS EASEMENT (VARIOUS DOCUMENTS) ITEM 11/ITEM 12
6. 15' ELECTRIC EASEMENT BY FINAL PLAT
7. SHADED PORTIONS OF EASEMENT TO BE ABANDONED BY FINAL PLAT.

SEE SEWER TABLE, SHEET 4

SCALE: 1"=40'
0 40 80 Feet

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

SEE BELOW LEFT

SEE ABOVE LEFT

(5) MH #18 RIM: 2154.80 INV. IN=2148.83 INV. OUT=2148.73

(5) MH #19 RIM: 2156.12 INV. OUT=2149.93 INV. IN=2150.03

(5) MH #12 RIM: 2153.71 INV. IN= 2146.03 INV. OUT= 2145.93

(5) MH #13 RIM: 2151.44 INV. IN=2146.73 INV. OUT=2146.53

(5) MH #14 RIM: 2152.37 (N) INV. IN=2147.84 (E) INV. IN=2147.74 INV. OUT=2147.64

(5) MH #15 RIM: 2155.18 INV. IN=2149.91 INV. OUT=2149.81

(5) MH #16 RIM: 2157.59 INV. IN=2151.85 INV. OUT=2151.65

(5) MH #17 RIM: 2161.36 128.95' INV. OUT=2155.08

CAMINO BENICARDO (NEW PUBLIC STREET)

JOPLIN RANCH ROAD (NEW PUBLIC STREET)

ARENA VIEW DRIVE (NEW PUBLIC STREET)

ARENA RANCH DRIVE (NEW PUBLIC STREET)

C.A. "C4" 1.01 AC 43,907 SF BASIN 2.4

C.A. "C5" 3.29 AC 143,409 SF BASIN 2.2

C.A. "C6" 1.90 AC 82,940 SF PARK AREA 79,000 SF SEE NEIGHBORHOOD DESIGN PLAN FOR DETAILS

BASIN 2.7

C.A. "C5"

C.A. "C5"

ZONED "C" DIRKSCHNEIDER KAITLYN (UNSUBDIVIDED)

ZONED "C" HOPE ANIMAL SHELTER INC (UNSUBDIVIDED)

90.00' ROW

N89°18'50"E 1314.31'(M)

N00°45'04"W 526.47'(M)

661.765'(M)

N00°40'48"W 1323.53'(M)

KEYNOTES

1. CURB ACCESS RAMP, TYPE 2, PER MARANA SD 600-2
2. PROPOSED HANDRAIL PER PAG SD 105
3. HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI 180 FILTER FABRIC
4. GROUTED RIPRAP, D50=6" EMBEDDED 1/2D INTO 6" THICK CONCRETE WITH 6"X6" – W2.1XW2.1 WOVEN WIRE FABRIC
5. 4' DIA. PUBLIC SEWER MANHOLE PER SD RWRD 205
8. 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF. PER PAG SSPI SECTIONS 912 & 913 WITH 3' MIN. DEPTH TOE DOWN SCOUR WALL.
12. 5'X5' RIPRAP INLET, D50=6", T=12" OVER MIRAFI FILTER FABRIC
13. (7) 4'X10' BOX CULVERTS, 76.00 LF @ 0.60% INV IN=47.91, INV. OUT=47.44
14. NEW 4' WIDE SIDEWALK SCUPPER(S) PER PAG SD 205.5, SEE PLAN FOR NUMBER OF OPENINGS. PROVIDE RIPRAP SPLASH PAD, D50=6", T=12" OVER MIRAFI FILTER FABRIC, 5' X (SCUPPER(S) WIDTH+4.5') CENTERED.
15. INSTALL 18"X18" OM1-3 SOLID YELLOW REFLECTORIZED OBJECT MARKERS AT 5' SPACING ON 5 U-CHANNEL POSTS. INSTALL "NO PARKING" SIGN ON CENTER POST PER MUTCD STANDARDS.
16. INLET/OUTLET WING WALLS PER ADOT SD 6.08
17. 24", D50=12" THICK RIPRAP OVER MIRAFI 180 FILTER FABRIC WITH 3'X3' RIPRAP (GABION) CUTOFF WALL ALONG PERIMETER OF RIPRAP BEGINNING AT WING WALLS.
23. LANDSCAPE BUFFER, SEE LANDSCAPE PLANS
24. EXIST NORTH/SOUTH OVERHEAD PRIMARY 1.8 kV AND POLES TO REMAIN
25. SECONDARY SOUTHERN CHANNEL ACCESS POINT
26. 24" WIDE WEDGE CURB PER PAG SD 209
27. 5' CONC. SIDEWALK PER PAG SD 200

34010 KENNETH D. PERRY 10/22/20 Date Signed ARIZONA, U.S.A. Registered Professional Engineer (Civil)

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

Two working days before you dig, CALL FOR THE BLUE STAKES 1-800-782-5348 1-800-STAKE-IT Blue Stake Center

PRV1909-003
PCZ1810-001
P19WS00046

SITE AND UTILITY PLAN
PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185
and Common Area "A" (Open Space, Drainage) and "B" (Open Space, Drainage, Utilities), Common Area "C1-C9" (Open Space, Drainage, Recreation)

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 1"=40' C.I.= 1' OCTOBER, 2020

SHEET 3 OF 14

USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

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Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
SWR-R01	8"	310.53'	0.52%	PVC
SWR-R02	8"	187.69'	0.44%	PVC
SWR-R03	8"	302.29'	2.84%	PVC
SWR-R04	8"	174.37'	1.12%	PVC
SWR-R05	8"	494.14'	3.77%	PVC
SWR-R06	8"	313.37'	0.44%	PVC
SWR-R07	8"	53.81'	0.52%	PVC
SWR-R08	8"	177.00'	0.51%	PVC
SWR-R09	8"	487.07'	2.51%	PVC
SWR-R10	8"	184.79'	3.83%	PVC
*SWR-R11	8"	494.13'	0.44%	PVC/D.I.P
SWR-R12	8"	117.87'	0.44%	PVC
SWR-R13	8"	202.42'	0.46%	PVC

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
SWR-R14	8"	464.89'	0.45%	PVC
SWR-R15	8"	390.81'	0.45%	PVC
SWR-R16	8"	322.59'	1.01%	PVC
SWR-R17	8"	201.63'	0.45%	PVC
SWR-R18	8"	243.47'	0.46%	PVC
SWR-R19	8"	499.31'	1.27%	PVC
SWR-R20	8"	334.99'	1.70%	PVC
SWR-R21	8"	319.25'	1.01%	PVC
SWR-R22	8"	287.01'	1.02%	PVC
SWR-R23	8"	105.86'	1.01%	PVC
SWR-R24	8"	251.73'	5.17%	PVC
SWR-R25	8"	314.24'	2.04%	PVC
SWR-R26	8"	172.86'	3.52%	PVC

* REACH SWR-R11 ALSO INCLUDES 162.76 LF PORTION OF D.I.P., SEE DETAIL C, SHT 10

KEYNOTES

1. CURB ACCESS RAMP, TYPE 2, PER MARANA SD 600-2
2. PROPOSED HANDRAIL PER PAG SD 105
3. HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI 180 FILTER FABRIC
4. GROUTED RIPRAP, D50=6" EMBEDDED 1/2D INTO 6" THICK CONCRETE WITH 6"X6" - W2.1XW2.1 WOVEN WIRE FABRIC
5. 4' DIA. PUBLIC SEWER MANHOLE PER SD RWRD 205
6. 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF. PER PAG SSPI SECTIONS 912 & 913 WITH 3' MIN. DEPTH TOE DOWN SCOUR WALL.
10. 1' WIDE X 3' DEEP CONCRETE TOEDOWN WITH 2.1X2.1 WWF, CENTERED 3" ABOVE BOTTOM OF TRENCH DEPTH
11. RIPRAP SPLASH PAD, SEE DETAIL H, SHT 12
12. 5'X5' RIPRAP INLET, D50=6", T=12" OVER MIRAFI FILTER FABRIC
14. NEW 4' WIDE SIDEWALK SCUPPER(S) PER PAG SD 205.5, SEE PLAN FOR NUMBER OF OPENINGS. PROVIDE RIPRAP SPLASH PAD, D50=6", T=12" OVER MIRAFI FILTER FABRIC, 5' X ('SCUPPER(S) WIDTH+4.5') CENTERED.
15. (5) NEW 4' WIDE SIDEWALK SCUPPER(S) PER PAG SD 205.5.
21. WELL TO BE ABANDONED, EQUIPMENT TO BE REMOVED
22. EXISTING POLE GUY WIRE AND OVERHEAD LINE TO BE REMOVED
23. OVERHEAD LINE AND POLES TO BE ABANDONED IN PLACE.
24. EXIST NORTH/SOUTH OVERHEAD PRIMARY 1.8 kV AND POLES TO BE REMOVED
25. EXIST NORTH/SOUTH OVERHEAD PRIMARY 1.8 kV AND POLES TO REMAIN
26. ONSITE PORTION OF EASEMENT TO BE ABANDONED BY FINAL PLAT
27. LANDSCAPE BUFFER, SEE LANDSCAPE PLANS
28. GRAVEL DRIVEWAY TO EXISTING ACCESS EASEMENT, PROVIDING MAINT. ACCESS TO CHANNEL BOTTOM

EASEMENT KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT BY FINAL PLAT
2. 1' NO ACCESS EASEMENT BY FINAL PLAT
4. EXISTING 30' INGRESS & EGRESS EASEMENT (VARIOUS DOCUMENTS) ITEM 11 / ITEM 12
5. 5' ELECTRIC AND GAS EASEMENT PER DKT. 4510, PG 286, SCH B ITEM NO. 7
6. 15' INGRESS/EGRESS EASEMENT PER DKT. 3792, PG. 86 SCH. B ITEM No. 4
7. SHADED PORTIONS OF EASEMENT TO BE ABANDONED BY FINAL PLAT.

SCALE: 1"=40'

0 40 80

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 3

SHELTER LOOP (NEW PUBLIC STREET) 240' SVT

JOPLIN RANCH ROAD (NEW PUBLIC STREET)

DECLAN LANE (NEW PUBLIC STREET) 8" W

TROOPER DRIVE (NEW PUBLIC STREET)

ARENA RANCH DRIVE

BASIN 3.4

BASIN 3.0

MH #25 RIM: 2185.20 INV. OUT=2178.33

MH #27 RIM: 2188.43 INV. OUT=2181.00

MH #26 RIM: 2186.71 INV. IN=2175.06 INV. OUT=2174.86

MH #21 RIM: 2168.25 INV. IN=2162.13 INV. OUT=2162.03

MH #22 RIM: 2173.09 N INV. IN=2165.52 E INV. IN=2165.42 INV. OUT=2165.32

MH #23 RIM: 2176.23 N INV. IN=2168.52 E INV. IN=2168.42 INV. OUT=2168.32

MH #24 RIM: 2178.68 INV. OUT=2169.45

MH #20 RIM: 2163.78 INV. IN=2156.40 132.48' INV. OUT=2156.30

C.A. "C8", 0.08 AC, 3,394 SF

C.A. "C8", 0.08 AC, 3,360 SF

C.A. "C8", 0.53 AC 23,145 SF

C.A. "C7" 0.73 AC 31,914 SF

30' INGRESS/EGRESS EASEMENT PER DKT. 4186, PG. 572 SCH. B ITEM No. 6

30'X30' INGRESS/EGRESS AND UTILITIES EASEMENT PER DKT. 3986, PG. 756 & DKT. 4186, PG 572 SCH. B ITEM NO 5 & 6

30' INGRESS/EGRESS EASEMENT PER DKT. 3792, PG. 86 SCH. B ITEM No. 4

EXIST. POWER POLE TO REMAIN

N89°27'21"E 789.98'(M)

N89°23'44"E 790.98'(M)

N00°47'31"W 340.52'(M)

N00°44'22"W 320.42'(M)

SITE AND UTILITY PLAN

PRELIMINARY PLAT

FOR

JOPLIN ESTATES - LOTS 1-185

and Common Area "A" (Open Space, Drainage) and "B" (Open Space, Drainage, Utilities), Common Area "C1-C9" (Open Space, Drainage, Recreation)

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34010 KENNETH D. PERRY 10/22/20 Date signed ARIZONA, U.S.A.

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501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

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PRV-1707-001

CAMINO BENICARDO (NEW PUBLIC STREET)

DECLAN LANE (NEW PUBLIC STREET)

BUSTER DRIVE (NEW PUBLIC STREET)

BASIN 1.2
WSEL=51.2
TOP: 53.0
BOT: 48.0

BASIN 1.3
WSEL=55.17
TOP: 56.25
BOT: 54.5

BASIN 1
WSE=48.78
TOP: 51.0
BOT: 47.0

BASIN 6
WATER HARVESTING
WSEL: 76.63
TOP: 77.0
BOT: 76.5
C.A. "C1"
1.17 AC
50,761 SF

(3) 102.17' of 36" RCP @ 1.96%
INV.=2154.00
INV.=2152.00
QOUT=108CFS

H.P.=54.53
L.P.=54.19
Q100=17.2CFS

CONC. WEIR
5' CREST
HT 54.75
QOUT=4.7CFS

C.A. "C2"
1.66 AC
72,523 SF

H.P.=57.38
L.P.=57.13

119.14' of 18" RCP
W/ 6" ORIFICE PLATE
@ 0.88%
INV. IN=2148.05
INV. OUT=2147.00
QOUT=1.50FS

H.P.=50.75
L.P.=50.49
Q100=8.50CFS

H.P.=48.70
L.P.=49.05

C.A. "A"
4.31 AC
187,760 SF

Q100=1,599CFS

THALWEG

SEE SHEET 6

SEE SHEET 7

MATCH LINE - SEE SHEET 6

KEYNOTES

(2) (1) 4' WIDE CURB OPENING W/ SPLASH PAD, 6'X3' CONC. AND 6'X5' HANDPLACED RIPRAP D50=6", T=12 OVER MIRAFI FILTER FABRIC

KEYNOTES

(3) HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI 180 FILTER FABRIC

(4) GROUTED RIPRAP, D50=6" EMBEDDED 1/2D INTO 6" THICK CONCRETE WITH 6"X6" – W2.1XW2.1 WWF

(5) NEW 4' WIDE SIDEWALK SCUPPER(S) PER PAG SD 205.5, SEE PLAN FOR NUMBER OF CELLS. PROVIDE RIPRAP SPLASH PAD, D50=6", T=12" OVER MIRAFI FILTER FABRIC, 5' X (SCUPPER(S) WIDTH+4.5') CENTERED.

(6) DUMPED ROCK RIPRAP D50=12", 24" THICK OVER MIRAFI 180 FILTER FABRIC

(7) GUARDRAIL ON METAL POSTS PER ADOT STANDARD CONSTRUCTION DRAWINGS C10.0

(8) 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF, PER PAG SSPI SECTIONS 912 & 913

(9) CONCRETE WEIR, 3' CREST, @ EL 76.75. 1:1 SIDE SLOPES TO CATCH TOP ELEVATION 77.0

(11) RIPRAP SPLASH PAD, SEE DTL H, SHEET 12

(12) 5'X5' RIPRAP, D50=6", T=12" OVER MIRAFI FILTER FABRIC

(15) PROPOSED 100 YEAR FLOODPLAIN LINE

(16) PROPOSED CONC. TOEDOWN WITH 6"X6", W2.1XW2.1, WWF, CENTERED 3" ABOVE BOTTOM OF TRENCH. SEE PLAN FOR TOE-DOWN DEPTH.

(17) 3' WIDE HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI FILTER FABRIC, TYP. ALL "C" DRAINAGE LOTS.

(18) CONCRETE HEADER PER PAG STD DTL 213, DEPTH=3'

(#) PROPOSED CP / DISCHARGES

CP 1.0	0.9 CFS	CP 1.4	11.2 CFS
CP 1.1	8.5 CFS	CP 1.5	17.2 CFS
CP 1.2	1.5 CFS	CP 5.0	108 CFS
CP 1.3	4.7 CFS	CP 6.0	0.0 CFS

RETENTION / DETENTION BASIN 1

PIPE INVERT ELEVATION:	2147.75 FT
Q100 IN:	12.6 CFS
Q100 OUT:	0.9 CFS
100YR RET. VOLUME PROVIDED:	4,101 CF

RETENTION / DETENTION BASIN 1.2

PIPE INVERT ELEVATION:	2148.55 FT
Q100 IN:	21.4 CFS
Q100 OUT:	1.5 CFS
100 YR RET. VOLUME PROVIDED:	219 CF

RETENTION / DETENTION BASIN 1.3

WEIR INVERT ELEVATION:	2154.75 FT
Q100 IN:	14.8 CFS
Q100 OUT:	4.7 CFS
100 YR RET. VOLUME PROVIDED:	2,190 CF

RETENTION / DETENTION BASIN 6

WEIR INVERT ELEVATION:	76.75
Q100 IN:	3.9 CFS
Q100 OUT:	0.0 CFS
100 YR RET. VOLUME PROVIDED:	1,487 CF

A/2 SECTION @ CONC. WEIR
5' LENGTH X 1' WIDTH X 2' DEEP NTS

54.75
54.25 (BASIN BOT.)
4:1
1'
2'
5'
2'
2'

SCALE: 1"=40'
0 40 80

Registered Professional Engineer (Civil)
34010
KENNETH D. PERRY
10/22/20
Date Signed
ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
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SCALE: 1"=40' C.I.= 1' FEBRUARY, 2020

SHEET 5 OF 14

KEYNOTES

(3) HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI 180 FILTER FABRIC

(4) GROUTED RIPRAP, D50=6" EMBEDDED 1/2D INTO 6" THICK CONCRETE WITH 6"X6" – W2.1XW2.1 WOVEN WIRE FABRIC

(5) NEW 4' WIDE SIDEWALK SCUPPER(S) PER PAG SD 205.5, SEE PLAN FOR NUMBER OF CELLS. PROVIDE RIPRAP SPLASH PAD, D50=6", T=12" OVER MIRAFI FILTER FABRIC, 5' X (SCUPPER(S) WIDTH+4.5') CENTERED

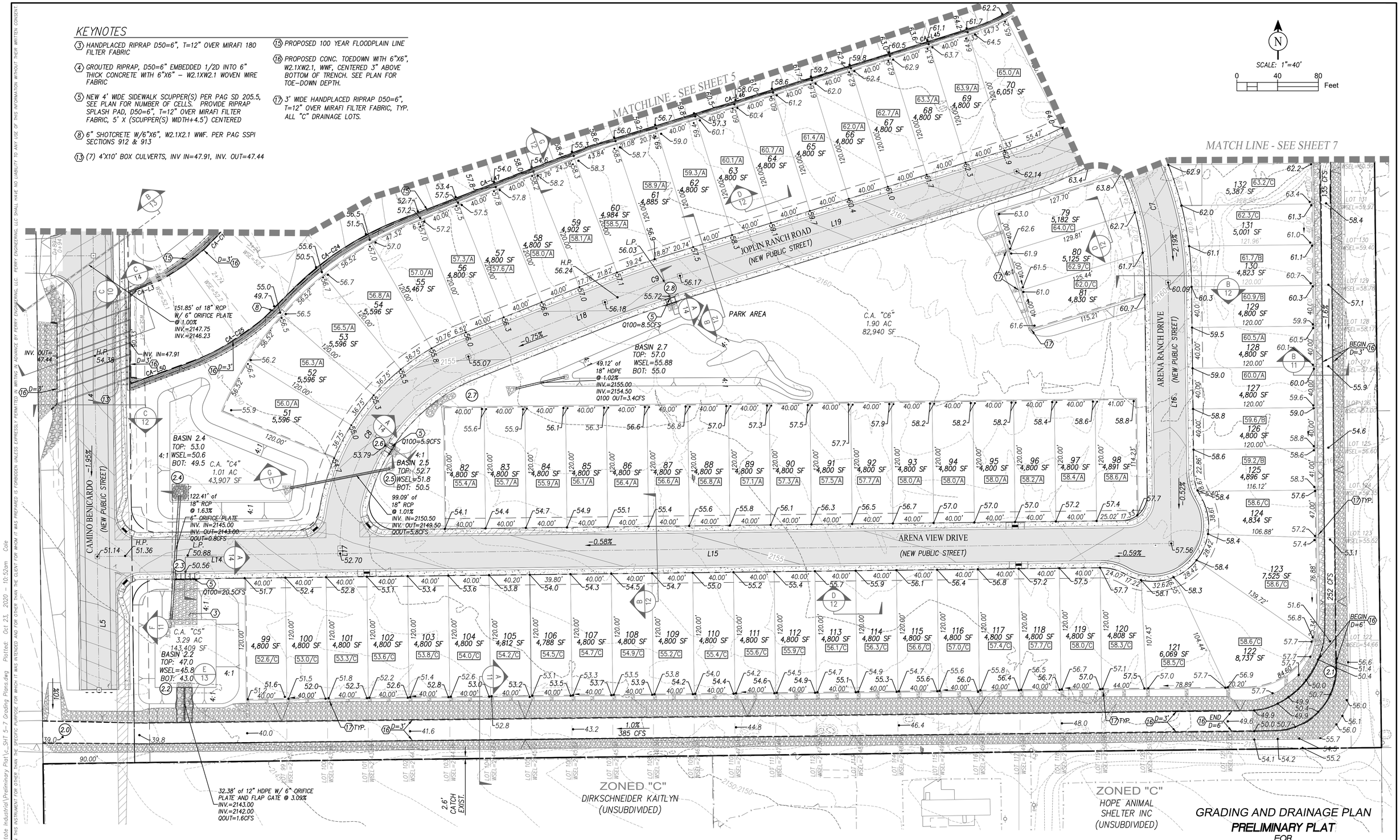
(8) 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF. PER PAG SSPI SECTIONS 912 & 913

(13) (7) 4'X10' BOX CULVERTS, INV IN=47.91, INV. OUT=47.44

(15) PROPOSED 100 YEAR FLOODPLAIN LINE

(16) PROPOSED CONC. TOEDOWN WITH 6"X6", W2.1XW2.1, WWF, CENTERED 3" ABOVE BOTTOM OF TRENCH. SEE PLAN FOR TOE-DOWN DEPTH.

(17) 3' WIDE HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI FILTER FABRIC, TYP. ALL "C" DRAINAGE LOTS.



# PROPOSED CP / DISCHARGES			
CP 2.0	385 CFS	CP 2.5	5.8 CFS
CP 2.1	252 CFS	CP 2.6	5.9 CFS
CP 2.2	1.6 CFS	CP 2.7	3.4 CFS
CP 2.3	20.5 CFS	CP 2.8	8.5 CFS
CP 2.4	0.8 CFS		

RETENTION / DETENTION BASIN 2.2	
CULVERT INV. EL.	2143.0 FT
WEIR INVERT ELEVATION:	2146.0 FT
Q100 IN:	20.5 CFS
CULVERT Q100 OUT:	1.6 CFS
100YR RET. VOLUME PROVIDED:	0 CF

RETENTION / DETENTION BASIN 2.4	
CULVERT INV. EL.:	2149.7 FT
Q100 IN:	6.4 CFS
Q100 OUT:	0.8 CFS
100YR RET. VOLUME PROVIDED:	1,018 CF

RETENTION / DETENTION BASIN 2.5	
CULVERT INV. EL.:	2150.5 FT
Q100 IN:	7.3 CFS
Q100 OUT:	5.8 CFS
100YR RET. VOLUME PROVIDED:	0 CF

RETENTION / DETENTION BASIN 2.7	
CULVERT INV. EL.:	2155.0 FT
Q100 IN:	15.3 CFS
Q100 OUT:	3.4 CFS
100YR RET. VOLUME PROVIDED:	0 CF

34010 KENNETH D. PERRY 07/13/20 Registered Professional Engineer (Civil) State of ARIZONA, U.S.A.

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SHEET 6 OF 14

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KEYNOTES

(3) HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI 180 FILTER FABRIC

(4) GROUTED RIPRAP, D50=6" EMBEDDED 1/2D INTO 6" THICK CONCRETE WITH 6"X6" – W2.1XW2.1 WOVEN WIRE FABRIC

(5) NEW 4' WIDE SIDEWALK SCUPPER(S) PER PAG SD 205.5, SEE PLAN FOR NUMBER OF OPENINGS. PROVIDE RIPRAP SPLASH PAD, D50=6", T=12" OVER MIRAFI FILTER FABRIC, 5' X (SCUPPER(S) WIDTH+4.5') CENTERED.

(7) CONCRETE HEADER PER PAG STD DTL 213, DEPTH=3'

(8) 6" SHOTCRETE W/6"X6", W2.1X2.1 WWF. PER PAG SSPI SECTIONS 912 & 913

(10) 1' WIDE X 3' DEEP CONCRETE TOEDOWN WITH 2.1X2.1 WWF, CENTERED 3" ABOVE BOTTOM OF TRENCH DEPTH

(11) RIPRAP SPLASH PAD, SEE DETAIL H, SHT 12

(12) 5'X5' RIPRAP INLET, D50=6", T=12" OVER MIRAFI FILTER FABRIC

(14) (5) 4' WIDE CURB OPENINGS PER PAG SD 205.5 Q100 OUT=32.8CFS

(15) PROPOSED 100 YEAR FLOODPLAIN LINE

(16) PROPOSED CONC. TOEDOWN WITH 6"X6", W2.1XW2.1, WWF, CENTERED 3" ABOVE BOTTOM OF TRENCH. SEE PLAN FOR TOE-DOWN DEPTH.

(17) 3' WIDE HANDPLACED RIPRAP D50=6", T=12" OVER MIRAFI FILTER FABRIC, TYP. ALL "C" DRAINAGE LOTS.

(18) 60 LF, 2–36" RCP, INV. IN=2174.45 INV. OUT=2174.19, QOUT=46.9CFS. PROVIDE 2' SEPARATION (OUTSIDE TO OUTSIDE) BETWEEN EACH PIPE.

(20) TOP OF TOEDOWN TO BE BACKFILLED TO TOP SOIL GRADE

(#) PROPOSED CP / DISCHARGES

CP 3.0	0.0 CFS	CP 3.5	3.3 CFS
CP 3.1	4.2 CFS	CP 3.6	4.9 CFS
CP 3.2	21.5 CFS	CP 3.7	14.7 CFS
CP 3.3	26.4 CFS	CP 4.0	135 CFS
CP 3.4	1.1 CFS	CP 4.1	46.9 CFS

SCALE: 1"=40'

0 40 80 Feet

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 6

DECLAN DRIVE (NEW PUBLIC STREET)

SHELTER LOOP (NEW PUBLIC STREET) H.P.=88.47

TROOPER DRIVE (NEW PUBLIC STREET)

JOPLIN RANCH ROAD (NEW PUBLIC STREET)

BASIN 3.5 WSEL=74.0 TOP: 75.0 BOT: 73.0

45' of 12" HDPE W/1/8" ORIFICE PLATE @1.11% INV.=2173.50 INV.=2173.00 QOUT=1.1CFS

BASIN 3.2 WSEL=65.3 TOP: 67.0 BOT: 63.0

71.43' of 30" HDPE @ 1.40% INV.=2163.20 INV.=2162.20 QOUT=21.5CFS

BASIN 3.0 WSEL=64.6 TOP: 66.0 BOT: 62.0 Q100=4.2CFS

Q100=26.4CFS H.P.=68.51

L.P.=68.13

135 CFS

RETENTION / DETENTION BASIN 3.0

WEIR INV. EL.:	2165.5 FT
Q100 IN:	21.9 CFS
Q100 OUT:	0 CFS
100YR RET. VOLUME PROVIDED:	15,397 CF

RETENTION / DETENTION BASIN 3.2

CULVERT INV. EL.:	2163.2 FT
Q100 IN:	26.4 CFS
Q100 OUT:	21.5 CFS
100YR RET. VOLUME PROVIDED:	0 CF

RETENTION / DETENTION BASIN 3.5

CULVERT INV. EL.:	2173.5 FT
Q100 IN:	3.3 CFS
Q100 OUT:	1.1 CFS
100YR RET. VOLUME PROVIDED:	369 CF

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Registered Professional Engineer (Civil) 34010 KENNETH D. PERRY 10/22/20 Date Signed ARIZONA, U.S.A.

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LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

SCALE: 1"=40' C.I.= 1' FEBRUARY, 2020

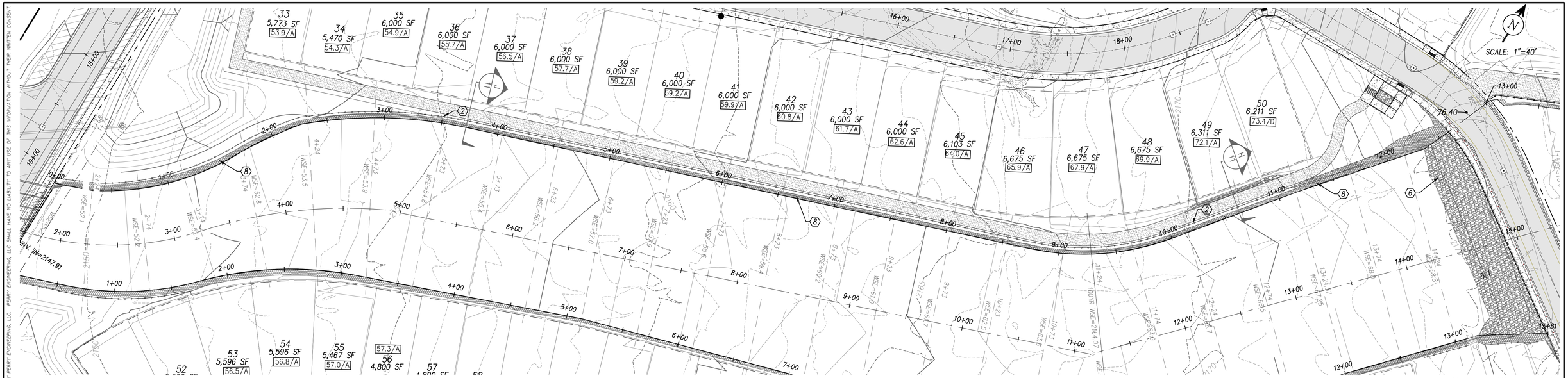
SHEET 7 OF 14

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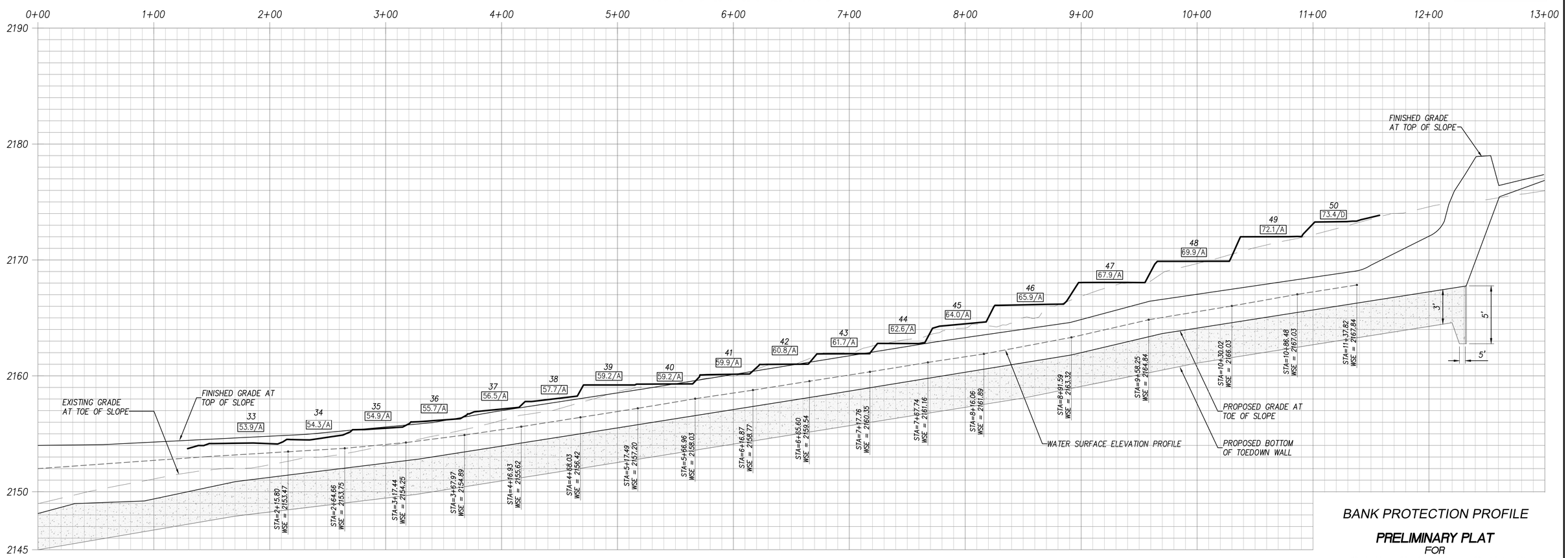
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BANK PROTECTION PROFILE – NORTH SIDE
ALIGNMENT IS ALONG TOE OF SLOPE ALONG BANK

0 40 80



KEYNOTES

(2) PROPOSED HANDRAIL PER PAG SD 105

(6) DUMPED RIPRAP, D50=12", 24" THICK RIPRAP OVER MIRAFI 180 FILTER FABRIC

(8) 1:1 SHOTCRETE SLOPE/EROSION PROTECTION, WITH 3' MIN. TOEDOWN, SEE DETAIL G, SHEET 12

Registered Professional Engineer
34010
KENNETH D. PERRY
10/22/20
Date Signed
ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

PRV1909-003
PCZ1810-001
P19WS00046

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1-800-782-5348
" 1-800-STAKE-IT "
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BANK PROTECTION PROFILE

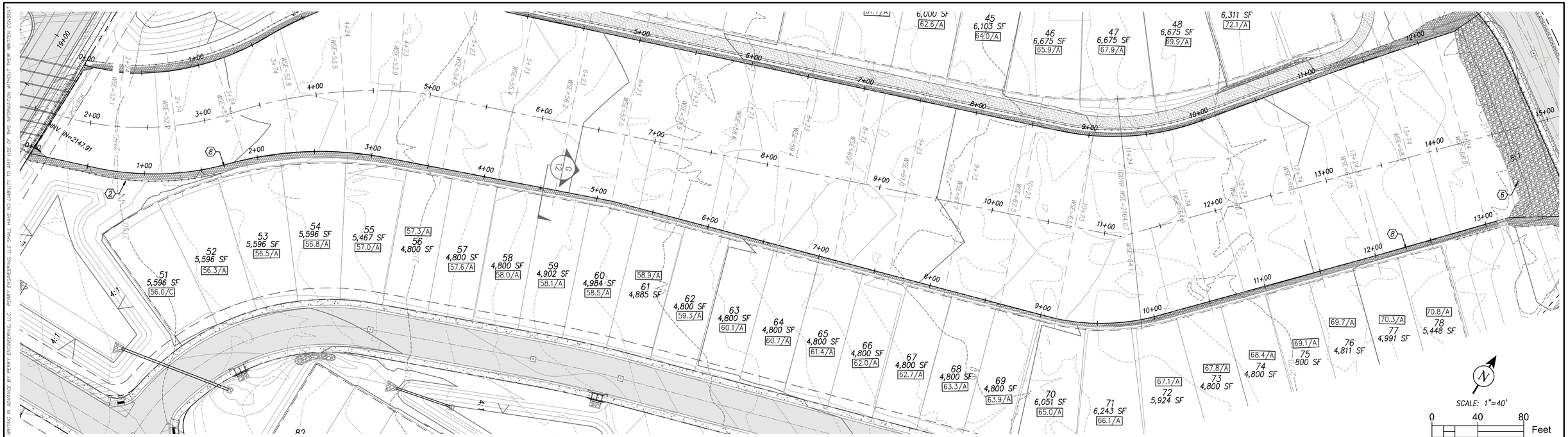
PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185
and Common Area "A" (Open Space, Drainage)
and "B" (Open Space, Drainage, Utilities),
Common Area "C1-C9" (Open Space, Drainage, Recreation)

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA

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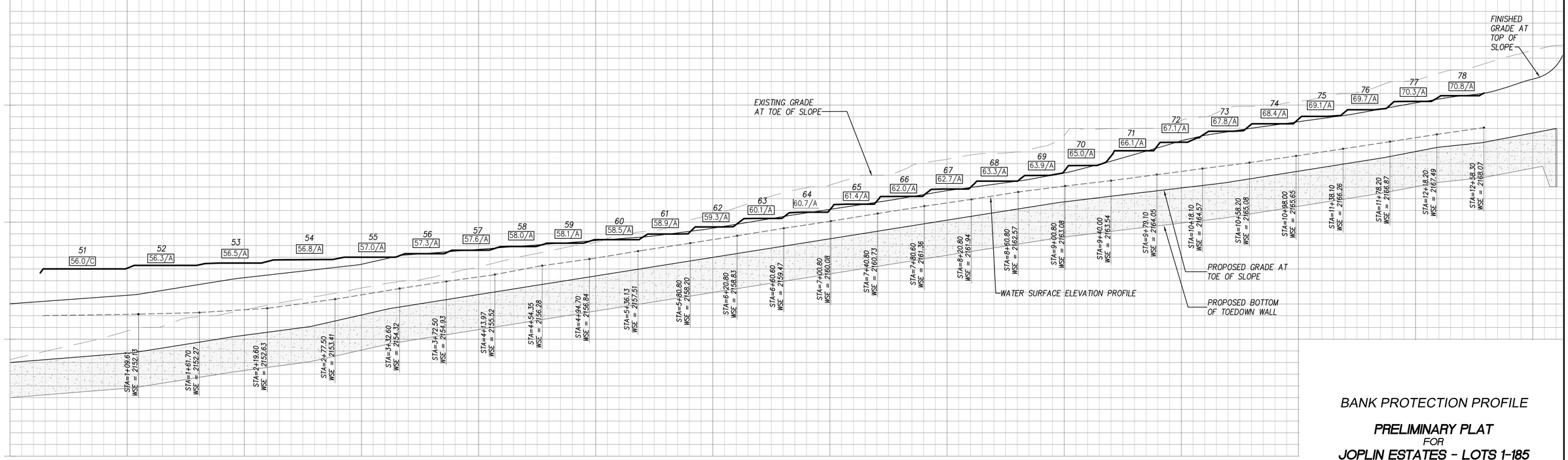
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BANK PROTECTION PROFILE – SOUTH SIDE

ALIGNMENT IS ALONG TOE OF SLOPE ALONG BANK



KEYNOTES

(2) PROPOSED HANDRAIL PER PAG SD 105

(6) 24", D50=12" THICK RIPRAP OVER MIRAFI 180 FILTER FABRIC

(8) 1:1 SHOTCRETE SLOPE/EROSION PROTECTION, WITH 3' MIN. TOEDOWN, SEE DETAIL G, SHEET 12

Registered Professional Engineer (Civil) 34010 KENNETH D. PERRY 03/03/20 Date signed ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

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BANK PROTECTION PROFILE

PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

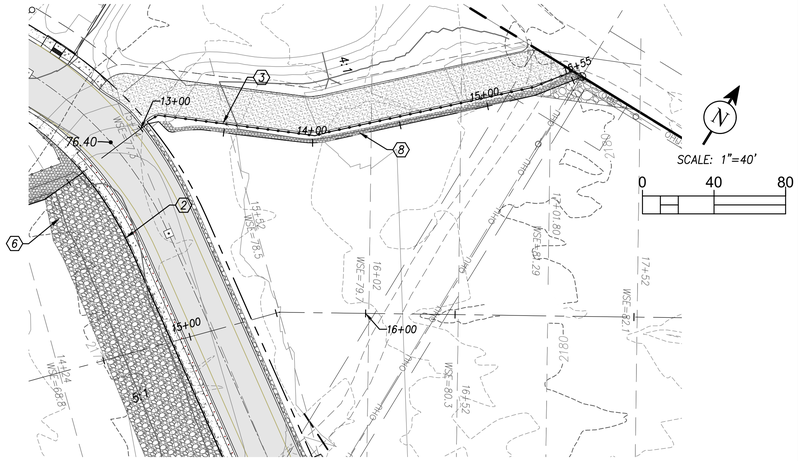
and Common Area "A" (Open Space, Drainage) and "B" (Open Space, Drainage, Utilities), Common Area "C1-C9" (Open Space, Drainage, Recreation)

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA

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SHEET 9 OF 14

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BANK PROTECTION PROFILE – NORTH SIDE
ALIGNMENT IS ALONG TOE OF SLOPE ALONG BANK

CL LINE TABLE		
Line #	Length	Direction
L1	227.96'	S00° 45' 07"E
L2	344.34'	S00° 45' 07"E
L3	301.48'	S00° 45' 07"E
L4	295.54'	S00° 45' 26"E
L5	130.50'	S00° 45' 26"E
L6	334.30'	S89° 25' 58"W
L7	310.05'	S89° 26' 06"W
L8	163.33'	S89° 26' 06"W
L10	79.09'	S89° 15' 01"W
L11	537.23'	S70° 06' 06"W
L12	32.66'	N37° 45' 24"E
L13	29.46'	N00° 33' 54"W
L14	238.44'	S89° 18' 13"W
L15	816.05'	S89° 18' 13"W
L16	256.39'	S00° 41' 18"E
L17	5.28'	S00° 42' 26"E
L18	144.27'	S68° 17' 14"W
L19	346.06'	S72° 45' 48"W
L20	144.44'	S42° 33' 00"W
L21	281.82'	S89° 23' 44"W

CL LINE TABLE		
Line #	Length	Direction
L22	286.00'	S89° 23' 44"W
L23	135.88'	S89° 23' 44"W
L24	317.12'	N00° 32' 39"W
L25	317.42'	N00° 32' 39"W
L26	286.00'	N89° 27' 21"E
L27	47.50'	N89° 27' 21"E
L28	128.25'	N56° 08' 50"E
L29	48.04'	N00° 41' 18"W
L30	20.53'	N10° 28' 17"W

