MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 24, 2020, at or after 6:30 PM

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

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on June 24, 2020, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

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

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

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

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

Due to the concerns related to the COVID-19 pandemic, as an alternative to appearing in person, citizens may speak during the Call to the Public or Public Hearing or when called upon by Commission by using Zoom, as directed below:

If you wish to participate as a speaker, please click the link below to join the Planning Commission meeting: https://us02web.zoom.us/j/88064725826?pwd=Q2dTRXFxK3VSS2lhME42ZlltUlNEUT09
Password: 536715

Please note that in using this option, you will not be able to watch video of the Planning Commission meeting. You will only be able to hear the meeting and to speak if you are called upon.

The Town of Marana also encourages individuals to submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town by 12:00 p.m. (noon) on the day of the meeting to be included.

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

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

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

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

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

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

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the April 29, 2020 Meeting Minutes

B. Public Hearings

1. **PCZ2002-001 & GPA2002-001: Alexander Specific Plan.** A request for a recommendation to the Marana Town Council for approval to rezone approximately 10.74 acres of land from Neighborhood Commercial (NC) to Specific Plan (F) for the purpose of creating the Alexander Specific Plan and a request for a recommendation of approval of a minor amendment to the Marana General Plan land use category from Commercial (C) to Master Plan Area (MPA). The property is located at the southwest corner of Aerie Drive and Thornydale Road. (Cynthia Ross)

C. Commission Action

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

1. **PRV1812-003; Preliminary Plat for Twin Peaks and Lambert Lane**. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C" generally located east of Twin Peaks Road, west of Blue Bonnet Road, and north of the Lambert Lane alignment (Brian D. Varney)

2. **PRV2003-001 Saguaro Bloom 7B Preliminary Plat:** A request for a recommendation to the Town Council for approval of a preliminary plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop. (Steven E. Vasquez)

3. **PRV2002-002 Gladden Farms Block 27 Preliminary Plat.** A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 - A-20 (Landscape, Utilities, Drainage and Grading) and B-1 - B-6 (Recreation, Landscape, Utilities, Drainage and Drainage) at the southeast corner of Moore Rd. and Mike Etter Blvd. (Steven E. Vasquez)

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

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

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

ADJOURNMENT

Planning Commission - Regular Meeting
Meeting Date: 06/24/2020

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: June 24, 2020

Subject: **Approval of the April 29, 2020 Meeting Minutes**

Attachments

April 29, 2020 Meeting Minutes

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
April 29, 2020, at or after 6:30 p.m.

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

SUMMARY MINUTES

DRAFT

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:35 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: Led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. Commissioner Fehrmann was absent. A quorum was present.

APPROVAL OF AGENDA

Motion to approve by Commissioner Tyson, seconded by Commissioner Hill. Motion passed unanimously.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of February 26, 2020. *Motion to approve by Commissioner Schachter, seconded by Commissioner Tyson. Motion passed unanimously.*

PUBLIC HEARINGS

COMMISSION ACTION

1. PRV2002-001 SC Ranch Preliminary Plat. A request for a recommendation to the Town Council for approval of a preliminary plat for SC Ranch Lots 1-54 and Common Areas "A" (Recreation and Drainage) and "B" (Landscape, Drainage and Utilities) located generally at the northeast corner of Sanders and Moore Roads (Steven E. Vasquez)

Senior Planner, Steven Vasquez provided a PowerPoint overview of the proposed project. **Mr. Vasquez** noted this was a request for approval of a preliminary plat consisting of 54 residential lots and 10.77 acres of common areas. The zoning is “NC” – Neighborhood Commercial. Using the R-3.5 Residential zoning, it allows for single-family detached homes with a minimum lot size of 3,500 square feet. The proposed minimum lot size for the subdivision is 4,376 square feet. The average lot size is 4,484 square feet. The public entrance to the subdivision will be off Moore Road, at the SEC of the site. There will be an emergency access off Sanders Road. The internal streets will be a 42 foot-wide public right-of-way. A minimum of 9,900 square foot on-site recreation area is required for the project, which will be located in Common Area “A.” Common Area “A” is approximately 56,679 square feet; including drainage features. In April of 2019, the Planning Commission approved a waiver of a subdivision requirement to underground the existing electrical power lines in the following areas: (a) Sanders Road, (b) Moore Road, and (c) western subdivision boundary of the project. A Neighborhood Design Plan has to be submitted as part of the preliminary plat. The NDP is intended to regulate aesthetic quality and construction within the subdivision.

Commissioner Tyson asked if the emergency access could be used by the residents, in the event of an emergency. **Mr. Vasquez** noted the emergency access could be used by the residents in the event the main access point is blocked.

Chairman Schnee was impressed with the amount of detail in the submitted plats and landscape plan. He had no concerns with the emergency exit and felt it was a well-planned subdivision. No further comments were offered.

Motion to approve by Chairman Schnee, seconded by Commissioner Tyson. Motion passed unanimously, 6-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting. *Vice Chair Duncan, moved and Commissioner Tyson second the motion to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 6:46 p.m.*

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on April 29, 2020. I further certify that a quorum was present.

Terri Byler, Commission Secretary

DRAFT

Planning Commission - Regular Meeting

Meeting Date: 06/24/2020

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: June 24, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2002-001 & GPA2002-001: Alexander Specific Plan.** A request for a recommendation to the Marana Town Council for approval to rezone approximately 10.74 acres of land from Neighborhood Commercial (NC) to Specific Plan (F) for the purpose of creating the Alexander Specific Plan and a request for a recommendation of approval of a minor amendment to the Marana General Plan land use category from Commercial (C) to Master Plan Area (MPA). The property is located at the southwest corner of Aerie Drive and Thornydale Road. (Cynthia Ross)

Discussion:

Summary of Application

A request by The Planning Center, representing I.T. Investments Three LLC, to rezone approximately 10.74 acres of land from Neighborhood Commercial (NC) to Specific Plan (F) for the purpose of creating the Alexander Specific Plan, a mixed-use, master planned development.

The Alexander Specific Plan is envisioned to complement adjacent land uses by providing a mix of commercial and residential uses integrated with existing multi-modal transportation options near the site. There is one land use designation planned for the site, Mixed-Use. While entirely conceptual at this time, it is anticipated the western portion of the property will include a high-density, multi-family development that will provide approximately 211 residential units on approximately seven acres. The eastern two acres of the site have the future phasing potential of additional residential units and/or commercial development. A portion of the property, a little more than one acre in size, has been dedicated to Pima County for the construction of the extension of The Loop shared-use path along the northern bank of the Cañada del Oro Wash, per Marana Resolution 2020-053.

Location

The property is located at the southwest corner of Aerie Drive and Thornydale Road, approximately 975 feet south of Ina Road and is bounded by Aerie Drive to the north, Thornydale Road to the east, the Cañada del Oro Wash (CDO Wash) to the south, and vacant land to the west. The project site currently consists of three contiguous parcels (Assessor Parcel Numbers: 101-05-042K, 101-05-042J, and 101-05-043Q).

Adjoining Development and Zoning Compatibility

The Alexander Specific Plan proposes additional housing options and commercial amenities to an area predominantly occupied with similar land uses and zoning. To the north of the subject property, the Thornydale Plaza is zoned NC and Village Commercial (VC). The Plaza has a variety of existing commercial uses, including Target, Lowes, and Starbucks stores. The properties immediately west of the subject property, zoned Heavy Industry (HI), includes parcels owned by Alta Vista Communities and the Avilla Marana Casitas. The parcels owned by Alta Vista Communities are currently vacant and may accommodate additional multi-family housing or more typical commercial development. The CDO Wash is on the southern property boundary and new bank protection is planned there to accommodate a shared-use pathway that will be part of Pima County's Loop system of pathways and trails. To the south,

across the CDO Wash, is the Northpoint Business Park that is zoned HI. This area has been developed over the years with many different types of commercial services and restaurants. The nearest residential subdivision is located across Thornydale Road, approximately 500 feet southeast of the site, and is located in Pima County. Given the highly developed urban nature of the surrounding area, the proposed mix of high-density residential and commercial uses in the Alexander Specific Plan are uniquely appropriate to the site.

Conceptual Development Plan

It is envisioned that the western portion of the site will develop as The Alexander Apartments, a market-rate multi-family housing complex. The Alexander Apartments proposes a mix of one-, two- and three-bedroom units and a range of amenities, such as a fitness center, pool/spa, business center, dog park, courtyards, storage units, garages, etc. To capitalize on the natural asset adjacent to the site, The Alexander Apartments contemplate providing buildings that will be oriented toward the CDO Wash to maximize scenic and recreational use of the wash/riparian area and river path amenity.

The area adjacent to Thornydale Road is planned to allow for the development of additional apartment units or a mix of uses, such as retail, restaurant, office, etc. The proposed uses on the eastern portion of the site are intended to complement the nearby residential land uses and the future residents of The Alexander Apartments. Commercial uses envisioned within this Specific Plan include, but are not limited to: entertainment uses, an assortment of dining establishments, retail shops, office tenants, and a convenience store with a gas station.

An approximately 50-foot wide right-of-way, along the southern property boundary or the northern bank of the CDO Wash, has been dedicated to Pima County for the installation of bank protection and an extension of the shared-use Loop path and CDO River Park. Where development abuts the open space of the CDO River Park, per the bank protection development agreement, the developer has the right to include the 50' of dedicated land for various development related calculations including, but not limited to, setbacks, bufferyards, or screening requirements. Pedestrian and bicycle connections to the future expansion of CDO River Park will be provided for future residents and users of the site via pedestrian accessways/gates, sidewalks, and a connector trail along the eastern property boundary.

The Specific Plan proposes five potential development scenarios. Final land-use configurations will be determined during the development plan process. These scenarios are intended to provide the visualization of a variety of potential concepts that may develop on the eastern portion of the site with the proposed Alexander Apartments multi-family development.

1. Conceptual Development Option #1, Multi-Family Residential #1. This scenario envisions the entire property as a multi-family development in the form of several 4-story buildings. The development would accommodate approximately 261 units.
2. Conceptual Development Option #2, Multi-Family Residential #2. This scenario envisions the entire property as a multi-family development in the form of several 4-story buildings but with a different building configuration. The development would accommodate approximately 266 units.
3. Conceptual Development Option #3, Multi-Family Residential & Commercial #1. This scenario envisions nearly 20,000 square feet of 1-story commercial development dispersed along Thornydale Road. A 4-story multi-family development with approximately 211 units would be constructed on the western half of the property.
4. Conceptual Development Option #4, Multi-Family Residential & Commercial #2. This scenario envisions a 1-story commercial building of approximately 16,000 square feet with a smaller 400 square foot commercial building in the eastern portion of the site. A 4-story multi-family development with approximately 211 units would be constructed on the western half of the property.
5. Conceptual Development Option #5, Multi-Family Residential & Office. This scenario envisions a 2-story office building of approximately 30,000 square feet adjacent to Thornydale Road. A 4-story multi-family development with approximately 211 units would be constructed on the western half of the property.

Development Standards

Development within The Alexander Specific Plan shall be subject to the development standards prescribed in the Plan's Mixed-Use land use designation. These standards were developed using the basic parameters of the Town's Multi-Family High Density (MR-1), Mixed-Use (MU-1), and Village Commercial (VC) zones. The multi-family buildings will have a maximum gross density of 44 dwelling units per acre and are anticipated to be four stories. Compact, high density single-family attached housing is allowed with a maximum gross density of 25 dwelling units per acre with a maximum building height of 45 feet allowed. The maximum building height allowed for multi-family buildings and commercial buildings is 85 feet.

The multi-family building's patios and balconies may project slightly past the building and must be integrally designed as part of the building's details and architectural style. For single-family attached residential buildings and non-ground floor multi-family buildings, balconies, stairs, awnings, cornices, eaves, roof overhangs, towers, and stoops may encroach into the Aerie Drive street setback up to 50 percent of the 10' setback width. These features will break up the wall planes, create visual interest, and add a human scale to the building streetscape. Patios and balconies also provide outdoor living areas and elevated open space.

Recreation

Recreational amenities include outdoor and indoor recreation areas and opportunities. The required per unit open space is 200 feet per unit with a minimum of 75 square feet of private open space in each residential unit in the form of a patio or balcony. Outdoor onsite open space will encourage pedestrian connectivity to the CDO River Park and the proposed connector trail as well as the existing pedestrian infrastructure on Aerie Drive and Thornydale Road.

Although the design, size and actual amenities provided will not be decided until the development plan process, the open space will provide residents with a range of recreational activities that foster community interaction and wellness. Outdoor recreation opportunities envisioned to be provided onsite include, but are not limited to, revegetated common areas, pedestrian accessways/gates to the CDO River Park, seating areas, resort-style pool/spa with lounging areas, ramadas, barbeques, small children's play area (if appropriate based on demographic of the target market), dog parks, outdoor fitness equipment, respite areas, plazas, and courtyards. Indoor recreation may take the form of fitness centers, small theaters, community rooms, craft rooms, business centers, and/or game rooms provided for the use of residents and their guests.

Onsite Trail

The connector trail will be constructed by the developer unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana when the eastern portion of the site is developed and only after the planned extension CDO River Park has been constructed. It is anticipated that cost-sharing mechanisms will be explored with Pima County before the development of the eastern portion of the property to determine the ongoing maintenance of the connector trail.

Access, Circulation, and Road Improvements

Ingress and egress will be provided from three access points on Aerie Drive; one located near the northwestern corner of the site that is closely aligned with the Avilla Marana Casita driveway, one located near the center of the site, and one on the eastern third of the site closely aligned with the Thornydale Plaza driveway. Due to its proximity to the intersection of Aerie Drive and Thornydale, the easternmost access point will provide limited access (right-in/right-out) into the site. Direct ingress/egress from Thornydale Road is not proposed. The developer will be responsible for roadway improvements required by the Town of Marana based on the findings of the Traffic Impact Analysis. Additional traffic studies, as required by the Town, will be submitted during the development plan process.

General Plan Compliance

The Alexander Specific Plan is located within the Planning Area Boundary of the Town of Marana's 2010 General Plan and the Southern Growth Area. The area has been targeted as a

prime growth area over the next decade as a result of the newly improved interchange at Ina Road and Interstate-10. The Marana 2010 General Plan land use designation on the property is Commercial (C) and the adopted (not ratified) 2040 General Plan land use designation is also Commercial (C).

Citizen Participation

Due to the Coronavirus pandemic, the applicants did not conduct a neighborhood meeting. However, a notification letter was sent on June 3, 2020 to all property owners within 300 feet of the specific plan boundary, inviting them to comment on the proposed project. As of the date of this report, none of the notified property owners have provided comments on the proposed specific plan.

Public Notification

The public hearing was properly noticed in the Daily Territorial newspaper and all property owners within 300 feet of the proposed specific plan area were noticed by the U.S. Mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community and the Town website.

Recommended Findings of Fact

1. The property is currently zoned Neighborhood Commercial (NC). The proposed rezoning to Specific Plan (F) for the purpose of establishing the Alexander Specific Plan, a mixed-use community, is consistent with the purpose of Specific Plan zoning. The project is in compliance with all other development standards of the Marana Land Development Code and Marana Town Code related to this classification.
2. The proposed change in zoning from 'NC' to 'F' Specific Plan will require a minor amendment to the Marana General Plan from the existing land use designation of Commercial (C) to Master Plan Area (MPA).
3. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Marana Land Development Code and Town Code related to this zoning classification.
4. The proposed rezoning, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis and Review Criteria

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.: With the acceptance of the recommended conditions, the proposed rezoning complies with the requirements of all agencies.
2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: With the acceptance of the recommended conditions the proposed rezoning complies with the requirements of 'F' Specific Plan zoning and the purpose and intent of the Land Development Code.
3. Consistent with the purpose of the regulations and with the intent of the General Plan:The proposed rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan's Master Plan Area (MPA) land use designation.
4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area or the development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town : Based upon the requirements and conditions, the proposed rezoning does not appear to be detrimental to the immediate area or to the

general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to the Marana Town Council approval of PCZ2002-001 and GPA2002-001 based upon the recommended findings and subject to the following conditions:

Recommended Conditions of Approval

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the conceptual land use plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A detailed traffic impact analysis must be submitted by the Property Owners and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
5. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by Tucson Water (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.
6. A master sewer plan must be submitted by the Property Owners and accepted by the Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
7. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
8. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
10. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the

Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.

11. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owners' expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owners shall immediately notify the Town and AZGFD, and the tortoise shall be moved in accordance with the most current *AZGFD Tortoise Handling Guidelines* at the Property Owners' expense.
12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Planning Department with two bound copies, two electronic CD copies in PDF format which will also include graphics of the conceptual land use plan in JPEG or other suitable format of the Alexander Specific Plan.
14. Based on the Town-accepted Traffic Impact Study's traffic data and findings, the developer of this project shall be responsible for the design and construction of the following off-site roadway improvements:
    a. A directional median opening shall be constructed on Thornydale Road at the intersection with Aerie Drive that allows left turns from Thornydale Road (northbound and southbound), but prevents left turns from Aerie Drive onto Thornydale Road.
    b. One of the existing two eastbound lanes on Aerie Drive shall be dropped, following engineering standards, so that there is a single eastbound lane on Aerie Drive at the intersection of Thornydale Road.
    c. The resulting single eastbound lane on Aerie Drive lane shall be designed to allow only right turns onto Thornydale Road.
    d. The landscaped median shall be widened to incorporate any excess pavement width on Aerie Drive as a result of the lane drop and configured to force right turns onto Thornydale Road.
    e. The existing landscaped median island on Aerie Drive shall be reconfigured at Driveway #2 to provide a dedicated left-turn lane for westbound Aerie Drive into Driveway #2.
15. The Alexander Connector Trail will be constructed by the developer unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana when the eastern portion of the site is developed and only after the planned extension CDO River Park has been constructed.

Suggested Motion:

I move to recommend to the Town Council approval of the Alexander Specific Plan and Minor General Plan Amendment (PCZ2002-001 & GPA2002-001), subject to the recommended conditions.

Attachments

Rezoning Application
Minor General Plan Amendment Application
Location Map
Conceptual Development Options
Alexander Rezoning Plan Document
Neighborhood Outreach

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

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

PROJECT INFORMATION

Project Name: The Alexander Specific Plan	
Description of Project: Specific Plan for mixed-use development	Number of Lots: N/A
Parcel No.(s): 101-05-042K, 101-05-042J, 101-05-043Q	Gross Area (Acres): 10.74
Project Address: No situs address	
Ref. Project No.: SFC-03	

CONTACT INFORMATION

Owner: I T Investments Three LLC	Contact Name: Doron Sears		
Address: 6340 N. Campbell Ave Ste 278	City: Tucson	State: AZ	Zip: 85718
Email: doron@searsfinancial.net	Phone No.: (520) 529-8217		
Applicant: The Planning Center	Contact Name: Lexy Wellott and Linda Morales		
Address: 2 E. Congress Ste 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com / lmorales@...	Phone No.: (520) 623-6146		
Consultant/Engineer: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W. Wetmore Rd	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

LEXY WELLOTT	[signature]	02/19/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY
Revision Date 03/29/2019

Project No._____ **Date Received**_____

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

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	☒ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name: The Alexander Specific Plan	
Description of Project: Specific Plan for mixed-use development	Number of Lots: N/A
Parcel No.(s): 101-05-024K, 101-05-042J and 101-05-043Q	Gross Area (Acres): 10.74 AC
Project Address: no situs address	
Ref. Project No.: GPA2002-001 and PCZ2002-001 (TPC Job No. SFC-03)	

CONTACT INFORMATION

Owner: I T Investments Three LLC	Contact Name: Doron Sears		
Address: 6340 N. Campbell Avenue, Suite 278	City: Tucson	State: AZ	Zip: 85718
Email: doron@searsfinancial.net	Phone No.: (520) 529-8217		
Applicant: The Planning Center	Contact Name: Lexy Wellott / Linda Morales		
Address: 2 E. Congress Street, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com / lmorales@...	Phone No.: (520) 623-6146		
Consultant/Engineer: Perry Engineering	Contact Name: Ken Perry		
Address: 501 W. Wetmore Road	City: Tucson	State: AZ	Zip: 85705
Email: kperry@perryengineering.net	Phone No.: (520) 620-9870		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Lexy Wellott		05/15/20
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

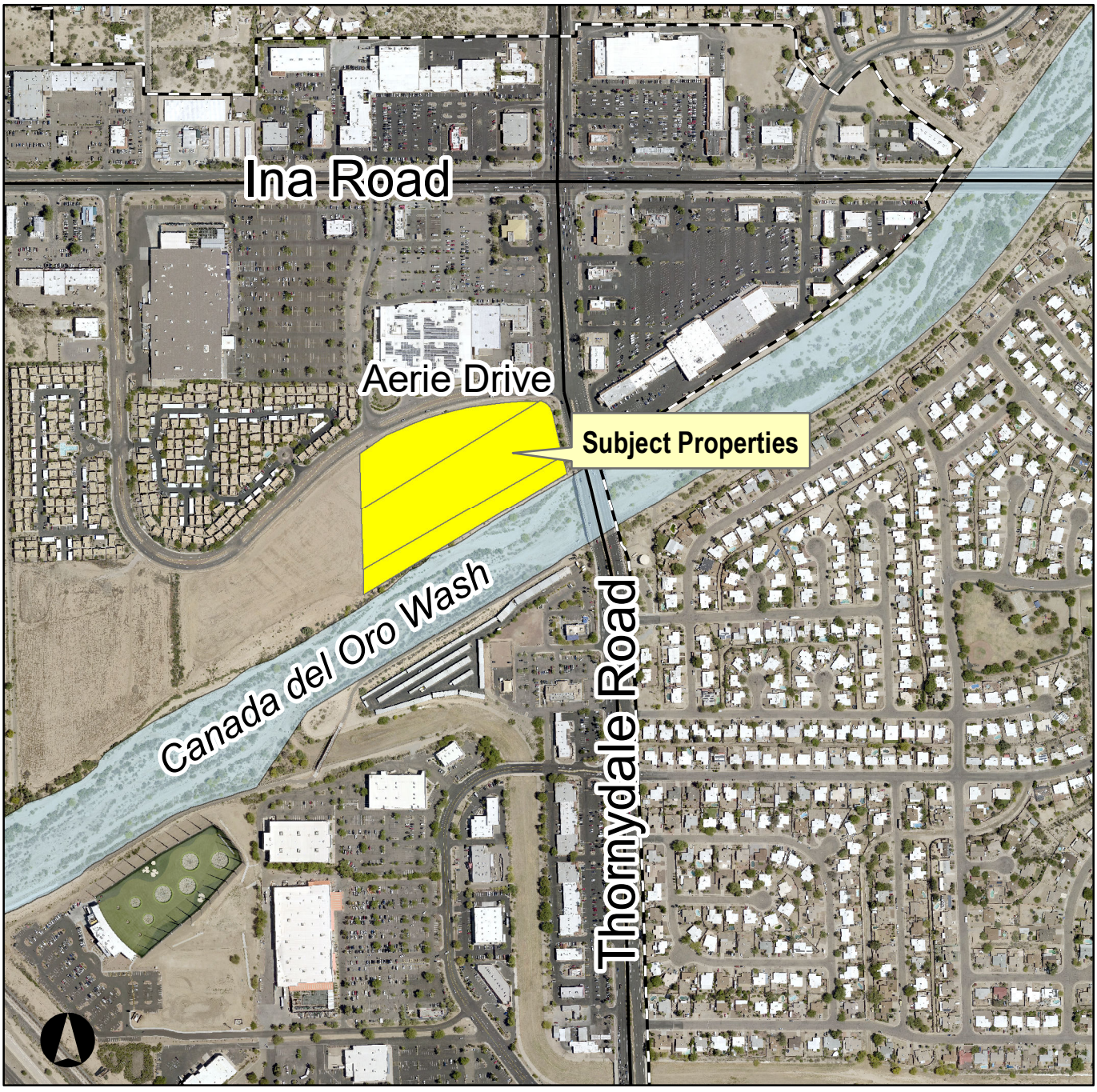
Project No._____ **Date Received**_____

Revision Date 03/29/2019

MARANA AZ

Alexander Specific Plan Rezoning & Minor General Plan Amendment

PCZ2002-001 & GPA2002-001



A request to rezone approximately 10.74 acres of land from "NC" (Neighborhood Commercial) to "F" (Specific Plan) for the purpose of creating the Alexander Specific Plan, a mixed-use community. The request will be accompanied by a minor General Plan amendment.

Data Disclaimer: The Town of Marana provides this map information
"As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In noevent shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special, incidental, or consequential damages, including but not limited to time, money, or goodwill, arising from the use or modification of the data.

Exhibit III.E.2: Conceptual Development Options – Multi-Family Residential #1

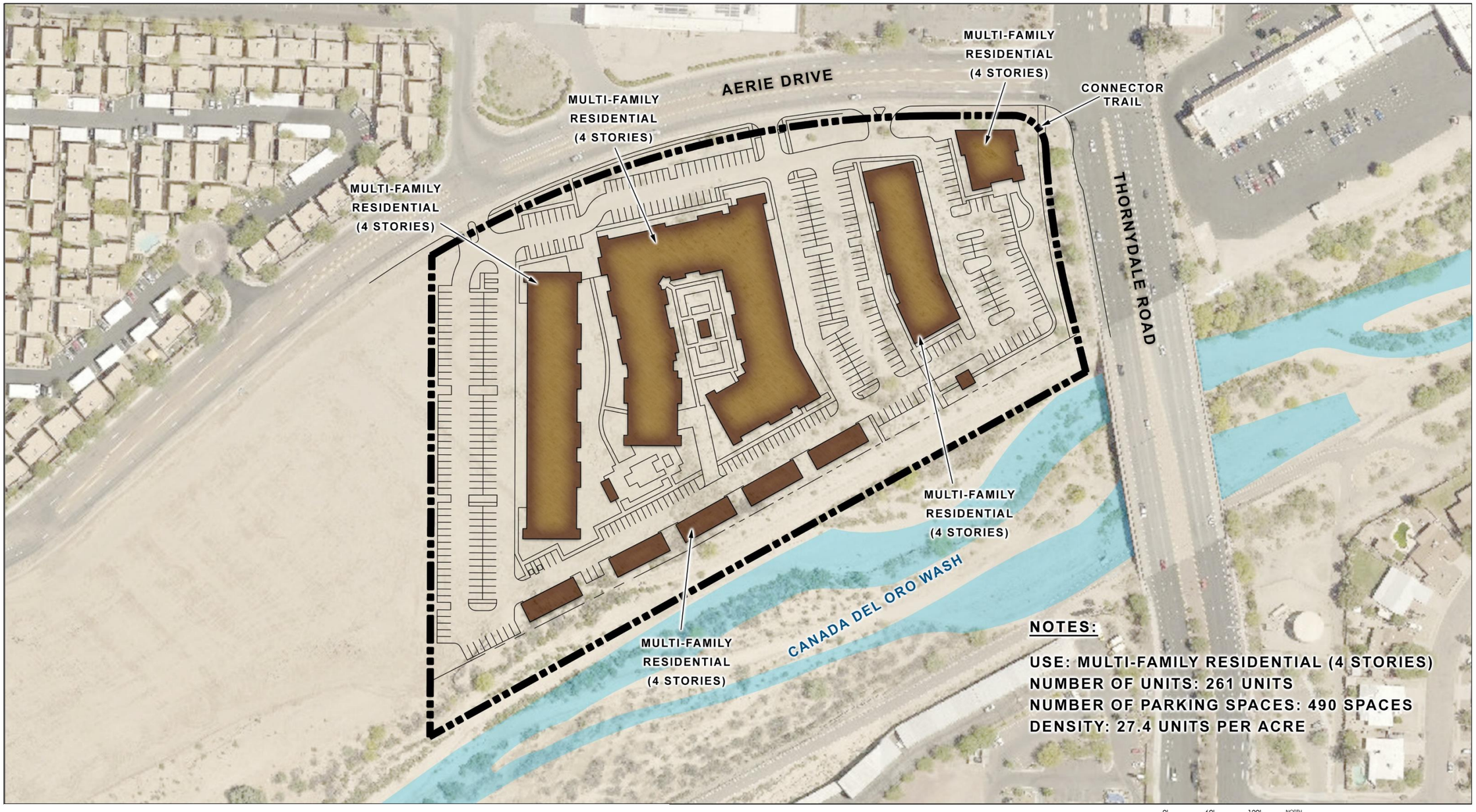


Exhibit III.E.3: Conceptual Development Options – Multi-Family Residential #2

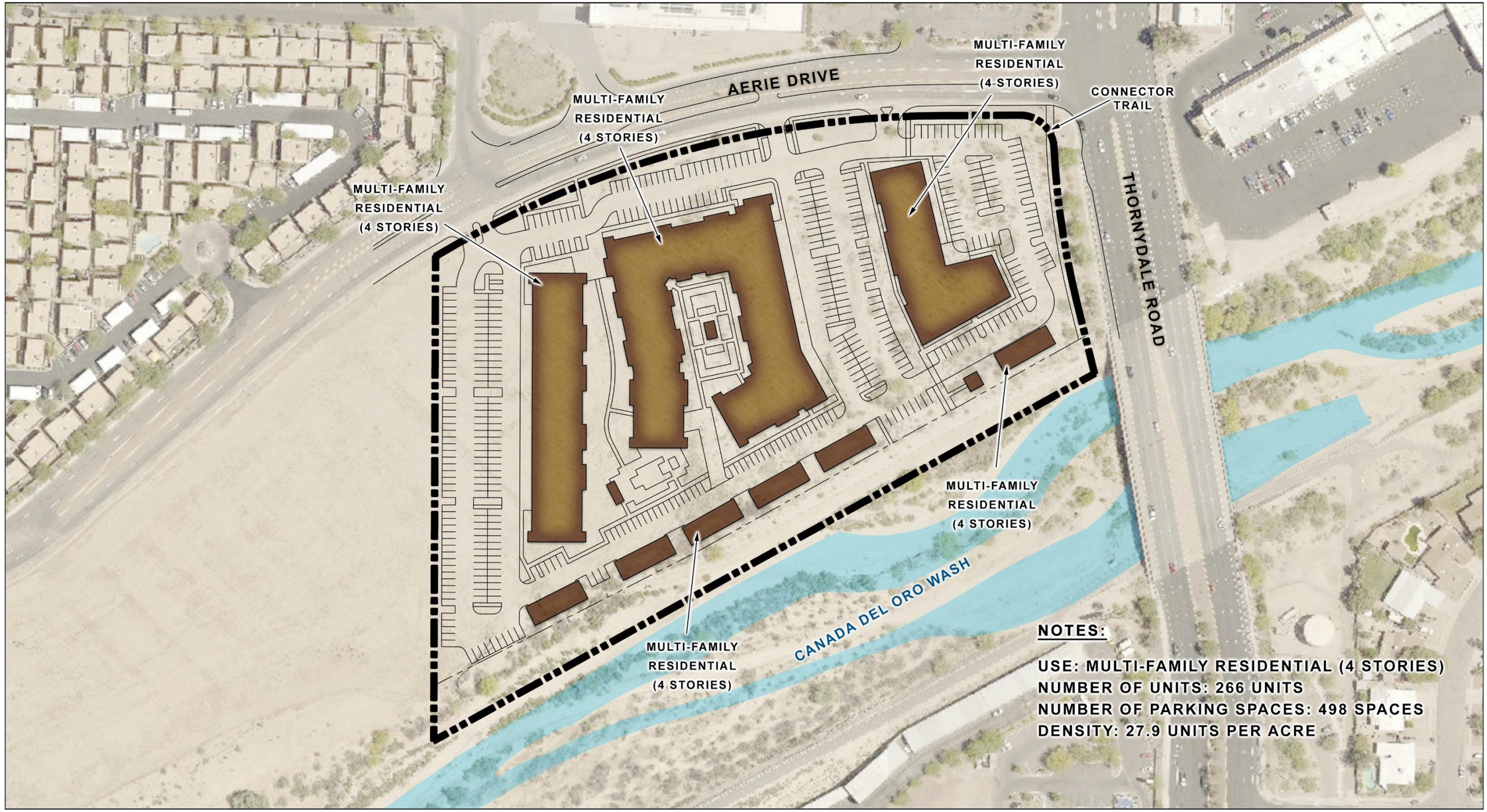
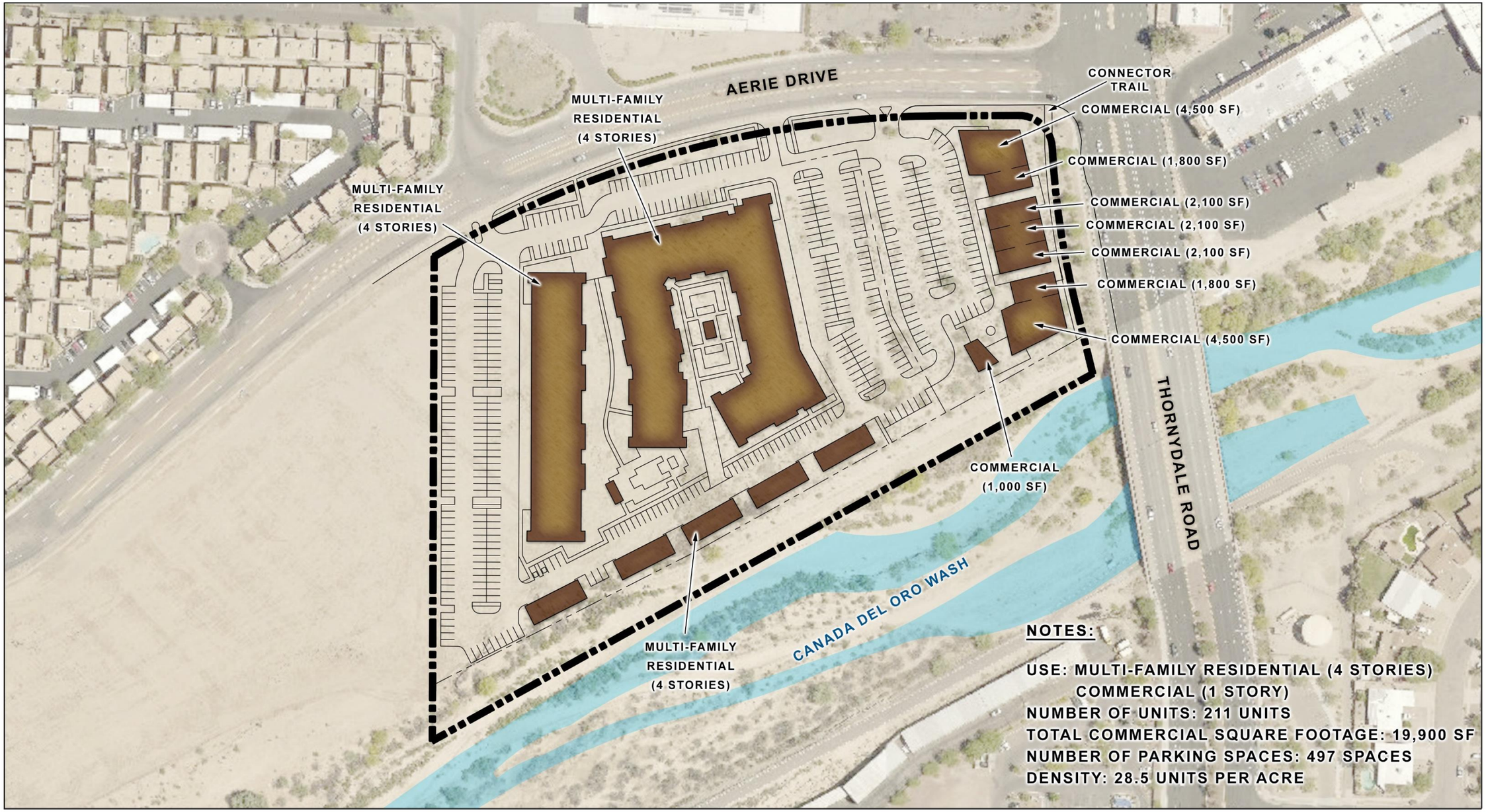


Exhibit III.E.4: Conceptual Development Options – Multi-Family Residential & Commercial #1



0' 60' 120' NORTH

SCALE: 1"=120'-0"
PROJECT: SFC-03 DATE: 11/19/19
FILE NAME: SFC-03_CLUP_20191119.DWG

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

Exhibit III.E.5: Conceptual Development Options – Multi-Family Residential & Commercial #2

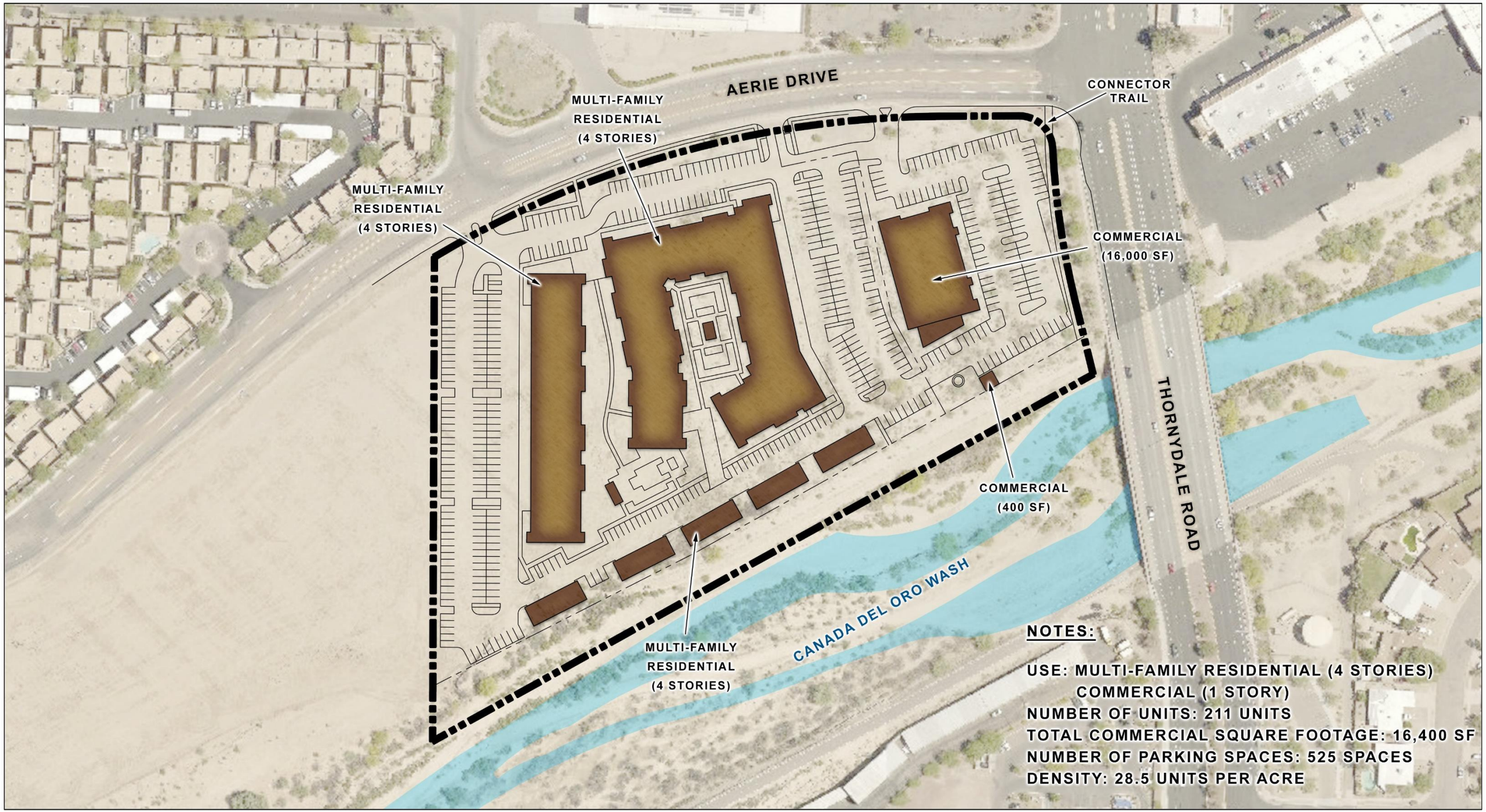
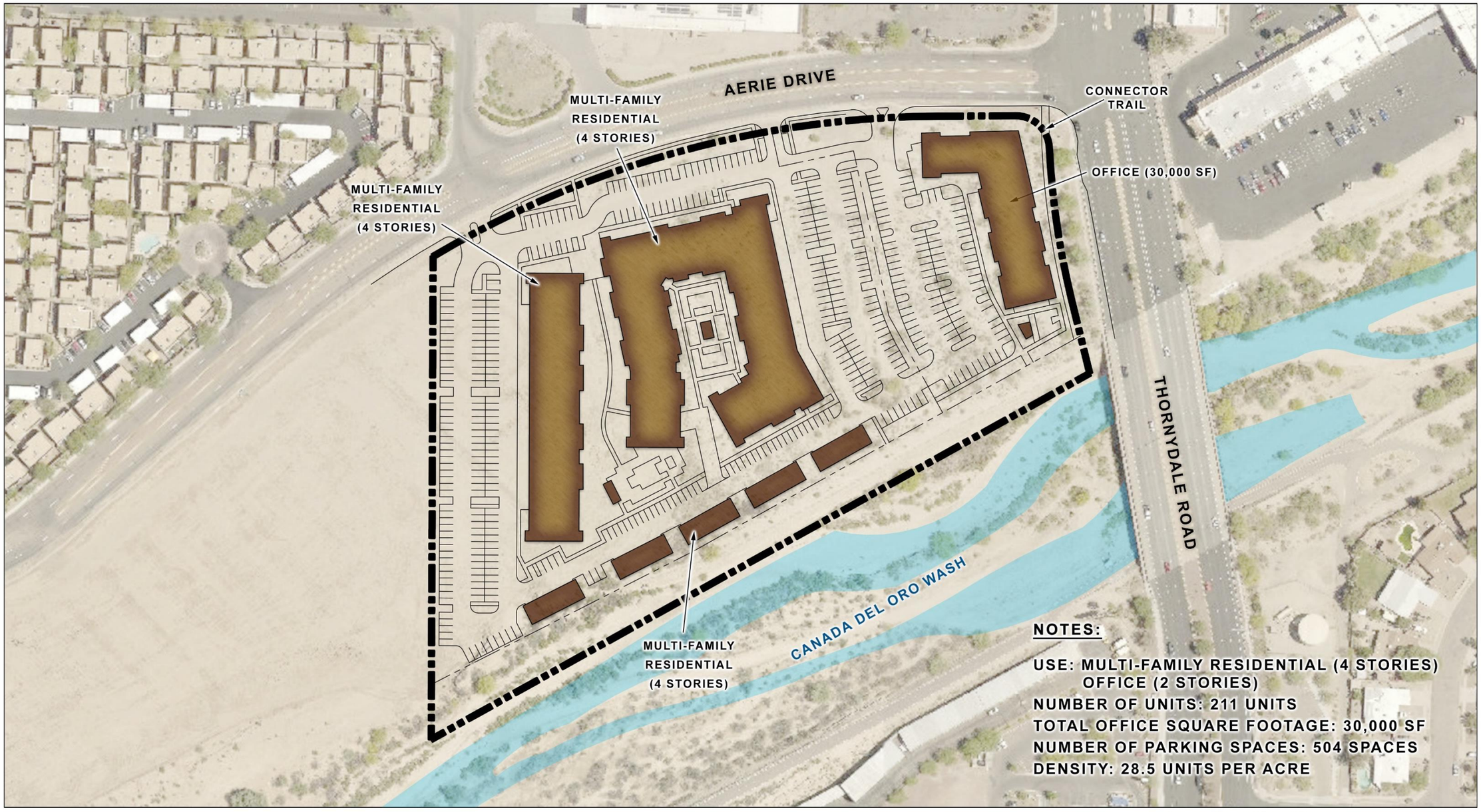
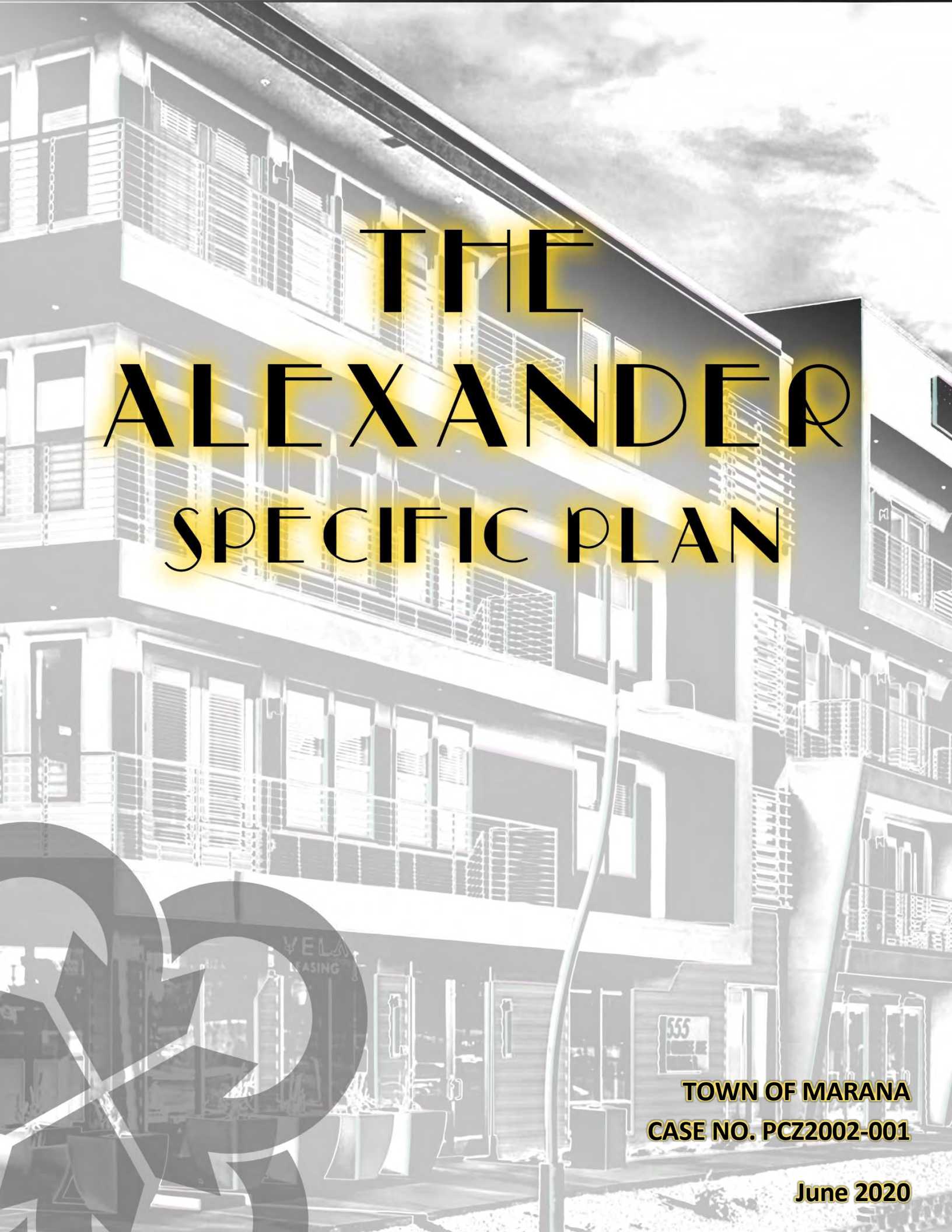


Exhibit III.E.6: Conceptual Development Options – Multi-Family Residential & Office





THE ALEXANDER SPECIFIC PLAN

TOWN OF MARANA

CASE NO. PCZ2002-001

June 2020

The Alexander Specific Plan

Aerie Drive & Thornydale Road
Marana, Arizona

Submitted to:

Town of Marana
Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Sears Financial Corporation
6340 N. Campbell Avenue, Suite 278
Tucson, AZ 85718
Telephone: (520) 529-8217

Prepared by:

The Planning Center
2 E Congress, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

With assistance from:

Perry Engineering
501 W Wetmore Rd
Tucson, Arizona 85705
Telephone: (520) 620-9870

June 2020

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SECTION 1
INTRODUCTION

A. Specific Plan Summary

The Alexander Specific Plan establishes comprehensive guidance and regulations for the development of an approximately 10.74-acre site consisting of three contiguous parcels (identified by Assessor Parcel Numbers (APNs): 101-05-042K, 101-05-042J, and 101-05-043Q) in Marana, Arizona (see *Exhibit I.A.1: Regional Map).* The Specific Plan area is located at the southwest corner of Aerie Drive and Thornydale Road, approximately 975 feet south of Ina Road. As demonstrated in *Exhibit I.A.2: Property Dimensions,* the property is trapezoidal with approximate north-south and east-west measurements of 207 to 649 feet and 700 feet to 1,012 respectively. Due to the reconstruction of Ina Road and the property's proximity to Interstate-10, it is anticipated that the general area will continue its transformation into a more urban area and spur further economic development in the Town of Marana. The Alexander Specific Plan intends to provide a unique set of standards and regulations that contribute to the diversification of Marana's urban fabric.

The Alexander Specific Plan establishes the development regulations, programs, development standards, and design guidelines required for the implementation of the approved land-use plan. The Specific Plan also provides the parameters to implement the land use plan by establishing policies and regulations that will replace and supersede the property's current zoning. The Specific Plan is regulatory and adopted by ordinance.

The authority for the preparation of specific plans is found in the Arizona Revised Statutes, Section 9-461.08. The law allows the preparation of specific plans based on the *General Plan*, as may be required for the systematic execution of the General Plan, and further allows for specific plan review and adoption. The Alexander Specific Plan is consistent with *the Marana* General Plan, approved and adopted on May 17, 2011, as authorized by public vote under the Growing Smarter Plus Act of 2000 with Arizona Revised Statutes (A.R.S) §9-461.06.

A Specific Plan is a tool used to implement the Town of Marana General Plan at a more detailed site-specific level for a focused area. The Specific Plan articulates the planning considerations for such parcels and imposes regulations or controls on the use of such parcels.

In the Development Capability Report section of this document, the site is analyzed to determine development capabilities, considering the physical constraints of the site, existing and proposed infrastructure, and the unique opportunities the site presents for development in a highly urbanized area.

Based on the Development Capability Report, the Land Use Proposal section establishes the location and intensity of land uses, the circulation pattern, and the character of development within The Alexander Specific Plan. The Land Use Proposal makes every effort to respond to site opportunities and constraints identified within the Development Capability Report.

The Land Use Proposal focuses on providing a Mixed-Use (MU) land use designation that integrates higher density residential options with modern architecture and meaningful amenities, and commercial opportunities that are needed to further sustain the urban fabric of the area. While entirely conceptual at this time, it is anticipated that a portion of the property will feature a high-density multi-family development which will provide approximately 211 residential units on approximately seven (7) acres

with the potential future phasing of additional residential units and/or other commercial development on the eastern two (2) acres of the site. A portion of the property, a little more than one (1) acre in size, has been dedicated to Pima County for the construction of the extension of The Loop shared-use path along the northern bank of the Cañada del Oro Wash, per Resolution 2020-053.

An approximately 50-foot wide swath of land along the southern property boundary has been dedicated to Pima County as right-of-way for the construction of bank protection and a planned extension of the CDO shared-use path. The overall design concept illustrates the connectivity of the Specific Plan area to the larger neighborhood by providing a range of design features, shared recreation amenities, and circulation systems. Given that the property is situated adjacent to the northern banks of the CDO, pedestrian connectivity will be provided to the planned river park by way of pedestrian accessways/gates along the southern boundary, sidewalks located through the future development or a connector trail along the eastern boundary, making it accessible for future residents and residents of surrounding neighborhoods. Also, onsite recreational amenities will be provided within the proposed multi-family complex, including but not limited to, a pool/spa, fitness center, courtyards ramadas, barbeques, and a dog park.

The Land Use Proposal addresses a variety of issues that could impact development within The Alexander Specific Plan, including proposed physical improvements, guidelines for future or phased development, regulations, and technical information regarding land use. The Development Plan is based on a thorough analysis of current conditions, opportunities, and constraints of the site. The Land Use Proposal contains the standards and guidance to ensure that development will occur in a controlled and phased manner with infrastructure as planned. This section contains a description of the goals, objectives, and policies in The Alexander Specific Plan combined with various plan components. These components allow for the development of a cohesive master-planned community and provide the rationale for the Development Regulations section of the document.

The Development Regulations section serves as the primary mechanism for implementation of The Alexander Specific Plan. The Alexander Specific Plan Development Regulations establish the intensity and character of the development by prescribing site-specific development standards that are tailored to the unique qualities of the project. The regulations contained within this section provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility with surrounding land uses. The specific plan is the preferred zoning mechanism due to the unique location and urban context of the site, which provides the opportunity to exceed the normal development standards of the Marana Land Development Code, particularly regarding building heights, setbacks and density.

These development regulations expressly apply to the 10.74 acres of land that make up The Alexander Specific Plan. The primary land use designation crafted for The Alexander Specific Plan is “Mixed-Use (MU)” which contemplates providing high-density residential and commercial uses. The MU land use designation was crafted utilizing the basic parameters of the Town of Marana’s MR-1, MU-1, and VC zones.

The Implementation and Administration section of this document includes information regarding general administration and amendment procedures. Also, the Implementation and Administration

section defines specific plan administration procedures, such as enforcement, administrative changes, substantial changes, and interpretation.

B. Background

The Alexander Specific Plan will establish a framework that effectively blends a mixed-use development consisting of high-density residential and commercial uses in an area that is highly urban and flourishing with improved infrastructure and connectivity. The 10.74-acre site is located in the Town of Marana, just south of the intersection of North Thornydale Road and West Ina Road at the southwest corner of Thornydale Road and Aerie Drive. The Alexander Specific Plan designates a single land use category (Mixed-Use) across the 10.74-acre site with the anticipation of providing high-quality, high-density residential uses with modern architecture and resort-class amenities as well as opportunities for commercial development or future phases of the high-density residential uses.

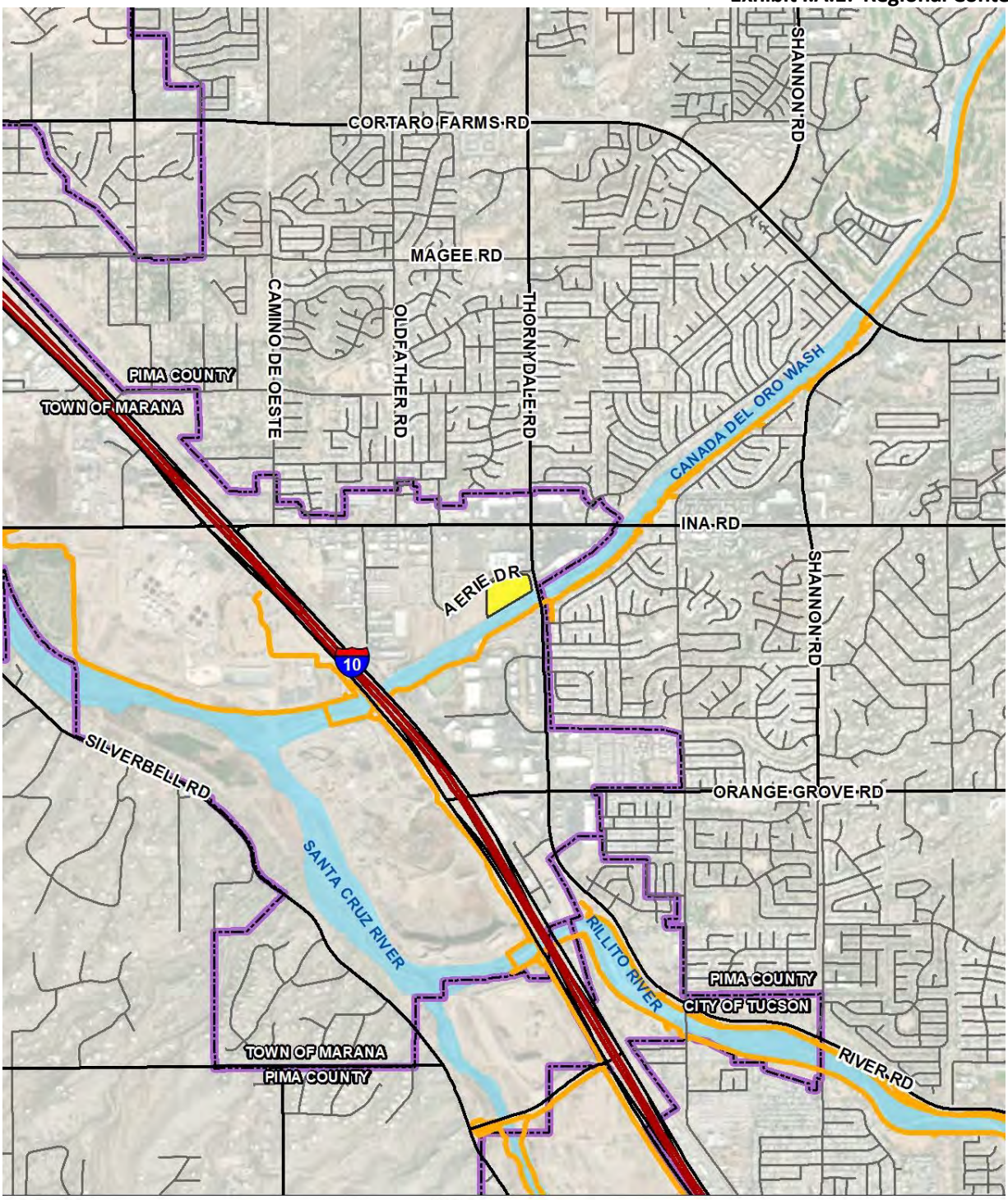
Bounded by West Aerie Drive to the north and the CDO to the south, The Alexander Specific Plan intends to provide a multitude of amenities onsite within the residential portion and connectivity to nearby services by way of a planned greenway that is anticipated to be constructed and incorporated with existing shared-use paths along with the wash. On March 5, 2020, the Marana Town Council approved Resolution No. 2020-053 authorizing a development agreement between Pima County Flood Control District, Alta Vista Communities, the Town of Marana and the property owner, to install bank protection and extend the CDO River Park along the northern banks of the wash from Interstate-10 to Thornydale Road. Currently, the CDO River Park shared-use path extends from East Tangerine Road in Oro Valley, west along the southern bank of the CDO Wash, and connects to the Santa Cruz River Park shared-use path (The Loop) just west of Interstate-10. The site design and project location in proximity to the CDO Wash provide opportunities for recreation and connections between the proposed development and surrounding areas. The Alexander Specific Plan intends to facilitate connectivity through the site via sidewalks and landscape promenades as well as pedestrian accessways/gates and an internal connector trail along the eastern property boundary to capitalize on the existing recreational amenities, and ultimately promote physical activity, healthy lifestyles and reduce dependence on the automobile.

The Santa Cruz River and River Park shared-use path (The Loop) are excellent amenities to the project location. The Loop trail system currently offers over 131 miles of shared-use paths throughout the greater Tucson area, with an additional 11 miles proposed for future construction. The Loop provides abundant opportunities for recreation, leisure, and commuting. Future connections to The Loop through this project will allow residents access to this vital amenity and will help to attract the interest of trail users and cyclists utilizing other area bike paths.

In summary, The Alexander Specific Plan presents an opportunity to introduce infill development and urban housing options to an area with excellent recreation options, connectivity, amenities, retail, and recent growth and prosperity. The owner's vision for high-quality multi-family housing is unique, taking components from resort developments to inspire the site design. The onsite amenities and relationship to the existing commercial development nearby and the planned commercial development on the eastern portion of the site will create an exceptional and attractive urban residential and commercial center with options for living, work, and play.

See *Exhibit I.A.1: Regional Context*.

Exhibit I.A.1: Regional Context



LEGEND

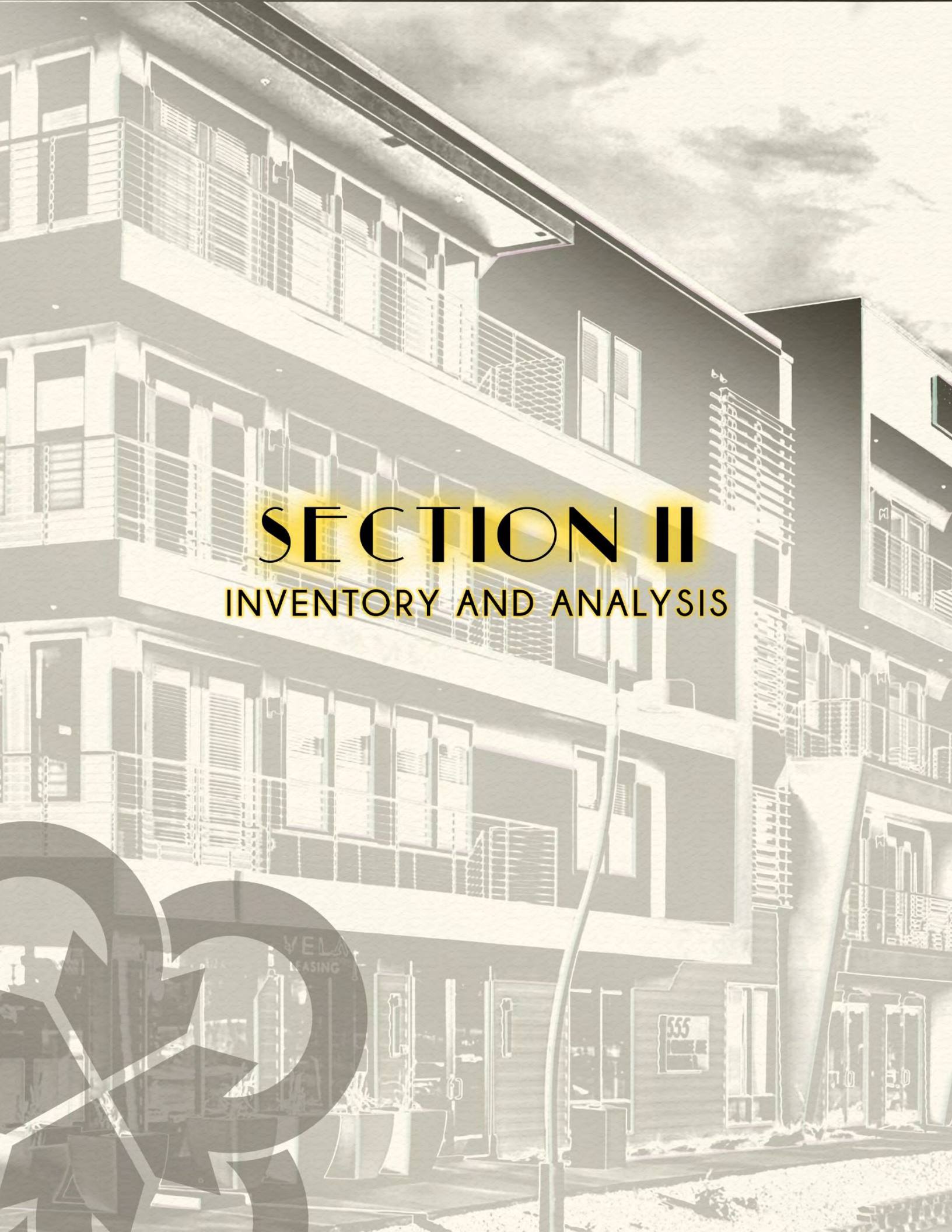
- Site Boundary
- Jurisdictional Boundary
- Interstate-10
- Major Streets
- Local Roads
- Chuck Huckleberry Loop - "The Loop"

Notes:

Project Site is located at:
Township 13S, Range 13E, Section 6
Acreage: 10.74 AC
Parcel APNs: 101-05-042K,
101-05-042J & 101-05-043Q

NORTH 0' 1,500' 3,000'

FILE NAME: SFC-03_Regional_location_6x8.mxd
SOURCE: Pima County GIS, 2019



SECTION II

INVENTORY AND ANALYSIS

A. Purpose and Intent

The purpose of the Development Capability Report of The Alexander Specific Plan is to highlight physical characteristics, identify opportunities and constraints, and provide analysis that will guide development sensitive to the physical conditions of the site. Information for this section was compiled from a variety of sources, including site visits, referencing topographic, hydrological, archaeological and traffic analyses, and correspondence with staff from the Town of Marana. The Development Capability Report follows the Town of Marana requirements provided in the Town of Marana *Land Development Code*.