C.A. "A" & "B" LINE TABLE		
Line #	Length	Direction
CA–L31	35.32'	N69° 14' 21"E
CA–L35	507.58'	N70° 04' 56"E
CA–L37	116.73'	N37° 34' 42"E
CA–L38	118.06'	N39° 10' 27"E
CA–L40	145.37'	S55° 50' 25"E
CA–L41	4.87'	S62° 42' 09"W
CA–L42	55.43'	S56° 08' 16"W
CA–L43	119.62'	S41° 57' 33"W
CA–L45	100.25'	S72° 40' 26"W
CA–L46	300.84'	S72° 48' 20"W
CA–L47	206.22'	S68° 51' 16"W
CA–L50	57.69'	S70° 12' 58"W
CA–L51	5.02'	N19° 01' 29"E
CA–L52	6.40'	S76° 18' 23"E
CA–L54	5.73'	N50° 24' 19"E
CA–L55	6.92'	N53° 31' 29"E
CA–L56	6.21'	N60° 37' 08"E
CA–L57	15.22'	N66° 36' 50"E
CA–L58	35.56'	N64° 44' 51"E
CA–L59	7.98'	N62° 29' 39"E
CA–L60	6.20'	N54° 57' 39"E
CA–L61	121.00'	N45° 24' 47"E
CA–L62	57.32'	N65° 58' 57"E
CA–L63	754.56'	N89° 27' 21"E
CA–L64	2.88'	S45° 55' 11"E

C.A. "A" & "B" LINE TABLE		
Line #	Length	Direction
CA–L65	82.23'	S89° 42' 16"W
CA–L66	45.11'	S87° 56' 12"W
CA–L67	22.16'	S81° 05' 41"W
CA–L68	15.87'	S70° 08' 20"W
CA–L69	16.59'	S65° 25' 25"W
CA–L70	11.39'	S45° 04' 40"W
CA–L71	131.14'	S26° 14' 45"W
CA–L72	74.83'	S89° 24' 47"W
CA–L73	29.29'	S80° 48' 25"W
CA–L74	15.66'	S75° 48' 18"W
CA–L75	21.76'	S70° 30' 07"W
CA–L76	15.16'	S65° 42' 51"W
CA–L77	22.36'	S61° 22' 34"W
CA–L78	166.11'	S56° 43' 45"W
CA–L79	5.49'	S71° 22' 15"W
CA–L80	6.92'	S84° 04' 47"W
CA–L81	5.53'	N84° 28' 50"W
CA–L82	26.45'	N67° 12' 49"W
CA–L83	5.04'	S34° 09' 35"W
CA–L84	147.17'	N55° 50' 25"W

CL CURVE TABLE			
Curve #	Length	Radius	Delta
C1	105.17	442.00'	013°37'58"
C2	83.29	350.00'	013°38'06"
C3	121.21	200.00'	034°43'29"
C4	91.24	273.00'	019°08'56"
C5	154.12	273.00'	032°20'42"
C6	32.10	48.00'	038°19'18"
C7	169.02	300.00'	032°16'51"
C8	240.84	200.00'	068°59'40"
C9	78.12	1000.00'	004°28'33"
C10	112.94	344.00'	018°48'41"
C11	68.46	344.00'	011°24'07"
C12	118.72	200.00'	034°00'41"
C13	44.80	200.00'	012°50'03"
C14	116.27	200.00'	033°18'31"
C15	57.56	150.00'	021°59'15"
C16	91.23	150.00'	034°50'53"
C17	25.61	150.00'	009°46'59"

C.A. "A" & "B" CURVE TABLE			
Curve #	Length	Radius	Delta
CA–C18	135.89	223.64'	034°48'50"
CA–C19	57.26	366.59'	008°57'00"
CA–C20	140.64	375.89'	021°26'13"
CA–C21	123.01	220.79'	031°55'17"
CA–C22	51.09	177.00'	016°32'14"
CA–C23	94.67	187.50'	028°55'39"
CA–C24	136.13	300.00'	025°59'57"
CA–C25	114.43	244.00'	026°52'10"
CA–C26	4.39	5.01'	050°09'26"
CA–C27	58.91	223.00'	015°08'06"

KEYNOTES

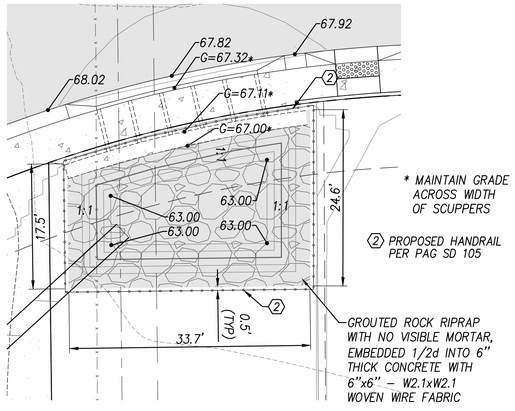
⟨2⟩ PROPOSED GUARDRAIL PER ADOT STANDARD CONST. DRAWINGS C10.0

⟨3⟩ PROPOSED HANDRAIL PER PAG SD 105

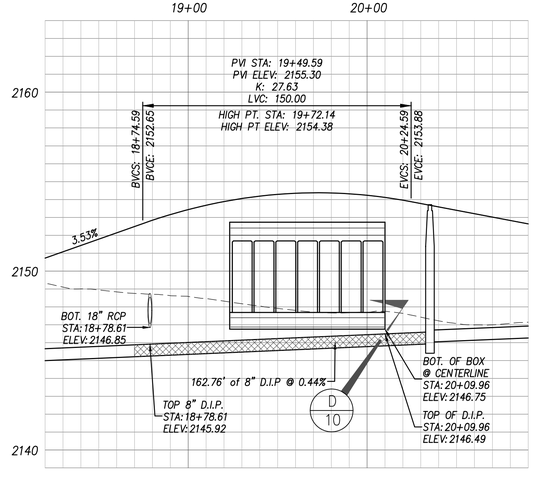
⟨6⟩ 24", D50=12" THICK RIPRAP OVER MIRAFI 180 FILTER FABRIC

⟨8⟩ 1:1 SHOTCRETE SLOPE/EROSION PROTECTION, SEE DETAIL G, SHEET 12

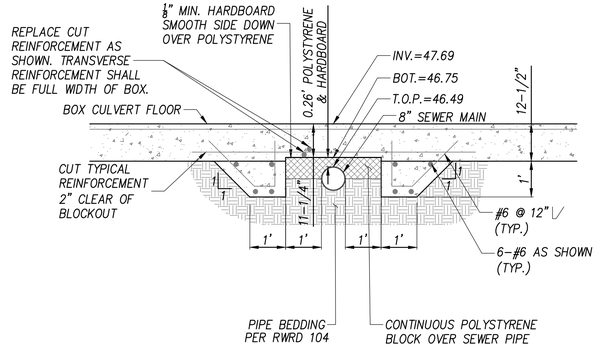
A/10 CAMINO BENICARDO
BANK PROTECTION PLAN AND PROFILE – UPSTREAM FROM CROSSING
SCALE 1"=40'



B/10 SCUPPER INLET/OUTLET BASIN DETAIL
SCALE 1"=10'



C/10 CAMINO BENICARDO
7–CELL BOX CULVERT, 4'H X 10'W
REF: ADOT SD 6.06 W/ (1) ADDITIONAL CELL
SCALE 1"=40'



D/10 POLYSTYRENE BLOCK OVER SEWER
REF: RWRD
SCALE 1"=2'

REZONING NOTES: (ORDINANCE NO. 2019-010)

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 WATER INFRASTRUCTURE AND PHASING PLAN (WIP) MUST BE SUBMITTED BY THE PROPERTY OWNERS AND ACCEPTED BY THE MARANA WATER DEPARTMENT (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.
5. 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.
6. 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.
7. 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.
8. THE MAXIMUM NUMBER OF RESIDENTIAL LOTS WITHIN THE REZONING AREA SHALL NOT EXCEED 185.
9. THE MINIMUM LOT SIZE ALLOWED WITHIN THE PORTION OF THE REZONING AREA BEING REZONED BY THIS ORDINANCE TO R–3.5 (SINGLE–FAMILY RESIDENTIAL) ZONE SHALL BE 4,800 SQUARE FEET. THE MINIMUM LOT SIZE ALLOWED WITHIN THE PORTION OF THE REZONING AREA BEING REZONED BY THIS ORDINANCE TO R–6 (SINGLE–FAMILY RESIDENTIAL) ZONE SHALL BE 6,000 SQUARE FEET.
10. 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.
11. THE PROPERTY OWNERS SHALL TRANSFER TO MARANA, BY THE APPROPRIATE ARIZONA DEPARTMENT OF WATER RESOURCES FORM, THOSE WATER RIGHTS BEING IGR, TYPE I OR TYPE II FOR THE TOWN PROVIDING DESIGNATION OF ASSURED WATER SUPPLY AND WATER SERVICE TO THE REZONING AREA. IF TYPE I OR TYPE II IS NEEDED ON THE REZONING AREA, THE TOWN AND THE PROPERTY OWNERS SHALL ARRIVE AT AN AGREEABLE SOLUTION TO THE USE OF THOSE WATER RIGHTS APPURTENANT TO THE AFFECTED PORTION OF THE REZONING AREA.
12. 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.
13. THE PROPERTY OWNERS SHALL NOT CAUSE ANY LOT SPLIT OF ANY KIND WITHOUT THE WRITTEN CONSENT OF THE TOWN OF MARANA.
14. NO SUBDIVISION PLAT OR DEVELOPMET PLAN SHALL BE APPROVED FOR ANY PORTION OF THE REZONING AREA UNTIL THE PUBLIC RIGHT–OF–WAY OF CAMINO BENICARDO HAS BEEN DEDICATED THROUGH THE LINDA VISTA VILLAGE AT CASCADA PROPERTY, ESTABLISHING LEGAL PUBLIC ACCESS FROM THE REZONING AREA TO LINDA VISTA BOULEVARD.
15. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE WITHIN THE REZONING AREA UNTIL SUBSTANTIAL COMPLETION OF CONSTRUCTION OF CAMINO BENICARDO THROUGH THE LINDA VISTA VILLAGE AT CASCADA PROPERTY, ESTABLISHING PAVED PUBLIC ACCESS FROM THE REZONING AREA TO LINDA VISTA BOULEVARD.
16. THE PROPERTY OWNERS SHALL DEDICATE RIGHT–OF–WAY AT A WIDTH OF 90 FEET FOR CAMINO BENICARDO WITH THE RECORDING OF THE FIRST FINAL SUBDIVISION PLAT. RIGHT–OF–WAY SHALL BE DEDICATED ALONG THE ENTIRE FRONTAGE OF THE RESIDENTIAL PORTION OF THE REZONING AREA AS SHOWN ON THE CONCEPTUAL LAND USE PLAN. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CAMINO BENICARDO ROADWAY ALONG THE FRONTAGE.

34010 KENNETH D. PERRY 10/22/20 Date signed ARIZONA, U.S.A.

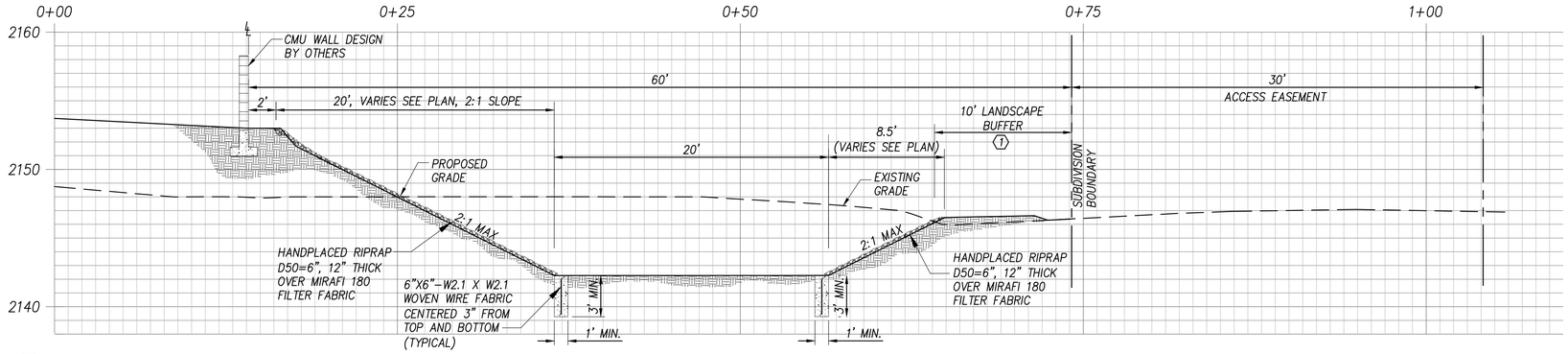
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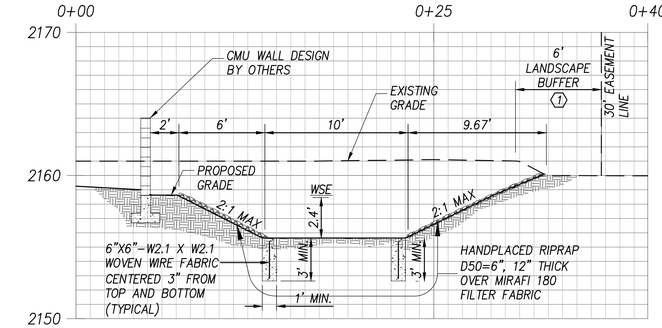
BANK PROTECTION, NOTES AND DETAILS
PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185
and Common Area "A" (Open Space, Drainage)
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LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: AS NOTED FEBRUARY, 2020

SHEET 10 OF 14



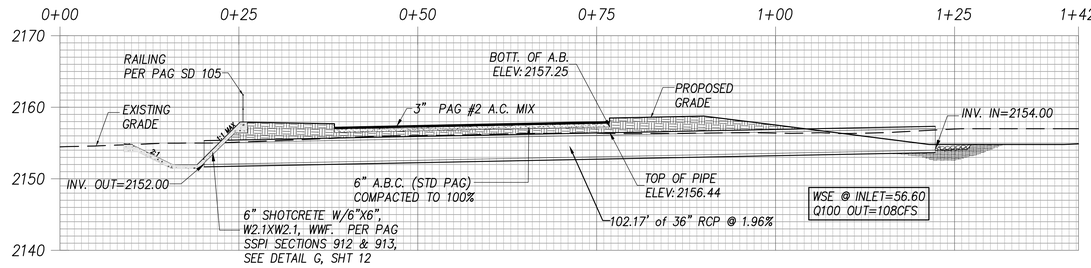
A 11 CHANNEL SECTION

SCALE: 1"=5'



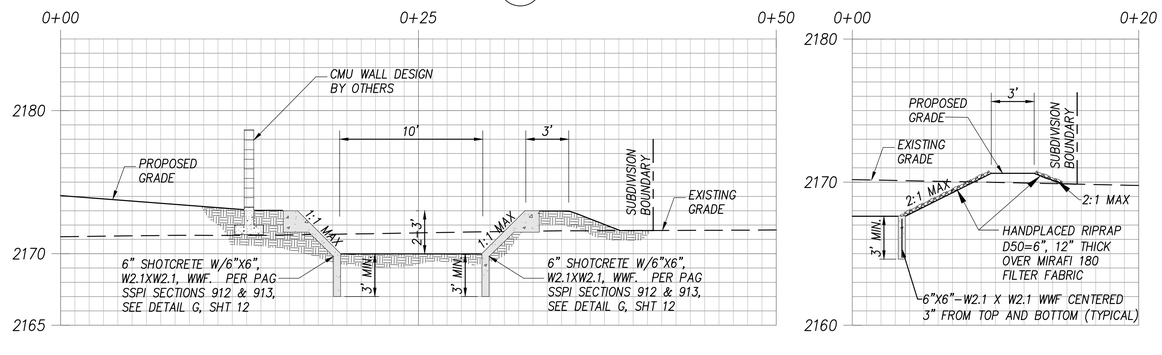
B 11 CHANNEL SECTION

SCALE: 1"=5'



D 11 SECTION AT CENTER RCP (NORTH END OF CAMINO BENICARDO)

SCALE: 1"=10'

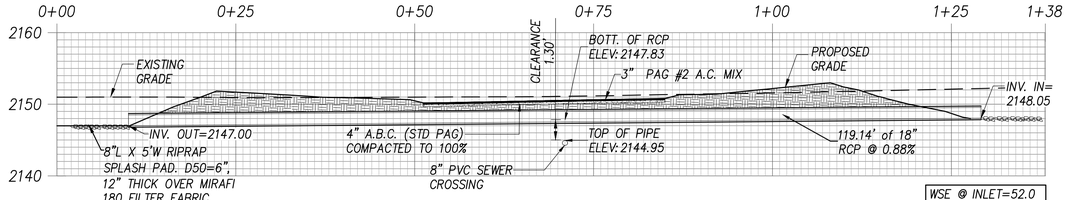


C 11 CHANNEL SECTION

SCALE: 1"=5'

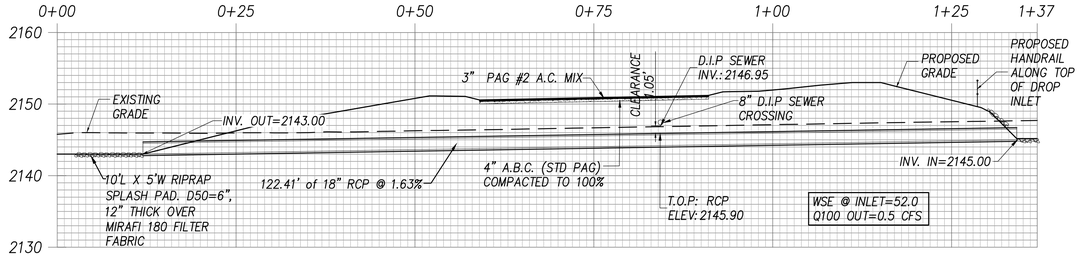
C.1 11 CHANNEL SECTION

SCALE: 1"=5'



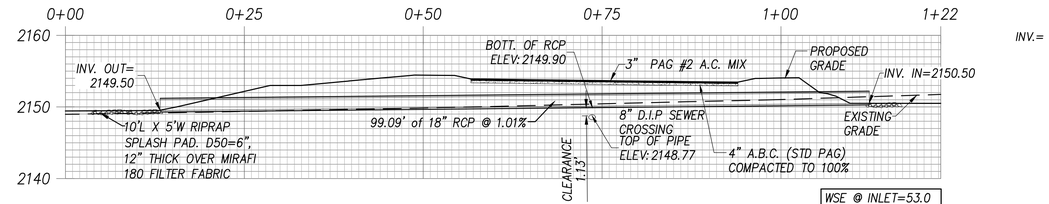
E 11 SECTION AT RCP – (FROM BASIN 1.2 TO 1.0)

SCALE: 1"=10'



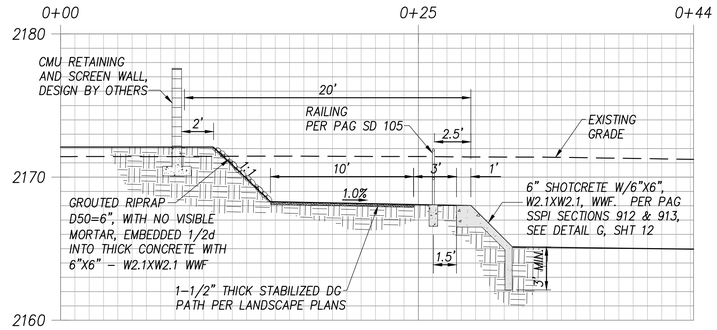
F 11 SECTION AT RCP CROSSING – (FROM BASIN 2.4 TO 2.2)

SCALE: 1"=10'



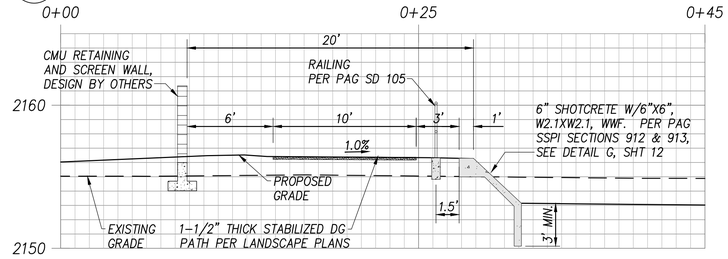
G 11 SECTION AT RCP – (CONVEYANCE INTO BASIN 2.4)

SCALE: 1"=10'



H 11 SECTION AT CHANNEL NEAR LOT 49

SCALE: 1"=5'



J 11 SECTION AT CHANNEL NEAR LOT 37

SCALE: 1"=5'

KEYNOTES

1 LANDSCAPE BUFFER TO BE HYDROSEEDED AS REQUIRED BY REZONING AND REFLECTED IN LANDSCAPE PLANS

SECTIONS AND DETAILS

PRELIMINARY PLAT FOR JOPLIN ESTATES - LOTS 1-185

and Common Area "A" (Open Space, Drainage) and "B" (Open Space, Drainage, Utilities), Common Area "C1-C9" (Open Space, Drainage, Recreation)

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA

SCALE: AS NOTED FEBRUARY, 2020

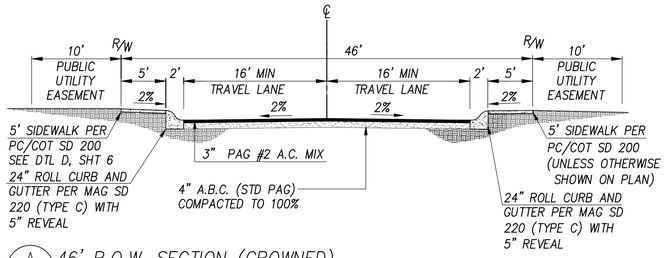
Registered Professional Engineer, Civil
34010
KENNETH D. PERRY
10-22-20
Date Signed
ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

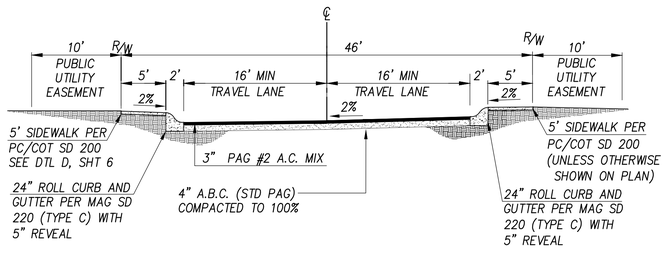
PRV1909-003
PCZ1810-001
P19WS00046

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"1-800-STAKE-IT"
Blue Stake Center

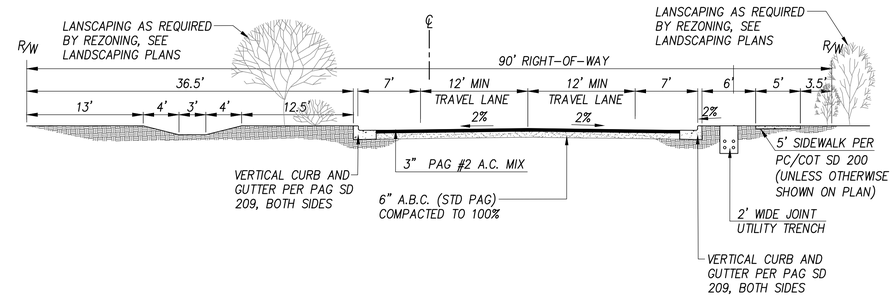
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A 12 — 46' R.O.W. SECTION (CROWNED)
MODIFIED PER TYPICAL TOWN OF MARANA ROAD SECTION DETAIL #100-1 — NTS

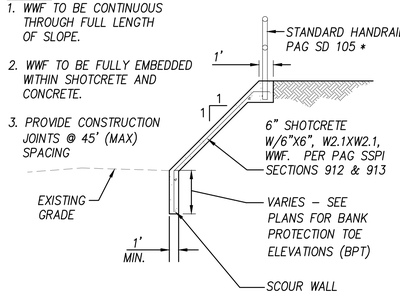


B 12 — 46' R.O.W. SECTION (SUPERELEVATED)
MODIFIED PER TYPICAL TOWN OF MARANA ROAD SECTION DETAIL #100-1 — NTS

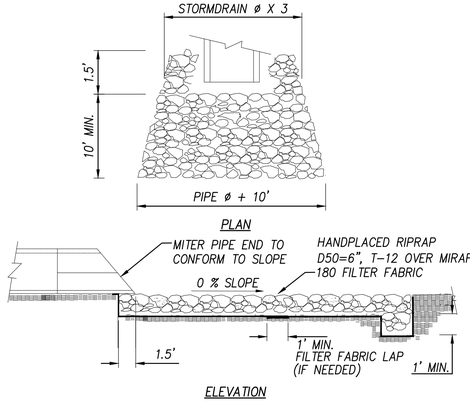


C 12 — 90' RIGHT-OF-WAY, ADJUSTED COLLECTOR STREET CROSS SECTION
REF: TOWN OF MARANA ROAD SECTION DETAIL #100-5 (60' R/W) — NTS

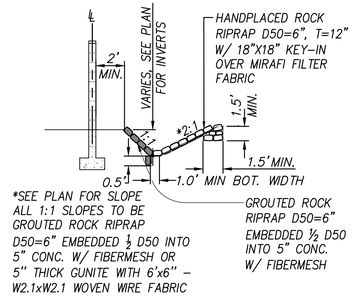
NOTES:
1. WWF TO BE CONTINUOUS THROUGH FULL LENGTH OF SLOPE.
2. WWF TO BE FULLY EMBEDDED WITHIN SHOTCRETE AND CONCRETE.
3. PROVIDE CONSTRUCTION JOINTS @ 45' (MAX) SPACING



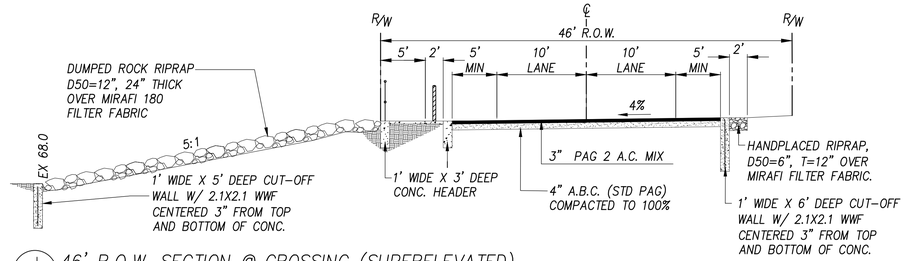
G 12 — EROSION WALL GRADING
* IN LIEU OF RAILING PROVIDE 2' OVERBUILD TO BACK WALL ALONG LOTS 53-78 — NTS



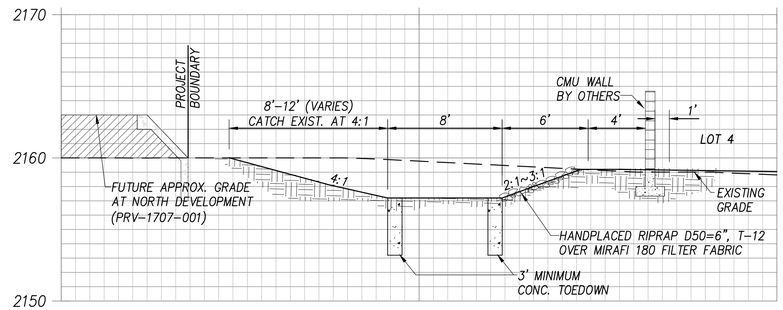
H 12 — TYPICAL BASIN OUTLET APRON
NTS



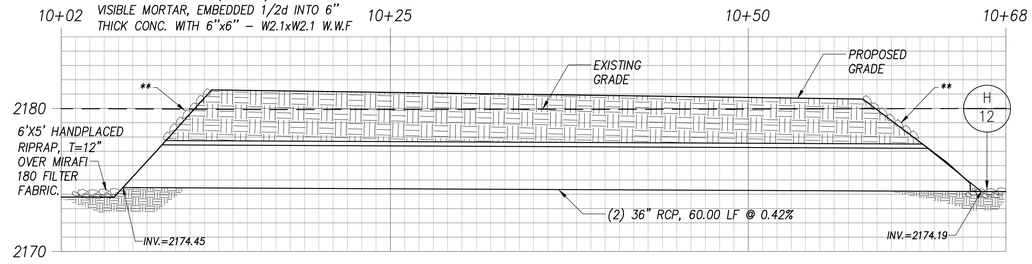
N 12 — SCREEN WALL GRADING
* WALL TO BE CENTERED ALONG INTERIOR PROPERTY LINES BETWEEN LOTS — NTS



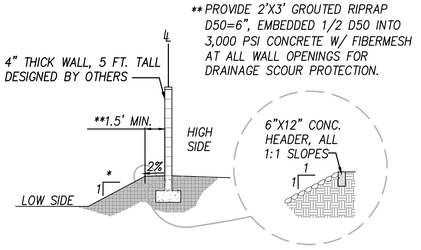
J 12 — 46' R.O.W. SECTION @ CROSSING (SUPERELEVATED)
REF: DIP SECTION DETAIL 100-6 — NTS



L 12 — CHANNEL SECTION NORTH OF LOT 4
1"=5'



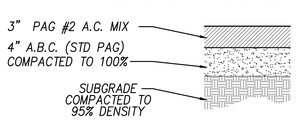
M 12 — 36" RCP CROSSING SECTION NEAR LOT 151
1"=5'



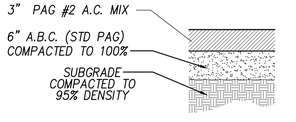
* SLOPE PROTECTION (ON COMPACTED SUBGRADE)
3:1 OR FLATTER = REVEGETATION
3:1 TO 2:1 = 12" THICK (D50=6") HANDPLACED ROCK RIPRAP OVER 180 MIRAFI FILTER FABRIC.
2:1 TO 1:1 = (D50=6") GROUTED ROCK RIPRAP WITH NO VISIBLE MORTAR, EMBEDDED 1/2d INTO 6" THICK CONCRETE WITH 6"x6" - W2.1xW2.1 WOVEN WIRE FABRIC
STEEPER THAN 1:1=RETAINING WALL (DESIGN BY OTHERS)

D 12 — SCREEN WALL GRADING
WALL TO BE CENTERED ALONG INTERIOR PROPERTY LINES BETWEEN LOTS — NTS

FOR REFERENCE ONLY - SEE PAVING PAVING PLANS FOR FINAL STREET DESIGN



E 12 — INTERIOR STREETS ASPHALT PAVEMENT SECTION
NTS



F 12 — CAMINO BENICARDO ASPHALT PAVEMENT SECTION
NTS

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SECTIONS AND DETAILS

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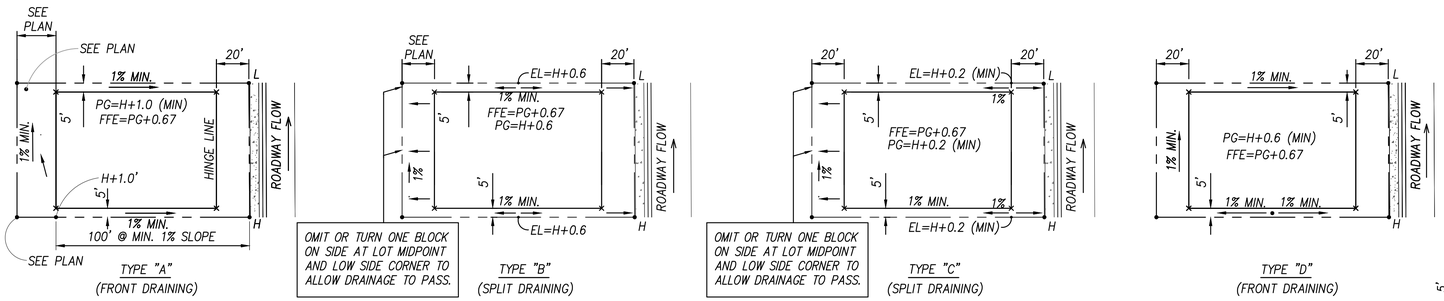
Registered Professional Engineer
Certificate No.
34010
KENNETH D. PERRY
10-22-20
Date Signed
ARIZONA, U.S.A.

PERRY ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
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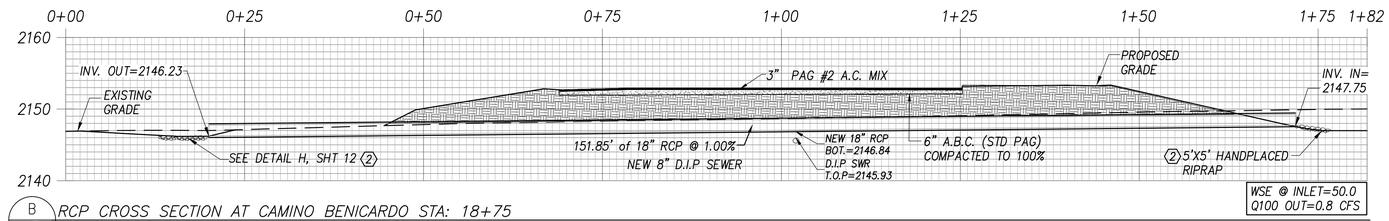
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A/13 TYPICAL LOT GRADING

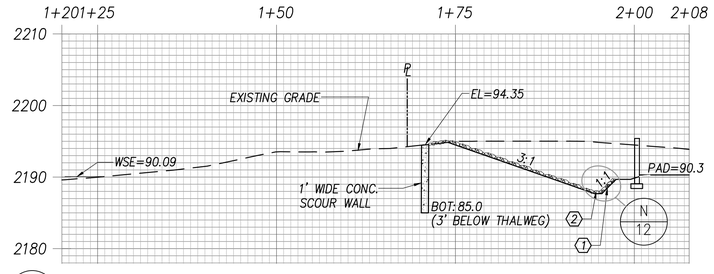
* H = HIGHPOINT @ BACK OF SIDEWALK

NTS



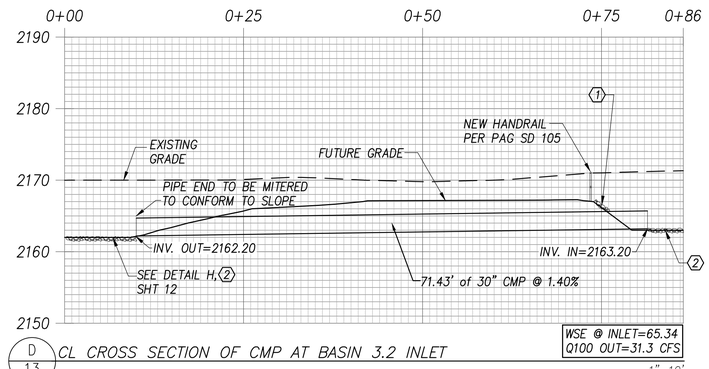
B/13 RCP CROSS SECTION AT CAMINO BENICARDO STA: 18+75

1"=10'



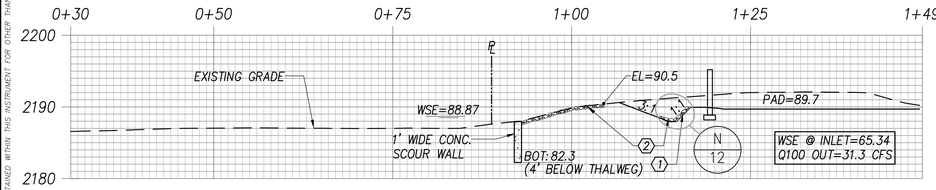
C/13 SECTION AT LOT 181

1"=10'



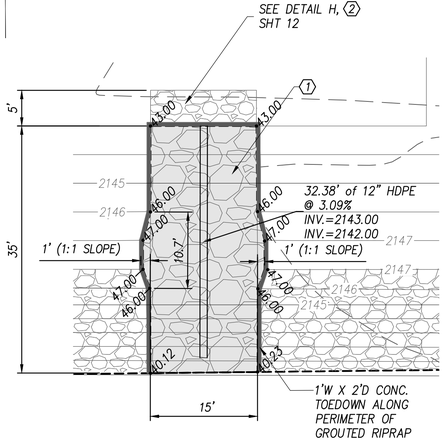
D/13 CL CROSS SECTION OF CMP AT BASIN 3.2 INLET

1"=10'



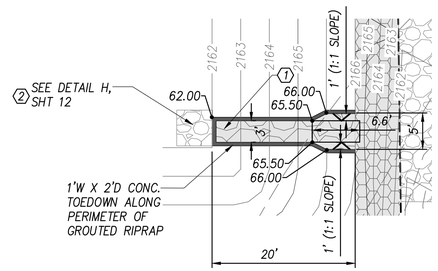
J/13 SECTION AT LOT 184

1"=10'

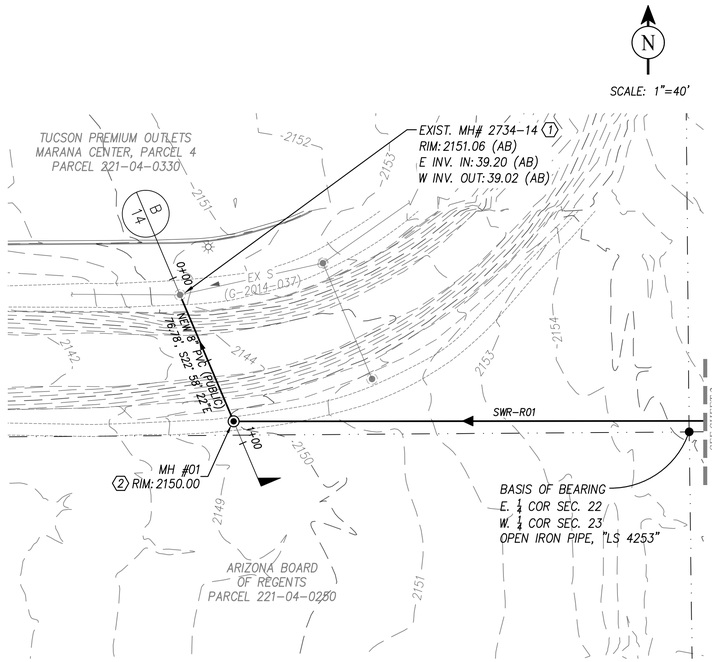


E/13 BASIN 2.2 WEIR DETAIL

1"=10'


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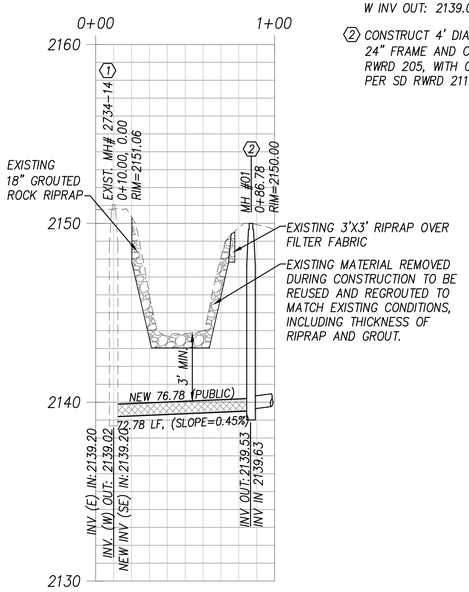
D:\Perry Engineering\15019 - Interstate Industrial\Preliminary Plat\1_Details_14 (with sewer plan).dwg Plotted: Oct 23, 2020 - 11:30am Cole
THIS DRAWING AND THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.



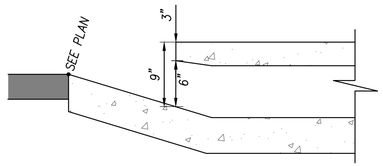
KEYNOTES

(1) EXISTING MH# 2734-14
(POINT OF CONNECTION)
SE INV IN: 2139.20 (CONNECT)
E INV IN: 2139.20
W INV OUT: 2139.02

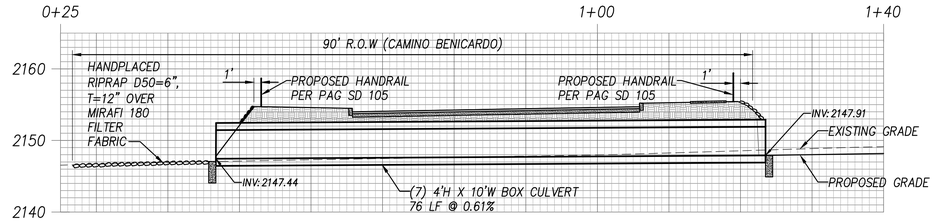
(2) CONSTRUCT 4' DIA MANHOLE W/ 24" FRAME AND COVER PER SD RWRD 205, WITH CONC. COLLAR PER SD RWRD 211



B 14 SEWER SECTION @ CHANNEL
REF: PAG STD DTL 205.5 SCALE: 1"=40'



A 14 TYPICAL SCUPPER OPENING DETAIL @ MIDPOINT
REF: PAG STD DTL 205.5 SCALE: NTS



C 14 SECTION @ BOX CULVERT
SEE DETAIL C, SHT 12 FOR STREET SECTION SCALE: 1"=10'

34010
KENNETH D.
PERRY
10-22-20
Date signed
ARIZONA, U.S.A.

PERRY
ENGINEERING
501 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

PRV1909-003
PCZ1810-001
P19WS00046

Two working days before you dig.
CALL FOR THE BLUE STAKES
1-800-782-5348
" 1-800-STAKE-IT "
Blue Stake Center

SECTION AND DETAILS
PRELIMINARY PLAT
FOR
JOPLIN ESTATES - LOTS 1-185
and Common Area "A" (Open Space, Drainage)
and "B" (Open Space, Drainage, Utilities),
Common Area "C1-C9" (Open Space, Drainage, Recreation)
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER AND BASE LINE MERIDIAN. TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: AS NOTED OCTOBER, 2020

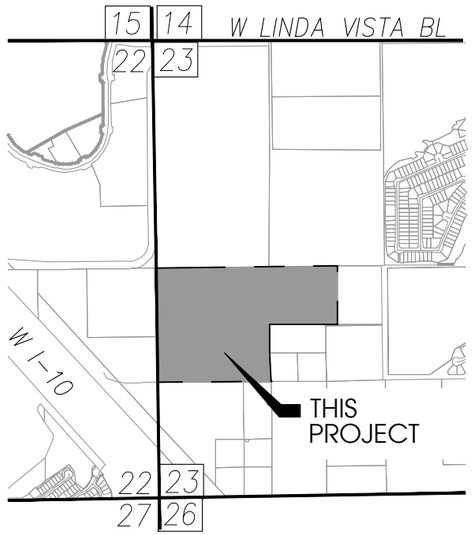
SHEET 14 OF 14

NEIGHBORHOOD DESIGN PLAN

JOPLIN ESTATES

TOWN OF MARANA

OCTOBER 23, 2020



A PORTION OF SECTIONS 22 & 23,
T-12-S, R-12-E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

NORTH

OWNER:
JOPLIN ESTATES, LLC
6340 N CAMPBELL AVENUE, #278
TUCSON, AZ 85718
ATTN: DORON SEARS
TEL: 520-529-8217

ENGINEER:
PERRY ENGINEERING
505 W WETMORE ROAD
TUCSON, AZ 85705
ATTN: KEN PERRY
TEL: 520-620-9870

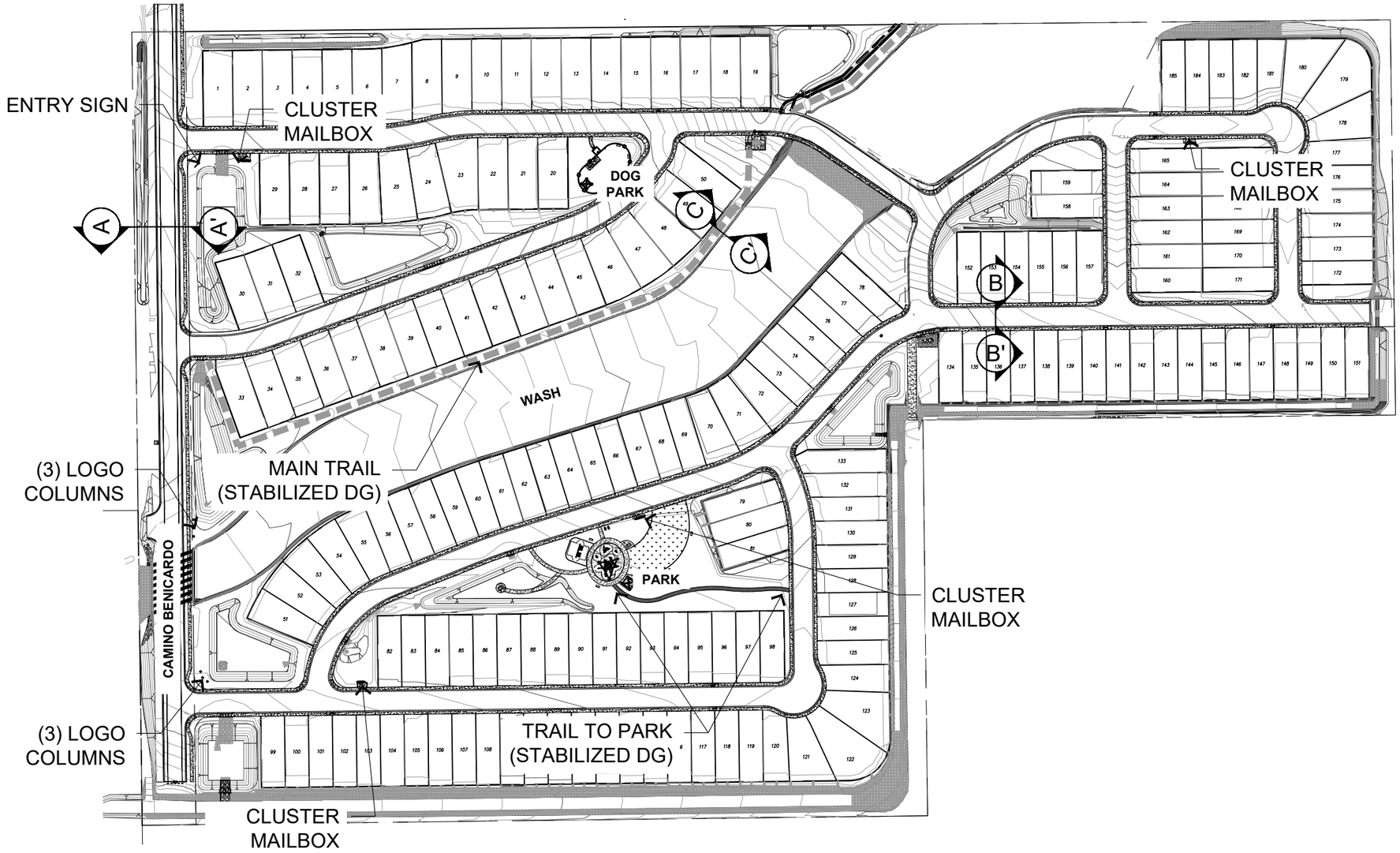
CASE NUMBER:
LPR1909-004

REFERENCE NUMBERS:
PRV1909-003
PCZ1801-001

THE PLANNING CENTER
a division of TPC Group, Inc.
2 e congress ste 600 tucson az 85701

PROJECT: JOP-01
FILE NAME: JOP01 NDP.DWG

PLAN: OVERALL



NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 100' 200'

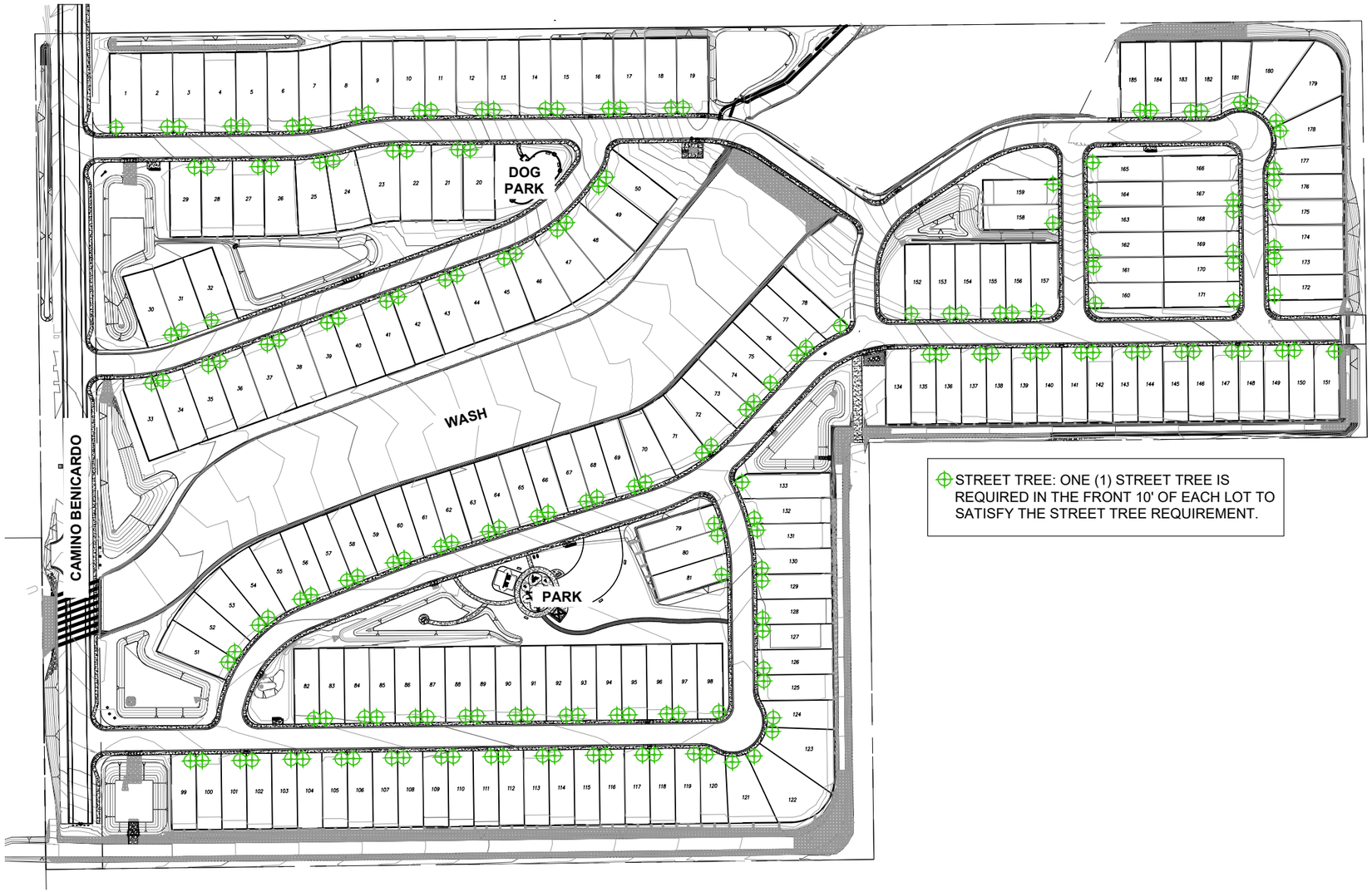
NORTH

SCALE: 1"-200'-0"
PROJECT: JOP-01
FILE NAME: JOP01 NDP.DWG

THE PLANNING CENTER
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2 E. Congress, Ste. 600 Tucson AZ 85701

JOPLIN ESTATES

PLAN: STREET TREES



STREET TREE: ONE (1) STREET TREE IS REQUIRED IN THE FRONT 10' OF EACH LOT TO SATISFY THE STREET TREE REQUIREMENT.

NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 100' 200'

SCALE: 1"-200'-0"

NORTH

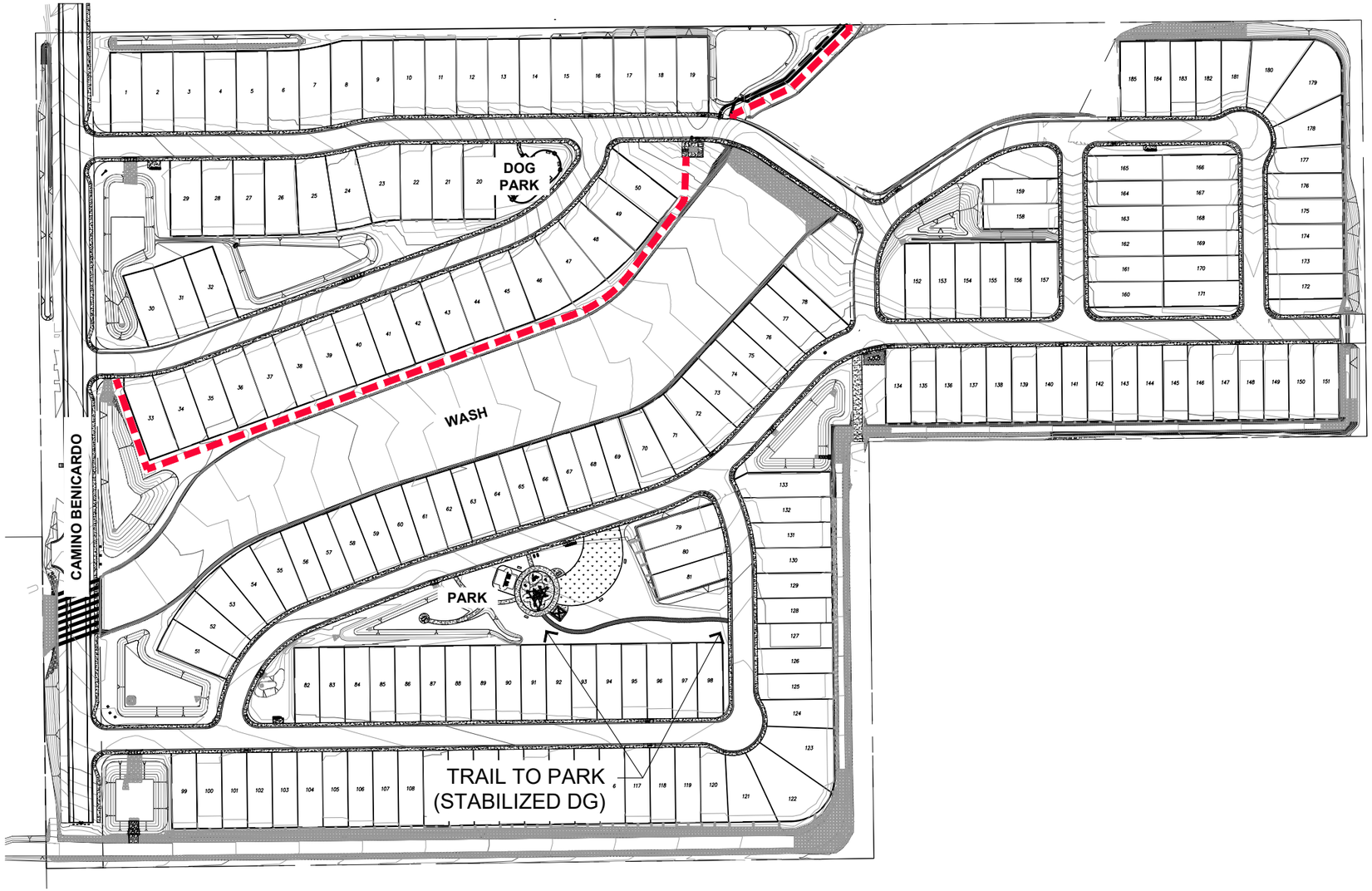
PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

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JOPLIN ESTATES

PLAN: PEDESTRIAN TRAIL



LEGEND

MAIN TRAIL - 10' WIDTH
(STABILIZED DG)

NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

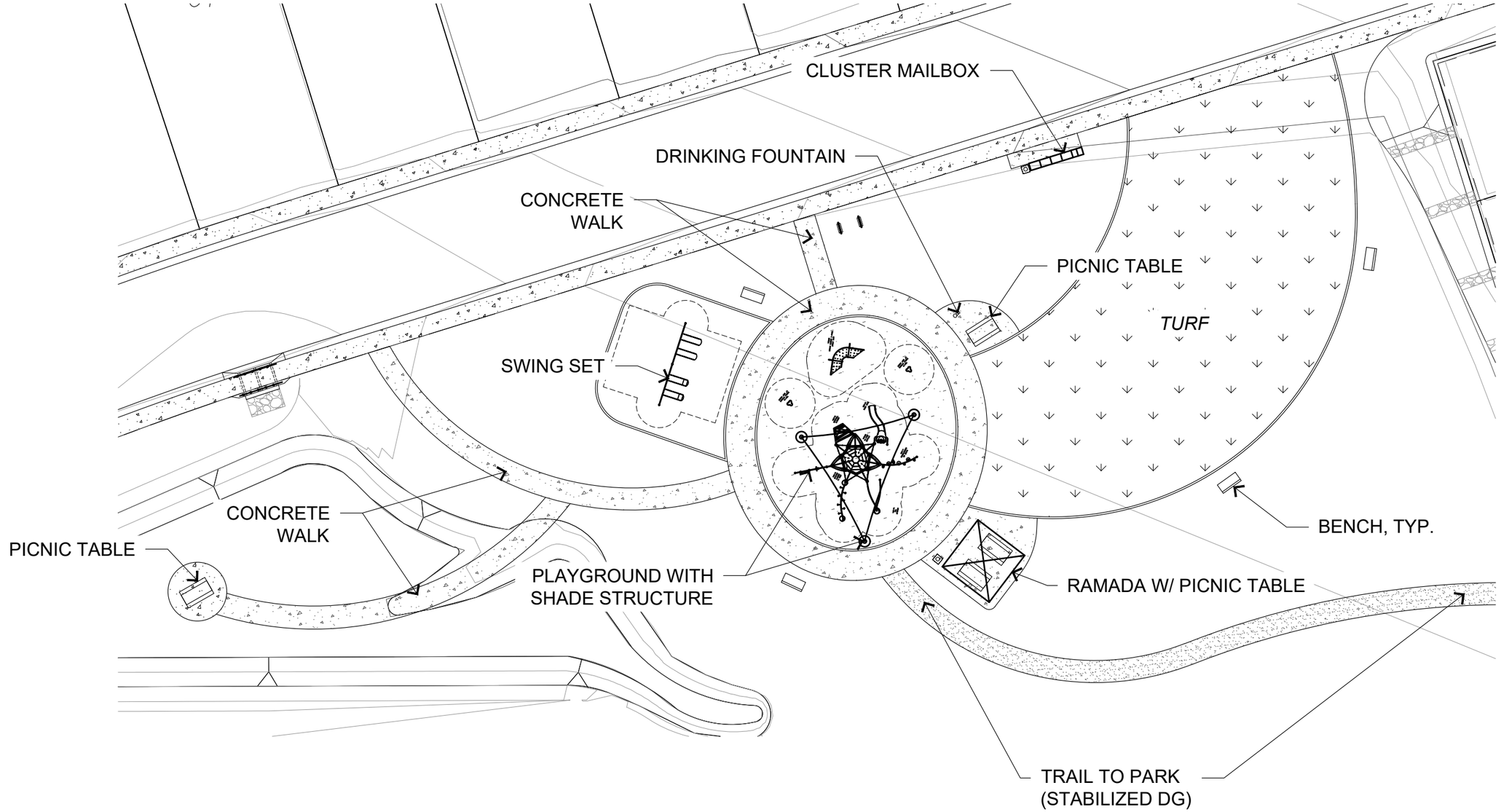
0' 100' 200' NORTH

SCALE: 1"-200'-0"
PROJECT: JOP-01 DATE: 03/20/20
FILE NAME: JOP01 NDP.DWG

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JOPLIN ESTATES

PLAN: PARK DETAIL



JOPLIN ESTATES

NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 15' 30'

SCALE: 1"-30'-0"

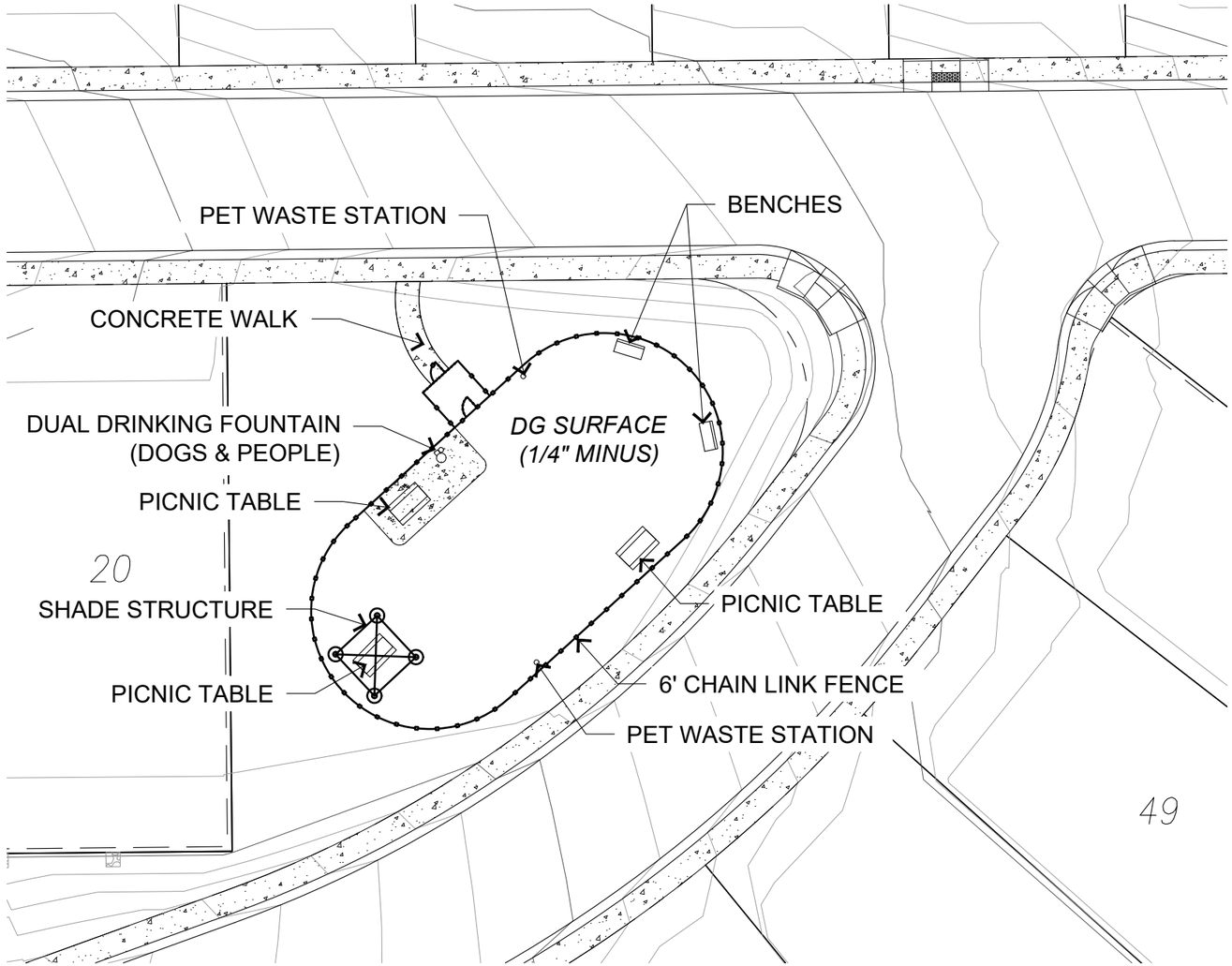
PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

NORTH

THE PLANNING CENTER
a division of TPC Group, Inc.
2 w congress, ste 600 tucson az 85701

PLAN: DOG PARK DETAIL



JOPLIN ESTATES

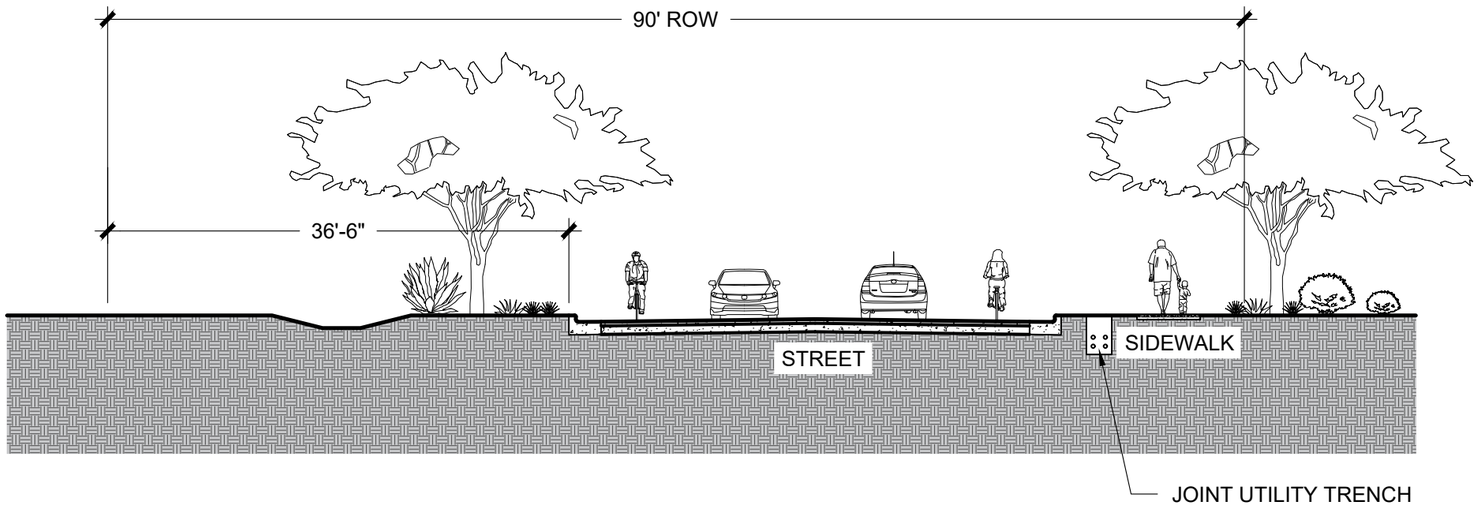
NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 15' 30'
SCALE: 1"=30'-0"
PROJECT: JOP-01 DATE:
FILE NAME: JOP01 NDP.DWG

NORTH

THE PLANNING CENTER
a division of TPC Group, Inc
2 E Congress Ste 900 Tucson AZ 85701

SECTION A-A': MAJOR STREET



NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 6' 12'

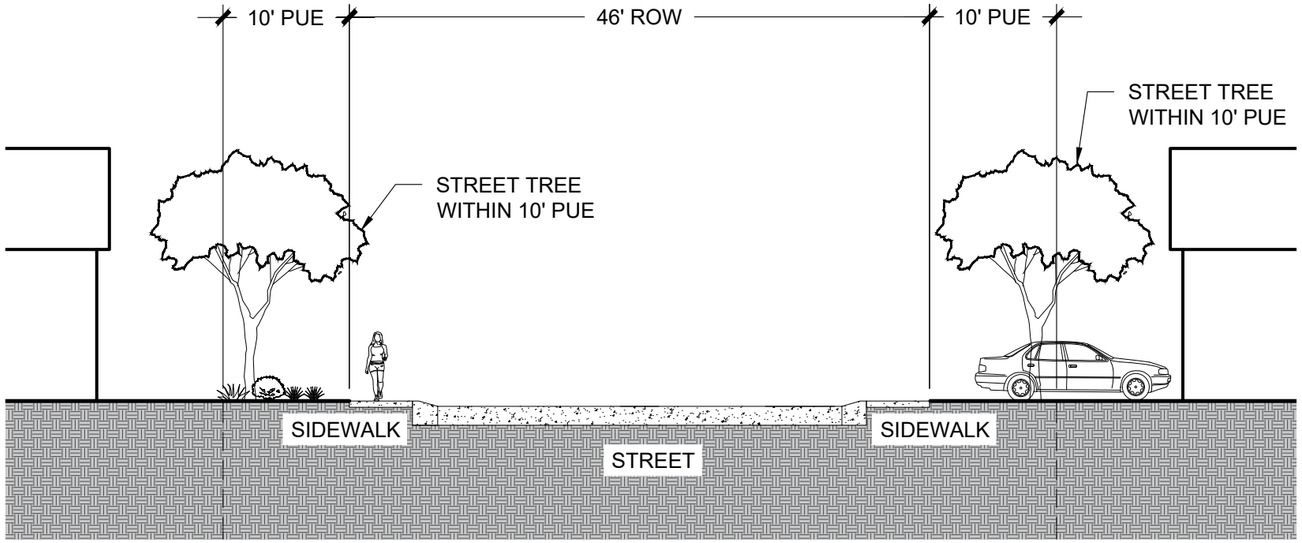
SCALE: 1"-12'-0"

PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

THE PLANNING CENTER
a division of TPC Group, Inc
2 E. Congress St. #600 Tucson AZ 85701

SECTION B-B': RESIDENTIAL STREET



NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 6' 12'

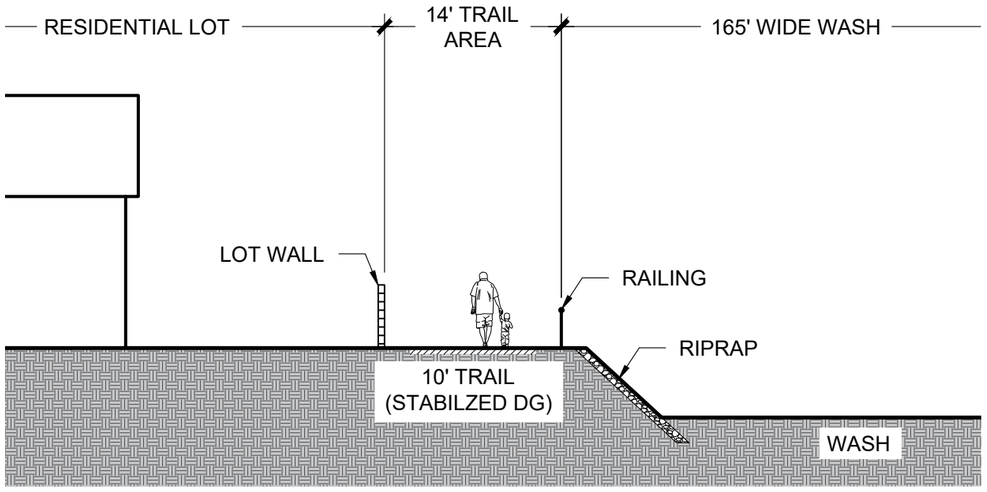
SCALE: 1"-12'-0"

PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

THE PLANNING CENTER
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2 e congress, ste 900 tucson az 85701

SECTION C-C': MAIN TRAIL AT WASH



NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 6' 12'

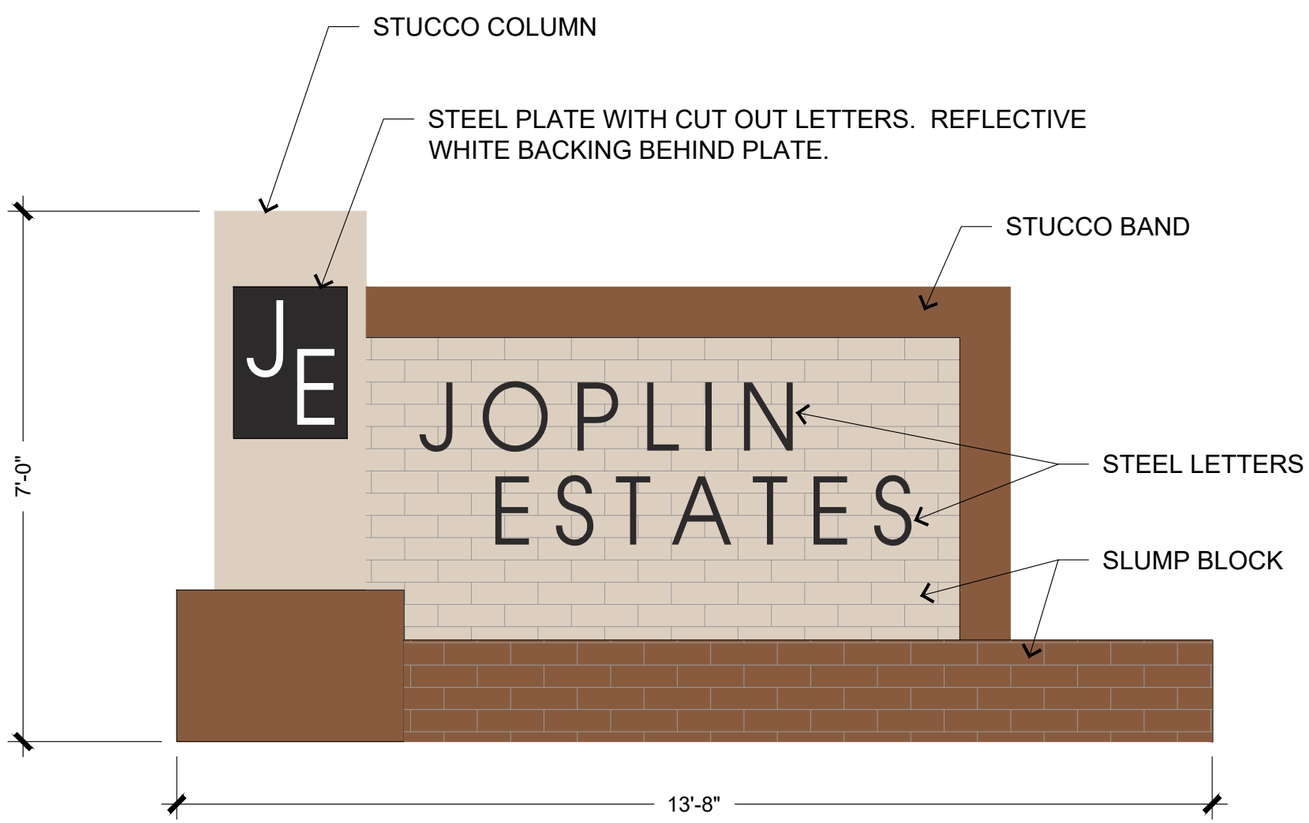
SCALE: 1"-12'-0"

PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

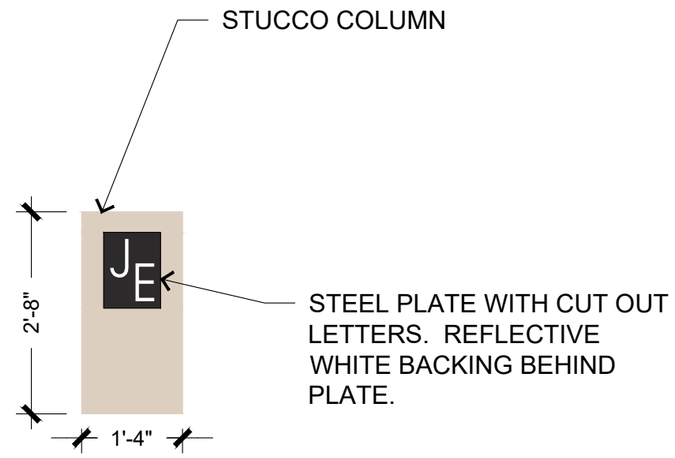
THE PLANNING CENTER
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2 E. Congress, Suite 900 Tucson az 85701

ENTRY SIGN & LOGO COLUMN



NOTE: PROPOSED SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE PERMIT, AND SHALL BE IN COMPLIANCE WITH TOWN OF MARANA'S SIGN REGULATIONS.

1 ENTRY SIGN ELEVATION SCALE: 1/2"=1'-0"



NOTE: PROPOSED SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE PERMIT, AND SHALL BE IN COMPLIANCE WITH TOWN OF MARANA'S SIGN REGULATIONS.

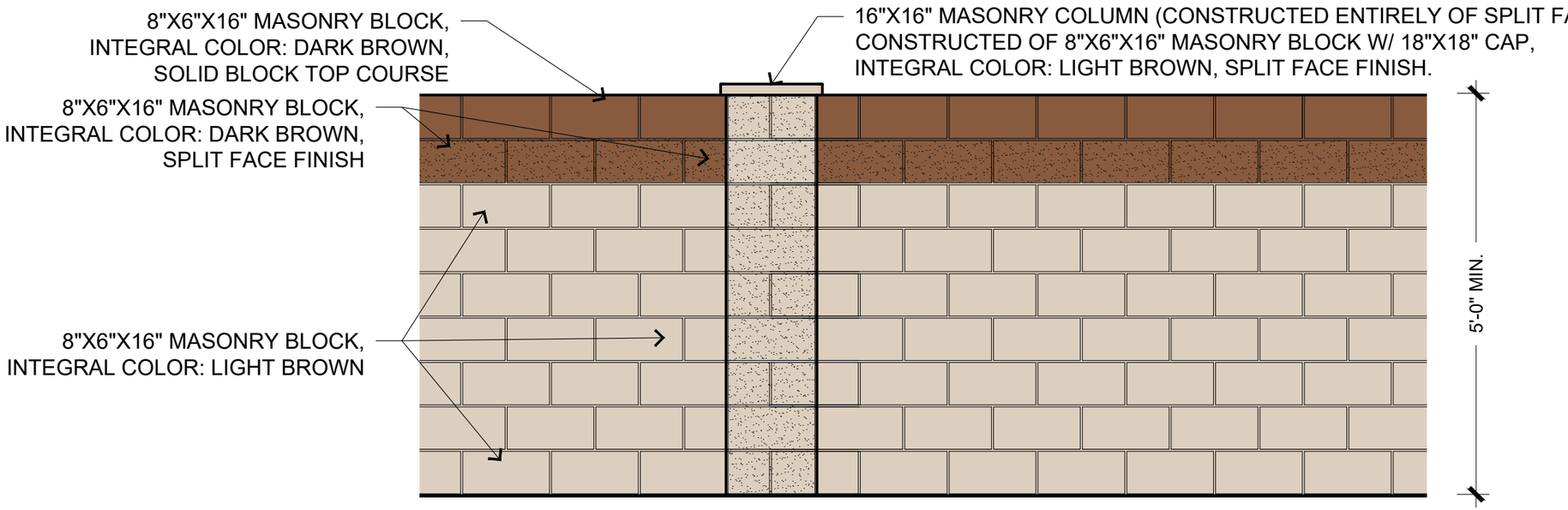
2 LOGO COLUMN ELEVATION SCALE: 1/2"=1'-0"

NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

JOPLIN ESTATES

PROJECT: JOP-01
FILE NAME: JOP01 NDP.DWG

PERIMETER WALL



1 DECORATIVE PERIMETER WALL ELEVATION

SCALE: 1/2"=1'-0"

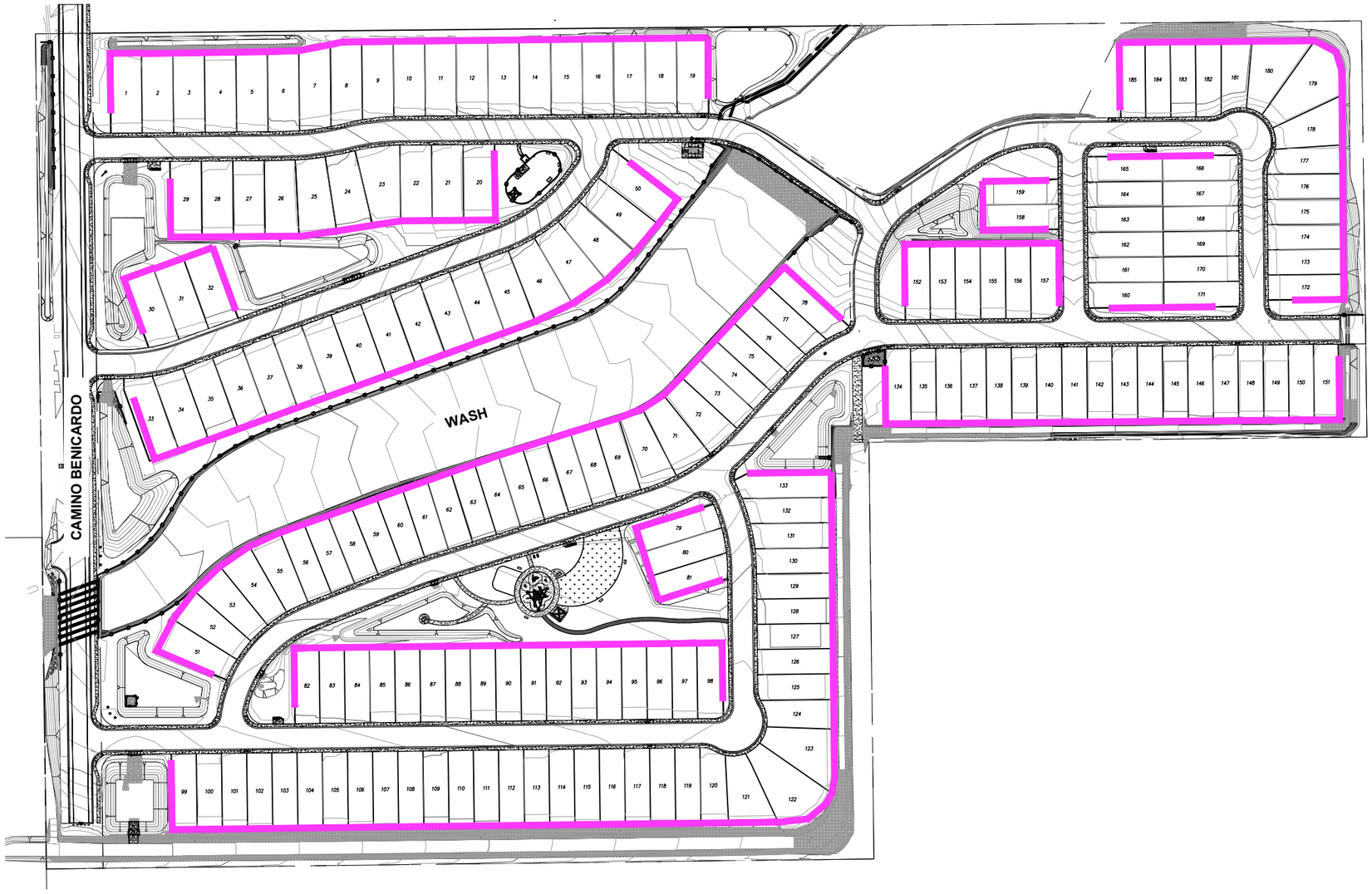
NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

JOPLIN ESTATES

PROJECT: JOP-01
FILE NAME: JOP01 NDP.DWG

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a division of TPC Group, Inc.
2 E Congress, Ste 600 Tucson AZ 85701

PLAN: PERIMETER WALL



LEGEND

DECORATIVE PERIMETER WALL

NOTE: INFORMATION DEPICTED HERE IS CONCEPTUAL AND SUBJECT TO CHANGE AT TIME OF CONSTRUCTION.

0' 100' 200'

SCALE: 1"-200'-0"

PROJECT: JOP-01

FILE NAME: JOP01 NDP.DWG

NORTH

THE PLANNING CENTER
a division of TPC Group, Inc.
2 E. Congress, Ste 600 Tucson az 85701

JOPLIN ESTATES

Town of Marana Planning

PRV1909-003 Joplin Estates



Legend

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

Notes

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 / 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 (Prelim)	❑ Improvement Plan	☒ Report (Type): Drain. & Geo.	☒ Other: T.I.A.

PROJECT INFORMATION

Project Name: Joplin Estates	
Description of Project: Subdivision	Number of Lots: 185
Parcel No.(s): 221-06-0100 & 221-06-004C	Gross Area (Acres): 52
Project Address: Not yet determined	
Ref. Project No.: PCZ1810-001	

CONTACT INFORMATION

Owner: Joplin Estates, 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: Perry Engineering	Contact Name: Kenneth Perry		
Address: 501 W Wetmore Road	City: Tucson	State: AZ	Zip: 85705
Email: KPerry@perryengineering.net	Phone No.: (520) 620-9870		
Consultant/Engineer: Perry Engineering	Contact Name: Kenneth 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.)