Under such requirements, information on the following physical components of the site was compiled to assess the suitability of the property for development:

- Existing structures, roads and other development
- Topography and slope analyses
- Hydrology and water resources
- Vegetation and wildlife habitat
- Geology and soils
- Viewsheds
- Cultural resources
- Existing infrastructure and public services

B. Existing Land Uses

This section of the Development Capability Report identifies existing zoning, land use, and structures onsite and on surrounding properties, as well as other proposed development in the project vicinity.

1. Site Location

The subject property is situated close to the southeastern limits of the Town of Marana in the northeast portion of Section 06, Township 13 South, Range 13 East. The 10.74-acre site is approximately one-half mile east of Interstate-10, on the northern boundary of the Cañada del Oro Wash. The northern boundary is bordered by West Aerie Drive, which intersects with North Thornydale Road approximately 975 feet south of West Ina Road. Refer to *Exhibit II.B.1: Site Location*.

The site consists of three (3) parcels, bounded by Aerie Drive to the north, Thornydale Road to the east, the Cañada del Oro Wash (CDO) to the south, and vacant land to the west. The approximate site boundaries are 711 feet of frontage on Aerie Drive, 309 feet on Thornydale Road, 1,012 feet along the CDO, and a western boundary of 648 feet. Refer to *Exhibit II.B.2: Site Description*.

Exhibit II.B.1: Site Location

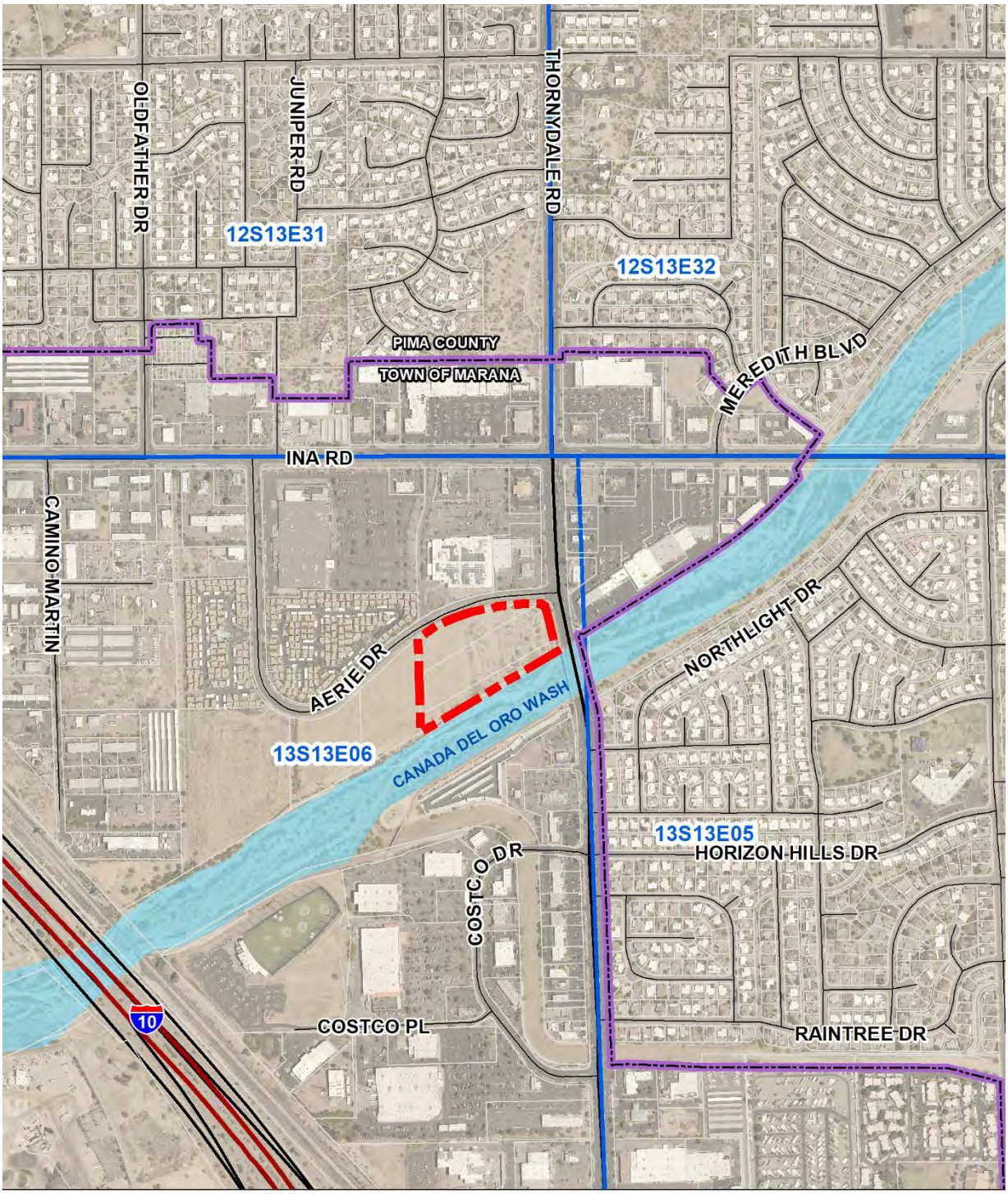
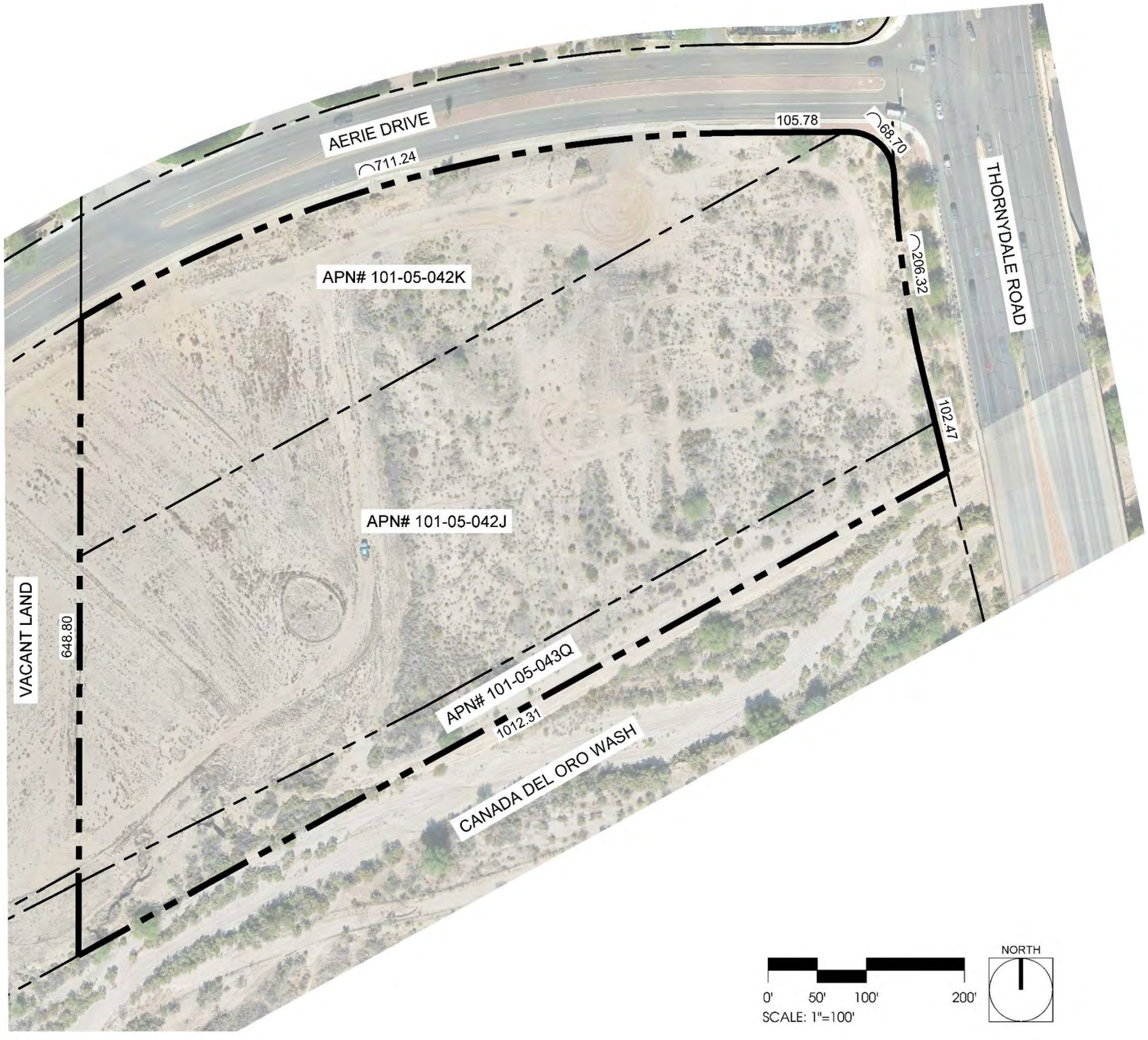


Exhibit II.B.2: Site Description



2. Existing Onsite Land Use and Zoning

The site is currently vacant with no existing structures on site. The existing zoning designation on the property is NC (Neighborhood Commercial). See Exhibit II.B.3.a: Existing Zoning.

3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.B.3.a: Existing Zoning* are as follows:

North: Town of Marana NC (Neighborhood Commercial), Pima County TR (Transitional) and Pima County CR-3 (Single Residence Zone)

South: Town of Marana R-36 (Residential), Town of Marana HI (Heavy Industrial)

East: Town of Marana NC (Neighborhood Commercial), Pima County SH (Suburban Homestead) and Pima County CR-3 (Single Residence Zone)

West: Town of Marana HI (Heavy Industrial)

b. General Plan Land Use

The 2010 Town of Marana General Plan indicates the site is designated Commercial. The surrounding general plan designations within one-quarter mile of the site, as depicted in *Exhibit II.B.3.b: General Plan Land Use*, are as follows:

North: Commercial

South: Commercial / Rivers, Major Washes and Drainageways

East: Commercial

West: Industrial

c. Land Use

The land uses of surrounding properties within one-quarter mile, as depicted in *Exhibit II.B.3.c: Existing Land Uses* are as follows:

North: Thornydale Plaza, Embassy Plaza, Sunny Hills Estates

South: Northpoint Business Park, Shops at Thornydale, Orange Grove Industrial Park, Thornydale Crossing, Costco Wholesale

East: Ina Road Shopping Center, Horizon Hills, Richardson Park, Richardson Elementary School

West: Aerie Apartments, Aerie Riverwalk

d. Number of Stories of Existing Structures

There are no existing structures currently on the site. Buildings in the general vicinity are one story in height.

e. Pending and Conditional Rezonings

According to the most recent Town of Marana Planning and Zoning Activity map dated May 2020, there are no pending or conditional rezonings within a one-quarter mile radius of the project site.

f. Subdivision/Development Plans Approved

There are no recently approved subdivisions or development plans within one-quarter mile of the specific plan site.

Recent projects in the vicinity of the subject parcel include the new construction of Jack in the Box at Ina Road and El Rancho Market, both within the Lee/Mar Center Development Plan. A new QuikTrip convenience store has been approved west of Interstate-10 on Ina Road.

g. Architectural Styles of Adjacent Development

Adjacent commercial development in the Thornydale Plaza has flat facades, articulated entryways, and is consistent with the existing character of strip-mall developments across the greater Tucson Metro area. West of the site, the Avilla Marana Casitas have stucco exteriors with a southwest architectural aesthetic. The color palettes used in the Thornydale Plaza as well as Avilla Marana Casitas are complementary to surrounding desert tones.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources, there are no wells located on the site or within the 100-foot radius of the site. Two wells (#604847 and #626759) are located within a one-quarter mile radius of the project site. See *Exhibit II.B.4: Existing Land Uses*.

Exhibit II.B.3.a: Existing Zoning

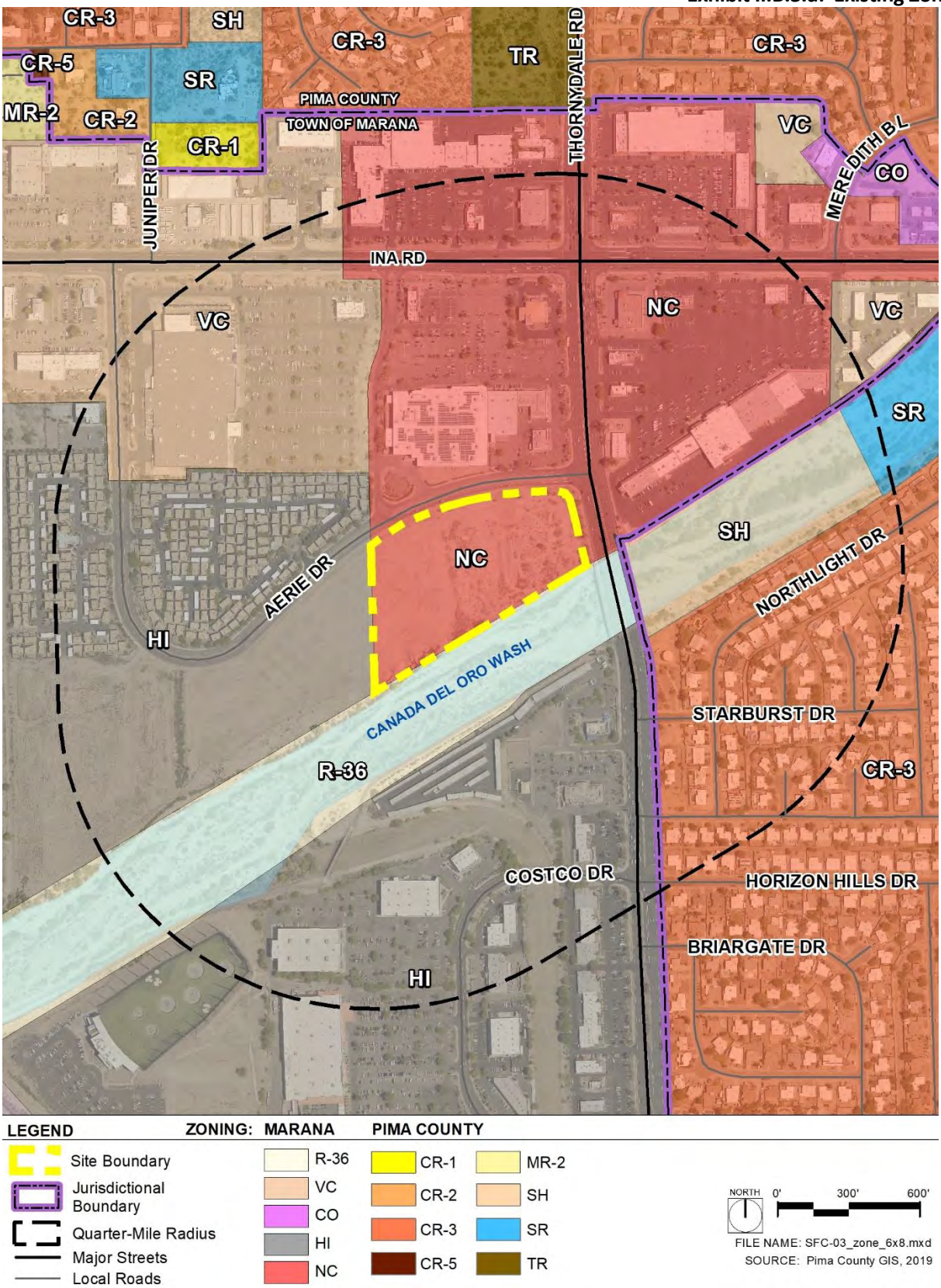


Exhibit II.B.3.b: General Plan Designations

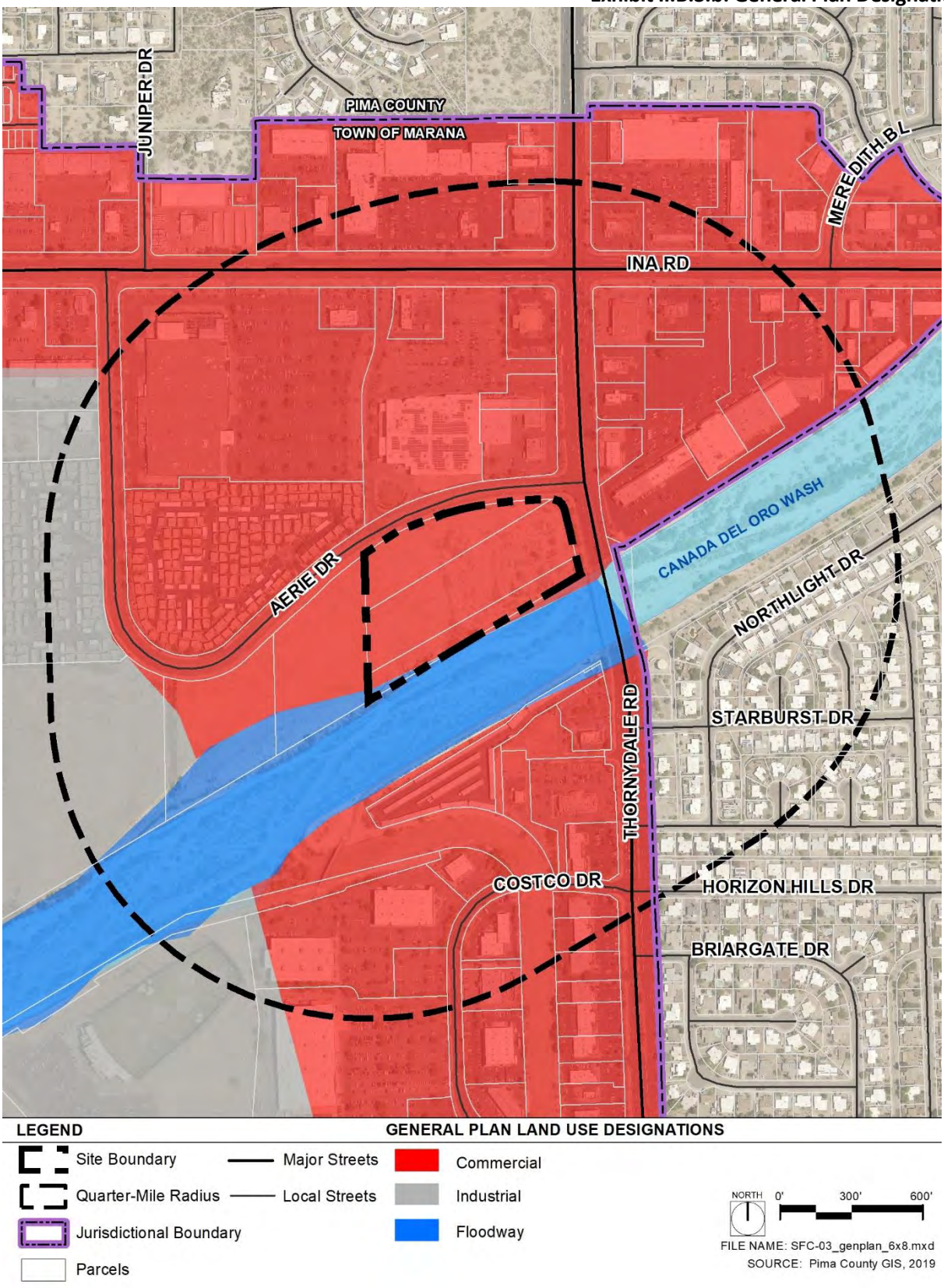
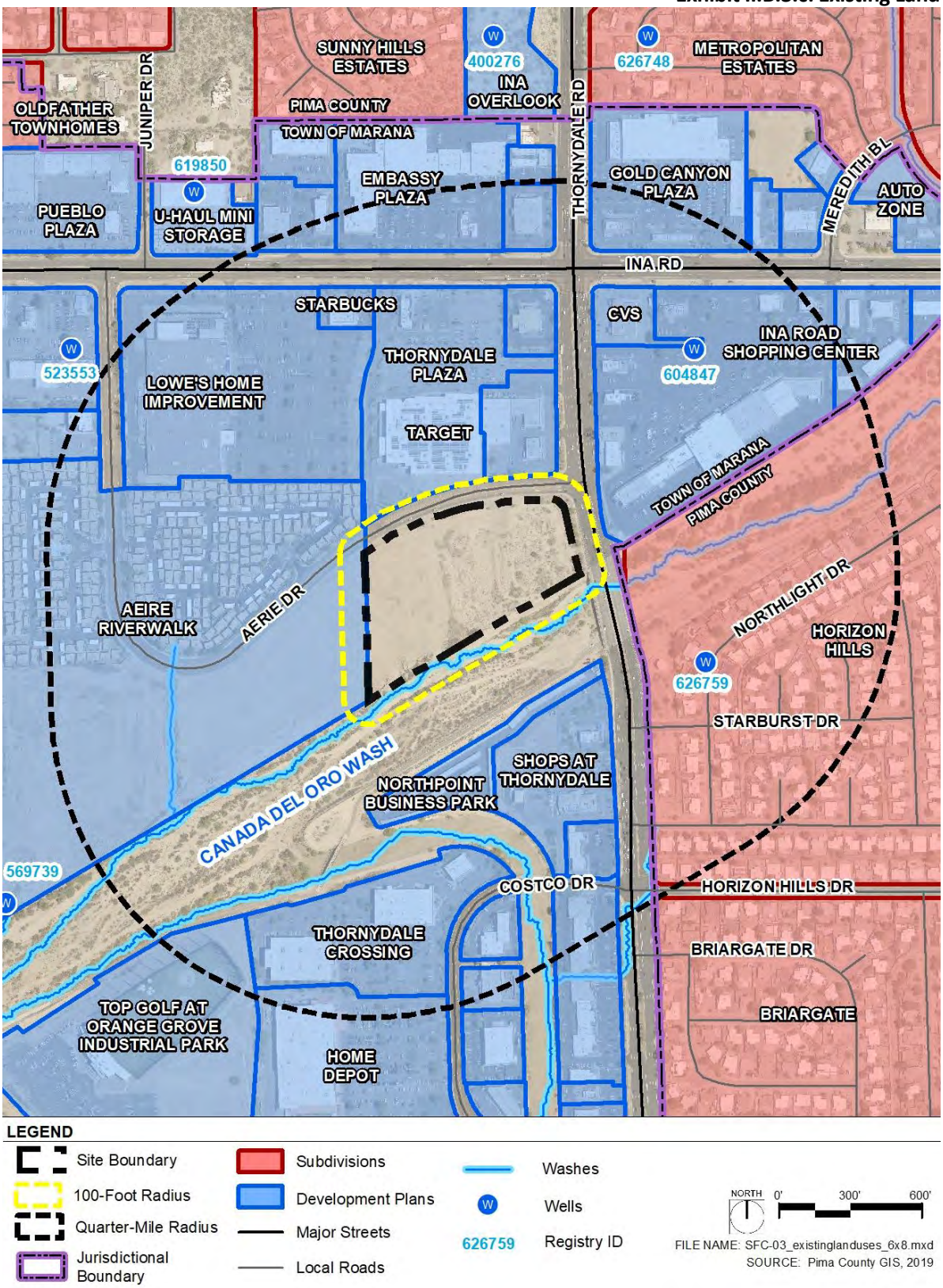


Exhibit II.B.3.c: Existing Land Uses



C. Topography and Slope

The elevations on the property range from approximately 2,230 feet near the southwestern corner to approximately 2,242 feet near the middle of the property. Existing topography at 2' contour intervals is shown on *Exhibit II.C.1: Topography and Slope*.

1. Hillside Conservation Areas

Hillside Conservation areas exist just outside the eastern and southern boundaries of the property as well as in the middle of the site and minimal portions of the northern boundary. These areas contain portions of land that have slopes between 15% and 25% as well as slopes over 25%. While the site contains slopes greater than 15%, the presence of said slopes can largely be attributed to previous grading activities associated with the construction of the Thornydale Road bridge and bank protection along the Cañada del Oro Wash.

2. Rock Outcrops

There are no rock outcrops on the subject site.

3. Slopes of 15% or Greater

Slopes of 15% or greater exist just outside the eastern and southern boundaries of the property, in the central portion of the property, and small portions along the northern boundary. As previously mentioned, the presence of the slopes of 15% or greater can be attributed to previous grading activities, namely those associated with improvements to Thornydale Road or the installation of bank protection. The surface slope of the property is shown in *Exhibit II.C.1: Topography and Slope*.

4. Other Significant Topographic Features

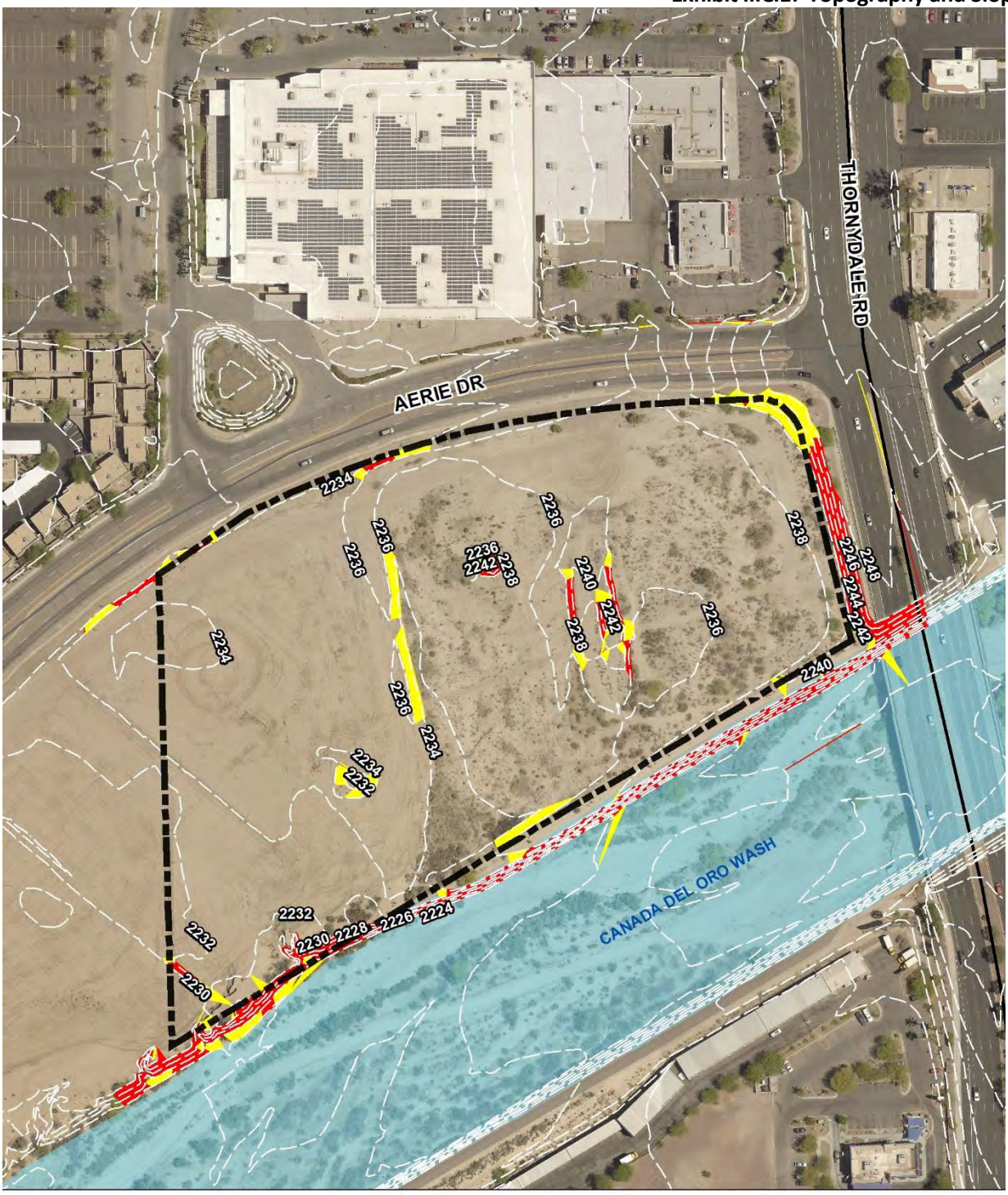
There are no other significant topographic features such as peaks or ridges on the project site.

5. Pre-Development Cross-Slope

The average cross-slope (ACS) of the property is approximately 10.43%.
The pre-development cross slope calculation and values used are as follows:

ACS = (I x L x 0.0023) / A
Where:
I = contour interval (2')
L = total length of contours (24,362')
0.0023 = conversion of "square feet" into "acres x 100"
A = total site area in acres (10.74 AC)
ACS = 2 x 24,362 x 0.0023 / 10.74
ACS = 10.43%

Exhibit II.C.1: Topography and Slope



D. Hydrology, Water Resources, and Drainage

The total project site includes an area of approximately 10.74 acres and can be described as previously graded land with no existing structures or paved areas. The site also features mild slopes draining generally from northeast to southwest toward the Cañada del Oro Wash. A previously determined 1% annual chance (100-year) peak discharge for this onsite area is about 42 CFS.

Two offsite watersheds contribute stormwater to the project site. Both of these watersheds are located to the north of the site and consist entirely of portions of Thornydale Plaza (Target Store Plaza) development, and the adjacent Thornydale Plaza Retail Addition development. Both of these contributing offsite watersheds are on the upstream side of the subject development, and both contribute stormwater only via the existing storm drain system, and not via overland surface run-on. The exact perimeters of these offsite contributing areas are not known, as they would have been delineated in the 1990s at the time of development of Thornydale Plaza and would be contained within drainage reports that are no longer available. However, approximately 1% peak discharges for these offsite watersheds were still available within other available documents.

The two offsite watersheds affecting the project site have their concentration points at the existing detention/retention basin behind the Target Store, and at the existing grate inlet behind the Retail Addition to the east. The estimated 1% peak discharges at these locations are 50.2 CFS and 25 CFS respectively. Each of these locations contributes flows through storm drain pipes and have a common confluence location under the driveway adjacent to the detention/retention basin where there is also an existing surface grate. From there, the remaining pipe segments within the existing storm drain system make a straight shot directly to the Cañada del Oro Wash. Along the way, these pipes pass under Aerie Drive and the subject project site. These offsite watersheds are not within any balanced or critical basins according to the Town of Marana. Please see *Exhibit II.D.1: Pre-Development Hydrology.*

The most significant offsite features affecting the site are the aforementioned offsite storm drain inlets located across Aerie Drive. The magnitude of discharge entering these inlets, along with their elevations, will control the magnitude of discharges, and the pipe sizes, of the downstream storm drain system located on the project site. The downstream storm drain system will be the primary means of stormwater conveyance from the site into the Cañada del Oro Wash. Another significant feature located offsite is the soil-cement bank protection that will extend along the Cañada del Oro north bank the entire distance between Thornydale Road and the Union Pacific Railroad (UPRR) bridge.

Characteristics of Onsite Hydrology:

The only floodplains associated with the subject development are those that derive from the Cañada del Oro (CDO) Wash, which features a 1% peak discharge of 22,400 CFS. There are no other local floodplains, mapped or unmapped, on or adjacent to the project site. The relevant FEMA Flood Insurance Rate Map (FIRM) panel is 04019C1660L.

There are no areas of sheet flooding on the project site that are recognized as flood hazard areas. However, the site in general does feature sheet flow as the primary form of stormwater conveyance

derived from the onsite areas. Because only the onsite areas are involved with producing this sheet flow runoff, flow depths in both existing and proposed conditions will be modest and will not constitute any significant hazard.

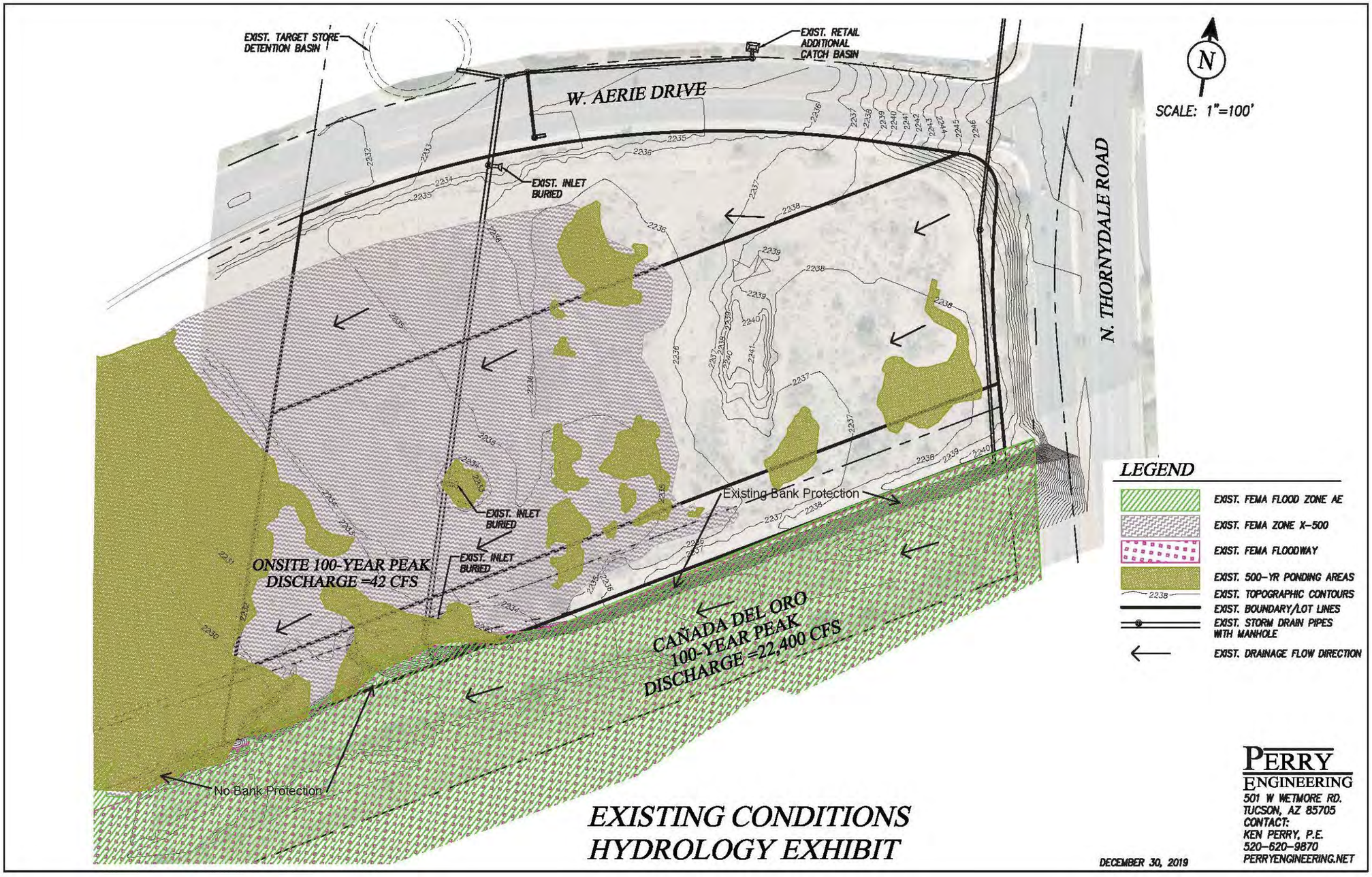
There are three categories of Federal Emergency Management Agency (FEMA) mapped floodplains and flood hazards associated with this reach of the CDO Wash. The CDO Wash itself is not part of the project site, but flood hazards from the CDO have historically been present on the site. The first of these hazards is the floodway, which is defined as being within the banks of the CDO Wash, and off the project site. The second is the FEMA AE Zone, which is associated with the riverine environment of the CDO Wash. In the vicinity of the subject project site, the FEMA AE Zone, and the CDO Floodway occupy the same defined areas. Therefore, the AE Zone is also off the project site. The third floodplain associated with the CDO Wash is a FEMA Zone X-500 floodplain (also known as Shaded Zone X, or a Zone X, 0.2% AC) that extends across the majority of the project site. The current effective FEMA Flood Insurance Rate Map (FIRM) indicates that this X-500 area is one that will be inundated during a 0.2% annual chance (500-year) event. All building finished floors will be built to include one-foot of freeboard over the 500-year base flood elevation.

Submitted under a separate cover, a Conditional Letter of Map Revision (CLOMR) was prepared for this reach of the CDO Wash to reflect the future effect of placing soil cement bank protection on the north bank downstream of Thornydale Road to connect with the existing bank protection. This area of bank protection placement extends downstream to the Union Pacific Railroad Bridge and includes the entire subject project site where it abuts the CDO bank. The proposed bank protection will contain 1% and 0.2% events within the CDO Wash. *Exhibit III.G.2: CDO Wash Bank Protection Cross-Section* demonstrates the anticipated bank protection to be installed by Pima County.

The 1% peak discharges present on the project exceeds 50 in only one instance within the project site for existing conditions. This instance is inside the existing storm drainpipes already mentioned. In the existing condition, these pipes will convey only the offsite flows. According to the hydrologic calculation performed for the existing conditions project area, a 1% peak discharge of only 42 CFS was determined.

Existing drainage conditions along the downstream property boundary, which is the southwest quadrant of the project site, are characterized by overland sheet flow over gently sloping earthen terrain. Some of this sheet flow is currently conveyed overland into the CDO Wash, and some is currently conveyed into the next parcel to the west where it would also flow into the CDO Wash.

Exhibit II.D.1: Pre-Development Hydrology



E. Vegetation

1. Vegetative Communities and Associations Onsite

The project site is located on the southwest corner of Aerie Drive and Thornydale Road, surrounded by vacant land, high-density residential, commercial development, and the CDO Wash. The entire site has been previously graded and, in the past, has been utilized as temporary storage yards and staging areas for adjacent development and roadway improvements. The existing vegetation on-site can be characterized as regrowth and largely consists of first-generation plant species such as Saltbush (atriplex spps), Desert Broom (Baccharis sarothroides) and other small perennials and grasses. There are a few trees and shrubs, generally located in the southeast portion of the site. Trees and shrubs along Thornydale Road are the result of ROW plantings and not native to the site. Some of the regrowth plant species onsite are considered invasive, such as Desert Broom (Baccharis sarothroides).

The Pima County Sonoran Desert Conservation Plan GIS (2011) classifies this site as Agriculture/Developed/Water/Bare Ground and the CDO Wash immediately adjacent to the southern property line as Sonoran Desert Scrub. Overall, vegetation density onsite is generally very low. The vegetative communities and densities are depicted in *Exhibit II.E.1: Vegetative Communities and Associations*.

2. Significant Cacti and Groups of Trees

As shown in *Exhibit II.E.2: Site Resource Inventory*, the site does not contain any significant cacti or groups of trees.

3. Special-Status Plant Species

Arizona Game & Fish has not identified any plant species with a special status that may occur within 3 miles of the project site.

4. Vegetative Densities

Pima County GIS (2019) categorizes the entire site as Sonoran Deciduous Swamp & Riparian Scrub. The overall vegetative density on the site is very low due to previous grading and disturbances.

Exhibit II.E.1: Vegetative Communities and Associations

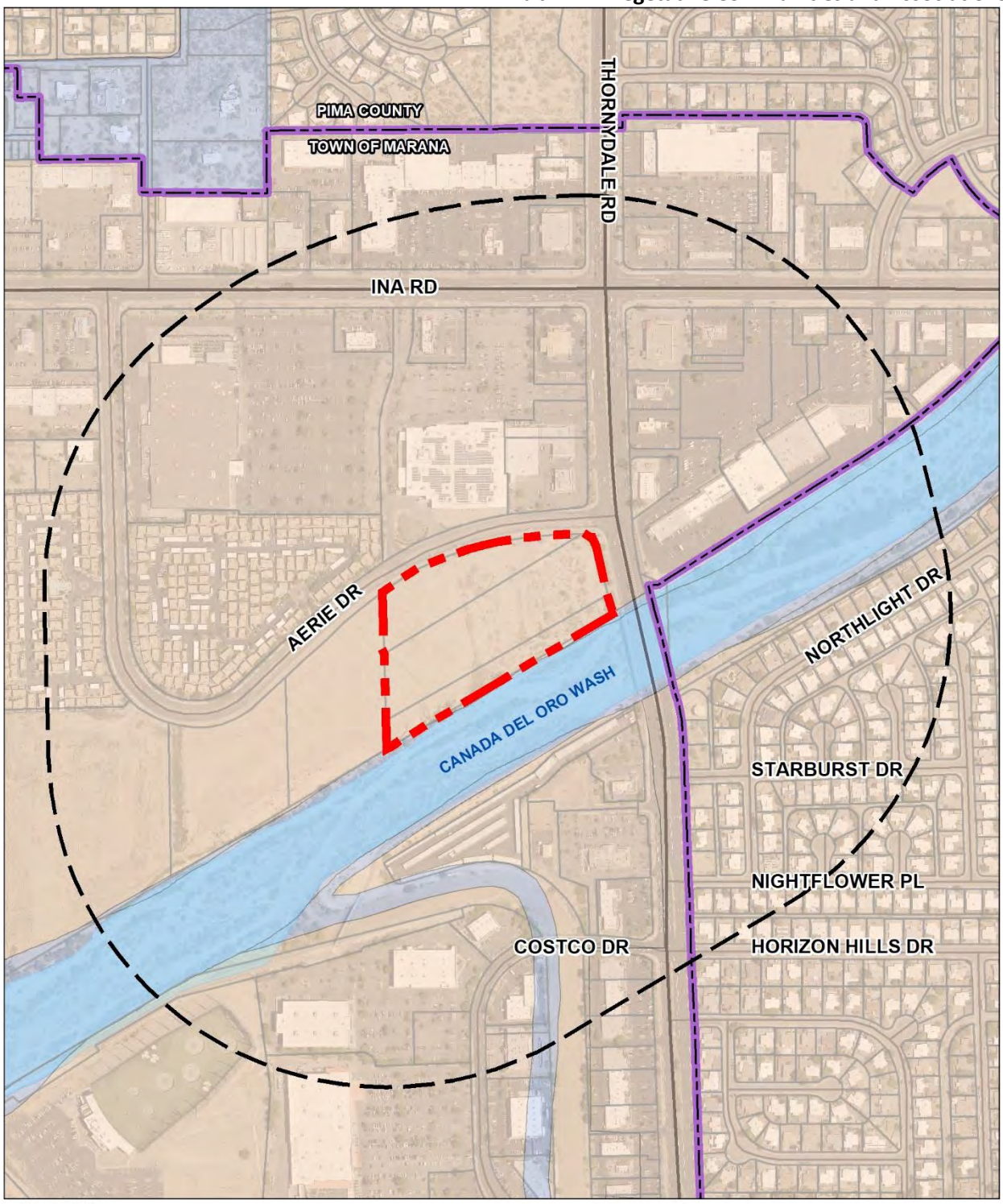
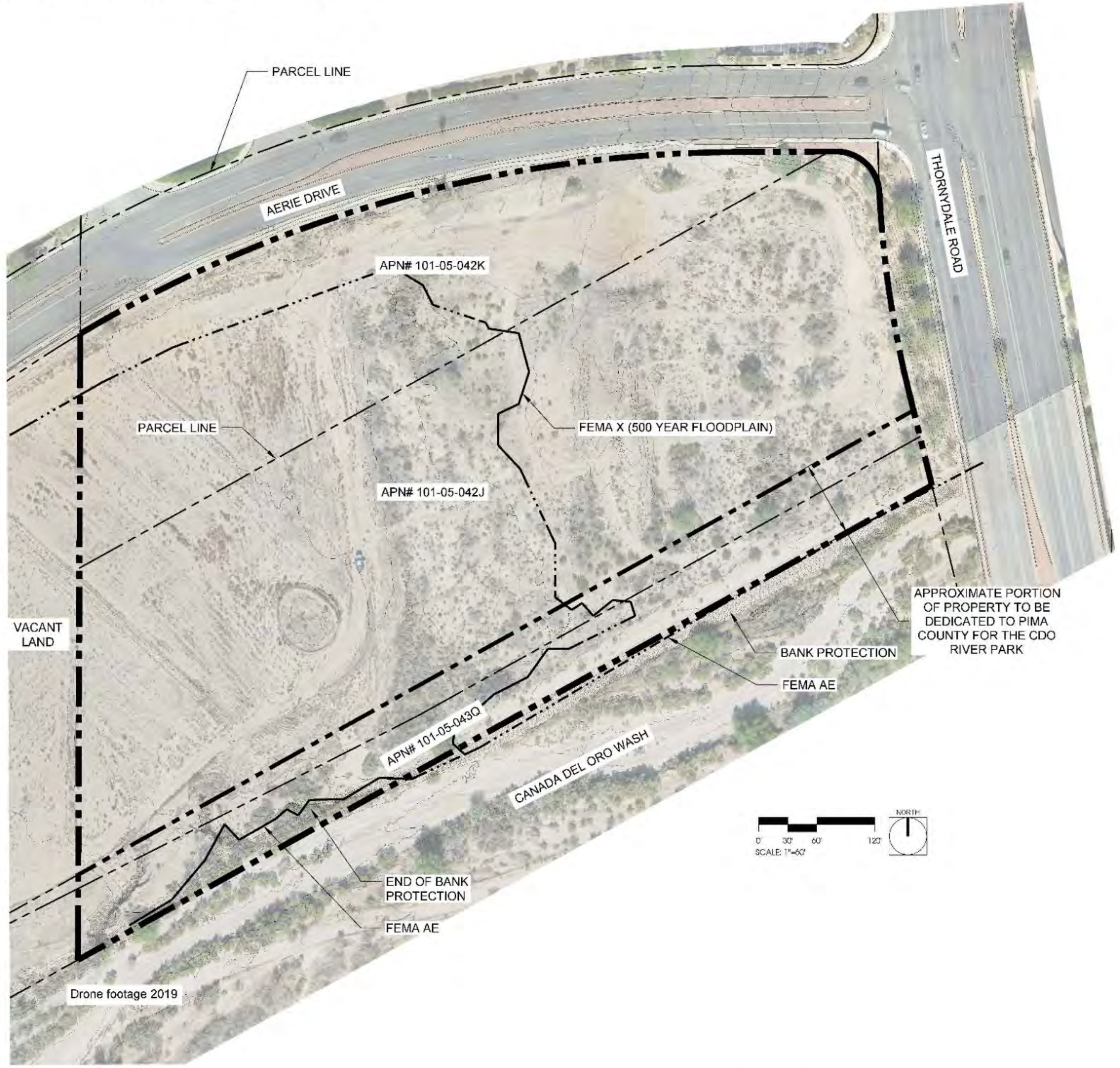
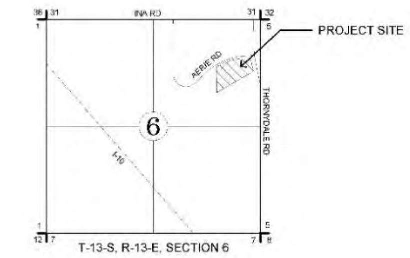


Exhibit II.E.2: Site Resource Inventory

SITE RESOURCE INVENTORY
THE ALEXANDER REZONING





A PORTION OF LOT 5 OF THORNYDALE PLAZA, AS RECORDED IN BOOK 26, PAGE 84 OF MAPS OF PLATS, RECORDS OF PIMA COUNTY, BEING A PORTION OF SECTION 6, T-13-S, R-13-E OF THE G.&S.R.M. PIMA COUNTY, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

Notes

1. This aerial photo is less than two years old.
2. This site has no unique rock outcroppings.
3. The site has been previously disturbed.
4. There are no mapped washes on site. The Canada Del Oro Wash is adjacent to the southern property boundary.
5. There are no Pima County identified riparian areas on-site
6. No significant vegetation was found on site. The site features minimal Blue Palo Verde's (Parkinsonia florida), Desert Willows (Chilopsis linearis), Four-wing Saltbush (Atriplex canescens), and Desert Broom (Baccharis sarothroides)

Legend

- SITE BOUNDARY
- FEMA FLOODPLAIN LIMITS (LABELED FOR CLARITY)
- PARCELS
- 1' CONTOURS

THE PLANNING CENTER
a division of TPC Group, Inc.
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PROJECT: SFC-03
DATE: 12/17/19
DRAWN BY: CJL
CHECKED BY: DB

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

#	REVISIONS/SUBMITTALS	DATE

PLANNER:
THE PLANNING CENTER
2 E CONGRESS, SUITE 600
TUCSON, AZ 85701
TEL: 520-623-6146

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

OWNER:
INTERSTATE INDUSTRIAL GROUP
6340 N CAMPBELL AVE, SUITE 278
TUCSON, AZ 85718

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

THE ALEXANDER REZONING
SITE RESOURCE INVENTORY
(SRI)

CASE NO:
REFERENCE:
SRI
1 OF 1

F. Wildlife

1. Letter from Habitat Specialist

a. Presence of any State-listed Threatened or Endangered Species

The state-listed special status species documented within three miles of the project vicinity are as follows:

- Yellow-billed Cuckoo
- Arizona Ridge-nosed Rattlesnake
- Fulvous Whistling-Duck
- Cactus Ferruginous Pygmy-owl
- Desert Mud Turtle
- Cave Myotis
- Stag-horn Cholla
- Brazilian Free-tailed Bad

The Yellow-billed Cuckoo (*Cuccyzus americanus*) carries designations of being *listed threatened* (imminent jeopardy of becoming endangered), *sensitive,* and a *species of greatest conservation need.*

The Arizona Ridge-nosed Rattlesnake or *Crotalus willardi willardi* is designated a *sensitive* species by the Regional Forester of the United States Forest Service and a s*pecies of greatest conservation needed*.

The Fulvous Whistling-Duck (*Dendrocygna bicolor*) carries the designation of a *species of concern* by the Federal Wildlife Service.

The Cactus Ferruginous pygmy-owl or *Glaucidium brasilianum cactorum* carries the designations of a *species of concern*, a *sensitive* species by both the US Forest Service and the Bureau of Land Management, and a *species of greatest conservation need.*

The Desert Mud Turtle (*Kinosternon sonoriense sonoriense*) is designated a *sensitive* species by the Bureau of Land Management and a *species of greatest conservation need*.

Cave myotis (*Myotis velifer*) is designated a species of concern, a sensitive species, and a species of greatest conservation need.

The Stag-horn Cholla (*Opuntia versicolor*) is designated *salvage restricted* (collection permitted only with a permit) under the Arizona Native Plant Law of 2008.

The Brazilian Free-tailed Bat (Tadarida brasiliensis) is designated a *species of greatest conservation need*.

There are three state-designated special areas documented within the project vicinity: the 10J area Zone 2 for Mexican Wolf (*Canus lupus baileyi*), Riparian Area, and the Pima County Wildlife Movement Area-Landscape (Tortolita Fan to Cañada del Oro).

b. High Densities of a Given Species

According to the Arizona Game and Fish Department, there is no evidence that high densities of a given species exist within the project area.

c. Aquatic or Riparian Ecosystems

There is Pima County Important Riparian Area (IRA) located adjacent to the subject property within the limits of the CDO. However, there are no aquatic or riparian ecosystems found onsite.

d. Wildlife Corridors

There are no identified wildlife corridors located on the property.

2. Arizona Game and Fish Department (AGFD) Environmental Review

In support of this analysis, the AGFD Heritage Data Management System (HDMS) was accessed via their Online Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The summary page from the HDMS review has been included as *Exhibit: II.F.1: AGFD Online Environmental Review*. The full report is provided in *Appendix B: Arizona Environmental Online Review Tool Report*.

The HDMS does include records for one species that does not have an Endangered Species Act (ESA) protection: Cactus Ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*). The Pygmy-owl receives the protections provided by the Migratory Bird Treaty Act and is designated as a *sensitive* species, *species of concern*, and *Wildlife of Special Concern*.

Exhibit II.F.1: AGFD Online Environmental Review

Arizona Game and Fish Department — project_report_alexander_specific_pl_33122_34184_FINAL.pdf
Project ID: HGIS-09938 — Review Date: 10/30/2019 11:53:28 AM

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Bat Colony						
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Crotalus willardi willardi	Arizona Ridge-nosed Rattlesnake		S			1A
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Opuntia versicolor	Stag-horn Cholla				SR	
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Canis lupus baileyi	10J area Zone 2 for Mexican Wolf	LE;XN				
Riparian Area	Riparian Area					
Tortolita Fan to Canada del Oro	Pima County Wildlife Movement Area - Landscape					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon macularius	Desert Pupfish	LE				1A

Page 9 of 12

G. Viewsheds

1. Viewsheds Onto and Across the Site

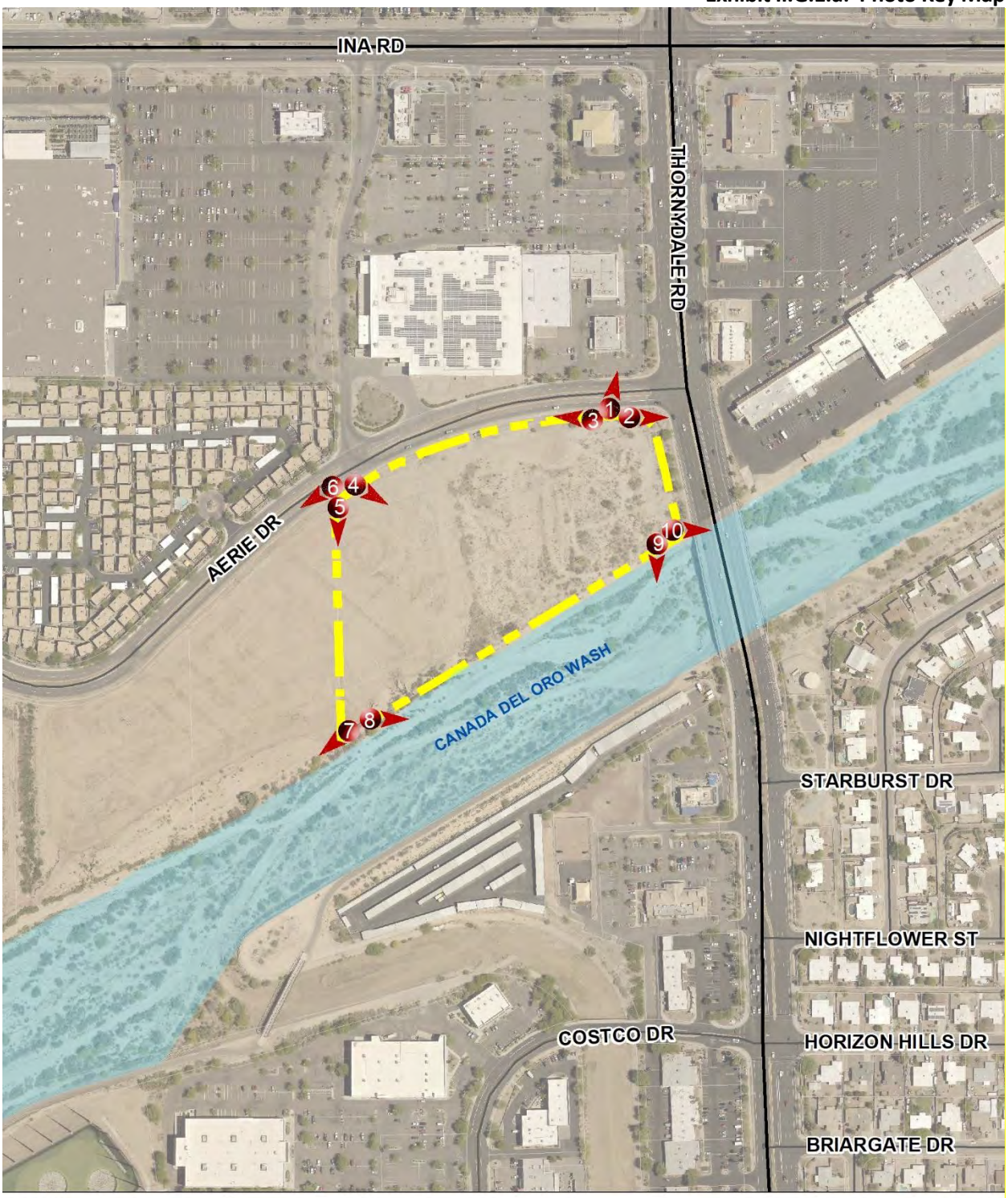
The Alexander Specific Plan project area is roughly half a mile east of Interstate-10 on vacant land that is, for the most part, surrounded by development or land anticipated for future development. The Cañada del Oro Wash runs adjacent to the southern boundary of the site, providing a view of a dry riverbed with patches of desert species. The site has been entirely disturbed, other than alongside the wash and the bridge on Thornydale Road. Viewsheds onto and across the site are mostly unobstructed due to the lack of dense onsite vegetation. The significant views and vistas beyond adjacent properties are of the Catalina Mountains to the north and the Tortolita Mountains to the northwest. Views of each of these mountain ranges are unobstructed, as the site's topography is mostly flat with little over-story vegetation.

See *Exhibit II.G.1.a: Photo Key Map* and *Exhibit II.G.1.b: Site Photos*.

2. Area of High Visibility from Adjacent Off-Site Uses

Due to the site's flat terrain and the lack of grade differential from Thornydale Road and Aerie Drive, the site is highly visible from the adjacent properties. *Exhibit II.G.1.b: Site Photos* demonstrates the property's visibility.

Exhibit II.G.1.a: Photo Key Map



LEGEND

Site Boundary

Major Streets

Local Roads

Photo Identification Key

NORTH 0' 200' 400'

FILE NAME: SFC-03_photokey_6x8.mxd

SOURCE: Pima County GIS, 2018

Exhibit II.G.1.b: Site Photos



Photo 1: Looking north from the northeast corner of the site on Aerie Drive.



Photo 2: Looking east toward Thornydale Road from the northeast corner of the site along Aerie Drive.



Photo 3: Looking west from the northeast corner of the site.



Photo 4: View from the northwest corner of the site, looking southeast across the site.



Photo 5: View from the northwest corner of the site looking southwest.



Photo 6: From the northwest corner of the site looking west along Aerie Drive.



Photo 7: Looking southwest from the southwest corner of the site.



Photo 8: Looking southeast from the southwest corner of the site.



Photo 9: Looking south from the southeast corner of the site.



Photo 10: Looking east from the southeast corner of the site.

H. Traffic Circulation and Road System

A Traffic Impact Analysis (TIA) by Kimley-Horn and Associates has been submitted under separate cover.

1. Existing and Proposed Off-Site Streets

Existing adjacent to the northern and eastern boundaries respectively, Aerie Drive and Thornydale Road border the site. Ina Road is approximately 975 feet north of the property. No off-site roads are proposed as part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic* and further detailed in *Table II.H.2: Roadway Inventory*.

Thornydale Road

Thornydale Road is a north-south road with three travel (3) lanes and one (1) bike lane in each direction and a center raised media adjacent to the site. There are curb, gutter, and sidewalk on both sides of the roadway. ADOT classifies Thornydale Road as a principal arterial road south of Ina Road. The posted speed limit within the vicinity of the site is 45 mph in both directions.

Ina Road

Ina Road is an east-west road with two travel (2) lanes and one (1) bike lane in each direction and a center raised median. There are curb, gutter, and sidewalk on both sides of the roadway. The Arizona Department of Transportation (ADOT) classifies Ina Road as a principal arterial east of Interstate 10 (I-10). The posted speed limit within the vicinity of the site is 45 miles per hour (mph) in both directions.

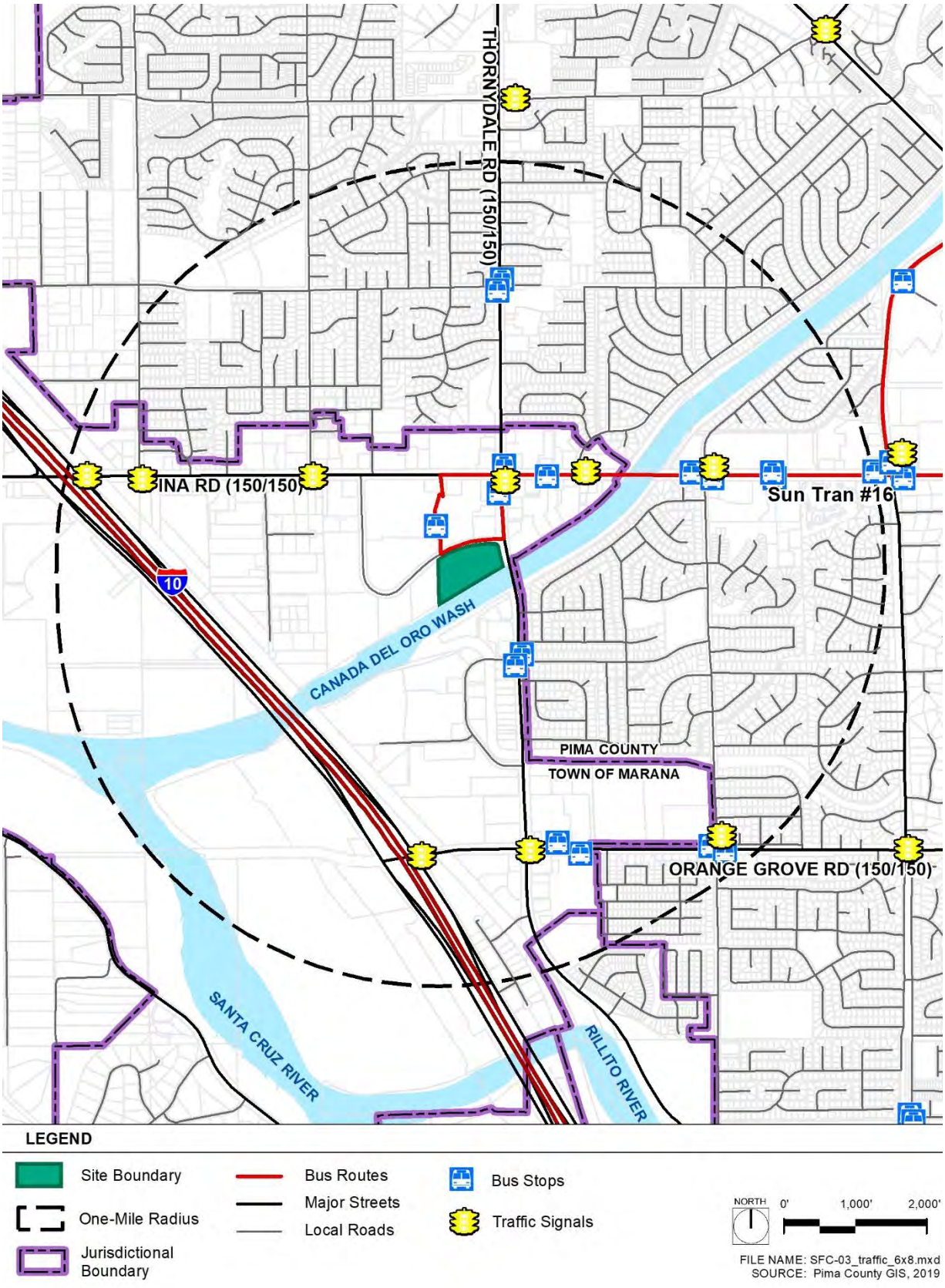
Aerie Drive

Aerie Drive is an east-west road with two (2) lanes in each direction of travel and a center raised median adjacent to the site. There are curb, gutter, and sidewalk on both sides of the road. ADOT classifies Aerie Drive as a local road. The posted speed limit is 35 mph in both directions.

Target Access Road

Target Access Road is a north-south, unstriped road with one (1) lane in each direction of travel. The roadway connects Ina Road and Aerie Drive, a distance of approximately 1,000-feet. The roadway is privately-owned and provides access to the shopping centers north of the proposed site. There is no posted speed limit.