Kenneth Perry		09.09.19
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PRV1909-003 **Date Received** 9/09/19

Revision Date 03/29/2019

Council-Regular Meeting **C3**

Meeting Date: 12/15/2020

To: Mayor and Council

Submitted For: Keith Brann, Town Engineer

From: Dan Grossman, CIP Process Analyst

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Procurement; approving a change order to the contract with Kittelson & Associates Inc., in the amount of $67,777.00 for the Lon Adams Road Reconstruction Project (ST068); 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 (Keith Brann)

Discussion:

Marana Town Code Section 3-4-7(B)(4) provides that Town Council approval is necessary for change orders that individually or cumulatively exceed $50,000.

The budget for fiscal year 2020- 2021 was adopted on July 21, 2020. The Lon Adams Rd. Reconstruction Project (ST068) was properly included within the Town of Marana's FY2021 Capital Improvement Plan. On 05/08/2019, Kittelson & Associates Inc. received a contract from the Town in the amount of $435,487.00 to design the Lon Adams Rd. Reconstruction Project (ST068).

This change order request adds funds to the Lon Adams Road Reconstruction Project (ST068) as follows:

- Due to the necessary addition of a sewer main to the project, additional design work is required. The cost to design the sewer main is: $32,457.00.
- Design contingency funding to provide design plans to move the existing water lines on Lon Adams Road, if moving those lines provided substantial savings to the project. The cost of this design contingency is: $19,042.00. This funding will be used only if deemed necessary after the sewer main design.
- Additional testing is required for soil testing in the drainage basin, an area whose

prior use was a sewer lagoon; coordinating with MUSD on their Project Inspire development; and adding an ADA access into the drainage basin. The cost of these improvements $16,278.00.

The cost of this change order request is $67,777.00. This will bring the design contract for the Lon Adams Road Reconstruction Project (ST068) to $503,264.00.

Financial Impact:

Fiscal Year:	2021
Budgeted Y/N:	No
Amount:	$67,777.00

Funding for this change order will utilize project savings from the Continental Ranch, Blk 29,36,-38,40 Project.

This change order will be funded with Transportation, GL Account # 33043000-8010-ST077.

Staff Recommendation:

Staff recommends approval of the change order.

Suggested Motion:

I move to approve a change order to the Lon Adams Road Reconstruction Project (ST068) contract with Kittelson & Associates Inc. in the amount of $67,777.00; to authorize the transfer of appropriations if necessary for the change order; and to authorize the Town Manager or designee to execute the necessary documents to effectuate the change order.

Attachments

No file(s) attached.

Council-Regular Meeting **C4**

Meeting Date: 12/15/2020

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: December 15, 2020

Subject: Approval of the Study Session Council Meeting Summary Minutes of December 8, 2020, and the Council Regular Meeting Summary Minutes of December 1, 2020 (Cherry L. Lawson)

Attachments

Study Session Council Meeting Summary Minutes, 12/08/2020
Regular Council Meeting Summary Minutes, 12/01/2020

MARANA TOWN COUNCIL
STUDY SESSION
11555 W. Civic Center Drive, Marana, Arizona 85653
Second Floor Conference Center, December 8, 2020 at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL:

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

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

APPROVAL OF AGENDA:

Council Member Kai moved and Council Member Officer second the motion approving the agenda as presented. Motion passes unanimously, 6-0.

DISCUSSION/DIRECTION/POSSIBLE ACTION

D1 Relating to Parks and Recreation; presentation, discussion and direction regarding the 2020 Parks and Recreation 10 Year Master Plan Update.

Parks & Recreation Director Jim Conroy, Don McGann of **McGann & Associates, Ken Ballard** of **Ballard + King, and Frank Slingerland** of **BWS Architects** provided a PowerPoint Presentation on the Marana Parks and Recreation 10-Year Master Plan. *(A copy of the presentation is on file in the Town Clerk's Office as well as on the Town's website at www.maranaaz.gov for review.)*

Council Member Ziegler discussed the need for a gun range in the town limits. She is aware that it is too late to include the item within the plan; however, she would like staff and the Council to keep this item in mind. **Interim Town Manager Terry Rozema** stated there are gun ranges nearby the Town for use by the public.

Council Member Craig commended **Mr. Conroy,** his staff, as well as the consultants on the proposed plan. She commented on the residents comments of the Town of Oro Valley related to its master plan. **Mr. Conroy** explained that each community takes a different approach in presenting ideas to its community. Staff asked the Marana community what they would like to see in its plan. However, each community approaches its plan differently.

Vice Mayor Post asked **Mr. Rozema** and **Mr. Conroy** for the next steps in this process. **Mr. Rozema** thanked **Mr. Conroy,** the Parks & Recreation staff, and the consultants for their efforts in developing the Parks & Recreation Master Plan. **Mr. Rozema** deferred to **Mr. Conroy** to provide the next steps in the process.

Mr. Conroy stated although not mandated he would like to post the plan for 30 days for public comment. Then bring it back to Council in January for Council's consideration. During this time, review the list of projects that were not identified within the plan, staff will begin to prioritize and incorporate those into the town's Capital Improvement Plan (CIP) to be considered within the next five to 10 years. Park's staff have identified thirty projects. That should Mayor and Council be interested in pursuing the Multi-Generational Center, he suggested that the Town begin a site selection process where staff would determine the viability of sites including transportation, roads, drainage, utilities and possible partnerships of other organizations that would like to work with the Town.

He continued stating comments received from the public during those 30 days, would be considered, as staff would bring forward the Parks & Recreation Master Plan for adoption in February 2021.

Council Member Ziegler stated Council would need to determine how it would fund this plan stating the town should consider raising its sales tax in order to bring this and other projects forward.

Mr. Rozema stated as a reminder that the Parks Plan would be considered before the Planning Commission on December 16 before it is brought back to Council for its consideration.

Mr. Conroy stated the plan would be shared with SAHBA as well, as the Town looks to achieve full integrity of the plan before moving forward.

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

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

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

ADJOURNMENT

Vice Mayor Post asked for a motion to adjourn the meeting.

Council Member Comerford, moved and Council Member Officer second the motion to adjourn the meeting. Motion passes unanimously, 6-0. Meeting adjourned at 7:13 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes for the Study Session Meeting of the Marana Town Council meeting held on December 8, 2020. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

AMENDED NOVEMBER 25, 2020 @ 12:55 p.m.

MARANA TOWN COUNCIL

REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 01, 2020, at or after 6:00 PM

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

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Vice Mayor Post called the meeting to order at 6:00 PM and directed the Clerk to call the roll. **Mayor Honea (Excused), Vice Mayor Post, Council Members: Jackie Craig, Patti Comerford (Arrived: 6:03 PM), Roxanne Ziegler, John Officer, and Herb Kai.**

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

APPROVAL OF AGENDA

Council Member Kai moved and Council Member Officer second the motion approving the agenda as presented. Motion passes, 5-0.

CALL TO THE PUBLIC

Vice Mayor Post opened the meeting to receive public comment, and the following individuals provided comments.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

There were reports by the Vice Mayor and Town Council.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Interim Town Manager Terry Rozema reported on the following events:

- Executive Report is delayed, and sent to Council later in the week.
- 62 Single-family Residential Permits were issued for the month of November
- 851 SFR issued as of November 2020; likely to end the year over 900.
- Received news that the Lomer, which the Engineering Department was working towards was approved for the Airport. It becomes effective April 5, 2021. This is good news, as it removes the Airport from the floodplain and assists the Town with economic development in the area of the airport.
- There is a bipartisan proposal from the U.S. Senate for a Covid-19 relief bill for approximately $908B. The bill will be presented to the House and the Senate for a vote in the next couple of weeks.

PRESENTATIONS

CONSENT AGENDA

C1 Resolution No. 2020-129: Relating to Development; approving a Preliminary Plat for Tortolita Ridge Lots 1-32 and Common Areas "A" through "C" located approximately .75 miles north of Moore Road on the west side of Tortolita Road. (Cynthia Ross)

C2 Approval of the Regular Council Meeting Summary Minutes of November 17, 2020, and the Council Study Session Meeting Summary Minutes of November 10, 2020, and the Council Study Session Meeting Summary Minutes of October 13, 2020 (Cherry L. Lawson).

Council Member Ziegler moved and Council Member Officer second the motion approving the Consent Agenda. Motion passes, 6-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Ordinance No. 2020.020: Relating to Utilities; amending Marana Town Code Title 14 (Utilities), Chapter 14-4 (Construction and Financing of Utility Facilities) to modify sections 14-4-3 (Capacity requirements), 14-4-4 (Refund of cost of facilities funded and

installed by town), and 14-4-5 (Notice of protected facility and associated charge) to make the protected facility designation and protected facility charge available for drainage facilities (Jane Fairall)

Town Attorney Jane Fairall provided an overview of this item stating the Town Code currently allows only water and wastewater facilities designated as, "Protected Facilities" with an associated "protected facility charge" payable by other benefitting property owners. This proposed agenda item would add drainage facilities to the type of facilities that can be designated as a "protected facility." This item is being brought forward because of the Council's discussion at the November 10 Council Study Session on the proposed Mandarina Development Agreement deal points.

A relatively simple Town Code revision is required to add drainage facilities to the list of potential protected facilities. Under the proposed provision, the Town Engineer will be responsible for the designation of protected water and wastewater facilities. The process for making the designation and determining and giving notice of the associated protected facility charge are the same for drainage facilities as for water and wastewater facilities. This item is a precursor to the next item on the agenda.

Council Member Kai inquired about the drainage facility asking whether there is a particular area that property owners in that area are responsible, or is it a drainage facility that everyone would pay for. **Ms. Fairall** replied stating the drainage facility would be one that the Town Engineer is requiring the developer to install it onsite or off-site at a size that is greater than the sizing required. **Council Member Kai** asked whether others would be under that influence when no drainage is being released into the facility. He asked whether others who are neighboring the property site, or those who are 10 miles away, would those developers be responsible or not. **Ms. Fairall** replied stating it would depend on the outcome of the studies; however, deferred to **Frank Cassidy**, former **Town Attorney and Consultant to the Town.**

Mr. Cassidy stated **Ms. Fairall** is correct in her explanation. Part of the drainage study would determine who would end up paying the fee. Like all protected facilities, the way to get out of paying a protected facilities fee is to build some other type of facility.

Vice Mayor Post inquired as to the repayment of the facility stating the Town is paying back Mandarina the portion above what they need of the drainage facility. He asked whether the cost would be calculated so that others may use the facility. **Mr. Cassidy** replied stating for the most expensive one, they only used 25% of the capacity. Therefore, 75% is available to others. That 75% capacity is divided out. Since the Town in unaware of the upstream development in that area, and whether it will create additional drainage issues, the charge is based upon the quantity of flow in that facility.

Council Member Ziegler moved and Council Member Officer second the motion adopting Ordinance No. 2020.020. Motion passes, 6-0.

A2 Resolution No. 2020-130: Relating to Development; approving and authorizing the Mayor to sign the Mandarina Development Agreement for development north and northwest of the Interstate 10 and Tangerine Road traffic interchange; and authorizing the Town Engineer to sign a quit claim deed of abandonment for unneeded right-of-way in Mandarina (Jane Fairall)

Ms. Fairall provided an overview of the Mandarina Development Agreement and the key deal points discussed during the November 10, Council Study Session, and stated **Frank Cassidy, former Town Attorney** would provide the overview of the item if Council desires.

Council Member Kai moved and Council Member Comerford second the motion adopting Resolution No. 2020-130. Motion passes, 6-0.

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 (Terry Rozema)

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

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).

[6:24 PM Minutes:] Vice Mayor Post asked for a motion to go into an executive session for the purpose stated in Item E2.

Council Member Ziegler moved and Council Member Kai second the motion to enter into an executive session for the purpose stated in Item E2. Motion passes, 6-0.

E2 Executive session pursuant to A.R.S. § 38-431.03(A)(7) for discussion or consultation with the Town Manager, Town Engineer, and Town Attorney, as designated representatives of the Town, in order to consider the Town's position and instruct its representatives regarding negotiations for the sale or lease of interests in real property located in Ora Mae Harn Park to Southwest Gas Corporation for the installation of natural gas facilities to connect to the El Paso Natural Gas pipeline.

[6:45 PM Minutes:] Regular Council Meeting resumed.

Vice Mayor Post asked for a motion on Item E2.

Ms. Fairall stated the Town needs a motion to direct staff to continue negotiations with Southwest Gas as discussed in Executive Session.

Council Member Comerford moved and Council Member Ziegler second the motion directing Town Staff to continue negotiations with Southwest Gas as discussed in Executive Session. Motion passes, 6-0.

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Vice Mayor Post asked for a motion to adjourn the meeting.

Council Member Kai moved and Council Member Officer second the motion to adjourn the meeting. Motion passes, 6-0. Meeting adjourned at 6:46 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on December 01, 2020. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

Council-Regular Meeting **A1**

Meeting Date: 12/15/2020

To: Mayor and Council

From: Anita McNamara, Long-Range Planner

Date: December 15, 2020

Strategic Plan Focus Area:
Recreation

Strategic Plan Focus Area Additional Info:
Principle Statement 1: We will provide healthy and active lifestyles through...high-quality recreational amenities for Marana residents and visitors.

Subject: PUBLIC HEARING: Ordinance No. 2020.021: Relating to Development; amending Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements) by deleting existing subparagraph B.9 (Recreational area) and replacing it with revised subparagraph B.9 (Recreational area); and adopting the Town of Marana Subdivision Recreational Area Design Manual (Anita McNamara)

Resolution No. 2020-132: Relating to Development; declaring revised subparagraph B.9 (Recreational area) of Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements) and the Town of Marana Subdivision Recreational Area Design Manual adopted by Marana Ordinance No. 2020.021 as public records filed with the Town Clerk (Anita McNamara)

Discussion:

As directed by the Mayor and Town Council at the October 29, 2019 study session, staff has been working to revise the current standards for private subdivision recreational area requirements. The current Town Code requirement is 185 square feet per single family unit, which was considered too low as compared to other jurisdictions in Pima County. Earlier this year, before COVID-19 led to the stay-at-home order and restrictions on group gatherings, staff conducted extensive outreach meetings with stakeholders. This outreach process consisted of one-on-one meetings with home builders and

developer representatives, meetings with other jurisdictions, and focus group meetings with the Southern Arizona Home Builders Association (SAHBA), home builders, and developer representatives. During the outreach process, staff continually heard a preference from stakeholders that Pima County's requirements and design manual are easy to understand and predictable, and provide the ability to pay full in-lieu fee for all lots, or a combination of land and in-lieu fees. Unlike the Town, however, Pima County does not have park impact fees.

At the Town Council meeting on April 21, 2020, staff provided a status update to the Council regarding the progress of stakeholder outreach and of the draft code and design manual. The proposed code changes were discussed, which included revisions to the minimum square footage requirement per unit, using a sliding scale based on zoning, creating an a la carte park amenity menu and creating credits for natural undisturbed open space (NUOS), trail connections and use of drainage basins. The Mayor and Council agreed that minimum standards need to be established in the code, but these standards should not be overly regulatory to allow for differences in development, such as demographics. To address these points, Planning staff worked with the Parks Department and the Legal Department to revise the draft code language and design manual. Highlights include a change to the applicability section by reducing the subdivision size threshold from 50 to 30 units when recreation areas are required, creating an a la carte park amenity points system, and adding a reference in the ordinance to the new design manual. The minimum square footage per unit requirement for private park space is based on the average lot size instead of zoning district at this time as we anticipate changes to the zoning district designations in the near future. The draft also contains provisions for an in-lieu option that allows a developer to satisfy the recreational area requirements by entering into a development agreement approved by the Town Council.

At the September 22, 2020 Town Council Study Session, staff provided an update to the Mayor and Council. Council's feedback included changes to the breakdown of minimum required recreational area per average lot size. Accordingly, staff revised the required area by increasing the minimum area from 350 to 400 square feet for lots from 4,001 square feet to 6,000 square feet and adding a category for lots under 4,000 square feet requiring 500 square of recreational area per lot. Draft documents containing these revisions were sent out to stakeholders on September 25 and posted on the Town website for comment. The comment period ended October 23, 2020.

Staff presented updates to SAHBA and Metropolitan Pima Alliance (MPA) in late October, 2020. On November 18, 2020, the Planning Commission unanimously recommended approval to the Town Council. If approved, existing Section 17-5-3.B.9 of the Town Code will be deleted and replaced with the new version of the section and the design manual will be officially established. Both the existing section and the proposed new section are attached to this report.

Staff Recommendation:

Planning Commission Recommendation: The Planning Commission heard the request for the proposed land development code amendments on November 18, 2020. By a vote of 4-0, the Planning Commission voted unanimously to recommend approval to the Town Council.

Staff Recommendation: Staff recommends adoption of Ordinance No. 2020.021, approving amendments to Marana Town Code Title 17 (Land Development) revising Section 17-5-3 (Subdivision requirements), subparagraph B.9 (recreational area) of the Marana Town Code, revising the Town's subdivision requirements for private and common on-site recreation areas, and adopting the Town of Marana Subdivision Recreational Area Design Manual.

Suggested Motion:

I move to adopt Marana Ordinance No. 2020.021, approving amendments to Marana Town Code Title 17 (Land Development) revising Section 17-5-3 (Subdivision requirements), subparagraph B.9 (recreational area) of the Marana Town Code, revising the Town's subdivision requirements for private and common on-site recreation areas, and adopting the Town of Marana Subdivision Recreational Area Design Manual and Resolution No. 2020-132 declaring the Town Code amendments and the manual to be public records on file with the Town Clerk.

Attachments

Ordinance 2020.021
Resolution 2020-132
Exhibit A to Resolution
Exhibit B to Resolution - Manual
Current Town Code 17-5-3 B.9
SAHBA Comment Letter
Tortolita Alliance Comment Letter
PCM2010-001 Presentation

MARANA ORDINANCE NO. 2020.021

RELATING TO DEVELOPMENT; AMENDING TOWN CODE CHAPTER 17-5 (SUBDIVISIONS), SECTION 17-5-3 (SUBDIVISION REQUIREMENTS) BY DELETING EXISTING SUBPARAGRAPH B.9 (RECREATIONAL AREA) AND REPLACING IT WITH REVISED SUBPARAGRAPH B.9 (RECREATIONAL AREA); AND ADOPTING THE TOWN OF MARANA SUBDIVISION RECREATIONAL AREA DESIGN MANUAL

WHEREAS residential subdivision recreation areas (i) ensure that recreation areas are available for the use and enjoyment of residents and (ii) protect and enhance community health and quality of life; and

WHEREAS the residential subdivision recreation area requirements adopted by this ordinance (i) ensure that new subdivision recreation areas meet minimum safety and amenity standards, (ii) implement the 2020-2030 Marana Parks & Recreation Master Plan, and (iii) encourage residential multi-modal opportunities and ensure connectivity among parks, schools, neighborhoods, and commercial areas; and

WHEREAS the Town Council finds that adoption of this ordinance is in the best interests of the Town and its citizens.

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

SECTION 1. Town Code Chapter 17-5 (subdivisions), section 17-5-3 (subdivision requirements), subparagraph B.9 (recreational area) is hereby deleted and replaced with a revised subparagraph B.9 (recreational area), one paper copy and one electronic copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, and which was made a public record by and attached as Exhibit A to Resolution No. 2020-132 of the Town of Marana, Arizona, which is hereby referred to, adopted, and made a part of this ordinance as if fully set out here.

SECTION 2. The Town of Marana Subdivision Recreational Area Design Manual, one paper copy and one electronic copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, and which was made a public record by and attached as Exhibit B to Resolution No. 2020-132 of the Town of Marana, Arizona, is hereby referred to, adopted, and made a part of this ordinance as if fully set out here.

SECTION 3. The provisions of Town Code section 17-5-3 B.9 shall control over and supersede any conflicting provisions of the Town of Marana Subdivision Recreational Area Design Manual.

SECTION 4. The Town Manager or one or more Town staff members designated by the Town Manager and acting on the Town Manager's behalf may make administrative revisions to the Town of Marana Subdivision Recreational Area Design Manual from time to time without the need for formal Council approval. For purposes of this paragraph, "administrative revisions" includes revisions addressing the form and contents of documentation submitted to show compliance with Town Code section 17-5-3 B.9 (recreational area), the administrative procedure associated with the review of that documentation, and administrative interpretations and explanations of the requirements of Town Code section 17-5-3 B.9. "Administrative revisions" shall not include changes to the substantive requirements of Town Code section 17-5-3 B.9 or of the Town of Marana Subdivision Recreational Area Design Manual as adopted by this ordinance.

SECTION 5. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 6. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

SECTION 7. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. This ordinance is effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 15th day of December, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

MARANA RESOLUTION NO. 2020-132

RELATING TO DEVELOPMENT; DECLARING REVISED SUBPARAGRAPH B.9 (RECREATIONAL AREA) OF TOWN CODE CHAPTER 17-5 (SUBDIVISIONS), SECTION 17-5-3 (SUBDIVISION REQUIREMENTS) AND THE TOWN OF MARANA SUBDIVISION RECREATIONAL AREA DESIGN MANUAL ADOPTED BY MARANA ORDINANCE NO. 2020.021 AS PUBLIC RECORDS FILED WITH THE TOWN CLERK

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

SECTION 1. New subparagraph B.9 (Recreational area) of Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements), adopted by Marana Ordinance No. 2020.021, attached to and incorporated in this resolution as Exhibit A, one paper copy and one electronic copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

SECTION 2. The Town of Marana Subdivision Recreational Area Design Manual adopted by Marana Ordinance No. 2020.021, attached to and incorporated in this resolution as Exhibit B, one paper copy and one electronic copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, Arizona, this 15th day of December, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

EXHIBIT A TO MARANA RESOLUTION NO. 2020-132
Amendments to Marana Town Code section 17-5-3 subparagraph B.9 (Recreational area)
adopted by Marana Ordinance No. 2020.021

New subparagraph B.9 (Recreational area) of Town Code Chapter 17-5 (Subdivisions), section 17-5-3 (Subdivision requirements) provides as follows:

9. Recreational area.

a. Requirement: New residential subdivisions (including re-subdivisions) with 30 or more lots and whose average lot size is 16,000 square feet or less shall comply with the recreational area requirements of this subparagraph 17-5-3 B.9.

b. Area:

i. General: The minimum area (in square feet) of a subdivision's recreational areas shall be as follows:

a) Apartment or condominium: 100 square feet per unit

b) Town home or patio home: 140 square feet per unit

c) Single-family residential:

1) For subdivisions with an average lot size of 4,000 square feet or less: 500 square feet per unit

2) For subdivisions with an average lot size of 6,000 square feet or less but larger than 4,000 square: 400 square feet per unit

3) For subdivisions with an average lot size of 8,000 square feet or less but larger than 6,000 square feet: 300 square feet per unit

4) For subdivisions with an average lot size of 16,000 square feet or less but larger than 8,000 square feet: 200 square feet per unit

5) For subdivisions whose average lot size is larger than 16,000 square feet: None.

ii. Specific plan exception: If an adopted specific plan includes a subdivision recreation requirement with a different square footage per unit than set forth in subparagraph i above, the minimum area of recreational areas for subdivisions located in the specific plan shall be calculated using the specific plan's subdivision recreation requirement.

iii. Golf courses excluded: Golf courses do not count toward a subdivision's minimum required recreational area.

c. Location:

i. Recreational areas shall be located and designed to maximize proximity to the largest number of homes and to maximize accessibility and visibility from the front of surrounding and nearby residences.

ii. Neighborhoods shall be designed around recreational areas and open spaces. Recreational areas shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.

iii. At least one recreational area shall be located within a reasonable walking distance of each lot of the subdivision, approximately 2,000 feet measured not as the crow flies but along the most direct route traversable by a pedestrian over neighborhood sidewalks, paths, and trails.

iv. All recreational areas shall be within the boundaries of the subdivision, except as otherwise provided in a development agreement entered into pursuant to subparagraph 17-5-3 B.9.g below (in-lieu option).

d. Design and facilities: The design of recreational areas and the recreational facilities included in them shall conform to the most recent version of the town of Marana subdivision recreational area design manual.

e. Prohibited locations. Recreational areas shall avoid the following:

i. Land unsuitable for recreation purposes, such as peaks, ridges, land fragments, land restricted by town policy, condition or ordinance, and land determined unusable for recreational purposes by planning director.

ii. Known archeological and historical sites.

f. Construction timing:

i. A subdivision's recreational areas shall be completed or assured before 50% of the building permits are issued.

ii. For purposes of the preceding paragraph, "assured" means that the subdivider has posted with the town engineer cash, a performance bond, or a letter of credit securing completion of the recreational areas.

iii. The performance bond or letter of credit shall be in a form approved by the town attorney and shall be in a face amount of at least 115% of the anticipated cost to complete the recreational areas, as reasonably determined by the town engineer.

g. In-lieu option: Subdivisions may satisfy the requirements of this subparagraph 17-5-3 B.9 by entering into a development agreement with and enforceable by the town which, as determined by the town council, provides for recreational area and recreational facilities equivalent to those otherwise required in the subdivision under this subparagraph 17-5-3 B.9.

Town of Marana

Subdivision Recreational Area Design Manual



Prepared by
Town of Marana Development Services
11555 W Civic Center Drive
Marana, Arizona 85653

December 2020

Subdivision Recreational Area Design Manual

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1. Introduction

This Town of Marana Subdivision Recreational Area Design Manual (this "Manual") is adopted to assist the development community in meeting the subdivision recreational area requirements established by Marana Town Code section 17-5-3 (subdivision requirements), paragraph B (improvement requirements), subparagraph 9 (recreational area), which are referred to in this Manual as the "Marana Subdivision Recreation Requirements." This Manual provides the information necessary for developers and their consultants to produce a Recreation Area Plan (RAP) that meets the demographic profile of their development and satisfies the Marana Subdivision Recreation Requirements.

2. Purpose

The Marana Subdivision Recreation Requirements were adopted to ensure that recreational areas are established and constructed as new neighborhoods are built. Subdivision recreational areas reduce the chances of children playing in the streets and families driving considerable distances to larger regional parks. Safety, traffic congestion, air quality, public health, quality of life, and neighborhood social interaction suffer when neighborhood recreational facilities are lacking. Requiring the creation of neighborhood recreational facilities as subdivisions develop is a least-cost approach, taking advantage of lower vacant land values and reducing the need to establish neighborhood recreational areas in already-developed areas.

3. Summary of Marana Subdivision Recreation Requirements

A. Applicability

A Recreation Area Plan (RAP) for the construction of developed recreational areas of a combined size meeting the requirements set forth in subparagraph F below must be prepared for residential subdivision with 30 or more lots whose average lot size is 16,000 square feet or less, except for residential subdivisions for which an In-Lieu Option (see Section 7 below) has been selected, approved, and implemented.

B. In-Lieu Option timing and notation

If the developer of a residential subdivision has chosen and obtained approval to pursue the In-Lieu Option (see Section 7 below), the In-Lieu Option must be approved, implemented, and enforceable as a condition of rezoning or preliminary plat approval, and a description of the In-Lieu Option must be clearly noted on the approved final plat.

C. Pre-submittal meeting

An applicant or representative for every residential subdivision requiring a RAP must meet with Marana Development Services staff before preparing the RAP

to ensure that the Marana Subdivision Recreation Requirements are properly understood.

D. RAP submittal

A RAP shall be included in the preliminary plat submittal package for all residential projects or subdivisions requiring a RAP. A landowner or developer seeking a rezoning for a project that will require a RAP must include in the rezoning submittal package a conceptual rendering or discussion of the subdivision recreation facilities and areas that are anticipated to be provided to satisfy the Marana Subdivision Recreation Requirements.

E. RAP approval

Marana Development Services staff approval of a RAP is required prior to a project's preliminary subdivision plat approval.

F. The Minimum Recreational Area

For subdivisions whose average lot size is 16,000 square feet or less, the combined total of all of a subdivision's developed recreational areas must equal or exceed the square footage calculated according to the following table.

Average lot size	Square feet per unit
4,000 s.f. or less	500
>4,000 s.f. to 6,000 s.f.	400
>6,000 s.f. to 8,000 s.f.	300
Larger than 8,000 s.f.	200

This combined total square footage is referred to in this Manual as the "Minimum Recreational Area." The Marana Subdivision Recreation Requirements do not apply to subdivisions whose average lot size is larger than 16,000 square feet. If an adopted specific plan includes a subdivision recreation requirement with a different square footage per unit, the Minimum Recreational Area of subdivisions located in the specific plan shall be calculated using the specific plan's subdivision recreation requirement.

G. Golf courses

Golf courses do not count toward a subdivision's Minimum Recreational Area.

H. Regional trails

Trails, linear parks, and greenways listed in the Marana Parks and Recreation Master Plan that cross or are adjacent to the proposed subdivision are counted toward the subdivision's Minimum Recreational Area to the extent they are constructed as a part of the subdivision, included on the project's rezoning preliminary development plan and preliminary plat, and described in the project's RAP.

I. Construction timing

A subdivision's recreational areas must be completed or assured before 50% of the building permits are issued. "Assured" means that the subdivider has posted with the town engineer cash, a performance bond, or a letter of credit in a form approved by the Town Attorney and in a face amount of at least 115% of the anticipated cost to complete the recreational areas, as reasonably determined by the Town Engineer, securing completion of the recreational areas.

4. The Recreation Area Plan (RAP)

A. General

The Recreation Area Plan (RAP) must describe and design the location, size, and elements of a subdivision's developed recreational areas to be constructed to comply with the Marana Subdivision Recreation Requirements for the proposed residential subdivision. The RAP shall have sufficient detail to show compliance with the Marana Subdivision Recreation Requirements.

The RAP is a separate stand-alone planning document, and will remain on file at the Town of Marana Development Services Department.

B. Submittal and review process

The following steps describe the RAP approval process:

i. Applicant and/or the applicant's representatives meet with Development Services staff to discuss the proposed residential subdivision. Staff explains the Marana Subdivision Recreation Requirements, including without limitation the In-Lieu Option (see Section 7 below) and the specific elements to be included in the RAP.

ii. A landowner or developer seeking a rezoning for a project that will require a RAP includes in the rezoning submittal package a conceptual rendering or discussion of the subdivision recreation facilities and areas that are anticipated to be provided to satisfy the Marana Subdivision Recreation Requirements.

iii. As part of the preliminary plat preparation process, applicant prepares RAP consistent with the Marana Subdivision Recreation Requirements, this Manual, and the conceptual rendering or discussion presented and approved as part of the rezoning (if applicable).

iv. Applicant submits the RAP to Development Services staff along with the preliminary plat.

v. Staff reviews and provides comments on the RAP concurrently with providing comments on the preliminary plat. Applicant makes any necessary changes.

vi. Staff approves RAP prior to approving the preliminary plat. The RAP *must* be approved by Development Services before the preliminary plat can be approved.

C. Elements to be included in the RAP

The RAP must be submitted electronically and must contain the following information:

i. The total acreage of the subdivision, the total acreage of NUOS within the subdivision, and the total number and average size of lots in the subdivision.

ii. A map showing the location of the subdivision within the regional/metropolitan context.

iii. A concept drawing of the proposed subdivision.

iv. A demographic profile to help the applicant and the Town determine whether the recreational features proposed actually fit the subdivision (i.e. age-appropriate infrastructure, recreational features, equipment, pathways, etc.), including:

1. The target market for the subdivision; and
2. The ages of residents the subdivision is intended to serve.

v. The location, size, topography, and dimensions of each recreational area, and an explanation of how the Minimum Recreational Area size was calculated (i.e. show us your math).

1. The Minimum Recreational Area need not consist of a single recreational area, as long as each individual recreational area is large enough to be functional.
2. The land area of proposed and existing paved and unpaved trails and retention basins may satisfy up to 50% of the Minimum Recreational Area if developed for recreational purposes upon compliance with all of the following:
   a. Trails must connect to existing or planned trails and recreational areas adjacent to the subdivision and to trails, paths, sidewalks, and recreational areas within the subdivision.
   b. Each retention basin must:
      i. Comply with standards established by the Marana Parks and Recreation Department for uses and facilities located in retention basins and flood-prone areas.

ii. Have at least one pedestrian access with a slope of no greater than 8:1 and a length of no more than 100 feet to the basin invert or to a 4:1 or flatter basin side slope.

iii. Have waterproof and non-floatable facilities and furnishings.

3. Recreational areas shall be located and designed to maximize proximity to the largest number of homes and to maximize accessibility and visibility from the front of surrounding and nearby residences.
4. Neighborhoods shall be designed around recreational areas. Recreational areas shall not be located on remnants of land remaining upon completion of the lotting layout of the subdivision.
5. At least one recreational area shall be located within a reasonable walking distance of each lot of the subdivision, approximately 2,000 feet measured not as the crow flies but along the most direct route traversable by a pedestrian over neighborhood sidewalks, paths, and trails.
6. Recreational areas shall avoid known archeological and historical sites.
7. Maintained and compacted natural trails within natural undisturbed open space (NUOS) may be counted as recreational area.
8. Recreational area improvements must be constructed in an environmentally sensitive manner, minimizing the disturbance of the site's natural vegetation, and mitigating effects on adjacent upland areas, washes, wildlife corridors, and NUOS.
9. Recreational areas shall not include land unsuitable for recreational purposes, such as peaks, ridges, land fragments, land restricted by town policy, condition or ordinance, and or land determined unusable for recreational purposes by the Planning Director.
10. All recreational areas and trails shall incorporate Crime Prevention through Environmental Design (CPTED) concepts.
11. When proposed amenities in a recreational area create significant parking demand, the applicant shall demonstrate that parking is adequate for the proposed amenities.

vi. Graphic depiction (plan view) of each recreational area's facilities and amenities.

1. Must show all recreational improvements to be provided, meeting or exceeding the requirements for the total size of Minimum Recreational Area, consistent with Section 5 below.
2. Identify the locations of access points and parking, if required.

vii. The entity responsible for long-term ownership and maintenance of the recreational areas.

viii. Any trails listed in the Marana Parks and Recreation Master Plan that are located within a half mile of the subdivision.

1. The subdivision's recreational area must include any trails within the subdivision and must include linkages within the subdivision to any trails located near the subdivision.

2. The RAP must describe existing and planned linkages from the subdivision to trails located within a half mile of the subdivision.

5. Features by size of recreational area

This section describes minimum facilities and amenities that must be provided for each recreational area included within a subdivision's Minimum Recreational Area to meet the Marana Subdivision Recreation Requirements. Certain facilities and amenities are required for all recreational areas. The additional facilities and amenities required for each recreational area

A. All recreational areas

All recreational areas must include, at a minimum:

i. A bench and picnic table

ii. A pet waste station

iii. A trash receptacle

iv. Landscaping (trees and other plant materials, preferably native; see Section 17.03 of the Marana Land Development Code for additional information)

v. A shade structure

vi. A bicycle rack (four-bicycle capacity)

B. Amenities by recreation area size

In addition to the amenities listed in section 5.A above, each recreation area must have amenities that meet or exceed the following number of points based on the recreation area's size:

Size (in acres)		Points
At least	But less than	
0	0.25	2
0.25	0.5	3
0.5	1.0	5
1.0	1.5	10
1.5	2.0	15
2.0	Any	20

C. Passive amenities

The following are classified as passive amenities, each of which is worth one point:

i. Barbecue grill
ii. Turf
iii. Decomposed granite walking path
iv. Shared use path connection
v. Ramada
vi. Drinking fountain

D. Active amenities

The following are classified as active amenities, each of which is worth three points:

i. Playground equipment
ii. Swing set
iii. Fitness structure
iv. Group ramada
v. Half basketball court
vi. Dog park
vii. Horseshoe pit
viii. Community garden
ix. Bocce court
x. Fitness course
xi. Rectangle turf field
xii. Field with backstop
xiii. Sand volleyball court
xiv. Tennis court
xv. Pickleball court

E. Enhanced amenities

The following are classified as enhanced amenities, each of which is worth five points:

i. Community room
ii. Fitness room

iii. Comfort station

iv. Splash pad

v. Skate/wheel park

vi. Swimming pool

F. Alternative recreational areas

Alternative recreational areas are designed to complement and serve the special needs of a given subdivision or master planned area.

Alternative recreational areas may count toward fulfillment of a subdivision's Marana Subdivision Recreation Requirements when constructed pursuant to a development agreement with the Town of Marana.

The Town of Marana recognizes that new and unique types of recreational facilities may be created as time passes, and is willing to consider proposals that suggest alternative kinds of recreational facilities that may significantly benefit the community and its quality of life. Such proposals must provide value equivalent to or greater than the value of minimum compliance with the Marana Subdivision Recreation Requirements.

6. Landscape plan

The RAP and the recreational areas provided for a subdivision pursuant to the Marana Subdivision Recreation Requirements shall be consistent with and incorporated into the landscape plan submitted to comply with the requirements of 17.03 of the Town of Marana Land Development Code.

7. In-Lieu Option

A. Overview

The developer of a residential subdivision may seek Town Council approval of a development agreement implementing an alternative method for providing recreational areas for the subdivision. This alternative method is referred to in this Manual as the "In-Lieu Option." The development agreement must authorize the Town to enforce the implementation of the In-Lieu Option. The In-Lieu Option may consist of any alternative that, according to the representation of the developer and the approval of the Town Council, provides recreational opportunities to the subdivision that equal or exceed the Marana Subdivision Recreation Requirements.

B. Procedure

i. The developer of a subdivision that requires rezoning may include proposal and discussion of the In-Lieu Option in the rezoning hearing process, and approval of the In-Lieu Option may be included in the ordinance approving the rezoning or in a development agreement associated with the rezoning.

ii. Unless the In-Lieu Option has been approved by the Town Council as part of the rezoning process as described in the preceding paragraph, the developer of subdivision who seeks to use an In-Lieu Option must obtain Town Council approval of the In-Lieu Option prior to or concurrently with the Town Council's consideration and approval of the preliminary plat for the subdivision.

8. Contact information

Please contact Town of Marana Development Services at 520-382-2600 with any questions about the Marana Subdivision Recreation Requirements.

6. Traffic control devices. Street name signs, street lights, signals and other traffic control devices shall be installed, at no expense to the town.

7. Fire hydrants. Fire hydrants shall be installed as required by town specifications and/or the fire district serving the site at no expense to the town.

8. Landscaping and irrigation. In accordance with section 17.03 ("landscape requirements") of the Marana land development code, landscaping and irrigation shall be installed at no expense to the town.

The cross-reference in paragraph 8 was corrected by the Town Attorney as a scrivener's error on January 13, 2016

9. Recreational area.

   a. Requirement: All new residential projects with a density greater than or equal to 3.0 dwelling units per gross acre and containing 50 or more dwelling units shall provide an improved on-site recreation area, as accepted by the parks and recreation and planning departments in compliance with the adopted park, trail, and open-space system master plan. The recreation improvements shall be constructed at the project developer's expense.

   b. Area: The minimum area (in square feet) for private, common on-site recreation areas shall be as follows:

      i. Apartment or condominium: 100 sq. ft. per unit

      ii. Town home or patio home: 140 sq. ft. per unit

      iii. Single-family residential: 185 sq. ft. per unit

   c. Limitation: Recreational areas shall not include land unsuitable for recreation purposes, such as peaks, ridges, land fragments, land restricted by town policy, condition or ordinance, and or land determined unusable for recreational purposes by the parks and recreation and planning departments.

   d. Facilities installation: The recreational facilities and parking improvements shall be completed and in place by the time 50% of the building permits are issued or an acceptable bond is secured to guarantee the required improvements.

   e. Optional method: An in-lieu fee may be accepted by the council pursuant to an agreement which shall provide, at a minimum, for the equivalent of park land (based on improved property) and the recreational facilities the project would have been required to provide.

10. Permanent survey monuments. Permanent survey monuments shall be installed in each subdivision, and their location shall be shown on the final plat. All corners of the subdivision and all lot corners in the subdivision shall be marked. The permanent survey monuments shall be indicated on the final plat and shall consist of the state plane coordinate system, Arizona central zone,

Southern Arizona Home Builders Association

2840 N. Country Club Rd.
Tucson, AZ 85716
P: 520.795.5114
F: 520.326.8665
www.sahba.org

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David M. Godlewski

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John Ward
Urban Moment

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2nd Vice Chairman
Michael Del Castillo
Richmond American Homes

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&
Immediate Past Chair
Tim Staring
TRS Custom Builders

Affiliated With NAHB

SENT VIA ELECTRONIC MAIL

November 16, 2020

Mr. Jason Angell
Marana Municipal Complex
11555 W Civic Center Drive
Marana, AZ 85653

RE: Private Subdivision and On-site Park Requirements

Dear Mr. Angell,

Home builders looking to invest in Marana understand the value park and recreation amenities add to residential development. They spend considerable resources on consumer research to determine homebuyer preferences including parks and recreation. This information helps them create communities which are highly desirable to homebuyers as evidenced by the number of housing starts initiated in the Town throughout 2020.

SAHBA appreciates the outreach of Planning staff throughout this update process. We are confident we share the goal of establishing park requirements which maintain Marana as a regional leader in home building while respecting buyer preference, market conditions and previously established park impact fees. While we recognize the interest to update private subdivision park requirements, we ask you to also recognize any increased regulatory costs will be assumed by homebuyers through higher sales prices and ongoing HOA expenses.

There are many changes proposed in the draft which will increase the park space and amenities for home buyers. We would ask for your consideration and support on the following items:

1. Maintain the current 50-unit applicability requirement which is line with regional standards. HOA Operation and Maintenance costs of doubling park space requirements disproportionately affects housing affordability and ongoing HOA expenses of smaller subdivisions even when compared to 50-unit developments.

2. We support providing an in-lieu fee option. However, we would ask parameters to be established that provide builders with a better understanding to the amount or the range of the in-lieu fee. We would also ask this be an administrative action which would remove subjectivity and not add additional time to the development process. This type of fee option will facilitate the goals and intent of the ordinance while respecting potential land constraints and affordability issues.

3. The Recreation Area Plan (RAP) should be tied to the final plat when all of the engineering has been completed and a clear understanding of where recreation amenities can be located exists. During the rezoning and pre-plat, things are very fluid which hinders the ability to provide precise locations and quantities.

4. Extending a known in-lieu fee allowance for a development within 3/4 mile of existing park amenities significantly increases the flexibility to meet homebuyer park and recreation needs while encouraging more efficient land planning.

Again, we appreciate the outreach of staff during this update process. We are confident the inclusion of our comments maintains the intent of the update while also recognizing the interests of the home buyers who utilize the recreation areas and ultimately finance the increased costs associated with the update.

Thank you for your consideration.



Shawn Cote

TORTOLITA ALLIANCE

12090 N Thornydale Road
Suite 110, #328
Marana, AZ 85658
info@tortolitaalliance.com
www.tortolitaalliance.com

November 16, 2020

Mayor Ed Honea
Town of Marana
11555 W Civic Center Drive
Marana, AZ 85653

Subject: Town Council Meeting-11/17/20-Item A1-Tortolita Ridge

Dear Mayor Honea:

The Tortolita Alliance (TA) is local non-profit organization that advocates for the continued conservancy of the Tortolita Preserve and associated lands, ensuring protection of open space, wildlife habitat, watershed, and compatible recreational use.

TA has previously provided comments (attached) to the Town Council on the proposed Marana Subdivision Recreational Area Requirements. Our comments of 9/21/20 include a request to amend Title 17-Environmental Resource Preservation, Native Plant Protection and Landscape Requirements to require a Site Resource Inventory (SRI) and require (no option) a minimum of 30% of the site be preserved as Natural Undisturbed Open Space (NUOS) for all proposed subdivisions.

We commend Marana for approving a 45% NUOS for the Tortolita Ridge (Item A1) development and hope that this is the standard going forward.

Sincerely,

Mark L. Johnson
President

ec: Cherry Lawson (Marana)
Jason Angell (Marana Development Services)
Jane Fairall (Town Attorney)
Carolyn Campbell, CSDP

12090 N Thornydale Road
Suite 110, #328
Marana, AZ 85658
info@tortolitaalliance.com
www.tortolitaalliance.com

September 21, 2020

Mayor Ed Honea
Town of Marana
11555 W Civic Center Drive
Marana, AZ 85653

Subject: Town Council Study Session-September 22, 2020-Item D1-Requirements For On-Site Recreation Areas

Dear Mayor Honea:

The Tortolita Alliance (TA) is local non-profit organization that advocates for the continued conservancy of the Tortolita Preserve and associated lands, ensuring protection of open space, wildlife habitat, watershed, and compatible recreational use.

TA has reviewed Agenda Item D1 for the September 22, 2020 Marana Town Council Study Session regarding the Town of Marana (Marana) subdivision requirements for private and common on-site recreation areas (Recreational Area Requirements) and offer the following comments in advance of the meeting.

TA agrees that these requirements should be upgraded, given that Marana apparently occupies a distant last place position with respect to local requirements for private and common on-site recreation areas (see Background Table from 4/21/20 Town Council Meeting).

Although TA supports the initiative to upgrade these provisions, we find the proposed Recreational Area Requirements inadequate and suggest the following changes:

1. The proposed Recreational Area Requirements are intrinsically linked to Title 17-Environmental Resource Preservation, Native Plant Protection and Landscape Requirements. In addition to this action, the appropriate provisions of Title 17 should be amended to require a Site Resource Inventory (SRI) and require (no option) a minimum of 30% of the site be preserved as Natural Undisturbed Open Space (NUOS) for all proposed subdivisions.

2. The proposed standard of 350 square feet of recreational area per unit should apply to all lot sizes.

3. The Recreational Area Requirements should be in addition to the NUOS identified in Item 1.

4. There should be no credit towards NUOS or the Recreational Area Requirements for constructed stormwater channels, retention or detention basins.

5. If NUOS includes a hiking/biking trail, the Recreational Area Requirement standard can be reduced to 200 square feet of recreational area per unit.

6. The Marana Recreational Area Design Manual (MRADM) should be changed to include Comments 1-5 above.

7. The MRADM in-lieu option is a free pass and should be eliminated.

8. MRADM Section 5 Recreational Area Features is a bit onerous and will result in a plethora of features requiring maintenance. The minimum should be some benches and waste receptables. Perhaps other features could be determined by the developer/community with a developer sponsored budget based on the size of the recreational area.

The agenda materials indicate that the proposed changes were vetted with "stakeholders". Once again, it appears the only "stakeholders" included were the developers and home builders. TA was not made aware of any community "stakeholder" meetings on this topic. Once again, Marana has left out the voice of the people in this important process.

TA requests that Marana table this item and restart the process with workshop(s) open to a larger cross-section of the community.

Thank you for the opportunity to comment.

Sincerely,



Mark L. Johnson
President

ec: Cherry Lawson (Marana)
Thomas Schnee, Chairman-Planning Commission
Jason Angell (Marana Development Services)
Frank Cassidy (Town Attorney)
Jackie Craig, Town Councilperson Elect
Carolyn Campbell, CSDP

MARANA AZ

Private Parks/Rec Areas - Marana vs Other Jurisdictions

	Minimum Area Requirement (per single family unit)	*LDC Park Standards*	*Standards in Parks/Rec Design Manual*	*Drainage Area – Park Design Requirements*	*Trail Requirements*
Marana	**185 sq. ft.**	**Yes**	**No**	**No**	**No**
Oro Valley	512 sq. ft.	Yes	No (Parks & Rec Advisory Board)	Yes	Yes
City of Tucson	269 sq. ft.	No	No	Yes	Yes
Sahuarita	436 sq. ft.	Yes	Yes	Yes	Yes
Pima County	436 sq. ft.	Yes	Yes	Yes	Yes
Queen Creek	Open Space - 20% net, 30% active	Yes	No	Yes	Yes
Buckeye	Open Space - 20-25% gross, 5%-8% active	No	No	Yes	Yes
City of Maricopa	Open Space - 1 to 99 lots (20% net) 100+ lots (22% net)	No	No	Yes	Yes

MARANA AZ

Town Council
Private, Common On-site Recreation Areas

December 15, 2020

Presentation Overview

- Background
- Draft Ordinance
- Draft Design Manual
- Examples
- Recommendation



Council Study Sessions – Fall 2019

- **September 10, 2019**
  - Town's requirement is too low
  - Regulations are out of date and inadequate
  - Must add standards and a manual
- **October 29, 2019**
  - Regulations based on lot size instead of RAC
  - Need standards for amenities, basins and trails
  - Obtain input from stakeholders
  - Use feedback to draft code and design manual



Stakeholder Meetings

December 2019 through March 2020

- **Stakeholder meetings**
- **One-on-one meetings**
- **Focus Groups**
- **Input and Feedback**
  - Town should have standards and utilize in-lieu fee
  - Amenities based on demographics
  - Amenities can cause higher HoA fees
  - Credit for trails and trail connections
  - Credit for drainage basin with amenities



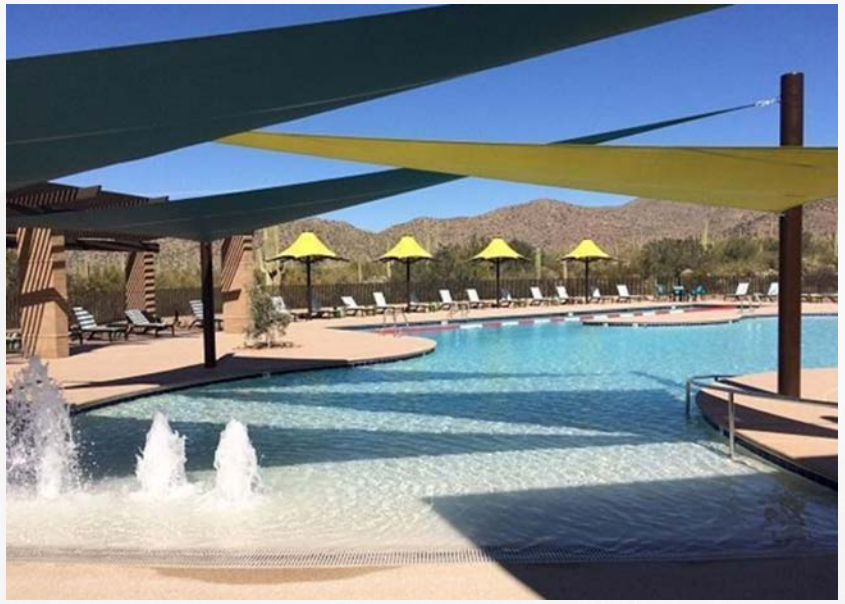
April 21, 2020 Council Feedback

- No NUOS credit toward meeting requirement
- Need to establish minimum standards in code, but should not over regulate for flexibility
- Additional info requested regarding other jurisdictions' requirements compared to actual
  - Additional information was provided to Council on May 13



September 22, 2020 Council Feedback

- Like reduction of threshold from 50 to 30 units
- Like change to average lot size from zoning district
- Like detention basin requirements, trails credit, and credit cap
- Want to add requirements for average lots smaller than 6,000 square feet
- Want to increase minimum per lot for average lots under 8,000 square feet



Latest Stakeholder Input

- Draft resolution and design manual
  - Emailed to stakeholders
  - Posted to website
- Presentation updates
  - SAHBA
  - MPA



Ordinance

- Revises minimum square footage requirement
- Based on average lot size
- Applicable to subdivisions with 30 or more lots
- Defines in-lieu option
- Design manual reference

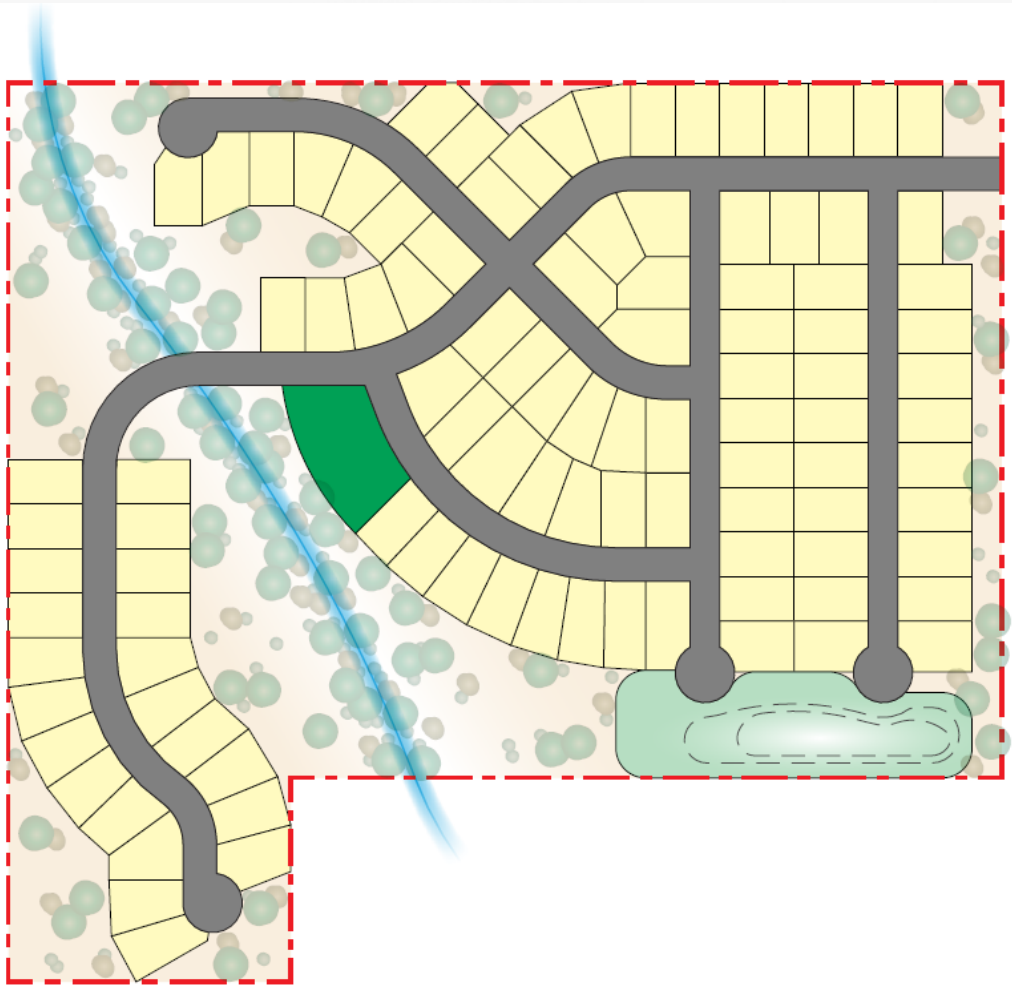
Average Lot Size	Current Recreation Area Requirement (sf/unit)	Proposed Recreation Area Requirement (sf/unit)
Less than 4,000 sf	185	500
4,000 to 5,999 sf	185	400
6,000 to 7,999 sf	185	300
8,000 to 16,000 sf	185	200

Design Manual

- Recreation Area Plan (RAP) requirement and process
  - At preliminary plat
  - A la carte amenity point system options
  - Trails/trail connections - 25% cap
  - Use of drainage basins - 50% cap
- Development Agreement
  - In-lieu option
  - Alternative amenity allowance



Example #1



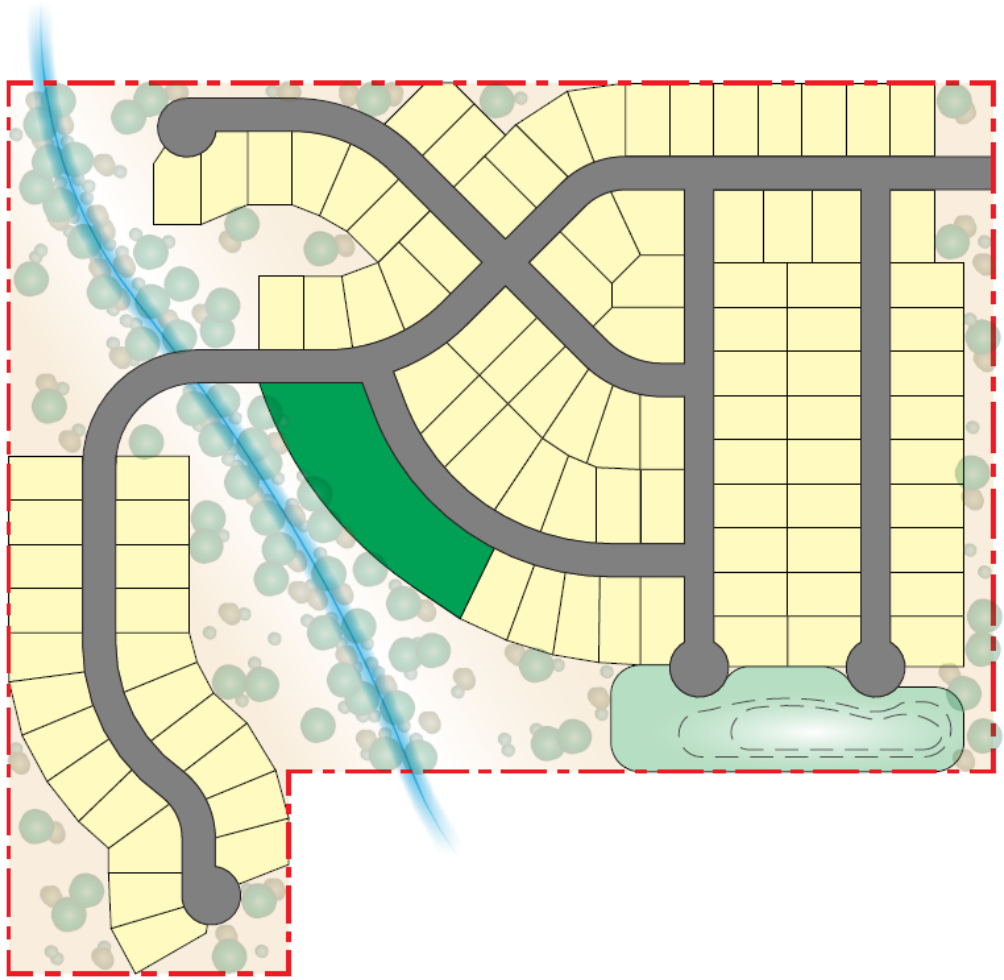
Existing Standards

31 acre site
185 sf rec area per lot
103 lots
3.3 du/ac
0.4 acre park
30% NUOS

- *Single-Family Residential Lot*
- *Recreation Area*
- *Detention Basin*
- *NUOS*
- *Right-of-Way*
- *Site Boundary*
- *Wash*

Recreational Areas Code Update

Example #2



Proposed Standards

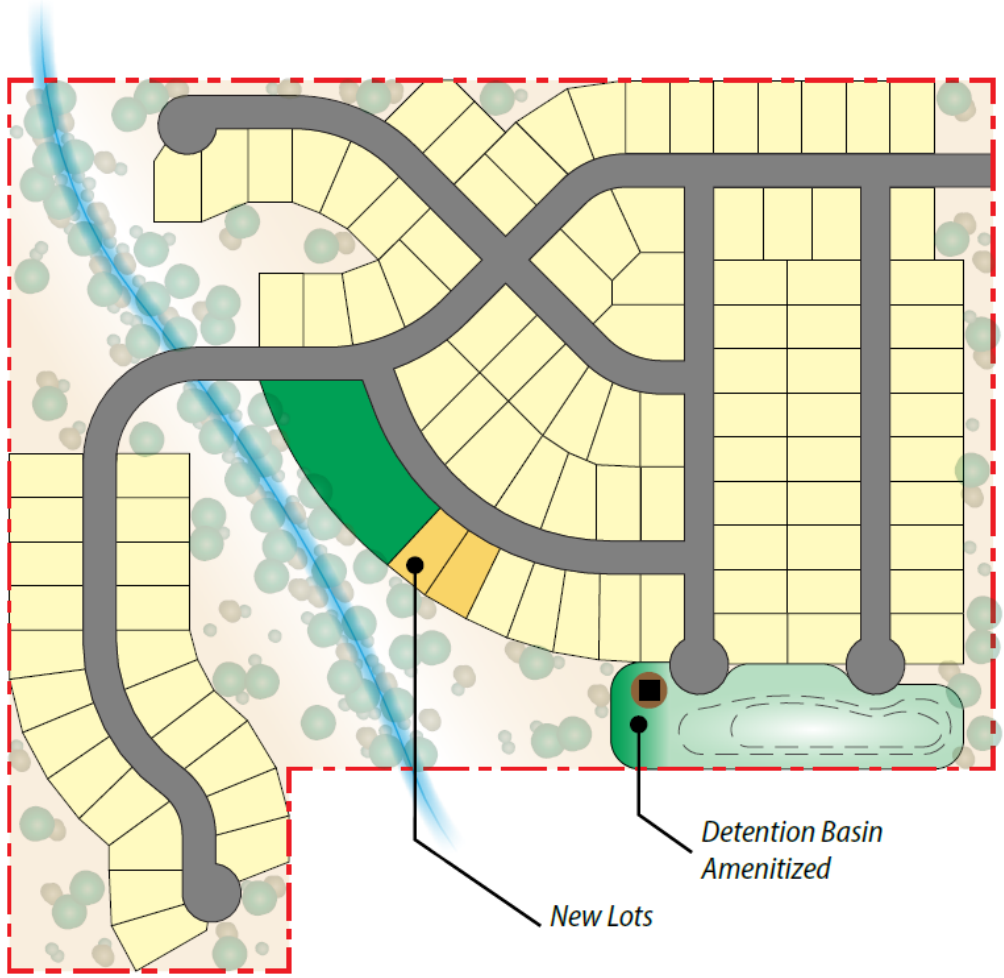
No credits

31 acre site
400 sf rec area per lot
100 lots
3.2 du/ac
0.9 acre park
30% NUOS

- *Single-Family Residential Lot*
- *Recreation Area*
- *Detention Basin*
- *NUOS*
- *Right-of-Way*
- *Site Boundary*
- *Wash*

Recreational Areas Code Update

Example #3



Proposed Standards

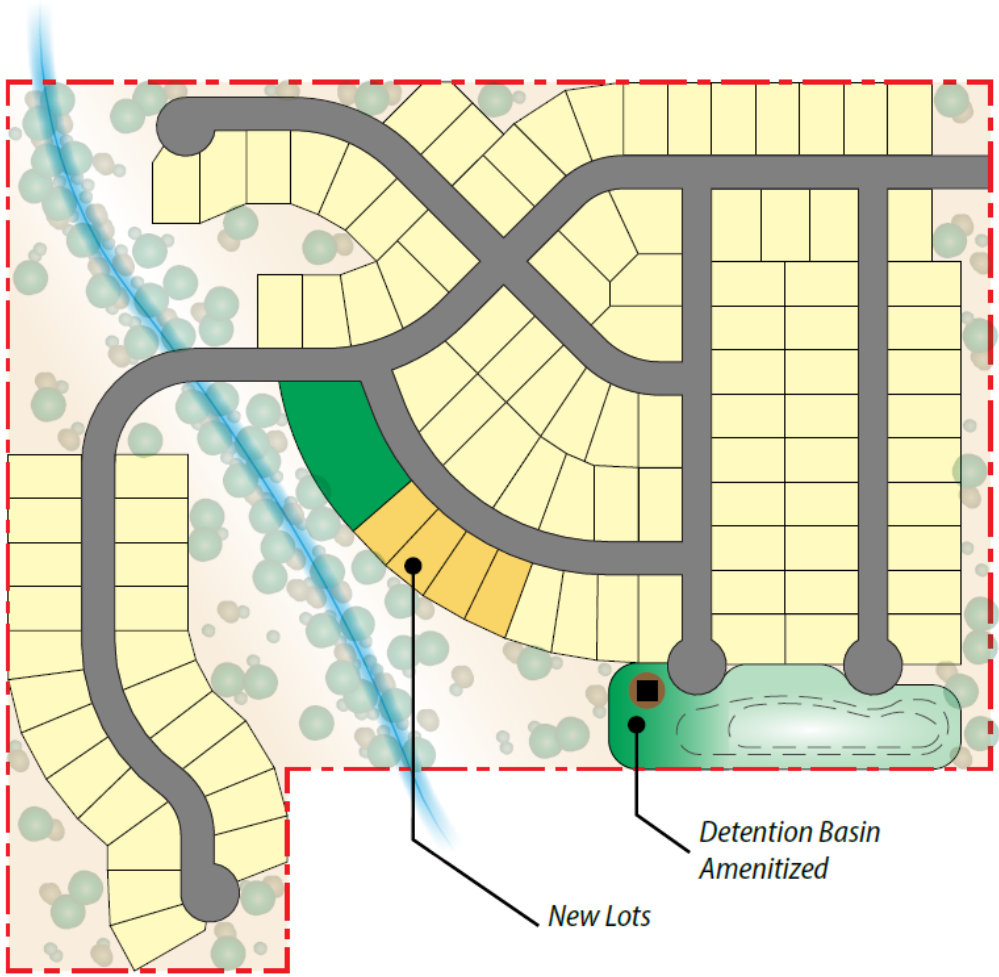
25% amenitized basin credit

31 acre site
400 sf rec area per lot
102 lots
3.3 du/ac
0.7 acre park
0.2 acre amenitized basin
30% NUOS

- *Single-Family Residential Lot*
- *Recreation Area*
- *Detention Basin*
- *NUOS*
- *Right-of-Way*
- *Site Boundary*
- *Wash*

Recreational Areas Code Update

Example #4



Proposed Standards

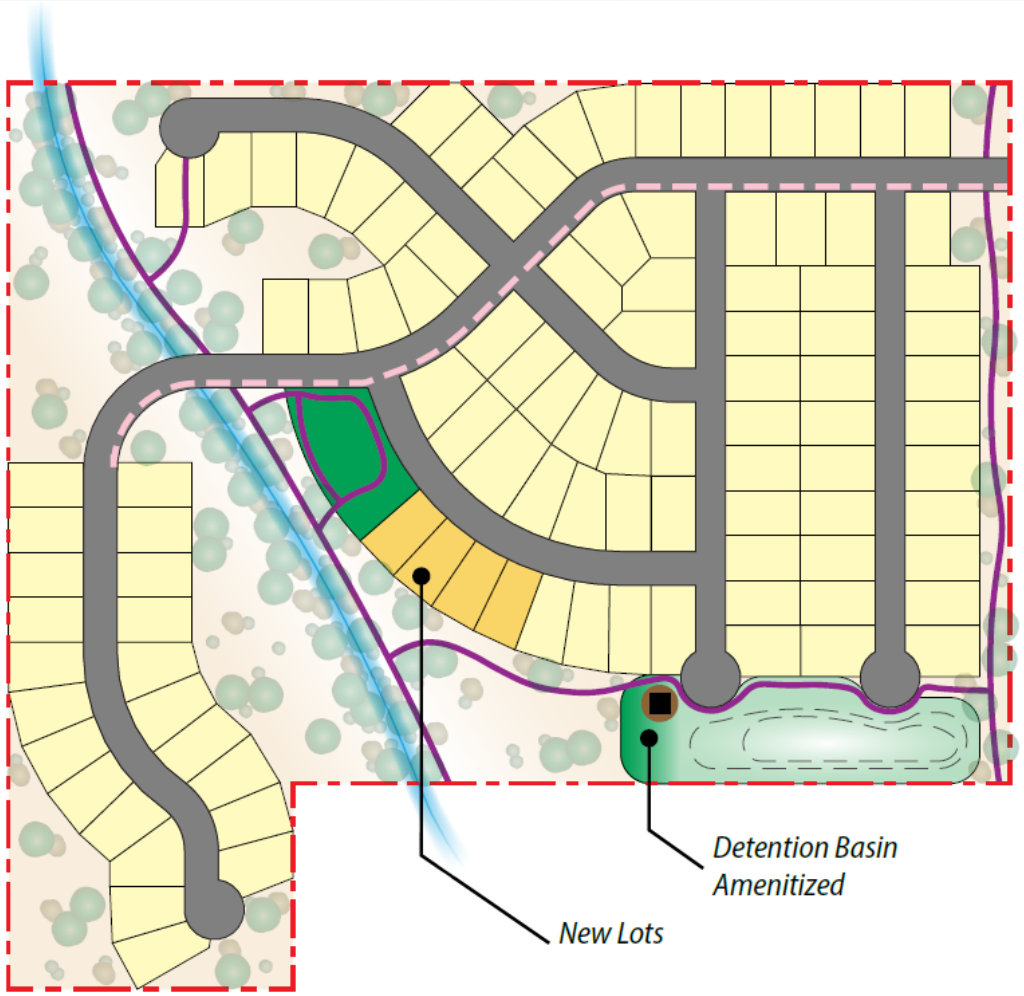
50% amenitized basin credit

31 acre site
400 sf rec area per lot
104 lots
3.4 du/ac
0.5 acre park
0.4 acre amenitized basin
30% NUOS

- *Single-Family Residential Lot*
- *Recreation Area*
- *Detention Basin*
- *NUOS*
- *Right-of-Way*
- *Site Boundary*
- *Wash*

Recreational Areas Code Update

Example #5



Proposed Standards

25% amenitized basin credit +
25 % trails credit

31 acre site
400 sf rec area per lot
104 lots
3.4 du/ac
0.5 acre park
0.2 acre amenitized basin
1.0 mile of paths / trails
30% NUOS

- *Single-Family Residential Lot*
- *Recreation Area*
- *Detention Basin*
- *NUOS*
- *Right-of-Way*
- *Natural Trail*
- *Shared-Use Path*
- *Site Boundary*
- *Wash*

Recreational Areas Code Update

MARANA AZ

Example

A la carte Points

- Recreational area 0.5 to 1.0 acre
- Minimum 5 points required
- Alternative amenity allowance

Required	Passive - 1 point each	Active - 3 points each	Enhanced - 5 points each
Bench/picnic table	Barbeque grill	Playground equip.	Community garden
Pet waste station	Turf*	Swing set	Fitness course
Trash receptacle	DG walking path	Fitness structure	Rectangle turf field
Landscaping	Shared-use path	Group ramada	Field w/backstop
Shade structure	Ramada	1/2 basketball court	Community room
Bike rack	Drinking fountain	Dog park	Fitness room
		Horseshoe pit	Comfort station
		Bocce court	Splash pad
			Skate/wheel park
			Swimming pool

***Turf, including artificial turf, shall be a minimum of 15% of the total recreational area**

Next Steps

- Existing Code section will be replaced with the new version
- Design Manual officially established
- Effective January 15, 2021



Recommendation

- Staff recommends the adoption of Ordinance 2020.021, amending Section 17-5-3 of the Town Code and establishing a Subdivision Recreational Design Manual.

Council-Regular Meeting **A2**

Meeting Date: 12/15/2020

To: Mayor and Council

Submitted For: Jane Fairall, Deputy Town Attorney

From: Keith Brann, Town Engineer

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-133: Relating to Real Estate; vacating a portion of that public right-of-way of West Tangerine Road, west of Interstate 10, fronting property owned by Tangerine/I-10 LLC and International Center Tucson LLC/Secundus Tucson LLC (Jane Fairall)

Discussion:

A request has been made by Tangerine/I-10 LLC on behalf of Tangerine/I-10 LLC and International Center Tucson LLC/Secundus Tucson LLC to abandon a portion of West Tangerine Road west of interstate 10.

This portion of the right-of-way for Tangerine Road (formerly designated as Tangerine Farms Road) is 250 feet, which included 150 feet to support an arterial roadway and an additional 100 feet to support a linear drainage buffer and trail.

While many sections of the road corridor did construct drainage basins in the 100 foot buffer, no basin was needed at the subject location. There are however various utilities in the buffer area. Staff has reviewed the abandonment request and determined that the Town's interests with regards to utilities including a forthcoming water booster station will not be impacted. Of the original 100 feet of buffer, the southern 35 feet are proposed to be abandoned.

Staff Recommendation:

Staff recommends approval of the resolution to abandon the described portion of right of way.

Suggested Motion:

I move to approve Resolution 2020-133, vacating a portion of that public right-of-way of West Tangerine Road, west of Interstate 10.

Attachments

Resolution 2020-133
Exhibit A - legal description
Exhibit B- Form of QCD
Row Abandonment-Map

MARANA RESOLUTION NO. 2020-133

RELATING TO REAL ESTATE; VACATING A PORTION OF THAT PUBLIC RIGHT-OF-WAY OF WEST TANGERINE ROAD, WEST OF INTERSTATE 10, FRONTING PROPERTY OWNED BY TANGERINE/I-10 LLC AND INTERNATIONAL CENTER TUCSON LLC/SECUNDUS TUCSON LLC

WHEREAS the Town has received a request from Tangerine/I-10 LLC, on behalf of Tangerine/I-10 LLC and International Center Tucson LLC/Secundus Tucson LLC, owners of property located on Tangerine Road west of Interstate 10, to abandon a portion of the Tangerine Road right-of-way fronting their property (the "Abandonment Area"); and

WHEREAS the right-of-way for Tangerine Road (formerly designated as Tangerine Farms Road) west of Interstate 10 is 250 feet, which includes 150 feet to support an arterial roadway and an additional 100 feet to support a linear drainage buffer and trail; and

WHEREAS the predecessor in interest to Tangerine/I-10 LLC dedicated multiple portions of right-of-way to the Town for Tangerine Farms Road and Tangerine Road at no cost pursuant to the terms of the Tangerine Commerce Park Right-of-Way Exchange and Development Agreement recorded in the Pima County Recorder's office on December 22, 2005 at Docket 12706, Page 1578 (Sequence No. 20052470430) (the "Tangerine Commerce Park DA"); and

WHEREAS Town staff has reviewed the abandonment request and determined that no drainage buffer was built or necessary in the Abandonment Area and that the Town's interests will not be impacted by abandoning the southern 35 feet of the original 100 feet of buffer; and

WHEREAS the Town of Marana is authorized by A.R.S. §§ 9-240 (B)(3)(e) and 28-7205 to vacate and abandon Town roadways; and

WHEREAS the Town Council finds that the Town is receiving appropriate consideration for the Abandonment Area for purposes of A.R.S. § 28-7208 based on the respective rights and obligations of the parties under the Tangerine Commerce Park DA and the limited marketability of the narrow strip of land being vacated; and

WHEREAS the Town Council finds that this resolution is in the best interests of the Town and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION l. The Town of Marana hereby vacates and abandons that portion of the Tangerine Road right-of-way more particularly described and depicted in Exhibit A attached to and incorporated within this resolution by this reference.

SECTION 2. The Town Engineer is hereby authorized to execute quit-claim deeds of abandonment in favor of the owners of land adjacent to the Abandonment Area in the form of Exhibit B attached to and incorporated within this resolution by this reference, evidencing the transfer of title to the Abandonment Area in accordance with the requirements of and as prescribed by A.R.S. § 28-7205.

SECTION 3. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out this resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of December, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

Job No. 20.035 October 30, 2020

LEGAL DESCRIPTION – RIGHT-OF-WAY ABANDONMENT

A Right-of-Way Abandonment over a portion of Tangerine Road, adjacent to Parcel B of the map recorded in Book 58 at Page 25 of Surveys, Records of Pima County, located in the North half of Section 1, Township 12 South, Range 11 East, Gila and Salt River Meridian, Pima County, Arizona, being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, said corner being a 4-inch brass cap in casing stamped "T.O.M.", from which the North one-quarter corner of said Section 1 bears North 89°27'45" East at 2,642.19 feet distant, said corner being a 4-inch diameter aluminum cap stamped "1/4";

Thence North 89°27'45" East 1,723.23 feet upon the North line of said Section 1 to the **Point of Beginning;**

Thence South 00°32'15" East 15.00 feet to the South right-of-way line of said Tangerine Road;

Thence North 89°27'45" East 919.12 feet upon said right-of-way;

Thence North 89°27'19" East 55.03 feet upon said right-of-way to a tangent curve, turning to the right, concave to the South, with a radius of 1800.00 feet;

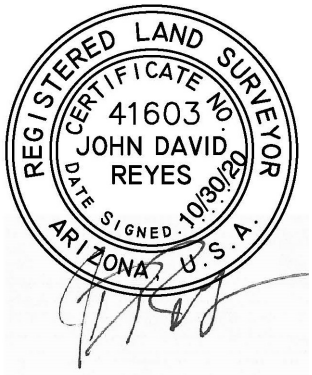
Thence Southeasterly upon the South right-of-way line of said Tangerine road, upon said curve, through a delta angle of 5°21'30" and an arc length of 168.34 feet;

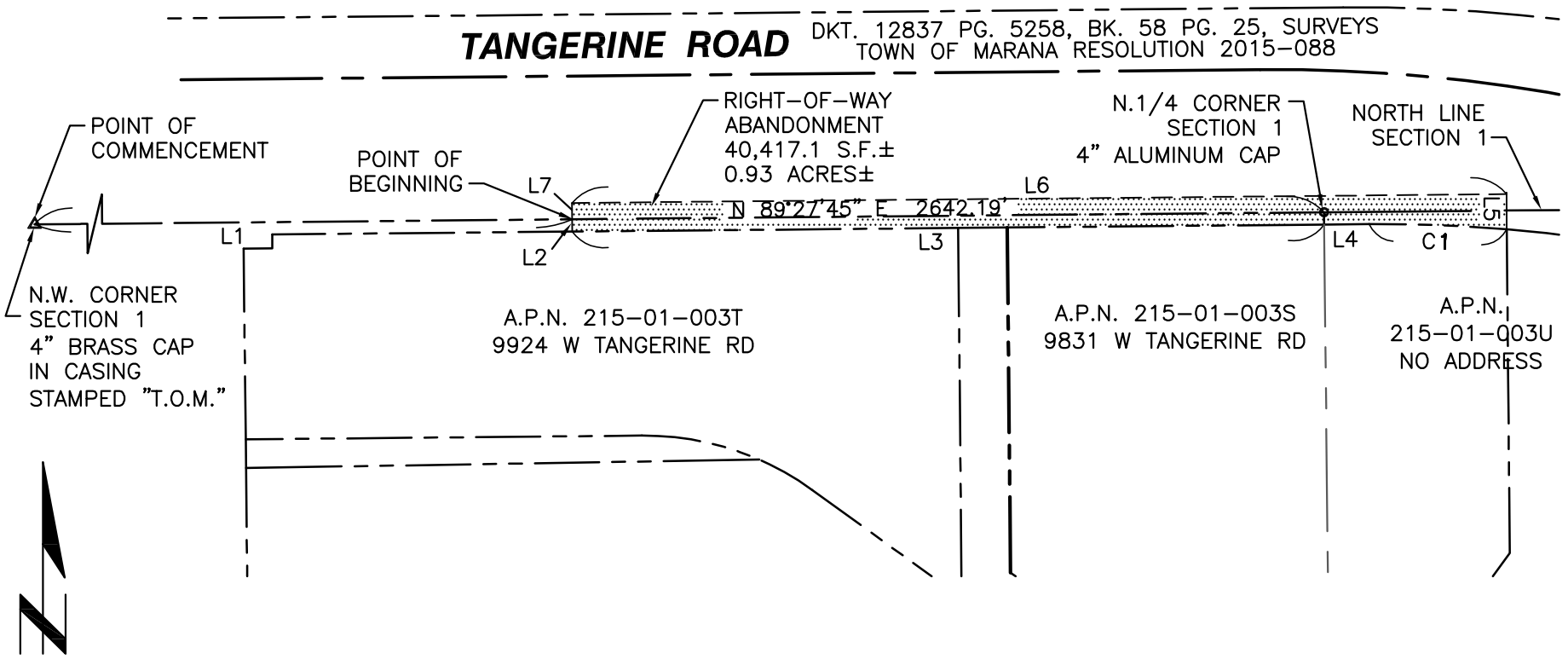
Thence North 00°32'15" West 42.84 feet;

Thence South 89°27'45" West 1142.24 feet;

Thence South 00°32'15" East 20.00 feet to the **Point of Beginning.**

The area of said abandonment contains 40,417.1 square feet or 0.93 acres, more or less.





SCALE:
1"=200'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°27'45" E	1723.23'
L2	S 00°32'15" E	15.00'
L3	N 89°27'45" E	919.12'
L4	N 89°27'19" E	55.03'
L5	N 00°32'15" W	42.84'
L6	S 89°27'45" W	1142.24'
L7	S 00°32'15" E	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	1800.00'	05°21'30"	168.34'

NOTE: THIS MAP IS DOES NOT REPRESENT A BOUNDARY SURVEY.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41603
JOHN DAVID REYES
DATE SIGNED 10/30/20
ARIZONA U.S.A.

PROJECT NO. 20.035

CYPRESS CIVIL
2030 e speedway blvd
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cypresscivil.com

OCT. 30, 2020

A RIGHT-OF-WAY ABANDONMENT
OVER A PORTION OF TANGERINE ROAD
LOCATED IN THE NORTH 1/2 OF SECTION 1, T.12 S., R.11 E.,
G.& S.R.M., PIMA COUNTY, ARIZONA

QUIT CLAIM DEED OF ABANDONMENT

Exempt: A.R.S. § 11-1134 (A) (3)

THE TOWN OF MARANA, an Arizona municipal corporation, hereby quit-claims in favor of [^INSERT NAME OF ADJACENT PROPERTY OWNER], [^insert description of adjacent property owner], the following described real property situated in Pima County, Arizona:

SEE LEGAL DESCRIPTION AND DEPICTION ATTACHED AS
EXHIBIT "A" TO THIS QUIT CLAIM DEED OF ABANDONMENT AND
INCORPORATED HERE BY THIS REFERENCE

DATED December _____, 2020.

THE TOWN OF MARANA, an Arizona
municipal corporation

By: _____
Keith Brann, Town Engineer*

*Per Marana Resolution No. 2020-133

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

STATE OF ARIZONA)
ss
County of Pima)

The foregoing instrument was acknowledged before me on December _____, 2020, by Keith Brann, Town Engineer of THE TOWN OF MARANA, an Arizona municipal corporation, on its behalf.

(Seal)

_____
Notary Public


21755013F
21755012D
W TANGERINE RD
21501003T
21501003S
21501003U
21501003G
21501003H
21501003W
21501003V
N
0 50 100 200 300 400
US Feet
Area of abandonment
Parcels

MARANA AZ

Council-Regular Meeting **A3**

Meeting Date: 12/15/2020

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-134: Relating to Development; approving and authorizing the Mayor to sign the Fifth Amendment to the Gladden Farms II Development Agreement (Jane Fairall)

Discussion:

The Developer of Gladden Farms II was originally required to begin building the "Public Park Improvements" -- two soccer fields and other related community park improvements -- no later than December 2020 or before the issuance of the 400th building permit in Gladden Farms II. These obligations are spelled out in the second and third amendments to the Gladden Farms II Development Agreement, entered into between the Town and the Developer in August and October 2018, respectively.

By December 2019, sales within Gladden Farms II had tied up all 400 building permits allowed before construction of the Public Park Improvements began. As a result, on December 17, 2019, the Council approved a fourth amendment to the Gladden Farms II Development Agreement (the "GFII DA 4th Amendment"), accepting a performance bond as security for the Public Park Improvements construction obligation in place of the building permit restriction, so that the Developer could continue selling lots. The fourth amendment provides that as construction proceeds and less work remains to be completed, the principal amount of the bond can be reduced with the Town Engineer's approval to an amount sufficient to cover the then-remaining work plus a 15% contingency.

The GFII DA 4th Amendment also allowed the Town to begin crediting the Developer for Parks development impact fees (Parks DIFs) once the performance bond was submitted. As builders apply for permits in Gladden Farms II, credits are given for the full Parks DIF (currently $2,461 per home) until the full cost of the Public Park Improvements has been credited to lots within Gladden Farms II. Parks DIFs will then

begin to be collected on remaining lots in Gladden Farms II unless other creditable construction has by that time been completed.

The Developer is working with the Marana Parks and Recreation Department to finalize the plans for the Public Park Improvements. A pre-construction meeting was held on November 18, 2020. It is anticipated that construction will begin shortly and last for six to nine months.

The proposed fifth amendment to the Gladden Farms II Development Agreement will allow the Developer to replace the performance bond required by the GFII DA 4th Amendment with other forms of security acceptable to the Town, which may include cash accounts, letters of credit, or performance bonds, in any combination as long as the full amount of the Public Park Improvements construction obligation plus the 15% contingency is secured. Draw down on the security would continue to be permitted, as construction progresses.