Exhibit II.H.1: Traffic



2. Existing Access and Rights-of-Way

A roadway inventory was conducted to obtain the following information:

- Existing and Proposed Right-of-Way;
- Whether or not said widths conform to minimum requirements;
- Ownership;
- Whether or not rights-of-way jog or are continuous;
- Number of travel lanes and theoretical capacity and design speed for existing roads;
- Present average daily traffic for existing streets; and
- Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

Table II.H.2: Roadway Inventory

	Ina Road	Thornydale Road	Aerie Drive
Major Routes Classification	Major Local Road	Major Local Road	Minor Local Road
Existing R.O.W. (Feet)	150	150	100
Future R.O.W. (Feet)	150	150	100’
Current Number of Lanes	6	6	4
Speed Limit	45	45	35
Ownership	Marana	Marana	Marana
ADT (Source, Year)	33,164 (2019)	30,758 (2018)	Not Available
Conforms to Width Standards	Yes	Yes	Yes
Surface Conditions	Paved	Paved	Paved

3. Roadway Improvements

The Arizona Department of Transportation (ADOT) completed the I-10/Ina Road interchange project in 2018, creating a grade-separated interchange at Ina Road with new traffic loops on the east and west sides of the interchange. Adopted in 2016, the 2040 Pima Association of Governments (PAG) Regional Transportation Plan contains five projects that impact The Alexander Specific Plan area. These projects are listed below:

- I-10 West Corridor, Ruthrauff Road to Ina Road – Widen to 8 lanes and build new or reconstruct traffic interchanges.
- Ina Road #1 – Wade Road to Silverbell Road, Widen to a 3-lane roadway, Middle Timeframe (2020-2030), Pima County, $10,800,000
- Ina Road #2 – Silverbell Road to Interstate-10, Widen to a 4-lane roadway, includes 2-lane bridge, Early Timeframe (2013-2020), Marana, $11,440,000
- Ina Road #2a – Bridge over Santa Cruz River, Replace bridge structure, Early Timeframe (2013-2020), Marana, $6,000,000
- Ina Road #3 – Interstate-10 to Camino de la Tierra, Widen to 6-lane roadway, Early Timeframe (2013-2020), Marana, $13,100,000

4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

The intersection of Ina Road and Thornydale Road is approximately 975 feet north of The Alexander Specific Plan area and will be frequently used by future residents. Additionally, it is anticipated that residents of The Alexander Apartments will benefit from the location's proximity to Interstate-10, therefore the Ina/I-10 interchange will be used often. The intersections of Ina Road and Oldfather Road and Ina Road and Camino de Oeste will be used by residents to access Interstate-10. The intersections of Thornydale Road and Orange Grove Road and Thornydale Road and Magee Road will likely experience slightly higher volumes of traffic from north/south travelers entering and exiting the development. There are no non-existing proposed intersections on arterials within one mile of the development.

5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks, and Schools

Bicycle routes exist along the south side of the Cañada del Oro Riverpark, which runs adjacent to the southern boundary of the site. A path will be extended along the northern bank of the CDO Wash along the southern property boundary per Resolution No. 2020-053. Connections to the Santa Cruz River Park bicycle paths exist on the west side of Interstate-10, connecting The Alexander Specific Plan area with the greater Tucson region by way of The Loop shared-use path. Additionally, there are bicycle pathways along Camino de la Tierra and portions of Shannon Road in proximity to the project site. See *Exhibit II.I.1: Recreation and Trails*.

The nearest pedestrian walkway to the Specific Plan area is the Cañada del Oro River Park (trail key number RP002), which bounds the property on the south. West of Interstate-10, the Cañada del Oro River Park intersects with the Santa Cruz River Park (RP005), both portions of The Loop shared-use path. South of the project site, the Santa Cruz River Path intersects again with the Rillito River Path (RP004). A path system exists along Silverbell Road (P035), with two singletrack trails extending off the main path: The West Idle Hour Wash (#144) and the South Branches East Idle Hour Wash (#137). Moreover, there are paved sidewalks along all major roadways in the area, including on both sides of Aerie Drive and Thornydale Road adjacent to the property. Paved pedestrian sidewalks are also provided within the Thornydale Plaza and are on both sides of Ina Road.

The bicycle and pedestrian pathways in the vicinity of The Alexander Specific Plan area provide connections to nearby parks and schools, including the Ted Walker Regional Park, the Rillito River Park, Richardson Neighborhood Park, Richardson Elementary School, and Hendricks Elementary School. Additionally, the existing bicycle routes in the area connect users to public transportation options. Pedestrian pathways within one mile of the site intersect with Sun Tran bus routes along Ina as well as just north of the site on Aerie Drive.

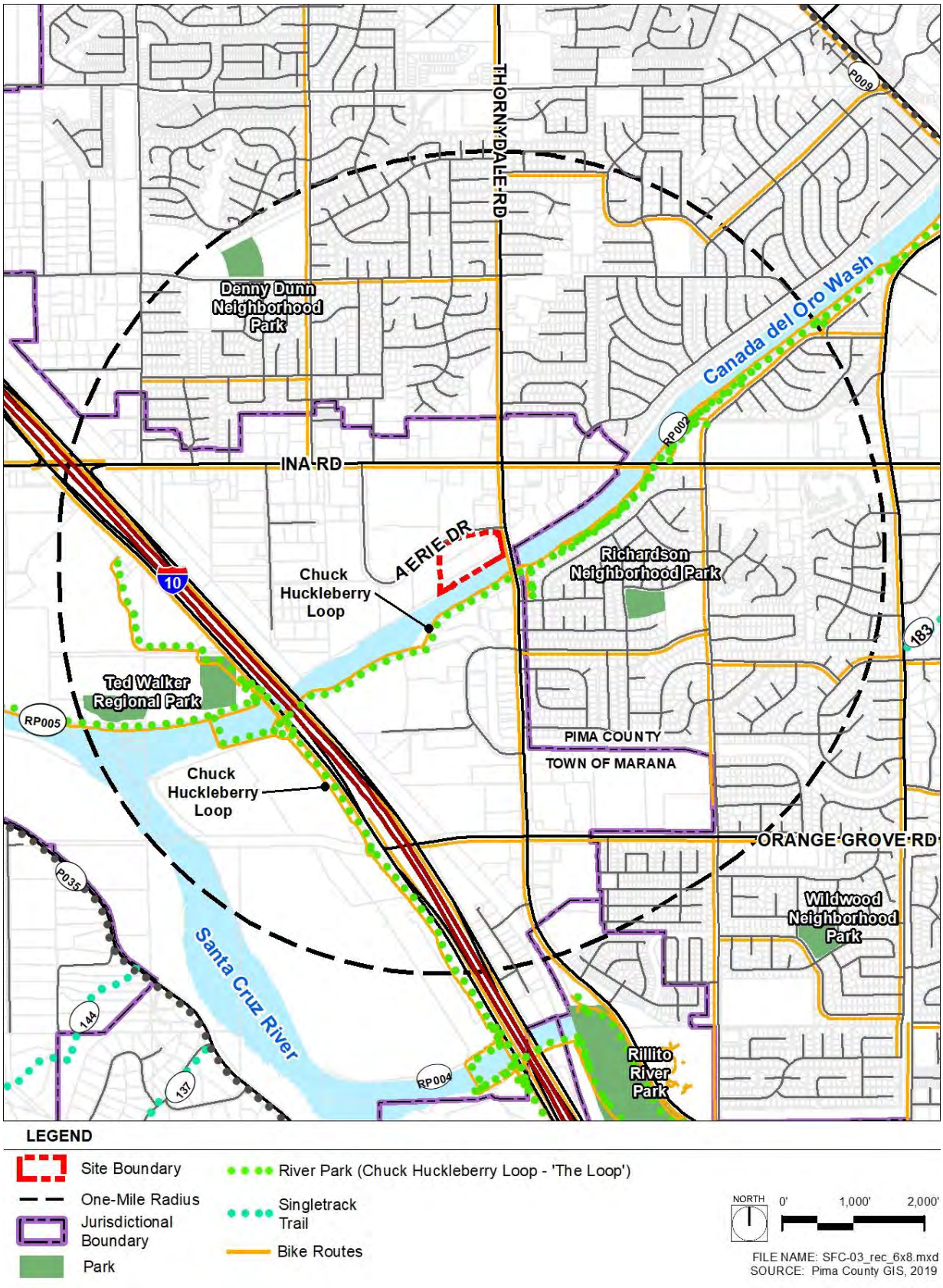
Exhibit II.I.1: Recreation and Trails displays the existing bike routes (including The Loop) and the existing pedestrian circulation within the general project vicinity.

I. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

As shown in *Exhibit II.I.1*, there are three parks within a one-mile radius of The Alexander Specific Plan area: Ted Walker Regional Park, Richardson Neighborhood Park, and Denny Dunn Neighborhood Park. The CDO River Park (RP002) currently exists along the southern bank of the wash with a planned extension of the River Park to be located on the northern bank of the wash. According to Pima County Flood Control District, the extension of the CDO River Park will be constructed during the installation of bank protection along the northern bank of the wash per an approved plan between Pima County Flood Control District, the Town of Marana, the property owner, and Alta Vista Communities. Recreation facilities just outside of the one-mile radius of the site include Wildwood Neighborhood Park, Rillito River Park (RP004), Silverbell Road multi-use path (P035), segments of the Santa Cruz River Park (RP005), West Idle Hour Wash singletrack trail (#144) and South Branches East Idle Hour Wash singletrack trail (#137).

Exhibit II.I.1: Recreation and Trails



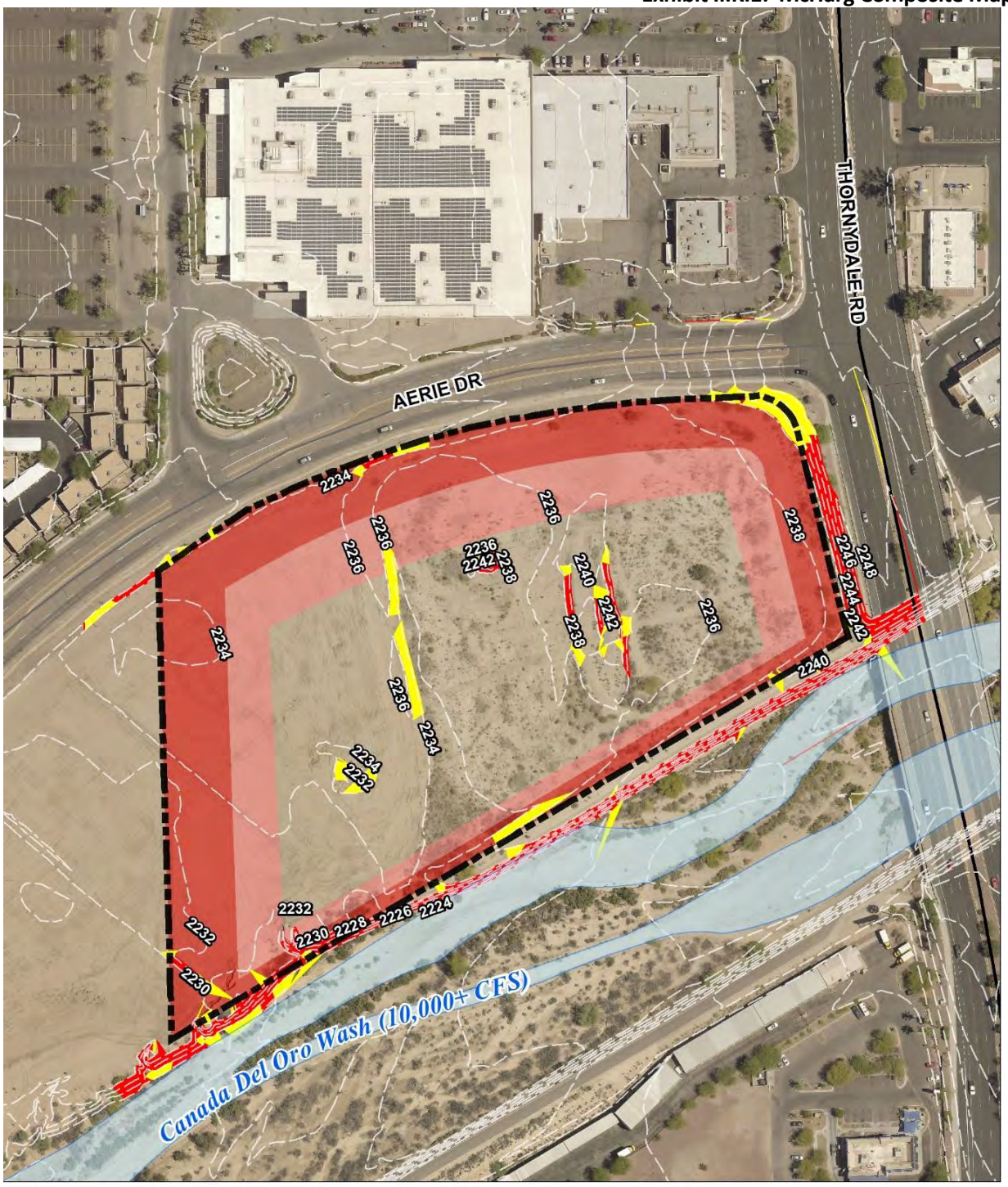
J. Cultural Resources

An Environment Site Assessment (ESA) was performed by Com Sense, Inc. Environmental Consulting to identify any actions of this project that may have significant environmental, historic, or cultural impacts. Upon consultation with the Arizona State Museum, National Register of Historic Places, National Wilderness Preservation, and the Department of the Interior, Bureau of Indian Affairs, Com Sense, Inc. has concluded that the proposed development would not produce any adverse impacts, thus mitigation is not necessary. The ESA produced by Com Sense, Inc. Environmental Consulting has been included in *Appendix C: Com Sense, Inc. Environmental Consulting Cultural Resource Consultation.*

K. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife, and views has been combined to form the McHarg Composite Map. The purpose of the McHarg Composite Map is to highlight areas that are available for development. With no wildlife movement considerations or significant vegetation present onsite, constraints are limited to topography, hydrology, and views as displayed in *Exhibit II.K.1*: *McHarg Composite Map*. Refer to Section III Land Use Proposal for more information on how the site plan responds to the site's physical constraints.

Exhibit II.K.1: McHarg Composite Map





SECTION III

LAND USE PROPOSAL

A. Purpose and Intent

The Alexander Specific Plan presents a comprehensive vision for the development of an approximately 10.74-acre property located at the southwest corner of Thornydale Road and Aerie Drive. The Alexander Specific Plan contemplates providing a single land use designation (Mixed-Use) for an infill development that integrates higher density residential options with modern architecture and meaningful amenities, and commercial opportunities that are needed to further sustain the urban fabric of the area. While entirely conceptual at this time, it is anticipated that a portion of the property will feature a high-density multi-family development on approximately seven (7) acres with the potential future phasing of additional residential units or other commercial uses on the eastern two (2) acres of the site. An approximately 50-foot wide right-of-way along the southern property boundary has been dedicated to Pima County for the installation of bank protection and the planned extension of the CDO River Park along the north bank of the wash. This area is a little more than one (1) acre in size.

The Alexander Specific Plan provides a method for applying standards and guidance to ensure that future development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the natural environment, and site-specific conditions. The proposed land use will be integrated with the surrounding area with regards to circulation, infrastructure, aesthetics, and visual character through a unique set of standards and design guidelines that incorporate best practices and innovative design techniques.

Utilizing the basic parameters of the Town of Marana's MR-1, MU-1, and VC zones, this Specific Plan will provide development regulations and standards that facilitate an effective mix of multi-family housing and commercial opportunities that protect the integrity of the surrounding area. Where the Specific Plan varies from the Town of Marana Land Development Code or other applicable Town standards, the Specific Plan shall be the controlling regulation. In instances where the Specific Plan is silent in providing development standards or regulations, the applicable provisions of the Land Development Code for the MR-1, MU-1, and VC zones and other relevant Town codes and standards shall apply.

This Land Use Proposal responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. Once approved, the Specific Plan describes the planning considerations for the parcels, imposes controls on the development, and is detailed accordingly in the development plan process. The boundaries of this Specific Plan are shown in *Exhibit II.B.1*.

B. Design Principles and Vision

The Alexander Specific Plan is intended to be developed in accordance with the following goals and objectives:

- Implement the goals and objectives of the Town of Marana General Plan;
- Promote infill development that utilizes existing infrastructure;
- Preserve and feature the natural beauty of the Cañada del Oro Wash to the south;
- Provide quality, upscale multi-family housing options in the Town;

- Offer recreational and social opportunities for a variety of age ranges and needs through interconnected pedestrian space including active and passive recreation and community gathering spaces;
- Maximize the spectacular views of Sombrero Peak and the Tucson Mountains to the west and those of Pusch Ridge and the Catalinas to the east;
- Facilitate pedestrian connectivity via pedestrian accessways/gates, sidewalks and the connector trail to the planned amenities along the Cañada del Oro and to the Santa Cruz River Park shared-use path (The Loop), which consists of 131 miles of connected trails;
- Focus development toward the Cañada del Oro, where appropriate, to maximize its aesthetic and recreational benefits; and
- Ensure coordinated, responsible planning through the use of cohesive procedures and guidelines.

C. Relationship to Adopted Plans

1. Marana General Plan

The Alexander Specific Plan is located within the Planning Area boundary of the Town's General Plan within the Southern Growth Area, which is prime for infill opportunities. The Town's General Plan Land Use Map designates the site for commercial uses. Designed to help meet the current and future needs of the Town, the Specific Plan establishes goals and policies that are in line with the Town's General Plan and Strategic Plan.

The Alexander Specific Plan conforms to the overall General Plan, including the following highlighted goals, policies, and actions:

General Plan Goal, Land Use, and Growth Element: *Adopt sustainable development as a unifying goal to secure Marana's future.*

Marana's quality of life must be sustained for many generations to come. Conserving open space and protecting undisturbed land promotes an increase in the general welfare and wellbeing of residents by providing trails and amenities for recreation. Open space, including functional landscaping, provides ecosystem services that reduce negative stormwater runoff effects like erosion, protects wildlife habitat, and improves water quality by allowing debris and pollution to deposit over undisturbed land. For open space to be a viable use, it needs to be thoughtfully integrated into community design. Providing a diverse mix of uses interconnected through open space, pathways, and trails fosters sustainable development that can then be linked to nearby existing developments, open space, and recreation areas.

- General Plan Policy: Promote a healthy, adaptable local economy that is vital to the community's ability to provide a highly desirable Quality of Life, high levels of services and amenities.

- General Plan Action: Provide quality urban spaces, parks, and recreation, with trails and walkways that serve the community.

Specific Plan Conformance: The Alexander Specific Plan will allow for a mixed-use development that caters to the need for housing options, commercial and retail space. The proposed project offers a housing option to meet the growing number of people moving to Marana and those nearing retirement ages. The Alexander Specific Plan not only will provide an additional housing stock to meet the Town's growing demand, it will provide high-quality, resort-class amenities for future residents of the anticipated apartment complex. Considering that the subject property is adjacent to the CDO River Park, The Alexander Specific Plan will provide opportunities for pedestrian connectivity through the site via pedestrian accessways/gates, sidewalks, and the connector trail so that the natural amenity can be enjoyed by the future residents and the surrounding community. Furthermore, it provides the opportunity for commercial retail and services to help enhance the quality of life for Marana residents by reducing their travel times and subsequent carbon footprint.

General Plan Goal, Land Use, and Growth Element: "Provide opportunities for diverse developments that maximize the benefits to the community."

Any time a developer proposes a quality mix of multi-family residential and commercial uses with a strong emphasis on design and integration, the residents of both the existing and proposed communities benefit greatly. By co-locating uses on a single project site that has existing infrastructure, travel times, and transportation costs are reduced as well as the developmental impact on the environment. Implicit in the creation of any mixed-use development is the range of housing types necessary to create a thriving community that can accommodate affordability for residents of any socio-economic class. In conjunction with the surrounding residential uses northwest and southeast of the site, The Alexander Specific Plan aids in providing a diverse stock of housing in the general vicinity that ensures land uses such as industrial, commercial, retail, institutional, civic and office are complemented with a variety of skilled workers; thus, attracting future commercial and residential development opportunities to the Town. Additionally, the combination of high-density residential development with a commercial component helps make the project financially sound by locating residents near services and amenities they are likely to use daily.

- General Plan Policy: Promote new development that is compatible with existing land uses.
- General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
- General Plan Action: Locate commercial and industrial uses for direct access to arterial or collector roads without generating traffic into housing areas.
- General Plan Action: Encourage mixed-use development proposals for future Master Planning Areas in Marana

- General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
- General Plan Action: Designate a wide range of residential development densities from low density rural to multi-family urban.
- General Plan Policy: Provide a development pattern that minimizes public expenditures.
- General Plan Action: Encourage growth in locations where infrastructure capacity exists or can be easily extended.
- General Plan Action: Encourage joint use amenities and public facilities.

Specific Plan Conformance: The Alexander Specific Plan is located within the Planning Area Boundary of the Town of Marana's 2010 General Plan and is part of the Southern Growth Area. The area has been targeted as a prime growth area over the next decade as a result of the newly improved interchange at Ina Road and Interstate-10. The general plan land use designation on the property is commercial and it is currently zoned for neighborhood commercial uses (NC). Given the intensive land use designation on the property and the highly urban nature of the surrounding area, it is apparent that a mix of high-density residential and commercial uses is appropriate.

The Alexander Specific Plan will feature high-quality design and development that is compatible with the area. It will also provide a stock of housing that is currently underrepresented in the area as well as opportunities for additional uses that are needed to sustain the proposed and existing development in the general vicinity. According to the 2010 General Plan, there is additional Commercial designated land immediately surrounding the site to the north, northwest, and south. The majority of the land to the west is designated for industrial land uses. Several residential subdivisions exist within the master-planned area east of the proposed Specific Plan boundary located north of Ina Road, beyond the commercial development located at the intersection with Thornydale Road. Much of the Pima County land to the east is developed with medium-density residential properties, while the land to the south is densely developed with commercial, retail, and entertainment properties within the Thornydale Crossing as well as shops and amenities at surrounding intersections. The 51-acre Foothills Mall site is slated for redevelopment in the near future that is intended to create a town center-style development with a mixture of commercial, office, hospitality, residential, and entertainment uses with a maximum building height of 120 feet. The Alexander Specific Plan proposes development that complements the existing and future uses in the area, is well served by utilities, does not require any infrastructure extensions or improvements, and is within proximity to two major arterial roads.

General Plan Goal, Parks, and Recreation Element: Provide a system of developed parks and recreational facilities throughout the community.

Providing access to parks and recreation is an important part of supporting healthy communities. Jurisdictions require that new residential development provides open space and opportunities for recreation to support public health and wellbeing while creating aesthetically beautiful spaces and towns that people want to live in. Outdoor recreation opportunities improve community health while instilling a sense of place and pride in one's community.

- General Plan Policy: Support the development of recreational facilities in new residential areas.
- General Plan Action: Require neighborhood parks in all new residential developments following standards described in the 2010 Town of Marana Parks, Recreation, Trails, and Open Space Master Plan.
- General Plan Action: Require path/trail easements and constructed elements to link neighborhood parks with residences, schools, and the public path/trail system.
- General Plan Action: Require Homeowner's Associations to maintain private recreation facilities (neighborhood parks) to the appropriate standard as defined in the 2010 Town of Marana Parks, Recreation, Trails, and Open Space Master Plan.
- General Plan Action: Implement linear parks that provide connections between the green infrastructure elements and other destinations within and adjacent to the Town.

Specific Plan Conformance: The Alexander Specific Plan will feature open space, passive and active recreation areas, and connections to the Town of Marana's existing pedestrian pathways. The Cañada del Oro Wash, which runs along the south side of the site, provides natural beauty as well as pedestrian and bicycle connections that extend throughout the greater Tucson area by way of The Loop. Every effort will be made to maximize connectivity to and activate the use of The Loop shared-use path, which connects to the south side of the Cañada del Oro Wash pathway. Such efforts include providing pedestrian accessways/gates along the southern boundary for future residents of the apartments, sidewalks throughout the residential and/or commercial sites, and a connector trail along the eastern property boundary. Maintenance of the open space on site will be the responsibility of the end-user unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana at the time of the development.

2. Marana Strategic Plan

The Alexander Specific Plan is a mixed-use development in the Town of Marana consisting of approximately 10.74 acres of property on the southwest corner of Aerie Drive and Thornydale Road. The purpose of the Specific Plan is to establish a development plan, regulations, and performance standards that provide the flexibility and specificity needed to guide the property's development in a manner befitting its setting and character.

The Alexander Specific Plan supports the five areas of the Marana Strategic Plan:

Commerce – Construction of the proposed mixed-use community will provide jobs as well as revenue to the Town through construction sales tax, retail sales tax, and development services fees.

Community – This new mixed-use development will provide an additional housing choice that is currently lacking in a highly urban area ultimately attracting new residents to the Town. Additionally, existing residents will benefit from an additional stock of commercial goods and

services. Careful development of the site as an interconnected network of supporting uses will enhance access in and around the project area and transform it into a gateway destination.

Progress/Innovation – Quality mixed-use development is an innovation in and of itself. For example, the provision of integrated mixed-use development is a progressive approach to ensure there is an adequate supply of housing combined with other services and amenities to meet the rapidly growing population in Marana and metropolitan Tucson. The diverse mix of proposed residential, office, and non-residential service and retail uses will serve as an innovative example of how quality design and rational integration can foster thriving developments at any scale.

Heritage – The strategic plan aims to encourage developers and builders to showcase unique parts of Marana through their projects. The Alexander Specific Plan will enhance the existing character of the area while highlighting the beauty of surrounding natural amenities. The development's proximity to the Cañada del Oro Wash and the connectivity that will be provided effectively showcases a unique and valuable asset to the community.

Recreation – Future development shall provide a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to existing pathway and trail connections. Access to the Cañada del Oro shared-use path and other bicycle and pedestrian paths in the area provides connectivity within the Town, neighboring jurisdictions, and unincorporated Pima County leading to a wide array of recreational options.

D. Compatibility with Adjoining Development and Location Restrictions

1. Adjoining Development Compatibility

The Alexander Specific Plan will provide additional housing options and commercial amenities to an area predominantly occupied with similar land uses thus it is anticipated that there will be no negative impacts on the surrounding area. Two streets border the site: Thornydale Road, a major arterial road bordering the site's eastern boundary, and Aerie Drive, a minor local road bordering the site's northern boundary. Thornydale Plaza, which contains a variety of commercial uses, including Target, Lowes, and Starbucks located north of the subject property. The properties immediately west of the subject property included Avilla Marana Casitas and properties owned by Alta Vista Communities. The properties owned by Alta Vista Communities are currently vacant and planned to accommodate additional multi-family housing such as market-rate apartments, townhomes, or casitas. The Cañada del Oro borders the southern property boundary and is planned to accommodate a future pathway that is highly compatible with the proposed mixed-use development. Across the Cañada del Oro to the south is the Northpoint Business Park which contains several commercial services and restaurants. The nearest residential subdivision is located across Thornydale Road, approximately 500 feet southeast of the site. Due to the site's highly urban locale, negative impacts to the adjacent uses will be minimal; in fact, the addition of new residents to the area will support nearby existing businesses. See *Exhibit II.B.3.c: Existing Land Uses.*

E. Conceptual Development Plan

As a result of the newly improved interchange at Ina Road and Interstate-10, it is anticipated that the corridor will continue to transform due to the increased connectivity and accessibility. Given its proximity to Ina Road and the lack of vacant parcels in the general vicinity, The Alexander Specific Plan presents a unique infill opportunity to provide a residential housing product that is anticipated to contain meaningful amenities and a variety of commercial uses to further sustain the community. The owner's vision is to create a quality activity center that emphasizes wellness and healthy lifestyles and supports the viability of proposed commercial development through the offering of quality-designed market-rate multi-family housing. With the completion of improvements to Ina Road and the reconstruction of the Interstate-10 traffic interchange at Ina, the timing for this vision is paramount.

As shown in *Exhibit III.E.1: Land Use Plan*, there is one designation planned for the site, Mixed-Use. The development area includes three access points for ingress and egress along Aerie Drive, two of which will provide full access and one that will provide limited access (right-in/right-out). Due to the grade differential and the Thornydale Road bridge, ingress and egress from Thornydale Road are not feasible.

Given that much of the 10.74-acre site is developable, it is envisioned to complement adjacent land uses by providing a mix of commercial and residential uses integrated with existing multimodal transportation options at this site. The location is ideal to cater to nearby residents with neighborhood-level services and amenities as well as serving the regional market due to its proximity to Interstate-10 and location at the intersection of two major arterials. This mixed-use development is appropriate due to its adjacency to the CDO River Park shared-use path, which connects to The Loop, its location along a major arterial and its proximity to existing commercial and residential uses and other vacant properties slated for future development opportunities.

It is envisioned that the western portion of the site, approximately seven (7) acres, will develop as The Alexander Apartments, a high-quality modern market-rate multi-family housing complex. The Alexander Apartments proposes a mix of one-, two- and three-bedroom units and a range of amenities, such as a fitness center, pool/spa, business center, dog park, courtyards, storage units, garages, etc. To capitalize on the natural asset adjacent to the site, The Alexander Apartments contemplates providing several buildings that will be oriented toward the CDO Wash to maximize scenic and recreational use of this vital wash/riparian area and river path amenity.

The approximately two (2) acres of the site adjacent to Thornydale Road is envisioned to develop with additional apartment units or with a mix of uses, such as retail, restaurant, office, etc. The proposed uses on the eastern portion are intended to complement the nearby residential land uses and the future residents of The Alexander Apartments. Commercial uses envisioned within this Specific Plan include, but are not limited to: entertainment uses, an assortment of dining establishments, retail shops, office tenants, and a convenience store with a gas station. Per the 2010 General Plan, this land is currently designated for commercial uses, therefore, this location is ideal for commercial uses to cater to nearby residents, as well as to residents of outlying areas. Thornydale Road, in conjunction with Aerie Drive's direct connection to Ina Road, will make the commercial uses easily accessible to residents and commuters in the immediate vicinity.

An approximately 50-foot wide right-of-way along the southern property has been dedicated to Pima County for the installation of bank protection and an extension of the shared-use path on the northern bank of the wash. Where development abuts open space (CDO River Park), per the bank protection development agreement, the developer has the right to include the 50' dedicated land for various development calculations including, but not limited to, setbacks, bufferyards, or screening requirements. Pedestrian and bicycle connections to the future expansion of CDO River Park will be provided for future residents and users of the site via pedestrian accessways/gates, sidewalks, and a connector trail along the eastern property boundary.

Exhibit III.E.2 through *Exhibit III.E.6* depicts potential development scenarios that are envisioned by The Alexander Specific Plan. These development scenarios are for illustrative purposes only; final land-use configurations will be determined during the development plan process. These plans are intended to show a variety of potential concepts that may develop on the eastern portion of the site with the proposed multi-family development.

- *Exhibit III.E.2: Conceptual Development Options – Multi-Family Residential #1* – This scenario envisions the entire property as a multifamily development in the form of several 4-story buildings. The development would accommodate approximately 261 units.

- *Exhibit III.E.3: Conceptual Development Options – Multi-Family Residential #2* – This scenario envisions the different configuration for the entire property as a 4-story multifamily development. The development would accommodate approximately 266 units.

- *Exhibit III.E.4: Conceptual Development Options – Multi-Family Residential & Commercial #1* – This scenario envisions nearly 20,000 square feet of 1-story commercial development dispersed along Thornydale Road. A 4-story multifamily development with approximately 211 units would be constructed on the western half of the property.

- *Exhibit III.E.5: Conceptual Development Options – Multi-Family Residential & Commercial #2* – This scenario envisions a 1-story commercial building of approximately 16,000 square feet with a smaller 400 square foot commercial building in the eastern portion of the site. A 4-story multifamily development with approximately 211 units would be constructed on the western half of the property.

- *Exhibit III.E.6: Conceptual Development Options – Multi-Family Residential & Office* - This scenario envisions a 2-story office building of approximately 30,000 adjacent to Thornydale Road. A 4-story multifamily development with approximately 211 units would be constructed on the western half of the property.

Exhibit III.E.1: Land Use Plan

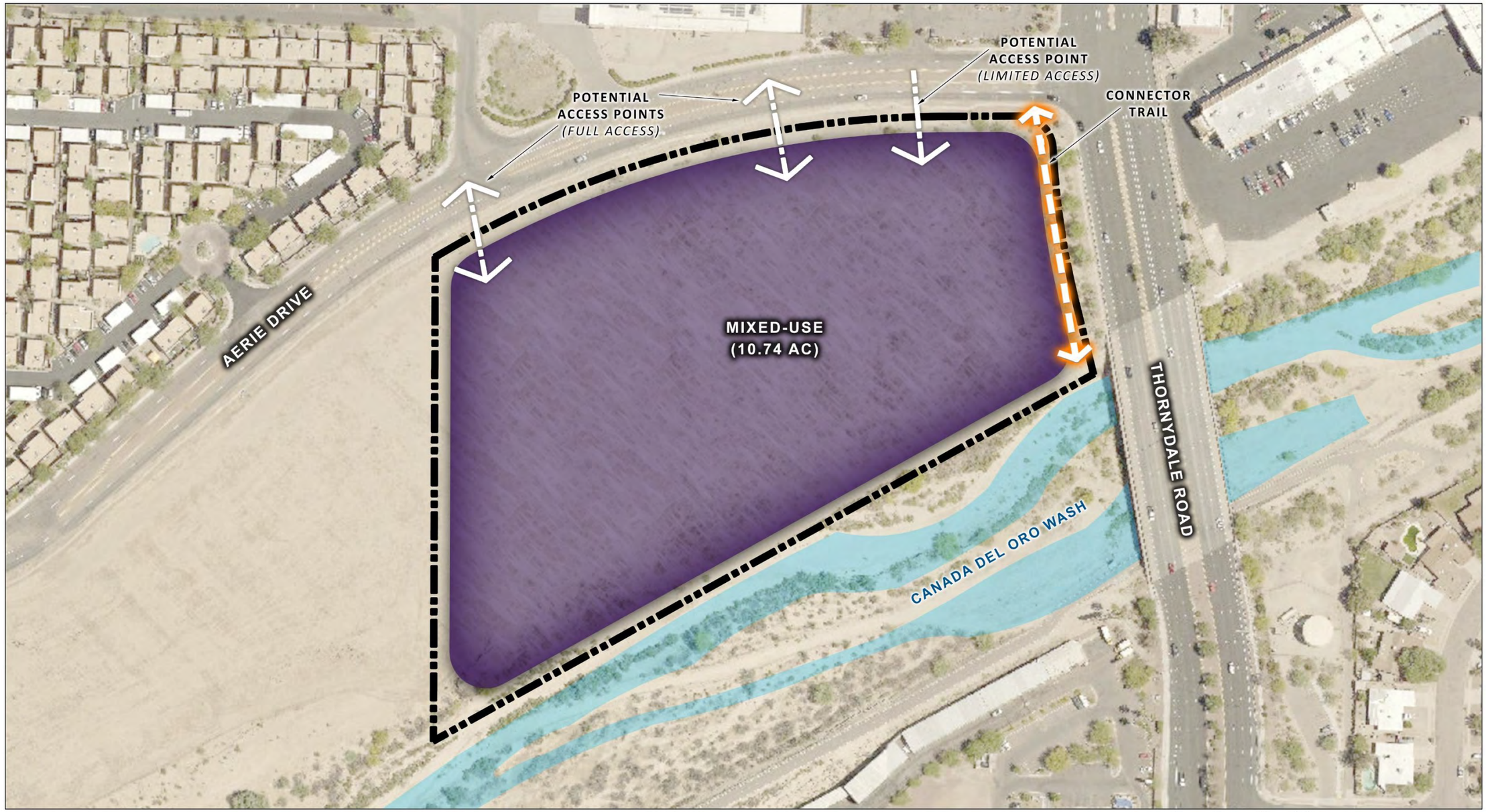


Exhibit III.E.2: Conceptual Development Options – Multi-Family Residential #1

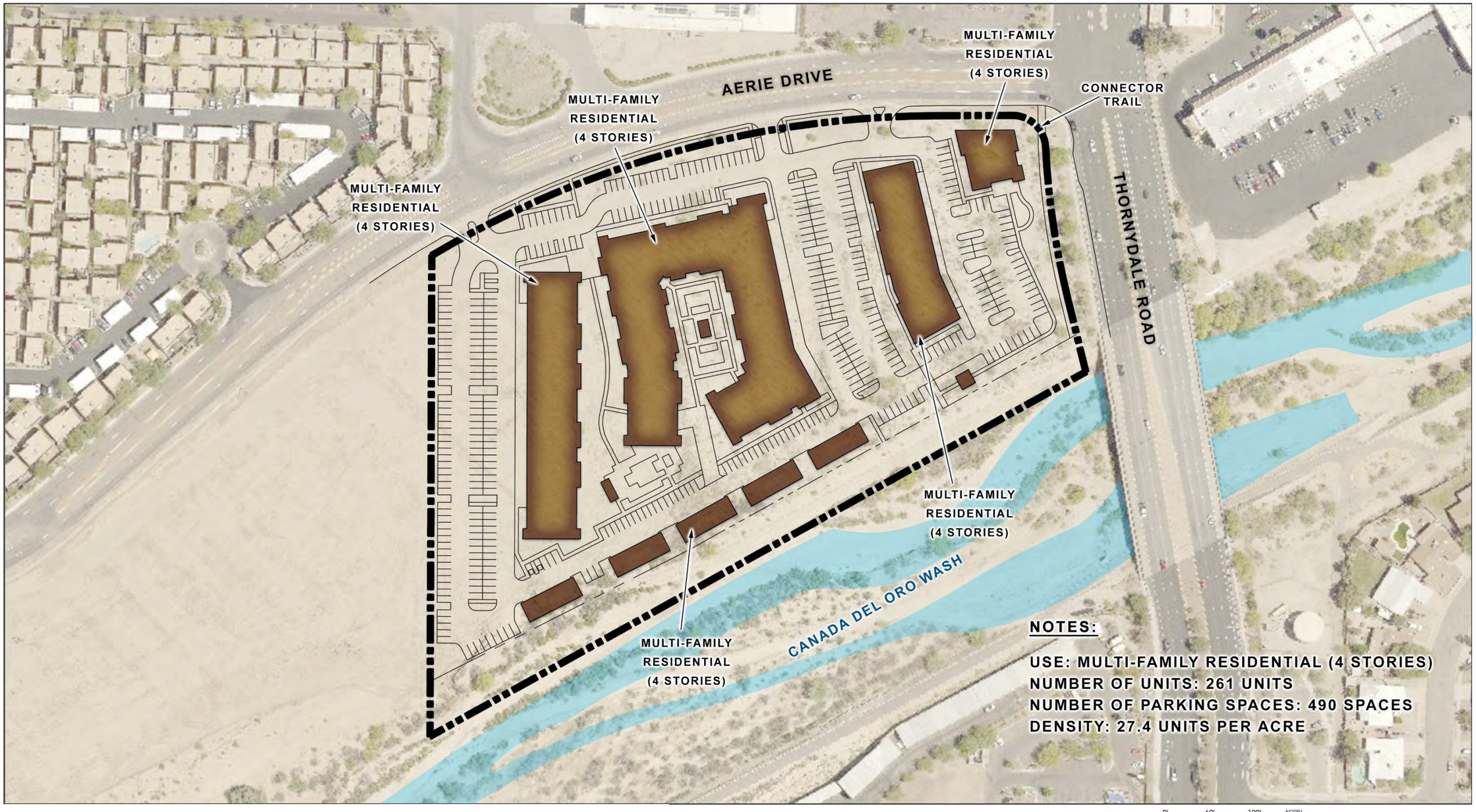


Exhibit III.E.3: Conceptual Development Options – Multi-Family Residential #2

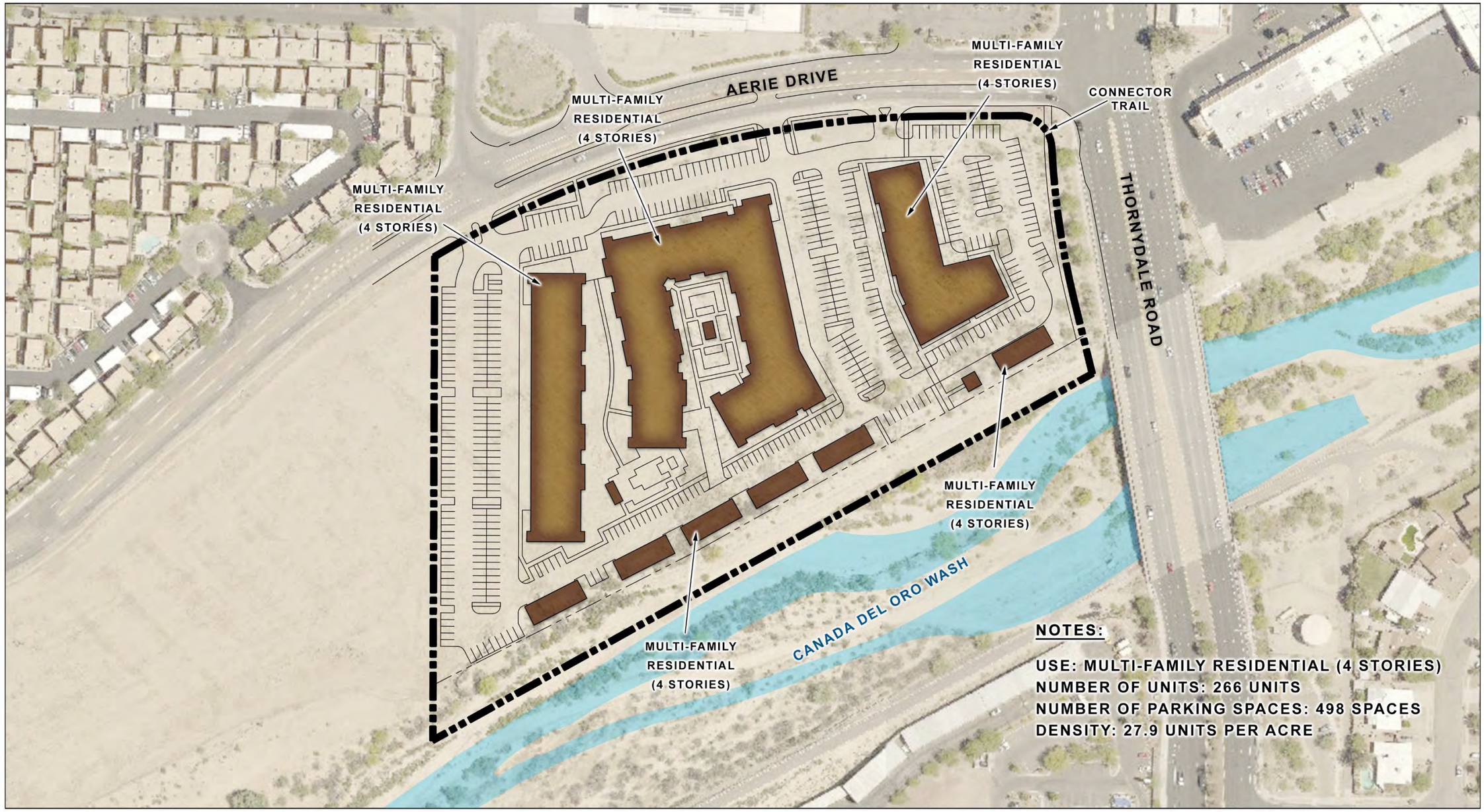
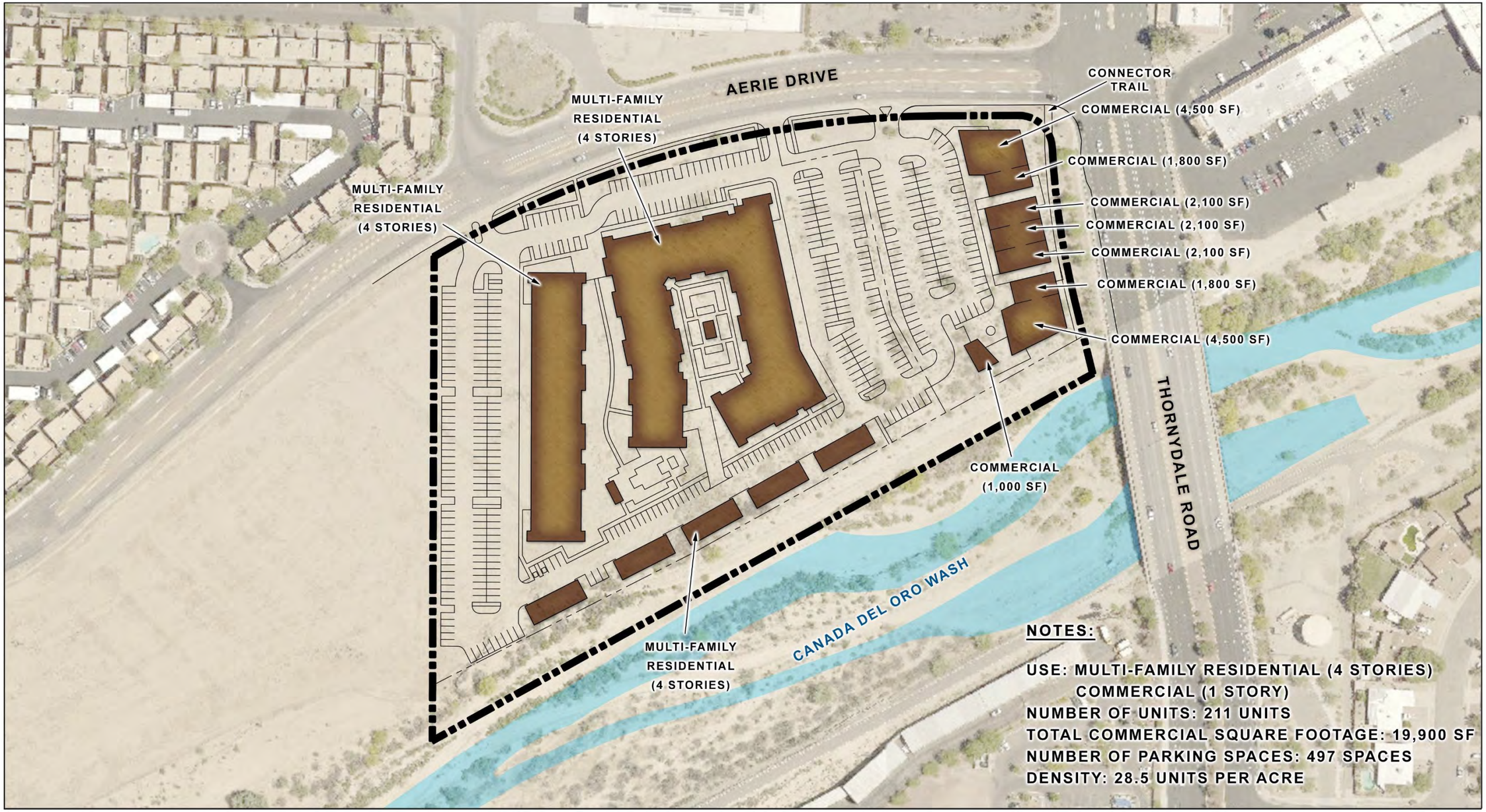


Exhibit III.E.4: Conceptual Development Options – Multi-Family Residential & Commercial #1



0' 60' 120' NORTH

SCALE: 1"-120'-0"
PROJECT: SFC-03 DATE: 11/19/19
FILE NAME: SFC-03_CLUP_20191119.DWG

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

Exhibit III.E.5: Conceptual Development Options – Multi-Family Residential & Commercial #2

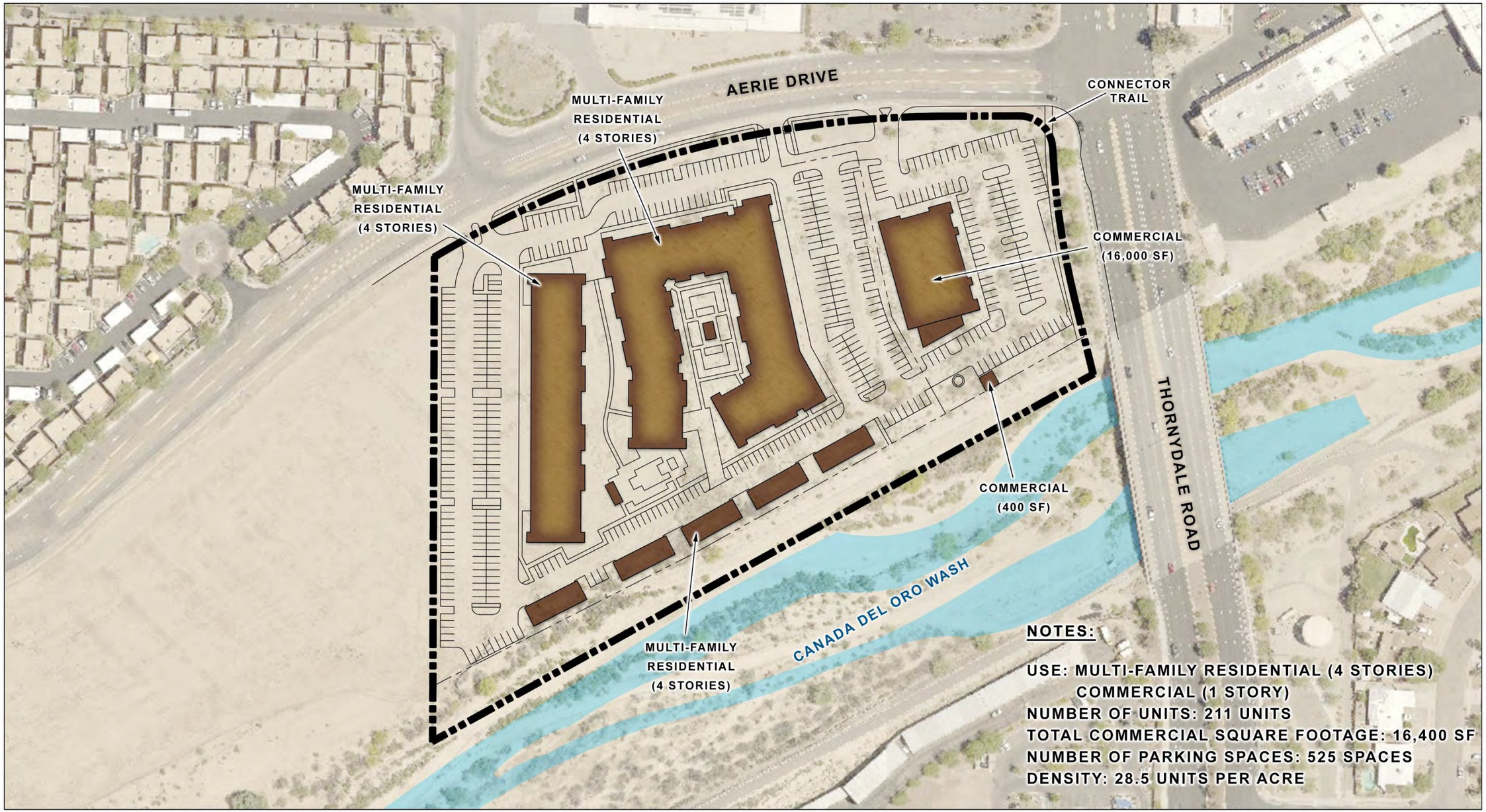
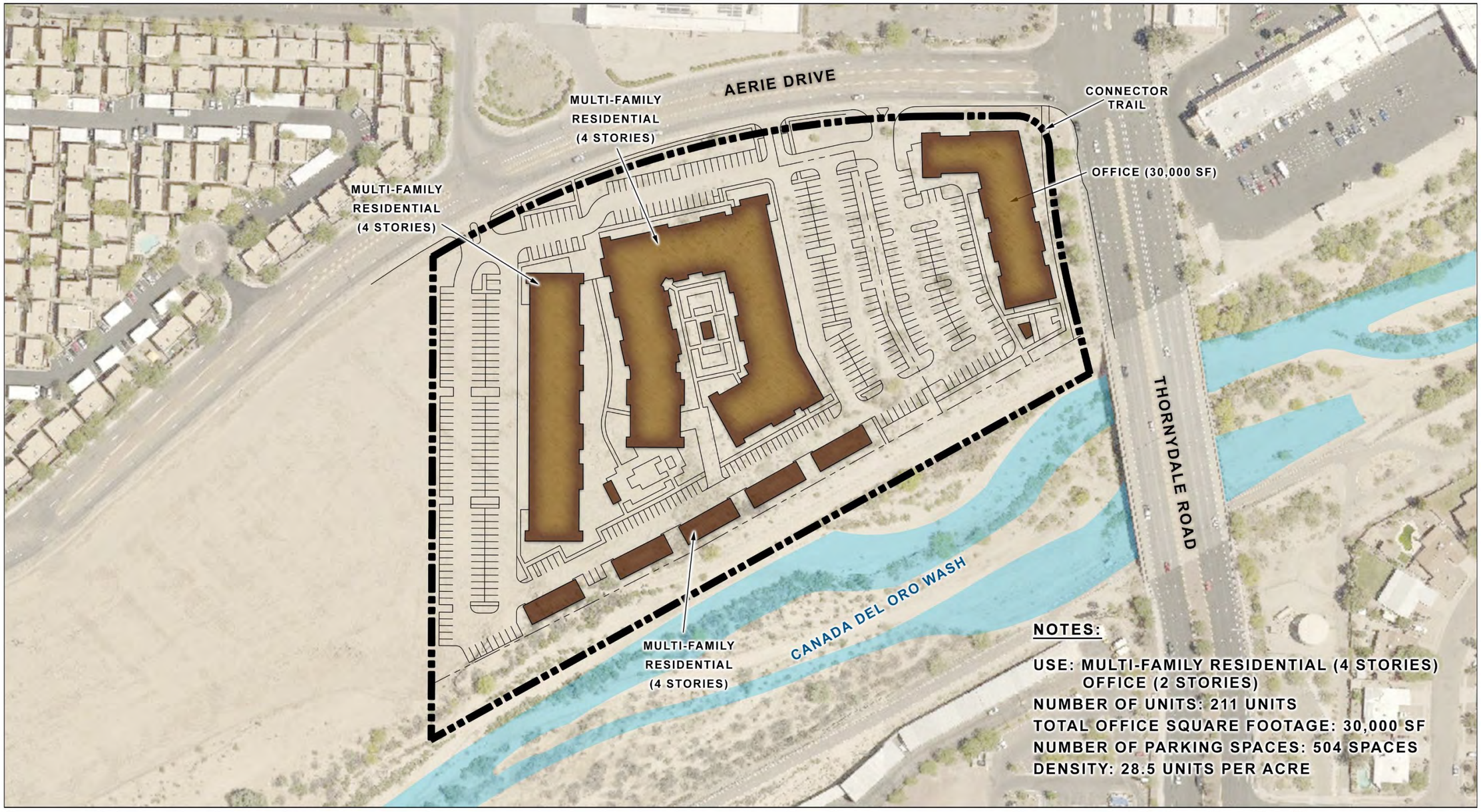


Exhibit III.E.6: Conceptual Development Options – Multi-Family Residential & Office



F. Circulation Plan

As demonstrated on *Exhibit III.F: Anticipated Access Points,* ingress and egress will be provided from three access points on Aerie Drive; one located near the northwestern corner of the site closely aligned with the Avilla Marana Casita driveway, one located near the center of the site, and one on the eastern third of the site closely aligned with the Thornydale Plaza driveway. Due to its proximity to the intersection of Aerie Drive and Thornydale, the easternmost access point will provide limited access (right-in/right-out) into the site. Direct ingress/egress from Thornydale Road is not proposed.

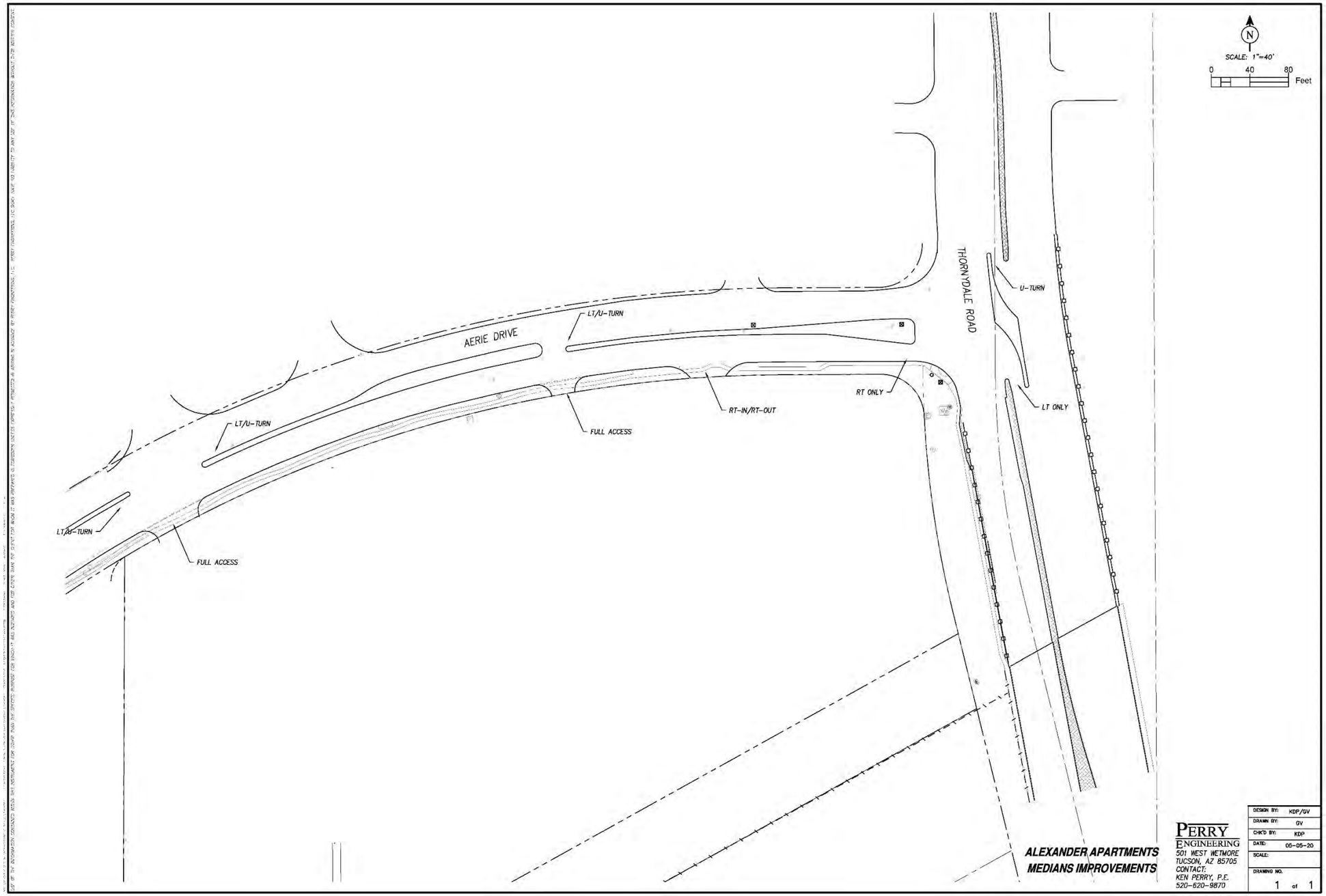
Internal circulation will be provided via access lanes, developed to the Town of Marana standards. To encourage a true mixed-use development, cross-access should be considered between the proposed developments to facilitate connectivity and promote a walkable and cohesive development. If the multi-family development is gated, the site's internal circulation will be configured to accommodate the proposed multi-family development as well as the other potential uses on the site. If new local roads are necessary to support the site's development, the local road shall be designed and constructed to the Town of Marana Street standards.

A Traffic Impact Analysis (TIA) prepared by Kimley Horn and submitted under separate cover is intended to support the land-use proposal for this rezoning project. For planning purposes, the TIA was formulated utilizing the illustrative site plan depicted in *Exhibit III.E.4: Conceptual Development Option – Multi-family Residential and Commercial.* Based on the configuration depicted in Exhibit III.E.4, it is estimated that the proposed development will generate approximately 1,900 daily trips with 95 trips occurring in the AM peak hour and 169 trips occurring during the PM peak hour. After internal and pass-by trip reductions, the proposed development is expected to add 1,718 new daily trips, 93 new AM peak hour trips, and 120 PM peak hour trips to the roadway network.

Any roadway improvements required by the Town of Marana based on the findings of the TIA (as approved by the Town of Marana) will be the responsibility of the developer. Additional traffic studies, as required by the Town, will be submitted during the development plan process.

Pedestrian connectivity will be provided throughout the specific plan area to connect the proposed development to adjacent amenities including the Cañada del Oro shared-use path via proposed sidewalks within the development as well as pedestrian accessways/gates along the southern boundary and the connector trail.

Exhibit III.F: Anticipated Access Points



G. Post Development Topography and Hydrology

1. Topography

The conceptual land use plan as it relates to topography on the site will retain its fundamental character of one that features continuous mild slopes across the site. Any areas of the developed site that may be said to feature steeper slopes or slopes that change abruptly, will be negligible. Areas of the site that do not currently feature continuous mild slopes will be graded such that slopes will once again prevail. The main difference between the pre-grading status of the site and the post-development status of the site will be that the site will be mostly paved and graded in such a way as to promote the safe conveyance and collection of the onsite stormwater.

There are slopes of 15% or greater just outside of the southern and eastern boundaries of the project site. Additionally, there are several small areas of greater than 15% slopes within the central portion of the site. For the portions outside the project boundaries, these slopes are due to the CDO Wash channel embankment on the south, and due to the Thornydale Road embankment on the east. For the portions inside the project boundaries, these slopes are due to previous grading activity which has not necessarily resulted in a continuity of grades or slopes across the project site. Before development takes place on this site, such continuity will be established, and the steeper slopes will be graded out and eliminated. As such, no elements of the proposed development will encroach into slopes greater than 15%. Also, the conditions of the Town of Marana *Land Development Code 17.01.01*, relating to ridges and protected peaks, and the information contained in Title 19 relating to Hillside Development, will not apply to this development.

No allowances are planned or anticipated for the Town's grading and site work standards under Title 19 of the *Land Development Code*. The entire site will conform to the Town's standards relating to ADA provisions, minimum slopes for stormwater conveyance, and all other grading and site work standards of Title 19. The existing cross slope is between 3 and 4 percent and is expected to remain similar in the developed condition.

Because no allowances are planned under Title 19 of the *Land Development Code* concerning grading or related site work, no map is provided for calculation of a new cross slope.

2. Hydrology

The conceptual land use plan as it relates to hydrologic characteristics of the site can be described as a plan to direct as much stormwater as possible into the existing storm drain located along a north-south alignment in the western half of the project site The site is expected to be graded in such a way as to direct all the onsite stormwater produced thereon into one of several inlet structures to this existing storm drain. Currently, the inlet structures located on the site are buried, so the development of the site will include improving these inlet structures such that they can collectively accept the entire volume of the developed conditions onsite stormwater before discharging that stormwater into the CDO Wash under the direct discharge



eligibility status of this site. By collecting the entire volume, the magnitude of stormwater entering the adjoining property to the west will be negligible.

Due to the increase of impervious area on the site, the proposed development will result in a general increase in the magnitude of stormwater runoff from the site. Also, the nature of runoff from the site will change from general sheet flow over a previously graded area to that if semi-concentrated flow in drive aisles. Besides these, the main drainage pattern element that will change is that flows generated onsite will no longer sheet flow into the CDO Wash or on to the adjoining parcel to the west. Instead, all onsite stormwater will be conveyed into the existing storm drain, traversing the property from north to south, at various inlet locations along the storm drain alignment. The storm drain outlets into the CDO Wash.