Financial Impact:

The GFII DA 5th Amendment will not have a financial impact substantively different from the 4th Amendment approved last December.

Staff Recommendation:

Staff recommends approval of the 5th Amendment to the Gladden Farms II Development Agreement.

Suggested Motion:

I move to adopt Resolution No. 2020-134, approving and authorizing the Mayor to sign the Fifth Amendment to the Gladden Farms II Development Agreement.

Attachments

Resolution 2020-134

5th Amendment to Gladden Farms DA

MARANA RESOLUTION NO. 2020-134

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING THE MAYOR TO SIGN THE FIFTH AMENDMENT TO THE GLADDEN FARMS II DEVELOPMENT AGREEMENT

WHEREAS GLADDEN PHASE II, LLC and GLADDEN PHASE II DEV, LLC (collectively the "Developers") are the current master developers of the Gladden Farms II development project; and

WHEREAS the Town and the Developers' predecessor in interest entered into the Gladden Farms II Development Agreement recorded in the Pima County Recorder's office on March 10, 2006, at Docket 12758, Page 2249 (Sequence 20060470594) (the "Original Agreement"); and

WHEREAS the Town and the Developers' predecessor in interest entered into the First Amendment to the Gladden Farms II Development Agreement recorded in the Pima County Recorder's office on December 21, 2006, at Docket 12956, Page 1633 (Sequence 20062450467) (the "GFII DA 1st Amendment"), amending the Original Agreement; and

WHEREAS the Town and the Developers entered into the Second Amendment to the Gladden Farms II Development Agreement recorded in the Pima County Recorder's office on August 8, 2018, at Sequence 20182200093 (the "GFII DA 2nd Amendment"), further amending the Original Agreement and the GFII DA 1st Amendment; and

WHEREAS the Town and the Developers entered into the Third Amendment to the Gladden Farms II Development Agreement recorded in the Pima County Recorder's office on October 19, 2018, at Sequence 20182920055 (the "GFII DA 3rd Amendment"), further amending the Original Agreement, the GFII DA 1st Amendment, and the GFII DA 2nd Amendment; and

WHEREAS the Town and the Developers entered into the Fourth Amendment to the Gladden Farms II Development Agreement recorded in the Pima County Recorder's office on December 20, 2019, at Sequence 20193540148 (the "GFII DA 4th Amendment"), further amending the Original Agreement, the GFII DA 1st Amendment, the GFII DA 2nd Amendment, and the GFII DA 3rd Amendment; and

WHEREAS the GFII DA 2nd Amendment as amended by the GFII DA 3rd Amendment secures the construction of certain Public Park Improvements with restrictions on the issuance of residential building permits; and

WHEREAS the GFII DA 4th Amendment permitted the Developers to post a Performance Bond payable to the Town of Marana to secure construction of the Public Park Improvements, in place of withholding permits; and

WHEREAS the GFII DA 4th Amendment memorialized the administration of credits against the Town's Parks and Recreation Facilities Development Impact Fee associated with the construction of the Public Park Improvements; and

WHEREAS the Town and the Developers now desire to allow for the Developer to replace the Performance Bond with substitute forms of security acceptable to the Town for the Public Park Improvements; and

WHEREAS the Mayor and Council find that entering into the Fifth Amendment to the Gladden Farms II Development Agreement is in the best interest of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the Fifth Amendment to the Gladden Farms II Development Agreement between the Town of Marana and the Developers in substantially the form included with the agenda backup material accompanying this resolution is hereby approved, the Mayor is hereby authorized and directed to sign it for and on behalf of the Town of Marana, 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 its terms, obligations, and objectives.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of December, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

FIFTH AMENDMENT TO THE GLADDEN FARMS II DEVELOPMENT AGREEMENT

TOWN OF MARANA, ARIZONA

THIS FIFTH AMENDMENT TO THE GLADDEN FARMS II DEVELOPMENT AGREEMENT ("this Fifth Amendment" or the "GFII DA 5th Amendment") is made by and between the TOWN OF MARANA (the "Town"), an Arizona municipal corporation, GLADDEN PHASE II, LLC, a Delaware limited liability company, and GLADDEN PHASE II DEV, LLC, a Delaware limited liability company. GLADDEN PHASE II, LLC and GLADDEN PHASE II DEV, LLC are together referred to as the "Developer." The Town and the Developer are collectively referred to in this Fifth Amendment as the "Parties," each of which is sometimes individually referred to as a "Party."

RECITALS

A. The development project commonly known as Gladden Farms II and referred to in this Fifth Amendment as "Gladden II" consists of the land area included within the Gladden Farms II Specific Plan.

B. The Gladden Farms II Specific Plan was established by the March 7, 2006 adoption of Marana Ordinance No. 2006.03, recorded in the Pima County Recorder's office on March 10, 2006 at Docket 12758, Page 2240 (Sequence 20060470590).

C. The Gladden Farms II Specific Plan was amended by the December 19, 2006 adoption of Marana Ordinance No. 2006.35, recorded in the Pima County Recorder's office on December 21, 2006 at Docket 12956, Page 1622 (Sequence 20062450465).

D. The Gladden Farms II Specific Plan was further amended by the March 6, 2018 adoption of Marana Ordinance No. 2018.006, recorded in the Pima County Recorder's office on March 9, 2018 at Sequence 20180680060.

E. The original developer of Gladden II was FC/M GLADDEN II, L.L.C., an Arizona limited liability company, whose interests in Gladden II were sold to the Developer in 2013.

F. The Developer owns most of the remaining undeveloped land in Gladden II.

G. The Parties acknowledge the following agreements, referred to in this Fifth Amendment as the "Prior Agreements," affecting the development of all or portions of Gladden II, some terms of which are modified or clarified by this Fifth Amendment with respect to portions of Gladden II owned by the Developer as of the date of this Fifth Amendment:

i) The "Gladden Farms II Development Agreement" recorded in the Pima County Recorder's office on March 10, 2006, at Docket 12758, Page 2249 (Sequence 20060470594) (the "Original GFII DA").

ii) The "First Amendment to the Gladden Farms II Development Agreement" recorded in the Pima County Recorder's office on December 21, 2006, at Docket 12956, Page 1633 (Sequence 20062450467) (the "GFII DA 1st Amendment").

iii) The "Development Agreement Regarding Development Impact Fee Credits for Gladden Farms II" recorded in the Pima County Recorder's office on November 9, 2012, at Sequence 20123140233 (the "GFII DIF DA").

iv) The "Second Amendment to the Gladden Farms II Development Agreement" recorded in the Pima County Recorder's office on August 8, 2018, at Sequence 20182200093 (the "GFII DA 2nd Amendment").

v) The "Third Amendment to the Gladden Farms II Development Agreement" recorded in the Pima County Recorder's office on October 19, 2018, at Sequence 20182920055 (the "GFII DA 3rd Amendment").

vi) The "Fourth Amendment to the Gladden Farms II Development Agreement" recorded in the Pima County Recorder's office on December 20, 2019, at Sequence 20193540148 (the "GFII DA 4th Amendment").

H. Title to the portions of Gladden II owned by the Developer as of the date of this Fifth Amendment is held by FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No. 60,423, whose sole beneficiaries are GLADDEN PHASE II, LLC and GLADDEN PHASE II DEV, LLC, who together are the "Developer" under the Prior Agreements as amended by this Fifth Amendment.

I. The term "Public Park Improvements" is defined in paragraph 2 ("Community park improvements"), subparagraph a ("Description of improvements") of the GFII DA 2nd Amendment, and includes two full-size soccer fields, field lighting, a restroom, driveway and parking facilities, parking lot lighting, benches, park furnishings, landscaping, and asphalt pathways as conceptually shown on Exhibit A attached to the GFII DA 2nd Amendment.

J. The GFII DA 3rd Amendment includes paragraph 2 ("Community park improvements"), subparagraph a ("Description of improvements"), subparagraph ii ("Timing of construction"), which provides for building permits to be withheld if construction of the Public Park Improvements is not timely begun or completed.

K. To accommodate continued sale of lots and in recognition of the impending construction of the Public Park Improvements, the GFII DA 4th Amendment includes paragraphs 3 and 4 which provide that the Developer is permitted to post a Performance Bond payable to the Town of Marana in the principal amount of at least $2,428,119.20 (the currently estimated cost of the Public Park Improvements plus a 15% contingency) (the

"Original Performance Bond") to secure construction of the Public Park Improvements, in place of withholding permits.

L. The GFII DA 2nd Amendment includes paragraph 2 ("Community park improvements"), subparagraph b ("Park development impact fees"), which states that the Town will provide credit against the Town's Parks and Recreation Facilities Development Impact Fee (the "Parks DIF") not later than the Developer's completion of the Public Park Improvements.

M. The GFII DA 4th Amendment includes paragraph 5 which provides that upon the Developer's posting of the Original Performance Bond, completion of the Public Park Improvements is guaranteed, and the Town shall begin crediting the full Parks DIF (currently $2,461 per equivalent demand unit (EDU) per Marana Ordinance Nos. 2014.012 and 2017.029) against all building permit applications within Gladden II (whether located on lots owned by the Developer or on lots owned by others) until the cumulative Parks DIF credits equal the Public Park Improvements Final Cost.

N. The Parties now desire to allow the Developer to replace the Original Performance Bond with substitute forms of security acceptable to the Town for the Public Park Improvements.

O. The Parties understand and acknowledge that this Fifth Amendment is a "Development Agreement" within the meaning of, and entered into pursuant to the terms of, Arizona Revised Statutes section (A.R.S. §) 9-500.05.

P. This Fifth Amendment is consistent with the portions of the Town's General Plan applicable to Gladden II.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements set forth in this Fifth Amendment, the Parties hereby agree as follows:

1. *The Developer's representation of ownership*. By entering into this Fifth Amendment, GLADDEN PHASE II, LLC and GLADDEN PHASE II DEV, LLC, who together are the "Developer" under the Prior Agreements as amended by this Fifth Amendment, represent that that they are the sole beneficiaries of and are entitled to enter this Fifth Amendment on behalf of FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No. 60,423.

2. *Substitution of security for the Public Park Improvements*

a. In lieu of the Original Performance Bond required by the GFII DA 4th Amendment, the Developer may provide substitute security acceptable to the Town in the form of cash, including without limitation a trust account, a letter of credit, or a performance bond, in any combination that adds up to at least $2,428,119.20, the currently estimated cost of the Public Park Improvements plus a 15% contingency. Any performance bond posted by the Developer shall conform to the same requirements as those listed in paragraph 3 of the GFII DA 4th Amendment in all

respects except for the required amount. Any costs associated with any account established by the Developer as a security for the Public Park Improvements shall be borne by the Developer.

b. Effective when the Developer has provided the substitute security conforming to the requirements of subparagraph 2(a) of this Fifth Amendment, the Town will, upon request of the Developer, provide a written release of the Original Performance Bond to the Developer and the surety company that issued the Original Performance Bond.

c. Paragraph 2 ("Community park improvements"), subparagraph a ("Description of improvements"), subparagraph ii ("Timing of construction") of the GFII DA 3rd Amendment, as amended by paragraph 4 of the GFII DA 4th Amendment, is replaced by the following:

> ii. *Timing of construction*. The Developer shall complete construction of the Public Park Improvements by December 10, 2021. Upon the Developer's default of any of its obligations under this subparagraph, the Town shall have all remedies available to it by law to require construction and completion of the Public Park Improvements by the Developer, including all remedies available to it with regard to the security instrument(s) provided by the Developer in conformance with the requirements of subparagraph 2(a) of the GFII DA 5th Amendment. These remedies include: requiring the Developer's surety under any performance bond to complete the Public Park Improvements, or using funds from any cash account established by the Developer or drawing on any letter of credit provided by the Developer to construct any or all of the Public Park Improvements. The Developer hereby authorizes the Town to enter those portions of Gladden II as necessary to construct the Public Park Improvements if any such default occurs. The Town shall give 30 calendar days' notice to the Developer before initiating any action to construct the Public Park Improvements or to use funds from any cash account or letter of credit for that purpose.

3. *Parks DIF credit*. The Developer's substitution of security conforming to the requirements of subparagraph 2(a) of this Fifth Amendment, in substitution for the Original Performance Bond, guarantees completion of the Public Park Improvements and the Town shall continue crediting the full Parks DIF (currently $2,461 per equivalent demand unit (EDU) per Marana Ordinance Nos. 2014.012 and 2017.029) against all building permit applications within Gladden II (whether located on lots owned by the Developer or on lots owned by others) until the cumulative Parks DIF credits equal the Public Park Improvements Final Cost.

4. *Partial release of security for Public Park Improvements*. The Developer may request a partial release of any security provided for the Public Park Improvements pursuant to this Fifth Amendment. To do so, the Developer shall submit to the Town Engineer and the Town Parks and Recreation Director a written application with a detailed description

and cost estimate of the work already completed and to be completed on the Public Park Improvements, together with proof of payment of contractors, subcontractors, and material suppliers in a form reasonably acceptable to the Town Engineer. The Town shall respond to the Developer's written application within ten business days. The Town Engineer shall revise the principal amount of any performance bond or letter of credit, or release funds from any cash account, based on the Town Engineer's reasonable determination of the cost of the remaining work (relying on the information provided by the Developer and on any other reliable information) plus a 15% contingency.

5. *Term*. This Fifth Amendment shall become effective upon its execution by all the Parties and the effective date of the resolution or action of the Town Council approving this Fifth Amendment. Unless sooner terminated by the mutual consent of the Parties, this Fifth Amendment shall automatically terminate and shall thereafter be void for all purposes on June 30, 2035.

6. *Effect on the Prior Agreements and other agreements*. Except as expressly modified in this Fifth Amendment or in the Prior Agreements, the terms, provisions and obligations of the Prior Agreements shall remain in full force and effect. Nothing in this Fifth Amendment is intended to modify other agreements not mentioned in this Fifth Amendment that affect the development of Gladden II, and the failure of this Fifth Amendment to mention such other agreements shall not affect their validity.

7. *Counterparts*. This Fifth Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

8. *Recitals*. The Recitals set forth at the beginning of this Fifth Amendment are hereby acknowledged and confirmed to be accurate.

9. *Good standing; authority*. The Developer represents and warrants to the Town that it is duly formed and validly existing under the laws of Delaware and is authorized to do business in the state of Arizona. The Town represents and warrants to the Developer that it is an Arizona municipal corporation with authority to enter into this Fifth Amendment under applicable state laws. Each Party represents and warrants that the individual executing this Fifth Amendment on its behalf is authorized and empowered to bind the Party on whose behalf each such individual is signing.

10. *Severability*. If any provision of this Fifth Amendment is declared void or unenforceable, it shall be severed from the remainder of this Fifth Amendment, which shall otherwise remain in full force and effect. If a law or court order prohibits or excuses the Town from undertaking any contractual commitment to perform any act under this Fifth Amendment, this Fifth Amendment shall remain in full force and effect, but the provision requiring the act shall be deemed to permit the Town to act at its discretion,

and if the Town fails to act, the Developer shall be entitled to terminate this Fifth Amendment.

11. *Governing law*. This Fifth Amendment is entered into in Arizona and shall be construed and interpreted under the laws of Arizona, and the Parties agree that any litigation or arbitration shall take place in Pima County, Arizona. Nothing in the use of the word "litigation" in the preceding sentence shall constitute a waiver of paragraph 9.5 of the Original GFII DA, requiring disputes to be resolved by binding arbitration.

12. *Interpretation*. This Fifth Amendment has been negotiated by the Town and the Developer, and no party shall be deemed to have drafted this Fifth Amendment for purposes of construing any portion of this Fifth Amendment for or against any party.

13. *Recordation*. The Town shall record this Fifth Amendment in its entirety in the office of the Pima County Recorder no later than ten days after it has been executed by the Town and the Developer.

14. *No representations of development*. Except as specifically set forth in this Fifth Amendment, nothing contained in this Fifth Amendment shall be deemed to obligate the Town or the Developer to complete any part or all of the development of Gladden II.

15. *Approval*. If any Party is required pursuant to this Fifth Amendment to give its prior written approval, consent or permission, such approval, consent or permission shall not be unreasonably withheld or delayed.

16. *Force majeure*. If any Party shall be unable to observe or perform any covenant or condition of this Fifth Amendment by reason of "force majeure," then the failure to observe or perform such covenant or condition shall not constitute a default under this Fifth Amendment so long as such Party shall use its best effort to remedy with all reasonable dispatch the event or condition causing such inability and such event or condition can be cured within a reasonable amount of time. "Force majeure," as used in this paragraph, means any condition or event not reasonably within the control of such party, including without limitation, "acts of God," strikes, lock-outs, or other disturbances of employer/employee relations; acts of public enemies; orders or restraints of any kind of government of the United States or any state thereof or any of their departments, agencies, or officials, or of any civil or military authority; insurrection; civil disturbances; riots; epidemics; landslides; lightning; earthquakes; subsidence; fires; hurricanes; storms; droughts; floods; arrests, restraints of government and of people; explosions; and partial or entire failure of utilities. Failure to settle strikes, lock-outs and other disturbances of employer/employee relations or to settle legal or administrative proceedings by acceding to the demands of the opposing Party or Parties, in either case when such course is in the judgment of and unfavorable to a Party shall not constitute failure to use its best efforts to remedy such a condition.

17. *Conflict of interest*. This Fifth Amendment is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

IN WITNESS WHEREOF, the Parties have executed this Fifth Amendment as of the last date set forth below their respective signatures.

The "Town":
TOWN OF MARANA, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

Date: _____

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

The "Developer":
GLADDEN PHASE II, LLC, a Delaware limited liability company

By: _____
Frank J. Walter III
Authorized Signatory

Date: _____

GLADDEN PHASE II DEV, LLC, a Delaware limited liability company

By: _____
Frank J. Walter III
Authorized Signatory

Date: _____

STATE OF NEW YORK)
ss
County of New York)

The foregoing instrument was acknowledged before me on _____, 2020, by Frank J. Walter III, Authorized Signatory of GLADDEN PHASE II, LLC, a Delaware limited liability company, on behalf of the LLC.

(Seal)

_____
Notary Public

STATE OF NEW YORK)
ss
County of New York)

The foregoing instrument was acknowledged before me on _____, 2020, by Frank J. Walter III, Authorized Signatory of GLADDEN PHASE II DEV, LLC, a Delaware limited liability company, on behalf of the LLC.

(Seal)

_____
Notary Public

Council-Regular Meeting **A4**

Meeting Date: 12/15/2020

To: Mayor and Council

From: Justin Currie, Planner

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-135: Relating to Development; approving the Final Plat for Saguaro Bloom "7B", Lots 203-377, Common Areas "A" (Drainage/Open Space) and "B" (Park), generally located at the southeast corner of the intersection of Lambert Lane and Saguaro Peaks Boulevard; and authorizing the Town Engineer to sign the TEP easement (Justin Currie)

Discussion:

Request Baker and Associates Engineering, Inc., on behalf of DR Horton, Inc., is requesting the approval of a final plat consisting of 175 lots, and Common Areas "A" and "B" on 41 acres within the Saguaro Bloom development.

Location: The subdivision will be located within Block 7 of the Saguaro Springs block plat (Bk. 58, Pg. 23) at the southeast corner of Lambert Lane and Saguaro Peaks Boulevard.

Zoning: The zoning for Block 7 is R-6 (Single Family Residential - minimum lot size of 6,000 square feet). The minimum lot size is 6,325 square feet. The maximum lot size is 12,198 square feet. The average lot size is 7,068 square feet.

Land Use: The plat proposes 175 lots, Common Area "A" (drainage/open space) [4.5 acres], Common Area B (Park) [0.8 acre]. The proposed density of Block 7B is 4.3 residences per acre. The gross density for all of Block 7 is currently 3.1 residences per acre and planned to increase density as Block 7C is developed.

Transportation: The subdivision has two entries off Garnet Range Loop. One entry will be at Sago Palm Way, and the second entry will be at Queens Wreath Drive. The

subdivision has a typical internal, public street section utilizing a 42 foot wide right-of-way.

Park Requirement and Trail Connectivity: The 175 residential lots in Block 7B require a minimum of 32,375 square feet of improved recreation area. A 37,715 square foot active recreation area is planned in Common Area "B", located in the western portion of the subdivision, adjacent to lots 326 and 301. 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 as well as 270 and 271.

Preliminary Plat: The preliminary plat for Saguaro Bloom Block 7B was approved by adoption of Resolution No. 2020-075 at the July 21, 2020 Town Council meeting.

TEP Easement
Tucson Electric Power Company requires the Town of Marana to grant an electric easement in the Town-owned drainage way and open space area north of Block 7B. As a result of granting TEP an easement, the Town will be liable for TEP's electrical facility relocation costs if the Town ever does work in the drainage way that requires the facilities to be moved.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Land Development Code, the Town Code, and the General Plan. The final plat is in substantial conformance with all required development regulations. Staff recommends adoption of Resolution 2020-135, approving the Final Plat for Saguaro Bloom "7B", Lots 203-377, Common Areas A (Drainage/Open Space) and “B” (Park).

Suggested Motion:

I move to adopt Resolution 2020-135, approving the Final Plat for Saguaro Bloom “7B”, Lots 203-377, Common Areas A (Drainage/Open Space) and “B” (Park) and authorizing the Town Engineer to sign the TEP easement.

Attachments

Resolution 2020-135
Saguaro Bloom Blk 7B Final Plat
Location Map
Application
TEP Easement

MARANA RESOLUTION NO. 2020-135

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR SAGUARO BLOOM "7B", LOTS 203-377, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LAMBERT LANE AND SAGUARO PEAKS BOULEVARD; AND AUTHORIZING THE TOWN ENGINEER TO SIGN THE TEP EASEMENT

WHEREAS, on April 6, 2004, the Mayor and Town Council adopted Resolution No. 2004-015, approving the 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, on July 21, 2020, the Mayor and Town Council adopted Resolution No. 2020-075, approving the Preliminary Plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park); and

WHEREAS Baker and Associates Engineering, Inc., on behalf of D. R. Horton, has applied for approval of a final plat for a 175-lot single-family residential home subdivision within Block 7B of Saguaro Bloom, generally located at the southeast corner of the intersection of Lambert Lane and Saguaro Peaks Boulevard; and

WHEREAS to serve the Saguaro Bloom "7B" Final Plat, Tucson Electric Power Company requires the Town to grant an easement within Town-owned land; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on December 15, 2020, determined that the final plat for Saguaro Bloom 7B should be approved and the TEP easement should be granted.

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

SECTION 1. The final plat for Saguaro Bloom "7B", Lots 203-377, Common Areas "A" and "B", generally located at the southeast corner of the intersection of Lambert Lane and Saguaro Peaks Boulevard is hereby approved.

SECTION 2. The Town Engineer is hereby authorized to sign the TEP easement in substantially the form included with the agenda materials accompanying this resolution for and on behalf of the Town of Marana.

SECTION 3. The Town's Manager and staff are authorized to take all other actions necessary or appropriate to carry out the terms of this resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of December, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN ON THIS PLAT.

WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL PUBLIC STREETS.

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

NO VEHICULAR ACCESS EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT COMMON AREAS.

OTHER EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA AND TO THE PUBLIC FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

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

ALL COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES.

ALL COMMON AREAS ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY TRACT DECLARATION AS RECORDED IN SEQUENCE NO. _____, IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF ALL COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 201434-T, AND NOT IN ITS CORPORATE CAPACITY AND NOT OTHERWISE.

_____
TRUST OFFICER

BENEFICIARY

D.R. HORTON, INC.
3580 W. INA ROAD, SUITE 100, TUCSON, AZ 85741
PHONE: 520-336-7002

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE 7TH DAY OF DECEMBER, 2020, BEFORE ME PERSONALLY APPEARED DIANE DIONNE, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 201434-T AND NOT IN ITS CORPORATE CAPACITY AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICIAL, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY NAME AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
SANDRA BUSTAMANTE
COMMISSION # 526026
My Commission Expires May 25, 2021

ASSURANCES

ASSURANCE IN THE FORM OF THIRD PARTY TRUST AGREEMENTS FROM TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 201434-T, AS RECORDED IN SEQUENCE NO. _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS, AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____ _____
TOWN OF MARANA DATE

ASSURED WATER SUPPLY

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

BY: _____ _____
MARANA WATER DIRECTOR DATE

GENERAL NOTES

SEE GENERAL NOTES ON SHEET #4

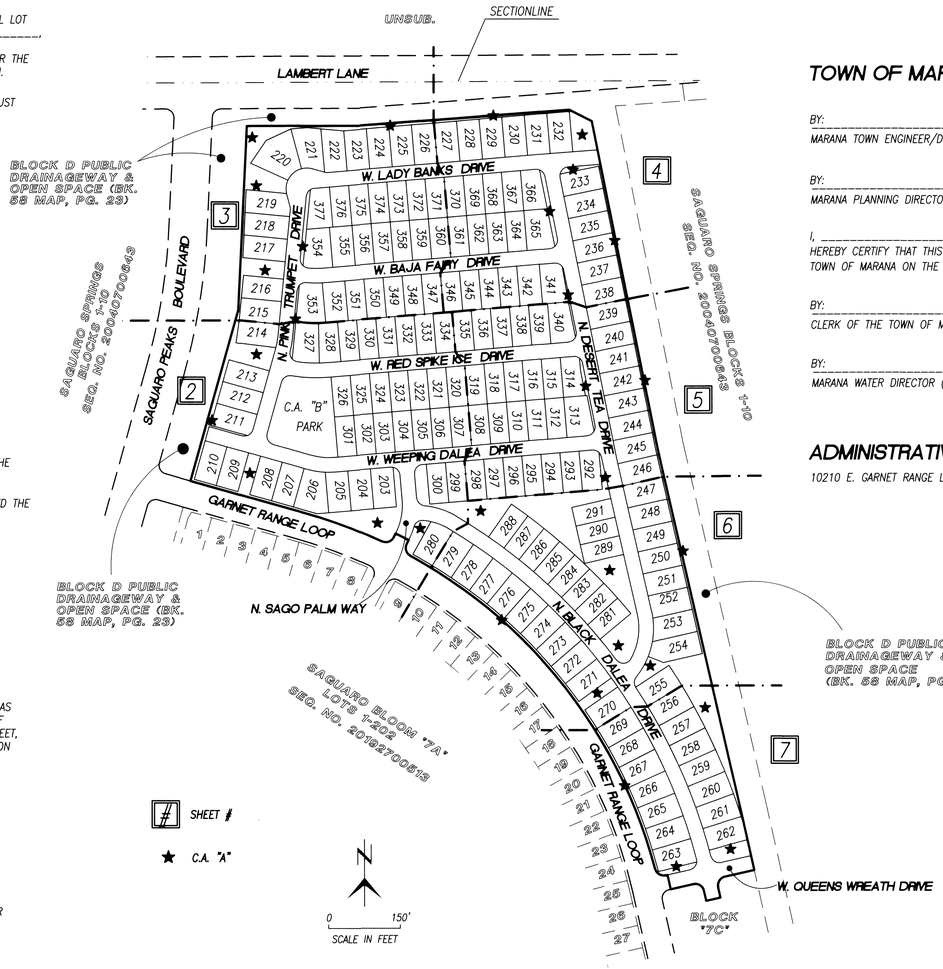
RECORDING DATA

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

FEE _____
SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER AND ASSOCIATES ENGINEERING, INC., ON THIS _____ DAY OF 9_____, 20 ____, AT _____M. IN SEQUENCE NUMBER _____ THEREOF.

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



SHEET INDEX

CERTIFICATIONS

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

JOSHUA S. MOYSES
STRATEGIC SURVEYING, L.L.C.
REGISTERED LAND SURVEYOR NO. 47373
STATE OF ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
47373
JOSHUA S.
MOYSES
11-17-20
ARIZONA U.S.A.

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS REVIEWED AND SHOWN UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16784
WILLIAM H.
BAKER, JR.
11-17-20
ARIZONA U.S.A.

TOWN OF MARANA APPROVALS

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

BY: _____ _____
MARANA PLANNING DIRECTOR DATE

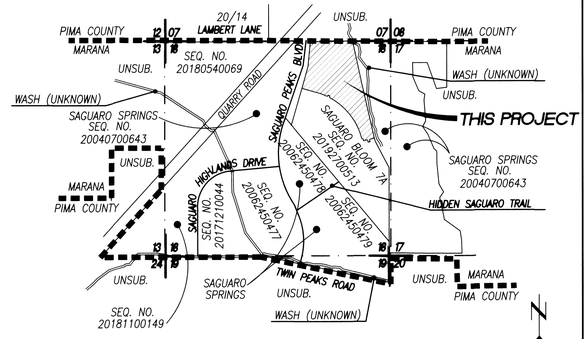
I, _____, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF 9_____, 20_____.

BY: _____ _____
CLERK OF THE TOWN OF MARANA DATE

BY: _____ _____
MARANA WATER DIRECTOR (FOR SEWER) DATE

ADMINISTRATIVE ADDRESS

10210 E. GARNET RANGE LOOP, MARANA, ARIZONA 85653



LOCATION PLAN

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

LEGEND

▲	FOUND SURVEY MONUMENT PER STRATEGIC SURVEYING, L.L.C.
△	SURVEY MONUMENT PER TOM STD. DTL. M-10.3B TO BE SET
•	SET PROPERTY CORNER
OR —◯	1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
———	SUBDIVISION BOUNDARY
C23	CURVE DATA (SEE TABLE, SHEET #7)
L10	LINE DATA (SEE TABLE, SHEET #6)
PUBLIC R/W BY THIS PLAT	NEW RIGHT-OF-WAY DEDICATED TO THE PUBLIC BY THIS PLAT
———	NEW RIGHT-OF-WAY LINE
— — — —	EXISTING RIGHT-OF-WAY LINE
—— – ——	STREET CENTERLINE
— — — —	EASEMENT LINE AS SHOWN (SEE ALSO "EASEMENT KEYNOTES," SHEETS #2 - #7)
(R)	RADIAL
P/L	PROPERTY BOUNDARY LIMITS
B3	SIGHT VISIBILITY TRIANGLE EASEMENT AREA (SEE ALSO DETAILS, SHEET #8)

FOR INTERIOR LINEWORK ONLY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16784
WILLIAM H.
BAKER, JR.
11-17-20
ARIZONA U.S.A.

FINAL PLAT for
SAGUARO BLOOM "7B", LOTS 203-377, 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

#PRV2007-001 REF.: PRV1904-001; PRV-1811-003; PRV-9955FP; PCZ9607-002 JOB #2458.2 DATE: NOVEMBER 11, 2020 SHEET 1 OF 9

SEQUENCE #_____

MATCHLINE - SEE SHEET #3

MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #6

SEQUENCE #

N

0 40'

SCALE IN FEET

BLOCK D - PUBLIC DRNGWAY & OPEN SPACE (MAP 58/23)

D=12°57'06"
R=1800.00'
L=406.89'

C.A. "A"

LOT 215

LOT 214
7724 SF

COMMON AREA "A"
(DRAINAGE/OPEN SPACE)
72,445 SF

LOT 213
7800 SF

LOT 212
7800 SF

LOT 211
7740 SF

COMMON AREA "A"
(DRAINAGE/
OPEN SPACE)

COMMON AREA "B"
(PARK)
37715 SF

N. PINK TRUMPET DRIVE
(PUBLIC R/W BY THIS PLAT)

W. RED SPIKE ICE DRIVE
(PUBLIC R/W BY THIS PLAT)

W. WEEPING DALEA DRIVE
(PUBLIC R/W BY THIS PLAT)

N. BLACK DALEA DRIVE
(PUBLIC R/W BY THIS PLAT)

N. SAGO PALM WAY
(PUBLIC R/W BY THIS PLAT)

GARNET RANGE LOOP

SAGUARO PEAKS BLVD

EX. 110' PUBLIC R/W
PER M&P 58/23

1941.20' N15°42'09"E

BLOCK D - PUBLIC
DRNGWAY & OPEN SPACE
(MAP 58/23)
ZONED: R-5

LOT 327 8253 SF
LOT 328 6738 SF
LOT 329 6325 SF
LOT 330 6325 SF
LOT 331 6325 SF
LOT 332 6325 SF
LOT 333 6325 SF
LOT 334 6325 SF
LOT 335

LOT 326 6325 SF
LOT 325 6325 SF
LOT 324 6325 SF
LOT 323 6325 SF
LOT 322 6325 SF
LOT 321 6325 SF
LOT 320 6325 SF
LOT 319

LOT 301 6325 SF
LOT 302 6325 SF
LOT 303 6325 SF
LOT 304 6325 SF
LOT 305 6325 SF
LOT 306 6325 SF
LOT 307 6325 SF
LOT 308

LOT 210 7475 SF
LOT 209 7475 SF
LOT 208 7475 SF
LOT 207 7475 SF
LOT 206 9672 SF
LOT 205 7491 SF
LOT 204 7475 SF
LOT 203 7473 SF

LOT 300 6325 SF
LOT 299 6325 SF
LOT 298

LOT 280 7523 SF
LOT 279

SAGUARO BLOOM "7A"
LOTS 1-202
SEQ. NO. 20192700513
ZONED: R-5

BLOCK D - PUBLIC
DRNGWAY & OPEN SPACE
(MAP 58/23)
ZONED: R-5

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEETS #8 AND #9)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
- (D) EX. 35' PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE PUBLIC BY SEQUENCE NO. 20192700513 TO REMAIN
- (E) NEW 1.5' PUBLIC PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT
- (F#) NEW 1.5' PUBLIC PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (SEE DETAILS ON SHEETS #8 AND #9)
- (G) NEW 25' PUBLIC WATER EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (H#) NEW ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT (SEE DETAILS ON SHEETS #8 AND #9)
- (I) NEW VARYING WIDTH ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

FOR INTERIOR LINEWORK ONLY

ARIZONA U.S.A. — CERTIFICATE NO. 16784 — WILLIAM H. BAKER, JR. — REGISTERED LAND SURVEYOR

FINAL PLAT for

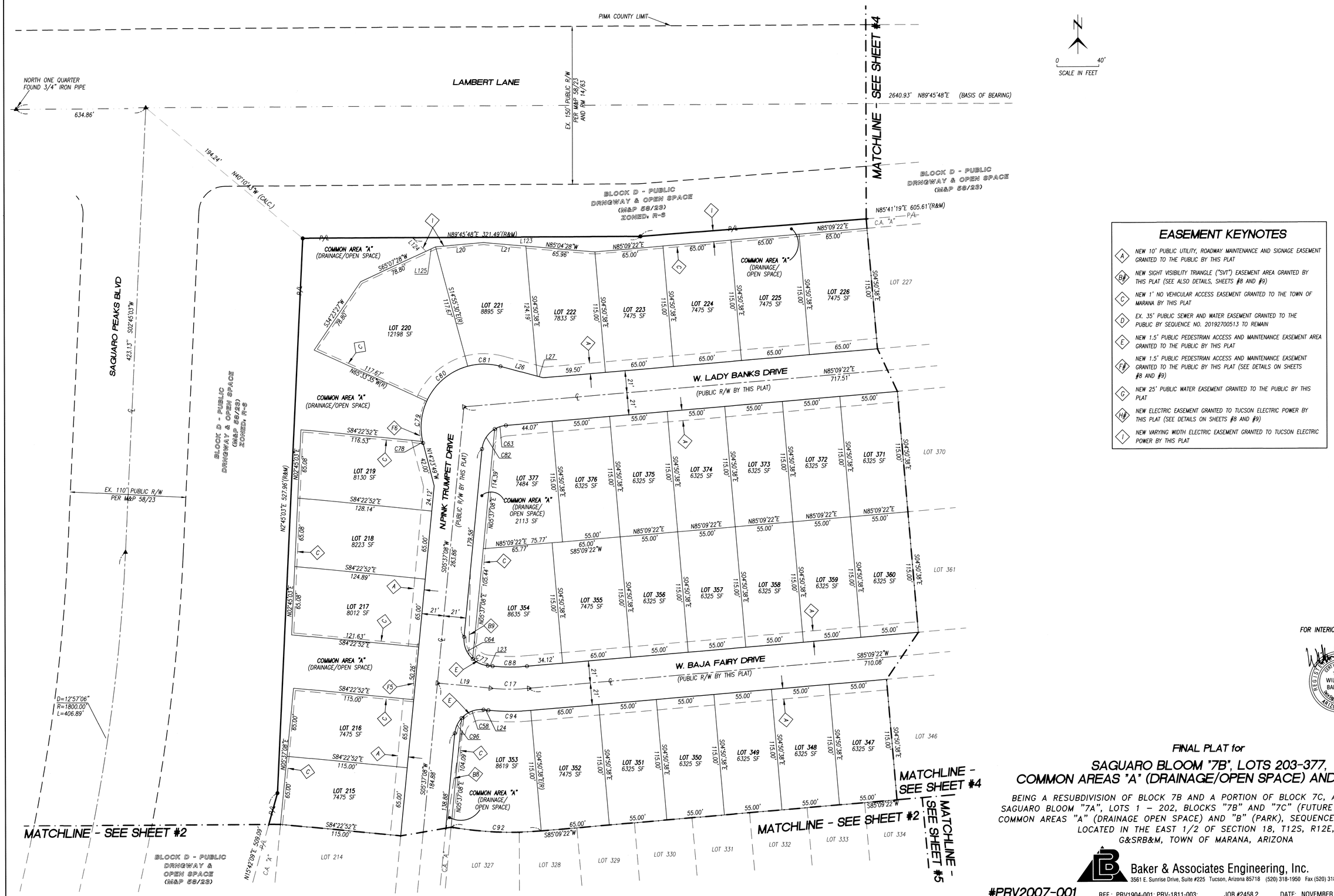
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Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV2007-001 REF.: PRV1904-001; PRV-1811-003; PRV-9955FP; PCZ9607-002 JOB #2458.2 DATE: NOVEMBER 11, 2020 SHEET 2 OF 9

SEQUENCE #_____



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FOR INTERIOR LINEWORK ONLY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16784
WILLIAM H. BAKER, JR.
Developer 11-11-20
ARIZONA U.S.A.

FINAL PLAT for
SAGUARO BLOOM "7B", LOTS 203-377, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

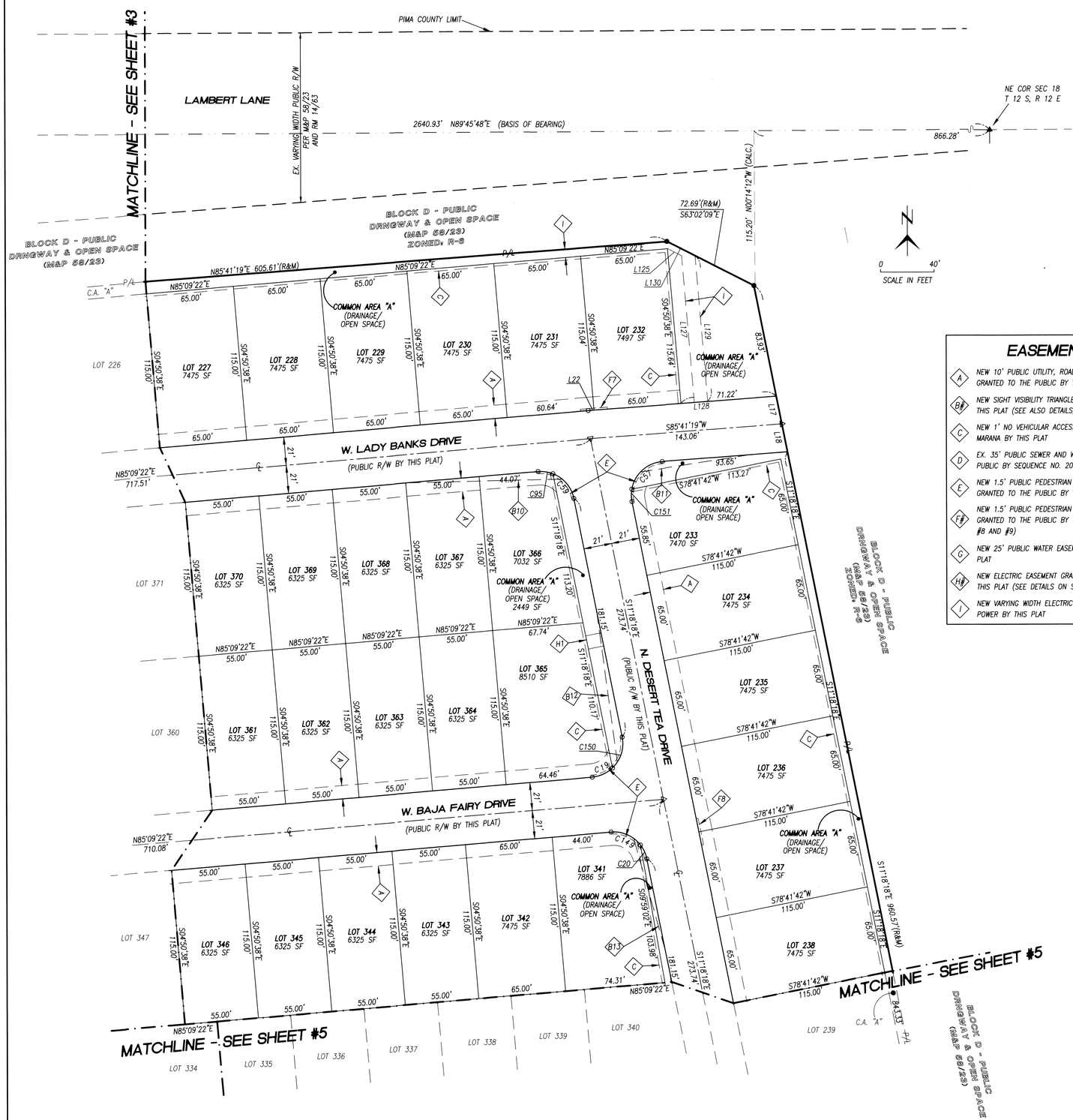
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SEQUENCE #_____

SEQUENCE #_____



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GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 1,804,019 SF, OR 41 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 175.
3. THE TOTAL AREA OF COMMON AREA "A" (DRAINAGE/OPEN SPACE) IS 4.5 ACRES (199,196 SF).
   THE TOTAL AREA OF COMMON AREA "B" (PARK) IS 0.8 ACRES (37,715 SF).
4. TOTAL MILES OF NEW PUBLIC STREETS IS 1.5.
5. MINIMUM ALLOWABLE LOT SIZE 6,000 SF (PER R-6 ZONING).
   MINIMUM PROVIDED LOT SIZE IS 6,325 SF (75 LOTS).
   AVERAGE LOT SIZE IS 7,068 SF.
   MAXIMUM LOT SIZE PROVIDED IS 12,198 SF – LOT 220 (NOT A RESTRICTION).
   MAXIMUM ALLOWABLE BUILDING HEIGHT – NOT GREATER THAN TWO-STORIES OR 25 FEET, EXCEPT AS OTHERWISE PERMITTED.
6. 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'.
7. AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE WILL BE PROVIDED FOR EACH LOT ON-SITE (175 x 2 = 350).
8. EXISTING ZONING FOR THIS PROJECT IS R-6, PER TOWN OF MARANA ORDINANCE NO. 97.04.
9. THE GROSS DENSITY FOR THIS PROJECT IS 4.3 RAC.
10. IN ADDITION TO THE ITEMS SHOWN ON SHEETS 2 THROUGH 7, 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.
11. NO FURTHER SUBDIVIDING OR LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
12. 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.
13. 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 INCHES AND 72 INCHES ABOVE THE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY IN WRITING THAT ALL IMPROVEMENTS, WHETHER PUBLIC OR PRIVATE, HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC., IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS MUST BE SUBMITTED TO THE TOWN OF MARANA PRIOR TO THE REQUEST FOR FINAL INSPECTION AND THE RELEASE OF ASSURANCES.
15. 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.
16. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, HARDSCAPE, IRRIGATION DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION, WALLS, ETC., WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A 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.
17. ALL NEW AND EXISTING UTILITIES 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, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
18. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AS ASSURED WATER SUPPLY UNDER ARS 45-576.
19. THIS SUBDIVISION IS SUBJECT TO THE AMENDED AND RESTATED MASTER DECLARATION OF EXISTING COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN SEQUENCE NUMBER 20123660676.

FOR INTERIOR LINEWORK ONLY

REGISTERED LAND SURVEYOR CERTIFICATE NO. 16784 WILLIAM H. BAKER, JR. 11-19 ARIZONA U.S.A.

FINAL PLAT for
SAGUARO BLOOM "7B", LOTS 203-377, 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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SEQUENCE #_____



0 40'
SCALE IN FEET

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEETS #8 AND #9)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
- (D) EX. 35' PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE PUBLIC BY SEQUENCE NO. 20192700513 TO REMAIN
- (E) NEW 1.5' PUBLIC PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT
- (F#) NEW 1.5' PUBLIC PEDESTRIAN ACCESS AND MAINTENANCE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (SEE DETAILS ON SHEETS #8 AND #9)
- (G) NEW 25' PUBLIC WATER EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (H#) NEW ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT (SEE DETAILS ON SHEETS #8 AND #9)
- (I) NEW VARYING WIDTH ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

SEQUENCE #_____

FOR INTERIOR LINEWORK ONLY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16784
WILLIAM H.
BAKER, JR.
ARIZONA U.S.A.

FINAL PLAT for

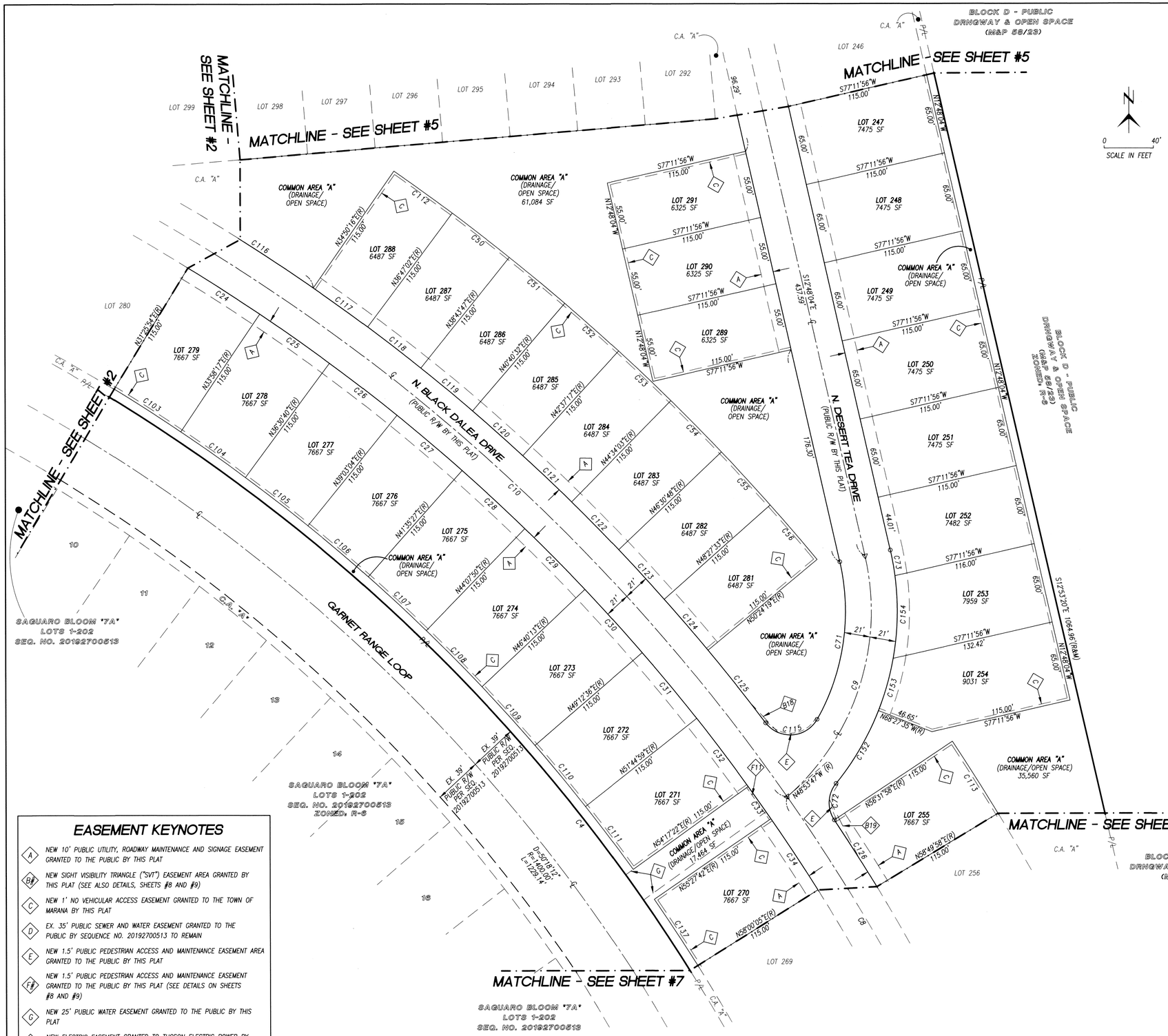
SAGUARO BLOOM "7B", LOTS 203-377, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

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

#PRV2007-001 REF.: PRV1904-001; PRV-1811-003; PRV-9955FP; PC29607-002 JOB #2458.2 DATE: NOVEMBER 11, 2020 SHEET 5 OF 9

SEQUENCE #_____



NUMBER	DIRECTION	DISTANCE
L1	S26°53'43"W	13.27'
L2	N63°06'17"W	21.00'
L3	N63°06'17"W	21.00'
L4	S26°53'43"W	13.27'
L5	S77°11'56"W	6.22'
L6	S12°48'04"E	21.00'
L7	S12°48'04"E	21.00'
L8	S12°48'04"E	30.00'
L9	S77°11'56"W	21.00'
L10	S77°11'56"W	21.00'
L11	S12°48'04"E	30.00'
L12	N12°34'47"W	21.00'
L13	N12°34'47"W	21.00'
L14	S11°18'18"E	40.48'
L15	S15°42'09"W	21.00'
L16	S15°42'09"W	21.00'
L17	S11°18'18"E	21.16'
L18	S11°18'18"E	21.16'
L19	S84°22'52"E	50.68'
L20	S85°01'32"W	45.86'
L21	N85°04'28"W	40.32'
L22	S85°41'19"W	4.36'
L23	S84°22'52"E	4.68'
L24	S84°22'52"E	4.68'
L25	N85°09'22"E	12.55'
L26	N74°49'41"E	36.14'
L27	S74°49'41"E	5.86'
L28	S12°48'04"E	3.58'
L29	S85°09'22"W	11.08'
L30	S74°17'51"E	10.26'
L31	N85°09'22"E	2.10'
L32	S23°14'48"W	86.44'
L33	N09°22'05"W	86.45'
L34	N80°38'45"E	86.86'
L35	S88°43'57"W	113.66'
L36	S85°09'22"W	37.94'
L37	N78°48'41"W	86.77'
L38	N74°17'51"W	69.33'
L39	S75°55'51"E	204.33'
L40	S85°09'22"W	8.57'
L41	S19°13'16"W	115.71'
L42	S15°42'09"W	98.04'
L43	S09°15'41"W	116.00'
L44	N05°37'08"E	98.04'
L45	N01°06'55"E	79.44'
L46	N05°37'08"E	62.68'
L47	S88°41'06"W	115.60'
L48	N81°09'53"E	82.44'
L49	S85°41'19"W	65.36'
L50	S07°37'36"E	113.18'
L51	S11°18'18"E	95.33'
L52	S15°39'19"E	86.57'
L53	S11°18'18"E	69.44'
L54	S07°37'36"E	113.18'
L55	S11°18'18"E	95.33'
L56	S15°04'27"E	87.96'
L57	S11°18'18"E	71.78'
L58	S08°19'54"E	111.47'
L59	N11°18'18"W	95.33'
L60	S15°08'11"E	82.16'
L61	S12°48'04"E	42.31'
L62	S26°29'43"E	54.70'
L63	N14°12'58"W	166.01'
L64	S72°19'13"W	85.47'
L65	N21°33'34"W	55.91'

NUMBER	DIRECTION	DISTANCE
L66	N81°21'22"E	106.09'
L67	N43°04'39"W	39.56'
L68	N83°08'21"W	1.50'
L69	S77°03'26"E	1.50'
L70	N85°09'22"E	10.00'
L71	S04°50'38"E	1.50'
L72	N85°09'22"E	20.00'
L73	N04°50'38"W	1.50'
L74	S85°09'22"W	10.00'
L75	N74°17'51"W	35.00'
L76	N15°42'09"E	1.50'
L77	S74°17'51"E	35.00'
L78	N15°42'09"E	1.50'
L79	S74°17'51"E	1.50'
L80	N15°42'09"E	69.01'
L81	N82°44'09"W	1.52'
L82	S15°42'09"W	69.24'
L83	N84°22'52"W	1.50'
L84	N05°37'08"E	53.26'
L85	S84°22'52"E	1.50'
L86	N05°37'08"E	3.00'
L87	S05°37'08"W	50.26'
L88	N84°22'52"W	1.58'
L89	S65°33'35"E	1.50'
L90	S85°09'22"W	5.64'
L91	N04°50'38"W	1.50'
L92	N85°09'22"E	5.64'
L93	N85°41'19"E	14.35'
L94	S04°18'41"E	1.50'
L95	N85°41'19"E	9.99'
L96	S11°18'18"E	10.00'
L97	S78°41'42"W	1.50'
L98	S11°18'18"E	20.00'
L99	N78°41'42"E	1.50'
L100	S11°18'18"E	10.00'
L101	S11°18'18"E	10.00'
L102	N78°41'42"E	1.50'
L103	S11°18'18"E	20.00'
L104	S78°41'42"W	1.50'
L105	N11°18'18"W	10.00'
L106	N11°18'18"W	10.00'
L107	S78°41'42"W	1.50'
L108	S11°18'18"E	20.00'
L109	S78°41'42"W	1.50'
L110	S11°18'18"E	10.00'
L111	S55°27'42"W	1.50'
L112	S54°17'22"W	1.50'
L113	N78°41'42"E	11.61'
L114	N11°18'18"W	10.00'
L115	N78°41'42"E	11.61'
L116	S11°18'18"E	10.00'
L117	S11°18'18"E	10.00'
L118	S78°41'42"W	10.00'
L119	S11°18'18"E	20.00'
L120	S78°41'42"W	10.00'
L121	S11°18'18"E	20.00'
L122	S22°40'35"E	21.39'
L123	N89°45'48"E	217.06'
L124	S45°14'12"E	18.36'
L125	S65°07'28"W	10.06'
L126	N63°02'09"W	11.77'
L127	S04°50'38"E	109.54'
L128	S85°41'19"W	10.00'
L129	N04°50'38"W	108.83'
L130	N63°02'09"W	23.53'

LINE TABLE

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- A — NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- B/F — NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEETS #8 AND #9)
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- H/H — NEW ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT (SEE DETAILS ON SHEETS #8 AND #9)
- I — NEW VARYING WIDTH ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

FOR INTERIOR LINEWORK ONLY

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 16784 — WILLIAM H. BAKER, JR. — ARIZONA U.S.A.

FINAL PLAT for

SAGUARO BLOOM "7B", LOTS 203-377, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

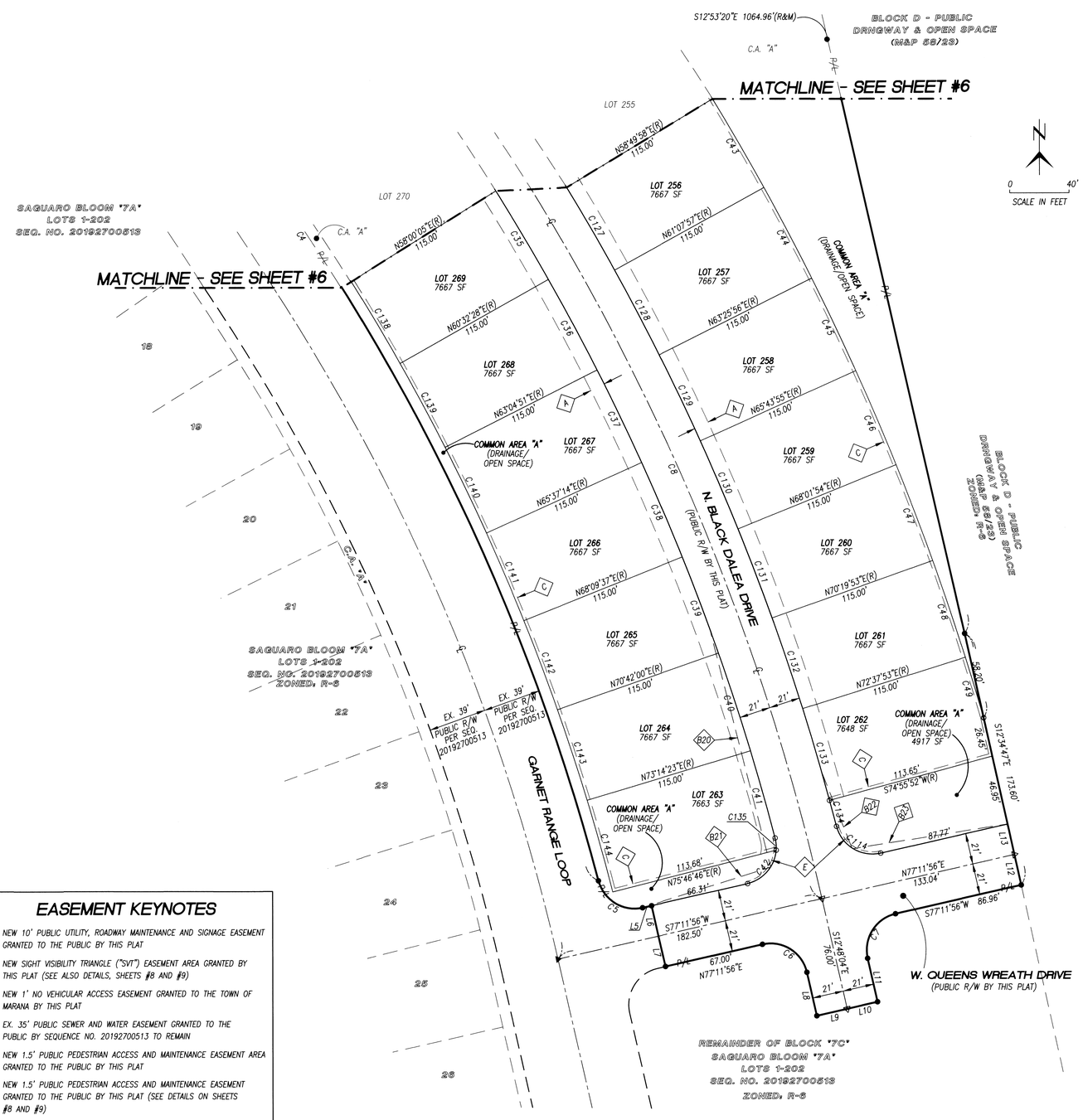
BEING A RESUBDIVISION OF BLOCK 7B AND A PORTION OF BLOCK 7C, AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL) AND COMMON AREAS "A" (DRAINAGE OPEN SPACE) AND "B" (PARK), SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN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

Baker & Associates Engineering, Inc.
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#PRV2007-001 REF.: PRV1904-001; PRV-1811-003; PRV-9955FP; PCZ9607-002 JOB #2458.2 DATE: NOVEMBER 11, 2020 SHEET 6 OF 9

SEQUENCE #_____

SEQUENCE #_____



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	09°23'32"	1439.00	235.89
C2	88°11'58"	25.00	38.48
C3	88°11'58"	25.00	38.48
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	21°59'40"	1582.50	607.48
C9	61°41'51"	200.00	215.36
C10	24°16'02"	1582.50	670.25
C11	25°36'36"	200.00	89.40
C12	21°34'06"	200.00	75.29
C13	10°10'16"	200.00	35.50
C14	20°32'47"	200.00	71.72
C15	18°02'50"	472.00	148.67
C16	10°05'01"	200.00	35.20
C17	10°27'46"	200.00	36.52
C18	01°29'46"	1000.00	26.11
C19	38°50'20"	25.00	16.95
C20	26°22'42"	25.00	11.51
C21	59°35'28"	25.00	26.00
C22	56°42'01"	25.00	24.74
C23	36°52'12"	25.00	16.09
C24	02°32'23"	1561.50	69.22
C25	02°32'23"	1561.50	69.22
C26	02°32'23"	1561.50	69.22
C27	02°32'23"	1561.50	69.22
C28	02°32'23"	1561.50	69.22
C29	02°32'23"	1561.50	69.22
C30	02°32'23"	1561.50	69.22
C31	02°32'23"	1561.50	69.22
C32	02°32'23"	1561.50	69.22
C33	01°10'20"	1561.50	31.94
C34	02°32'23"	1561.50	69.22
C35	02°32'23"	1561.50	69.22
C36	02°32'23"	1561.50	69.22
C37	02°32'23"	1561.50	69.22
C38	02°32'23"	1561.50	69.22
C39	02°32'23"	1561.50	69.22
C40	02°32'23"	1561.50	69.22
C41	02°14'37"	1561.50	61.14
C42	72°53'29"	25.00	31.80
C43	02°17'59"	1718.50	68.98
C44	02°17'59"	1718.50	68.98
C45	02°17'59"	1718.50	68.98
C46	02°17'59"	1718.50	68.98
C47	02°17'59"	1718.50	68.98
C48	02°17'59"	1718.50	68.98
C49	01°25'07"	1718.50	42.55
C50	01°56'45"	1718.50	58.36
C51	01°56'45"	1718.50	58.36
C52	01°56'45"	1718.50	58.36
C53	01°56'45"	1718.50	58.36
C54	01°56'45"	1718.50	58.36
C55	01°56'45"	1718.50	58.36
C56	01°56'45"	1718.50	58.36
C57	75°31'55"	25.00	32.96
C58	53°07'48"	25.00	23.18
C59	57°37'20"	25.00	25.14
C60	07°58'56"	451.00	62.83

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C61	58°08'33"	25.00	25.37
C62	39°45'39"	25.00	17.35
C63	25°55'00"	25.00	11.31
C64	53°37'14"	25.00	23.40
C65	73°53'31"	25.00	32.24
C66	18°02'40"	179.00	56.37
C67	79°37'14"	25.00	34.74
C68	25°24'06"	221.00	97.98
C69	79°32'58"	25.00	34.71
C70	07°14'17"	179.00	22.61
C71	42°16'16"	179.00	132.06
C72	72°44'12"	25.00	31.74
C73	05°27'00"	221.00	21.02
C74	16°06'29"	25.00	7.03
C75	31°44'22"	179.00	99.16
C76	10°47'25"	221.00	41.62
C77	36°22'46"	25.00	15.87
C78	01°26'10"	60.00	1.50
C79	37°24'04"	60.00	39.17
C80	50°38'05"	60.00	53.02
C81	30°05'50"	60.00	31.52
C82	53°37'14"	25.00	23.40
C83	90°00'00"	25.00	39.27
C84	07°13'27"	221.00	27.87
C85	13°19'20"	221.00	51.39
C86	20°32'47"	179.00	64.19
C87	43°46'41"	25.00	19.10
C88	10°27'46"	179.00	32.69
C89	82°36'54"	25.00	36.05
C90	13°09'41"	493.00	113.25
C91	40°22'05"	25.00	17.61
C92	14°40'29"	336.00	86.06
C93	03°34'24"	451.00	28.13
C94	10°27'46"	221.00	40.36
C95	25°55'00"	25.00	11.31
C96	36°52'12"	25.00	16.09
C97	10°05'01"	179.00	31.50
C98	09°36'12"	221.00	37.04
C99	01°29'46"	979.00	25.56
C100	50°31'16"	25.00	22.04
C101	01°27'48"	1021.00	26.08
C102	02°32'23"	1446.50	64.12
C103	02°32'23"	1446.50	64.12
C104	02°32'23"	1446.50	64.12
C105	02°32'23"	1446.50	64.12
C106	02°32'23"	1446.50	64.12
C107	02°32'23"	1446.50	64.12
C108	02°32'23"	1446.50	64.12
C109	02°32'23"	1446.50	64.12
C110	02°32'23"	1446.50	64.12
C111	02°32'23"	1446.50	64.12
C112	01°56'45"	1718.50	58.36
C113	02°17'59"	1718.50	68.98
C114	88°22'53"	25.00	38.56
C115	113°37'14"	25.00	49.58
C116	03°54'02"	1603.50	109.17
C117	01°56'45"	1603.50	54.46
C118	01°56'45"	1603.50	54.46
C119	01°56'45"	1603.50	54.46
C120	01°56'45"	1603.50	54.46

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C121	01°56'45"	1603.50	54.46
C122	01°56'45"	1603.50	54.46
C123	01°56'45"	1603.50	54.46
C124	01°56'45"	1603.50	54.46
C125	02°41'08"	1603.50	75.16
C126	02°17'59"	1603.50	64.36
C127	02°17'59"	1603.50	64.36
C128	02°17'59"	1603.50	64.36
C129	02°17'59"	1603.50	64.36
C130	02°17'59"	1603.50	64.36
C131	02°17'59"	1603.50	64.36
C132	02°17'59"	1603.50	64.36
C133	02°17'59"	1603.50	64.36
C134	00°38'57"	1603.50	18.17
C135	18°49'27"	25.00	8.21
C136	00°29'41"	1561.50	13.48
C137	02°32'23"	1446.50	64.12
C138	02°32'23"	1446.50	64.12
C139	02°32'23"	1446.50	64.12
C140	02°32'23"	1446.50	64.12
C141	02°32'23"	1446.50	64.12
C142	02°32'23"	1446.50	64.12
C143	02°32'23"	1446.50	64.12
C144	02°32'23"	1446.50	64.12
C145	90°00'00"	25.00	39.27
C146	53°07'48"	25.00	23.18
C147	39°45'39"	25.00	17.35
C148	36°52'12"	25.00	16.09
C149	57°09'38"	25.00	24.94
C150	57°37'20"	25.00	25.14
C151	21°27'42"	25.00	9.36
C152	17°43'46"	221.00	68.39
C153	11°26'35"	221.00	44.14
C154	17°26'53"	221.00	67.30
C155	11°06'05"	336.00	65.10
C156	03°34'24"	336.00	20.96
C157	32°59'06"	25.00	14.39
C158	01°19'51"	1603.50	37.25
C159	00°38'34"	1561.50	17.52
C160	00°43'53"	1603.50	20.47
C161	00°54'54"	1603.50	25.61
C162	40°58'54"	25.00	17.88
C163	06°04'55"	177.50	18.84
C164	06°04'55"	179.00	19.00
C165	36°55'56"	61.50	39.64
C166	01°10'20"	1560.00	31.91

CURVE TABLE

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEETS #8 AND #9)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
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FOR INTERIOR LINEWORK ONLY

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 16784 — WILLIAM H. BAKER, JR. — Signature 11-17-20 — ARIZONA U.S.A.

FINAL PLAT for

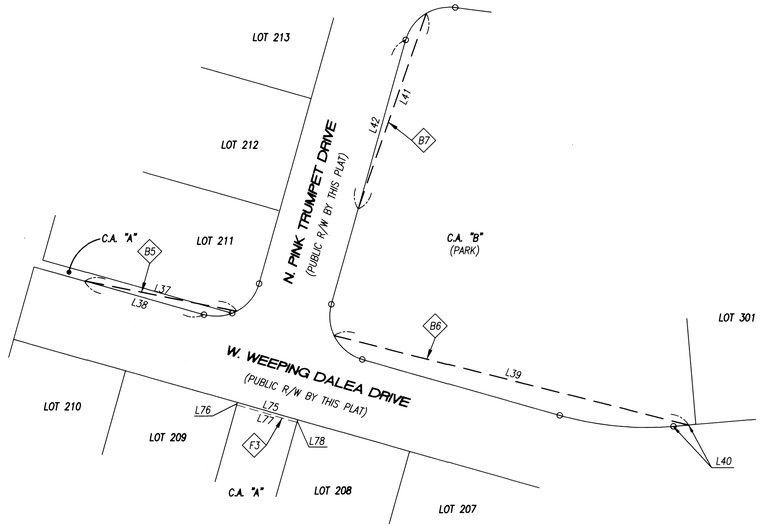
SAGUARO BLOOM "7B", LOTS 203-377, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

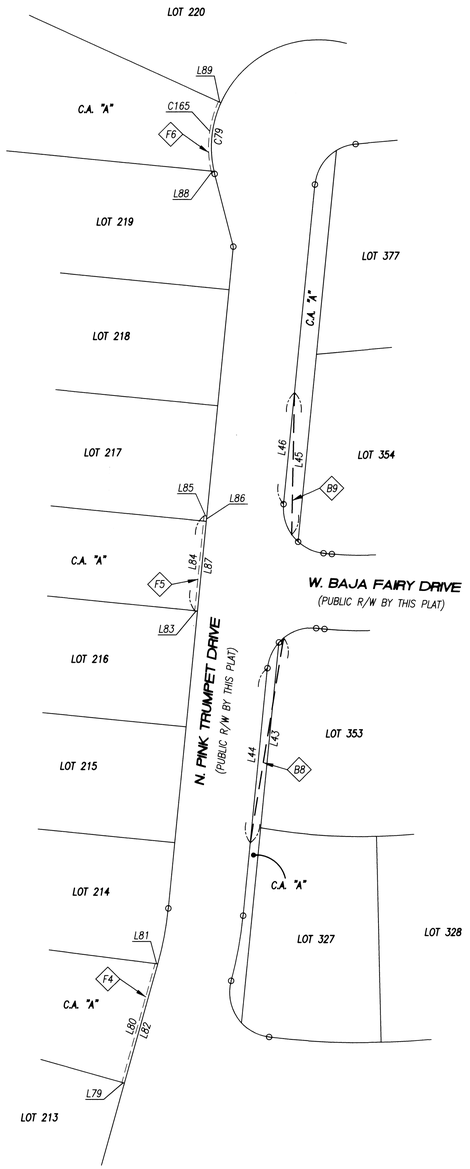
BEING A RESUBDIVISION OF BLOCK 7B AND A PORTION OF BLOCK 7C, AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL) AND COMMON AREAS "A" (DRAINAGE OPEN SPACE) AND "B" (PARK), SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN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

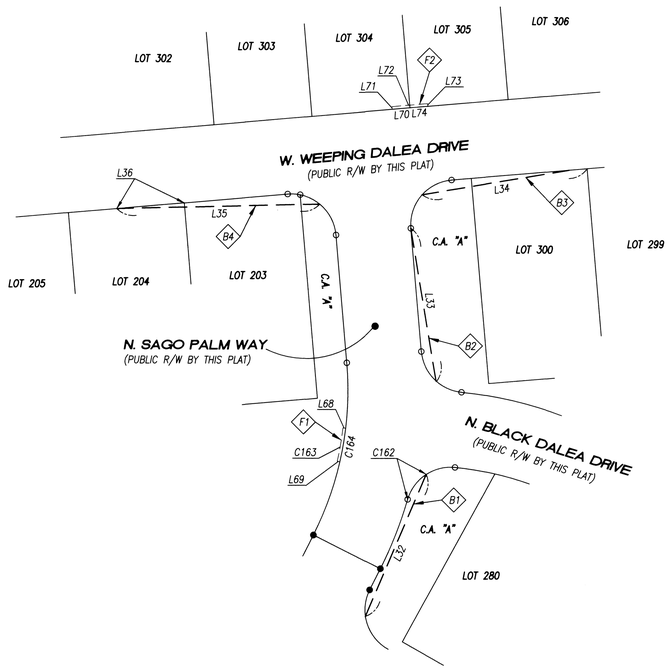
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

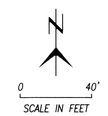
#PRV2007-001 REF.: PRV1904-001; PRV-1811-003; PRV-9955FP; PCZ9607-002 JOB #2458.2 DATE: NOVEMBER 11, 2020 SHEET 7 OF 9

SEQUENCE #_____









B1 - B9 SIGHT VISIBILITY TRIANGLES
F1 - F6 PUBLIC PEDESTRIAN ACCESS EASEMENTS

FOR INTERIOR LINEWORK ONLY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16784
WILLIAM H.
BAKER, JR.
EXPIRES 11-17-20
ARIZONA U.S.A.

FINAL PLAT for

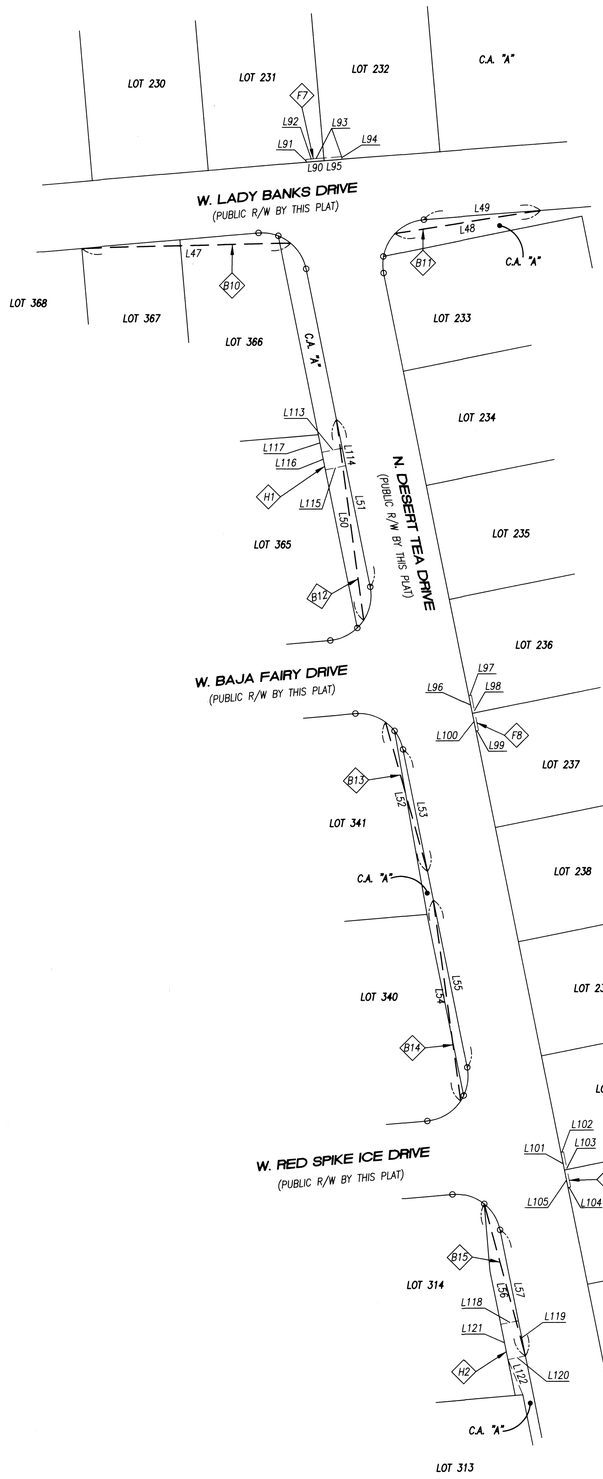
SAGUARO BLOOM "7B", LOTS 203-377, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

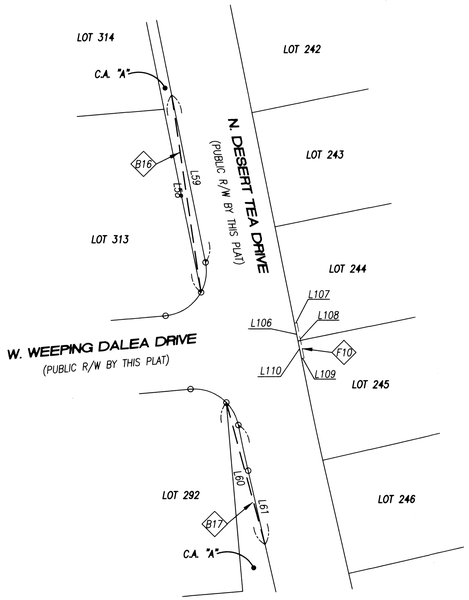
BEING A RESUBDIVISION OF BLOCK 7B AND A PORTION OF BLOCK 7C, AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL) AND COMMON AREAS "A" (DRAINAGE OPEN SPACE) AND "B" (PARK), SEQUENCE NO. 20192700513
LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E,
G&SRB&M, TOWN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

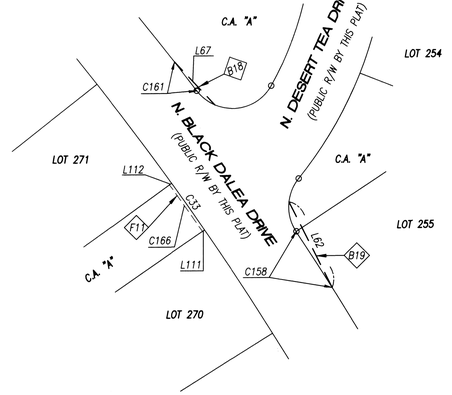
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

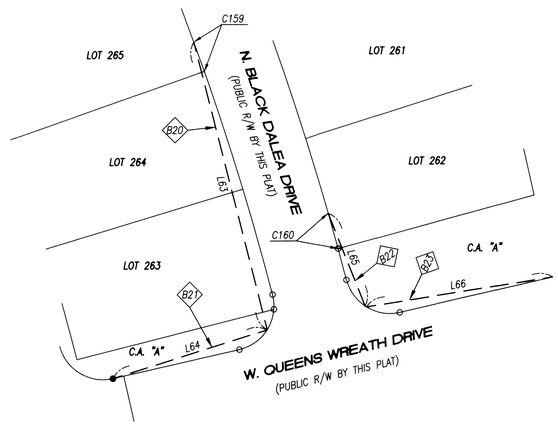
#PRV2007-001 REF.: PRV1904-001; PRV-1811-003; PRV-9955FP; PCZ9607-002 JOB #2458.2 DATE: NOVEMBER 11, 2020 SHEET 8 OF 9

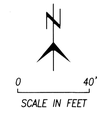
SEQUENCE #











B10 - B23 SIGHT VISIBILITY TRIANGLES
F7 - F11 PUBLIC PEDESTRIAN ACCESS EASEMENTS

FOR INTERIOR LINEWORK ONLY



FINAL PLAT for

SAGUARO BLOOM "7B", LOTS 203-377, 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

#PRV2007-001

REF.: PRV1904-001; PRV-1811-003; PRV-9955FP; PCZ9607-002

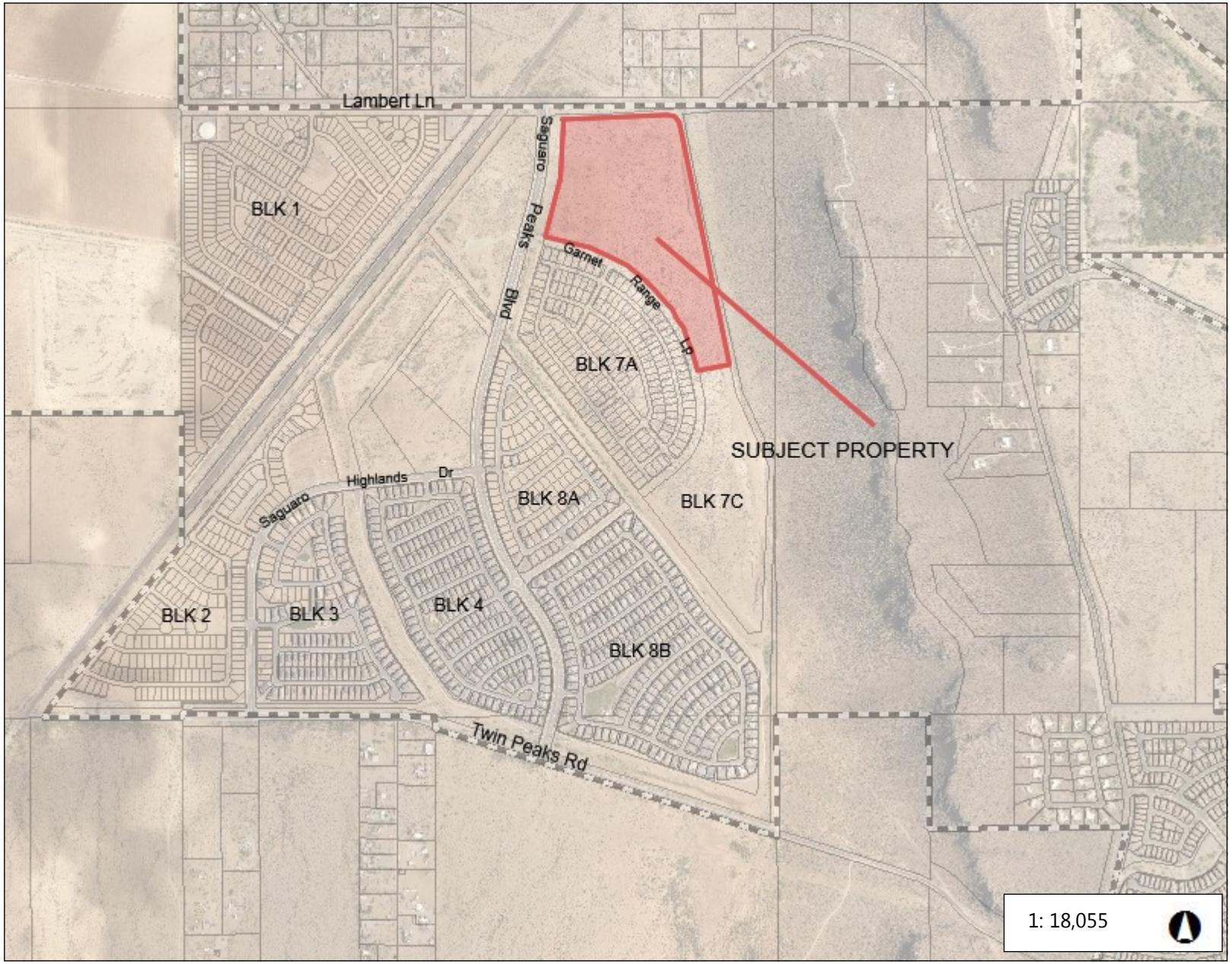
JOB #2458.2 DATE: NOVEMBER 11, 2020 SHEET 9 OF 9

SEQUENCE #

SEQUENCE #_____

Town of Marana Planning

PRV2007-001 Saguaro Bloom 7B Final 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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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 / 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: Brent Davis		
Address: 3580 W. Ina Road, Ste. 100	City: Tucson	State: AZ	Zip: 85741
Email: btdavis@drhorton.com	Phone No.: (520) 790-6005		
Consultant/Engineer: Baker & Assoc. 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.: (520) 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.)

Brent Davis		4/22/20
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No. SUY533:0834 **Date Received** :25525353

Revision Date 03/29/2019

RIGHT OF WAY EASEMENT

TOWN OF MARANA, AN ARIZONA MUNICIPAL CORPORATION

(hereinafter referred to as "Grantor"), hereby grants to **Tucson Electric Power Company**, an Arizona corporation, its successors and assigns (hereinafter referred to as "Grantee"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a perpetual non-exclusive easement and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time electric lines and appurtenant facilities for the transmission and distribution of electricity, consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers, concrete pads, risers, poles, anchors, guy wires and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for communication facilities of other entities (taken together, the “Facilities”), in, over, under, across and along that certain real property described as follows (the “Easement”):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor further conveys to Grantee, for purposes of ingress and egress to the Easement, a right of access over, upon or along Grantor’s property as is reasonably necessary to access the Easement. Grantee shall repair any damage to Grantor’s property that results from any such ingress or egress.

Grantor agrees for itself, its successors and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, landscaping, earth fill, walls or fences upon the Easement that would impair the repair, maintenance or removal of any or all of the Facilities. All Facilities, including electrical and communication structures installed by Grantee in and upon the Easement, shall remain the personal property of the Grantee and shall not be deemed a part of the realty.