Drainage impacts resulting from the proposed development will be non-existent for properties upstream of the subject development. This is because there is no upstream property to speak of. The only element coming from upstream is the storm drain adjacent to Thornydale Road that delivers stormwater from the Target Center to the north, and from Thornydale Road to the CDO Wash. Downstream impacts include the Cañada del Oro Wash and the adjoining parcel to the west. The CDO Wash will receive the onsite stormwater as concentrated flow out of the storm drain traversing the parcel, and the adjoining parcel will no longer receive stormwater at all from The Alexander Specific Plan property. Refer to *Exhibit III.G.1: Post Development Hydrology.*

The typical section for the CDO Wash bank protection will consist of an 8-foot thick layer of soil-cement placed at a 1:1 slope. This soil-cement layer will extend to the top and bottom elevations called out in the bank protection plans, which includes a toe-down a minimum of 8 feet below existing grade, and also constructed at a 1:1 slope. There will be a 20-foot top width featuring a 16-foot wide paved multi-use path. This top width will be sloped at 1% toward the CDO Wash, and feature handrail per PAG Standard Detail 105 2-feet from the top edge of the soil-cement slope. On the landward side of the section, the earthen slope will be 4:1 up or down before catching the existing ground surface (see *Exhibit III.G.2: CDO Wash Bank Protection Cross-Section).* No vertical construction shall commence before the completion of the bank protection on the north banks of the CDO Wash.

Neither the Pima County Detention/Retention Manual nor the Town of Marana Northwest Area Drainage Policy will apply to the proposed development. This development is eligible for an in-lieu detention/retention fee payment with direct discharge into the CDO Wash. As for the Town of Marana Northwest Area Drainage Policy, the project area is not within the boundaries where the Northwest Area Drainage Policy would apply. All applicable Town of Marana and/or FEMA floodplain regulations will be met or exceeded during development.



Exhibit III.G.1: Post Development Hydrology

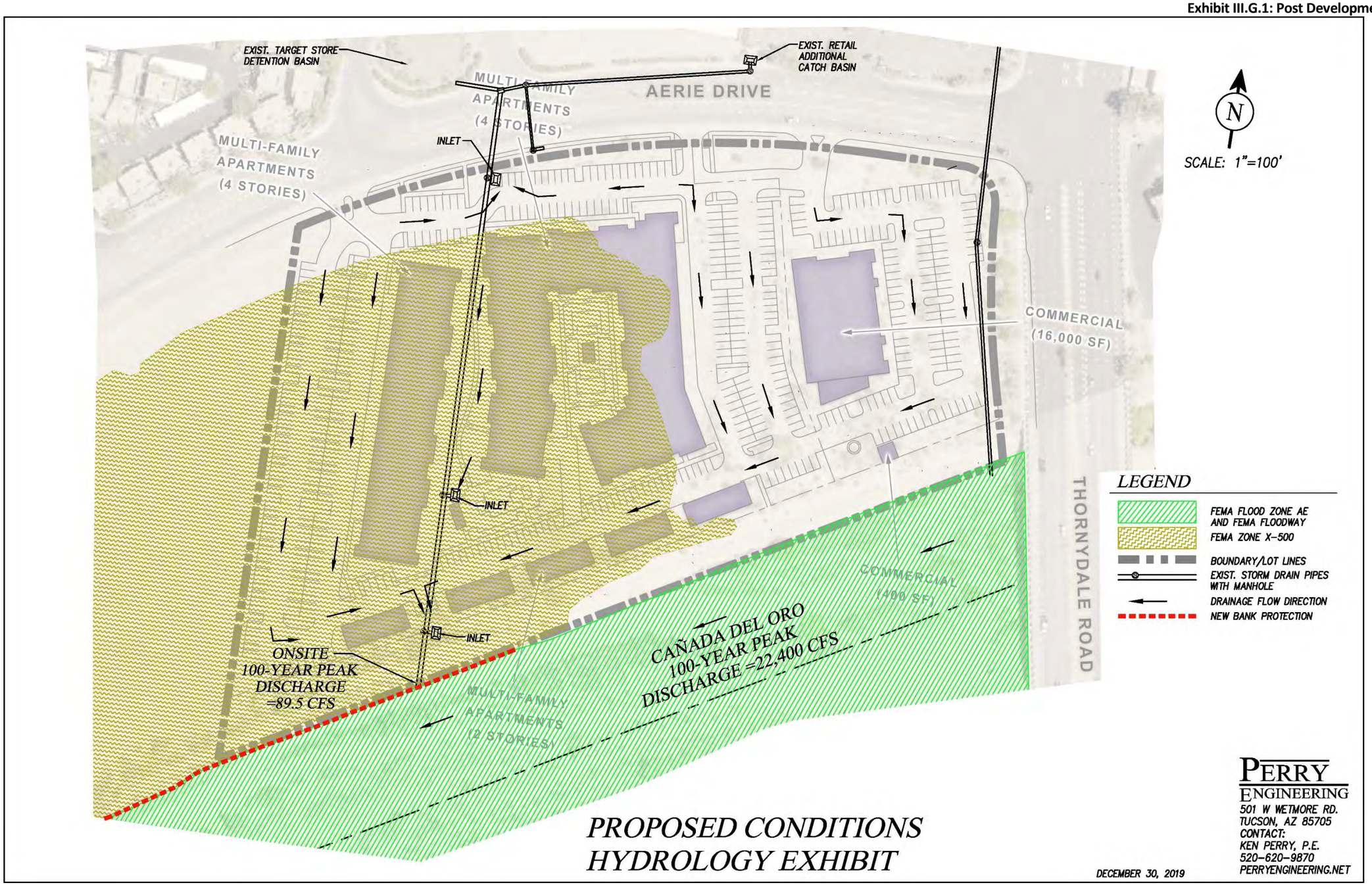
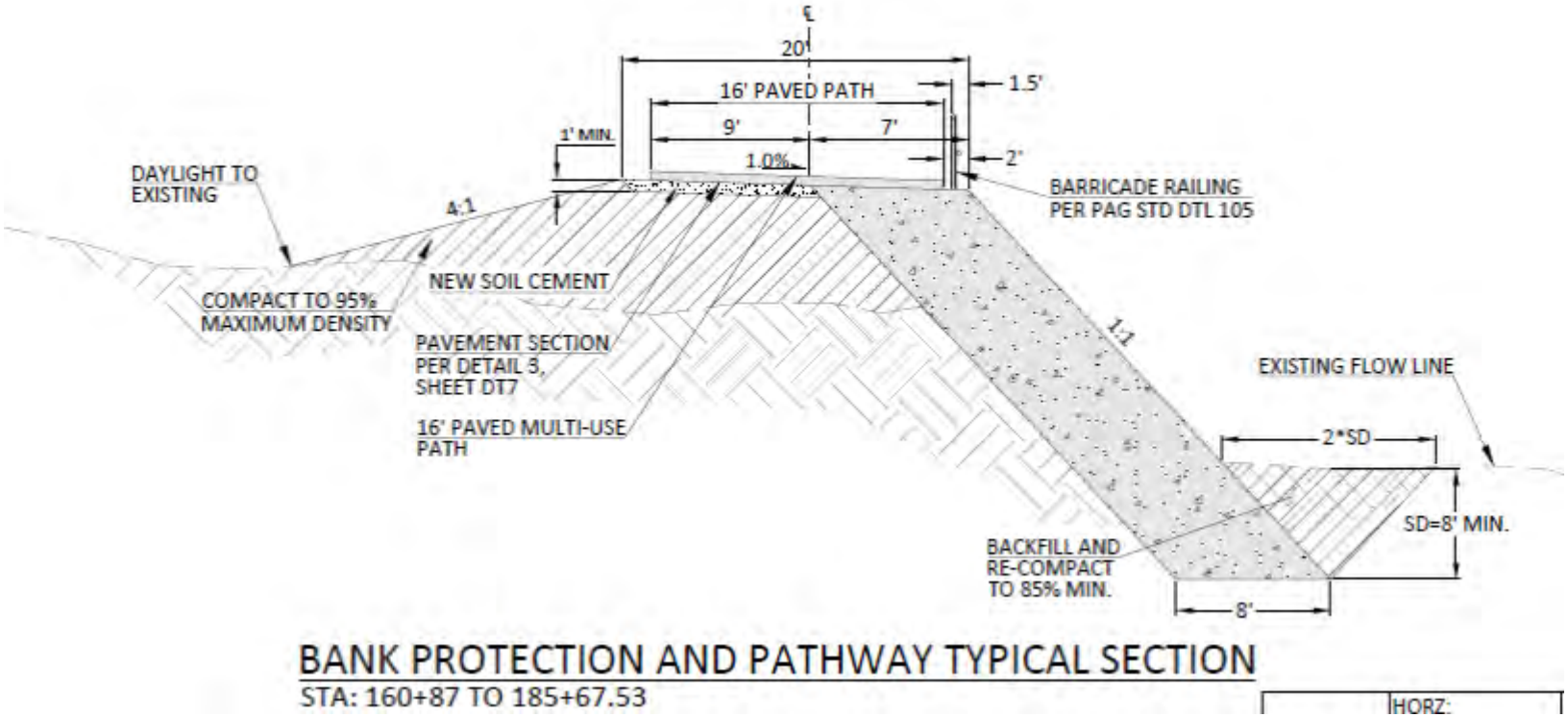


Exhibit II.D.2: CDO Wash Bank Protection Cross-Sectio*n*



H. Vegetation

The overall landscape theme will reflect the attributes of the Sonoran Desert and the site's surrounding environment. Native and desert-adapted plant material as well as regionally appropriate hardscape materials will be used within the development area of the property. Landscape buffers will reflect the desert plant palette and appearance of the native Sonoran environment.

Riparian plant species may be located along the south side of the property to reflect the nature of the habitat along the Cañada del Oro Wash.

Oasis plantings may be incorporated into private areas of the development and adjacent to commercial patio areas to aid in creating a high-quality facility unique to the area. Oasis plantings may include grass and turf areas, broadleaf trees and shrubs, and other plantings not typically found in the Sonoran Desert. This style of planting should be used wisely and is not permitted in buffer areas.

The conservation of water will be an important priority within the landscape design. Passive water harvesting techniques will be employed wherever possible within the project landscape. Rainwater that is collected or diverted will supplement the water requirements of the landscape plants. An underground drip irrigation system will efficiently provide water to the plants while minimizing water loss to evaporation. Many of the plant species within the landscape will be desert-adapted and low water use.

3. Native Plant Preservation

A Native Plant Preservation Plan (NPPP) shall be prepared per the provisions outlined in the Town of Marana *Land Development Code*. It should be noted that the site has been previously disturbed, and it is anticipated that new development will not adversely impact healthy native species capable of being transplanted on site.

I. Utilities

1. Water

As shown in *Exhibit II.B.3.c. Existing Land Uses*, there are no wells located within 100-feet of the site. The water supply for The Alexander Specific Plan will be provided by the Tucson Water which has been designated by the State of Arizona Department of Water Resources as having an assured water supply. A water service agreement (*Exhibit III.I.1: Water Service Letter*) is required to establish service to the property. Offsite improvements to connect to the existing system will be determined during the development plan process.

Exhibit III.I.1: Water Service Letter

CITY OF TUCSON

TUCSON WATER DEPARTMENT

October 24, 2019

The Planning Center
2 E. Congress St. Suite 600
Tucson, AZ 85701

Attn: Lexy Wellott

SUBJECT: **Water Availability for Project: West Aerie Drive & North Thornydale Rd., APN: 10105042J, 10105042K, 10105043Q, Case #: WA2940 , T-13 R-13 S-06 , Lots: 5 , Location Code: MAR, Total Area: 10.37, Zoning: NC**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Michael Mourreale, P.E.
Engineering Manager
Tucson Water Department

MM:ka
CC:10105042J.docx

TUCSON WATER

NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • www.tucsonaz.gov/water

2. Wastewater

It is anticipated that the site will be served by public sewer. The project site is tributary to the Tres Rios Water Reclamation Facility, via the North Rillito Interceptor. Capacity is currently available in the existing 12-inch gravity main sewer line, G-85-085, which runs along the northeastern boundary downstream from manhole #4570-06.

A Sewer Service Agreement will be needed before development, see *Exhibit III.J.2.a: Existing Sewer Facilities* and *Exhibit III.J.2.b: Wastewater Capacity Response*.

3. Private Utilities

Tucson Electric Power (TEP) provides electricity to this area of Pima County. It is anticipated that TEP will provide power to the site.

It is anticipated that CenturyLink will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

It is anticipated that natural gas service will be offered and provided in the development of the property but shall not be required. It is anticipated that service would be provided by Southwest Gas.

Electricity, natural gas, telecommunications, and cable services will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

Electricity:	Tucson Electric Power
Natural Gas:	Southwest Gas Corporation
Telephone:	Century Link
Cable:	Comcast

4. Sanitation and Recycling Services

Several private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling, and environmentally safe waste management services.

Exhibit III.J.2.a: Existing Sewer Facilities

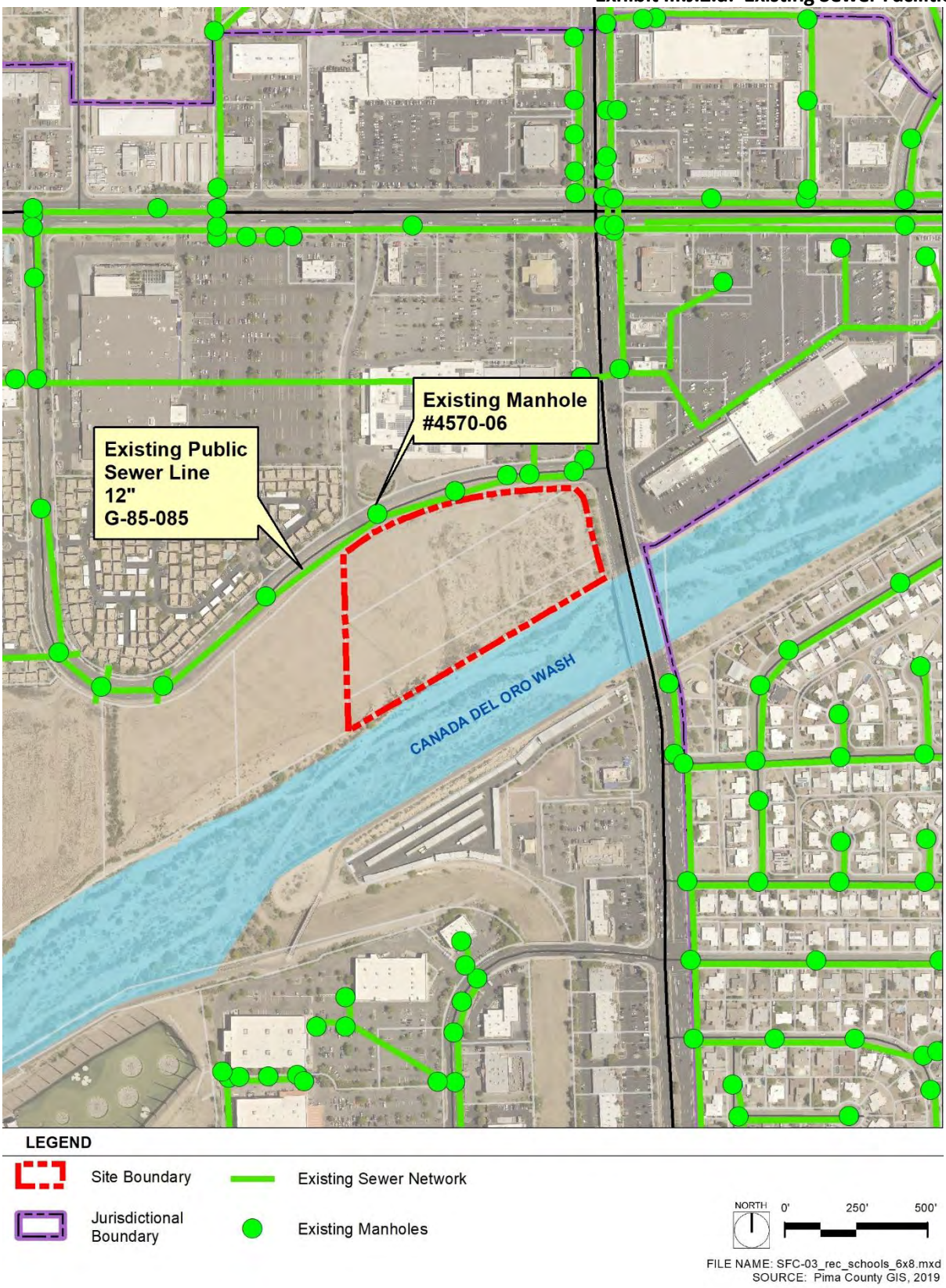


Exhibit III.J.2.b: Wastewater Capacity Response

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

October 29, 2019

Lexy Wellott
The Planning Center
2 E Congress Street, Suite 600
Tucson, Arizona 85701

Sewerage Capacity Investigation No. 2019-250 Type I

RE: **The Alexander Specific Plan, 211 units on Parcels 10105042J, 10105042K, 10105043Q. Estimated Flow 47,676 gpd (ADWF). P19WC00250**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for a project this size in the public sewer G-85-085, downstream from manhole 4570-06.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6607.

Reviewed by: Kurt Stemm, CEA Sr.

J. Public Services

1. Police Service

The project site is served by the Marana Police Department. The nearest Town of Marana police station is the Marana Police Department Ina Road Substation, located at 5100 West Ina Road. There are two additional police stations within proximity of the site: Pima County Sheriff's Foothills District Office, located at 7300 North Shannon Road, and Pima Community College Police Station, located at the northwest campus at the intersection of Ina Road and Shannon Road (see *Exhibit III.J: Public Services).*

2. Fire Service

The entire project site is currently within the Northwest Fire District. The Northwest Fire District also serves immediately adjacent areas to the north, east, south, and west of the site.

The nearest fire station (Northwest Fire District Station #333) is located at 2821 West Ina Road, approximately 1.9 miles northeast of the project site (see *Exhibit III.J.: Public Services).*

3. Schools

Based on the current vision for the multi-family complex, it is anticipated that this project will generate approximately 211 residential units. The Alexander Specific Plan is located within the boundaries of Flowing Wells Unified School District (FWUSD).

The following multipliers were used to project student enrollment impacts of the proposed development. (Multipliers do not distinguish between different housing projects):

Elementary: 0.25 students per home (0.25 x 211) = 52 students
Junior High and High School: 0.10 students per home (0.10 x 211) = 21 students

Table III.J.2: Schools to Serve Site demonstrates the schools within FWUSD that are anticipated to serve the site. *Exhibit III. J: Public Services* depict the location of the schools that are anticipated to serve the site.

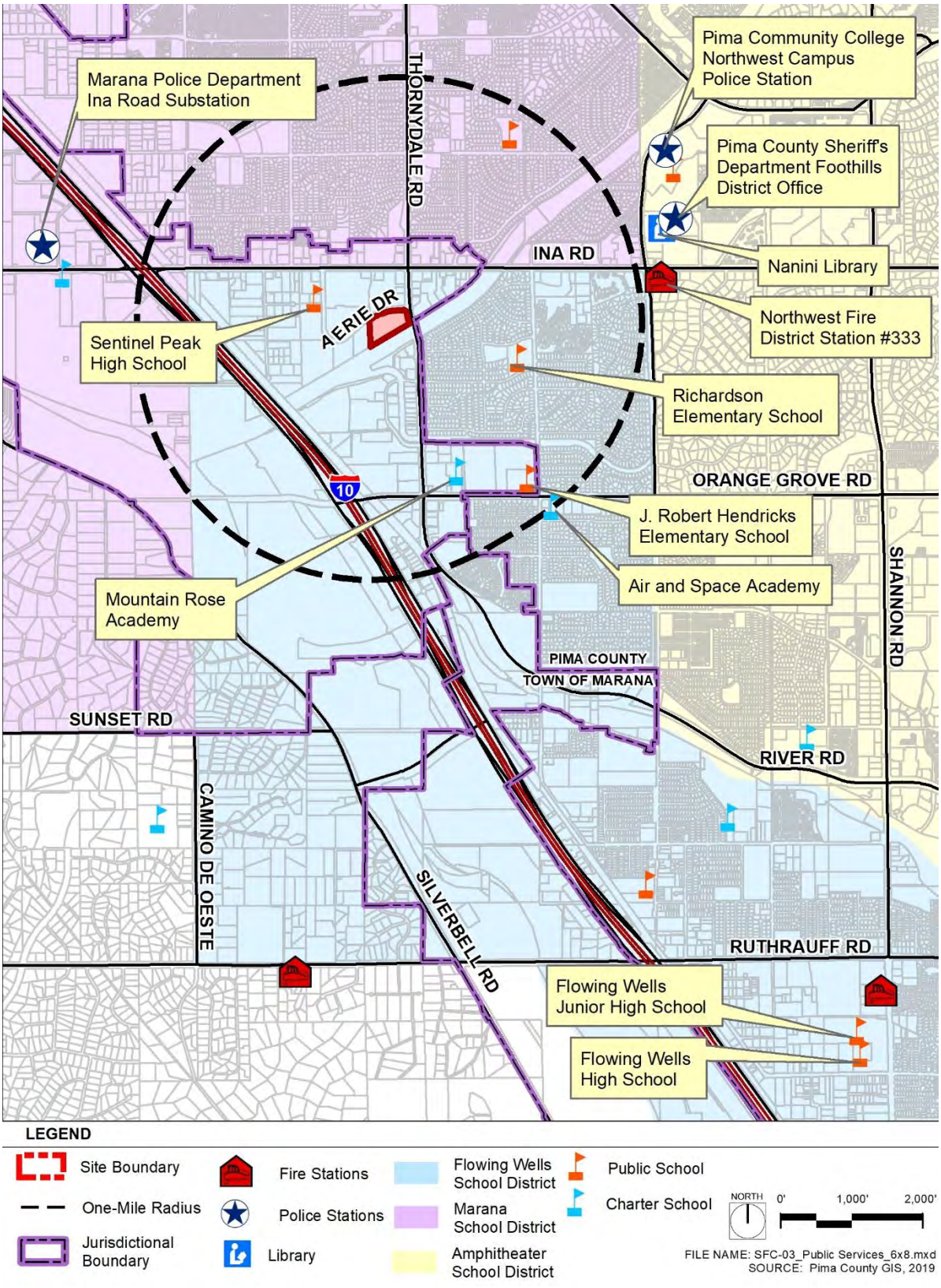
Table III.J.2: Schools to Serve Site

Type	School	Address	Proximity to Site
Elementary	J. Robert Hendricks Elementary School	3400 W. Orange Grove Road	1.7 miles
	Richardson Elementary School	6901 N. Camino de la Tierra	1.3 miles
Middle	Flowing Wells Junior High School	4545 N. La Cholla Boulevard	4.9 miles
High	Flowing Wells High School	3725 N. Flowing Wells Road	6.6 miles
	Sentinel Peak High School	4125 N. Aerie Drive	0.5 miles
Charter	Air and Space Academy	3295 W. Orange Grove Road	1.8 miles
	Mountain Rose Academy	3686 W. Orange Grove Road	1.2 miles

4. Libraries

The Nanini Library is located outside of the one-mile radius of the site and is anticipated to serve the subject property (see *Exhibit III.J: Public Services*).

Exhibit III.J: Public Services



K. Recreation, Trails and Pedestrian Circulation

Refer to *Exhibit III.K: Trails and Pedestrian Circulation* for proposed onsite connectivity.

1. Provision of Recreational Area

To achieve the Specific Plan's primary vision of developing a mixed-use environment that promotes healthy lifestyles and an enhanced quality of life, it is anticipated that a variety of amenities will be provided within the residential complex to facilitate passive and active recreation opportunities. To ensure this, The Alexander Specific Plan proposes to provide a minimum of 200 square feet of recreation and urban open space per residential unit.

Of the 200 square feet of open space required to be provided per unit, a minimum of 75 square feet of private open space shall be provided in each residential unit in the form of a patio or balcony. The inclusion of residential ground-level patios and upper-floor balconies is for both aesthetic and practical purposes. These features break up the wall planes, create visual interest, and add human scale to the building. Patios and balconies also provide outdoor living areas and elevated open space. The building's patios and balconies may project slightly past the building and integrally designed as part of the building's details and architectural style. For single-family attached residential uses and non-ground-level floors, balconies, stairs, awnings, cornices, eaves, roof overhangs, towers, and stoops may encroach into the Aerie Drive street setback up to 50 percent of the setback width.

The required per unit balance of open space will be provided onsite and may consist of outdoor and indoor recreation areas and opportunities. Open space provided onsite should encourage pedestrian connectivity to the CDO River Park and the proposed connector trail as well as the existing pedestrian infrastructure on Aerie Drive and Thornydale Road.

Although the design, size and actual amenities provided will not be decided until the development plan process, the open space on site will provide residents with a range of recreational activities that foster community interaction and wellness. Outdoor recreation opportunities envisioned to be provided onsite include, but are not limited to, revegetated common areas, pedestrian accessways/gates to the CDO River Park, seating areas, resort-style pool/spa with lounging areas, ramadas, barbeques, small children's play area (if appropriate based on demographic of the target market), dog parks, outdoor fitness equipment, respite areas, plazas, and courtyards. Indoor recreation may take the form of fitness centers, small theaters, community rooms, craft rooms, business centers, and/or game rooms provided for the use of residents and their guests.

The Alexander Connector Trail, a north-south connector trail, will be provided along the eastern property boundary ultimately providing residents, users of the site, and the greater community with additional opportunities to recreate. Amenities such as respite areas and small picnic areas are encouraged to be provided within proximity to the CDO River Park to facilitate the interaction between passive and active users.



2. Open Space Ownership

Maintenance of open space within the development shall be the responsibility of the end user's management team. Any portion of the site dedicated to Pima County for bank protection and extension of the CDO River Park will be owned and maintained by Pima County Regional Flood Control District and/or Pima County Natural Resources, Parks and Recreation Department. Any portion of the site facilitating access to the CDO River Park will be owned and maintained by the end-user unless subsequent cost-sharing agreements have been arranged with the Town of Marana, Pima County, and the end-user.

3. On-Site Trail and Maintenance

A primary goal of this specific plan is to maximize pedestrian connectivity to the CDO River Park, The Alexander Specific Plan proposes to provide an internal north-south connector trail, "The Alexander Connector Trail", along the eastern property boundary connecting the planned extension of the CDO River Park to the existing sidewalks located on Aerie Drive and Thornydale Road. The connector trail will provide safe access for users of the CDO River Park and The Loop.

As demonstrated in *Exhibit III.K.3: The Alexander Connector Trail Cross-Section,* the proposed connector trail will consist of an 8-foot asphalt path along the eastern property boundary. Landscaping on the west side of the connector trail will be provided following the Town of Marana Commercial Design Standards and will be shared with the proposed commercial and/or residential development. Final landscaping treatment will be determined during the development plan process. The existing landscaping within the Thornydale Road right-of-way will provide a landscape buffer on the east side of the trail. It is anticipated that the connector trail will be constructed by the developer unless other cost-sharing mechanisms are negotiated with Pima County and/or the Town of Marana when the eastern portion of the site is developed and only after the planned extension CDO River Park has been constructed. It is anticipated that cost-sharing mechanisms will be explored with Pima County before the development of the eastern portion of the property to determine the ongoing maintenance of the connector trail.

4. Off-Site Trail Access and Maintenance

The location of the proposed development provides excellent access to multiple river parks that make up portions of the city-wide multi-use path The Loop. The CDO River Park is a shared-use path that runs adjacent to the southern boundary of the property. Currently, the shared-use path runs along the southern bank of the CDO Wash. As indicated on Pima County's Interactive Loop Map, a future extension of the CDO River Park is planned along the northern bank of the wash. According to Pima County Flood Control District, the extension of the CDO River Park will be constructed during the installation of bank protection along the northern bank of the wash per an approved plan between Pima County Flood Control District and Alta Vista Communities. An approximately 50-foot wide right-of-way along the southern property boundary has been dedicated to Pima County to accommodate the planned CDO River Park



extension. Pima County Natural Resources, Parks and Recreation Department will maintain the CDO River Park.

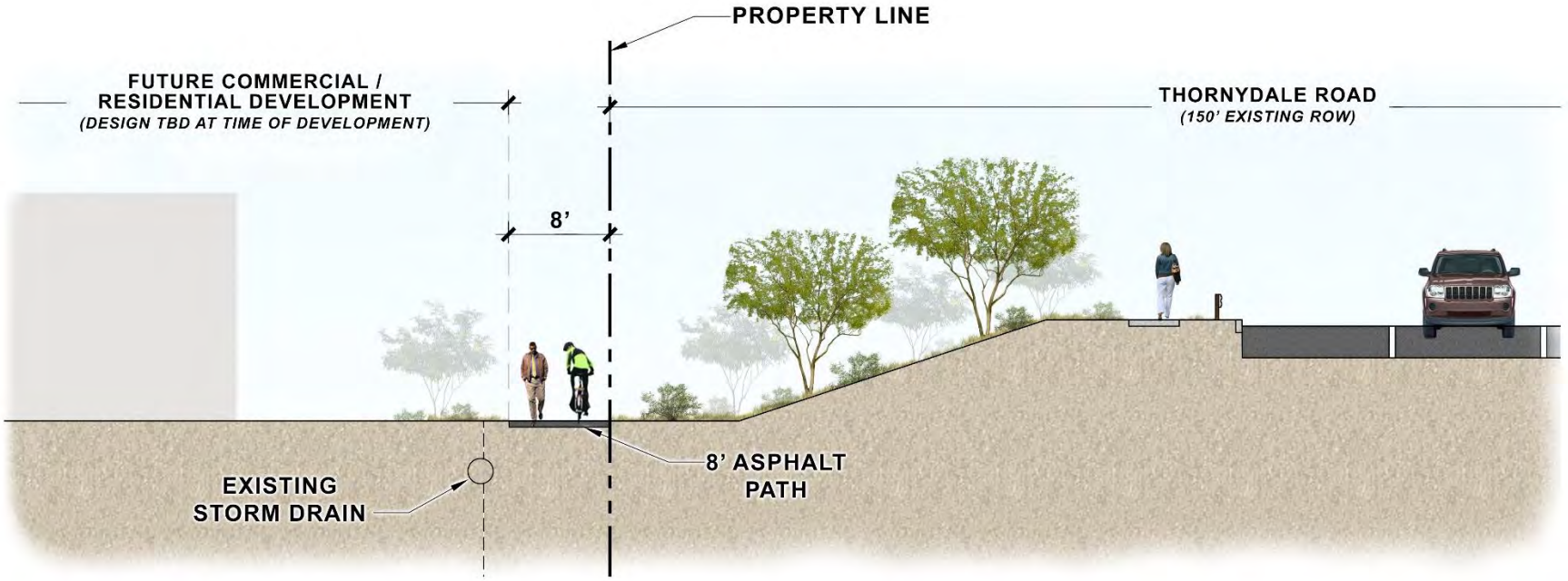
5. Pedestrian Circulation

Pedestrian connections to the CDO River Park will be provided along the southern boundary of the property via pedestrian accessways and gates. Sidewalks will also be provided throughout the site to facilitate pedestrian connectivity to the existing sidewalks on Aerie Drive/Thornydale Road as well as the CDO River Park and The Alexander Connector Trail. Pedestrian accessways and sidewalks will be developed following the applicable Town of Marana standards and will comply with ADA requirements.

Exhibit III.K: Trails and Pedestrian Circulation



Exhibit III.K.3: The Alexander Connector Trail Cross-Section



L. Cultural Resources

An Environment Site Assessment (ESA) was performed by Com Sense, Inc. Environmental Consulting to identify any actions of this project that may have significant environmental, historic, or cultural impacts. Upon consultation with the Arizona State Museum, National Register of Historic Places, National Wilderness Preservation, and the Department of the Interior, Bureau of Indian Affairs, Com Sense, Inc. has concluded that the proposed development would not produce any adverse impacts, thus mitigation is not necessary. The ESA produced by Com Sense, Inc. Environmental Consulting has been included in *Appendix C: Com Sense, Inc. Environmental Consulting Cultural Resource Consultation.* A final cultural resource report, following the Town of Marana, will be submitted to the Town during the development plan process before any ground-disturbing activities.



SECTION IV

DEVELOPMENT REGULATIONS

A. Purpose and Intent

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

These development regulations permit a mixed-use property with commercial retail, employment, entertainment, and multi-family housing options. The regulations and standards shall apply to The Alexander Specific Plan. The land use designation within the Specific Plan shall be as follows:

- Mixed-Use

The development regulations will govern and provide regulatory zoning provisions for the land use density, intensities, and location criteria within The Alexander Specific Plan. This section includes standards related to base land use, property use, building setbacks, building heights, and lot coverage. These standards intend to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising the goals and objectives for this specific plan.

B. General Provisions

1. Applicable Codes

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

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana including, but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development.

2. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Town Planning Director to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses. In making the determination required by this subparagraph, the Planning Director shall use as a guide the most recently published North American Industry Classification System as established by the U.S. Census Bureau.

3. Temporary Uses

Temporary uses conducted in connection with the development of the property shall be permitted without additional permits from the Town, except for required state, county, and federal permits.

Such uses may include, but are not limited to:

- Construction/storage yards
- Temporary construction offices and trailers
- Fencing
- Construction roads
- Temporary model units or temporary model unit complex with parking
- Temporary sales office

4. Mix of Uses

The following shall be applied to the overall site:

- Permitted uses are encouraged to be mixed both horizontally and vertically, subject to applicable building safety codes and regulations

C. Development Standards

1. Mixed-Use Land Use Designation

a. Permitted Uses*:

Recreation and Culture

- Amusement parks, theme parks
- Art gallery, museum, artist studio
- Commercial recreation and athletic facilities
- Conference and convention centers
- Cultural and education services
- Game Courts (lighted)
- Other recreational type uses and facilities
- Parks and outdoor recreation facilities
- Theaters, excluding drive-ins

Residential

- Accessory dwelling units, i.e. “mother-in-law” or “caretaker” suites
- Live/work units
- Multi-family residential
- Single-family residential, excluding detached homes

Retail

- Antique shops
- Apparel, furniture and appliance stores
- Automotive supplies/service stations, auto dealers, car wash and cycle shops
- Bicycle shops
- Commercial retail
- Department stores
- Drug stores
- Feed store
- Florist shops
- Food and beverage kiosks/coffee shops/cafes
- Food stores, including delicatessens, candy stores, and dairy product sales
- General merchandise sales
- Hardware stores
- Home improvement centers
- Office equipment sales and service
- Package liquor stores
- Pet and pet supply stores
- Plant nurseries, greenhouses, and home and garden supplies
- Seasonal outdoor sales, including farmer's markets and similar uses
- Showroom catalog stores
- Stationery stores
- Supermarkets and grocery stores
- Variety Stores
- Warehouse outlets

Office

- Corporate and regional headquarter facilities and office
- General offices
- Medical and dental offices
- Professional offices
- Television, radio or film studio

Quasi Institutional

- Educational facilities (private or public)
- Elementary and secondary schools
- Place of worship (churches, temples, and other places for religious services)
- Public service facilities (government, civic, utility)
- Schools of business, language, music, dance, and art

Services

- Assisted living centers/ group homes/ nursing home/ adult daycare/ continuing care facility
- Automobile fuel station service stations fuel dispensing facilities



- Automobile repair garages provided that no machining is conducted on the premises; no outdoor storage of parts or outdoor parking of automobiles waiting for service for more than seven (7) days
- Banks and financial institutions, including drive-through and outdoor teller facilities
    - Limited to a maximum of three (3) drive-through service lanes, with one (1) restricted drive-through automated teller machine (ATM) service only.
- Barber and beauty shops
- Bars and liquor sales
- Blueprinting and photocopying shops
- Car wash
- Carpentry, upholstery and furniture repair
- Childcare institutions
- Clinics
- Clothes cleaning, pressing, and tailoring shops
- Clubs, health, fitness, sporting, lodge, fraternal organization and similar uses
- Financial Services
- Health care facilities, including clinics, offices, and laboratories
- Health fitness centers and dance studios
- Hotel, motels and lodging facilities
- Indoor animal boarding services
- Indoor self-storage facility
- Laundromats
- Massage therapy establishments
- Microbreweries
- Newspaper publishing
- Personal services
- Printing, lithographing, publishing
- Radio and television broadcasting
- Repair shops for appliances, bicycles, etc.
- Restaurants, cafes including carry-out establishments, drive-through facilities, and other similar uses
- Shoe repair shops
- Veterinary Clinic
- Wireless communication facilities, subject to Chapter 17-18 of the *Land Development Code*.

*Such other comparable uses as determined the Planning Director

b. Accessory Uses- the following accessory uses shall be permitted in conjunction with all permitted residential uses:

- Community center
- Community garden
- Detached accessory structures, such as tool sheds, patios, and cabanas, noncommercial hobby shops, children's playhouses, etc.
- Drainage facilities



- Fences and walls
- Garage, carport or enclosed storage
- Home occupations, with an approved Home Occupation Permit
- Landscaping
- Open space (public park or playground)
- Park and ride lots
- Parking structures
- Porches
- Recreation buildings which are part of a multi-family development
- Retention/detention facilities
- Sports courts
- Swimming pools, spas, and related structures
- Trails
- Underground wet and dry utilities
- Workshops and studios

c. Conditional Uses – The following conditional uses may be permitted subject to Conditional Use Permits provided for in Chapter 17-3-2 of the Marana Town Code:

- Auto dealer, vehicle sales and rentals
- Commercial riding stables and boarding stables
- Manufacturing, processing, and assembly
- Medical Marijuana Dispensary
  - *S*ubject to the provisions of Marana Land Development Code Section 17-6-14, including paragraph F which provides that the number of medical marijuana dispensaries permitted within the town limits of Marana shall be limited to two. The number of permitted medical marijuana dispensaries shall be increased by one for each Marana population increase of 50,000 over and above the official 2010 census figure for Marana."
- Riding arena, rodeo grounds (private lighted, or any public)
- Warehouse facilities
- Wireless communication facilities, subject to Chapter 17-18 of the Land Development Code.

d. Prohibited Uses:

- Construction/ contractor's yard
- Heavy equipment sales or lease
- Heavy industrial uses
- Light industrial uses
- Manufacturing
- Mini-storage and/or recreational vehicle storage facilities
- Processing except as a conditional use subject to in Zone MU-1 of the Town of Marana Land Development Code
- RV parks
- Sexually Oriented Business
- Wholesaling and warehousing

2. Mixed-Use Development Standards

Development within The Alexander Specific Plan shall be subject to the following development standards applicable to the Mixed-Use land use designation. These standards were developed utilizing the basic parameters of the MR-1, MU-1, and VC zones.

a. Residential Development Standards

1. Single-Family Attached

a. Maximum gross density: 25 dwelling units per acre
b. Minimum lot area: none
c. Minimum lot width: none
d. Minimum lot depth: none
e. Setbacks:
    i. Front yard:
        - Main structures: 5 feet
        - Front entry garage: 18 feet from the back of sidewalk
        - Side entry garage: 10 feet
        - Off-alley entry / private accessway to the garage: 2 feet
    ii. Side Yard:
        - Minimum distance between buildings: per applicable Town of Marana Building Code.
        - Adjacent to Aerie Drive: 5 feet
    iii. Rear Yard:
        - Main structure: 5 feet to the primary structure
        - Rear entry garages: 3 feet
        - Accessory structures: 0 feet
    iv. Street – Aerie Drive:
        - Main structures: 10 feet to the primary structure
        - Accessory structures: 10 feet
f. Maximum lot coverage: 85%
g. Maximum Building Height: 45 feet
h. Maximum number of multi-story dwellings: none

2. Multi-Family

a. Maximum gross density: 44 dwelling units per acre
b. Setbacks:
    i. Perimeter setbacks:
        - Main structures: 10 feet to the primary structure
        - Main structure adjacent to CDO River Park: 0 feet

- Accessory structures: 0 feet

ii. Street – Aerie Drive:

- Main structures: 20 feet to the primary structure
- Accessory structures: 10 feet

c. Maximum lot coverage: 85%
d. Maximum building height: 85 feet
e. Minimum separation between buildings: per applicable Town of Marana Building Code

b. Non-residential Development Standards

1. Nonresidential Use

a. Minimum lot area: none
b. Minimum lot width: none
c. Setbacks:

i. Perimeter setbacks:

- Main structures: 10 feet to the primary structure
- Main structure adjacent to CDO River Park: 0 feet
- Accessory structures: 0 feet

ii. Street – Aerie Drive:

- Main structures: 20 feet to the primary structure
- Accessory structures: 10 feet

d. Maximum lot coverage: 85%
e. Maximum Building Height: 85 feet
f. Minimum separation between buildings: per applicable Town of Marana Building Code

3. Parking Requirements

Onsite parking (vehicular and bicycle) will be provided in conformance with *Chapter 17-9: Parking* of the Town of Marana *Town Code.*

4. Landscape Buffering and Screening Standards

Landscape buffering and screening for The Alexander Specific Plan should create subtle transitions between various uses so there is a clear demarcation between the uses while encouraging a mixed-use atmosphere suitable to an urban environment. Buffering and screening, whenever possible, should be multi-purpose and incorporate promenades, pedestrian walkways, and public gathering spaces that direct users to the various uses found in the development.



The following is a list of general guidelines for land-use transitions.

- Where development abuts open space (CDO River Park), there shall be no setbacks, bufferyards, or screening requirements. Pima County will provide a 'post and cable' fence adjacent to the shared-use path when the CDO River Park is constructed.
- No landscape bufferyards are required on the west, east, and southern property boundaries. The minimum landscape buffer shall be 10-feet wide along the northern property boundary adjacent to Aerie Drive.
- Bufferyards over the minimum requirement may be used for passive recreation, and may include, but are not limited to, recreational trails, seating, and public art.
- Refuse areas and loading areas shall be screened from adjoining properties and public right-of-way following Town of Marana *Land Development Code* standards or as otherwise specified within this Specific Plan.
- The perimeter of all commercial parking lots shall be landscaped following the Commercial Design Standards of the Town of Marana *Land Development Code* except where modified in this specific plan.

5. General Landscape Program

A landscape planting theme will be established, creating a community framework for all common and public areas. This landscape theme intends to provide high-quality landscape criteria for building sites, rights-of-way, and open space within the development. The purpose of the landscaping is to soften and blend features between sites to create visual corridors and connections to the project. Impacts shall be mitigated using these standards to ensure that:

- To the greatest extent practical, landscaping shall be integrated with building design in internal areas of the site. Consideration shall be given to plant materials, types, growth rates, canopy size and required maintenance in relationship to building location, operation, site lines, and site utilities;
- A variety of plant materials shall be incorporated, including indigenous, low water use vegetation;
- The use of climbing plant materials along walkways and on trellises and pergolas is encouraged;
- All walls and fences shall be painted, stained, or contain integral color. Uncolored gray block walls will not be permitted;
- A minimum tree size of 15 gallons shall be required for all trees.
- Trees that produce large canopies and provide shade are especially encouraged in parking zones;
- All planter areas within parking lots shall be provided with trees at the rate of not less than one tree per eight parking stalls;
- All landscape areas shall be irrigated using an underground drip irrigation system. Water should be from a non-potable water source where possible;
- All irrigation shall be designed and maintained to be as efficient as possible. This shall be implemented with the following:
    - Drip irrigation for trees, shrub beds and areas of ground cover to eliminate evaporation losses;
    - Efficient sprinkler irrigation that may employ low volume heads and a high irrigation efficiency rating;
- Trees within landscape areas should be sited and spaced to avoid conflicts with overhead light fixtures;

- Landscape plans shall be coordinated with above- and below-ground utilities to avoid conflicts at the time of installation;
- The majority of new landscaping shall be listed by the Arizona Department of Water Resources/Town of Marana approved plant list and/or low-water-use once established; and

All common areas shall be maintained by the master association.

6. Street Standards

It is anticipated that the streets within The Alexander Specific Plan will be private rights-of-way built following the applicable Town of Marana street standards and will be owned and maintained by the end-user.

D. Design Guidelines

1. Purpose and Intent

The Alexander Specific Plan area aims to provide for a mix of uses that foster retail services, employment, and high-density residential housing for the Town of Marana. These design guidelines intend to ensure compatibility between uses and the proposed development standards for commercial and residential development. These guidelines will be applied to the entirety of the property.

2. Applicability

Commercial and residential design guidelines contained in this Specific Plan take precedence over the General Development Regulations set forth within Title 8 of the Town of Marana *Land Development Code*. Standards set forth within this Specific Plan shall prevail in case of conflict between the Specific Plan and the *Land Development Code*.

3. Single-Family Residential Attached and Multi-Family Residential Guidelines

The following residential design standards shall be applied to all residential development.

a. Site Planning:

- Development should be planned to maintain view corridors from the interior of the site as well as from Aerie Drive and Thornydale Road to protect existing views and maximize the feeling of open spaces. Design approaches include open-air courtyards, ground-floor view openings in or in between buildings, road orientation toward open areas, and bulk reduction of the upper stories of buildings.
- Where feasible, utilize grading, curb cutting, and drainage techniques to maximize water harvesting.
- The site should be configured with buildings adjacent to the CDO River Park to maximize that natural asset the CDO Wash affords the site while activating the property's edge for future residents and users of the site as well as user's of the planned shared-use path.
- Structure onsite should be configured in such way to create visual variety along the streetscape
- Pedestrian and bicycle connections should be made to existing and planned bicycle and pedestrian paths in the area with an emphasis on the Cañada del Oro River Park.

b. Architectural Design Guidelines:

- A building's scale, proportion, and massing should create a comfortable and detailed urban environment by establishing a variety of architectural forms and detail. Scale, proportion, and massing should also establish architectural patterns or features that relate to adjacent developments. Large areas of undifferentiated or blank building facades or out-of-scale buildings should be avoided. Varying proportions are encouraged.

The building design and street-level architectural details should reinforce active streetscapes and be of visual interest to pedestrians.

- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- A variety of colors, heights, and setbacks are encouraged to avoid unarticulated building facades.
- For vertical mixed-use buildings, first floors should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- All rooftop mechanical equipment shall be screened by incorporating screening into the structure and by utilizing materials compatible with the supporting building. It shall be screened in a method, such as a line of site sufficient enough to ensure no adjacent properties are negatively affected by either their appearance or any noise generated by this equipment.
- Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
- The maximum length of continuous, unbroken fence or wall plane shall be 75 feet. Walls shall be articulated using a combination of decorative columns, diversity in texture and/or materials, offsets, or landscape pockets.
- The use of chain link fencing or exposed cinder block walls is not permitted.

c. Materials:

The following section provides guidance on approved material types, colors, and treatment.

- The use of cast stone lintels, corbels, arches, stone detailing, entablatures, friezes, columns, and other such elements are encouraged. Other materials include:

    - Adobe brick or brick veneer
    - Smooth or Sand Finish Stucco
    - Stone veneers and faux stone products on building facades
    - Integrally colored and painted concrete masonry units (CMU's). Smooth and split-face units of four, six, and eight inches tall.
    - Vision and spandrel glasses
    - Ornamental metal fencing
    - Standing seam metal roofing
    - Shade cloth screening
    - Cast stone concrete caps
    - Rusted steel accents
    - Architectural metal wall panels

4. Commercial Design Guidelines

The entire development shall comply with the Commercial Design Standards outlined in Title 8 of the *Land Development Code* unless those standards that conflict with any portion of this Specific Plan. Additional commercial design guidelines have been added to provide further design and development criteria for The Alexander Specific Plan.

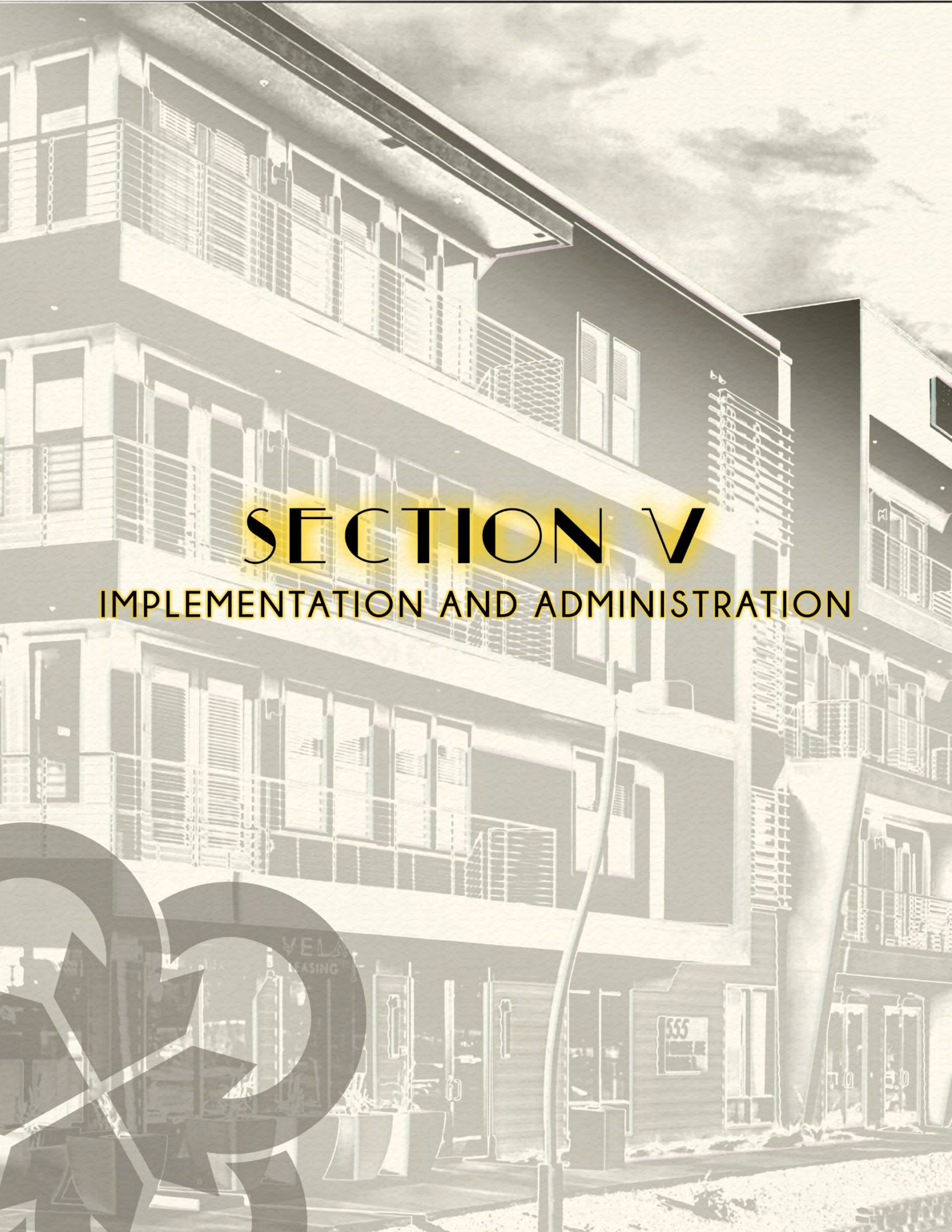
- Live/work units and vertical mixed uses may be incorporated.
- First floors of buildings should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- Energy conservation techniques should be considered during site planning.
- Blank walls void of architectural details or other variations are prohibited. Facades of commercial development should have a varied design to avoid a uniform appearance and break down the building into smaller sections or a more pedestrian scale with each side or section varying in its architectural features, type, material, and or color.
- Frame major project entries with structures, enhanced landscaping, distinctive entry features, and/or public art.

5. Monumentation and Signage

Signage will aim to create a sense of identity for the development while incorporating the style and aesthetic of The Alexander Specific Plan with surrounding development. Signage provided onsite may consist of wayfinding signs, monument signs, and multi-tenant pylon signs. The developer will work with the Town of Marana to determine appropriate locations, materials, and design through the submission of a Planned Sign Program at the time of development.

6. Lighting

All lighting shall adhere to the Town of Marana Outdoor Lighting Code.



SECTION V

IMPLEMENTATION AND ADMINISTRATION

A. Purpose

This section of The Alexander Specific Plan is intended to provide regulatory procedures designed to guide the implementation for the Specific Plan throughout the project. This section also guides the general administration of amendment procedures to the Specific Plan. The Provisions below shall apply to the entire project site as defined in this Specific Plan.

1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations

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

Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within 15 working days of the date of interpretation.

2. General Implementation Responsibilities

The implementation of The Alexander Specific Plan is the responsibility of the property owner, future developers, and the Town of Marana.

3. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Director's interpretation may be made to the Town Council within fifteen (15) working days from the date of the interpretation.

4. Specific Plan Amendments

Amendments to The Alexander Specific Plan may become necessary for various reasons including but not limited to responding to changes resulting from new development conditions, financial conditions, and/or to respond to the requirements of potential users or builders of the property. The Master Developer, the Town of Marana, other developers, or agents representing either may request amendments to the approved Specific Plan.

5. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Town of Marana Planning Director, provided such changes are not in conflict with the overall intent as expressed in The Alexander Specific Plan.

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

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Director;

- Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan;

- Any comparable interpretations of the list of permitted and temporary uses of the property outlined in the Specific Plan;

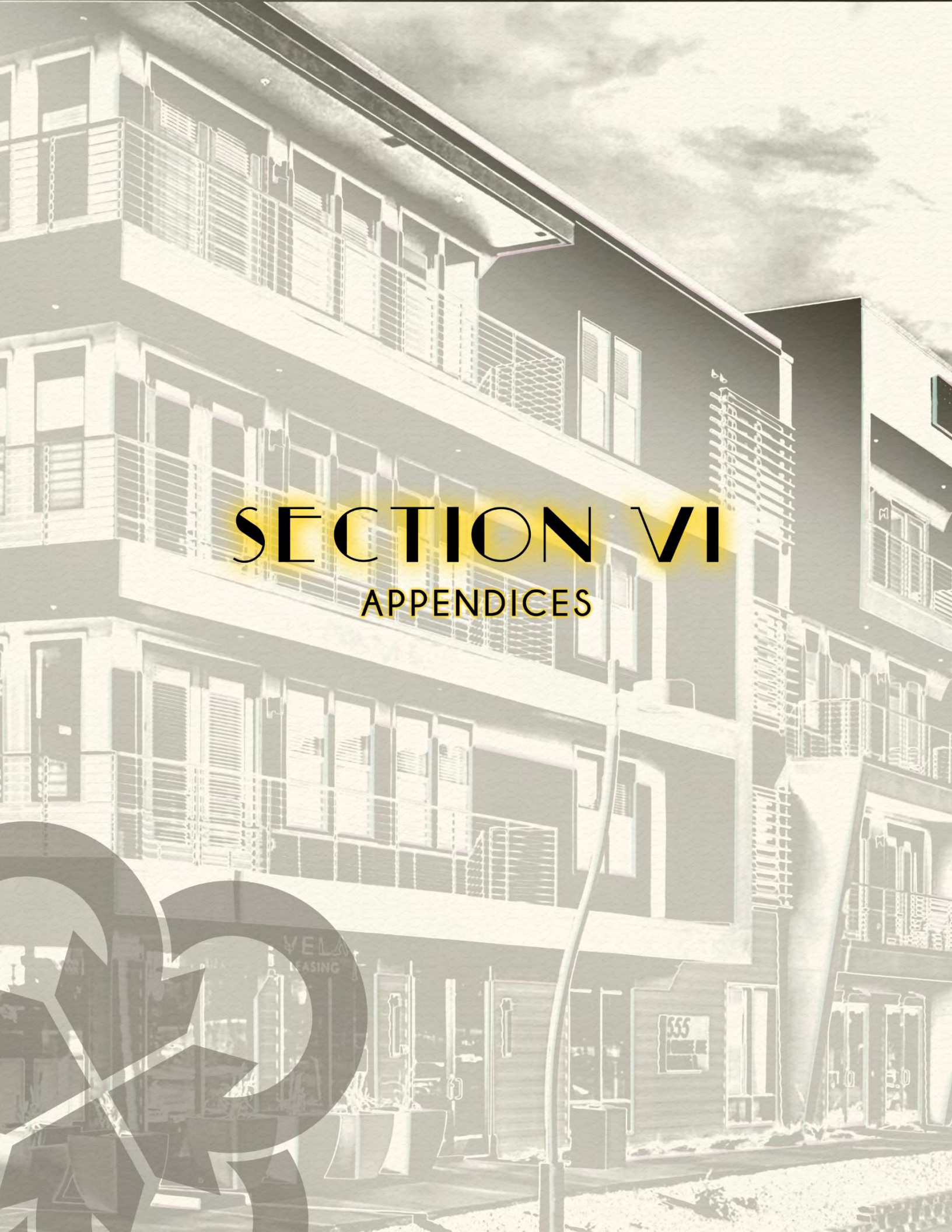
- Changes in the land use designation boundary, division of plan areas or combinations of areas;

- Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the Specific Plan; and

- The determination that a use may be allowed which is not specifically listed as permitted, but which may not be determined as analogous and/or accessory use explicitly listed as permitted, as made by the Planning Director.

6. Substantial Change

This Specific Plan may be substantially amended by the procedure outlined in the Town of Marana *Land Development Code*, Section 05.06.07, Specific Plan Changes. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. Depending on the type of request, the Planning Director may determine the request to be a substantial change to the Specific Plan. A substantial change requires the applicant to submit all sections or portions of The Alexander Specific Plan that are affected by the change(s). After review, the Planning Director shall refer the request to amend with his recommendations to the Planning Commission for a noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which, after a public hearing, shall approve, reject, or modify the proposed amendment.



SECTION VI

APPENDICES

A. Bibliography

Aerial Photographs, Pima Association of Governments, 2019.

Town of Marana *Land Development Code*, Title 8 - General Development Regulations, revised May 2011.

Town of Marana *Land Development Code*, Title 6 - Subdivision Requirements, revised March 2011.

Town of Marana *Land Development Code*, Title 5 - Zoning, revised May 2011.

Town of Marana General Plan, 2010.

Town of Marana Strategic Plan II, March 2012.

Town of Marana Parks, Recreation, Trails, and Open Space Master Plan, 2010.

FEMA Flood Insurance Rate Map, Pima County, Arizona.

Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003.

MapGuide, Pima County Geographic Information Systems, 2019.

Pima Regional Trail System Master Plan, revised May 2012.

B. Arizona Environmental Online Review Tool Report

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Alexander Specific Plan

User Project Number:
SFC-03

Project Description:
The Alexander Specific Plan guides new development on a 10.74-acre parcel in Marana, AZ, 7.4 acres of which will be developed with apartment residences.

Project Type:
Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:
Emma Thompson

Organization:
The Planning Center

On Behalf Of:
AZGFD

Project ID:
HGIS-09938

Page 1 of 12

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.



Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

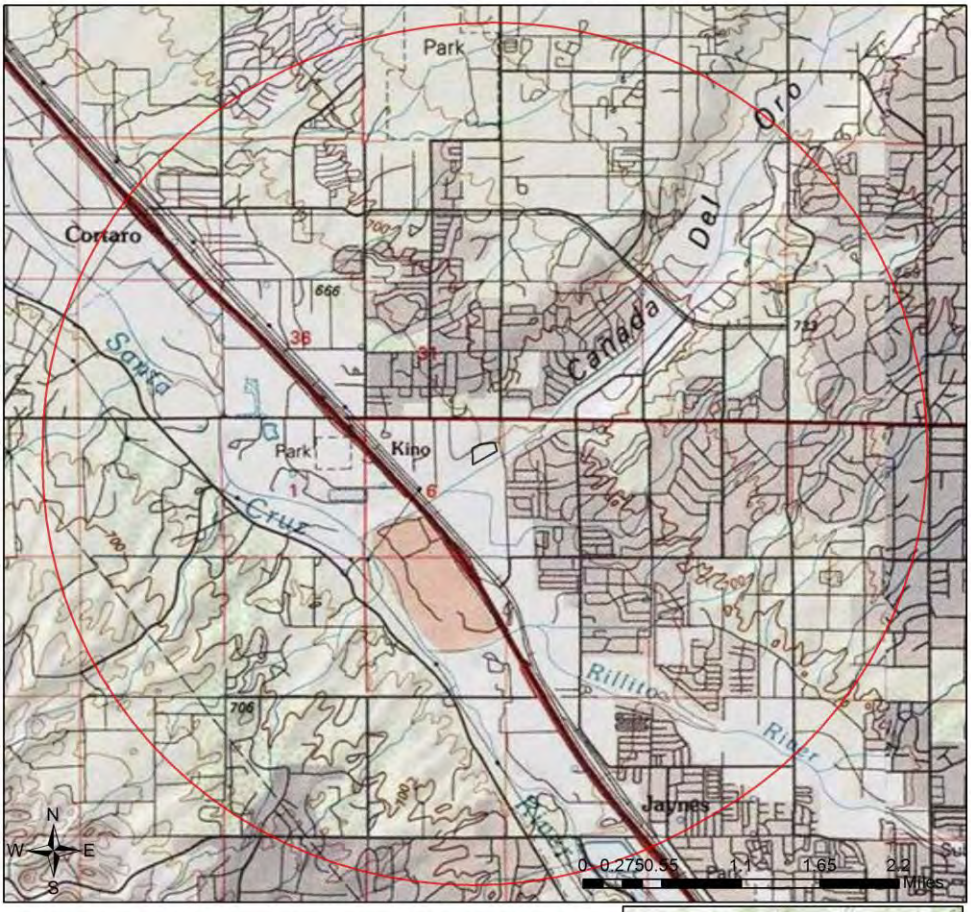
1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Arizona Game and Fish Department
Project ID: HGIS-09938

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Alexander Specific Plan

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 10.26

Lat/Long (DD): 32.3340 / -111.0485

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R13E

USGS Quad(s): JAYNES

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

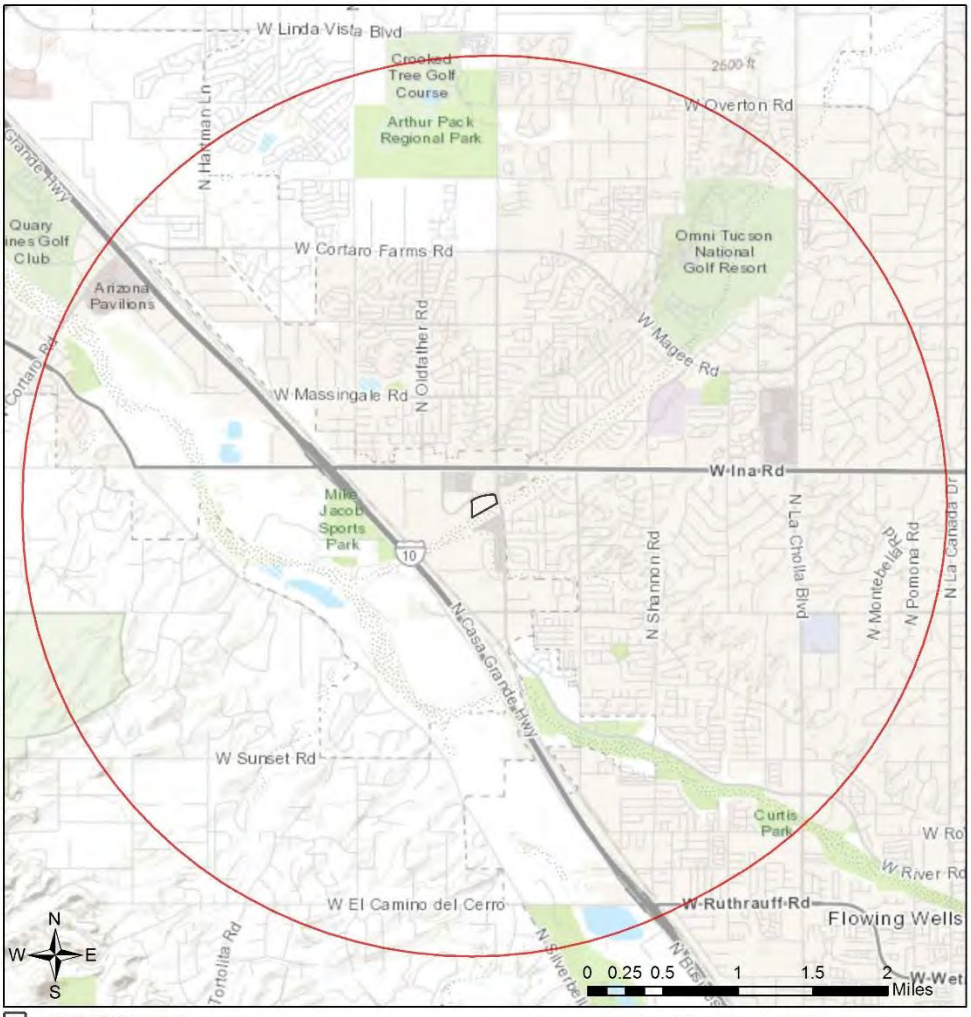


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Alexander Specific Plan

Web Map As Submitted By User



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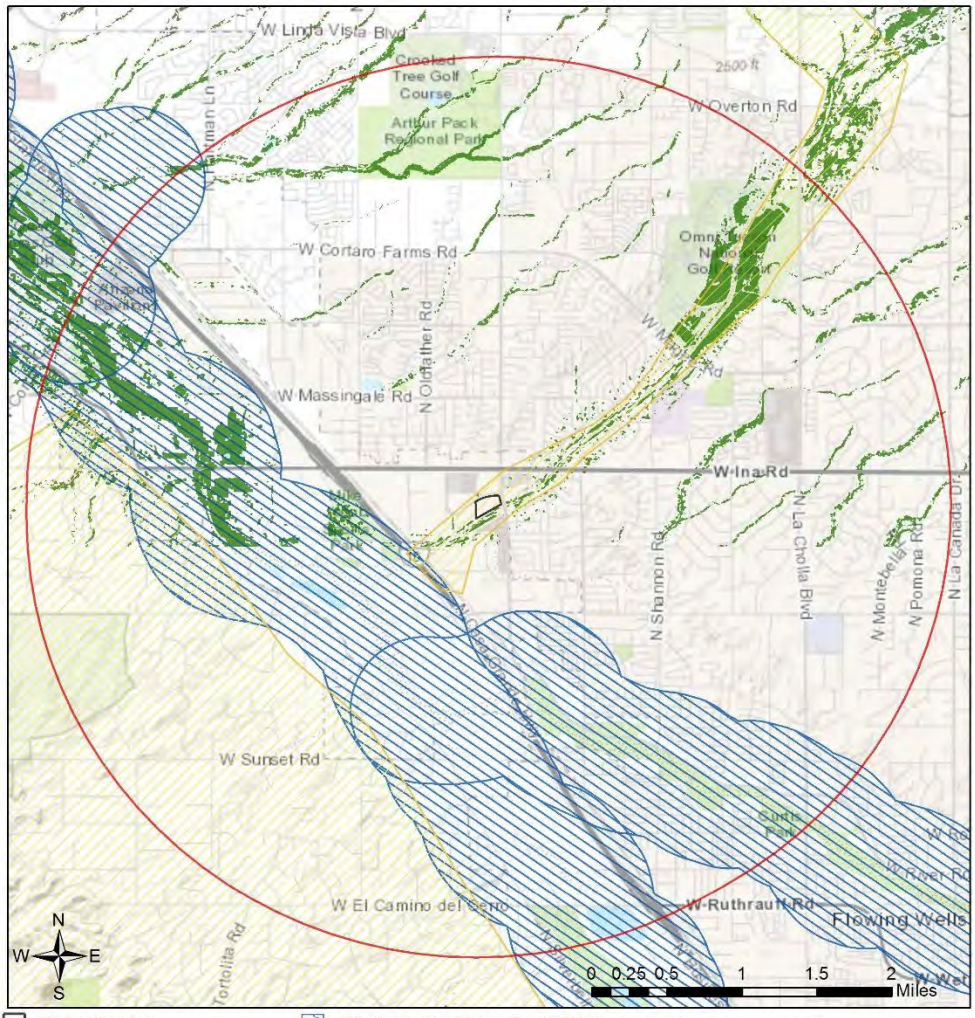
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Alexander Specific Plan

Important Areas



- Project Boundary
- Buffered Project Boundary

County Stakeholder Assessment

- Wildlife Crossing Area
- Wildlife Movement Area - Diffuse
- Wildlife Movement Area - Landscape
- Wildlife Movement Area - Riparian/Wash
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

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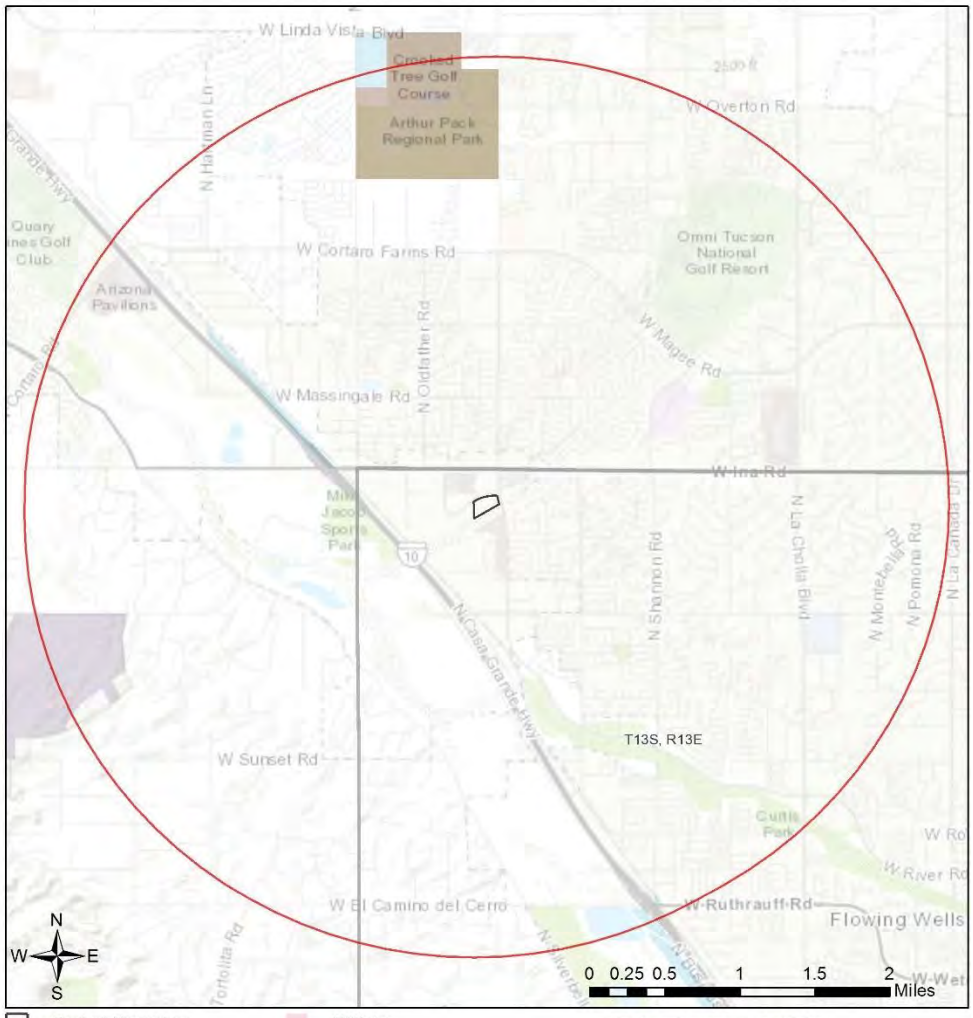
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Alexander Specific Plan

Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Ranges

Land Ownership

- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge

Project Size (acres): 10.26
Lat/Long (DD): 32.3340 / -111.0485
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T13S, R13E
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Bat Colony						
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Crotalus willardi willardi	Arizona Ridge-nosed Rattlesnake		S			1A
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Opuntia versicolor	Stag-horn Cholla				SR	
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Canis lupus baileyi	10J area Zone 2 for Mexican Wolf	LE,XN				
Riparian Area	Riparian Area					
Tortolita Fan to Canada del Oro	Pima County Wildlife Movement Area - Landscape					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon macularius	Desert Pupfish	LE				1A

Arizona Game and Fish Department
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Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Melanerpes uropygialis	Gila Woodpecker					1B
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE				1A
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B

Arizona Game and Fish Department — project_report_alexander_specific_pl_33122_34184_FINAL.pdf
Project ID: HGIS-09938 — Review Date: 10/30/2019 11:53:28 AM

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Toxostoma lecontei	LeConte's Thrasher			S		1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, Newconstruction

Project Type Recommendations:
Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (http://www.azwater.gov/azdwr/default.aspx).

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

HDMS records indicate that one or more Listed, Proposed, or Candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

This review has identified riparian areas within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

Analysis indicates that your project is located in the vicinity of an identified *wildlife habitat connectivity feature*. The County-level Stakeholder Assessments contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

C. Com Sense, Inc. Environmental Consulting Cultural Resource Consultation

Memo

Com Sense, INC. 480/649-8080 (o) 602/702-7931 (c) CSI@pm.me

To: Paragon Mortgage - HUD ERR Part 50
From: Mark Appleby - Com Sense, Inc. Environmental Consulting
Date: February 13, 2020
Subject: **The Alexander** Cultural Resource Consultation

Attached is the submission letter to the Certified Local Government (CLG) for Pima County designed by SHPO, sent on December 30, 2019. (Note: for brevity detained attachments have been omitted from the original letter) Full submission linked at:

https://www.dropbox.com/s/7208h2iu7dbhcij/x_%20letter%20attachment%20b%20.pdf?dl=0

As part of our review diligence we have reviewed the site with the Arizona State Museum, National Register of Historic Places and National Wilderness Preservation System. Archeological sites and Religious sites were reviewed with Department of the Interior, Bureau of Indian Affairs. Studies and results were provided to the CLG on a 1 mile radius from our subject location.

In our correspondence we expressed that should the CLG have no recommendations for mitigations after 30 days from receipt, we would take that to indicate there are no mitigations for this proposed undertaking. Since mailing we are now well past 30 days with no reply.

Notably, it has been expressed by both the State Historic Preservation Office and the Pima County Certified Local Government that 106 Consultations are triggered by federal funding and can only be initiated by the federal grant funder (HUD). In review with HUD they also have concurred that they will initiate both local and tribal Consultation reviews necessary by their determination.

ATTACHMENT B

SHPO/CLG No Adverse Effect Found
Source Evidence of a Finding of No Adverse Historic or Cultural Affect

Mark C. Appleby, CEI #13227
3863 East Forge Avenue
Mesa, Arizona 85206
480/649-8080

Voice 480/649-8080
Cell 1-602-702-7931
Fax 480/649-8864
E-mail csi@pm.me

Com Sense, INC.
Environmental Review
Consultants

Date: 12/30/2019

DOCUMENT NOTATION February 1, 2020: more than 30 days have expired since letter delivery with no reply. A 30 day reply was requested in last paragraph of letter.

Jonathan Mabry, PhD – Historic Preservation Officer
City of Tucson Certified Local Government
PO Box 27210
Tucson, AZ 85726-7210

RE: HUD funded allocations for Acquisition and New Construction of Residential Housing South side of Aerie Drive and about 400 feet West of North Thornydale (undeveloped parcel), Marana/Tucson, Arizona

Dear Mr. Mabury:

I appreciate your staff directing me to your office for review. We have an undertaking that is available for funding from Housing and Urban Development (HUD) resources which may be used in this proposal. This project proposes to use Federal funds to acquire and construct new housing of about 211 one, two and three bedroom multi-family housing units. Attached is a map, photos, aerial and our Historic locations research of the site.

This project is considered to be a federal undertaking subject to review pursuant to Section 106 of the National Historic Preservation Act as regulated by 36 CFR Part 800. Reviews have been documented (attached) to identify any actions in this project which may have a significant environmental impact and the review at this point has concluded that the described project would not produce any adverse historic or cultural affects.

Will appreciate your guidance in this matter and anticipate your agreement that the proposed development would have no adverse effect on historic resources. As always, your review and comments on the subject site to expedite the clearance is appreciated. If you have no comment within 30 days of receipt of this correspondence, we will take that to indicate your agency has no recommended mitigations for this housing repair project.

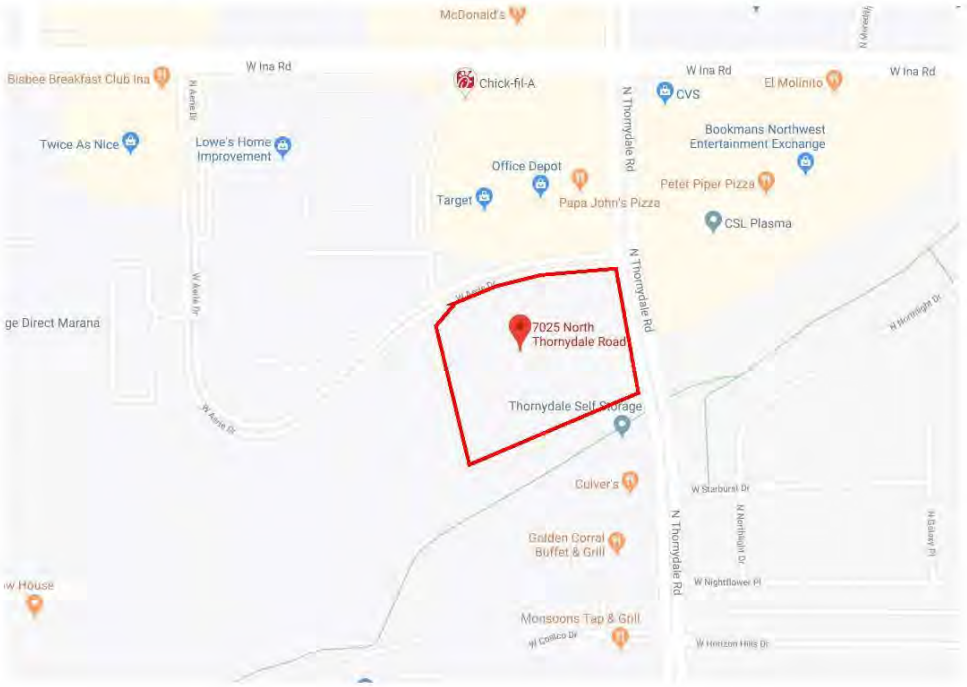
Please contact me at 480-649-8080 or the above E-mail if you require additional information or clarification.

CERTIFIED MAIL
7011 2970 0002 0678 5069

Sincerely,
Mark C. Appleby
Mark C. Appleby, C.E.I. #13227
Principal, Com Sense, INC.

Enc: Location Map
Assessor
Resources
Photos

As authorized by Paragon Mortgage Corporation an Environmental Site Assessment (ESA) was performed on the property identified below. This assessment was performed specific to the undeveloped site (approximately 7.41 acres) which is commercial/residentially zoned. The location was plotted to a geocode of latitude 32.3339540 longitude -111.0483520 but can be located by Town of Marana Fire Department GIS as 7025 North Thornydale Road, Town of Marana, Arizona. To assist in visualizing the property location, the following is a map of the Subject (generally outlined in red):



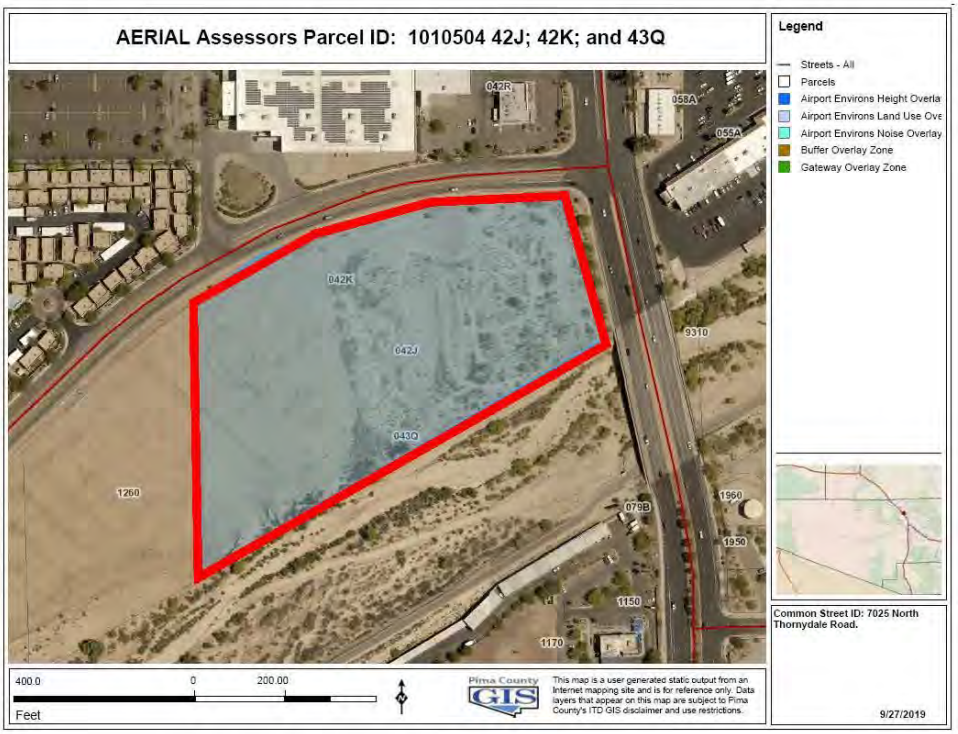
The proposed development plans and a broken outline of what we consider to be the Area of Potential Affect (APE)



The subject property is currently fully undeveloped on about 7.41 acres in a predominately commercially zoned with residential listed as the highest and best use in City Planning. The lot is identified by Town of Marana Fire Department GIS as a single address, 7025 North Thornydale Road* (this is a temporary address and likely to change with the site development). The aerial below shows the configuration of the lot.

* NOTE: As a "common" reference point the address of 7025 North Thornydale Road was provided by the Marana area Fire Department as the GIS coordinates. City of Tucson also responds this address location. This is the same geographic location representative of the project "The Alexander".

The subject site in the high definition aerial below is provided by the Pima County Assessor. The site is generally outlined in a bold red line. No structures exist on the subject at the time of the site review.



It is notable on the southern full boundary of the site a reinforced wall and fence is in place placing the subject grade 32 feet above the Canada del Oro dry-wash. The wash is identified by the arrow in the photo at right logically following the contour of the reinforced containment wall..



Current Uses of Adjoining Properties

All of the adjoining and nearby uses are residential services or residential occupancy designations. Most notably the "Target" retail outlet forms most of the adjacent northern boundary across Aerial Drive from the subject.



It is notable on the southern full boundary of the site a reinforced wall and fence is in place placing the subject grade 32 feet above the Canada del Oro dry-wash. The wash is identified by the arrow in the photo at right logically following the contour of the reinforced containment wall..



Current Uses of Adjoining Properties

All of the adjoining and nearby uses are residential services or residential occupancy designations. Most notably the "Target" retail outlet forms most of the adjacent northern boundary across Aerial Drive from the subject.



West of the subject is open and undeveloped land. Much like the subject there are no signs of structures past or present and this was also born out by aerial studies included in this review.



As a physical reference at right is the bridge on Thornydale Road looking from that bridge back to the subject property. This road forms the full eastern boundary to the subject. The subject is loosely defined by red arrows in the photo.



No adverse or notable environmental impacts, species, natural areas or potential cultural resources were noted in extensive field surveys.

Following are literature searches of our site and 1 mile radius searches on "Natural Areas" and "Historic and Cultural Resources". Following our mapping and location identification are the source contacts which generally include:

The National Register of Historic Places, Arizona State Museum and Office of Indian Affairs.

THE PLANNING CENTER
a division of TPC Group, Inc.

M E M O R A N D U M

Date: June 9, 2020 **Job No:** SFC-03

To: Cynthia Ross, AICP

From: Lexy Wellott, AICP

Project: The Alexander Specific Plan – Public Outreach and Summary

The following provides a summary of the neighborhood outreach efforts for the proposed Specific Plan. A notification letter was sent on June 3, 2020 to all property owners within 300 feet of the specific plan boundary, inviting them to commentary on the proposed project (see attached Notification Letter, Notification Map, and Mailing Labels). As of date, none of the notified property owners have provided commentary on the proposed specific plan. Should we hear from any of the adjacent property owners, an update will be provided to the Commission before or at the scheduled hearing.

Should you have any questions, please do not hesitate to contact me.

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

THE PLANNING CENTER
a division of TPC Group, Inc.

June 3, 2020

Dear Neighbor:

On behalf of the property owner, I T Investments Three LLC, The Planning Center is pleased to present The Alexander Specific Plan. This plan proposes a change of zoning for an approximately 11-acre property located at the southwest corner of Aerie Drive and Thornydale Road (see location map).

The proposed request will change the property's zoning from NC (Neighborhood Commercial) to F (Specific Plan). Unlike conventional zoning, a specific plan is a zoning tool that provides a set of standards and guidelines that allows for a unique development, architectural styles, and a mix of uses.



The Alexander Specific Plan proposes a single land use category of "Mixed-Use" for the entire site with the anticipation of providing high-quality, multifamily apartments with modern architecture and resort-class amenities as well as opportunities for commercial development or future phases of high-density residential. A portion of the property adjacent to the Canada del Oro (CDO) wash has been dedicated to Pima County for future expansion of The Loop shared-use path.

As an adjacent property owner, The Planning Center invites you to provide commentary on the proposed rezoning. Due to the Coronavirus Pandemic, representatives of the property owner are available to discuss the proposed specific plan as well as address any questions or comments you may have via telephone. Should you wish to discuss the proposed rezoning, please contact Lexy Wellott at (520) 623-6146 or lwellott@azplanningcenter.com.

Comments on this proposal may also be submitted to Cynthia Ross at the Town of Marana Development Services Department via telephone or email at (520) 382-2600 or cross@MARANAAZ.GOV.

Thank you,

THE PLANNING CENTER

Lexy Wellott, AICP
Project Manager

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

ADG THORNYDALE LLC
3776 N 1ST AVE STE 200
TUCSON AZ 85719

AM1-4050 LLC
330 E CANON PERDIDO ST
SANTA BARBARA CA 93101

I T INVESTMENTS TWO LLC
ATTN: SEARS FINANCIAL CORP
6340 N CAMPBELL AVE STE 278
TUCSON AZ 85718

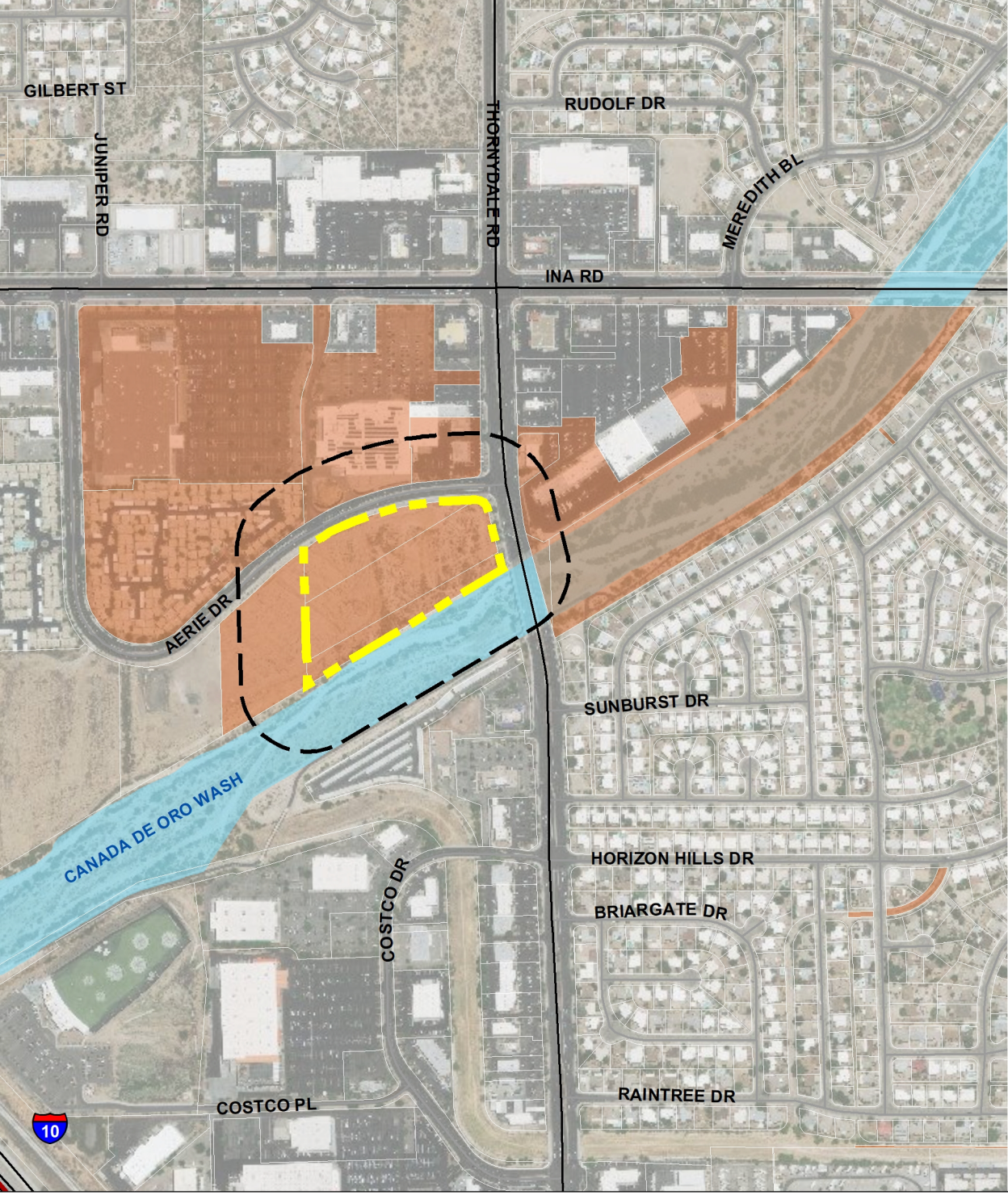
ALTA VISTA COMMUNITIES RP LLC
ATTN: ROGER KARBER
700 E BROADWAY BLVD STE 200
TUCSON AZ 85719

I T INVESTMENTS THREE LLC
ATTN: SEARS FINANCIAL CORP
6340 N CAMPBELL AVE STE 278
TUCSON AZ 85718

NORTH PIMA CENTER LLC
6007 E GRANT RD
TUCSON AZ 85712

REALTY INCOME PROPERTIES 18 LLC
ATTN: PORTFOLIO MANAGEMENT # 4786
11995 EL CAMINO REAL
SAN DIEGO CA 92130

TARGET CORP T-0854 FKA DAYTON HUDSON CORP
ATTN: PROPERTY TAX DEPT/TPN 0950
PO BOX 9456



LEGEND

- Site Boundary
- 300ft Radius
- Parcel within 300ft
- Parcel

Notes:

Project Site is located at:
Township 13S, Range 13E, Section 6
Acreage: 10.37
Parcel APNs: 101-05-042K, 101-05-042J & 101-05-043Q

NORTH 0' 500' 1000'

FILE NAME:SFC-03_parcel_notification_6x8.mxd
SOURCE: Pima County GIS, 2020

Planning Commission - Regular Meeting

Meeting Date: 06/24/2020

To: Planning Commission

From: Brian Varney, Senior Planner

Date: June 24, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV1812-003; Preliminary Plat for Twin Peaks and Lambert Lane**. A request for a recommendation to the Marana Town Council for approval of the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C" generally located east of Twin Peaks Road, west of Blue Bonnet Road, and north of the Lambert Lane alignment (Brian D. Varney)

Discussion:

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

Zoning and Land Use
The Marana Town Council approved a rezoning of the 34-acre property on April 4, 2017 by the adoption of Marana Ordinance No. 2017.008 changing the zoning fom R-144 (single-family residential - minimum lot size of 144,000 square feet) to R-6 (single-family residential - minumum lot size of 6,000 square feet). On March 17, 2020, the Town Council adopted Marana Ordinance No. 2020.005 approving an amendment to Ordinance No. 2017.008 allowing a revision to the conceptual development plan to remove certain affected lots from within the boundaries of the erosion hazard setbacks and to increase the total lot yield from 59 lots to 62 lots.

The existing R-6 zoning allows for single-family detached residential development at a minimum lot size of 6,000 square feet. The preliminary plat proposes 62 residential lots with a minimum lot size of 6,974 square feet, a maximum lot size of 31,846 square feet, and an average lot size of 9,790 square feet. The density proposed for this subdivision is 1.81 residences per acre (RAC). The R-6 development standards will apply, and all lots will be subject the Town's Residential Design Standards.

Recreation Area
An active recreation area of approximately .5 acres or 21,766 square feet in size is proposed to be centrally located in the development and will include amenities such as a large turfed area, a covered play structure, a ramada covered picnic table, bench seating, and shade trees. Private natural earth trails, maintained by a homeowner's association, are proposed throughout the subdivision. The private trail will connect to a public trail planned to extend along the east and south boundary of the subdivision. The property owner will dedicate a public trail easement to the Town by the final plat that will provide the Town the right to develop a natural earth path that will be accessible by the general public.

Access and Traffic Circulation
Access will be provided directly from Twin Peaks Road via a divided roadway. A secondary or emergency access will also be provided from Twin Peaks Road via a 30-foot emergency access, sewer

and utility easement located between Lots 11 and 12. The plat proposes a total of .47 miles of new private streets that will be maintained by a homeowner's association. Right-of-way for Blue Bonnet Road, at a width of 30' along the entire length of the east property boundary, will be dedicated to the Town by the final plat. Right-of-way for Lambert Lane will also be dedicated by the final plat along the entire south property boundary to yield a total half-street right-of-way width of 75'. Given some existing right-of-way for Lambert Lane, the dedication will consist of a varying widths between 45' and 75'.

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

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

Recommended Findings of Fact

1. The property subject to the proposed preliminary subdivision plat is currently zoned R-6 (single-family residential), as approved by Marana Ordinance No. 2017.008, as amended by Marana Ordinance No. 2020.005. The proposed plat is in substantial conformance with Marana Ordinance No. 2020.005, the Marana Land Development Code, the Marana General Plan, the Marana Town Code and all other development standards.
2. The Town of Marana General Plan land use designation for this property is LDR (Low Density Residential), which supports a density range of 0.5 - 2.0 residences per acre. The preliminary plat proposes a density of 1.81 residences per acre, and is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed preliminary plat does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis Review Criteria
1. *Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:*
The proposed preliminary plat will be in compliance with the requirements of all agencies prior to action by the Town Council.

2. *Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:*
The proposed preliminary plat complies with the requirements of the zoning and the purpose and intent of Marana Ordinance No. 2020.005, the Marana Land Development Code, the Marana General Plan, and the Marana Town Code.

3. *Consistent with the purpose of the zoning regulations and with the intent of the General Plan:*
The proposed plat is consistent with the purpose and intent of the zoning regulations and the Town of Marana General Plan.

4. *Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:*
The proposed preliminary plat is consistent with the existing and proposed development adjacent to the site and in the surrounding area. This proposal does not appear to be detrimental to the immediate

area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff has reviewed the request against the requirements of Marana Ordinance No. 2020.005, 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. Staff recommends a recommendation for approval to the Town Council.

Suggested Motion:

I move to recommend to the Town Council approval of PRV1812-003, Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C".

Attachments

PRV1812-003 TPLL PP

PRV1812-003 TPLL PP NDP

PRV1812-003 TPLL PP Map

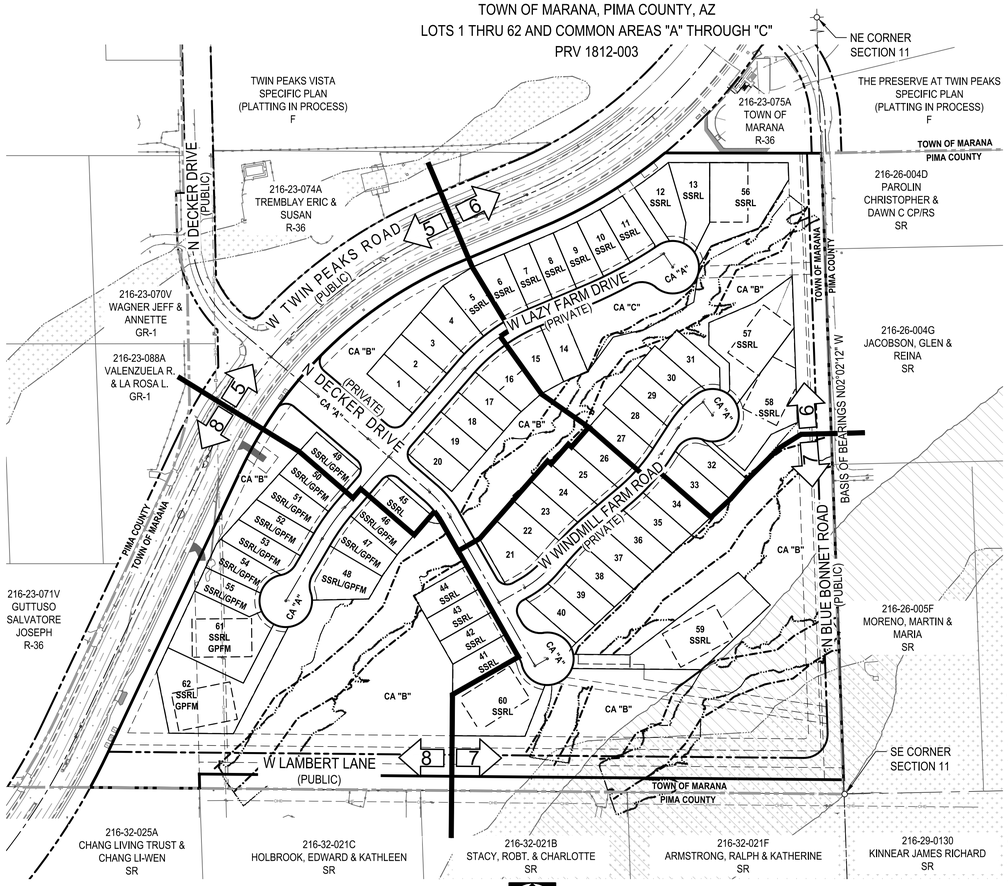
PRV1812-003 TPLL PP App

PRELIMINARY PLAT FOR TWIN PEAKS & LAMBERT LANE

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

GENERAL NOTES

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



PROJECT ADMINISTRATIVE ADDRESS:

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

DEVELOPER

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

OWNER

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

SHEET INDEX

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

APPROVALS

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

PROJECT LAYOUT

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

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

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

BASIS OF BEARINGS

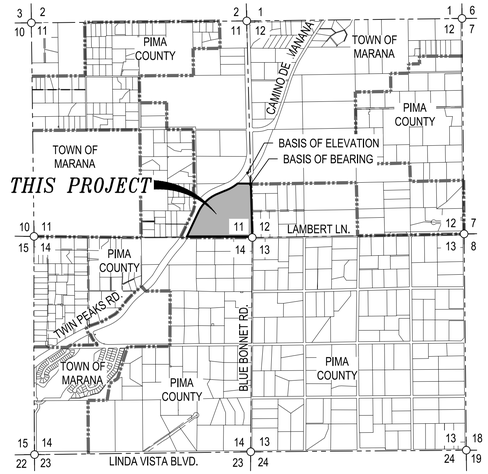
EAST LINE OF SECTION 11,
T-12-S, R-12-E, CALCULATED FROM REFERENCE POINTS PER BK. 58, R.O.S., PG. 26

BASIS OF ELEVATION

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

ABBREVIATIONS

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



LOCATION MAP

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

LEGEND

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

RELATED CASE # PCZ1606-002

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
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TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"
Project

PRELIMINARY PLAT
COVER SHEET
Sheet Title

No.	Date	Item
Revisions		
Project:		

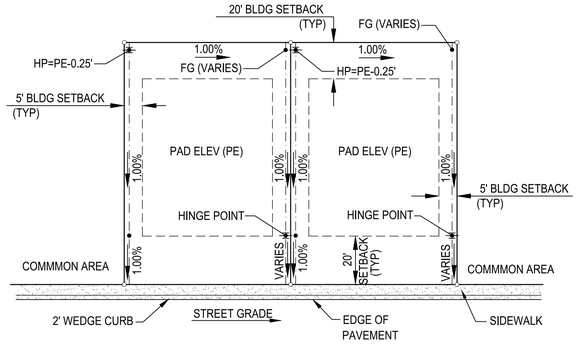
Scale	AS NOTED
Job #	114013C003
Date	May 2020
Drawn By	RAM
Checked By	BJ

Sheet 1 Of 8

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 5/21/20 ARIZONA U.S.A.

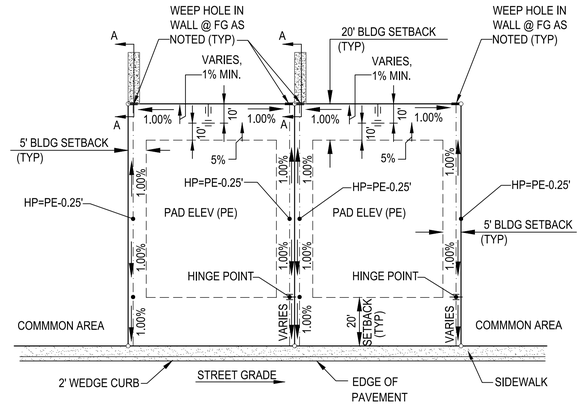
PRV1812-003

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



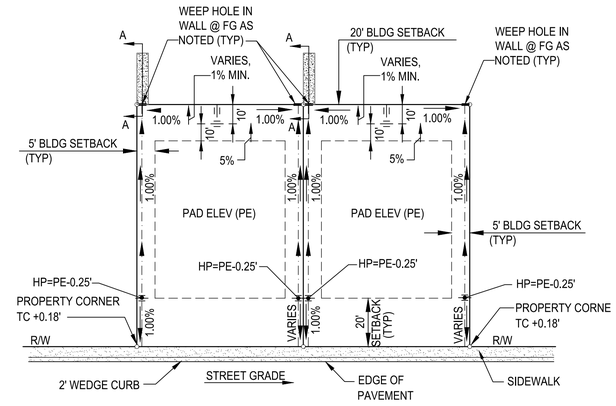
NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

1 TYPE "A" LOT GRADING
NTS



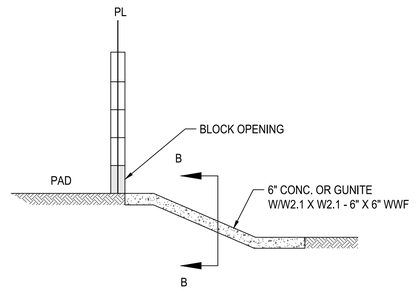
NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

2 TYPE "B" LOT GRADING
NTS

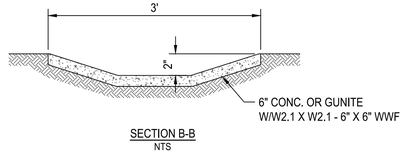


NOTE: NO WALLS AND/OR GATES SHALL BE CONSTRUCTED ACROSS THE REAR YARD UNTIL THE FINAL LOT GRADING HAS BEEN ESTABLISHED TO MEET THE 1% MIN. DRAINAGE REQUIREMENTS. OUTLET INVERTS SHALL BE DESIGNED TO MEET THE FINAL GRADES.

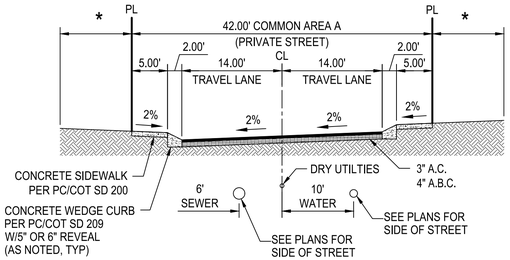
3 TYPE "C" LOT GRADING
NTS



SECTION A-A
NTS

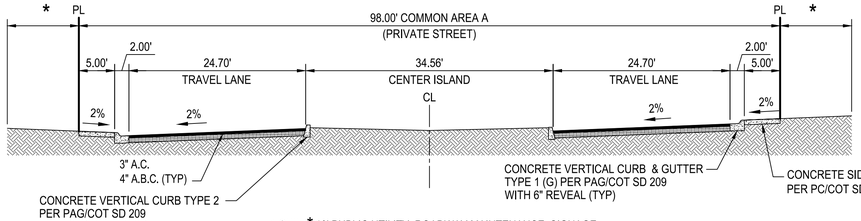


SECTION B-B
NTS



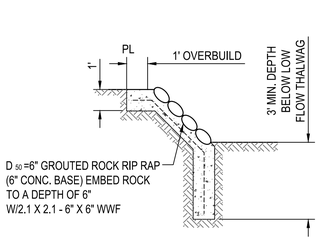
NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

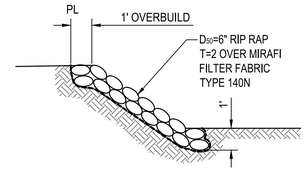
4 TYPICAL CROSS SECTION
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NOTE: * 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

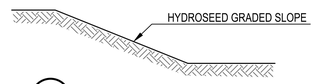
5 TYPICAL CROSS SECTION
NTS





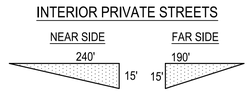
B SLOPES BETWEEN 2:1 & 2.99:1

A SLOPES BETWEEN 1:1 & 1.99:1

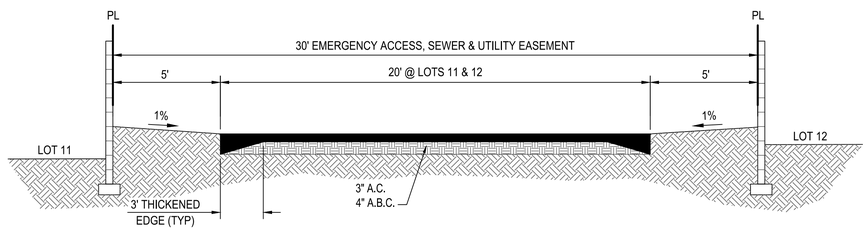


C SLOPES 3:1 OR FLATTER

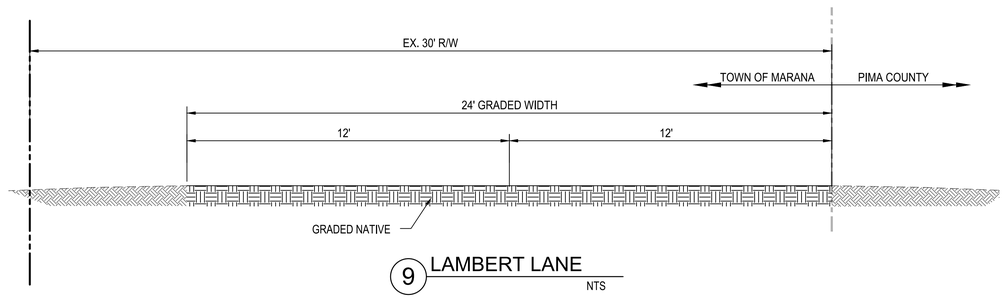
6 SLOPE STABILIZING DETAILS
NOTE: ALL RIP RAP TO BE EARTHEN COLORED (SHADES OF BROWN) NTS



7 TYPICAL SIGHT VISIBILITY TRIANGLE DETAIL
NTS



8 EMERGENCY ACCESS ROAD
NTS



9 LAMBERT LANE
NTS

RELATED CASE # PCZ1606-002

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

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

PRELIMINARY PLAT
DETAIL SHEET
Sheet Title

No.	Date	Item
Revisions		
Project:		

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

Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 5/21/20 ARIZONA U.S.A.

Warren D Thompson

Sheet 2
Of 8

PRV1812-003

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

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

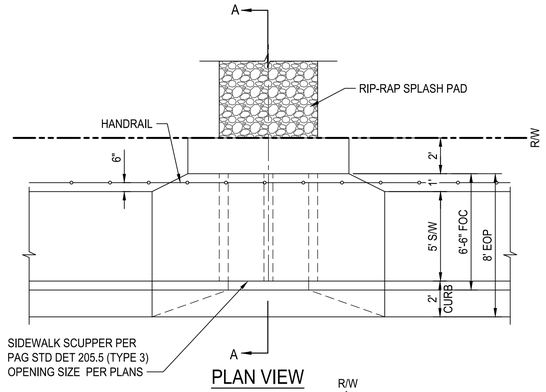
TABLE OF 100-YEAR EXISTING PEAK DISCHARGES		
CONC. POINT	DRAINAGE AREA (AC)	Q100 (cfs)
1	16.0	95.1
2	40.7	153.2
3	29.0	134.8
4	27.8	125.8

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

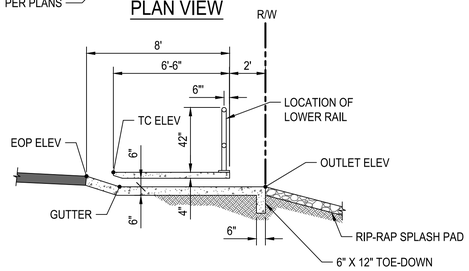
TABLE OF CONSTRUCTED CHANNELS								
CHANNEL	CHANNEL TYPE	Q100 (CFS)	SLOPE %	V (fps)	d (ft)	n	SS	B (ft)
1A	RECTANGULAR	22.7	2.4	7.61	0.3	0.013	-	10
1C		13.3	1.6	3.55	0.35	0.025	2:1	10

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

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



PLAN VIEW

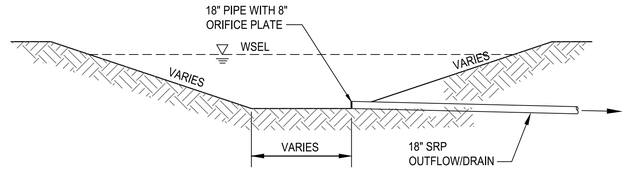


SECTION A-A

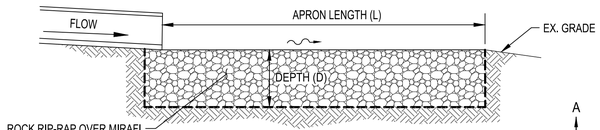
1 SIDEWALK SCUPPER PER PAG STD DET 205.5 NTS

DETENTION BASIN 1

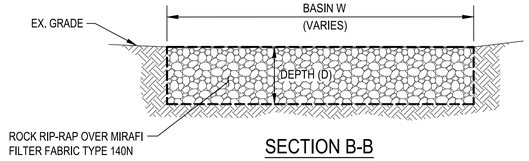
VOL. REQ. = 37,897 CU. FT.
VOL. DET. = 39,500 CU. FT.
100-YR IN = 40.3
100-YR OUT = 40.3 METERED OUT
VIA 18" PIPE WITH 8" ORIFICE PLATE
WSEL = 2353.00



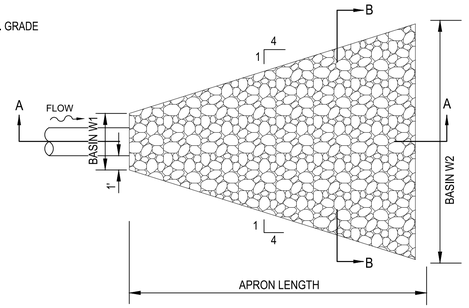
2 BASIN SECTION NTS



SECTION A-A



SECTION B-B



3 RIP-RAP APRON DETAIL AT CULVERT OUTLETS NTS

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

RELATED CASE # PCZ1606-002

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

PRELIMINARY PLAT
DETAIL SHEET
Sheet Title

No.	Date	Item

Revisions
Project:

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

Sheet 3
Of 8

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 5/21/20 ARIZONA U.S.A.

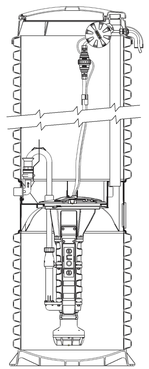
Warren D Thompson

PRV1812-003

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

E/ONE EXTREME SERIES

DH071/DR071



General Features

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

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

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

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

Operational Information

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

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

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

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

Accessories

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

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

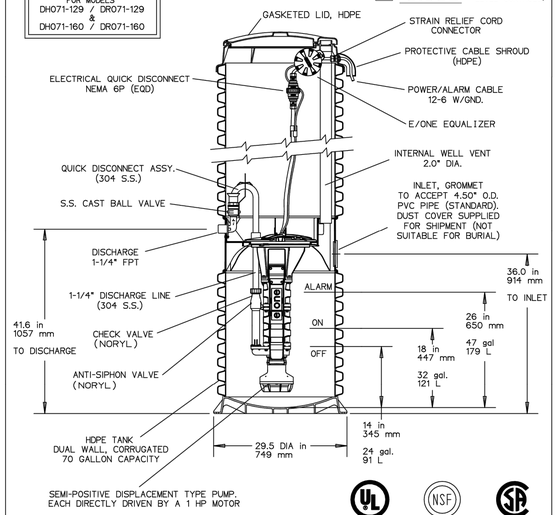
The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.

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

NA0050P01 Rev B

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

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



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

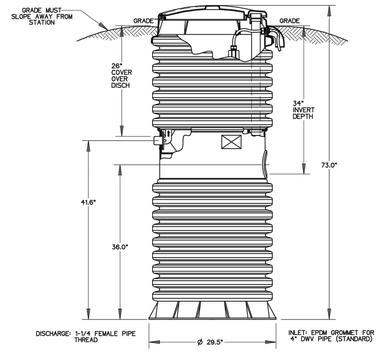
AD	CH	10/20/10	C	
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH071 / DR071 DETAIL SHEET

NA0050P02

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



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

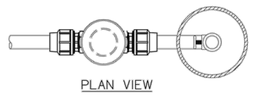
AD	CAH	07/12/07	B	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL DH071-74 / DR071-74

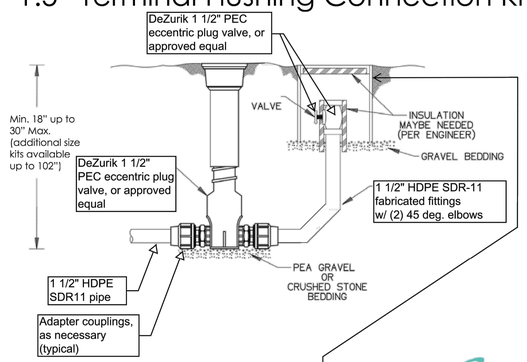
NA0050P05

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



PLAN VIEW

1.5" Terminal Flushing Connection ~~Kit~~



Signa MECHANICAL
"Solutions Solidified for Today's Environment"

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

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

e/one SEWER SYSTEMS

TYPICAL TERMINAL FLUSHING CONNECTION

RELATED CASE # PCZ1606-002

Call at least two full working days before you begin excavation.
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Project: TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"

Sheet Title: PRELIMINARY PLAT
DETAIL SHEET

No.	Date	Item

Revisions
Project:

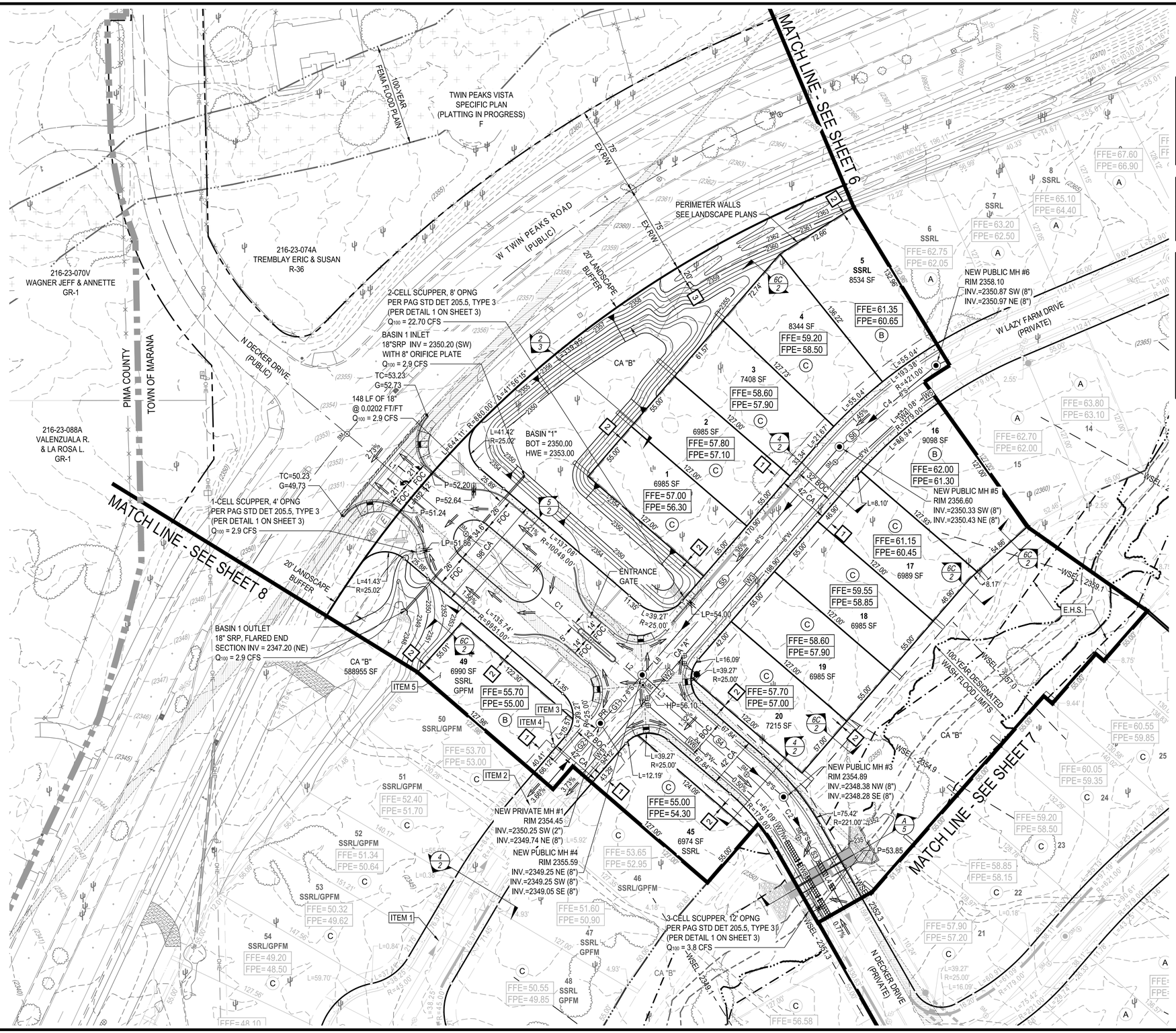
Scale AS NOTED
Job # 114013C003
Date May 2020
Drawn By RAM
Checked By BJ

Registered Professional Engineer (Civil) CERTIFICATE NO. #14854 WARREN D. THOMPSON DATE SIGNED 5/21/20 ARIZONA U.S.A.

Sheet 4
Of 8

PRV1812-003

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



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

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

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

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

KEYNOTE

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

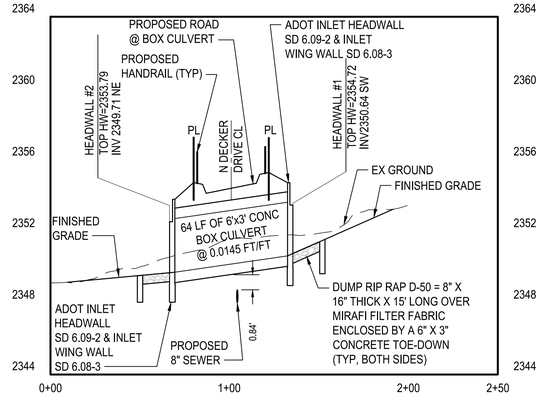
NOTE: BACKWATER VALVES MAY BE REQUIRED WHERE THE FINISH FLOOR ELEVATION IS LESS THAN 12 INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE IN THE SEWER PER TOWN OF MARANA AMENDMENTS TO THE 2012 INTERNATIONAL PLUMBING CODE (IPC) SECTION 715.1.

GRINDER PUMP & FORCEMAIN ITEMS

NOTE:

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

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



A SECTION - BOX CULVERT
NTS

RELATED CASE #
PCZ1606-002

Call at least two full working days before you begin excavation.
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TWIN PEAKS & LAMBERT LANE PRE-PLAT
LOTS 1 - 62 COMMON AREAS "A" THROUGH "C"
Project

PRELIMINARY PLAT
PLAN SHEET
Sheet Title

No.	Date	Item
Revisions		
Project:		

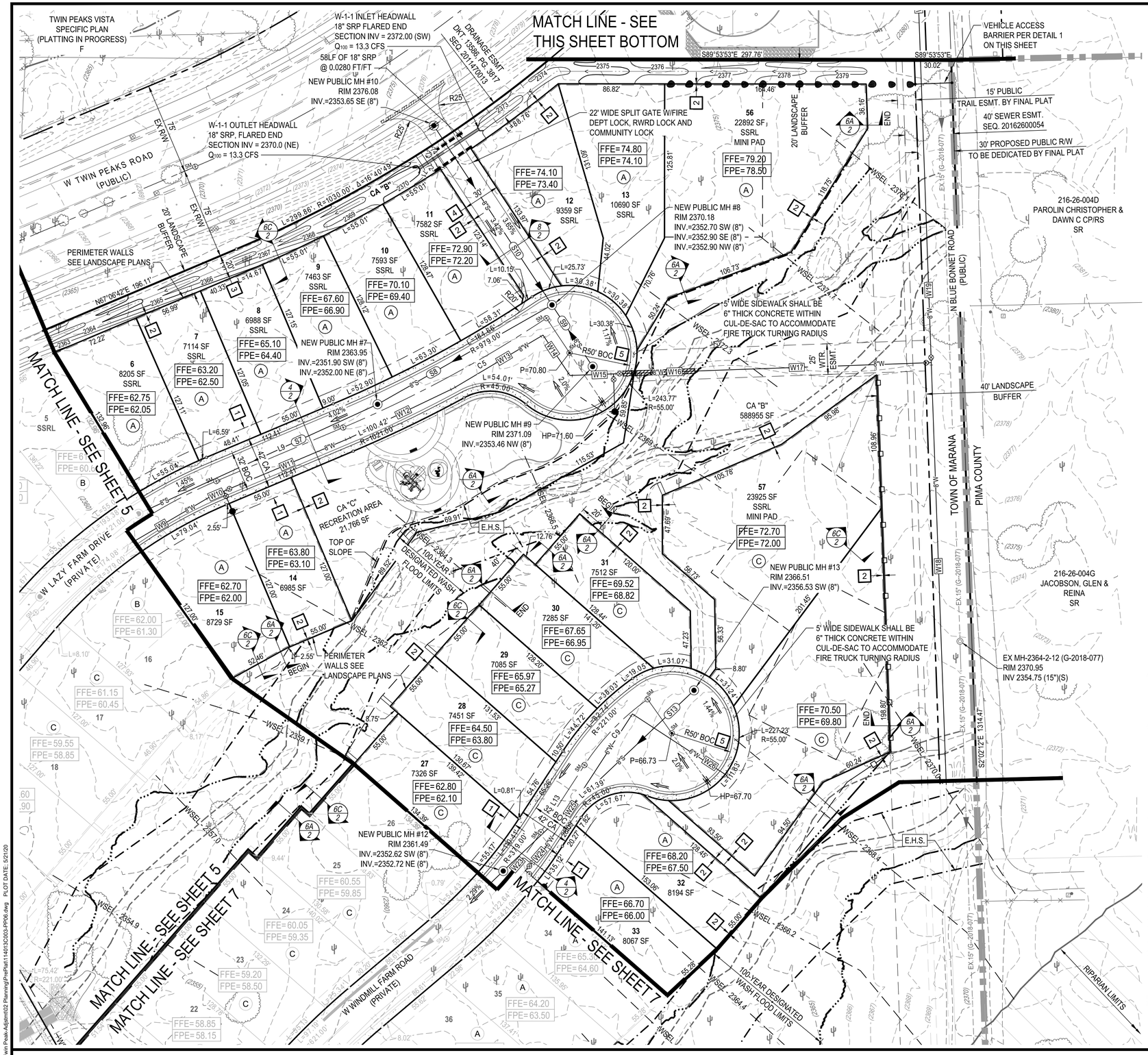
Scale	AS NOTED
Job #	114013C003
Date	May 2020
Drawn By	RAM
Checked By	BJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
14854
WARREN D. THOMPSON
DATE SIGNED 5/21/20
ARIZONA U.S.A.

Sheet 5
Of 8

PRV1812-003

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



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

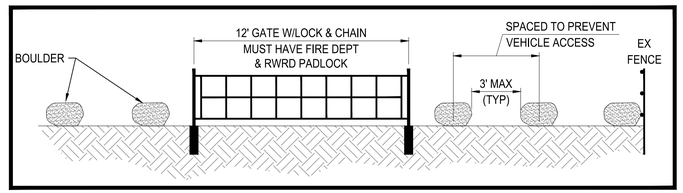
PUBLIC SEWER LINE TABLE			
LINE	PIPE LENGTH	DIRECTION	PIPE DESCRIPTION
S7	210.57'	N65°23'53"E	8" PVC @ 0.44%
S8	159.84'	N60°20'19"E	8" PVC @ 0.44%
S9	56.26'	N33°23'08"W	8" PVC @ 1.00%
S10	171.29'	N33°23'06"W	8" PVC @ 0.44%
S13	210.39'	N46°38'33"E	8" PVC @ 1.81%

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

KEYNOTE

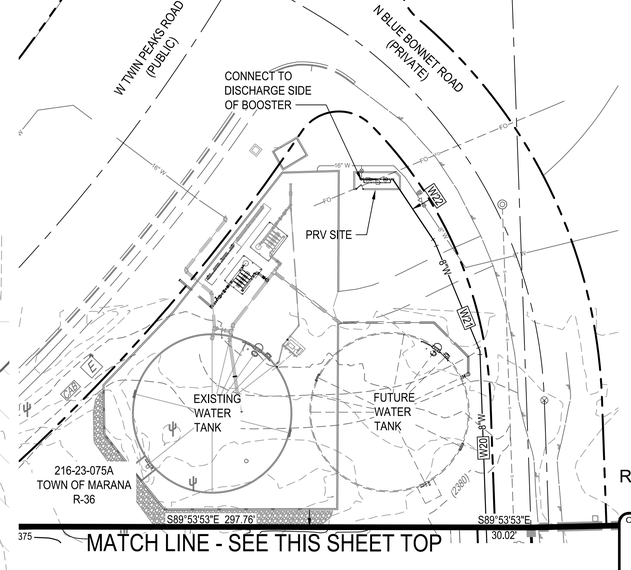
1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT.
2. 1' NO ACCESS EASEMENT BY FINAL PLAT.
3. DRAINAGE EASEMENT BY FINAL PLAT.
4. CUL-DE-SAC PER TOM SD 170-3.
5. CUL-DE-SAC PER TOM SD 170-4.

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



1 VEHICLE ACCESS BARRIER

1"=5'



RELATED CASE # PCZ1606-002

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

PRELIMINARY PLAT
PLAN SHEET
Sheet Title

No.	Date	Item

Revisions
Project:

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

Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 4/21/20 ARIZONA U.S.A.

Sheet 6
Of 8

PRV1812-003

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

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

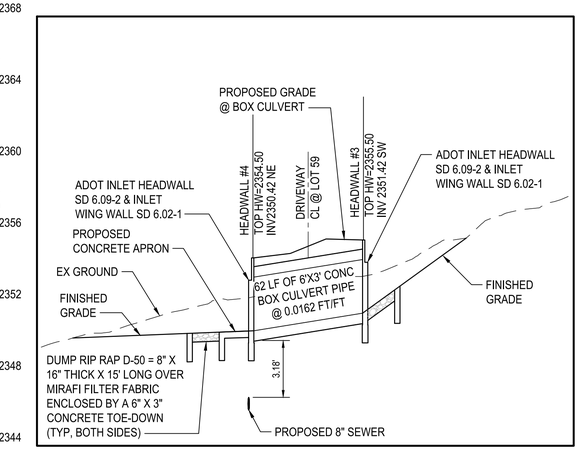
KEYNOTE

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

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

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



A SECTION-BOX CULVERT
NTS

RELATED CASE # PCZ1606-002

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No.	Date	Item
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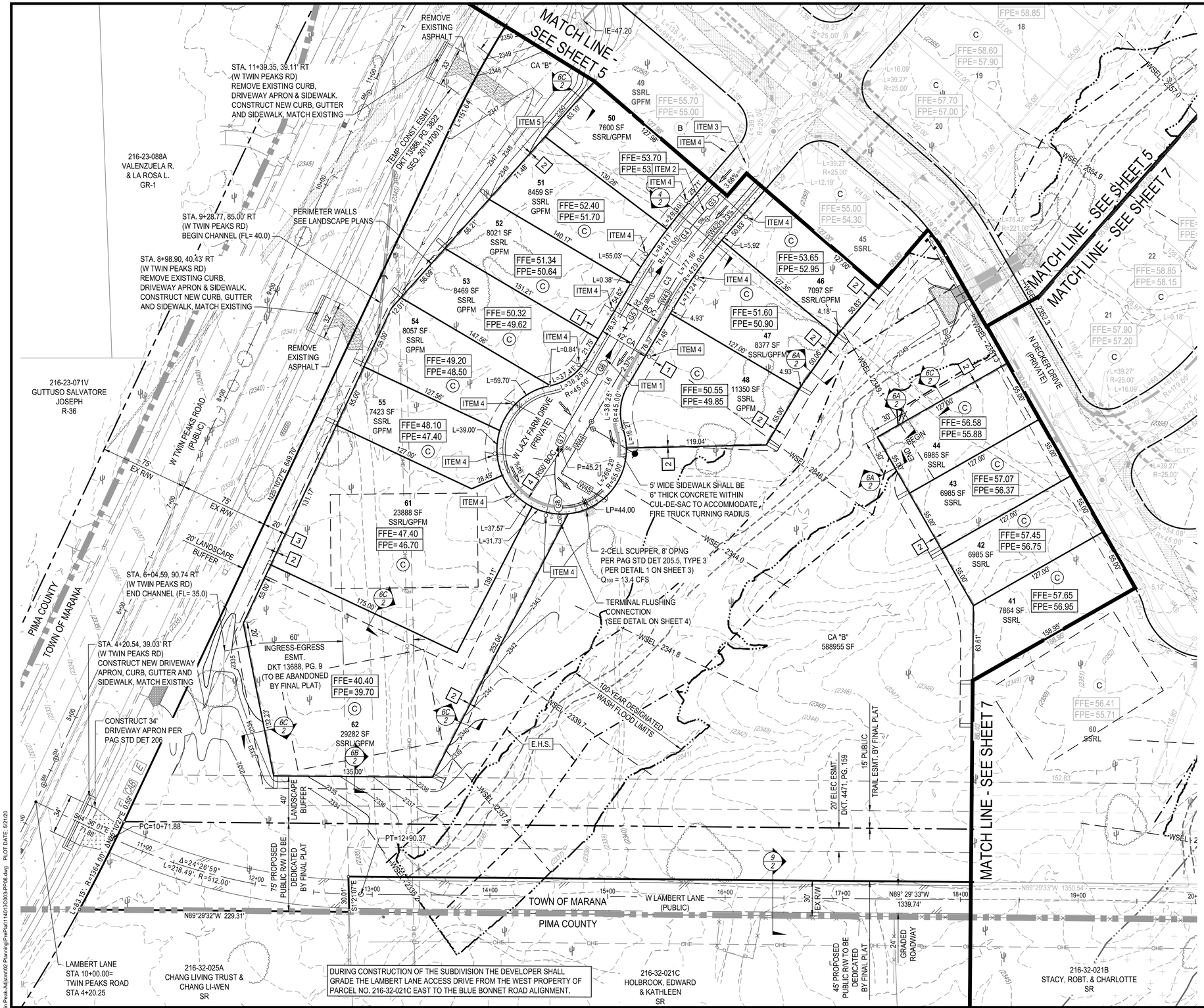
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Job #	114013C003
Date	May 2020
Drawn By	RAM
Checked By	BJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 5/21/20 ARIZONA U.S.A.

Sheet 7 Of 8

PRV1812-003

Q:\114013C003 Lambert at Twin Peaks-Addam\02 Planning\PrePlat\114013C003-PP07.dwg PLOT DATE: 5/21/20



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

KEYNOTE

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT BY FINAL PLAT.
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3. DRAINAGE EASEMENT BY FINAL PLAT.
4. CUL-DE-SAC PER TOM SD 170-3.
5. CUL-DE-SAC PER TOM SD 170-4.

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GRINDER PUMP & FORCEMAIN ITEMS

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

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

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

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

RELATED CASE # PCZ1606-002

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

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

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

PRELIMINARY PLAT
PLAN SHEET
Sheet Title

No. Date Item
Revisions
Project:

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

Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 5/21/20 ARIZONA U.S.A.

Sheet 8
Of 8

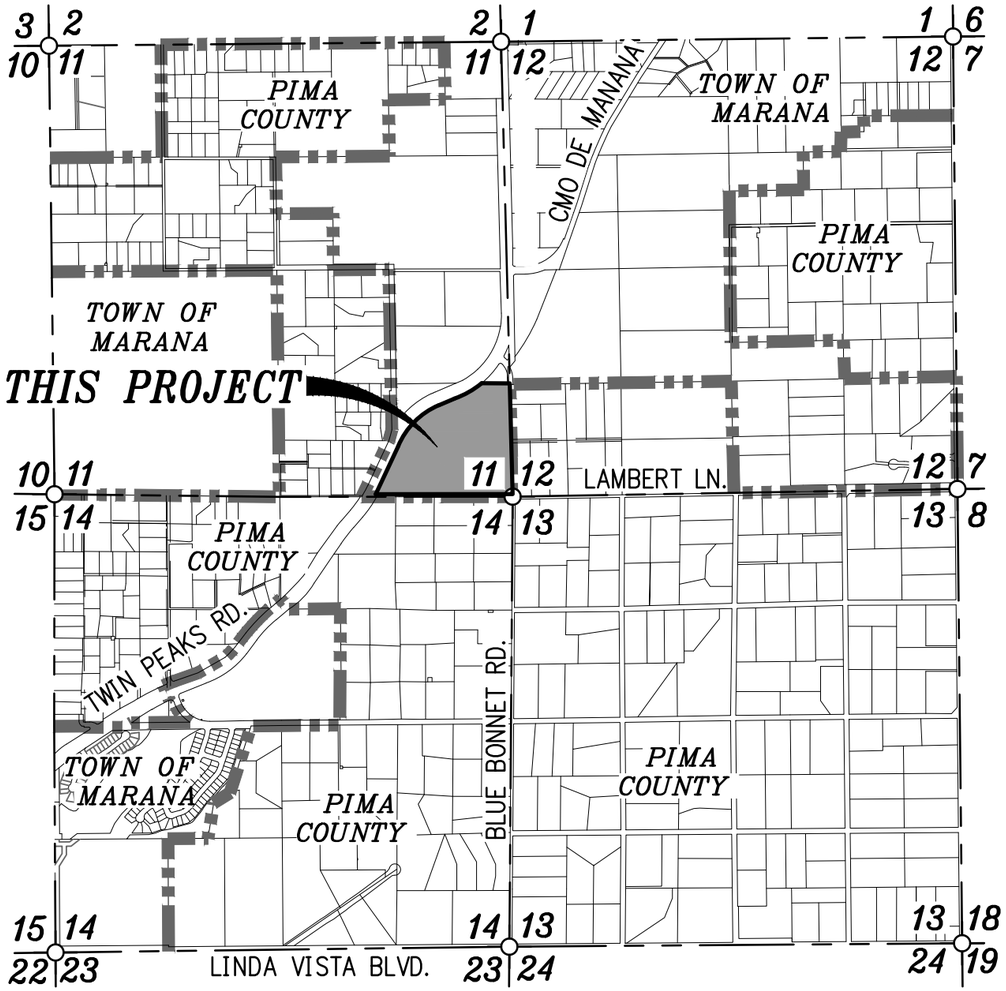
PRV1812-003

Q:\114013\C003 Lambert at Twin Peaks-Addsmt\02 Planning\PrePlat\114013C003-PP08.dwg PLOT DATE: 5/21/20

TWIN PEAKS & LAMBERT LANE NEIGHBORHOOD DESIGN PLAN

GENERAL NOTES

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



LOCATION MAP
SCALE 3"=1 MILE

DEVELOPER

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

OWNER

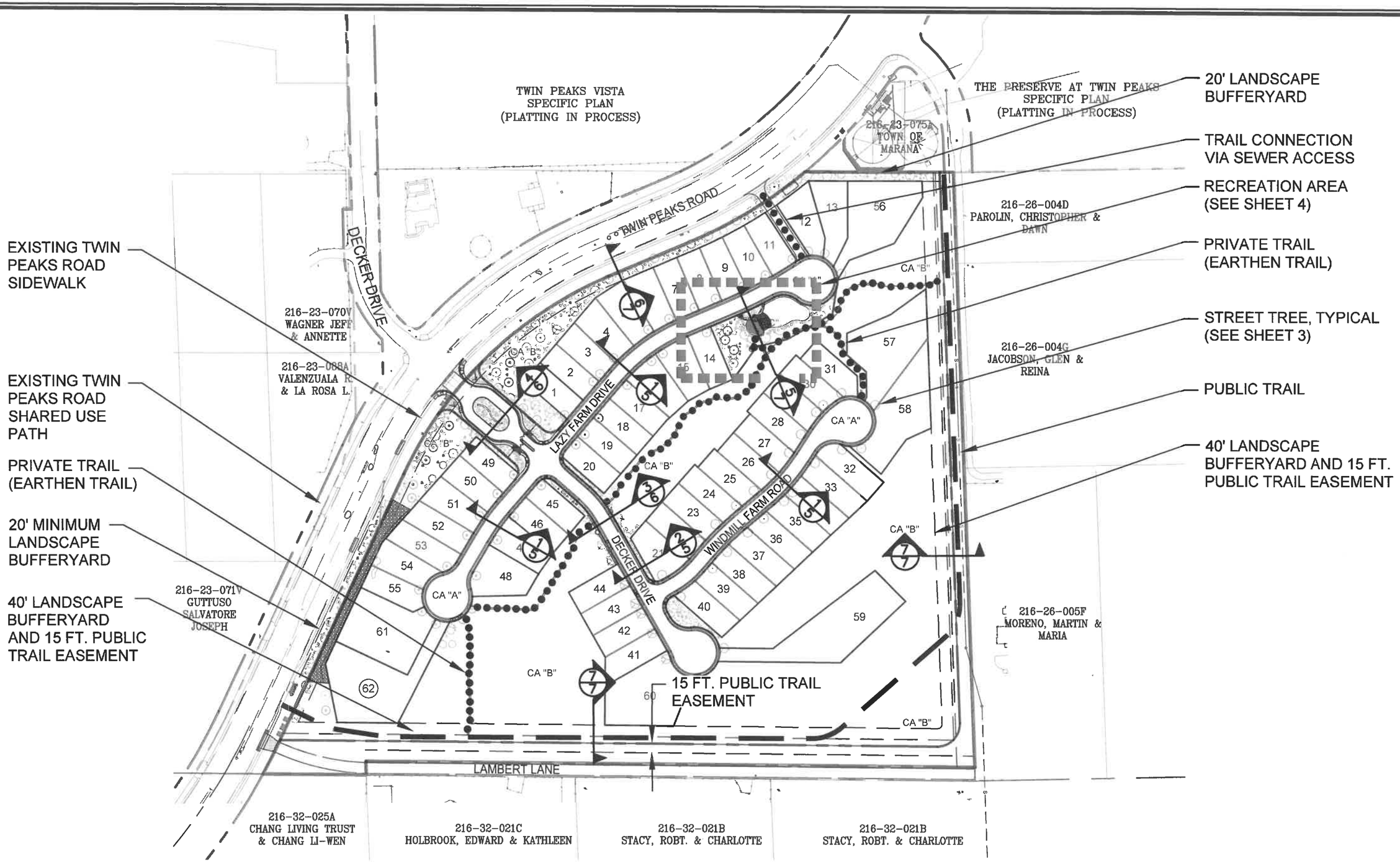
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATTN. MERITAGE HOMES OF ARIZONA
5326 N. LA CHOLLA BLVD.
TUCSON, AZ 85741
PHONE:(520) 292-2082

SHEET INDEX

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

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

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



The WLB Group **WLB**

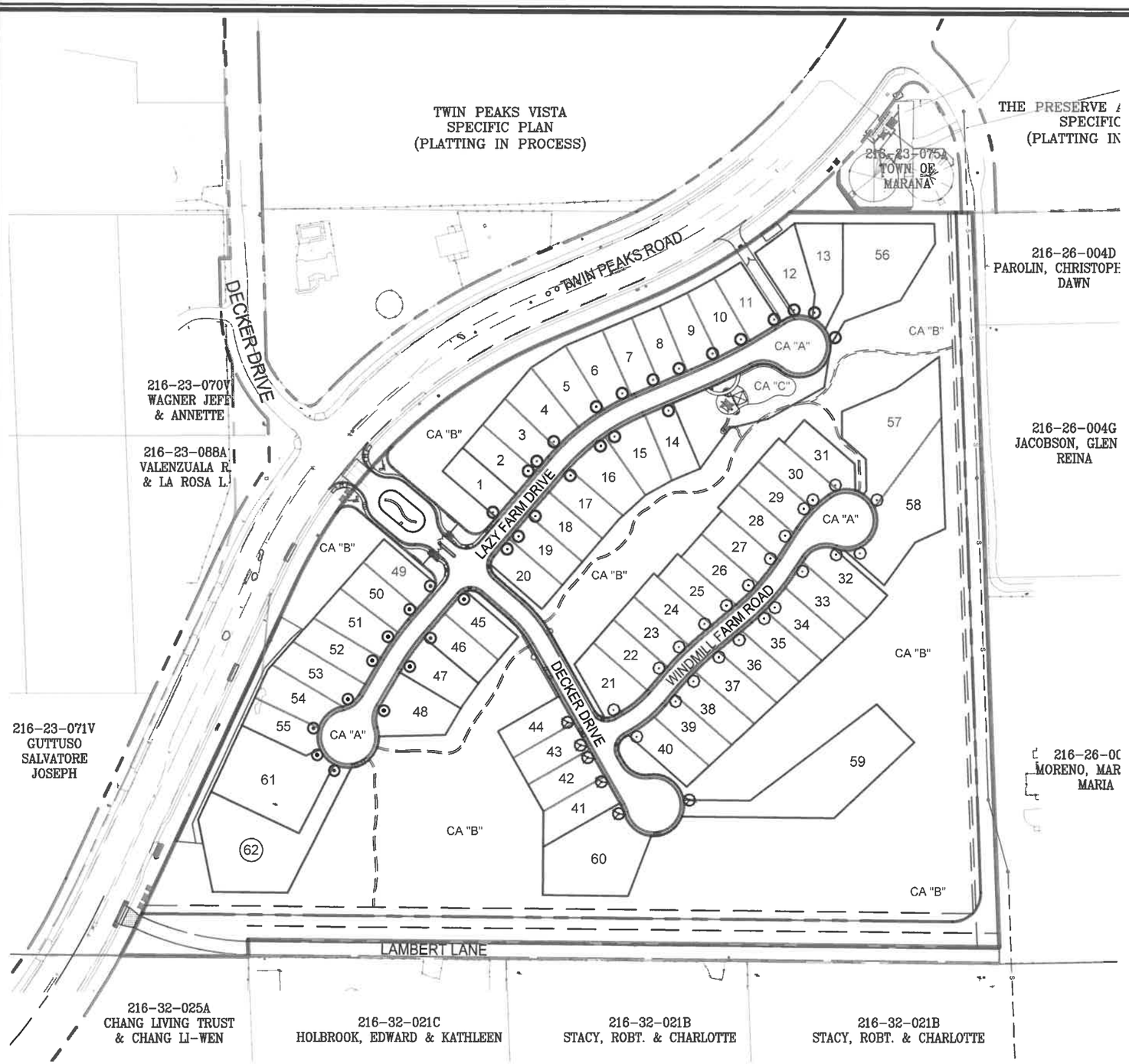
TWIN PEAKS & LAMBERT LANE NEIGHBORHOOD DESIGN PLAN

SITE PLAN

JUNE, 2020
WLB No. 114013-C-003

0' 200'

Q:\114013\C002\02 Landscape\Neighborhood Design Plan\118035 NDP 02 Site Plan.dwg Plotted: Jun. 09, 2020



STREET TREE LEGEND

CELTIS RETICULATA
NETLEAF HACKBERRY

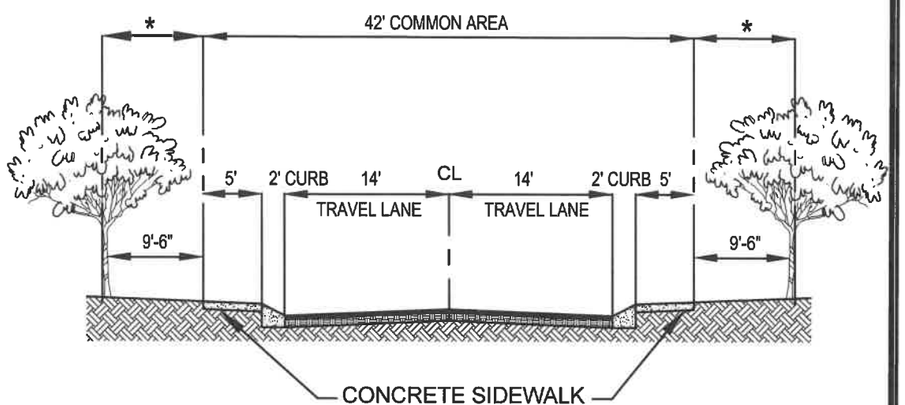
CHILOPSIS LINEARIS
DESERT WILLOW

PROSOPIS HYBRID "PHOENIX'
THORNLESS MESQUITE

OLNEYA TESOTA
IRONWOOD

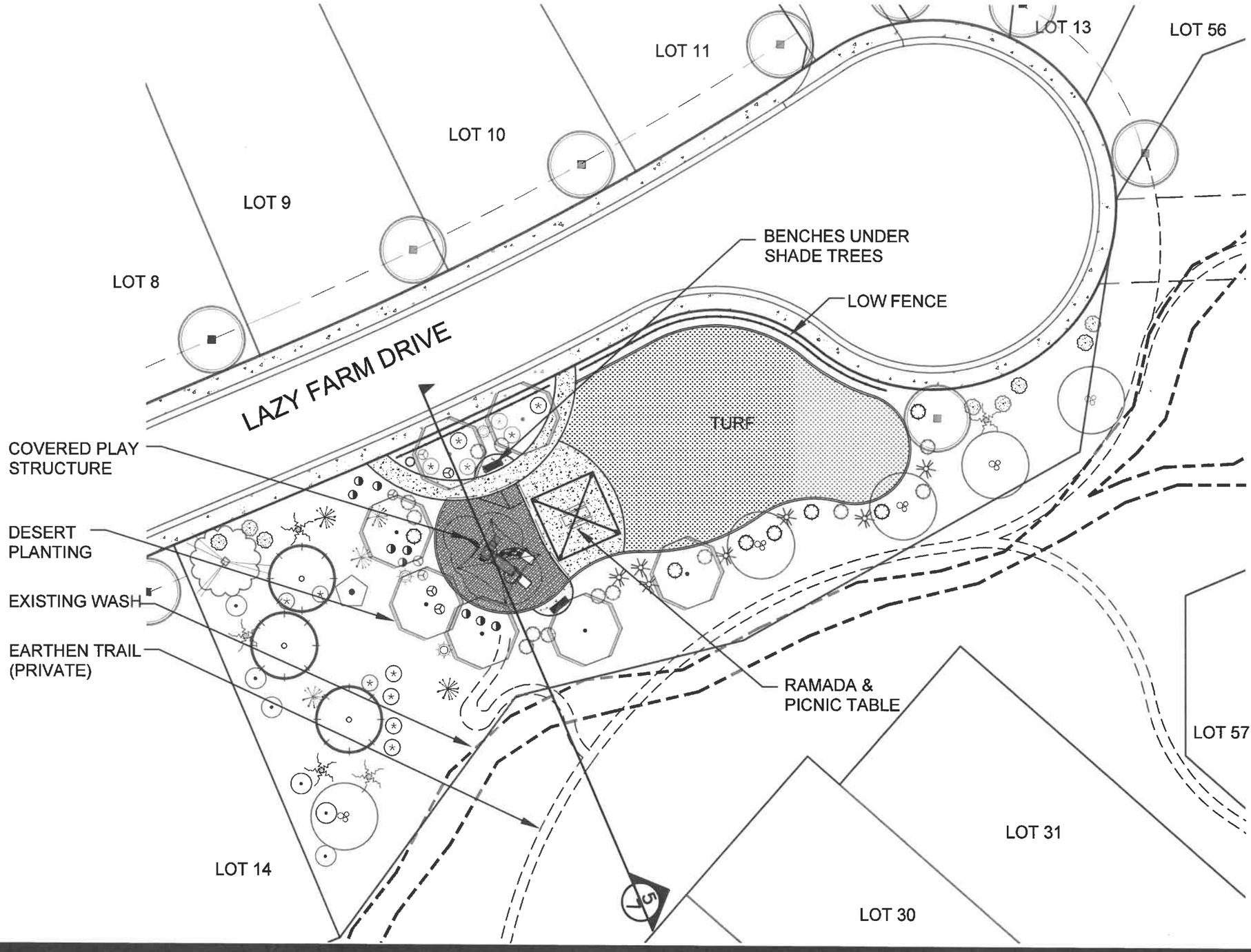
NOTE: STREET TREES TO BE PLACED AT AN AVERAGE OF ONE PER 50 FEET: TO BE LOCATED AFTER DRIVEWAYS INSTALLED.

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



TYPICAL STREET TREE CROSS SECTION

N.T.S.



The WLB Group

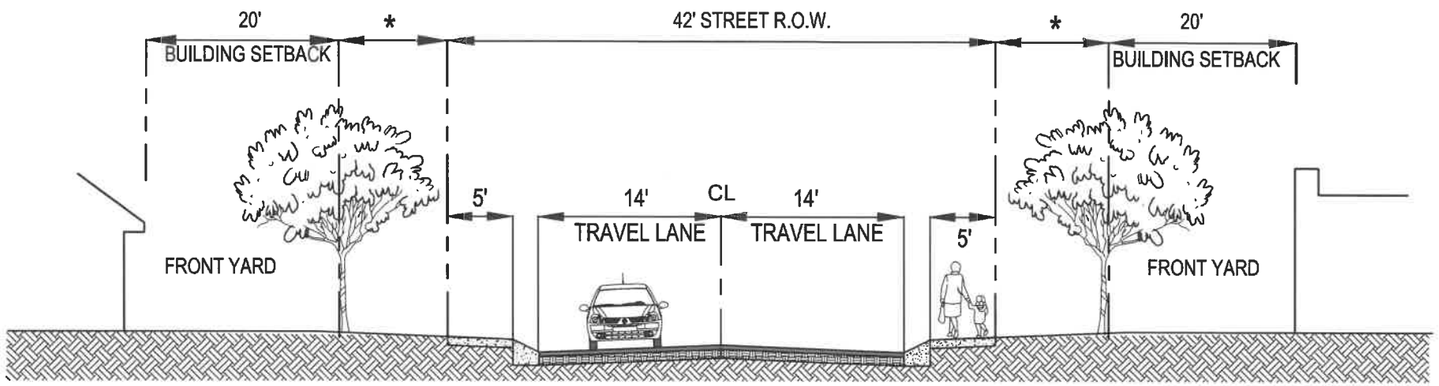
TWIN PEAKS & LAMBERT LANE NEIGHBORHOOD DESIGN PLAN

RECREATION AREA

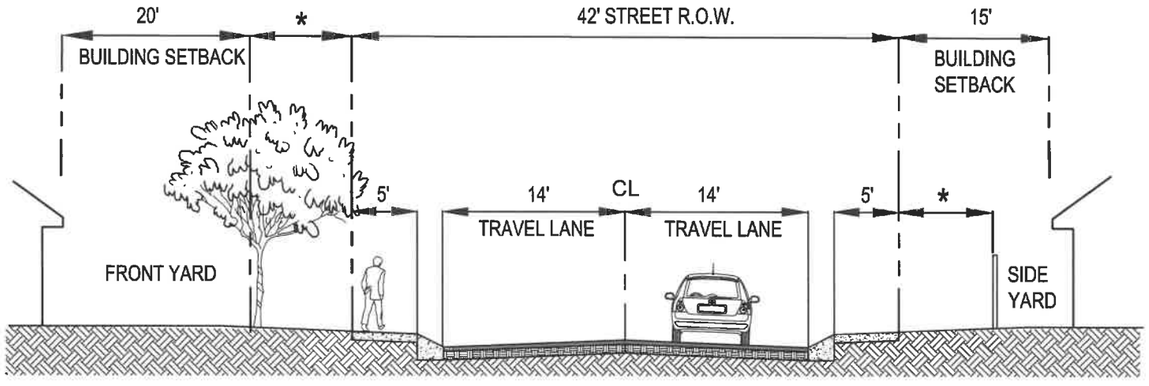
JUNE, 2020
WLB No. 114013-C-003

0' 30'

Q:\114013\C002\02 Landscape\Neighborhood Design Plan\116035 NDP 04 Recreation Area.dwg Plotted: Jun. 09, 2020



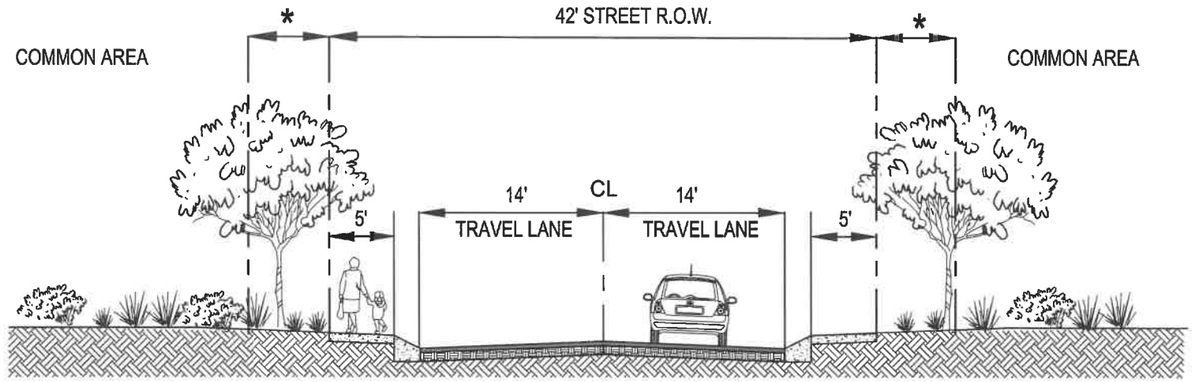
1 STREET CROSS SECTION
N.T.S.



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

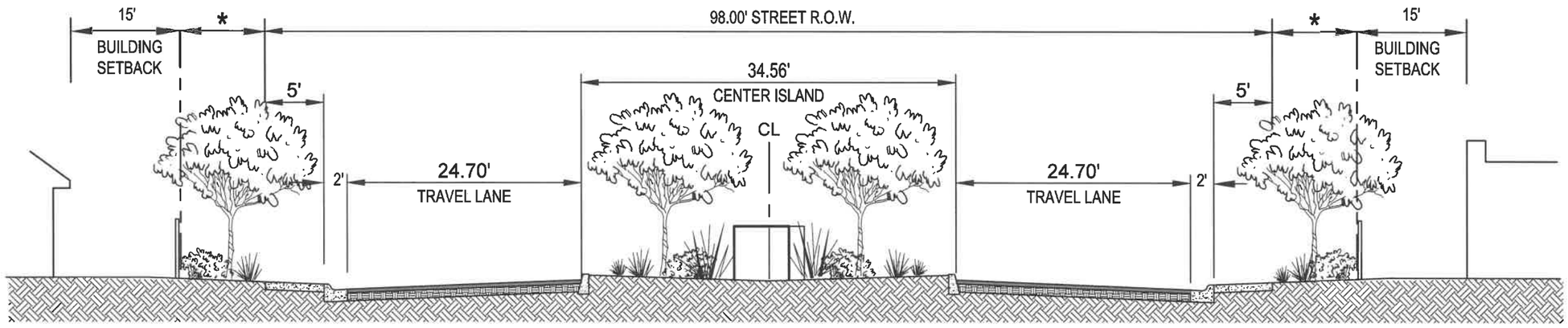
2 STREET CROSS SECTION
N.T.S.

O:\114013\C002202 Landscape\Neighborhood Design Plan\116035 NDP 05 Cross Sections.dwg Plotted: Jun. 09, 2020



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

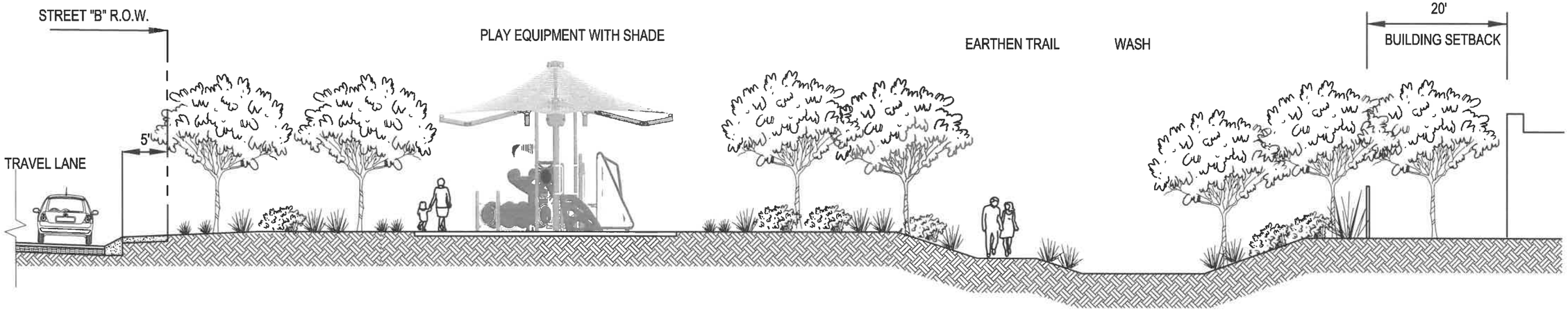
3 STREET CROSS SECTION
N.T.S.



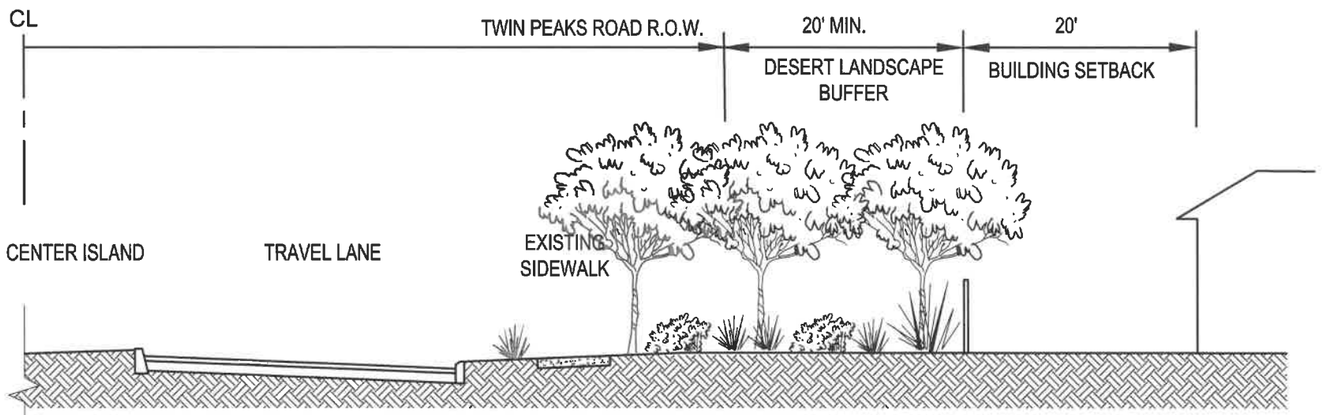
*10' PUBLIC UTILITY, ROADWAY MAINTENANCE, SIGNAGE & HOA STREET TREE LANDSCAPE EASEMENT

4 STREET CROSS SECTION
N.T.S.

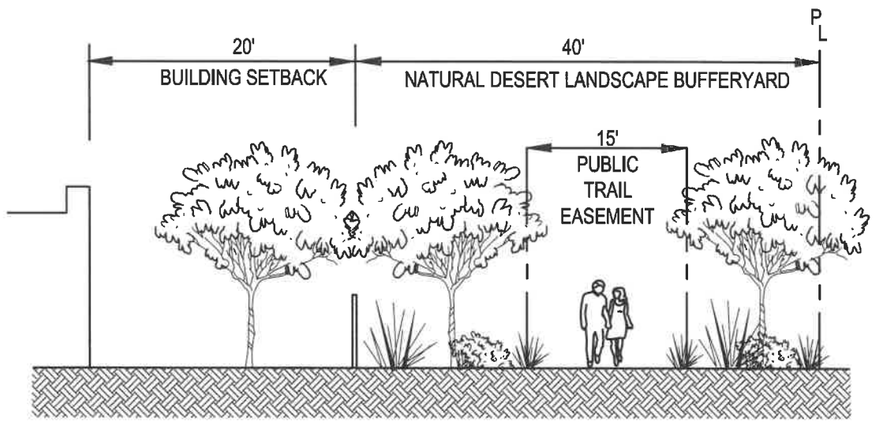
Q:\114013\C00202 Landscape\Neighborhood Design Plan\118035 NDP 06 Cross Sections.dwg Plotted: Jun 09, 2020



5 RECREATION CROSS SECTION
N.T.S.

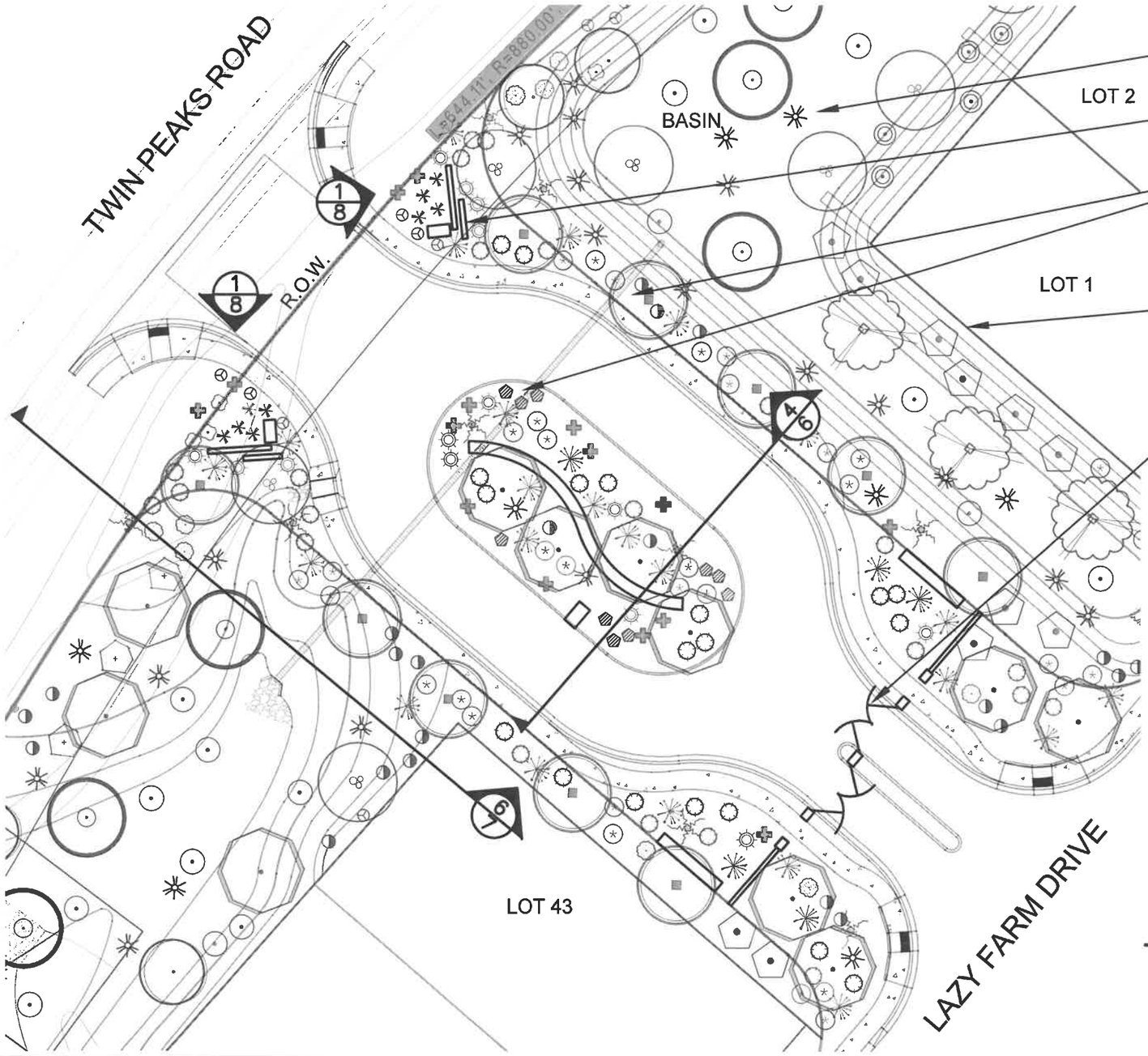


6 CROSS SECTION ADJACENT TO TWIN PEAKS ROAD
N.T.S.



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

D:\114013\C002\02 Landscape\Neighborhood Design Plan\118035 NDP 07 Cross Sections.dwg Plotted: Jun. 09, 2020



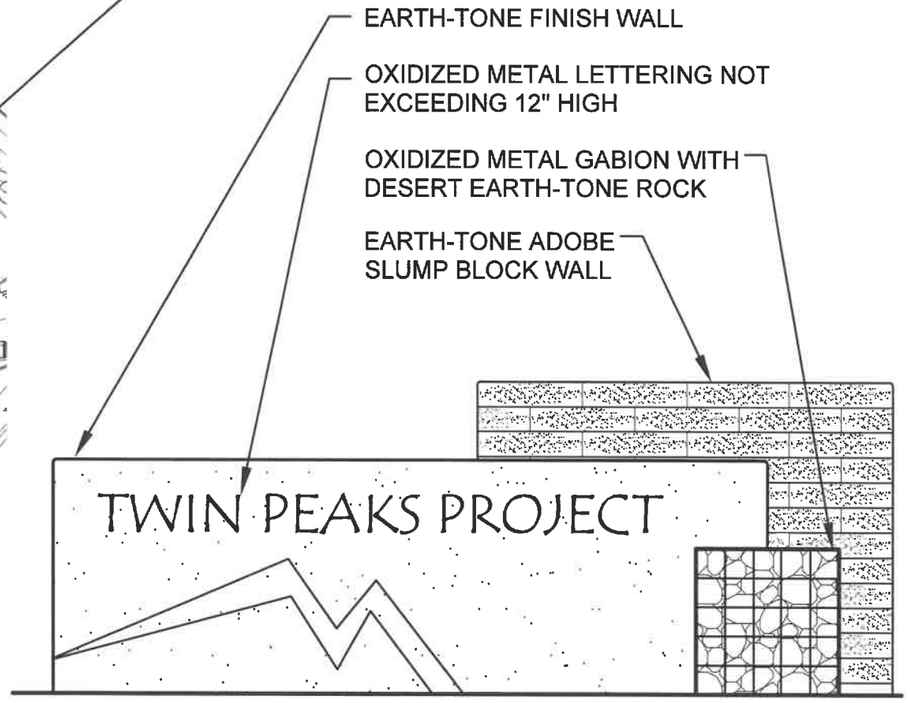
LANDSCAPE BUFFER 6/7

ENTRY MONUMENT, TYPICAL 1/8

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

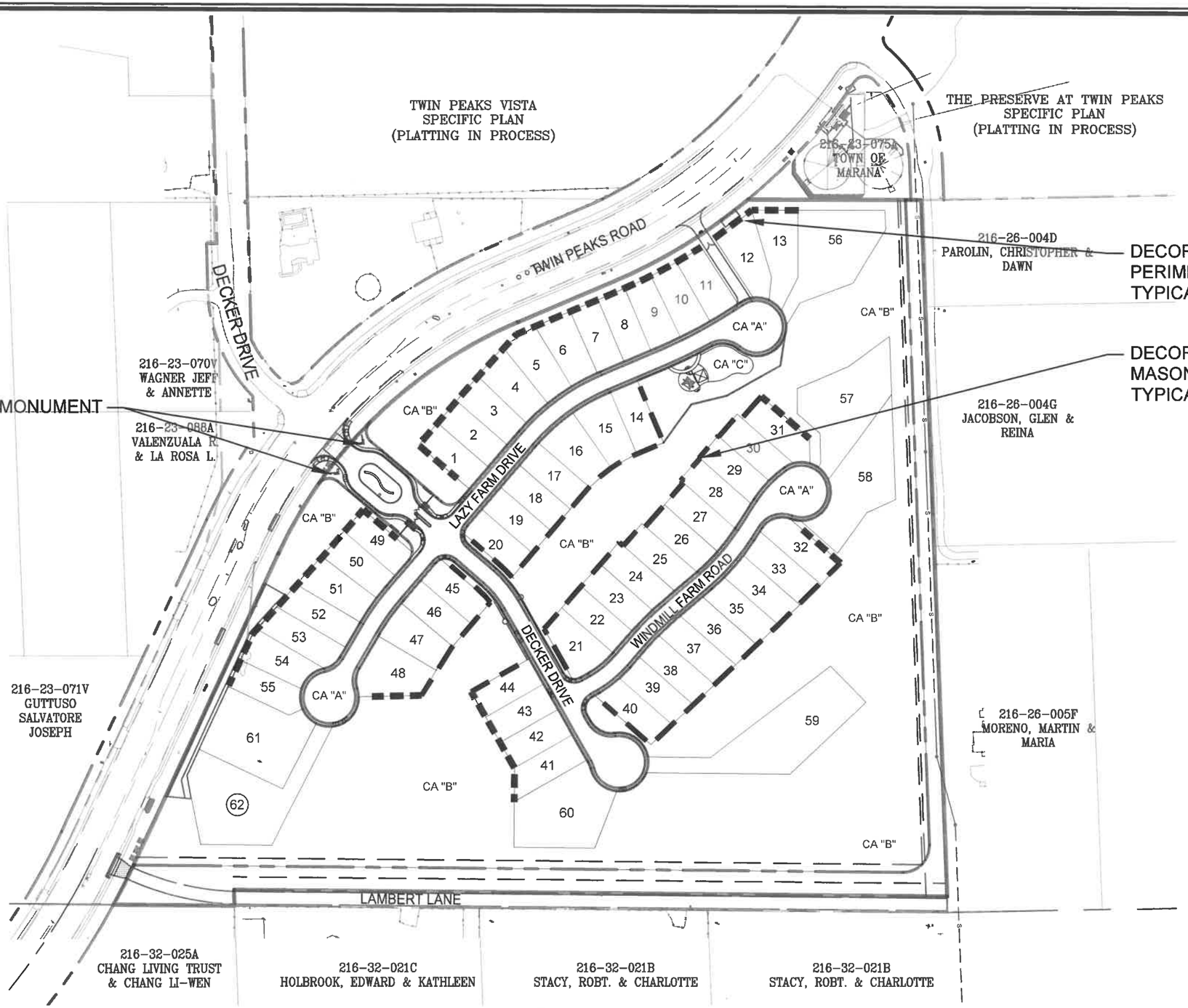
EARTH TONE DECORATIVE PERIMETER WALL, TYP. 1/10

VEHICLE GATES

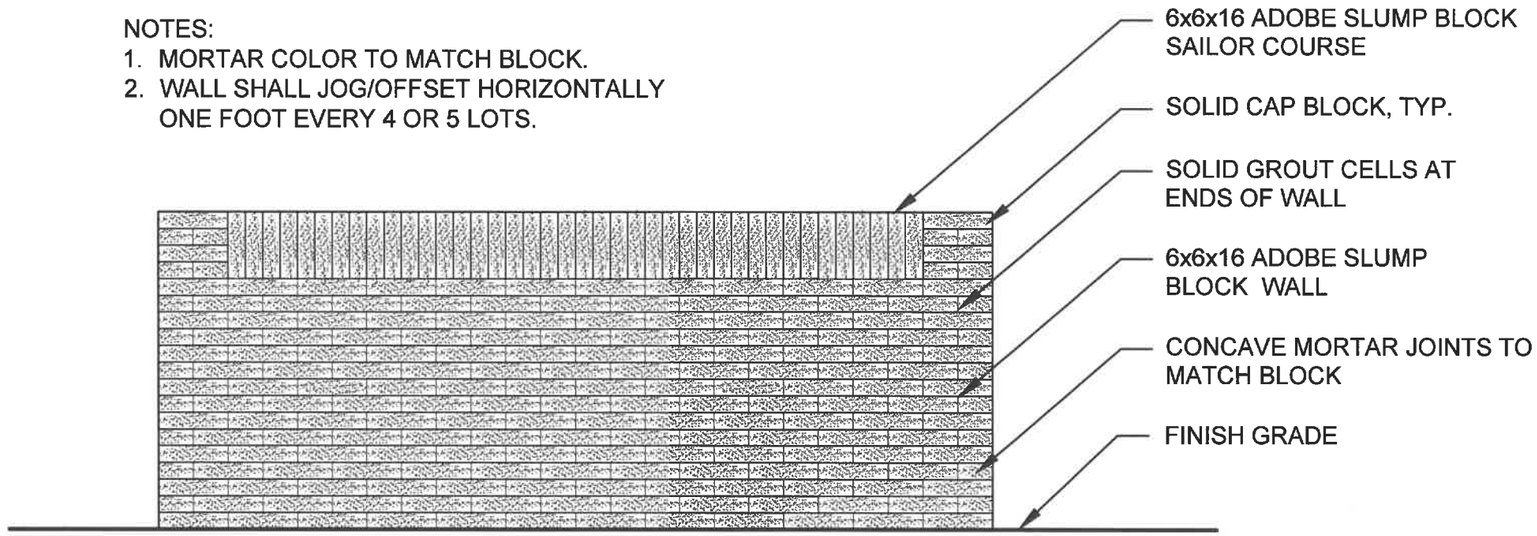


1 ENTRY MONUMENT SCHEMATIC
N.T.S.

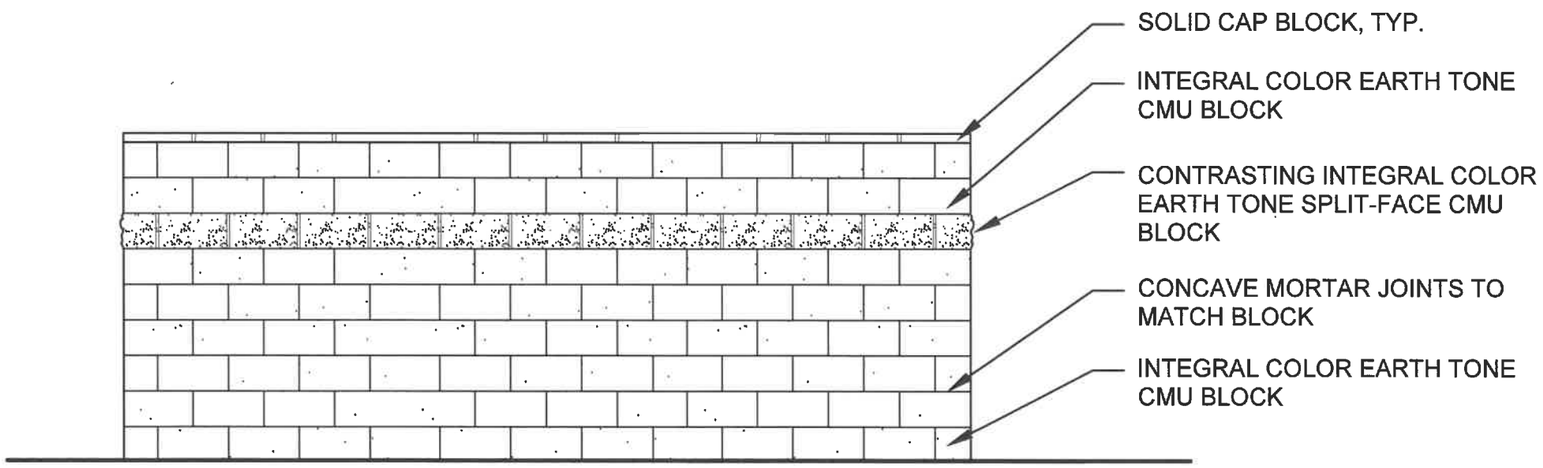
G:\114013\C002\02 Landscape\Neighborhood Design Plan\118035 NDP 08 Entry Area.dwg Plotted: Jun. 09, 2020


TWIN PEAKS VISTA
SPECIFIC PLAN
(PLATTING IN PROCESS)
THE PRESERVE AT TWIN PEAKS
SPECIFIC PLAN
(PLATTING IN PROCESS)
216-23-075A
TOWN OF
MARANA
TWIN PEAKS ROAD
DECKER DRIVE
216-26-004D
PAROLIN, CHRISTOPHER &
DAWN
DECORATIVE
PERIMETER WALL,
TYPICAL
1
10
DECORATIVE
MASONRY WALL,
TYPICAL
2
10
1
8
ENTRY MONUMENT
WALL
216-23-070V
WAGNER JEFF
& ANNETTE
216-23-088A
VALENZUALA R
& LA ROSA L.
216-26-004G
JACOBSON, GLEN &
REINA
LAZY FARM DRIVE
WINDMILL FARM ROAD
DECKER DRIVE
CA "A"
CA "B"
CA "C"
216-23-071V
GUTTUSO
SALVATORE
JOSEPH
216-26-005F
MORENO, MARTIN &
MARIA
LAMBERT LANE
216-32-025A
CHANG LIVING TRUST
& CHANG LI-WEN
216-32-021C
HOLBROOK, EDWARD & KATHLEEN
216-32-021B
STACY, ROBT. & CHARLOTTE
216-32-021B
STACY, ROBT. & CHARLOTTE

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



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



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

Q:\114013\C002\02 Landscape\Neighborhood Design Plan\118035 NDP 10 Wall Elevations.dwg Plotted: Jun. 09, 2020

Town of Marana Planning

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





Legend

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

Notes

PRV1812-003

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

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

PROJECT APPLICATION

PROJECT INFORMATION

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

CONTACT INFORMATION

Owner: Chun-Ying Frank Lin	Contact Name: Greg Wexler		
Address: 6088 W. Arizona Pavilions Dr Suite 1	City: Marana	State: AZ	Zip: 85743
Email: gregwexler@hotmail.com	Phone No.:		
Applicant: Meritage Homes	Contact Name: Lisa Hoskin		
Address: 3275 W. Ina Rd, Suite 200	City: Tucson	State: AZ	Zip: 85741
Email: Lisa.Hoskin@meritagehomes.com	Phone No.: 225-6853		
Consultant/Engineer: The WLB Group, Inc.	Contact Name: Linda Thompson		
Address: 4444 E. Broadway	City: Tucson	State: AZ	Zip: 85711
Email: lthompson@wlbgroup.com	Phone No.: 390-1086		

OWNER/APPLICANT AUTHORIZATION

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Linda Thompson	Linda Thompson Digitally signed by Linda Thompson Date: 2018.12.19 14:18:32 -07'00'	12/19/2018
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

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

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

☐ Improvement Plan (Type): _____

Planning Commission - Regular Meeting

Meeting Date: 06/24/2020

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: June 24, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV2003-001 Saguaro Bloom 7B Preliminary Plat:** A request for a recommendation to the Town Council for approval of a preliminary plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop. (Steven E. Vasquez)

Discussion:

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

Location
The subdivision will be located within Block 7B of the Saguaro Bloom Block 7 final plat (Sequence #20192700513) at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop.

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

Land Use
The preliminary plat proposes 177 residential lots, Common Area "A" (drainage/open space) [184,771 square feet] and Common Area B (Park) [36,547 square feet]. The proposed density of Block 7B is 4.3 residences per acre.

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

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

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

Recommended Findings of Fact

1. The property is currently zoned R-6, Single Family Residential - minimum lot size 6,000 square feet. The proposed subdivision is in compliance with all other development standards and requirements of the Marana Town Code and Land Development Code.
2. The General Plan land use designation for this area is Medium Density Residential (MDR) with a density range of 2.1 - 8.0 residences per acre. The proposed subdivision is consistent with the purpose and intent of the Town of Marana General Plan.
3. The proposed subdivision does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis

Review criteria:

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

Staff Recommendation:

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

Suggested Motion:

I move to recommend to the Town Council approval of Case No. PRV2003-001, a preliminary plat for Saguaro Bloom "7B", Lots 203-379 and Common Areas "A" (Drainage/Open Space) and "B" (Park) located at the northeast corner of Saguaro Peaks Boulevard and Garnet Range Loop.

Attachments

PRV2003-001 SB 7B PP

PRV2003-001 SB 7B PP Map

LPR2004-001 SB 7B LP

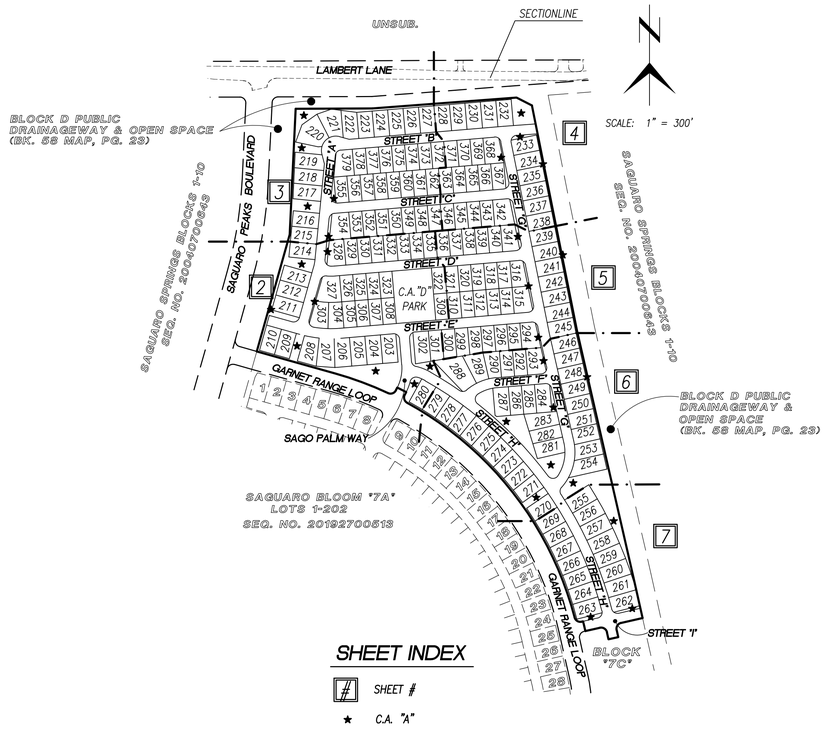
PRV2003-001 SB 7B PP App

GENERAL NOTES

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

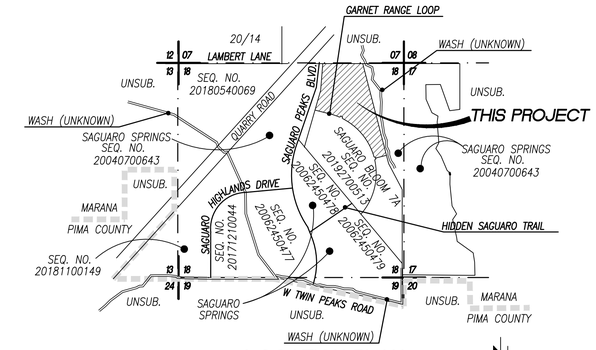
GENERAL NOTES, Continued

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



SHEET INDEX

SHEET
★ C.A. "A"



LOCATION PLAN

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

3" = 1 MILE

LEGEND

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

OWNER:

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

DEVELOPER:

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

ACCEPTANCE:

ADMINISTRATIVE ADDRESS

10210 N. GARNET RANGE LOOP, MARANA, ARIZONA 85653

#PRV2003-001

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

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

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

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

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

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



KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
- (B1) NEW 240'X15' (FAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
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- (D) EX. 35' PUBLIC SEWER AND WATER EASEMENT PER SEQUENCE NUMBER 20192700513

N

SCALE: 1" = 40'

#PRV2003-001

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

PRELIMINARY PLAT for

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

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

Registered Professional Engineer (Civil) 36655 MARTIN V. MAGELLI DATE SIGNED 6-1-20 ARIZONA U.S.A.

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

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



KEYNOTES

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

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

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



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

CURVE TABLE

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

LINE TABLE

#PRV2003-001

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

PRELIMINARY PLAT for

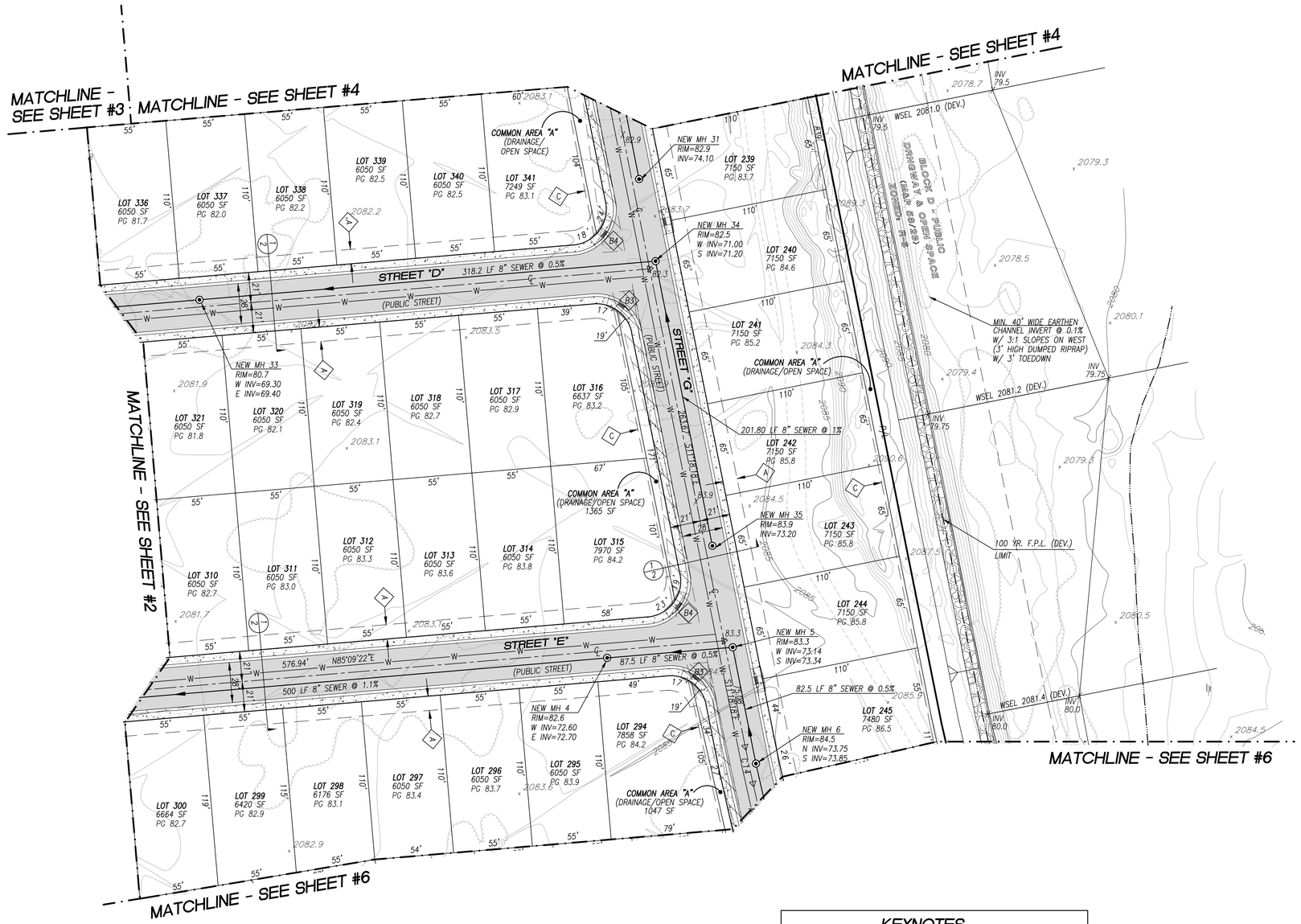
SAGUARO BLOOM "7B", LOTS 203-379, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

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

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

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

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



KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT TO BE GRANTED TO THE PUBLIC BY THE FINAL PLAT
- (B1) NEW 240'X15' (FAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
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36655 MARTIN V. MAGELLI ARIZONA U.S.A.

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MATCHLINE - SEE SHEET #2

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #7

MATCHLINE - SEE SHEET #7

N

SCALE: 1" = 40'

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#PRV2003-001

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

PRELIMINARY PLAT for

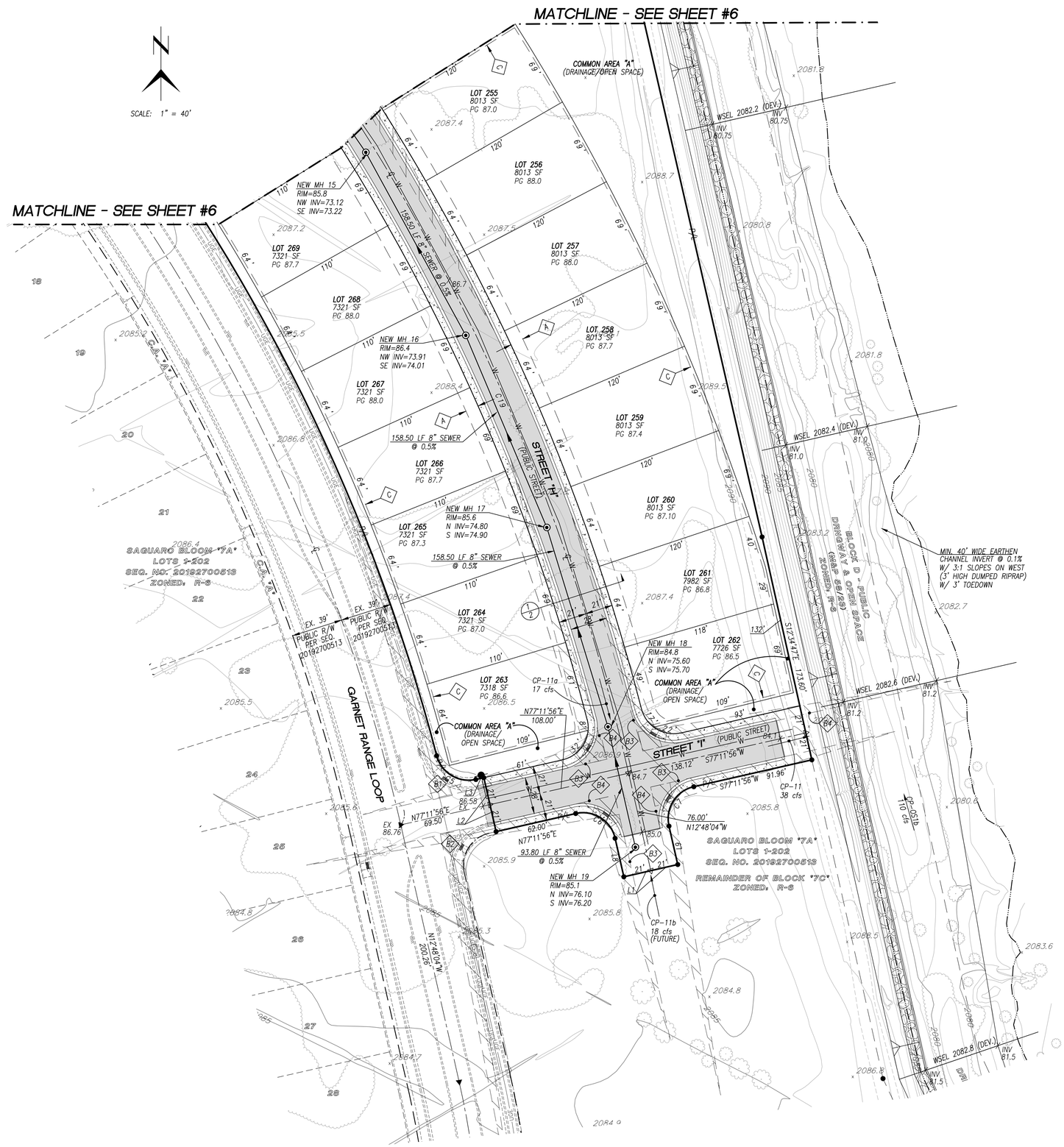
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36655 MARTIN V. MAGELLI — REGISTERED LAND SURVEYOR — ARIZONA, U.S.A.

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

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- B1 — NEW 240'X15' (FAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- B2 — NEW 300'X15' (NEAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- B3 — NEW 190'X15' (FAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- B4 — NEW 240'X15' (NEAR SIDE) SIGHT VISIBILITY TRIANGLE ("SVT") (EASEMENT OUTSIDE OF ROW TO BE GRANTED BY THE FINAL PLAT)
- C — NEW 1' NO VEHICULAR ACCESS EASEMENT TO BE GRANTED TO THE TOWN OF MARANA BY THE FINAL PLAT
- D — EX. 35' PUBLIC SEWER AND WATER EASEMENT PER SEQUENCE NUMBER 20192700513

#PRV2003-001

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

PRELIMINARY PLAT for

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

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

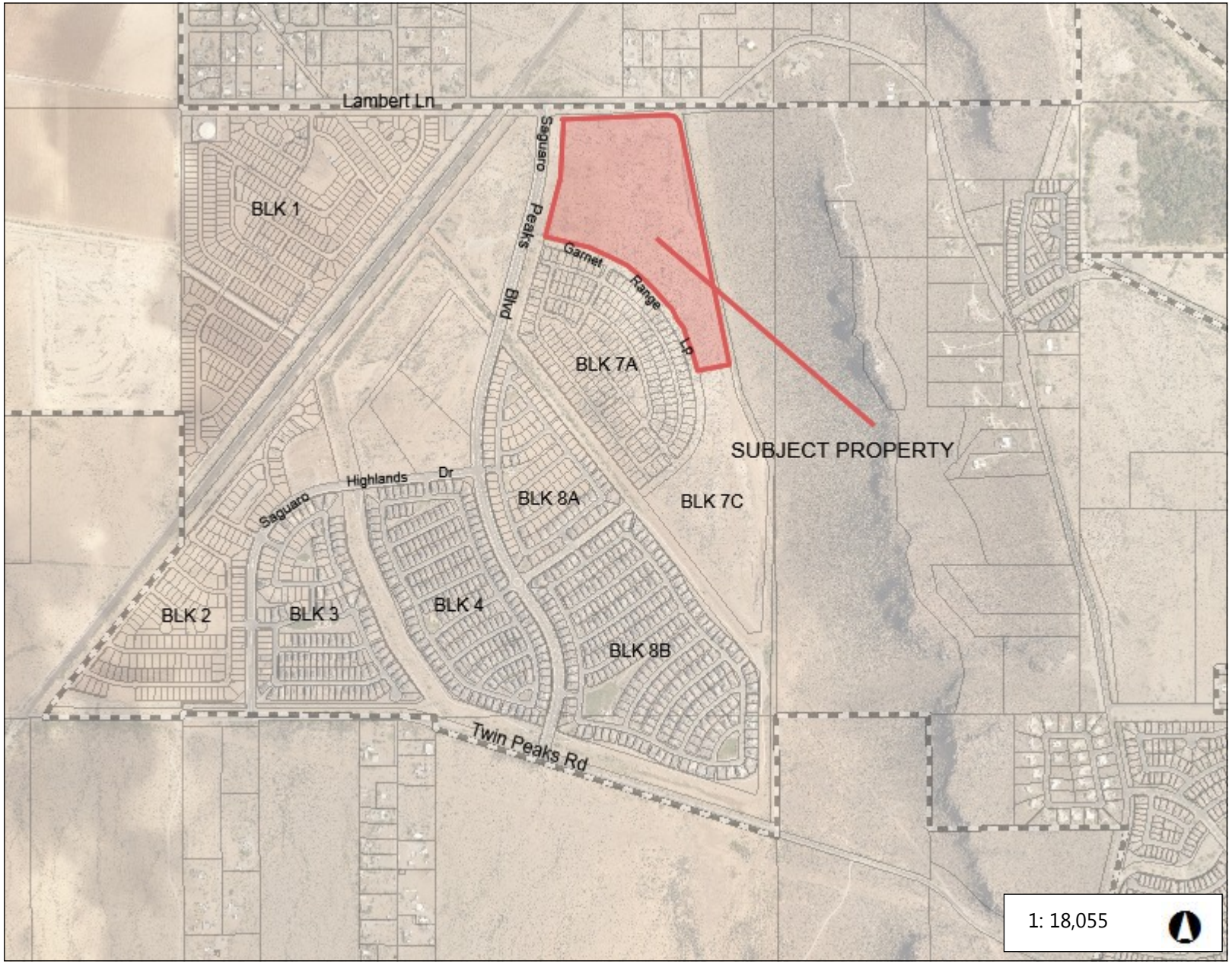
REGISTERED LAND SURVEYOR — 36655 — MARTIN V. MAGELLI — BAKER & ASSOCIATES ENGINEERING, INC. — TUCSON, ARIZONA U.S.A.

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

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

Town of Marana Planning

PRV2003-001 Saguaro Bloom 7B Preliminary Plat





Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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LANDSCAPE PLANS

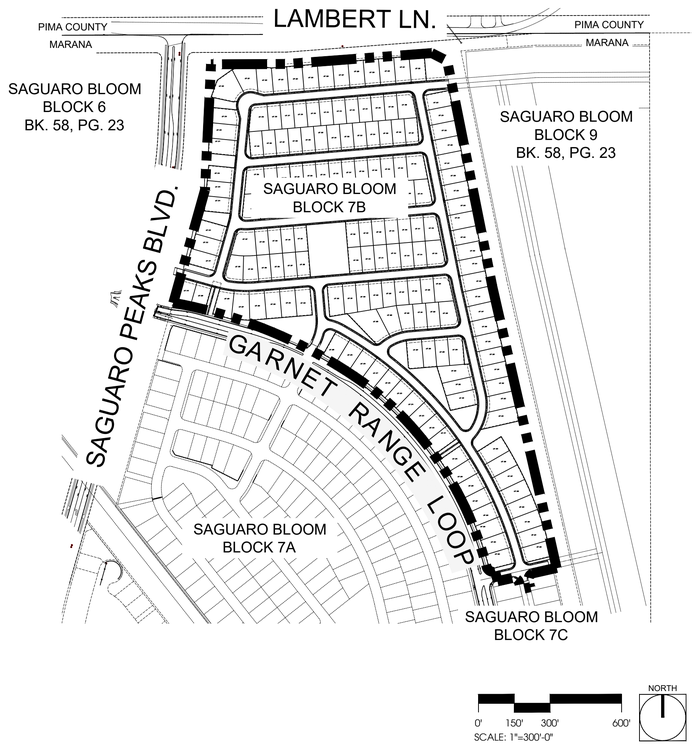
SAGUARO BLOOM BLOCK 7B

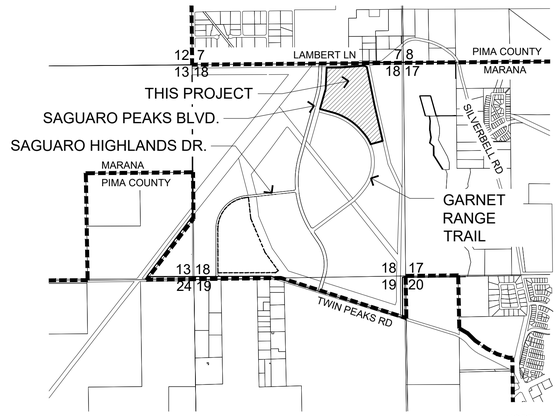
SAGUARO BLOOM "7B", LOTS 203-379 AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

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

GENERAL NOTES

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





LOCATION MAP
SCALE 3" = 1 mile

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

LEGEND

BLOCK 7B BOUNDARY

SHEET INDEX:

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

SUBMITTAL HISTORY:

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

ADMINISTRATIVE ADDRESS:

10210 E GARNET RANGE LOOP
MARANA, AZ 85653

ACCEPTANCE:

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

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

#	REVISIONS/SUBMITTALS	DATE

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

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

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

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

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

CASE NO:
LPR2004-001

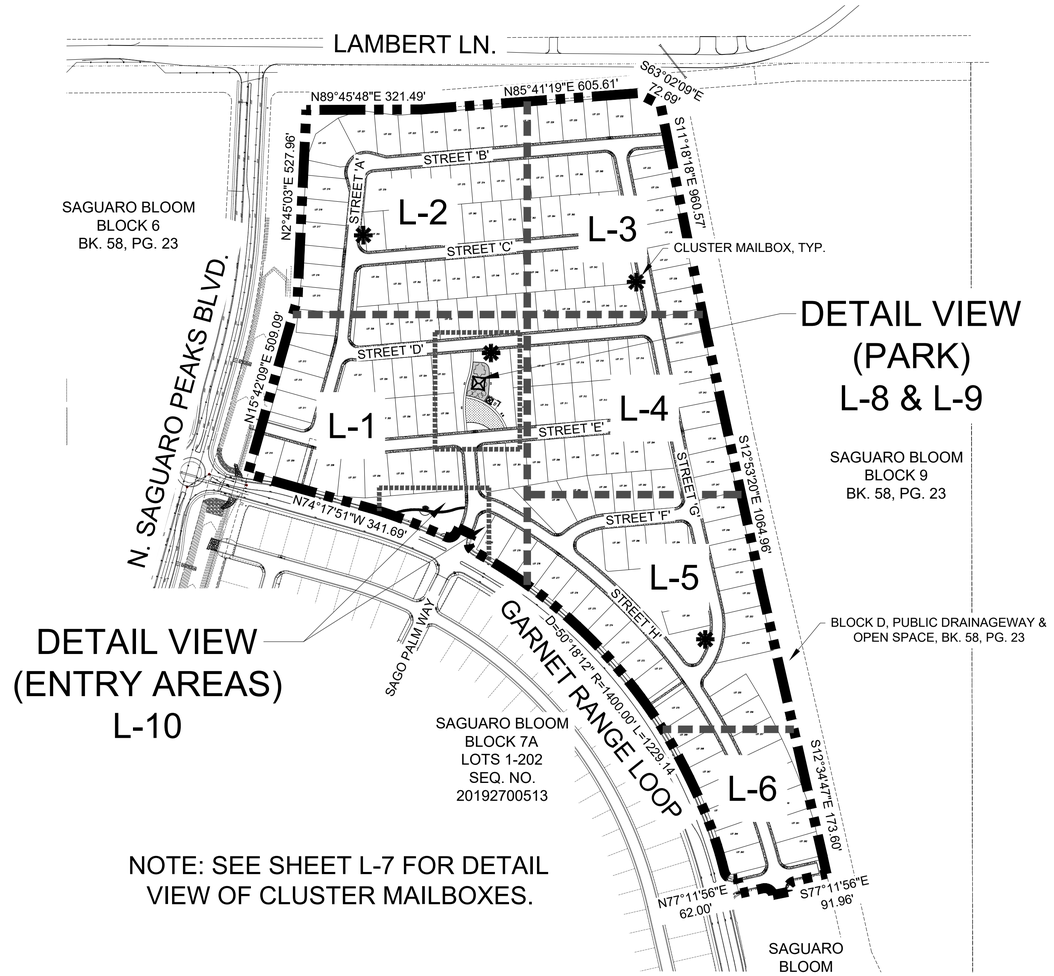
REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003

COVER
1 OF 24

MATERIALS INFORMATION

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

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



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

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

LEGEND

MATCHLINE

BLOCK 7B BOUNDARY

CLUSTER MAILBOX (SEE SHEET L-7)

NORTH

0' 100' 200' 400'

SCALE: 1"=200'-0"

I:\PROJECTS\DRH-25\AUTOCAD\WORKING\DRAWINGS\DRH25-PLDWG 06/29/2020 12:56 PM IWEEB
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PROJECT: DRH-25
DATE: 06/01/20
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CALL TWO WORKING DAYS BEFORE YOU DIG
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

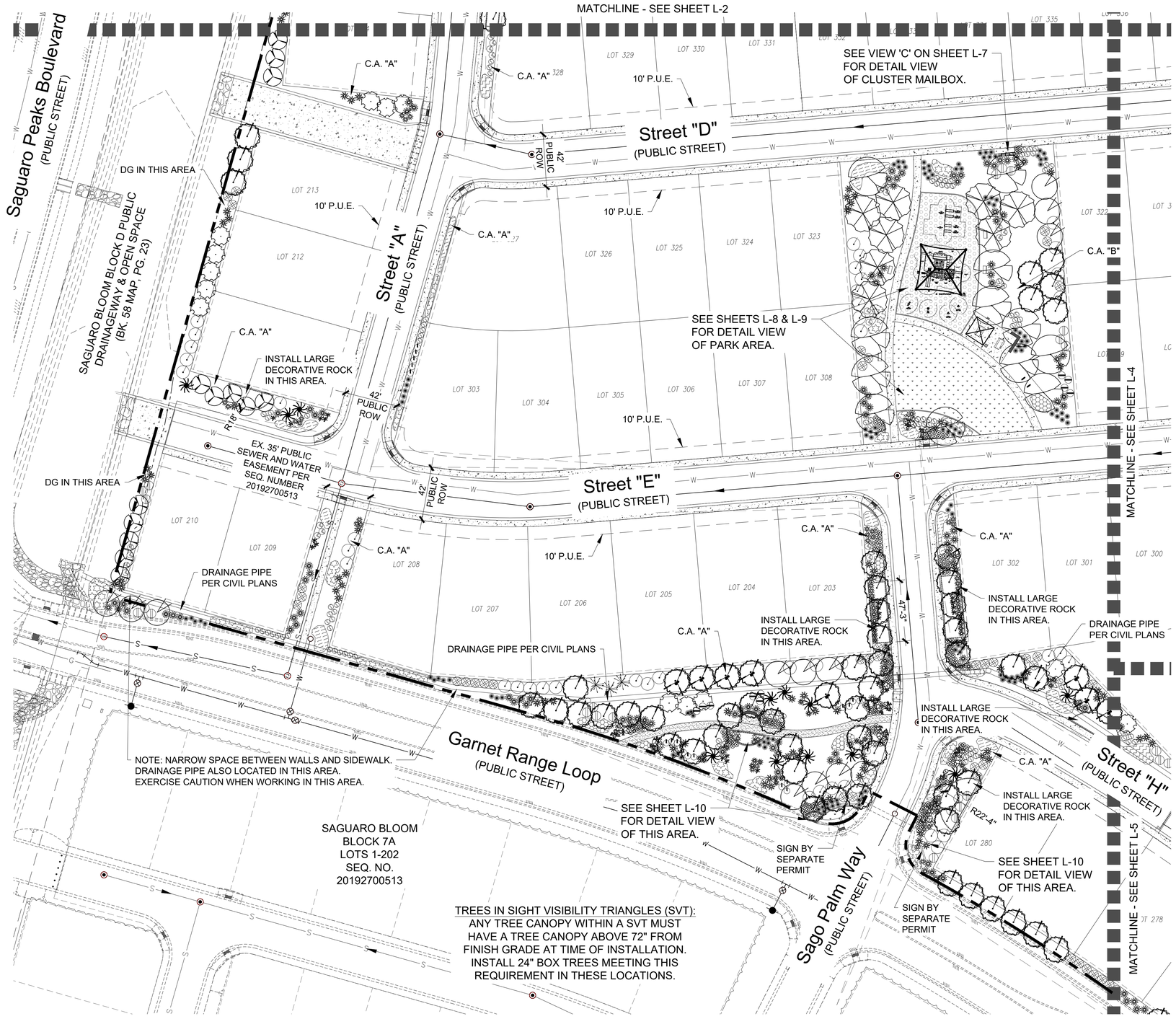
LANDSCAPE PLAN

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

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

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

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



PLANT SCHEDULE

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

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

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

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

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

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

0' 20' 40' 80'

SCALE: 1"=40'-0"

L:\PROJECTS\DRH-25\AUTOCAD\WORKING DRAWINGS\DRH25-PI.DWG, 6/29/2020 12:55 PM, FWEBER
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND DUPLICATION OF ANY PART OR WHOLE OF THESE PLANS SHALL NOT BE USED WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT. ANY REUSE WITHOUT SUCH PERMISSION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT AND THE USER SHALL INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH ANY UNAUTHORIZED REUSE OF THESE PLANS. SUBMISSION OR DISTRIBUTION OF THESE PLANS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT A PUBLICATION OF THESE PLANS FOR WHICH COMMON LAW COPYRIGHT PROTECTION IS RESERVED. THE ARCHITECT DOES NOT WARRANT THE INTEGRITY OF THESE PLANS RESPECTIVE TO UNAUTHORIZED ALTERATIONS OR USE ON OTHER PROJECTS. ACCEPTANCE OF THESE PLANS CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

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

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

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

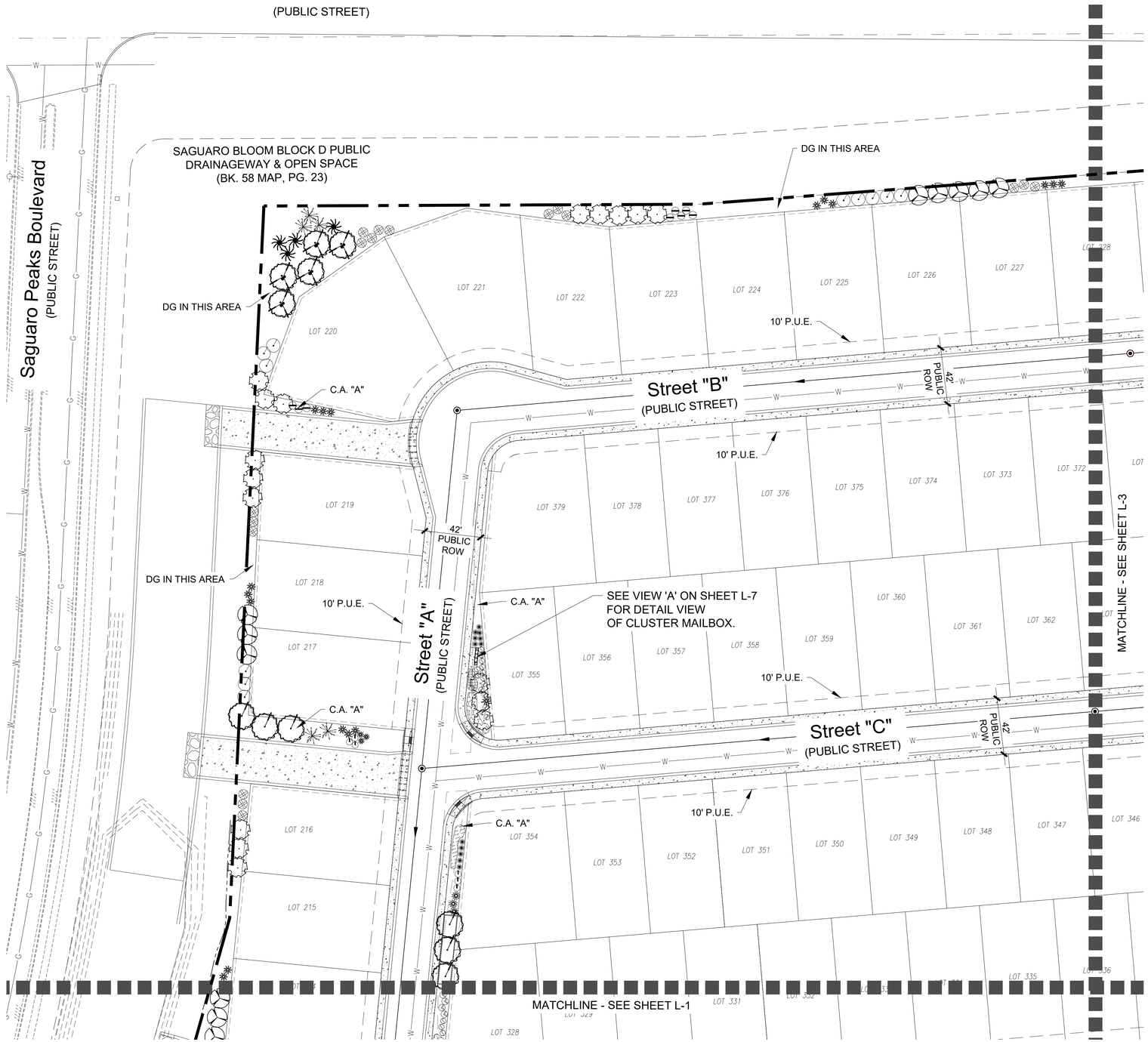
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

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

CASE NO:
LPR2004-001

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

L-1
3 OF 24



PLANT SCHEDULE

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

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

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

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

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

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

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

NORTH

L:\PROJECTS\DRH-25\AUTOCAD\WORKING\DRAWINGS\DRH25-PLEWG 06/29/2020 12:50 PM FWEER
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION OF THESE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S PROPERTIES, TITLE TO THESE DRAWINGS AND PLANS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESSED WRITTEN PERMISSION. ANY UNAUTHORIZED USE, REPRODUCTION OR PUBLICATION IS PROHIBITED. TITLE TO THESE DRAWINGS AND PLANS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESSED WRITTEN PERMISSION. ANY UNAUTHORIZED USE, REPRODUCTION OR PUBLICATION IS PROHIBITED.

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DRAWN BY: FW
CHECKED BY: DB

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

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

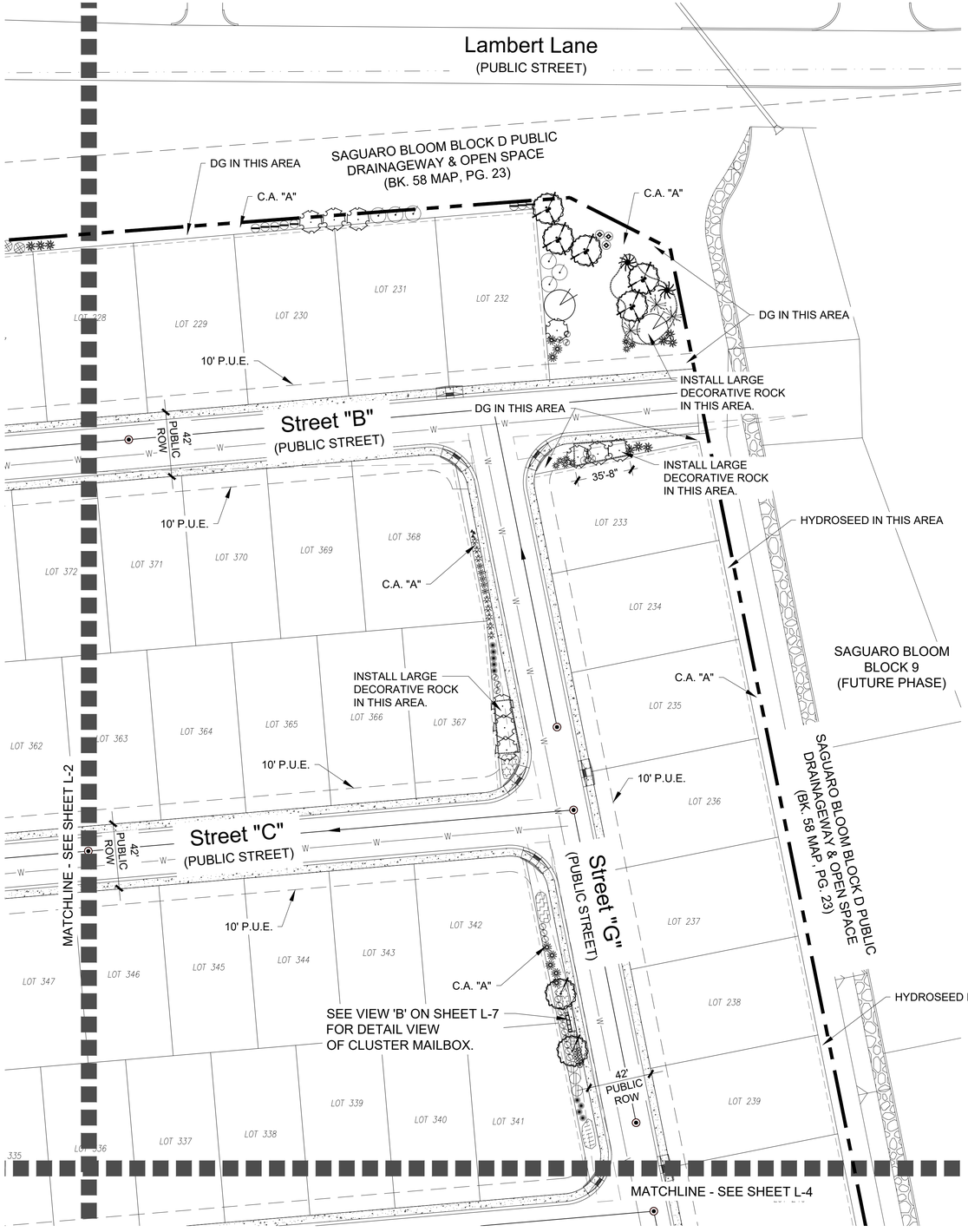
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

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

CASE NO:
LPR2004-001

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

L-2
4 OF 24



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

PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
TREES				
	PARKINSONIA MICROPHYLUM FOOTHILLS PALO VERDE	15 GAL.		30
	CHILOPSIS LINEARIS 'LOUIS ADAMS' LOUIS ADAMS DESERT WILLOW	15 GAL.		59
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX		8
	PISTACHE CHINENSIS CHINESE PISTACHE	24" BOX		12
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	15 GAL.		22
	PROSOPIS HYBRID PHOENIX THORNLESS SOUTHAMERICAN HYBRID MESQUITE	15 GAL.		97
	PROSOPIS VELUTINA VELVET MESQUITE	15 GAL.		31
SHRUBS				
	ANISACANTHUS WRIGHTII FLAME ACANTHUS	5 GAL.		12
	BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH	5 GAL.		36
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.		60
	DODONEA VISCOSA HOPSEED BUSH	5 GAL.		68
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL.		53
	SALVIA CLEVLANDII CHAPPARAL SAGE	5 GAL.		30
	SALVIA GREGGII AUTUMN SAGE	5 GAL.		57
ACCENTS				
	AGAVE AMERICANA CENTURY PLANT	5 GAL.		32
	AGAVE GEMNIFLORA TWIN FLOWERED AGAVE	5 GAL.		68
	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.		36
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.		50
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL.		140
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.		51
	BULBINE FRUTESCENS 'TINY TANGERINE' DWARF ORANGE BULBINE	5 GAL.		206
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.		122
	EUPHORBIA ANTISYPHILITICA WAX PLANT	5 GAL.		22
	FOQUERIA SPLENDENS OCOTILLO	MIN. 7 STALKS 8' HT.		30
	NOLINA MICROCARPA BEAR GRASS	5 GAL.		166
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MULHY	5 GAL.		212
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	5 GAL.		139
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE MUHLY	5 GAL. (2' O.C.)		60
	OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL.		14
	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.		20
	OPUNTIA VIOLACEAE 'SANTA RITA' PURPLE PRICKLY PEAR	5 GAL.		21
GROUND COVER			SPACING	
	LANTANA SPECIES YELLOW LANTANA	1 GAL.	4' O.C.	220
	LANTANA MONTEVIDENSIS TRAILING WHITE LANTANA	1 GAL.	4' O.C.	50
	CALYLOPHUS BERLANDIERI 'TUCSON SUN' TUCSON SUN SUNDROPS	1 GAL.	3' O.C.	100
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL.	4' O.C.	200
	BERMUDA TURF	SOD	CONTRACTOR TO CALCULATE	

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

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

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

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

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

L:\PROJECTS\DRH-25\AUTOCAD WORKING DRAWINGS\DRH25-PLT.DWG, 6/9/2020 12:59 PM, FWEER
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CHECKED BY: DB

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

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

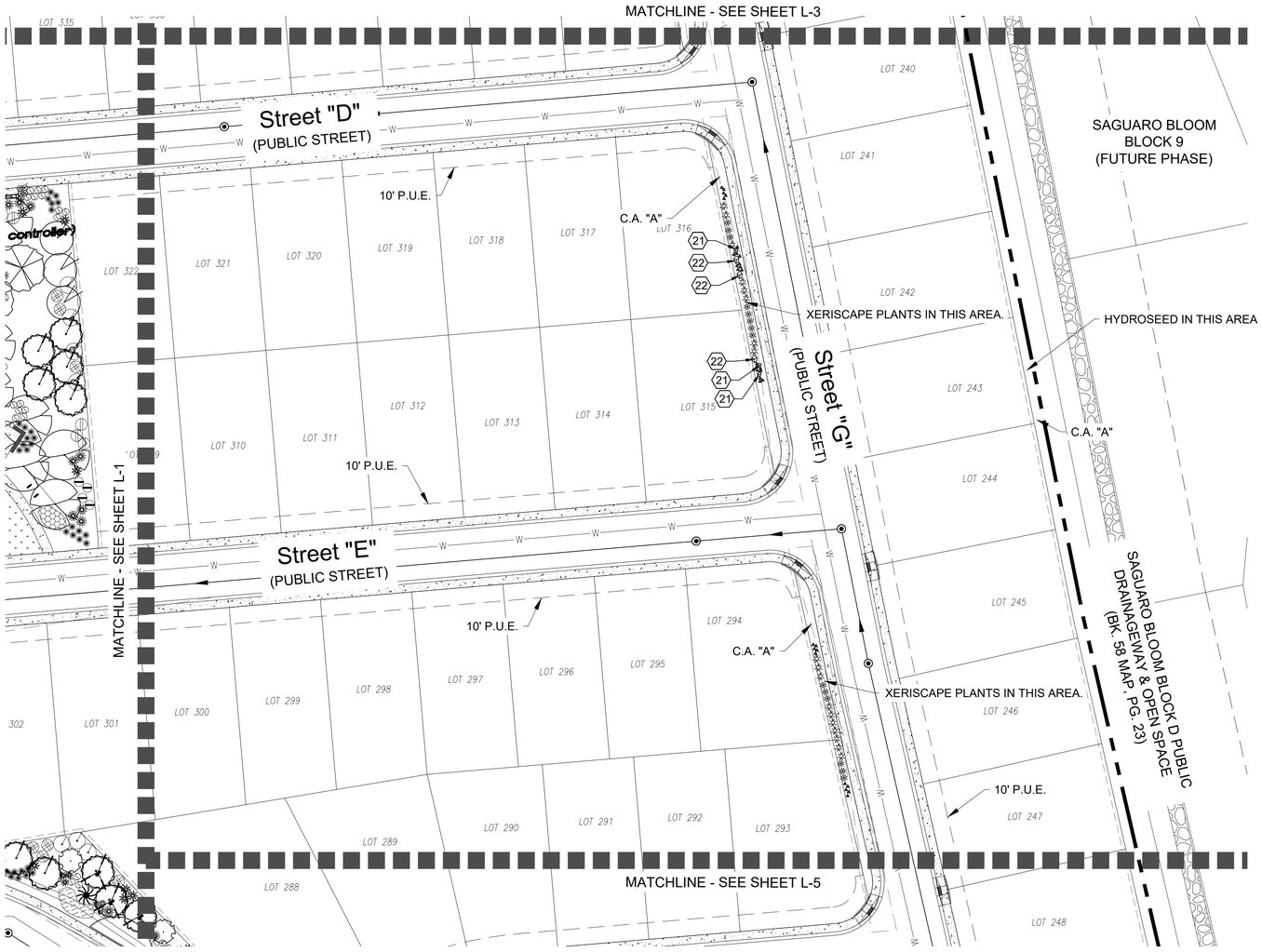
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

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

CASE NO:
LPR2004-001

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

L-3
5 OF 24



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

KEYNOTES

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

PLANT SCHEDULE

	BOTANICAL NAME COMMON NAME	SIZE		QUANTITY
TREES				
	PARKINSONIA MICROPHYLUM FOOTHILLS PALO VERDE	15 GAL.		30
	CHILOPSIS LINEARIS 'LOUIS ADAMS' LOUIS ADAMS DESERT WILLOW	15 GAL.		59
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX		8
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	BUDDLEIA MARRUBIFOLIA BUTTERFLY BUSH	5 GAL.		36
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	DODONEA VISCOSA HOPSEED BUSH	5 GAL.		68
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	AGAVE GEMNIFLORA TWIN FLOWERED AGAVE	5 GAL.		68
	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.		36
	AGAVE PARRYI PARRY'S AGAVE	5 GAL.		50
	ALOE 'BLUE ELF' BLUE ELF ALOE	5 GAL.		140
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.		51
	BULBINE FRUTESCENS 'TINY TANGERINE' DWARF ORANGE BULBINE	5 GAL.		206
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.		122
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	FOQUERIA SPLENDENS OCOTILLO	MIN. 7 STALKS 8' HT.		30
	NOLINA MICROCARPA BEAR GRASS	5 GAL.		166
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MULHY	5 GAL.		212
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	5 GAL.		139
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE MUHLY	5 GAL. (2' O.C.)		60
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	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.		20
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	BERMUDA TURF	SOD		CONTRACTOR TO CALCULATE

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

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

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

I:\PROJECTS\DRH-25\AUTOCAD\ WORKING\ DRAWINGS\ DRH25-PLT.DWG, 06/29/2020, 12:47 PM, FWEBER
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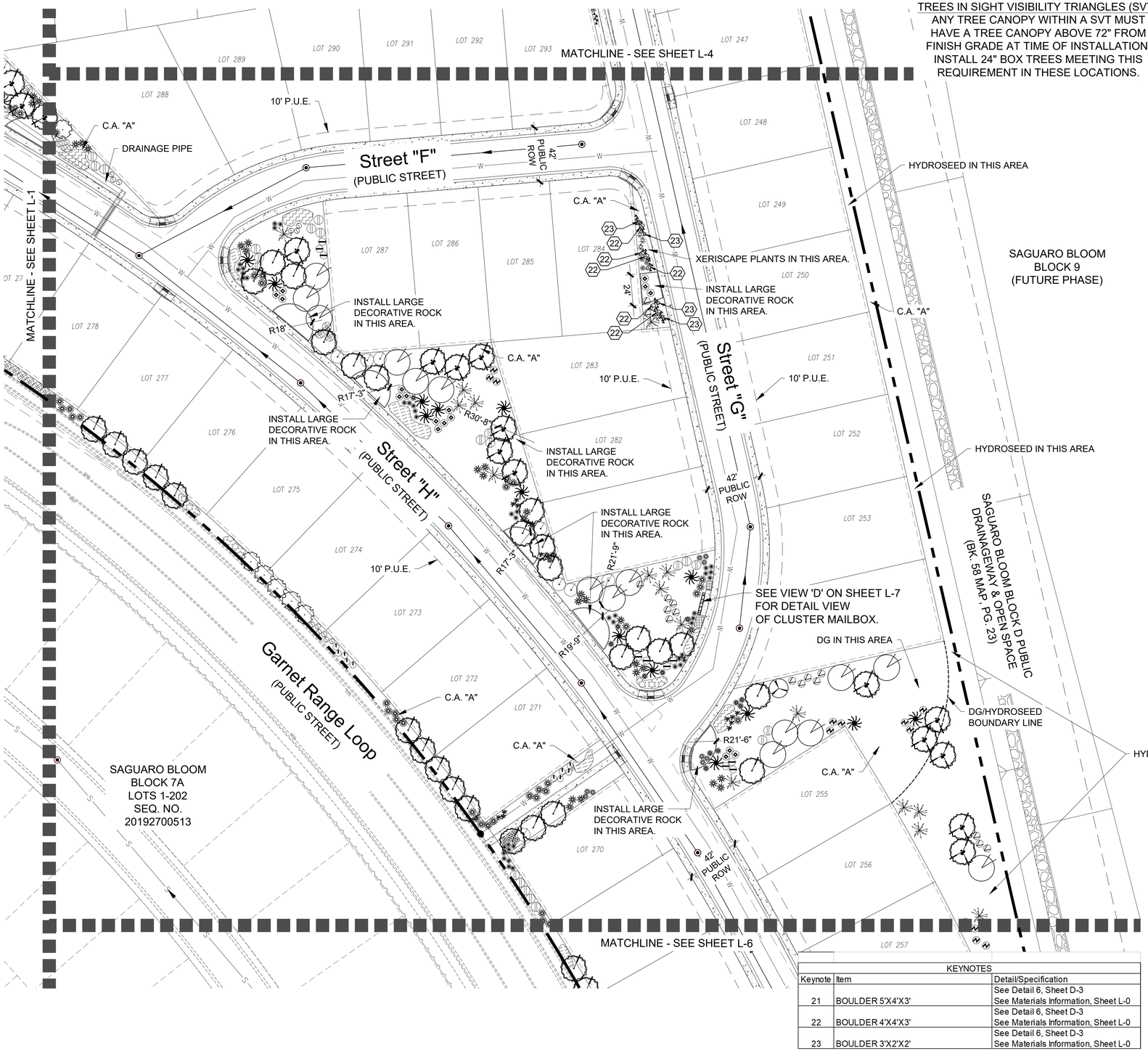
LANDSCAPE PLAN

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

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

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

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



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

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

PLANT SCHEDULE

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

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

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

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

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

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

NORTH

0' 20' 40' 80'

SCALE: 1"=40'-0"

L:\PROJECTS\DRH-25\AUTOCAD\WORKING DRAWINGS\DRH25-PLAN.DWG, 6/9/2020 12:07 PM, FWEBER
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LANDSCAPE PLAN

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

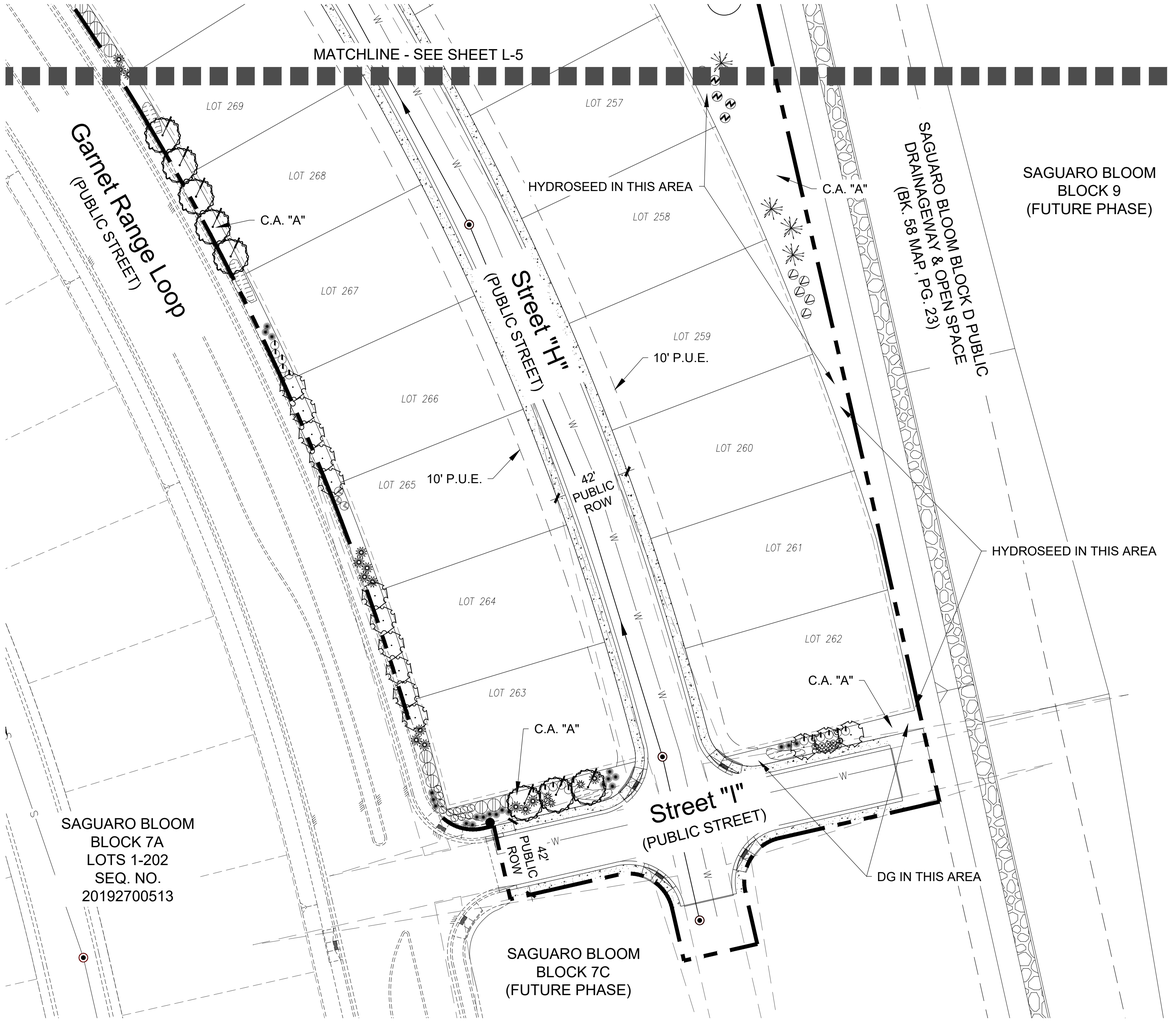
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

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

CASE NO:
LPR2004-001

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

L-5
7 OF 24



TREES IN SIGHT VISIBILITY TRIANGLES (SVT):
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PLANT SCHEDULE

TREES	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
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	SALVIA CLEVLANDII CHAPPARAL SAGE	5 GAL.	30
	SALVIA GREGGII AUTUMN SAGE	5 GAL.	57
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	AGAVE AMERICANA CENTURY PLANT	5 GAL.	32
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	AGAVE OCAHUI OCAHUI AGAVE	5 GAL.	36
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	OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	5 GAL.	14
	OPUNTIA MICRODASYS BUNNY EARS PRICKLY PEAR	5 GAL.	20
	OPUNTIA VIOLACEAE 'SANTA RITA' PURPLE PRICKLY PEAR	5 GAL.	21

GROUND COVER			SPACING	
	LANTANA SPECIES YELLOW LANTANA	1 GAL.	4' O.C.	220
	LANTANA MONTEVIDENSIS TRAILING WHITE LANTANA	1 GAL.	4' O.C.	50
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	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL.	4' O.C.	200
	BERMUDA TURF	SOD	CONTRACTOR TO CALCULATE	

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

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

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

LEGEND

PROJECT BOUNDARY

MATCHLINE

SVT

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

NORTH

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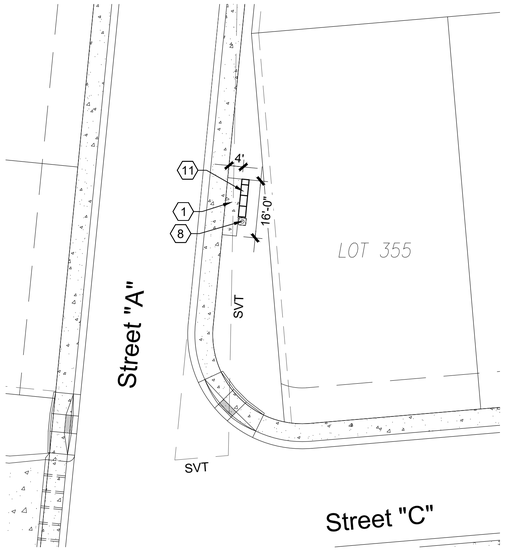
LANDSCAPE PLAN

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

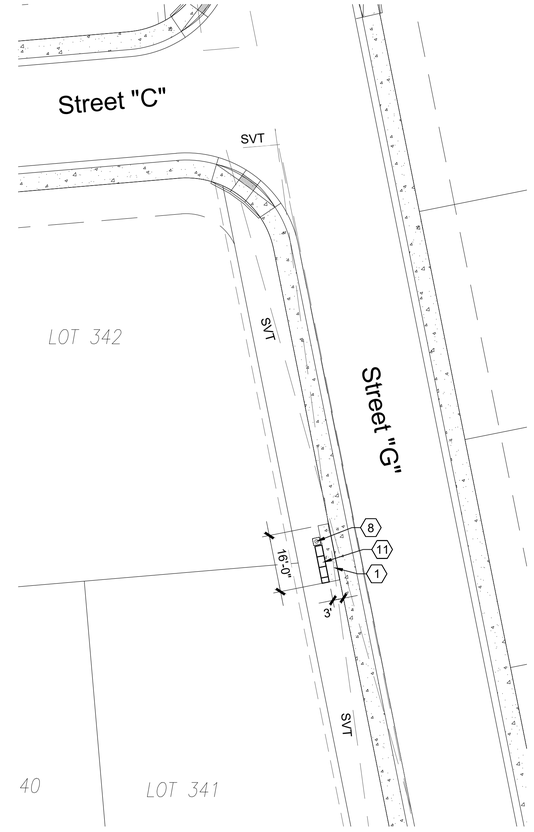
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

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

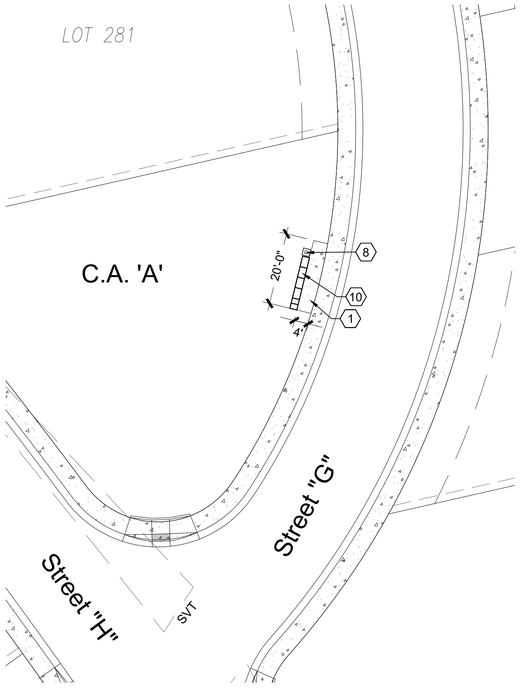
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LPR2004-001
REFERENCE:
PRV2003-001
PRV1904-001
PRV-1811-003
L-6
8 OF 24



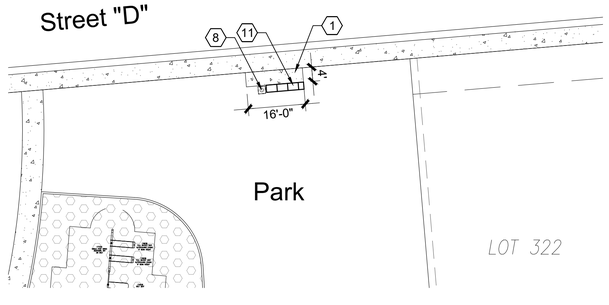
CLUSTER MAILBOX - DETAIL VIEW 'A'



CLUSTER MAILBOX - DETAIL VIEW 'B'



CLUSTER MAILBOX - DETAIL VIEW 'D'



CLUSTER MAILBOX - DETAIL VIEW 'C'

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

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

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

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

LEGEND

SVT

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

NORTH

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LANDSCAPE PLAN

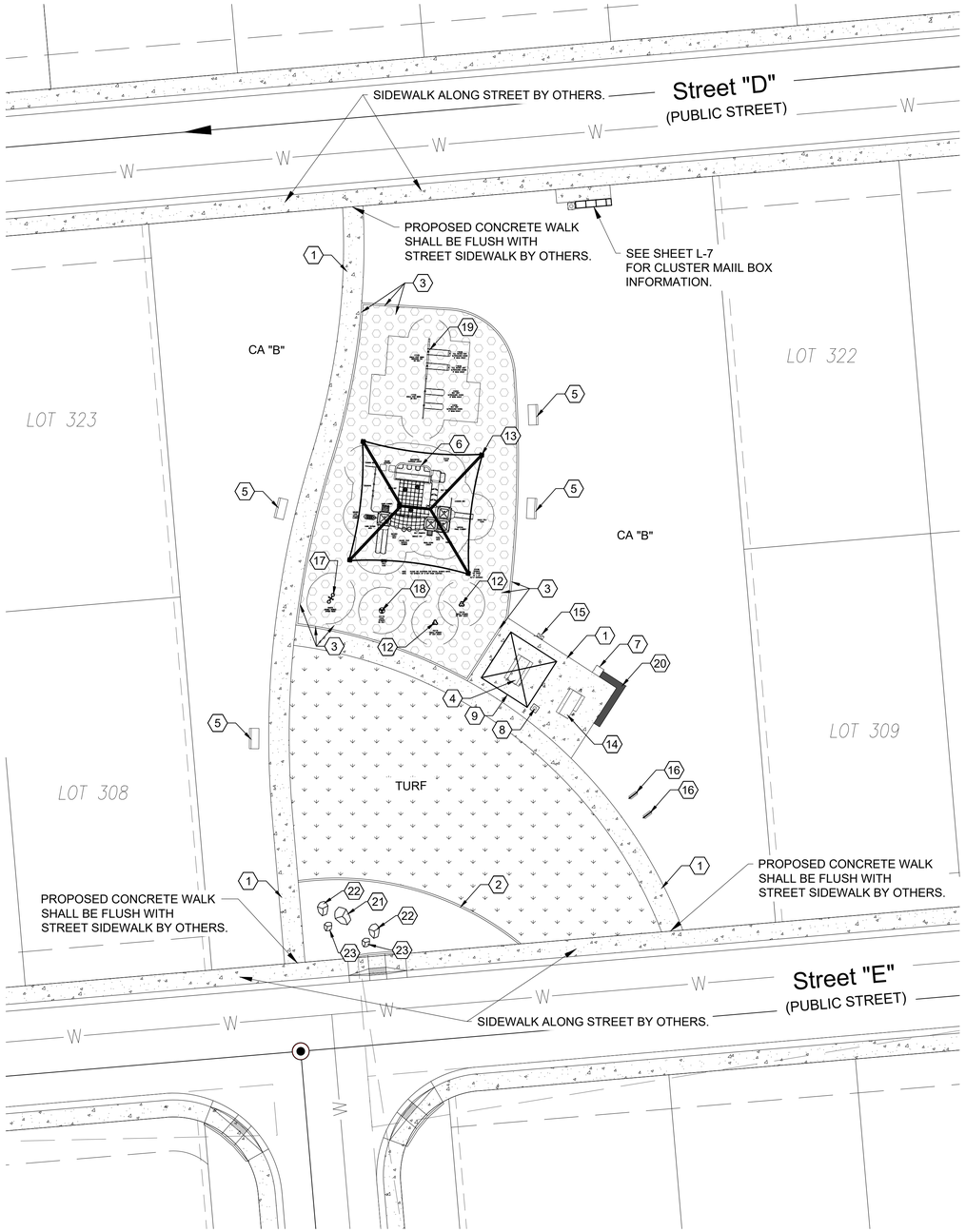
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58092
DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
EXPIRES 06/30/20

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

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

CASE NO:
LPR2004-001

REFERENCE:
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PRV1904-001
PRV-1811-003



BLOCK 7B PARK - KEYNOTES

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

LEGEND

- SAFETY SURFACE
- TURF
- CONCRETE PAVEMENT

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

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

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

L:\PROJECTS\DRH-25\AUTOCAD WORKING DRAWINGS\DRH25-PLDWG, 6/29/2020, 1:00 PM, FWEBER
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(OUTSIDE MARICOPA COUNTY)

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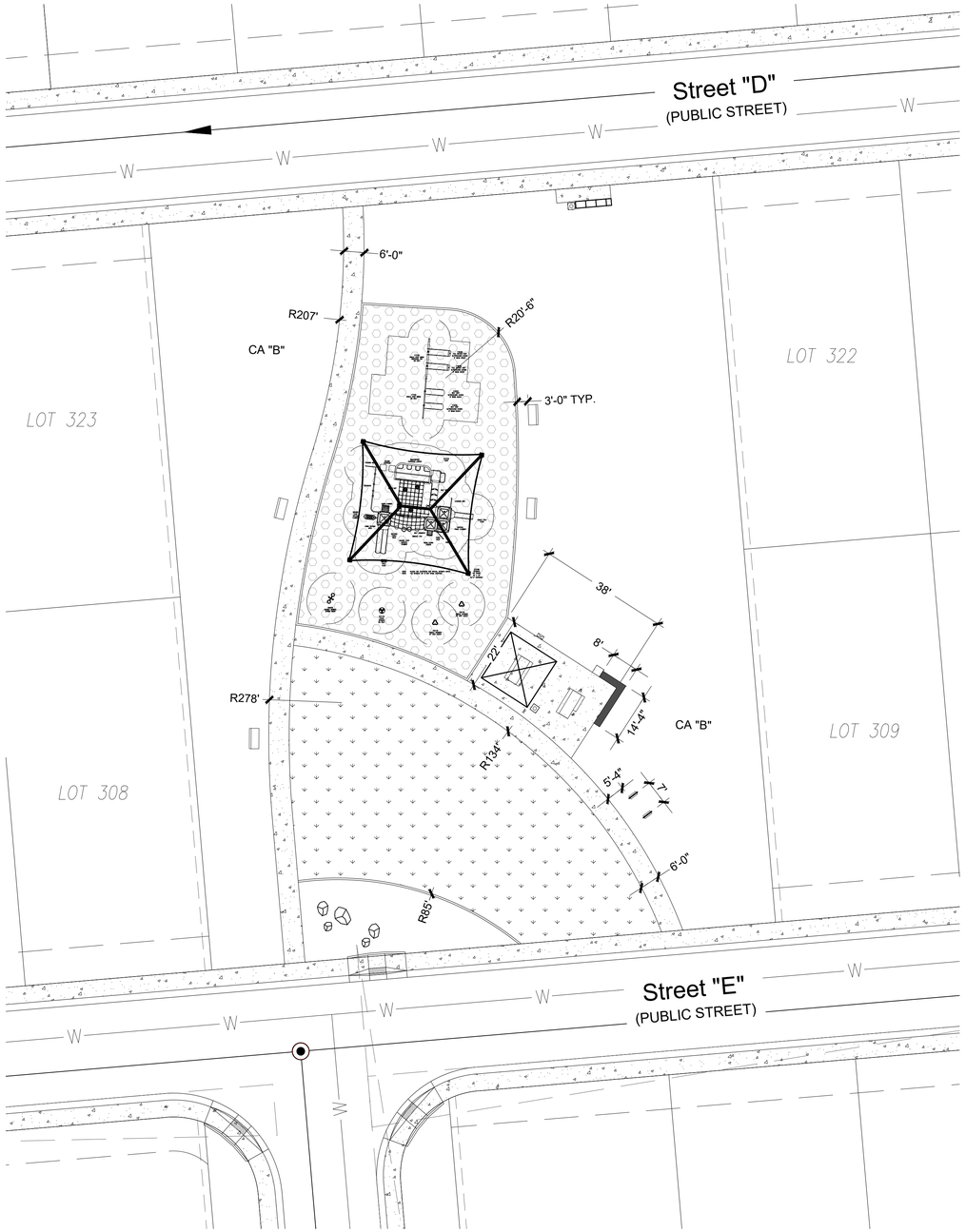
LANDSCAPE PLAN

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

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

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

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



BLOCK 7B PARK - DIMENSIONS

LEGEND

- SAFETY SURFACE
- TURF
- CONCRETE PAVEMENT

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

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

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

NORTH

L:\PROJECTS\DRH-25\AUTOCAD WORKING DRAWINGS\DRH25-PL.DWG, 6/29/2020 1:10 PM, FWEBER
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DATE: 06/01/20
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1-800-STAKE-IT
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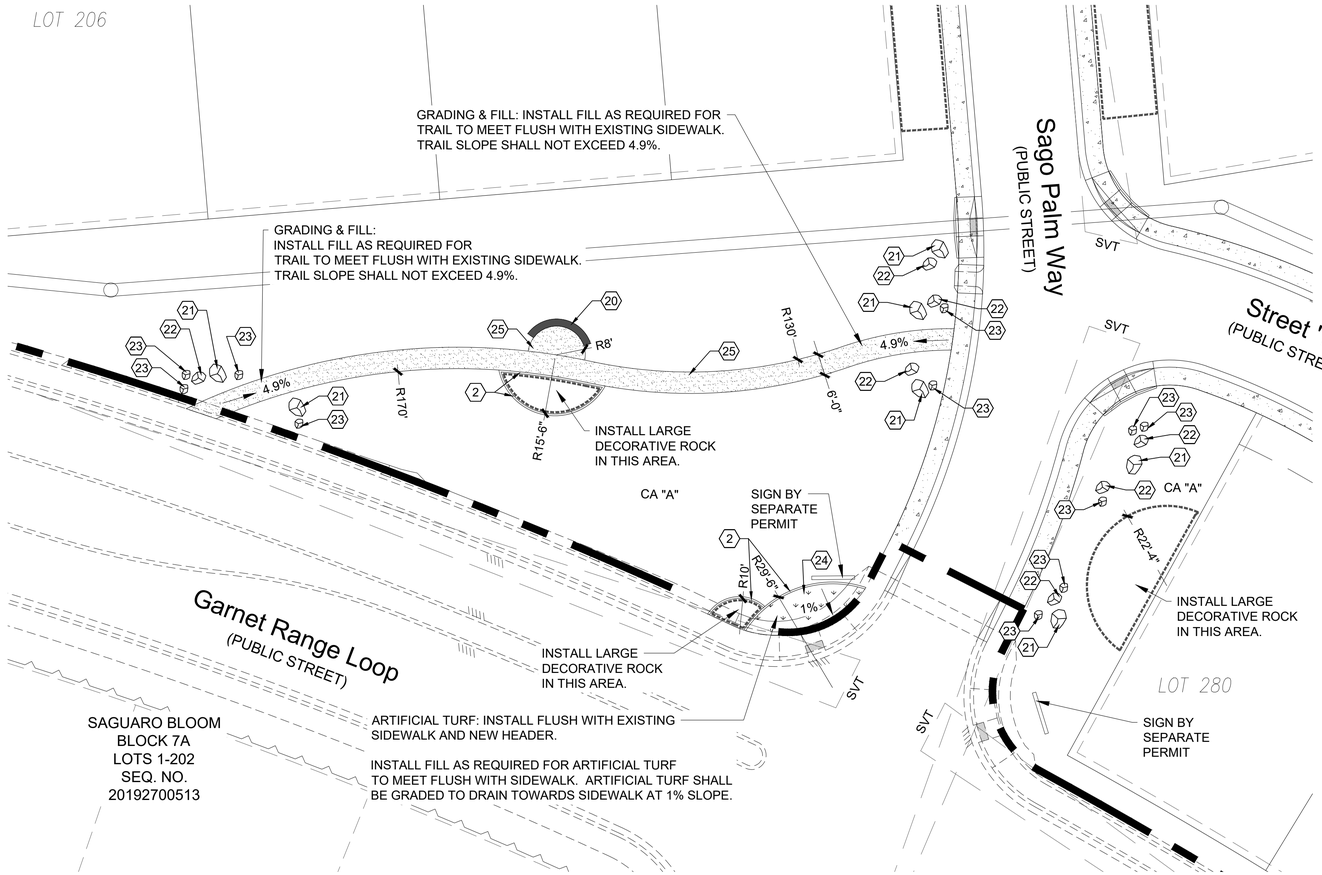
LANDSCAPE PLAN

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

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

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L-9
11 OF 24



BLOCK 7B ENTRY AREA

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

LEGEND

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

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

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

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THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE OF THESE PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE PLANS AND DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT SAID COMPENSATION AND PERMISSION FROM THE PLANNING CENTER.
ACCEPTANCE OF THESE RESTRICTIONS, THE DRAWINGS OR CONCEPTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE BY THE USER OF THESE RESTRICTIONS.

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

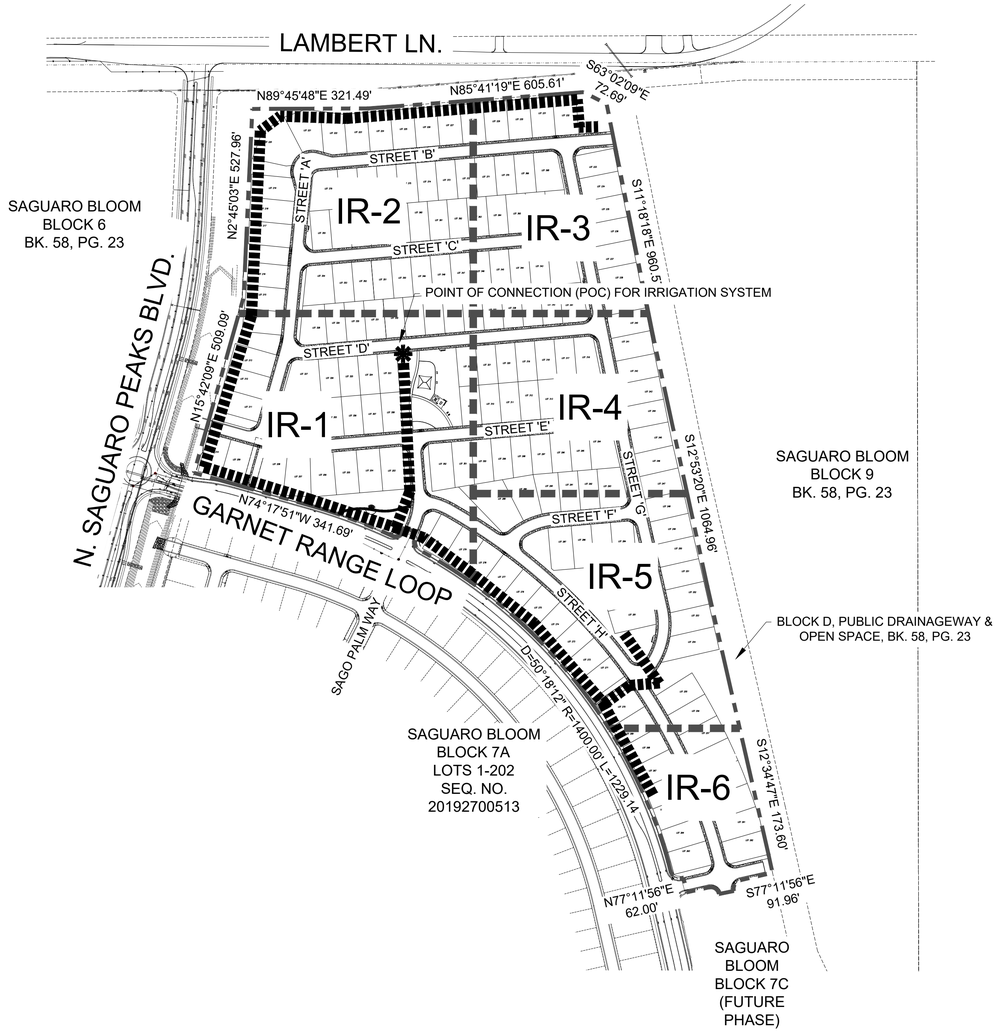
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SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

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

CASE NO:
LPR2004-001

REFERENCE:
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PRV-1811-003

L-10
12 OF 24



NOTE: WATER PRESSURE

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

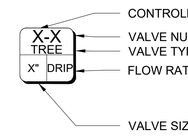
NOTE: CONTRACTOR SHALL TEST WATER PRESSURE PRIOR TO CONSTRUCTION TO DETERMINE EXISTING WATER PRESSURE. REVISE PUMP SPECIFICATIONS AS NEEDED BASED ON EXISTING AND FUTURE WATER PRESSURES.

NOTE: MAXIMUM GPM THRU METER/MASTER VALVE

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

EMITTER SCHEDULE

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



PRESSURE LOSS CALCULATION FOR VALVE: A-14

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

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

LEGEND

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

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

NORTH

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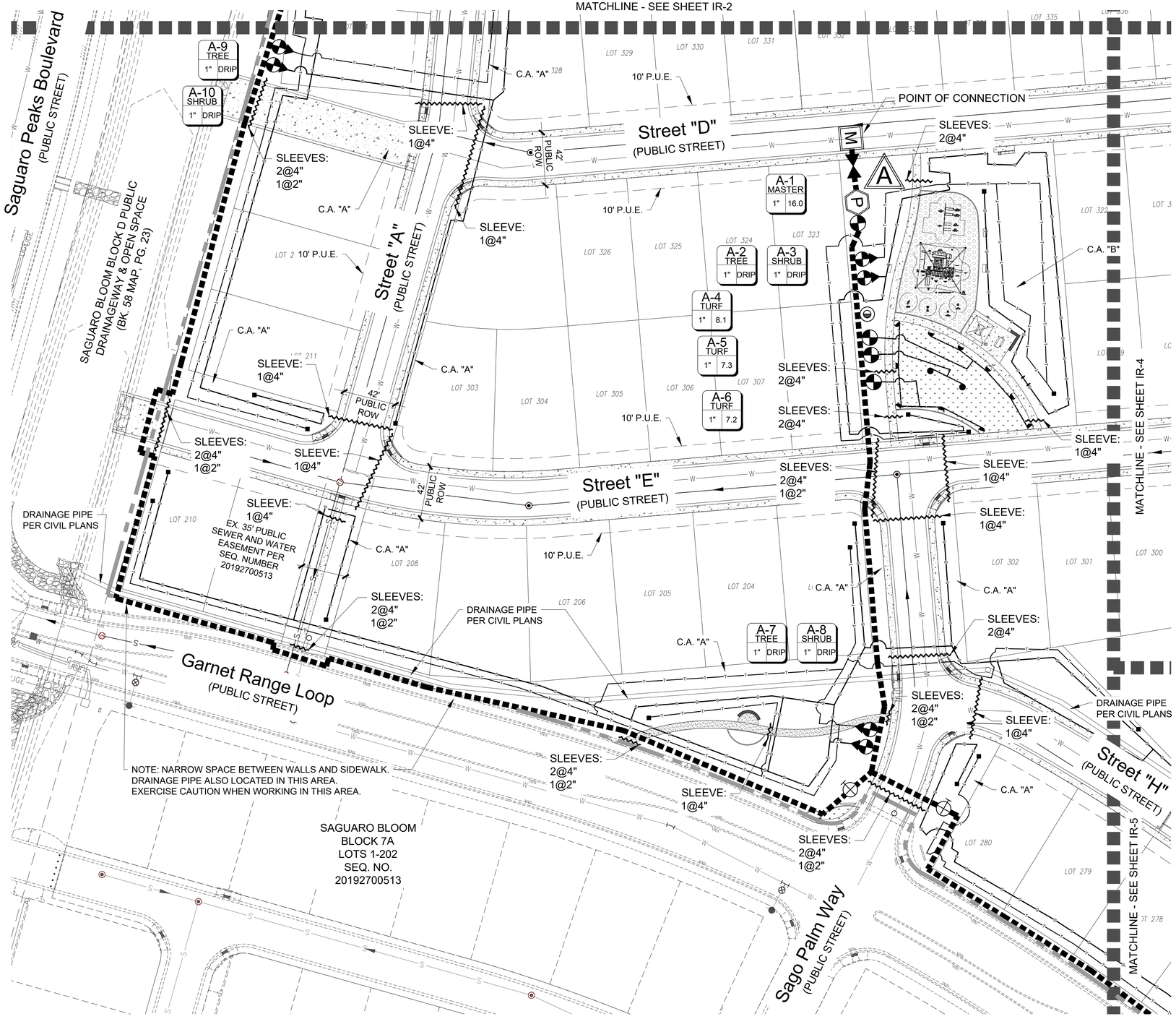
IRRIGATION PLAN

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DANIEL A. BRADSHAW
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CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
IR-0
13 OF 24



IRRIGATION LEGEND

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

INCLUDED ITEMS (NOT SHOWN)

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

LEGEND

- PROJECT BOUNDARY
- MATCHLINE

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

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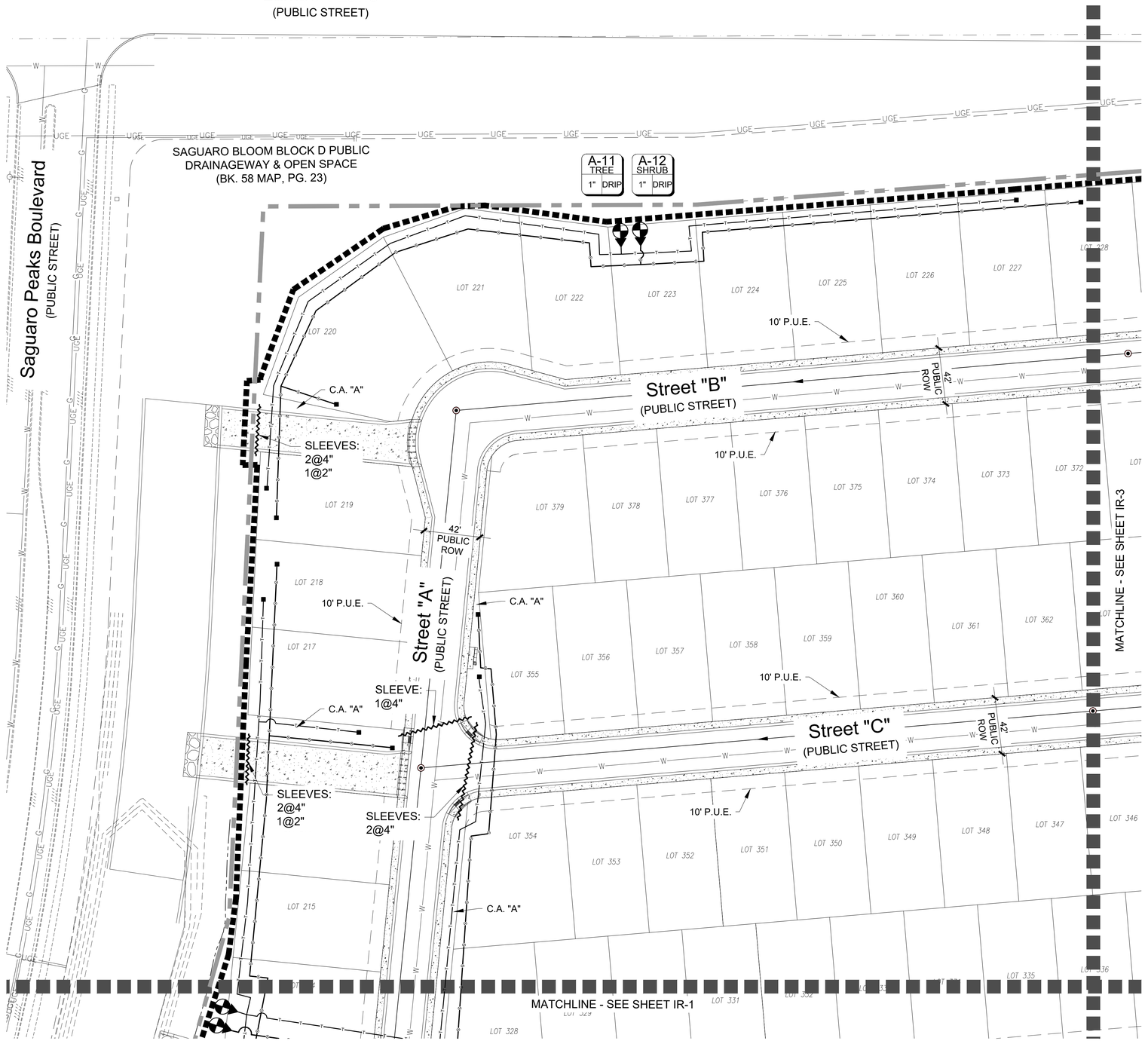
IRRIGATION PLAN

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DANIEL A. BRADSHAW
06/01/2020
Signed
ARIZONA U.S.A.
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BLOCK 7B, LOTS 203-379

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CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
IR-1
14 OF 24



IRRIGATION LEGEND

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

INCLUDED ITEMS (NOT SHOWN)

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

LEGEND

- PROJECT BOUNDARY
- MATCHLINE

NORTH

0' 20' 40' 80'

SCALE: 1"=40'-0"

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

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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

IRRIGATION PLAN

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

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

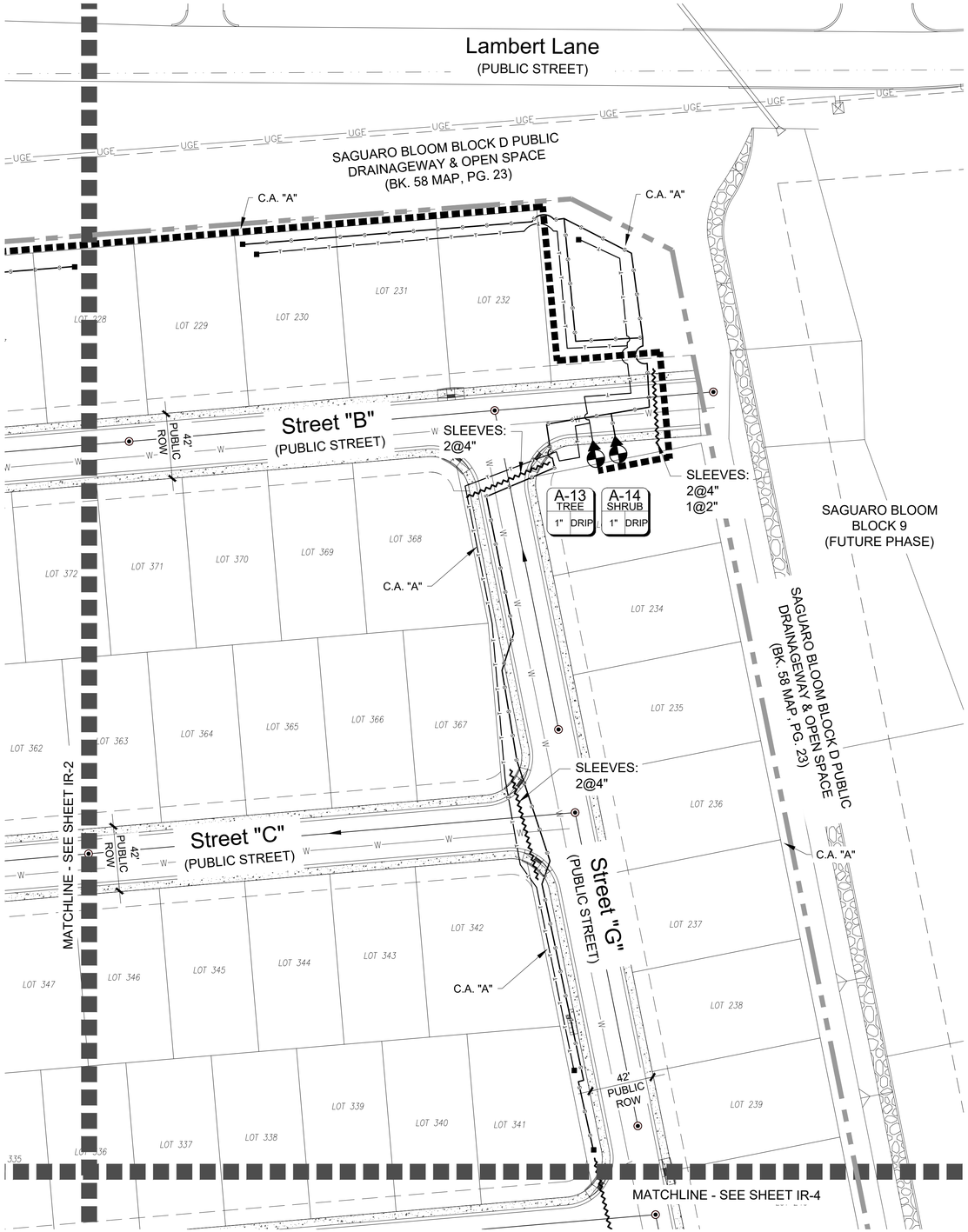
LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

CASE NO: LPR2004-001

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

IR-2

15 OF 24



IRRIGATION LEGEND

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

INCLUDED ITEMS (NOT SHOWN)

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

LEGEND

- PROJECT BOUNDARY
- MATCHLINE

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

NORTH

I:\PROJECTS\DRH-25\AUTOCAD WORKING DRAWINGS\DRH25-IR.DWG 05/29/2020 1:03 PM FWEBER
RELEASE OF PLANS: THIS PROJECT PRE-PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS RESTRICTED TO THAT PROJECT AND ITS DIRECT EXTENSION WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE PLANNING CENTER. THESE PLANS AND DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR AUTHORIZATION AND PERMISSION. TITLE TO THESE PLANS AND DRAWINGS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR AUTHORIZATION AND PERMISSION. TITLE TO THESE PLANS AND DRAWINGS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

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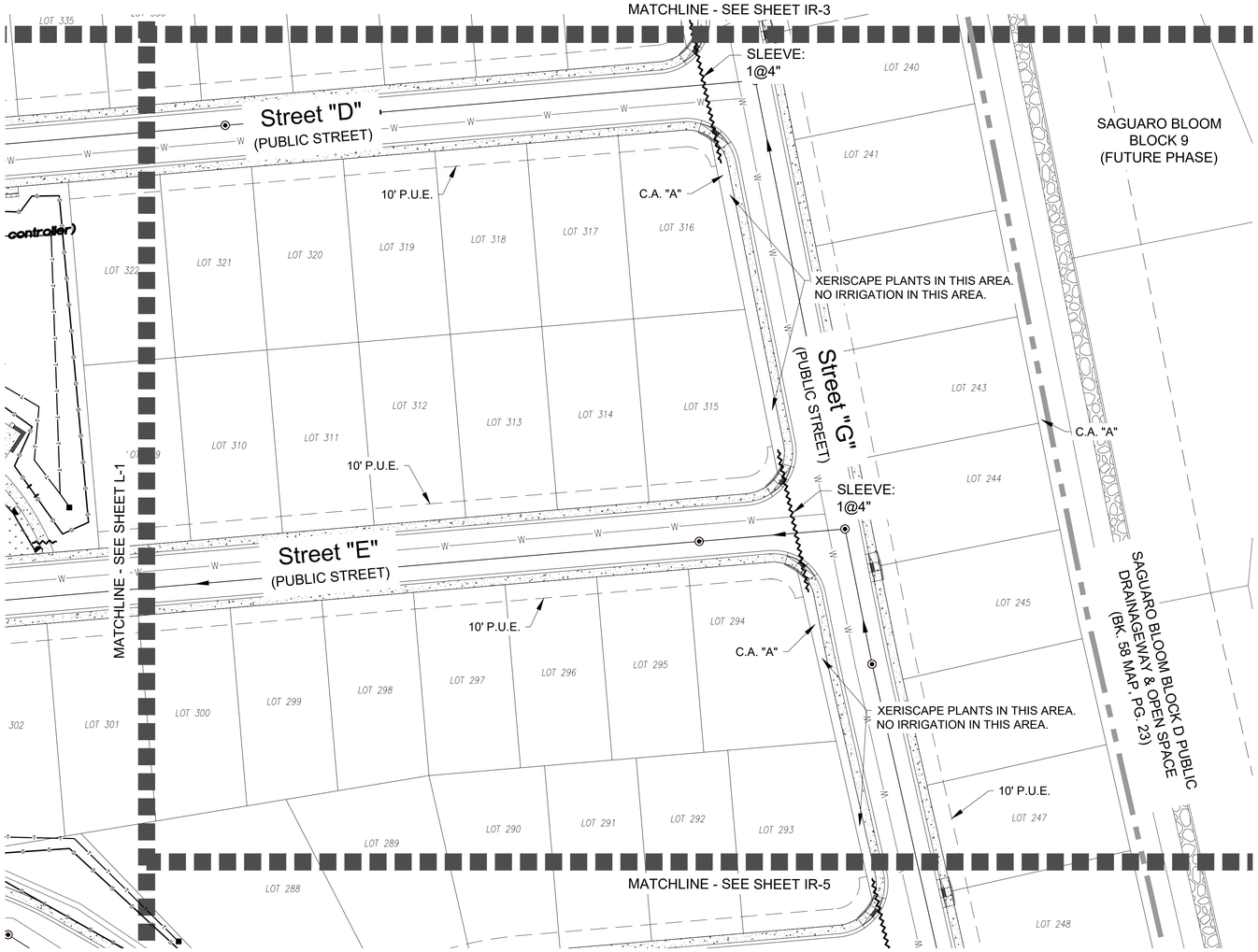
IRRIGATION PLAN

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

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

CASE NO: LPR2004-001
REFERENCE: PRV2003-001 PRV1904-001 PRV-1811-003
IR-3
16 OF 24



IRRIGATION LEGEND

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0' 20' 40' 80'
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NORTH

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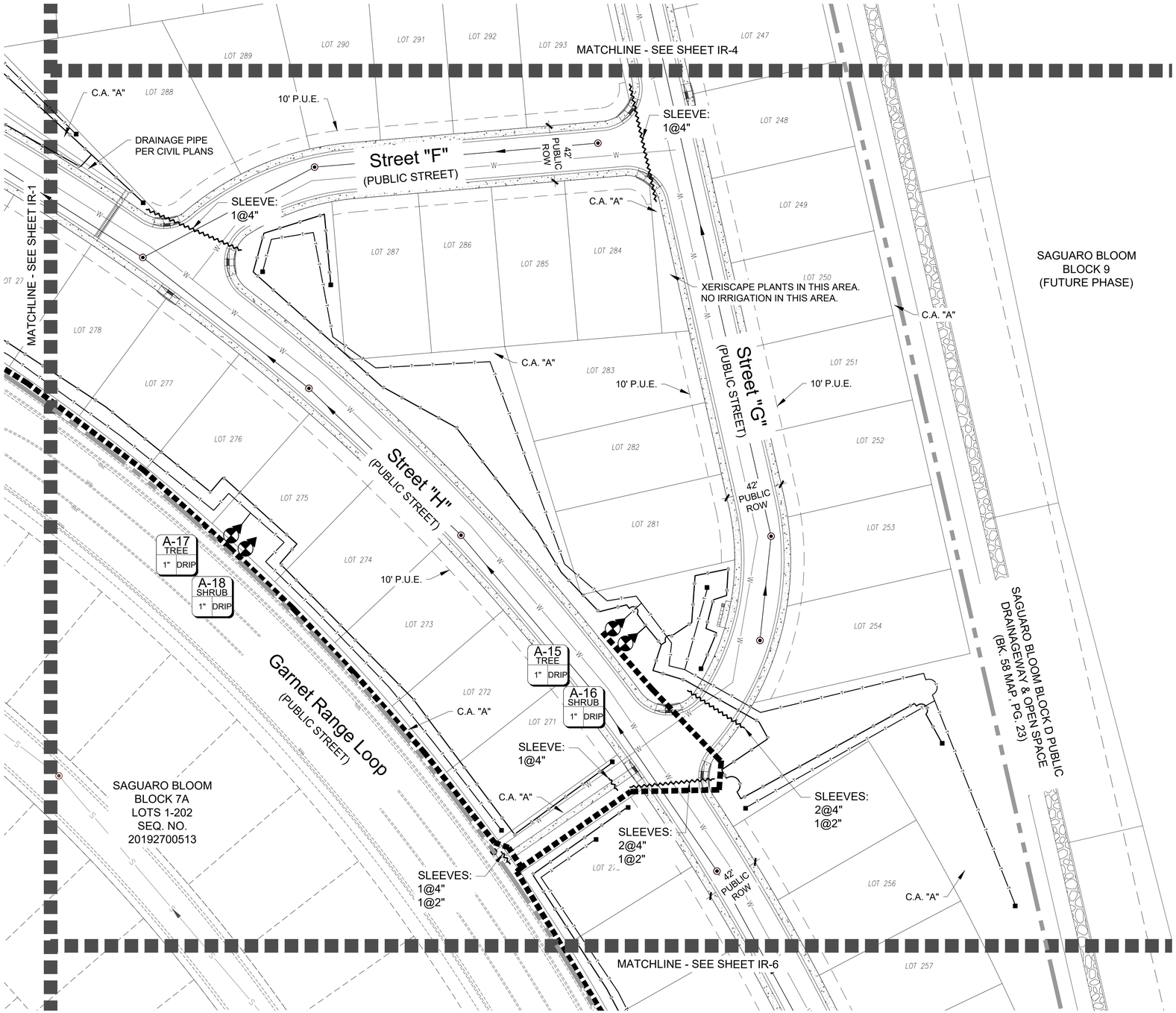
IRRIGATION PLAN

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

LANDSCAPE PLANS
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BLOCK 7B, LOTS 203-379

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



IRRIGATION LEGEND

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LEGEND

- PROJECT BOUNDARY
- MATCHLINE

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

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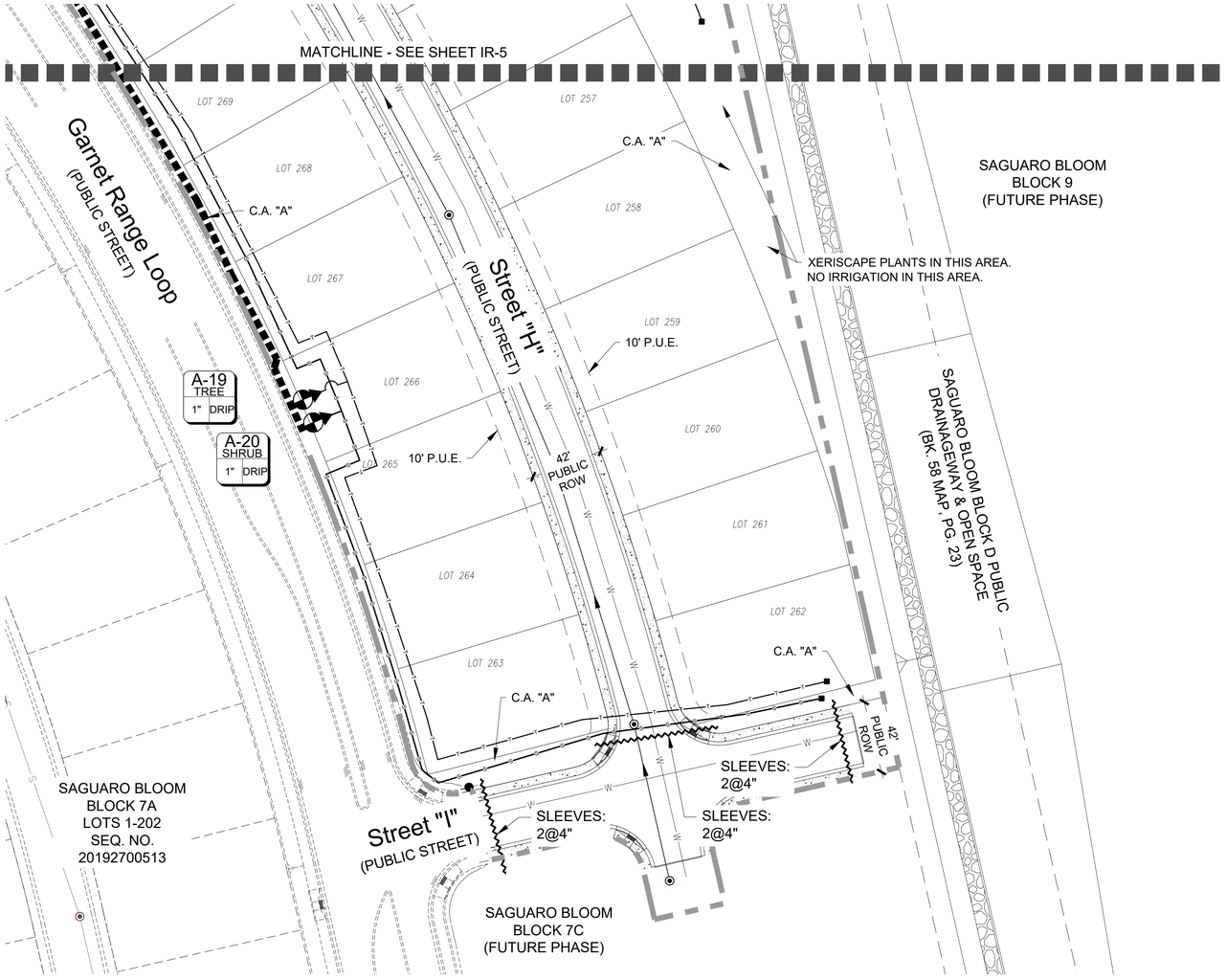
IRRIGATION PLAN

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

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

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

CASE NO: LPR2004-001
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IR-5
18 OF 24



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SCALE: 1"=40'-0"

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IR-6
19 OF 24



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

LEGEND

PERIMETER WALL

COLUMN (QUANTITY=32)

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

NORTH

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#	REVISIONS/SUBMITTALS	DATE

WALL & COLUMN PLAN

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

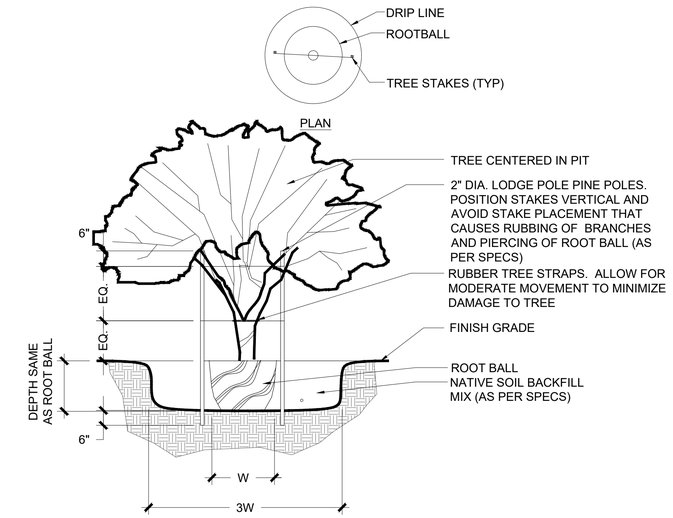
LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

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

CASE NO:
LPR2004-001

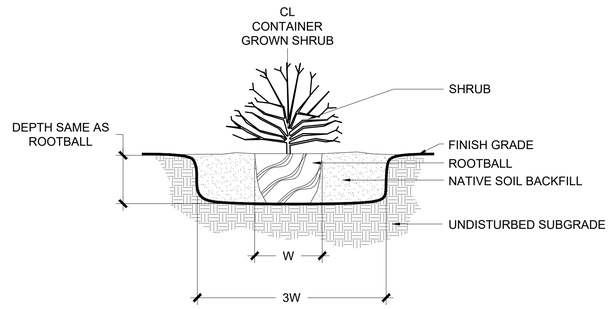
REFERENCE:
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PRV1904-001
PRV-1811-003

W-O
20 OF 24



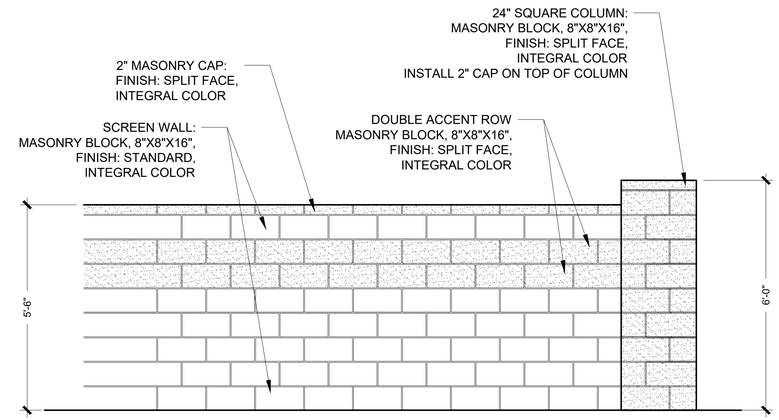
NOTES:
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
3. PLANTS TO BE STAKED ARE NOTED ON PLANTING SCHEDULE SHEET UNDER REMARKS.
4. SUFFICIENT CLEARANCE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

1 TREE PLANTING — NTS



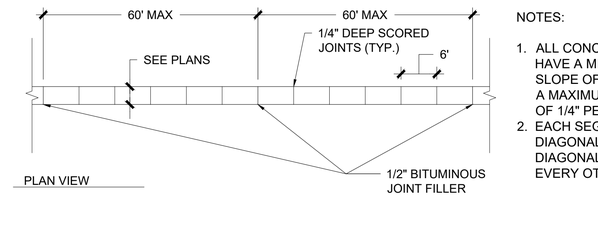
NOTES:
1. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
2. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
3. PLANTS SHALL BE MAINTAINED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

2 SHRUB & ACCENT PLANTING DETAIL — SCALE: NTS



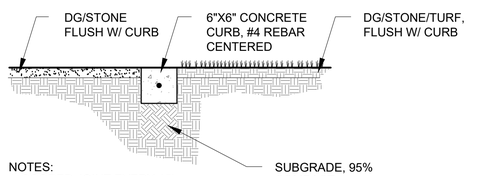
NOTES:
1. WALL SHALL MATCH EXISTING PERIMETER WALLS AT SAGUARO BLOOM.
2. INTEGRAL COLOR: COLORS SHALL MATCH EXISTING WALLS AT SAGUARO BLOOM. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

3 PERIMETER WALL & COLUMN — NTS



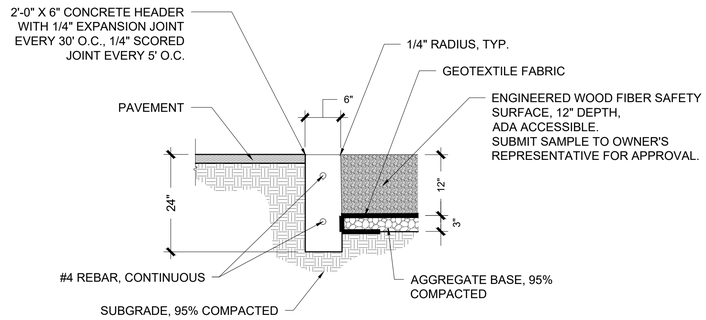
NOTES:
1. ALL CONCRETE WALKS TO HAVE A MINIMUM CROSS SLOPE OF 1/8" PER FT. AND A MAXIMUM CROSS SLOPE OF 1/4" PER FT.
2. EACH SEGMENT TO HAVE DIAGONAL BROOM FINISH. DIAGONAL TO ALTERNATE EVERY OTHER SEGMENT.

4 CONCRETE PAVEMENT DETAIL — SCALE: NTS



NOTES:
1. SCORED JOINT EVERY 15'
2. EXPANSION JOINT EVERY 60'
3. EDGES AT TOP OF CURB SHALL HAVE ¼" RADIUS
4. 3,000 PSI CONCRETE, COLOR: NATURAL

5 6" CONCRETE HEADER DETAIL — NTS



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

6 SAFETY SURFACE W/ HEADER DETAIL — SCALE: NTS

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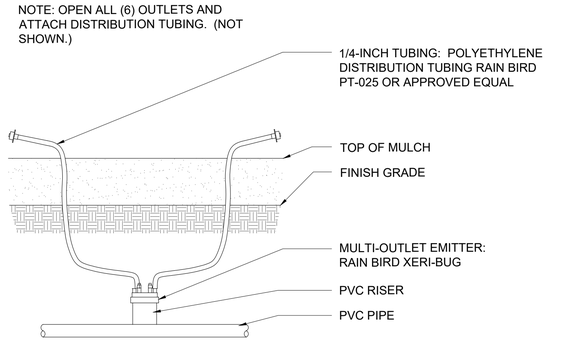
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58092
DANIEL A. BRADSHAW
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LANDSCAPE PLANS
SAGUARO BLOOM
BLOCK 7B, LOTS 203-379

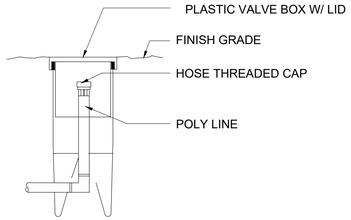
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CASE NO: LPR2004-001
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1 MULTI-PORT EMITTER DETAIL

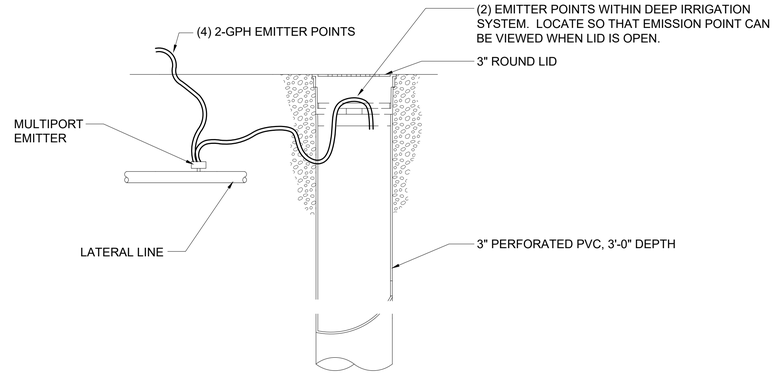
SCALE: NTS



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

2 END FLUSH CAP ASSEMBLY DETAIL

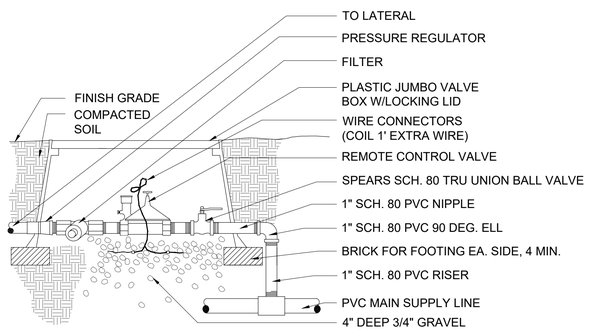
SCALE: NTS



3 TREE DEEP WATERING SYSTEM DETAIL

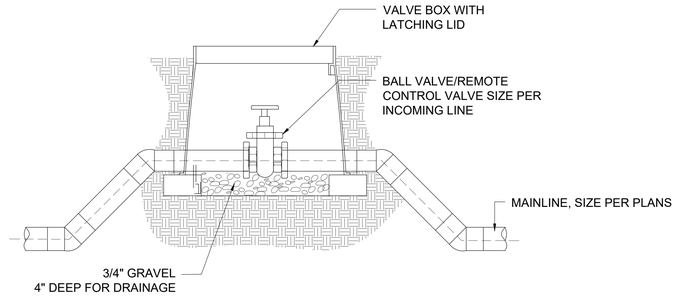
SCALE: NTS

NOTES:
1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
4. SEAL BOTTOM AND ALL OPENINGS WITH GEOTEXTILE FABRIC.
5. INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH



4 DRIP VALVE ASSEMBLY DETAIL

SCALE: NTS



NOTES:
1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
4. SEAL BOTTOM AND ALL OPENINGS WITH GEOTEXTILE FABRIC.
5. INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH

5 ISOLATION VALVE/REMOTE CONTROL VALVE

NTS

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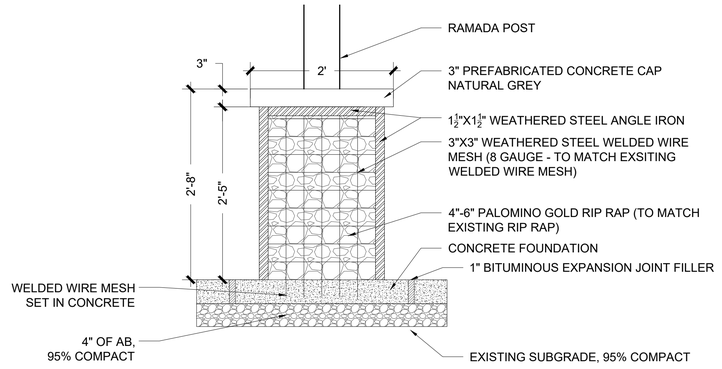
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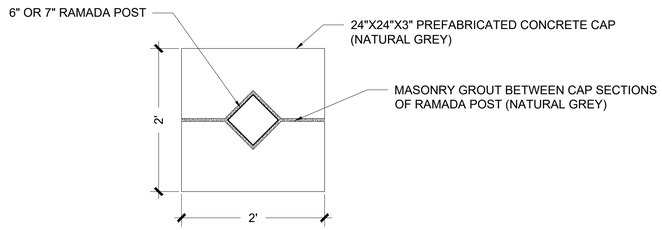
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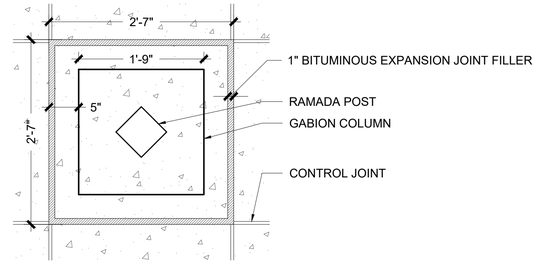
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1 GABION RAMADA POST COLUMN
SECTION A'-A
SCALE: 1" = 1'-0"

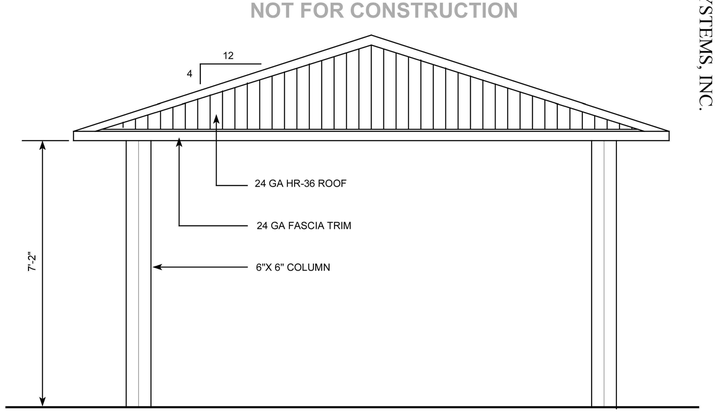


2 GABION RAMADA POST COLUMN CAP
PLAN
SCALE: 1" = 1'-0"



3 CONCRETE PATIO JOINTS AROUND GABION RAMADA POST COLUMN
PLAN
SCALE: 1" = 1'-0"

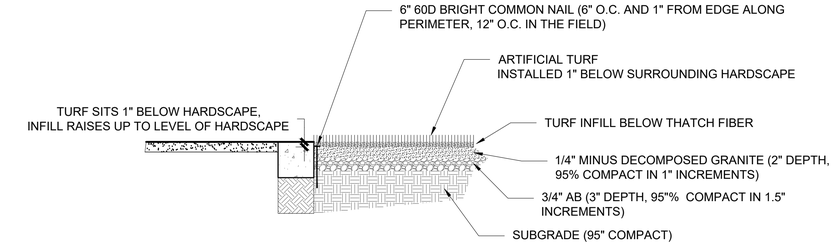
NOT FOR CONSTRUCTION



ELEVATION 16'X16' MESA MODEL
NTS

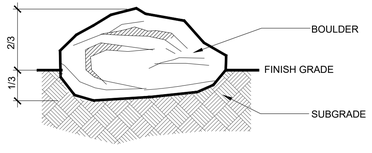
NOTES:
1. GABION DETAIL TO WRAP AROUND EACH RAMADA POST.
2. SEE DETAILS 1, 2, & 3 ON THIS SHEET FOR GABION DETAILS AROUND RAMADA POSTS.
3. CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS FOR RAMADA AND FOOTINGS.
4. NOT FOR CONSTRUCTION. SEPARATE BUILDING PERMIT REQUIRED.

4 16'X16' RAMADA
ELEVATION
NTS



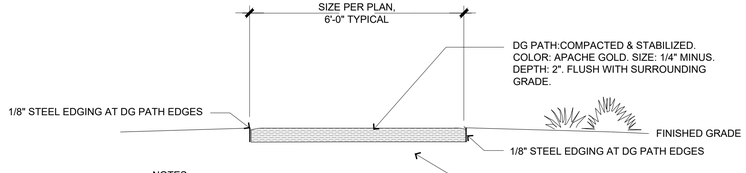
NOTES:
1. INSTALL ARTIFICIAL TURF, NAILS, AND SEAMS
PER MANUFACTURER'S RECOMMENDATIONS.

5 ARTIFICIAL TURF
DETAIL
NTS



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

6 BOULDER INSTALLATION
NTS



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

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

7 STABILIZED DG TRAIL & SURFACE
DETAIL
SCALE: NTS

CLASSIC RECREATION SYSTEMS, INC.

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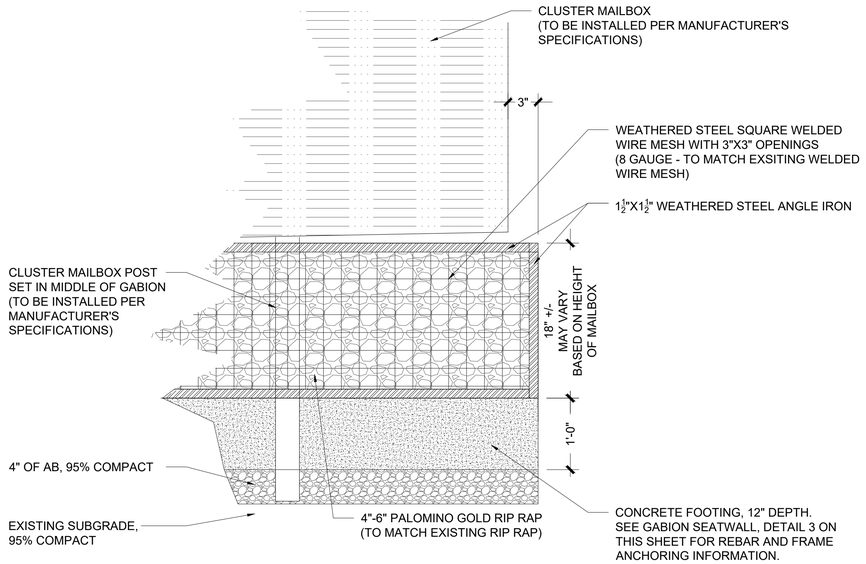
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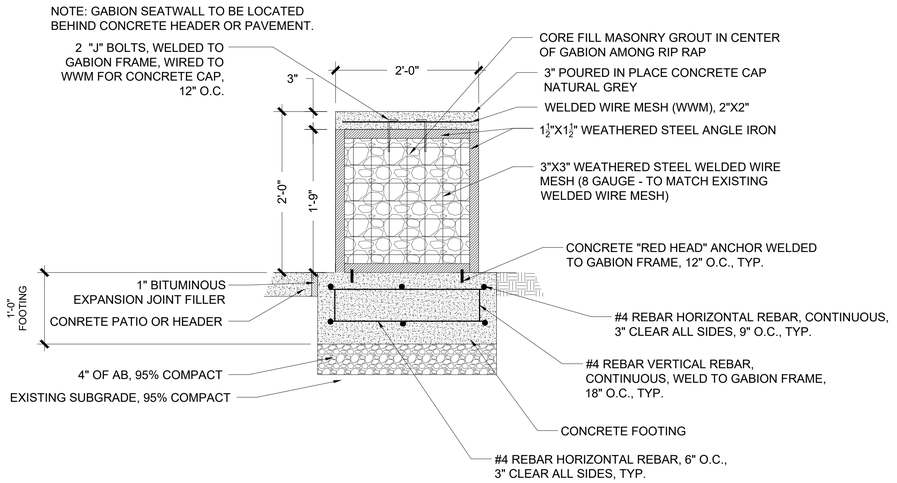
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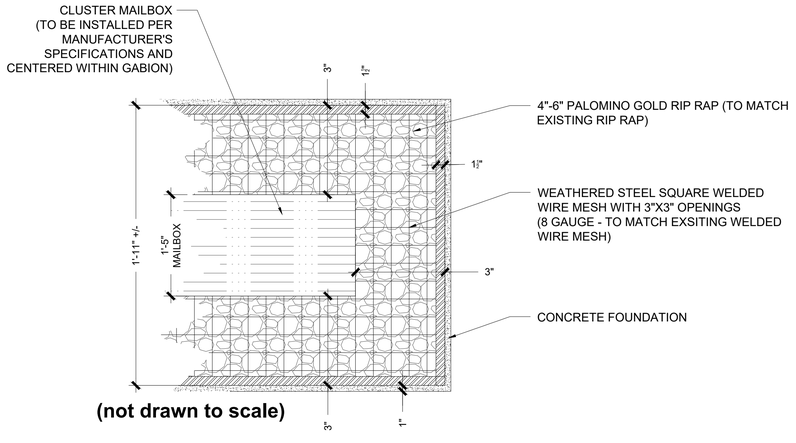
1 CLUSTER MAILBOX GABION ELEVATION

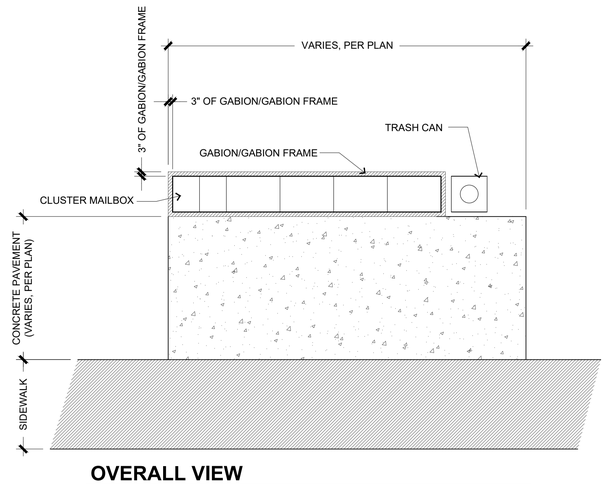
SCALE: 1" = 1'-0"



3 GABION SEATWALL SECTION

SCALE: 1" = 1'-0"





2 CLUSTER MAILBOX GABION PLAN

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MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
☒ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

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

CONTACT INFORMATION

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

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

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

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Planning Commission - Regular Meeting

Meeting Date: 06/24/2020

To: Planning Commission

From: Steven Vasquez, Senior Planner

Date: June 24, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PRV2002-002 Gladden Farms Block 27 Preliminary Plat.** A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 - A-20 (Landscape, Utilities, Drainage and Grading) and B-1 - B-6 (Recreation, Landscape, Utilities, Drainage and Drainage) at the southeast corner of Moore Rd. and Mike Etter Blvd. (Steven E. Vasquez)

Discussion:

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

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

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

Transportation
The main entry is proposed to be off Mike Etter Blvd at the western boundary of the subdivision. A temporary access road from Clark Farms Blvd. to Moore Rd. is proposed at the northeast boundary of the subdivision. One other access point is proposed at the southeastern boundary of the subdivision from Block 28. The typical internal street section is a 42 foot wide public right-of-way.

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

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

Recommended Findings of Fact

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

Case Analysis:
Review Criteria:

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

Staff Recommendation:

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

Suggested Motion:

I move to recommend to the Town Council approval of PRV2002-002, a preliminary plat for Gladden Farms Block 27 Lots 1-184, Common Areas A-1 - A-20 (Landscape, Utilities, Drainage and Grading) and B-1 - B-6 (Recreation, Landscape, Utilities, Drainage and Grading) at the southeast corner of Moore Rd. and Mike Etter Blvd.

Attachments

PRV2002-002 GF 27 PP
PRV2002-002 GF 27 PP Map
GF 27 Landscape Concept
PRV2002-002 GF 27 PP App

BASIS OF BEARING

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

BASIS OF ELEVATION

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

GENERAL NOTES

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

   FRONT: 10 FEET*
   *MAY BE REDUCED TO 5 FEET WITH REAR OR SIDE LOADED GARAGE
   FRONT PORCH: 5 FEET**
   FRONT LOADED GARAGE: 20 FEET
   SIDE LOADED GARAGE: 5 FEET**
   **MAY NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENT, IF REQUIRED.
   SIDE: 0 FEET. MUST PROVIDE A 3 FOOT ACCESS EASEMENT ON ADJACENT LOT FOR Z-LOT LINES.
   REAR: 10 FEET - MAY BE REDUCED TO 5 FEET WITH REAR-LOADED GARAGE.
   PATIO STRUCTURES: 5 FEET IF OPEN ON 3 SIDES
7. MAXIMUM BUILDING HEIGHT ALLOWED IS 30 FEET.
8. MAXIMUM LOT COVERAGE IS 55%.
9. PARKING SPACES REQUIRED: 2 FOR EACH FAMILY OR UNIT = 368 SPACES.
   PARKING SPACES PROVIDED: 2 PER GARAGE & 2 PER DRIVEWAY = 736 SPACES.
10. APPROXIMATE AREA OF PARKS, DRAINAGEWAYS, NATURAL OPEN SPACES AND OTHER PROPOSED NON-RESIDENTIAL:

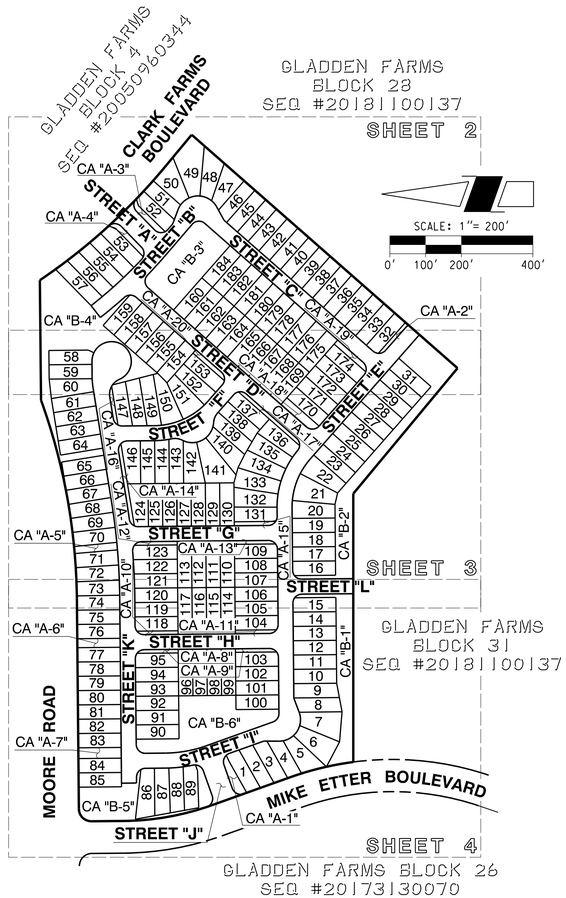
    COMMON AREA "A"(LANDSCAPE, UTILITIES AND DRAINAGE) IS 0.57 AC OR 24,949 SF
    COMMON AREA "B" (FUNCTIONAL OPEN SPACE AND DRAINAGE) IS 4.24 AC OR 184,591 SF
11. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.
12. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.
13. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
14. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
15. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.
16. DRAINAGEWAYS SHOWN ON THIS PLAT ARE TO BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AFFECTING LOT 151.
17. THE GLADDEN FARMS COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
18. TOTAL MILES OF NEW PUBLIC STREETS IS: 1.17 MILES
19. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACES SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
20. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THE HOMEOWNER'S ASSOCIATION SHALL REVIEW AND APPROVE ALL INSTALLATIONS WITHIN THE RIGHTS-OF-WAY PRIOR TO AND UPON COMPLETION, AS THESE ITEMS WILL BE REGULATED UNDER THE LICENSE AGREEMENT EXECUTED BETWEEN THE HOMEOWNER'S ASSOCIATION AND THE TOWN OF MARANA.

GENERAL NOTES -CONTINUED

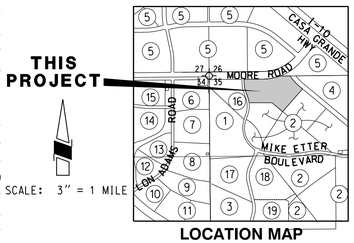
21. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
22. ALL EXTERIOR LIGHTING SHALL BE PER THE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

MISCELLANEOUS NOTES

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



1. SEQ #20192910094
2. SEQ #20181100137
3. SEQ #20121740308
4. SEQ #20071020612
5. SEQ #20051340763
6. SEQ #20040110791
7. SEQ #20032160454
8. SEQ #20052030148
9. SEQ #20051970423
10. SEQ #20061300698
11. SEQ #20072170310
12. SEQ #20060970432
13. SEQ #20051750608
14. SEQ #20032160452
15. SEQ #20040700645
16. SEQ #20173130070
17. SEQ #20182500081
18. SEQ #20193310053
19. SEQ #20190530029



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

LEGEND

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

MISCELLANEOUS NOTES -CONTINUED

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

OWNER/DEVELOPER

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

ADMINISTRATIVE ADDRESS

10828 WEST MIKE ETTER BL MARANA ARIZONA 85653

SHEET INDEX

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

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

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCK 27

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

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

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

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

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

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GLADDEN FARMS
BLOCK 29
SEQ #20071020612

GLADDEN FARMS
BLOCK 28
SEQ #20181100137
TR

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

KEYNOTES

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

CLARK FARMS BOULEVARD (PUBLIC STREET) SEQ#20071020612

STREET "A" (PUBLIC STREET)

STREET "B" (PUBLIC STREET)

STREET "C" (PUBLIC STREET)

STREET "D" (PUBLIC STREET)

MOORE ROAD (PUBLIC STREET)

CA "A-1" 1782 SF

CA "A-2" 1090 SF

CA "A-19" 1673 SF

CA "A-20" 1390 SF

CA "B-1" 45289 SF

CA "B-2" 36781 SF

CA "B-3" 23247 SF

CA "B-4" 5080 SF

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

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

(4) TYPE 3 SCUPPERS

(5) TYPE 3 SCUPPERS

(1) TYPE 3 SCUPPERS

SEE SHEET 3

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCK 27

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

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

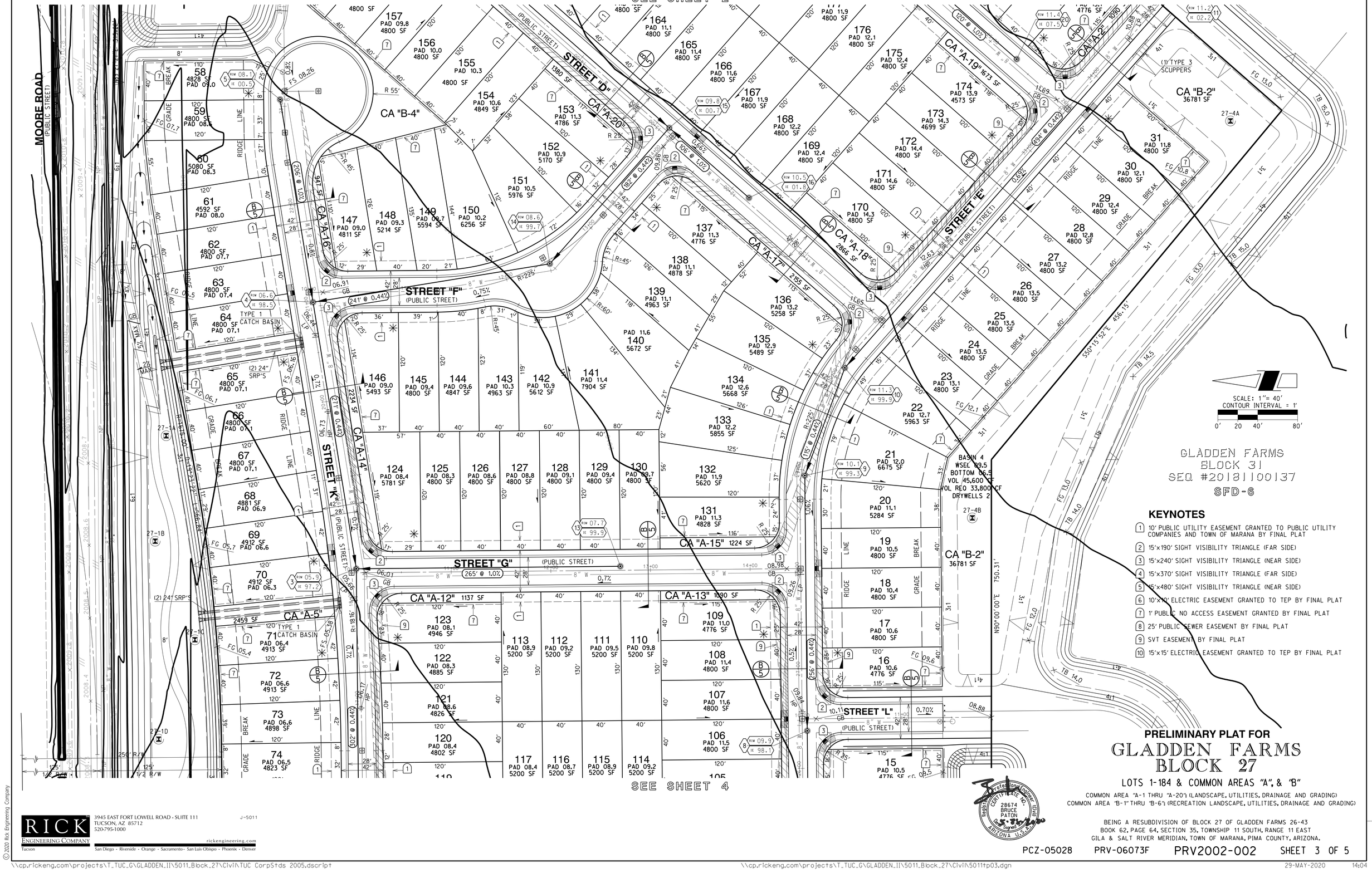
BEING A RESUBDIVISION OF BLOCK 27 OF GLADDEN FARMS 26-43
BOOK 62, PAGE 64, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

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

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

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



GLADDEN FARMS
BLOCK 31
SEQ #20181100137
SFD-6

KEYNOTES

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

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

PRELIMINARY PLAT FOR

GLADDEN FARMS BLOCK 27

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

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

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

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

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PCZ-05028 PRV-06073F PRV2002-002 SHEET 3 OF 5

SEE SHEET 3

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

KEYNOTES

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

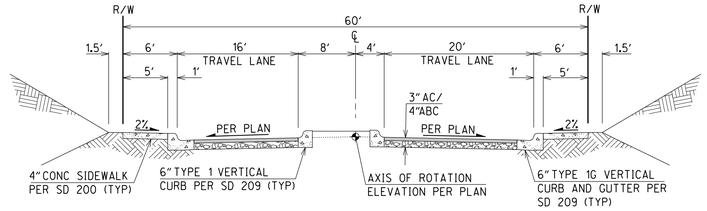
BASIS OF ELEVATION ★ — FND 1 1/2" ALUM CAP STAMPED "17436"

BASIS OF BEARING S 00°30'03"E WEST LINE SOUTHWEST QUARTER SECTION 35 — FND 1/2" REBAR TAGGED "PCH03"

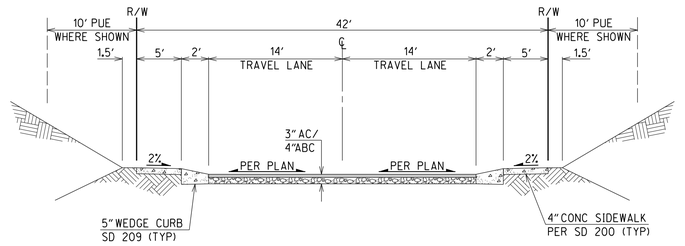
NORTHWEST COR. SECTION 35 FOUND 1/2" IP — 26 35 / 27 34

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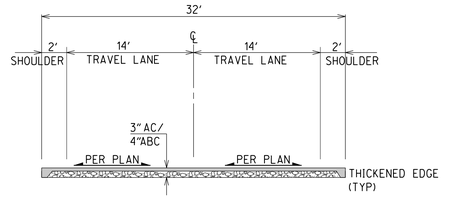
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A 60' R/W STREET SECTION
NO SCALE



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



C STREET SECTION
NO SCALE

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

Town of Marana Planning

PRV2002-002 Gladden Farms Blk 27 Preliminary Plat





Legend

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

Notes

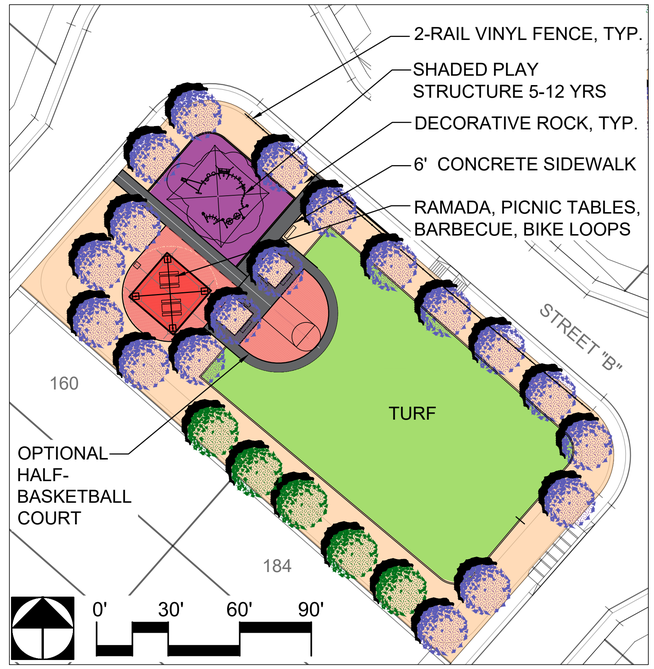
0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

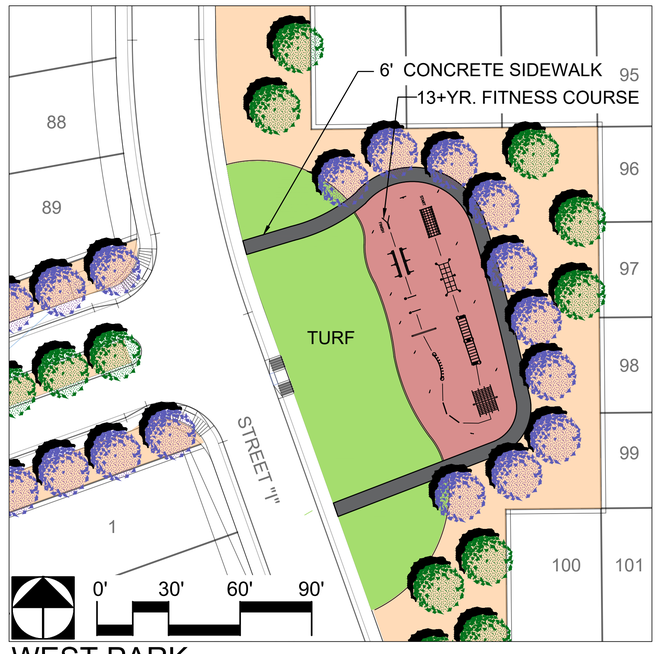
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THIS MAP IS NOT TO BE USED FOR NAVIGATION





EAST PARK



WEST PARK

0' 80' 160' 240'

Gladden Farms II
Block 27 Landscape Concept

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

6 MARCH 2020

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
☒ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

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

CONTACT INFORMATION

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

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

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

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No._____ **Date Received**_____