Grantee and its contractors, agents and employees shall have the right to trim or top such trees and to cut such roots and remove such obstacles that could endanger or interfere with the Facilities, and shall have free access to the Facilities at all times for the purpose of exercising the rights herein granted.

Grantee shall have the right during initial construction of the Facilities, to use for the purposes incidental to said construction, a strip of land 10 feet in width adjacent and contiguous to the Easement, said strip to be in whole or in part on each side of the Easement, said right to use said strip of land ceasing and being terminated at such time as said initial construction is completed.

Grantor shall not increase or decrease the ground surface elevation within the boundaries of the Easement after approved final grade is established and meets Grantee’s construction standards. Subsequent to the construction, the ground surface shall not be penetrated to a depth in excess of 12 inches by any tool or implement, without having the underground facilities located and taking all necessary precautions to protect them. If subsequent to construction Grantor changes the grade in such a way as to require relocation or alteration of the Facilities, the cost shall be borne by Grantor or subsequent owners.

Grantor hereby agrees that these covenants are made for the herein-described real property which is the subject of this Easement. Grantor hereby warrants and represents, and acknowledges Grantee’s reliance upon said warranty and representation, that Grantor has good and sufficient title to the real property in order to grant this Easement.

In consideration of the mutual terms, covenants and conditions herein contained, this easement shall be binding upon and inure to benefit of any heirs, executors, administrators, permittees, licensees, agents, or assigns of Grantor and any successors and assigns of Grantee.

In witness hereof, the Grantor has executed these presents this _____ day of _____, 2020.

Town of Marana, an Arizona municipal corporation

_____
SIGNATURE

_____
PRINTED NAME

_____
TITLE

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____ as _____ for Town of Marana, an Arizona municipal corporation.

_____
Notary Public

Baker & Associates Engineering, Inc.

William H. Baker Jr., P.E., R.L.S.
Martin V. Magelli, P.E.

3561 E. Sunrise Dr., Suite 225
Tucson, Arizona 85718
520.318.1950 Fax 318.1930

EXHIBIT "A"

LEGAL DESCRIPTION

A varying width easement over all that portion of Block "D", as recorded in the final plat for Saguaro Springs, Blocks 1 - 10 and A - D, and Lots 1 - 9 and A and B,Maps and Plats Book 58, Page 23, in the Office of the Pima County Recorder, lying within Section 18, Township 12 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of Block "7B" as recorded in the final plat for Saguaro Bloom "7A", Lots 1 - 202, Blocks "7B" and "7C" and Common areas "A" and "B," Sequence Number 20192700513, in the Office of the Pima County Recorder, also being on the south line of said Block "D";

THENCE North 89°45'48" East, along said south line of said Block "D," a distance of 104.43 feet to the POINT OF BEGINNING;

THENCE North 45°14'12" West, a distance of 49.50 feet;

THENCE South 89°45'48" West, a distance of 7.93 feet;

THENCE North 00°14'12" West, a distance of 15.00 feet to a point on the south right-of-way line of Lambert Lane as recorded in Maps and Plats Book 58, Page 23, said line also being along on the north line of said Block "D";

THENCE North 89°45'48" East along said line, a distance of 15.00 feet;

THENCE South 00°14'12" East, a distance of 7.93 feet;

THENCE South 45°14'12" East, a distance of 52.43 feet;

THENCE North 89°45'48" East, a distance of 207.74 feet;

THENCE North 85°41'19" East, a distance of 606.83 feet;

EXHIBIT "A"

LEGAL DESCRIPTION - Continued

THENCE South 63°02'09" East, a distance of 21.83 feet;

THENCE South 04°50'38" East, a distance of 5.88 feet to a point on the south line of said Block "D," also being the north line of said Block "7B";

THENCE along said lines the following three courses:

THENCE North 63°02'09" West, a distance of 23.53 feet;

THENCE South 85°41'19" West, a distance of 605.61 feet;

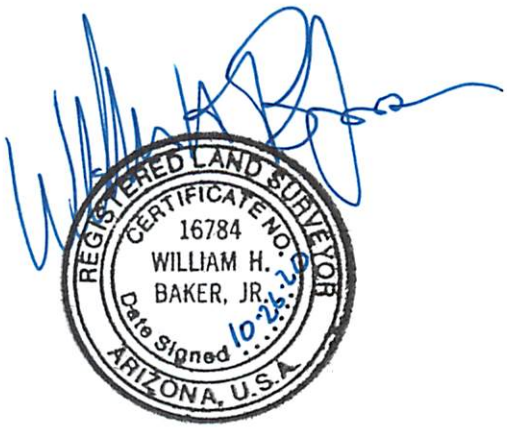
THENCE South 89°45'48" West, a distance of 217.06 feet to the POINT OF BEGINNING;

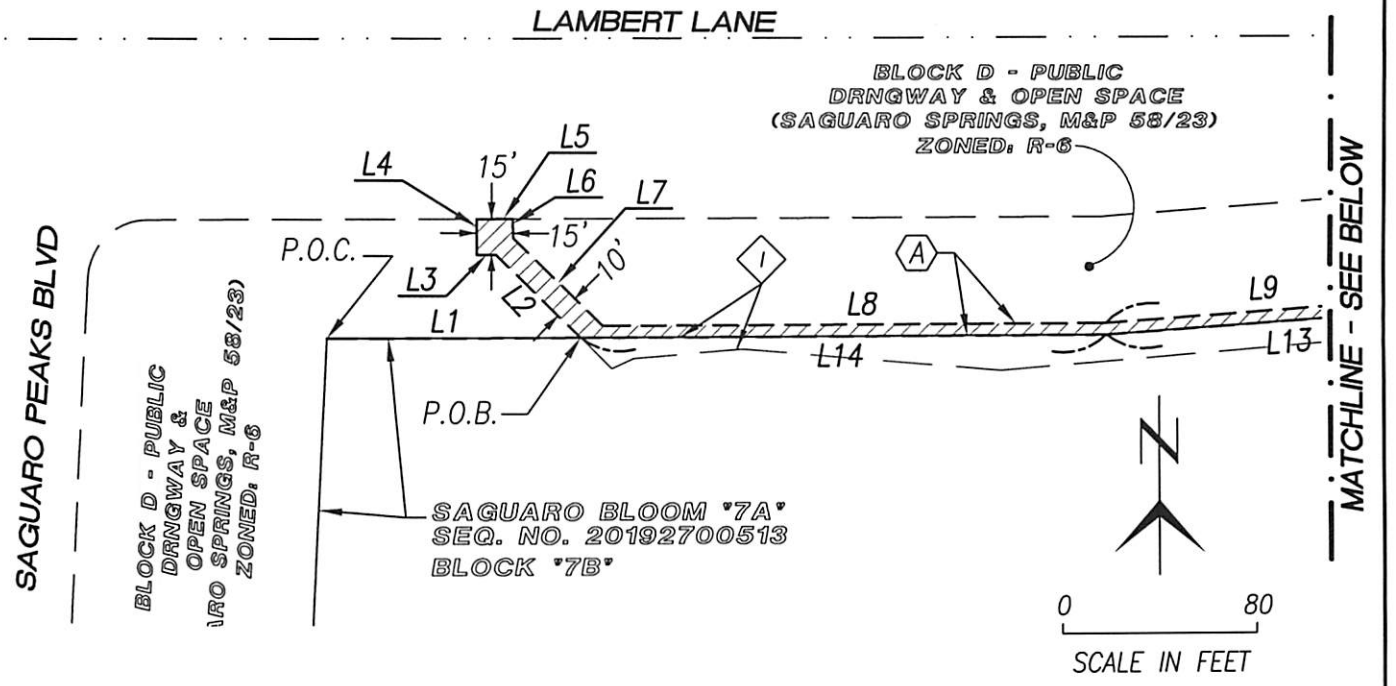
Containing 4,916 SF (0.1 acres) of land, more or less.

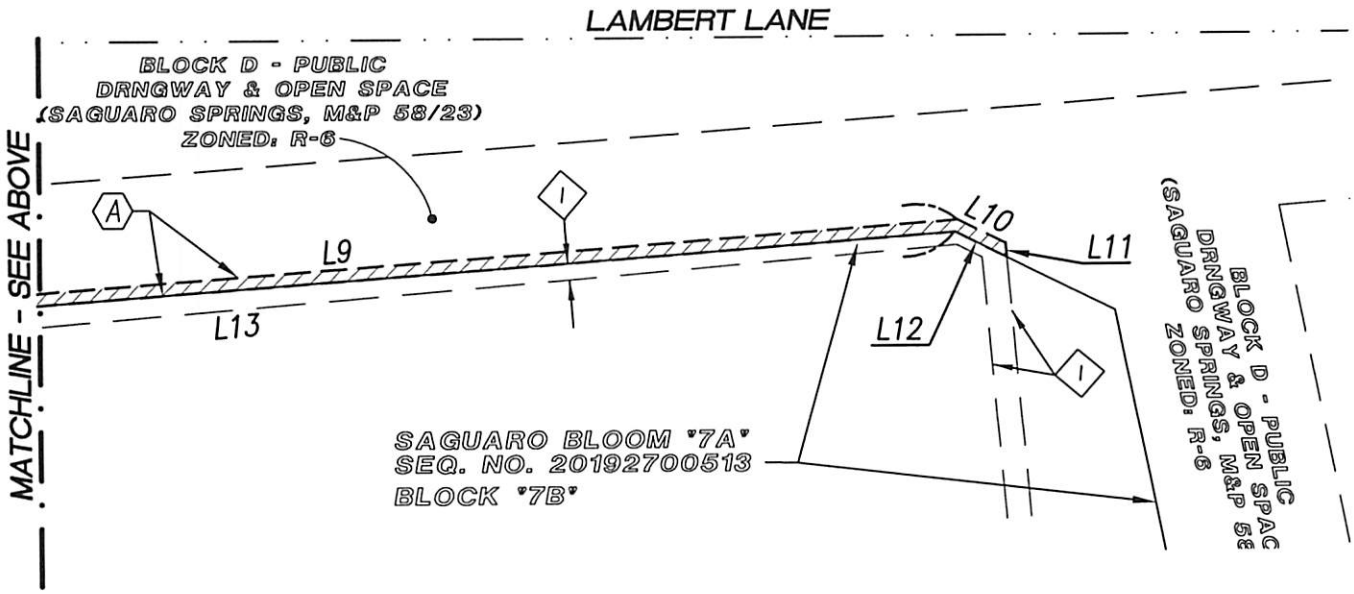
Basis of Bearing: The North line of Northwest quarter of Section 18, Township 12 South, Range 12 East, as shown on the final plat of Saguaro Springs, Block 1 thru 10 and "A" thru "D" and Lots 1 thru 9 and "A" and "B", as recorded in Book 58 of Maps and Plats Page 23. Said Bearing being North 89°47'51" East.

October 22, 2020

x:\2458.2\wpdoc\Legal - Offsite Easement.wpd







LEGEND

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

A NEW VARYING WIDTH TUCSON ELECTRIC POWER EASEMENT

1 ADDITIONAL TEP ELECTRIC EASEMENT PER NEW SAGUARO BLOOM "7B" FINAL PLAT

EXHIBIT "B"

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

PAGE 3

Y:\2458.2\OFFSITE EASEMENT\2458.2-ESMT EXHIBIT, 10/22/2020

NUMBER	DIRECTION	DISTANCE
L1	N89°45'48"E	104.43'
L2	N45°14'12"W	49.50'
L3	S89°45'48"W	7.93'
L4	N00°14'12"W	15.00'
L5	N89°45'48"E	15.00'
L6	S00°14'12"E	7.93'
L7	S45°14'12"E	52.43'
L8	N89°45'48"E	207.74'
L9	N85°41'19"E	606.83'
L10	S63°02'09"E	21.83'
L11	S04°50'38"E	5.88'
L12	N63°02'09"W	23.53'
L13	S85°41'19"W	605.61'
L14	S89°45'48"W	217.06'

LINE TABLE

Y:\2458.2\OFFSITE EASEMENT\2458.2-ESMT EXHIBIT, 10/22/2020

EXHIBIT "B"

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

PAGE 4

Council-Regular Meeting **A5**

Meeting Date: 12/15/2020

To: Mayor and Council

Submitted For: Heath Vescovi-Chiordi, Assistant to the Town Manager

From: Heath Vescovi-Chiordi, Assistant to the Town Manager

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2020-136: Relating to Intergovernmental Relations; adopting a 2021 Town of Marana Legislative Policy Priority Program and authorizing and directing those authorized to lobby on behalf of the Town of Marana to represent and pursue it (Heath Vescovi-Chiordi)

Discussion:

Each calendar year, in anticipation of the State Legislative Session, the Marana Town Council reviews and adopts a legislative policy priority program. This program captures issues and policy areas of importance to the Town of Marana's interests, such as state shared revenues, protection of local control, and other Town-related issues. This resolution provides the necessary authority from the Marana Town Council for Staff and contracted lobbyists to pursue the policies within the legislative program at the State Legislature. While many issues and policies from prior years are retained year over year in this legislative program, Town Staff did review the agenda with the Town's lobbying firm, Triadvocates, and made updates to reflect potential initiatives in the upcoming 2021 legislative session.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

I move to adopt Resolution No. 2020-136; adopting a 2021 Town of Marana Legislative Policy Priority Program and authorizing and directing those authorized to lobby on behalf of the Town of Marana to represent and pursue it.

Attachments

Resolution 2020-136

Triadvocates Election Legislative Update

MARANA RESOLUTION NO. 2020-136

RELATING TO INTERGOVERNMENTAL RELATIONS; ADOPTING A 2021 TOWN OF MARANA LEGISLATIVE POLICY PRIORITY PROGRAM AND AUTHORIZING AND DIRECTING THOSE AUTHORIZED TO LOBBY ON BEHALF OF THE TOWN OF MARANA TO REPRESENT AND PURSUE IT

BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. Those persons authorized by the Town of Marana to lobby on its behalf and registered as such with the Secretary of the State of Arizona pursuant to Arizona Revised Statutes § 41-1231 et seq. (the "Town Lobbyists") are hereby authorized and directed, subject to the continuing supervision of the Town Manager and the Town Council, to represent and pursue the legislative, executive and intergovernmental interests of the Town of Marana by supporting legislation that embodies any of the following basic principles:

A. Protects state-shared revenues that fund essential services and strengthen local economies.

B. Maintains local control while seeking partnership between municipalities and the State.

C. Empowers the Town of Marana with sufficient flexibility to address an expanding and changing variety of local needs and conditions.

D. Establishes appropriate means to adequately compensate the Town for the costs of complying with state-mandated requirements.

E. Provides the Town with the means to cope with unfunded mandates, cost increases, population growth and escalating service requirements.

F. Enables the Town to provide public services in a more responsive, efficient and cost-effective manner.

G. Ensures that the Town has the ability to provide, manage or operate critical infrastructure necessary to promote or maintain the health and safety of residents, preserve and direct land use and ensure the future sustainability of the community.

SECTION 2. In addition to those basic principles set forth in Section 1 of this resolution, the Town Lobbyists are authorized and directed to pursue the following specific objectives:

A. Support the maintenance and/or restoration of existing sources of transportation funding for municipalities, including the Highway User Revenue Fund (HURF) and Local Transportation Assistance Fund (LTAF) I and II.

B. Support the maintenance, restoration and/or expansion of existing economic development programs and funding and the creation of new programs and tools to support local economic development.

C. Support efforts to preserve access to water for municipal governments, including continuation of statutory responsibility to develop and manage water resources in order to provide existing and future residents with appropriate levels of service.

D. Support legislation that encourages provision of funding for high quality potable water resources and infrastructure for residents of local Arizona municipalities.

E. Support legislation that simplifies Arizona's tax codes while protecting the Town's state-shared revenue allocations, contracting sales tax and other tax revenue sources.

F. Support efforts that develop mutually beneficial solutions to state land use issues, including expedited land acquisition processes and timely resolutions to issues regarding protected land.

G. Support legislation that focuses on maintaining current or allocating additional funding for airport-related development efforts, including but not limited to Economic Development, capital improvements and maintenance, and funding of an air traffic control tower.

H. Support legislation regarding COVID19 relief, including but not limited to budget support for local municipal operations and municipal liability protection.

SECTION 3. Legislation that is inconsistent with any of the basic principles or objectives set forth in Sections 1 and 2 above should be opposed or appropriate amendments pursued.

SECTION 4. The Town 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 this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 15th day of December, 2020.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

TRIADVOCATES LLC





TOWN OF MARANA

Elections & Legislative Update

December 15, 2020

Today's Agenda

- Arizona Election Overview
- 2021 Arizona Legislature
- Political Landscape

MARANA AZ



Arizona Election Overview



Arizona Election Overview

- 3,420,565 – *Number of ballots cast (compared to 2,661,497 in 2016)*
- 79.9% – *Voter turnout; the highest in Arizona history*
- 1996 – *Last time Arizona voted for a Democratic presidential candidate (Clinton)*
- 1953 – *Last time Arizona had two Democratic U.S. Senators*
- Republicans will maintain majorities despite predictions that Democrats could flip one or both state legislative chambers,
- Both Prop. 207 (marijuana) and Prop. 208 (education funding) easily passed

Federal Races

President



Joe Biden (D)
49.36%
1,672,143



Donald Trump (R)
49.06%
1,661,686



U.S. Senate



Mark Kelly (D)
51.16%
1,716,467



Martha McSally (R)
48.81%
1,637,661



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2

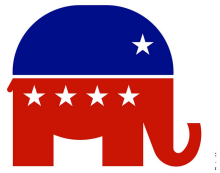
Kelly will finish late Sen. McCain's term set to expire in two years and is expected to run for reelection in 2022.

Federal Races – U.S. Congress

Race	Candidate	Vote
CD 1	Tom O'Halleran* (D)	51.61%
CD 2	Ann Kirkpatrick* (D)	55.10%
CD 3	Raúl Grijalva* (D)	64.57%
CD 4	Paul Gosar* (R)	69.74%
CD 5	Andy Biggs* (R)	58.88%
CD 6	David Schweikert* (R)	52.17%
CD 7	Ruben Gallego* (D)	76.69%
CD 8	Debbie Lesko* (R)	59.56%
CD 9	Greg Stanton* (D)	61.63%

** Incumbent*





5 *4*

All incumbents will return to D.C. The current party ratio for the Arizona delegation remains the same.

Ballot Measures



Proposition 207

Legalizes possession and use of marijuana for adults (21+) in Arizona and permits individuals to grow up to six marijuana plants in their residences.

✔ Yes 60.03%
No 39.97%



Proposition 208

Establishes an income tax surcharge on taxable annual income over a certain threshold – $250,000 in income for single persons, $500,000 for married joint filers – to provide additional funds for public K-12 education.

✔ Yes 51.75%
No 48.25%



2021 Arizona Legislature

2021 Arizona Legislature





16 Seats

14 Seats

Current Split: 17 – 13

31 Seats

29 Seats

Current Split: 31-29

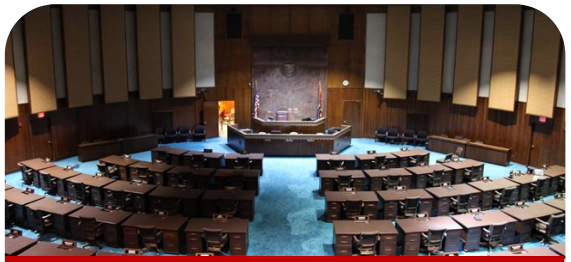
2021 Legislative Leadership



Senate

Majority Leadership:
- **Karen Fann**, President
- **Vince Leach,** President Pro-Temp
- **Rick Gray**, Majority Leader
- **Sonny Borrelli**, Majority Whip

Minority Leadership:
- **Rebecca Rios,** Minority Leader
- **Lupe Contreras**, Assistant Leader
- **Martín Quezada**, Co-Whip
- **Victoria Steele**, Co-Whip



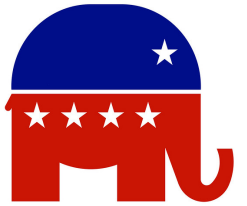
House

Majority Leadership:
- **Rusty Bowers**, Speaker
- **Travis Grantham,** Speaker Pro-Temp
- **Ben Toma**, Majority Leader
- **Leo Biasiucci**, Majority Whip

Minority Leadership:
- **Reginald Bolding**, Minority Leader
- **Jennifer Longdon**, Assistant Leader
- **Domingo DeGrazia**, Whip

MARANA DELEGATION

DISTRICT	SENATE	HOUSE
LD 11	**Sen. Vince Leach (R)** 1. Appropriations 2. Finance 3. Judiciary	**Rep. Brett Roberts (R)** 1. Military Affairs & Public Safety 2. Education 3. Criminal Justice Reform **Rep. Mark Finchem (R)** 1. Military Affairs & Public Safety 2. Natural Resources, Energy & Water 3. Judiciary
LD 9	**Sen. Victoria Steele (D)** 1. Transportation 2. Natural Resources, Energy & Water	**Dr. Randy Friese (D)** 1. Appropriations 2. Health & Human Services **Rep. Pamela Powers Hannley (D)** 1. Commerce 2. Ways & Means



3 Seats



3 Seats



Political Landscape

Political Landscape

- GOP trifecta remains intact; strong conservative leadership in both chambers
- Tensions continue to rise between some GOP legislators and the Governor regarding executive power
- Party ratios are nearly identical, but dynamics within caucuses will significantly shift (deficit in moderate legislators; new minority leadership in the House)
- 15 new legislators; 2 in the Senate (1 R, 1 D) and 13 in the House (10 Rs, 3 Ds)
- State revenue collections have been higher than anticipated
- Bills from last session may be "fast-tracked" in some capacity
- Legislating in the midst of a global pandemic; logistical unknowns
  - Legislative Opening Day is January 11, 2021

STATE FISCAL FORECAST

Finance Advisory Committee – October 8, 2020

- State revenue collections have been higher than anticipated (what was projected to be a $(190)M FY20 shortfall due to COVID is now an ending balance of $372M for FY20);
- New estimates project a FY21 ending balance of $411M and a FY22 ending balance of $93M, assuming no long-term spikes in COVID require business shutdowns
- The higher FY 2020 balance is a function of both revenue growth and the Executive using $396M from the federal CRF monies to supplant General Fund spending.
- $970 million remains in the Rainy-Day Fund



CRF CARES ACT – AZ ALLOCATIONS

Arizona's total Coronavirus Relief Fund allocation is $2.82 billion for state and local governments. The state received $1.86 billion, to date the Governor has committed approximately $1.48 billion and has about $380 million left to allocate.

The following has been allocated:

- $441 M to small local governments. Full list of individual allocations
- $396 M to reimburse $300 million in General Fund spending for public safety and health personnel costs, $96 million in Other State Fund spending
- $370 M to public schools for enrollment declines
- $150 M for the AZ Express Pay Program, to expedite payment for FEMA grants
- $70 M to Department of Health Services for direct COVID expenses
- $25 M to increase hospital staffing
- $9 M to the Secretary of State for COVID-19 response efforts and early voting opportunities
- $8 M to the universities for testing, surveillance, and other response efforts
- $5 M for support of 2020 census
- $4 M to AZ Office of Tourism to develop a strategic recovery plan & domestic marketing
- $2 M for the AZ Commerce Authority to assist businesses
- $2 M for the AZ Stay Connected Program to provide $10,000 technology grants to skilled nursing facilities and Intermediate Care Facilities.
- $2 M for AZ Virtual Teacher Institute

2020 Policy Issues Expected to Carryover in 2021

- Transportation / Gas Tax
- Public Works Contract Payment
- Tourism Marketing Authority
- Firefighters Workers Comp Cancer Presumption
- State Affordable Housing Tax Credit
- Short Term Rentals Reform
- COVID-19 Civil Liability



Policy Issues Expected in 2021

- Election Reform
- Criminal Justice Reform
- Autonomous Vehicle Legislation
- Construction Tax Reform
- Alcohol To-Go Legislation
- Innovative Healthcare Solutions; Telehealth
- Broadband Expansion
- COVID-19 Related Response



TRIADVOCATES LLC



Julie Rees, Principal
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Lourdes Peña, Public Affairs Advisor
Lourdes@triadvocates.com

Council-Regular Meeting **A6**

Meeting Date: 12/15/2020

To: Mayor and Council

From: Curry C. Hale, Human Resources Director

Date: December 15, 2020

Strategic Plan Focus Area:
Progress & Innovation

Strategic Plan Focus Area Additional Info:

Principle Statement 1/We will explore bold ideas and best practices as a catalyst for forward-thinking and visionary community leadership.

Subject: Resolution No. 2020-137: Relating to Personnel; approving a mid-year Team Performance Pay increase effective as of the pay period starting on January 2, 2021 for eligible Town of Marana employees and approving a corresponding budget capacity transfer from the general fund contingency line item to each applicable department budget in the Fiscal Year 2020-2021 budget (Curry C. Hale)

Discussion:

The Town of Marana is committed to providing a highly competitive compensation package for its employees. In alignment with the Strategic Plan, the Town's goal is to recruit and retain high-performing employees who develop innovative approaches to serving citizens and community partners.

This item proposes to reward all eligible Town employees a 3% mid-year Team Performance Pay increase for the pay period starting on January 02, 2021.

This Team Performance Pay is based on performance and behavior that is aligned with the Town's strategic plan, policies, directives and cultural values (dedicated service, respect, teamwork and engaged innovation). This adjustment takes into consideration the Town's pay philosophy to maintain a competitive position in the market and to recognize and reward employees who push the organization toward excellence.

Team Performance Pay Eligibility

1. Regular full- and part-time classified, sworn, and unclassified employees, hired on or before July 1, 2019 and not at the top of their pay range.
2. Regular full- and part-time classified, sworn, and unclassified employees hired between July 2, 2019 and December 31, 2019 and not at the top of their pay range are eligible to receive a pro-rated adjustment.
3. Employees are not eligible if they would not have been eligible for increases on July 1, 2020 (i.e. if hired on or after January 1, 2020).
4. Employees classified in term-limited temporary (TLT) and short-term temporary (STT) positions (i.e. Lifeguards, Sports Officials, Interns, etc.) are not eligible.
5. Contract employees' (Town Manager and Town Magistrate) eligibility shall be determined by the terms of any employment agreement approved by the Council.
6. Employees who have received either a corrective action memo or a written reprimand during Fiscal Year 2020 are eligible to receive 1%.
7. Employees who have been on leave status for more than six months, suspended, involuntarily demoted, or have received more than either one corrective action memo or one written reprimand during Fiscal Year 2020 are not eligible. Employees receiving a combination of a Work or Performance Improvement Plan (WIP/PIP) and either a corrective action memo related to expectations outlined in the WIP/PIP or written reprimand during Fiscal Year 2020 are not eligible.
8. A department head has the option to seek approval from the Town Manager for a 6 month delayed pay adjustment regarding the withheld adjustment if no further WIP/PIP or disciplinary action is issued to the employee during that 6 month period.

The Team Performance Pay increase recommended is 3%. The estimated cost of this increase is $441,000 for the remainder of the fiscal year. The estimated annualized cost of increase is $882,000.

Approval of this agenda item would require budget capacity to be transferred from the General Fund Contingency budget to each individual department's budget in the General Fund, the Bed Tax Fund, Water Fund, Water Reclamation Fund and Airport Fund.

Financial Impact:

Fiscal Year:	2021
Budgeted Y/N:	N
Amount:	$441,000

The estimated cost associated with the 3% mid-year Team Performance Pay increase for the pay period starting on January 02, 2021 is $441,000 for fiscal year 2021, while the Town's annualized budget impact for ongoing salary expense is estimated at $882,000.

Staff Recommendation:

Staff recommends adoption of Resolution No. 2020-137, approving the necessary amount of budget capacity to transfer from general fund contingency for a 3% mid-year Team Performance Pay increase for the pay period starting on January 02, 2021 for eligible Town of Marana employees.

Suggested Motion:

I move to adopt Resolution No. 2020-137, approving the necessary amount of budget capacity to transfer from general fund contingency for a 3% mid-year Team Performance Pay increase for the pay period starting on January 02, 2021 for eligible Town of Marana employees.

Attachments

Resolution 2020-137

Exhibit A

Mid-Year Increase Presentation

MARANA RESOLUTION NO. 2020-137

RELATING TO PERSONNEL; APPROVING A MID-YEAR TEAM PERFORMANCE PAY INCREASE EFFECTIVE AS OF THE PAY PERIOD STARTING ON JANUARY 2, 2021 FOR ELIGIBLE TOWN OF MARANA EMPLOYEES AND APPROVING A CORRESPONDING BUDGET CAPACITY TRANSFER FROM THE GENERAL FUND CONTINGENCY LINE ITEM TO EACH APPLICABLE DEPARTMENT BUDGET IN THE FISCAL YEAR 2020-2021 BUDGET

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

WHEREAS due to the uncertainty of the budget due to the unknown impact of the COVID-19 pandemic, the Town of Marana did not provide a Team Performance Pay Adjustment to its employees for fiscal year 2021; and

WHEREAS the Town has determined after a careful review of its budget at mid-year that funding is available to grant a Team Performance Pay Adjustment to eligible employees beginning with the pay period starting on January 2, 2021; and

WHEREAS Town of Marana employees are positive and professional and strive to provide the best public service to the Town and its citizens; and

WHEREAS the Town of Marana is committed to expressing its support and appreciation of its employees; and

WHEREAS on July 21, 2020, the Town Council adopted the fiscal year 2020-2021 budgetary document and overall financial plan which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds; and

WHEREAS transferring amounts within the fiscal year 2020-2021 budget will not significantly impact the General Fund; and

WHEREAS reallocations of budgetary amounts between the contingency line item in the General Fund to other line items are necessary from time to time; and

WHEREAS the Town Council finds that approving a mid-year Team Performance Pay Adjustment for eligible employees and approving the budgetary reallocations addressed by this resolution are in the best interest of the Town of Marana.

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

SECTION 1. The Town Council of the Town of Marana hereby approves a mid-year Team Performance Pay Adjustment effective as of the pay period starting on January 2, 2021, for eligible employees, as described in Exhibit A, attached to and incorporated by this reference in this resolution.

SECTION 2. The transfer of budget capacity for the mid-year Team Performance Pay Adjustment from the General Fund contingency line item to each applicable department budget in the fiscal year 2020-2021 budget is hereby approved.

SECTION 3. 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 this resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of December, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Town of Marana
Fiscal Year 2021 Team Performance Pay

The Town is committed to providing fair and competitive compensation to its employees through performance and behavior based pay that align with the Town's strategic plan, policies, directives and cultural values (dedicated service, respect, teamwork, and engaged innovation). Our compensation philosophy is to have a strategy that attracts, retains and motivates employees to accomplish the organization's goals and objectives. The Town's compensation strategy focuses on annual team performance and behavior in lieu of market-based adjustments.

After careful review of the Fiscal Year 2021 budget at mid-year, funding is available to grant eligible employees a mid-year Team Performance Pay adjustment of up to 3.0%. Employees eligible for the Team Performance Pay adjustment will receive no more than 3.0% within their paygrade, not to exceed the maximum of their paygrade. If the Team Performance Pay adjustment for an eligible employee exceeds the maximum of their paygrade, they will receive a lump sum payment for the portion of their increase that exceeds the maximum of their paygrade.

Team Performance Pay Eligibility

1. Regular full- and part-time classified, sworn, and unclassified employees, hired on or before July 1, 2019 and not at the top of their pay range, are eligible to receive the Team Performance Pay of 3% if not otherwise disqualified by the criteria set forth below.
2. Regular full- and part-time classified, sworn, and unclassified employees hired between July 2, 2019 and December 31, 2019 and not at the top of their pay range, are eligible to receive a pro-rated Team Performance Pay adjustment of 3% if not otherwise disqualified by the criteria set forth below.
3. Employees hired on or after January 1, 2020 are not eligible to receive the Team Performance Pay adjustment.
4. Employees classified in term-limited temporary (TLT) and short-term temporary (STT) positions (i.e. Lifeguards, Sports Officials, Interns, etc.) are not eligible to receive the Team Performance Pay adjustment.
5. Contract employees' (Town Manager and Town Magistrate) eligibility shall be determined by the terms of any employment agreement approved by the Council.
6. Regular full- and part-time classified, sworn, and unclassified employees who are at the top of their pay range are eligible to receive the Team Performance Pay adjustment as a lump sum payment if not otherwise disqualified by the criteria set forth below.
7. Regular full- and part-time classified, sworn, and unclassified employees who have received either a corrective action memo or a written reprimand during Fiscal Year 2020 are eligible to receive a 1% Team Performance Pay adjustment or lump sum payment.
8. Employees who have been on leave status for more than six months, suspended, involuntarily demoted, or have received more than either one corrective action memo or one written reprimand during Fiscal Year 2020 are not eligible to receive the Team Performance Pay adjustment. Employees receiving a combination of a Work or Performance Improvement Plan (WIP/PIP) and either a corrective action memo related to expectations outlined in the WIP/PIP or written reprimand during Fiscal Year 2020 are not eligible to receive the Team Performance Pay adjustment.

9. A department head has the option to seek approval from the Town Manager for a 6 month delayed pay adjustment regarding the withheld adjustment if no further WIP/PIP or disciplinary action is issued to the employee during that 6 month period.

Implementation

1. Team Performance Pay adjustments shall not cause an employee's base salary to exceed the maximum of the paygrade for the employee's position.
2. Calculation of the Team Performance Pay adjustment will be based on an employee's regular base pay rate, exclusive of other types of compensation (i.e. special assignment pay, overtime pay, shift differential, etc.)

Pay Administration

1. Eligible employees will receive the Team Performance Pay adjustment with the pay period beginning January 2, 2021 (reflected on the January 22, 2021 paycheck).
2. Compensation will be paid in accordance with the Town's bi-weekly regular payroll cycle.
3. Compensation will be subject to normal payroll taxes and other regular payroll deductions.
4. Compensation will be subject to pension contributions as provided by state law.
5. Federal and State withholding will be calculated based on the current exemptions on file.

MARANA AZ

MID-YEAR TEAM PERFORMANCE PAY INCREASE

Background

- Team Performance Pay is a salary increase based on performance and behavior that aligns with our cultural values
- Typically, Team Performance Pay is funded when the budget is adopted
- Team Performance Pay is funded to recruit and retain high performing employees
- Local labor market survey is conducted annually to ensure we remain competitive

Local Labor Market

Town of Sahuarita

- 2% COLA in July 2020. They normally do a 4% merit increase.

Town of Oro Valley

- Considering across-the-board salary increase, probably in February (amount or % unknown at this time.) They normally do 2.5% - 3.0% civilian merits and 5% police.

City of Tucson

- 2% increase planned before end of year.

Pima County

- 0% increase planned for current fiscal year.

Responses as of 11/18/2020

Mid-year Percentage Increase

Salary Increase	FY 2021 Cost	Annualized impact
3.0%	$ 441,000	$ 882,000

Fund Breakout – 3.0% increase

	Fiscal Year 2021 Cost					
Salary Increase	General Fund	Bed Tax	Water	Wastewater	Airport	Total
3.0%	$ 397,375	$ 1,761	$ 30,554	$ 7,071	$ 3,752	$ 440,513

Team Performance Pay Eligibility

- Regular full- and part-time classified, sworn, and unclassified employees, hired on or before July 1, 2019 and not at the top of their pay range.
- Regular full- and part-time classified, sworn, and unclassified employees hired between July 2, 2019 and December 31, 2019 and not at the top of their pay range are eligible to receive a pro-rated adjustment.
- Employees are not eligible if they would not have been eligible for increases on July 1, 2020 (i.e. if hired on or after January 1, 2020).
- Employees classified in term-limited temporary (TLT) and short-term temporary (STT) positions (i.e. Lifeguards, Sports Officials, Interns, etc.) are not eligible.
- Contract employees' (Town Manager and Town Magistrate) eligibility shall be determined by the terms of any employment agreement approved by the Council.

Team Performance Pay Eligibility

- Employees who have received either a corrective action memo or a written reprimand during Fiscal Year 2020 are eligible to receive 1%.

- Employees who have been on leave status for more than six months, suspended, involuntarily demoted, or have received more than either one corrective action memo or one written reprimand during Fiscal Year 2020 are not eligible. Employees receiving a combination of a Work or Performance Improvement Plan (WIP/PIP) and either a corrective action memo related to expectations outlined in the WIP/PIP or written reprimand during Fiscal Year 2020 are not eligible.

- A department head has the option to seek approval from the Town Manager for a 6 month delayed pay adjustment regarding the withheld adjustment if no further WIP/PIP or disciplinary action is issued to the employee during that 6 month period.

Specific Decision Point

- Approve the necessary amount of budget capacity to transfer from general fund contingency for a 3% mid-year Team Performance Pay effective on January 2, 2021 for eligible Town of Marana employees.

Feedback or Questions

Council-Regular Meeting **A7**

Meeting Date: 12/15/2020

To: Mayor and Council

Submitted For: Scott Schladweiler, Water Director

From: Scott Schladweiler, Water Director

Date: December 15, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: Ordinance No. 2020.022: Relating to Utilities; rescinding Marana Ordinance No. 2020.006, as extended by Marana Ordinance No. 2020.007, which temporarily suspended enforcement of Marana Town Code Section 14-5-4 (Nonpayment of delinquent bill; filing of lien; interest) as it relates to disconnecting utility service for non-payment; and authorizing Town staff to implement payment plan options and other customer assistance programs for the collection of delinquent payments (Amanda Jones)

Discussion:

On March 17, 2020, in an effort to help mitigate the spread of COVID-19, the Town Council approved Ordinance No. 2020.006, temporarily suspending the enforcement of enforcement of Marana Town Code (MTC) section 14-5-4(A) as it relates to turning off a customer's water supply for non-payment of a water bill, through April 30, 2020. On April 21, 2020, the Council approved Ordinance 2020.007 which extended the suspension of water disconnections for non-payment until such time that the Mayor's March 17, 2020 Proclamation of Local and Emergency is withdrawn. Customers not able to pay during this time were to remain financially responsible for all usage charges.

This suspension has been in place for over seven months and the Town's ability to provide safe and reliable water and sewer services to our customers is funded by revenue collected from water and sewer bills. As the Town moves carefully toward further reopening, we must return to regular billing practices. To ensure adequate funding remains available for day-to-day operations of the water and sewer systems and to prevent customers from falling farther behind, staff recommends reinstating Marana Town Code section 14-5-4(A) for the February 2021 due dates, to allow for customer

notification and outreach. Payment plan options for those customers unable to become or remain current with their water and sewer service bills have been prepared, and customers will not incur late fees for the duration of their payment plan period. Staff has been developing additional assistance programs for customers who might be experiencing a financial hardship. These options will be made available to delinquent customers with adequate time to select and enter into a payment plan or customer assistance program.

Adoption of the proposed ordinance will rescind Ordinance No. 2020.006, having the effect of reinstating water disconnections for non-payment. The ordinance also authorizes staff to administratively approve payment plan options for customers and to pursue further customer assistance programs for those experiencing a financial hardship.

Financial Impact:

Delinquent receivables have significantly increased since March and are currently at approximately $75,000. Reinstating disconnects and providing payment plan options for customers would allow collection of uncollected revenue over the next six to twelve months.

Staff Recommendation:

Staff recommends approval of Ordinance No. 2020.022, rescinding Ordinance No. 2020.006 and reinstating disconnects for non-payment as of the February due dates, and authorizing staff to implement payment plan options and customer assistance programs for the collection of payments.

Suggested Motion:

I move to adopt Ordinance No. 2020.022, rescinding Marana Ordinance No. 2020.006, and authorizing Town staff to implement payment plan options and other customer assistance programs for the collection of payments.

Attachments

Ordinance 2020.022

MARANA ORDINANCE NO. 2020.022

RELATING TO UTILITIES; RESCINDING MARANA ORDINANCE NO. 2020.006, AS EXTENDED BY MARANA ORDINANCE NO. 2020.007, WHICH TEMPORARILY SUSPENDED ENFORCEMENT OF MARANA TOWN CODE SECTION 14-5-4 (NONPAYMENT OF DELINQUENT BILL; FILING OF LIEN; INTEREST) AS IT RELATES TO DISCONNECTING UTILITY SERVICE FOR NON-PAYMENT; AND AUTHORIZING TOWN STAFF TO IMPLEMENT PAYMENT PLAN OPTIONS AND OTHER CUSTOMER ASSISTANCE PROGRAMS FOR THE COLLECTION OF DELINQUENT PAYMENTS

WHEREAS, on March 17, 2020, Mayor Ed Honea issued a Proclamation of Local Emergency in response to the actions taken by federal, state, and local jurisdictions in addressing conditions related to the COVID-19 pandemic outbreak; and

WHEREAS, on March 17, 2020, the Marana Town Council adopted Marana Ordinance No. 2020.006, temporarily suspending Marana Town Code Section 14-5-4 (Nonpayment of delinquent bill; filing of lien; interest) as it relates to disconnecting utility service for non-payment through April 30, 2020, as a precautionary measure to help mitigate the spread of COVID-19; and

WHEREAS, on April 21, 2020, the Marana Town Council adopted Marana Ordinance No. 2020.007, extending the expiration date of Marana Ordinance No. 2020.006 until the time upon which Mayor Ed Honea issues a proclamation declaring the end of the local emergency resulting from COVID-19; and

WHEREAS notwithstanding the temporary suspension of disconnections, utility customers remained responsible for paying all utility rates, charges, and fees upon billing for continued utility usage; and

WHEREAS delinquent receivables for non-payment of water bills have significantly increased since March and are currently at approximately $75,000; and

WHEREAS to ensure adequate funding remains available for day-to-day operations of the water and sewer systems and to prevent customers from falling farther behind, it is necessary to reinstate disconnections for non-payment of water bills; and

WHEREAS the Town Council finds that rescinding Marana Ordinance No. 2020.006 is in the best interests of the Town and its residents.

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

Section 1. Marana Ordinance No. 2020.006, as extended by Marana Ordinance No. 2020.007, is hereby rescinded effective February 1, 2021.

Section 2. Town staff is hereby authorized and directed to implement payment plan options and other customer assistance programs to assist in collecting delinquent payments owed to the Water Department for service.

Section 3. The various Town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

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

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 15th day of December, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney